



**EXPANDING POSSIBLE REPORT CARDS**

**Energy Efficiency – Redefining Rent Ready**

**2024/25 Completed Projects**

# Impact Summary

As part of Circle Community Land Trust's Capital Repair Program, the Expanding Possible Pilot managed the renovation and energy retrofit of 6 projects, representing a commitment to smart renewal that makes homes more efficient, healthy, and comfortable in the long term. These projects balanced a unique set of challenges and needs, with goals to reduce their environmental footprint and improve their energy efficiency. The following report cards summarize the achievements of the pilot and helped define a new standard of repair for Circle's portfolio, aiming at a horizon of 50 years or longer. The impact of work invested into these homes is quantified by almost complete reduction of greenhouse gas emissions, by social procurement impacts and by significant energy efficiency/ airtightness improvements.



energy and emmission savings Across the 6 projects  
are equal to the removal of 18.6 passenger vehicles off  
the road annually

## Scoring Criteria:

- **GHG Reduction:** Calculating the reduction in usage of Green House Gas Emissions per home
- **Energy Reduction:** Calculating the reduction of energy required to operate the home, including heating, cooling, and hot water.
- **Airtightness Improvement:** Calculating the reduction of air leakage in each home, improving comfort, energy efficiency, and durability.
- **Social Procurement:** Quantifying the positive social impact of the construction of the home



395 Kingston Rd

# EXPANDING POSSIBLE PROJECT REPORT CARD

## BUILDING PERFORMANCE:

	Before	After	target	Achieved
GHG	8.7 Tonnes/yr	0.4 Tonnes/yr	25% Reduction	95.4% Reduction
Energy	189 GJ/yr	45 GJ/yr	25% Reduction	76.2% Reduction
airtightness	12.72 ACH	5.18 ACH	24% Improvement	60% Improvement

## SOCIAL PROCUREMENT:

Skilled Training: 1,864 hrs  
Number of Trainees: 27

Located in the Beaches-East York Ward of Toronto, 395 Kingston is a project emblematic of Circle Community Land Trust's commitment to capital improvements that lead in energy efficiency and social procurement.

*The project scope:*

- New low *u*-value fibreglass windows throughout
- New low *u*-value exterior doors
- Electrified home now uses a heat pump and electric heat pump hot water tank
- New mineral wool insulation and smart vapour control barrier throughout
- Top up attic insulation
- Constructed by a non-profit, social enterprise contractor



103 Woodfern Dr

# EXPANDING POSSIBLE PROJECT REPORT CARD

## BUILDING PERFORMANCE:

	Before	After	target	Achieved
GHG	4.9 Tonnes/yr	0.4 Tonnes/yr	25% Reduction	92% Reduction
Energy	118 GJ/yr	51 GJ/yr	25% Reduction	57% Reduction
airtightness	12.72 ACH	5.18 ACH	15% Improvement	30% Improvement

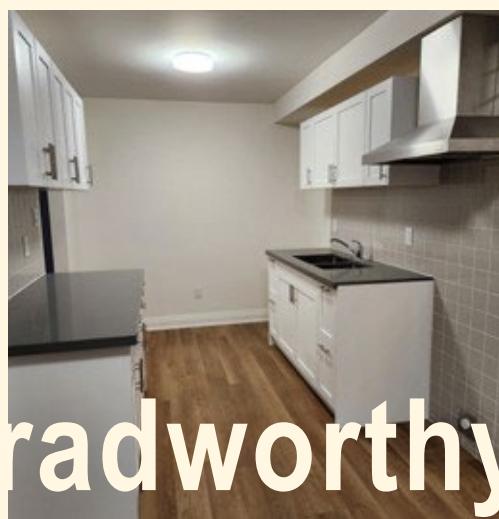
## SOCIAL PROCUREMENT:

Skilled Training: 1,000 hrs  
Number of Trainees: 15

Located in Scarborough Southwest, 103 Woodfern is a light touch retrofit & renew that achieved significant improvements using a social procurement model.

*The project scope:*

- New low *u*-value fibreglass windows throughout
- New low *u*-value exterior doors
- Electrified home now uses a heat pump and electric heat pump hot water tank
- Roof and attic repairs including new insulation and smart vapour control barrier
- New foundation waterproofing and insulation
- Constructed by a non-profit, social enterprise contractor



58 Bradworthy

# EXPANDING POSSIBLE PROJECT REPORT CARD

## BUILDING PERFORMANCE:

	Before	After	target	Achieved
GHG	5.1 Tonnes/yr	0.4 Tonnes/yr	25% Reduction	89% Reduction
Energy	121 GJ/yr	44 GJ/yr	25% Reduction	64% Reduction
airtightness	12.45 ACH	5.72 ACH	23% Improvement	65% Improvement

## SOCIAL PROCUREMENT:

N/A

Located in Scarborough Rouge Park, 58 Bradworthy is an efficient, energy upgrade and retrofit that kept a tight timeline and budget.

*The project scope:*

- New low *u*-value fibreglass windows throughout
- New low *u*-value exterior doors
- Electrified home now uses a heat pump and electric heat pump hot water tank
- Roof water management upgrades and attic insulation
- New mineral wool insulation and smart vapour control barrier throughout



61 Snowball

# EXPANDING POSSIBLE PROJECT REPORT CARD

## BUILDING PERFORMANCE:

	Before	After	target	Achieved
GHG	4.9 Tonnes/yr	0.4 Tonnes/yr	25% Reduction	92% Reduction
Energy	118 GJ/yr	46 GJ/yr	25% Reduction	61% Reduction
airtightness	6.55 ACH	3.98 ACH	25% Improvement	40% Improvement

## SOCIAL PROCUREMENT:

N/A

Located in Scarborough North, 61 Snowball brought together a patchwork of retrofit and energy upgrades for a sizable detached home.

*The project scope:*

- New low *u*-value fibreglass windows throughout
- New low *u*-value exterior doors
- Electrified home now uses a heat pump and electric heat pump hot water tank
- Roof and attic repairs including attic insulation top up
- New foundation waterproofing and insulation
- New second floor siding and insulation
- New basement insulation and smart vapour control barrier



42 Burkwood



# EXPANDING POSSIBLE PROJECT REPORT CARD

## BUILDING PERFORMANCE:

	Before	After	target	Achieved
GHG	4 Tonnes/yr	0.4 Tonnes/yr	25% Reduction	92% Reduction
Energy	100 GJ/yr	43 GJ/yr	25% Reduction	57% Reduction
airtightness	5.11 ACH	3.8 ACH	10% Improvement	26% Improvement

## SOCIAL PROCUREMENT:

Vendor qualified under social procurement policy

Located in Scarborough Rouge Park, 42 Burkwood achieves a huge reduction in energy loads, while utilizing strategic budget sensitive upgrades.

*The project scope:*

- New low u-value fibreglass windows throughout
- New low u-value exterior doors
- Electrified home now uses a heat pump and electric heat pump hot water tank
- Attic insulation top up
- New foundation waterproofing and insulation
- Restored hardwood flooring
- New basement insulation and smart vapour control barrier



**51 Bradstone**

# EXPANDING POSSIBLE PROJECT REPORT CARD

## BUILDING PERFORMANCE:

	Before	After	target	Acheived
GHG	3.7 Tonnes/yr	0.4 Tonnes/yr	25% Reduction	90% Reduction
	95 GJ/yr	47 GJ/yr	25% Reduction	51% Reduction
	5.55 ACH	4.85 ACH	10% Improvement	13% Improvement

## SOCIAL PROCUREMENT:

Vendor qualified under social procurement policy

Located in Scarborough North, 51 Bradstone is a considerate electrified home, achieving improvements and tenant comfortability, while maintaining a constrained budget.

*The project scope:*

- New low u-value fibreglass windows throughout
- New low u-value exterior doors
- Electrified home now uses a heat pump and electric heat pump hot water tank
- Attic insulation top up
- New foundation waterproofing and insulation