

Eighth Avenue Development Group Reaches Next Stage of Construction on “Simple” High Performance Building – Canada’s Largest Passive House

Against rush to 'smart homes,' developer chooses elegantly simple Passive House to deliver more comfort with less energy.

VANCOUVER, BC (November 2016) Eighth Avenue Development Group announces they have completed all below and above ground concrete works and have now begun the structural framing on what will be Canada's largest building constructed to the ultra-low-energy Passive House building standard.

"The Heights" on Hastings in East Vancouver will be six storeys with commercial at grade and 85 residential rental units above. It will deliver more comfort with less energy by forgoing complex mechanical heating and cooling systems and investing instead in the building's envelope design and construction.

"It's a building that will do more with less," said Ed Kolic, president of 8th Avenue Development Group, "which has multiplier effect on things like future maintenance and building costs, not to mention heating costs for the residents and, ultimately, the environment."

The Heights will be an elegantly simple building. Warm in the winter with no drafts or cold spots. Heat a room with a handful of tea lights (not recommended) or the body heat of a few people (invite your friends). It's a building that will just work.

So much so, some have taken to calling it a "dumb building" for its lack of "smart building" technologies (which often fail or aren't, ultimately, that smart).

But that crude nickname belies years of deep research into at the Passive House Institute in Germany and elsewhere into building science and energy demands.

Simple Buildings Are in Fact Smarter

Passive House is a highly demanding voluntary performance standard focused on actual energy usage. Buildings are certified by representatives of the Passive House Institute in Darmstadt, Germany to ensure strict energy requirements are met. The energy savings to heat the building will be 80% over conventionally constructed buildings.

Passive House buildings usually have exceptionally high levels of insulation, superior insulated window frames and triple glazing, thermal bridge free design and construction, an airtight building envelope and most importantly ventilation with highly efficient heat or energy recovery.



As of 2013, there were 50,000 Passive House certified buildings around the world, most in Europe. As of this year, every new building in Brussels must meet the Passive House standard. Vancouver City Council in October 2015 passed a rezoning policy to accommodate the approach.

The Team

The Heights is a collaboration between:

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