



March 22, 2017

City of Victoria
 #1 Centennial Square
 Victoria, B.C.
 V8W 1P6

RE: Rezoning proposal for New Townhouse construction at 2816 Shelbourne Street

Attn: Planning and Zoning Departments, City of Victoria

The proposed residential renovation and development will strive to incorporate 'Green Initiatives' in an effort to increase the energy efficiency, to improve indoor air quality and reduce the impact of construction on our environment.

The 'Green Initiatives' focus on:

- Energy efficiency
- Indoor air quality
- Resource use
- Overall environmental impact.

The following list contains items the builder will be encouraged to employ:

Operational Systems:

- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- All windows to be Energy Star labelled
- Minimum 50% of recess lights to use LED bulbs
- Use of Air tight contact insulation on recessed lights to prevent air leakage

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings

Interior and Exterior Finishes:

- All exterior doors manufactured from wood and glass
- Natural wood and cementitious exterior siding
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)

Zebra Design & Interiors Group Inc. • 1161 Newport Avenue, Victoria, BC V8S 5E6

Phone: (250) 360-2144 • Fax: (250) 360-2115

Email: info@zebragroup.ca • Website: www.zebragroup.ca

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

Waste Management:

- Trees and natural features to be protected during construction
- Install into new townhomes a built-in recycling centre with two or more bins

Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation
- Supply a minimum of 8" (200mm) of topsoil or composted yard waste at finish grade throughout the site

Sincerely,



Rus Collins