



KANG & GILL
CONSTRUCTION LTD.

SUSTAINABILITY STATEMENT

1144 JOHNSON STREET - LOT 1038, VICTORIA DISTRICT
1148 JOHNSON STREET - LOT B, DISTRICT LOT 1037 VICTORIA DISTRICT
1152 JOHNSON STREET - LOT 1036, VICTORIA DISTRICT, PARCEL A
1154 JOHNSON STREET - PARCEL A, LOT 1036, VICTORIA DISTRICT, DD68545-1
1406 CHAMBERS STREET - LOT A, VICTORIA DISTRICT, PLAN VIP 8773

APPLICANT | KANG AND GILL CONSTRUCTION LTD.

RESIDENTIAL | 6 STOREY | 48 CONDOMINIUM UNITS

ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

This development incorporates environmentally sustainable landscaping. The same will include pervious paving and the addition of drought tolerant plants and trees.

Green Design and Construction

This development will be built to meet a BUILT GREEN™ Standard.

Water Efficiency

Reducing water usage decreases the impact on the water supply systems and sewage disposal infrastructure. This development will incorporate the following to help conserve water usage within the building:

- All toilets will be low-flow, dual flushing, and Energy Star® approved.
- All fixtures will be low-flow, water efficient, and Energy Star® approved.

Materials and Resources

With careful selection of materials and construction waste management, resource use and pressure on landfills can be decreased significantly. This development will incorporate the following to help with waste management and sustainability:

- When possible, demolition and construction waste will be recycled.

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- Materials with high recycled content and from rapidly renewable resources will be donated for reuse by others.
- Materials with high recycled content and from rapidly renewable resources will be used wherever possible. Examples: insulation and flooring material.
- Kitchens and the parkade will include areas for recycling and composting.
- Durable materials will be used to prolong lifespan.

Indoor Environmental Quality

Reducing emissions is essential for the protection of human health and the environment. Improving ventilation and specifying low-emitting materials can improve indoor air quality significantly. This development will incorporate the following to improve air quality:

- A proper selection of non-off-gassing materials. Examples: carpet underlay and insulation.
- Only paints, adhesives and sealants with low VOC's will be used.
- Carbon monoxide detectors will be provided.
- All HVAC systems will include proper filters.
- Ventilation throughout all units will be improved and all ventilation fans will be Energy Star® approved.
- Programmable humidistats will control ventilation, conserve energy and better regulate temperatures.

Energy

This development will incorporate the following to help conserve energy within the homes:

- Programmable thermostats will conserve energy and better regulate temperatures.
- All doors and windows will meet a Zone A - Energy Star® Rating.
- All appliances and fixtures will be Energy Star® approved.

SOCIAL INDICATORS

Community Character and Liveability

This forty-eight (48) unit, six (6) storey building, would provide a diverse mix of housing options, including various rental units which would benefit both a growing neighbourhood and aging population. This development would provide a pedestrian friendly streetscape, enhanced sidewalks, and would encourage the use of pre-existing bicycle transit. The result of efficient land use would create a development that is attractive, energy efficient, and affordable; a gateway for sustainable living. This site is well situated to take advantage of existing retail, entertainment, neighbouring parkland, and public transportation.



ECONOMIC INDICATORS

Employment

The development would use local contractors and workers.

Efficient Infrastructure and Operational Cost Savings

This development would use existing municipal infrastructure.

The expansion would enhance the streetscape and contribute to a growing neighbourhood.