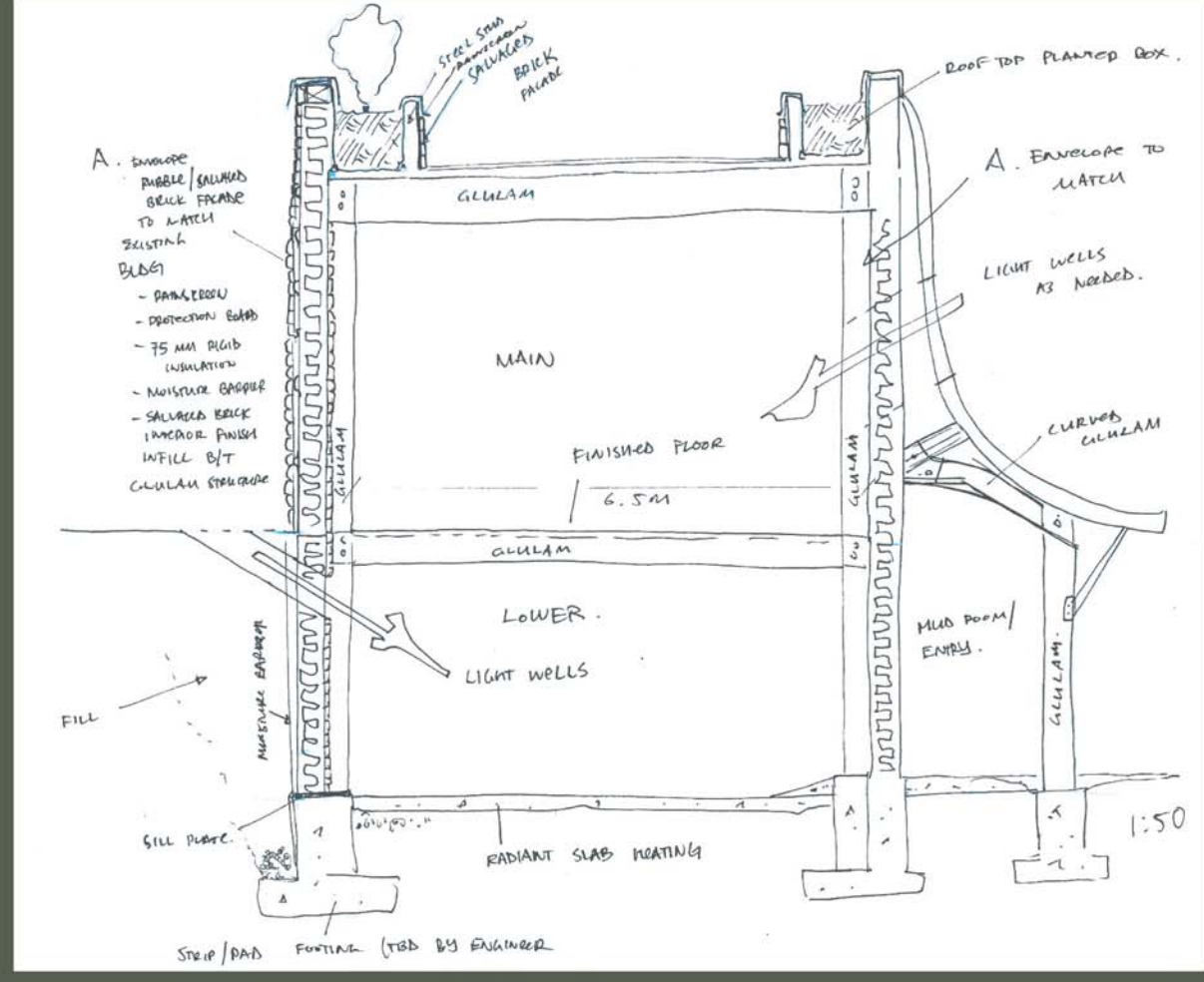


Design for community and environmental sustainability

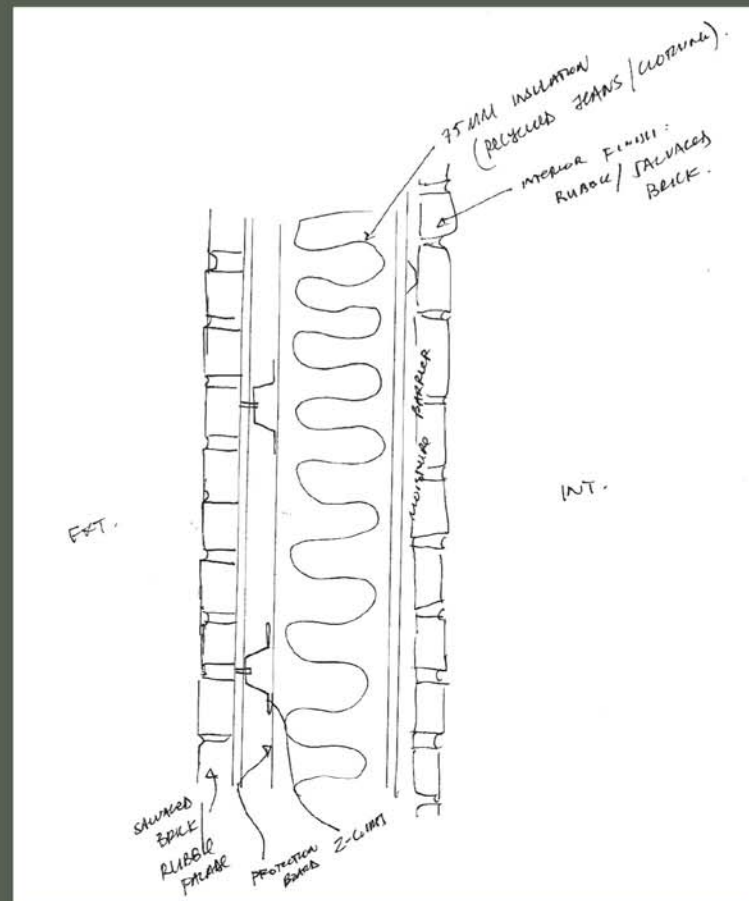
The challenge to strive for environmental sustainability created a desire to design for social and community sustainability as well. These issues are largely connected, we hence need to work on reconciling the two by addressing the gap in common discourse that fails to link environmental and social issues.



Wharf Street Level - plan view

Wharf Street Level - plan view

Section through residence - typical



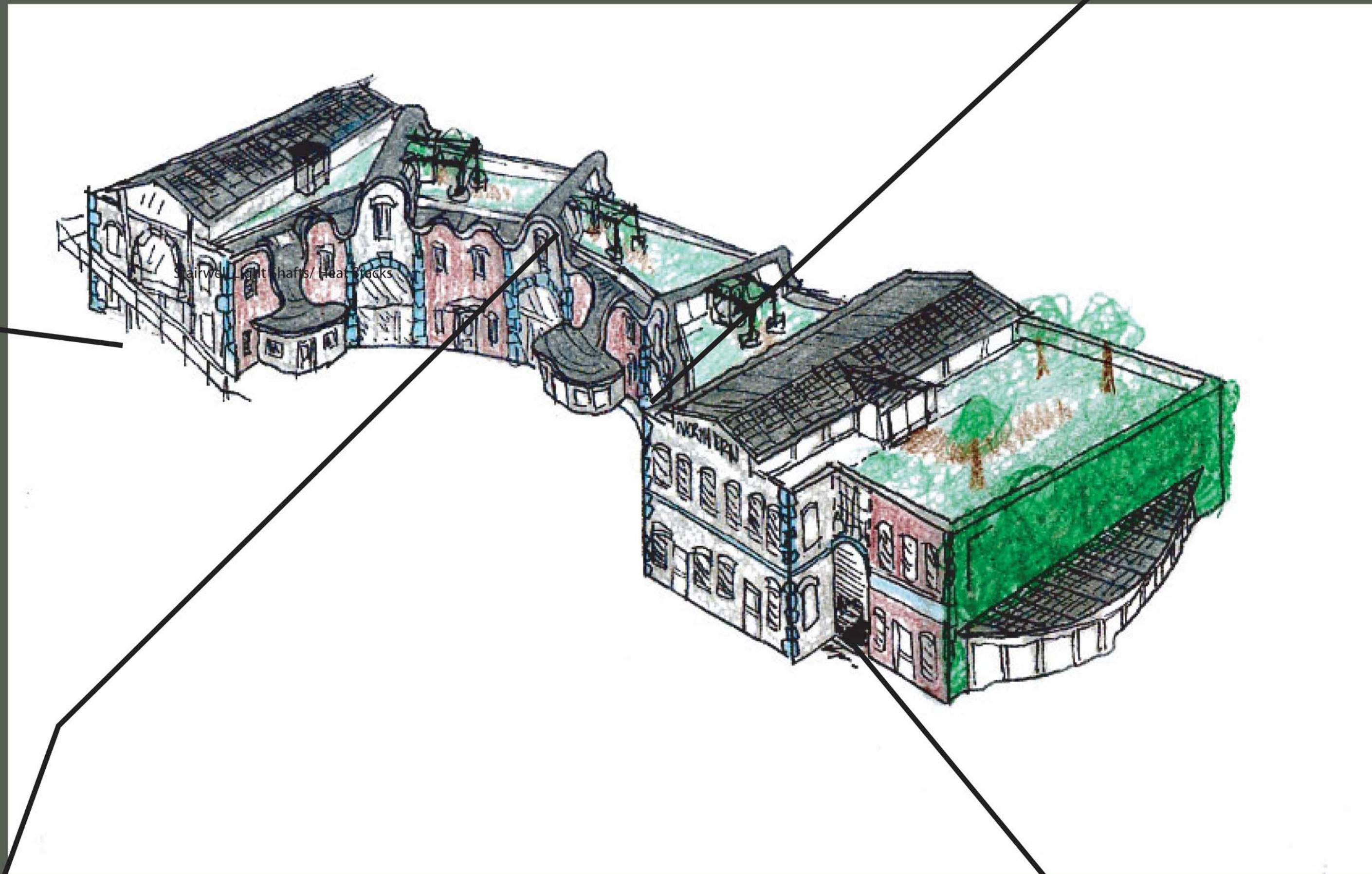
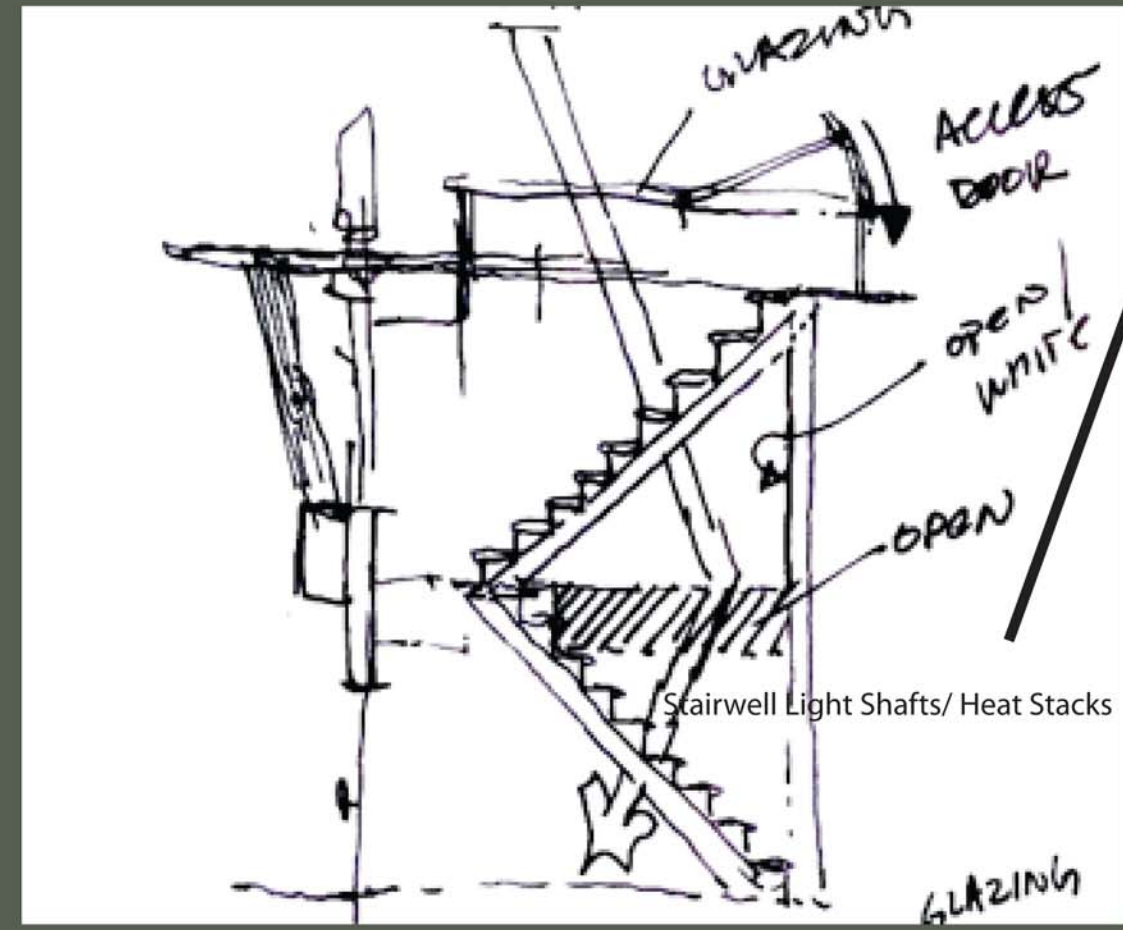
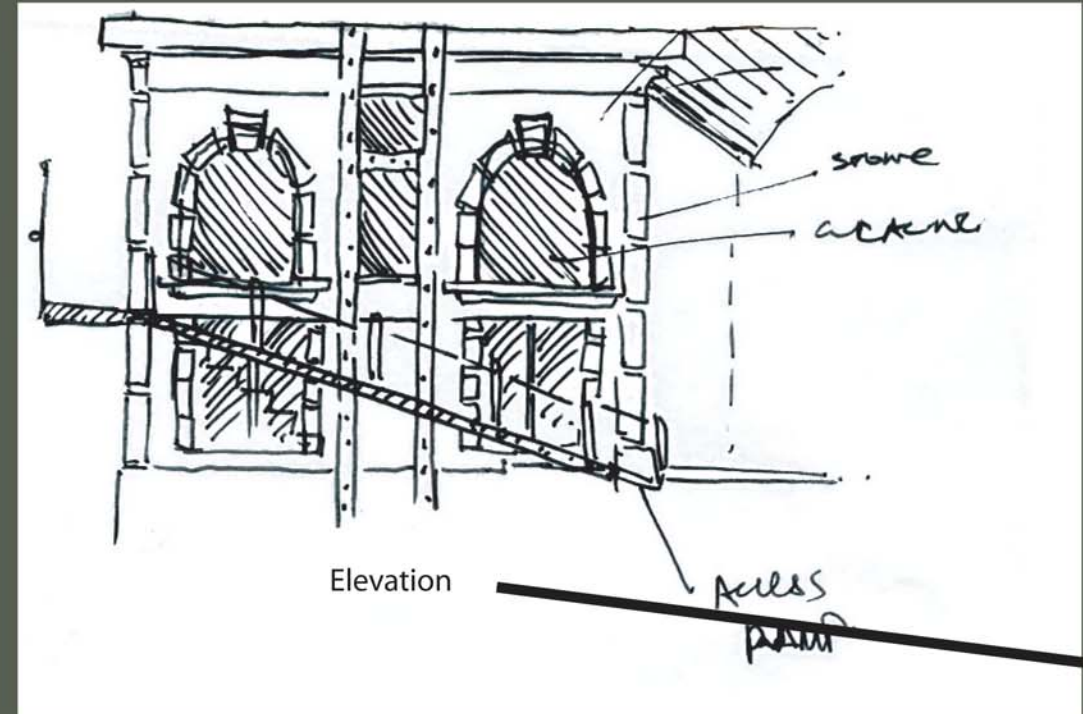
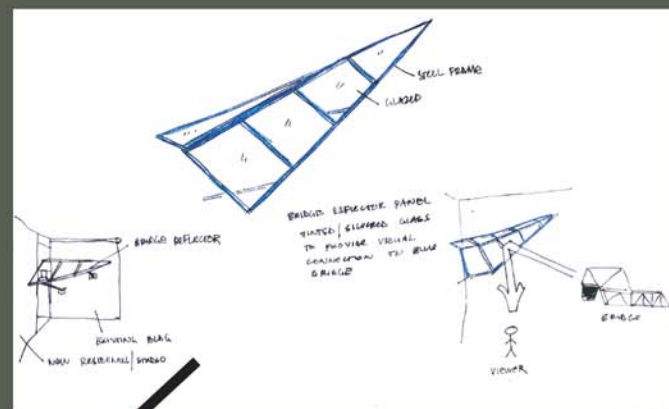
Wharf Street Level - elevation

Wall detail at residences - typical



Selected Building Features

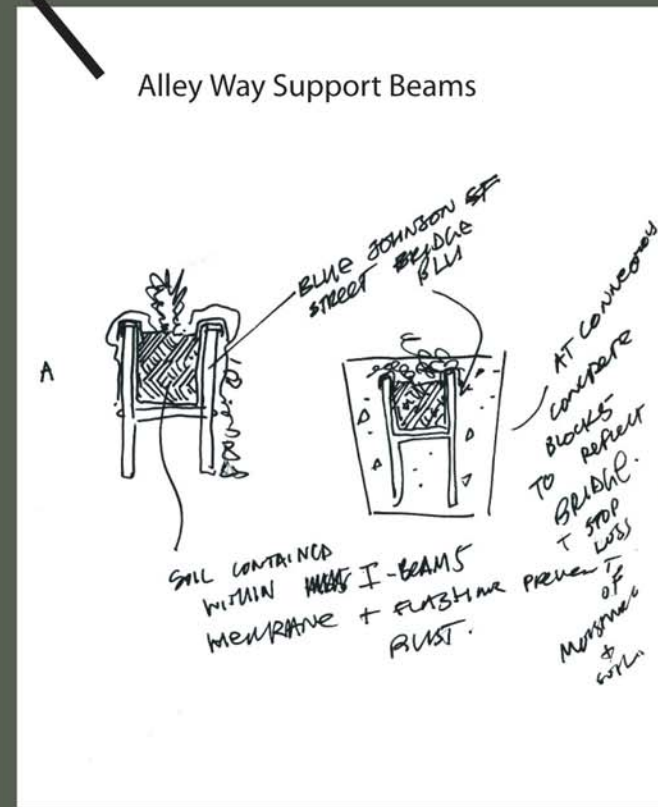
Johnson Street Bridge Connection:
Affectionately known as the Paper Airplane, the Johnson Street Bridge Reflector System will provide a visual connection with the landmark "Blue Bridge". The project will include a reflective glazing system angled to provide the residences with an intriguing perspective on the historic structure.



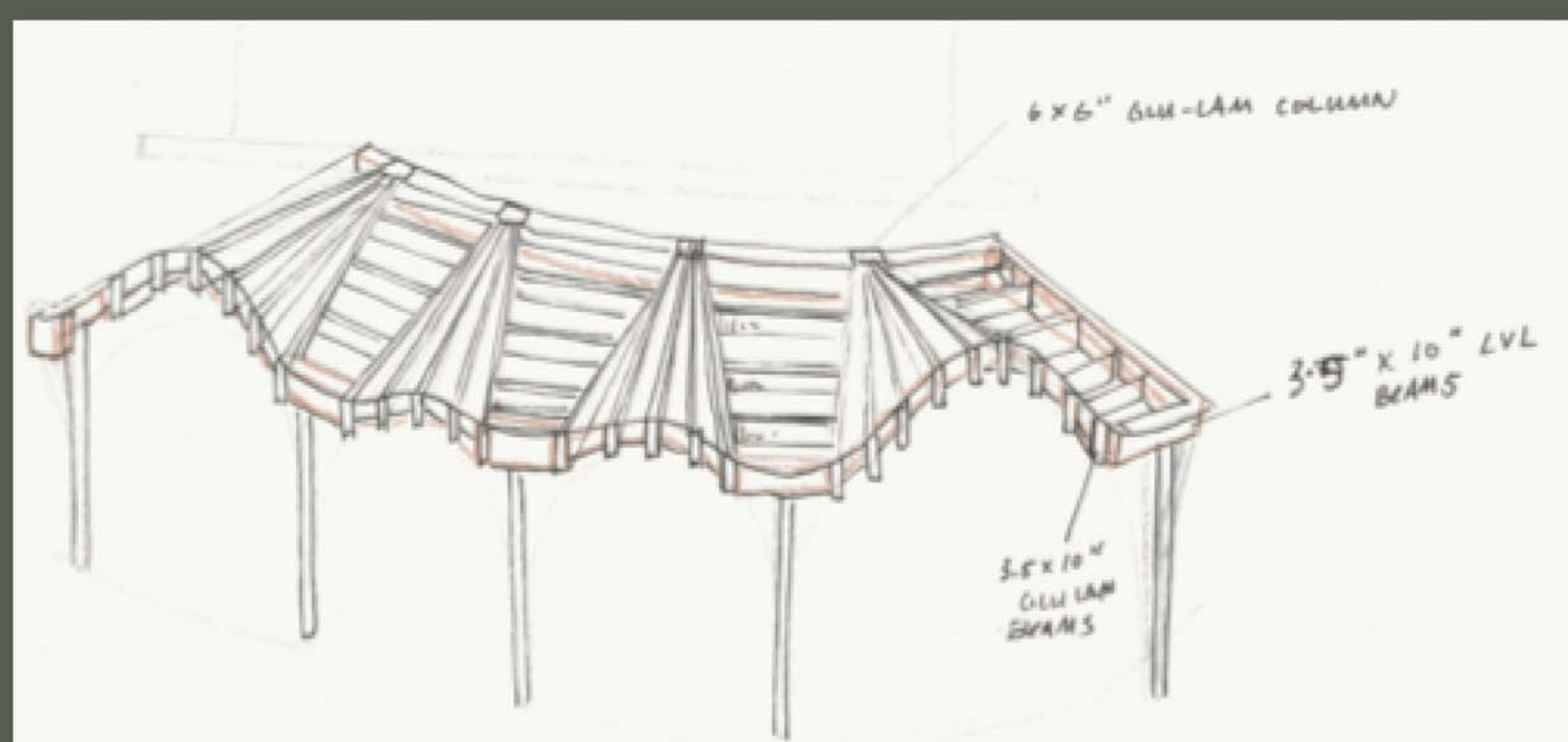
For the building to achieve net-zero energy, a combination of photovoltaic panels and glass as well as geothermal energy sources will be used. Solar water heating will be used to heat water for residential and commercial uses.

High indoor quality will be attained through the use of a beautiful and functional biowall. The wall acts as a biofilter and a central aesthetic. It is a natural air filter which removes VOCs and CO2 from the air and will also play a role in the water filtration system. Light tunnels will also be used to ensure a comfortable and natural indoor environment.

A strong effort will be made to use as much salvaged and recycled building materials as possible. Opportunities will be made available for unemployed or underemployed citizens to contribute to the materials salvaging and construction projects. Individuals involved can choose to be paid, or, if they have been accepted to the subsidized housing program will have their wages levied towards their living subsidy. This process will create a real sense of community ownership on the project.



Alley Way Support Beams



The Junction Cafe

The Junction Cafe will be an anchor point on the Victoria's newly planned Harbour Walkway. A few evenings a month will be devoted to the Sustainability Resource Centre where they will present world-changing ideas and technologies to all corners.

The roof line will reflect the harbour's wave action, while still being easily constructable using a simple post and beam system inspired by Gaudi's Casa Mila.

