

SITE DEVELOPMENT

Green space
 Minimize building footprints.... maximize landscape open space.
 Roof garden landscape components
 Utilize permeable surfaces to maximize water absorption and minimize storm water runoff
 Minimize site dewatering by maintaining existing water table
 Indigenous landscaping-Utilizing native hearty growing plant material which requires lower maintenance and watering rather than imported sensitive high-maintenance species

WATER EFFICIENCIES

High efficiency water closets
 Low flow showerheads and sink faucets
 Front loading low water use washing machines (use 50% less water than traditional top load models)
 Indigenous Landscaping

ENERGY EFFICIENCIES

BUILDING ENVELOPE

High efficiency envelope-air leakage control measures
 Cavity insulation to eliminate thermal bridging
 Attention to envelope air leakage control
 Low e argon glazing with soft coat film and insulated plastic rather than metal thermo pane spacers

ELECTRICAL AND LIGHTING

Light coloured reflective paint colours in suites (require less lighting)
 High reflective painted white garage walls and ceilings (require less lighting in the garage when the walls and ceiling are white and reflective rather than natural grey concrete)
 50% of lighting in garage and locker areas controlled by motion sensors
 High efficiency lighting in all common areas
 LED lighting in Exit Signs
 High efficiency electrical light fixtures within the suites
 Energy efficient exterior lighting with exterior compact fluorescents
 Hydro Ottawa "Smart Meters" will be installed in each suite. Smart Meters provide information to consumers about how and when to use electricity to conserve energy and reduce costs
 Leading edge State of the Art, Machine RoomLess Elevating Devices which use 25-40% less hydro to operate than conventional elevators

HEATING VENTILATION AND AIR CONDITIONING

Minimum COP 3.5 and EER 13 for heat pumps
 ECM motors in heat pumps
 Multi-stage evaporative cooling tower rather than dry cooler
 Energy Conservation Motors in ventilation equipment (Ashrea 90.1)
 Independent commissioning of all systems to ensure optimal operations

INDOOR AIR QUALITY

OFF-GASSING

Hardwood flooring Pre-finished Off-Site
 Low formaldehyde cabinet construction
 Painted and sealed (no out gas emitting) mdf cabinet doors
 Pre-finished solid wood cabinet frame doors with plywood panel
 Formaldehyde free MDF trim or factory primed MDF trim and shelving

Solid granite countertops
 Low VOC interior caulking and sealants
 Low VOC carpeting in hallways (the carpeting is recyclable)
 Low VOC glues and underpad

HEATING VENTILATION AND AIR CONDITIONING

Fresh air ducted into each suite
 Central humidification
 Central Dehumidification
 Independent control of cooling and heating system in each suite

MOULD CONTROL

Waterproof backer board in bathrooms
 Ventilation system designed to remove humid contaminated air (the bathroom, Clothes dryer and kitchen hood fan are exhausted to outside)
 Dehumidified Air conditioned corridors and common areas
 Minimal use of carpeting

GLOBAL ENVIRONMENT

General reduction in energy consumption and water use
 Sustainable long lasting building components
 Alternate refrigerants in heat pump systems to reduce ozone depletion
 Green roof concepts
 Recyclable materials(carpeting and underpads)
 Ample bicycle storage beyond City Requirements to encourage pollution free transportation
 Pedestrian oriented lifestyle