

CANADIAN[®] BUILDERS QUARTERLY

JUNE 2011

Reshaping an Industry

BONE Structure believes that assembling, not constructing, is the future of building—and the company is making a convincing case. **p. 66**

CONCERT PROPERTIES

Taking projects to the next level
by working in tandem with
the environment. **p. 36**



Features

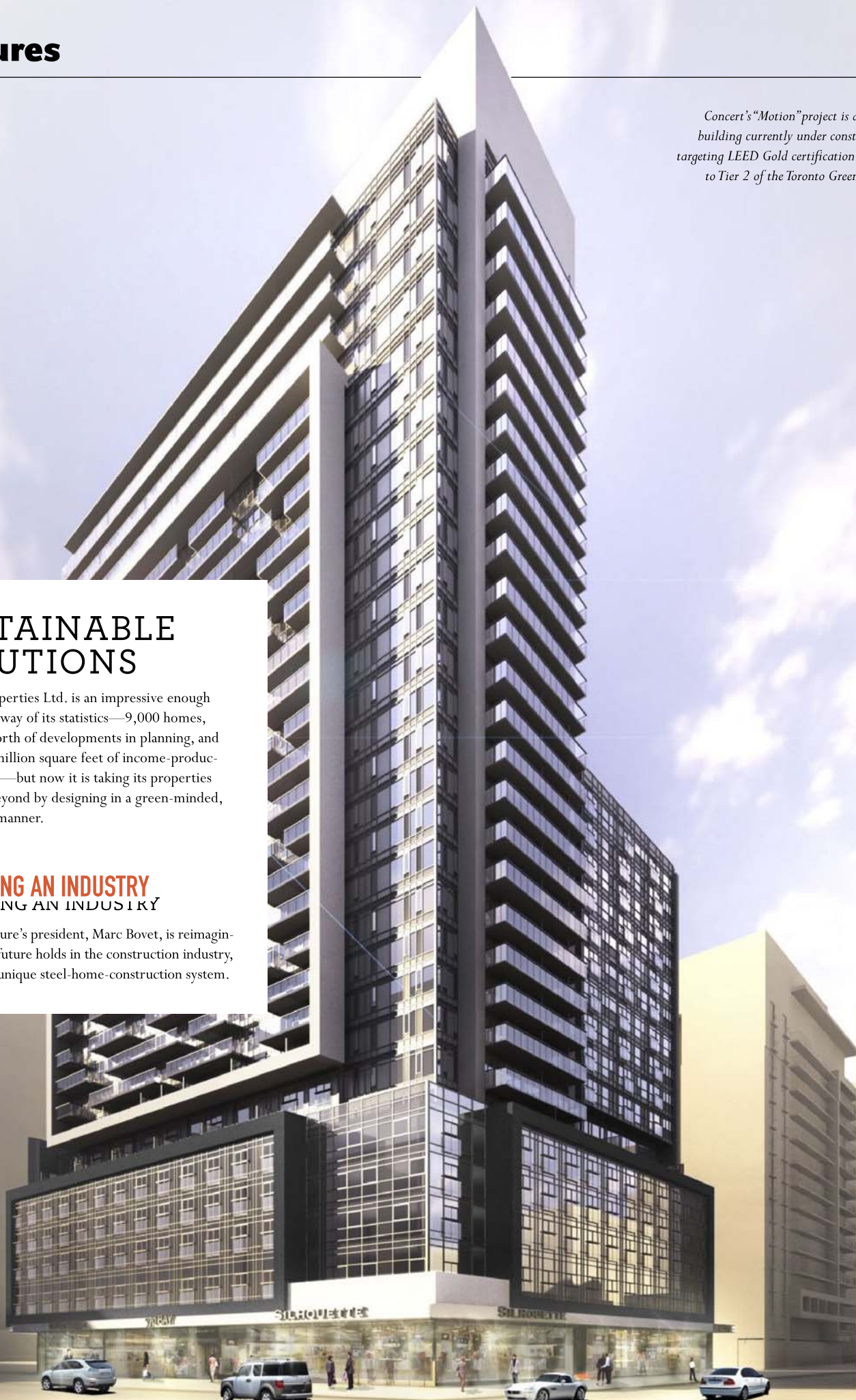
Concert's "Motion" project is a residential building currently under construction and targeting LEED Gold certification in addition to Tier 2 of the Toronto Green Standards.

36 SUSTAINABLE SOLUTIONS

Concert Properties Ltd. is an impressive enough company by way of its statistics—9,000 homes, \$1 billion worth of developments in planning, and close to 10 million square feet of income-producing property—but now it is taking its properties above and beyond by designing in a green-minded, responsible manner.

66 RESHAPING AN INDUSTRY RESHAPING AN INDUSTRY

BONE Structure's president, Marc Bovet, is reimagining what the future holds in the construction industry, thanks to his unique steel-home-construction system.



Concert's first condominium development in downtown Toronto, The Berczy, will strive to achieve LEED Gold certification.

“

It's not about point-getting on a score sheet. It's about creating something better with every building.

—Brian McCauley, President

”



SUSTAINABLE SOLUTIONS

Concert Properties Ltd. sets its own tough standards in the sustainable building movement BY KELLI LAWRENCE

To review the impressive portfolio of real-estate powerhouse Concert Properties is to read up on a master class in successful diversification.

Originally created in 1989 with a mandate to build affordable rental homes in Vancouver, this union and management pension-fund-owned company has since developed condominium and rental homes, senior-living communities, and resort developments. In addition, the company has acquired and developed infrastructure, commercial, and industrial properties in British Columbia, Alberta, and Ontario.

While the company has constructed many noteworthy projects, president Brian Mc-

Cauley is quick to cite the project that put Concert on the real-estate map. “Collingwood Village was a company maker for us,” he says. “It was such a significant development—2,500 housing units on 33 acres of brownfield land. It’s a complete community.” But that’s not all. “It’s a sustainable development that’s been recognized Canada-wide as a prime example of a transit-oriented development,” McCauley adds.

For a company like Concert, that sort of recognition is perhaps greater than all the impressive numbers it has to show. Immersed in numerous facets of sustainable building since its inception, Concert’s management team steers clear of what McCauley calls “greenwashing for marketing purposes” and instead puts its focus on the consultants and product-testing that helps guarantee progress. “It’s not about point-getting on a score sheet,” McCauley says. “It’s about creating something better with every building.”

The boom of green building has prompted the parallel boom of the Canada Green Building Council—of which Concert became a member in 2006. “We thought it was important to walk the walk and not just talk the talk at that point,” McCauley explains. “Becoming a member was a great learning experience for all the consultants and trades we work with. Initially, we went through past projects to see how well we could perform against the LEED framework.”

Since then, McCauley has come to realize that his employees have a strong enough sense



President Brian McCauley.



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of their projects' sustainable needs—both in regards to Canada's climate and Vancouver's efforts to become carbon-neutral—to rely primarily on the company's own standards (while still targeting LEED certifications for new projects).

Perhaps just as important is the collective eye Concert keeps on the ability for various features to perform long term. "Our experience in the past is that it's one thing to load a building with sustainable features and systems, but if they're not operated properly over the life of the building, they're useless," McCauley points out. "We've found it's very important to educate the end users."

Concert has discovered valuable resources such as the Residential Environmental Assessment Program (REAP) at the University of British Columbia (UBC). "The UBC program covers everything," says Concert project manager Jonathan Meads. "Everything from mandating energy-consumption levels, recycling of waste materials, the purchasing of materials from certain distances, water and boiler efficiencies, and trying to educate the homeowners."

While Concert initially targeted REAP Silver for its Vancouver seniors community, Tapestry at Westbrook Village UBC, it ended up achieving REAP Gold. Completed this past September, Tapestry also boasts an above-ground walkway, as well as a street-level pedestrian greenway amid an abundance of sustainable features.

"We have CFL and LED lighting in the common areas, as well as a selection of leading products for water efficiency—low-flow showerheads and toilets, as well as appliances that exceed the standards set under the REAP program," Meads notes. "We also spent a lot of time on the energy-efficiency side of the building, where we integrated heat recovery and heat exchangers into the mechanical systems."

A MESSAGE FROM ALKA POOL CONSTRUCTION LTD.:

Alka Pool Construction Ltd. would like to congratulate Concert Properties on its success in the YMCA Patina project. Alka Pool is proud to have been a part of such an important facility of our community, and we wish Concert Properties continued success. Alka Pool has been committed to providing our customers with excellence in waterscapes quality for 50 years. Let us turn your dreams into reality. For more information, visit www.alkapools.com.

A MESSAGE FROM NORDSTAR KITCHENS:

Nordstar Kitchens has enjoyed a strong working relationship with widely respected Concert Properties over its many years of success. Our cabinetry resides in many of its developments, including Collingwood Village, the recent luxury 256-suite Patina Towers, and the upscale retirement community Tapestry at Westbrook Village UBC. Working with Concert's gifted professional team is always a positive experience. Nordstar is honoured to partner with Concert and will continue to meet its high standards in future developments.

Tapestry is one of several prized Concert developments in the Vancouver area. Others include Patina and the Robert Lee YMCA, a two-building project that encompasses the redevelopment of the downtown Vancouver YMCA alongside a luxury, 42-storey high-rise of 256 condominiums; and 1304 Hornby, a condominium development currently in the design-development phase that is targeting LEED Gold and proposes water harvesting from greywater cisterns, as well as utilizing a green roof among other sustainability features.

Concert can also lay claim to another fine roster of developments in Toronto. For example, there is Jazz, a 28-storey heritage-inspired building that was completed in 2006 within the heart of downtown Toronto. It features green



FEATURED PROJECT

Patina and the Robert Lee YMCA

The Patina condominium tower and the Robert Lee YMCA were Vancouver projects built in conjunction, showcasing a wealth of sustainable features including:

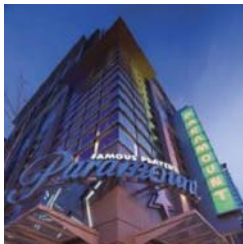
- Water efficiency, in the form of low-flow plumbing fixtures and drip irrigation.
- Natural light. The YMCA uses daylight to illuminate 75 percent of its space via a combination of building design and extensive glazing.
- Roofs that serve as living, functional spaces that reduce heat islands, whether it's for a common area for the residents of Patina or a play area for kids at the YMCA.
- The exterior of the YMCA made use of the original building's brick façade, and the interiors of both buildings contain urea-formaldehyde-free, low-emittance materials.
- A heat-recovery/rejection system that allows the YMCA to recapture and reuse the considerable amounts of heat and cooling it generates.



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recently calculated its greenhouse gas inventory, which entailed a comprehensive calculation of its carbon dioxide equivalent emissions. With the results in hand, Concert has committed to reducing its emissions 20 percent by 2020, which is in alignment with the City of Vancouver's goals. Concert is the only developer in British Columbia and one of only a handful of developers nationwide to have set an emission-reduction target. In recognition of Concert's efforts, the City of Vancouver has recently named Concert one of its Corporate Climate Leaders.

Concert is continually on the lookout for that which will define the next wave of green design. "We're trying to get out ahead of the curve, and be more proactive rather than reactive," McCauley asserts. "I think that's what's driving us internally to do things differently." *CBQ*

A MESSAGE FROM URBAN SYSTEMS:

Urban Systems has assisted Concert Properties through the provision of professional engineering and planning services for the better part of 20 years. It has been our privilege to participate in development teams providing strategic and technical input that has helped Concert bring many of its new communities to life.



Rendering of Blythwood at Huntington, Concert's luxury condominium development in the sought-after Toronto neighbourhood of Lawrence Park, which is targeting LEED Gold certification.

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BelPacific is proud to have been the selected as the Excavation & Shoring contractor by Concert Properties for many of their projects throughout the years. We wish to take this opportunity to congratulate all the members of the Concert team and hope that we may enjoy a fruitful future building Vancouver together.

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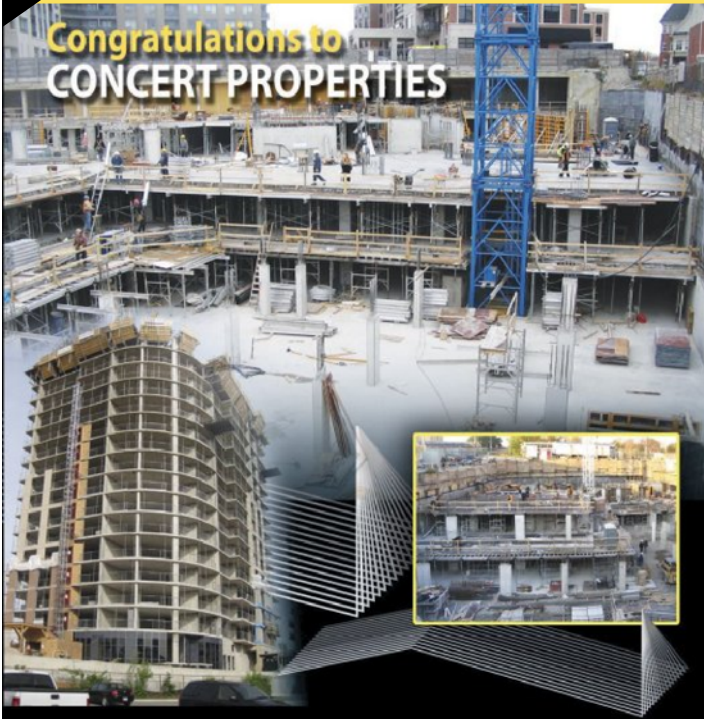
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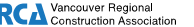
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