



# EBN Member Case Study

Prepared for:  
Durham Condo Corp. 120

## Our Mission and Vision



Each day at EcoBusiness Network, we aim to support organizations driving the shift to a lower carbon, sustainable future. Our vision for the future of our community is a dynamic network of organizations integrating environmental sustainability into all aspects of their operations.



Durham Condo Corp. 120 is one of over 200 businesses in the Green Economy Canada working to set and achieve sustainability goals. Together, we are demonstrating a more sustainable economy is possible.



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## BACKGROUND

ABOUT DURHAM CONDO CORP. 120

Durham Condo Corp is a multi-residential community located in south Ajax consisting of 4 buildings. The residents and owners of DCC120 have made energy efficiency a priority, they see the impact they can make to reduce their environmental footprint but also the impact their efforts will make on improved property value.

## DCC 120 is leading the charge in multi-residential energy conservation in Durham Region



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## ACTION

MAKING SUSTAINABLE CHANGE

DCC120 joined EcoBusiness Network in 2016 with plans to increase the energy efficiency of their facilities. Over time, their focus has shifted toward an overall reduction in environmental impact, while still maintaining energy efficiency as a priority. In 2017, DCC 120, led by resident Paul Mitchell completed an energy audit. This audit resulted in several recommendations that would provide a significant ROI over time. Additionally, several of the projects recommended were eligible for incentive funds that would help with the up front costs of the projects. The audit and incentives provided them with a clear direction as they began implementing their efficiency strategy.

## Areas of Focus

- 1 Outdoor lighting retrofit**  
Near the end of 2017, DCC 120 converted their underground parking garage to LED. The benefits were immediately noticeable through increased quality of lighting in their parking garage, and the savings reflected on their utility bill. During the month of January, they are working on upgrading their outdoor pole lighting, replacing 500 sconce lights with LED fixtures in 4 of their buildings and replacing T8 lights in stairwells with LED.
- 2 HVAC system upgrade**  
Mr. Mitchell has taken the lead on an HVAC rebate program working with both Veridian and the product manufacturer, Mitsubishi. In true leadership form, Mr. Mitchell purchased a new Mitsubishi heat pump unit and received at \$2500.00 rebate from Veridian. 3 other residents quickly followed suit and many more are interested. Mitsubishi will be providing a seminar for residents, as well as offering financing for low income residents. All in all Mr. Mitchell anticipates up to 50 residents taking advantage of this program.
- 3 Energy efficient toilet replacement**  
DCC 120's energy committee is also working hard on a toilet replacement program for residents, including securing a bulk rate on an install of over 90 energy efficient toilets.



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## IMPACT

THE SHIFT TO SUSTAINABILITY

### Number Crunching

Working with EcoBusiness Network, Durham Condo Corp. 120 set a pollution reduction target of 20% by 2024. They are well on their way to reaching that goal, with more than a 12% reduction since 2014.

### Looking Forward

DCC 120 is currently in the process of assessing the ROI on replacing inefficient makeup air units in 4 of their buildings and has plans to replace the makeup air unit, dehumidifier and dampers at their pool. Both of these projects will allow DCC 120 to regulate their hydro usage utilizing new control technology.

**"By working with partners like EBN, DCC 120 is moving full steam ahead with our energy saving and carbon footprint reduction agenda."** - Paul Mitchell

We commend the effort and commitment to energy savings demonstrated by DCC 120. With the incentives available through local utilities for energy efficiency, the business case for upgrading outdated and inefficient technology speaks for itself. If you are interested in learning more about how to save money and reduce your businesses environmental impact, please contact [kelly@ebnetwork.org](mailto:kelly@ebnetwork.org) to learn more about the services offered through EcoBusiness Network.