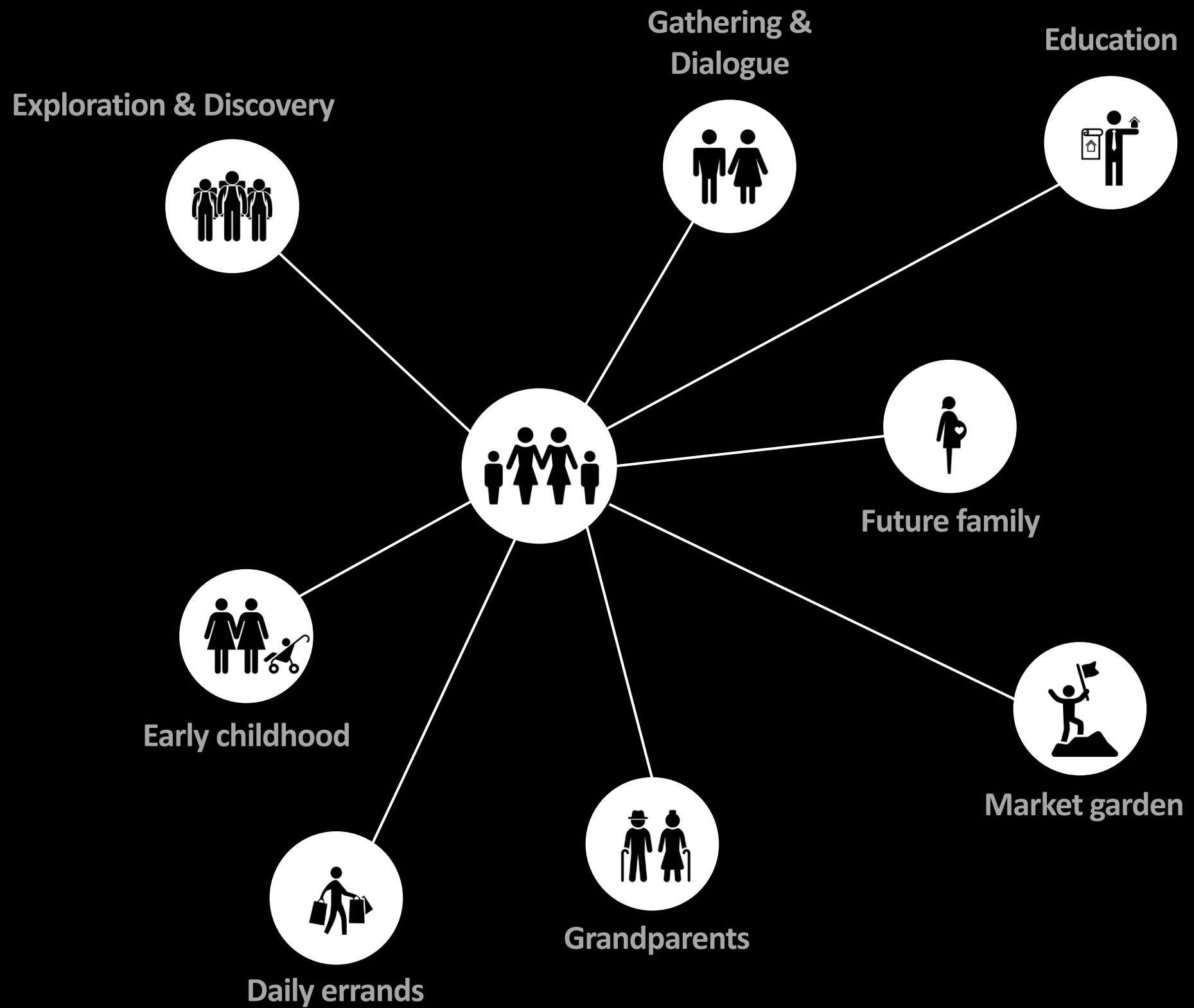


A Fair & Responsible LIVING ENVIRONMENT

Ædifica



**FAMILY / DENSITY /  
INTENSITY / ECO-  
RESPONSIBILITY**



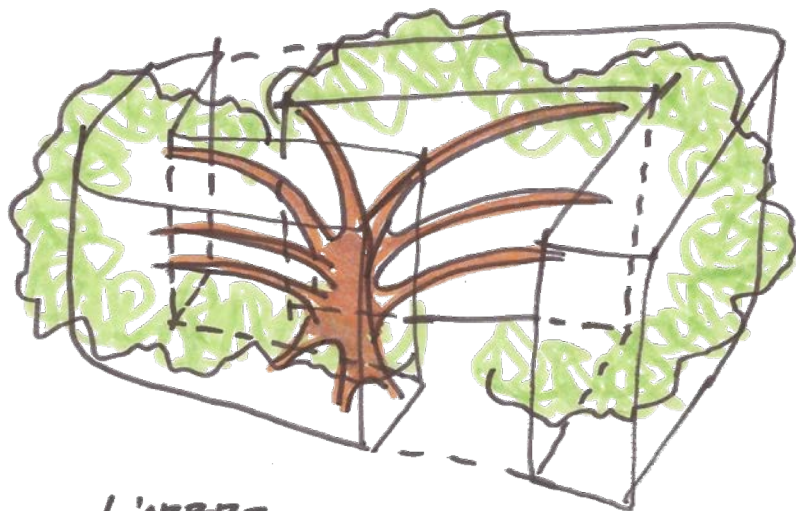


**Ecophilia:  
Awareness of the  
environmental impacts, social  
factors and economic  
advantages of sustainable  
construction.**



**Promote a denser and more  
equitable urban approach by  
offering incentives based on  
diversity, intensity and  
sustainability to contribute to the  
attainment of an ecological  
district.**

# DESIGNING FOR HUMAN WELLBEING

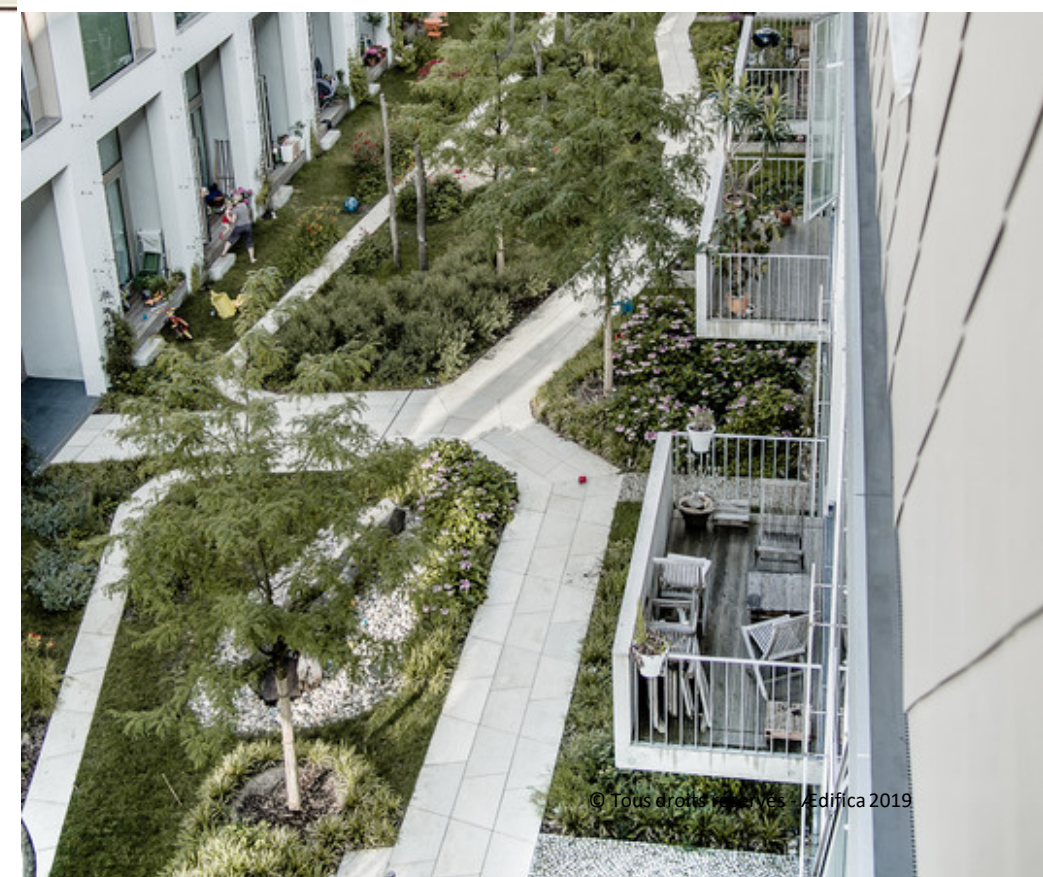


L'ARBRE AU CŒUR DU PROJET.

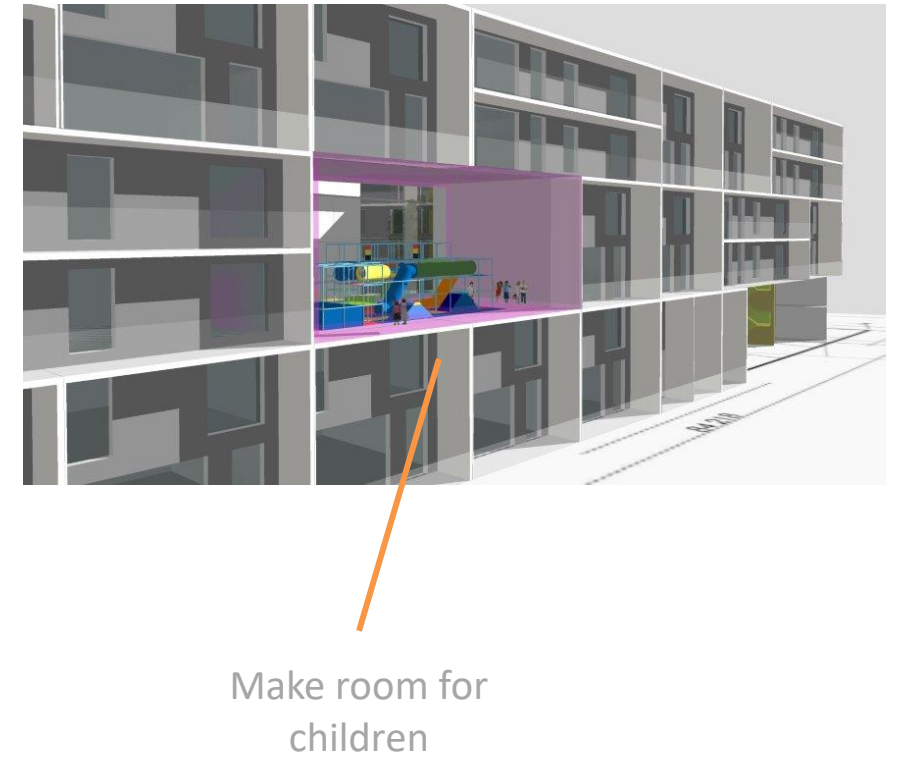
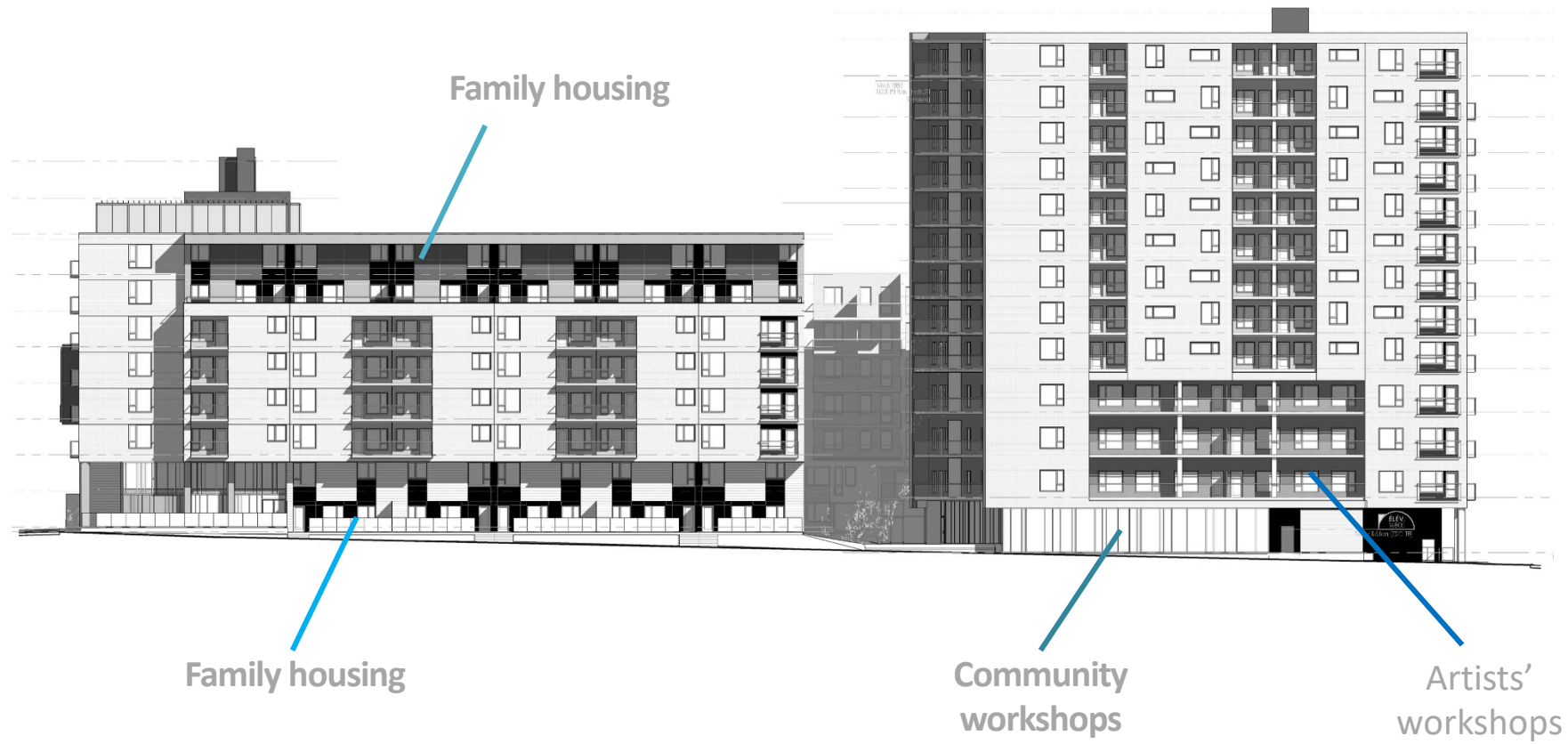


# SOURCES OF INSPIRATION

Michel Tremblay's  
Montréal

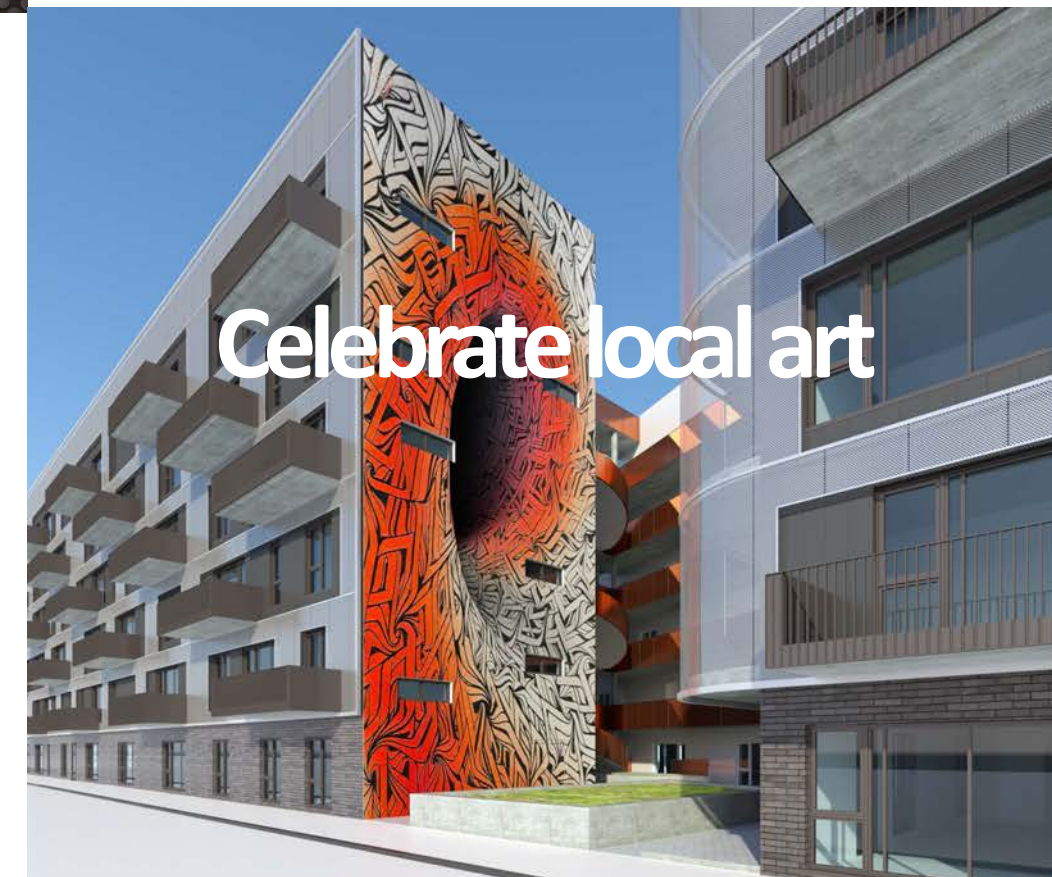


# ARCHITECTURAL COMPONENT



**“Establishing a form of partnership that allows all people to live together, in their own way, and to help each other within a community”**

# MAXIMISE HEALTH AND WELL-BEING





An architectural rendering of a modern, multi-story residential building. The building features a central courtyard with a spiral staircase and several balconies. The balconies are decorated with plants and have people sitting on them. The building has a white facade with large windows and decorative elements, including a large archway on the left side. The overall style is contemporary and urban.

**DARE TO REINVENT  
HOUSING UNITS!**

**A cultural declaration  
Express our values loud and clear**

# RETHINK INTER- GENERATIONAL HOUSING

High prices charged by  
residences for autonomous retirees

Soaring housing costs, notably  
in the greater Montréal area.



The aging population  
and immigration  
will create increased demand

Our society is increasingly multicultural.  
In some ethnic communities, mutual  
help among parents and children is an  
interesting housing option for families  
wishing to acquire property.

# ECO-RESPONSIBLE REVITALIZATION OF LIVING ENVIRONMENTS

## Various tools available

LEED ND

LEED NC/NE

LEED Homes

Passive House

Net Zéro

LBC

WELL

Green Globe

Etc.



# MASTERING CARBON NEUTRALITY

76 tons of CO2  
equivalent saved  
per year



## SET AND DEMAND PERFORMANCE CRITERIA, SUCH AS:

Increased envelope ( ↑ Novoclimat )

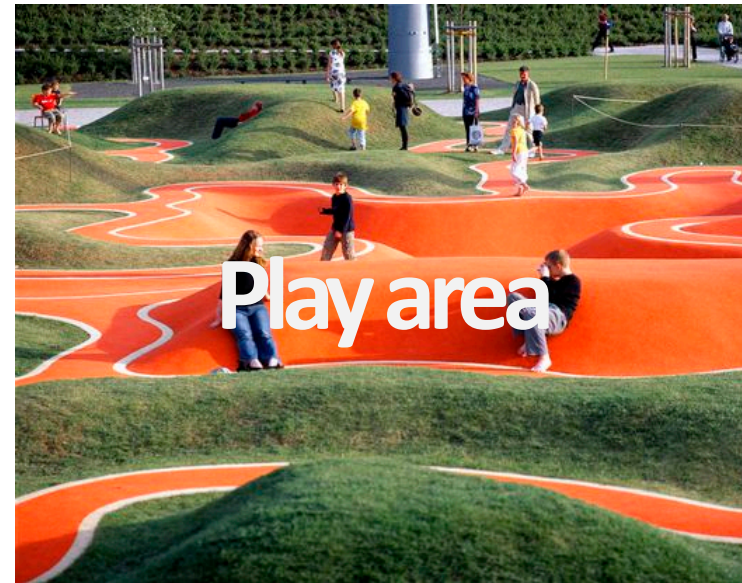
Energy recovery from air

Predominance of electric power

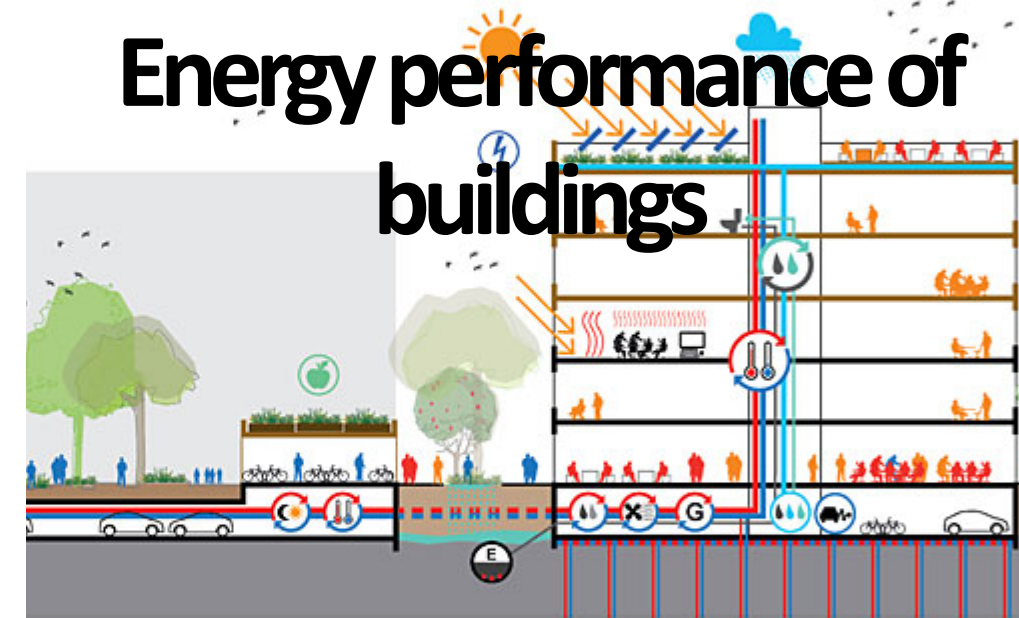
Low-flow domestic taps (hot water)

DEL lighting

# REVALUE THE NOTION OF COMMUNITY



# Energy performance of buildings



# MIXING USES BASED ON A SUSTAINABLE AND INNOVATIVE APPROACH



# RECLAIMING ROOFTOPS



# GREEN DESIGN ON A NEIGHBORHOOD SCALE

Encourage community  
development

Develop safe pedestrian routes

Reconfigure streets for  
better connectivity

Development density

Comprehensive energy-efficient approach  
(buildings + infrastructure)





**Adopt energy-efficient behaviour**



Aim for exemplary environmental performance!

A minimum energy performance 20% higher than NBC requirements

### TESTED CRITERIA

- Passive building design
- Sustainable water management
- Exemplary waste management
- Use of energy-efficient equipment
- Carbon strategy
- Occupant consumption control/analysis



Explore the feasibility of a new dimension in urban mobility

An exchange catalyst through the integration of shared workshops and equipment



A commitment to the community by adopting participatory strategies to maximize commitment to the project.



**The value of an eco-  
responsible project**

# 1

## COMPARATIVE APPROACH

Not sensitive to small variations such as the impact on capitalized value of a reduction in energy consumption.

The market is slow to recognize the difference between a conventional and an eco-responsible building.

# 2

## INVESTMENT APPROACH

Approach based on projected income.

Some features of green buildings may be more expensive, but the lifespan is much longer and the operating costs are lower.

# 3

## COST APPROACH

Establishes replacement costs.

Ignores the benefits associated with building performance and the impact on value.

Green buildings may be more expensive and have a disproportionate impact on value without recognition of the benefits.

The life expectancy is unlikely to be the same.

# 4

## ALTERNATIVE APPROACH

Other assessment methods are available, aimed at integrating various environmental, social, economic and financial aspects.

*Triple Bottom Line (TBL):* An approach that seeks to balance economic, social and environmental aspects.

Thank you

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