

Supplementary Report: Building Energy Retrofit Initiatives at Toronto Community Housing

Date:	October 29, 2012
To:	City Council
From:	City Manager
Wards:	1, 5, 7, 8, 11, 13, 24, 27, 28, 35, 37 and 39
Reference Number:	

SUMMARY

The Executive Committee, at its meeting on October 9, 2012, considered the report entitled *Putting People First, Transforming Toronto Community Housing – Special Housing Working Group's Report* and requested that the City Manager report directly to Council on the following information related to the Building Energy Retrofit Initiatives at Toronto Community Housing (TCH):

1. Jobs created
2. Projects started and completed
3. Cost savings achieved

Financial Impact

There are no financial implications resulting from the receipt of this report.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting on February 17, 2012, Executive Committee requested the City Manager, in consultation with appropriate staff, to report directly to Council on the number of jobs created, projects started, completed and costs savings achieved, through the Building Energy Retrofit initiatives at TCH.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=5591>

ISSUE BACKGROUND

Reducing pollution, cutting waste and saving money are key goals of TCH.

The Building Energy Retrofit Program (BERP), was conducted by TCH and the energy saving companies Ameresco and Johnson Controls Inc. that were selected through a request for proposals process. The BERP was initiated in August 2009 and will finish later this year. Building work has included upgrades such as replacing incandescent lights with compact fluorescent light bulbs, replacing hot water boilers, installing energy-saving Building Automation Systems and renewable energy initiatives including the introduction of more solar energy.

Typically, TCH pays for energy saving programs like this one by borrowing against future energy savings. Funding for this program's first phase came from federal and provincial stimulus dollars through the Social Housing Repair and Retrofit Program (SHRRP). TCH is also an active participant in incentive and rebate programs offered by utility companies.

In addition to the technical work, the BERP includes comprehensive tenant engagement programs to effectively foster the conservation culture and behaviour needed for these energy initiatives to be sustainable for years to come and provided training, mentorship and economic opportunities for tenants of TCH.

COMMENTS

When completed later this year, the BERP will represent an investment of over \$40 million in 20 large TCH communities containing 6,158 units.

The following represents the specific information requested by the Executive Committee:

1. Jobs created

Although employment for the BERP was managed through third parties, TCH estimates that 400 direct jobs and another 250 indirect jobs were created through the program. The estimate was based on the methodology used in the report “Building the Green Economy – employment effects of Green Energy Investments for Ontario” produced by the Political Economy Research Institute. Their methodology establishes a multiplier for every \$1,000,000 of expenditure on energy conservation.

2. Projects started and completed

2,544 projects were started through the BERP with 2,524 completed to date. The remaining 20 projects are anticipated to be completed later this year.

3. Cost savings achieved

Cost savings achieved through the BERP are not yet confirmed, but preliminary consumption results are positive. Most of the energy efficiency measures were completed towards the end of 2011. TCH will not be in a position to confirm savings until future years as consumption is significantly impacted by the variance in weather patterns. Only with the passage of future years will TCH be in a position to determine a normalized level of reduced consumption to confirm savings being achieved. However, TCH estimates, that upon completion of projects in 2012, that an annual savings in the order of \$1 million per year will be achieved and note that, per a review of 2011 utility consumption as compared to prior years, that a downward trend in overall utility consumption is evident.

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SIGNATURE

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