



LEVERAGING INCENTIVES TO REDUCE CAPITAL UPGRADE COSTS AND OPERATIONAL COSTS

BY THE NUMBERS

\$846,000
COST OF CAPITAL REPAIRS

\$109,155
INCENTIVE DOLLARS FROM
ENBRIDGE

\$34,100
ESTIMATED ANNUAL GAS UTILITY
COSTS AVOIDED

8,087 tonnes CO₂e
ANNUAL EMISSIONS SAVINGS,
THE EQUIVALENT OF REMOVING
1,586 CARS OFF THE ROAD FOR
ONE YEAR

DETAILS ABOUT UPWOOD

YEAR BUILT: 1992
**SIZE: 2 TEN STOREY BUILDINGS,
374,000 FT² (318 UNITS)**
LOCATION: TORONTO

Upwood Park/Salvador del Mundo Co-Operative Homes (Upwood) is a housing provider in North-West Toronto that is home to almost 1,000 people.

As a social housing provider, Upwood is eligible to participate in Enbridge Gas Distribution's **Affordable Housing Multi-Residential (AHMR) Program**. For the past 10 years, Enbridge has supported over 350 social housing providers in their efforts to conserve energy and save money. The incentives offered by Enbridge have helped the social housing sector save over 10 million cubic meters of natural gas.

In 2017, Upwood successfully implemented a series of energy efficiency retrofits, in combination with the Province of Ontario's Social Housing Apartment Retrofit Program (SHARP). The retrofits that increased the building's natural gas efficiency were eligible for a number of incentive programs, including Enbridge's AHMR Program. By taking advantage of Enbridge's program, and combining it with multiple incentive programs, Upwood was able to:

- Increase building efficiency and performance
- Minimize environmental impact by reducing energy consumption
- Reduce operating costs by better controlling utility costs
- Finance multiple major capital repairs
- Improve resident comfort
- Maximize funding dollars

"We're grateful for the help in delivering much needed capital projects to our co-op. Taking advantage of Enbridge's Affordable Housing Program was much easier than we thought and gave us more financial support than we'd ever anticipated. We will enjoy the benefits of these incentives for years to come,"

-- Gordana Gambelic, Property Manager, Upwood Park/Salvador Del Mundo Co-operative Homes Inc.

GETTING STARTED

Before any work started, it was important to identify the best savings opportunities at Upwood. An energy auditor performed an ASHRAE Level 3 Audit, which provided a rigorous engineering analysis on potential capital projects, including detailed project costs and savings. The audit was the first step in identifying projects that would save money and qualify for Enbridge's incentive funding.

IDENTIFYING THE RETROFITS

Once the audit results were in, Upwood worked with the City of Toronto and the Housing Services Corporation (HSC) to identify retrofits that would deliver the greatest value, reduce GHG emissions and save energy, and could maximize funding and incentive parameters.

After this consideration, the decision was made to undertake a complete heating system upgrade that involved:

- Replacing Heating Boilers
- Replacing Domestic Hot Water (DHW) Boilers
- New Domestic Hot Water Tank
- Replacing Make-Up Air Units and Variable Frequency Drives (VFDs)
- Adding insulation to the heating plant

LEVERAGING INCENTIVES

The next step was to engage Enbridge in the proposed scope of work and to seek their expertise in how to maximize available incentive dollars.

“When incentive programs are combined with government funding programs, housing providers are able to make more extensive improvements to their buildings. The added dollars make a big difference, particularly when it comes to major capital retrofits. Furthermore, residents benefit from improved living conditions and operational costs go down,” said Glenn Courtney, Manager, Operations Support, Housing Stability Services at the City of Toronto.

To help support the City of Toronto and Upwood, Enbridge and the HSC Technical Team incorporated the paperwork associated with incentives into the scope of work for the engineers. “Because

we were handling the procurement and project management of the Toronto SHARP projects, we made this part of the contract,” said Judy Lightbound, COO at HSC.

Enbridge’s AHMR program played a central role in financing the project costs. As Upwood’s retrofits were going to reduce the gas consumption in the buildings, the co-op was eligible to receive \$109,155 from Enbridge, representing almost 13% of the total cost of the capital repairs. “By choosing to upgrade to a high efficient boiler plant and by utilizing VFDs to optimize ventilation air flow; Upwood Park took meaningful steps to improve the efficiency of its building, reduce operating costs, and minimize their environmental impact. More importantly these upgrades will improve tenant comfort throughout the year” Cam Black, Energy Solutions Consultant, Enbridge Gas Distribution.

NEXT STEPS

For Upwood, the benefits of working with Enbridge gas were clear, and the retrofits are resulting in an annual gas savings of 170,332 m³, reducing their gas utility bill by an estimated \$34,100 per year. Conserving energy benefits the environment and results in savings that help strengthen the co-op’s long-term financial picture. “We’re grateful to Enbridge, the City of Toronto and HSC and for their help in delivering much needed

capital projects to our co-op. Taking advantage of Enbridge’s Affordable Housing Program was much easier than we thought and gave us more financial support than we’d ever anticipated. We will enjoy the benefits of these incentives for years to come,” said Gordana Gambelic, Property Manager, Upwood/Salvador del Mundo Co-Operative Homes.

START SAVING TODAY

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

