



**Owner:**  
Urban Horse Developments

**Architect:**  
McCallum Sather

**Our Services:**

- Energy Efficiency Consulting
- Mechanical Design
- Building Energy Performance Monitoring

**Status:**  
Completed 1999

**Recognition:**

- Met requirements of CMHC's IDEAS Challenge Program
- Designated as energy efficient under the CBIP Program

## 77 Governor's Road Condominium

Superior indoor environment in a high-rise apartment  
Dundas, Ontario



The Condominium at 77 Governor's Road in Dundas, Ontario, heralds the arrival of higher-quality design in the condominium market. This is an 8,300 m<sup>2</sup>, 6-storey concrete structure above a parking garage. The building design incorporates innovative solutions to the envelope and ventilation problems common in many multi-unit residential buildings. The well-insulated building envelope and high

performance windows offer improved comfort and eliminate the need for perimeter heating. Individual heat recovery ventilators (HRVs) in each suite ensure superior air quality under all conditions. Annual energy and water savings are expected to be 35% and 50% respectively. A building performance study found CO<sub>2</sub> levels below 600 ppm in residential suites.

### Notable Features

- High performance windows with insulated fiberglass frames
- Airtight walls with R22 insulation to eliminate thermal bridging and moisture transfer
- Thermally-broken concrete balconies
- Individual combo DHW/space heating system in each suite
- High-efficiency central chiller with water-based, variable-speed cooling tower
- HRVs in each suite, corridors, and common areas
- Compartmentalization of suites and common areas to minimize the transfer of odours
- High-efficiency lighting in corridors and parking garage