



Designed by women, built for everyone

From construction management to engineering to architecture, the entire leadership team behind Reina Condos is women-led—a first in the Canadian condo development industry. This unique group is rethinking the typical condo with its mixed-use residential building in South Etobicoke, part of an emerging family-friendly neighbourhood: the Queensway Improvement Area.

Raising the bar

Urban Capital and Spotlight Development Inc. followed the City of Toronto's *Growing Up Guidelines for Urban Design* to support the needs of families in new vertical communities, incorporating stroller storage on each floor, a large play area and an accessible green roof, among other amenities.

Comparing design options

The project team participated in the **Savings by Design** program's full-day, no-cost integrated design process workshop to explore strategies for optimizing its building's design. Using premium energy simulation software, they compared the annual energy use and costs of different options for the building envelope, mechanical systems and lighting systems.

"We're passionate about buildings that work for everyone and the experts we met through the program provided solutions for bringing our vision to life," says Taya Cook, Director of Development, Urban Capital.

Achieving above-code performance

Based on workshop recommendations, the building design is projected to achieve 16 percent better energy performance than Ontario Building Code.

Key project enhancements

- High-performance heat pumps
- High-efficiency condensing boiler, energy recovery ventilators
- Lighting controls, higher-efficiency fixtures
- ENERGY STAR® appliances
- Lower-flow water fixtures
- Demand control ventilation

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By the numbers

Projected annual
energy cost savings

\$36,084/year

Projected GHG reduction*

75,127 kg CO₂e

Projected better energy
performance than Ontario
Building Code

16%

9-storey
mid-rise tower

197
residential suites

2 levels
of underground parking

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

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*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 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.