



Shangri-la - 180 University, Toronto Reserve Fund Study

***TSCC 2258
c/o Crossbridge Condominium Services***

The Shangri-la in downtown Toronto is one of the most recognizable buildings in the downtown core. The 65-storey building was built in 2011 and includes a commercial hotel at the bottom 14 floors with a residential condominium corporation above. The site includes a shared eight-level underground parking garage.



The reserve fund study included several unique challenges, including the complex nature of the cost sharing arrangements between the commercial hotel and residential condominium, as well as the physical constraints associated with completing major renewal projects for a building of its height and location.



Synergy worked with property management and the corporation's legal counsel to ensure the various shared systems were well-understood and that all shared systems were captured by the study.

Major renewal that can be expected over the life span of the building includes replacement of the HVAC central plant located at the mechanical penthouse, renewal of the glass curtain wall and balcony components. Creating realistic budgets for these major renewal projects meant that we needed to think 'outside the box' and consider site-specific constraints.
