

SUSTAINABILITY

A SUSTAINABLE DEVELOPMENT

On the 100th anniversary of the District's incorporation, the redevelopment of the 1300 Block asks all of us to look at least another 100 years forward. With over 300 years of city building, Grosvenor knows the importance of long-term vision in community development.

Today that means embracing the three pillars of sustainable place-making — environmental sustainability, economic sustainability and social sustainability.

The 1300 Block will:

- Utilize design and systems to conserve energy, water and reduce automobile use and encourage walking and use of public transit. The terraced building will feature green roofs and gardens.
- Build upon the existing local shopping district, by creating new commercial space that will build the local economy. This commercial space will be leased out to businesses to attract new visitors to Ambleside and enhance the business opportunities for existing enterprises.
- Make Ambleside a popular location for families and West Vancouverites of all ages and backgrounds. Eighty-eight new residential units will enliven the 1300 Block and the public galleries, public arts and cultural facilities will enhance Ambleside's role as a centre for festivals, events and public gatherings.

The development requires little in the way of new streets, utilities or municipal services and contributes positively to the economic and social sustainability of the District. The proposed mix of commercial uses with housing above optimizes the use of land and promotes a high degree of social and community connectivity.

A full block redevelopment presents opportunities to build homes and shops that use less energy and water and produce less waste. The designs include passive solar shading, green roofs, heat exchange between commercial and residential uses, and high-efficiency building systems. The development is being designed to LEED Gold equivalency.

Green planning and design extends also to the operation of the new development. Residential and commercial uses will have a comprehensive waste management and recycling program. Commercial tenants will be encouraged to pursue green tenant fit outs and to find innovative ways to reduce the use of energy and water and to cut waste. Commercial and Residential parking stalls will have access to electric recharging facilities.

ECONOMIC SUSTAINABILITY

From an economic perspective, the redevelopment of the block will support wider efforts to revitalize the Ambleside shopping area. Grosvenor's purchase of DWV's 1300 Block land will generate significant value for the District. As part of the rezoning and consistent with District Policy, Grosvenor is also proposing a significant Community Amenity Contribution. Once the block is redeveloped, it could generate more than 8 times the annual property tax revenue than it does today.

The development will also continue the street-front shopping tradition of Ambleside, on a human scale. The 43,250 square feet of new commercial space will be leased in a manner that enhances local businesses.

SOCIAL SUSTAINABILITY

COMMUNITY LOCATION AND LINKAGES

The 1300 Block is ideally located from a "Smart Growth" perspective. The proposed development mixes commercial uses with housing on a major transit corridor with access to the waterfront park system and nearby recreation and cultural facilities. This mix of uses helps promote social and community connectivity and walkability.

PEDESTRIAN CONNECTIVITY

The proposed design provides pedestrians with generous sidewalks, weather protection and trees on all bordering streets with a particular focus on the Marine Drive, 14th Street and Bellevue Avenue. A 45 ft wide covered mid-block pedestrian gallery is also proposed which breaks the 570 ft block into a more pedestrian friendly scale, creates interesting public space and provides additional protected walking routes with extensive weather protection.

TRANSIT ORIENTED DEVELOPMENT

The 1300 Block is served by multiple bus routes with high frequency service. This provides an alternative to the car and allows residents to readily connect with other areas of the North Shore and Metro Vancouver. The feasibility of providing a public car sharing stall in this development is being explored to offer mobility choices. The building parkade will include infrastructure for charging electric vehicles.

CYCLING NETWORK

In addition to public transit, 1300 Block is connected to an extensive cycling network which passes along Marine Drive and Spirit Trail. A two-way bicycle lane is proposed along Bellevue Avenue, consistent with the District's plans to expand this network. This provides easy access to shops, water front pathways and connections on 13th and 14th street into the surrounding community to the north and access into Ambleside Park to the east. Grosvenor is proposing ample bicycle parking for residents and

commercial patrons. A locker and shower facility is included in the design for employees in the commercial facility.

ENVIRONMENTAL SUSTAINABILITY

THE NATURAL ENVIRONMENT

The connection to community amenities and the natural environment is important. Connectivity to nearby open space, beachfront and parks creates balanced livability within the area. The landscape design includes trees and planting for ground, terraces and rooftop levels, including extensive green roofs to mitigate storm water runoff, provide shade and insulate the building and to provide an attractive overview for neighbours. An erosion and sedimentation control plan will be in place during construction to mitigate the impact of construction activity on the surrounding environment.

GREEN INFRASTRUCTURE AND BUILDING SYSTEMS

Energy, water and material use are addressed using a holistic design approach. The first considerations focus on the integration of passive design elements, energy sharing, efficient equipment and high quality materials. The synergy of these elements reduces energy demand and optimizes the performance of mechanical systems in the buildings and maintains a high quality indoor environment.

FAÇADE DESIGN

Vegetation planted on grade and on terraces helps to cool horizontal and nearby vertical surfaces by limiting solar absorption and re-radiation. Solar shading and overhangs will limit indoor solar gains in the summer. Efficient wall and window systems will help insulate the building from heat loss on the north side of the building in winter months.

ENERGY RE-USE

Commercial uses are generally heat rejecters, so Grosvenor is exploring the feasibility of collecting waste heat from the commercial areas to supplement residential heating. While still early in the mechanical design process, the firm is also exploring other energy reuse systems that may also be used to supplement base building systems.

ENERGY CONSERVATION

Occupancy sensors are planned for common area parkade lighting systems to conserve energy when unoccupied. Efficient HVAC equipment, Energy Star appliances, efficient lighting design and a high quality envelope will all help to conserve energy used to power and air condition the building. Commissioning of the building systems will also ensure that equipment is calibrated and operating at optimum efficiency.

WATER CONSERVATION

To reduce the demand on valuable potable water resources, a number of water efficiency measures will be implemented. Low-flow fixtures in bathrooms and kitchens will be specified. The landscape design includes native and adaptive species as well as efficient irrigation.

INDOOR AIR QUALITY & COMFORT

Indoor comfort and high indoor air quality are addressed by a number of measures:

- Efficient radiant in-floor heating reduces drafts and distributes heat evenly for residential areas
- Passive fresh air supply
- The use of low VOC building products reduces off-gassing

