

THE CURRENTS

**DESCRIPTION**

This performing arts centre and modern condominium tower has become the new anchor in the Wellington West neighbourhood of Ottawa. A showcase of sustainable features, the building harvests rainwater and solar energy and is filled with healthy, sustainably harvested, low emissions finishes.

COMMUNITY

This former site of a gas station and dry cleaner sits at a prime intersection of Ottawa's Wellington West neighbourhood, and was a brownfield site underused for years as a car wash due to fears of contamination. Windmill Developments worked with community members and the City of Ottawa to design and build a new community asset, a centre for performing arts and hub for theatre and dining.

FEATURES

The sleek 11-storey metal and glass tower supports 44 exquisitely designed condominiums atop the vibrant Great Canadian Theatre Company.

In addition to being a restored brownfield site, The Currents incorporates numerous interior green strategies, including: water efficient fixtures, high fly-ash content concrete, stormwater collection and re-use, rapidly renewable and non-offgassing interior finishes. Meanwhile, continuous bathroom ventilation and a central enthalpy wheel for heat recovery ensure energy efficiency and a healthy indoor environment.

AT A GLANCE

- The Currents, Ottawa, Ontario
- 70,000 SF (including 20,000 SF theatre), condominium mid-rise tower and theatre
- Mixed-use infill on former brownfield
- LEED-Platinum Certification for residences
- Completed 2007
- Windmill role: Prime developer



THE CURRENTS**INNOVATIONS**

Oriented to maximize views and daylight penetration, the south façade is dominated by a unique solar wall that harvests heat from the sun throughout the cold winter months to pre-heat air that is used to ventilate the residential units. This clever design feature is a model for inexpensive but effective passive solar design, offsetting up to 5% of the building's energy demand during the winter months.

Windmill worked closely with the City of Ottawa in turning The Currents into a model for new municipal development incentives. The Currents is the first condominium in Ontario to incorporate a Green Loan™, which leverages life cycle operating costs savings from energy efficiency in order to invest in cost saving green technologies and design approaches.

- **RECOGNITION & AWARDS**
Brownie Award, Best Small to Medium Scale Brownfield Project
Canadian Urban Institute, 2004

