

Strategic Planning for More Efficient Buildings

Plan and Fund Deep Energy Retrofits

What's an Enhanced Reserve Fund Study?

Balancing a building's long-term health, value, and regulatory requirements is complex. It's important to protect property values, manage long-term costs, and meet evolving resident expectations while preparing for regulatory changes.

AN ENHANCED RESERVE FUND STUDY (ERFS) ensures that energy-efficient modernization is strategic, cost-effective, and seamlessly integrated into capital planning.

STANDARD

Focuses on like-for-like replacements, and long-term capital maintenance.



ENHANCED

Adds emissions reduction, energy efficiency, and a strategic decarbonization roadmap to align with future policy requirements.



Why Invest?

Preparing for Regulatory Change

The City of Toronto is developing Building Emissions Performance Standards (BEPS) that will incentivize action on reducing emissions.

Protect Property Value

Future-proof your building and plan ahead for compliance with BEPS and other future industry regulations.

Strategic Capital Planning

Align upgrades with capital renewal cycles to optimize costs and systems with emissions reduction goals.

Long-Term Cost Management

Minimize exposure to financial risk.

Electrical Readiness

Confirm your building's ability to support heat pumps and future electrification.

Comprehensive Energy Analysis

Understand your building's energy use and evaluate opportunities for improvement.

Set your building up for long-term efficiency, compliance with evolving regulations, and optimal equipment replacement planning.

We help you navigate the process from planning to execution, so your building is efficient, resilient, and cost-effective.



Retrofit Support

We offer assistance with retrofit design, start-up, optimization commissioning and social contractors.



Expert Guidance

Aligning emissions reduction upgrades with long-term capital planning.



Connections to Top Consultants

Ensuring high-quality planning and implementation.



Ongoing Support

Helping you navigate the process from planning to execution.

TAF is a nonprofit with a mandate to reduce carbon in the GTHA by making building retrofits easier and more successful.

Schedule an intro meeting today



Define your study

We'll help scope the work and ensure it meets funding criteria.



Select a consultant

Get support choosing the right expert.



Complete the Study

Gain a clear, actionable roadmap for your building.



Implementation Support

Receive expert guidance for next steps.

Contact Rob to start



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