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Victoria resort is seeking LEED platinum certification

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A new luxury resort hotel called the Parkside Victoria Resort & Spa has opened in Victoria, B.C., and is targeting LEED platinum certification. This is the first LEED project ever for the project's architect, The Hulbert Group.

Michael Wong, project coordinator for The Hulbert Group based in West Vancouver, said it was tough working on a platinum project having never worked on a LEED building before. His team hired the international firm Stantec as an environmental consultant to make sure they got it right.

The process, he said, was hard and required commitment from the owner and the entire team. "It's not easy. If it were easy, everyone would be going after it."

The 126-room resort is located at 810 Humboldt St. The two-phase project totals 176,000 square feet and will include about 61,300 square feet of commercial space. The first phase, including a 10-floor tower called The Rockland and underground parking, was completed in July. The second phase, including a nine-floor tower called The Fairfield and a three-story atrium connecting the two buildings, should be complete next month.

Commercial space has been leased to a plastic surgeon, and the team is negotiating to get a restaurant and a spa.

The project budget was \$60 million. The owner is Andrew Pearson and his family. Farmer Construction was the contractor and Aviawest Resorts is the developer and hotel management company.

The resort is a fractional ownership project. People can buy portions of a specific unit. Owners request the weeks they want to use their space and remaining time is put into a rental pool, which Aviawest manages. Owners earn rental income on their unit when they aren't using it.

If certified as platinum, the project will be one of a handful of platinum projects in Victoria.

One of the most striking green features is natural ventilation in the luxury units. Wong said five-star hotels and residences always have air conditioning, but Pearson, who also owns other properties in the



Image courtesy Jim Pearson, Aviawest Resorts
[\[enlarge\]](#)

The 126-room luxury resort and spa cost about \$60 million. The units use only natural ventilation but stayed cool during this summer's hot weather.

area, did not want it.

Wong said during last July's hot spell, the units were "cool as a whistle."

"It wasn't our call. It was the client who wanted it, which was very admirable of him," he said.

Cutting out most of the air conditioning meant the team did not have to install a cooling tower. Heat rejection from the areas that do use air conditioning is sent into ponds that are part of the landscape.

The structure is made of durable materials like brick, glass, concrete, stone and steel.

A storm retention tank in the basement collects rainwater and uses it to irrigate landscaping. The building has multiple green roofs, most of which use a planted system. Wong said the roof of the atrium was originally going to be clad with a white reflective surface but Pearson imagined the surface getting dirty and decided to do a green roof to give residents a pleasing view. That roof has a sedum system.

Fritted glass was used in the suites and for sunshades. Wong said the horizontal pattern on the outside pane of double-glass windows reduces heat gain to keep rooms cooler. The fritted glass is used on the top and lower portion of suite windows to give residents views through the middle.

Wong said going for LEED required more checking and research, but he expects to do it on future projects. "That's probably the direction that everybody's going now."

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