

CANADA'S FIRST LEED® TOWNHOME COMMUNITY

WHEN WE HAD A VISION OF SHORELANDS, WE HAD TWO INSPIRATIONS – THE LOCATION OF THE LAND ITSELF AND OUR OWN DEDICATION TO THE ENVIRONMENT AND, OF COURSE, WE HAD A GUIDE; LEED® FOR HOMES, THE SOURCE THROUGHOUT NORTH AMERICA THAT PROVIDES LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN. UNDER ITS GUIDELINES WE ARE DEDICATED TO PURSUING A HOLISTIC APPROACH TO SUSTAINABILITY THAT INVOLVES EVERYTHING FROM THE MATERIALS AND SOLVENTS USED IN CONSTRUCTION, TO THE INSTALLATION OF ENERGY STAR APPLIANCES, TO CAREFULLY MANAGING AND BEING RESPONSIBLE FOR OUR FOOTPRINT DURING THE CONSTRUCTION PROCESS. OUR ULTIMATE CREATION WILL BE A VIBRANT SUSTAINABILITY COMMUNITY: SHORELANDS.

INNOVATION & DESIGN PROCESS

Transforming a space and turning it into a living community is the synthesis of many disciplines. Shorelands fuses architecture, design, traditional crafts, landscaping, modern innovations and sustainability to successfully create a community that in Canada is the first of its kind.

LOCATION AND LINKAGES

Shorelands is located right where a modern, carbon-conscious community should be. Near the Go Train, public transit, shopping and leisure. Perfectly located, and close to everything it allows you car-free options for many of your daily tasks. Appreciating everything the location has to offer, we've given something back by offering a vital mix of residences within a landscaped enclave. This development will add to the urban fabric while maintaining all the characteristics of the site's shore land location.

SUSTAINABLE SITES

A sustainable site uses key resources more efficiently – energy, water, materials and land. It reduces ecological loading – greenhouse gases, ozone-depleting substances, and waste – creating healthier environments for people to live. This environmental attention to detail starts early in the process. Even as building commences, steps are taken to minimize dust and airborne pollutants so as not to disturb nearby communities. Other areas of concern during and after construction include: erosion control, surface water management and minimizing local heat island effects.

WATER EFFICIENCY

Water isn't a never-ending resource. Like all natural resources, it requires careful use and conservation. That's why we've integrated various water recycling systems into our infrastructure and design to help reduce water consumption. Inside, high efficiency fixtures and fittings will influence flow rate to incur water savings.

ENERGY AND ATMOSPHERE

Shorelands is dedicated to helping reduce the community's carbon footprint while optimizing energy performance and savings for individuals. From efficient hot water distribution to optimum efficiency insulation you'll enjoy enhanced comfort while keeping your home's energy budget on track. Features: a high-function heating and cooling distribution system with greatly reduced distribution losses, high-performance HVAC system, Energy Star compact fluorescent lighting (CFL), a tankless hot water system and low E argon windows (NFRC rating).

MATERIALS AND RESOURCES

We are committed to selecting environmentally preferable products. These are products that don't negatively impact on natural ecosystems. They are sustainably or locally harvested, non-toxic and non-accumulative and may be materials that have already sunk their ecological cost – i.e. reusable, recycled or down-cycled. Material waste will either be recovered or bio-assimilated. We are also implementing a proprietary waste management program dedicated to reducing construction waste.

From paint to carpets, each Shorelands home will have a healthy VOC-free environment.

INDOOR ENVIRONMENTAL QUALITY

To be healthy, homes should be free from any element that release VOC's (Volatile Organic Compounds) into the atmosphere. Solutions, solvents and adhesives will all be selected to conform to LEED® standards. Floors will have eco-friendly finishes. Additionally, during construction all ducts and vents will be sealed to discourage infiltration of contaminants. This is followed by flushing the home with fresh air prior to occupancy. Carbon monoxide monitors will also be installed on each floor.

HOMEOWNER EDUCATION

If environmentally conscious living is important to you and your family, and if moving into Shorelands is your next commitment we're there to ensure that you know everything there is about living in a sustainable community. Homeowner education about your particular home will enable you to fully enjoy the energy savings, health benefits, and lower-impact environmental living available at Shorelands.

Shorelands invigorates a community and brings a new life to the water's edge.

Energy savings that will keep your budget on track, while reducing greenhouse gases.