



259 INNISFIL ST, BARRIE, ON

ENERGY CONSERVATION REPORT FOR SITE PLAN APPLICATION

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EXECUTIVE SUMMARY

ECOVERT is undertaking an Energy Conservation Report in support of a Site Plan Application for a residential development located at 259 Innisfil St, Barrie. The proposed development is comprised of a 20, 29, 35, and 37-storey residential building. The 4 towers sit on top of a combined 6 levels of above ground parking, including 3 retail spaces on the ground floor. The total gross floor area of the new development is 94,472.3 m².

The City of Barrie's Energy Conservation Report applies to new developments including industrial buildings over 5,000 m², commercial buildings over 2,500m², and residential buildings with over 50 units. The energy conservation report is intended to act as a roadmap that helps achieve the City of Barrie's energy consumption and carbon reduction targets. The report helps designers and developers identify at the earliest opportunity, options to integrate local energy conservation measures that are efficient, low carbon, and resilient [\[1\]](#).

ECOVERT used the IES-VE simulation software to create energy performance results for an SB10 reference model, a baseline spec model, and a low carbon enhanced performance model, each with unique energy conservation measures. The energy performance results from each of the three models and their respective energy conservation measures were compared and discussed in the analysis section. This analysis includes passive and active design measures along with on-site energy solution opportunities and other feasible low-carbon energy options.

With the support of the modelling analysis, ECOVERT has identified a recommended set of energy conservation measures that will provide the best opportunity for the 259 Innisfil St project to achieve a low-carbon high performance design. This set of energy conservation measures and the resulting high-performance design is very attainable and aligns perfectly with the City of Barrie's plan to move towards energy consumption and carbon reduction targets.



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1. INTRODUCTION

The City of Barrie is calling for strong action to meet the Federal emissions targets for both 2030 and 2050. Producing near zero emissions in new and existing buildings is one of the key strategies of Barrie's Community Energy and Greenhouse Gas Reduction Plan [\[2\]](#). This Energy Conservation Report is an example of how these energy and carbon reduction goals can be achieved. The purpose of this Energy Conservation Report is to identify opportunities for developments to integrate local energy solutions that are efficient, low carbon, and resilient [\[1\]](#). An Energy Conservation Report completed in the early design stages can not only maximize the potential for energy conservation measures (ECM's), but it can pave the way for other developments to follow suit and help contribute to a greener City of Barrie.

The Energy Conservation Report must complete the following four requirements to successfully provide the development with an achievable low-carbon proposed design [\[1\]](#):

- Identify both passive and active design opportunities to reduce energy use and demand.
- Identify any opportunities for on-site and off-site low-carbon energy solutions (ex. rooftop PV).
- Compare energy savings of proposed design with included ECM's to the same building constructed with minimum Ontario Building Code standards.
- Use comparative analysis to suggest a preferred scenario with ECM recommendations.

The result of this Energy Conservation Report will guide the 259 Innisfil St development to a proposed design that can take full advantage of the energy and carbon reduction opportunities available.

2. PROJECT DESCRIPTION

The 259 Innisfil St project is comprised of a 20, 29, 35, and 37-storey residential building. The 4 towers sit on top of a combined 6 levels of above ground parking, including 3 retail spaces on the ground floor. The total gross floor area of the new development is 94,472.3 m².

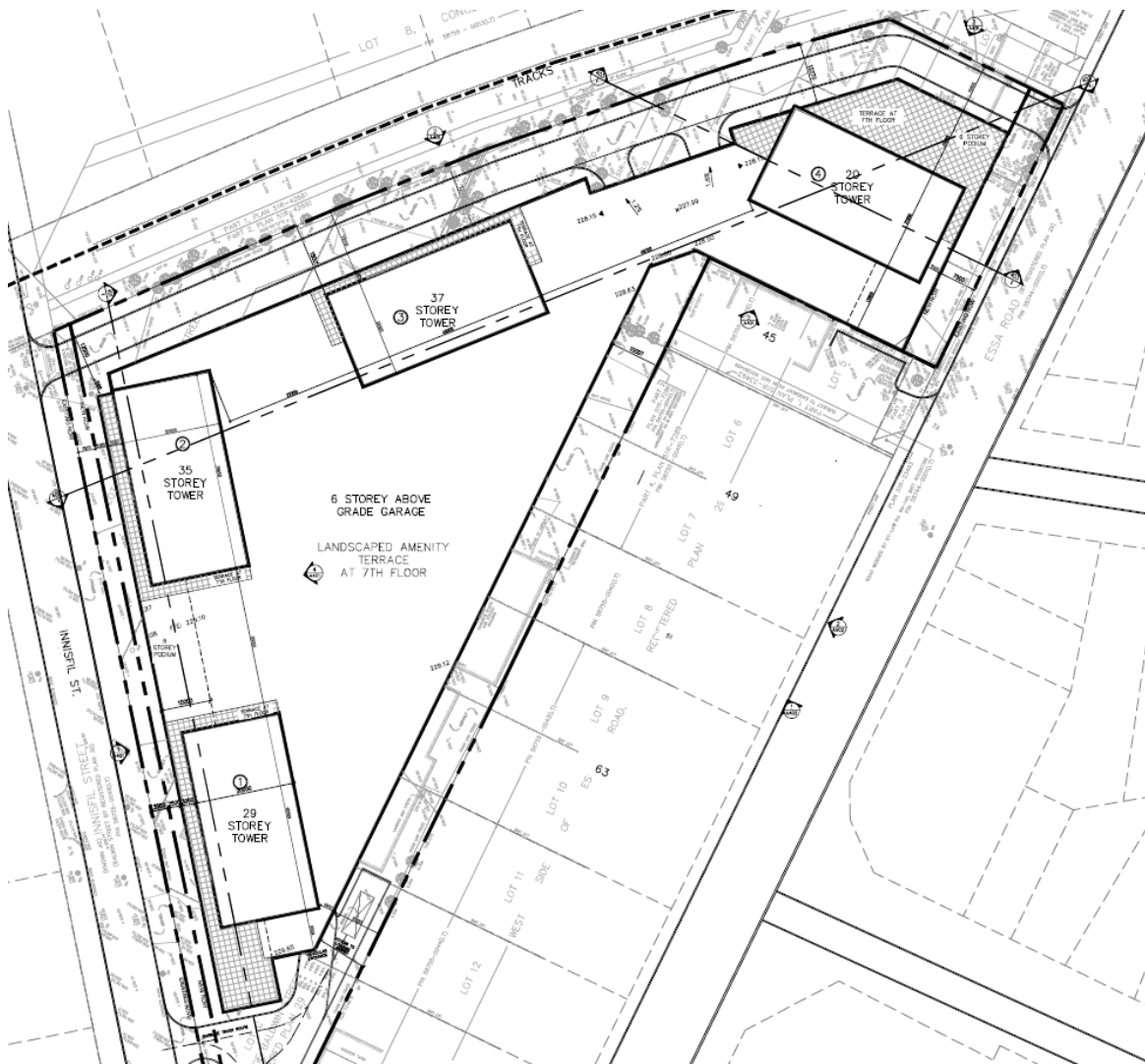


Figure 1 – 259 Innisfil St –Site Plan (Courtesy of architectural team – Mark Zwicker and Ihab Daakour)

3. METHODOLOGY

ECOVERT created 3 different model scenarios for the 259 Innisfil St project using the IES-VE simulation software under Barrie's weather file. The three model scenarios created include an SB10 reference model, an energy efficient model, and a low-carbon advanced performance model. The three different sets of energy performance results differ relative to their incorporated energy conservation measures.

- The SB10 reference model was created without any incorporated energy conservation measures and demonstrates minimum compliance with the Canadian National Energy Code for Buildings (NECB 2015) as modified by Supplementary Standard SB-10 2017 Division 3 Chapter 3.
- The energy efficient model was created to demonstrate how the 259 Innisfil St project would perform with minor energy conservation measure upgrades above a typical development
- The low-carbon advanced performance model represents the most feasible option for the 259 Innisfil St project to reach a low-carbon design. This high-performance model utilizes passive and active energy conservation measures to achieve a cost-effective low carbon emissions design. The incorporated energy conservation measures and results for each model scenario will be discussed in further detail in the analysis.

ECOVERT categorizes the energy conservation measures proposed based on the type of measure (passive or active) per archetype. Developers and designers are encouraged to incorporate these energy conservation measures in their design. As the project evolves based on the actual design a more representative energy model should be developed for the site plan approval and building permit. CO₂ emission factors are assumed to be 0.05 kgCo₂e/kWh of electricity and 1.899 kgCo₂e/m³ of natural as per Table 1.1.2.2. of MMA supplementary Standard SB-10 [3]. The energy cost analysis is based on the assumed virtual rates of 0.151\$/kWh of electricity and 0.024\$/kWh of natural gas.

4. NEAR ZERO EMISSIONS ANALYSIS

This Energy Conservation Report will identify how the development can achieve a design with near zero carbon emissions. As briefly discussed in the introduction, Barrie is pushing towards near zero emissions for all new and existing developments which will help achieve community energy and carbon reduction targets [2]. Near zero emissions entails striving to bring developments as close to zero carbon design as possible. To add perspective, fully achieving zero carbon design includes producing the amount of energy equivalent to the amount of carbon that is consumed by the development. Thus, in order to achieve a near zero emissions design under cost and environmental constraints (local electric carbon density, site area, solar access, etc.), the load on the building is first minimized, followed by providing passive solutions (envelope upgrades) to meet the building energy demand, then addressing the remaining demand with active solutions (mechanical systems). The potential passive and active energy conservation measures and energy solutions for 259 Innisfil St will be broken down in the analysis that follows.

4.1 SB10 Reference Model

ECOVERT uses the high-rise MURB archetype incorporating conventional, commonly adopted mechanical and building envelope systems which fulfills the minimum requirements of the project to meet NECB 2015 as modified by Supplementary Standard SB-10 2017 Division 3 Chapter 3. Detailed building characteristics are shown in Appendix A. Figure 2 below shows the performance of the SB10 reference model.

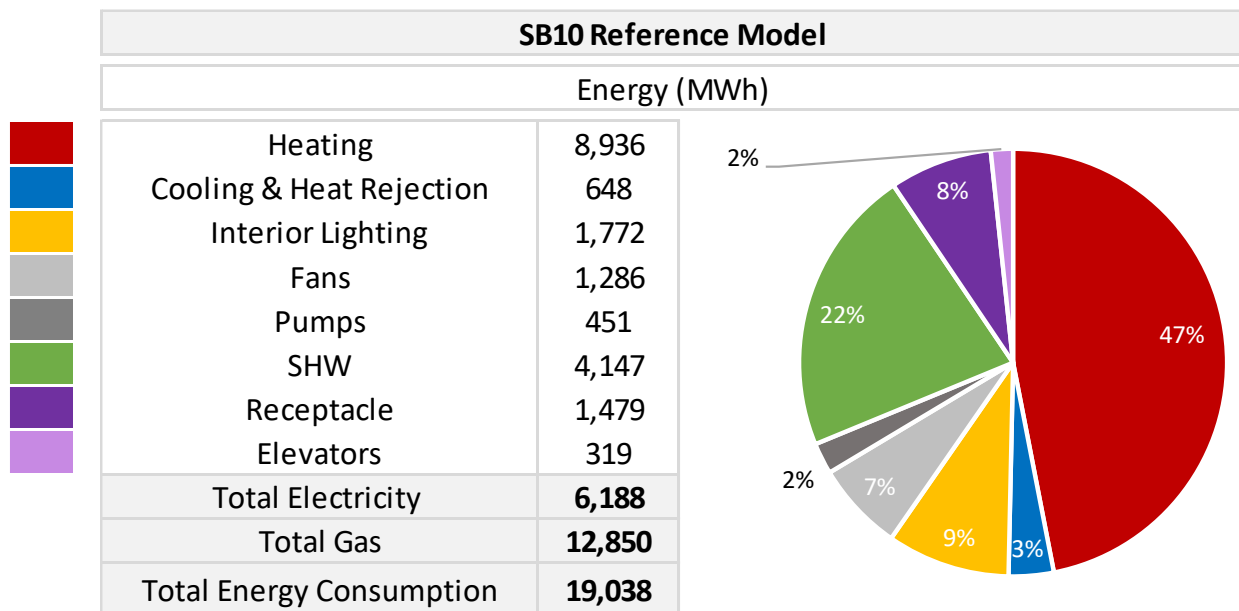


Figure 2 - SB10 Reference Model Results

4.2 Energy Efficient Model

Passive Design:

The following passive design solutions are incorporated over the SB10 Reference Model:

- Double pane argon filled curtain wall with aluminum framing and low-e surface 2 (U-2.24, SHGC 0.4)
- Opaque Wall - Podium: Exterior and Interior insulated steel stud effective R-value: 13.2
- Roof effective R-value: 31
- Overall R-Value: 5.2

Active Design:

The following active design solutions are incorporated over the SB10 Reference Model:

- Plant:
 - Heating Boilers: condensing, 95% efficient
 - Cooling: Magnetic Bearing centrifugal chiller (COP-6.5), induced draft cooling tower with VSD fan
- HVAC
 - Suites: 4-pipe fan-coil integrated with in-suite ERV's, Electronically Commutated (EC) motor on 2-speed fans (75% sensible/ 65% latent recovery efficiency)
 - Other Regular Occupied Areas: 4-pipe fan-coil, ECM 2-speed fans, Lobby/Amenities with heat recovery (75% sensible/ 65% latent recovery efficiency)
 - Corridor MUA: Hydronic rooftop MUA unit, 30 cfm/suite ventilation
- DHW
 - Gas fired: Condensing, 95% efficient

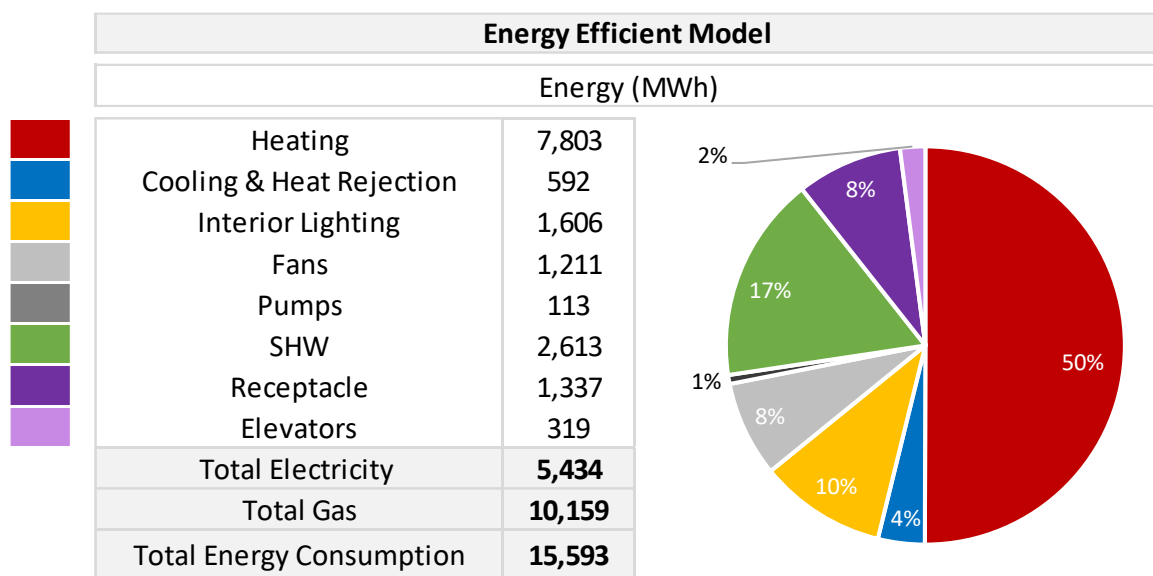


Figure 3 – Energy Efficient Model Results

4.3 Low-Carbon Enhanced Performance Model

Passive Design:

The following passive design solutions are incorporated over the Energy Efficient Model:

- Hybrid window wall (I.G), Glazing USI-1.7, SHGC-0.28 (low solar gain, low e coatings on side #2 and 4 (ITO) with 8% operators in pultruded fiberglass in lieu of aluminum operators
- Opaque Wall: Podium thermal performance increase to effective R-value: 22
- 40% WWR
- Overall R-value: 6.3

Active Design:

The following active design solutions are incorporated over the Energy Efficient Model:

- Variable capacity corridor pressurization (15 cfm/suite ventilation)
- In-suite ERV improved to 81% sensible recovery and 75% latent recovery efficiency
- Distributed ground source heat pumps integrated with in-suite ERVs

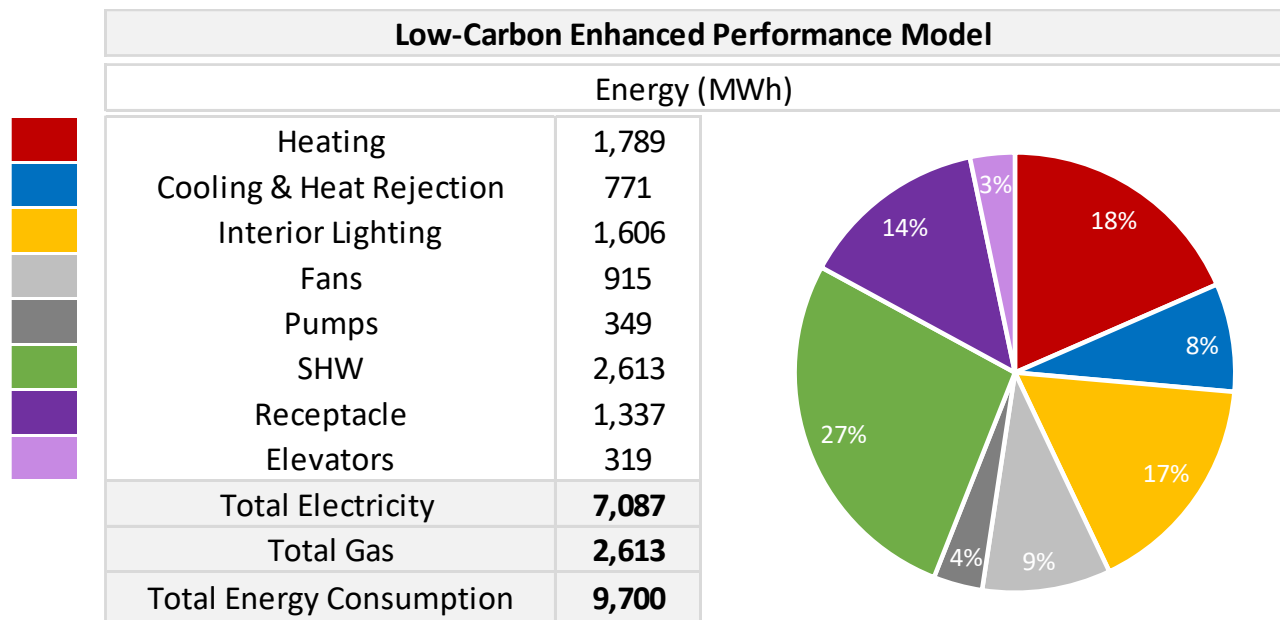
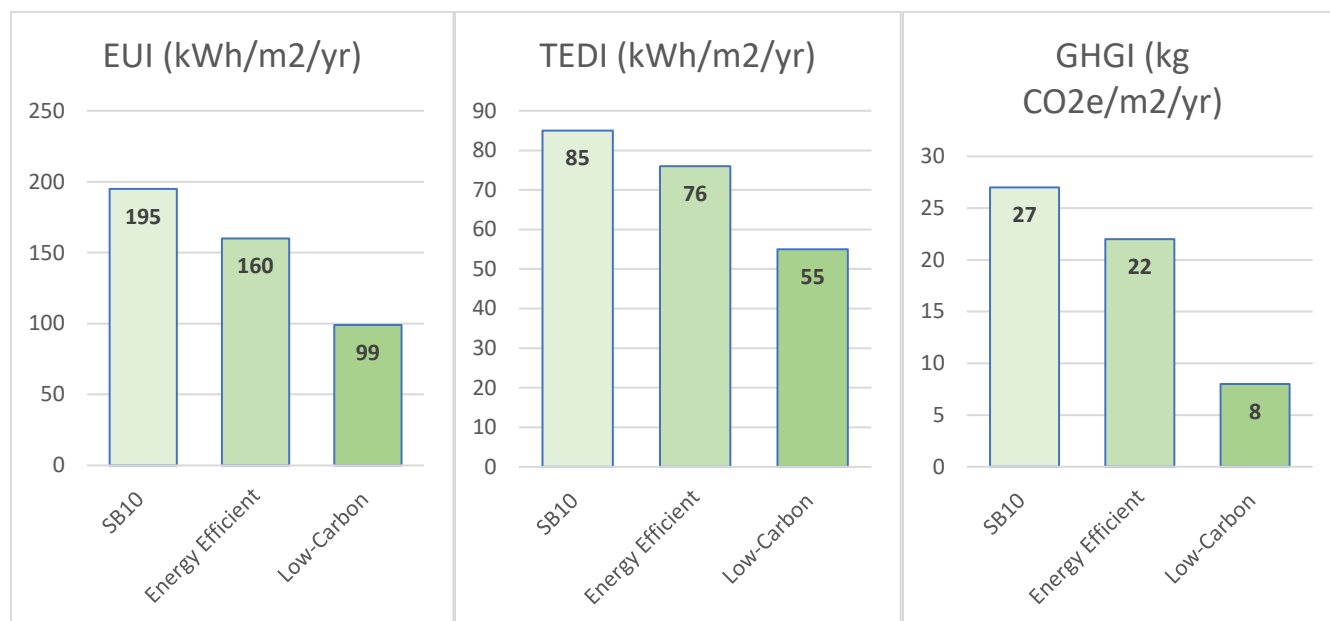


Figure 4 - Low-Carbon Enhanced Performance Model Results

4.4 Development Results Summary



	SB10	Energy Efficient	Low-Carbon
Proposed Development Overall Analysis			
Total Electricity (MWh/year)	6,188	5,434	7,087
Total Gas (MWh/year)	12,850	10,159	2,613
Total Energy (MWh/year)	19,038	15,593	9,700
Total Energy Cost (\$/year)	1,242,796	1,064,322	1,132,817
Peak Electricity (kW)	1,835	1,710	2,512
Proposed Development Intensities			
EUI (kWh/m ² /year)	195	160	99
TEDI (kWh/m ² /year)	85	76	55
GHGI (kgCO ₂ /m ² /year)	27	22	8

5. LOW-CARBON SOLUTIONS

5.1 Solar Energy

Solar photovoltaic (PV) panels generate electricity by capturing energy from solar radiation. They are becoming increasingly economically viable for generating energy on-site due to reduced costs over the last several years, and as such are an important design consideration for low carbon and net zero buildings. Many developments, including residential, institutional, and commercial, utilize solar PV in their designs to take advantage of the long-term economic benefits they provide.

To optimize the feasibility of solar energy on site, a suitable location for a solar array must be available. Such a location needs to have a clear, shade free view due east to west through south to take advantage of the highest amount of available direct sunlight throughout the year. Therefore, it is important for a development to have a sizeable flat roof area or south-facing sloped roof in order to take full advantage of the solar energy resource.

The non-amenity rooftop area above the 4 towers of the 259 Innisfil St project is approximately 3,180 m². Considering an inclination angle of 20° facing due south and 60% available roof area with an output of 0.15 kW/m² it is estimated that the development can harness over 360,000 kWh of electricity annually. The results are summarized in Table 1, and in Figure 5 there is a visual demonstrating the location of the proposed PV Panels.

January	<i>kWh</i>	16,135
February	<i>kWh</i>	21,924
March	<i>kWh</i>	35,995
April	<i>kWh</i>	38,821
May	<i>kWh</i>	41,503
June	<i>kWh</i>	40,056
July	<i>kWh</i>	42,043
August	<i>kWh</i>	39,898
September	<i>kWh</i>	33,238
October	<i>kWh</i>	22,942
November	<i>kWh</i>	16,130
December	<i>kWh</i>	13,190
TOTAL	<i>kWh</i>	361,875

Table 1 - Monthly and Annual Solar PV Energy Output (kWh)

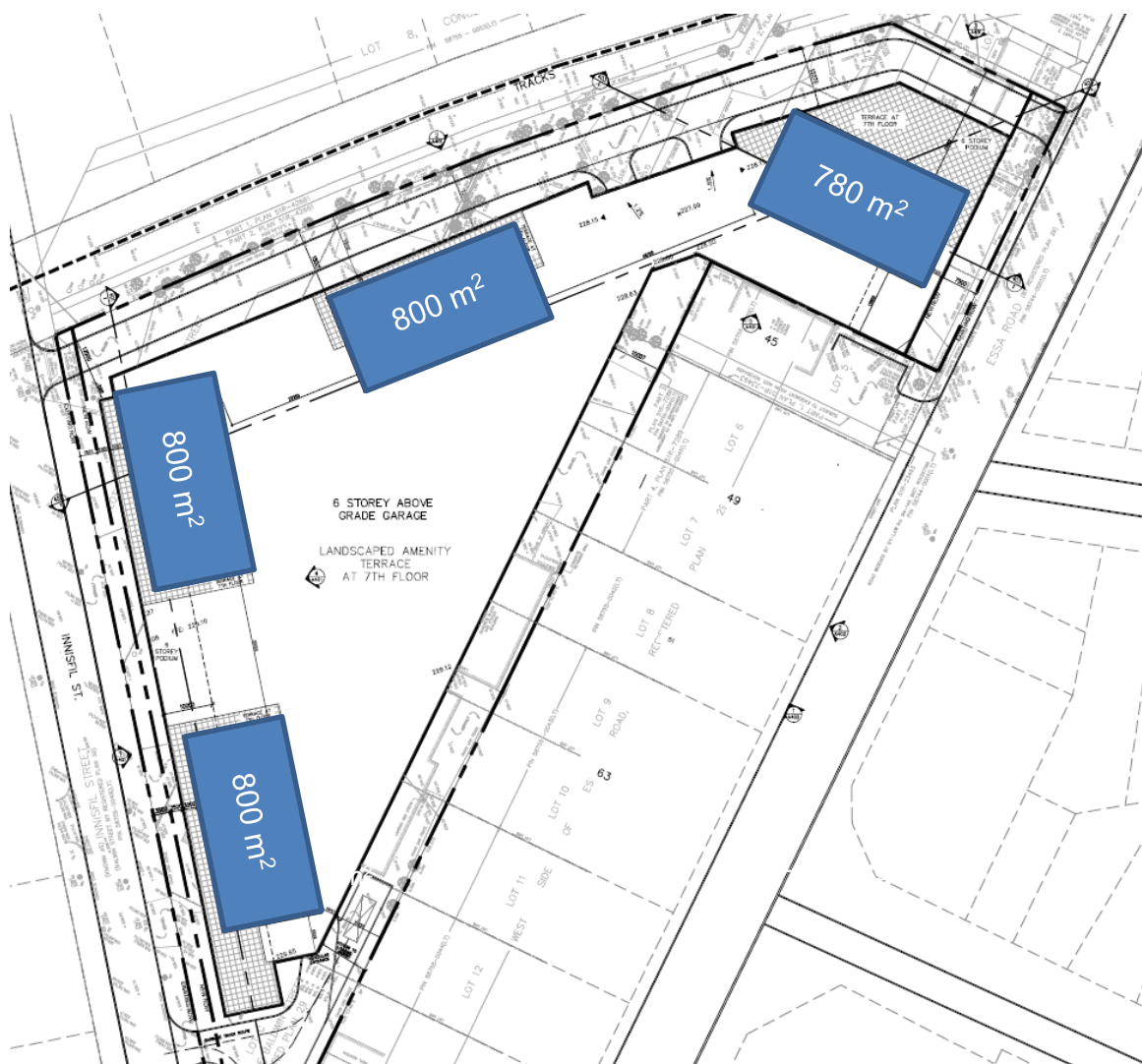


Figure 5 - Recommended location for solar PV Panels on the 4 combined rooftops

5.2 Other Low and Zero Carbon Technologies:

Other low and zero carbon technologies that may be considered an option for the site include:

Ground Source Heat Pumps - A piping network uses the mass of the earth to improve the performance of a vapor compression refrigeration cycle which can heat in winter and cool in summer.

Solar Thermal - Rooftop mounted solar energy collectors capture the sun's thermal energy. These are usually used to offset the heating of domestic hot water loads in buildings.

Wind - Wind turbines are a large-scale renewable energy technology – generally requiring open, unobstructed topography in order to best capture the wind's energy resources. Wind turbines can be situated in an urban setting to generate renewable electricity locally, but this is usually less cost effective as efficiencies are reduced.

Solar Wall – This passive solution reduces thermal energy demand through preheating outdoor air. A solar collector is heated by solar radiation and outdoor air is drawn through or across the collectors in the heating season. Increased fan power is required to overcome the resistance of the collector, however, significant reduction in heating load can be achieved.

Cogeneration / Trigeneration - A gas fired engine is used to locally generate electricity, allowing waste heat to be used to offset space and water heating. Biomass fueled CHP is a renewable source alternative to natural gas. In addition, an absorption chiller can be added to provide cooling (tri-generation). A properly designed CHP plant can be twice as efficient as a typical fossil fuel power plant, converting up to 80% of the energy from input fuel into electricity and useful heat. This technology is suspected to be suitable due to the scale of the development and amount of waste heat being produced from the predominantly cooled buildings. Further investigation is required to determine the feasibility and benefit of a cogeneration/trigeneration system.

TABS (Thermally Active Building Systems) – TABS leverage the diurnal exterior environmental conditions and thermal inertia inherent to the building to preheat/precool building thermal mass in order to reduce conditioning load. Cool nighttime air can be used to precool building thermal mass in the summer to reduce the cooling load during the day, and daytime solar radiation can be collected through glazing to preheat building thermal mass in the winter to reduce the heating load at night.

Off-site Renewable Energy Procurement – Aside from on-site renewable technologies, any development may procure off-site renewable energy generation credits to offset their carbon footprint.

6. ENERGY RESILIENCE

It is important to identify opportunities for backup power systems that will improve the resilience of buildings to area-wide power outages. This includes meeting all emergency power (life safety) requirements, as well as providing for 72 hours (at a minimum):

- Domestic water (hot and cold)
- Elevator service
- Space heating, lighting and receptacle power to the central common area/amenity space/lobby, where applicable

The current design intent for the proposed development is to include back-up power via generators that will supply all emergency life safety requirements. Passive design measures such as high thermal mass elements within the building, and high R-values for the building insulation will assist in maintaining building temperature in the event of mechanical system failure.

Diesel generators are more common than natural gas generators as they are significantly cheaper and smaller in size. Additionally, natural gas generators above 350kW have difficulty meeting the 15 second maximum time allowance for life safety equipment to come back on. This issue could be addressed with multiple or twin generators.

The benefits of natural gas generators are lower NOX emissions, as well as a constantly available fuel supply that does not have to be manually delivered.

The distribution and sizing of the backup systems will need to consider Ministry of Environment and Climate Change requirements for NOX emissions. Typically, the generators must be located at higher levels, such as a penthouse, to satisfy the emissions requirements.

The development will take several years to be fully realized and will likely be in operation for more than 40 years. As such, selected strategies should be sufficiently robust to meet the needs of today, while flexible enough to adapt to future uncertainties.

The team should consider design solutions that allow the buildings systems to be adapted to future climatic conditions such as:

- Ability to add shading devices in the future;
- Design high performance enclosures with low window-to-wall ratios to improve the thermal comfort and passive survivability of the building;
- Thermal breaks at balconies;
- Improved building airtightness.

7. RECOMMENDATIONS AND CONCLUSIONS

The analysis of the energy efficient model scenario for the 259 Innisfil St project shows that using conventional, commonly adopted mechanical and envelope systems with a few small upgrades can achieve a high-performing design. Furthermore, by implementing both passive and active energy conservation measures, as demonstrated in the low-carbon enhanced performance model scenario, the 259 Innisfil St project can move closer to a “near zero emissions” development and align with Barrie’s energy and carbon reduction targets. Below is a table summarizing the recommended energy conservation measures for the 259 Innisfil St project, each of which were included in the low-carbon enhanced performance model scenario that was analyzed above.

Recommended ECM's	
Passive Design	Active Design
Window Performance improved from USI 2.24 SHGC 0.4 to USI-1.7 SHGC 0.28	Geo exchange field – Distributed ground source heat pump with heating COP of 4.2; Cooling EER of 16
Podium wall improved from effective R-13.2 to R-22	In-suite ERV improved to 81% sensible recovery and 81% latent recovery efficiency
WWR reduced from 48% to 40%	Corridor Pressurization reduced from 30cfm/door to 15 cfm/door

As the design progresses, the design team should engage with the energy modelling process to evaluate the design alternatives expressed in this report to help optimize building design. Therefore, there will be further opportunity for exploring approaches for ambitious energy performance as the building design is advanced (which is the most appropriate point to make such decisions). It should be noted that nothing in the proposed package would preclude the potential to do this at a later stage.

Advanced measures such as, CHP, solar PV, solar air heating, and solar thermal could be undertaken on this project but further analysis outside the scope of this report would be required. As these alternatives are explored and design progresses, the proposed development is also encouraged to consider pursuing full net zero or zero carbon design to maximize the energy savings potential moving forwards. Making efforts to pursue these stringent building codes can improve the environmental image of the development and simultaneously blaze a trail for other developments to follow suit in contributing to Barrie’s community energy and carbon reduction targets.

REFERENCES

- [1] City of Barrie Energy Conservation and Efficiency Terms of Reference:
<https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Energy%20Conservation%20and%20Efficiency.pdf>
- [2] City of Barrie – Community Energy & Greenhouse Gas Reduction Plan
<https://www.buildingbarrie.ca/communityenergy>
- [3] MMA Supplementary Standard SB-10: Energy Efficiency Requirements (2017)

APPENDIX A

Location	259 Innisfil St, Barrie, ON		
Climate Zone	Z6 – HDD: 4380		
Weather File	CAN_ON_EGBERT-CS_611E001_CWEC.epw		
Schedules	Units: NECB schedule G I Amenities: NECB schedule B I Corridor and parking lighting: ON continuously		
Occupancy	Units: 25 m ² /person I Amenities: 5 m ² /person		
	SB10 Reference Model	Energy Efficient Model	Low-Carbon Advanced Performance Model
Envelope			
Window Wall Ratio	48%	48%	40%
Podium Wall RSI (R _{imp})	Effective 0.7 (4)	Effective 2.32 (13.2)	Effective 3.87 (22)
Tower Wall RSI (R _{imp})	Effective 0.7 (4)	Effective 1.53 (8.7)	Effective 1.53 (8.7)
Roof RSI (R _{imp})	Effective 6.41 (36.4)	Effective 5.46 (31.0)	Effective 5.46 (31.0)
Window USI (U _{imp})	Overall, 1.9 (0.33)	Overall, 2.24 (0.4)	Overall, 1.70 (0.3)
Window SHGC	0.4	0.4	0.28
Infiltration	0.25 l/s.m ² of façade @ 5 Pascal	0.25 l/s.m ² of façade @ 5 Pascal	0.25 l/s.m ² of façade @ 5 Pascal
Internal Loads			
Receptacle	Suite: 5.0W/m ² I Amenities: 1.0W/m ²	Suite: 5.0W/m ² I Amenities: 1.0W/m ²	Suite: 5.0W/m ² I Amenities: 1.0W/m ²
Lighting	Suite: 5.0W/m ² I Lobby: 10.8W/m ² Amenities: 11.5W/m ² Corridor: 7.1W/m ²	Suite: 5.0W/m ² I Lobby: 9.2W/m ² Amenities: 9.8W/m ² Corridor: 6.0W/m ²	Suite: 5.0W/m ² I Lobby: 9.2W/m ² Amenities: 9.8W/m ² Corridor: 6.0W/m ²
Service Hot Water (W/occ)	Residential: 500 I Amenities: 60	Residential: 500 I Amenities: 60 (reduced 37% for low flow fixtures)	Residential: 500 I Amenities: 60 (reduced 37% for low flow fixtures)
Ventilation	Suite: per ASHRAE 62.1-2010 Corridor: 30 cfm/door	Suite: per ASHRAE 62.1-2010 Corridor: 30 cfm/door	Suite: per ASHRAE 62.1-2010 Corridor: 15 cfm/door
Mechanical HVAC			
HVAC System	Suites: 4-pipe FC & ERVs Amenities: NECB System 3 (single zone packaged rooftop unit with baseboard heating)	Suites: 4-pipe FC & ERVs Amenities: 4-pipe FC, ECM 2spd fans, ERV Corridor: Hydronic rooftop MUA	Suites: GSHP & ERV heating COP of 4.2; Cooling EER of 16; Heating loop delta T: 10F; Cooling loop delta T: 12F; Building Side Heating Entering Temp: 48F; Building Side Cool Entering °F: 88 Amenities: GSHP & ERV Corridor: Hydronic rooftop MAU
Heat Recovery	N/A	75% eff.	81% eff.
Fans	ERV: 0.5W/cfm I Fan coils: 0.3W/cfm MUA: 0.5 W/cfm	ERV: 0.5W/cfm I Fan coils: 0.3W/cfm MUA: 0.5 W/cfm	ERV: 0.5W/cfm I HP: 0.3W/cfm MUA: 0.5 W/cfm
Ventilation Effectiveness	0.8	0.8	1
Plant			
Heating	Condensing boiler, 90% eff.	Condensing boiler, 95% eff.	Geothermal
Cooling	Centrifugal water-cooled chiller, induced draft cooling tower with constant speed, COP 6.3	Magnetic bearing centrifugal chiller, induced draft cooling tower with VSD, COP 6.6	Geothermal
Pumps	Constant speed pumps	VSD on all pumps	VSD on all pumps
Service Hot Water	Condensing boiler 90% eff.	Condensing boiler 95% eff.	Condensing boiler 95% eff.

DISCLAIMER

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