

file
LIEN

Theresa McClenaghan

From: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
To: "Keith Stewart" <keith@torontoenvironment.org>; "Carol Deacon (ISAC)" <deaconc@lao.on.ca>;
 "Cris Ingravalle" <cingravalle@sharethewarmth.org>; "Edward deGale"
 <edegale@sharethewarmth.org>; "Michael Shapcott" <michael.shapcott@utoronto.ca>; "Sarah
 Miller (CELA)" <millers@lao.on.ca>; "Theresa McClenaghan" <mcclenaghan@execulink.com>;
 "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Michelle Mulgrave"
 <michelle@equalityrights.org>; "John Fraser" <john@equalityrights.org>; "Julia McNally (TDC)"
 <mcnallyj@lao.on.ca>
Cc: "Kathy Laird (ACTO)" <lairdk@lao.on.ca>
Sent: Tuesday, September 20, 2005 4:14 PM
Subject: Testing the waters on a couple of October dates for LIEN half-day planning session

I'm now running by you all a couple of possible dates in October for the half-day planning session since the September 27th date is not good for Theresa, Carol and possibly Edward.

Please let me know your availability for either or both of the following dates:

Tuesday, October 11 - 9:30 a.m. to 1:00 p.m.
 Wednesday, October 12 - 9:30 a.m. to 1:00 p.m.

Please note that Judy Simon has taken on the role of consultant to LIEN on OEB-related matters and will not be a regular participant in the ongoing LIEN steering committee meetings unless there is something specifically on the agenda that she will be present to address.

> -----Original Message-----

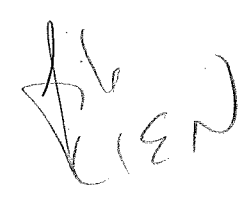
> From: Mary Todorow (ACTO)
 > Sent: Monday, September 19, 2005 1:27 PM
 > To: 'Keith Stewart'; Carol Deacon (ISAC); 'Cris Ingravalle'; 'Edward
 > deGale'; 'JSimon@indeco.com'; 'Michael Shapcott'; Sarah Miller (CELA);
 > 'Theresa McClenaghan'; Theresa McClenaghan (CELA); 'Michelle Mulgrave';
 > 'John Fraser'; Julia McNally (TDC)
 > Cc: Kathy Laird (ACTO)
 > Subject: Alternative dates for LIEN half-day planning session

>
 > So far, September 27th appears to be the date more LIEN members are
 > available. Here's how it's stacking up:

>
 > Can attend:
 > Keith Stewart
 > Michael Shapcott
 > Sarah Miller
 > Michelle Mulgrave
 > Julia McNally
 > Mary Todorow
 > Kathy Laird

>
> Can't attend:
> Theresa McClenaghan
> Carol Deacon
>
> Still waiting to hear back from:
> Edward de Gale
> Judy Simon
>
> I'd like to have Theresa attend this meeting, and would like to know about
> Edward and Judy's availability, so I'm reluctant to confirm for September
> 27th and I'm thinking about testing the waters for an October date.
>
> -----Original Message-----
> From: Mary Todorow (ACTO)
> Sent: Friday, September 16, 2005 11:58 AM
> To: 'Keith Stewart'; Carol Deacon (ISAC); 'Cris Ingravalle'; 'Edward
> deGale'; 'JSimon@indeco.com'; 'Michael Shapcott'; Sarah Miller (CELA);
> 'Theresa McClenaghan'; Theresa McClenaghan (CELA); 'Michelle Mulgrave';
> 'John Fraser'; Julia McNally (TDC)
> Cc: Kathy Laird (ACTO)
> Subject: Alternative dates for LIEN half-day planning session
>
> As per my previous E-mail, I'm testing the waters for another date for the
> LIEN half-day planning session. I think morning is best (i.e. 9:30 a.m.
> to 1:00 p.m.), so please let me know ASAP - AND JUST RESPOND TO ME
> DIRECTLY, DON'T BOTHER SENDING A REPLY TO ALL TO CLOG UP EVERYONE'S E-
> MAIL
> - about your availability to meet at that time on:
>
> Monday, September 26
> and/or
> Tuesday, September 27
>
> Look forward to hearing back from EVERYONE. Thanks.
>
> Mary Todorow
> Policy Analyst
> Advocacy Centre for Tenants Ontario (ACTO)
> 425 Adelaide St. West, 5th floor
> Toronto, Ont M5V 3C1
> Tel: 416-597-5855 ext. 5173
> Toll-free: 1-866-245-4182 ext. 5173
> FAX: 416-597-5821
> E-mail: todorom@lao.on.ca
> Web site: www.acto.ca
>

Date: Fri, 19 Aug 2005 12:20:01 -0400
From: Keith Stewart <keith@torontoenvironment.org>
User-Agent: Mozilla Thunderbird 1.0.2 (Windows/20050317)
To: peter.love@powerauthority.on.ca
Cc: Carol Deacon <deaconc@lao.on.ca>,
Cris Ingravalle <cingravalle@sharethewarmth.org>,
Edward deGale <edegale@sharethewarmth.org>,
"JSimon@indecocom" <JSimon@indecocom>,
"Mary Todorow (ACTO)" <todorom@lao.on.ca>,
Michael Shapcott <michael.shapcott@utoronto.ca>,
"Sarah Miller (CELA)" <millers@lao.on.ca>,
Theresa McClenaghan <mcclenaghan@execulink.com>,
"Theresa McClenaghan (E-mail)" <mcclenat@lao.on.ca>,
John Fraser <john@equalityrights.org>,
Michelle Mulgrave <michelle@equalityrights.org>,
"Julia McNally (TDC)" <mcnallyj@lao.on.ca>,
Green Communities Association <cmaynes@gca.ca>,
"Kai@Web. Ca" <kai@web.ca>, Bruce Pearce <bpearce@nl.rogers.com>
Subject: Low-Income Program



<!DOCTYPE html PUBLIC "-//W3C//DTD HTML 4.01 Transitional//EN">
<html>
<head>

</head>
<body bgcolor="#ffffff" text="#000000">

Hi Peter:

I am writing to you as follow-up to the meeting with the Low-Income Energy Network and possible future collaboration with the OPA/Conservation Bureau. It is an exciting time and developments are happening much too quickly for vacation-heavy August, but this summer has certainly highlighted the need for quick action.

As you are probably aware, Green Communities Canada is working on low-income energy efficiency program development with the Federal government. It is my understanding that they have a ready-to-go program for tackling thousands of homes in Ontario this year, and ramping that up over time. As they have already done a lot of work on program development (including working with LIEN), I would like to urge you to support this program. The Elenchus-led policy consultation that the OPA is supporting could be a useful parallel process to help fine-tune the program as it proceeds, but given the amount of intellectual work that has already gone into this issue, some learning-by-doing is now in order.

LIEN would be happy to work with Green Communities (e.g. helping to reach the target audience, providing local connections where necessary) to make this program as effective as possible, and providing feedback from the various pilots that LIEN members are already engaged in (e.g. Share the Warmth in Brantford and Toronto Environmental Alliance with Toronto Community Housing).

We also would be eager to help by hosting or co-hosting a forum here in December on how the draft program design for the full federal program could 'fit' the Ontario context. We also would like to see Ontario host

a national workshop on-or-around the one-year anniversary of the
February 2005 * an
class="bodyHead2">Affordable Efficient Housing: Towards a National
Energy Efficiency Strategy for Low Income Canadians </i><span
class="bodyCopy">symposium
that took place in Halifax.
*

Sincerely,

Keith Stewart,

on behalf of the LIEN steering committtee

<pre class="moz-signature" cols="72">--

Keith Stewart, Ph.D.
Smog and Climate Change Campaigner
Toronto Environmental Alliance
30 Duncan St., Suite 201
Toronto ON M5V-2C3
Tel. 416-596-0660
Fax 416-596-0345
Web: <a class="moz-txt-link-abbreviated"
href="http://www.torontoenvironment.org">www.torontoenvironment.org

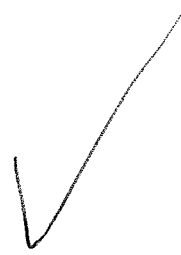
</pre>
</body>
</html>

LIEN

June **, 2005

Low-Income Strategy Team
**address

Attention: Donna Cansfield, Parliamentary Assistant
Ministry of Energy



Dear Ms. Cansfield:

The Low Income Energy Network was pleased to meet with you on May 11, 2005 and again on June 22, 2005 when we attended together with Green Communities Canada to discuss work on the national front regarding low income energy issues.

During the June 22, 2005 meeting, we suggested that LIEN could assist Ontario, specifically the Ministers of Energy and of Housing with potential agenda items for the national meetings of Ministers of Housing (August 2005) and Energy (September 2005).

LIEN would be pleased to assist Ontario in highlighting low-income energy issues and potential delivery options for the \$100 million federal funds for low-income energy retrofits in preparation for these national meetings. LIEN believes that Ontario is in the fore-front of developing policies and on-the ground delivery of programs to low income and vulnerable energy consumers as a result of the work of your government and of LIEN, among others. LIEN has examined data from Statistics Canada and elsewhere and has carried out analysis of low income energy consumers and done initial work relating to the barriers that they face in equitably accessing necessary energy and conservation programs. LIEN has also prepared a low-income conservation program which has been adopted by some Ontario utilities and will be assessed over the coming season.

LIEN suggests that we meet with the Ministers of Energy and Housing in advance of their respective national meetings to provide a briefing and deliver copies of our relevant reports. LIEN will also be working closely with Green Communities Canada on the development of a national low income energy program.

If this would be of assistance, please contact Mr. Keith Stewart ?? (or who?) and we will be pleased to have members of LIEN's steering committee meet with the Ministers and staff at their convenience.

Yours very truly,
Low Income Energy Network
per
Theresa McClenaghan
LIEN Steering Committee member

LIEN

June **, 2005

Low-Income Strategy Team

**address

Attention: Donna Cansfield, Parliamentary Assistant
Ministry of Energy

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LIEN suggests that we meet with the Ministers of Energy and Housing in advance of their respective national meetings to provide a briefing and deliver copies of our relevant reports. LIEN will also be working closely with Green Communities Canada on the development of a national low income energy program.

If this would be of assistance, please contact Mr. Keith Stewart at 416-596-0660 or keith@torontoenvironment.org?? (or who?) and we will be pleased to have members of LIEN's steering committee meet with the Ministers and staff at their convenience.

Yours very truly,
Low Income Energy Network
per
Theresa McClenaghan

LIEN Steering Committee member

LIEN

From: "Michael Shapcott" <michael.shapcott@utoronto.ca>
To: "Mary Todorow (ACTO)" <lorom@lao.on.ca>,
"Keith Stewart" <keith@torontoenvironment.org>,
"Carol Deacon (ISAC)" <deaconc@lao.on.ca>,
"Cris Ingravalle" <cingravalle@sharethewarmth.org>,
"Edward deGale" <edegale@sharethewarmth.org>,
"JSimon@indecocom" <JSimon@indecocom>,
"Sarah Miller (CELA)" <millers@lao.on.ca>,
"Theresa McClenaghan" <mcclenaghan@execulink.com>,
"Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>,
"Michelle Mulgrave" <michelle@equalityrights.org>,
"John Fraser" <john@equalityrights.org>
Cc: "Julia McNally (TDC)" <mcnallyj@lao.on.ca>
Subject: DRAFT - LIEN endorsement protocol
Date: Thu, 21 Jul 2005 13:14:20 -0400
Importance: Normal

At our last LIEN steering committee meeting, I volunteered to write up and circulate a draft LIEN endorsement protocol based on our discussion. Please send comments, edits, etc. and we can proceed to a final protocol.

Here goes:

LIEN will consider for endorsement only those statements or initiatives that are reasonably related to the mandate of LIEN. While other items may be circulated among LIEN partners for their information, they may not be considered for endorsement. Any steering committee member may bring forward a statement or initiative for endorsement by LIEN. Endorsements will be considered as an agenda item during regularly scheduled LIEN steering committee meetings.

Where an item being considered for endorsement touches on an area of particular interest to an individual LIEN partner, then the steering committee member bringing forward the item for endorsement will bring this to the special attention of that LIEN partner.

After questions, comments and discussion, an item will be considered to be endorsed by LIEN when there is consensus among steering committee members present at a regularly scheduled meeting. Consensus does not require that every steering committee member fully agree with all aspects of the item being considered for endorsement, but it does require that no steering committee member is prepared to block consensus. Steering committee members may stand aside from the decision to endorse, but if one or more steering committee members are sufficiently concerned as to block consensus, then they will indicate that they are opposed to endorsement. An item that does not achieve consensus will not be endorsed.

Items endorsed by the LIEN steering committee may also be circulated to the LIEN lists for their information, with a request that they join in the endorsement.

In special circumstances, the steering committee may consider endorsement by electronic means (e-mail or telephone poll). This will only be considered for items in which there is a short time-line, and the

next regularly-scheduled steering committee meeting will be too late to serve the purposes of the endorsement. The same protocol for endorsement will apply (the item must be reasonably related to the mandate of LIEN and there must be consensus), but the steering committee members must first consider whether the timing requires urgent consideration of endorsement. The LIEN steering committee member bringing the item forward will be asked three questions:

- (1) Is there consensus to consider an emergency endorsement?
- (2) Is this item reasonably related to the mandate of LIEN?
- (3) Is there consensus to endorse this item?

The member bringing the item forward must allow at least one calendar week for steering committee members to consider and respond.

The item will automatically be added to the agenda of the next regularly scheduled steering committee meeting to allow for a full report on the process and decision.

The specific process for endorsement:

- (1) A LIEN steering committee member will identify an item that it wants the steering committee to consider for endorsement. The item will be circulated to all steering committee members, with special attention to those steering committee members with a particular interest in the subject matter.
- (2) The item will be placed on the agenda of the next regularly scheduled steering committee meeting. The steering committee will first consider whether the item is reasonably related to the mandate of LIEN. Once that decision is made, then the steering committee will discuss the specifics of the request.
- (3) The item will be considered endorsed if it achieves consensus among steering committee members. Steering committee members may step aside in order not to block consensus. If a steering committee member indicates that s/he is prepared to block consensus, then the item will not be endorsed.
- (4) In rare circumstances, an endorsement may be considered by electronic poll. In that circumstance, the LIEN steering committee member bringing forward the item must first seek consensus to have the item considered for emergency endorsement.

- Michael

* * * * *

Michael Shapcott, Research Co-ordinator
One Percent Solution project,
Toronto Disaster Relief Committee

and, Co-ordinator,
Community / University Research Partnerships Unit,
Centre for Urban and Community Studies,
University of Toronto,

4th floor, 455 Spadina Avenue,
Toronto, ON, Canada M5S 2G8
Telephone - 416-978-1260
Facsimile - 416-978-7162
Web - www.urbancentre.utoronto.ca
Web - www.tdrc.net

New from CUCS Press:

Finding Room: Policy Options for a
Canadian Rental Housing Strategy

Details and order form: www.urbancentre.utoronto.ca

Theresa McClenaghan

file LIEN

From: "Theresa McClenaghan" <mcclenaghan@execulink.com>
To: <tdorom@lao.on.ca>; <keith@torontoenvironment.org>; <deaconc@lao.on.ca>;
 <cingravallo@sharethewarmth.org>; <edegale@sharethewarmth.org>; <JSimon@indeco.com>;
 <michael.shapcott@utoronto.ca>; <millers@lao.on.ca>; <mcclenaghan@execulink.com>;
 <mcclenat@lao.on.ca>; <michelle@equalityrights.org>; <john@equalityrights.org>
Cc: <mcnallyj@lao.on.ca>
Sent: Wednesday, July 13, 2005 8:21 PM
Subject: Re: LIEN and the OPA - Stakeholder Consultations on the Procurement Processes for Electricity Resources - deadline to file notice of participation is Friday, July 15th

No the one I'm concerned about is the supply directives process that opa is now running. Will send more tomorrow. Theresa

-----Original Message-----

From: "Mary Todorow (ACTO)" <tdorom@lao.on.ca>
Date: Wed, 13 Jul 2005 17:08:05
To: "Keith Stewart" <keith@torontoenvironment.org>, "Carol Deacon (ISAC)" <deaconc@lao.on.ca>, "Cris Ingravallo" <cingravallo@sharethewarmth.org>, "Edward deGale" <edegale@sharethewarmth.org>, "JSimon@indeco.com" <JSimon@indeco.com>, "Michael Shapcott" <michael.shapcott@utoronto.ca>, "Sarah Miller (CELA)" <millers@lao.on.ca>, "Theresa McClenaghan" <mcclenaghan@execulink.com>, "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>, "Michelle Mulgrave" <michelle@equalityrights.org>, "John Fraser" <john@equalityrights.org>
Cc: "Julia McNally (TDC)" <mcnallyj@lao.on.ca>
Subject: LIEN and the OPA - Stakeholder Consultations on the Procurement Processes for Electricity Resources - deadline to file notice of participation is Friday, July 15th

Other LIEN members (Theresa, Keith?) may have also received this E-mail forwarded on by Marion. Is this something (already over-extended) LIEN members might considering participating in? The deadline to give notice about taking part in the consultation is this Friday, July 15th.

-----Original Message-----

From: Fraser, Marion (ENERGY) [mailto:Marion.Fraser@energy.gov.on.ca]
Sent: Tuesday, July 12, 2005 9:57 AM
Subject: FW: OPA - Stakeholder Consultations on the Procurement Processes for Electricity Resources

Please note that this process includes conservation and demand management as well as renewables and cogeneration.

Regards, Marion

Marion Fraser
 Senior Policy Advisor
 Office of the Honourable Dwight Duncan, Minister of Energy
 4th Floor Hearst Block
 900 Bay Street
 Toronto, Ontario, M7A 2E1
 416 327-3373

marion.fraser@energy.gov.on.ca

-----Original Message-----

From: Carol Ritchie [mailto:Carol.Ritchie@powerauthority.on.ca] On Behalf Of OPA (Generation Procurement)

Sent: Friday, July 08, 2005 2:17 PM

To: OPA (Generation Procurement)

Subject: OPA - Stakeholder Consultations on the Procurement Processes for Electricity Resources

Dear Stakeholder,

The Ontario Power Authority will be holding stakeholder consultations on the procurement processes for electricity resources to be conducted by the OPA. This will be an information gathering exercise that will, in conjunction with other studies being commissioned by the OPA, shape the OPA's future procurement processes and contracting structures for electricity resources. Stakeholder input is sought on the procurement process itself, as well as the commercial arrangements and contract structures between Buyer and Seller for electricity resources including renewable energy supply (RES), clean energy supply (CES), conservation and demand management projects (CDM) and high efficiency combined heat and power projects (CHP).

The Terms of Reference and an Application Form for the stakeholder consultation sessions are included in this package. Stakeholders who are interested in participating in this consultation are asked to indicate their interest by completing the Application Form and faxing it to the OPA at 416-967-1947, or by e-mailing a scanned copy of the completed application form to generation.procurement@powerauthority.on.ca by no later than the close of business on Friday July 15, 2005. The OPA will inform the stakeholders of their presentation or meeting time and date, and send the appropriate stakeholder questionnaire by Wednesday July 20. As it may not be possible to hear from all parties in this consultation, the OPA may ask some Stakeholders to provide their views through the written submissions.

The plenary session will be held on Tuesday July 26, 2005 from 9:00am to 6:00pm at a downtown Toronto location, to be announced. The individual sessions will be held from Wednesday July 27 through Friday July 29.

We look forward to hearing your views on this critically important issue.

Yours truly,

7/14/2005

Paul J. Bradley

Vice President

Generation Development

Ontario Power Authority

PLEASE NOTE: If you do not wish to receive any further mailings from us, please respond
Unsubscribe in the subject line.

Theresa McClenaghan

Counsel

Canadian Environmental Law Association

Suite 301 130 Spadina Ave. Toronto

416-960-2284 ext. 218

cell phone 519-755-7579



CANADIAN ENVIRONMENTAL LAW ASSOCIATION
L'ASSOCIATION CANADIENNE DU DROIT DE L'ENVIRONNEMENT

LIEN
via facsimile 416-325-5316



Low-Income Energy Network

www.lowincomeenergy.ca

July 12, 2005

Low-Income Energy Strategy Team
c/o Donna Cansfield, Parliamentary Assistant
to the Minister of Energy
900 Bay St., Hearst Block, 4th floor
Toronto, Ontario M7A 2E1

Dear Ms. Cansfield:

The Low-Income Energy Network (LIEN) was pleased to meet with you on May 11, 2005 and again on June 21, 2005 when we attended together with Green Communities Canada to discuss work on the national front regarding low-income energy issues.

During the June 21, 2005 meeting, we suggested that LIEN could assist Ontario, specifically the Ministers of Energy and of Housing with potential agenda items for the national meetings of provincial and federal Ministers of Housing (August 2005) and Energy (September 2005).

LIEN would be pleased to assist Ontario in highlighting low-income energy issues and potential delivery options for the \$100 million in new federal funds for low-income energy retrofits in preparation for these national meetings. LIEN believes that Ontario is in the forefront of developing policies and on-the ground delivery of programs to low-income and vulnerable energy consumers as a result of the work of your government and of LIEN, among others. LIEN has examined data from Statistics Canada and elsewhere and has carried out analysis of low-income energy consumers and done initial work relating to the barriers that they face in equitably accessing necessary energy and conservation programs. In response to a request from the Ontario Minister of the Energy, we have outlined the core principles and program elements of a comprehensive approach to addressing energy poverty. LIEN has also prepared a low-income energy efficiency program which has been adopted by some Ontario utilities and will be assessed over the coming year.

LIEN suggests that we meet with the Ontario Ministers of Energy and Housing in advance of their respective national meetings to provide a briefing and deliver copies of our relevant reports. LIEN will also be working closely with Green Communities Canada on the development of a variety of delivery approaches for the new national low-income energy retrofit program.

If this would be of assistance, please contact Keith Stewart at 416-596-0660 or keith@torontoenvironment.org the Toronto Environmental Alliance and we will be pleased to have members of LIEN's steering committee meet with the Ministers and staff at their convenience.

Yours very truly,
Low-Income Energy Network

A handwritten signature in black ink, appearing to read 'Theresa McClenaghan', with a large, stylized loop at the end.

per
Theresa McClenaghan
LIEN Steering Committee member

Confirmation Report - Memory Send

Time : Jul-12-2005 16:06
Tel line : +4169609392
Name : CELA

Job number : 773
Date : Jul-12 16:05
To : 94163255316
Document pages : 003
Start time : Jul-12 16:05
End time : Jul-12 16:06
Pages sent : 003
Status : OK

Job number : 773

*** SEND SUCCESSFUL ***



CANADIAN ENVIRONMENTAL LAW ASSOCIATION
L'ASSOCIATION CANADIENNE DU DROIT DE L'ENVIRONNEMENT

FAX COVER SHEET

Date: July 12, 2005

Ms. Donna Cansfield - Parliamentary
Assistant to the Minister of Energy

416-325-5316

From: Theresa McClenaghan - LIEN Steering Committee member

Total number of pages (including cover sheet) - 3

Operator: *Stan*

Account:

If you do not receive all of the pages, please call us at (416) 960-2284 ext. 211

130 SPADINA AVE, SUITE 301, TORONTO, ONTARIO, M5V 2L4
TEL: (416) 960-2284, FAX: (416) 960-9392

The information contained herein is privileged and confidential and intended only for the use of the person to whom it is addressed. If you have received this transmission in error, please notify us immediately at the number listed above. (collect if necessary).

*Please replace the previous letter sent @
2:30 pm today with the attached letter.
Thank you*



CANADIAN ENVIRONMENTAL LAW ASSOCIATION
L'ASSOCIATION CANADIENNE DU DROIT DE L'ENVIRONNEMENT

FAX COVER SHEET

Date: July 12, 2005

Ms. Donna Cansfield - <i>Parliamentary Assistant to the Minister of Energy</i>	416-325-5316
--	--------------

From: Theresa McClenaghan - LIEN Steering Committee member

Total number of pages (*including cover sheet*) - 3

Operator:

Shan

Account:

If you do not receive all of the pages, please call us at (416) 960-2284 ext. 211

130 SPADINA AVE, SUITE 301, TORONTO, ONTARIO, M5V 2L4
TEL: (416) 960-2284, FAX: (416) 960-9392

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*Please replace the previous letter sent @
2:30 pm today with the attached letter.*

Thank you

LIEN

From: "Theresa McClenaghan" <mcclenaghan@execulink.com>
To: "Michael Shapcott" <michael_shapcott@utoronto.ca>,
"Mary Todorow (ACTO)" <todorom@lao.on.ca>
Cc: "Julia McNally (TDC)" <mcnallyj@lao.on.ca>,
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"J Simon (E-mail)" <JSimon@indec.com>,
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"Keith (E-mail)" <keith@torontoenvironment.org>,
"Michelle Mulgrave (E-mail)" <michelle@equalityrights.org>,
"Sarah Miller (CELA)" <millers@lao.on.ca>,
"Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>,
"Warmth (E-mail)" <share04@magma.ca>,
"Jennifer Ramsay (ACTO)" <ramsayjg@lao.on.ca>,
"David Hulchanski" <david.hulchanski@utoronto.ca>,
"Cathy Crowe" <cathy.crowe@sympatico.ca>, "TDRC" <tdrc@tdrc.net>,
"Bruce Pearce" <bpearce@nl.rogers.com>
References: <55675C2D7AA8D411A94500508B66062D0E68B923@CHEETAH> <42CEA0E5.30
Subject: Re: Improve standards, improve enforcement. . .
Date: Fri, 8 Jul 2005 12:25:40 -0400

Michael makes very good points. I would not want our stance for environmental sustainability to mean that poor people who can't make the economic choice themselves to have a life-sustaining home temperature must bear the brunt of a heat wave without appropriate cooling systems. Especially in Toronto and other urban centres, there are many situations where air conditioning will be essential and really the only option as part of the building's systems. What we argued in the Pembina / CELA study was that replacement of industrial, commercial, residential systems including heating and cooling with today's best technology efficiency wise will give us the considerable conservation gains we need compared to the business as usual scenario, to allow for the electricity needs of the province to be met through renewables, sustainables and some transitional natural gas and cogeneration fuels. This is not at all inconsistent with anticipating that we will need to incorporate air conditioning especially in our urban settings at certain temperatures. So there are many policy questions about how to shift load at those temperatures to allow for the essential cooling to be able to occur without an unsustainable electricity system which are being debated in Ontario today.

Regarding the RRAP program, as I understand it, it is a good program. Green Communities Canada is not opposing that program, just arguing that not all of the low income energy money should go through that program since it does not have a past history of doing energy retrofits and has not done much even yet since it's had that mandate in November. But maybe someone could call Green Communities to discuss further since they want to work closely with LIEN. I won't be able to do that myself.

Are we putting this on the agenda for the next LIEN steering committee meeting? Thanks. Regards all, Theresa McClenaghan

Theresa McClenaghan, Counsel,
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301-130 Spadina Ave., Toronto, ON M5V 2L4

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Cell phone 519-755-7579

CELA's Library website: www.ecolawinfo.org

Confidentiality Note: This message may be subject to solicitor - client privilege. If you have received this message in error, please let me know by reply email, and delete your copy. Thank you.

----- Original Message -----

From: "Michael Shapcott" <michael.shapcott@utoronto.ca>

To: "Mary Todorow (ACTO)" <todorom@lao.on.ca>

Cc: "Julia McNally (TDC)" <mcnallyj@lao.on.ca>; "Carol Deacon (ISAC)" <deaconc@lao.on.ca>; "Edward deGale (E-mail)"

<edegale@sharethewarmth.org>; "J Simon (E-mail)" <JSimon@indeco.com>;

"John Fraser (E-mail)" <john@equalityrights.org>; "Keith (E-mail)"

<keith@torontoenvironment.org>; "Michelle Mulgrave (E-mail)"

<michelle@equalityrights.org>; "Sarah Miller (CELA)" <millers@lao.on.ca>;

"Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Theresa McClenaghan (E-mail)" <mcclenaghan@execulink.com>; "Warmth (E-mail)"

<share04@magma.ca>; "Jennifer Ramsay (ACTO)" <ramsayjg@lao.on.ca>; "David

Hulchanski" <david.hulchanski@utoronto.ca>; "Cathy Crowe"

<cathy.crowe@sympatico.ca>; "TDRC" <tdrc@tdrc.net>; "Bruce Pearce"

<bpearce@nl.rogers.com>

Sent: Friday, July 08, 2005 11:51 AM

Subject: Improve standards, improve enforcement. . .

> Mary and other LIENers:

>

> Please don't copy or distribute this memo, since there is some info
> based on a detailed and confidential conversation that I had with a
> Toronto public health official last night.

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> (1) Endorsement process. Yes, let's set up an endorsement process. It
> seems to me that the two criteria should be: the request should be
> reasonably associated with the work of LIEN (ie - it should have
> something to do with low-income energy issues); and we should seek
> consensus on endorsements. Endorsements are a means to build solidarity
> - if we cannot agree on an endorsement, then we shouldn't endorse.

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> (2) Maximum temperature bylaw. A maximum temperature bylaw speaks
> exactly to the "real problem" that you have identified. It sets a clear
> standard where none currently exists. It would provide for an
> enforcement mechanism. It would trigger specific protocols, such as the
> Emergency Response Protocol (which is currently only used when there are
> threats to "life safety" - which are defined as lack of heat, improper
> fire safety and so on). Last night I spoke with the senior public health
> official who was at the Oakwood Avenue boarding home on the day that the
> body of Richard Howell was found. She told me that the temperatures were
> "very high" but she was reluctant to give specifics. There is supposed
> to be a full report at the Monday Board of Health meeting. She said that

> public health officials debate moving all the remaining tenants out, but
> decided against. Among the considerations, there is no legal standard
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> power under ss.13 to 15 of the Health Protection and Promotion Act to
> declare a health hazard, the MOH has wide powers to order remedial
> actions, and the MOH can even charge the costs back to the owner. See
> the attached file for the specific sections. I said that a dead body was
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> first step to the campaign of shutting down sub-standard rooming and
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> the past 20 years) is to define a clear standard and enforcement
> mechanism. Then we need to have an enforcement protocol and a commitment
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> The process for maximum temperature is exactly the same as the process
> that I helped lead back in the early 1990s regarding fire safety in
> rooming houses called the Rupert pilot project - where we worked with
> about two dozen private and social landlords and about 525 tenants
> mostly in individual rooms. We had combination of lax or non-existent
> standards and very little commitment to enforcement. A
> provincial-municipal committee with community representatives (including
> me) proposed new standards. The City of Toronto's Fire Prevention Office
> adopted a zero tolerance approach to violators.

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> Then, of course, there is the inevitable question of who pays for the
> basic work. Private and public sector rooming and boarding house
> landlords said that they couldn't get access to conventional financing,
> and they couldn't simply raise the rents. Some decided to go out of
> business (conversion to other uses - a separate problem that we tried to
> arrest through a campaign of acquisition into the social sector and
> rehabilitation of rooming and boarding house stock). We also used a
> federal-provincial housing rehab program (a predecessor to RRAP that was
> called LRRP - pronounced "lurp" - or the Low Rise Rehabilitation
> Program) and modified it to meet our needs. We specified eligible
> projects (related to fire safety) and provided forgivable loans (over a
> 15 year period), with the condition that city inspectors, health and
> social workers, and Rupert pilot project community workers would have
> unimpeded access to the tenants. The project was determined to be a huge
> success - though the Rae government decided not to extend the funding.

>
> So, what does all this have to do with LIEN?????

>
> (1) Low-income tenants are dying in their housing (dying because of
> their housing). Toronto's MOH reviewed death stats from 1954 to 2000
> and, in a report released in June of this year, concluded that in an
> average year 120 people die prematurely from heat causes, while another
> 822 die prematurely from smog. Since the heat and smog alerts blanket

> much of the southern portion of Ontario, we can safely project that the
> scale of deaths is probably pretty similar throughout the affected
> areas. Incidentally, the MOH reported that there were 105 cold-related
> premature deaths annually - so heat injuries are more deadly than cold
> injuries.

>
> (2) There are no standards for maximum temperature, even though there
> are legal standards for other life safety issues in housing (such as
> minimum temperatures and fire safety). The first step to getting rid of
> sub-standard housing is to legislate the appropriate standard.

>
> (3) And here is where LIEN comes in with its expertise in low-income
> energy issues - once the standards are set, we need to have a practical
> strategy to make sure that the standards are enforced. RRAP is the major
> federal (and municipal) housing rehab program. Since 1999, housing
> advocates have successfully argued that RRAP should be extended and
> enhanced. And it has been - to the tune of hundreds of millions of
> dollars to cover a range of new housing and homelessness initiatives. No
> one is saying that the \$100 million for energy retrofitting in the
> Layton budget bill should be dumped into a maximum temperature
> initiative (though we have to be prepared for the federal Liberals to
> attempt this). RRAP is due to be renewed, so as part of the overall
> renewal, new guidelines and new funding for maximum temperature
> initiatives. I've spoken to a senior official in federal housing
> minister Joe Fontana's office about this - he is due to get back to me
> by the end of today. I've also spoken with Jack Layton and Libby Davies
> about this, along with Gord Perks at TEA (haven't been able to do more
> than exchange e-mails with Keith to date).

>
> (4) The key issue - and again, this is where LIEN has some spectacular
> contributions to make - is how do we enforce proper standards and who
> pays: both for the capital costs and the operating costs (including
> energy use). To repeat an earlier message, no one is calling for
> mandatory air conditioning. In the 1970s and 1980s, social housing
> providers deal with minimum temperature issues by slapping electric
> baseboard heaters throughout the new units - and we know that was not a
> good idea, to put it mildly. We cannot repeat that mistake in 2005 by
> throwing expensive and energy inefficient air conditioners into every
> unit just to achieve a maximum temperature standard. Gord says that a
> combination of fans, other air circulation, trees (for low-rise
> buildings) and other measures. We need to make sure that tenants are
> being evicted - economically or otherwise - to accommodate improved
> standards (something we always have to be vigilant about whenever
> dealing with increased standards in low-income housing). We need to have
> answers to the practical questions: Who pays the capital costs and who
> pays the ongoing operating expenses?

>
> (5) Phew - this is getting long, but I am in the midst of preparing a
> preparation for the Board of Health on Monday, so there is a lot of my
> mind. Air conditioning may be required for some people - especially
> health-compromised people, so there is no "one size fits all" solution
> to achieving the maximum temperature standard. We have to make each
> solution work in the particular situation. And I don't accept, at face
> value, that landlords don't have the resources to pay for all or a
> substantial amount of this work within the current rents and other
> subsidies. In the case of Richard Howell, the boarder who died last

> week, the landlord was receiving slightly more than \$1,200 monthly
> (combined rent and per diem). However, I shared a room, so presumably was
> also receiving about \$1,200 from the other tenant. In my experience as a
> housing developer and manager, I can't imagine how a landlord can
> collect \$2,400 monthly for a single room (and board) and not be able to
> provide healthy basic conditions.
>
> So, that's it.
>
> Let's have the discussion about endorsement - and let's engage LIEN's
> expertise in the critical question of how to ensure proper standards in
> an energy efficient way.
>
> - Michael
>
> Mary Todorow (ACTO) wrote:
>
>>Michael: Thanks for the additional information - it was helpful to have
>>it
>>for our discussion (Julia, Carol, Jennifer & myself) this afternoon.
>>Carol
>>will get back to you with ISAC's views.
>>
>>At the end of our discussion, ACTO staff concluded:
>>
>>1. It's time for LIEN to set up a procedure/protocol for endorsement -
>>and
>>I will put that on the agenda for the July 19th LIEN interim steering
>>committee meeting (e.g. can a LIEN endorsement proceed if the majority
>>(50%+
>>one)are in favour??) . I believe the only LIEN endorsement so far - which
>>was done by E-mail poll - was for the Green Communities Association NAHEEP
>>resolution which was a no-brainer as it fell squarely into our mandate.
>>
>>2. ACTO still has concerns that the maximum temperature by-law may not be
>>the best answer to address the real problem - warehousing the most
>>vulnerable in our community in awful, unsafe, sub-standard housing with
>>little oversight/supervision when public funds are involved - and little
>>enforcement of existing by-laws and standards to ensure adequate, safe
>>and
>>healthy accommodation. We feel we need a fuller discussion at LIEN about
>>the approach TDRC is recommending.
>>
>>3. On the matter of RRAP being the obvious program to deliver a maximum
>>temperature program, I'm not sure how this fits in with/may conflict with
>>Green Communities Association's position that the new \$100 million Layton
>>affordable housing energy efficiency program budget dollars should be
>>delivered 50% via RRAP and 50% via other vehicles (community-based,
>>provincial, municipal, utility).
>>
>>-----Original Message-----
>>From: Michael Shapcott [mailto:michael.shapcott@utoronto.ca]
>>Sent: Wednesday, July 06, 2005 5:01 PM
>>To: 'Mary Todorow (ACTO)'; 'Julia McNally (TDC)'; 'Carol Deacon (ISAC)';
>>'Edward deGale (E-mail)'; 'J Simon (E-mail)'; 'John Fraser (E-mail)';
>>'Keith (E-mail)'; 'Michelle Mulgrave (E-mail)'; 'Sarah Miller (CELA)';

>>'Theresa McClenaghan (CELA)'; 'Theresa McClenaghan (E-mail)'; 'Warmth
>>(E-mail)'
>>Cc: Jennifer Ramsay
>>Subject: Not mandatory air conditioning - not mandatory electric
>>baseboard heaters

>>

>>

>>Mary:

>>

>>The second measure is NOT mandatory air conditioning, any more than the
>>current requirement for minimum temperatures in the winter is mandatory
>>electric baseboard heaters. It is simply recognizing that in order for
>>housing to be habitable (ie - so more tenants don't die) we need to set
>>minimum and maximum temperatures and then make sure that landlords
>>figure out how to do it. There are plenty of ways to get to our
>>objective of healthy housing - and, of course, we want to make sure that
>>the route selected is the most environmentally appropriate.

>>

>>Gord Perks and others at TEA assure me that, in most circumstances, a
>>combination of fans and other forms of air circulation will do the
>>trick. Air conditioning may be required in some circumstances, but it is
>>by no means mandatory. I've just spoken with a senior official in
>>Minister Fontana's office regarding the use of RRAP funds for this
>>purpose. He is going to check with CMHC officials and get back to me.

>>

>>- Michael

>>

>>

>>

>>-----Original Message-----

>>From: Mary Todorow (ACTO) [mailto:todorom@lao.on.ca]

>>Sent: Wednesday, July 06, 2005 4:31 PM

>>To: 'Michael Shapcott'; Julia McNally (TDC); Carol Deacon (ISAC);

>>'Edward deGale (E-mail)'; 'J Simon (E-mail)'; 'John Fraser (E-mail)';

>>'Keith (E-mail)'; Mary Todorow (ACTO); 'Michelle Mulgrave (E-mail)';

>>Sarah Miller (CELA); Theresa McClenaghan (CELA); 'Theresa McClenaghan

>>(E-mail)'; 'Warmth (E-mail)'

>>Subject: RE: Maximum temperature regulation for low-income households

>>

>>

>>Michael: Julia, Jennifer, Carol and I are going to discuss your request
>>for the LIEN endorsement and get back to you tomorrow. We have initial
>>concerns about the second measure - which seems to translate into
>>mandatory air-conditioning (is this something we want to endorse
>>environmentally, etc.). Definitely agree that we have to protect
>>vulnerable households in extreme heat situations, but wonder if this is
>>the best way.

>>

>>More tomorrow.

>>

>>-----Original Message-----

>>From: Michael Shapcott [mailto:michael.shapcott@utoronto.ca]

>>Sent: Tuesday, July 05, 2005 7:26 PM

>>To: 'Julia McNally (TDC)'; 'Carol Deacon (ISAC)'; 'Edward deGale

>>(E-mail)'; 'J Simon (E-mail)'; 'John Fraser (E-mail)'; 'Keith (E-mail)';

>>'Mary Todorow (ACTO)'; 'Michelle Mulgrave (E-mail)'; 'Sarah Miller

>>(CELA); 'Theresa McClenaghan (CELA)'; 'Theresa McClenaghan (E-mail)';
>>'Warmth (E-mail)'
>>Subject: Maximum temperature regulation for low-income households
>>
>>
>>As many of you may be aware, the Toronto Disaster Relief Committee has
>>issued a call for action based on the latest "heat-related" death of a
>>low-income tenant in Toronto.
>>
>>The TDRC is calling for several measures to take place:
>>
>>First, an inquest into the death of Richard Howell, a boarding home
>>resident who died last week during a heat and smog alert in Toronto.
>>
>>Second, a new bylaw in Toronto that is parallel to the "minimum
>>temperature" bylaw that sets a maximum temperature during spring, summer
>>and fall.
>>
>>Third, a new protocol for public health and the communities regarding
>>drug education and administration in hot weather among psychiatric
>>survivors, people with disabilities, the elderly, etc.
>>
>>I would like to ask LIEN to endorse these items (especially the top two)
>>and join with TDRC in this initiative.
>>
>>A few quick details:
>>
>>Mr. Howell was living in a boarding house in central Toronto. He was
>>paying slightly more than \$540 a month for a room (which he shared with
>>another tenant). In addition, his landlord was getting an additional
>>\$650-plus a month in public funding to provide for special care (meals,
>>support, etc.) for Mr. Howell. In total, the landlord was receiving
>>\$1,229 monthly for Mr. Howell (who shared his room with another tenant
>>who, presumably, was also paying roughly the same amount as well). Mr.
>>Howell was on psychiatric medication, which has the physiological effect
>>of making people more vulnerable to the heat. He was found dead last
>>week in his room. Informally, the TDRC was advised by the Coroner's
>>office that two other low-income tenants died of "heat-related" injuries
>>in the past two weeks, though we don't have specifics. There was no air
>>conditioning, air cooling or air circulation in Mr. Howell's room, or in
>>the house where he lived. His window opened a maximum of four inches,
>>and the door was required to be kept closed at all times (fire code).
>>
>>In early June, the Toronto Medical Officer of Health released a review
>>of deaths in Toronto from 1954 to 2000 that concluded that during an
>>average year in that period, 120 people died prematurely of heat-related
>>causes, and an additional 822 died prematurely of smog-related causes
>>(the report said that 105 people died prematurely of cold-related
>>causes).
>>
>>Just as there was a specific campaign to introduce a minimum temperature
>>provision to protect tenants during cold months, and a specific campaign
>>to introduce fire safety regulations to protect tenants from smoke and
>>flames, the TDRC believes that there needs to be a campaign to introduce
>>maximum temperatures, with the onus on the landlord to make sure that
>>the temperature does not exceed a certain figure (we are not set on a

>>particular number at this point, but 26 to 28 C has been recommended -
>>this is on the upper end of the scale of most public and private
>>buildings with air conditioning, etc.). We don't think that this
>>necessarily means air conditioning everywhere, but it does mean that
>>landlords have to make sure that through a combination of measures
>>(fans, air circulation and possibly air conditioning), they provide
>>habitable conditions for their tenants.

>>
>>We are recommending that this initiative be funded by an expanded
>>federal RRAP (Residential Rehabilitation Assistance Program). Under
>>RRAP, federal housing rehab dollars are flowed to the City of Toronto,
>>which then gives the money to property owners and landlords for
>>necessary improvements. In recent years, RRAP has been expanded to
>>include renovation of abandoned buildings and - in the most recent
>>Layton budget amendment - energy conservation measures. We believe that
>>RRAP is the obvious program to be used to deliver a maximum temperature
>>program, although, in the first instance, we believe that it is the
>>responsibility of the landlord to make sure that the conditions in her /
>>his buildings are habitable. Some (many, most?) landlords should be able
>>to provide for these improvements out of existing resources.

>>
>>Of course, there are broader questions around the heat and smog alerts
>>which need to be addressed in a comprehensive conservation /
>>environmental strategy, which we fully support. Our proposal for a
>>maximum temperature is the bandage to keep tenants alive until the
>>long-term solutions are in place.

>>
>>Similarly, the proposal for a new drug protocol addresses a critical
>>issue. At the moment, Toronto Public Health posts information about the
>>effects of medications during heat alerts on its Web site, but does not
>>have the resources for a broader campaign that engages health care
>>professionals, landlords (especially boarding home operators that
>>provide housing to psychiatric survivors) and community agencies. This
>>is a critical piece of work.

>>
>>The call for an inquest, of course, is to create a public forum that
>>allows for a wide review of a range of issues affecting low-income
>>tenants. Based on past experience, it could take months (even years) for
>>the Coroner to schedule an inquest, so we don't want to wait on that for
>>the immediate items (the maximum temperature bylaw and the community
>>protocol).

>>
>>TDRC is moving forward with this item at the next Toronto Board of
>>Health meeting, plus upcoming meetings of Toronto City Council's
>>Community Services Committee.

>>
>>The endorsement of LIEN would be very helpful and timely.

>>
>>Perhaps we can do an electronic poll of our steering committee to
>>determine whether there is support for endorsing this initiative since
>>it would be helpful to have an expression of support ASAP.

>>
>>Thanks.

>>
>>- Michael

>>*****

>>

>>Michael Shapcott, Research Co-ordinator

>>One Percent Solution project,

>>Toronto Disaster Relief Committee

>>

>>and, Co-ordinator,

>>Community / University Research Partnerships Unit,

>>Centre for Urban and Community Studies,

>>University of Toronto,

>>4th floor, 455 Spadina Avenue,

>>Toronto, ON, Canada M5S 2G8

>>Telephone - 416-978-1260

>>Facsimile - 416-978-7162

>>Web - www.urbancentre.utoronto.ca

>>Web - www.tdrc.net

>>

>>New from CUCS Press:

>>Finding Room: Policy Options for a

>>Canadian Rental Housing Strategy

>>Details and order form: www.urbancentre.utoronto.ca

>>

>>

>>

>

> --

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>

> Michael Shapcott, Research Co-ordinator

> One Percent Solution research, education and action project

> Toronto Disaster Relief Committee

>

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> For details, log onto www.urbancentre.utoronto.ca

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>

>

>

From: "Theresa McClenaghan" <mcclenaghan@execulink.com>
To: <mcclenat@lao.on.ca>
Subject: print for lien discussion **Fw:** Improve standards, improve enforcement. . .
Date: Fri, 8 Jul 2005 12:11:58 -0400

Theresa McClenaghan, Counsel,
Canadian Environmental Law Association
301-130 Spadina Ave., Toronto, ON M5V 2L4

T:416-960-2284 ext.218 F:416-960-9392
mcclenat@lao.on.ca

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(E-mail)" <mcclenaghan@execulink.com>; "Warmth (E-mail)"
<share04@magma.ca>; "Jennifer Ramsay (ACTO)" <ramsayjg@lao.on.ca>; "David
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<cathy.crowe@sympatico.ca>; "TDRC" <tdrc@tdrc.net>; "Bruce Pearce"
<bpearce@nl.rogers.com>
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> landlords said that they couldn't get access to conventional financing,
> and they couldn't simply raise the rents. Some decided to go out of
> business (conversion to other uses - a separate problem that we tried to
> arrest through a campaign of acquisition into the social sector and
> rehabilitation of rooming and boarding house stock). We also used a
> federal-provincial housing rehab program (a predecessor to RRAP that was
> called LRRP - pronounced "lurp" - or the Low Rise Rehabilitation
> Program) and modified it to meet our needs. We specified eligible

> projects (related to fire safety) and provided forgivable loans (over a
> 15 year period), with the condition that city inspectors, health and
> social workers, and Rupert pilot project community workers would have
> unimpeded access to the tenants. The project was determined to be a huge
> success - though the Rae government decided not to extend the funding.

>
> So, what does all this have to do with LIEN?????

>
> (1) Low-income tenants are dying in their housing (dying because of
> their housing). Toronto's MOH reviewed death stats from 1954 to 2000
> and, in a report released in June of this year, concluded that in an
> average year 120 people die prematurely from heat causes, while another
> 822 die prematurely from smog. Since the heat and smog alerts blanket
> much of the southern portion of Ontario, we can safely project that the
> scale of deaths is probably pretty similar throughout the affected
> areas. Incidentally, the MOH reported that there were 105 cold-related
> premature deaths annually - so heat injuries are more deadly than cold
> injuries.

>
> (2) There are no standards for maximum temperature, even though there
> are legal standards for other life safety issues in housing (such as
> minimum temperatures and fire safety). The first step to getting rid of
> sub-standard housing is to legislate the appropriate standard.

>
> (3) And here is where LIEN comes in with its expertise in low-income
> energy issues - once the standards are set, we need to have a practical
> strategy to make sure that the standards are enforced. RRAP is the major
> federal (and municipal) housing rehab program. Since 1999, housing
> advocates have successfully argued that RRAP should be extended and
> enhanced. And it has been - to the tune of hundreds of millions of
> dollars to cover a range of new housing and homelessness initiatives. No
> one is saying that the \$100 million for energy retrofitting in the
> Layton budget bill should be dumped into a maximum temperature
> initiative (though we have to be prepared for the federal Liberals to
> attempt this). RRAP is due to be renewed, so as part of the overall
> renewal, new guidelines and new funding for maximum temperature
> initiatives. I've spoken to a senior official in federal housing
> minister Joe Fontana's office about this - he is due to get back to me
> by the end of today. I've also spoken with Jack Layton and Libby Davies
> about this, along with Gord Perks at TEA (haven't been able to do more
> than exchange e-mails with Keith to date).

>
> (4) The key issue - and again, this is where LIEN has some spectacular
> contributions to make - is how do we enforce proper standards and who
> pays: both for the capital costs and the operating costs (including
> energy use). To repeat an earlier message, no one is calling for
> mandatory air conditioning. In the 1970s and 1980s, social housing
> providers deal with minimum temperature issues by slapping electric
> baseboard heaters throughout the new units - and we know that was not a
> good idea, to put it mildly. We cannot repeat that mistake in 2005 by
> throwing expensive and energy inefficient air conditioners into every
> unit just to achieve a maximum temperature standard. Gord says that a
> combination of fans, other air circulation, trees (for low-rise
> buildings) and other measures. We need to make sure that tenants are
> being evicted - economically or otherwise - to accommodate improved
> standards (something we always have to be vigilant about whenever

> dealing with increased standards in low-income housing). We need to have
> answers to the practical questions /who pays the capital costs and who
> pays the ongoing operating expenses?
>
> (5) Phew - this is getting long, but I am in the midst of preparing a
> preparation for the Board of Health on Monday, so there is a lot of my
> mind. Air conditioning may be required for some people - especially
> health-compromised people, so there is no "one size fits all" solution
> to achieving the maximum temperature standard. We have to make each
> solution work in the particular situation. And I don't accept, at face
> value, that landlords don't have the resources to pay for all or a
> substantial amount of this work within the current rents and other
> subsidies. In the case of Richard Howell, the boarder who died last
> week, the landlord was receiving slightly more than \$1,200 monthly
> (combined rent and per diem). Howell shared a room, so presumably was
> also receiving about \$1,200 from the other tenant. In my experience as a
> housing developer and manager, I can't imagine how a landlord can
> collect \$2,400 monthly for a single room (and board) and not be able to
> provide healthy basic conditions.
>
> So, that's it.
>
> Let's have the discussion about endorsement - and let's engage LIEN's
> expertise in the critical question of how to ensure proper standards in
> an energy efficient way.
>
> - Michael
>
> Mary Todorow (ACTO) wrote:
>
>>Michael: Thanks for the additional information - it was helpful to have
>>it
>>for our discussion (Julia, Carol, Jennifer & myself) this afternoon.
>>Carol
>>will get back to you with ISAC's views.
>>
>>At the end of our discussion, ACTO staff concluded:
>>
>>1. It's time for LIEN to set up a procedure/protocol for endorsement -
>>and
>>I will put that on the agenda for the July 19th LIEN interim steering
>>committee meeting (e.g. can a LIEN endorsement proceed if the majority
>>(50%+
>>one)are in favour??) . I believe the only LIEN endorsement so far - which
>>was done by E-mail poll - was for the Green Communities Association NAHEEP
>>resolution which was a no-brainer as it fell squarely into our mandate.
>>
>>2. ACTO still has concerns that the maximum temperature by-law may not be
>>the best answer to address the real problem - warehousing the most
>>vulnerable in our community in awful, unsafe, sub-standard housing with
>>little oversight/supervision when public funds are involved - and little
>>enforcement of existing by-laws and standards to ensure adequate, safe
>>and
>>healthy accommodation. We feel we need a fuller discussion at LIEN about
>>the approach TDRC is recommending.
>>

>>3. On the matter of RRAP being the obvious program to deliver a maximum
>>temperature program, I'm not sure how this fits in with/may conflict with
>>Green Communities Association's position that the new \$100 million Layton
>>affordable housing energy efficiency program budget dollars should be
>>delivered 50% via RRAP and 50% via other vehicles (community-based,
>>provincial, municipal, utility).

>>

>>-----Original Message-----

>>From: Michael Shapcott [mailto:michael.shapcott@utoronto.ca]

>>Sent: Wednesday, July 06, 2005 5:01 PM

>>To: 'Mary Todorow (ACTO)'; 'Julia McNally (TDC)'; 'Carol Deacon (ISAC)';

>>'Edward deGale (E-mail)'; 'J Simon (E-mail)'; 'John Fraser (E-mail)';

>>'Keith (E-mail)'; 'Michelle Mulgrave (E-mail)'; 'Sarah Miller (CELA)';

>>'Theresa McClenaghan (CELA)'; 'Theresa McClenaghan (E-mail)'; 'Warmth

>>(E-mail)'

>>Cc: Jennifer Ramsay

>>Subject: Not mandatory air conditioning - not mandatory electric

>>baseboard heaters

>>

>>

>>Mary:

>>

>>The second measure is NOT mandatory air conditioning, any more than the

>>current requirement for minimum temperatures in the winter is mandatory

>>electric baseboard heaters. It is simply recognizing that in order for

>>housing to be habitable (ie - so more tenants don't die) we need to set

>>minimum and maximum temperatures and then make sure that landlords

>>figure out how to do it. There are plenty of ways to get to our

>>objective of healthy housing - and, of course, we want to make sure that

>>the route selected is the most environmentally appropriate.

>>

>>Gord Perks and others at TEA assure me that, in most circumstances, a

>>combination of fans and other forms of air circulation will do the

>>trick. Air conditioning may be required in some circumstances, but it is

>>by no means mandatory. I've just spoken with a senior official in

>>Minister Fontana's office regarding the use of RRAP funds for this

>>purpose. He is going to check with CMHC officials and get back to me.

>>

>>- Michael

>>

>>

>>

>>-----Original Message-----

>>From: Mary Todorow (ACTO) [mailto:todorom@lao.on.ca]

>>Sent: Wednesday, July 06, 2005 4:31 PM

>>To: 'Michael Shapcott'; Julia McNally (TDC); Carol Deacon (ISAC);

>>'Edward deGale (E-mail)'; 'J Simon (E-mail)'; 'John Fraser (E-mail)';

>>'Keith (E-mail)'; Mary Todorow (ACTO); 'Michelle Mulgrave (E-mail)';

>>'Sarah Miller (CELA)'; Theresa McClenaghan (CELA); 'Theresa McClenaghan

>>(E-mail)'; 'Warmth (E-mail)'

>>Subject: RE: Maximum temperature regulation for low-income households

>>

>>

>>Michael: Julia, Jennifer, Carol and I are going to discuss your request

>>for the LIEN endorsement and get back to you tomorrow. We have initial

>>concerns about the second measure - which seems to translate into

>>mandatory air-conditioning (is this something we want to endorse
>>environmentally, etc.). Definitely agree that we have to protect
>>vulnerable households in extreme heat situations, but wonder if this is
>>the best way.

>>
>>More tomorrow.

>>
>>-----Original Message-----

>>From: Michael Shapcott [mailto:michael.shapcott@utoronto.ca]
>>Sent: Tuesday, July 05, 2005 7:26 PM
>>To: 'Julia McNally (TDC)'; 'Carol Deacon (ISAC)'; 'Edward deGale
>>(E-mail)'; 'J Simon (E-mail)'; 'John Fraser (E-mail)'; 'Keith (E-mail)';
>>'Mary Todorow (ACTO)'; 'Michelle Mulgrave (E-mail)'; 'Sarah Miller
>>(CELA)'; 'Theresa McClenaghan (CELA)'; 'Theresa McClenaghan (E-mail)';
>>'Warmth (E-mail)'
>>Subject: Maximum temperature regulation for low-income households

>>
>>
>>As many of you may be aware, the Toronto Disaster Relief Committee has
>>issued a call for action based on the latest "heat-related" death of a
>>low-income tenant in Toronto.

>>
>>The TDRC is calling for several measures to take place:

>>
>>First, an inquest into the death of Richard Howell, a boarding home
>>resident who died last week during a heat and smog alert in Toronto.

>>
>>Second, a new bylaw in Toronto that is parallel to the "minimum
>>temperature" bylaw that sets a maximum temperature during spring, summer
>>and fall.

>>
>>Third, a new protocol for public health and the communities regarding
>>drug education and administration in hot weather among psychiatric
>>survivors, people with disabilities, the elderly, etc.

>>
>>I would like to ask LIEN to endorse these items (especially the top two)
>>and join with TDRC in this initiative.

>>
>>A few quick details:

>>
>>Mr. Howell was living in a boarding house in central Toronto. He was
>>paying slightly more than \$540 a month for a room (which he shared with
>>another tenant). In addition, his landlord was getting an additional
>>\$650-plus a month in public funding to provide for special care (meals,
>>support, etc.) for Mr. Howell. In total, the landlord was receiving
>>\$1,229 monthly for Mr. Howell (who shared his room with another tenant
>>who, presumably, was also paying roughly the same amount as well). Mr.
>>Howell was on psychiatric medication, which has the physiological effect
>>of making people more vulnerable to the heat. He was found dead last
>>week in his room. Informally, the TDRC was advised by the Coroner's
>>office that two other low-income tenants died of "heat-related" injuries
>>in the past two weeks, though we don't have specifics. There was no air
>>conditioning, air cooling or air circulation in Mr. Howell's room, or in
>>the house where he lived. His window opened a maximum of four inches,
>>and the door was required to be kept closed at all times (fire code).

>>

>>In early June, the Toronto Medical Officer of Health released a review
>>of deaths in Toronto from 1954 to 2000 that concluded that during an
>>average year in that period, 120 people died prematurely of heat-related
>>causes, and an additional 822 died prematurely of smog-related causes
>>(the report said that 105 people died prematurely of cold-related
>>causes).

>>
>>Just as there was a specific campaign to introduce a minimum temperature
>>provision to protect tenants during cold months, and a specific campaign
>>to introduce fire safety regulations to protect tenants from smoke and
>>flames, the TDRC believes that there needs to be a campaign to introduce
>>maximum temperatures, with the onus on the landlord to make sure that
>>the temperature does not exceed a certain figure (we are not set on a
>>particular number at this point, but 26 to 28 C has been recommended -
>>this is on the upper end of the scale of most public and private
>>buildings with air conditioning, etc.). We don't think that this
>>necessarily means air conditioning everywhere, but it does mean that
>>landlords have to make sure that through a combination of measures
>>(fans, air circulation and possibly air conditioning), they provide
>>habitable conditions for their tenants.

>>
>>We are recommending that this initiative be funded by an expanded
>>federal RRAP (Residential Rehabilitation Assistance Program). Under
>>RRAP, federal housing rehab dollars are flowed to the City of Toronto,
>>which then gives the money to property owners and landlords for
>>necessary improvements. In recent years, RRAP has been expanded to
>>include renovation of abandoned buildings and - in the most recent
>>Layton budget amendment - energy conservation measures. We believe that
>>RRAP is the obvious program to be used to deliver a maximum temperature
>>program, although, in the first instance, we believe that it is the
>>responsibility of the landlord to make sure that the conditions in her /
>>his buildings are habitable. Some (many, most?) landlords should be able
>>to provide for these improvements out of existing resources.

>>
>>Of course, there are broader questions around the heat and smog alerts
>>which need to be addressed in a comprehensive conservation /
>>environmental strategy, which we fully support. Our proposal for a
>>maximum temperature is the bandage to keep tenants alive until the
>>long-term solutions are in place.

>>
>>Similarly, the proposal for a new drug protocol addresses a critical
>>issue. At the moment, Toronto Public Health posts information about the
>>effects of medications during heat alerts on its Web site, but does not
>>have the resources for a broader campaign that engages health care
>>professionals, landlords (especially boarding home operators that
>>provide housing to psychiatric survivors) and community agencies. This
>>is a critical piece of work.

>>
>>The call for an inquest, of course, is to create a public forum that
>>allows for a wide review of a range of issues affecting low-income
>>tenants. Based on past experience, it could take months (even years) for
>>the Coroner to schedule an inquest, so we don't want to wait on that for
>>the immediate items (the maximum temperature bylaw and the community
>>protocol).

>>
>>TDRC is moving forward with this item at the next Toronto Board of

>>Health meeting, plus upcoming meetings of Toronto City Council's
>>Community Services Committee.
>>
>>The endorsement of LIEN would be very helpful and timely.
>>
>>Perhaps we can do an electronic poll of our steering committee to
>>determine whether there is support for endorsing this initiative since
>>it would be helpful to have an expression of support ASAP.

>>
>>Thanks.

>>
>>- Michael

>>
>>*****

>>
>>Michael Shapcott, Research Co-ordinator
>>One Percent Solution project,
>>Toronto Disaster Relief Committee
>>
>>and, Co-ordinator,
>>Community / University Research Partnerships Unit,
>>Centre for Urban and Community Studies,
>>University of Toronto,
>>4th floor, 455 Spadina Avenue,
>>Toronto, ON, Canada M5S 2G8
>>Telephone - 416-978-1260
>>Facsimile - 416-978-7162
>>Web - www.urbancentre.utoronto.ca
>>Web - www.tdrc.net

>>
>>New from CUCS Press:
>>Finding Room: Policy Options for a
>>Canadian Rental Housing Strategy
>>Details and order form: www.urbancentre.utoronto.ca

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>*****

>
> Michael Shapcott, Research Co-ordinator
> One Percent Solution research, education and action project
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- > For details, log onto www.urbancentre.utoronto.ca

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- >
- >
- >



July 7, 2005

Conservation Bureau
c/o Ontario Power Authority
175 Bloor Street East
North Tower, Suite 606
Toronto, Ontario M4W 3R8

Attention: Peter Love, Chief Conservation Officer

Dear Mr. Love:

Further to our meeting of June 13, the Low-Income Energy Network ("LIEN") would like to explore opportunities for working with the Conservation Bureau to address energy poverty in Ontario. In particular, we would like to work with you on overcoming barriers to low-income energy conservation and energy assistance.

Project Proposal

We wish to propose a two step process for addressing these issues:

- First, LIEN would prepare a discussion paper on overcoming barriers to low-income energy conservation and assistance;
- Second, the Conservation Bureau, in collaboration with LIEN and the Canadian Energy Efficiency Alliance, would host a cross-sectoral discussion on developing strategies to overcome barriers at a one-day conference.

The discussion paper would build on the framework developed in LIEN's two principal policy reports.¹ The first report – *Low-Income Energy Conservation and Assistance* – was prepared at the request of Minister of Energy Duncan for recommendations on actions the government could take to address the impact on low-income consumers of the rise in electricity prices. It laid out core principles to guide policy development and identified four key elements in a comprehensive approach to energy poverty:

- a targeted low-income energy efficiency retrofit program,
- an energy rebate program for low-income consumers,
- emergency assistance, and
- consumer protection and education programs.

The provincial government's Low-Income Energy Strategy Team (led by MPP Donna Cansfield) is currently using this framework in developing their ideas.

¹ These reports are available at <http://lowincomeenergy.ca/A55AB4/lien.nsf/All/reports>.

The second report – *Designing a Low-Income Energy Efficiency Program* – was developed in consultation with a variety of stakeholders (including community groups, LDCs, and provincial and federal government officials) as a template for use by LDCs in developing their Conservation and Demand Management plans.

The purpose of the one-day conference would be move beyond high level reports and broad principles to develop an implementation strategy. The conference would build on the LIEN paper, and enable discussion by a wide variety of stakeholders on barriers and opportunities to addressing energy poverty.

Timeline Of Activities:

July – August 2005

- Review earlier LIEN reports and other relevant documents in light of recent policy developments and LDC experience with CDM plans.
- Background research on experiences and best practices from other jurisdictions.
- Develop a set of questions for guided discussion with stakeholders on barriers, opportunities and strategies for developing solutions.
- Draft outline and background portions of discussion paper.

September

- Conduct face-to-face or phone interviews with stakeholders on barriers, opportunities and strategies for developing solutions, including:
 - LDCs undertaking low-income programs (e.g. Brantford Power);
 - LDCs not undertaking low-income programs;
 - Enbridge and Union Gas;
 - Canadian Energy Efficiency Alliance;
 - LIEN steering committee members;
 - Green Communities Canada (Clifford Maynes, Bruce Pearce);
 - Green Energy Coalition (Kai Millyard, David Poch);
 - Pollution Probe (Jack Gibbons);
 - Share the Warmth and other emergency energy fund providers;
 - Social Housing Services Corporation (Lindsey Reed);
 - Landlord association (BOMA or FRPO);
 - CMHC (Dino Chiase);
 - A low-income landlord who is currently doing energy efficiency;
 - The United Way;
 - Municipal staff dealing with social assistance programs;
 - Provincial government (Community and Social Services, Housing, Energy, Finance, Low-Income Energy Strategy team).
- Continue drafting discussion paper

October

- Finalise discussion paper. Report would be structured around the identification of barriers and opportunities, and propose strategies for moving forward.
- Release discussion paper to identified stakeholders for feedback.
- Incorporate feedback

Mid-November

- One-day conference co-hosted by Conservation Bureau, Canadian Energy Efficiency Alliance, and Low-Income Energy Network. The proposed format would be
 - a plenary session that reviews the discussion paper,
 - break-out sessions with facilitated discussion, and
 - report-backs and a final plenary.

The break-out sessions would be organized around the following topics:

- Conservation and Demand Management for low-income homeowners.
- Conservation and Demand Management for private rental properties.
- Conservation and Demand Management for social housing providers.
- Energy assistance and rebates.
- Emergency energy assistance programs.
- Energy education and consumer protection programs.

December

- Preparation of conference proceedings and final report.

Funding Request

For this work, we are requesting ?

We look forward to discussing this proposal with you.

Yours sincerely,
LOW-INCOME ENERGY NETWORK
Per



LIEN

July 7, 2005

Conservation Bureau
c/o Ontario Power Authority
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LOW-INCOME ENERGY NETWORK
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From: "Michael Shapcott" <michael.shapcott@utoronto.ca>
To: "Mary Todorow (ACTO)" <todorom@lao.on.ca>,
"Julia McNally (TDC)" <mcnallyj@lao.on.ca>,
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"Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>,
"Theresa McClenaghan (E-mail)" <mcclenaghan@execulink.com>,
"Warmth (E-mail)" <share04@magma.ca>
Cc: "Jennifer Ramsay" <ramsayjg@lao.on.ca>
Subject: Not mandatory air conditioning - not mandatory electric baseboard heaters
Date: Wed, 6 Jul 2005 17:00:56 -0400
Importance: Normal

LIEN

Mary:

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The TDRC is calling for several measures to take place:

First, an inquest into the death of Richard Howell, a boarding home resident who died last week during a heat and smog alert in Toronto.

Second, a new bylaw in Toronto that is parallel to the "minimum temperature" bylaw that sets a maximum temperature during spring, summer and fall.

Third, a new protocol for public health and the communities regarding drug education and administration in hot weather among psychiatric survivors, people with disabilities, the elderly, etc.

I would like to ask LIEN to endorse these items (especially the top two) and join with TDRC in this initiative.

A few quick details:

Mr. Howell was living in a boarding house in central Toronto. He was paying slightly more than \$540 a month for a room (which he shared with another tenant). In addition, his landlord was getting an additional \$650-plus a month in public funding to provide for special care (meals, support, etc.) for Mr. Howell. In total, the landlord was receiving \$1,229 monthly for Mr. Howell (who shared his room with another tenant who, presumably, was also paying roughly the same amount as well). Mr. Howell was on psychiatric medication, which has the physiological effect of making people more vulnerable to the heat. He was found dead last week in his room. Informally, the TDRC was advised by the Coroner's office that two other low-income tenants died of "heat-related" injuries in the past two weeks, though we don't have specifics. There was no air conditioning, air cooling or air circulation in Mr. Howell's room, or in the house where he lived. His window opened a maximum of four inches, and the door was required to be kept closed at all times (fire code).

In early June, the Toronto Medical Officer of Health released a review of deaths in Toronto from 1954 to 2000 that concluded that during an

average year in that period, 120 people died prematurely of heat-related causes, and an additional 822 died prematurely of smog-related causes (the report said that 105 people died prematurely of cold-related causes).

Just as there was a specific campaign to introduce a minimum temperature provision to protect tenants during cold months, and a specific campaign to introduce fire safety regulations to protect tenants from smoke and flames, the TDRC believes that there needs to be a campaign to introduce maximum temperatures, with the onus on the landlord to make sure that the temperature does not exceed a certain figure (we are not set on a particular number at this point, but 26 to 28 C has been recommended - this is on the upper end of the scale of most public and private buildings with air conditioning, etc.). We don't think that this necessarily means air conditioning everywhere, but it does mean that landlords have to make sure that through a combination of measures (fans, air circulation and possibly air conditioning), they provide habitable conditions for their tenants.

We are recommending that this initiative be funded by an expanded federal RRAP (Residential Rehabilitation Assistance Program). Under RRAP, federal housing rehab dollars are flowed to the City of Toronto, which then gives the money to property owners and landlords for necessary improvements. In recent years, RRAP has been expanded to include renovation of abandoned buildings and - in the most recent Layton budget amendment - energy conservation measures. We believe that RRAP is the obvious program to be used to deliver a maximum temperature program, although, in the first instance, we believe that it is the responsibility of the landlord to make sure that the conditions in her / his buildings are habitable. Some (many, most?) landlords should be able to provide for these improvements out of existing resources.

Of course, there are broader questions around the heat and smog alerts which need to be addressed in a comprehensive conservation / environmental strategy, which we fully support. Our proposal for a maximum temperature is the bandage to keep tenants alive until the long-term solutions are in place.

Similarly, the proposal for a new drug protocol addresses a critical issue. At the moment, Toronto Public Health posts information about the effects of medications during heat alerts on its Web site, but does not have the resources for a broader campaign that engages health care professionals, landlords (especially boarding home operators that provide housing to psychiatric survivors) and community agencies. This is a critical piece of work.

The call for an inquest, of course, is to create a public forum that allows for a wide review of a range of issues affecting low-income tenants. Based on past experience, it could take months (even years) for the Coroner to schedule an inquest, so we don't want to wait on that for the immediate items (the maximum temperature bylaw and the community protocol).

TDRC is moving forward with this item at the next Toronto Board of Health meeting, plus upcoming meetings of Toronto City Council's Community Services Committee.

The endorsement of LIEN would be very helpful and timely.

Perhaps we can do an electronic poll of our steering committee to determine whether there is support for endorsing this initiative since it would be helpful to have an expression of support ASAP.

Thanks.

- Michael

* * * * *

Michael Shapcott, Research Co-ordinator
One Percent Solution project,
Toronto Disaster Relief Committee

and, Co-ordinator,
Community / University Research Partnerships Unit,
Centre for Urban and Community Studies,
University of Toronto,
4th floor, 455 Spadina Avenue,
Toronto, ON, Canada M5S 2G8
Telephone - 416-978-1260
Facsimile - 416-978-7162
Web - www.urbancentre.utoronto.ca
Web - www.tdrc.net

New from CUCS Press:
Finding Room: Policy Options for a
Canadian Rental Housing Strategy
Details and order form: www.urbancentre.utoronto.ca



Advocacy Centre for Tenants Ontario
Centre ontarien de défense des droits des locataires

LIEN



Low-Income Energy Network

www.lowincomeenergy.ca

July 6, 2005

Letters to the Editor
Globe and Mail
Via FAX 416-585-5085

Dear Editors:

RE: **Metering apartments** (letter to the editor from Paul Brown, July 5, 2005)

Is it a coincidence that letter writer Paul Brown shares the name of Stratacon Inc.'s business development consultant -- the company that stands to make millions by sub-metering in apartment buildings? If not, he might have mentioned the connection when pressing for mandatory sub-metering of apartments and condominiums.

Tenants have no control over the major sources of electricity use in their unit. If they're stuck with a 25-year-old fridge, leaky windows and drafty doors, how are they supposed to reduce their energy consumption to make up for the added costs of the meters?

Apartment buildings account for about 7% of electricity usage in Ontario and most are not electrically-heated, offering minimal conservation potential. By all means, tenants should be included in the province's conservation plans, but mandatory sub-metering in apartment buildings is not cost-effective, not an effective method of energy conservation, and not fair to tenants.

Yours sincerely,
Low-Income Energy Network

Mary Todorow
W: 416 597-5855 ext. 5173
H: 416 367-8883

425 Adelaide St. West, 5th floor, Toronto, Ontario M5V 3C1
Phone: 416-597-5855 1-866-245-4182 Fax: 416-597-5821

The Tenant Duty Counsel Program is a project of ACTO

From: "Theresa McClenaghan" <mcclenaghan@execulink.com>
To: <tuckert@lao.on.ca>
Subject: Fw: Changes to EnerGuide for Houses - now extended to rental properties
Date: Thu, 23 Jun 2005 14:40:57 -0400

Please print this thanks. Theresa
Theresa McClenaghan, Counsel,
Canadian Environmental Law Association
301-130 Spadina Ave., Toronto, ON M5V 2L4

File
LEN

T:416-960-2284 ext.218 F:416-960-9392
mcclenat@lao.on.ca

Home office email mcclenaghan@execulink.com
Home office telephone 519-442-1589
Cell phone 519-755-7579

CELA's Library website: www.ecolawinfo.org

Confidentiality Note: This message may
be subject to solicitor - client privilege.
If you have received this message in error,
please let me know by reply email, and
delete your copy. Thank you.

----- Original Message -----

From: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
To: "Keith Stewart" <keith@torontoenvironment.org>; "Carol Deacon (ISAC)"
<deaconc@lao.on.ca>; "Cris Ingravalle" <cingravalle@sharethewarmth.org>;
"Edward deGale" <edegale@sharethewarmth.org>; "JSimon@indeco.com"
<JSimon@indeco.com>; "Michael Shapcott" <michael.shapcott@utoronto.ca>;
"Sarah Miller (CELA)" <millers@lao.on.ca>; "Theresa McClenaghan"
<mcclenaghan@execulink.com>; "Theresa McClenaghan (CELA)"
<mcclenat@lao.on.ca>; "Michelle Mulgrave" <michelle@equalityrights.org>;
"John Fraser" <john@equalityrights.org>
Cc: "Julia McNally (TDC)" <mcnallyj@lao.on.ca>
Sent: Thursday, June 23, 2005 1:27 PM
Subject: FW: Changes to EnerGuide for Houses - now extended to rental
properties

FYI - Federal Natural Resources Minister John Efford wrote to CHRA and Green
Communities Association in early April saying that they were planning to
extend EnerGuide to the "full spectrum of low-rise residential housing,
regardless of ownership" and lo and behold, made it happen as of today.

Nice of Giuliana Rossini from Hydro One to give us the heads-up on this.

I just noticed in the above-mentioned letter from the Minister that NR
Canada was in the process of compiling a "repository of all programs and
assistance available to low-income Canadians to deal with rising energy
costs". We should follow up on this initiative - maybe Bruce Pearce or
Clifford Maynes know the status of it. I'll check with them.

-----Original Message-----

From: g.rossini@HydroOne.com [mailto:g.rossini@HydroOne.com]

Sent: Thursday, June 23, 2005 11:42 AM
To: todorom@lao.on.ca; gwatts@shscorp.
Subject: FW: Changes to EnerGuide for Houses

F.Y.I.- Energuide for Houses now extended to rental properties. Giuliana

-----Original Message-----

From: Larmour, Patti [mailto:plarmour@NRCan.gc.ca]
Sent: Thursday, June 23, 2005 10:49 AM
To: Larmour, Patti
Subject: Changes to EnerGuide for Houses

Please refer to the news release this morning on some amendments to the
EnerGuide for Houses Retrofit Incentive.
See http://www.nrcan-rncan.gc.ca/media/newsreleases/2005/200545_e.htm

Patti Larmour
Marketing Manager, Housing Programs
Gestionnaire, marketing, Programmes de l'habitation
plarmour@nrcan.gc.ca, 613-996-6776
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Natural Resources Canada, 580 Booth Street, Ottawa, Ontario K1A 0E4
Ressources naturelles Canada, 580 rue Booth, Ottawa, Ontario K1A 0E4
Government of Canada/Gouvernement du Canada

<http://oee.nrcan.gc.ca>

From: "Theresa McClenaghan" <mcc' 'aghan@execulink.com>
To: <tuckert@lao.on.ca>
Subject: Fw: Draft Collaborative Agreement
Date: Thu, 23 Jun 2005 16:00:43 -0400

also for printing thanks theresa
Theresa McClenaghan, Counsel,
Canadian Environmental Law Association
301-130 Spadina Ave., Toronto, ON M5V 2L4

LEN

T:416-960-2284 ext.218 F:416-960-9392
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Cell phone 519-755-7579

CELA's Library website: www.ecolawinfo.org

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be subject to solicitor - client privilege.
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please let me know by reply email, and
delete your copy. Thank you.

----- Original Message -----

From: "Sarah Miller" <millers@lao.on.ca>
To: <todorum@lao.on.ca>
Cc: <mcclenaghan@execulink.com>; "Paul Muldoon" <muldoonp@lao.on.ca>
Sent: Thursday, June 23, 2005 3:00 PM
Subject: cc: Draft Collaborative Agreement

> Since getting approvals for all of the components of this agreement and
> signatures will be our biggest challenge here is my non lawyered rough
> draft of a Collaborative Agreement for the project. Mary obviously it has
> large implications for ACTO so you will need to start the process there
> to get approvals and changes..

> *****

> Sarah Miller
> Canadian Environmental Law Association
> 130 Spadina Avenue
> Suite 301
> Toronto, ON M5V 2L4
> tel: 416-960-2284 x 213
> fax: 416-960-9392
> e-mail: millers@lao.on.ca
> CELA web site: www.cela.ca
> CELA library web site: www.ecolawinfo.org

> *****

From: "Theresa McClenaghan" <mcclenaghan@execulink.com>

To: "Mary Todorow (ACTO)" <todorom@lao.on.ca>,

"Keith Stewart" <keith@torontoenvironment.org>,

"Carol Deacon (ISAC)" <deaconc@lao.on.ca>,

"Cris Ingravalle" <cingravalle@sharethewarmth.org>,

"Edward deGale" <edegale@sharethewarmth.org>,

"JSimon@indecocom" <JSimon@indecocom>,

"Michael Shapcott" <michael.shapcott@utoronto.ca>,

"Sarah Miller (CELA)" <millers@lao.on.ca>,

"Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>,

"Michelle Mulgrave" <michelle@equalityrights.org>,

"John Fraser" <john@equalityrights.org>

Cc: "Julia McNally (TDC)" <mcnallyj@lao.on.ca>

References: <55675C2D7AA8D411A94500508B66062DoE68B885@CHEETAH>

Subject: Re: Background to agenda item #3 (Peter Love meeting) for Wed., June 22nd LIEN int

Date: Tue, 21 Jun 2005 22:48:12 -0400

Thanks Mary and can you add to the agenda:

- follow up items from June 21 meeting between Green Communities Canada and Ontario Interministerial Committee (which I attended for LIEN) and a couple of things came up that I said I would raise with LIEN's steering committee tomorrow. Theresa

Theresa McClenaghan, Counsel,
Canadian Environmental Law Association
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Confidentiality Note: This message may be subject to solicitor - client privilege. If you have received this message in error, please let me know by reply email, and delete your copy. Thank you.

----- Original Message -----

From: "Mary Todorow (ACTO)" <todorom@lao.on.ca>

To: "Keith Stewart" <keith@torontoenvironment.org>; "Carol Deacon (ISAC)" <deaconc@lao.on.ca>; "Cris Ingravalle" <cingravalle@sharethewarmth.org>; "Edward deGale" <edegale@sharethewarmth.org>; "JSimon@indecocom" <JSimon@indecocom>; "Michael Shapcott" <michael.shapcott@utoronto.ca>; "Sarah Miller (CELA)" <millers@lao.on.ca>; "Theresa McClenaghan" <mcclenaghan@execulink.com>; "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Michelle Mulgrave" <michelle@equalityrights.org>; "John Fraser" <john@equalityrights.org>

Cc: "Julia McNally (TDC)" <mcnallyj@lao.on.ca>

Sent: Tuesday, June 21, 2005 8:53 PM

Subject: Background to agenda item #3 (Peter Love meeting) for Wed., June 22nd LIEN interim steering committee meeting

LIEN

> Not everyone received Theresa's E-mail summarizing the LIEN meeting on May
> 13th with Peter Love, and then the E-mail correspondence on the follow up,
> so I'm sending around a compilation of it all as background for our
> discussion on it at the meeting tomorrow afternoon.

>
> <<Notes and follow-up from June 13, 2005 LIEN mtg with Peter Love.doc>>

>
> Mary Todorow
> Policy Analyst
> Advocacy Centre for Tenants Ontario (ACTO)
> 425 Adelaide St. West, 5th floor
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> Web site: www.acto.ca

>
>

Theresa McClenaghan

From: "Theresa McClenaghan" <mcclenaghan@execulink.com>
To: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
Cc: "Julia McNally (TDC)" <mcnallyj@lao.on.ca>; "Keith Stewart" <keith@torontoenvironment.org>; "JSimon@indec.com" <JSimon@indec.com>; "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Edward deGale" <edegale@sharethewarmth.org>; "Share the Warmth" <share04@magma.ca>; "Cristina Ingravalle" <cingravalle@sharethewarmth.org>; <muldoonp@lao.on.ca>; <millers@lao.on.ca>; <mcclenaghan@execulink.com>
Sent: Tuesday, June 14, 2005 11:03 AM
Subject: follow up from yesterday

Re the meeting with Peter Love yesterday, I wanted to highlight a few opportunities I noted that he was indicating we should pursue, and some notes of the meeting:

1. The fuel supply recommendations for next 20 years are to be developed in a plan to take us to 2025; to be redone each 3 years - which will then go to the OEB for a hearing which will be a long and detailed hearing with opportunities for all of us to participate

2. Peter's office will have four people reporting to him (still to be hired):

- Industry - large 100 industries (e.g. AMPCO folks)
- Commercial / Institutional - similar issues, e.g. HVAC
- Residential with and LDC's focus - of most interest to LIEN
- Planning and Reporting - he develops a plan and reports annually re how gov't is doing and how he is doing; primarily with a legislative, regulatory focus.

His office will be kept quite small and will hire consultants - lots of expertise in the province

He's very supportive of role of LDC's in promoting energy efficiency.

3. Peter will recommend provincial programs if necessary, as needed

Is very interested in our comments as to when such provincial programs are necessary - we discussed equitable access across the province; requiring standardization; that initiatives now underway need to be analyzed, standardized and replicated

Ken's money may reappear with Peter Love - Ministry of Energy would like him to continue those programs - he should know in 2 or 3 weeks

Peter will also be pursuing partnership money federally from climate change ("opportunities envelope fund")

4. Ken spoke of Min of Energy has been very engaged in low income issues last 6 months; funded CELA, TEA, Share the Warmth in the various projects; thinks the query as to what is needed for access to energy needs to be broader and e.g. an Access to Energy Forum should be done to identify key barriers / issues

So we are encouraged to do a separate proposal to identify barriers to meeting low income consumers needs; Peter would prefer a format that starts

with a discussion paper and then solicits responses to specific initiatives suggested, and then a forum to elicit general agreement. He would be very interested in this. Peter has money to look at barriers, especially if the project is very specific and something gov't could do. Include discussion as to what programs should be provincially organized and what aspects delivered through LDC's. Recommendations coming from this group of stakeholders would be very useful.

5. Also re the item 5 on the agenda, evaluation of the low income programs currently being initiated, Peter invites a proposal - he can support this. An evaluation format to evaluate these LDC's programs would be very useful. Low income may be the place to start. This will help with standardization province wide. Peter is encouraging all LDC's to evaluate and provide results as usefully as possible and their future funding may depend on it. If we can come up with templates he would find that very valuable.

so from reviewing my notes, I think we have two specific immediate things to follow up with Peter with proposals:

- 1 - Evaluation of barriers to energy conservation access and specific recommendations including how to organize provincial / standardized requirements and how to deliver including what components through LDC's
- 2 - Template for evaluation of current low income conservation program results being initiated in LDC's.

So over to all of you - did I capture this accurately and if so, who wants to work on putting together which of these proposals? (Presumably Edward, Keith and Judy, at least will want to work on the second one). I think we should pursue both but that depends on who has time and energy to spend.

Regards. Theresa

----- Original Message -----

From: "Mary Todorow (ACTO)" <todorom@lao.on.ca>

To: <peter.love@powerauthority.on.ca>

Cc: "Nakahara, Ken (ENERGY)" <Ken.Nakahara@energy.gov.on.ca>; "Julia McNally (TDC)" <mcnallyj@lao.on.ca>; "Keith Stewart"

<keith@torontoenvironment.org>; "JSimon@indeco. com" <JSimon@indeco.com>;

"Theresa McClenaghan" <mcclenaghan@execulink.com>; "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Edward deGale"

<edegale@sharethewarmth.org>; "Share the Warmth" <share04@magma.ca>;

"Cristina Ingravalle" <cingravalle@sharethewarmth.org>

Sent: Monday, June 13, 2005 11:36 AM

Subject: Additional item on agenda for LIEN meeting today

- > Peter: Ken Nakahara asked for a few moments on the agenda to review the
- > Ministry of Energy's Conservation Partnerships funding program (cancelled

as

> of the new provincial budget). I've included this under agenda item #4 -
> attached is the revised agenda.

>

>

> <<LIEN meeting with Peter Love, June 13, 2005 Final agenda revised.doc>>

>

> Mary Todorow

> Policy Analyst

> Advocacy Centre for Tenants Ontario (ACTO)

> 425 Adelaide St. West, 5th floor

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>

>

Theresa McClenaghan

From: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
To: "Keith Stewart" <keith@torontoenvironment.org>; "Carol Deacon (ISAC)" <deaconc@lao.on.ca>; "Cris Ingravalle" <cingravalle@sharethewarmth.org>; "Edward deGale" <edegale@sharethewarmth.org>; "JSimon@indeco. com" <JSimon@indeco.com>; "Michael Shapcott" <michael.shapcott@utoronto.ca>; "Sarah Miller (CELA)" <millers@lao.on.ca>; "Theresa McClenaghan" <mcclenaghan@execulink.com>; "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Michelle Mulgrave" <michelle@equalityrights.org>; "John Fraser" <john@equalityrights.org>
Sent: Tuesday, June 07, 2005 4:26 PM
Subject: The two meetings on Monday, June 13th

So far, I've only heard back from Keith Stewart and Theresa McClenaghan (Sarah Miller is away on vacation until June 20th) regarding their availability for the two meetings.

I would appreciate hearing from those who haven't responded so far, i.e. Edward, Judy, Carol, Michael, Michelle and/or John.

The meeting with Peter Love on the afternoon of June 13th is currently scheduled to begin at 3:00 p.m. Theresa has indicated she needs to get away by 3:00 p.m. so I'm waiting to hear back from her about whether I should ask Peter Love to set back the beginning of the meeting to 2:30 p.m. if possible. Keith said he could do Monday if necessary and we do need you for both meetings.

For the Peter Love meeting, we also need to sort out the agenda, who will speak to the agenda items, etc. so I would appreciate hearing back from those who intend to come to the Peter Love meeting so we can then schedule a conference call to finalize the agenda.

Look forward to hearing back from folks. Thanks.

-----Original Message-----

From: Mary Todorow (ACTO)
Sent: Monday, June 06, 2005 1:27 PM
To: 'Keith Stewart'; Carol Deacon (ISAC); 'Cris Ingravalle'; 'Edward deGale'; 'JSimon@indeco. com'; 'Michael Shapcott'; Sarah Miller (CELA); 'Theresa McClenaghan'; Theresa McClenaghan (CELA); 'Michelle Mulgrave'; 'John Fraser'
Cc: Julia McNally (TDC); Kathy Laird (ACTO); Julia McNally (TDC); Jennifer Ramsay (ACTO)
Subject: Oops - delete previous E-mail, I didn't finish typing everything in the message re: LIEN meeting with Peter Love; LIEN participation in a meeting with FRPO and other stakeholders pm which is

being organized by Marion Fraser

Hello everyone: I'm E-mailing you about two meetings:

1. Peter Love has suggested the following dates for the LIEN meeting re: low-income energy conservation issues and the funding proposals - the afternoon of Thursday, June 9th, morning of Friday, June 10th or anytime on Monday, June 13th except lunch. I'm hoping we can confirm Friday, June 10th for this meeting, in particular because Marion Fraser's meeting (see below) is being proposed for the morning of Monday, June 13th.

So, of those who want to attend this meeting with Peter Love, let me know if you are available on the morning of Friday, June 10th. Then we will have to schedule a conference call or meet in person to go over the agenda, etc. for this meeting with Peter Love.

2. Sarah Baker from the Ministry of Energy phoned me this morning as she is helping Marion Fraser (who's just returned from two weeks in Australia, part business - she had a speaking engagement - and part holiday) organize a meeting for next Monday, June 13th from 9:00 a.m. to 12:00 noon to be held at the Ontario legislature. The invitees to this meeting are LIEN, Federation of Rental-housing Providers of Ontario and other interested stakeholders to discuss how best to implement energy conservation and electricity sub-metering in multi-residential rental. Sarah was doing the initial calls to the invitees to let them know about this meeting and she will be meeting with Marion Fraser to nail down the agenda, etc.

So, who from LIEN would like to attend/is available to come to this proposed meeting next Monday, June 13th? We will sort out on the ACTO end who should come in addition to myself and Julia.

-----Original Message-----

From: Peter Love [mailto:Peter.Love@powerauthority.on.ca]
Sent: Monday, June 06, 2005 12:58 PM
To: Mary Todorow (ACTO)
Cc: Nakahara, Ken (ENERGY)
Subject: RE: Scheduling a convenient date/time to meeting with Low-Income Energy Network

Mary:

Yes, I would like to meet with you and Julia - would also suggest that

Ken from the Ministry of Energy join us.

This week is a little crazy but could meet thur afternoon, Fri morning or almost anytime (except lunch) Mon June 13

What's good for you

Peter Love
Chief Energy Conservation Officer
Ontario Power Authority
175 Bloor St. E., North Tower, Suite 606
Toronto, Ontario M4W 3R8
T (416) 967-7474 ext 237
F (416) 967-1947
E peter.love@powerauthority.on.ca
<http://www.powerauthority.on.ca>

-----Original Message-----

From: Mary Todorow (ACTO) [<mailto:todorom@lao.on.ca>]
Sent: June 3, 2005 5:44 PM
To: Peter Love
Subject: Scheduling a convenient date/time to meeting with Low-Income Energy Network

Peter: Further to Julia's E-mail and my voice mail message to you this week, we would like to meet with you as soon as can be conveniently arranged. I look forward to hearing back from you so we can arrange a date and time that works for you. Thank you.

Mary Todorow
Policy Analyst
Advocacy Centre for Tenants Ontario (ACTO)
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Toronto, Ont M5V 3C1
Tel: 416-597-5855 ext. 5173
Toll-free: 1-866-245-4182 ext. 5173
FAX: 416-597-5821
E-mail: todorom@lao.on.ca
Web site: www.acto.ca

> -----Original Message-----

> From: Julia McNally (TDC)

> Sent: Thursday, May 26, 2005 4:16 PM
> To: Peter Love (E-mail)
> Cc: Mary Todorow (ACTO); J Simon (E-mail); Keith (E-mail)
> Subject: Low Income Energy Network
>
> Hello Peter:
>
> This is to follow up on our chat yesterday afternoon over the
telephone.
> As discussed, I am sending you a copy of our draft application to the
> Conservation Partnerships program for funding to undertake a detailed
> analysis of conservation in the multi-residential rental sector. We
are
> working with the Vermont Energy Investment Corporation, experts in
this
> field, on this project.
>
> In addition, on behalf of the Low-income Energy Network (LIEN) - of
which
> ACTO is founding member - I would like to take this opportunity to
> formally request a meeting with you to discuss the work that LIEN has
been
> involved in since it came together last March 2004 to address rising
> energy costs and their impact on low-income households in Ontario.
>
> LIEN has produced a number of reports regarding low-income energy
> conservation and assistance (in particular, I think you'll be
interested
> in our report for a low-income energy efficiency program targeted to
> low-income homeowners and low-income tenants who pay their utility
bills
> directly, as well as our recent report on electricity sub-metering in
> multi-residential). You can access these reports on the LIEN web site
-
> here's the link:
<http://www.lowincomeenergy.ca/A55AB4/lien.nsf/All/home>
>
> Please let me know what would be a convenient date and time for
meeting
> with LIEN.
>
> I look forward to the opportunity to meet with you.
>
> Thanks.

>
> <<lien project prop may 25.doc>>
>
>
> Julia McNally
> Program Director
> Tenant Duty Counsel Program, ACTO
> 425 Adelaide W, 5th floor
> Toronto, Ont M5V 3C1
> (T) 416-597-5830, ext 5174
> (T) 1-866-245-4197
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>

From: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
To: 'Keith Stewart' <keith@torontoenvironment.org>, "Carol Deacon (ISAC)" <deaconc@lao.on.ca>, 'Cris Ingravalle' <cingravalle@sharethewarmth.org>, 'Edward deGale' <edegale@sharethewarmth.org>, "JSimon@indecocom" <JSimon@indecocom>, 'Michael Shapcott' <michael.shapcott@utoronto.ca>, "Sarah Miller (CELA)" <millers@lao.on.ca>, 'Theresa McClenaghan' <mcclenaghan@execulink.com>, "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>, 'Michelle Mulgrave' <michelle@equalityrights.org>, 'John Fraser' <john@equalityrights.org>

Subject: SHSC and powerWISE

Date: Tue, 7 Jun 2005 13:26:12 -0400

LEN

FYI - I believe this is the result of ongoing discussions between SHSC and the big six utilities (Note that Veridian is now included in this initiative, even though they did NOT have a social housing component in their C&DM plan that was approved by the OEB in December 2004 - I'm going to check with Stephen McComb about this) about how they were going to deliver the social housing components of their C&DM plans.

I'll guve Andrew Lee at SHSC a call too.

-----Original Message-----

From: Beverley Jaffray [mailto:Beverley.Jaffray@oeb.gov.on.ca]
Sent: Tuesday, June 07, 2005 1:08 PM
To: Mary Todorow (ACTO)
Subject: News Release of Interest

Fyi, Mary, in case you haven't caught this one yet

Beverley Jaffray, Ph. D.

Ontario Energy Board

2300 Yonge Street

26th Floor

Toronto, Ontario M4P 1E4

Tel. 416 440-8101

Fax. 416 440-7656

E-mail Beverley.Jaffray@oeb.gov.on.ca

Main Identity

LIEN
T confirmed Mon T
all not attend - not necessary.

From: "Sarah Miller" <millers@lao.on.ca>
To: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
Cc: "Carol Deacon (ISAC)" <deaconc@lao.on.ca>; "JSimon@indeco. com" <JSimon@indeco.com>; "Kathy Laird (ACTO)" <lairdk@lao.on.ca>; "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Keith Stewart" <keith@torontoenvironment.org>; "Cris Ingravalle" <cingravalle@sharethewarmth.org>; "Edward deGale" <edegale@sharethewarmth.org>; "John Fraser" <john@equalityrights.org>; "Michael Shapcott" <michael.shapcott@utoronto.ca>; "Michelle Mulgrave" <michelle@equalityrights.org>; "Theresa McClenaghan" <mcclenaghan@execulink.com>
Sent: May 9, 2005 3:17 PM
Subject: cc: re: Confirmation of May 11th LIEN meeting with Donna Cansfield et al;

I think I volunteered Theresa to attend (in her absence).

On May 9, 2005 3:11 PM, Mary Todorow (ACTO) wrote:

>
 >Date: Mon, 9 May 2005 15:11:10 -0400
 >From: Mary Todorow (ACTO)
 >To: 'Keith Stewart' <keith@torontoenvironment.org>, "Carol Deacon (ISAC)"
 >Subject: Confirmation of May 11th LIEN meeting with Donna Cansfield et al;
 >
 >Hello everyone: Sarah Baker from the Ministry of Energy has called to
 >confirm that LIEN reps meeting with Donna Cansfield and the other
 >parliamentary assistants working on the provincial gov't's low-income
 >energy strategy is on for Wednesday, May 11th from 9:15 a.m to 10:00
 >a.m. at 900 Bay St., Hearst Block, 4th floor. Sarah and Marion Fraser
 >will also be in attendance.
 >
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 >(attached) and hoping I'm recalling correctly that Keith, Judy, Edward
 >and myself were going to attend. I'm not sure if others also indicated
 >an interest in going to this meeting, and my apologies for a memory
 >lapse in this regard. Please send an E-mail around if you also want to
 >be included in the LIEN delegation to the Hearst Block on Wednesday
 >morning.
 >
 >I'd like to have feedback on what else to include in the draft agenda
 >(please E-mail those suggestions) and I would suggest we have a
 >conference call tomorrow to finalize the agenda and who will be speaking
 >to what agenda items, plus what our goals are with respect to the
 >outcome at the meeting with Donna Cansfield et al (by the way, Sarah
 >Baker said there is a discussion going on now whether Monique Smith,
 >George Smitherman's P.A. at Health and Long-Term Care has enough time to
 >serve on this panel of P.A.s - she may be dropping off).
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 >On another matter, Carol Deacon and I have been working on the letter to
 >ComSoc Minister Papatello, requesting that there should be no clawback
 >on OW/ODSP benefits if a recipient happens to also receive energy
 >conservation measures through a low-income program offered by an LDC.

09/05/2005

>Attached is the latest draft of the Pupatello letter (which we hope to
>finalize tomorrow when Carol gets back into the office). Please let us
>know if you have any comments, edits, etc to suggest to this draft.

>
>Thanks so much.

>
>
><<LIEN meeting with Donna Cansfield et al May 11, 2005.doc>>

>
>
><<Letter to Pupatello May 9, 2005 Mary Todorow draft #3.doc>>

>
>Mary Todorow
>Policy Analyst
>Advocacy Centre for Tenants Ontario (ACTO)
>425 Adelaide St. West, 5th floor
>Toronto, Ont M5V 3C1
>Tel: 416-597-5855 ext. 5173
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>

Sarah Miller
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tel: 416-960-2284 x 213
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e-mail: millers@lao.on.ca
CELA web site: www.cela.ca
CELA library web site: www.ecolawinfo.org

Main Identity

From: "Judy Simon" <JSimon@indec.com>
To: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
Cc: "Cris Ingravalle" <cingravalle@sharethewarmth.org>; "Carol Deacon (ISAC)" <deaconc@lao.on.ca>; "Edward deGale" <edegale@sharethewarmth.org>; "John Fraser" <john@equalityrights.org>; "Keith Stewart" <keith@torontoenvironment.org>; "Kathy Laird (ACTO)" <lairdk@lao.on.ca>; "Theresa McClenaghan" <mcclenaghan@execulink.com>; "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Michael Shapcott" <michael.shapcott@utoronto.ca>; "Michelle Mulgrave" <michelle@equalityrights.org>; "Sarah Miller (CELA)" <millers@lao.on.ca>; "Mary Todorow (ACTO)" <todorom@lao.on.ca>
Sent: May 9, 2005 4:33 PM
Subject: Re: Confirmation of May 11th LIEN meeting with Donna Cansfield et al; draft letter to Minister Papatello re: no clawback on OW/ODSP for energy conservation measures

Mary,

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Judy

"Mary Todorow (ACTO)" <todorom@lao.on.ca>

2005-05-09 03:11 PM

To 'Keith Stewart' <keith@torontoenvironment.org>, "Carol Deacon (ISAC)" <deaconc@lao.on.ca>, Cris Ingravalle <cingravalle@sharethewarmth.org>, Edward deGale <edegale@sharethewarmth.org>, "JSimon@indec.com" <JSimon@indec.com>, "Mary Todorow (ACTO)" <todorom@lao.on.ca>, Michael Shapcott <michael.shapcott@utoronto.ca>, "Sarah Miller (CELA)" <millers@lao.on.ca>, Theresa McClenaghan <mcclenaghan@execulink.com>, "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>, Michelle Mulgrave <michelle@equalityrights.org>, John Fraser <john@equalityrights.org>

cc "Kathy Laird (ACTO)" <lairdk@lao.on.ca>

Subject Confirmation of May 11th LIEN meeting with Donna Cansfield et al; draft letter to Minister Papatello re: no clawback on OW/ODSP for energy conservation measures

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I'd like to have feedback on what else to include in the draft agenda (please E-mail those suggestions) and I would suggest we have a conference call tomorrow to finalize the agenda and who will be speaking to what agenda items, plus what our goals are with respect to the outcome at the meeting with Donna Cansfield et al (by the way, Sarah Baker said there is a discussion going on now whether Monique Smith, George Smitherman's P.A. at

09/05/2005

Health and Long-Term Care has enough time to serve on this panel of P.A.s - she may be dropping off).

On another matter, Carol Deacon and I have been working on the letter to ComSoc Minister Papatello, requesting that there should be no clawback on OW/ODSP benefits if a recipient happens to also receive energy conservation measures through a low-income program offered by an LDC. Attached is the latest draft of the Papatello letter (which we hope to finalize tomorrow when Carol gets back into the office). Please let us know if you have any comments, edits, etc to suggest to this draft.

Thanks so much.

<<LIEN meeting with Donna Cansfield et al May 11, 2005.doc>>

<<Letter to Papatello May 9, 2005 Mary Todorow draft #3.doc>>

Mary Todorow
Policy Analyst
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Web site: www.acto.ca

[attachment "LIEN meeting with Donna Cansfield et al May 11, 2005.doc" deleted by Judy Simon/IndEco]
[attachment "Letter to Papatello May 9, 2005 Mary Todorow draft #3.doc" deleted by Judy Simon/IndEco]

Main Identity

From: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
To: "Judy Simon" <JSimon@indec.co.com>
Cc: "Cris Ingravalle" <cingravalle@sharethewarmth.org>; "Carol Deacon (ISAC)" <deaconc@lao.on.ca>; "Edward deGale" <edegale@sharethewarmth.org>; "John Fraser" <john@equalityrights.org>; "Keith Stewart" <keith@torontoenvironment.org>; "Kathy Laird (ACTO)" <lairdk@lao.on.ca>; "Theresa McClenaghan" <mcclenaghan@execulink.com>; "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>; "Michael Shapcott" <michael.shapcott@utoronto.ca>; "Michelle Mulgrave" <michelle@equalityrights.org>; "Sarah Miller (CELA)" <millers@lao.on.ca>; "Mary Todorow (ACTO)" <todorom@lao.on.ca>
Sent: May 9, 2005 4:49 PM
Subject: LIEN requested the May 11th meeting; suggested times for our conference call tomorrow to discuss the May 11th meeting agenda

Judy et al: This is actually a meeting that LIEN requested (I asked Sarah Baker on behalf of LIEN) so that's why I'm drafting an agenda. I think we also want to know what they are up to - I believe Marion is drafting a strategy for the P.A.s review, discussion and approval.

With respect to the conference call tomorrow for LIEN attendees, at this point we have Judy, Keith, Edward, Theresa and myself from LIEN planning to attend the meeting. Can you all (and any other LIEN member who wants to attend) let me know if you would be available for a conference call either tomorrow morning or afternoon (perhaps both are okay for you) - here are my suggested times:

Tuesday, May 10th - 11:00 a.m.
 Tuesday, May 10th - 2:00 p.m.

So, let me know if both times are okay, if you prefer one over the other, and what phone number I should call you at if you are not planning to be a your regular office phone number.

Thanks.

-----Original Message-----

From: Judy Simon [mailto:JSimon@indec.co.com]
Sent: Monday, May 09, 2005 4:34 PM
To: Mary Todorow (ACTO)
Cc: Cris Ingravalle; Carol Deacon (ISAC); Edward deGale; John Fraser; 'Keith Stewart'; Kathy Laird (ACTO); Theresa McClenaghan; Theresa McClenaghan (CELA); Michael Shapcott; Michelle Mulgrave; Sarah Miller (CELA); Mary Todorow (ACTO)
Subject: Re: Confirmation of May 11th LIEN meeting with Donna Cansfield et al; draft letter to Minister Papatello re: no clawback on OW/ODSP for energy conservation measures

Mary,

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"Mary Todorow (ACTO)" <todorom@lao.on.ca>

2005-05-09 03:11 PM

To 'Keith Stewart' <keith@torontoenvironment.org>, "Carol Deacon (ISAC)" <deaconc@lao.on.ca>, Cris Ingravalle <cingravalle@sharethewarmth.org>, Edward deGale <edegale@sharethewarmth.org>, "JSimon@indec.co.com" <JSimon@indec.co.com>, "Mary Todorow (ACTO)" <todorom@lao.on.ca>

09/05/2005

Michael Shapcott <michael.shapcott@utoronto.ca>, "Sarah Miller (CELA/ <millers@lao.on.ca>, Theresa McClenaghan <mcclenaghan@execulink "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>, Michelle Mulgr <michelle@equalityrights.org>, John Fraser <john@equalityrights.org>

cc "Kathy Laird (ACTO)" <lairdk@lao.on.ca>

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Thanks so much.

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<<Letter to Papatello May 9, 2005 Mary Todorow draft #3.doc>>

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09/05/2005

Main Identity

From: "Mary Todorow (ACTO)" <todorom@lao.on.ca>
To: "Keith Stewart" <keith@torontoenvironment.org>; "Carol Deacon (ISAC)" <deaconc@lao.on.ca>;
 "Cris Ingravalle" <cingravalle@sharethewarmth.org>; "Edward deGale"
 <edegale@sharethewarmth.org>; "JSimon@indec.com" <JSimon@indec.com>; "Mary
 Todorow (ACTO)" <todorom@lao.on.ca>; "Michael Shapcott" <michael.shapcott@utoronto.ca>;
 "Sarah Miller (CELA)" <millers@lao.on.ca>; "Theresa McClenaghan"
 <mcclenaghan@execulink.com>; "Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>;
 "Michelle Mulgrave" <michelle@equalityrights.org>; "John Fraser" <john@equalityrights.org>
Cc: "Kathy Laird (ACTO)" <lairdk@lao.on.ca>
Sent: May 9, 2005 3:11 PM
Attach: LIEN meeting with Donna Cansfield et al May 11, 2005.doc; Letter to Papatello May 9, 2005 Mary
 Todorow draft #3.doc
Subject: Confirmation of May 11th LIEN meeting with Donna Cansfield et al; draft letter to Minister
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Web site: www.acto.ca

From: "Theresa McClenaghan" <mcclenaghan@execulink.com>

To: "Keith Stewart" <keith@torontoenvironment.org>,

"Mary Todorow \ (ACTO\)" <todorom@lao.on.ca>

Cc: "Carol Deacon \ (ISAC\)" <deaconc@lao.on.ca>,

"Cris Ingravalle" <cingravalle@sharethewarmth.org>,

"Edward deGale" <edegale@sharethewarmth.org>,

"JSimon@indecocom" <JSimon@indecocom>,

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"Theresa McClenaghan \ (CELA\)" <mcclenat@lao.on.ca>,

<michelle@equalityrights.org>, <john@equalityrights.org>,

"Kathy Laird \ (ACTO\)" <lairdk@lao.on.ca>,

"Julia McNally \ (TDC\)" <mcnallyj@lao.on.ca>

References: <55675C2D7AA8D411A94500508B66062DoE68B5B6@CHEETAH> <425DD152.40>

Subject: Re: LIEN membership criteria

Date: Wed, 13 Apr 2005 20:26:05 -0600

FILE
LIEN

I completely agree and would suggest we re-endorse the same approach to accepting members. Theresa.

Theresa McClenaghan, Counsel,

Canadian Environmental Law Association

301-130 Spadina Ave., Toronto, ON M5V 2L4

T:416-960-2284 ext.218 F:416-960-9392

mcclenat@lao.on.ca

Home office email mcclenaghan@execulink.com

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Cell phone 519-755-7579

CELA's Library website: www.ecolawinfo.org

Confidentiality Note: This message may be subject to solicitor - client privilege.

If you have received this message in error, please let me know by reply email, and delete your copy. Thank you.

----- Original Message -----

From: "Keith Stewart" <keith@torontoenvironment.org>

To: "Mary Todorow (ACTO)" <todorom@lao.on.ca>

Cc: "Carol Deacon (ISAC)" <deaconc@lao.on.ca>; "Cris Ingravalle"

<cingravalle@sharethewarmth.org>; "Edward deGale"

<edegale@sharethewarmth.org>; "JSimon@indecocom" <JSimon@indecocom>;

"Michael Shapcott" <michael.shapcott@utoronto.ca>; "Sarah Miller (CELA)"

<millers@lao.on.ca>; "Theresa McClenaghan" <mcclenaghan@execulink.com>;

"Theresa McClenaghan (CELA)" <mcclenat@lao.on.ca>;

<michelle@equalityrights.org>; <john@equalityrights.org>; Kathy Laird

(ACTO)" <lairdk@lao.on.ca>; "Julia McNally (TDC)" <mcnallyj@lao.on.ca>

Sent: Wednesday, April 13, 2005 8:11 PM

Subject: LIEN membership criteria

> I wanted to clarify LIEN membership criteria before we try to sort out the
> new Steering Committee selection process.
>
> At one of early LIEN Interim Steering committee meetings, we agreed to use
> the Ontario Environment Network (OEN) membership criteria as our model,
> and I have pasted in below what this looks like formally. The basic gist
> is that LIEN is a network of community-based, non-profit organizations,
> although we are happy to work with governments, corporations and
> individuals to achieve our mandate. The OEN adopted the "no individual who
> calls themselves a group" rule based on bitter experience (i.e. if you
> can't find two other people who agree with you that your issue is
> important and can work with you, then we probably can't work with you
> either, but are happy to provide you with information and invite you to
> our public events).
>
> I have tried to delicately explain this to Bob Levitt (he's not real happy
> about it) and have asked Michael Rosenberg (Coalition Against
> Technological Development, which is just Michael) to indicate which LIEN
> member organization wants to sit on the steering committee and has asked
> him to represent them.
>
> The Steering Committee approval is usually a formality, but can be
> important in case an organization's honest commitment to the mandate is in
> question and they are trying to join to be disruptive (it has happened
> with the OEN).
>
> Keith
>
> *****
>
> Membership in LIEN shall be open to non-profit organizations or
> associations who endorse the Low-Income Energy Network's mandate.
>
> Membership shall not be open to governments or governmental agencies,
> political parties, profit corporations or associations of profit
> corporations, multi-stakeholder groups with representatives of for-profit
> corporations or government, although LIEN may provide informational and
> educational services to these non- members.
>
> Membership will not be available to individuals, including those who might
> adopt a "group" name but cannot demonstrate active involvement of other
> people.
>
> Individuals, for-profit corporations, governments or multi-stakeholder
> associations may, however, become non-member supporters of LIEN.
>
> The responsibility for determining membership rests with the LIEN Steering
> Committee.
>
>
>
>
>