

**Sustainability** One of the notable accomplishments of this project was the level of green design achieved by the team, applied on an unprecedented scale. Though prior to this proposal Millennium had not competed a LEED project, the team embraced the challenge of developing a project that would meet the highest standards of sustainability. Millennium’s proposal outlined the adoption of a “sustainable solutions audit” that would be undertaken during the planning phase. The purpose of the audit was to evaluate the costs and the long-term value of the sustainable design features. The results would help determine the optimum set of sustainable design strategies to be included in the project. The audit assessed the following nine sustainability principles:

1. Development of buildings in a way that fosters respect for open green space, the creation of habitat for wildlife, and sensitivity to rainfall and storm water collection and distribution.

2. Reduction in use of potable water within landscape and buildings.
3. Reducing energy use through appropriate orientation to the sun and evaluating alternate “communal” energy sources, including a district heating system, and evaluating the potential for making the community carbon neutral.

4. Reducing the use of non-replaceable virgin building material in the construction process.
5. Creating design guidelines that create a lasting and flexible set of buildings that can be easily maintained, renovated and modified over time in response to changing demographics.

6. Creating a healthy indoor living environment – with a focus on light, air quality, sound and community.
7. Implementing green roofs for urban agriculture.

8. Designing the community in such a way that it encourages live, work and play to be achieved without using an automobile.
9. Taking advantage of the larger False Creek area in implementing energy, stormwater, agriculture and transportation alternatives.



An early “form and character” illustration of SEFC by architect Paul Merrick.



**Building Opportunities with Business**

Millennium demonstrated a commitment to capacity building and social sustainability that produced tangible community benefits before construction was complete. In 2007, Millennium began to work with the City of Vancouver and Building Opportunities with Business (BOB), a non-profit organization that supports local business development and increases job opportunities for inner-city residents. Millennium and BOB created a “Community Benefits Agreement” through which Millennium committed to awarding \$15 million in contracts to inner-city businesses and suppliers.

As another part of their agreement, Millennium established a \$750,000 legacy fund for an employment and training program to offer entry-level construction jobs to inner-city residents. These funds allowed BOB to create the Construction Orientation to Retain Employment (CORE) training program. This comprehensive program begins by providing participants with basic life skills training such as math and communication through a program called Tradeworks. Following this, participants pursue a skills training

course with the Vancouver Regional Construction Association. Upon completion, students will have accrued seven industry certificates, including first aid and fall safety. The program provides breakfasts and lunches for participants, and basic equipment such as boots and hardhats. Millennium committed to creating 100 construction jobs for inner-city residents who completed the training program.

To date, Millennium has far exceeded its procurement goal, facilitating the purchase of over \$41 million in goods and services for Millennium Water from more than 25 local businesses and suppliers. The employment program has successfully placed 87 trained individuals at the Olympic Village and 33 people on other construction sites. According to BOB, one of the most positive outcomes of this partnership was the legacy of construction training capacity that was developed through the program. The initiative has the advantage of being transferable to future partnerships, and will therefore create continuing benefit to the community.

CORE employment and training programs gave inner-city residents, like Jose R., a real chance to advance in life.

**PROFILE**

**Hank Jasper**

Millennium SEFC Properties Ltd.

With 40 years and \$2 billion of development management experience, Hank Jasper was a natural choice as project manager for Millennium Water. Still, he says, this project was special.

“We loved the location, and the opportunity to build an Olympic Village,” he says. “Then there was the challenge of zoning, designing and building eight city blocks and 1.5 million square feet in just 36 months.”

The public profile of the project added pressure, with 20-30 requests for media interviews a month, and world financial problems pushing the project into headlines.

“The scrutiny has been a challenge,” Jasper agrees. “But we’ve kept going, we haven’t scrimped.” Jasper says the work and commitment on the project have been exceptional.

“A lot of talented people have made this happen,” he says. “My role is like being an orchestra conductor. If everyone’s playing the right tune then you don’t have problems, but you need to listen carefully and make sure this great team of talented people is functioning as one. With eight projects that all overlapped, the sheer volume of communication was a major issue.”

“Has everything gone as planned?” Jasper chuckles. “No. But everything we said we were going to do, we’ve stepped up and done.”