

# Cascadia Green Building Council

**Esquimalt Village Living Building Challenge**

**June 21, 2014**

Township of  
**ESQUIMALT**

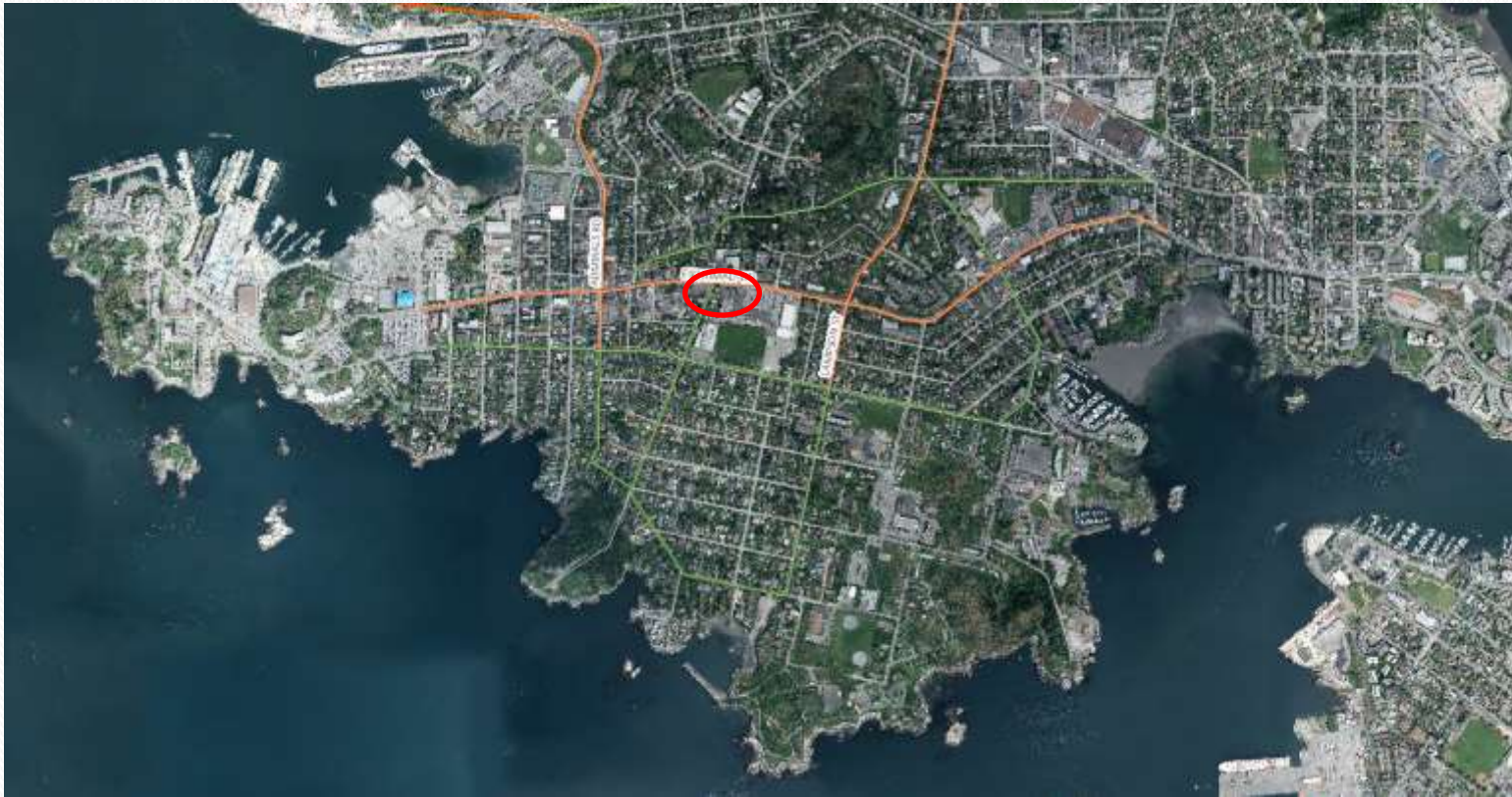
The logo for the Township of Esquimalt features the words "Township of" in a small, white, sans-serif font above the word "ESQUIMALT" in a large, white, serif font. Below the text is a white, stylized wave graphic that curves under the letters.

# What is the Esquimalt Village Project?

- Mixed use project in the heart of Esquimalt
  - Workforce housing
  - Library
  - Ground floor commercial
  - Resource recovery centre
- Three phases
- First phase +/- 20,000 m<sup>2</sup>



# The Context



**Development Services**



# Site Context





# Reference Plan



# Governance

- Land owned by the Township of Esquimalt
- Final ownership model to be determined
- Official Community Plan amendment required
- Zoning amendment required
- Design should not be constrained by existing OCP or Zoning





# Site Characteristics

- Topography is flat
- Slope is gentle to the south
- Serviced
- Disturbed
- Existing uses: parking lots, bay for fire truck, playground
- Surrounded by residential, institutional, and commercial uses



# Site Aspirations

- Acknowledge heritage
- Acknowledge history
- Acknowledge nature
- Acknowledge aspect
- Relationship to street
- Place for community gathering
- The heart of the community



# Site Strengths

- In the core of the Township
- Close proximity to Township Offices and Council Chamber
- Close proximity to Recreation Centre
- Close proximity to major bus routes
- Ocean views above the third floor



# Site Weaknesses

- Remediation required
- Awkward shape
- Brutal edges





# Urban Design

- Design responds to environmental modelling
- Connects to the street
- Connects to the neighbourhood
- Conviviality
- Mixed use
- Heart of Esquimalt



# People and the Environment

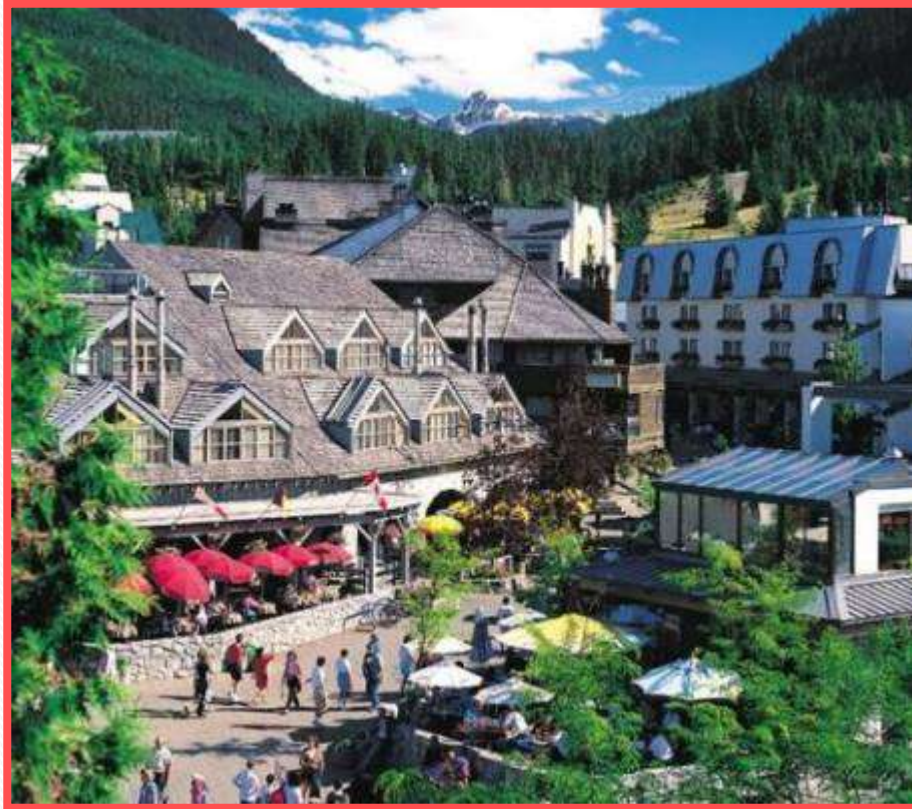


# Incorporating the Edges into the Centre





# Streets for people



# Community Aspirations

- Catalyst for renewal
- Mixed-use
- Promote Live-Work-Play
- Workforce housing
- Library
- Justice Institute of BC
- Offices
- Neighbourhood commercial



# Emerging Aspirations

- Living building
- Living neighbourhood
- Urban ecology
- Digital neighbourhood
- Resource recovery
- State-of-the-art
- Carbon cycle
- Thermodynamics



# Resource Recovery

- Energy and matter
- Energy recovery paradox
- Cheakamus Crossing Whistler
- False Creek Vancouver



# Process

- Community engagement
- Transparency
- Encouraging
- Creative
- Innovative
- Non-linear
- Timely
- Rational



# Outcomes

- Community buy in
- Positive impact on property taxes
- Low risk to taxpayers
- Strong pro forma
- Contributes to global understanding of living buildings
- Net positive impact on the environment



# Conclusion

