

# **Residential Features**

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## **Design**

- Designed by award-winning Busby Perkins + Will Architects
- Suites are open, bright and flexible, designed to take advantage of views and natural sunlight
- Open plan kitchens with large storage drawers and a multi-function eating and cooking area in some suites
- Thick polished granite stone slab countertops
- Suites are individually metered for hot and cold water use, electricity and heat
- Control heat or monitor consumption data online
- Condensing dryers and front loading washing machines
- Energy Star® Appliances, refrigerator, range, dishwasher, washer and dryer
- Secure underground parking and storage (1 stall and locker included in suite purchase)
- Cutting edge landscape design incorporates naturalized water features, vertical green wall elements, green roofs, lush landscaping and numerous green spaces to create a socially and ecologically responsible open space
- High performance dual flush toilets
- Low flow showerheads and faucets
- Concrete and steel buildings including 7 inch thick solid reinforcing concrete floors
- Occupancy sensors or automatic door switches in closets, storage areas and bathroom

## **Security**

- Fire protection system
- Secure common bicycle storage
- In-suite security system
- Regular site surveillance by Paladin Security

## **Building Operation**

- LEED® Platinum Certification
- On-site biomass energy plant providing heat to each suite
- Independent review by building envelope specialists
- Warranty includes 10 year structural defects, 5 year envelop coverage and 2 year limited material and labour coverage
- **47% more energy efficient than Model National Energy Code**
- 100% fresh air system to each suite with heat recovery ventilator to pre-warm incoming air saving energy
- Low-E double-glazed, thermally isolated, energy efficient aluminum window system
- Superior building envelope to minimize heat loss and gain
- External shading on most south and west windows to minimize heat gain in the summer still allowing for daylight
- **Energy efficient four pipe fan coil system**
- LED lighting in central corridor and compact fluorescent lighting in suites
- High efficiency, zoned, occupancy-controlled lighting in parkade and common areas
- Enhanced “day lighting” strategies to provide daylight in suite
- 55 to 60% less water usage than traditional condo buildings
- Sewage is treated on-site with the treated water used for flushing toilets and irrigation
- Estimated 70 million gallons of potable water savings on full build-out equivalent to the entire regions water use on the driest day of the year

## **Indoor Air Quality**

- 100% fresh air ducted to each suite
- Selection of superior low or no volatile organic compound, eco-friendly paints, sealants and adhesives contribute to superior air quality
- Avoidance of urea-formaldehyde composite wood and agrifibre products
- Opening windows to maximize natural ventilation
- Indoor air construction management practices during construction to minimize air contamination during construction
- Air quality testing at end of construction
- Each suite receives 6 month supply of green housekeeping supplies