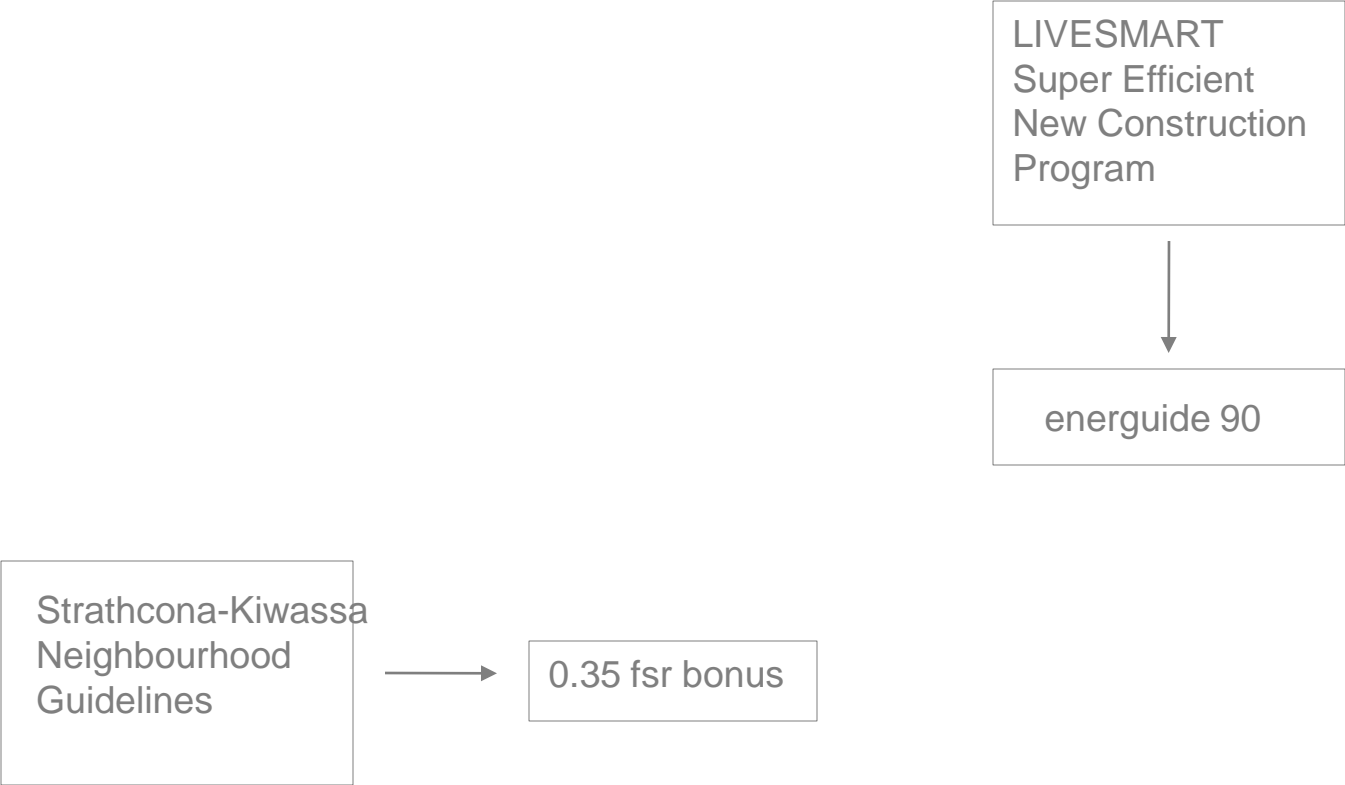


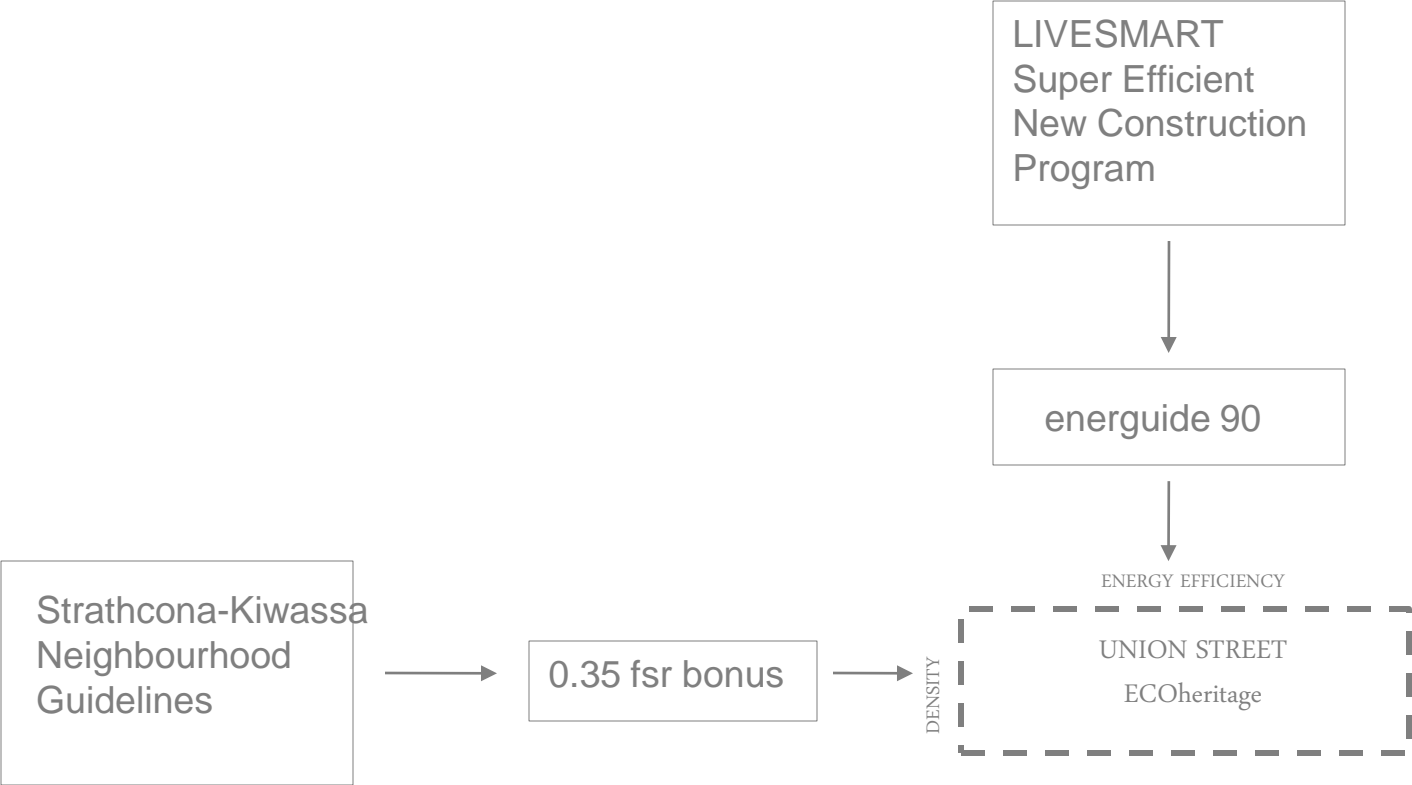
LIVSMART Super Efficient
New Construction Program:

Union Street ECOheritage

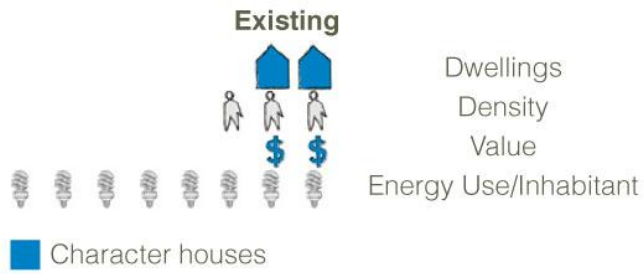
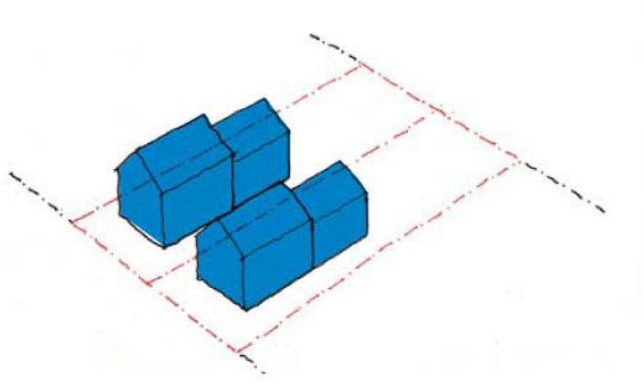
LIVSMART
Super Efficient
New Construction
Program

Strathcona-Kiwassa
Neighbourhood
Guidelines

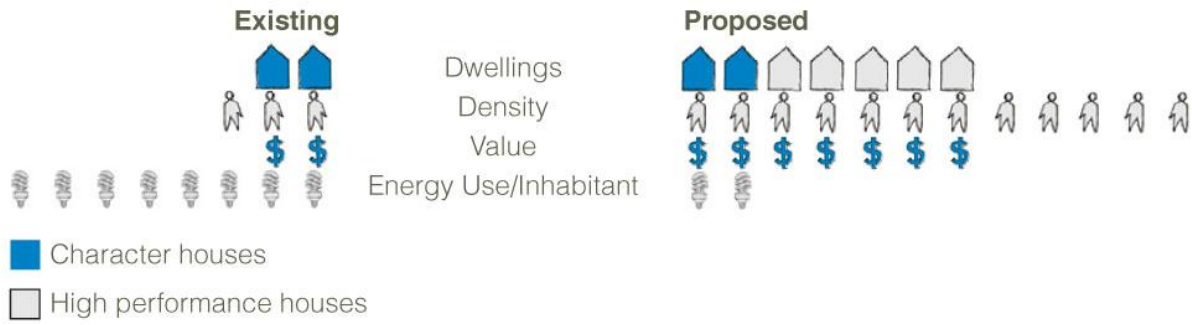
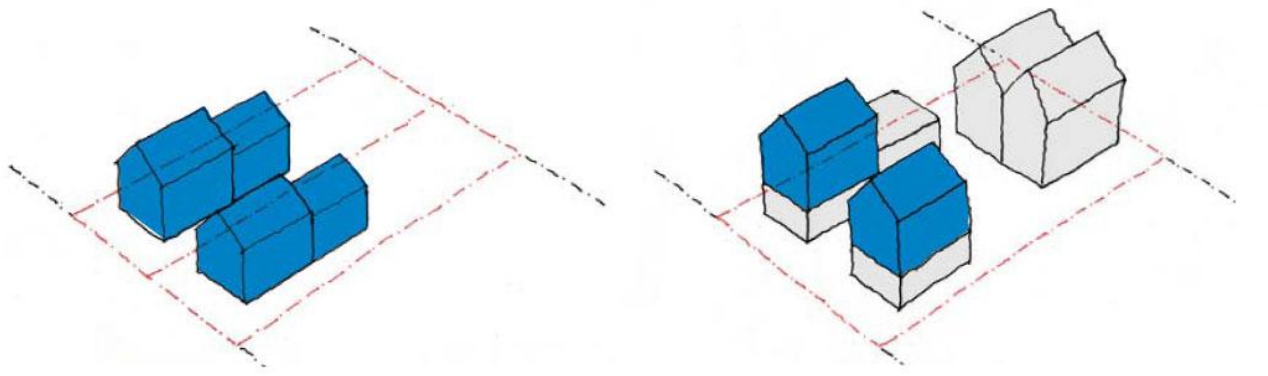




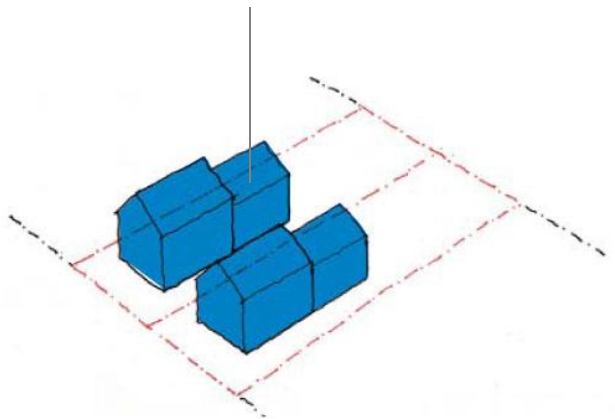
ECOheritage
density +
energy efficiency



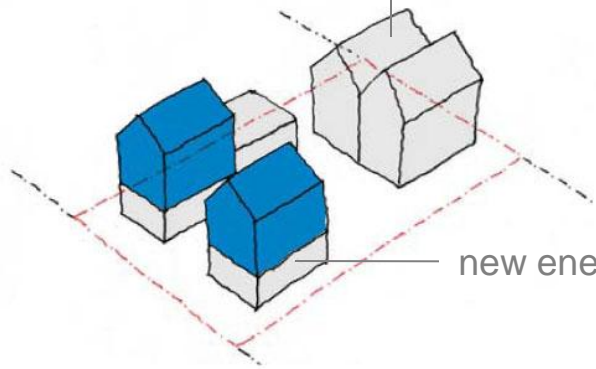
ECOheritage density + energy efficiency



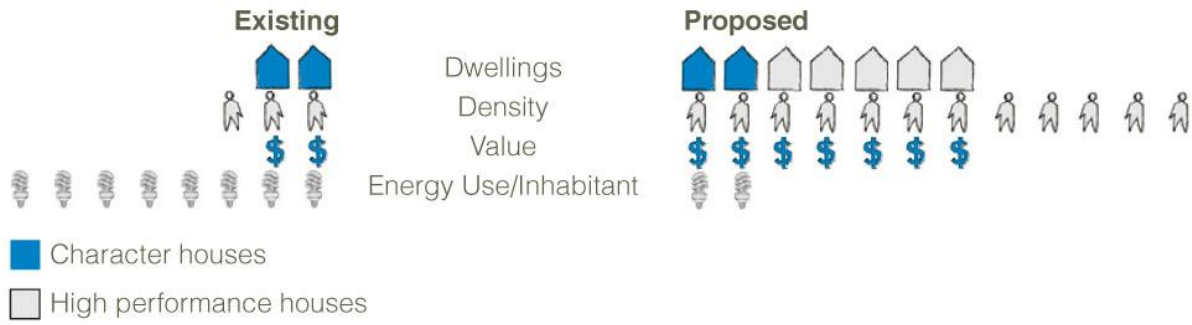
additions removed,
density transferred to
high performance building



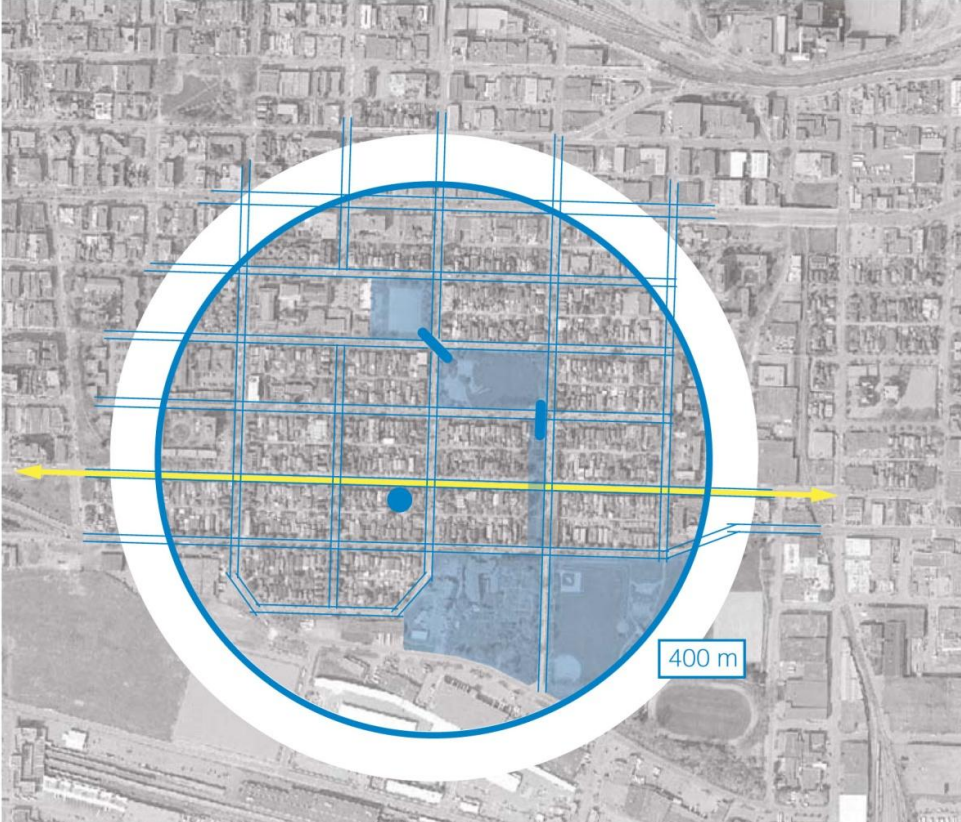
new laneway housing



new energy efficient units



SUSTAINABLE URBAN PATTERN

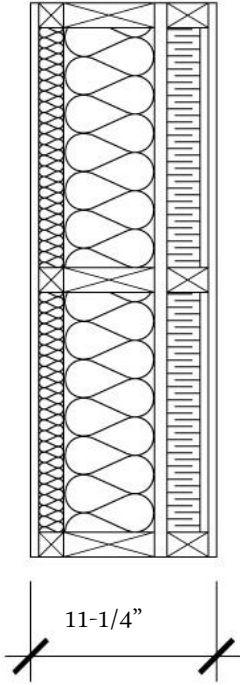
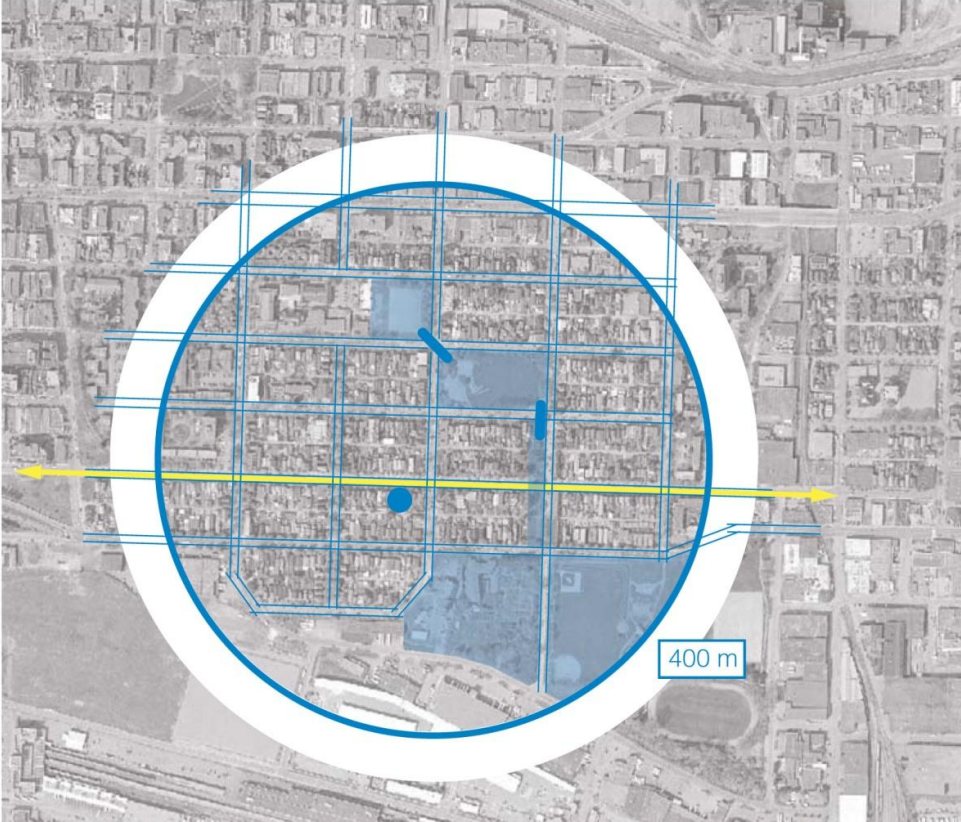


- Pedestrian Connectivity
- Major Bike Route
- Pedestrian Connection
- Sidewalk
- Open Space

ECOheritage
density +
energy efficiency

SUSTAINABLE URBAN PATTERN

+ ENERGY EFFICIENT BUILDING



Supportive zoning:

RT-3 Guidelines:

“Infill is permitted as an incentive to retain existing buildings by allowing the construction of secondary residential buildings on a site”

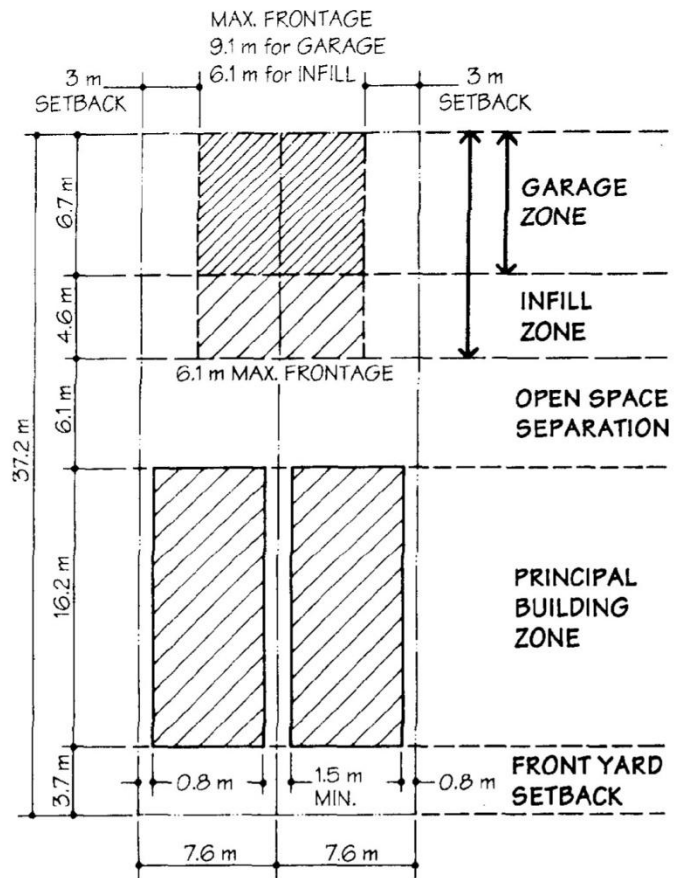
RT-3 Zoning:

“The intent of this Schedule is to encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings.”

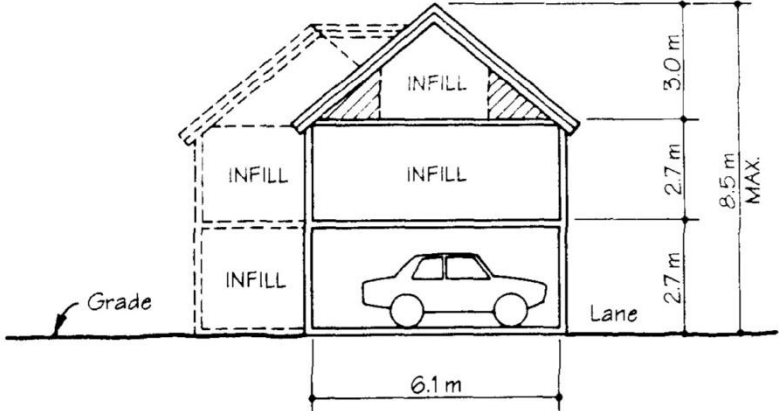
“The floor space ratio shall not exceed 0.60. The Director of Planning may permit an increase in this maximum floor space ratio . . . for infill to 0.95, provided that he first considers: . . .

(b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views

(d) the preservation of the architectural character and general amenity desired for the area.”

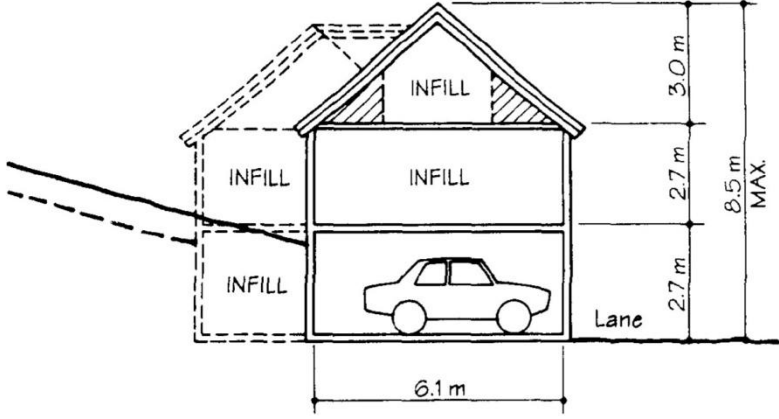


RT-3 Guidelines: discretionary infill footprint



Height = 2 1/2 storeys
not including
basement

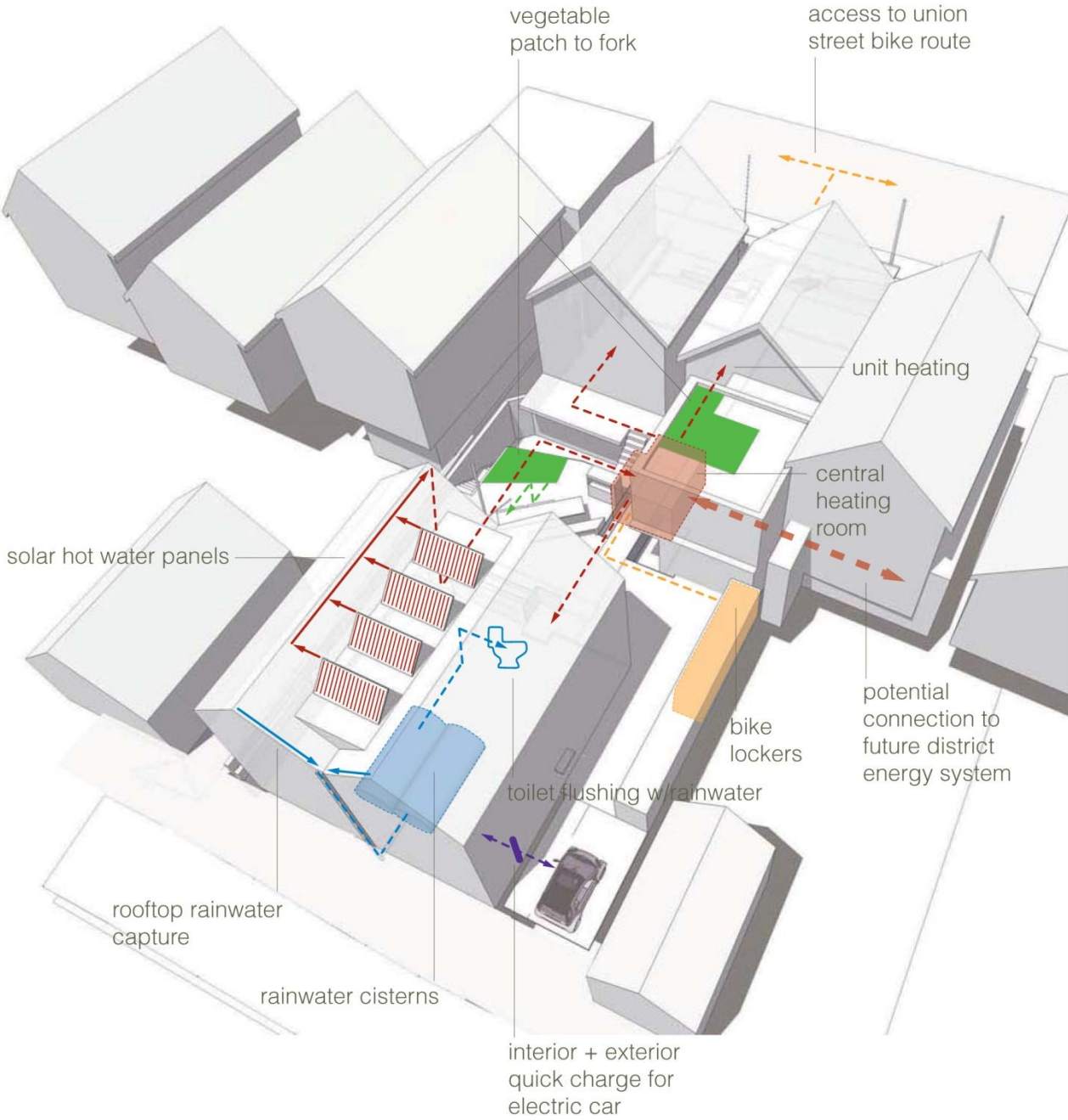
OR



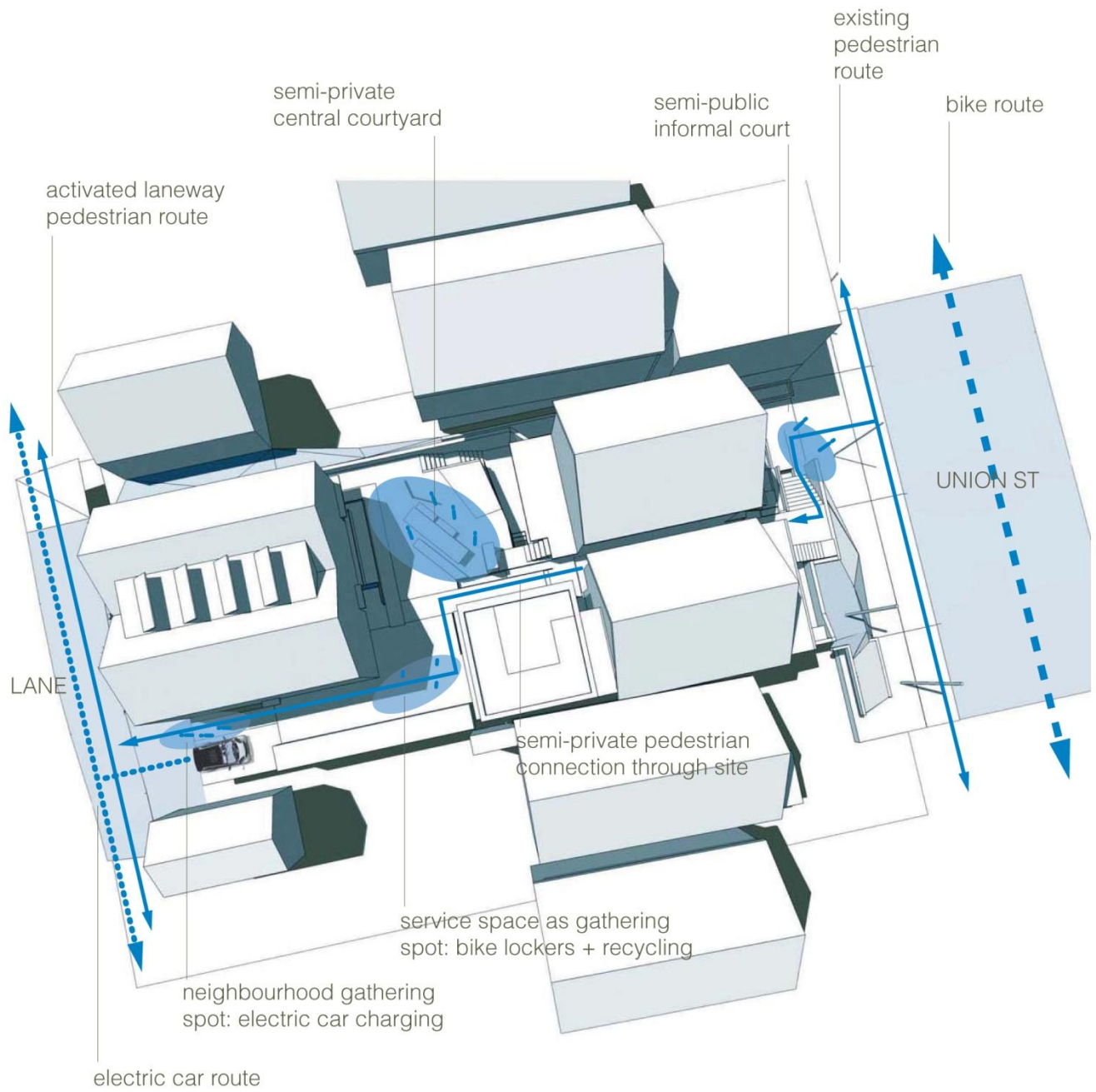
Height = 1 1/2 storeys
plus basement

RT-3 Guidelines: infill height

ECOheritage sustainable systems



ECOheritage social spaces



Energy Efficiency & Buildings

A Resource for BC's Local Governments

REVISED

Community Action on Energy and Emissions

This *Energy Efficiency & Buildings* manual provides an overview of local government policy tools and leading civic building operations that advance energy efficiency.

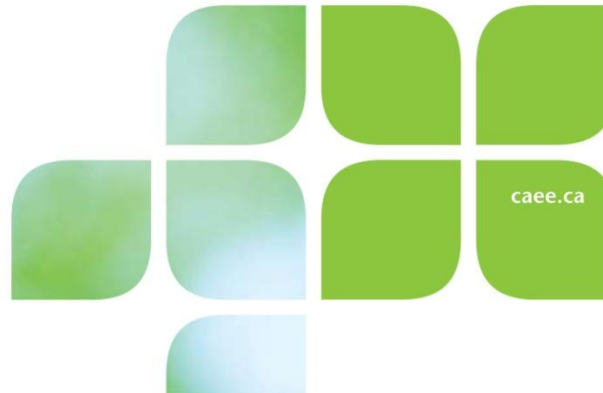


Fraser Basin Council

In partnership with the



Community Energy
Association



ECOheritage
potential
policy tools

Energy Efficiency & Buildings

A Resource for
BC's Local Governments

- + Reduce DCCs based on reduced impact on city infrastructure
- + Zoning to encourage high density
- + Density bonus for achieving EnerGuide 90 rating
- + Development/Building Permit fee incentive or expedited process
- + Tax exemption policy for energy efficient buildings