

KOO'S CORNER

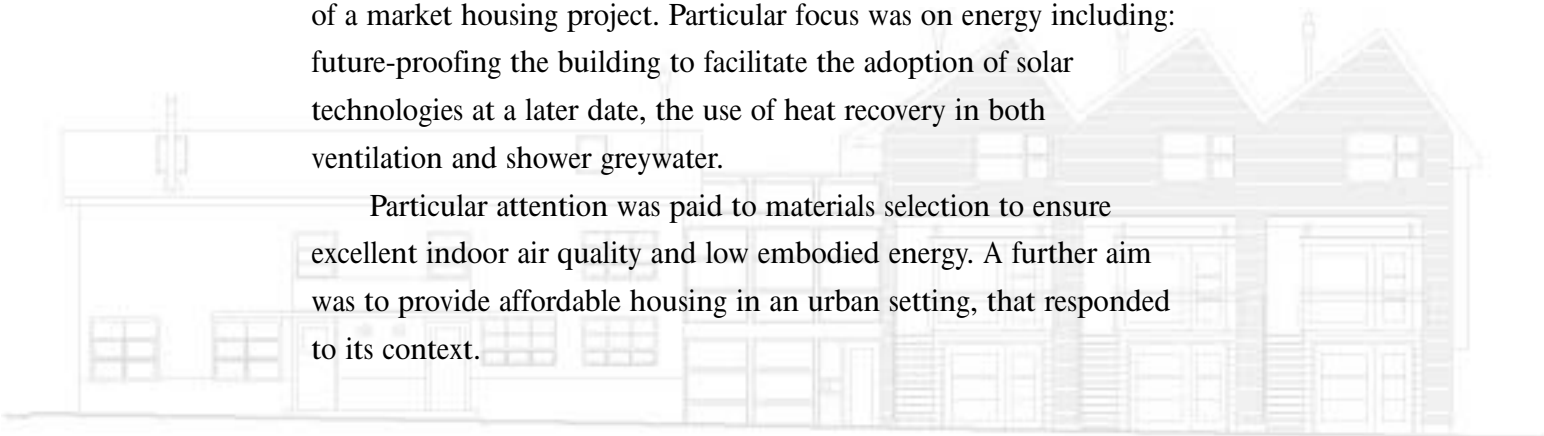
560 - 598 Hawks Avenue, Vancouver



Koo's Corner takes its name from the automotive service garage first built on the site. It is a high density urban infill project. The project involved an extensive renovation of the former garage into 2 loft units and the addition of 4 townhouse-style units on the former parking lot to the south.

The intention behind the project was to create as sustainable a project as possible while working within the budget limits of a market housing project. Particular focus was on energy including: future-proofing the building to facilitate the adoption of solar technologies at a later date, the use of heat recovery in both ventilation and shower greywater.

Particular attention was paid to materials selection to ensure excellent indoor air quality and low embodied energy. A further aim was to provide affordable housing in an urban setting, that responded to its context.



SUSTAINABILITY FEATURES

Sustainable Site

- Remediation and reuse of brownfield site contaminated by former garage operation
- Urban site, close to downtown core, transit and services
- Utilising existing infrastructure
- Use of permeable paving for driveway areas

Water Efficiency

- Drought tolerant landscaping for all areas
- No permanent irrigation installed
- Provision of rainbarrels for each home to reduce potable water usage in landscaping
- Installation of dual flush toilet in one home to test feasibility for other projects
- Provision of water efficient appliances (dishwashers and front-loading clothes washers)
- Estimated 30% indoor water savings over GVRD average

Energy and Atmosphere

- Exceeded Vancouver Energy requirements by 15%
- Installation of greywater heat reclaim from shower
- Ensuring easy adoption of renewable energy technologies by being pre-wired and plumbed for solar hot water
- Installation of solar domestic hot water system for one home
- Installation of heat recovery ventilation units

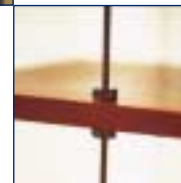
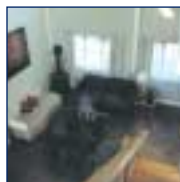
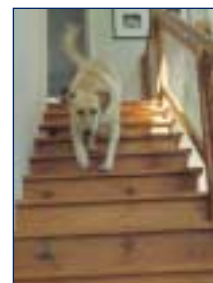
Materials and Resources

- Reuse of existing garage building
- Over 80% of construction waste was recycled
- Extensive use of reclaimed materials – flooring, cabinetry and framing
- Emphasis on recycled content materials including use of high content flyash concrete, ceramic tile, insulation
- Design emphasized the reduction of finishing materials (i.e. leaving exposed concrete block)

Indoor Environmental Quality

- CO detectors in every home
- Provision of HRVs – to ensure proper ventilation in homes
- Low VOC paints and sealants utilized throughout project
- Carpets were CRI Green label certified
- All composite board including cabinet boxes was urea formaldehyde free

There is currently no LEED standard applicable to lowrise residential. Estimated LEED credits for the project – 29 (Certified)



TEAM

Green Building Consultant reSource Rethinking Building Inc.

Developer Chesterman Property Group

Architect Hotson Bakker Architects

Construction Manager Timberland Homes

www.rethinkingbuilding.com Tel 604 678 9024

