SMART ENERGY COMMUNITIES
getting to implementation in Alberta

QUEST Edmonton – June 2015

Doug Leighton - VP Sustainability - Brookfield Residential

Brookfield Residential | The Best Places to Call Home
About Brookfield Residential:

- Our values: Passion – Integrity – Community
- A leading N. American residential developer and home builder
- New communities, infill and mixed use commercial
- Alberta track record: almost 60 years and over 60 communities
- Proud to have our head office in Calgary!
Five Steps (to implementation)

1) Setting a vision / common goal
2) Establishing a common language / metrics
3) Agreeing on a plan of action
4) Aligning our combined efforts
5) “Get ‘er done” (Alberta- speak)
Step 1: Setting a common goal...

**Sustainable Development:**

“meets the needs of the present without compromising the ability of future generations to meet their own needs”

Gro Bruntland (UN report ‘Our Common Future’ 1987)
SUSTAINABILITY

SUSTAINABLE DEVELOPMENT

ENVIRONMENTAL
- Environ. Protection
- Air and Water quality
- Water efficiency
- Land efficiency
- Energy efficiency
- Emissions
- Green buildings

ECONOMIC
- Job creation
- Infrastructure investm’t
- DCC’s
- Ongoing taxes and fees
- Economic Multiplier
- City and Regional GDP
- Jobs / housing balance

SOCIAL
- Community - building
- Place - making
- Quality of life
- Housing choice
- Housing affordability
- Live-work-play
- Community investment
Step 2: A common language / metrics...

“More Efficient Use of Land, Resources & Energy”
Step 3: Agreeing on a common plan...
With all the key stakeholders...

- Provincial Departments and Agencies
- City and Local Governments
- Regional Authorities
- Utility Companies
- Development Industry
- Homebuilding Industry
- NGO’s
- Customers
At different scales…

- Regional Planning and Infrastructure
- Zoning / Engineering / Utilities
- Area Structure Plan / Masterplan
- Outline Plan / Subdivision / Servicing
- Site Plan / Construction
Step 4: Aligning our combined efforts...

“Seton is becoming Calgary’s south urban district” – Calgary Herald - 24 Sept 2014

“Improvements to SE Calgary transit - way could cut commute time in half”
Global News - 4 Nov 2014
The ‘New North’
Livingston Growth Node (Calgary)
Step 5: ‘Get ‘er done’

Greenline BRT / LRT

“More Efficient Use of Land, Resources & Energy”
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