

Proactive Flood Detection Saves Critical Infrastructure at 45 Strachan

CLIENT

EllisDon

TYPE OF BUILDING

Mixed Use High-Rise

SERVICES

Flood Prevention System

NOI ENHANCEMENT

Prevented major leak event

EllisDon is one of Canada’s leading construction and building services firms, known for delivering large-scale, technically complex projects across commercial, residential, institutional, and infrastructure sectors.

On projects of this size and complexity, even small water events can threaten critical infrastructure. At one of EllisDon’s large-scale Toronto properties, that risk became a reality.

THE CHALLENGE

At 45 Strachan, a luxury mixed-use high-rise in Toronto, EllisDon sought to safeguard critical mechanical and electrical infrastructure during construction and occupancy. Previous experiences with unexpected water events underscored how even a minor leak can escalate into costly damage when left undetected, particularly in high-density, high-value urban developments.

With equipment rooms, pump systems, and mechanical spaces serving as the backbone of building operations, a single failure could risk downtime, safety hazards, and expensive repairs.

THE SOLUTION

Having successfully used Connected Sensors on another project, EllisDon once again turned to the company's flood detection system to provide real-time leak detection and instant notifications across high-priority zones.

The deployment included the deployment of Water Sniffer smart flood sensors, across:

- ✓ Mechanical and electrical closets
- ✓ Main mechanical penthouse
- ✓ Boiler room and chiller room
- ✓ Domestic booster pump area

This configuration provided comprehensive coverage in the areas most vulnerable to water incidents.

Unlike traditional systems that rely solely on visual checks or periodic inspections, Connected Sensors' Water Sniffer technology delivered continuous, automated monitoring and immediate notifications, enabling EllisDon to act quickly and decisively.

THE RESULT

During occupancy, the system detected a major leak event involving the domestic booster pump, a malfunction that could have caused extensive damage if left unnoticed. The instant notification enabled the EllisDon team to respond immediately, preventing significant harm to the fire pump, electrical panels, and other critical systems.

For EllisDon, Connected Sensors delivered value where it mattered most: rapid, reliable notifications that prevented significant damage, protected critical assets, accelerated response, and ensured uninterrupted operations.

The project reaffirmed the role of proactive flood prevention as an essential part of EllisDon's construction and building operations strategy, especially for large, mixed-use developments with complex mechanical systems.

“Without that alert, the leak would have spread and caused significant damage to surrounding equipment. The real-time notification enabled us to intervene before the situation escalated.”

— Zain Amir, Assistant Project Manager, Ellis Don



CONNECTED SENSORS

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