



# PROSPERITAS

SECOND QUARTER 2008

FEATURE: GOING GREEN

MARKET NEWS

COMMERCIAL REAL ESTATE INVESTMENT



## Going Green

Saving Energy and Costs, Improved Sustainability

- Eugen Klein, B.Comm(UREC), CRES, ARM®, RI, FRI, CCIM

Rising energy costs and an increasing awareness of the waste generated by commercial buildings are making green buildings an attractive investment.

Just how wasteful are non-green buildings? Estimates indicate that 17% of greenhouse gas emissions result from the ongoing operation and maintenance of residential and commercial buildings. Another 15% is attributed to construction and industrial operations, and another 8% to construction waste.<sup>1</sup>

**What is a green building?** It's one that uses sustainable design, construction and operation practices.

With demand booming, energy efficiency is now a key priority for building owners and tenants and in response, numerous technologies coming onto the market. To help guide those who want to upgrade or build new facilities, there are two green rating certification standards:

- The Building Owners and Managers' Association (BOMA) BEST building environmental certification standards which build on BOMA's Go Green program designed to improve environmental performance and management.

- The Leadership in Energy and Environmental Design (LEED) guidelines for certifying buildings as environmentally friendly through the US Green Building Council rating system.

**What would a certified green building look like?**

It's typically located in a transit-friendly area which encourages transit use among employees and allows easy pedestrian access.

It is surrounded by plants and trees which absorb carbon dioxide and provide shade, screening and even fruit.

The building is sited to make the best use of natural light and is designed to maximize the capture of heat in winter and cooling in summer. It's constructed using recycled and salvaged materials from wood to carpeting that would all otherwise end up in landfills.

*(continued on page 2)*

### VISION

The 'Professional Directory' is dedicated to a few of the extraordinary people who have contributed to the value of our service to our clients. I would like to share my good fortune of knowing them with you. Please feel free to convey my recommendation.

### INSIGHT

### ENGAGEMENT

#### FRANCHISE / BUSINESS LAW

Mr. Logan Nainaar  
Vancouver 604 434 2977

#### COMMERCIAL FINANCING

Mr. Troy Resvick  
Langley 604 532 8769

#### RBC FINANCIAL PLANNING

Ms. Vanessa Stenner  
White Rock 604 541 6682

### SOLUTIONS

#### MEDIATION & ARBITRATION

Mr. Kenneth J. Glasner, Q.C.  
Vancouver 604 683 4181

#### MARBLE & GRANITE

Mr. Frank Mahovlich  
Vancouver 604 293 0093

#### COMMERCIAL INSPECTION

Mr. James Dobney  
Port Coquitlam 604 942 8272

### EXECUTION

### EXCELLENCE

#### MEZZANINE FINANCING

Mr. Axel Christiansen  
Vancouver 604 877 6582

For our newest offerings, visit us at [www.kleingroup.com](http://www.kleingroup.com)

Royal LePage City Centre



KLEIN

# Where Do We Go From Here?

(continued from page 1)



Green Roof at Vancouver Public Library, Vancouver BC

Heating, ventilating and air conditioning systems are state-of-the-art energy efficient, and supplemented by solar panels and natural lighting. Utility meters measure and track electricity consumption and programmable thermostats automatically lower air temperature during evenings and weekends when the building is empty. If there are rental housing units on top of commercial space, each tenant has personalized controls so that overheating or overcooling does not occur. This also makes residents accountable.

All lighting is high-efficiency. Sensors dim or shut off lights when no-one is around. To reduce energy use and discourage vandalism and theft, at night the building is dark. If safety is an issue, lights are programmed to turn on as needed.

Gone are cement "party walls." In their place are green walls, also known

as vertical gardens, carefully designed to grow herbs and vegetables and to redirect rainwater which is collected to flush low-flow toilets. Company gyms have low flow shower head water restrictors and motion-sensor recycled paper towels.

A green roof provides insulation and reduces the heat island effects. On decks and patios, planter boxes grow vegetables, fruit on bushes and espalier fruit trees, creating welcome green space.

All waste, from printer paper to kitchen compost is recycled or reused.

Throughout the building, intelligent technologies monitor and measure energy use, show deficiencies and most important help owners and tenants see reductions of about 5% per year in energy costs.

Who's gone green? Two examples.

- Cadillac Fairview Corporation Limited. All of its major office towers and retail shopping centres in Canada have achieved BOMA BEST certification.
- Southeast False Creek – will be a model of sustainable development and will ultimately accommodate 13,000 residents.

For more information:

BOMA BEST: [www.bomabest.com](http://www.bomabest.com)

Canadian Green Building Council (LEED) [www.cagbc.org](http://www.cagbc.org)

BCIT's Centre for Advancement of Green Roof Technology (CAGRT): [www.greenroof.bcit.ca](http://www.greenroof.bcit.ca)

Lighthouse Centre: a non-profit organization which educates contractors, builders, building owners and others in sustainable practices. [www.sustainablebuildingcentre.com](http://www.sustainablebuildingcentre.com)

Did you know?

- The City of Vancouver wants all new construction green house gas neutral by 2030.
- The BC government implemented new green requirements in the BC Building Code effective September 5, 2008 which apply to all new construction and renovations.
- Bill 27, Local Government (Green Communities) Statutes Amendment Act helps municipalities create compact, sustainable, green communities. It requires local governments to include greenhouse gas emission targets, policies and actions in their Official Community Plans and Regional Growth Strategies.

<sup>i</sup>Trudy Rotgans, Manager, Building Safety and Policy Branch, Office of Housing and Construction Standards, *Presentation to the Urban Development Institute, (Victoria Chapter), September 7, 2007.* ■



Vancouver Convention Centre Expansion Project, Vancouver BC

This communication is not intended to induce a breach of already listed properties or businesses. All information must be verified by the purchaser. Images are representative only.

VISION

INSIGHT

ENGAGEMENT

SOLUTIONS

EXECUTION

EXCELLENCE

KLEIN GROUP



Lino DeMarchi



Eugen Klein

B.Comm(UREC), CRES, ARM®, RI, FRI, CCIM

O 604 684 8844  
F 604 684 8844  
C 604 807 6808  
TF 1 877 877 0417

[ldemarchi@kleingroup.com](mailto:ldemarchi@kleingroup.com)

O 604 684 8844  
F 604 684 8844  
C 604 818 5888  
TF 1 877 877 0417

[eklein@kleingroup.com](mailto:eklein@kleingroup.com)

For our newest offerings, visit us at [www.kleingroup.com](http://www.kleingroup.com)

Royal LePage City Centre



KLEIN