



# Efficient apartment living in midtown

Toronto's first suburban strip mall, built in 1952, is reinvented as twin towers with rental apartments, office space and retail shops next to the Leaside Crosstown LRT station.

## Rise of a major redevelopment

Thanks to a wave of transit investment, Bayview and Eglinton has been designated a special policy area by the city of Toronto. A key part of this policy involves intensifying mid-rise development. Property owner RioCan REIT partnered with Concert Properties, known for their extensive portfolio of West Coast rental buildings, to redevelop Sunnybrook Plaza.

"Sunnybrook Plaza is one of our most exciting midtown developments," said Edward Sonshine, Chief Executive Officer, RioCan REIT. "Participating in **Savings by Design** enables us to support our objectives to conserve energy and reduce carbon emissions in our communities."

## Energy and beyond

While a major focus of the **Savings by Design** workshop is reducing energy use, the group also reviewed stormwater management

solutions, as flooding has long been a concern at Bayview and Eglinton. The project team opted for a number of recommended building envelope enhancements, including improving whole-building air tightness (a 50 percent reduction from Code infiltration rate), and upgrades to appliances and fixtures for more efficient hot-water use.

## Breathing easy with ERVs

The team also chose to upgrade in-suite energy recovery ventilators (ERVs) to 75 percent effectiveness. ERVs provide constant, balanced airflow to keep residents comfortable while using less energy.

## Key project enhancements

- Improved in-suite ERV effectiveness
- Improved opaque wall performance
- High-performance, double-glazed windows
- ENERGY STAR® appliances
- Low-flow water fixtures

"Participating in Savings by Design enables us to support our objectives to conserve energy and reduce carbon emissions in our communities."

Edward Sonshine,  
Chief Executive Officer, RioCan REIT

## By the numbers

Projected annual energy cost savings

\$90,583/year

Projected GHG reduction\*

82,426 kg CO<sub>2</sub>e

Projected better energy performance than Ontario Building Code

15.3%

417 rental units

375,000 square feet

16- and 11-storey mixed-use residential towers

# Start designing sustainable buildings with expert help

**Savings by Design** gives your project team free access to industry experts, technical tools and financial incentives to help you build high-performance, resilient and sustainable buildings.

**Free expertise and incentives**

value up to

**\$60,000\***

## Key steps to efficient, resilient design

### Step 1

1 – 2 hours | No cost

#### Visioning session

We'll meet with your project lead, sustainability manager and a design team member to:

- Help define and prioritize project requirements and sustainability priorities.
- Determine which team members and external experts should attend the workshop.

### Step 2

1 day | No cost

#### Integrated design process workshop

Your team will strategize with energy modellers and sustainable design experts to maximize your building's energy and environmental performance.

- An energy model will be developed as well as a final report summarizing the options discussed and recommendations.
- Facilitated by Sustainable Buildings Canada.
- A \$30,000 value.\*\*

## Rewards for building above code

After completing the workshop, you're eligible for additional incentives based on the performance of your building.

#### Energy simulation modelling incentive

**\$15,000**

Earn incentives when you complete a pre-construction certified energy model that shows your building will be 15 percent above current code.

#### Commissioning incentive

**\$15,000**

Earn additional incentives by confirming your building is 15 percent above code with a post-construction certified energy model, performed by a professional modeller.

To get the most out of your next project, contact **Mary Sye, Energy Solutions Advisor.**

 [savingsbydesign.ca](http://savingsbydesign.ca)

 416-420-9281

 [mary.sye@enbridge.com](mailto:mary.sye@enbridge.com)



\*Projected savings based on energy modelling simulations from the Savings by Design Integrated Design Process workshop. \*\*This has no cash value. HST is not applicable and will not be added to incentive payments. Visit [savingsbydesign.ca](http://savingsbydesign.ca) for details. To qualify for the program, your project must be located in the Enbridge Gas Inc. service area. If a participant doesn't complete construction of a new commercial property in the Enbridge Gas service area that exceeds 15 percent of the OBC's energy performance requirement within five years of completing the integrated design process workshop, they're ineligible for performance incentives. During that time, builders are expected to design and construct at least one new construction building based on resulting recommendations. In order to receive incentive payments, you must agree to all program terms and conditions, fully participate in all stages of the program and meet all program requirements. © 2020 Enbridge Gas Inc. All rights reserved.