

Expansion of the 1999 Ultra Low Flush Toilet Incentive Program

(City Council on November 23, 24 and 25, 1999, amended this Clause by adding thereto the following:

“It is further recommended that the Commissioner of Works and Emergency Services be requested to submit a report to the Works Committee on the savings that have been realized, both in general and by the City of Toronto, as a result of this program and how such savings can be passed on to tenants.”)

The Works Committee recommends the adoption of the report dated October 20, 1999, from the Commissioner of Works and Emergency Services.

The Works Committee reports, for the information of Council, having requested the Commissioner of Works and Emergency Services to:

- (1) submit a report directly to Council for its meeting commencing on November 23, 1999, on the criteria being used to measure the effectiveness of the program; and
- (2) give consideration to the development of budget proposals for the year 2000 to increase the size of the project, and to consider including condominium buildings, through their management offices.

The Works Committee submits the following report (October 20, 1999) from the Commissioner of Works and Emergency Services:

Purpose:

To expand the existing 1999 Ultra Low Flush Toilet Incentive Program, which provides for the replacement of 10,000 high consumption toilets within the multi-residential sector by an additional 8,500 toilets.

Financial Implications and Impact Statement:

The 1999 Water and Wastewater Capital Works Program – Water Efficiency Budget: WS021-T20342 (Implementation Programs) has funds in the amount of \$510,000.00 for the expansion of the multi-residential Ultra Low Flush Toilet (ULFT99) Replacement Program to provide a \$60.00 incentive for the replacement of each high consumption toilet.

Recommendations:

It is recommended that:

- (1) the existing multi-residential Ultra Low Flush Toilet Replacement Program be expanded to include an additional 8,500 toilet replacements in which a \$60.00 incentive will be provided for each 13 to 20 litre per flush floor outlet toilet replaced; and
- (2) the appropriate City officials be granted the authority necessary to give effect thereto.

Council Reference/Background/History:

Toronto Council at its meeting of July 27, 28, 29 and 30, 1999, approved the 1999 multi-residential Ultra Low Flush Toilet Incentive Program by adoption of Clause No. 14 of Report No. 2 of The Works Committee. The program is a quick start initiative in support of the development of the City's Water Efficiency Plan and is directed at replacing 10,000 high-consumption (13 to 20-litre) toilets. The program provides a \$60.00 incentive for the replacement of each floor outlet toilet to building owners who register for, and comply with, the recommended program. The program requires building owners to use one of six performance contractors who were pre-qualified by the City to undertake the toilet replacements.

Comments and/or Discussion and/or Justification:

In developing the City's Water Efficiency Plan, toilet replacements for the multi-residential sector have been identified as one of the most effective water conservation measures to be implemented. The ULF toilets provide a 50 to 70 percent reduction in water consumption. The multi-residential sector offers several advantages for the implementation of this type of program: water consumption in this sector is high because of the high percentage of young family occupancy generally using one toilet and many units can be replaced expeditiously, at one time, through one property owner.

There are approximately 450,000 multi-residential units in the City. Approximately 10 percent of these have been retrofitted with ULF toilets to date. The original objective of the program was to replace 10,000 units in 1999 with expansion of the program in the year 2000, once the Water Efficiency Plan was developed, subject to program funding approval. However, the response from building owners has far exceeded original expectations. Applications for the replacement of 37,000 units have been received and continue to be received on a weekly basis.

This demand justifies an expansion of the 1999 program. A much larger implementation program is planned for the year 2000 once the Water Efficiency Plan is developed.

Conclusions:

The response from multi-residential building owners to the 1999 Ultra Low Flush Toilet Incentive Program, a quick start initiative in support of the development of the City's Water Efficiency Plan, has far exceeded original expectations.

The program will be evaluated at the end of the year and an expanded program is proposed for implementation in the year 2000 through the Water Efficiency Plan. Interested stakeholders will be consulted in the development of the new program.

There is sufficient funding of \$510,000.00 in the 1999 Water and Wastewater Capital Works Program – Water Efficiency Budget to expand the program by an additional 8,500 units.

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The Works Committee reports, for the information of Council, having also had before it during consideration of the foregoing matter the following communications:

- (i) (November 2, 1999) from Ms. Christine Iamonaco, Senior Public Consultation Co-ordinator (Acting), Works and Emergency Services, forwarding a motion from the Implementation Compliance and Monitoring Committee (ICMC) for the Ashbridges Bay Treatment Plant Mediation Agreement in support of the Water Efficiency Plan toilet incentives for an additional 8,000 units or more; and
- (ii) (November 3, 1999) from Ms. Karey Shinn, Chair, Safe Sewage Committee, in support of the efforts of the City to meet and exceed the 15 percent reduction of water use as planned.

(City Council on November 23, 24 and 25, 1999, had before it, during consideration of the foregoing Clause, the following report (November 19, 1999) from the Commissioner of Works and Emergency Services:

Purpose:

To respond to a request by the Works Committee for a report to City Council on the criteria being used to measure the effectiveness of the 1999 Ultra Low Flush (ULF) Toilet Incentive Program.

Financial Implications and Impact Statement:

N/A

Recommendations:

It is recommended that this report be received for information.

Background:

Toronto City Council at its meeting of July 27, 28, 29 and 30, 1999 approved the 1999 multi-residential Ultra Low Flush Toilet Incentive Program by adoption of Clause No. 14 of Report No. 2 of the Works Committee. The Program is a quick start initiative in support of the development of the City's Water Efficiency Plan and is directed at replacing 10,000 high-consumption (13 to 20 litre) toilets. The Program provides a \$60.00 incentive for the replacement of each floor outlet toilet to building owners who register for, and comply with, the recommended Program.

The Program was established to test the acceptance of a multi-residential Ultra Low Flush Toilet Incentive Program, substantiate actual water savings and establish a bench mark for expected savings in the implementation of a broader program in the future. For this reason, the Program requires building owners to use one of four Performance Contractors who were pre-qualified by the City to undertake the toilet replacements. The building owners are provided the following by the Performance Contractors:

- *a projection of expected water savings,*
- *tracking of water consumption records post Program implementation,*
- *installation of reliable and higher performance products, and*
- *performance guarantees and financing for Program implementation.*

The response from building owners, to the original Program, far exceeded original expectations. At its meeting of November 3, 1999, the Works Committee recommended the adoption of the "Expanding the 1999 Ultra Low Flush (ULF) Toilet Incentive Program" report which recommended expansion of the Program by an additional 8,500 toilets; and requested a report on the criteria being used to measure the effectiveness of the Program.

Comments and/or Discussion and/or Justification

In developing the City's Water Efficiency Plan, toilet replacements for the multi-residential sector have been identified as one of the most effective water conservation measures to be implemented. The ULF toilets are expected to provide a 50 to 70 percent reduction in water consumption over existing high water consumption toilets.

The Program effectiveness is being assessed through information and data obtained from the building owners participating in the Program and the analysis provided by the Performance Contractors used to implement the Program. The Works and Emergency Services Department has established a comprehensive database to track the Program implementation and effectiveness. The database includes the following information:

- *building address and contact person,*
- *number of suites,*
- *number of floors,*
- *number of toilets being replaced,*
- *make and model of toilets installed,*
- *number of shower heads and faucet aerators being replaced,*

- *number of tenants in each building,*
- *data contained in the water consumption analysis provided by the Performance Contractors (pre and post Program implementation).*

Furthermore, the Department will continue to track building water consumption for a period of five years. The data will be used to provide an analysis of water consumption reductions achieved by each building and will be used to provide comparisons among buildings and to original projections. Post-implementation monitoring of this and other water efficiency measures, implemented through the City's Water Efficiency Plan, will be an essential component of the Plan implementation. The data collected will be used to assess the effectiveness of each measure implemented, track progress in achieving the Plan's water consumption reduction objectives and whether changes are required in the Plan implementation.

Conclusions:

The response from multi-residential building owners to the 1999 Ultra Low Flush Toilet Incentive Program, a quick start initiative in support of the development of the City's Water Efficiency Plan, has far exceeded original expectations. The Program effectiveness is being assessed through information and data obtained from the building owners participating in the Program and the analysis provided by the Performance Contractors used to implement the Program.

The Works and Emergency Services Department has established a comprehensive database to track the Program implementation and effectiveness. Furthermore, the Department will continue to track building water consumption for a period of five years. Post-implementation monitoring of this and other water efficiency measures, implemented through the City's Water Efficiency Plan, will be an essential component of the Plan implementation. The data collected will be used to assess the effectiveness of each measure implemented, track progress in achieving the Plan's water consumption reduction objectives and whether changes are required in the Plan implementation.

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