

SUSTAINABILITY STATEMENT EXAMPLE #1

Parcel Address: 4973 Happy Avenue
Victoria, BC

Proposed Development: Mixed-use (Residential and Commercial) Building

Applicant: ABC Architecture, Planning and Design
1000 Business Street
Victoria, BC V8X 2W7

Contact Person: A.B. Smith
ABC Architecture, Planning and Design
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ENVIRONMENTAL INDICATORS

Green Design and Construction

Water Efficiency

Reducing water usage decreases the impact on the water supply systems and sewage disposal infrastructure. The Landscape Plan adopts strategies to reduce potable water use in landscape irrigation. Strategies being considered include:

- Installation of 'green roof' areas on the podium and main roof-top to catch and retain rainwater
- Selection of drought tolerant plant species on rooftops and at ground level where appropriate
- Diversion of rainwater into soils
- If irrigation is needed it will be focused on areas needing establishment and will include rainwater sensors to avoid redundant watering.

Strategies being considered for reducing internal water-use:

- Use of ultra-low faucets and showerhead fixtures
- Dual flush toilets (6 and 3 litre flushes)
- Installation of water-efficient appliances including front-loading clothes washers (30-50% water savings) and Energy Star dishwashers.

Materials and Resources

With careful selection of materials and construction waste management, resource use and pressure on landfills can be decreased significantly. Strategies being considered include:

- Salvage of re-useable materials from existing building.
- Recycling of demolition and construction waste (target >75% diverted from landfill).

- Specifying materials with high recycled content and from rapidly renewable resources, e.g. insulation, cabinet material.
- Use of FSC (Forest Stewardship Council) certified wood products, e.g. plywood.
- Appropriate use of high content flash concrete to reduce greenhouse gas emissions associated with cement production.
- Designing kitchens and garbage areas to promote recycling.
- Use of durable materials to prolong lifespan.

Indoor Environmental Quality

The number and contents of emitting or “off-gassing” materials has been increasingly linked to the rapid increase in respiratory diseases. Improving ventilation and specifying low-emitting materials can improve indoor air quality significantly. Strategies currently being considered include:

- Selection of non off-gassing materials including:
 - Low VOC paints, adhesives and sealants.
 - CRI Green Label carpets and underlay.
 - Formaldehyde-free products (e.g. insulation, cabinetry and flooring).
- Construction Air Quality Management Plan, e.g. sealing heating/ventilation ducts during construction
- Improved ventilation performance by directly ventilating suite with exterior air
- Carbon monoxide alarms where combustion appliances are located
- Eliminating transference of tobacco smoke from suite to corridor and from suite to suite. Consideration is being given to making this project non-smoking throughout, which would make it one of the first non-smoking market condominium projects in Canada.
- Entryway grilles to reduce the amount of outside contaminants from entering the building

SOCIAL INDICATORS

Community Character and Livability

In providing a mid-rise, multi-unit, mixed-use building on this site, the project is providing attractive and efficient housing as well as commercial space within an established neighbourhood, which can take advantage of and improve existing infrastructure. This results in an efficient use of land while preserving livability. It also reduces the pressure on undeveloped land and reduces resource use for provision of infrastructure. The site is also well situated to take advantage of existing retail and community services, as well as public transportation.

Alternative Transportation:

To compliment the proximity of existing public transit, we are currently investigating the designation of a car co-op space to facilitate shared vehicle use. In addition, the use of bicycles will be encouraged by the provision of carefully planned bicycle storage.

SUSTAINABILITY STATEMENT EXAMPLE #2

Parcel Address: 2241 Sunshine Crescent
Victoria, BC

Proposed Development: Multifamily Development

Applicant: XYZ Design
2550 Industrial Way
Victoria, BC V8X 2W7

Contact Person: C. Jones
XYZ Design
Tel: 250-356-4281
E-mail: jonesc@xyzdesign.ca

SOCIAL INDICATORS

Community Character and Livability

- Allows diversity of people to work and live in the area.
- Contributes to “aging-in-place” by providing minimum required number of Adaptable Design Units.
- Accommodates Housing Diversity by designing a mixture of units in size, accessibility and mix, including tower condominium and townhome forms (refer to unit mix and size information).
- Provides a comprehensive housing accommodation in an ideal location in proximity of Park, Schools, Hospital, Community Facilities and Public Transportation.
- Incorporates “bicycle-friendly” principles by providing easy access and bicycle storage for both buildings.
- Incorporates Crime Prevention Through Environmental Design (CPTED) principles at building perimeter and site perimeter; at tower main entry level by 24 hour security/concierge provision through transparent glazing.
Landscaping: Low vegetation (under 1 m) has been selected and trees limbed to 3 m to maintain visibility and surveillance and to allow users clear sightlines to view entrances, exits, pathways and immediate surroundings. Gates, low fences and planting are used to delineate private, semi private and public spaces.

ECONOMIC INDICATORS

- Provides construction spending in community.
- Expands tax base (from \$X to \$Y) to ultimately support enhanced community services.
- Provides additional population through higher density to support existing local business and taxes.
- Increases direct employment during construction (X person days over Y months).
- Increases Indirect Employment through increase in population for local retail, commercial and service sectors.

SUSTAINABILITY STATEMENT EXAMPLE #3

Parcel Address: 3319 Blue Skies Place
Victoria, BC

Proposed Development: Townhome/Low Rise Strata Apartment

Applicant: KLM Architects
1400 Design Way
Victoria, BC V8X 2W7

Contact Person: Z. Smith
KLM Architects
Tel: 250-356-9180
E-mail: smithz@klmarchitects.ca

ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

Tree Retention

Where possible existing trees will be retained and protected during construction to help to tie this project back into its established neighbourhood. A Certified arborist will evaluate the trees to determine their health, stability and whether they can be retained for this project. Because of the building footprint and the underground parking structure, some trees can potentially retained at the perimeter of the site.

Existing grades will be maintained at existing trees on site and along the road frontages. Tree preservation areas will be designated and the edge of the underground parking slab has been designed to avoid these treed areas.

Semiprivate outdoor patio spaces surrounded by landscape planting and partially enclosed by small-scale fencing will create unique and personal outdoor living spaces.

SOCIAL INDICATORS

Community Character and Livability

In providing row townhomes and low rise strata apartments on this site the project is providing attractive and efficient housing within an established neighbourhood, which can take advantage of and improve existing infrastructure. This results in an efficient use of land while preserving livability. It also reduces the pressure on undeveloped land and reduces resource use for provision of infrastructure.

The design provides a broad range of housing types including wood frame apartments, city homes and attached townhouses, as well as affordable seniors' apartments. The intent is to serve an ever-increasing growth of, and housing demand by young families, empty nesters and senior's within the municipality. A variety of unit sizes and numbers

of bedrooms within each form is also proposed to address variations in family size and budgets.

Exterior light fixtures will be selected to reduce light pollution/spill from the property and improve the night sky.

The following enhanced Adaptable Housing features will be provided:

- Contrasting nosings to stairs.
- Curb cuts have tactile visual cues.
- Provides auto door opener at main entry.
- Corridors minimum 1220 mm wide.
- Patio/balcony door sill 13 mm max. high threshold.
- Window opening mechanism 1170 mm above floor.
- Window sills 50 mm to 150 mm above floor max.
- Continuous sink counter.
- Min. one bathroom toilet adjacent to wall (915 mm length).
- Accessible storage.
- Easy to read building address 1220 mm high contrasting letters.
- No polished finish to building's entry flooring.
- Duplex outlets beside telephone jacks.
- Slip resistant floor.
- Colour contrasting exit doors.
- Visual alarm tied into fire alarm systems.
- Unit entry door handles 990 mm max. with deadbolt above.
- Non-glare/slip resistant floors to kitchen and bathrooms.
- Wiring to 1 bedroom and living room for future connection to fire alarm.
- Rocker switches.
- Window opening graspable/locking.
- Task lighting at kitchen sink.
- Pull out work boards in kitchen cabinetry to 50 mm to 203 mm above floor.
- Adjustable shelves in cabinetry.
- 3 way switched outlet at bed and doorway.
- Light fixture above closet in bedroom.
- Bedroom telephone jack.

Transportation

The site is well situated to take advantage of existing services and public transportation. The use of bicycles will be encouraged by the provision of carefully planned bike storage.