



The lobby of Minto30Roe. The condo is offering electric car charging receptacles. CONTRIBUTED

Condo-minimum enviro impact



CONDO TRENDS
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When it comes to green, not all condos are built the same. Many advertise sustainable living designed with the environment in mind, but how do you know you're getting the real deal?

One thing to look for is LEED certification or Leadership in Energy and Environmental Design, an internationally accepted benchmark for the design and construction of high-performance green buildings.

Metro talks with Wells Baker about some of the new sustainable technologies entering the condo market. Baker is an engineer and the LEED-accredited manager of sustainable developments at Minto and he knows the green construction business inside and out.

"What we try to do to make

sure that we stand out amongst the crowd is by actually going through and certifying our buildings to a building rating system such as LEED."

Modern condos have come a long way in terms of green technologies like the HRV or Heat Recovery Ventilator.

"Most builders will pump air into the corridor of the building and hope it gets into the suite, but we found in the past that that hasn't been a very reliable method of ventilation," says Baker. The HRV provides fresh air directly into each condo.

"It captures energy from the exhaust air that's leaving and introduces it into the fresh air that's coming in, so that you save energy."

Another new feature, part of the Toronto Green Standard, is bird glazing on condo balconies.

This basically adds a pattern to the balcony glass. A series of dots or other visual markers help birds identify it as a solid surface and reduces collisions.

It's a simple and inexpensive initiative that makes a big difference.

Minto will be offering electric car charging receptacles at their new Minto30Roe condos.

"We are realizing that residents are starting to make different choices about the cars they drive," says Baker. "It's very expensive to try and retrofit after-the-fact and so what we're doing is we're putting in infrastructure to support the addition of charging stations at any point in the future," explains Baker. This forward-thinking innovation will soon be part of every new condo.

Another simple but effective technology is the all-off light switch. It's a master switch at the entrance to each condo that links to all the overhead lighting.

"Instead of running around your condo turning off lights before you leave, you can just click this one switch, so you know you're saving energy as soon as you walk out the door," explains Baker.



Frit pattern on glass railings and balcony shading on windows at Minto30Roe are designed to help birds to identify solid surfaces.

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