

## Case study: Energy retrofit for non-profit housing



*"This is one of the most comprehensive and detailed plans I have seen yet for one of our properties"*

- Board member, Riverdale Housing Action Group

Operating nine housing properties in Toronto, the Riverdale Housing Action Group is a non-profit organization providing alternative housing in Toronto's east side.

Built in 1985, the organization's property on Jones Avenue contains six living units. Its construction is typical of the era, offering low levels of energy efficiency. Faced with a future comprised of higher energy prices, the organization required a plan to improve the energy efficiency of the property thereby insulating it from rising energy costs that cannot be readily passed on to tenants.

With an eye to improving the efficiency of the building, prioritizing strategies that provide the best

financial performance and minimizing disruptions to the tenants, Village Technologies' retrofit strategy will:

- Replace electric baseboard heating and window mounted A/C units with geothermal heating and cooling
- Enhance building envelope performance with new insulation, doors and windows
- Integrate energy recycling systems such as grey water heat recapture and energy recovery ventilators that both pre-condition and enhance air quality
- Integrate a thermal storage system that will enable the building to benefit from time of day electricity pricing
- Capture rainwater on-site for use in the property's vegetable garden
- Verify carbon offset credits which can be sold, resulting in future revenue for the organization

If you have a property you would like to re-imagine for energy efficiency, visit us online at [villagetechnologies.ca](http://villagetechnologies.ca) or call us at 416.465.0729

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