

RIVER'S REACH CONDOS

NEW LIGHTING SAVES ENERGY AND BRIGHTENS PARKADE

The River's Reach Strata Council thought the owners of the 150 units in their four-storey, Steveston-area condominium building would like the idea of saving energy through lighting upgrades in their parkade, but they were wrong. The owners loved it.

THE CHALLENGE

Find ways to "Green Up" the building

"Ours is a relatively young Strata Council," says River's Reach Strata Council President Vera Gammert, "and we're very much into reducing, reusing and recycling, and into the idea of doing all we can for our environment. So we really wanted to find more ways to 'green up' our building."

THE SOLUTION

Energy-efficient lighting in the parkade

Vera already knew something about energy conservation through her job as a project manager, and had heard that BC Hydro offers rebates for eligible energy-efficiency projects. Together with the rest of the Council, she brought the idea of retrofitting the 259 inefficient T12 fluorescents in the parkade—as well as old-fashioned incandescent exit signs throughout the building—with more efficient lighting to the Strata's annual general meeting.

"It was approved overwhelmingly," she says. "Everyone was in favour of going greener, but it was also very important to them that we could receive a rebate of more than \$5,000 from BC Hydro toward our costs. It brought our payback time down to less than five years, and it may end up being even less than that."

ENJOYING THEIR SUCCESS

"The parkade is much brighter and nicer now and everyone is impressed with how good it looks."

—Vera Gammert, River's Reach Strata Council President

Improved surroundings

River's Reach condo owners are thrilled with the new lighting in their parkade—and the fact that it may help keep their strata fees from going up in the future.

Remarkable savings

The lighting retrofits at River's Reach will save the condo building 59,583 kilowatt hours of electricity every year, which equates to \$3,396.

A CLOSER LOOK

TYPE OF UPGRADE	NUMBER
T12 to T8 fluorescent lamp fixtures:	259
Incandescent to LED exit signs:	23

SAVINGS

Electricity saved each year (kilowatt hours):	59,583
Annual savings on bills and maintenance:	\$3,396
Value of Power Smart incentives:	\$5,080

THE BENEFITS

River's Reach completed the two lighting retrofits in July 2008. By the end of January 2009, the Strata Council had spent about \$4,000 less on electricity than it had for the year before. Because energy-efficient lights last longer and do not need to be replaced as often, the Strata's yearly maintenance costs will be lower as well.

"It's to everyone's benefit to keep our costs down," says Vera, "especially because Strata fees just seem to always be going up and up. We'd rather spend any extra money we might have on some great landscaping or other visible project that will help our building be even more attractive to the people who live here and to prospective buyers as well."

Energy efficiency is also a great selling feature, she says. "If two buildings are otherwise equal, buyers will look favorably on the one where the Council is innovative and proactively working on saving energy and keeping costs down."

YOU CAN SAVE TOO

Discover just how much your building or business can benefit from energy-efficient lighting and other technologies—right now and for years to come. With the Power Smart Product Incentive Program (PIP), products that qualify for incentives will lower your payback time and make upgrade projects even more attractive. Some of these products include:

- Compact fluorescent light bulbs (CFLs). CFLs are ideal for areas where lights are left on for long periods, such as hallways, because they use up to 75 per cent less energy than regular light bulbs and can last up to 10 years.
- Energy saver T8 fluorescent tubes. These tubes are 50 per cent more energy-efficient than older models and work well in common spaces or meeting areas.
- LED exit signs. LED signs use only 10 per cent of the energy old-fashioned incandescent signs do and last anywhere from 10 to 25 years—which means you will save about \$12 per sign, per year.
- Lighting occupancy sensors. With these sensors, the lights will go on only when someone is in the area, so you stop wasting energy.

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CONTACT US

For more on how you can benefit from energy-efficient technologies through our Product Incentive Program.

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