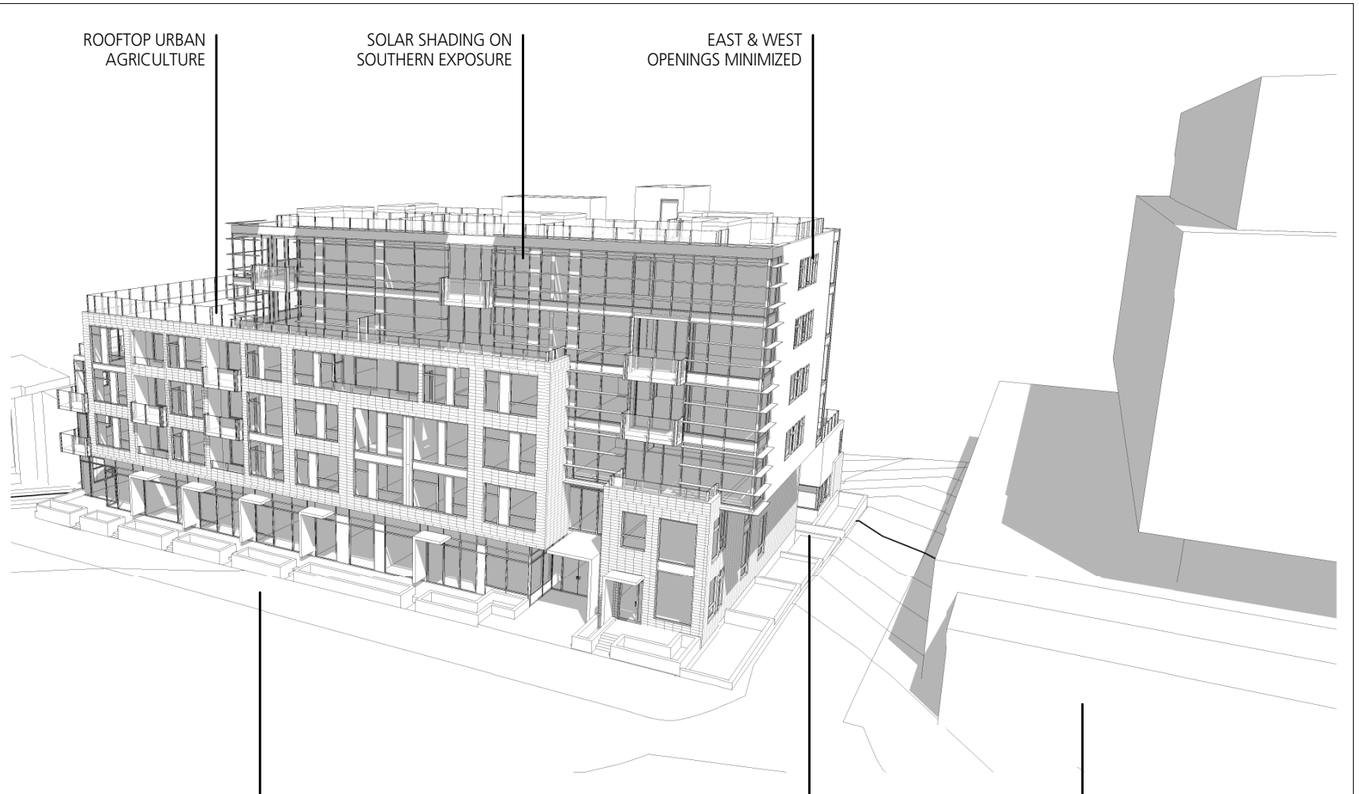
SUSTAINABILITY RATIONALE

The following list highlights the prominent sustainable features of the King Edward & Cambie project. We have also provided a draft LEED Scorecard. The Scorecard shows the project has incorporated numerous sustainable strategies that would achieve 63 LEED points (60 points are required for Gold) including 6 Optimize Energy Points, 1 or more Water Efficiency Point and 1 Stormwater Point. Several more points are potentially available and will be confirmed, as the design is refined. These strategies are consistent with the City of Vancouver Green Building Rezoning Policy.

- **Construction Activities:** An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
- **Landscaping:** Landscaping will utilize natural and adaptive plants and is designed to reduce the development's heat island effect and minimize its impact on storm sewers.
- **Access to Transit:** The project location is situated on a main transit corridor served by multiple transit routes.
- **Alternative Transportation:** Significant bicycle storage to further strengthen the use of alternative methods of transportations.
- **Smart Location:** The project is located along the developing Cambie Corridor. The site design and consideration of relation to adjacent properties/amenities will provide for a walkable community.
- **Heat Island Effect Mitigation:** 100% of the project's parking is underground, reducing the project's heat island effect.
- **Irrigation Efficiency:** The selection of native and adaptive plantings will significantly reduce the reliance on irrigation. In the event of a long period of drought, watering will be done by hand.
- **Water Efficiency:** Low flow/flush plumbing fixtures, including toilets, showerheads, lavatory faucets and kitchen faucets will be provided.
- **Passive Strategies:** Individual façade treatments as a response to solar exposure.
- **Reduced Thermal Bridging:** A majority of the slab edges will be insulated, reducing impacts of thermal bridging.
- **Optimized Energy Performance:** Energy efficiency measures are evaluated via a full building energy simulation.
- **Energy Efficiency:** EnergyStar rated appliances including dishwasher, refrigerator, and clothes washer will be provided.
- **DES Compatibility:** The mechanical systems will be appropriate for future connection to a neighborhood-scale hot water District Energy System (DES).
- **Water Efficiency:** Low-flow plumbing fixtures will not only reduce water consumption but also reduce the amount of energy required to produce hot water.
- **Waste Management:** A construction waste management plan will be developed and implemented throughout construction with a goal of diverting over 75% of waste generated.
- **Building Materials:** Many of the building materials will be selected based on recycled content and/or regional manufacturing.
- **GHG Reduction:** Use of cement substitutes such as flyash will reduce the developments CO2 footprint.
- **Indoor Air Quality:** Low VOC finishes including adhesives, sealants and paints, as well as low emitting carpet and flooring systems will be sourced.
- **Indoor Air Quality:** Best practices will be implemented during construction to optimize air quality and provide a clean and healthy building for the future residents.
- **Daylighting and Views:** Appropriate glazing selection and placement will allow for plenty of daylight and views.
- **Air Quality:** Partitions between units will be designed to minimize the transfer of tobacco smoke and odors between units.
- **Thermal Comfort:** Operable windows will be incorporated throughout the buildings giving the future residents a high level of control over their thermal comfort.



LEED CHECKLIST

King Edward & Cambie

LEED Progress Report

Last update 2-Aug-13

KANE CONSULTING

Y	?	N			
63	2	43	**Total Project Score & Rating**	GOLD	Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points **Gold 60 to 79 points** Platinum 80 or more points

Y	?	N	Sustainable Sites	Possible Points	26
Y			Prereq 1	**Construction Activity Pollution Prevention**	
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 Acess	3,6
1			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
3			Credit 4.3	**Alternative Transportation**, Low-Emitting and 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 (CoV: SSc6.1 orSSc6.2 for 1 pt minimum).	1
1			Credit 6.2	**Stormwater Design**, Quality Control (CoV: SSc6.1 or SSc6.2 for 1 pt minimum).	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

Y	?	N	Water Efficiency	Possible Points	10
Y			Prereq 1	**Water Use Reduction**	
2			Credit 1	**Water Efficient Landscaping**, Reduce by 50% . No Potable Water Use (CoV: WEc1 or WEc3 for 1 pt).	2,4
		2	Credit 2	**Innovative Wastewater Technologies**	2
3		1	Credit 3	**Water Use Reduction**, 30%, 35%, 40% Reduction (CoV: WEc1 or WEc3 for 1 pt).	2-4

Y	?	N	Energy and Atmosphere	Possible Points	35
Y			Prereq 1	**Fundamental Commissioning of Building Energy Systems**	
Y			Prereq 2	**Minimum Energy Performance**	
Y			Prereq 3	**Fundamental Refrigerant Management**	
6		*3	Credit 1	**Optimize Energy Performance (CoV: 6 pts minimum)**	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 & Verification**	3
2			Credit 6	**Green Power**	2

Y	?	N	Materials and Resources	Possible Points	14
Y			Prereq 1	**Storage and Collection of Recyclables**	
		3	Credit 1.1	**Building Reuse**, Maintain Existing Walls, Floor and Roof	1-3
		1	Credit 1.2	**Building Reuse**, Maintain Interior Non-Structural Elements	1
2			Credit 2	**Construction Waste Management**, Divert 50% , 75%	1-2
		2	Credit 3	**Materials Reuse**, 5%, 10%	1-2
2			Credit 4	**Recycled Content**, 10%, 20%	1-2
2			Credit 5	**Regional Materials**, 20%, 30%	1-2
		1	Credit 6	**Rapidly Renewable Materials**	1
		1	Credit 7	**Certified Wood**	1

Y	?	N	Indoor Environmental Quality	Possible Points	15
Y			Prereq 1	**Minimum IAQ Performance**	
Y			Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	
		1	Credit 1	**Outdoor Air Delivery Monitoring**	1
		1	Credit 2	**Increased Ventilation**	1
1			Credit 3.1	**Construction IAQ Management Plan**, During Construcion	1
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 and Coatings	1
1			Credit 4.3	**Low-Emitting Materials**, Flooring Systems	1
1			Credit 4.4	**Low-Emitting Materials**, Composite Wood and Agrifiber	1
1			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1			Credit 6.1	**Controllability of Systems**, Lighting	1
1			Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
1			Credit 7.1	**Thermal Comfort**, Design	1
		1	Credit 7.2	**Thermal Comfort**, Verification	1
		1	Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
1			Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1

Y	?	N	Innovation & Design Process	Possible Points	6
1			Credit 1.1	**Innovation in Design: Exemp SSc7.1 - 100% U/G Parking**	1
1			Credit 1.2	**Innovation in Design: Exemp SSc4.1 - Public Transportation**	1
1			Credit 1.3	**Innovation in Design: Exemp EAc6 - Green Power**	1
1			Credit 1.4	**Innovation in Design: Low Mercury Lighting**	1
1			Credit 1.5	**Innovation in Design: Green Cleaning or MRc5 or 0ther**	1
1			Credit 2	**LEED™ Accredited Professional**	1

Y	?	N	Regional Priority	Possible Points	4
1			Credit 1	**Durable Building**	1
1			Credit 2.1	**Regional Priority: SSc2**	1
1			Credit 2.2	**Regional Priority: WEc3**	1
1			Credit 2.3	**Regional Priority: MRc2**	1

Legend

	Credit Targeted
	Not Attempting
Y	**Prerequisite (Must Achieve)**

*** Red text indicates a strategy required by CoV.**

LEED Analysis by: Kane Consulting

gBL

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NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	AUG. 9, 2013	REZONING APPLICATION

KING EDWARD & CAMBIE

REZONING APPLICATION

SUSTAINABILITY

DATE	09/08/2013 8:52:03 AM
DRAWN BY	JS
CHECKED BY	TB
SCALE	
JOB NUMBER	1301

A-0.03