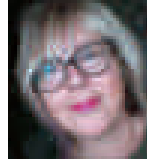


Green Your Condo





LED retrofit projects of common element areas are often the first type of energy efficiency project where a condo corporation can see cost savings after initial investment.



**Dianne Werbicki**  
Editor  
CM Magazine

# Lighting Retrofit Proves Cost Effective

With utility costs skyrocketing, how can a condominium corporation save on its energy expenses? More and more corporations are looking to LED lighting retrofits as a cost-effective starting point.

NY Towers, The Chrysler, TSCC No. 1496, is a 14-year-old property that includes two twenty-eight storey condo towers as well as townhouses. In total there are 672 units. It was one of the first condominium communities built by Daniels in the North York area of Toronto. The complex is easily recognized by its distinctive Art Deco roofscape architecture.

The corporation's proactive board of directors has always been keen to keep

common element fees manageable. "We can't predict the cost of energy," said TSCC No. 1496 Board president, George Dimou. "As a board we're trying to keep our common element costs low." Adding to this rationale is the fact that in-suite hydro is a common element in this community, which means that some units may use more hydro than others.

"An earlier retrofit was completed five years ago," George explained. "We looked at all the common areas at that time, implementing variable frequency drives on heavy motor systems and monitoring carbon monoxide emissions to control the air in the parking areas." Now with signif-

icant improvements in LED lighting, the board decided it was time to tackle this area.

Working directly with Toronto Hydro and Simply LED Lighting Solutions, a timeline was established to retrofit the property's common areas beginning with the garage, hallways, mechanical room and the pedestrian traffic areas to the townhouse units. Motion detectors were also included as part of the planning process.

The corporation utilized its newsletter and town hall meetings to keep residents current with the LED project from start to finish. Regular communication and notices also help encourage owners and residents with their efforts to recycle.

# New Name. Same Great Service.



Brookfield Condominium Services has recently re-branded to become **Crossbridge Condominium Services** as part of a larger corporate initiative. Although the name has changed – the company, our services and our dedication to our valued clients stays the same. As the **largest condominium property manager in Ontario**, we help to create great communities by focusing on the needs of owners and residents with a level of experience that is second-to-none.

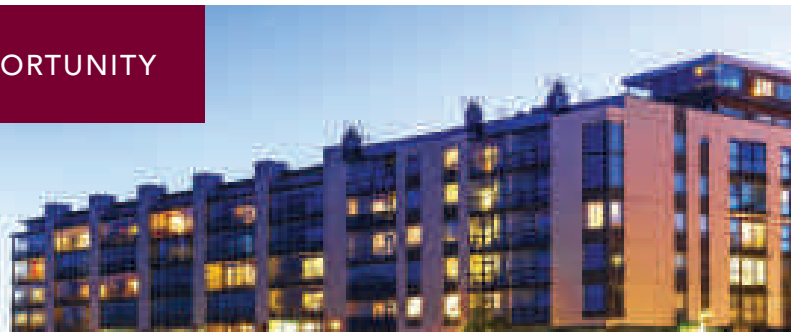


For more information, contact us today  
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[crossbridgecondominiums.com](http://crossbridgecondominiums.com)



## CONTINUING EDUCATION OPPORTUNITY

### Association of Condominium Managers (ACMO)



**This program has been developed specifically for individuals working in the condominium field. It is designed for new entrants or experienced individuals who are seeking formal accreditation.**

Condominium management is a growth industry throughout the province. Participants will learn how to deal with people, buildings and record keeping. A combination of theory and practical problems are incorporated into all courses providing opportunities for participants to develop their knowledge, skills and abilities in planning effective condominiums.

In cooperation with ACMO, Mohawk College offers the following Association of Condominium Managers Program courses online:

- Introduction to Condominium Law (LAWS CDM01)
- Physical Building Management (MGMT CDM02)
- Financial Planning for Condominium Managers (FINC CDM03)
- Condominium Administration and Human Relations (MGMT CDM04)

Participants require regular access to a computer with an internet connection. This program is a valuable education step in the process of obtaining the Registered Condominium Management (R.C.M.) Designation.

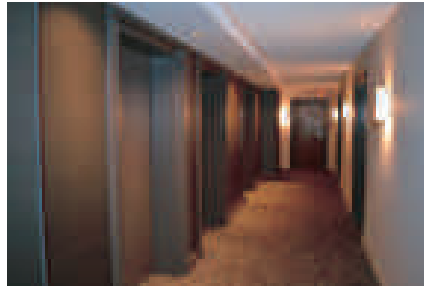
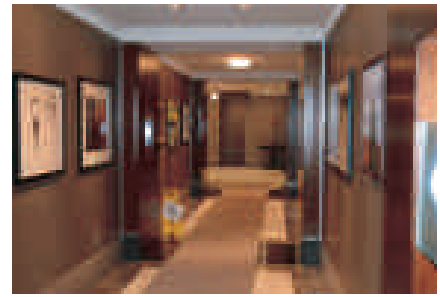
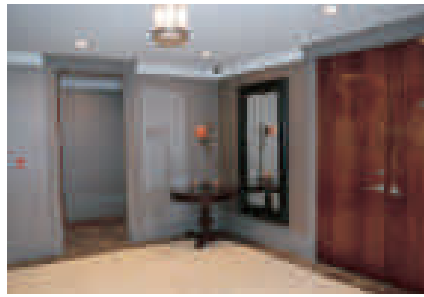
**Visit [ce.mohawkcollege.ca/acmo](http://ce.mohawkcollege.ca/acmo) for future registration dates.**

Contact:  
[ceskills@mohawkcollege.ca](mailto:ceskills@mohawkcollege.ca)



“The Board of Directors was committed to advising owners in a timely and systematic fashion,” explained Ernie Brock, RCM of Maple Ridge Community Management. “I’d say there were no real blips.” All together the project was completed in three months.

The Board of Directors of TSCC No. 1496 is extremely pleased with the result of the LED retrofit. Financial savings (see the sidebar below this article) will start to show within an estimated two years timeframe. “Toronto Hydro support was great,” added George. “Their monitoring and help was appreciated. And, of course, the rebate.” ■



**Dianne Werbicki**, BA is editor of CM magazine.

The Chrysler Condominium in North York undertook an LED lighting retrofit to help keep common element fees as low as possible. Photos: Supplied

## By the Numbers: 1 and 3 Rean Drive LED Retrofit Project

- Total no. of luminaires - 6,466
- Total project cost - \$317,032.25
- Incentive received - \$46,466.35
- Reduction in Annual kWh - 644,000
- Reduction in Annual Energy Cost/  
Operating Savings (\$)  
- \$116,413.57
- Reduction in Annual Energy Cost (%)  
- 63.3%
- Total Annual Savings  
(Operating savings  
+ Maintenance savings)  
- \$140,774.95
- Payback period - 23.2 months
- Return on Investment - 51.7%
- Management Company -  
Maple Ridge Community  
Management
- Property Manager -  
Ernie Brock, RCM

Figures provided by Kenny Erlich, vice president,  
Simply Green Lighting Solutions Inc.



The Board of TSCC No. 1496 The Chrysler with their plaque of recognition. Left to right: Henry Petroff, Jane Stewart, Harry Brown, George Dimou, Ernest Brock (MRCM) and Lee Masucci (Ontario Hydro).



With the replica rebate cheque for \$46,466.35. Left to right: Michael Spence (Simply Green Lighting Solutions), Henry Petroff, Ernest Brock (MRCM), Jane Stewart, Harry Brown, Lee Masucci (Ontario Hydro), George Dimou and Kenny Erlich (Simply Green Lighting Solutions).