



ENERGY SERVICES
ASSOCIATION
OF CANADA

PROMOTING
PERFORMANCE
BASED SOLUTIONS

case study

438 University Avenue

A leading Toronto business complex finds both savings and energy efficiency through a comprehensive retrofit.

Performance-based solutions become the premier choice for energy and infrastructure renewal initiatives, resulting in fiscally and environmentally responsible outcomes.



Project Description

438 University is a major commercial and retail centre in the downtown Toronto core, owned and operated by Dundee Realty. As the need for LEED certified tenant space increases, the decision was made to retrofit the building ahead of the trend, positioning it for the future. The comprehensive solution was designed to reduce consumption, develop a long term building operations strategy, and achieve LEED EB:O&M certified status.

Opportunity

By positioning the property as a LEED Certified rental opportunity, 438 University was able to market their commercial and rental space to companies who had made the commitment in their corporate policies to embrace the reduction of their carbon footprint.

Results

With the expertise of MCW, the 420,000 square foot building went through a comprehensive retrofit, reducing energy costs and advancing towards sustainability EB:O&M status. Once complete, it will rank as an early LEED EB:O&M building in the downtown Toronto core.



Custom Energy Solutions Ltd.