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Case study: ENERGY STAR® Multifamily High-Rise Pilot Program: FRAM + Slokker

Canada

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Project overview

About the program

55 Port
55 Port, located at 55 Port Street East, Mississauga, Ontario, is a luxury condo development. The nine-storey building features 31 residences and one level of underground parking.

The ENERGY STAR Multifamily High-Rise Pilot Program for new construction is a certification initiative offered in Ontario that recognizes new multi-family buildings designed to be **at least 15% more energy-efficient than those constructed to the provincial energy code** and meet other program requirements.

The program aims to reduce energy costs for consumers, fight climate change, and foster the development of healthy communities.

About the proponents

FRAM + Slokker

FRAM + Slokker is a Toronto-based developer and builder. FRAM + Slokker has successfully built over 13,000 residences, from custom homes to single-family, multi-family, condominium and rental apartments, in addition to large mixed-used developments, affordable housing, and student housing. FRAM + Slokker is an innovator of sustainable community developments, particularly focusing on energy efficiency and environmental sustainability.

55 Port

55 Port, located at 55 Port Street East, Mississauga, Ontario, is a luxury condo development. The nine-storey building features 31 residences and one level of underground parking.

Modelled annual savings

20.4%
Utility Cost Savings
19.8%
(1,020 GJ)
Energy Savings
19.4%
(34.6 tonnes CO_2e)
Avoided GHG Emissions
29%
(34.4 tonnes CO_2e)
Peak Electricity Demand Reduction

* Reported by the building operator, versus a building built to the Ontario Building Code.

Key facts

- ENERGY STAR certified in 2024
- EnergyPlus modelling completed by EQ Building Performance
- Building design by Giannone Petricone Architect
- Winner of EQ Awards (2025) Multi-Family New Construction Building of the Year

Energy efficient design elements

- A **unique cladding system** that maximizes continuation insulation and removes thermal bridges to reduce thermal energy loss
- A **high-performance heating and cooling plant** with a magnetic bearing water cooled chiller, variable frequency drives on all circulation pumps, and high efficiency condensing natural gas boilers

- **ENERGY STAR appliances** and Water Sense plumbing fixtures in each residence
- A **hot water heat pump system** that recovers waste heat from the chiller condenser water loop and uses it in the summer for domestic hot water heating
- In-suite **energy recovery ventilators (ERV)** that reduce indoor air pollutants, control humidity, and provide a healthier indoor environment
- **High air tightness**, which reduces drafts and exterior noise, contributing to increased occupant comfort.

Other benefits

- FRAM + Slokker are proud to have built a building that is not only more energy efficient, but also more comfortable for the people living there.
- Participating in the pilot allowed for goals to be easily achieved, the associated costs were modest, and certification was completed quickly following building construction.
- Builders have access to expertise in building science, training, and ongoing support, leading to a better built product that is third-party certified, for results that can be trusted.

Lessons learned

- When designing any building, but especially an energy efficient building, it is important to think through how every design decision will affect the final product.
- Using an integrated design process to clearly state goals and objectives enabled better decisions at the design stage.

- Prioritizing key energy efficiency improvements and working closely with the building architect helped FRAM + Slokker strike a balance between energy efficiency and luxury.

With the ENERGY STAR Multi-family High-Rise program, we saw the opportunity to extend our current company's commitment with Low-Rise ENERGY STAR construction into the high-rise market. We find the ENERGY STAR certification to be cost-efficient and easily achievable. Ultimately, we strive to build energy efficient homes that are more comfortable for our homebuyers while doing our part to lower GHG emissions.Fred Serrafero
Sr. VP, FRAM + Slokker

Related links

- Energy efficiency programs for buildings

Contact us

For any further inquiries, email: buildings-batiments@nrcan-rncan.gc.ca.

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