South East False Creek: The Plan

- 88.5 Acres
- LEED Platinum ND
- 450 Units affordable housing
- UNEP Award for Sustainability
- Home of 2010 Olympic games
South East False Creek: The Reality
The Neighbourhood Energy Utility

Opened in 2009

Cost 60 million

25 year capitalisation

Rates are benchmarked to electricity

60% reduction in GHG’s over conventional gas

Unique Sewage heat recovery system
How is it doing?

- Over 500 homes connected
- More than 5.2 million sqft connected
- 3,500 tonnes of GHG’s saved a year
- Connected a nearby college campus and science centre
- Exploring ways to decarbonize further
Harbourside – North Vancouver, A New Beginning!

25 Acre Site

1.2 million sqft of mixed use residential and commercial

10 year build out

Required to connect to District Energy (Lonsdale Energy Corporation)
First Phase Harbourside

- 100 units rental housing
- Near passive house levels of performance
- Raising the site by 1.5 meters
- Salmon Safe Waterfront
- Provision of DES Mini-plant
Who is Concert Properties?

- Union Owned
- Support the retirement income of 200,000 Canadians
- Canada’s largest builder of new rental housing
- 3.2 billion in assets
- 138 buildings
- 18 million sqft.
2019 Sustainability Framework

• Strategy document

• Sets targets, and metrics
  – 15 Principles
  – 44 Actions
  – 32 Metrics

• Defines success
**Carbon:** We are an inspiring leader in the Canadian Real-estate industry in the reduction of carbon emissions from new and existing buildings.

- Adopting a target aligned with the Paris Climate Accord 80% reduction by 2050
- A long-term plan for carbon reductions in existing building portfolio, while also accounting for growth
- Committing to develop zero carbon buildings by 2026
- Review of embodied emissions on each project
Planned Emissions Reductions
Connection to District Energy was not an advantage

- System as proposed would not meet our Carbon targets
- Undertook an outside assessment of the DES business case

Proposed BAU System:
New Proposal

• 52% reduction in GHG emissions
• 18,000 tonnes saved over the lifespan of the equipment
• $4,000,000 incremental cost
• $216/tonne saved
Take-aways

• Addressing the climate crisis is hard

• DES investments can achieve better returns than building level interventions.

• DES investments are large and complex

• Keep your eye on the ball (GHG’s)