

Chiller upgrades power big savings in heritage building

CASE STUDY

✓ GWL Realty Advisors: Toronto College Park

PROJECT STATISTICS

By replacing three old chillers with two new high-efficiency chillers and installing variable frequency drives throughout, Toronto College Park was able to reduce demand by over 520 kW and see energy savings of over 2 million kWh/year.

Total project cost: \$1,355,811

Demand savings: 520 kW

Energy savings:
2,136,046 kWh/year

Electricity savings:
\$259,446/year

Incentive: \$420,685

RIGHT:
Victor da Rosa of Toronto Hydro,
Sandi Mileta-Clancy and Robert Reed
of GWL Realty Advisors



GWL REALTY ADVISORS

In 1930, Toronto College Park opened as the Eaton's College flagship store. Today, it is a mixed-use facility which incorporates offices, retail, an entertainment venue, a broadcast studio and apartments.

The property is managed by GWL Realty Advisors. In 2007, the company set goals for energy savings and sustainability. Reaching these objectives started with an energy management plan, an energy audit and a 5-year capital plan. In part, GWL Realty Advisors meets its goals by working with qualified energy management consultants such as Energy@Work Inc.

The energy audit identified savings such as consolidating the two chiller plants and replacing the old chillers with new energy-efficient units.

“When we integrated the plants, we also upgraded the pumps and installed a total of 6 variable frequency drives in the chillers. This brought substantial energy savings and improved reliability and climate comfort for our tenants,” said Sandi Mileta-Clancy, Sr. Technical Manager, GWL Realty Advisors.

“The incentive we received goes against the cost of the capital project which reduces overall costs for tenants. It’s a win-win and we celebrate it together.”

Robert Reed, Senior Property Manager, GWL Realty Advisors

Upgrading was the clear winner

Although there was a need to address refrigeration phase out issues with the chiller plant, the company used the energy audit to study all of their options. It outlined the significant energy savings to be found with a plant consolidation and equipment upgrade.

Five cost-benefit analyses were considered. The decision was made to consolidate and upgrade the cooling system.

Conservative budgeting throughout

GWL Realty Advisors included this project in their capital budget and based their decision to proceed on the projected ROI before incentives.

Mileta-Clancy said, “We budget very conservatively and don’t like to come up short. So an unbudgeted incentive is a great story for everyone.”

Qualified applicant representative took care of the paperwork

Energy@Work Inc. are qualified applicant representatives and handled all incentive applications for the project. “Having this partnership takes the pressure off me for the application process and the measurement and verification requirements,” said Mileta-Clancy. “I can focus on managing the project at hand.”

Toronto Hydro Incentive Programs

Toronto Hydro offers **saveONenergy** programs that provide financial incentives and technical assistance to help improve your energy efficiency. With programs available for commercial, institutional, multi-residential and industrial buildings, conservation can be an attractive investment opportunity with excellent returns. Discover your best energy-saving opportunities by starting with an energy audit and then apply for the appropriate incentive programs for further funding.



Visit torontohydro.com/business

for more information or to apply online for incentive programs.

Hotline: 416.542.3388 Fax: 416.542.2980 email: cdm@torontohydro.com



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