

METRIC

ARCHITECTURE

JAMESON
DEVELOPMENT
CORP

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City of Vancouver
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(by email only)

15th June 2020

1805 LARCH STREET
APPLICATION FOR DEVELOPMENT PERMIT

APPLICATION FOR DEVELOPMENT PERMIT & RESPONSE TO CONDITIONS OF APPROVAL

Recap and Description & Intent

Jameson Development Corporation engaged Metric Architecture to design a 100% secured market rental building on this 17,700 sq ft site (150 x 118) occupied by a vacant former ecclesiastical building. The site was approved to be rezoned in principle on December 18th 2019 under the Moderate Income Rental Housing Pilot Rezoning Program (MIRHPP).

The policy states that at least 20% of the residential floor area is to be made available to households earning between \$30,000 & \$80,000 per annum. of which a minimum 35% to be family units (2 & 3 bedrooms).

In this development permit application, we have increased the residential units from 63 to 68, including an additional affordable MIRHPP unit for a total of 14.



Arial view (North top of Page)

Updated Summary of Accommodation :

- 68 Residential Units, of which 14 are designated MHIRPP Units.
- Floor Area of 4,186 sqm. (45,062 sq ft)
- A Floor Space Ratio (FSR) of 2.53
- No Tenant relocation required, as the existing building is vacant and Non-Residential
- Height (measured from base surface to top of parapet) not exceeding 20.5 m
- 42 underground parking spaces (above COV min Req.)
- 126 Bike parking spaces (substantially over that required)
- 68 Bulk Storage spaces within parkade.
- Roof top indoor & Outdoor Amenity space
- Roof top amenity with access to Patio, Urban agricultural plots & children's play area.
- 35 % Family Units including 1 larger 3 bedroom unit.
- Meets City of Vancouver Green Buildings Policy for Rezoning

The site keeps established setbacks by respecting the RT8 Front yard setback on West 2nd Avenue & Larch Street, with all parking accessed from low side of rear lane. Shadowing to North and East is not seen as an issue due to the setback and large wide roads, with 100 ft or more between adjacent buildings.



Larch Street

West 2nd Ave

Response to Conditions of Approval of the Form of Development

URBAN DESIGN



Lane

Larch Street

Massing & Privacy from the South

1(a) Design development to significantly mitigate the privacy, noise, and visual impacts to the neighbours across the lane to the south through the following recommended changes:

Providing a minimum of 10 ft. rear setback for the full width of the site to allow for a substantial landscape buffer including large trees along the lane;

Note to Applicant: This condition moves the south massing of the building away from the lane including the southeast wing, laneway units, and the parkade access. It significantly improves the lane interface, livability of laneway units, as well as vehicle movement safety. The revision will result in a reduction in floor area to a maximum density of 2.53 FSR. Note that the condition is not to fill in the rear elevation to the minimum 10 ft. setback line. The existing rear setbacks that are larger than 10 ft. should be maintained. Minor encroachments into this

setback may be considered for exit stairs no taller than one-storey.

We have now set back the South East wing to comply with the 10 ft Rear setback from the Lane. This has the combined benefit of increasing privacy and reducing oversight to neighboring properties and increasing livability for the Laneway units, which now can incorporate more planting.

1(b) Enhancing landscape screening along all south-facing edges of roof decks on the upper levels through the inclusion of including tall hedges; and

Enhanced Landscape planting has been provided at the lane grade level, enough to provide substantial tree planting, and the upper level patios will have continuous planting at the southern edge (Level 1). The upper levels balconies will also have planting at the privacy screens from second to the fourth floor. Please review DKL Drawings.

1(c) Reducing the projecting depth of south-facing balconies and employing translucent material for guardrails.

South facing balconies have been reduced to 4'-6" and the picket guards will have a layer of translucent material to allow light but reduce overlook to South neighbors from this side of the building.



Main Entrance at Larch Street

Compatibility height and perceived height

- 2(a) Design development to significantly reduce the actual and perceived height of the building to achieve a better compatibility with the surrounding low density properties through the following recommended strategies:**

Reducing the height of the building by approximately 3 ft. by providing a typical 10 ft. floor-to-floor height. Note: Staff have reviewed a test fit the applicant submitted and support the approach;

The existing landscape of the site is important for such a tree lined street, and is fundamental to the compatibility strategy of the project. The proposed 5 storey residential building is sited on the existing building's footprint to allow for full retention of mature trees, and this coupled with reduction of the overall height by 3 ft has resulted in better compatibility with the RT8 neighborhood to the West.

- 2(b) Reducing the apparent parapet height on all sides of the 4th floor by replacing the solid guardrail with a transparent/semi-transparent material such as glass, recessing the guardrail back from the edges of the roof, and providing landscaping to soften the roof edges; and**

The design has benefitted from planning staff advice and further design development since January 24th 2019 particularly in regards to the "Apparent height". The lowering of the masonry to the third floor and deleting of the parapet in favor of a guardrail has given us a lighter upper story, and combined with the physical decrease height (noted above in 2a) have improved compatibility.

- 2(c) Minimizing the massing of appurtenance on the uppermost rooftop.**

The upper floors have been setback significantly, additionally the roof edges have been slimmed down, to lighten the overall massing. The Amenity room has been relocated to the centre of the building with its trellis and guardrail areas of patio to keep any further appurtenance out of sight from the ground level.

Livability

- 3(a) Design development to ensure a high standard of livability for all dwelling units by providing the following:**

Adequate daylight, ventilation, and external views for all habitable rooms;

Note to Applicant: All habitable rooms should meet the Horizontal Angle of Daylight (HAD) requirement set out in the CD-1 By-law. An inboard bedroom may be considered by demonstrating the ability to maximize internal cross-ventilation, borrowed light and flexibility of use. Detailed unit plans and sections are to be

included as part of a Development Permit application. No more than one inboard bedroom is permitted in a moderate income rental unit with three or more bedrooms. Inboard bedrooms are not permitted in market rental units. Also note that the two-bedroom unit at southeast corner of ground floor would not have adequate daylight due to the small unit size and depth below grade. The livability of this corner unit can be improved by revising the unit into a lane-facing one bedroom unit, removing the sunken patio and providing street access and an at-grade garden to the unit above.

The light penetration and aspect of the suites have been improved by providing larger patio doors with clerestory in all main Living rooms, leading out to their respective balconies. The Horizontal Angle of Daylight requirements are fully achieved have been greatly improved (see HAD Diagram DWG A013). Following Consultation, we no longer have any in-board bedrooms. The lane facing unit (Unit 001) has been redesigned to be 1 bedroom and completely facing lane side, so as not to rely on sunken patio, which allows the unit to have street access from its patio.

3(b) Adequate room sizes to accommodate reasonable furniture layouts;

Note to Applicant: Any changes in the recommended unit count and unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board. Detailed unit plans and furniture layouts are to be included as part of a Development Permit application. Livable units are a goal of the City. Staff will work with you through the Development Permit process to ensure unit layouts are viable.

All units have adequate space for livability and the plans have been reviewed by our Interior designer and now show fully worked out furniture layouts which are visible on all levels of the Architectural plans.

3(c) Usable private open space for all residential units.

Note to Applicant: This can be achieved by providing balconies measuring 1.8 m (6 ft.) deep with a minimum area of 4.6 sq. m (50 sq. ft.). Reductions to this depth may be considered by demonstrating the ability to accommodate elements such as a table and seating for two people and offer generous common amenity spaces on site. Reductions may also be considered as necessary to maintain the health of any immediately-adjacent trees in conflict with a larger balcony. Refer to the *High Density Housing Guidelines for Families with Children* for more information.

All units have access to extensive amenity room and patio space at roof level as well as private balcony or patio spaces. The smaller units on West 2nd Ave adjacent to the retained trees will have compact balconies based on arborist advice for tree protection. These smaller balconies (6 ft x 4 ft.) can

accommodate a table and two chairs, or allow the living room doors to be fully extended for fresh air and ventilation. The other suites have ample 50 to 60 sq ft Balconies or larger patios and roof terraces.

Design Development - Streetscape

4(a) Design development to strengthen the features of street-facing, ground-oriented units to create a better integration with grade and a more compatible streetscape with the surrounding area, including:

Providing direct access from each unit to the adjacent public sidewalk;

Street orientated measures including individual stairs and entrance porticos to the Level 1 units have been incorporated as one of the many design developments in the revised proposal.



West 2nd Ave : Unit 110

Unit 109

Unit 108

The Level 1 units have been designed to integrate with the neighborhood more fully with help of stairs leading from the entrance doors down to a board walk which lightly steps around the trees roots toward the sidewalk, replicating a street pattern of the homes further down the street.

4(b) Providing individual private patios and/or front gardens interfacing with the sidewalk with substantial landscaping and fencing defining the edge; and

The Level 1 units have individual patios and the West 2nd homes have little wood decks off set from the walkways.

4(c) Incorporating entry porches or similar treatment to enhance the expression of each individual unit entrance.

Note to Applicant: The deep sunken patio facing Larch Street is not supported. Existing grades and tree retention may limit the ability to fully address conditions 4 (a) and (b).

Each West 2nd Avenue home has its own porch and portico to signify the entrances to each unit, and the rhythm and feel of these front elevations are reminiscent of a row house typology.



West 2nd Ave : Unit 110

Unit 109

Unit 108

Unit 107



West 2nd Ave Looking SW : Unit 111 to 106

Design Development – Architectural form & Character

- 5(a) Design development to the architectural form and character to achieve a better contextual fit with the surrounding area through the following recommended strategies:**

Providing high-quality windows with appropriate size, proportion, and operation to maintain a feeling of solidness and geometric order;

Note to Applicant: Large vertical window with spandrel panels should be avoided. Window operation should be single/double-hung or casement. Horizontal sliders are not acceptable. Substantial mullions and deep recessed window surfaces are recommended.

Size and proportion of the windows have been redesigned to fit within the immediate context of the more traditional RT8 houses. The higher level of detail and fenestration and removal of large portions of glazing has been avoided and sliders have been replaced by French and swing doors in this proposal.



West 2nd Ave : Unit 107/106

5(b) Articulating the building facades to better relate to the scale and proportion of the surrounding buildings;

Note to Applicant: The proposed massing does not have any variation to the wall planes. This condition is to encourage a more sensitive design approach, which may be achieved by incorporating varied setbacks, colour and material changes, and projections and voids to enhance the overall architectural expression.

Articulation of the elevations has been significantly reinterpreted in this Development application. Staff had commented on the previous monolithic design, and therefore we have been careful to break up the large planar wall section and mass and allow for more compatible and sympathetic facade. The Elevations step in and out at the corners and balconies with material change from brick to lap siding, adding a depth and layering complexity akin to buildings adjacent and of an earlier era.

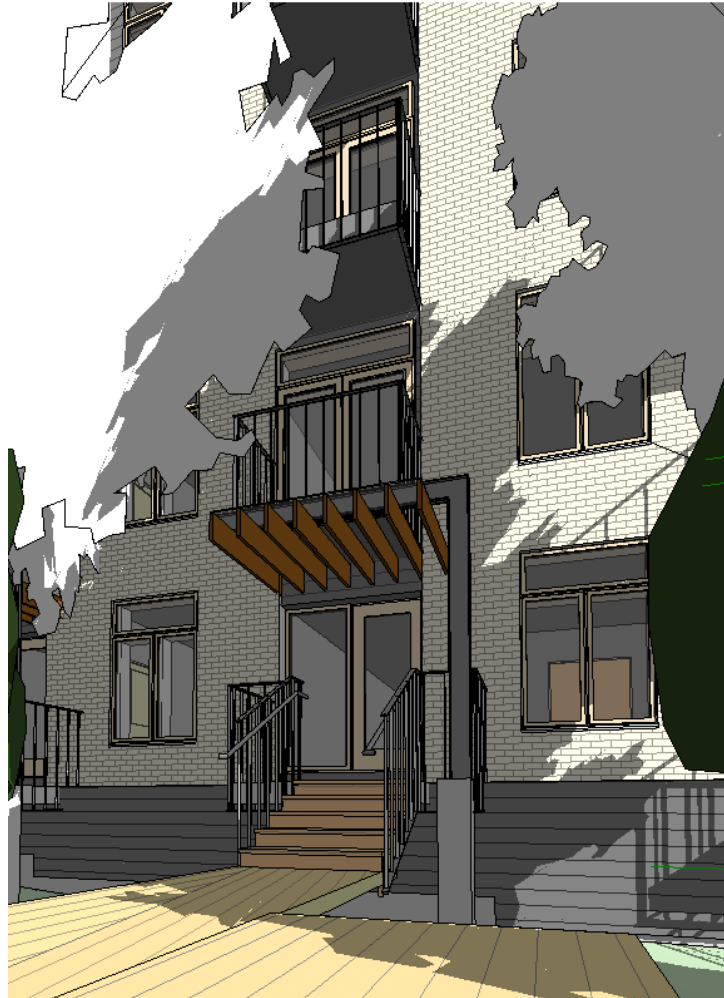
5(c) Providing individual entry doors, porches and stairs to each street-facing ground-floor unit; and

Note to Applicant: Raised porches and entries are desired wherever possible. The doors and porches should have visual prominence from the street and developed with quality design and materials. Sliding doors are not supported as entry doors.

Individual entrance doors are afforded at the Level 1 Patio entrances to the apartments, and as previously suggested a townhouse/row house iconography is present here. Trellis above portico gives prominence to each suite and notifies its entrance and further breaks up the facade for a more individualized identity.



West 2nd Ave Looking at North elevation : Unit 111 to 106



West 2nd Ave : Unit 110

Design Development – Amenity

- 6(a) Design development to provide an amenity room commensurate with the number of rental units.

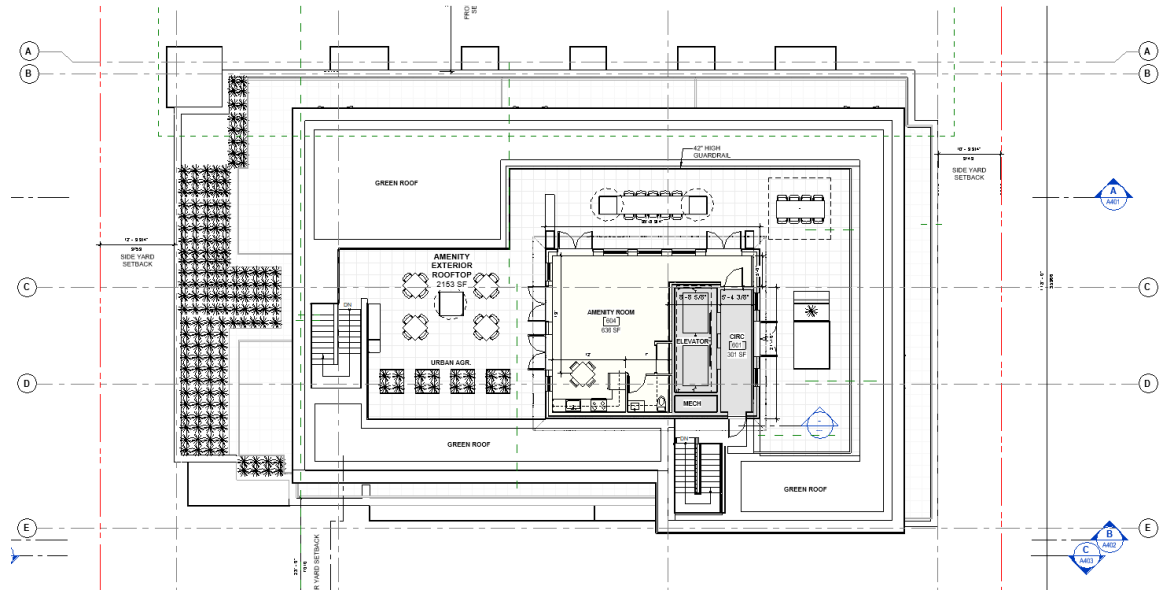
Note to Applicant: The intent is to accommodate a range of activities and gatherings for adults and children on site. The amenity room must include an accessible washroom, a kitchenette and a storage room and should be approximately 600 sq. ft. in area.

Recommend co-locating the amenity room with the outdoor amenity space on the rooftop, provided the amenity room is centrally located and set back from the edges of the building to minimize overlook and visibility from the street and lane.

The Amenity room is 630 sq ft with extensive kitchen, accessible washroom facilities and ample outside space for families to play, relax, eat and garden in a 2,200 sq ft. 360 degree safe space. This area has been redesigned to sit inboard of the building mass so as not to impact privacy and further reduce perceived height and mass.

West 2nd Ave : North Side

Larch Street



Lane : South Side

Roof Top Amenity: Looking from above at Corner of Larch & West 2nd Ave



7(a) Submission of a bird-friendly strategy for the design of the building in the application for a development permit.

Note to Applicant: Refer to the *Bird-Friendly Design Guidelines* for examples of built features that may be applicable. For more information, see the guidelines at: <http://guidelines.vancouver.ca/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

8. Design development to consider the principles of CPTED, having particular regard for:

- (a) theft in the underground parking;**
- (b) residential break and enter;**
- (c) mail theft; and**
- (d) mischief in alcoves and vandalism, such as graffiti.**

Jameson Development Corp have experience in managing buildings including the security and safety of their residents. The building will use an access control for all entry & accessible rooms including parkade, storage and bike parking rooms, in addition to cameras in all of these locations around the grounds and in the parkade, Bike rooms and Bulk storage areas. All mail is contained within the Lobby, with camera at this location, along with two secure doors between. Areas at the lower levels have extensive overview (eyes on the street) on West 2nd, Larch Street and at the Lane, so there is much more integration at the grade level than typical.

A detailed Security strategy using CEPTED strategies will be provided with the Development Permit package.

LANDSCAPE

9(a) Design development to ensure the viability of proposed tree retention strategy by the following:

Enable the existing retaining wall at the north façade to remain undisturbed for root protection;

The existing boulder wall along the North façade will be retained and stabilized to ensure the root-zone for the existing trees remain protected and viable and provide parkade access that matches the existing building condition.

9(b) Enable and maintain existing grades around all Critical Root Zones; and

Critical root zones for retained trees will be strictly respected and existing grades will not be manipulated. All proposed work within the root zones will use arborist-approved, minimally invasive techniques to limit impact and potential damage to tree roots.

9(c) Ensure arborist recommendations are adhered to, including arborist supervision.

Tree protection measures and supervision of construction throughout the critical root zones will be supervised and approved by the project arborist. All plans, strategies and details will be developed in coordination with the project arborist to ensure minimal interference with the existing trees.

10 Design development to ensure a smooth transition at W 2nd Avenue interface from building façade to street, to be confirmed by a section.

Note to Applicant: Building grades at the north corners and/or revisions to the parkade may need to be reconfigured to achieve this. (See Urban Design Condition 4)

Wood decking that would sit above the critical root zones of the existing trees has been proposed as access paths for individual unit entries to the West 2nd facing units. Steps and grade transitions have been developed in coordination with the existing surveyed grades and can be reviewed in the Landscape Sections provided in the submission package.

11(a) Design development to further enhance the natural landscape concept and improve sustainability by the following:

Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);

Vine pocket planting is proposed on the West building elevations as well as along the laneway where blank walls may occur at the interface of the parkade and the finished grade.

11(b) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;

Planters with evergreen shrubs to be maintained by tenants will be used along the privacy screens of level 2-4, and sedum trays are proposed for the parapet edges of the rooftop to soften the edge condition and pull the potential view and oversight of the amenity deck away from the street.

The location and installation of softscape on the upper levels of the building has to be strategic and thoughtfully detailed given the wood frame nature of the project and limited access to private patios for maintenance and upkeep.

11(c) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots;

Edible planting will be used along the laneway in addition to ornamental shrubs where there is the best sun exposure and raised planters on the roof top will feature temporary, edible herb gardens that can be transitioned to “Urban Agriculture” beds for tenants.

11(d) Provide high quality hard and soft materials which are in keeping with the local, native and natural concept; and

11(e) Add substantially more soft landscape to achieve a more “forest-like” character.

The north facing landscape frontage features wood decking and fencing as well as native west-coast pocket planting in the understory of the existing trees that will clean up and complement the existing landscape condition and character while enhancing the public realm and unit entries. On the east and south facing landscape frontage, layered shrubs will buffer the gated private patios from the public realm. Concrete pavers, metal gates and fencing, as well as lit entry plinths are the defining features of the private patios.

12 Design development to enhance the lane interface and reduce impact to properties across the lane by the addition of layered planting of a variety of heights, including trees and shrubs.

Additional trees and shrubs have been located along the south laneway to visually enhance the building façade, add to the City’s tree canopy and provide shade for the Ground and Level 1 patios.

13 Design development to enhance Larch Street interface by the addition of lower, friendlier planting in front of hedges, layered and oriented to the street.

Note to Applicant: Any planting on City property must adhere to Engineering Guidelines for Planting on City Boulevards, which limits ultimate planting height to 3’.

The buffer planting between the private patios and public realm along Larch street has been increased in width to ensure adequate layering can be achieved. The plant material is being proposed to match patio grade which sits in good relation to the existing grade. We will work with the City in the next steps

of development to determine public realm geometry and the feasibility of additional plant material in the back boulevard to further screen and enhance this interface

- 14 Design development to expand programming to include Children’s Play areas in common outdoor spaces, suggested to be located on rooftops, for maximum solar orientation.**

Significant re-design and re-programming of the roof top has been developed and a kid’s play zone has been designated on the east side of the roof top amenity. This area will have excellent solar exposure and feature rubber tile surfacing, a sand pit as well as open flexible space for active play.

- 15 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters;**

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

The landscape design is taking careful consideration of tree locations on the ground level to take advantage of ‘on grade’ planting opportunities and space where the parkade will not impact soil volume. Raised planters will be required on the upper landscape levels to achieve adequate growing medium to support vegetation.

- 16 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.**

The parkade exhaust is located on the Larch side of the project and situated in a large planting bed that will provide screening from the public realm and limit the visual impact on the unit entries and building expression.

- 17 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:**

- (a) maximize natural landscape best management practices;**

- (b) minimize the necessity for hidden mechanical water storage;
- (c) increase the amount of planting to the rooftop areas, where possible;
- (d) consider linear infiltration bio-swales along property lines, at lower site areas;
- (e) use permeable paving;
- (f) employ treatment chain systems (gravity fed, wherever possible);
- (g) use grading methods to direct water to soil and storage areas;

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

In addition to the rainwater management strategy outlined by the consulting engineer, the landscape design is employing an increase in plant material on the lower levels of the site as well as extensive green roof strategies on the mid-levels and roof top design.

- 18(a) Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:**

detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;

Creus will finalize IRMP in the final Development Permit Applications submission.

- 18(b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;**

A soil loading diagram will be developed in coordination with the architect and the consulting engineer during slab design to ensure adequate soil and infiltration is possible.

- 18(c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.**

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

per engineer in coordination with landscape plan

19 Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.

Refer to T1.0 in the landscape package which has been developed in coordination with the Arborist Report supplied by Davey.

20 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

Coordination has been on-going between consultants so that Landscape and Architectural sets are well-aligned.

21 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

Refer to landscape package. Planting Plans will be completed prior to submission.

22 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

Refer to the landscape package for sections.

23 Provision of a “Tree Management Plan”.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

24 Provision of an arborist “letter of undertaking” to include signatures by the owner, contractor and arborist.

Note to Applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

Top be Provided by Davey in the final Development Permit Applications submission.

25 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, *“Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion”.*

Larch street geometry and tree location to be coordinated with the City at DP.

26 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand-watering on private patio and amenity decks.

A high-efficiency, design-build irrigation strategy will be utilized on the landscape and hose bibs will be provided for all ground level patios as well as the common rooftop amenity.

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27 Provision of an outdoor Lighting Plan.

Outdoor lighting will be limited on this project to respect proximity to neighbors and the residential quality of the surrounding. Address lights will be used on the ground level entry plinths for way-finding and ambience, and additional lighting will come off the building.

This is a draft submission for Urban Design and Landscape comments only, and a fuller Response with all items of the Major Application checklist which will be completed next if the Architectural & Landscape is seen as broadly answering the recommendations of the Staff Report.

We look forward to staffs continued consultation and efforts in bringing this very important residential rental building through the processing and permitting process and please contact me direct for any further information required at 604 376 7095.



Sheridan Peter MacRae
ARCHITECT AIBC | RIBA | MRAIC

M E T R I C ARCHITECTURE

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cc: Tom Papajohn (Jameson Development Corp)
Scott Mitchell (Metric Architecture)

APPENDICES :

- 1) Architectural (Draft) Drawings for Development Permit
- 2) Landscape Drawings for Development Permit
- 3) Arborist Letter
- 4) Energy Modelling – MCW Consultants Ltd.
- 5) Aquacoast Sustainability Statement – Aqua Cost Engineering Ltd.