

## Triple Bottom Line Review for the High Performance Civic Building Policy

### Process and Methodology

Administration used the City of Saskatoon's Triple Bottom Line (TBL) Decision Making Tool in order to comply with *Council Policy C08-001 - Triple Bottom Line*. When conducting a TBL analysis, it is appropriate to compare and/or evaluate multiple options. As such, the following options were reviewed:

1. Business as Usual (BAU): Current construction practices.
2. Option A: The High Performance Civic Building Policy (the Policy).

In conducting the analysis, the Administration relied on the expertise of the Project Team and Subject Matter Experts from the Recreation and Community Development and Sustainability Departments.

This review is meant as a high-level assessment to identify the policy's environmental, social, economic, and governance outcomes, as well as to identify opportunities to achieve even greater sustainability benefits. The results are meant to support ongoing decision making, rather than be relied upon as a fixed sustainability evaluation.

### Caveats and Limitations:

- Some TBL areas are out of scope, including items that were not contingent on and/or influenced by the construction of a new building such as civic participation, recreation, skills and training, and education.
- The scope of the policy limited the ability to achieve a higher TBL outcome in some areas. Many of these items were project specific and will be addressed in the TBL assessment completed for specific construction projects.

### Results & Findings

Overall, the results of the Administration's TBL review indicate that Option A achieves greater TBL benefits than the business-as-usual option.

A summary of results for each option is included in the subsequent section of this document. To provide context, a numerical description of the outcomes are shown in the following table:

TBL Score	TBL Outcome
Below 0%	Not Meeting Expectations
0-19%	Needs Improvement
20-39%	On-Track
40-59%	Meeting Expectations
60-79%	Exceeding Expectations
Above 80%	Leading the Way

## Business as Usual - Current construction practices

### Score Summary

Principle	Score	Max In-Scope Points	% Achieved	Outcomes
Environmental Health and Integrity	1	33	3%	Needs improvement
Social Equity and Cultural Wellbeing	5	27	19%	Needs improvement
Economic Prosperity and Fiscal Responsibility	2	21	10%	Needs improvement
Good Governance	3	18	17%	Needs improvement

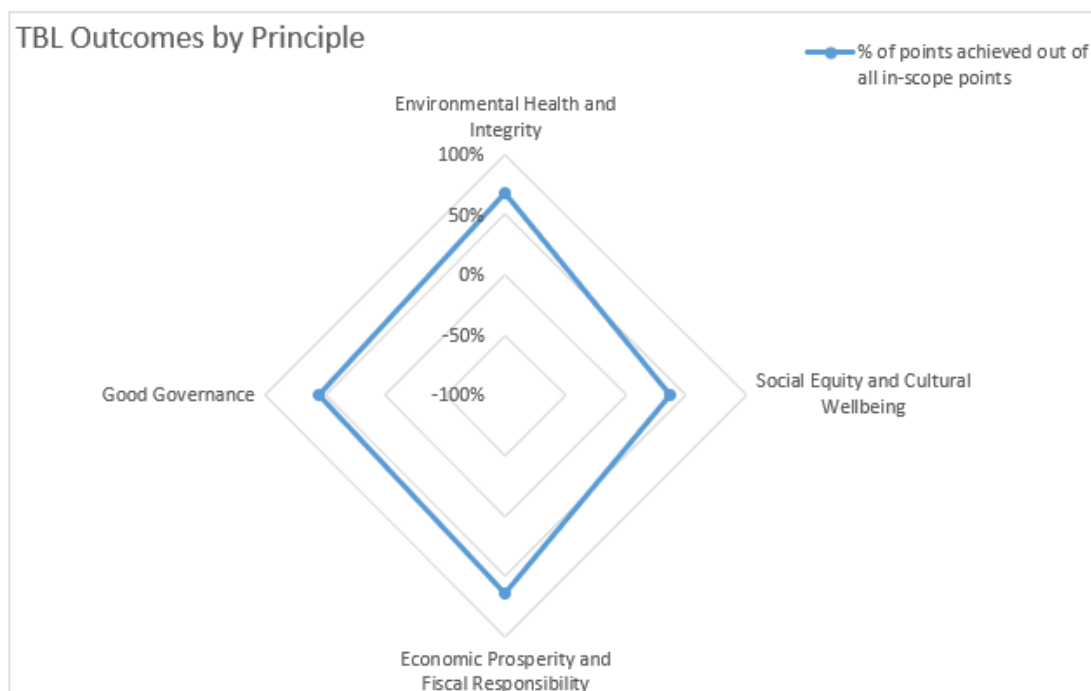


Overall, the BAU option received a “Needs improvement” for all TBL principles. Many of the indicators were given a no impact score because the BAU option doesn’t address many of the indicators in the Tool, however it does not prevent positive outcomes from occurring which is why it did not receive a negative impact score. For example, support renewable energy, the BAU option doesn’t prevent the installation of renewables, however there isn’t currently any mandate to install renewable energy on new buildings.

## Option A – High Performance Civic Building Policy

### Score Summary

Principle	Score	Max In-Scope Points	% Achieved	Outcomes
Environmental Health and Integrity	49	72	68%	Exceeding expectations
Social Equity and Cultural Wellbeing	10	27	37%	On track
Economic Prosperity and Fiscal Responsibility	25	39	64%	Exceeding expectations
Good Governance	25	45	56%	Meeting expectations



Option A – The policy, received a result of “exceeding expectations” for Environmental Health and Integrity, as well as Economic Prosperity and Fiscal Responsibility. Good Governance received a “meeting expectations”, and Social Equity, and Cultural Wellbeing received an “on track”.

The policy specifically addressed the following indicators shown below.

#### Environmental Health and Integrity:

- *Conservation of Resources and Climate Change Mitigation and Adaptation* – through the inclusion of specific energy and air tightness targets for new buildings.
- *Green Buildings and Sustainable Land Use, Clean Air, Water, and Land, and Waste Reduction and Diversion* - through the specification of LEED Silver Certification and mandatory LEED credits.

#### Economic Prosperity and Fiscal Responsibility:

- *Sustainable Procurement* – new construction projects adhering to the policy will need to specify requirements related to TBL criteria in their procurement documents.
- *Financial Planning and Resourcing* – policy requirements will lead to improved life-cycle costs through the reduction of operations and maintenance costs.
- *Asset Management* – policy requirements will increase the quality of construction leading to more resilient, lasting infrastructure and assets.

#### Good Governance:

- *Ethical and Democratic Governance* – the policy provides accountability and supports the City's actions to ensure that the City of Saskatoon remains consistent between what it says it values and what it practices.
- *Monitoring, Reporting and Compliance* – the policy supports compliance with internal and external regulations and procedures as well as requires reporting requirements to confirm that projects are achieving the policy outcomes.

#### Social Equity and Cultural Wellbeing:

- *Equity and Opportunity* – inclusion of the City of Saskatoon's Accessibility Action Plan in the policy supports people of all abilities and addresses discrimination based on ability.