



**112 St. Clair Ave West, Toronto
Reserve Fund Study**

*TSCC 1886
c/o ICC Property Management*

This ten-storey building was originally constructed in 1970 as an office building and was converted to a residential condominium in 2006. The property includes a single-level underground parking garage.



The high-end condominium has only 20 residential units but includes all the major building systems and components required for a high-rise building of its size and use. This creates a unique challenge in planning for major renewal projects as the anticipated costs for major projects on a per unit basis is orders of magnitude higher than most condominium complexes in the region.



Synergy worked with the condominium board of directors and management to develop a plan for the reserve fund which considered site specific factors such as the fact that the interior finishes at the building are very durable and see relatively infrequent wear given the number of residents. The reserve fund plan is sufficiently detailed such that it can be implemented by the property management firm responsible for management of their assets and is financially sustainable for the long term.
