

# An introduction to EcoGreen Homes

In our decades of designing, building and managing properties, five key principles have informed our work and are been critical in shaping this proposal. Samples of how these principles have come to life in other projects are provided later in the document.

1

## COMMITMENT TO COMMUNITY

With a Master's degree in Waldorf Education, EcoGreen President, Edward Edelstein, has woven the sense of community inherent to Waldorf schools, into the work of his design-build company. Today, this philosophy guides all of EcoGreen's projects, where we are focused on contributing to and enlivening communities through physical spaces.

2

## INTEGRATION WITH THE NATURAL WORLD

EcoGreen's buildings are never just about four walls and a roof. They're designed thoughtfully to create both residential and work spaces that meet a key need of human beings: to be connected with nature. Lots of light, green spaces where possible and a priority for natural materials informs our design. We prioritize natural light over floor area maximization.

3

## COMMITMENT TO SUSTAINABILITY

All EcoGreen buildings meet three standards to optimize energy use: ultra-high levels of insulation, triple glazed windows and air tightness. We also employ cost-wise, natural materials, such as marmoleum, that are recyclable and at the end of their lifecycle. Other energy saving measures are often layered on top of these foundational practices.

4

## QUALITY OF LIFE AND LIVING

We strive to maximize spatial opportunities to enhance the quality of life and the quality of a tenant's lived experience. Meaning is layered into our design decisions.

3 - EcoGreen Homes and Geome Properties

# CASE STUDY #2: 2159 GOTTINGEN STREET



# CASE STUDY #1: 2165 GOTTINGEN STREET

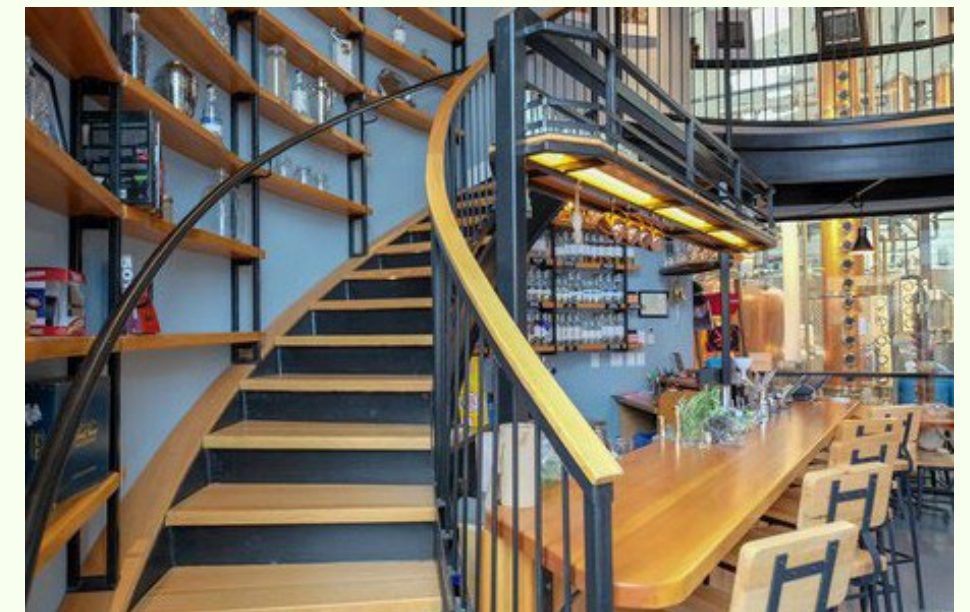
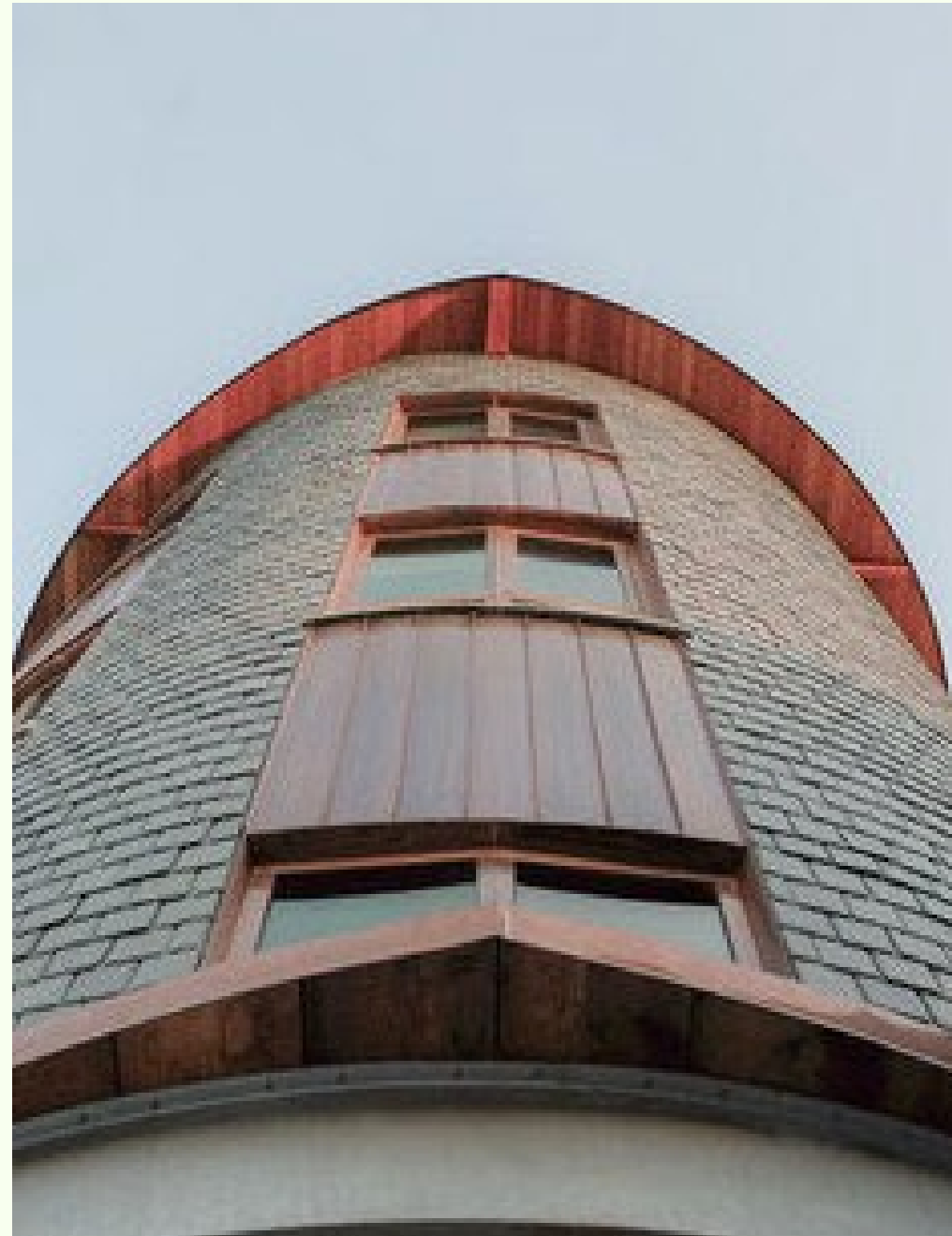


EcoGreen Homes and Geome Properties - 18

# CASE STUDY #1: 2165 GOTTINGEN STREET



# CASE STUDY #4 (DISTILLERY)



EcoGreen Homes and Geome Properties - 24

# CASE STUDY #4 (AIRBNB)



November 16, 2021

Dear reader(s):

I am writing as one of the lucky tenants of a beautiful, bright, one-of-a-kind flat in downtown Halifax (2171 Gottingen Street) designed by Edward Edelstein of EcoGreen Homes. His son Ezra is my landlord and property manager.

My partner and I love it here. We marvel daily (and I write this without exaggeration) at how extraordinary this space is. From the materials used to the use of space, everything about it is beautiful to see and comfortable to live in. The generous custom-made windows let natural light into the space from morning to evening, keep sound out and heat in. The layout of every room makes sense. Everything works; and if ever we have questions, we are truly a phone call away from an answer.

One of things I like to joke about with friends is how the light switches are exactly where you think they should be. That is a circuitous way of describing the thought, care, diligence, and invention that has clearly gone into the overall design, and each minute detail. It is inspiring to live here; the space breathes, and so do we. It has character without that being an excuse for its shortcomings. It feels modern, yet not at all cookie-cutter.

We are embarrassed, at times, to bring our friends here because they are ever so slightly jealous the moment they step in the door. One of our friends remarked: "This is the apartment I always dreamed of, but didn't think existed." Another friend, currently studying architecture at Dal, told us to let them know "if any of the other units open up." And I would. I would recommend EcoGreen Homes without reservation.

If you have any questions, I would be delighted to share more about my exemplary and exceptional experience with EcoGreen Homes.

Sincerely,



Garry Williams  
williams.garry@gmail.com  
(902) 420-1395



R&D / Fabrication - St. John's, NL  
Wholesale Distribution - Dartmouth, NS  
Specializing in IOT enabled Hydronic Air Source Heat Pumps

November 18<sup>th</sup>, 2021

Mayor and Council  
Regional Municipality of Windsor / West Hants  
76 Morison Drive, PO Box 3000  
Windsor, NS B0N 2T0

Dear Mayor and Council Members:

I understand that EcoGreen Homes would like to help develop a housing project in Windsor; please consider this my letter of recommendation that you choose them as a partner in this initiative.

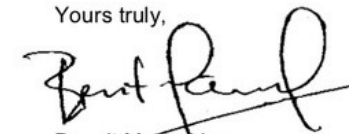
EcoGreen Homes approached my company 3 years ago asking for my recommendations on an energy efficient HVAC & domestic hot water system for their 7 storey building at 2165 Gottingen Street in Halifax. I'd been recommended to them by Paramount Electric with whom we've worked closely since 2015 installing our innovative air to water heat pumps in several condos and apartment buildings for PolyCorp Properties in Halifax and Wolfville. One of those buildings, Q-Lofts in Halifax earned Leed Platinum recognition – the highest energy efficiency rating for a multi-unit residential project in Canada at the time.

Once I met with Edward Edelstein and his staff I learned that they were building what appeared to be the most energy efficient multi-storey building I'd seen to date and knew I wanted to take part in the project. They gave me the freedom and budget to engineer what is by far the most efficient HVAC system in the province; even more efficient than our previous award winning projects. It features our air to water heat pumps in a 4-pipe simultaneous heating and cooling configuration paired with a hydronic heat pump cascading domestic hot water heating system with advanced heat recovery – something unseen until now in this type of building and market and a prime example of electrification with a zero carbon footprint.

Like ourselves, EcoGreen strives to push the envelope within their industry, raising the bar for others in the community to try and achieve. During these times when awareness on global warming is at its highest it is companies like EcoGreen which have demonstrated that building energy efficient buildings is not only possible but affordable. We are proud to be part of their team when it comes to the design and delivery of HVAC systems designed around the needs of each project and grateful for the opportunity continually improve upon our past designs and installations in an effort to set an example of what can be done for others to follow.

If you would like to have a leading edge building project in your community then I can think of no one better to take it on than EcoGreen Homes. Allow them to help you raise the bar in your community.

Yours truly,



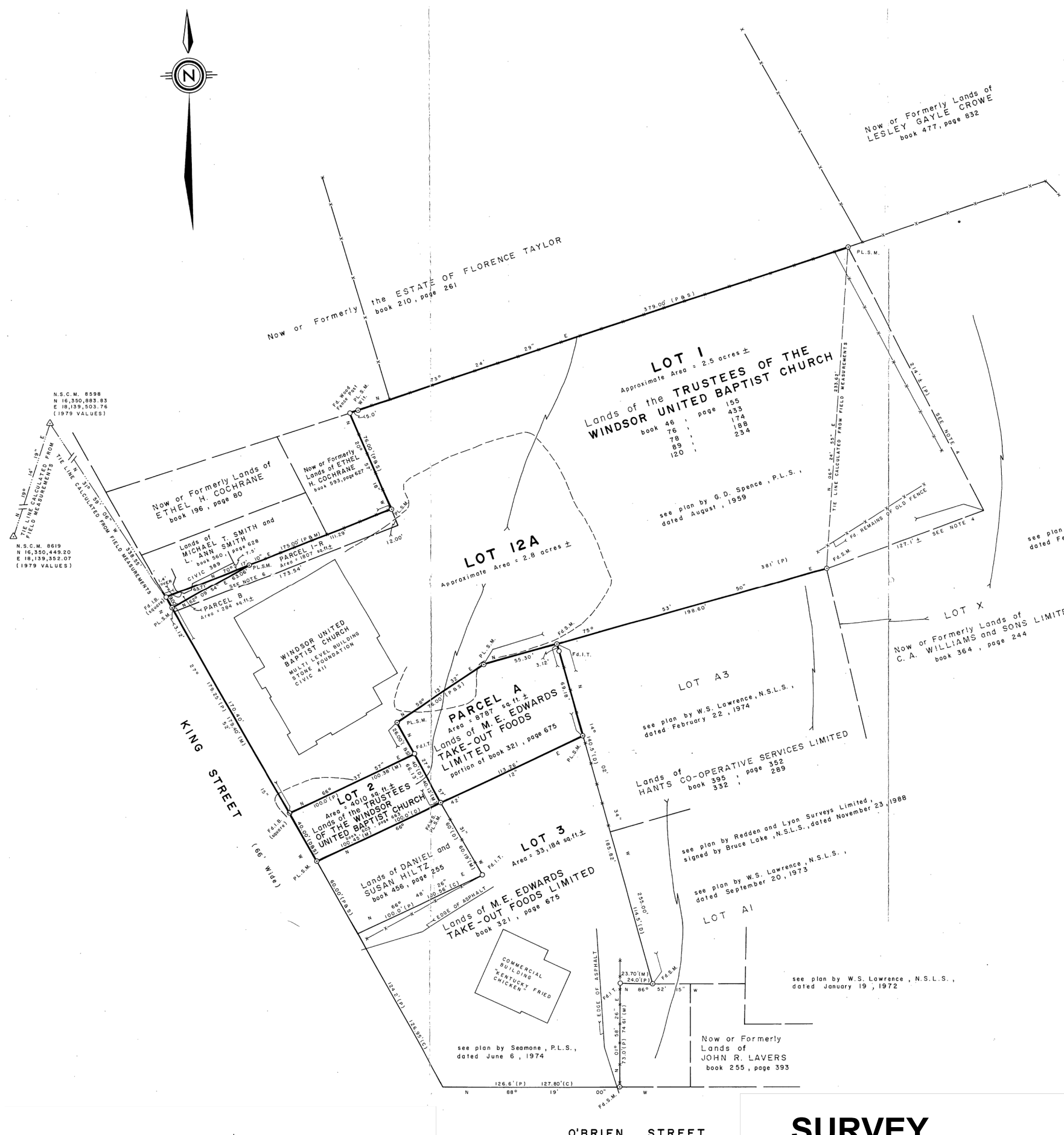
Benoit Manekjee  
President & Dir. Product Development  
ThermAtlantic Energy Products Inc.

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[benoit@thermatlantic.com](mailto:benoit@thermatlantic.com)

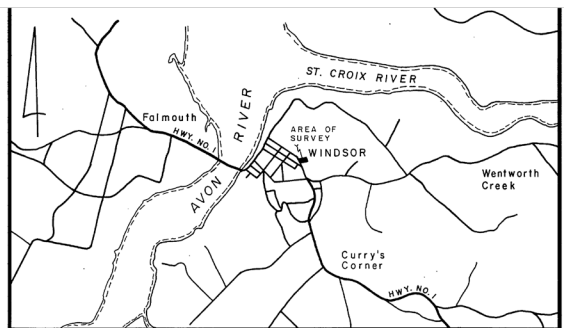




TOWN OF WINDSOR  
**FINAL PLAN APPROVED**  
DATE: Feb 26 1989 SIGNED: [Signature]  
REMARKS: Appeal of lot 2 and parcel A as addition to lot 1 to form lot 12A only.  
Approval of Parcel B as addition to lands of Michael and Ann Smith subject to Right-of-Way registered in Book 193 page 189

TOWN OF WINDSOR  
**CERTIFICATE**  
I CERTIFY THAT THIS PLAN OF SUBDIVISION HAS BEEN DULY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT AND ALL APPEALS HAVE BEEN DISPOSED OF. THIS PLAN MAY NOW BE FILED IN THE REGISTRY OFFICE FOR THE COUNTY OF HANTS.  
DATE: Feb 26 1989 SIGNED: [Signature]

Notice is hereby given by the Town of Windsor that approval of this subdivision plan does not carry with it the automatic right to a building permit or to the right to install any other development on any lot shown on this plan, but certain other specific requirements will have to be met before such permits will be issued.



**LEGEND:**

SURVEY MARKER	⊙ S.M.
IRON BAR ; IRON TUBE PLACED	○ I.B. ; I.T.
FOUND	⊕ P.L.
MEASURED ; SET ; DEED	⊖ (M) ; (S) ; (D) ; (P)
PLAN OF PREVIOUS SURVEY	---
LANDS DEALT WITH BY THIS PLAN	---
NOVA SCOTIA COORDINATE MONUMENT	△ N.S.C.M.
WOODEN STAKE	⊙ W.S.
WITNESS	⊙ W.
CALCULATED	(C)
FENCE	—x—

- NOTES:**
- THIS SURVEY WAS EXECUTED DURING THE PERIOD MAY 22, 1989 TO AUGUST 5, 1989.
  - BEARINGS ARE GRID DERIVED FROM THE LINE JOINING N.S.C.M. 8619 TO N.S.C.M. 8598, HAVING A BEARING OF N 19° 14' 19" E AND ARE REFERRED TO MERIDIAN 64° 30' W LONGITUDE.
  - FIELD MEASUREMENTS HAVE BEEN ADJUSTED BY THE COMPASS RULE AND SCALE FACTOR HAS NOT BEEN APPLIED.
  - THE POSITION OF THESE BOUNDARIES ARE SHOWN GRAPHICALLY ONLY. THE ACTUAL BOUNDARIES HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO A FUTURE SURVEY.
  - THE IDENTIFIERS LOT 1, 2, 3, 12A, PARCEL A, B AND I-R ORIGINATE WITH THIS PLAN.
  - PARCEL B AND PARCEL I-R ARE SUBJECT TO A RIGHT-OF-WAY DESCRIBED IN BOOK 193, PAGE 189.
  - APPROVAL IS REQUESTED FOR LOT 12A, BEING A CONSOLIDATION OF LOT 1, LOT 2 AND PARCEL A. PARCEL B IS TO BE CONSOLIDATED WITH LANDS OF MICHAEL T. SMITH AND L. ANN SMITH.

**SURVEYOR'S CERTIFICATE:**  
I, JAMES C. BANKS, NOVA SCOTIA LAND SURVEYOR HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE NOVA SCOTIA LAND SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.  
DATED THIS 7TH DAY OF SEPTEMBER, 1989.

James C. Banks  
JAMES C. BANKS, N.S.L.S.

Wallace Macdonald & Lively, Ltd  
Bedford, Nova Scotia

#6248  
FEB 26 1989  
1879

Plan of Survey Showing LOTS 1 and 2, Lands of the TRUSTEES OF THE WINDSOR UNITED BAPTIST CHURCH; PARCEL A, being a Subdivision of Lands of M.E. EDWARDS TAKE-OUT FOODS LIMITED and PARCEL B, being a Subdivision of Lands of the TRUSTEES OF THE WINDSOR UNITED BAPTIST CHURCH KING STREET and O'BRIEN STREET WINDSOR COUNTY OF HANTS PROVINCE OF NOVA SCOTIA

SCALE: 1 INCH = 40 FEET  
1989

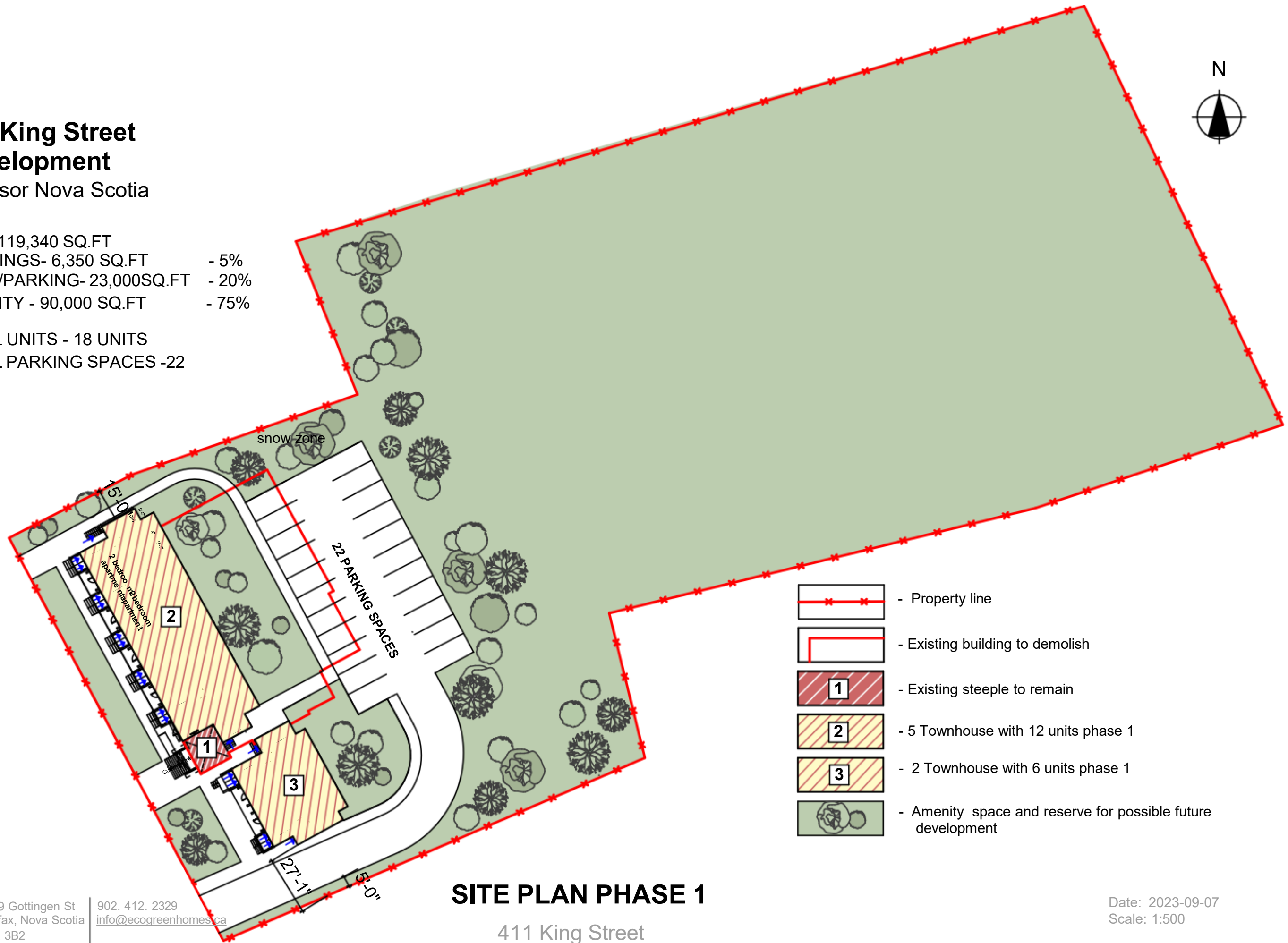
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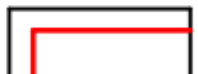


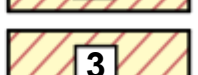

# 411 King Street Development

Windsor Nova Scotia

SITE - 119,340 SQ.FT  
 BUILDINGS- 6,350 SQ.FT - 5%  
 ROAD/PARKING- 23,000SQ.FT - 20%  
 AMENITY - 90,000 SQ.FT - 75%

TOTAL UNITS - 18 UNITS  
 TOTAL PARKING SPACES - 22



-  - Property line
-  - Existing building to demolish
-  - Existing steeple to remain
-  - 5 Townhouse with 12 units phase 1
-  - 2 Townhouse with 6 units phase 1
-  - Amenity space and reserve for possible future development

## SITE PLAN PHASE 1

411 King Street



## WEST ELEVATION (phase 1)

411 King Street



## WEST ELEVATION (in color)

411 King Street



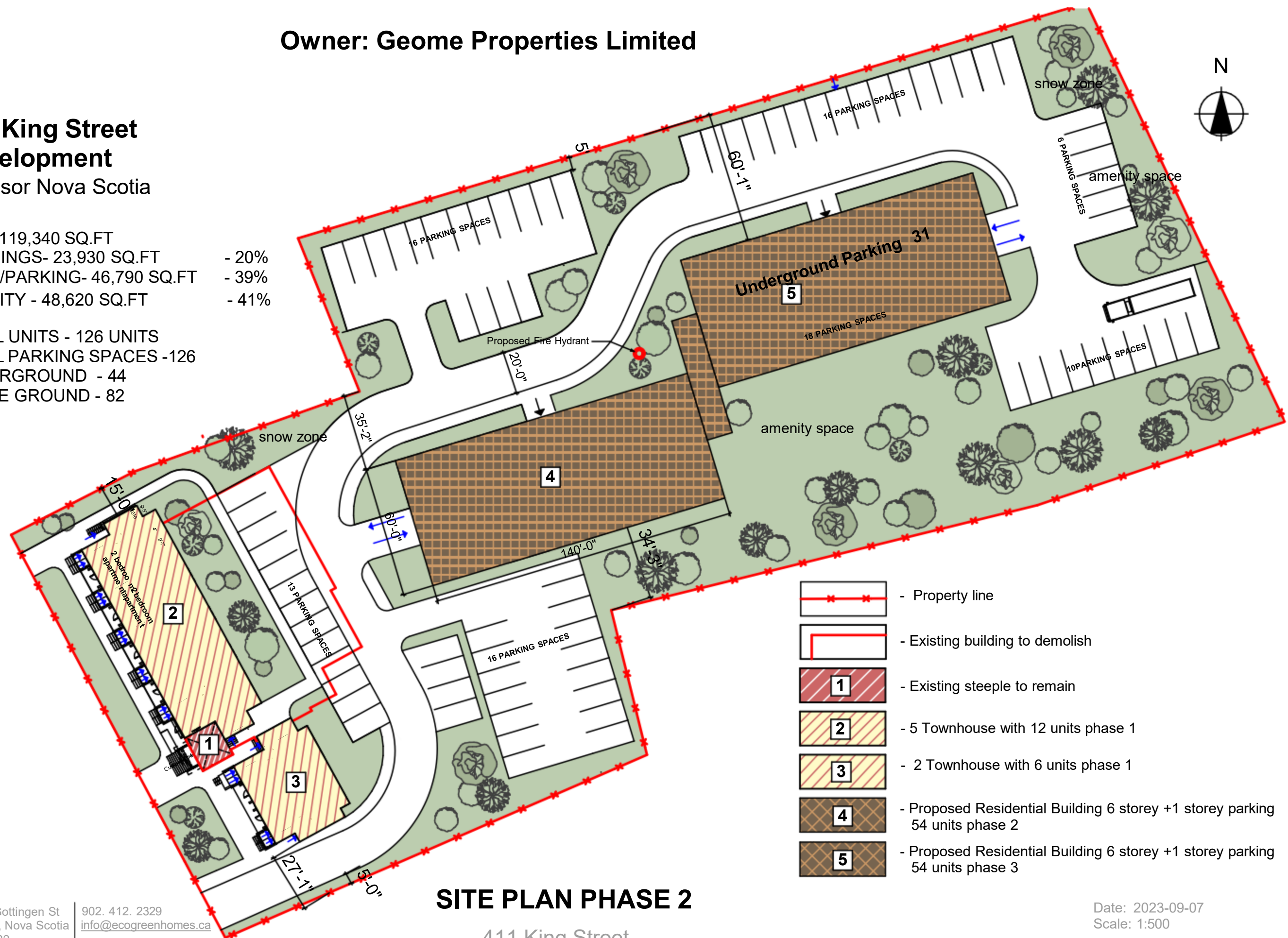



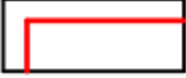

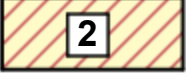
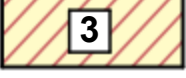


Owner: Geome Properties Limited

**411 King Street  
Development**  
Windsor Nova Scotia

SITE - 119,340 SQ.FT  
 BUILDINGS- 23,930 SQ.FT - 20%  
 ROAD/PARKING- 46,790 SQ.FT - 39%  
 AMENITY - 48,620 SQ.FT - 41%

TOTAL UNITS - 126 UNITS  
 TOTAL PARKING SPACES - 126  
 UNDERGROUND - 44  
 ABOVE GROUND - 82



-  - Property line
-  - Existing building to demolish
-  1 - Existing steeple to remain
-  2 - 5 Townhouse with 12 units phase 1
-  3 - 2 Townhouse with 6 units phase 1
-  4 - Proposed Residential Building 6 storey +1 storey parking 54 units phase 2
-  5 - Proposed Residential Building 6 storey +1 storey parking 54 units phase 3

**SITE PLAN PHASE 2**

411 King Street



**SOUTH ELEVATION (phase 2)**

411 King Street



2159 Gottingen St  
Halifax, Nova Scotia  
B3K 3B2

902. 412. 2329  
info@ecogreenhomes.ca

Date: 2023-09-07  
Scale: 1:192.00, 1:149.93