

Manulife • Lansing Square

Toronto, Ontario • 2009



Water Saved to Date: 13,440 m³

CO2 Offset to Date: 2688 Kg

Dollars saved to Date: \$24,370.00

Project Overview:

In the Spring of 2008, Manulife Property Management took steps to reduce the amount of municipal water being used for irrigating the landscape.

Having closely monitored water use for the past few years, the Property Management Team recognized that there was a significant opportunity to reduce their water use that would save money, save energy and improve the health of the landscape.

On site Property Management partnered with SMART Watering Systems to implement a weather based irrigation management system that would reduce water use and could be controlled and monitored remotely.

This program allowed irrigation schedules to be adjusted according to weather conditions and resulted in significant water savings.

Over 13,000,000 litres was conserved over previous years and the landscape flourished, proving that the intelligent use of water is good for the environment, the landscape and the bottom line.

In total an average of **69% water savings** over 2 years!



Conservation Solutions Implemented:

Control Package - The Rainbird IQ Irrigation Management System using 3 satellites controlling 33 zones of irrigation that are monitored & controlled remotely by SWS staff.

Irrigation system efficiency improvements - Traditional spray head nozzles were replaced with Hunter MP Rotator rotary nozzles and Rainbird Rotary nozzles to minimize water waste resulting from over-pressurization.

Sensors on site - All irrigation Points of Connection are sub-metered and ET & weather data is remotely sent to the site.

