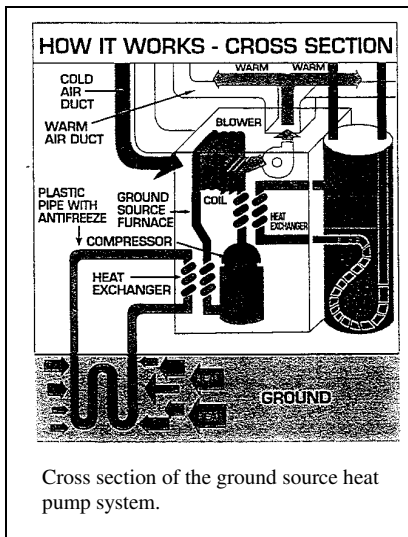


PUBLISHED IN THE  
**STINSON PROPERTY REPORT**

Saturday, October 9, 2004

# Geothermal Heating reduces condo fees at High Park Lofts



Owners of suites at the new High Park Lofts project in Roncesvalles Village will actually be pleased to read future media coverage of erratic energy prices and policies, as they will be living in a condominium which derives cost of its heating and cooling directly from the ground beneath.

Only three years ago, when developer Harry Stinson decided to incorporate the ground-source design into the building many potential purchasers were hesitant about this 'new technology'.

Geothermal systems have been widely used in the commercial buildings around the world for many years because they are significantly less expensive to operate long term. They are, however, more expensive to install, which tends to discourage condominium developers (who are not involved in a building after closings).

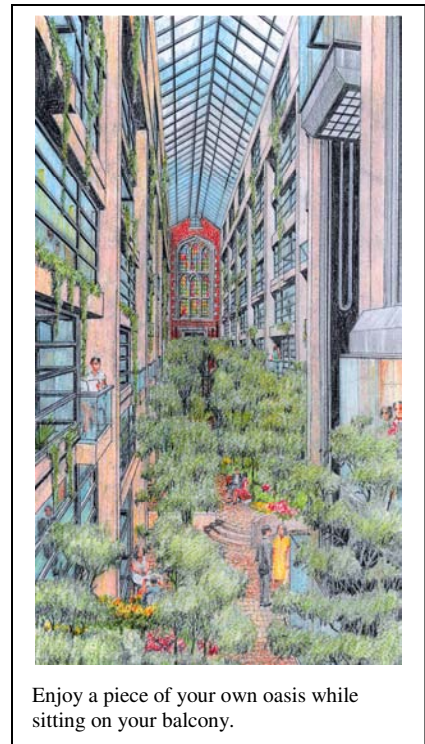
In simple terms, a geothermal system consists of a circuit of underground piping which extracts heat from the ground during colder months, and transfers heat into the ground during warmer months.

Individually controlled heat pumps in each suite allow residents to completely control their environment at any time of year, without the seasonal switchovers typical of conventional systems. This feature is additionally appealing, given the erratic climate swings the word is increasingly experiencing.

Construction is well underway onsite and the building is over 70% sold. "High Park Lofts will be a 'collector's edition' building" say developer Stinson, "frankly I will never again do a small project where I have personally been involved in the design of 96 unique residences. As far as I can tell, most suites will be owner-occupied, which is rather unusual, although it will be excellent for the long-term health of the building. Actually I admit that I am keeping one unit, being the prime corner unit under the clock tower. It's going to be THE neighbourhood café, and I have given our interior designer Alex Chapman an extra mandate to ensure it is very nice. There are far too many examples in this city of condo buildings with vacant retail or cheesy clearance stores beside the main lobby."



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