

MEMORANDUM

Date: March 14, 2022
Project: 1693 Fort Street
No. 20-17

To: City of Victoria Planning & Development Services
Attention: Chelsea Medd
No. of pages: 2
From: D'Ambrosio Architecture and Urbanism

Subject: REZ00766 & DP000593 – Sustainability Features

Message: The following summary describes the environmental sustainability features and strategies of the proposal for Rezoning and Development of 1693-1699 Fort Street.

Site Selection

- i. Infill redevelopment of a low-density urban site.
- ii. Site located on a major arterial & adjacent to two major urban villages, in close proximity to commercial and personal services and public transit.

Innovation and Design

- i. Multi-disciplinary, integrated design team.
- ii. Durable building/ cladding materials
- iii. Boulevard stormwater management to slow & treat run-off from the public right-of-way

Transportation

- i. A Level-2 charging station will be provided to service the Car Share stall and adjacent visitor parking stall. Service rough-in for EV chargers will be provided for all remaining parking stalls.
- ii. We will be implementing several TDM initiatives, including:
 - Provision of a dedicated on-site parking space for a car share vehicle (including a Level2 charging station)
 - Provision of 13 BC Transit EcoPasses, secured for a 3-year period
 - Provision of 63 long-term bicycle stalls within a secure bike room (>20% will include electric charging capability) and 6 short term bicycle stalls outside the building
 - Provision an on-site bicycle repair station within the bike room
 - Bike room is located at grade and is daylight, for ease of access and to enhance occupant comfort

Energy Efficiency / Renewable Energy

- i. Whole-building energy modelling to meet Step 3 of the BC Energy Step Code
- ii. Energy efficient building systems (ERVs)
- iii. Incorporate 'Energy Star' rated appliances.

- iv. Incorporate motion sensors in common area LED lighting to reduce energy consumption.
- v. Programmable thermostats.
- vi. Solar heat gains is managed through strategic placement of windows, designed to optimize daylight penetration with a reduced window area.

Water

- i. Low flow plumbing fixtures and water efficient appliances will be specified.
- ii. Selection of native and adaptive planting and water efficient irrigation techniques (drip, rainwater catchment in planted areas or swales) to reduce demand on the city's water service.

Landscape - Urban Forest

- i. Native & adaptive plant species selected
- ii. Net increase in number of trees on site

Materials & Resources

i. Construction activity pollution prevention – Aryze follows industry best practices for minimizing the environmental impact of their construction work. This starts with selecting quality trades who are required to comply with our high standards for maintaining clean job sites, such as:

- Daily site clean-ups.
- Relying on electric power tools where possible to minimize the use of fuels and production of toxic exhaust.
- Ensuring easy access to an on-site spill kit to quickly remediate any spills of environmental contaminants such as diesel fuel or other harmful chemicals.
- Promoting ride sharing or providing bus passes to trades workers commuting to our job sites.

ii. Construction waste management plan - Aryze is exploring deconstruction/demolition options with a handful of local contractors. Once any hazardous materials have been carefully removed and properly disposed of, as much as possible of the building's raw material components will be salvaged (ex: metal pipes, lumber, etc.). The builder will then carefully deconstruct and sort the remaining waste materials for processing at a commercial waste and recycling facility such as Ellice Recycle. Aryze works with local contractors such as RemovAll Remediation Ltd. to carefully remove and dispose of hazardous materials, like asbestos, mould, and lead.

iii. The building's waste room has been sized to accommodate general waste bins, as well as roll-away containers for both recyclables and organics/compost materials. The waste & recycling collection program will be managed by a local waste management contractor.



Erica H. Sangster, Architect AIBC MRAIC
Principal - DAU