

STORY **HEATHER WRIGHT**
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GREEN IS IN style



Contemporary, clean lines define this spacious home.
RIGHT: Roy Nandram, president of RND Construction Ltd.



When it comes to design, there is no denying the lure of an appealing aesthetic. But when the pragmatic side of home ownership enters the equation, along with growing favour to make lifestyle choices that are supportive of the environment, there is a sense that you'd have to choose one or the other: fashion or function. Not necessarily so. *Continued on page 26*

RIGHT: The hardwood floor throughout the house is made from reclaimed birch that came from the Ottawa River. **BELOW:** The sleek staircase fits the modern home. **BOTTOM:** The open-concept dining/kitchen area uses every piece of space, such as this serving nook.



This house is a classic environmental overachiever. To start, it's an R-2000 home (RND won EnerQuality's R-2000 Builder of the Year in Ontario this year, adding to their vast awards collection), which means that it is 55 per cent more energy efficient than other homes built to current building code. Windows are triple glazed. There is a shower drain heat recovery pipe, which captures the heat from shower water.

Roy is passionate about educating the consumer about the environmental benefits of his homes, but also how these environmentally-friendly choices actually contribute to comfort as well. Roy says, "The issue with sustainability is that most people don't understand it well. Everyone wants something environmentally friendly, whether it is energy efficiency or recycled material, but people don't always know the value."

Just as Roy is dedicated to his vision of combining style with substance, so is the team of employees at RND. Many of the employees have been there long term, and are dedicated to seeing projects through; there is collaboration and contributions from everyone. *Continued on page 28*



Case in point is **RND Construction Ltd.**'s new customer home in Riverside Park South. RND's tagline is, appropriately "where sustainability meets style." Additionally, what this four-bedroom home reveals is that when it comes to combining fashion with function, function doesn't have to be a supporting actor. In fact, in this house, it's the star of the show.

"This house has something for everyone and is geared specifically for families," says RND president **Roy Nandram**. It's the latest collaboration between Roy and architect **Christopher Simmonds**. It is part of a four home urban infill project called **Riverpark Green**.

This home looks innocuous enough. It features contemporary clean lines and neutral, appealing décor. But it's what you discover when you scratch beneath the surface of this home that is most fascinating.

There are obvious green features in this house, like the reclaimed birch from the Ottawa River that provided the materials for most of the hardwood flooring (**Logs End**) that expands through this home. There are other features that are less obvious to the naked eye, but offer a huge benefit.



TOP: RND Construction proudly displays their many awards. **LEFT:** The kitchen boasts extras, including the task oriented strip lighting under the cabinets. **ABOVE:** Extra storage space comes in the form of floating shelves.



make-up area, shoe drawers and a whole lot of tidy storage by Deslaurier Custom Cabinets. They were also behind the highly functional and visually appealing built-in bench with abundant hooks in the mudroom. There is “future proofing” in various locations: a plug in the garage for a hybrid car and fibre optic cables installed, ready to go when needed.

In the sweeping, two-storey living room, Roy solved the problem faced in many common areas: wall real estate when you've got a fireplace and a television as focal points and visual anchors in a room.

“In a lot of homes, people hang their television high, over the fireplace. But it doesn't really work high. It's hard to watch up at a high level. So we decided to go side by side,” says Roy.

Typically an open-space floor plan leverages a number of décor elements that harness and promote the free-flow of air and light to enhance the sense of space. This house actually takes that design choice to a new level, by improving the quality of the air in the house, and by giving the light that flows into this house a job.

On the design side, there is a lovely open riser staircase (**Ottawa Classic Stairs & Bannisters**) that unfolds beneath a majestic and transparent chandelier (Marchand Lighting + Electrical). The clean lines presented by the abundant windows and the posh kitchen cabinetry (Deslaurier Custom Cabinets), wide quartz kitchen island (**Emerald Tile + Marble**) and glass tile backsplash (Ciot Habitat) are complemented

by a number of rounded décor accessories, like a circular light fixture in the kitchen and funky wall sconces (Marchand Lighting + Electrical) on the wall in the family room. It's all about creating a visual pathway for the light and the air.

And on the functional side of this fashion, the framing sits on plastic blocks and is well-sealed from moisture, eliminating the opportunity for mould growth. The sealing also prevents gases, like radon, from entering the home's air supply. The air filters in this home are substantially thicker than typical homes, boosting the air quality.

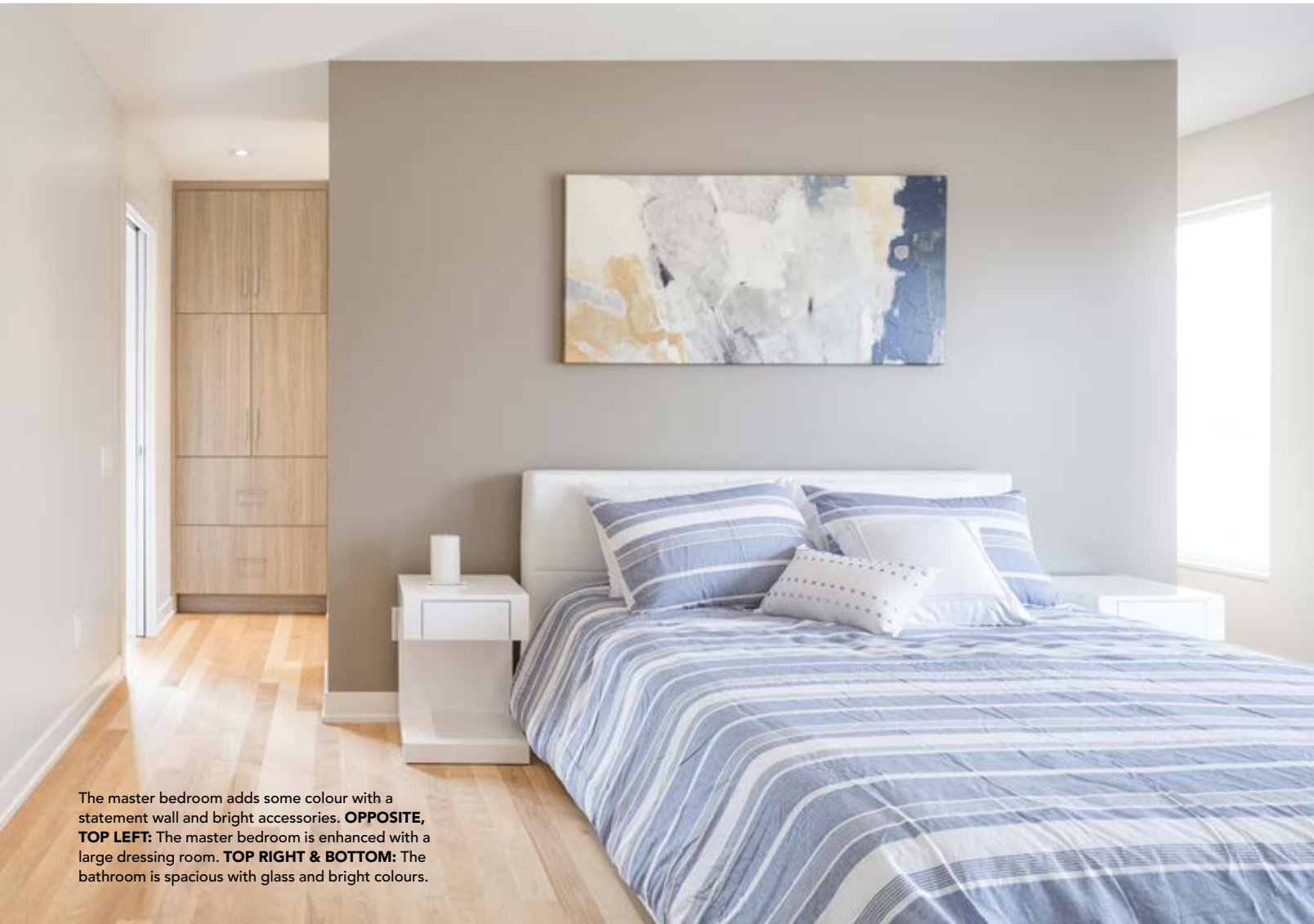
As for the natural light that enhances the sense of space? It is the engine behind the contemporary solar shades (RND Construction) on the front of the house.

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For a homeowner, the value is both tangible and intangible. There will be cost savings because of energy efficiency, but this house has been built to provide maximum comfort and convenience, a by-product of these environmentally-friendly finishes and building practices.

“This house has amazing indoor air quality,” explains Roy. “This house is very durable. The finishes on the exterior are maintenance-free. Inside, the porcelain tiles, the cabinetry and the hardwood floors are very durable. You won't have to do many repairs. And of course, the equipment in this house is designed to save energy.”

To say that this home is thoughtfully laid out is a vast understatement. Beyond the inviting floor plan, there are many gadgets, devices and details spread throughout the home that literally facilitate and improve quality of life: smart task-oriented strip lighting in the kitchen (**Marchand Lighting + Electrical**), drying racks and built-in hangers (**Deslaurier Custom Cabinets**) in the smart second-floor laundry room. The spacious master bedroom features a large dressing area, which includes a brightly lit



The master bedroom adds some colour with a statement wall and bright accessories. **OPPOSITE, TOP LEFT:** The master bedroom is enhanced with a large dressing room. **TOP RIGHT & BOTTOM:** The bathroom is spacious with glass and bright colours.



These not only look chic, they harness that sunlight to control the entry of heat and light into the room, optimizing the energy efficiency.

That's the beauty of innovation. It's so simple and quiet in its movement, but its momentum can be revolutionary in providing solutions that seem obvious in retrospect, but take the lens of a forward-thinking visionary to initially identify. That's precisely what RND has set the wheels in motion for here by seamlessly connecting home ownership and social conscience. It's kind of cool when taking steps forward, the cushion of innovation means a smaller footprint. **OH**



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TOP: Double sinks and a waterfall shower complete this bathroom. **RIGHT:** The mudroom leading from the garage is conveniently next to a smaller shower room. **ABOVE:** This R-2000 home has a maintenance-free exterior.



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