

ROSSMONT  
GREEN



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GENUINELY GREEN CONDO LIVING IN WHITBY

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Rossmont Green and the Passive House high-performance building standard.



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LIVE GREEN/LIVE BETTER AT ROSSMONT GREEN in Central Whitby.

# Living our Greenest Condo Life

*We all want to live our greenest life, but it's all so confusing. How do we know what to do?*



What are the two greatest challenges to the environment today? Excessive energy consumption and greenhouse gas (GHG) emissions.

That's the beauty of living in Rossmont Green. The very design and construction are guided by the latest in environmental building science and technology – **Passive House Building Standards**.

**Rossmont Green is an all-electric building.**

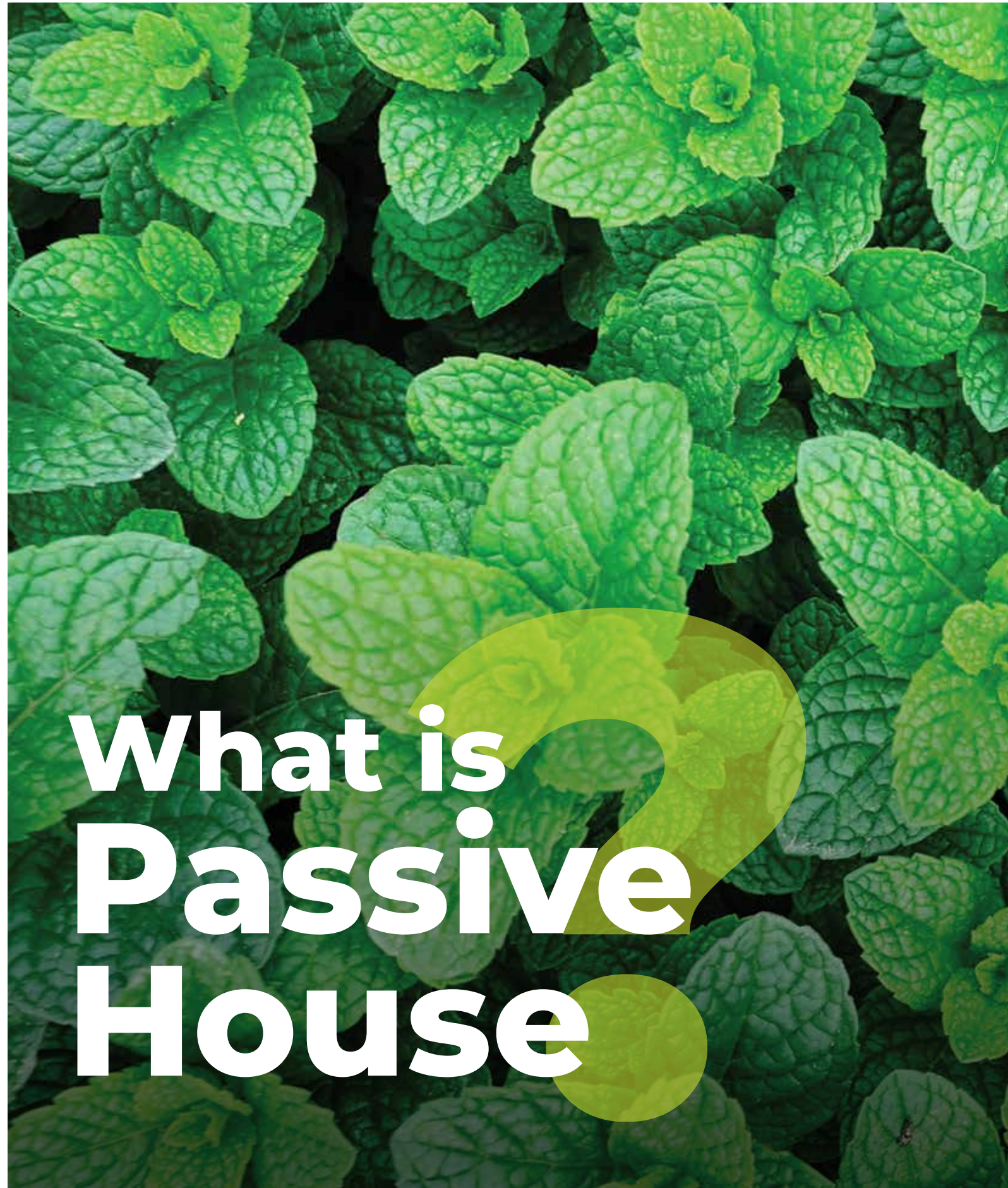
Why is this important to you? From an emissions viewpoint, less reliance on burning natural gas reduces overall GHG emissions. Secondly, in 2030, less than 10 years from now, industry experts and economists predict that gas will become less available and more expensive.

Electric power, on the other hand, is a growth sector, where governmental management is projected to subsidize rate increases. System upgrade investments will decrease the cost of decarbonization.

Moreover, as a non-consumer of gas products, you will be immune to the Carbon Tax.

**“Just by choosing to live in Rossmont Green, you are making a difference by reducing your carbon footprint.”**

Don't just take our word for it. Rossmont Green is designed for certification by the **Passive House Institute's** “Low Energy Building” program. This rigorous system standard ensures less energy usage for higher savings and less emissions.



# What is Passive House

## PASSIVEHOUSE CANADA



*A typical Passive House construction results in buildings that consume less heating and cooling energy than their conventional counterparts.*

It's a methodology...

...and a Building Standard

*Passive House design and certification saves energy cost and reduces the total energy consumption annually.*

Passive House is a certification level for design and construction practises considered to be the most rigorous voluntary, energy-based standard in the industry today. Typical Passive House construction results in buildings that consume up to 90% less heating and cooling energy than their conventional counterparts do.

Passive House is a way of designing buildings to achieve exceptional energy efficiency and superior thermal comfort. Heating and cooling loads are minimized through passive measures like massing, insulation, high-quality energy-efficient windows, solar energy, shading, and elimination of thermal bridges.

By using balanced and controlled ventilation and high-quality heat exchange, a Passive House building ensures fresh air at all times.

Applicable to almost any building type or design, the Passive House (Passivhaus) high performance building standard is internationally recognized, science-based, and proven.

01

### Lower Cost of Living

Significantly reduced maintenance and energy costs translate into more savings for you. Operating costs are lower than for conventional buildings.

02

### Thermal Comfort

Comfort, with unprecedented thermal balance. Superior insulation and elimination of thermal bridges mean no hot or cold spots. Temperatures are stable and consistent from floor to ceiling, and from room to room.

03

### Clean Air to Breathe

A healthy environment, with great indoor air quality. High-efficiency Recovery Ventilators (ERVs) ensure a supply of clean air, year-round. A Passive House-certified ventilation system silently delivers fresh air for a healthier life.

04

### Peace & Quiet

Minimized external noise pollution. Thicker insulation and triple-glazed windows mean you can enjoy acoustic separation from neighbours and street noise. Enjoy as much quiet as you need with the freedom to play as loudly as you want!

05

### Form and Function

A high function building, with simplicity of operation. Careful design and quality construction mean simple and durable systems – without the need for complex controls and expensive technology.



06

### Self-Reliance and Resilience

Able to self-contain and shelter-in-place during power outages. Dead of winter or a summer heat wave, a Passive House building is resilient to fluctuations in energy pricing, technology and climate. Passive House Construction provides a long-term affordability assurance.

07

### Increased Market Value

High-quality, efficient buildings currently have, and will continue to hold, higher value. With increased market awareness of environmentally conscious construction, the resale price of highly efficient buildings will become more obvious.

08

### Peace of Mind

You can rest easy in your choice to live a truly sustainable lifestyle. Not only do you have the assurance that your building is built better, will last longer, and cost you less to live in – you are living your conscience.

09

### Expansive Suites

Not your typical urban-sized suites. Our larger suites offer the space, freedom, and flexibility to adjust and breathe with life's changes. Expect more room to live at Rossmont Green.



# Energy Efficiency

*How is it achieved at Rossmont Green  
and what are it's benefits?*



## FRESH AIR

High-efficiency **Energy Recovery Ventilators** (ERVs) remove stale air and replace it with fresh – not recirculated – air from outside.



## EFFICIENT COOKING

**Induction cooking** provides a more consistent and energy efficient cooking method. Induction stove tops are standard in every suite.



## INTERIOR COMFORT

Each suite has a high-efficiency air source heat pump to use outside air for heating and cooling. Combined with the ERV, this system is **3X MORE EFFICIENT** than electric baseboard heating.



## GREEN LIGHTING

**LED** Lighting throughout the building. In common areas, sensor controls are used so the lights aren't on when they don't have to be!



## ECO-FRIENDLY LAUNDRY

In-suite laundry features a **heat pump dryer** and high-efficiency washer to minimize energy consumption.



## SMART CONTROL

Each unit has a **smart thermostat** to maintain consistent temperatures and reduce energy consumption.

# POSITIVELY SOLAR

*“Harness the power of the environment without harming it. Make a difference in the world, while reducing your energy costs, your condo fees, and your carbon footprint.”*



A rooftop solar panel system will generate renewable energy on-site, minimizing condo maintenance electrical costs – for the life of the building.



Rossmont Green's expansive rooftop photovoltaic solar panel array will generate around 107,380 KW/hr on average. This will be used to offset the estimated common area's consumption of 141,400KW/hr.



All parking spots are Electric Vehicle ready. Every spot can be upgraded to a Level 1 or 2 charging station.



Solar energy offers an additional source of energy to help maintain constant temperatures and consumption throughout the seasons. Common area consumption costs alone will be reduced compared to traditional construction.



The solar panels are expected to reduce the building's common area hydro consumption contributing to the reduction in condo management fees.

High-efficiency buildings have intrinsically higher market and resale values. Typical building construction quickly becomes obsolete as energy codes change. A Passive House building is designed to meet not only next year's, but the next decade's requirements.



## Getting Around

*Redefining how we get from point A to point B*

The face of transportation is changing. No longer dominated by combustion engine cars, future transportation is expected to be overtaken by electric vehicles. Once the stuff of science fiction, driverless vehicles will become mainstream.

At Rossmont Green we have put in place all the infrastructure needed for electric vehicle charging. If you already have an EV, or if an electric vehicle is in your future, you can choose to upgrade to a Level 1 or 2 charging station. All parking spots are EV Ready.

**Ideal for the urban cyclist. Shopping, dining, or commuting, Rossmont Green is connected to it all.**

If pedal power is more your speed, Rossmont Green has you covered. Whether you just plan a quick bike to the store or café, or simply want to get your legs pumping, you are connected.

As for parking your 2-wheeler, there are abundant bike racks for residents and visitors. Dedicated bike storage is also available.



## Easy Transit

*There are 3 Durham Region Transit stops just outside your doorstep and GO Transit stops on Brock Street just down the road.*







*Creating a fresh, comfortable, quiet, clean, and climate-conscious home.*

## Everyday Advantages

*Living in a Passive House Canada Certified building means that you can enjoy all the comforts you expect while being an eco-warrior. Reduce your costs and your carbon footprint. We call that a win-win.*

# Quality of Life

# Fabulous Features

## Air Quality

No recirculated air! Continuous fresh outdoor air filtration ensures superior air quality in your home and greatly reducing odours. MERV 6 air filters are standard, and for those who require further filtration, HEPA upgrades are available.

Breathe deep!

## Noise Reduction

Your home, your oasis. Significantly increased wall thickness and thermal resistant triple-paned windows keep the privacy of your sanctuary free of the hub bub of outside activity with superior noise reduction.

Even the HVAC systems deliver quiet – calm comfort.

## Weather performance

High-efficiency, high-quality materials, and superior construction methods ensure increased performance from your walls, windows, and doors. What does this mean? Consistent thermal comfort, even in the event of extreme weather and power outages.

## Improved Resilience

The homes we build today should meet 2050 and beyond's future climate challenges. At Rossmont Green, our buildings are built to meet or exceed this standard. Traditionally designed and constructed buildings will become obsolete well before that.



## Flexible Living

Flexible living spaces are key to today's lifestyle. With living spaces designed larger than the average condo, the suites at Rossmont Green can do double or triple duty as a place to live, a place to work, and a place of refuge.



## Reduced Environmental Impact

Living in a Passive House building is one of the ways in which you can make a positive impact – NOW. By choosing Rossmont Green, you are choosing to support the future. Be part of the solution.



## Outdoor Space

Interaction with the outdoors is pivotal to a healthy lifestyle. Every suite at Rossmont Green offers at least one balcony or individual outdoor space. For a little more energetic play, enjoy the amenities of an equipped playground, or perhaps get your hands in the dirt while you work in your garden growing organic produce.



## Tech Savvy

Your suite is a technological marvel. However, living at Rossmont Green doesn't require you to be one. We have made being "Tech Savvy" easy with integrated systems, such as independent unit metering, smart thermostats, building security mail & parcel delivery, and internet connection for all suites.



## Value Retention

Typically constructed buildings quickly become obsolete, as building energy codes continually move to stricter energy requirements. Our Passive House-designed buildings, with their higher level of construction, will hold their value longer, and reduce energy consumption, operating costs, and maintenance fees.



## Introduction to Induction Cooking!

Induction technology uses magnetic currents to directly heat your pots and pans, instead of the cooktop. This makes mealtime easier with lightning-fast heating and easy cleanup. Induction's precise control over cooking temperature delivers spectacular and consistent results.

Inherently safer than other methods induction burners don't get hot, only the pans do. So, no chance of burning little (or big) fingers on a cooktop. With a large number of safety features such as pot sensors, auto shutoff, control locks, and timers, induction cooking is the safest cooking environment.

And then, there's the eco-friendly aspect. Induction cooking is planet friendly. No open flame or fumes as with gas. Because the pan and not the burner is heated, induction cooking is extremely energy efficient. In fact, it is the most efficient way to cook, with less heat loss than both electric and gas.

Attractive and aesthetically pleasing flat surfaces, lack of residual heat, and safe, induction has the power to revolutionize your cooking experience.



*“Rossmont Green offers efficient induction cooktops in every suite..”*



# Live Learn Grow



*Nurturing the next generation of eco-warriors!*

## Commercial Day Care

*Being sustainable also means addressing the needs, growth, and health of our children.*

A discussion about the future means little without talking about our children. Their ability to grow into the adults who will become the stewards of our planet, needs to be nurtured.

The Little Star is an expansive 4,196 sf commercial day care facility and shared outdoor playground planned for the western corner of Rossmont Green. This modern learning facility will be operated by a sister company of Star Residence, and is committed to offering the support and care you want for your child.

### Professional day care at your doorstep

Living sustainably means supporting the community, where the needs of each family member is considered. For parents, this means a safe, reliable, and convenient place to leave their precious little ones while they work. For the kids, they need a place where they can safely stretch their wings!

# ECO DREAM TEAM



**Star Residence and Cool Earth Architecture.**  
A partnership for the future. With a vision for homes  
and communities that embrace the pressing need to  
create eco-friendly sustainable projects.  
Building for today and tomorrow.

## STAR RESIDENCE

Starting as a small residential builder, Star Residence has now grown into an award-winning commercial and residential developer in the Greater Toronto Area building. Specializing in eco-friendly energy-efficient homes, Star Alliance was an early adopter of building science developments.

They believe that giving back is essential to creating not only a better, more successful community, but a better and more successful company. A portion of their earnings is invested in local non-profits. They truly live their values.

With an emphasis on developing state-of-the-art designs, Star Residence has consistently delivered the distinctive look, facilities, and communities that their clients envision.



## COOLEARTH ARCHITECTURE

Cool Earth Architecture inc. is a full-service Architecture firm located in Toronto and Parry Sound. They offer a comprehensive roster of architectural services including the design of new Passive Houses, net-zero or low-carbon structures, hospices, childcare centres, major renovations, energy models, and analysis.

Their goal is to create comfortable, healthy buildings within the context of a vital and thriving world. At Cool Earth, they focus on the impact our buildings have those who live within them, the ecosystem, and world around it!



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PASSIVEHOUSE  
CANADA

