

“Blessed by a temperate climate, rich natural diversity, stunning landscapes, and proud histories; our ‘community of communities’ has earned a reputation as one of the world’s premier places to live, work, and visit. The Capital Region will always be: livable and vibrant, stewards of the environment, and supported by a prosperous and sustainable economy.” (Vision statement from the third draft of the *Capital Regional District Strategic Plan – Focus, Performance and Accountability*. September 5, 2006.)



With this as a vision for the region and with the need to relocate the Capital Regional District (CRD) Headquarters, it was “natural” to incorporate sustainability into the new headquarters building.

In 1997, the CRD participated with the City of Victoria in a Joint Architectural Design competition for Centennial Square. In 2001, the Board approved purchase of the former City of Victoria police building at 625 Fisgard for siting of a satellite facility to house the CRD’s Environmental Services department. Phase 1 was completed and occupied in early 2004. Staff were directed to make the building “as green as possible” within the approved budget.

In 2003, the CRD Board reconsidered its decision to retrofit its Yates Street complex in light of cost considerations and the availability of aging Silver Threads facility and site immediately adjacent to Phase 1 at 625 Fisgard. In July 2003, the Board approved purchase of the Silver Threads site and directed staff to proceed with design and construction of Phase 2. The Phase 1 architects and design consultants were retained to ensure consistent and integrated design. Flush with the success of the green design for Phase 1, the CRD Board directed staff to aim for LEED® Gold for Phase 2.

To this end, the Capital Regional District Headquarters - Phase 2 has the following sustainable highlights:

***Sustainable Sites***

- Erosion & Sedimentation control in a downtown setting
- Reuse of a downtown, contaminated site
- Showers, lockers and bike storage along with access to transit and no staff parking promote alternative transportation
- Alternatively fuelled and high efficiency vehicles
- Storm water collection in a cistern
- Light pollution reduction through no uplighting and control, selection and location of indoor fixtures

***Water Efficiency***

- No permanent irrigation
- Rooftop rainwater collection for flushing of toilets
- Low flow showers and faucets, dual flush toilets, and waterfree urinals

***Energy and Atmosphere***

- LEED Commissioning Authority on staff
- No CFC's or HCFC's in equipment
- High efficiency building envelope
- Raised access flooring air distribution system
- Smart lighting system with individual control, dimming and occupancy sensors
- Green Power doubling that of the LEED credit requirements

***Materials and resources***

- Construction waste management
- Recycled content of materials
- Locally sourced materials

***Indoor Environmental Quality***

- ASHRAE 62 compliant ventilation design and effective ventilation strategy through displacement ventilation

- No smoking in building
- CO<sub>2</sub> monitoring
- Indoor air quality program during construction and flush-out prior to occupancy
- Carpeting to Green Label standards
- Indoor Chemical and Pollutant source control
- Occupant lighting and ventilation control through smart lights and access floor diffusers
- Thermal Comfort
- Daylighting and views out

***Innovations***

- Sustainable Cleaning Practices
- Educational Outreach Program

- Exemplary performance in water efficiency
- Providing twice the required amount of Green Power to the building
- LEED® Accredited Professionals on team

