



Plan:	BEESPOT Neighbourhoods
Plan type:	Organisation
Organisation:	BEESPOT Neighbourhoods
Administrator name:	Enrico Barbon
Administrator email:	rico.barbon@gmail.com
Creation date:	June 30, 2018

Document date: October 18, 2019

Health and happiness

Outcomes

Name	Detail
Access to local organic food	Residents have access to healthy food from community gardens.
Work - Life Balance	Residents have free time to spend with family and friends and do enjoyable activities.
Healthy Indoor Air Quality	Result of using eco-friendly building materials.
Overall Wellbeing	Residents live a values-based lifestyle that supports health, happiness and wellbeing.
HIGH QUALITY OF LIFE IN SAANICH	The Saanich Vision tells us where we want to go, but not how to get there. That's where our OCP and Strategic Plan come in. The OCP guides our direction. The Strategic Plan provides the priority.

Actions

Name	Detail
Cycling, Walking, Hiking	Individual or Group
Gardening	Residents enjoy working on garden and being in nature while providing healthy food.
Exercise & Mindfulness	Any activity to support physical and mental health including: gardening, walking, biking, hiking, yoga, meditation, sports, etc.

Indicators

Name	Detail
Health Metrics	Hours Spent (Active Days, Hours Accumulated) Happiness Rating (1-10) Health (Weight, BMI, BodyFat, Resting HR)
Indoor Air Quality Ratings	Measure levels of VOC's, CO, CO2, fine particulate matter, mould, etc.
Frequency of Local Trail Use	How often do residents use Cordova Bay and Lochside trails for walking and cycling?
Percentage of Diet Consisting of Local Food	How much of residents diet is locally and organically produced?
Time Spent With Family & Friends	Hours per week spent with family and friends.
Time Spent Doing Enjoyable Activities	As an indicator of work-life balance. How much time do residents spend having fun?
Proximity to Local Recreation	Making a healthy lifestyle more accessible.



Equity and local economy



Outcomes

Name	Detail
Sustainable Livelihoods	Cooperation and sharing driven. Makes for more affordable cost of living.
Housing Affordability	Increased supply of affordable housing through smaller lot sizes, increased density and secondary legal suites that act as rental units and a mortgage helper.
Decreased Cost of Living	Through cooperative strata model, sharing of resources and reduced energy costs.
Home Occupation	Residents have the opportunity to work from home.
Thriving Local Economy	



Actions

Name	Detail
Build Legal Suites	Each home to have legal secondary suite. Provides affordable rental housing and acts as a mortgage helper.
Proximity to Local Businesses	Uptown, matticks, Broadmead, Royal oak
Cooperative Strata Model	Common property sharing: Tool share, children play equipment, car share, etc.
Affordability By Design	Smaller lot sizes, increased density (2 legal suites per house), Energy efficient (Passive House), powered by renewable energy use (Solar PV & hydro).
Support Local Suppliers	Choose local suppliers for goods and services as much as possible. Keep a running list of local partners.
Accessible Design	Each unit to be on one level to ensure accessibility for all ages and abilities.



Indicators

Name	Detail
Vacancy Rate of Suites	Vacancy rate - Rental Income contributed to mortgage -
Average Price of Housing	Price of houses and rental units, as compared to the market average.
Cost of Living	Proportion of income spent on core needs: shelter, utilities, transportation, food, clothing, etc.



Culture and community



Outcomes

Name	Detail
Positive Strata Spirit	Perceptual level of happiness versus previous dwelling arrangement
Co-housing Approach	common playground, sharing of strata items
Community Connections	Residents form strong relationships through cooperative sharing model, community events, farmers markets and local food stand.



Actions

Name	Detail
Community Events	Picnics with local food, group outdoor activities, idea sharing, learning, multi-generational interaction
Construction Tours / Promotional Activity	Create a better community through idea-sharing and collaboration
Design a Common Area	Design common area to be shared for meet ups and socializing
Multi-Generational Living	Supports affordability, family care, property care and intergenerational connections.
Intergenerational Teaching	Community programs where older and younger generations can mentor each other in their respective knowledge areas and skill sets.
Promote & Educate Sustainable Lifestyles	Encourage others to adopt similar practices or invest in similar sustainable technologies and materials
Incorporate Arts	Add a statue, sculpture or other public art to the common areas



Indicators

Name	Detail
Time Spent at Community Events	Time spent at building community and positive culture
# of BEESPOTTERS	- Number of people impacted and engaged (not required to live in BEESPOT strata) - Number of passive home tours
Reported Life Satisfaction	How do you feel on a scale of 1-10? Improvement from previous?
Distribution of Age	As an indicator of multi-generational living.
Number of Generations	How many generations living together? (Related or not)



Land and nature



Outcomes

Name	Detail
Healthy Soils	Organic food production, no use of chemicals and local composting.
Positive Environmental Impact	Minimize impact and develop in harmony with the surrounding ecosystems.
Flourishing Landscape	Diversity of trees, shrubs, and plants.



Actions

Name	Detail
Host Beehives	Promote native pollinators by hosting locally sourced beehives
Maintain Boulevard Tree Canopy	Preserve neighbourhood trees.
Increase Fruit Trees	Site plans include planting fig trees around the cut-de-sac.
Naturescaping	Increase the number of native plants with naturescaping.
Environmental Impact Assessment	Conduct and EIA to determine and communicate low impact development practices.



Indicators

Name	Detail
Number of Hives	# of hives hosted in neighbourhood
Increased Native Pollinators	A result of hosting native beehives
Environmental Impact Assessment Results	Use metrics of EIA to communicate sustainable development model.
Ecosystem Services	Estimate ecosystem services as an indicator of local carrying capacity and a flourishing ecosystem.
Increased Native Plants	A result of increased native pollinators and naturescaping.



Sustainable water



Outcomes

Name	Detail
Reduce City Water Consumption	Reduce volume of water consumed from municipal sources
Sustainable Water Management	Rainwater catchment, permeable surfaces, and deep well sourced fresh water. CHALLENGE: Greywater recycling not feasible due to regulatory hurdles.



Actions

Name	Detail
Well Water	Attempt to drill for well for strata use
100% Permeable Surfaces	For stormwater management, pollutant removal, groundwater recharge, etc.
Rainwater Catchment	Rainwater harvesting.



Indicators

Name	Detail
Measure Volume Consumed	Measure consumption of municipal water and compare to baseline conventional home (Volume and \$)
Measure Rainwater Harvested	How much rainwater is actually harvested and what is it used for?



Local and sustainable food



Outcomes

Name	Detail
Sustainable Food System	Participating in farmers markets and having a local road stand provides healthy food for the broader community and contributes to a sustainable food system.



Actions

Name	Detail
Build Greenhouse	Build infrastructure and maintain on-site gardens
Edible Landscaping	Landscaping to include edible plants as much as possible.
Community Gardens	Onsite organic food production.
Farmers Market & Local Road Stand	BEESPOT Farms to sell produce/products at the Moss St Market and have a local road stand.



Indicators

Name	Detail
# of Crops / Yield of crops	# of plants Lbs of yield
# of Community Food Programs	Cooking, sharing recipes, canning and preserving using food grown on site.
# of Residents Participating in Food Programs	# of residents gardening, cooking, recipe sharing, canning/preserving, and participating in farmers market.



Travel and transport



Outcomes

Name	Detail
Reduced Vehicle Use	Alternative transportation options that do not consume gas (i.e Bike, Electric Car, walk, bus)
Clean & Active Transportation	- EV Car Share - Bike - Walk - Bus - Alternative non-fossil fuel method
Connectivity	Proximity to local trails and bus routes, paired with E-bikes and electric car share make active and low carbon forms of transportation easier.
Walkability	Sidewalks increase walkability of the neighbourhood.



Actions

Name	Detail
Electric Car Share	Strata dedicated electric care share. Potential to scale up to an electric car coop, increasing the # of EV's.
Location Choice	Locating within the Urban Containment Boundary reduces the need to travel for work, etc. Close to local trails for walking and biking. Close to amenities and bus routes.



Indicators

Name	Detail
Frequency of Car Share Use	- # of shared rides - # total km for car share - \$ of gas saved due to electric car share alternative (Assume 10L/100km average @ \$1.40/L. \$1.40 saved for every 10km driven on top of zero carbon footprint benefit. Calculate charging costs for Net savings.)
Number of Electric Vehicles	Number of residents who switch to electric vehicles (potential EV Co-op).
Frequency of Active Transportation	Due to proximity to local trails and access to bicycles.



Materials and products



Outcomes

Name	Detail
Eco-Friendly homes	Houses built with ethical and eco-friendly materials.
Anti-Consumer Culture	Residents use local tool share and other common property items. Practice up-cycling items rather than buying new.



Actions

Name	Detail
Toolshare	1 electric mower, strata items etc
NO Red Listed Matetials	Do not use any Red List materials from the Living Building Challenge guidelines for construction.
Source Locally & Responsibly	Source construction materials from local and ethical sources wherever possible.
Pre-fab Construction	- Reduces construction materials and uses non-toxic insulation (rock wool and cellulose). - Reduces months of daily trade & construction trips by work vehicles.
Encourage Upcycling	Encourage residents to re-purpose items rather than throwing them out and buying new.



Indicators

Name	Detail
Green Building Ratings	How many criteria do we meet through ethical and eco-friendly construction? (i.e. LEED, LBC, WELL, etc.)
How Many Items in the Tool Share?	How many different items does the strata have in their tool share? (Can include items other than tools)
Embodied Carbon Footprint of Houses	Kg CO2e/m2 over the anticipated lifespan of the buildings (approx. 60 years).
Proportion of Reclaimed Materials Used	How many and what types of reclaimed materials are used in construction? How many and what types of materials have been saved and repurposed?



Zero waste



Outcomes

Name	Detail
Zero Strata Garbage	Opt out of garbage collection
Minimize Waste	From construction to occupation.



Actions

Name	Detail
Buy unpackaged goods with reusable containers	Groceries and other items
Onsite Composting	Compost onsite and use for gardening
Opt Out of Garbage Collection	Goal of the strata to eliminate garbage altogether.
Reduce, Reuse, Recycle!	Reduce consumption. Recycle all materials. Reuse and Upcycle!



Indicators

Name	Detail
Amount of garbage to landfill	# of bags or weight of garbage produced



Zero carbon energy



Outcomes

Name	Detail
Zero CO2 Emissions for Heat & Electricity	Oil, Natural Gas, Woodburning prohibited
Powered by Clean Energy	Use Solar PV, hydro and micro wind turbines (if possible) for heat and electricity.
Highly Energy Efficient Homes	Passive House design and Step code 5.
NET ZERO CARBON	Description



Actions

Name	Detail
Fossil Fuels Banned	Use of all fossil fuels for heating & hot water is banned. Houses will be powered by solar and hydro (micro wind turbines if possible).
Passive House Design	Design all houses to Passive House standards. Significantly decreases energy demand.
Clean Energy Infrastructure	Install solar panels (and micro-wind turbines if possible).
Step Code 5	Early and voluntary adopter of Step Code 5 to maximize energy efficiency.



Indicators

Name	Detail
Heating Costs	Measure heating costs of passive home versus baseline of average conventional heating (comparable size). Costs of solar/hydro versus previous costs of conventional heating methods.
Certification	Passive House and Step Code 5 (yes/no)
CO2 Equivalent Measure	Measure how many CO2 emissions have been saved by using renewable energy, banning GHG fuels, and energy efficient design.