



reSource Rethinking Building Firm Profile

reSource Rethinking Building is a Vancouver based development and green building consulting company that specializes in implementable green building solutions. The mission of reSource is to ‘transform the way buildings are built’. Delivering on its mission, reSource is recognized in the greater Vancouver area as a leader in the residential sector and has affected well over one billion dollars worth of construction and over 30,000 homes in British Columbia, enabling these buildings to be more environmentally sustainable. This market impact has been made possible by the willingness of reSource to act as a leader (through its own developments), by its ability to inform and empower others interested in pursuing similar goals and by creating replicable models for other industry participants to follow. reSource has also engaged in policy and strategy work to promote the wider adoption of green building. The following is a selection of reSource’s projects.

Development and Development Management

reSource has been the developer or provided development management services for the following projects:

Verdant, 9191 University Crescent, Burnaby

Responsible for all aspects of delivery of a four storey wood frame, 60-unit stacked townhouse project from coordination of design team to negotiations with the City and oversight of construction. The Verdant, located in Burnaby, is a unique project in that it incorporates affordability and advanced green practices. The project has been sold at 20% below market value with an ongoing agreement to ensure affordability over the longer term. Through an integrated design process, the project aims to achieve an energy efficiency rating of 60% below national code, making it one of the most energy efficient multi-unit residential developments in Canada when completed.

Client: Vancity Enterprises

Project Value: \$16.5 million

Five, 73-91 East 27th Avenue, Vancouver

Five is a creative project that pulls sustainability and heritage revitalization together. These five detached homes sitting on a single 50 foot City lot were built in 1912 and are now on the City of Vancouver Heritage Register. Healthy and sustainable features include: significant energy savings by way of “on-demand” in floor heating system (EnerGuide 82 rated); anticipated reduction in green house gas emissions of 12 tonnes per home per year; healthy interior finishes; and, extensive use of FSC sustainably harvested woods.

Project Value: \$3.5 million

Koo’s Corner, 560-598 Hawks Avenue, Vancouver

This project is an innovative mix of building retention/refurbishment with new “infill” construction resulting in a six-unit market townhouse project in the Strathcona area of Vancouver. reSource managed the development process from inception to completion and consulted with the developer on several aspects of healthy and sustainable construction with a strong emphasis on energy efficiency, indoor air quality, and locally-sourced, affordable and resource efficient materials. The project achieved unusually high pre-sale levels primarily to buyers who considered the healthy and sustainable features important. Project highlights: heat recovery ventilation, greywater heat recovery and the use of renewable energy sources (solar hot water)

Client: Chesterman Property Group

Project Value: \$1.6 million

Ardencraig, 355 West 11th Avenue, Vancouver

The principals of reSource were responsible for all aspects of this development project. They were also responsible for green building strategies for this 4-unit townhouse project that features extensive use of reclaimed materials, innovative stormwater management systems, significant construction waste and energy reduction. *Ardencraig received the Mayor's Environmental Award in 2001 and an Ethics in Action Award in 2000.*

Client: **Chesterman Property Group**

Project Value: **\$1.2 million**

Victoria Store, Mountain Equipment Co-op

MEC's new Victoria store project consisted of tenant improvements to 15,000 square feet of space on the ground floor of an existing heritage building. The improvements included all mechanical and electrical systems and interior finishes. The project was developed with LEED Commercial Interior compliance in mind. An air-to-air heat pump system combined with other efficiency measures resulted in a 35% reduction in energy consumption. Dual flush toilets supplied by a stormwater catchment system along with low-flow fixtures reduced water consumption by 48%. Interior finishes were minimized. It is anticipated that the project will achieve a LEED Silver rating. reSource provided development management services along with retail design and green building expertise to deliver what has proved to be a very successful store.

Client: **Mountain Equipment Co-op**

Project Value: **\$750,000**

Surrey Distribution Centre

MEC's new distribution centre consists of the renovation of an existing 70,000 square foot manufacturing facility with the addition of an 80,000 square foot high bay warehouse and 40,000 square feet of mezzanine. As with its retail store projects; MEC is committed to reducing the impact of this large development. The project is currently in the design process with particular attention being given to modeling the energy and stormwater management aspects of the project. It is anticipated that the building will be certified under LEED.

Client: **Mountain Equipment Co-op**

Project Value: **\$16 million**

Development Feasibility

reSource provides development expertise to others in the form of development feasibilities, business cases and proforma review including the following selected projects:

Tsleil-Waututh First Nation This study examines development options for the construction of an administrative building for the Tsleil-Waututh Band. The business model being developed is intended to provide for a sustainable building -one that has a lesser environmental impact, and one provides a future revenue stream for the Band.

Ecotrust Canada reSource provided a feasibility study for the development of a natural capital centre in a renovated heritage structure in Vancouver.

Central Waterfront Enterprises reSource participated with an architectural and planning team to prepare a rezoning submission for a 5-acre site in Nelson's central waterfront. reSource was responsible for advising on the financial viability of the proposal.

Atira Women's Resource Society reSource provided a development feasibility study for Atira Women's Resource Society for a new administrative building. Services included advice on site development potential, and proforma review.

Green Building Consultation

reSource works with other developers to create green building strategies on a building-by-building basis. reSource utilizes green building rating systems as a framework to guide decision making. The two principal systems are Leadership in Energy and Environmental Design (LEED) and Residential Environmental Assessment Program (REAP).

LEED Certified Projects

The Silva

The Silva, is the first high-rise residential project in Canada to be LEED certified. The building has been designed and constructed to meet the Leadership in Energy and Environmental Design (LEED) standard. reSource, acting as the LEED accredited professionals, provided green building expertise to create a living environment that is healthy for both its occupants and the planet. Project highlights include: an attractive “living roof” designed to capture storm water; a 50% reduction in water usage; healthy interior finishes as well as a number of energy savings features. The work conducted by reSource was the focus of a research study that has since shaped the development of a guide for others doing LEED multiunit residential projects.

Client: West Coast Projects

Kerr Wood Leidel Head Office

Kerr Wood Leidel a major civil engineering company relocated their head office to approximately 18,000 square feet of space within an existing three-storey building in Burnaby. reSource acted as the LEED Accredited Professionals on this major office fit-out, which was one of the first projects in Canada to, achieved LEED Commercial Interior certification. Project highlights include: water savings of over 50%, ongoing in-suite water metering, significant energy savings realized by utilizing occupancy sensors and programmable timers on lighting; recycling over 75% of construction waste; improved occupant health through use of healthy finishes and pre-occupancy air quality testing.

Client: Kerr Wood Leidel

Other LEED Projects Underway

The Rise – Cambie Street at West 8th Avenue, Vancouver

Mixed-use building integrating 216,000 sq. ft. of larger scale and street-oriented retail and eighty rental live/work studios in a highly urban environment. Project highlights include: an extensive green roof area used to reduce stormwater run-off.

Client: Grosvenor Canada Limited

Pomaria – Howe Street, Vancouver

29 storey 168 unit high rise condominium building in downtown Vancouver. reSource worked with the developer to create a financing model to enable adoption of geoexchange heating and cooling for the building. **Client: Qualex-Landmark**

The Foundry – West 1st Avenue, Vancouver.

18 storey concrete high-rise within Southeast False Creek area. reSource is the green building consultant and LEED Accredited Professional assisting the project in complying with the City Green Building Strategy. The project is aiming for LEED Silver equivalent compliance. **Client: Polygon Homes**

Envy – West 3rd Street, North Vancouver

Market 50-unit seven storey mid-rise condominium project located in North Vancouver. Aiming for LEED Silver. Connected to the Lower Lonsdale district energy system. First 'smoke free' market condo project in Canada. Client: Wedgewood Ventures

Residential Environmental Assessment Program (REAP)

REAP is a green building rating system that has been developed specifically for UBC. reSource acted as advisor in the ongoing development of the program and has assisted the following developments in implementing the program. The following are selected REAP projects.

Clement's Green

Clement's Green is an innovative, four-storey, 55-unit condominium development undertaken by and for staff and faculty at the University of British Columbia. reSource assisted the owners and UBC Properties Trust to achieved a Silver REAP rating. Project highlights include: exemplary energy performance including use of geothermal energy for hot water; healthy interiors including low VOC paints, carpets and adhesives; and, water efficiency measures including dual flush toilets, water efficient fixtures and rainwater sensors on landscape irrigation.

Client: UBC Properties Trust

Pathways and Legacy

Pathways and Legacy are four storey wood frame condominium projects in the South Campus neighbourhood at UBC. Working in tandem on each project reSource assisted Adera in their first green developments. Based on energy modeling the developers chose to pursue aggressive energy savings for the buildings (35% below conventional practice) with little additional cost to the project. Features: geothermal and solar hot water for domestic hot water. Achieved REAP Silver and Gold ratings. Client: Adera

EC-5 Student Rental Project

reSource assisted UBC Properties Trust create a comprehensive sustainable strategy for this four storey wood frame student rental project. The focus was on strategies to reduce resource use and thereby operating costs. Strategies adopted included improved building envelope; heat recovery, boiler monitoring program; water efficient fixtures and appliances.

Client: UBC Properties Trust

Co-Housing Projects

reSource has worked with a number of co-housing groups in BC. The co-housing model allows owners to come together using their own equity and participate in the design and creation of homes they will eventually live in. Our services to these groups have included site search, development feasibility, site layout design, integrated design and green building consulting. We have assisted them in reviewing sustainability options and finalizing an optimum package of creative and feasible measures.

Cranberry Commons Co-Housing

Responsible for developing green strategies for a 23-unit co-housing project in Burnaby, BC. Cranberry Commons showcases healthy interior finishes, the use of renewable energy (solar domestic hot water) and tested the use of high-volume flyash in a residential building. Cranberry Commons was awarded the City of Burnaby Mayors Award in 2002.

Client: Cranberry Commons Co-housing

Roberts Creek Co-housing Community

Worked in partnership with architectural team to develop a low impact, clustered development. Responsible for creating a sustainability plan agreed upon by the stakeholder group to guide the design, construction and operation of affordably priced 30-unit housing community.

Client: Roberts Creek Co-housing Community

Vancouver Co-Housing

reSource assisted a local co-housing group with site searches and selection, schematic design and pro-forma development and offer negotiations for a proposed 30-unit development.

Client: Vancouver Co-housing Society

Frameworks and Strategic Guidelines

reSource engages in strategic or policy work aimed to foster greater adoption of green building. We have also undertaken worked with clients who wish to take a corporate-wide approach to green buildings. The following are selected projects.

Affordable Home Ownership Model, 2005-2006

Working with Atira Women's Resource Society, reSource has studied models of affordable home ownership from across Canada with the aim of delivering a replicatable model for the Greater Vancouver market. reSource is currently seeking a site or building on which to implement the model for Atira staff housing.

Client: Canada Mortgage and Housing Corporation

National Study of Single Family Home Ratings Systems, 2006

This study provided a full assessment of two existing single family home rating systems (LEED for New Homes and Built Green). The result was a series of recommendations for the adoption of a national system, and strategies to implement a new program.

Client: Canada Mortgage and Housing Corporation

Green Building Strategies, 2005

Parklane Homes is a large Vancouver based developer focused on suburban single family and townhouse developments. The study was aimed at identifying corporate-wide strategies that could be adopted across all of Parklane's projects.

Client Parklane Homes

District Energy Study, 2004-2006

Led a multidisciplinary team to research the viability of a renewable energy based district energy system for the Northeast area of Coquitlam. A three-phase study provided the City with a multiple account evaluation of system options, as well as a complete business case and risk analysis.

Client: City of Coquitlam

Green Link Environmental Management System, 2004-2005

Morguard is a national property management company responsible for the operation of 42-million square feet of office space across the country. reSource developed a comprehensive environmental management system for Morguard that allows the company to benchmark its current building performance, set performance goals and monitor improvements. reSource facilitated operationalizing the program.

Client: Morguard Investments Limited.

Squamish Highlands, 2004

reSource acted as the sustainability consultant on a 450-acre site in Squamish. The aim of the project is to create a complete community, based on Smart Growth principles. reSource's work has focused on infrastructure and planning issues, and will include a set of green building guidelines that will ensure the sustainability measures are carried through to the building level.

Client: Merrill Ring

Utility Feasibility Study, 2004

Led study that created a financial model and business case for a 3rd party financing for energy efficiency upgrades for multiunit residential buildings.

Client: Vancity Capital Corporation

LEED Harmonization Study, 2003

Reviewed BC Housing's Design and Construction Standards with the aim of harmonizing the standards with the LEED standard. The study identified cost effective green building strategies that could be undertaken in the design and construction of Provincial affordable housing projects.

Client: BC Housing

Residential Environmental Assessment Program (REAP), 2003 - 2006

Reviewed and revised guidelines with the aim of encouraging market multi-family developers to design and build projects that are more healthy and sustainable.

Client: University of British Columbia Properties Trust

Merge Consultancy, Southeast False Creek, Vancouver, 2003

Led a multidisciplinary team to develop a series of recommendations for the environmental measures to be undertaken in the new community including energy efficiency, transportation, water, waste and urban agriculture. The project focused on opportunities to integrate sustainability measures at the community, site and building level. This work formed the basis of the Official Development Plan for Southeast False Creek.

Client: City of Vancouver

Green Building Guidelines for UniverCity, 2002

Guidelines for a 5,000-unit housing development under development on the campus of Simon Fraser University. Pre-LEED, these guidelines were the first set of green building guidelines to be developed in Canada for Multiunit Residential projects.

Client: Simon Fraser University Community Trust

Client List

Adera Equities
ASPAC Developments
Atira Women's Resource Society
BC Hydro
BC Housing
Bosa Properties
Canada Green Building Council
Canada Mortgage and Housing Corporation
Central Waterfront Enterprises
City of Burnaby
City of Coquitlam
City of Port Coquitlam
City of Vancouver
Concord Pacific Group
Concert Properties
Cranberry Cohousing
Ecotrust Canada
Embassy Development Corporation
Greater Vancouver Regional District
Grosvenor Canada
Harbourview Projects Corporation
Hollyburn Properties
Intertech
Intracorp
Intrawest Placemaking
Kerr Wood Leidel
Merrill Ring
Millenium Properties
Morguard Investments
Mountain Equipment Co-op
North America Construction
Parklane Homes
PCL Constructors Westcoast Inc.
Polygon Homes
Qualex Landmark
Renewal Partners
Resort Municipality of Whistler
Roberts Creek Cohousing Group
Silver Point Construction
Simon Fraser University Community Trust
Stuart Olson Constructors
St. Andrews Project Holdings
Tseil-Waututh First Nation
Vancity Capital Corporation
Vancity Credit Union
Vancity Enterprises
Vancouver Cohousing
UBC Properties Trust
UBC Sustainability Office
Wedgewood
West Coast Projects