

ELC March Roundtable

March 18, 2025, from 1:00PM – 2:30PM

In Attendance

	Name	Company	Title
1	Glen Murray	North 60 Tech	Chief Operating Officer
2	Orlando Lameda	GTAA	Manager Power systems and Energy Conservation
3	Stefania Sottile	GTAA	Associate Director, Environment
4	Javier Corredor	Centennial College	Project Coordinator
5	Angela Ma	FGF Brands	Sustainability Coordinator
6	Eric Franke	OMAFA	Engineering Specialist, Automation & Technology
7	Sahar Ali	Telus	Business Consultant, Sustainability
8	Babak Beglarzadeh	Dishon	Manufacturing Engineer
9	Nicole Destefano	PCL	Administrative Assistant
10	Katelyn Poyntz	Unity Health	Director
11	Darryl Croft	EV Net	President
12	Rajeev Dhiman	Molson Coors	Chief Operating Engineer

Agenda

Time	Activity
1:00pm – 1:15pm	Introduction and Updates <i>from PPG</i>
1:15pm – 1:35pm	Member Presentation: North 60 Tech
1:35pm – 2:30pm	Member Roundtable & Discussion <ul style="list-style-type: none"> • Member Project Updates • Feedback and suggestions

Upcoming Sessions

Date	Topic
April 9th, 2025 1:00pm-2:30pm	ELC Educational Session: Energy Management Tools <i>With Enviro-Stewards, 360 Energy, & Edgecom</i>
April 22nd, 2025 9:00am -12:00pm	Sustainable Urban Agriculture Tour and Workshop <i>Member exclusive event at the Zawadi Farm – a Sustainable Urban Farm</i>
May 6th, 2025 9:30am – 12:30pm	Medicine Wheel Garden & Pollinator Planting <i>Heart Lake Conservation Park, Brampton</i>
May TBD 2025	ELC Session: TBD <i>Details coming soon!</i>
May 13th, 2025 12:00pm-1:30pm	Carbon Accounting 101: A Hands-On Guide to Greenhouse Gas Accounting with Carbonhound Online workshop by PPG
June 12th, 2025 8:30am – 4:30pm	PPG Annual Forum 2025 <i>Stories that matter: Building buy-in for a sustainable future</i>
June TBD 2025	TRCA Head Office visit: TBD <i>Details coming soon!</i>

Meeting Minutes

#1 PPG Reminders

Upcoming PPG and ELC Sessions: A few opportunities for employee engagement and upcoming PPG events are listed above.

#2 Member Presentation by North60 Tech

Notes:

- Glen Murray shared an overview of the challenges involved in developing a Net Zero Hotel in the GTA.
- This project is envisioned to be North America's first Net Zero Hotel. They are looking at creating a Boutique hotel with a model building, incorporating better building design and operational efficiency. In addition to this, the team is exploring ways to enhance the health of the ecosystem and the area around.
- Key challenges include sourcing building material for Zero Energy/Emissions Buildings (ZEB). Finding the material is tough, as the supply chain is broken and requires a lot of research. Additionally, there is a lack of market pull because conventional materials are heavily subsidized. With this project, their goal is to help build a supply chain in Canada.
- North60 Tech is working with the IHG group, as they have made a commitment to Net Zero by 2030. This Net Zero Hotel project required several changes to the IHG franchise terms, to suit the concepts of a green building. As they are developing the first of its kind Net Zero Energy and Zero Waste building, this may be seen as a lab for the IHG brand.
- The development site is located close to Pearson Airport and spans over 95,000 sq. ft. This was originally a brownfield site and lies outside the jurisdiction of any regional municipality (Crown Land). Construction is planned to begin in Spring 2026.
- The Hotel is adjacent to the Etobicoke Creek Trail and is connected to the regional cycling routes, with a dedicated bike share connection to the airport terminals.
- North 60 tech is working with a set of 'Passive house metrics' and are Looking for partners to join. They have connected with Toronto Pearson to develop a guide on such metrics. They are taking inspiration from global models from the UK, Amsterdam and other European countries and working on a Canadian version of a modular Net Zero hotel.

Key features of the Net Zero Hotel project:

1. Zero Energy and Emissions Buildings: Incorporating Zero carbon emissions and GHG emissions certifications, Blue Zone Wellness and traditional community building and leadership concepts, while engaging with Indigenous communities.
2. 'Hotel in a box' concept: They are working with the 'Hotel in a Box' concept, which includes prefabricated modules and customizable kits for developers to enable the rapid construction of modular green hotels. The registered designs have been patented, and they hope to build at least 5 such buildings in the coming years.
3. Zero carbon emissions and GHG emissions certification: A GHG reduction certification is under development, where companies can receive carbon certificates to offset employee travel.

Q/A session

- Orlando Lameda from the GTAA talked about the electricity grid constraints and the practical challenges. North60 hopes to work with the GTAA on a larger green infrastructure plan for both public and private partners.
- A lot of green programming and funding falls under the agricultural sector, which may be of interest to OMAFA. Bio-fiber building materials are a great opportunity, as they have a high fire safety rating. Ontario has great quality biomaterial to be used in buildings. However, it is difficult to find a Canadian vendor for such materials.

#3 Member Roundtable & Discussion

Babak Beglarzadeh, Dishon

- Dishon is currently exploring several projects to reduce electricity consumption. This includes automated water filtration systems, electrification in the production facility, temperature control systems and solar panel installation. In addition to this, Dishon is exploring a reliable battery energy storage system. They recently met with 'Ecosystem' - a provider of energy storage solutions. However, they are looking for a different solution and are open to exploring other vendors.

Orlando Lameda, GTAA

- Orlando has joined recently and will be managing the power system reliability. The key challenges faced by the GTAA are reconciling reduction of emissions with electrification, while increasing electrification in their operations. Orlando hopes to learn more from the group over the coming year.

Sahar Ali, Telus

- Telus is working on a number of energy conservation projects, such as lighting retrofits, decarbonization audits, and exploring biofuel-based energy systems. They are trialing a new product called Energy Cool—a new product for cooling small network spaces with phase change materials.

Angela Ma, FGF brands

- FGF conducted an energy usage study to identify a baseline of how much natural gas is being used. They are targeting changes and upgrades based on this study. Additionally, they undertook a water study with the York Region and have identified upgrades for the oven washers. They have launched a number of new energy performance projects as new facilities

have been added after acquisitions. FGF is also implementing Recycling programs including waste to incineration projects.

Eric Franke, OMAFA

- Eric works with the engineering unit at OMAFA and is working on a 'Farm Energy Benchmarking project'. They will be developing an Environmental farm plan for Farms in Ontario. This plan will assist in energy planning and provide insights into the energy intensity of key Agri-Products.