

# Le Saint Denis Aims for Silver

Le Saint Denis is aiming for the LEED Silver certification from the Canada Structure Certification and that means gold for future condo buyers. The Saint Denis builders are Ottawa's ReDevelopment Group and they have done what it takes to get the certification by focusing on a sustainable site (former Cadieux school); water efficiency; energy and atmosphere; materials and resources; indoor environmental quality and in the innovation & design.

«As a consultant for over \$200 million in green building projects, I find Le Saint Denis to be the best example of the green urban living model in the Ottawa region. Renewal of former Ecole Cadieux captures the embodied energy of the building structure, revitalizes the neighbourhood and proves that there are practical and attractive models of sustainable living in an urban setting. All cities need these types of projects to ensure future prosperity and a high quality of living in the urban environment.» said Robin Hutcheson P.Eng LEED AP, President of the Ottawa Region Chapter of the Canadian Green Building Council.

So what are some of the features: the most obvious one is the restoration and re-use of the former Cadieux School, adjacent to a beautifully-treed community park, high-performance «Green» building construction; low flow and low flush plumbing fixtures; abundant natural light and energy-efficient lighting; solar shades provided in all units; green cleaning practices for a healthy indoor environment; Energy Star appliances; pedestrian and bicycle friendly, VRTU car membership for one year with on-site access 24 hours, 7 days a week and every new condo owner gets the Kona Africabike with shopping basket with every purchase.

Eric Kirisipu and the ReDevelopment Group has been building homes in Ottawa for over 20 years. «We wanted to distinguish ourselves from other builders and we are very proud of our environmental approach, our attention to details and our inspired designs.» said Kirisipu.

«I am happy to let everyone know that the 19 townhouses have found new owners.» said Natalie Belovic, Broker with Remax Metro. «Your new neighbours are a mix of young couples, young families and empty nesters - also, half of the 48 condos have been sold.»

## KONA AFRICABIKE

Each home in Le Saint Denis will include an Africabike made by Kona, the perfect urban bike. For every two bikes sold, Kona will donate a bike to the Africa project. As a result 34 bicycles will be donated to the Africa project by Le Saint Denis.

The Africabike was built for a specific purpose: to assist home health care workers in Botswana with the delivery of antiretroviral drugs for HIV/AIDS patients.

## VRTUCAR

Le Saint Denis will be the newest location to pick up a VRTUCAR. The Toyota Matrix Hatchback is the current specialty vehicle in the fleet. Conveniently located steps away from the front door - the new purchaser of a condo will receive their first year's membership in this exciting car sharing opportunity.

Car-sharing is a means of having access to a car when needed, without the burden of ownership, maintenance, insurance, etc. Members pay a small annual or monthly administration fee to cover administration costs; when a car is used a low hourly and kilometre trip fee is charged.

## VANIER

«Vanier is like Montreal's Plateau MontRoyal. It's a community that is being taken back by its residents. New residents and old residents are working together towards making it the great community it is.» added Belovic.

«More and more homeowners are moving in and renovating thus giving new life to this urban quarter. I have also one more interesting fact about our condo buyers: they are single women, younger and older, who are buying here - they feel safe in the neighbourhood and the size of the building is not overwhelming and they feel this is a nice affordable urban option for them.»

## ENERGY

Energy efficient forced air heating system with air conditioning, individually metered and controlled with a central gas hot water boiler and new R-20 insulation in all exterior walls are some of the features you will find in Le Saint Denis.

The higher cost to build a LEED certified building is offset by the owner who will save money year after year on his energy bill.

The ReDevelopment Group has to hunt down product with low-emitting adhesives and sealants. However, as more and more builders around the world strive for LEED certification this is becoming increasingly easier to find.



They have sold the 19 townhouses and half of the 48 condos. You can reach broker Natalie Belovic with Remax Metro at 613 747-9914 or visit the Web site at [www.lesstennis.ca](http://www.lesstennis.ca)