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# Sustainable Builder

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MAGAZINE



**Mady Development Corp. Integrating Green**



South Unionville Square Condo Tower

# From Big Box to Condos, Mady Development Corp. is Going to LEED

By Tracy Hanes

**I**t all started with a Rona big box store two years ago, and since then, Mady Development Corp. has made the leap to LEED.

The company has become focused on environmentally sustainable building design and construction, and has adopted LEED (Leadership in Energy and Environmental Design) certification as the best way to facilitate and demonstrate its green commitment.

Founded in 1974 by Charles Mady as a single family home builder in the Windsor area, it has since expanded into general contracting throughout North America. By 1990, the company had opened an office in Dallas, Texas. It also opened a Toronto office seven years ago and Charles and son David (the company president) relocated there, so the company could pursue business in the Toronto to Windsor corridor.

Mady has been constructing big box retail stores since the early 2000s for the likes of Wal-Mart, Canadian Tire, The Home Depot and Sobeys, as well as acting as developers for big box and power centres. Mady also constructs single family homes, subdivisions, banks, restaurants, schools, retirement residences, and condominiums.

One of those big-box jobs in 2008 was the tipping point for Mady to go green. As part of its deal to build a building supply store in Welland for Rona, the company was tasked to construct to LEED criteria. "There were some immediate obstacles, but we hired third party consultants to help us and it really wasn't too difficult," said Marko Juricic, Vice President of Construction for Mady. "Hiring proven experts helps, and the hardest part is mostly following up on the paperwork and identifying the materials."

Typical big box eco-friendly features include things such as energy efficient lighting, motion detector lighting, water-conserving features, white roofs to reflect sunlight (thus reduce cooling demands), timer-controlled air conditioning and heating, the use of sustainably harvested Forest Stewardship Council (FSC) certified lumber, and materials with high recycled content.

Mady followed the Rona build with other LEED commercial projects, and has taken on increasingly more complex projects, such as its own South Unionville Square in Markham, which includes a 12-storey LEED Silver condo tower, a Canada Post distribution centre in Toronto built to LEED Gold, and the Dr. David Suzuki Public School in Windsor, the first LEED Platinum school in Canada.



South Unionville Square

“We embraced building to LEED standards because by doing so, we save energy, reduce pollution and protect everyone’s health. People are starting to understand that there are real long-term benefits,” says David Mady. “As the market starts to become more aware, and since sustainable construction continues to become a standard practice for many, there’s more demand for the benefits of green building. Following these standards will become more important concerning the marketability of our projects.”

“Obviously, being energy efficient and “green” reduces our carbon footprint and preserves the outdoors so our future residents can have somewhere healthy to go to enjoy themselves.”

Mady just turned over what’s been billed as “the nation’s greenest school” to the Greater Essex County District School Board in late August, in time to get it ready for the first students in September. The project was awarded through a tender process where the design was already in place; it was Mady’s job to build it on time and on budget.

The 58,000-square-foot Dr. David Suzuki Public School will accommodate 500 students. With features like solar panels, geothermal heating, and grey water recycling, it will serve as a learning tool for students and as a demonstration of environmental design for the architectural and engineering community. Information kiosks throughout the building and a website ed-

ucate students and visitors about the technologies used.

“The criteria for the school was very strict and incorporating all of the design aspects was a huge undertaking,” said Juricic. “There were a lot of solar panels, a lot of natural light, and water from the soccer fields had to be collected and reused.”

“To combine all aspects in a Platinum building was a test of everyone’s sanity,” said Mark Opresnik of Opresnik Engineering Consultants Inc., a consultant for the project. “For example, in a school, you want very wear resistant paint coatings on the walls and the design called for low or no VOC paints, but sometimes that combination is just not available. Yet from a construction standpoint, it all came off on time



Canada Post LEED Gold building



Dr. David Suzuki Public School in Windsor, the first LEED Platinum school in Canada.

and on budget.”

The school has a 38 W photovoltaic system developed by Canadian-based Carmanah Technologies. Funding for the \$400,000 system, which feeds into the grid, was provided by the Government of Ontario Green Schools Initiative. The rooftop solar panels extend downward over the school’s main entrance to form a canopy and they will generate about 10 per cent compared to what the school uses. It also has a vertical axis wind turbine.

The school recycles rainwater and grey water in a mini-sewer treatment plant in the basement and uses it to flush toilets. The building’s heating and cooling systems are automated and the school is equipped with occupancy sensors. Other features include bio-swales, a green roof and other features to minimize heat island effects.

The LEED Gold Canada Post distribution centre Mady completed at 600 Commissioner’s St. in Toronto boasts erosion controls, a reflective roof, landscaping designed to mitigate the need for permanent irrigation, a reflective roof, water-conserving features, use of materials with recycled content and certified wood, and tobacco smoke control.

The site had been contaminated and was rehabilitated, there’s access to public transportation as well as bicycle storage to minimize vehicle reliance.

Under construction in Markham is Mady’s South Unionville Square, a major mixed-use project on Kennedy Rd., just north of Highway 407 in Markham, combining residential, retail and office functions, geared specifically to the local Chinese community. The condo tower is targeting LEED Silver.

The development will comprise 550,000 square feet, including a 300,000-square-foot retail mall with underground parking, 80,000-square feet of office space, 200 res-



Marko Juricic and David Mady

idential condos in an 11-storey tower and 29 townhomes

The 7 1/2-acre site was purchased in April 2008 and is the GTA’s first mixed-use development targeted to that community. It’s an all-condo, self-contained community where residents can live, work and shop. Even the commercial and retail units are condominium, where merchants will own their stores and offices.

Fifty per cent of parking will be underground to reduce the heat island effect, low VOC paints and adhesives, bicycle storage and access to public transportation.

Juricic says while the people who have bought condo units in the project don’t specifically ask about the green features, “they seem to like them.”

He says green building has become more prevalent in everything from houses to condos to big retail stores, but there are always a few issues. “Schedules can be challenging and (FSC) wood can be hard to get when

you need it on site to meet the schedule,” says Juricic. “Trades are under pressure to meet a deadline.”

He said another issue is that many materials advertised as green or LEED certified don’t meet LEED standards, so it means paying attention to the amount of recycled materials in things like paints, flooring, concrete etc. “I think everyone (of Mady’s suppliers) has made the transition and knows what is expected and needed now,” says Juricic. “Everyone’s learning to be green.”

For more information click on [www.madycorp.com](http://www.madycorp.com)

