

The Plant Condos



Source: <https://windmilldevelopments.egnyte.com/dl/J6TqdeFk8j>

Sector	Mixed-use Mid Rise, New Construction
Energy Conservation Measures Implemented	Geothermal/GSHP, reduced window / wall ratio to improve envelope performance, green roofs provide additional insulation value and stormwater management, mixed use building enables load-sharing efficiencies
Annual Energy Savings; Annual Cost Savings	Electricity and gas savings approximately 35cents /sf , water - \$7,000, capital reserve for displaced equipment (cooling tower)- \$25,000, maintenance savings from displaced equipment-\$25,000, chemicals from displaced cooling tower-\$7,000
Owner	Windmill Developments and Curated Properties
Solution Provider	Diverso Energy
Location	41 Dovercourt Road, Queen West area, Toronto, Canada
No. of Floors/Units/ Square Footage	10 -story; 74 units; 100,000 sf (25,000 sf retail + 75,000 sf residential)
Project Background	A residential condo located at a former industrial property, the redevelopment was planned as a mixed-use development to include 25% non-residential uses. This project created

	<p>employment opportunities in the area and was designed as a complete community, or a vertical village in the Queen West area of Toronto. The 25,000 sf commercial podium contains storefront retail at grade and office space on the second floor which provides a base for the 8 stories of residential above, with 74 units in the upper 75,000 sf. The development was completed in 2020.</p>
Project Highlights	<p>Diverso Energy was the Geothermal Utility Firm who designed, built, owns and operates the geothermal system. The project used the One Planet Living Framework to guide the design in order to achieve a positive social and environmental impact. There was a strong focus on urban agriculture and local food to encourage health, well-being and to build community. The building features large balconies for private gardens, green roofs on the upper roof and podium roof. The amenity space provides a communal kitchen for social gatherings focused on food, a greenhouse south wall to start seedlings and communal container gardens on the podium roof for herbs and vegetables. The building name references both this focus on growing as well as its historical use as a factory. There was no capital outlay and the building shows positive cash flow from year one.</p>