



## 80 Mornelle, Toronto



### **Objective:**

Decrease water expense in 265 unit building through (A) efficiency / conservation measures and (B) minimizing water loss due to leaks.

WMC conservation work initiated Wednesday February 16th and completed Friday February 24th.

### **Key Activities:**

- Showerhead and Aerator Replacements to lower efficiency fixtures
- Replace faulty Fill Valves on Toilets
- Replace Flush Seals on Toilets
- Install flow valve sensors on toilet supply lines (Guard Dog Valve™)

Next Steps: Deficiency Reporting is pending to cite follow up repair items (taps and tub diverters)

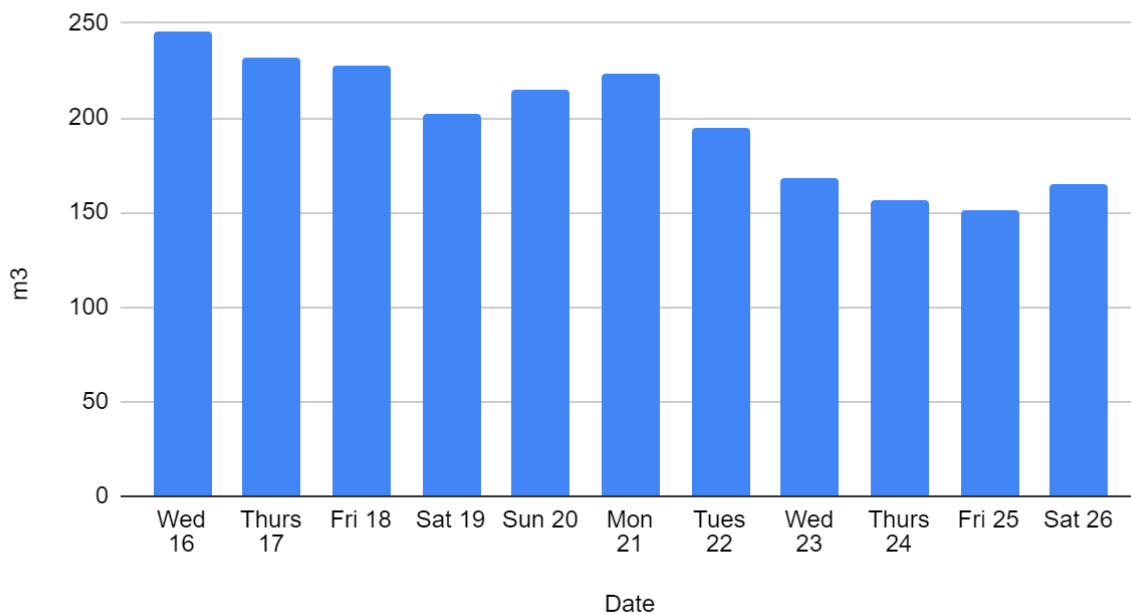
Key Metrics observed and achieved:

- Day 1 Consumption was 246 m<sup>3</sup> February 16th, 2022
- Baseline for Shared Savings Contract with WCM is 222.6 m<sup>3</sup> or 0.84 m<sup>3</sup> / unit / day
- Sample period included four weekend days and Family Day Holiday
- February 26th (Saturday) was 165 m<sup>3</sup> / February 27th (Sunday) was 157 m<sup>3</sup>
- Current daily usage approx 160 m<sup>3</sup> or 0.60 m<sup>3</sup> / unit / day
- Savings to baseline range from 24% to 32%. Assuming 25%, gross annual savings are \$86,000 assuming effective rate (2022) of \$4.26 m<sup>3</sup>

**Daily consumption Feb 16th - Feb 27th**

**Data Source: City of Toronto**

m<sup>3</sup> vs Date



## Overnight Consumption = Water loss generally attributable contained leaks

Overnight flow rate dropped from 6 m<sup>3</sup> / hr to < 2 m<sup>3</sup> / hr



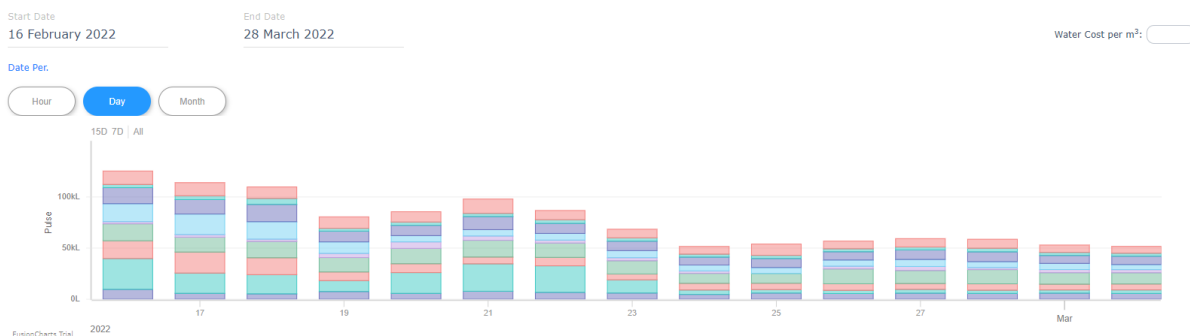
Usage profile denoting substantially lower flow rate during overnight hours (leaks) and reduction of overall volume during peak periods (conservation)

### Key highlights

Cold water measured from domestic bath lines has dropped by more than 50%

Starting point was 132K L / day and has dropped to 61K L / day

Total Reduction 81K CW Reduction 65K or 80% of total coming from bathroom



### Conclusions:

In suite work generated a substantial amount of savings (25 - 30%) with addressing toilet leaks contributing the greatest amount to the reduction.

Pre installation work of monitoring the cold water risers enabled us to target problem lines and increased the focus and results of our insuite work.

On going CW monitoring will play a key role in maintaining these savings over the long term.