

Confirmed	Targeted	Possible	Low Potential	NO		Confirmed	Targeted	Possible	Low Potential	NO			
	65	5	17	23	Project Totals (pre-certification estimates)	110 Possible Points		6			8	Materials & Resources	14 Points
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above													
	23	1		2	Sustainable Sites	26 Points		✓			3	Prereq 1 Storage and Collection of Recyclables	Required
	✓				Prereq 1 Construction Activity Pollution Prevention	Required						Credit 1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof	1 - 3
	1				Credit 1 Site Selection	1					1	Credit 1.2 Building Reuse: Maintain Interior Non-Structural Elements	1
	5				Credit 2 Development Density and Community Connectivity	3, 5	2					Credit 2 Construction Waste Management	1 - 2
	1				Credit 3 Brownfield Redevelopment	1	2					Credit 3 Materials Reuse	1 - 2
	6				Credit 4.1 Alternative Transportation: Public Transportation Access	3, 6					1	Credit 4 Recycled Content	1 - 2
	1				Credit 4.2 Alternative Transportation: Bicycle Storage & Changing Rooms	1					1	Credit 5 Regional Materials	1 - 2
	3				Credit 4.3 Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3						Credit 6 Rapidly Renewable Materials	1
	2				Credit 4.4 Alternative Transportation: Parking Capacity	2	11	1	2	1		Credit 7 Certified Wood	1
				1	Credit 5.1 Site Development: Protect and Restore habitat	1							
	1				Credit 5.2 Site Development: Maximize Open Space	1		✓				Prereq 1 Minimum Indoor Air Quality Performance	Required
	1				Credit 6.1 Stormwater Design: Quantity Control	1		✓				Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
	1	1			Credit 6.2 Stormwater Design: Quality Control	1				1		Credit 1 Outdoor Air Delivery Monitoring	1
	1				Credit 7.1 Heat Island Effect: Non-Roof	1				1		Credit 2 Increased Ventilation	1
	1				Credit 7.2 Heat Island Effect: Roof	1	1					Credit 3.1 Construction IAQ Management Plan: During Construction	1
				1	Credit 8 Light Pollution Reduction	1	1					Credit 3.2 Construction IAQ Management Plan: Before Occupancy	1
							1					Credit 4.1 Low-Emitting Materials: Adhesives and Sealants	1
	4		2	4	Water Efficiency	10 Points						Credit 4.2 Low-Emitting Materials: Paints and Coatings	1
	✓				Prereq 1 Water Use Reduction	Required	1					Credit 4.3 Low-Emitting Materials: Flooring Systems	1
	2			2	Credit 1 Water Efficient Landscaping	2, 4					1	Credit 4.4 Low-Emitting Materials: Composite Wood and Agrifibre Products	1
					Credit 2 Innovative Wastewater Technologies	2	1					Credit 5 Indoor Chemical and Pollutant Source Control	1
	2		2		Credit 3 Water Use Reduction	2 - 4	1					Credit 6.1 Controllability of System: Lighting	1
							1					Credit 6.2 Controllability of System: Thermal Comfort	1
	12	3	12	8	Energy & Atmosphere	35 Points			1			Credit 7.1 Thermal Comfort: Design	1
	✓				Prereq 1 Fundamental Commissioning of Building Energy Systems	Required	1					Credit 7.2 Thermal Comfort: Verification	1
	✓				Prereq 2 Minimum Energy Performance	Required	1					Credit 8.1 Daylight and Views: Daylight	1
	✓				Prereq 3 Fundamental Refrigerant Management	Required	5		1			Credit 8.2 Daylight and Views: Views	1
	8		11		Credit 1 Optimize Energy Performance	1 - 19							
			1	6	Credit 2 On-Site Renewable Energy	1 - 7	1						
	2				Credit 3 Enhanced Commissioning	2	1						
	2				Credit 4 Enhanced Refrigerant Management	2	1						
		3			Credit 5 Measurement and Verification	3	1						
				2	Credit 6 Green Power	2	1			1			
							1						
							4					Innovation in Design	6 Points
	1				Prereq 1 Fundamental Commissioning of Building Energy Systems	Required						Credit 1.1 Innovation in Design	1
	1				Prereq 2 Minimum Energy Performance	Required						Credit 1.2 Innovation in Design	1
	1				Prereq 3 Fundamental Refrigerant Management	Required						Credit 1.3 Innovation in Design	1
	1				Credit 1 Optimize Energy Performance	1 - 19						Credit 1.4 Innovation in Design	1
	1				Credit 2 On-Site Renewable Energy	1 - 7						Credit 1.5 Innovation in Design	1
	1				Credit 3 Enhanced Commissioning	2						Credit 2 LEED® Accredited Professional	1
	1				Credit 4 Enhanced Refrigerant Management	2							
	1				Credit 5 Measurement and Verification	3							
	1				Credit 6 Green Power	2							
												Regional Priority	4 Points
	1				Prereq 1 Water Use Reduction	Required						Credit 1 Durable Building	1
	1				Credit 1 Water Efficient Landscaping	2, 4						Credit 2.1 Regional Priority Credit	1
	1				Credit 2 Innovative Wastewater Technologies	2						Credit 2.2 Regional Priority Credit	1
	1				Credit 3 Water Use Reduction	2 - 4						Credit 2.3 Regional Priority Credit	1



Project Name: 275 Kingsway
LEED Canada - NC 2009 Checklist
CaGBC Registration #/date:



LEED Scorecard & Sustainability Narrative – Integral Group

1.1 LEED Gold Strategy

Currently, the preliminary scorecards have been used to develop a LEED Gold development. The credit strategy has been summarized below. Additionally the LEED Scorecard has been supplied for reference.

1. Sustainable Sites

As an initial step towards sustainability the decision to develop on an existing site greatly affects the LEED sustainability strategy by developing in an existing urban fabric with connections to public transit and an established community with existing services. A requirement for this new development means a construction activity pollution prevention plan must be designed to reduce the pollution from construction activities. With the location of the project there are multiple forms of transportation strategies such as proximity to bus lines as well as inclusion of car share facilities on site.

Recreational space and green roofs are planned for the roof top patio space and these will serve to enhance biodiversity and allow for community gardening. By increasing the amount of vegetation the quantity of stormwater to be diverted to the stormwater system can be reduced which is a mandatory credit for COV. The green roof areas can also contribute to the reducing the heat island effect for roofs which can reduce the amount on heating energy energy used for a building and the amount of stormwater runoff. A high albedo canopy shall cover the external circulation space thereby reducing heat gains and energy consumption for cooling.

2. Water Efficiency

Water reduction strategies to be incorporated start with the reduction of water use. This must be followed for irrigation which requires native and adaptive vegetation and high efficiency irrigation. For the building interior, all plumbing fixture must be considered to be low flow fixtures such as dual flush toilets, low flow lavatories, showers, and kitchen sinks.

3. Energy and Atmosphere

This section contains the most amount of credits available and deals with the reduction of energy use and operational aspects of building systems. COV requires at least 6 of the 19 credits for energy reduction targets currently a total of 8 points are targeted. These 8 points correspond to a 26%% energy cost reduction when compared to a baseline building. Strategies include a highly efficient building envelope, reduced lighting loads through LED fixtures and investigation is being carried out determining if Heat recovery Ventilation Units (HRVs) serve to benefit energy consumption.

An enhanced level of commissioning is required which means a third party commissioning authority must be directly contracted to the owners to assure all commissioning items are properly addressed. However, a commissioning authority is also required as a prerequisite of all LEED projects and will be targeted at the fundamental and enhanced commissioning levels. Solar thermal energy is also being investigated as a possibility to supplement domestic hot water loads.

4. Materials and Resources

This section focuses on 2 main issues: the environmental impact of materials brought into the building and the minimization of landfill disposal for materials that leave the buildings. As part of the preliminary LEED Strategy the targeted construction waste reduction is 75%. Vancouver has a large amount of material reclamation and recycling facilities which aid in credit achievement. Additionally all LEED buildings must contain a recycling storage area during operation. For material selection, recycled content for materials in Divisions 2-10 and 12 must be above 20% based on cost. This includes fly ash in concrete, recycled structural steel, drywall, etc. Locally harvested and manufactured materials must also be specified for a total of 30% of the total construction cost.

5. Indoor Environmental Quality

Indoor air quality LEED strategies begin with the initial construction indoor air quality plan and will lead to additional benefits when the building is complete. Environmental smoke control is an important prerequisite that is easily achieved for office buildings but provides more effort for residential buildings. Smoking will not be allowed in this rental building. Further indoor air quality must be achieved through the specification of low VOC emitting materials which are beneficial to occupant health.

To improve the comfort of the occupants in the buildings, controllability lighting controls will be examined. This may come in the form of operable windows or thermostats and ventilation controls. The buildings will be designed to meet thermal comfort levels for all spaces. Access to views promote a connection between the indoor and outdoor environment and are targeted with balconies and sliding doors.

6. Innovation in Design

In this section sustainable strategies that go beyond the scope of the LEED credits can be used to achieve additional points. Other “bonus” points can be achieved through exemplary performance on existing LEED credits. Strategies like green building education and green housekeeping plans have currently been identified for discussion. With a heavily programmed roof space for use by families and children, organic (chemical free) landscaping practices are proposed to reduce associated health affects of pesticides etc. Also targeted is exemplary performance for SSc7.1, as all parking has been located underground.

7. Regional Priority Credits

New to LEED are regional priority credits. These credits are earned by targeting credits within LEED that have significance in the local environment. As COV requires stormwater and water reduction credits regional priority credits can be earned in our location. Because the projects are located in the dense city core the issue of automobile reduction and being located close to public transportation can earn an additional credit.

Additional regional priority credit is the implementation of a durable building plan to be performed by a building envelope specialist. This will ensure building maintenance issues are simpler and ensures longevity, thereby reducing the amount of waste going to landfill when elements need replacing.