

SCHEDULE F Triple Bottom Line Report

The Triple Bottom Line refers to the environmental, economic and social aspects of sustainable initiatives.

The purpose of the Project Completion Report is to share the story of your experience undertaking your project with others seeking to address similar issues in their own communities.

The Project Officer will ensure a Word template of Schedule F is available for completion, and will help with any questions. FCM will post your report on the Green Municipal Fund™ (GMF) website.

Instructions:

- Use **plain language** that can be understood by people who are not specialists on the subject.
- **Five to 10 pages**, but may be longer or shorter, depending on the complexity of the project.
- The report, including all attachments and appendices, must be submitted in **PDF format** with searchable text functionality.
- Reports must be clearly identified as **final** (not draft).
- **Reports must be dated.**

VERY IMPORTANT:

Timing: You need to email a report, to your GMF project officer (contact info is in Schedule C), on the dates indicated in Schedule C or whenever FCM asks for such a report.

Copyright: Before you submit a report to FCM, make sure you hold the copyright for the report. If you're hiring a consultant to prepare the report, please make sure to get the copyright (see FCM's copyright tips document), or else FCM will not be able to disburse the Grant Amount.

Accessibility for people with disabilities: Please do not change the format, font, layout, etc. of this report. This template has been specially designed, following FCM's Accessibility Guidelines, in order to be accessible to people with disabilities.

Confidentiality: If your report contains any Confidential Information that you would prefer not be made available to the public (e.g. through a case study or other materials produced by FCM that relate to your Project), please submit two versions of the report:

1. **Complete report including Confidential Information:** Please clearly label this report with the word "**Confidential**" or similar wording and FCM will treat it as confidential.
2. **Abridged report excluding Confidential Information:** This report may be posted on the FCM website and otherwise made available to interested third parties, to help FCM meet its knowledge sharing objectives.

GMF number:	17178
Lead Applicant:	Thresholds Homes and Supports Inc.



Phone, fax, e-mail, and address of lead contact:	Allan Wong, Director of Finance and Operations 236 Victoria Street North, Unit 2A Kitchener, ON N2H 5C8 awong@thresholdssupports.ca
Date of the Report:	February 18, 2021

1. Summary of the Initiative

- a) What was the objective in preparing the funded initiative?

The objective of the planning study was to complete an assessment of the net-zero energy ready options for Thresholds proposed 3 storey, 25 unit new construction in Kitchener, Ontario.

- b) Referring to the original plan for this funded initiative, please identify any changes in the approach or methodology upon implementation. For example, significant scope changes such as alterations to timeline, cost or personnel.

The completion of the study was on time and on budget and within the scope originally proposed.

- c) Describe community engagement activities (e.g. consultations, workshops, meetings) performed for this funded initiative.

No community engagement activities were undertaken for this planning study.

2. Triple Bottom Line Findings and Recommendations

- a) What were the outcomes of this funded initiative?

- o Environmental, Financial, Social

The outcome of this planning study was a net zero modeling report for a building that is modelled to consume 158.4 MWhr/year which corresponds to an Energy Use Intensity (EUI) of 70.7 kWh/m² (Scenario 3) before accounting for onsite generation. It was determined through this study that a 146.8 kW_{DC} solar photovoltaic array generating 161.8 MWh/year can completely offset (101%) of the energy consumed. Should Thresholds want to pursue an all-electric scenario in the future, the conversion of the domestic hot water heater (the only natural gas end-use), would be relatively straightforward to undertake.

This study provided important information to the proponent and project team about the potential cost/benefits of a Net Zero Ready building design. The report also contributes to increased knowledge in the affordable and supportive housing sector; a sector not only interested in environmental objectives, but also in reducing operating costs to ensure the long-term affordability of their units for low-income and vulnerable populations.

- o Affordability considerations

Based on analysis and costing of three net zero combinations, the study determined the most cost effective way the project could achieve Net Zero energy.

- o Recommendations

Zon engineering in cooperation with the cost consultant provided a report with analyses and costing of three net-zero combinations as compared to the baseline NECB prescriptive building. The consultant confirms that this project can achieve a Net Zero readiness through an onsite rooftop mounted solar photovoltaic



system that is equipped to offset all, or a part (depending on the scenario) of the energy usage. The recommended energy efficiency measures of the building enclosure, water, mechanical and electrical systems and how they may be combined (three scenarios provided) are detailed in the report.

3. Community Context

Provide a profile of the community that is the object of this funded initiative (e.g. general demographics)	<i>Thresholds Homes and Supports Inc. (THS), is a recovery-oriented, community-integrated agency that focuses on improved quality of life and enhanced independence for people experiencing mental health issues by providing access to affordable housing and flexible, individualized supports.</i>
Indicate the size and structure of the lead applicant organization and the Board of Directors	<i>THS was incorporated in 1980 and has been serving the community for more than 30 years. Since that time, THS has grown from a single, eight-bedroom group home to a portfolio of 9 properties in Kitchener and two properties and two condominium units in Cambridge. Further, the organization has approximately 270 supported units with rent subsidies with private and non-profit landlords serving 1,100 people across Waterloo Region, Wellington/Guelph and Dufferin County.</i>

4. Project Team

- a) Briefly indicate who was involved in developing this funded initiative, and their affiliations (including consultants). If a municipal housing provider, please include both municipal staff and officials who managed the preparation of the funded initiative.

The following consultants were involved in this study: Zon Engineering who completed the Net Zero Ready study and Hanscomb Loan Monitoring Service who completed the costing. On behalf of Thresholds, Tim Welch Consulting submitted the application for GMF funding, coordinated the study, project team meetings and review of the draft report.

- b) Was there a Project Champion who was instrumental to the completion of the funded initiative? If so, please include their name, title and contact information, and describe their role in the funded initiative.

Allan Wong, Director Finance and Operations for Thresholds Homes and Supports Inc. As a leader in the non-profit sector, Allan was the catalyst for this study. On behalf of Thresholds Homes and Supports Inc., Allan is interested in developing quality purpose built, accessible and high performance energy efficient supportive housing.

5. Outcomes and Next Steps

- a) What is the next step in the implementation of this funded initiative?

The next step is to prepare an updated capital and operating budget and determine if Thresholds will move forward with a joint GMF and CMHC Co-investment application based on the recommendations in the planning report. Alternatively, if Thresholds decides to proceed



with a Co-investment application only, then recommendations from the report will be incorporated to improve the buildings energy use and greenhouse gas emission reductions.

6. Lessons Learned and Knowledge Sharing

In answering the questions in this section, please consider all aspects of the preparation of the funded initiative — from the initial planning through each of the essential tasks until the funded initiative was completed.

- a) What lessons were learned in the course of this funded initiative? In your answer, consider how any barriers or challenges were overcome and what you might do differently.

There were no notable challenges that had to be overcome in undertaking this planning study.

- b) What worked well? What would you recommend to others undertaking similar projects?

Zon Engineering provided a clear scope of work in their fee proposal. Zon and Hanscomb Loan Monitoring Service worked well together and provided the report on time and on budget.

- c) How do you plan to share the knowledge gained from this funded initiative? (e.g. website, conference, trainings).

The report will be shared with Thresholds Board of Directors and will share the report with other affordable housing and supportive housing providers.

7. Publicity and Outreach

- a) Has the funded initiative received any recognition, media coverage, or notable public support? If so, please describe.

No, this planning study has not been shared publicly.

- b) Is there a website where more information about the initiative can be found? If so, please provide the web address with references to the relevant section.

N/A

- c) We encourage you to provide up to 10 images relevant to the funded initiative, if available.

- a. Where possible, include photos that feature people in action, illustrate the progress of the project, or feature “before” and “after” perspectives.¹

- b. For each photo, please include:

- A caption describing what is featured in the photo
- A photo credit that indicates who owns the copyright to the photo and the photographer (e.g. © 2010, City of Ottawa/Madison Brown)
- Written releases from any persons appearing in the images (Please request a photo consent form from your project officer).

¹ The photos must be in tiff or jpeg format and at least 300 dpi (up to 10 MB/10,000 KB but no smaller than 1 MB/1,000 KB in file size)



8. Contacts

- a) Please provide the name and coordinates (title, full address, phone, fax and email) of someone who can be contacted for more information about the funded initiative.

Allan Wong, Director of Finance and Operations
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- b) In the event the contact is no longer available, please provide general contact information for the lead applicant, such as the administrative office of the municipal department that coordinated the Project or some other general contact for the Recipient/lead applicant.

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This project was carried out with assistance from the Green Municipal Fund, a Fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are the personal views of the authors, and the Federation of Canadian Municipalities and the Government of Canada accept no responsibility for them.

