



Executive Summary 2006 Energy Aware Award

Title: Westhills Green Community

This development will help establish a new standard for sustainable neighbourhood development in Canada. The Master Plan calls for the 191 hectare (472 acre) property to be comprehensively developed in accordance with Leadership in Energy and Environmental Design (LEED) certification standards for neighbourhood development. Working with the Canada Green Buildings Council, this initiative will help establish the Canadian LEED Neighbourhood Development standard. Major guiding factors of the design and implementation of Westhills are considerations of location, density, transportation, employment, environmental preservation, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. These characteristics are demonstrated in the creation of approximately 5,000 new residential units of mixed density, with overall densities of 20 units per acre net of parks and the village centre. These will be integrated with commercial, civic and educational uses, and the dedication of approximately 77.5 ha (191.4 acres) of park, 40% of the subject property, in the form of natural open spaces, sports fields and trail networks. The overall vision includes buildings that will accommodate both live and work spaces, a village centre, neighbourhood retail service centres, a free internal shuttle bus service and a commuter rail station. High quality public spaces, mixed uses, cultural and educational facilities and a range of residential densities will provide for a community available to all ages and income levels. By valuing ecological processes, and following LEED standards, the Westhills Green Community will be a vibrant addition to the City of Langford and set a national precedent for social, economic and environmental sustainable design.



Fig. 1 - Drawing showing the North Shore of Langford Lake after completion of the Westhills Green Community