

## 21st CENTURY DEVELOPMENT

**Case Studies** 



Size: 23 acres, 282 residential units

Dates: 2009- ongoing

Team: Architect: Michael Tavel Architects, Landscape Architect: David Kahn

Studio

Description: The Geos Neighborhood is a mixed use community revitalization

project built on former industrial land.

Intent: Utilize sustainable neighborhood practices to create a people oriented

community that enhances the environment and deters sprawl.

S

SITE + PLACE GOALS: (Food); (Habitat+Biodiversity); (Transportation)

STRATEGIES: (Food) Urban argriculture, food truck locations; (Habitat+Biodiversity) Indegenous planting in constructed wetlands, roof garden, green roofs; (Transportation) Emphasis on public transportation for access to services, bike infrastructure, car share co-op, preferred parking+charging stations for electric vehicles, access to public transport

W

GOALS:

WATER

STRATEGIES: Waste water treatment plant; consumption meters in each unit;
65% reduction in consumption compared to similar conventional projects; constructed wetlands for waste water; grey water recycled for non-potable use.

GOALS: Net energy producer, residential units 50% more efficient than code.

E

**ENERGY** 

STRATEGIES:LEED Platinum; LEED for Neighbourhood Development; 50% higher efficiency than CMNEC; biomass plant; cogeneration; individual metering; heat recovery ventilation' natural gas backup; carbon footprint monitors;

resident education

E

**EOUITY** 

Percentage of affordable units: 10 GOALS:

STRATEGIES: Biophilic design; access to waterfront; mixed use development

creating close access to services

GOALS: (Materials) ;(Waste)

MATERIALS + WASTE STRATEGIES: (Materials) Reduce construction waste, use recycled material with low embodied energy, LCAs for materials, 40% flyash concrete; (Waste) Sewage treatment plant for 100% site sewage, recycling, re0use of construc-

tion materials

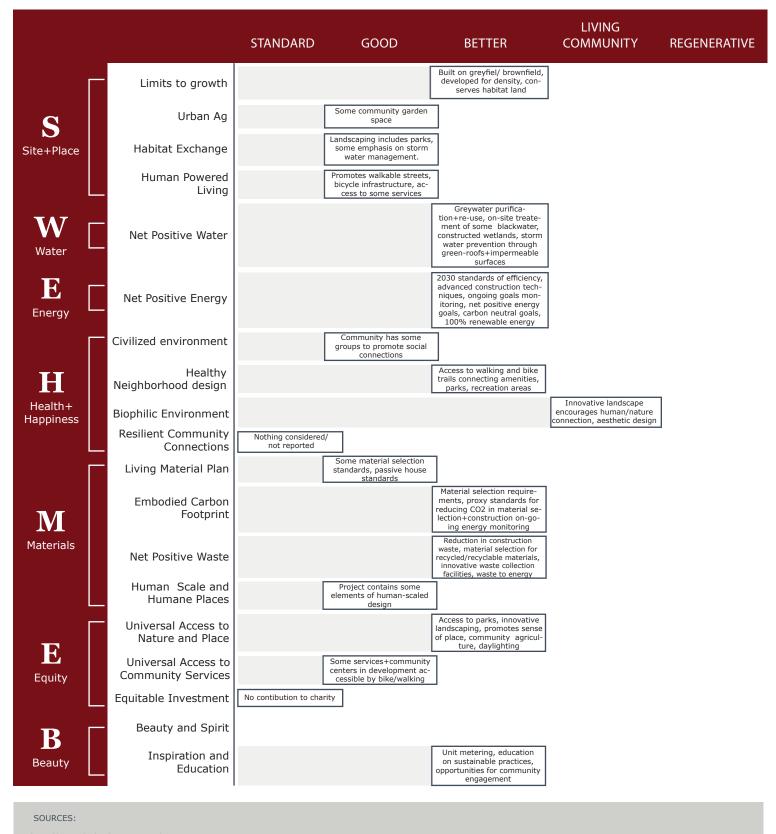








## SUSTAINABILITY MATRIX



http://www.docksidegreen.com/

http://www.terrain.org/unsprawl/25/ http://perkinswill.com/work/dockside-green.html

http://docksidegreenenergy.com/

http://rjc.ca/dockside-green





