

## annex

The purpose of this guide is to highlight all the features included in The Annex and your home, which help make it higher performing, more comfortable, and healthier.

### Sustainability at Minto

The Annex offers you a high-performing building with suites designed by award-winning architect Nyhoff Architecture. Located in the heart of Kensington - living well is an easier option for you and your family.

We're focused on building better building better places to live, work and play, one home and one relationship at a time - and sustainability is a big part of our "better". By improving building performance, we are helping to reduce utility consumption, while saving homeowners money and reducing the impact on the environment. Creating better spaces that promote comfort, cost savings, health benefits, and community connections is something we are committed to.

### What Sustainability Means to Us.

We believe our success is measured by the health and vibrancy of the lives we touch and the environments we create. From green building to community building, from quality living to responsible investing, our commitment to people and the planet is an important part of what we do. It's one of the things we're most proud of.

For us, sustainability isn't just about being environmentally conscious. It's about the actions we take to invest in building a sustainable future by consuming fewer natural resources, minimizing waste, and reducing greenhouse gas emissions while providing customers with modern spaces to live, work and play in. It's our priority today - and it will continue to be in the future.

### To us, sustainability means making the world a better place by:

- Investing in innovation
- Reducing the environmental impact of our operations as well as our products
- Ensuring our communities and workplaces are healthy and safe
- Supporting the communities we live and work in through corporate philanthropy and volunteerism
- Supporting the professional development of our people; and
- Rewarding our employees for their contributions.

In 1999, Minto created a dedicated Energy Management division, focused on improving its impact on natural resource consumption. Minto's commitment to building better places has been demonstrated through years of pursuing third-party environmental standards. These standards ensure that our design and building practices address energy and water efficiency, biodiversity, indoor environmental quality, material selection, and site-wide

considerations. Since 2009, Minto has built and certified over 6,000 ENERGY STAR® homes and has certified over 8,000 homes under various LEED® programs. Since 2009, Minto has built and certified over 6,000 ENERGY STAR® homes and has certified over 8,000 homes under various LEED® programs.

Today, that dedicated team is Minto Product Development and Sustainability – committed to improving Minto’s environmental performance across our new communities and managed properties.

### **Cost Savings**



Our homes offer advanced features that reduce water and energy use without impacting comfort or performance, delivering real-dollar savings year after year.

### **Comfort**



Windows and walls protect you from the elements keeping you warm in winter and cool in summer. These features help soothe your senses, ensuring your home is a comfortable and relaxing place to be.

### **Community**



It's not just about what's inside your four walls. Living in a connected community with real walkability, plenty of green space and parks/recreation offers more ways to meet with family and neighbours and promotes a sense of belonging.

### **Health**



Your wellbeing is important to us. Our green features ensure your home is a healthier place to live.

## **Third-Party Verification**

In addition to our commitment to designing and constructing better-performing buildings and homes, Minto chooses to have industry experts review the design and construction. By achieving industry-accepted standards for superior quality and performance such as LEED and ENERGY STAR®, we ensure that we aren't just building better homes - we are also building peace of mind.

## **LEED® Certification at The Annex**

Established by the United States Building Council (USGBC) and administered by the Canada Green Building Council (CaGBC), Leadership in Energy and Environmental Design (LEED®) is an internationally recognized third-party verification program for sustainable building and energy performance.

Through the pursuit of LEED® certification, a building or home undergoes a holistic examination of its performance in six key areas of human and environmental health: location and transportation options, sustainable site development, water use efficiency, energy efficiency, materials selection, and indoor environmental quality.

By demonstrating excellence in all of this, a home or building can be acknowledged as a healthier, better building that will provide value to homeowners.



**Energy & Atmosphere**



**Indoor Environmental Quality**



**Innovation**



**Location & Transportation**



**Materials & Resources**



**Regional Priority**



**Sustainable Sites**



**Water Efficiency**

The Annex is a LEED® v4 Multifamily Midrise candidate, targeting the Gold level of certification.

Consider sharing utility data with the USGBC via a USGBC-approved third party, such as [wegowise.com](https://www.wegowise.com)

## Premium Building-Wide Features

### **Efficient Lighting**

It uses less energy than CFL (compact fluorescent lamps) and incandescent lamps and has a long replacement life; 40,000 hours for an LED than 12,000 for a CFL and 1,300 for incandescent lamps. LED lighting is also free of mercury.

Tip: If you decide to install dimmers in your home for fixtures with LEDs installed, make sure you buy bulbs that are compatible with dimmers, as not all are built to dim.

### **Lighting Control of Parking Garage and Corridors**

Occupancy sensors in the parking garage and corridors will increase lighting levels in areas that are being used while maintaining a minimum level of lighting in unoccupied areas. This helps to reduce maintenance fees in common areas.

### **High-Efficiency Mechanical Equipment**

High-efficiency heating systems reduce energy consumption while generating fewer harmful emissions than a standard condominium building – this includes condensing boilers and Variable Frequency Drives (VFDs). Reduced energy consumption, non-ozone depleting cooling systems, and lower greenhouse (GHG) emissions directly contribute to a healthier environment. The building's energy-efficient systems result in a modeled performance improvement of approximately 3% compared to a building that only meets the minimum building code requirements.

### **Parking Garage Ventilation**

The ventilation exhaust system is controlled by CO sensors located throughout all levels of the underground parking garage. This design helps to reduce electricity and natural gas consumption in shared areas compared to a conventional building that would continually run the exhaust system.

### **Recycling, Organics and General Waste Disposal**

At Minto Annex, a waste and recycling room provides homeowners with the opportunity to dispose of their refuse in the most appropriate waste stream: compost, recycling, or landfill.

### **Bicycle Storage**

54 dedicated indoor bicycle parking spaces are provided, along with six visitor parking stalls located directly at The Annex's rear.

### **Indoor Water Efficiency**

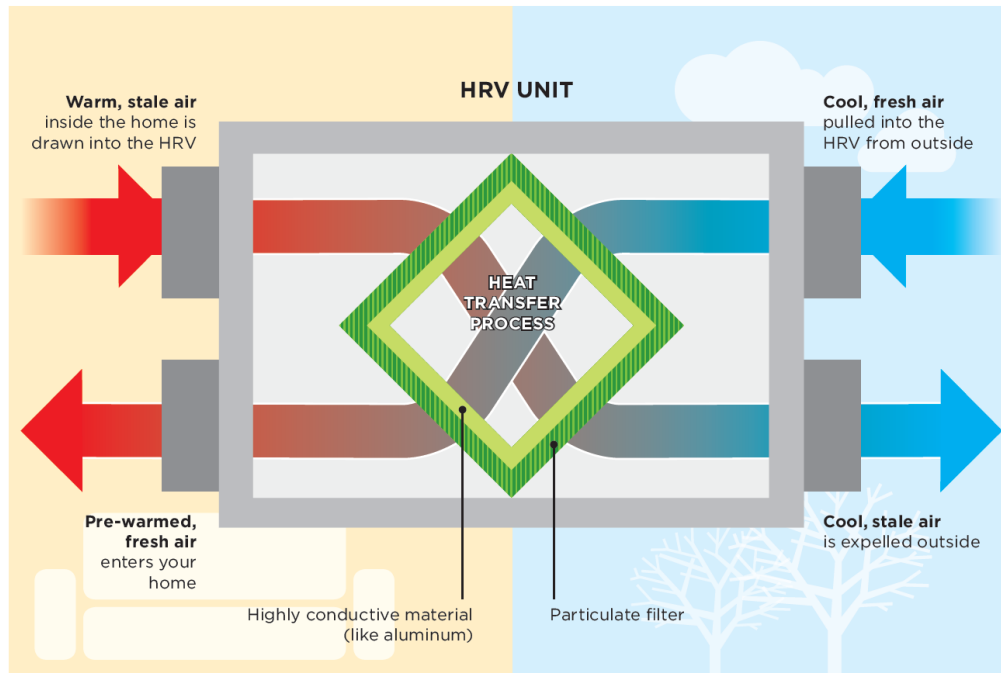
Low-flow plumbing fixtures contribute to water-use savings of approximately 40% when compared to standard fixtures or buildings not pursuing LEED certification.

### **Native and Water-Efficient Plants Species**

All plants installed at The Annex are non-invasive, hardy species that require less supplementary irrigation and respond well to Calgary's unique climate.

## Heat Recovery Ventilator (HRV)

Your suite is enhanced with heat recovery ventilators (HRVs). The Annex is designed to bring fresh outside air directly into the suite through the HRV compared to typical condominiums that receive corridor air from the entry door. The HRV delivers fresh, filtered outdoor air to each suite and circulates that fresh air throughout the suites for improved ventilation and living comfort. This innovative technology also captures approximately 70% of the heat typically lost from exhausted air and uses it to warm incoming cool air, reducing heating and cooling costs.



## Materials

The Annex uses locally sourced aggregate in the concrete, which comprises its structure. This means the distance this material had to travel from its extraction point is less than 160 km from the Annex, helping to minimize the project's carbon footprint.

## Construction Waste

The construction team on The Annex diverted over 50% of all construction waste from landfills. Waste bins were taken to a sorting facility where a waste stream separated them. Monthly reports are provided to the LEED rater and to the Minto Sustainability team to monitor Minto's overall waste diversion rate across all our construction projects.

## Local Amenities and Transit

In the heart of Kensington, you have unlimited access to amenities, walking/cycling paths, as well as public transit. The Annex location encourages less reliance on a vehicle-dependent lifestyle. The building is located steps from the Bow River pathways, creating accessibility to transit and cycling infrastructure. With a Walk Score® of 96, The Annex is situated within walking distance of virtually everything you will need on a daily basis. With a Transit Score® of 100, you are a quick walk to the Kensington LRT Station and many bus stops. The Annex has a Bike Score® of 85, providing excellent cycling options through the neighbourhood and connections to the downtown core for the cycling commuter.

# Green Power

## What is it?

Green power is generated solely from regionally sourced renewable energy facilities certified as low impact by Environment Canada's EcoLogo program (or equivalent). For renewable energy facilities to become EcoLogo certified, power must be generated in a way that does not adversely impact the environment or hinder biodiversity.

## Why use it?

Green power offers an environmentally friendly alternative from non-renewable, polluting sources such as coal, oil, natural gas, nuclear, and high-impact hydro and helps support the development of innovative renewable energy technologies.

## How does it work?

After purchasing green power, you continue to draw electricity from the grid, as you normally would. During this time, the green energy provider produces renewable energy to match your consumption amount and injects this electricity into your local grid. This quantity offsets the amount that is generated from traditional, unsustainable methods.

Explore the following website for more information: [www.ecologo.org](http://www.ecologo.org)

## How can I support renewable energy development?

You can add green power to your utility contract with:

- Enmax: <https://www.enmax.com/home/electricity-and-natural-gas/easymax/green-your-energy>
- ATCO: <https://www.atco.com/en-ca/for-home/home-energy/about-our-plans/green-options.html>
- Direct Energy: <https://www.directenergy.ca/learn/green-offer>
- Bullfrog Power: <https://www.bullfrogpower.com/>



MARKS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY



## **CMHC Green Home Rebate Program**

### **What is CMHC's Mortgage Loan Insurance?**

The CMHC's Mortgage Loan Insurance is a requirement for homeowners putting less than a 20% down payment on their home.

### **What is the CMHC Green Home Program?**

The program provides a 15% discount off the mortgage insurance premium for purchasers buying energy-efficient homes where CMHC-insured financing is being used.

### **How much of a refund will you receive?**

The refund will depend on the size of the mortgage and the amount of the down payment. For example, a \$300,000 home with a 5% down payment would require approximately \$7,800 of mortgage insurance in the first year, meaning a refund of \$1,170.

### **Who is eligible?**

Minto is committed to pursuing ENERGY STAR or LEED certification on all of our new condos and homes – ensuring the new homes will meet the energy efficiency requirements of the CMHC Green Home Program.

### **We make it easy.**

Minto will provide you with a CMHC Green Home Application Package when you move in, including easy-to-follow step-by-step instructions to apply online or by mail and a copy of the application form.

Minto has a longstanding commitment to delivering healthier, more sustainable homes. Purchasing an energy-efficient home from Minto will save you money from your utility bills, and with the CMHC Green Home program, you can save money on your mortgage as well. For more information, please visit [www.cmhc.ca/greenhome](http://www.cmhc.ca/greenhome)

## Tips for Healthy, Environmentally Friendly Living

Living a more sustainable life can mean different things for different people. It can be as simple as remembering to shut the lights off or investing in energy-saving appliances or LED bulbs. Whatever it is, it doesn't have to be complicated. There is plenty you can do to reduce your environmental footprint by being a little more mindful day-to-day. Read on for simple tips that you can put into practice as we work together to save the planet (and save some money while you're at it!).

### Conserve energy

- Be mindful of those lights and electronic devices! If you're not using them, turn them off or unplug them.
- Consider purchasing ENERGY STAR® products. Whether it's appliances and electronics or lighting and office equipment - every little bit helps.
- Plug electronic devices into power bars or "green plug" outlets that can be switched off to reduce electricity consumption when not in use.
- Use energy-efficient fluorescent or LED bulbs throughout your home, and be sure to dispose of mercury-containing fluorescent bulbs – including CFLs – as hazardous waste.
- Try to wash your clothes in cold water, run only full loads, choose the energy-saver cycle and match drying time to the size of your load.
- Boil water using an electric kettle rather than on the stove.
- When baking and roasting, watch progress via your oven window rather than opening the door (hello there, delicious cookies!) Not only will this help you save energy, it will get you better cooking results! Opening your oven door mid-bake can cause your oven to drop in temp by at least 100F, which can substantially affect the cooking time.
- Use a microwave, slow cooker, or toaster oven for cooking or warming food when possible. Pressure cookers such as the 'instant pot' are also super-efficient since they keep all that heat in tightly while cooking (great for summer!)
- Close drapes on hot summer days to reduce heat build-up, or open drapes on sunny winter days to take advantage of solar heating.
- Arrange furniture, so it doesn't block heating sources, or use an air deflector if a vent is under a piece of furniture.
- If you have access to the temperature controls for your home, turn the thermostat down at night or when you're away to save energy.  
Hot tip: make sure the temperature isn't set below 15°C to avoid freezing pipes!
- Maintain your appliances to optimize energy efficiency.
- Regularly dust refrigerator coils, radiators and baseboard heaters.
- Keep your fridge tidy to help you find what you are looking for quickly. Up to 30% of the cool air held within the fridge escapes every time you open the door, so the quicker you can grab stuff and close the door, the better.
- Use energy in off-peak hours. This will save money and make your electric distribution system more efficient.
- When windows are closed, make sure they're locked, too! This will help minimize any air leaks.
- Plant a leafy tree on the south side of your property to provide shade in the summer and let sun in the winter, or a coniferous on the north side to block the wind.

### Conserve water

- Repair (if you're a homeowner) or report (if you're renting) leaky faucets and running toilets ASAP!  
Hot tip: Web-connected leak detection kits are suitable for catching what could be unnoticed leaks while providing more info on how water is used.
- Try not to leave the water running while prepping food, washing dishes, shaving, or brushing those pearly whites.
- Keep a jug of water in the refrigerator to avoid running the tap.



Bonus: This will also make your fridge more efficient!

- Scrape your dishes before washing instead of rinsing.
- Run full loads only in your dish and clothes washers.
- Take shorter showers when possible, and don't overfill the tub when bathing.
- If you're in charge of maintaining your lawn at home, water it early in the morning to reduce evaporation, or consider using a drip hose or drip irrigation. Better yet, replace your lawn with a drought-tolerant pollinator-friendly garden to conserve water and save the bees and other pollinators!
- Wash your car less often, and don't run the hose for long periods of time when you do.

## Reduce waste

- Sign-up for paperless billing programs.
- Buy fewer consumer goods and reuse them when possible, or share them with neighbours and friends.
- Donate or sell items you no longer need if they are still in good condition.
- Consider used or recycled products (hello, thrift shopping!)
- Choose goods with little or no packaging. If you're up for the challenge, you might even want to consider going zero-waste!
- Use reusable bags and other reusable containers, including water bottles.
- Ditch those magazine and newspaper subscriptions and opt to read your content online instead!
- Avoid buying corrosive, flammable, explosive, and toxic products when you can. Whenever possible, buy in small amounts to keep hazardous waste to a minimum.
- Do some research and read the label. Always ensure the product you're buying does what you need it to do.
- Buy durable goods.
- Maintain your consumer goods to optimize their lifespan – everything from your shoes and clothes to your fixtures and appliances!
- Whenever possible, recycle materials that can't be reused or donated.

## Improve indoor air quality

- Minimize the use of toxic, solvent-based, and scented products.
- Select environmentally-friendly cleaning and personal care products whenever possible. Consider products that are 0 VOC (volatile organic compound), natural, bio-degradable and solvent-free, and look for Green Seal products to make sure you're getting what's advertised!
- Remember that vinegar, baking soda, lemon, and borax are very effective for most household cleaning tasks (be careful on porous surfaces!)
- Choose carpets and furnishings that are low in volatile organic compounds (VOCs). VOCs convert to gas at room temperature and can irritate lungs and cause allergic reactions when large amounts are present indoors.
- Consider incorporating a few plants into your décor to help clean the air in your home or an ionization air filter. To avoid mould and mildew: Address leaks and other moisture-related issues promptly.
- Use exhaust fans or open windows when cooking or showering.
- Dispose of food waste regularly.
- Wash towels and clothes frequently.
- Regularly clean your home to control dust, pollen, and other allergens.
- Repair (if you're a homeowner) or report (if you're renting) exhaust fans that aren't working correctly, and be sure to have your air filters for furnace or ventilation systems replaced when needed.
- Last but not least, open those windows and let the fresh air in! Just before spring is the best time to do this, so go ahead and give your home a good flush before the pollen arrives.