

Epekwitk Assembly of Councils Building Earns Four Green Globes®



Coast Design, Inc. used the Green Globes® assessment system to design a culturally-informed, sustainable landmark for the Epekwitk Assembly of Councils, L'Nuey and the Mi'kmaq Confederacy.

The Epekwitk Assembly of Councils building is a pivotal landmark for the Mi'kmaq community of Prince Edward Island. Located on the Charlottetown waterfront, the Epekwitk Assembly of Councils building is owned, operated, and occupied by the Mi'kmaq organization and hosts the body responsible for negotiations, consultation, and governance development on behalf of the L'Nuey, The Mi'kmaq Confederacy of PEI, and Epekwitk Development.

A Design Rooted in Culture

The Epekwitk Assembly of Councils building is intended to elevate the profile of the Mi'kmaq community and accelerate economic opportunities for its members. The building's design honors traditional Mi'kmaq depictions of their land through the use of color and materials symbolizing red earth, blending in with adjacent buildings by incorporating circles and curves. A circular tower houses conference rooms, paying homage to the tradition of the Mi'kmaq "Talking Circle".

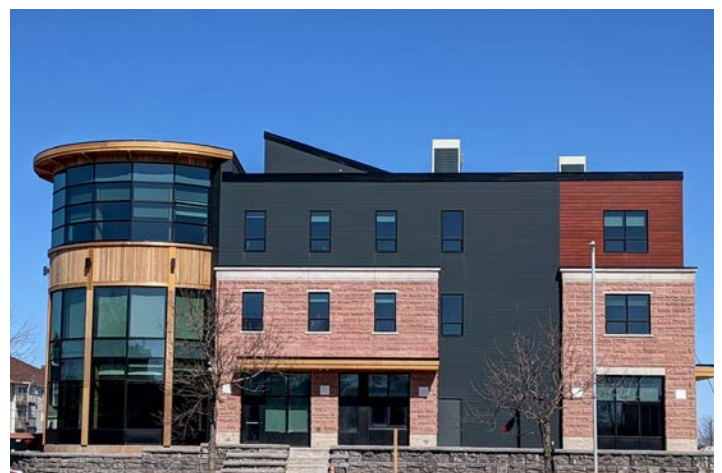
There is great significance to the location of the Epekwitk Assembly of Councils, as well. Situated near Charlottetown's cruise ship terminal, it will be among the first buildings seen by visitors to the island. It was also instrumental in the remediation of the site, home to a CN Car Shop in 1906 during the

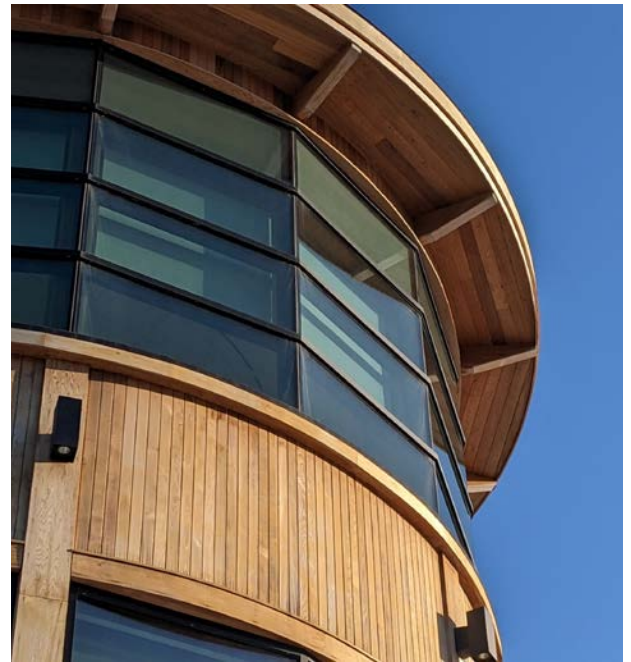
railway era. The space was used to repair locomotives and served as overflow parking for the cruise ship terminal. The new Epekwitk Assembly of Councils is contributing to the revitalization of the area near the historic center of Charlottetown.

Prioritizing Sustainability

The Mi'kmaq community on Prince Edward Island has deep-rooted concerns and beliefs regarding buildings and the environment. Buildings are not only structures, but extensions of their community and culture. Coast Design Inc. are local to Charlottetown and took great pride in the design, considering area's look and feel and incorporating sustainable elements to minimize its environmental impact.

The building's green roof and native landscaping create a park-like oasis providing occupants with beautiful views and softening the industrial character of the area.





Green Globes Certification and Sustainability Achievements

Coast Design Inc. and the Mi'kmaq community opted for Green Globes certification for a results-driven sustainability framework supporting project design and construction. This comprehensive, science-based assessment and rating system evaluates environmental sustainability, health and wellness, and resilience of all types of commercial real estate.

As previous users of Green Globes certification, Coast Design Inc. noted their appreciation of the certification's straightforward, logical assessment stages and division of criteria into Environmental Assessment Areas, which organize targets for various disciplines within the integrated design team. The criteria and online questionnaire also helped guide design improvements for the team, particularly with regard to evaluating energy systems and performance.

"The questionnaire reminded us of the many design features that should be considered and ensured that they were implemented from the beginning, as integral project components," notes David Lopes, Founder & Principal at Coast Design Inc. "This helped to prevent any elimination of features at the last minute to achieve budget savings."

The project achieved an impressive 72% of the total applicable points, a Four Green Globes rating, a score attributed to:

- An effective calculated overall insulation level of RSI 4.6 (R 2.8)
- A building envelope that exceeds the 2017 National Energy Code for Buildings for prescribed insulation levels
- Each floor having low-ambient heating central heat recovery variable refrigerant flow heat pump system located on the roof, with indoor units distributed throughout the spaces for individual heat/cooling control
- An energy recovery ventilator located on the roof to provide pre-heated air to each of the individual indoor units
- Interior and exterior lighting provided entirely by LED fixtures
- Indoor lighting power density of 4.1 w/m² (0.38 w/ft²)

The site assessment and final report, which includes personalized recommendations from the project's Green Globes Assessor, provided the project team with additional opportunities for current and future improvement. "We intend to use the report as an example to motivate and convince building owners of the benefits of sustainable building and the use of the Green Globes system," says Lopes.