

A rent-to-own condo



NY2 condos at Bayview and Sheppard. SUBMITTED

Pedal away your electrical bill while staying in shape

Energy. Hop on your bicycle for a 30-minute workout and get a fully charged laptop



CONDO TRENDS
Duncan McAllister
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Here's an incentive to keep you to your workout routine. An Arizona-based company says that condo owners could realize a five per cent power saving by using their revolutionary bicycle generators.

In order to illustrate the concept, Toronto architectural firm RAW recently hosted RAW ENERGY, a unique and entirely people-powered installation and industry event. Each year RAW attracts hundreds from the design and architecture community to a provocative event geared to stimulate the senses. This year, they transformed a downtown parking garage rooftop into a playground, bringing together the latest in



ASE Power's 300-watt bicycle power generators. An hour on the bike would produce five per cent of your daily energy needs. DUNCAN MCALLISTER/FOR METRO

people-powered technology.

A group of elite athletes from around the city provided all the power for the evening by peddling bicycles with generators provided by ASE Power.

The event also featured a life-sized hamster wheel propelled by athletes that powered the sounds of ce-

lebrity DJ Alex Merrell.

The human power generators were all serious athletes in top physical form.

According to RAW director Roland Rom Colthoff, "These guys are going to be going for the length of the party. Some of them will be cycling for six hours straight. A lot of them are

NY2

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BAYVIEW & SHEPPARD

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Meet the condo

- **What.** NY2 Condominiums
- **Builder.** The Daniels Corporation
- **Location.** Bayview and Sheppard
- **Website.** ny2condos.com
- **Sizes.** From 372 to 836 sq. ft.
- **Pricing.** From the low \$200,000s

The project overview

Distinctively eclectic architecture in a coveted locale, NY2 Condominiums continues Toronto's only rent-to-own program within Daniels' award-winning NY Towers community at Bayview and Sheppard. The building's features strike modern lines with its exterior of brick, glass and sleek window design.

Location and transit

The building offers the convenience of being just steps to the Sheppard TTC bus route and nearby Bayview subway station. Motorists will enjoy close access to the 401 and 404 highways. You can be in the downtown core within 40 minutes.

In the neighbourhood

It's located near the Bayview Village Shopping Centre, one of the city's premier shopping destinations. The neighbourhood also includes great entertainment venues, restaurants, and nearby green spaces and trails including the Bayview Village Park.

Building amenities

Featuring gardening plots, a party room and a rooftop terrace. There's a state-of-the-art fitness centre and a café lounge, as well as choice of standard height cabinetry, cultured marble countertops with integrated sink and acrylic deep soaker tubs and clear tempered glass shower stalls.

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5.14%	CIBC	3.20%
3.49%	HSBC	3.00%
3.99%	ICICI	3.00%
3.19%	ING	2.75%
3.29%	RBC	3.20%
4.99%	SCOTIA	3.10%
3.69%	TD	3.00%
5.14%	NATIONAL	3.20%
3.09%	BROKER	2.40%

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triathletes and Ironmen."

Colthoff says this is one of the new condo trends you may expect to see in the near future.

"We're always seeing more and more applications of energy-saving devices and low energy usage."

ASE produces and sells 300-watt bicycle power generators that connect to two 12 volt DC power sockets, one linked directly to the building and the other to charge a battery pack.

If a condo-dweller comes home from work, gets on their ASE Power bicycle and does an hour of workout, will it actually translate into tangible dollar savings?

"They estimate that if you run this for an hour you would run five per cent of your energy needs every day off of it," says Colthoff.

The system is designed for low current-draw devices, ideal for charging your iPod or laptop computer.

"Half an hour of riding would fully charge any device that you might have and you can run down your electrical bill that way. What would be more of a useful application is that, say the power went out or you're in an emergency situation, you have a generating source."

Rooftop Surfing

In the name of affordability



BRYAN TUCKEY
President and CEO of the Building Industry and Land Development Association (BILD) can be found at twitter.com/bildgta, facebook.com/bildgta and bildblogs.ca.



Affordability continues to be a challenge for new home purchasers in the GTA and BILD is always at the forefront with key influencers and decision makers advocating for safe, affordable homes on behalf of home builders and buyers.

Earlier this year, I was joined by industry leaders and government officials in calling on the provincial government to change the Ontario Building Code to allow for six-storey woodframe construction. Under the current rules, woodframe construction is limited to four storeys, forcing our members to use more expensive materials if they want to build higher.

Unfortunately, this did not resonate well with the Canadian Concrete Masonry Producers Association, which recently challenged the quality of woodframe construction in a local newspaper ad. After seeing it, I felt it is my responsibility to present a fact-based perspective to rebuke the false claims. It is

important to understand that while the framing of a building will be constructed using wood, concrete and steel will still be used for areas like underground parking garages or elevator shafts. This is not about competition, but safety and affordability for new home buyers.

As Technical Director at Ontario Wood Works and the Canadian Wood Council, Steven Street pointed out woodframe buildings have to meet the same safety and building standards as those built using other materials. BILD also worked with RESCON and the National Fire Incident Reporting System, whose research shows that the number of fire incidents does not increase just because buildings have more combustible material. Not to mention that the National Fire Code and regulations in Ontario's Occupational Health and Safety Act contain many provisions for construction projects that address potential fire hazards and provide solutions to reduce risks. Meanwhile allowing woodframe buildings to be constructed to a maximum of six storeys would increase affordability and choice for new home buyers, create jobs, increase the tax base for municipalities, reduce the carbon footprint of construction and assist in the intensification goals of the provincial Place to Grow legislation.

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