



Experience. The Difference.

Accelerating Sustainable Development for new Communities

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There are two types of Sustainable Development projects a new community may provide for;

1. Elements designed into new buildings where people live, work and play.
2. Elements designed into the community design (i.e. - new standards of roads, sewers, land use, preservation of natural environments) outside of a building lot or block.

Building design

On the first part, builders are actively providing for better constructed homes. From our perspective, significant time and resources have been provided for in recent years to make this a priority for builders. Builders clearly wish to satisfy emerging market demand and at the same time differentiate themselves from the competition.

It is relatively easy for builders to enhance the construction quality and R value for new construction where the market warrants it. The only question is cost. Many new technologies do not provide for a return on their capital investment based on current energy costs, but as demand increases costs are lowering.

In many entry levels products, new homeowners wish to purchase higher efficiency home, but affordability remains an issue.

In many jurisdictions, the building code is being updated to enhance the energy efficiency of new homes. As affordability of these homes is an issue in many regions of Canada, these blanket enhancements will have to be monitored closely for maintaining the balance between benefit and cost.

Community Design

In our view, the area where further resources should be provided for is at the Community level. Again, developers have no shortage of ideas to differentiate their communities from the competition, but four areas of improvement remain.

1. Existing Standards - Rethink everything! Attitude and barriers need to change. Official Plan reviews are very important.
2. Time and resources - It will take twice as long as you would expect to go half the distance. Staff resources on all sides will need to be provided for to make this a priority.
3. Partnerships to facilitate new ideas and stakeholder involvement - Council and government staff to champion the idea.
4. Capital - Change in community design will only move as fast as the market will accept (and pay for) the change. Capital investment from government is needed, especially at the Community infrastructure level. Many new technologies for Communal energy systems are not affordable with today's energy prices, and will not come to market unless intervention is sought.