

Environmental Response

The Owner and lead consultant's commitment to sustainability has been a driving force for the project's conception and design. The Project will achieve, per council policy for rezoning, an equivalency of LEED Gold (60 points) with at least 6 energy points, one storm water and one water efficiency point.

The existing project contains 4 towers of rental accommodation sitting on a podium of above grade and surface parking. The new project attempts to re-mediate these underutilized areas. Asphalt surface parking will be replaced with a new permeable landscape and green roofed low and midrise buildings. This new vegetation will provide a positive outlook for resident and neighbours, and reduce Heat island effect.

The Project is situated only two blocks from the Davie and Denman transit corridors and only steps away from the walking / bicycle trail of the waterfront. Bicycle stalls are being provided in the parkade for all new residents along with power stations for electric vehicles and bicycles. Car parking will be kept to the minimum required by zoning.

Recycled content and regional materials will be utilized in their design; along with an attention to specifying materials that leave little or no volatile residues or pollutants.



Key Features:

- LEED-NC 2009 Gold Target
- Strategic Location near multiple transit routes and bike paths
- Zip Cars will be provided for use of all tenants
- Passive Architectural Strategies to reduce Heat gains and losses
- Individual Façade treatments per solar exposure
- Storm water reduction
- Green Roofs on new buildings
- Domestic potable water reduction through water efficient plumbing fixtures
- use of local materials
- Extensive diversion of construction waste through a construction waste management plan.

LEED Checklist

Yes ? No

60 4 44 Project Totals (pre-certification estimates) 110 Possible Points

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above

Yes ? No

22 0 4 Sustainable Sites 26 Points

Yes	?	No	Prereq	Credit	Description	Points
✓			Prereq 1		Construction Activity Pollution Prevention	Required
1			Credit 1		Site Selection	1
5			Credit 2		Development Density and Community Connectivity	3, 5
		1	Credit 3		Brownfield Redevelopment	1
6			Credit 4.1		Alternative Transportation: Public Transportation Access	3, 6
1			Credit 4.2		Alternative Transportation: Bicycle Storage & Changing Rooms	1
3			Credit 4.3		Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3
		2	Credit 4.4		Alternative Transportation: Parking Capacity	2
1			Credit 5.1		Site Development: Protect and Restore habitat	1
1			Credit 5.2		Site Development: Maximize Open Space	1
1			Credit 6.1		Stormwater Design: Quantity Control	1
		1	Credit 6.2		Stormwater Design: Quality Control	1
1			Credit 7.1		Heat Island Effect: Non-Roof	1
1			Credit 7.2		Heat Island Effect: Roof	1
1			Credit 8		Light Pollution Reduction	1

Yes ? No

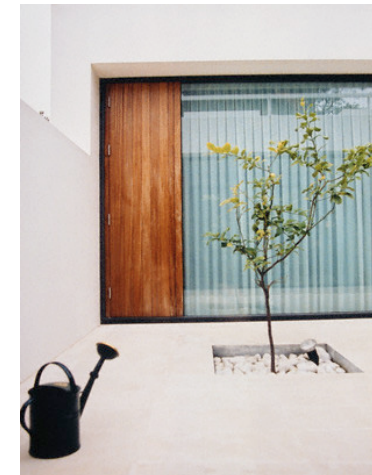
5 1 2 Water Efficiency 10 Points

Yes	?	No	Prereq	Credit	Description	Points
✓			Prereq 1		Water Use Reduction	Required
2			Credit 1		Water Efficient Landscaping	2, 4
		2	Credit 2		Innovative Wastewater Technologies	2
3	1		Credit 3		Water Use Reduction	2 - 4

Yes ? No

8 3 24 Energy & Atmosphere 35 Points

Yes	?	No	Prereq	Credit	Description	Points
✓			Prereq 1		Fundamental Commissioning of Building Energy Systems	Required
✓			Prereq 2		Minimum Energy Performance	Required
✓			Prereq 3		Fundamental Refrigerant Management	Required
6	3	10	Credit 1		Optimize Energy Performance	1 - 19
		7	Credit 2		On-Site Renewable Energy	1 - 7
2			Credit 3		Enhanced Commissioning	2
		2	Credit 4		Enhanced Refrigerant Management	2
		3	Credit 5		Measurement and Verification	3
		2	Credit 6		Green Power	2



Yes ? No

7 0 7 Materials & Resources 14 Points

Yes	?	No	Prereq	Credit	Description	Points
✓			Prereq 1		Storage and Collection of Recyclables	Required
		3	Credit 1.1		Building Reuse: Maintain Existing Walls, Floors, and Roof	1 - 3
		1	Credit 1.2		Building Reuse: Maintain Interior Non-Structural Elements	1
2			Credit 2		Construction Waste Management	1 - 2
		2	Credit 3		Materials Reuse	1 - 2
2			Credit 4		Recycled Content	1 - 2
2			Credit 5		Regional Materials	1 - 2
		1	Credit 6		Rapidly Renewable Materials	1
1			Credit 7		Certified Wood	1

Yes ? No

13 0 2 Indoor Environmental Quality 15 Points

Yes	?	No	Prereq	Credit	Description	Points
✓			Prereq 1		Minimum Indoor Air Quality Performance	Required
✓			Prereq 2		Environmental Tobacco Smoke (ETS) Control	Required
1			Credit 1		Outdoor Air Delivery Monitoring	1
1			Credit 2		Increased Ventilation	1
1			Credit 3.1		Construction IAQ Management Plan: During Construction	1
1			Credit 3.2		Construction IAQ Management Plan: Before Occupancy	1
1			Credit 4.1		Low-Emitting Materials: Adhesives and Sealants	1
1			Credit 4.2		Low-Emitting Materials: Paints and Coatings	1
1			Credit 4.3		Low-Emitting Materials: Flooring Systems	1
		1	Credit 4.4		Low-Emitting Materials: Composite Wood and Agrifibre Products	1
1			Credit 5		Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1		Controllability of System: Lighting	1
1			Credit 6.2		Controllability of System: Thermal Comfort	1
1			Credit 7.1		Thermal Comfort: Design	1
		1	Credit 7.2		Thermal Comfort: Verification	1
1			Credit 8.1		Daylight and Views: Daylight	1
1			Credit 8.2		Daylight and Views: Views	1

Yes ? No

1 0 5 Innovation in Design 6 Points

Yes	?	No	Credit	Description	Points
		1	Credit 1.1	Innovation in Design	1
		1	Credit 1.2	Innovation in Design	1
		1	Credit 1.3	Innovation in Design	1
		1	Credit 1.4	Innovation in Design	1
		1	Credit 1.5	Innovation in Design	1
1			Credit 2	LEED® Accredited Professional	1

Yes ? No

4 0 0 Regional Priority 4 Points

Yes	?	No	Credit	Description	Points
1			Credit 1	Durable Building	1
1			Credit 2.1	Regional Priority Credit	1
1			Credit 2.2	Regional Priority Credit	1
1			Credit 2.3	Regional Priority Credit	1