



**2330 & 2350 Bridletowne, Toronto
Reserve Fund Studies**

***MTCC 566
c/o Crossbridge Condominium Services***

***MTCC 541
c/o DEL Property Management***

The two residential condominiums in this complex were constructed in the late 1970's. The two towers are of similar size and construction and include underground parking garages and a shared recreation center. Synergy was engaged to complete reserve fund studies for both corporations along with a separate shared facilities expenditure plan.



The shared facilities study covers the recreation centre and a portion of the site features and landscaping. The cost sharing arrangement is unique to this site as there is no requirement for a separate reserve fund, however the corporations applied a practical approach implemented by Synergy by incorporating the shared facilities into each building's base study such that the plan for the shared facilities are coordinated.

Although the two buildings are of a similar age, size, and construction, the corporations for each have traditionally taken slightly different approaches to the physical management of their assets. Both management approaches have proved effective, however the difference between them mean that Synergy's approach and recommended strategies for renewal are unique to each building.



Synergy has also been involved at both properties with restoration engineering projects and our building engineering and capital planning teams have worked together to ensure the cohesive alignment of our services at this community.
