

February 8, 2023

36 Applecreek

Re: Sustainability Overview– 36 Applecreek

To whom it may concern,

The 36 Applecreek project is currently under development and is intending to incorporate a number of sustainable design features and will exceed minimum LEED certification requirements. This memo has been prepared by EQ Building Performance to provide an overview of these features.

Location & Transportation

The project is located on a previously developed site near a number of amenities within walking distance. The project is also readily accessible by public transit, and connected to a large network of bike paths. Bicycle parking will be provided on-site for both occupants and visitors.

A number of electric vehicle charging spaces will be provided, as well as all P1 parking spaces will be prepared for future installation of EV chargers.

Site

An erosion and sediment control plan will be prepared for the site to reduce construction activity pollution to adjacent areas. To help reduce the heat island effect, high albedo materials will be used both at grade and at the roof where possible. A green roof area will also be included. Rooftop and landscape lighting will avoid uplighting to reduce light pollution.

Plant species selection will avoid invasive species and will incorporate native and adaptive species.

Energy

The project has been designed with a number of energy efficient items incorporated into the base design. The proposed development will include a high performance building envelope with a moderate amount of glazing. The HVAC plant will include high performance condensing boilers and a VFD chiller. Variable speed drives will be used on pumps and fans and heat recovery will be used in all residential suites and amenities. The use of heat recovery will also help to provide improved air quality within the building.

Water

Low-flow plumbing fixtures will be used to reduce potable water consumption within the building as well as reduce energy and carbon use associated with hot water consumption. Sub-metering will be strategically used in the building to allow tenants to monitor energy use and encourage reduced consumption.

Plant selections will prioritize native and adaptive species, which will reduce irrigation requirements.

Indoor Air Quality

The project will ban smoking within the building as well as select low VOC products to improve indoor air quality both during and after construction.

Ventilation systems providing outdoor air will be equipped with MERV 13 filtration, and densely occupied spaces will have CO2 monitors installed.

Waste

To reduce waste, a construction and demolition waste management plan will be developed and followed in order to divert waste from landfills. The building will incorporate the use of recycled content in material selection and aim to source materials locally.

The building has incorporated on-site collection of recyclables and organic waste.

Social

The facility will be incorporating a number of social and wellness amenity spaces for residents, including several lounges, a library, karaoke room, and spa.

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