

# Environmental Response

The Owner and lead consultant's commitment to sustainability has been a driving force for the project's conception and design. The Project will achieve, per council policy for rezoning, an equivalency of LEED Gold (60 points) with at least 6 energy points, one storm water and one water efficiency point.

The existing project contains 4 towers of rental accommodation sitting on a podium of above grade and surface parking. The new project attempts to re-mediate these under utilized areas. Asphalt surface parking will be replaced with a new permeable landscape and green roofed low and midrise buildings. This new vegetation will provide a positive outlook for resident and neighbours, and reduce Heat island effect.

The Project is situated only two blocks from the Davie and Denman transit corridors and only steps away from the walking / bicycle trail of the waterfront. Bicycle stalls are being provided in the parkade for all new residents along with power stations for electric vehicles and bicycles. Car parking will be kept to the minimum required by zoning.

Recycled content and regional materials will be utilized in their design; along with an attention to specifying materials that leave little or no volatile residues or pollutants.



## Key Features:

- LEED-NC 2009 Gold Target
- Strategic Location near multiple transit routes and bike paths
- Zip Cars will be provided for use of all tenants
- Passive Architectural Strategies to reduce Heat gains and losses
- Individual Façade treatments per solar exposure
- Storm water reduction
- Green Roofs on new buildings
- Domestic potable water reduction through water efficient plumbing fixtures
- use of local materials
- Extensive diversion of construction waste through a construction waste management plan.