



TowerWise Retrofit Project

BACKGROUND

September 22, 2015

Toronto Atmospheric Fund (TAF) and Toronto Community Housing signed an agreement in December 2014 to dramatically reduce the energy use, water use and greenhouse gas emissions in more than 1,200 households across seven Toronto Community Housing buildings.

TAF is financing \$3 million in energy efficiency retrofits through its Energy Savings Performance Agreement, a non-debt approach which allows Toronto Community Housing and TAF to share the energy savings. TAF has also secured \$1.2 million in grants and utility incentives to support the project.

Toronto Community Housing residents have welcomed TAF into their homes to install cutting-edge environmental monitoring equipment in 75 units across the seven buildings. The data currently being gathered will be used to optimize the retrofit designs and maximize energy and water conservation and greenhouse gas reductions and improve resident comfort. Construction will begin in January 2016.

THE BENEFITS

- With financing provided by TAF, Toronto Community Housing is able to accelerate high-impact facility upgrades such as replacing faucets, toilets, radiators, and lighting with new, energy efficient ones.
- Retrofits are projected to reduce greenhouse gas emissions by 30 per cent and utility costs by 20 per cent.
- Cutting-edge sensor technology is in place to monitor, measure and document improvements in indoor air quality and resident comfort.
- Energy cost savings can be used to support Toronto Community Housing's 10-year capital plan. Investment in capital repairs and revitalization will lead to a 10-per-cent reduction in utility costs and a nine-per-cent reduction in greenhouse gas emissions over 30 years.
- The results of this project will clearly demonstrate the benefits of similar retrofits for Toronto Community Housing and other large social housing providers.

THE RETROFITS

The seven buildings being retrofitted are located at Trethewey Drive, Kendleton Drive and Arleta Avenue. Ecosystem Energy has been selected to design and implement the projects. Intensive monitoring of the retrofit performance will provide valuable data that will benefit the field of retrofit design and optimization. Indoor comfort and air quality in the buildings will be monitored before and after the retrofits as part of a research partnership with the University of Toronto. The research findings will provide valuable insight into the potential for energy retrofits to improve health and comfort in multi-unit residential buildings.

THE FINANCING

TAF is financing the retrofits with capital from the TAF endowment and a low-interest loan secured from the Federation of Canadian Municipalities (FCM). Utility incentives for verified conservation measures will be secured once the project is completed. TAF has also secured funding from government, corporate and foundation sources to enhance project planning, monitoring and evaluation. TAF's financing is structured as an Energy Savings Performance Agreement, a non-debt instrument where the energy savings will repay the FCM investment over 10 years and support further TAF programming to help the City of Toronto meet its greenhouse gas reduction targets.

Funding partners		
Organization	Project financing	Grants and incentives
Federation of Canadian Municipalities	\$2,557,333	\$511,466
Natural Resources Canada		\$240,000
Toronto Atmospheric Fund	\$442,667	\$162,000
Toronto Foundation		\$30,000
Utility incentives (projected)		\$250,000
University of Toronto		In-kind
Total	\$3,000,000	\$1,193,466

-30-

ABOUT TORONTO ATMOSPHERIC FUND

Founded in 1991, TAF's mission is to invest in urban solutions to reduce greenhouse gas emissions and air pollution. To date, TAF has invested more than \$60 million, helping the City of Toronto save more than \$55 million on its energy bills while reducing greenhouse gas emissions by 15% below 1990 levels – exceeding the 2012 Kyoto target. For more information about TAF's projects and partners, please visit taf.ca.

ABOUT TORONTO COMMUNITY HOUSING

Toronto Community Housing is Canada's largest social housing provider, and home to nearly 60,000 households with low and moderate incomes. Toronto Community Housing is committed to identifying best practices and developing standards for energy efficiency across its portfolio, and to educating staff and residents on its green initiatives. Visit torontohousing.ca/green for more information.

MEDIA CONTACTS

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