

# Sustainability

## Concepts

- Reduce energy consumption - minimum 45% reduction over Vancouver Building By-Law
- Pursue opportunities to achieve a low carbon footprint through building materials and systems operations
- Reduce window to wall ratio
- Address solar orientation of each facade
  - South facade
    - Deep balconies for solar shading with additional custom, adjustable screens
    - Insulated balconies to minimize thermal bridging
  - West facade
    - Exposed structural core along Georgia Street greatly reduces percentage of glazing
    - High performance glass with possible triple glazing
    - Balcony solar shading at narrow North West corner
    - Insulated balconies to minimize thermal bridging
  - North and East facades
    - No balconies to limit structural thermal bridging
    - High performance glass with possible triple glazing for thermal performance and acoustic protection from traffic noise
- Pursue rainwater collection for landscape irrigation use
- Optimize efficiency of lighting system controls between automated and individual control