



Edmonton's first community **DEDICATED TO IMPROVING SUSTAINABILITY.**

OXFORD UPDATE // JANUARY 2016



Edmonton

THE VISION



The City of Edmonton has set goals that will lead our city toward more sustainable living through strategic plans like [The Way We Live](#), [The Way We Green](#) and [The Way We Grow](#). Part of that process requires us to build better homes that are easier on the environment. Oxford gave us the chance to start putting some of our sustainability goals into action.

The City's Oxford subdivision is a forward-thinking community that demonstrates the real benefits of sustainable design and environmentally sensitive home building in a range of desirable home types.

Oxford, located in northwest Edmonton, between 164 and 166 Avenue and 132 and 133 Street, represents the first time the City of Edmonton developed lots and sold them with requirements for sustainability on every home to be built.



THE PROGRAMS

One of the first steps the City of Edmonton took when deciding to set a higher building standard for Oxford was to find sustainable building programs that are nationally respected, tried and tested. BuiltGreen and EnerGuide were those programs.

EnerGuide is a rating of the home's energy consumption and efficiency. BuiltGreen promotes water conservation, waste diversion and proper resource management, which includes reducing materials and using sustainable products during home construction.



Awards and Honours

- 2015 Canadian Association of Municipal Administrators (CAMA) Environment Award for Wildlife Passage Program (which was incorporated in Oxford)
- 2015 Emerald Award for Wildlife Passage Program (which was incorporated in Oxford)
- Oxford secondary suites were featured in 2015's Federation of Canadian Municipalities innovative housing tour
- 2013 Charles Labatiuk Award for Environmental Innovation



“

Going green
made sense to us.
I remember telling
my son that


**WE ARE MAKING
HISTORY HERE.**

Oxford is the first
green sub-division
in Edmonton, and we
are part of it.

Jarek Topczewski
Oxford Phase I lot buyer

”

PHASE I




Phase I of Oxford was officially opened in September 2012, with 43 lots sold in a public lot draw the previous November. The remaining 44 lots were sold to four local BuiltGreen certified builders: Vivid Homes, Park Royal Homes, Encore Master Builder and Finesse Homes.

The homes in Phase I were to be built to at least a BuiltGreen silver standard or to EnerGuide 78 and above.

When the City decided to impose new environmental standards in Oxford, it was unknown if citizens would be interested in sharing the vision. That uncertainty changed when the lot draw yielded an eager crowd sold-out lots within just a couple of hours. It was clear that Edmontonians were embracing the community and a sustainable way of living.

As of October 2015, 83 homes have been completed in Phase I. Thirty-seven of these have met the minimum EnerGuide rating of 78, four have not met the minimum rating and 42 have exceeded the minimum rating. The highest rating achieved was 83.



PHASE II – WE RAISED THE BAR



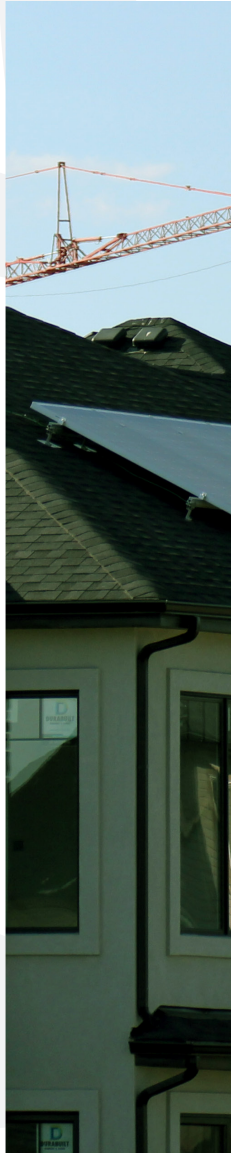
Phase II of Oxford continues to demonstrate the City's commitment to **The Way We Green** by incorporating sustainable design and environmentally sensitive building practices. Phase II consisted of 87 lots. Forty-four of the lots were sold by public lot draw on May 12, 2014, selling out with even greater demand than the previous phase.

All homes built in this phase of Oxford were also required to be constructed solar ready for future installation of photovoltaic (PV) solar panels. In addition, all buyers and builders are required to comply with the Sustainability and Architectural Design Guidelines, which includes obtaining third party sustainability certification of either BuiltGreen Canada Gold, LEED Canada for Home, ENERGY STAR, R2000 or achieving a minimum EnerGuide rating of 80, which is two points higher than the 78 required in Phase I.

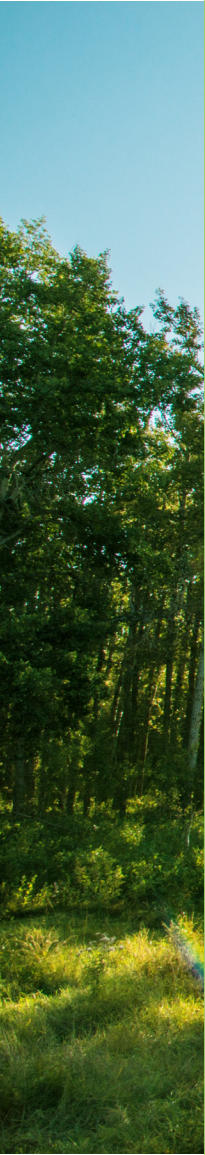
Four builders partnered with Oxford for Phase II, including Vivid Homes, Finesse Homes, Encore Master Builder and Park Royal Homes.

To date, 16 homes have been completed, five of which exceeded EnerGuide 80 and 11 that met the minimum EnerGuide requirement of 80. The highest rating achieved is 86!

The popularity of Oxford's lot draws speaks volumes about the kind of communities Edmontonians want to live in. The City of Edmonton is encouraging home construction methods and innovations that are raising the bar on sustainability.



We have a
RESPONSIBILITY
to think about how
we are impacting
the environment
through our
everyday activities
to **ENSURE OUR CITY
WILL REMAIN CLEAN
AND HEALTHY
FOR FUTURE
GENERATIONS.**



MIXED HOUSING



Oxford includes a mix of housing types from single-family to duplexes to homes built with completed secondary suites in the basement. The owners of homes with secondary suites can access the City's Cornerstones Secondary Suite Grant to help pay for construction of the suite. This program provides newer, more affordable housing options to Edmontonians. Recent CMHC financing changes indicates further support for secondary suites.

Homes built with a completed secondary suite on applicable lots were eligible for a grant of up to \$20,000. Grants were available for up to 18 homes in Phase I and 18 in Phase II. To date, \$240,000 in grants have been awarded.



GRANTS FOR GREEN BUILDING

Buyers in Oxford Phase I who wanted to try achieving a better EnerGuide rating could also access a grant from the City's Environmental Strategies:

- \$1,000 for achieving EnerGuide 80-81
- \$3,000 for achieving EnerGuide 82-83
- \$5,000 for achieving EnerGuide 84-85
- \$7,000 for achieving EnerGuide 86+

To date, \$29,000 in grants have been awarded in Phase I.

Buyers in Oxford Phase II who wanted to try achieving a better EnerGuide rating could also access a grant from the City's Environmental Strategies:

- \$3,000 for achieving EnerGuide 82-83
- \$5,000 for achieving EnerGuide 84-85
- \$7,000 for achieving EnerGuide 86+



BENEFITS OF GREEN BUILDING



The average EnerGuide rating for a new home in Edmonton is 76.

By building homes to EnerGuide ratings of at least 78 (in Phase I) or at least 80 (in Phase II), residents of Oxford can be proud that they've improved the performance of their house, reduced their monthly costs and lowered their impact on the environment.

The benefits of green building include:

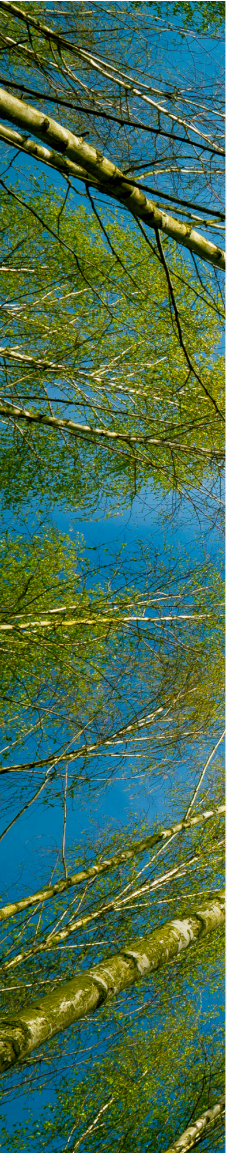
- High EnerGuide-rated homes help protect home owners from energy price increases
- By improving the EnerGuide rating by just one point, water and energy consumption is reduced by up to 5%



WHAT'S NEXT

Laurel Green is the City's newest green neighbourhood. 166 lots were recently sold in this up-and-coming community, with over 3,400 people registered for an opportunity to buy. All homes built in Laurel Green will have to obtain an EnerGuide rating of at least 80 and be solar ready.

For more information on Laurel Green, visit edmonton.ca/laurelgreen.





For more information on Oxford
or upcoming sustainable communities,
visit **EDMONTON.CA/PROPERTYSALES**

