



Raising
the Bar!

ENSPiRE
INSPIRATIONS

STEADY REINVESTMENT RAISES THE BAR AT 111 GORDON BAKER RD.

If you've driven up Highway 404 from Toronto, you've likely noticed the trio of buildings at Gordon Baker Rd. Originally designed as a single complex, they now operate independently, and 111 Gordon Baker Rd., recently named a finalist for a BOMA Enspire award, is emerging as a quiet leader in sustainable building operations.

Working in partnership with the building's owner, Adgar Canada, Stockton & Bush Property Services takes a long-term, hands-on approach to managing 111 Gordon Baker Rd. Rather than relying on one-time upgrades, the owners and management have focused on steady reinvestment, starting with practical, foundational improvements and building from there.

"It always comes down to good planning," says Stockton & Bush president Jason Smolar. "Execution becomes much easier when you pay attention to the details."



Jason Smolar
**Director of Property
Management**

With that mindset, the team meticulously plans its work and stays connected to the people who use the space every day. To avoid disruption, major upgrades are completed during build-outs. In the interim, they make continuous adjustments – refining schedules, tuning equipment and responding to how the building performs from day to day.

111 Gordon Baker Rd. benefits from strong underlying systems. Its original tenant, a major bank, equipped the building with more robust power and HVAC capacity than a typical building of its age. A distributed heat pump system allows for localized control, while monitoring of temperature, carbon dioxide, humidity, particulates and volatile organic compounds helps maintain consistently high air quality.

This data flows into an integrated building automation system that links HVAC, power, elevators and security, giving the team a real-time view of how the building operates. Since Stockton & Bush assumed management, power consumption has been reduced by more than half, reflecting the impact of sustained operational improvements over time.

Even with this level of control, the team chose to go further. Through the BOMA Enspire program, they secured funding to complete a Level 3 energy audit.

“You get to a certain point where you’ve basically checked all the boxes,” says Smolar. “Then it makes sense to go to a higher level of audit.”

Sub-metering and real-time trending, linked to live weather and water usage alerts, provide a detailed view of how different areas and systems behave throughout the day. “The whole building doesn’t have to turn on at the same time,” Smolar explains. “Areas that are occupied can be turned on and areas that are unoccupied don’t have to be.” The water-tracking systems also help identify irregularities early, reducing operational risk and supporting proactive loss prevention at a time when insurance costs have risen in the industry.

Rather than replacing systems outright, the team focuses on improving how they operate. They rewrote sequences of operation for major equipment, which reduced unnecessary

runtime and improved overall efficiency. They also reconfigured the circulation pumps, so they work together instead of competing, and upgraded key components in the cooling tower – extending the useful life of well-maintained equipment while avoiding unnecessary capital costs and continuing to modernize the system proactively in a targeted way.

Smart elevator dispatching reduces trips and energy use. Improved filtration systems are continuously monitored, improving both air quality and system performance. Throughout, the team emphasizes practical changes that deliver measurable results without disrupting tenants.

BOMA’s recognition validated the approach. “It’s nice to be recognized for what we’ve been doing,” says Smolar. “It confirms that we’re on the right path.”

“You can’t manage a building from a playbook alone,” Smolar says. “You have to understand how tenants actually operate, what they need, and where practical improvements can be made.”



At 111 Gordon Baker Rd., that philosophy continues to guide every investment. The result is a building that is more efficient, more responsive, and better prepared for the future – proof that steady, thoughtful reinvestment can deliver lasting value for tenants.