

TRICAR

THE HEIGHT OF LIVING



RAISING THE STANDARD OF HIGH-RISE LIVING
FOR OVER 30 YEARS

- 7000 quality homes across Southwestern ON including over 1000 in the City of Guelph
- Both high-rise condominiums and premier apartment rentals
- London, Sarnia, Woodstock, Kitchener, Waterloo, Cambridge, Burlington, Stratford and Guelph

AWARD WINNING



2014



2015



2016

The Tricar Group has been honoured as a 6-time finalist and 3-time winner of the Ontario High-Rise Builder of the Year award

This is the home building industry's most coveted award

Building Homes. Creating Community.



Tricar's Commitment to Energy Efficient Design

- Successfully completed the first LEED certified high rise condominium in London, Ontario
- Are one of the first builders in Ontario to enroll in the Energy Star for mid/high rise buildings program
- Energy Star for mid/high rise requires that new buildings exceed the OBC energy efficiency targets by a minimum of 15% in addition to conducting comprehensive air tightness testing and mechanical commissioning which is far above building code and industry standard
- Enrolling in this program ensures that we significantly reduce our emissions in comparison to a building built to code, while at the same time making life more affordable for residents by lowering their energy bills
- Energy Star features include: high performing windows, increased insulation, better air tightness, high efficiency boilers, Energy Recovery Ventilation systems in all suites
- Proposed 4 pipe fan coil system with ERVs provides for a 12% decrease in energy consumption compared to water source heat pumps

Tricar's Commitment to Providing Housing that is affordable and attainable

- The City of Guelph 2020 affordable housing ownership benchmark purchase price is \$421,836
- Tricar is proposing to include at least 8 apartment units that meet the Guelph affordability benchmark
- Tricar has made it a priority to provide a greater variety of unit types and sizes which has resulted in the creation of some smaller suites (1 bedroom and 1 bedroom + den suites) to help achieve affordability goals found within the PPS
- The provision of some smaller units within the development footprint leads to a higher density per acre, however the end result is a positive one - more units are affordable and attainable for a wider portion of the population
- Density is also being achieved through more efficient use of the site due to large provision of below grade parking. Less site area is consumed by surface parking and more area is landscaped. This also means less area is subject to heat island effect

