

**CANADIAN GENERAL ELECTION 2021**  
**CFAA COMPARISON OF THE MAIN PARTIES' ELECTION PROMISES**  
**ENERGY, ENVIRONMENT AND CLIMATE CHANGE**

September 12, 2021

CFAA does not endorse political parties, since we have to work with whichever party or parties form the government. However, in order to inform CFAA's members of the parties' positions in relation to rental housing issues, CFAA compares the major parties' positions and actions with those of the other major parties, and with CFAA's positions

Conservatives	NDP	Liberals	CFAA position
<b>General goal and carbon pricing</b>			
Reduce carbon emissions by 30% of 2005 levels, by 2030 (the existing commitment under the Paris Accord).	Reduce carbon emissions by at least 50% of 2005 levels, by 2030.	Reduce carbon emissions by 40-45% of 2005 levels, by 2030.	Carbon emissions should be reduced at the fastest rate technology permits without negatively affect rental affordability and housing availability. For now, CFAA's goal is to work to achieve the existing commitment under the Paris Accord).
Implement a national personal Low Carbon Savings Account that an individual contributes to when they buy hydrocarbon-based fuels. The deposits can be put toward green purchases. Leave the carbon tax at \$40 per tonne.	Establish national and sectoral carbon budgets as a key guiding framework.  The NDP emphasizes that a carbon tax cannot be the only solution to climate change.	Continue pricing carbon, increasing from the current carbon tax from \$40 a tonne up to \$170 a tonne by 2030.  Create a pan-Canadian Grid Council and clean electricity standard to reach net-zero emission by 2035.	Increases in carbon taxes increase the cost of heating buildings, and those increases are ultimately mostly paid by renters, or sometimes by rental housing providers.  Carbon budgets are fine as targets, but implementation needs to be adapted to the available technology and current and future costs.  Incentives and subsidies for carbon reduction would be valuable. With current technology, the electrification of heating would be dramatically more expensive. See the article in the August 2021 issue of <i>RHB Magazine</i> .

Conservatives	NDP	Liberals	CFAA position
<b>Building Heating, Cooling and Energy Efficiency</b>			
Implement a Residential Building Retrofit Initiative.		Investing \$4.4 billion to help homeowners complete deep home energy retrofits. For now, rental housing providers have been omitted from that program, despite the earlier statement that landlords would be included. The plan is to include rental housing providers in the future.	Government should provide rental housing providers with assistance with the cost of retrofits to meet climate change goals, in order to achieve those goals without undue negative impact on rental housing affordability. Support could well come in the form of incentives and trades training for retrofitting heating systems which now use a higher GHG intensity fuel to move to natural gas or other fuels which have a lower GHG intensity.
Create an Energy Saving Performance Contracting program to involve private sector in financing and implement retrofits which are paid back through savings.	Set a target of retrofitting all buildings in Canada by 2050, requiring large scale building retrofits in all sectors.	Create a national housing strategy that requires energy efficiency improvements for retrofits and new builds.	
Develop a Net Zero Foundations program to begin putting in place the building blocks required to meet our net-zero goals, including – continuing to develop necessary building codes and standards, new trade school curriculums, improving certification standards, piloting new technologies.	Change the National Building Code to ensure that by 2025 every new building in Canada is net-zero.	Having all new buildings constructed to a “net-zero energy ready” model building code in place by 2030.  Developing a new model “retrofit” code for existing buildings to have in place by 2025.	Net-zero carbon is difficult to achieve without ground-source heat pumps, which is problematic in high-density areas.  Implementation of net-zero standards needs to be adapted to the available technology and costs, with consideration of the carbon intensity of electrical power in each province, which varies greatly.  Revised building codes should take into account technology, costs and the differential positions of electricity generation across provinces.

Develop a Low Carbon Fuel Standard to reduce carbon emissions from liquid fuels.	Provide low interest loans for households to improve energy efficiency. Target supports to low-income and renter households.		Supports to renters are appropriate if renters are paying the increased costs. With many conversion projects that is likely to be the ultimate situation, but as retrofits are made, rental housing providers usually have to pay the costs. Therefore, the incentive for that work needs to go to the rental housing provider.
<b>Conservatives</b>	<b>NDP</b>	<b>Liberals</b>	<b>CFAA position</b>
<b>Other climate changes measures</b>			
Invest \$5 billion in Carbon Capture, Utilization and Storage			In many situations, carbon capture may be a lower cost way to reduce atmospheric GHGs than building retrofits or non-carbon heating sources.
Conserve 25% of Canada's terrestrial lands through protected areas. Invest \$3 billion in natural climate solutions, including land management practice and restoration of disturbed land.		Conserve 25% of Canada natural spaces by 2025 and 30% by 2030.	CFAA generally agrees with conservation and rehabilitation steps, bearing in mind the negative impact on housing affordability which is caused by greenbelts around cities.

<b>Conservatives</b>	<b>NDP</b>	<b>Liberals</b>	<b>CFAA position</b>
	Implement a border carbon adjustment on imports from areas without a carbon price.	Implement a border carbon adjustment on imports from countries “which are not doing their part to reduce carbon pollution and fight climate change”.	CFAA agrees. If imports were recognized with regards to their carbon emissions impact they bring into Canada, that will show a more accurate picture of proportion of Canadian GHG emissions from the housing sector, or the rental housing sector.
Immediately invest in public transit projects Mandate that 30% of new cars and trucks sold by 2030 be zero-emission.	Eliminate fossil fuel subsidies and redirect funding to low carbon initiatives.	10% of new vehicles sold to be zero emission by 2025. 50% of new vehicles sold to be zero emission by 2030.  All new vehicles to be zero emission by 2050.	Implementation of zero-emission standards needs to be adapted to the available technology and costs, with consideration of the carbon intensity of electrical power in each province.  Increased service for public transit, and incentives to support EV charging electrical infrastructure is key to support transition to electrically powered transportation for people.

**Additional NDP promises include the following:**

<b>NDP Promise</b>	<b>CFAA Position</b>
Improve corporate climate accountability by requiring transparency on carbon risk from publicly traded companies.	The mandated report should have clear metrics on what all participants report on.
Close loopholes that allow big polluters to continue to emit carbon, including preventing big companies from buying carbon offsets to side-step their net-zero obligations.	Rental housing providers are not “big polluters”, although in Canada’s climate, providers do often use natural gas as their heating fuel of choice. Natural gas is much cheaper than heat pumps, and much cleaner than fuel oil or other heating sources. Addressing the impact of mandated changes on housing costs is important.  High density dwellings reduce the per-person carbon output as opposed to single family homes or other low-density housing.

	Special conditions and some exemptions for high-density buildings are not loopholes, but rather a sensible response to housing situations and technology.
Develop a National Crisis Strategy supported by long-term funding for adaptation, disaster mitigation and climate resilient infrastructure.	CFAA agrees.
Start a Civilian Climate Corp to mobilize young people and create jobs while supporting conservation and carbon sequestration efforts.	CFAA agrees.
Ensure that provincial methane regulations are equivalent with federal regulations, and increase the ambitions of the regulations.	CFAA is concerned that provincial jurisdiction be respected. Methane and natural gas are fuel sources that have the ability to reduce GHG emissions by blending the fuel with small amounts of hydrogen, and by using methane from landfill and other renewable sources. That gives methane more flexibility in ways it can be part of the solution to reducing GHG emission, which should not be regulated away.
Lead by example by procuring from Canadian companies producing green technology and move federal vehicle fleets to electric by 2025.	CFAA agrees with the investigation of green options, along with a consideration of costs.