

October 23, 2019

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A Corporate Partnership

Re: Appendix to Application for Development Permit, 1150 Cook Street

We are pleased to submit this Appendix to accompany the Application for a Development Permit for the above noted property.

Design and Green Building Features

Rating system

The presented development, although not pursuing formal certification, it is proposed to fulfill Step Code requirements and to align with green design principles.

Site selection and design

In order to increase sunlight penetration, the high-rise portion of the building is situated closer to the outside perimeter.

This composition not only provides a positive definition of the open space above the podium, but it is also increasing the winter solar gain.

Projected Juliet balcony surrounds have been proposed to reduce summer solar gain.

Compact physical form is proposed with reduced articulations and minimized surface area of the building envelope, design which leads to decreased overall energy consumption and heat loss.

High performance building envelope with durable and low maintenance cladding material.
Reduced use of spandrel panels in favour of insulated metal panels.

Transportation

Project location downtown allows for easy pedestrian access and connectivity to public transportation.

Enhanced green travel by increased bicycle usage by residents.

Energy efficiency

Energy modelling will be generated to assure that the design is on the right path to achieve green building targets.

Renewable energy

HRV system, energy-efficient lighting and electrical systems are proposed.

Water

Low flush toilets, high efficiency plumbing fixtures and low flow drip irrigation are proposed.

Landscaping and urban forest

Site planting to utilize drought tolerant native or adaptive vegetation.

In summary, we believe that the proposed development aligns with the City's principles and aspiration to pursue sustainable and environmentally conscious building design and sensitive integration.

Yours truly,

NSDA Architects

A handwritten signature in black ink, appearing to read 'Tom Staniszki', with a long horizontal flourish extending to the right.

Tom Staniszki, Architect AIBC, AAA
Principal

cc. Dan Robbins, 66 Developments Ltd.