

July 26, 2010

SUSTAINABILITY STRATEGY:

Broadway & Kingsway (Rize)

PROJECT DESCRIPTION

The Broadway & Kingsway project is a twenty-six storey residential tower with 5 levels of townhouse on the podium level.

SUSTAINABILITY CONTEXT

Since the project will be rezoning and the site is less than 2 acres, it must meet the sustainability Actions A-1 of the 2008 EcoDensity rezoning policy:

"All rezonings for buildings that meet the minimum requirements to participate in the LEED for New Construction (NC) program, be required to establish designs that would achieve a minimum equivalent of LEED Silver, with a minimum of 3 optimize energy performance points, 1 water efficiency point and 1 storm water point."

SUSTAINABILITY GOALS

The project's Sustainability Goals are to provide a cost-effective, high value development that meets or exceeds City of Vancouver sustainability requirements.

SUSTAINABILITY STRATEGIES

The sustainability strategies being explored to achieve the above stated goals will be collaboratively developed through the use of:

- Integrated Design Process
- Designing for LEED Silver equivalency
- Building simulations for energy analysis

The project sustainability strategy will be overseen by a Green Building Consultant, Recollective Consulting, a leading sustainable design consulting.

DELIVERABLES TO CITY OF VANCOUVER

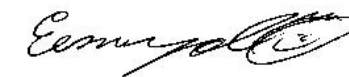
To provide assurance to the City of Vancouver that the project's sustainable design goals are being met throughout the design and construction of the project, green building supporting documentation will be provided by the Green Building Consultant at each development stage as follows:

1. **Rezoning Application:**
 - Project Sustainability Strategy
 - Draft LEED scorecard
2. **Development Application:**
 - Preliminary LEED scorecard
 - Verification of formal LEED registration, if applicable.
3. **Development Permit:**
 - Detailed criteria of how City sustainability requirements will be achieved
 - Updated pre-development LEED scorecard.
4. **Building Permit:**
 - Final building plans
 - Updated point-form list of strategies being employed to meet LEED credits
 - Copy of Division 1 specifications highlighting green building requirements
 - Summary page of energy modeling results
 - Final pre-development LEED scorecard as condition of issuance.
5. **Occupancy Permit:**
 - Final LEED scorecard
 - Summary of final energy modeling results
 - Copy of green building tenant guidelines
 - Detailed report of specifications and contract for full best practice building commissioning as a condition of issuance.

If there are any questions about this project's sustainability strategy, please do not hesitate to contact the undersigned.

Yours truly,

RECOLLECTIVE



Eesmyal Santos-Braut, LEED AP
Principal, Recollective



Broadway & Kingsway

LEED Canada-NC Summary Scorcard

Updated June 5, 2010



Y	Y?	N?	N	Total Project Score & Rating				SILVER				Possible Points	70
36	7	9	18										

Certified 26 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 or more points

8	4	2	Sustainable Sites				Possible Points	14
Y	Y?	N?	N					
Y								
1							Prereq 1 Erosion & Sedimentation Control 1	
1							Credit 1 Site Selection 1	
			1				Credit 2 Development Density 1	
							Credit 3 Redevelopment of Contaminated Sites 1	
1							Credit 4.1 Alternative Transportation , Public Transportation Access 1	
1							Credit 4.2 Alternative Transportation , Bicycle Storage & Changing Rooms 1	
1							Credit 4.3 Alternative Transportation , Alternative Fuel Refueling Stations 1	
	1						Credit 4.4 Alternative Transportation , Parking Capacity 1	
							Credit 5.1 Reduced Site Disturbance , Protect or Restore Open Space 1	
							Credit 5.2 Reduced Site Disturbance , Development Footprint 1	
							Credit 6.1 Stormwater Management , Rate and Quantity 1	
1							Credit 6.2 Stormwater Management , Treatment 1	
1							Credit 7.1 Landscape & Exterior Design to Reduce Heat Islands , Non-Roof 1	
							Credit 7.2 Landscape & Exterior Design to Reduce Heat Islands , Roof 1	
1							Credit 8 Light Pollution Reduction 1	

6	1	1	6	Materials & Resources				Possible Points	14
Y	Y?	N?	N						
Y									
							Prereq 1 Storage & Collection of Recyclables		
							Credit 1.1 Building Reuse , Maintain 75% of Existing Walls, Floor & Roof	1	
							Credit 1.2 Building Reuse , Maintain 95% of Existing Walls, Floor & Roof	1	
							Credit 1.3 Building Reuse , Maintain 50% of Interior Non-Structural Elements	1	
1							Credit 2.1 Construction Waste Management , Divert 50% from Landfill	1	
1							Credit 2.2 Construction Waste Management , Divert 75% from Landfill	1	
							Credit 3.1 Resource Reuse , Specify 5%	1	
							Credit 3.2 Resource Reuse , Specify 10%	1	
1							Credit 4.1 Recycled Content , Specify 7.5% (post-consumer + 1/2 post industrial)	1	
1							Credit 4.2 Recycled Content , Specify 15% (post-consumer + 1/2 post industrial)	1	
1							Credit 5.1 Local/Regional Materials , 10% Extracted & Manufactured Regionally	1	
1							Credit 5.2 Local/Regional Materials , 20% Extracted & Manufactured Regionally	1	
							Credit 6 Rapidly Renewable Materials	1	
							Credit 7 Certified Wood	1	
							Credit 8 Durable Building	1	

3	1	1	Water Efficiency				Possible Points	5
Y	Y?	N?	N					
1							Credit 1.1 Water Efficient Landscaping , Reduce by 50% 1	
							Credit 1.2 Water Efficient Landscaping , No Potable Use or No Irrigation 1	
							Credit 2 Innovative Wastewater Technologies 1	
1							Credit 3.1 Water Use Reduction , 20% Reduction 1	
1							Credit 3.2 Water Use Reduction , 30% Reduction 1	

10	2	2	1	Indoor Environmental Quality				Possible Points	15
Y	Y?	N?	N						
Y									
Y							Prereq 1 Minimum IAQ Performance		
							Prereq 2 Environmental Tobacco Smoke (ETS) Control		
1							Credit 1 Carbon Dioxide (CO₂) Monitoring	1	
							Credit 2 Increase Ventilation Effectiveness	1	
1							Credit 3.1 Construction IAQ Management Plan , During Construction	1	
							Credit 3.2 Construction IAQ Management Plan , Before Occupancy	1	
1							Credit 4.1 Low-Emitting Materials , Adhesives & Sealants	1	
1							Credit 4.2 Low-Emitting Materials , Paints	1	
1							Credit 4.3 Low-Emitting Materials , Carpet	1	
							Credit 4.4 Low-Emitting Materials , Composite Wood	1	
1							Credit 5 Indoor Chemical & Pollutant Source Control	1	
1							Credit 6.1 Controllability of Systems , Perimeter	1	
1							Credit 6.2 Controllability of Systems , Non-Perimeter	1	
							Credit 7.1 Thermal Comfort , Comply with ASHRAE 55-2004	1	
							Credit 7.2 Thermal Comfort , Permanent Monitoring System	1	
1							Credit 8.1 Daylight & Views , Daylight 75% of Spaces	1	
1							Credit 8.2 Daylight & Views , Views for 90% of Spaces	1	

4	3	10	Energy & Atmosphere				Possible Points	17
Y	Y?	N?	N					
Y							Prereq 1 Fundamental Building Systems Commissioning	
Y							Prereq 2 Minimum Energy Performance	
Y							Prereq 3 CFC Reduction in HVAC&R Equipment	
3							Credit 1 Optimize Energy Performance 10	
							Credit 2.1 Renewable Energy , 5% 1	
							Credit 2.2 Renewable Energy , 10% 1	
							Credit 2.3 Renewable Energy , 20% 1	
							Credit 3 Best Practice Commissioning 1	
1							Credit 4 Ozone Depletion 1	
							Credit 5 Measurement & Verification 1	
							Credit 6 Green Power 1	

5	Innovation & Design Process				Possible Points	5
Y	Y?	N?	N			
1				Credit 1.1 Innovation in Design: Green Bldg Education	1	
1				Credit 1.2 Innovation in Design: Green Housekeeping	1	
1				Credit 1.3 Innovation in Design: Exemplary SSc7.1 =100%	1	
1				Credit 1.4 Innovation in Design: Green Exterior Man. Plan	1	
1				Credit 2 LEED™ Accredited Professional	1	