

Maitland Street Village

Port Alberni, British Columbia

Low + High Rise Housing

Maitland Street Village is a low energy affordable housing project on Vancouver Island in British Columbia. Completed in 2022, the 4-storey, 47-unit community was designed by DYS Architecture and built by Island West Coast Development for the [Alberni Low Energy Housing Society](#) in partnership with BC Housing and the Catholic Diocese of Victoria.

Maitland Street Village was the first Part 3 building in the Province to be built to Step 4 of the BC Energy Step Code. Using a combination of intentional design, careful material selection, and experienced trades, the building achieved 0.34 ACH75 on its final blower door test – an impressive whole building airtightness result.

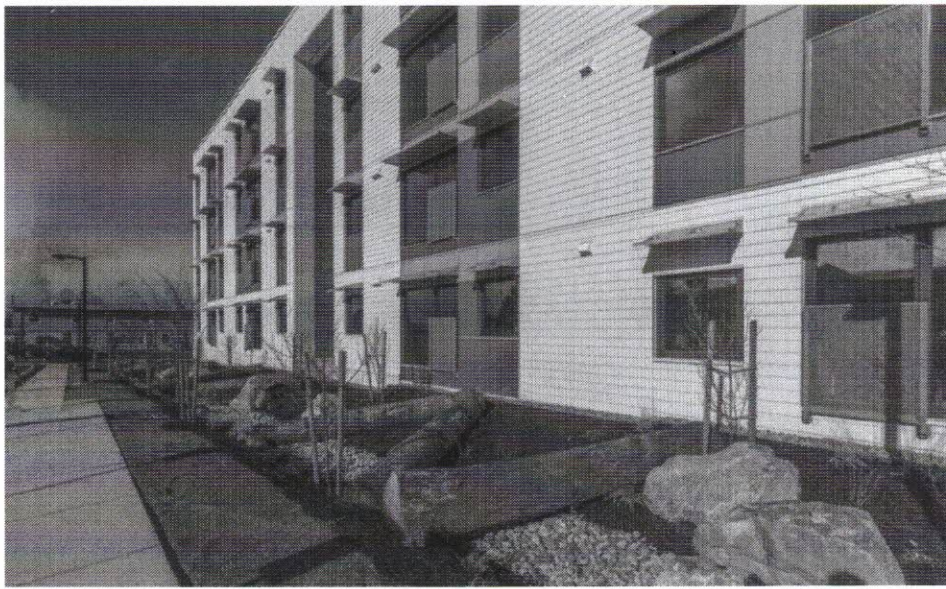
Some of the high-performance details include: R50 roof insulation, 4" R20 exterior insulation, triple glazed windows and doors, electric baseboard heating in bedrooms, and mini split heat pumps for heating and air conditioning. In addition, the infrastructure for solar power conversion is in place and the future parking stall solar panels will produce enough energy to power the entire building making the building net-zero energy ready.





Maitland Street Housing was the recipient of the 2022 Award of Excellence at the Vancouver Island Real Estate Board (VIREB) Commercial Building Awards. In accepting the award, Mike Ruttan of the Alberni Low Energy Housing Society said: “The fact (Maitland Street Village) is a highly energy-efficient building fits in with affordable housing,” he added. “Because it’s so efficient it reduces costs to tenants.”

Innotech manufactured our high-performance Defender 76TS windows and doors with triple glazing with Low-E 180 coating to maximize solar heat gain. Overhangs over each window protect the building from overheating in the summer months.



Project Partners

Architect: [DYS Architecture](#)

General contractor: [Island West Coast Development](#)

Building science consultant: [Morrison Hershfield](#)

Energy advisor: [Bernhard Contracting](#)

In the News

Westerly News - [BC's First Step 4 Low Energy Apartments](#)

Alberni Valley News - [Port Alberni businesses well represented at](#)

[VIREB Commercial Building Awards](#)