

February 27th, 2018

SUSTAINABILITY STATEMENT

**Re: Rezoning and Development Permit Application
1044, 1048, 1052/54 Pendergast St. and 324/328 Cook St.
Lot 1, Plan 34863 & Lots 22, 23 & 24, Plan 28 of Fairfield Farm Estate, Victoria**

The Applicant has reviewed the City of Victoria's Sustainability Framework and draft Climate Leadership Plan and is prepared to construct and develop the project to include the following list of green building initiatives:

- The project will be designed with reference to LEED principles and to include a range of measures that would be comparable to those required for a LEED Silver rating.
- In accordance with LEED principles the project is deploying an integrated design process that has been demonstrated to help achieve improved overall final building performance and includes:
 - Engaging members of the community early in the design process and providing opportunities for collaboration with a community-based artist.
 - Establishing clear final performance goals for all project consultant team members by completion of the Schematic Design phase.
 - Engaging Consultants early for design input to find opportunities to include sustainable features.
 - Hiring an expert energy modeling consultant to assist the team to optimize the energy efficiency of the building design, envelope and mechanical systems.
- The project is a 'bike-friendly' development with a heated, secure bike room located at grade on the main floor and which includes bike repair station and 2 electric bike charging stations.
- The project will give preference to naturally renewable and lower GHG emitting resources like wood framing and mass timber structures in lieu of concrete between the CRU components and residential suites above.
- Measures will be included to "Future Proof" the building, including:
 - Provision of wiring & structural support for future solar PV on the roof and,
 - At occupancy, the building will obtain a minimum of 5% of the building energy consumption through on-site renewables such as waste heat recovery, solar hot water, and solar PV cells.
 - Provision of separately metered circuits for 10% of the parking stalls to facilitate electric car charging.
- All residences feature private outdoor deck living space with ground floor units having patios or fenced garden plots.
- Residential suites will be outfitted with "Energy Star" -rated appliance and window packages.
- LED lighting will be favoured throughout the building.



1060 Meares Street
Victoria BC V8V 3J6
Canada

T 250 590 3223
F 250 590 3226

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNW Germany

- The project detailing will include Passive House Design Practices such as solar control, reduced thermal bridging, increased insulation, and Heat Recovery Ventilation.
- High efficiency heating / pressurization systems will be provided for all common area spaces.
- All ductwork to be sealed with low toxin mastic.
- The project will favour natural and recyclable building materials, and where possible materials will be sourced within 800km of the site. The proposed exterior envelope materials are highly durable, and detailing will suit life-span management of components.
- Prior to construction the applicant will frame demolition contracts for the existing houses to require recycling of a minimum of 50% of their content. (Note that a letter has been include from Nickel Bros stating current houses cannot be relocated and must be demolished for new construction to occur.
- Construction waste will be diverted from landfill during construction through smart on-site waste management
- Low-VOC paint will be used in all interior areas.
- Low-flow plumbing fixtures will be used throughout all units.

Note: See also a separate letter from the Landscape Architects Murdoch de Greeff Inc.