







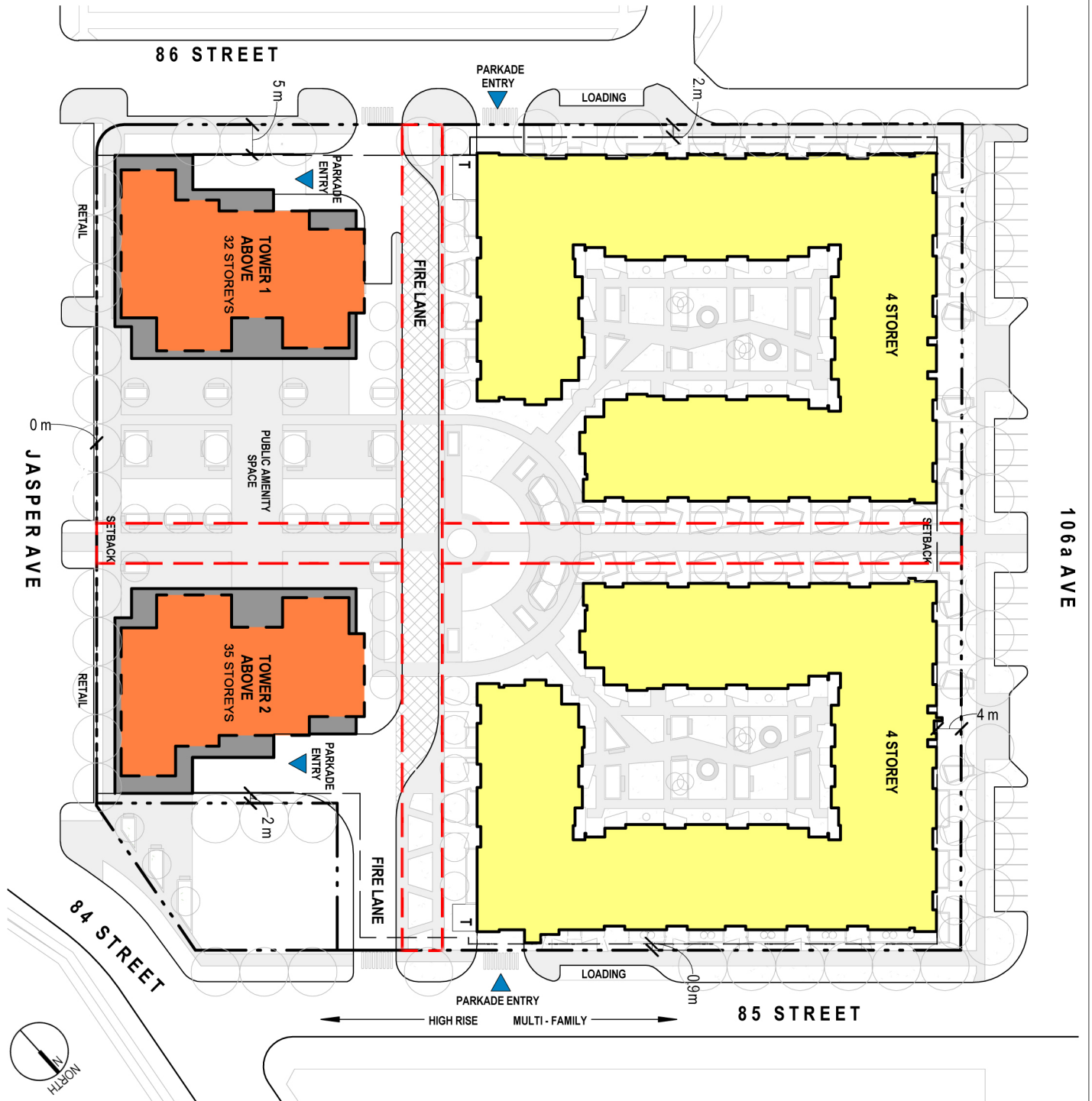
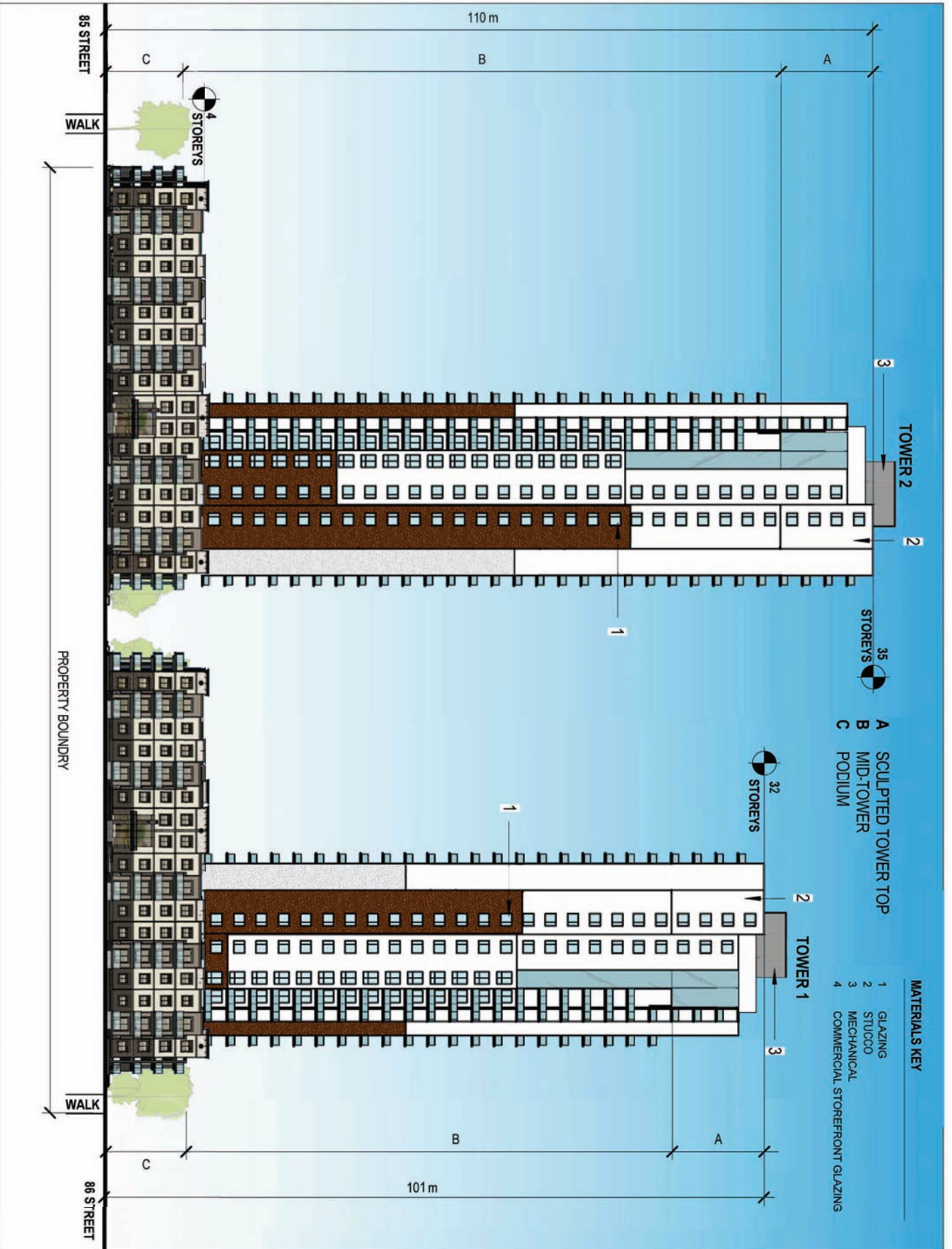


KEY	
	TOWER
	PODIUM
	4 STOREY
	PARKADE ENTRY
	SITE BOUNDARY
	SETBACK
	TRANSFORMER
	PUBLIC ACCESS EASEMENT





MATERIALS KEY

- 1 GLAZING
- 2 STUCCO
- 3 MECHANICAL
- 4 COMMERCIAL STOREFRONT GLAZING

- A SCULPTED TOWER TOP
- B MID-TOWER
- C PODIUM

35 STOREYS

32 STOREYS

TOWER 2

TOWER 1

110 m

101 m

85 STREET

86 STREET

WALK

WALK

PROPERTY BOUNDARY

4 STOREYS

1

1

3

2

2

3

32 STOREYS

35 STOREYS

TOWER 2

TOWER 1

110 m

101 m

85 STREET

86 STREET

WALK

WALK

PROPERTY BOUNDARY

4 STOREYS

1

1

3

2

2

3

32 STOREYS

35 STOREYS

TOWER 2

TOWER 1

110 m

101 m

85 STREET

86 STREET

WALK

WALK

PROPERTY BOUNDARY

4 STOREYS

1

1

3

2

2

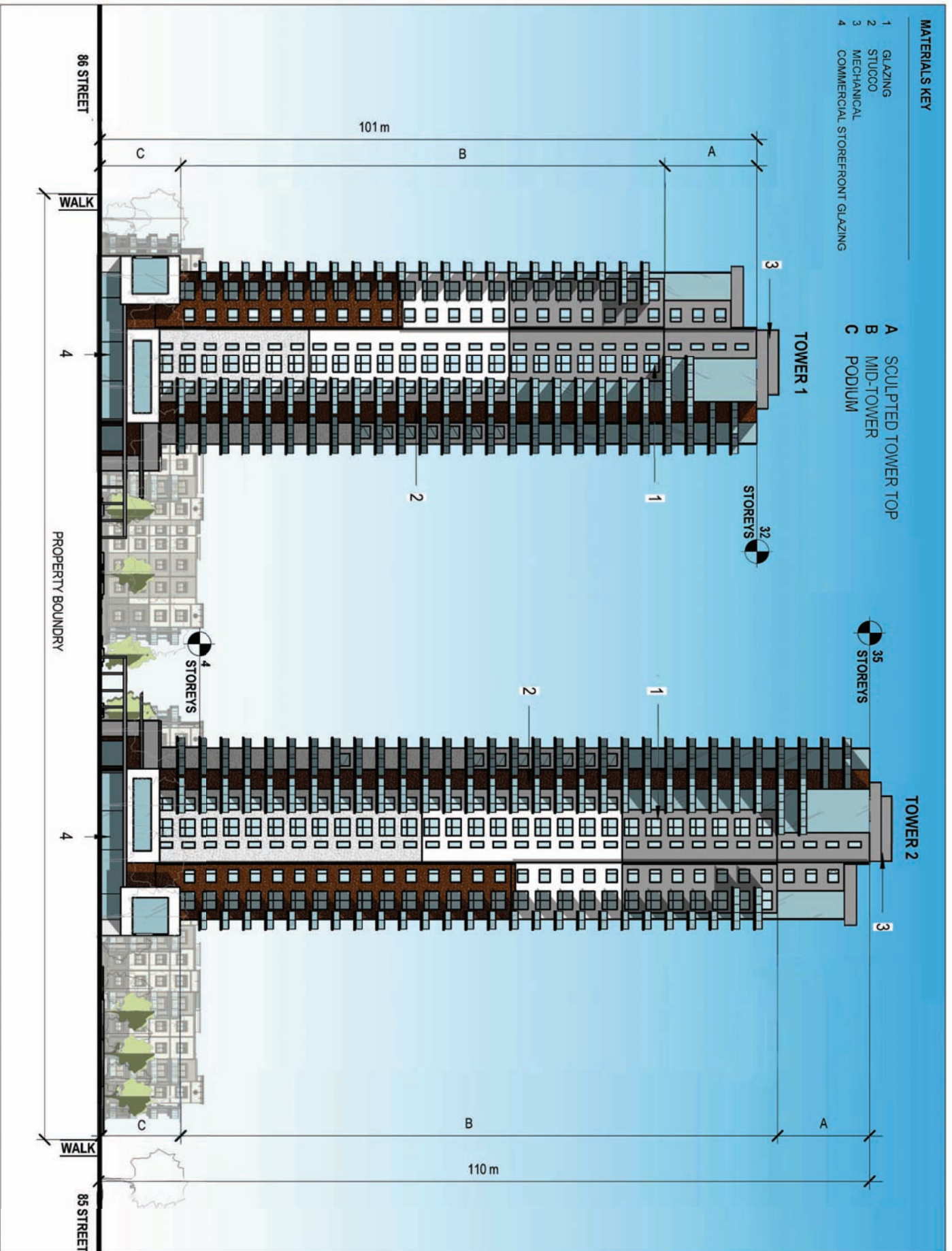
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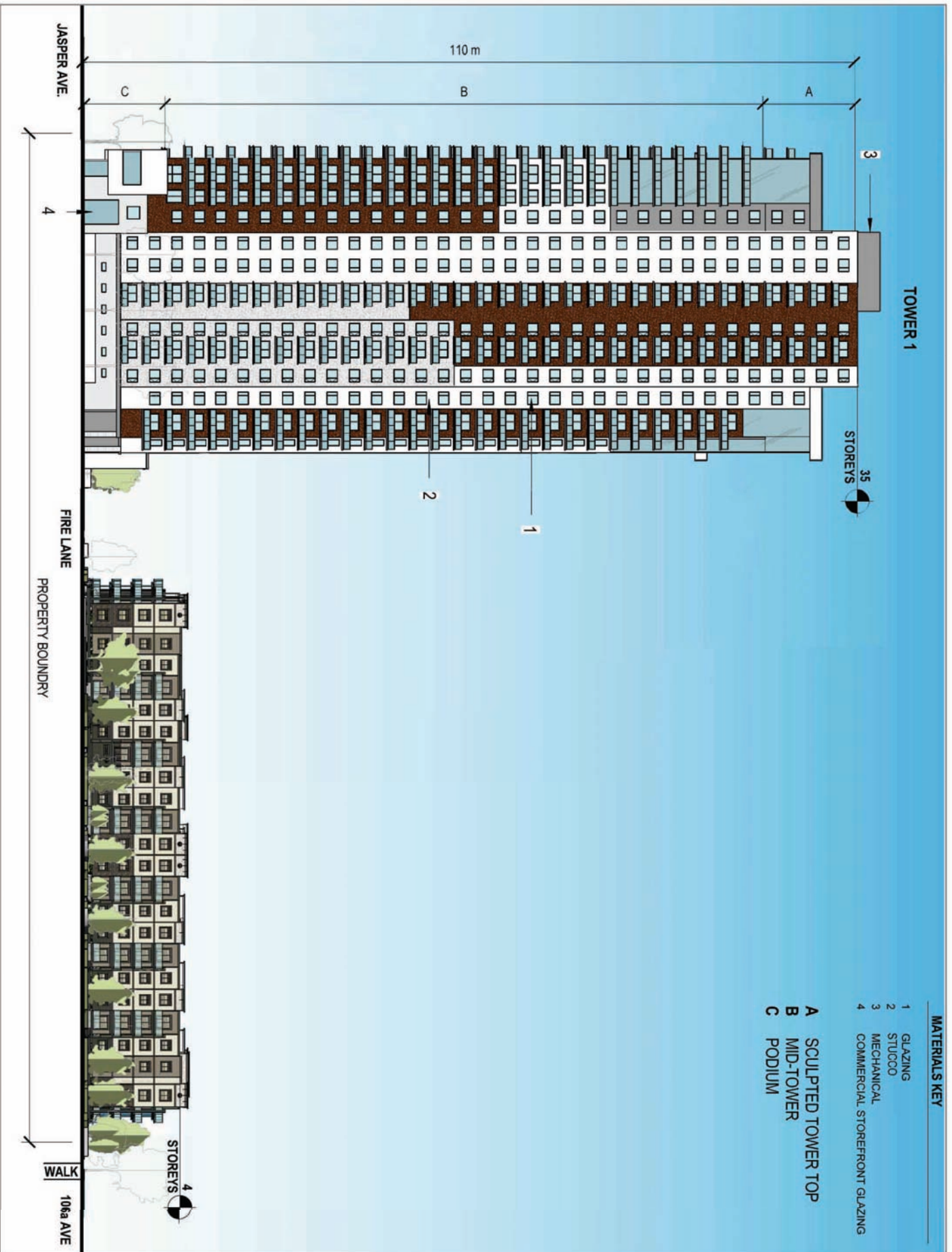
32 STOREYS

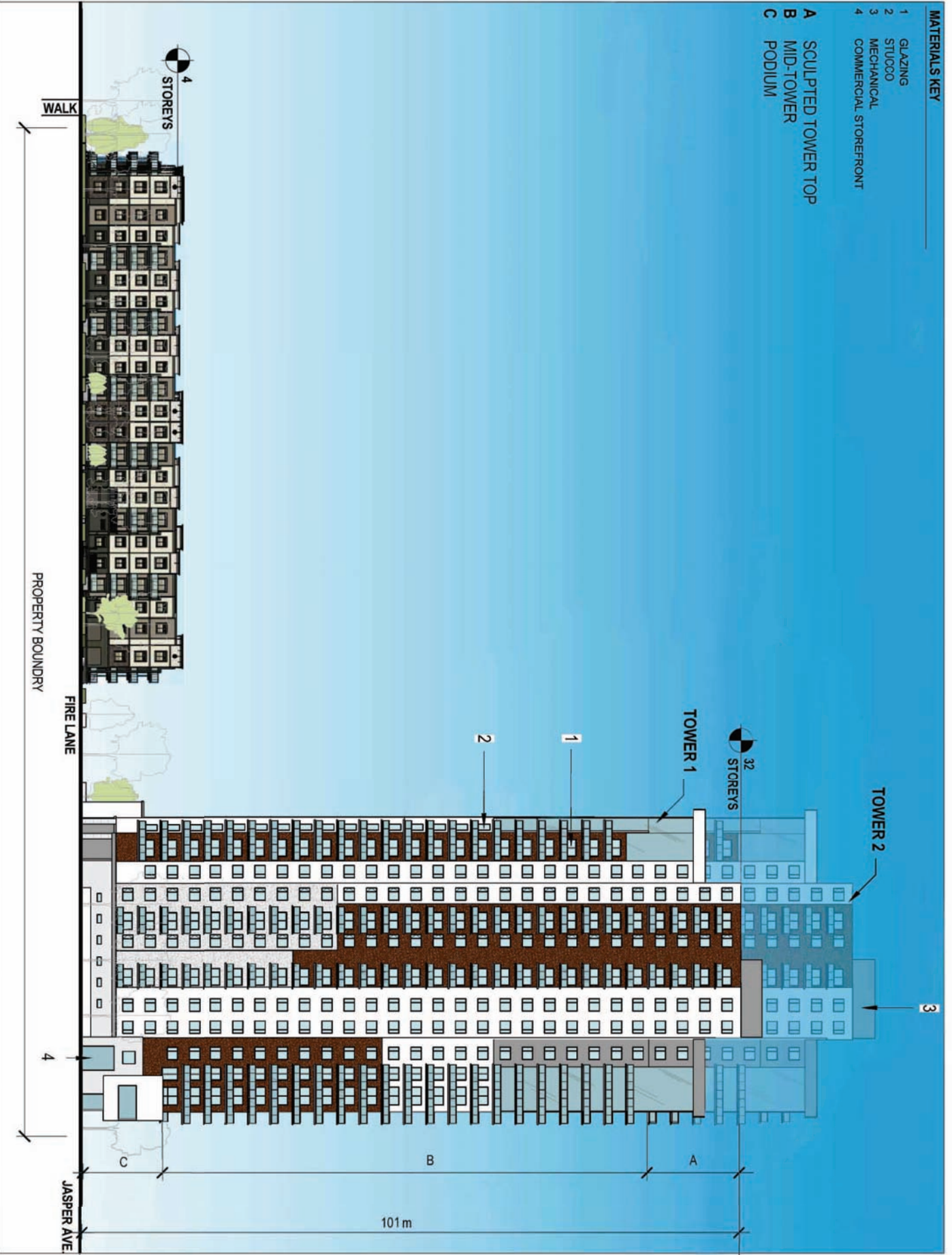
35 STOREYS

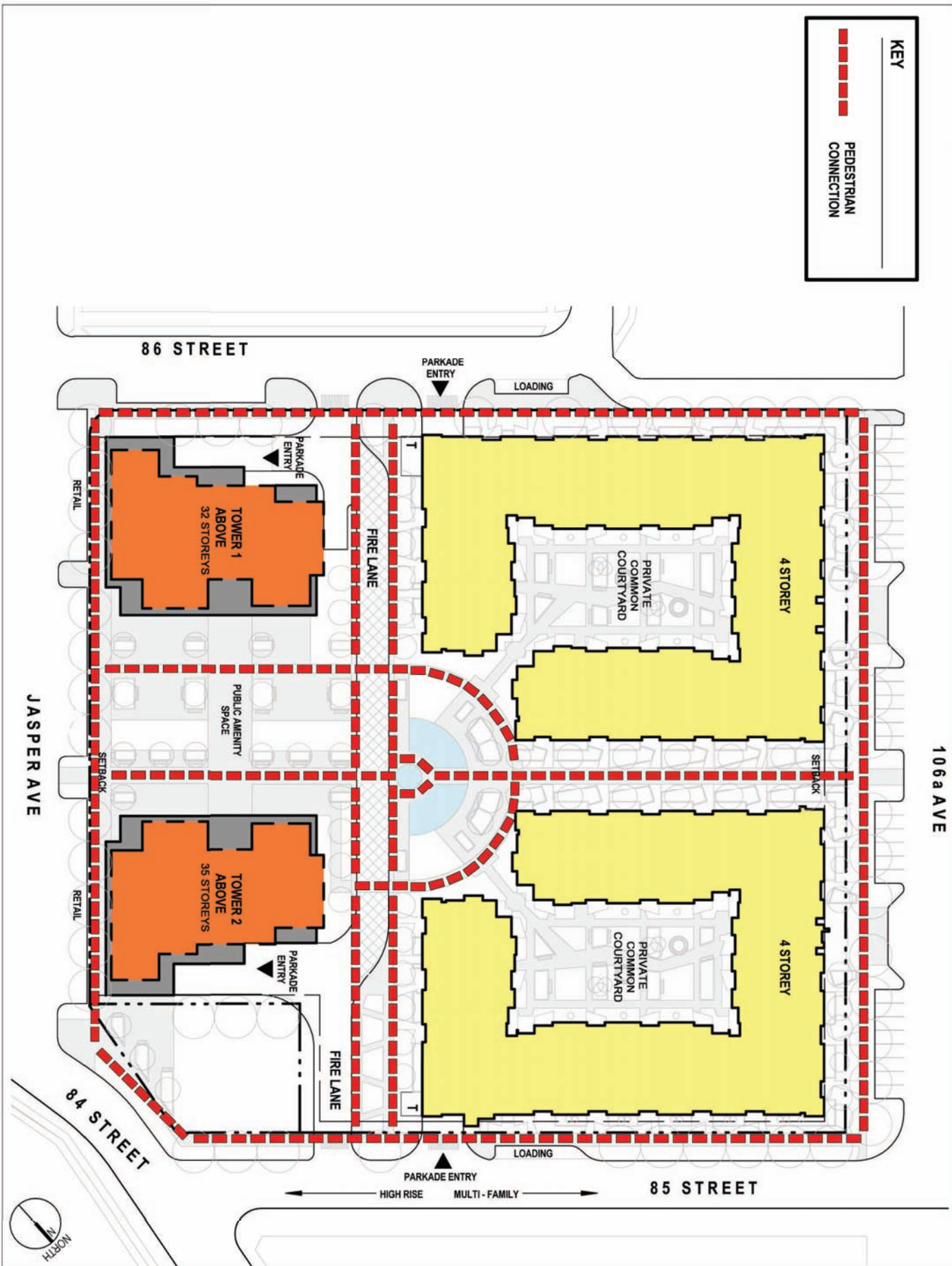
TOWER 2

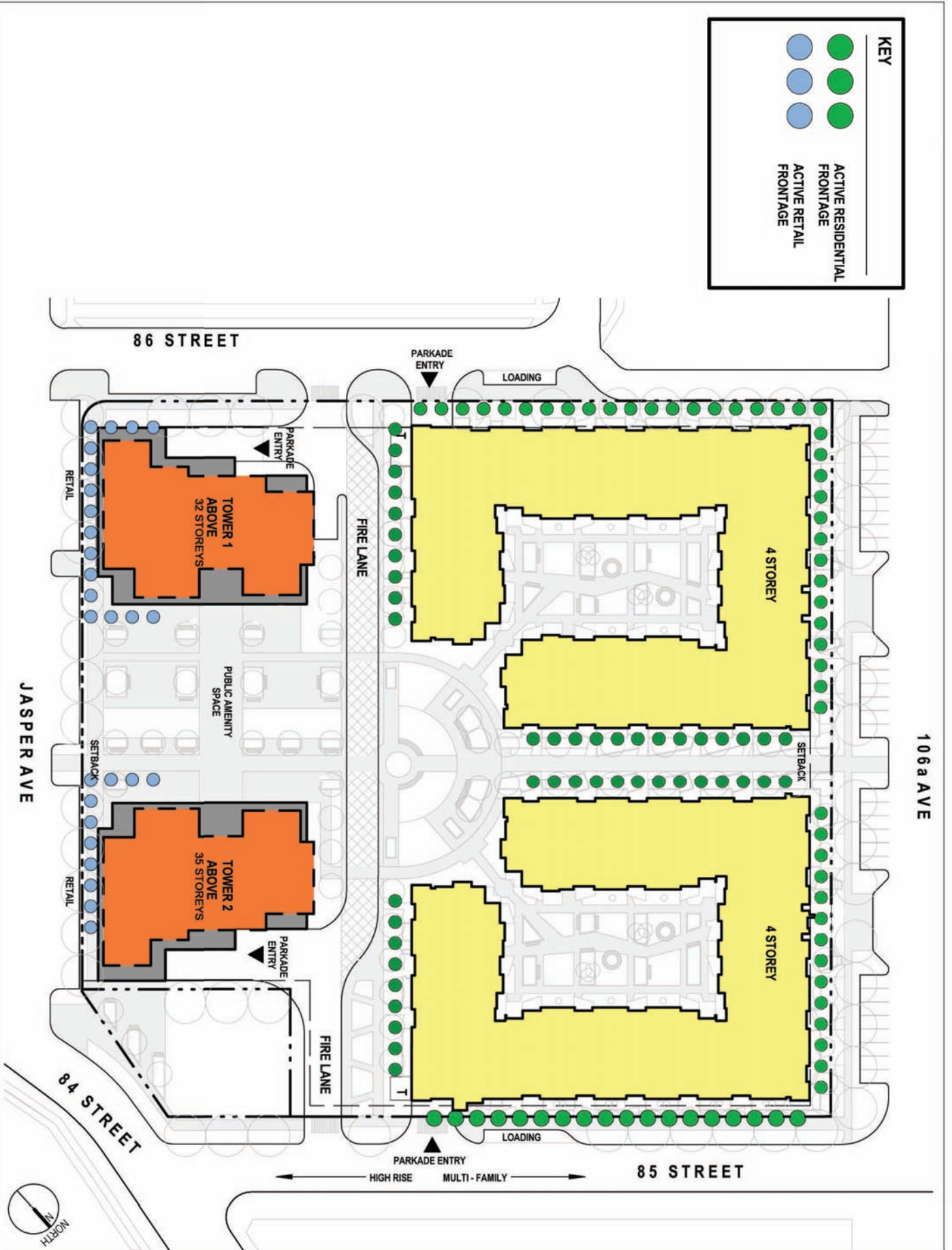
TOWER 1



























	SOFTSCAPING
	SEATING AREA
	CONCRETE SIDEWALK
	PAVED SIDEWALK
	BUILDING ENTRY
	BIKE RACKS
	PLANTER
	POTENTIAL PUBLIC ART LOCATION
	WATER FEATURE

	TOWER
	PODIUM
	4 STOREY
	PARKADE ENTRY
	SITE BOUNDARY
	SETBACK
	TRANSFORMER



Sustainable Strategies and Targets

Design Component	Sustainable Initiative	Specific Target
Sustainable Sites	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 .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).
Water Efficiency	Water Efficient Landscaping	The design shall apply high-efficiency irrigation technology, captured rain water, and/or drought tolerant landscaping to reduce potable water consumption for irrigation by 50% over conventional means, factored over the course of a typical year.
	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 2004 (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 2004 (not including irrigation).
Energy and Atmosphere	Reduced Energy Consumption	The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (1997).
	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%. (1997).
Materials and Resources	Regional Materials	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.
Indoor Environmental Quality	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 Standard SS-11 January 1997 requirements or acceptable alternate standard.