



**Rob O'Neill**

Rikos Mechanical

# Fan Coil Replacements

From many of the suites at Lambton Square you can, quite literally, set your sights on some of summer's greatest out-of-doors delights. Views from balconies on all sides reveal serene trail systems, busy tennis clubs, playing fields, parklands and a municipal golf course, mere steps from the front doors and begging to be visited.

Owners at the west-end building, located at 240 Scarlett Rd. in Toronto's Rockcliff Smythe neighbourhood, take up residence here because they seek to enjoy their city to the fullest. Naturally, while they find themselves within the confines of their suites, they wish to enjoy their homes to the fullest, too.

Returning home on a sticky-sweet summer night, little else could spoil their comfort like a noisy, chugging fan coil unit. Except for, perhaps, a unit that didn't function at all.

Searching for respite from smouldering summer temperatures, some residents were forced to sweat it out. But in 2020, they restored comfort in their suites by replacing their aging, inefficient or even out-of-order units with retrofitted vertical fan coil units.

Today, if you were to visit one of 260 suites with new fan coil units at Lambton Square, they would be impossible to detect. The compact units are designed to be retrofitted within the existing riser spaces. The units were installed without any damage or destruction to walls or fix-

tures. The grilles are fresh and clean, but otherwise, everything looks just about the same.

You wouldn't detect the new fan coils with your ears, either. The AHRI-certified machines are powered by electronically commutated motors (ECM), which operate almost silently. Unlike oversized, three-speed motors of the past, the EPIC ECM technology adapts to the needs of



its surrounds, adjusting airflow on the fly. The older units at Lambton Square clanked and chugged, in part, because they had simply been overworked for years or even decades.

You will take note of the new fan coils, however, on hydro bills. During typical operation, the ultra-efficient motors achieve 67 percent energy savings, making swift returns on the owners' investments. As a whole, the condo's carbon footprint shrunk significantly.

For some owners, the racket caused by their old units was enough to make the swap, and a noisy fan coil unit is one sign that it may need to be replaced. As debris and dirt accumulated within the old machines, they became overworked and noisy. Parts may have rattled loose or worn out over time and due to outdated designs, the older units were not easily repaired. The new fan coil units, with modular design and improved interior access, are kind to future technicians,

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A surefire sign, however, was shrouded out of sight. As moisture accumulated in the older units, paper insulation attracted mould. Most residents were never aware of the danger, even as mould spores projected by the old fan coil units carried the potential to cause rashes, coughing, nasal congestion and other health issues. When installing the retrofitted units, trained technicians scanned the existing cavity for mould and

were prepared to procure remediation services if required. In all cases, insulation was replaced entirely.

Installed in less than 4-6 hours, 260 condo owners at Lambton Square aren't thinking about, talking about, or hearing their vertical fan coil units anymore. They're enjoying their homes and their city to the fullest. That's why they bought there, after all—and that's why they made the switch to retrofitted vertical fan coil units.

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**Rob O'Neill** is an experienced sales professional and project manager, currently serving as Executive Sales Manager at Rikos Mechanical. He has been embedded in the industry for nearly a decade, having successfully managed more than 70 complex projects in condominium buildings across the GTA, making an impression on thousands of satisfied clients 



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