

Case Study

High Rise Risk Mitigation – 88 Scott St. Toronto

BACKGROUND:

88 Scott is a 58-storey, 523-unit condominium in downtown Toronto. To reduce the risk of water damage and improve operational response, the Board of Directors implemented a comprehensive WATERSHIELD water monitoring and protection program in December 2025.

FLOW MONITORING:

Real-time monitoring at each water zone establishes normal usage patterns and immediately alerts building staff to abnormal water flow, helping detect hidden leaks and prevent major floods.

FLOOD DETECTION:

Sensors installed at high-risk locations—including washing machines, dishwashers, and plumbing manifolds—provide instant alerts with the exact location of a leak.



ZONE SHUT OFF:

Each water zone is equipped with a remotely operated shut-off valve that can be activated either manually or directly through a user-friendly mobile application. This allows building operators isolate an affected water zone in seconds, minimizing water damage when every second counts.

PROGRAM HIGHLIGHTS:

- **23% reduction in annual insurance premiums**
- **Insurance deductible reduced from \$500,000 to \$100,000**
- **Multiple flood events detected and stopped before significant damage occurred**
- **24/7/365 cellular monitoring with no Wi-Fi or building network required**
- **Real-time alerts and remote response capabilities for faster incident management**

OUTCOMES:

By combining intelligent flow monitoring, flood detection, and remote water shut-off, WATERSHIELD has helped 88 Scott reduce risk, prevent costly water damage, and achieve substantial insurance savings while giving building staff greater visibility and control over their water system.

