

# Build Smart. Build Green.

## Green Development Guide



*When designing and establishing a new development there are number of actions that can be taken to increase the opportunity for future homes to be constructed utilizing green building practices.*

*Green building incorporates practices that increase the efficient use of resources — energy, water, and materials — while reducing the direct and indirect impacts on human health and the environment during the building's lifecycle.*

**Did you know leaving trees around building lots in new developments allows builders to retain existing vegetation and potentially realize energy cost savings of 20-25% as compared to unsheltered buildings?**

**Did you know ecologically sensitive sites can be conserved within a development by grouping building sites together and leaving sensitive areas as undeveloped green space, which can also be a resource for residents?**

### **Green building practices concentrate on:**

- Providing greater energy efficiency and reducing pollution
- Reducing water usage
- Preserving natural resources
- Providing healthier indoor air
- Improving durability and reducing maintenance

### **Green building practices result in:**

- A decreased impact on the environment
- Decreased energy and water use
- Decreased greenhouse gas emissions
- A healthier more pleasant environment to live in
- Lower costs for the life cycle of the building

*Consider utilizing green building programs in the design of housing developments. Programs such as EnerGuide for New Houses and R-2000 all provide green building and energy ratings for new homes. See the Green Building Guide for New Homes for more information.*





*During the design and establishment of the development consider and incorporate the following practices where possible.*

## Design and Position

*The design of the development, orientation of the roads and position of building sites on each lot can play a significant role in the energy efficiency of future homes. To minimize the amount of energy required to maintain a comfortable temperature in future homes consider:*

- Designing lots to allow houses to be positioned to respond to daily sun/shade patterns
- Only removing trees if necessary so home builders and owners can utilize trees for shading

## Ecological Protection and Restoration

*Minimizing the impact that the development has on ecosystems is a critical component of a development utilizing green building practices. Incorporate the following into the development:*

- Conserve ecologically sensitive areas including streams, rivers, lakes, ponds, wetlands, riparian areas and grasslands
- Provide for restoration of ecologically sensitive areas
- Conserve or create corridors for wildlife movement between the natural areas on the site and those on adjacent properties

## Water Conservation

*Outdoor water use is a major component of total household water use. There are a number of measures that can be incorporated into the development design to reduce future demands on water, including:*

- Establishing water efficient landscaping which utilizes drought tolerant and native plants
- Minimizing lawn size

## Storm Water Management

*To reduce the volume and intensity of storm water run-off from the development and to encourage ground water recharge incorporate the following features:*

- Minimal impervious surfaces
- Permeable paving
- Vegetated swales

## Transportation

*Transportation makes up a major component of individual household greenhouse gas emissions and should be considered when designing a new development. Green building practices relating to transportation include:*

- Accessible connections to public transit
- An interconnected road system with short street lengths
- Active transportation infrastructure including multi-use trails, cycling infrastructure and pedestrian paths

## Building Scheme

*Developers can influence the design of houses to be built on the site through building schemes. Building schemes can be written to require or encourage green building practices, establishing a desirable neighbourhood for people to live in. See the Green Building Guide for New Homes for ideas on green building practices to include in the development building scheme.*



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