



New study details the broad-based benefits of electricity sub-metering

ACCORDING TO NAVIGANT CONSULTING, SUB-METERING IN ONTARIO HAS THE POTENTIAL TO:

Reduce annual electricity consumption by 1 TWh per year after the first 5 years

Cut 7,000 kilotonnes of greenhouse gas emissions over 20 years



1 TWH IN ENERGY SAVINGS

= 94,848 homes' electricity use for one year³



158 MW REDUCTION IN PEAK SUMMER DEMAND

= the power needed to cool 63.2 million ft² of office space³



7,000 KILOTONNES OF GREENHOUSE GASES AVOIDED

= the equivalent of 1.5 million passenger vehicles driven for one year

By putting residents in control of their utilities, building owners and operators can save approximately \$93,600 annually for a typical mid-sized condo and about \$33,800 annually for a mid-sized rental building.¹

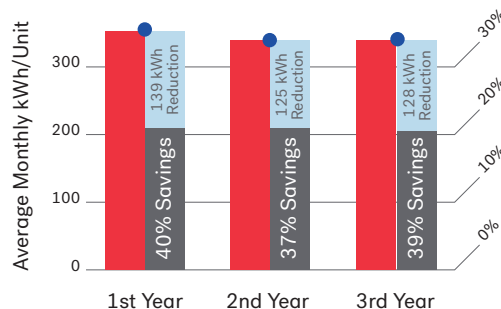
A study commissioned by Enercare Connections and independently carried out by Navigant Consulting has revealed the potential benefits of electricity sub-metering to be far reaching, including notable reductions in greenhouse gas (GHG) emissions and infrastructure costs.

As part of its study, Navigant analyzed monthly consumption data provided by Enercare for 1,500 non-electrically heated units in 47 multi-residential buildings in Ontario to determine the impact of switching from bulk metering to sub-metering. Based on this data, Navigant calculated that, on average, the switch from sub-metering leads to a 139 kWh per unit decrease in monthly electricity usage in the first year, representing a 40% reduction.

Navigant concluded that if sub-metering were to be implemented in every eligible multi-residential building in Ontario, the result would be \$1.2 billion in avoided costs related to generating, transmitting and delivering incremental amounts of electricity over a 20 year period.

The benefits of sub-metering for landlords and property managers are equally significant. Because sub-metering technology measures and bills electricity,

Conservation Impact



■ Implied bulk-metering consumption without sub-metering
■ Sub-metering consumption
● Percent Savings

water and thermal consumption directly to individual suites, residents are put in control of their own utility bills. As Navigant notes, this price signal is responsible for the reduction of in-suite energy costs, which can be unpredictable and typically make up 60%² of a building's total consumption.

Unlike other energy conservation mechanisms, sub-metering from Enercare Connections involves no upfront capital costs for construction developers, landlords or residents.

“ Sub-metering allows landlords and property managers to transform their buildings into efficient and high performing assets with no up-front capital investment. ”

John Piercy, Senior Vice President and General Manager, Enercare Connections

Sub-metering in condominium buildings

While new condominium buildings in Ontario are mandated to include electricity sub-metering, many legacy buildings continue to operate under the bulk billing model, where the building's total energy costs are incorporated into condo fees.

For a typical 150 unit condominium building, switching to sub-metering provides benefits including:¹

- **Annual savings of \$93,600 to the condo corporation**
- **Annual electricity savings of 230,300 kWh**
- **Annual savings of \$240 per resident**
- **Annual CO2 reduction of 162 metric tons³**



Sub-metering in rental buildings

In a world of rising and unpredictable energy costs, bulk billing adds uncertainty and reduces profitability for landlords. While sub-metering in a newly built rental building can be activated immediately, when an existing building is retrofitted, sub-metering can only be activated when a unit is turned over.

For a rental building with 150 units, switching to sub-metering provides benefits including:¹

- **Annual savings of \$33,800**
- **Annual electricity savings of 92,300 kWh**
- **Annual CO2 reduction of 65 metric tons³**



Enercare Connections is Canada's largest and most reputable sub-metering provider for multi-residential and commercial buildings. We are relentlessly focused on delivering true long-term value to our partners and committed to providing the highest level of professionalism and expertise in the industry when it comes to design, installation and ongoing service. To learn more, please contact us at **1-877-513-5133** or **metersales@enercare.ca**.

¹Savings calculated by applying Enercare analysis to Navigant study findings. Rental building savings calculation assumes that 40% of residents are in sub-metered suites. On average, Enercare Connections sub-metering program penetration in a rental apartment starts at 16% in the first year and increases to over 40% after 8 years. ²Unit consumption percentage based on Enercare Connections data. ³Energy savings equivalency calculated using U.S. Environment Protection Agency Greenhouse Gas Equivalency Calculator, epa.gov/energy. TMEnercare, Enercare Connections and the design are trademarks of Enercare Inc., used under license.



enercareTM