

## Minutes of Meeting 4

**Project:** Yellowknife Eco Housing  
**Project #:** 2012- 008  
**Date:** Thursday November 29<sup>th</sup> 2012  
 5:30- 7:30  
**Location:** City Hall Lower Board Room

### Attendees:

|                   |                   |   |
|-------------------|-------------------|---|
| Task Force:       | Mayor Mark Heyck  | Chair of Task force                               |
|                   | Jeff Humble       | City of Yellowknife-Dir of Planning               |
|                   | Delia Nitu        | Mgr. Bldg Inspections, City of YK                 |
|                   | Gino Pin          | Pin Taylor Architects                             |
|                   | Aleta Fowler      | CanNor  |
|                   | Niels Konge       | NWT Construction Association                      |
|                   | John Carr         | Arctic Energy Alliance                            |
|                   | Sandra Turner     | CMHC  |
|                   | Devin Lake        | Planning City of Yellowknife                      |
|                   | Chris Clarke      | NWTHC   |
|                   | R. Gervais        | City of Yellowknife- Energy Analyst               |
| Eco-Housing Team: | R. Wayne Guy      | Guy Architects Ltd, Principal                     |
|                   | Mark Gumienny     | Guy Architects Ltd, Associate                     |
|                   | Justine Bowles    | Guy Architects Ltd                                |
|                   | Elaine Carr       | Williams Engineering Inc                          |
|                   | Jon Neuert        | Principal Baird Sampson Neuert – <i>via phone</i> |
|                   | Drew Adams        | Baird Sampson Neuert – <i>via phone</i>           |
|                   | Seth Atkins       | The Holmes Group – <i>via phone</i>               |
| Observer          | Dwayne Wohlgemuth | Engineer  |

### 4.1 Approve Minutes:

Meeting #2 dated June 12<sup>th</sup> 2012  
 Meeting #3 dated November 8<sup>th</sup> 2012

#### Motion made to approve minutes: Niels Konge- Seconded by Sandra Turner

Amendment to June 12<sup>th</sup> Minutes-Gino noted that the suggestion to put more outdoor storage be included”  
**Approved as amend**

### 4.2 Approve Schematic Design and Development Permit:

Schematic Design was deemed by Taskforce (TF) to have met the indicators. Comments as follows:

1. John and Niels indicated TF does not need to be involved in Development Permit process.
2. That another public meeting is not required for DP approval.

#### Motion made by John Carr and seconded by Niels Konge-

**Approve Schematic Design with the proviso that a TF review will be done at the 75% construction drawings stage to insure that all approved indicators are still met.**

**Approved**

#### 4.3 Discussion November 8th TF meeting:

The study criteria to meet CanNor (Canadian Northern Economic Development Agency) funding criteria:

The Items requested by the TF in the November 8<sup>th</sup> 2012 meeting were reviewed item by item. The following are to be included in the Energy Analysis-Research Report. This report will be made available to the Public through the City of Yellowknife's Website.

The following would be included in the report:

1. **Windows:** Currently we have Triple insulated, argon filled with fiberglass frame. The model is being done for the Yellowknife area "zone D" . The model will include:
  - a. Double Pane Low-e
  - b. Triple pane argon-filled Low-e
  - c. Quadruple pane Mylar film
  - d. 1/2" space vs. 3/4" space
  - e. PVC vs. Fiberglass. (*Noted was that Fiberglass is more rigid and has a very similar coefficient of expansion as the glass itself therefore fewer temperature related problem*)
2. **Doors:** Currently we are proposing all insulated steel doors for the exterior and pivot glass door for the balconies. Analysis requested for:
  - a. Sliding vs. a Pivot Door
  - b. Single insulated doors vs. Combie doors
  - c. Pivot door vs. Combie door.
3. **Fire Suppression:** A standard sprinkler will be used for this downtown site, as there is piped water to the site. Cost analysis comparing the standard system to the following will be done.
  - a. Foam vs. standard sprinkler
  - b. Misting vs. standard sprinkler
  - c. Payback of the above calculated using trucked water rates

Elaine noted that the above systems could be cost effective over the life of the building if insurance companies would give better rates for these alternate systems as there is less water damage. In addition to this, these systems would be better utilized in an area where there is not piped water.

4. **Water Consumption:** Analysis' requested for:
  - a. Grey water re-use system vs. typical DCW & DHW system.
  - b. Welled-water vs. City's water supply
  - c. Payback to be done for piped water site and trucked water site.

The water consumption on the Yellowknife Eco-housing project is below the approved indicators. In addition. These systems would be better utilized in an area where there is not piped water.

5. **Solar Thermal:** As more energy is expended to heat the DHW than space heat, the use of Solar Thermal for the DHW system is being considered. This also enables other renewable energy sources to be coupled to the system at a future date. Solar thermal hot water heating panels are considered for the roof with common storage area in the mechanical room.
  - a. Analysis to be done between this Solar Thermal hot water & in-line electric on-demand hot water

**Motion made by Chris Clarke and seconded by John Carr-**

**Approve above research plan above, which CanNor has confirmed, satisfies funding criteria: Approved**

Additional Discussion:

**Mixture of Owner-Occupied and Renter Units in Condo Developments:** It was noted by CMHC that a mix of owners and renters might pose a problem for financing. The project would largely be owner-occupied though the provision for landlord to buy and rent their unit out would be included in the bylaws. Typically longer-term leases are stipulated to minimize disruption to the development. It was felt that 5% renter base in a Condo development would have not effect financing or the quality of life the project.

**4.4 Skills Development:**

Wayne gave an overview of the survey, which was distributed, to Trades People, Consultants, Developers and Building Inspectors. Though there were not many respondents, there were consistent requested among the different groups noted for similar information. This included:

- 1. Gray water reuse
- 2. Green roofs
- 3. Solar-Thermal DHW

**Set up a working Group :**Jeff Humble to set up a “Working Group” to develop a Skills Development Plan working in conjunction with the Holmes Group and incorporating TF members representing from the design, construction and inspection sectors. Wayne to provide Seth Atkins contact info to Jeff to initiate discussion. Wayne is to participate in the process to dovetail project activity into the work plan. The results of the Working Group to be reported back to the Taskforce at regular meetings for ratification.

**Motion made by Gino Pin and Seconded by Sandra Turner**

**Approve the formation of Working Group led by Director of Planning & Development to develop a skills development action plan to be submitted to the TF for approval: Approved**

**4.5 Updated Schedule:**

Modified Schedule was presented. This has been included in this set of minutes. The schedule has been pushed back 3 months as the TF did not meet over the summer.

**Motion made by Niels Konge and Seconded by John Carr**

**Approve schedule and noted milestones for deliverables, TF & Public Meetings: Approved**

(Schedule Attached)

**4.7 Adjournment of meeting:**

**Motion made Chris Clarke:**

End of the meeting

If there are any errors or omissions please contact the undersigned within 2 days.

  
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 R. Wayne Guy  
 NWTAA/PP, MOAQ, MAIBC, AIBC, RIA, Arizona, FRAIC  
 Principal Guy Architects LTD.

Cc Williams Engineering, Holmes Group, Dr. Kesik, BSN, Tony Chang