

SUSTAINABILITY STATEMENT (sample only)

Parcel Address: 4973 Happy Avenue
Victoria, BC

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

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

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ENVIRONMENTAL INDICATORS

Green Design and Construction

The structure is proposed to be certified Built Green™ Gold Building incorporating features similar to the following:

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
- If irrigation is needed it will be focused on areas needing establishment and will include rainwater sensors to avoid redundant watering.

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:

- De-construction and 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

Energy

The building will incorporate solar hot water for all units and windows will be designed for summer shading and winter solar gain.

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 propose purchasing 30 memberships in a car share co-op and one shareable car for the co-op plus designate one car co-op parking space to facilitate the shared vehicle use. In addition, the use of bicycles will be encouraged by the provision of secure storage, showers and lockers for commuter cyclists.