

# Building SustainAble Communities

*A Developer's Perspective*

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# Traditional Process

- Municipal process – why this can become problem intensive
- City departments – Silos and priorities
- Why developers and builders are ‘at odds’ with municipal bureaucrats/staff

# Traditional Process

- Costs associated with traditional process
  - Planning, design, servicing, etc.
- What, in its current state, makes this all unsustainable?

# Alleviate Conflicts

- Integrated Planning and Design Planning process
- Traditional planning and development process
- Analogy - IDP versus traditional design
  - Architect versus consultant versus developer versus municipality

# Hybrid/Improved Process

- Detail ideas which may improve municipal/provincial processes
- How this will help developers – and municipalities

# Hybrid/Improved Process

- What sustainability measures can be achieved
- Linked to cost savings
  - Sustainable measures we can incorporate

# Sustainability – the Winner

- How sustainability – and all of us – can win through this process
  - Relate back to why IDP enables sustainability
  - as can IP&DP
- Numerical examples
- Project experience examples
  - McKay “Eco-Pro” Professional Building

# References

For more information on sustainability paybacks:

- Business case for high performance green buildings; Paul von Paumgarten
- Greening the building and the bottom line; Joseph J. Romm
- [www.GGroup.com](http://www.GGroup.com)