



## **ENERGY STRATEGY**

**Mixed-Use Development – Huron Church Rd, Windsor, ON**

**April 27, 2023**

Our approach to achieving sustainability goals for the new development focuses on both the individual building and the overall site.

### **Building Design**

The building design addresses resource efficiency, responsible materials choices, improved indoor environment and efficient building envelope and building systems. To address water consumption, high-performing water efficient plumbing fixtures are to be included in the design. Energy performance will be optimized through a well-designed building envelope and efficient electrical and mechanical systems. The buildings are intended to be fully metered to allow for energy management. Building design and construction teams will ensure high levels of recycled content, regional materials and FSC certified wood are incorporated into the building. In addition to HVAC systems designed to ensure high levels of indoor air quality and occupant comfort, low-emitting materials will be used in order to preserve indoor air quality.

### **Site Design**

The proposed site has excellent local public transportation access as well as being within walking distance of the University and shopping areas. The design incorporates infrastructure for cyclists and has access to Daytona Ave. and the residential neighbourhood to the east with parks and schools. The site addresses stormwater management to control both the quantity exiting the site as well as reducing contaminants in the run-off. Strategies will be utilized to reduce the heat island effect and similarly, in order to reduce light pollution in this urban area, site lighting will be designed to minimize light trespass. Water for irrigation will also be reduced through drought-tolerant species and efficient irrigation systems.