



## CASE STUDY: THE PALACE PIER

### *The Palace Pier*

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# Palace Pier Condominium

The Palace Pier Condominium is located in Toronto, Ontario and is a luxurious 47-storey building comprised of 433 condominium units. Situated on the shores of Lake Ontario, the Condominium provides a gracious lifestyle and wonderful views of both the city and the lake amid nine acres of private landscaped gardens. The complex boasts a swimming pool, a health club and spa, squash courts, various hobby rooms, a restaurant and bus service to downtown Toronto and a penthouse club room on the 47th floor. Palace Pier is moments away from the amenities of the city, major highways, as well as the Lake Ontario Waterfront Trail, which stretches 350 kilometers from Stoney Creek to Quinte West.

### CHALLENGE

Palace Pier is committed to maximizing the comfort of their residents while recognizing the need to be energy efficient, reduce operating costs and improve systems. The building operates 24 hours a day and, as such, the mechanical systems operate to keep pace with the occupancy of the building. Although systems functioned well in the facility, an opportunity existed to reevaluate those that had been in place for almost 30 years (since the building was constructed). Direct Energy Business Services was charged with identifying the energy savings opportunities and following through with implementation of a major energy retrofit designed to help save money over the long term while providing Palace Pier with leading edge technology in energy management.

### SOLUTION

Direct Energy Business Services implemented a number of energy efficiency solutions. Among the solutions are ultra high-efficiency boiler replacements and overall heating system innovations, lighting upgrades and controls optimization.

New boilers have been installed that upgrade the heating plant and design efficiencies while integrating existing piping. The system's modular design has the flexibility to add more boilers in the future. Lighting was upgraded with high efficiency electronic ballasts, T8 technology and metal halide high intensity discharge lamps, improving lighting levels and lowering energy costs. In addition, the electronic ballasts are cooler, which extend their useful life and do not contribute to the cooling load in the building.

Controls are improved and optimized to help maximize savings. Variable frequency drives were added to existing pumps to better respond to variable system demands.



### RESULTS

The energy efficiency program will reduce carbon dioxide emissions by 961 tonnes annually, which is equivalent to taking 195 cars off the road. Annual savings are projected to be \$229,000 with a simple payback of 8 years. Palace Pier has also signed a 3 year fixed price natural gas contract with Direct Energy Business Services.

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