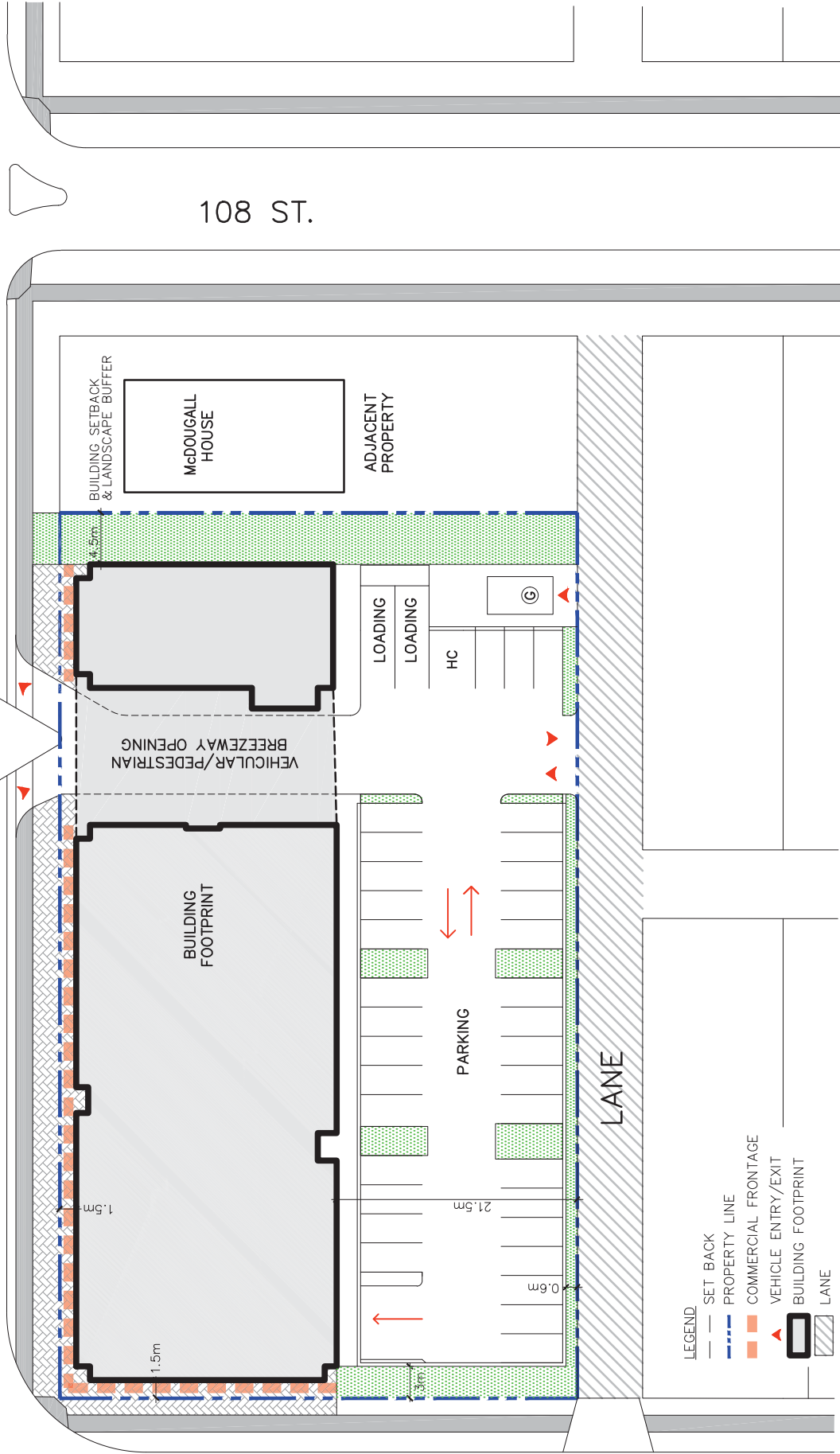


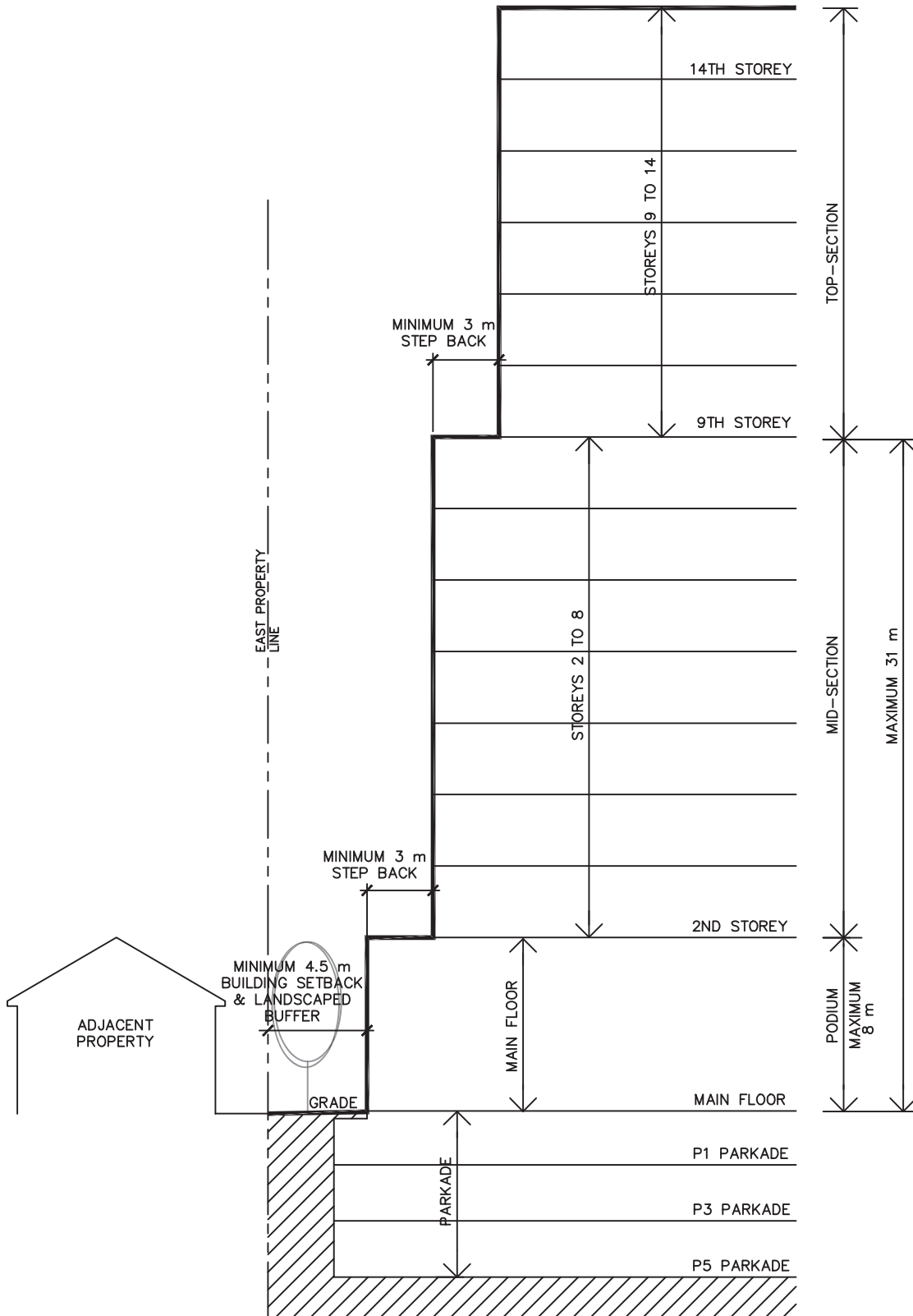
111 AVE.

108 ST.

109 ST.



APPENDIX I: ILLUSTRATIVE SITE PLAN



APPENDIX II: EAST PROPERTY LINE SCHEMATIC SECTION

Appendix III – Sustainability Practices and Targets

<b>Design Components</b>	<b>Sustainable Initiative</b>	<b>Specific Target</b>
<i>Sustainable Sites</i>	Stormwater Management	The development shall implement a stormwater management plan that results in a 25% decrease in the rate and quantity of stormwater runoff when compared to the existing site.
	Heat Island Effect	A minimum of 50% of the building roof area shall be covered with high emissivity roofing (emissivity of 0.9 or greater), vegetated roofing, or a combination thereof.
	Light Pollution Reduction	The development shall avoid light trespass from the building and site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security and shall meet or exceed the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99).
<i>Water Efficiency</i>	Innovative Wastewater Technologies	The design shall reduce the use of municipally provided potable water for building sewage conveyance by 20% as calculated per the Canadian Green Building Council LEED Reference Guide 2009 (not including irrigation).
	Water Use Reduction	The design shall employ strategies that in aggregate use 20% less potable water than water use baseline calculated for the building per the Canadian Green Building Council LEED Reference Guide 2009 (not including irrigation).
<i>Energy and Atmosphere</i>	Reduced Energy Consumption	The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (2011).
	Lighting	Lighting in all residential common areas and commercial

		areas shall exceed the efficiency specified in the Model National Energy Code for Buildings by 10% (2011).
<i>Materials and Resources</i>	Recycled Content	The design shall specify building materials such that 7.5% of the total value used in the development consists of post-industrial and post-consumer recycled materials.
	Regional Matters	The design shall specify building materials such that 80% of all aggregates used in the development are extracted, processed and manufactured within 800 km of the development.
<i>Indoor Environmental Quality</i>	Low-Emitting Materials	The design shall specify paints with VOC emissions that do not exceed the VOC and chemical component limits of Green Seal's Standards SS – August 17, 2011 requirements or acceptable alternative standards.