

**PARTNERSHIPS +
TEAMWORK IN
RETROFITS
= 17 % GAS SAVINGS**



BY THE NUMBERS

\$510,000

COST OF CAPITAL REPAIRS

\$78,215

**INCENTIVE DOLLARS FROM
ENBRIDGE GAS**

\$36,700

**ESTIMATED ANNUAL GAS UTILITY
COSTS AVOIDED**

128,432 m³

IN ANNUAL GAS SAVINGS

232 tonnes of CO₂e

ANNUAL EMISSIONS SAVINGS

ABOUT VILA GASPAR

YEAR BUILT: 1993

SIZE: 19 STOREY BUILDING

UNITS: 232

LOCATION: TORONTO

Vila Gaspar Corte Real Inc. (Vila Gaspar) is a 266,482 sq.ft. non-profit housing provider located in the Eglinton West neighbourhood of Toronto. Built in 1993, this 19 storey apartment building is home to over 230 individuals and families.

In 2016, Vila Gaspar had heating equipment that was approaching its end of life and would soon need to be replaced. For social housing providers like Vila Gaspar, Enbridge Gas Distribution offers support to assist in upgrading gas consuming equipment.

Enbridge Gas' Affordable Housing Multi-Residential (AHMR) program has supported over 350 social housing providers in their efforts to upgrade their equipment, save energy and reduce operating costs. Over the past 10 years, this program has helped the social housing sector save over 10 million cubic metres of natural gas.

FIRST STEPS

To get started, Vila Gaspar partnered with the City of Toronto to participate in the Province of Ontario's Social Housing Apartment Retrofit Program (SHARP). Through this program an energy audit was conducted, identifying estimated project cost and energy savings of potential retrofits in the building as well as the estimated incentives available through Enbridge Gas.

Housing Services Corporation (HSC) acted as Project Managers for the SHARP undertaking, beginning with the procurement of engineers for an energy audit and analysis and the retrofit construction from design through to implementation and close out.

RETROFIT IMPLEMENTATION

Based on the engineering results from the audit, Vila Gaspar decided to move forward with a complete heating plant upgrade. Retrofits included new heating boilers, domestic hot water boilers, variable frequency drives on the make-up air units, and new insulation on the piping and ductwork throughout the heating plant.

"We were able to reduce our annual gas consumption by 17%! Implementing the heating plant upgrades helped us to reduce our annual utility costs and environmental impact, all the while keeping our residents comfortable. The success of this program was thanks to the team effort of our partners: Enbridge Gas, the City of Toronto and HSC."

—Behnaz Karimi, Property Manager

The goal of the retrofits was to:

- ✓ Upgrade the heating equipment that was nearing end of life, improving the building's efficiency and performance and reducing operating costs and utility bills.
- ✓ Reduce the building's natural gas consumption, thereby minimizing the building's environmental footprint.
- ✓ Group multiple retrofits together to leverage economies of scale and maximize cost efficiencies and available incentive dollars.
- ✓ Improve resident comfort.

Involving Enbridge Gas early in the project planning stage was critical. Their in-house conservation experts provided guidance on the proposed scope of work and advice on maximizing incentive funding.



"Enbridge Gas was an invaluable partner in this project. By working with their AHMR team, we were able to secure incentives for Vila Gaspar that covered almost 15% of the total project cost. Enbridge Gas' financial support enabled the SHARP dollars to be stretched even further to finance additional retrofits throughout the building."

—Jim Kroesen, Technical Services Department Manager, HSC

These retrofits qualified for a combined \$78,215 Enbridge Gas incentive and Vila Gaspar will be saving an estimated \$36,700 every year on gas bills. In addition, the energy and gas savings from this project are having a positive environmental impact. Vila Gaspar's greenhouse gas (GHG) emissions have gone down an estimated 232 tonnes of CO₂e per year.

CELEBRATING SUCCESS

Once the projects were complete, Vila Gaspar felt it was important to celebrate the projects' success with building residents. This presented an opportunity to educate residents on how they could contribute to the building's ongoing energy improvements with their own conservation behaviours.

Vila Gaspar held a resident celebration evening and partnered with HSC to deliver an energy conservation workshop for the community. This workshop not only engaged residents about the projects and their environmental benefits, but it also shared how the lucrative incentives secured through Enbridge Gas allowed the building to put funds towards other areas in need.

STAFF, RESIDENTS & PARTNERSHIP TEAMWORK

Vila Gaspar is committed to ongoing energy conservation and is monitoring its progress through HSC's Utility Management Program (UMP). The energy savings retrofits have made a big contribution towards the ongoing sustainability of the housing asset and are made possible through supportive partners like Enbridge Gas.



START SAVING TODAY

For more information on Enbridge Gas' Affordable Housing Program, call your Energy Solutions Consultant **Cam Black** at **416-427-0328** or e-mail **cam.black@enbridge.com**

