



DOWNTOWN MARKHAM: DESIGN FOR PEOPLE AND THE ENVIRONMENT

Can big still be environmentally sensitive? While Downtown Markham is the largest mixed use development in Canada, its creators are acutely aware of the importance of designing a community that fits into the existing ecology, the natural beauty of the Rouge River Valley. Downtown Markham is designed to integrate into the existing environment, rather than simply building on top of it.

Interaction with environment

With expanding populations increasing the pressure on the land, it's important that we do everything possible to maintain – or in many cases, rebuild – the Rouge River's habitat. The area is home to nesting birds, snake pits, wetlands; haphazard development would all but ensure its destruction.

The Remington Group has worked with a broad range of constituents, including the Department of Fisheries and Oceans, the Ministry of Natural Resources, and environmental advocacy groups throughout the development process. A governing body composed of members from government, business and the public have been at each step of development and have helped steer the project.

One of the more important environmental benefits will be the uncovering of an old tributary, reconnecting the Rouge River to isolated bodies of water separated from the river by farming practices over the decades. This will help ensure a more natural environment in which flora and fauna can thrive. It also eliminates the need for an existing man-made flood plain as water will once again return to the tributary.

"In environmental terms, on a scale of one-to-ten, the land was a negative five," said Rudy Buczoltz, VP of Land Development at the Remington Group. "Now we can safely say it is up to an eight or nine. By reversing the damage done in the past and acting as a custodian for the environment, we're providing Mother Nature with the opportunity to thrive."

Green energy source: ground floor investment pays top-level dividends

Downtown Markham's energy needs are met by Markham District Energy, Inc. (MDE) an energy company owned by the Town of Markham.

District energy is a highly efficient and environmentally friendly method of heating and cooling buildings and homes by piping heated or chilled water through a community-wide system of underground pipes that connect into each building and residence. As water enters the commercial building or residence, thermal energy is "extracted" using heat exchangers to heat and cool the buildings. The water is then returned to the plant to be re-heated or cooled.

District energy provides a number of advantages over localized heating and cooling systems, including:

- More efficient systems (less energy wasted)
- Lower maintenance costs
- Reduced storage needs through the elimination of chillers and boilers
- A better return on investments over the long term

(more)



Green Building Development

People are increasingly aware that their actions directly affect their environment, and desire living and working spaces designed with their well-being and the health of our environment in mind. The Remington Group sought to create an environmentally sustainable mixed use land development that delivers benefits in the long and short term.

Downtown Markham's first residential development, Rouge Bijou, will qualify for LEED (Leadership in Energy and Environmental Design) Green Building certification. The LEED Green Building Rating System is a voluntary, consensus-based standard for creating high quality, sustainable buildings. Building processes and materials, such as carpet and paint, must meet specific standards in order to be LEED certified. Rouge Bijou also addresses LEED's other requirements, including a sustainable building site, indoor environmental quality and efficient access to water and energy supplies.

This significant investment is more expensive than run-of-the-mill developments and won't turn a quick buck for The Remington Group. The environmentally friendly design will however deliver in the long term with substantially lower operating costs and a better quality of life for all Downtown Markham's inhabitants.

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