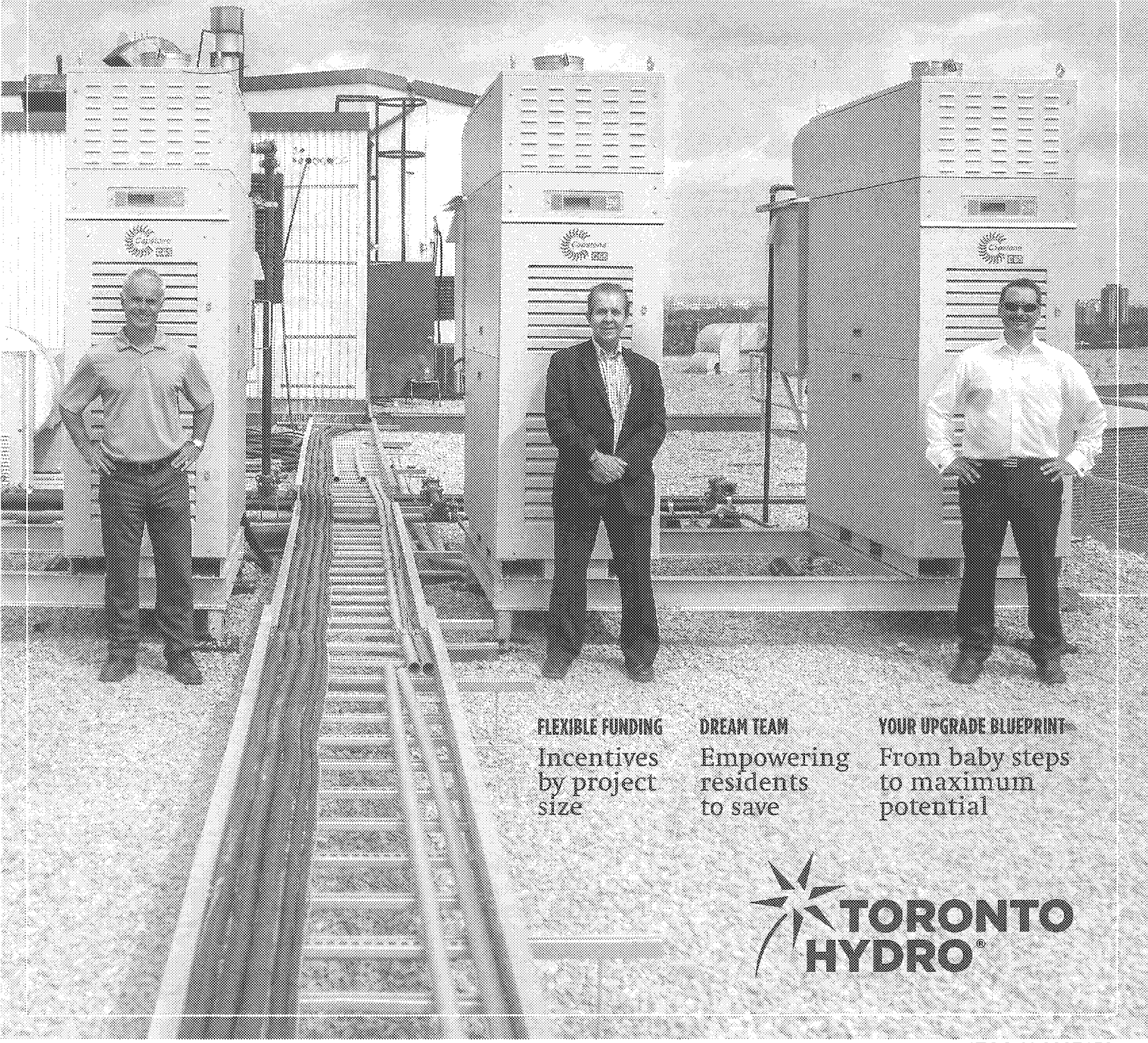


SAVINGS GENERATOR

WITH BROOKFIELD'S SUPPORT, THE GRANGE CONDOS UPGRADE TO A CUTTING-EDGE CHP SYSTEM THAT SAVES ENERGY, PROTECTS RESIDENTS AND CUTS COSTS



FLEXIBLE FUNDING
Incentives
by project
size

DREAM TEAM
Empowering
residents
to save

YOUR UPGRADE BLUEPRINT
From baby steps
to maximum
potential



Success Story

SAFEGUARDS AND SAVINGS

THE GRANGE CONDOMINIUMS

Big energy savings are driving sector adoption of micro-CHP technology, but Brookfield eyed another opportunity: sustained occupancy.

LOCATION	SUITES	FLOORS	BUILT
Etobicoke	305	15	1970

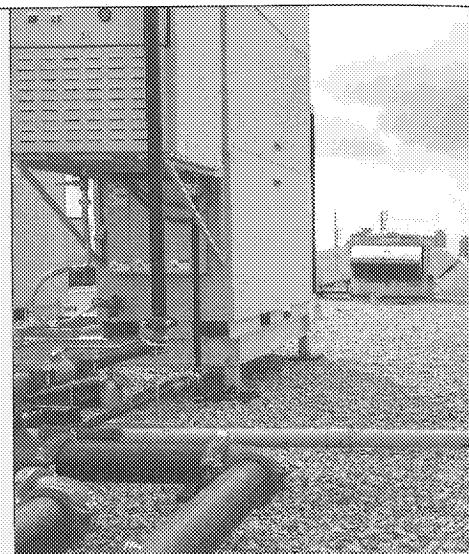
BY THE NUMBERS

\$100,000/YEAR ANTICIPATED
ELECTRICITY
SAVINGS

The Grange contracted with Magnolia Generation to finance and operate the CHP system, meaning zero upfront capital cost for the Board.

Typically, companies that purchase the equipment can expect a seven to 12 year simple payback, electricity cost savings of 30 to 40% and an internal rate of return of between 12 and 20%.*

*Based on current electricity prices. Costs vary depending on the complexity of the installation.



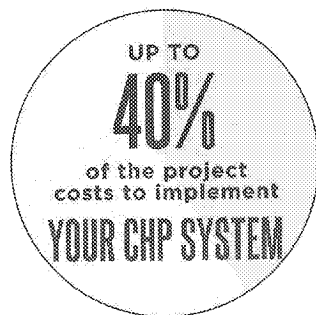
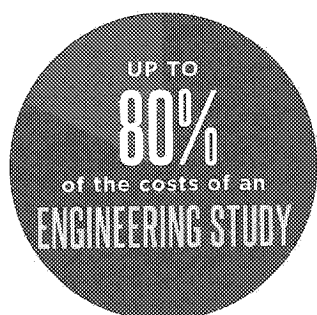
Due for a new backup generator, Brookfield decided to take a look at Combined Heat and Power (CHP) technology.

CHP systems help achieve high efficiency by combining the production of heat and electric power into one process, using much less fuel than separate, conventional generation.

TO LEARN MORE ABOUT CHP REBATES, VISIT torontohydro.com/CHP

BIG DEAL

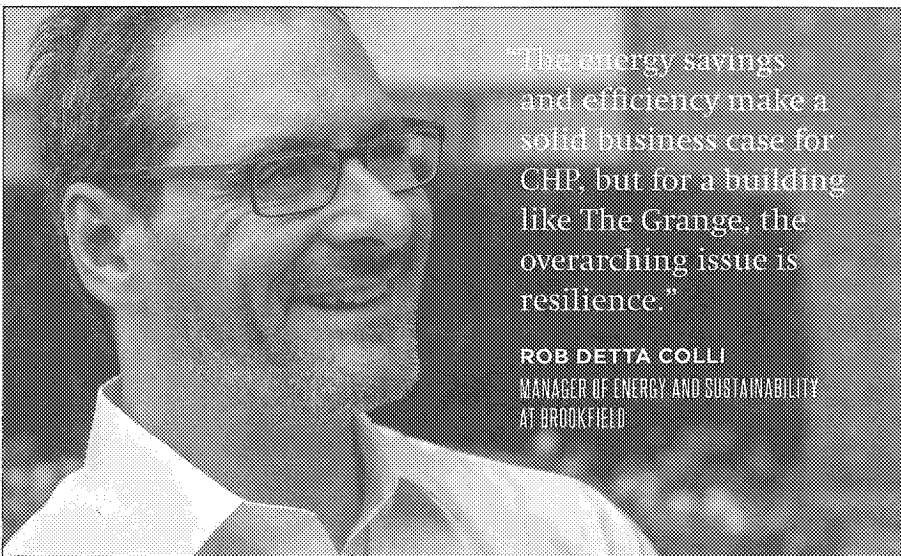
SPEED UP YOUR PROJECT
PAYBACK WITH INCENTIVES



TOP 3 CHP BENEFITS

DIFFERENT SETTINGS,
DIFFERENT SCALES — SAME BENEFITS

-  **1 ENERGY SAVINGS**
Produces heat and power more efficiently
-  **2 POWER RESILIENCE**
Keeps buildings habitable, even in a prolonged outage
-  **3 REDUCED PRESSURE ON RESERVE FUNDS**
Helps condo boards effectively manage reserve funds and utility costs



"The energy savings and efficiency make a solid business case for CHP, but for a building like The Grange, the overarching issue is resilience."

ROB DETTA COLLI
MANAGER OF ENERGY AND SUSTAINABILITY
AT BROOKFIELD

And because some systems can double as backup power by continuing to operate independent of the grid during power outages, CHP systems allow buildings to reduce their vulnerability to extreme weather — a critical advantage for The Grange, which is home to many elderly residents.

After implementing its precedent-setting micro-CHP system, The Grange went from meeting the minimum bylaw standards for life safety and building

evacuation (15 minutes of stairwell lights) to residents being able to enjoy heat, running water and lighting — even make a pot of tea in the common area — in the event of a prolonged outage.

A leader in the condominium market when it comes to CHP, Brookfield is working closely with Toronto Hydro to pre-screen the other buildings in their portfolio to find out if they're suitable for this technology.

 **50%** OF BUILDING ENERGY USAGE IS SPACE AND WATER HEATING

FAQS

POPULAR CHP QUESTIONS

Q. Will installation inconvenience residents?

A. No. Installation does not require suite access.

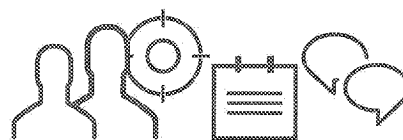
Q. Do residents receive less heat, hot water or electricity?

A. No. They'll receive the same amount; power bills are not expected to increase as a result of the system.

Q. Is the unit noisy?

A. No. Many units are considerably quieter than conventional boilers.

THE POWER OF RESIDENT ENGAGEMENT



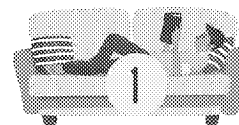
When residents and managers team up, everyone wins.

Creating a Green Team to reduce energy use helps neighbours get involved with, and stay invested in, the performance of their building.

Tips for sustaining a Green Team

- 1 CHOOSE YOUR CHAMPIONS**
Pick a team leader or co-chairs; include board members, property managers, building maintenance staff and residents
- 2 SET TARGETS**
Define a list of energy-efficient improvements, from quick wins to long-term goals
- 3 ESTABLISH BUDGETS AND TIMELINES**
Review most recent reserve fund study and confirm available capital budget and planned replacement schedule
- 4 SPREAD THE WORD**
Share successes on building website, in newsletters, emails and on social media

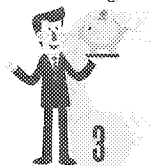
SEE THE BIG PICTURE



A more comfortable living environment



Happy residents



Lower condo fees



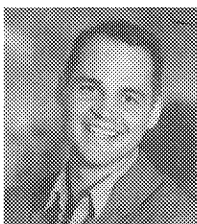
Potential for higher resale value

GET AN EXPERT ON YOUR SIDE

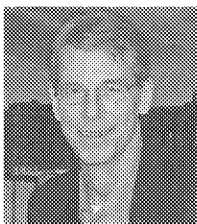
At no cost to you!

Our Energy Experts can help pinpoint your biggest opportunities to save, calculate incentives and even fill out the paperwork for you. Get in touch and they'll take care of everything.

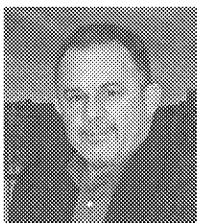
MULTI-RESIDENTIAL



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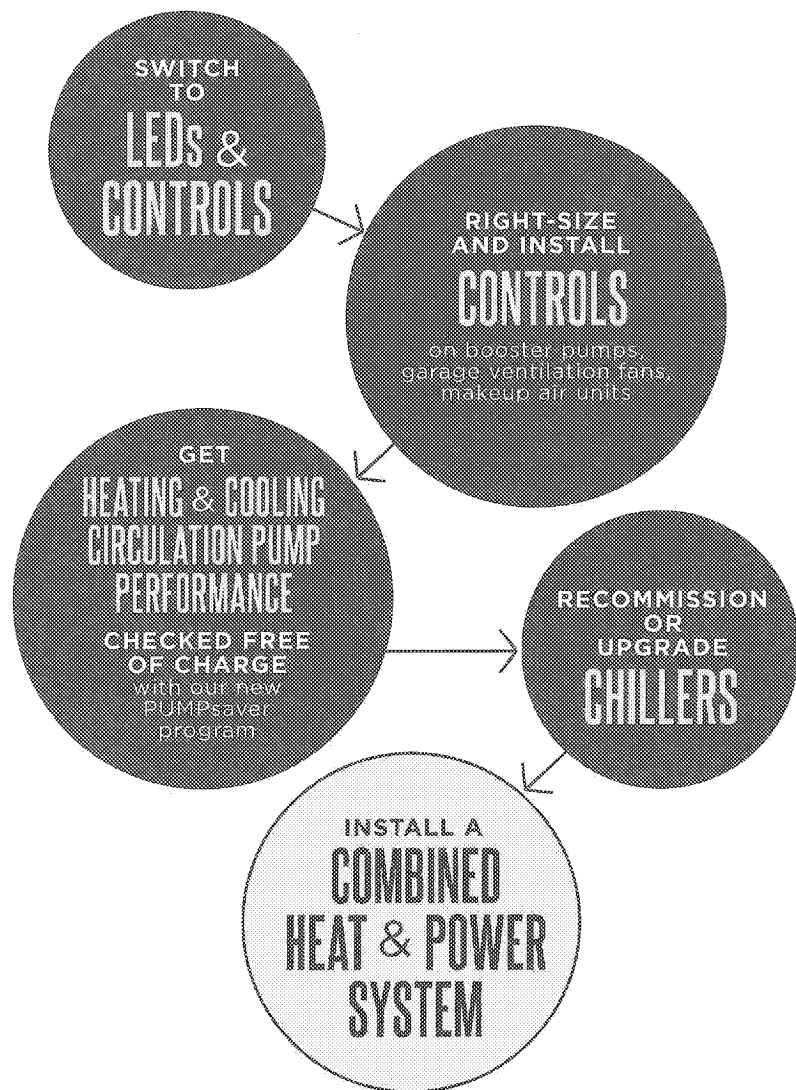
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YOUR ROADMAP TO ACTION

Start easy with simple projects with fast payback, then proceed to bigger ticket items



SAVE ON ENERGY
POWER WHAT'S NEXT

torontohydro.com/business



Cover photo, left to right: James Kennedy, Magnolia Generation; Bill Colucci, The Grange; Rob Detta Colli, Brookfield Condominium Services

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