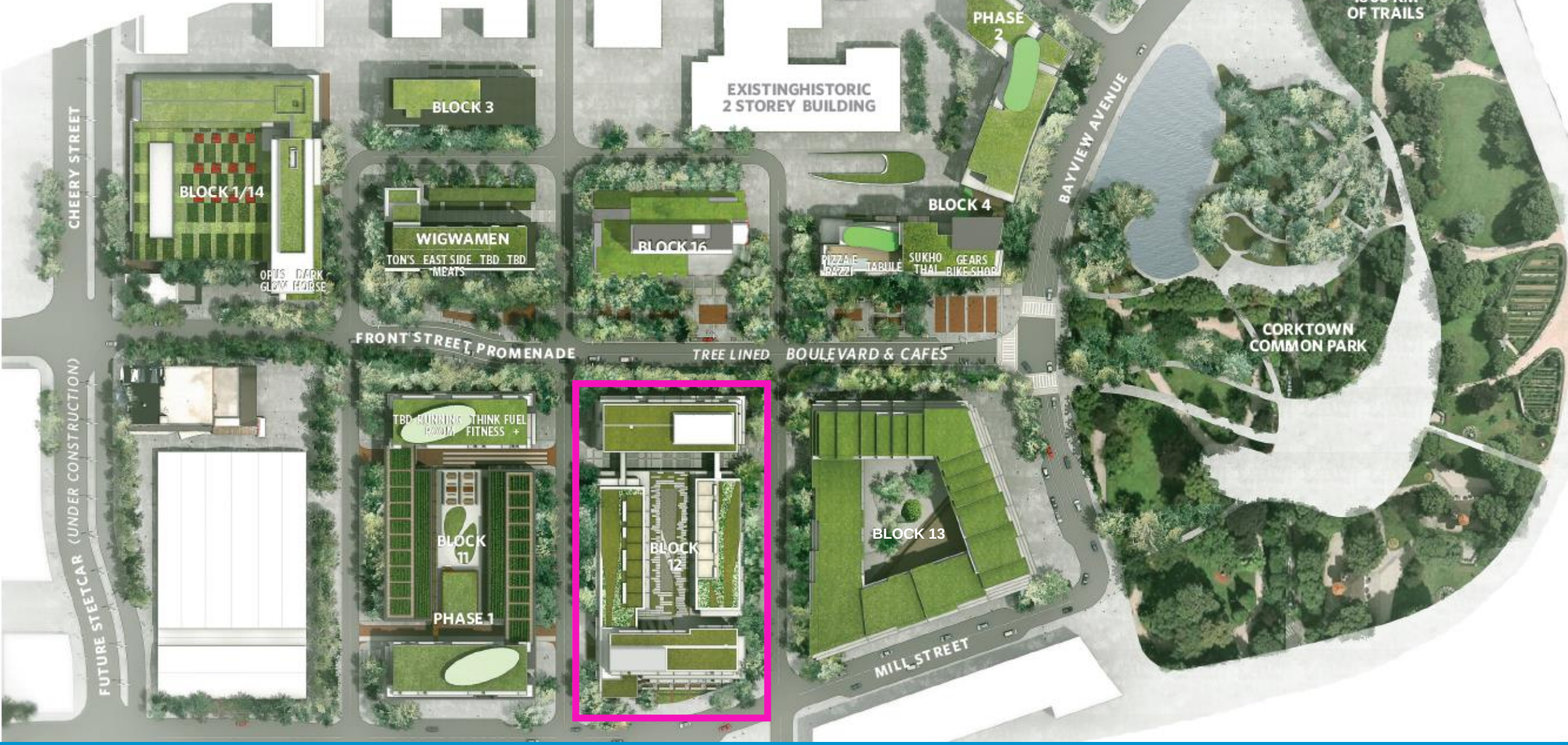


West Don Lands – Block 12

July 26, 2017

WDL – Block 12

Proponent: Dundee Kilmer
Design Team: Architects Alliance
Review Stage: Issues Identification

Project Description & Background

- Block 12 represents the 4th market residential building in the Canary District.
- The Canary District was home to the athletes village at the Pan Am and Parapan Am Games.
- Prior to the Pan/Parapan Am Games, the Canary District constructed 2 market residential buildings and 2 affordable housing buildings.
- The final development blocks of the Canary District are Block 12, Block 16 (targeting Fall 2017 for start of construction) and Block 13 (launching project early next year).
- Canary District has been experiencing very strong sales activity (Block 16 sold out in a few days). The health and wellness retail strategy is also proving very successful.
- This is the project's first time presenting to the DRP for Issues Identification
- The Proponent is looking for support to increase the building height by 1 meter to accommodate the ground floor height being increased from 5m to 6m. This will be more attractive to potential grocer tenant (large floor plate and high ceilings).

Key Dates for Block 12:

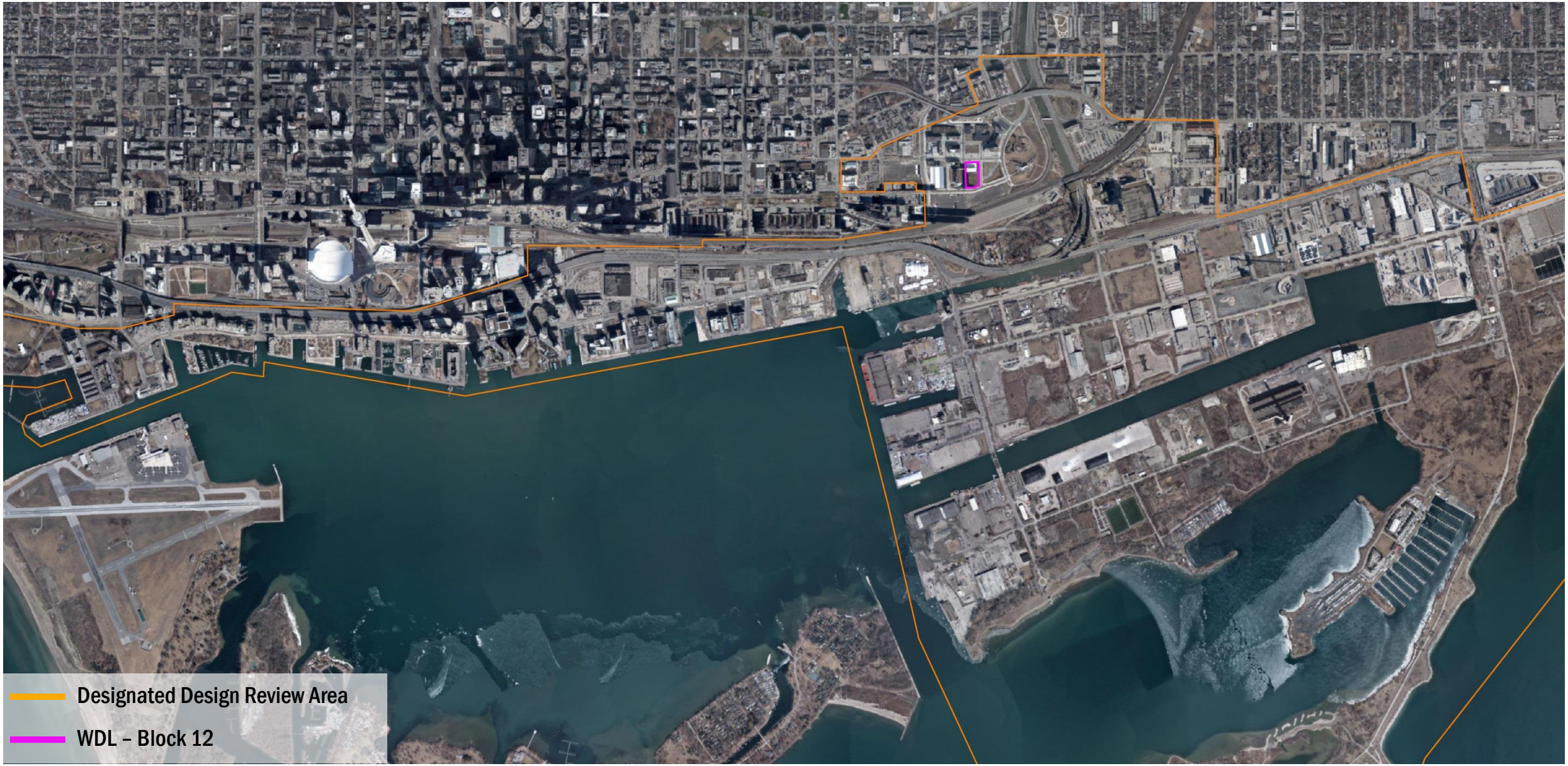
- Submit SPA Fall 2017
- Targeting to launch project in late Summer/Fall 2017

Sustainability

- Deal negotiated in 2011
- Contractual commitment to LEED Gold under 2009 version and MGBR version 1
- When negotiating deal, did not feel could include a progressive uptick for sustainability targets. Would result in a significant hit on land value as a purchaser would need to factor in unknown costs and risk.
- Developer is exceeding LEED and MGBR contractual obligations and is planning on introducing thermal breaks in balconies for this building.

Site Context

WATERFRONTToronto



Site Context

West Don Lands Built Form

WDL – Block 12

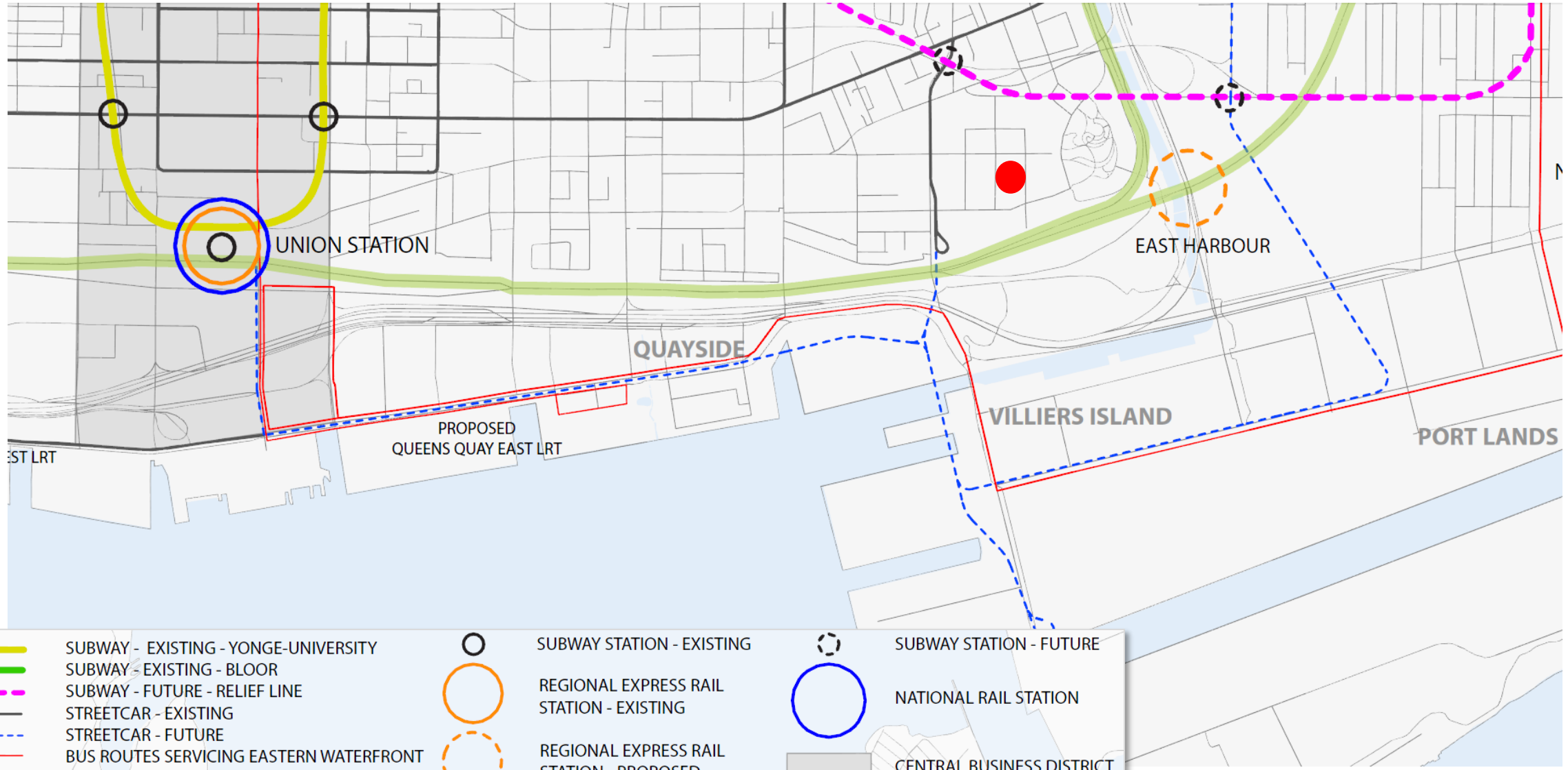
Proponent: Dundee Kilmer
Design Team: Architects Alliance
Review Stage: Issues Identification

- 4 STOREYS / 13M
- 15M
- 5 STOREYS (16M) + PENTHOUSE / 19M
- 5 STOREYS / 18M
- 6 STOREYS (21M) + PENTHOUSE / 24M
- 8 STOREYS (27M) + PENTHOUSE / 30M
- 10 STOREYS + PENTHOUSE / 36M
- 14 STOREYS + PENTHOUSE / 48M
- 24 STOREYS + PENTHOUSE / 78M

Site Context - Transit

WDL – Block 12

Proponent: Dundee Kilmer
Design Team: Architects Alliance
Review Stage: Issues Identification



Policy Context – Central Waterfront Secondary Plan

D21_A NEW BEGINNING FOR THE WEST DON LANDS
The West Don Lands will be redeveloped into diverse mixed-use communities. These communities will capitalize on their **strategic downtown location**, the synergy created by the simultaneous development of the Port Lands and their historic roots as part of the original town of York, as well as the Don River's new environmental health.

(P32) **Excellence in the design of public and private buildings**, infrastructure (streets, bridges, promenades, etc.) **parks and public spaces** will be promoted to achieve **quality, beauty and worldwide recognition.**

(P33) New development will be **located, organized and massed to protect view corridors**, **frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

Topics for Panel Consideration

- Building massing in the context of the Canary District
- Program and adjacencies with surrounding buildings and open space

Additional City of Toronto Concerns:

- City requested the courtyard to be widened from 13m to 15m (achieved)
- Relationship of townhouses to public realm
- Introducing privacy for units facing the courtyard (potentially resolved through widening the courtyard)

Canary DISTRICT

BLOCK 12 DESIGN REVIEW PANEL 1

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July 26 2017

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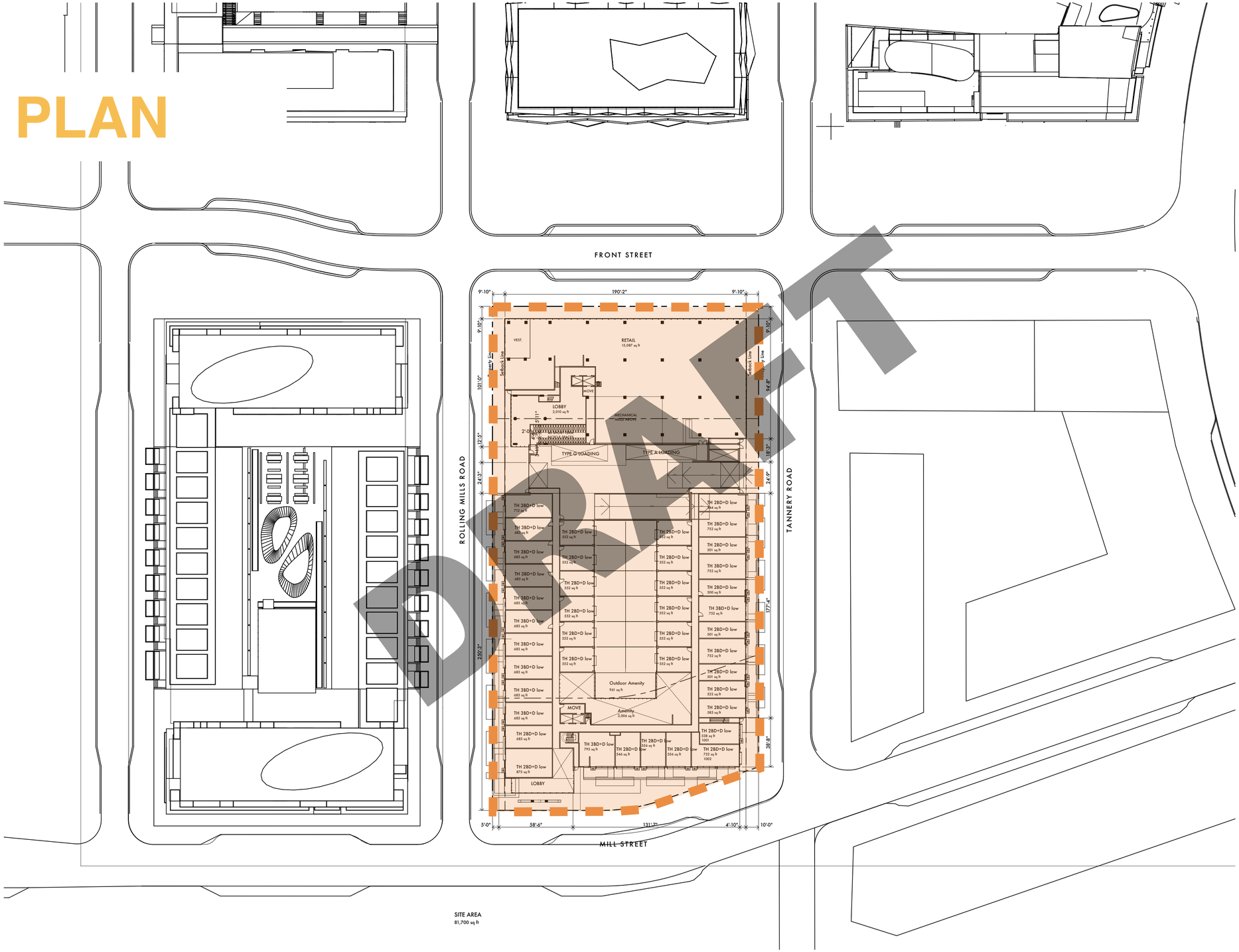
RESTAURANT
STEAKS & CHOPS
Cherry St

SITE PLAN



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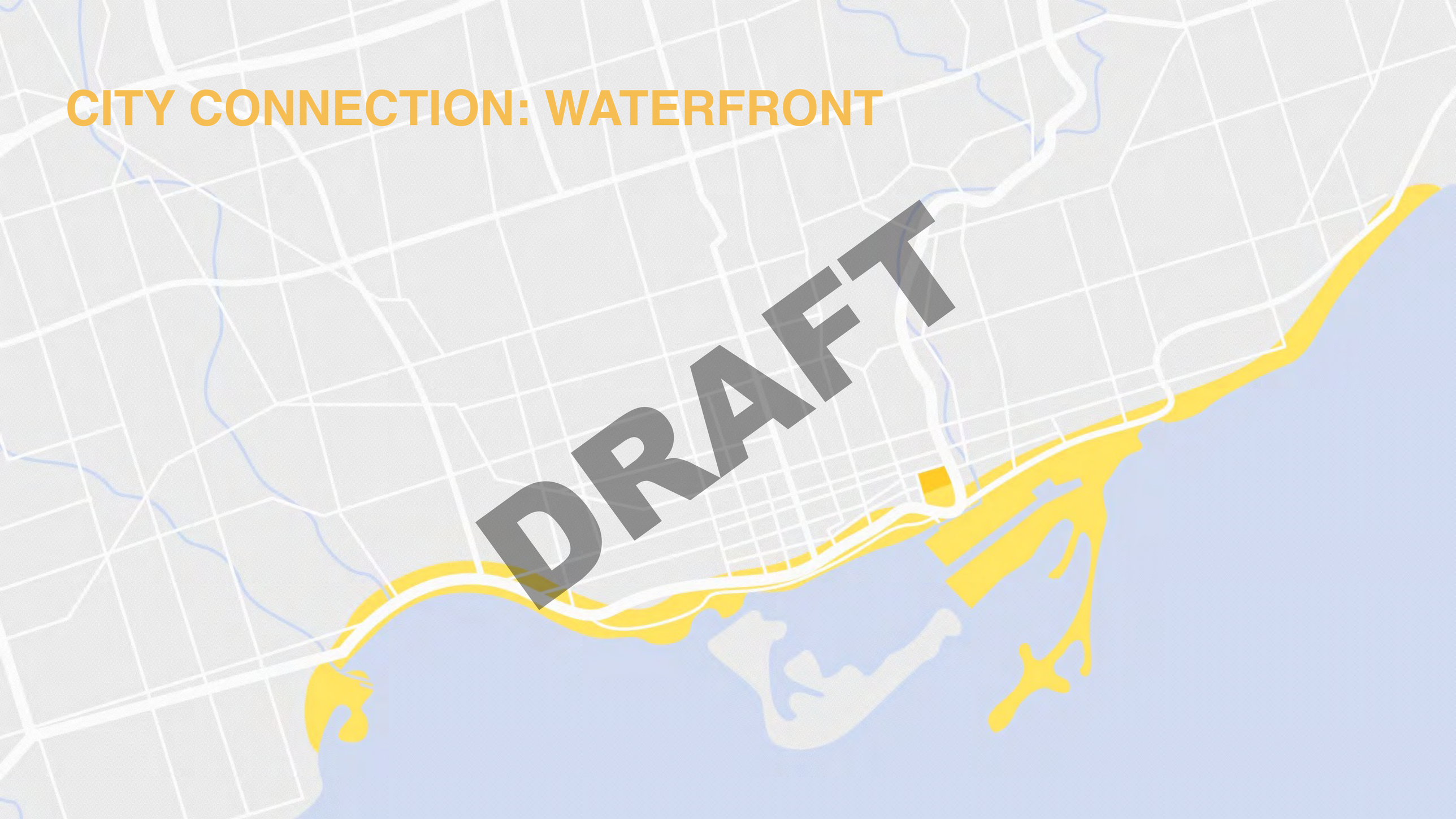
CITY CONNECTION: DON VALLEY

CITY CONNECTION: WATERFRONT



SITE

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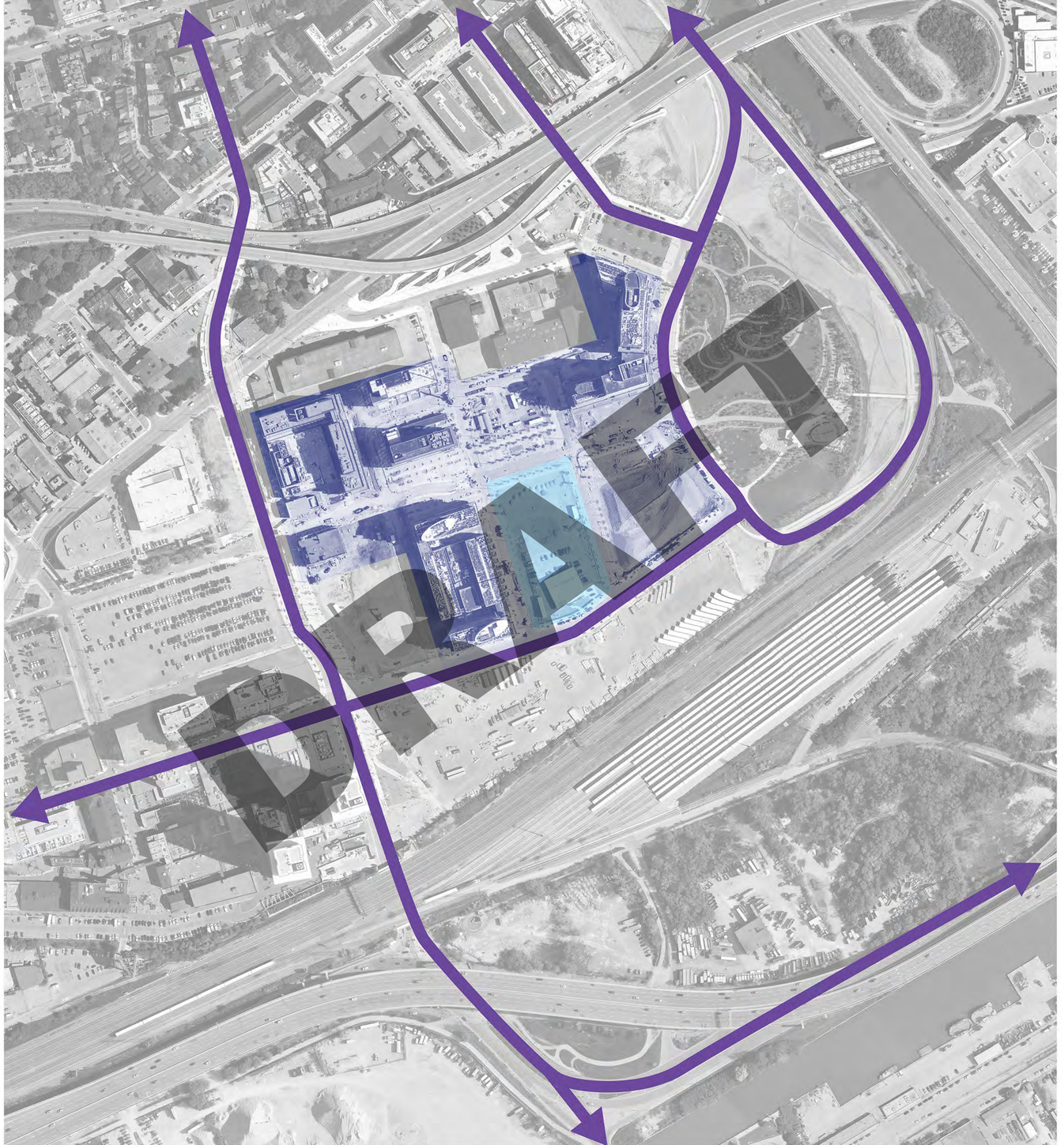
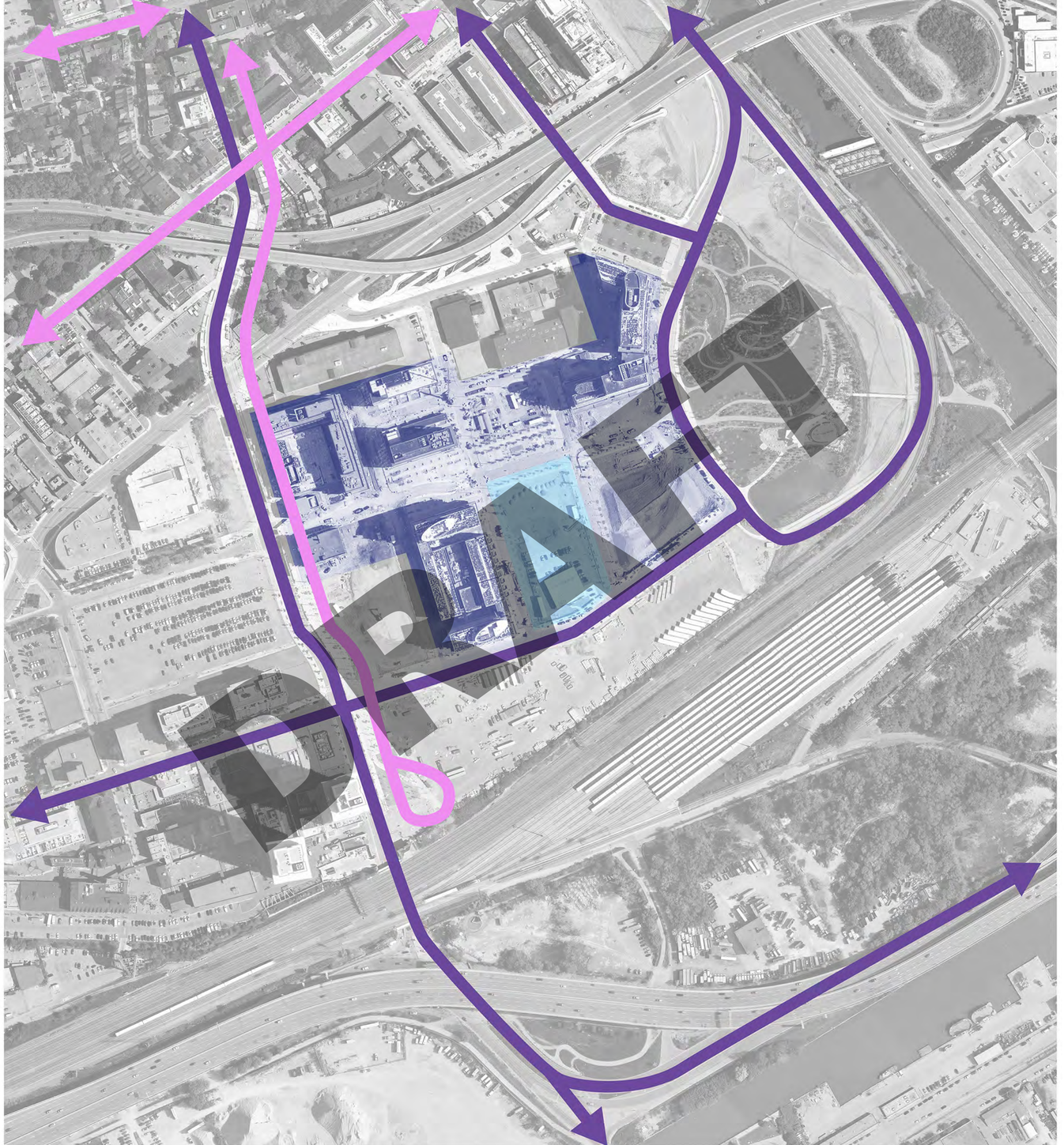
SITE

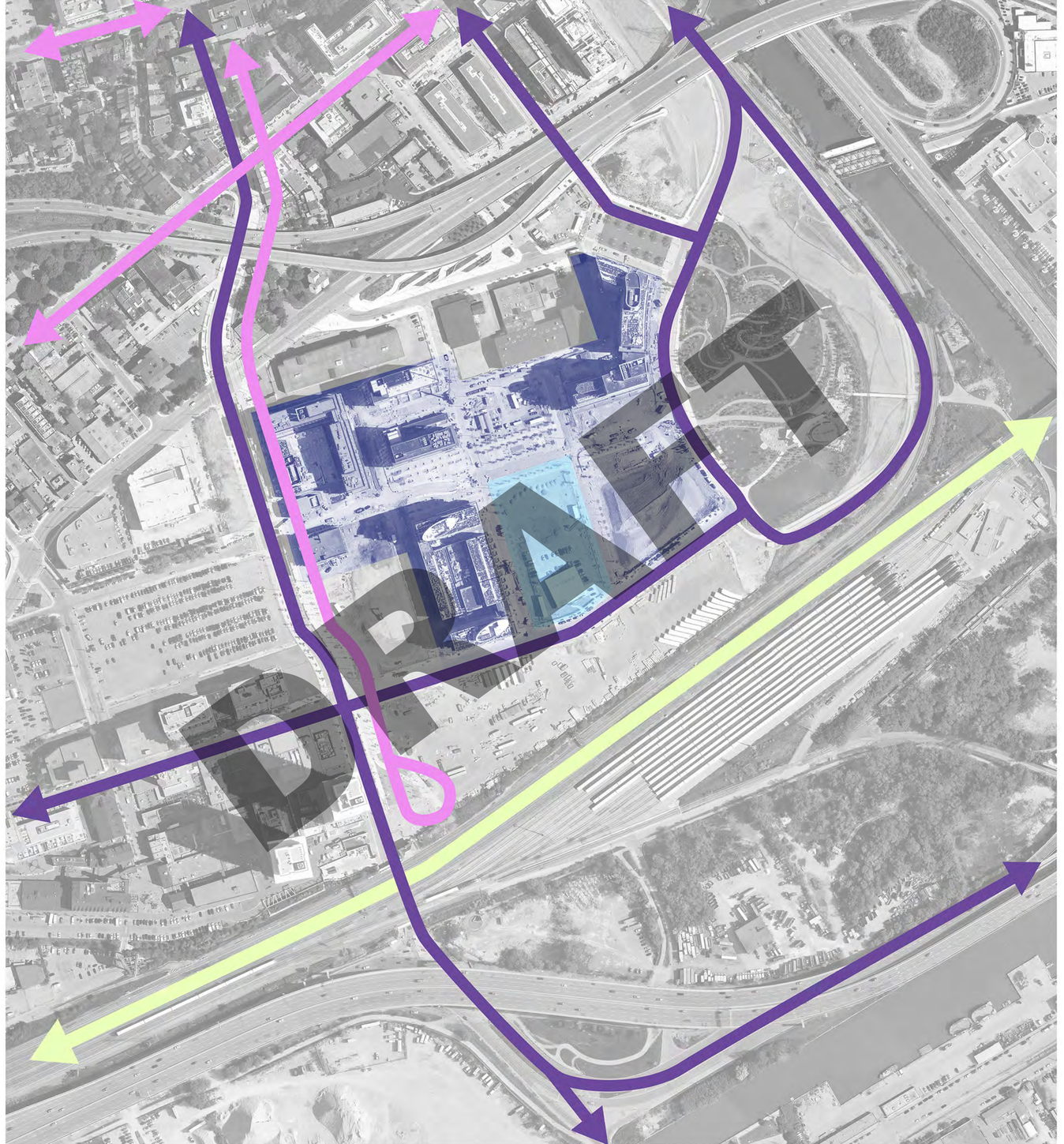
CYCLING



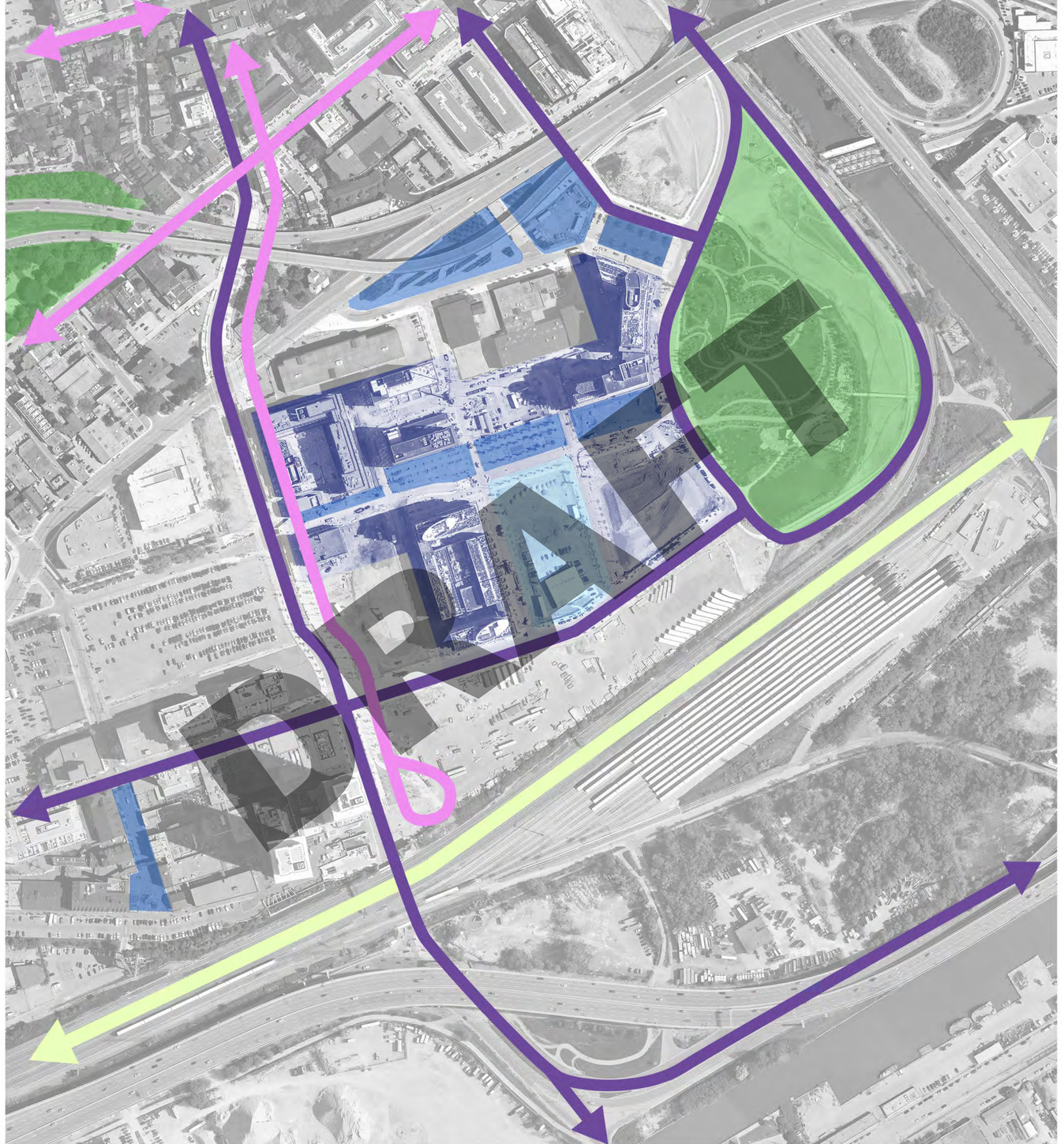
PUBLIC TRANSIT



REGIONAL TRANSIT



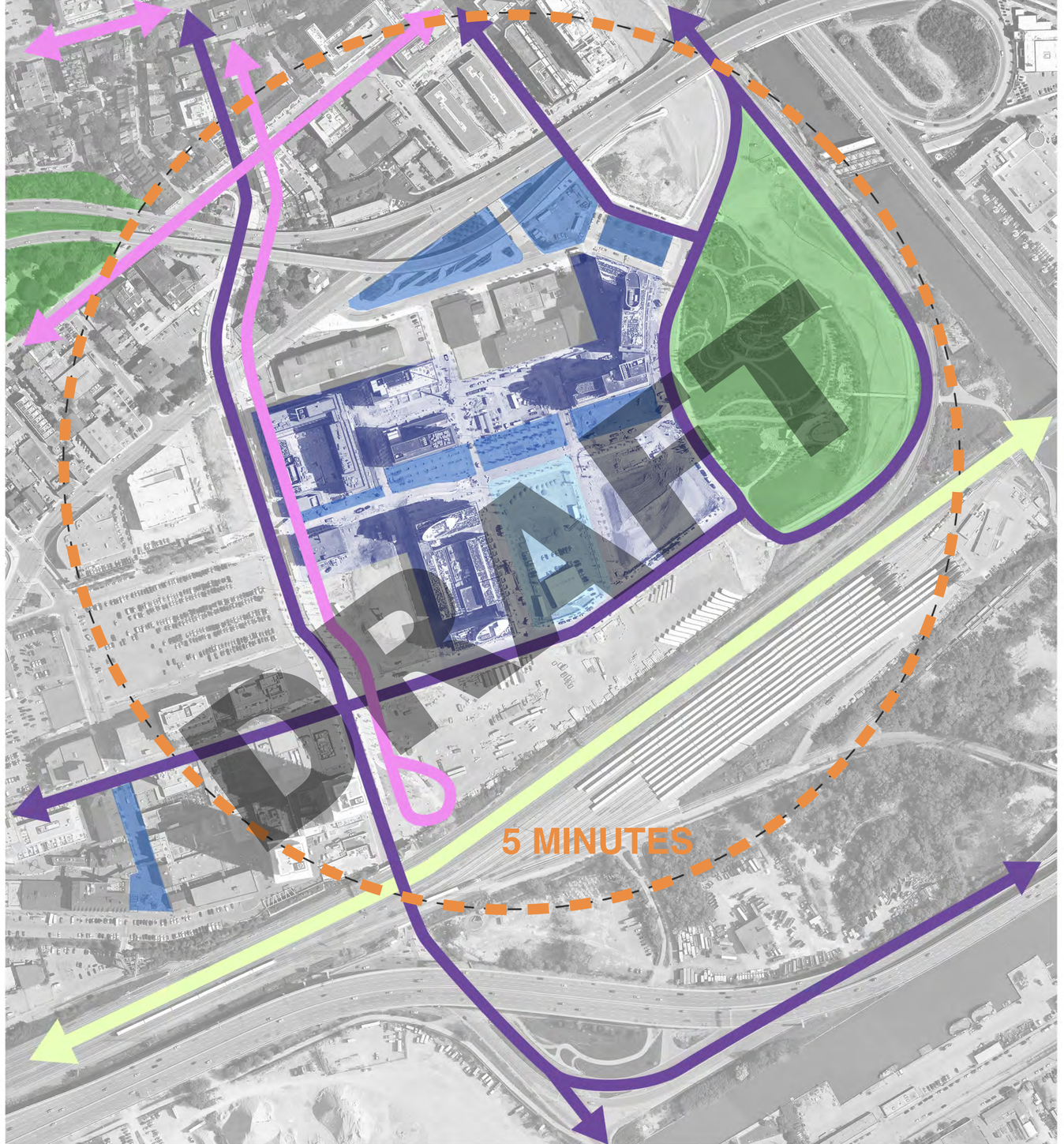
PUBLIC SPACE



WALKING

10 MINUTES

5 MINUTES



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BLOCK 12

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PROJECT STATISTICS

RESIDENTIAL GFA : 30,794 sm (331,473 sf)

NON RES. GFA : 1,301 sm (14,002 sf)

TOTAL UNITS : 388

1 BD : 133 34%

2 BD : 204 53%

3 BD : 51 13%

INCLUDES 41 TOWNHOUSE UNITS AT GRADE

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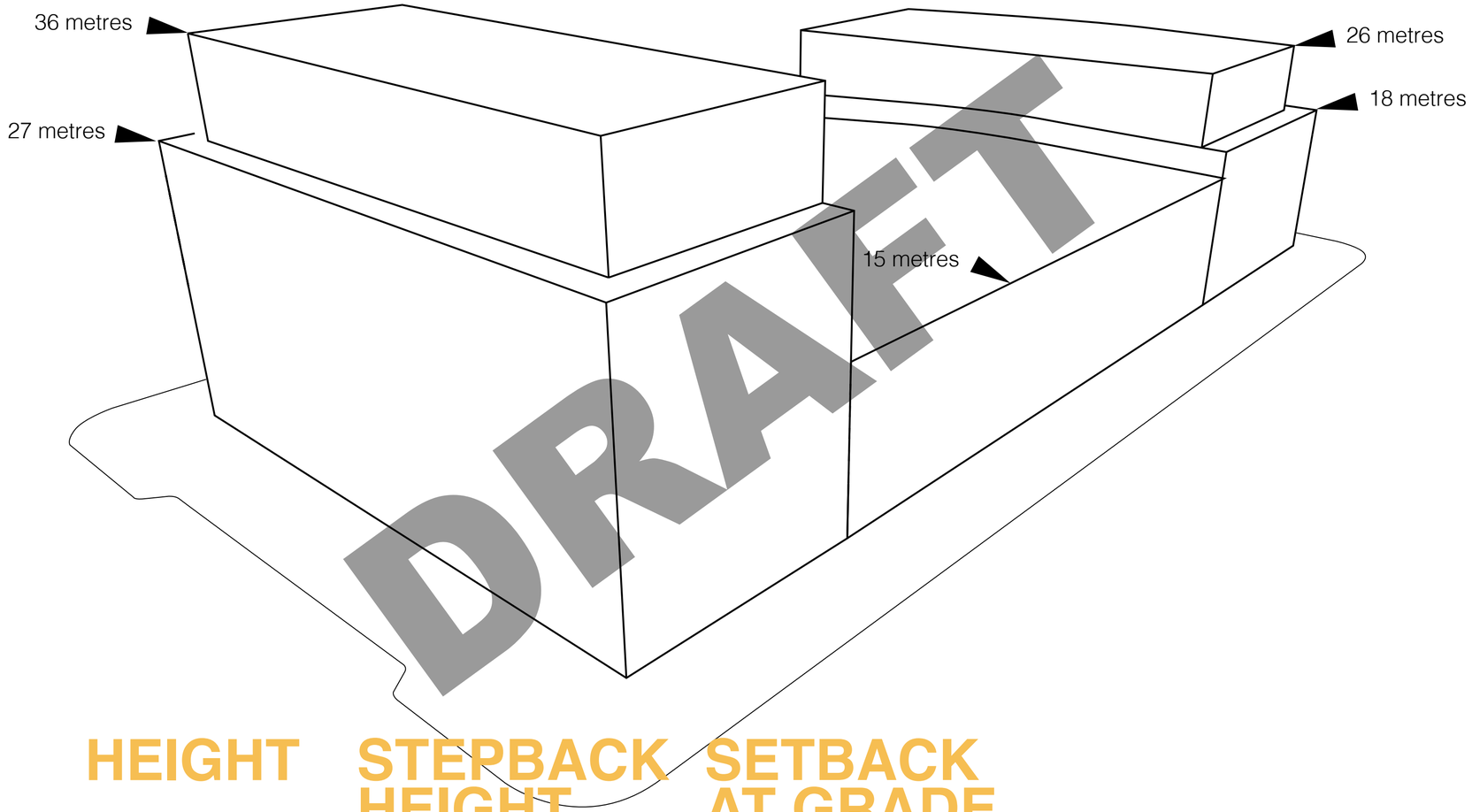
ZONING HEIGHT SUMMARY



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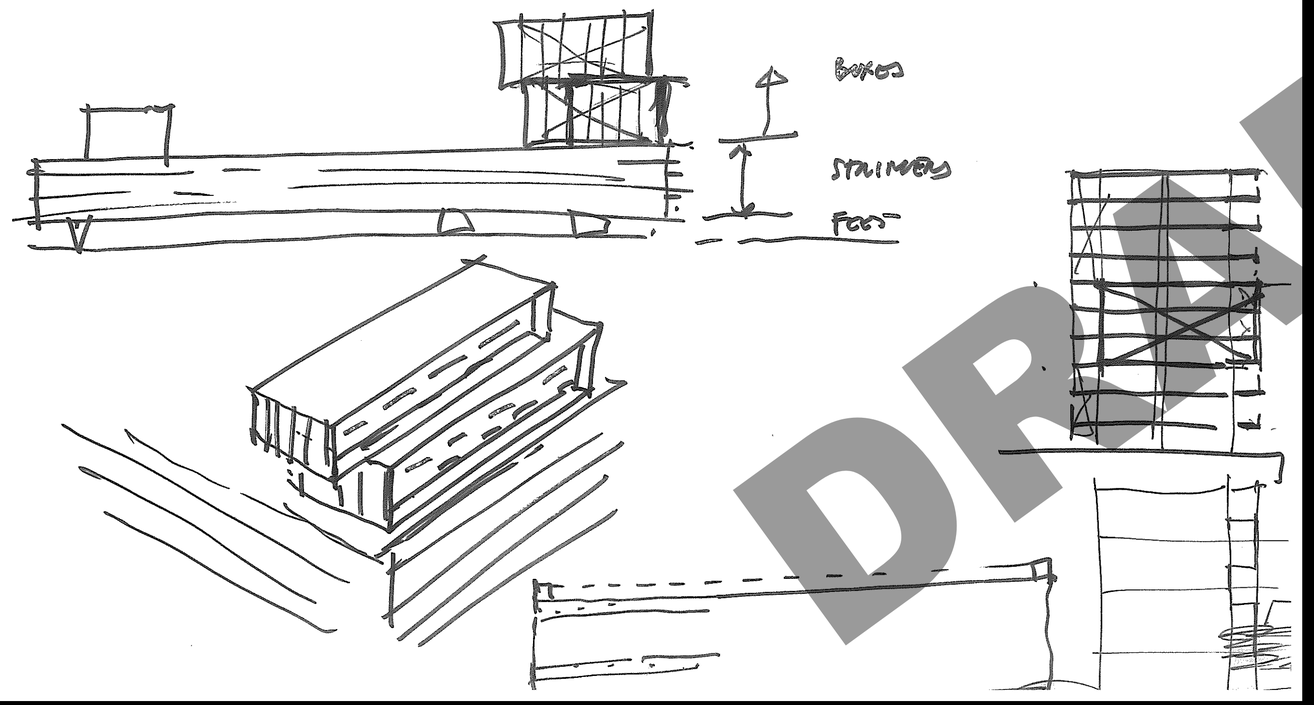
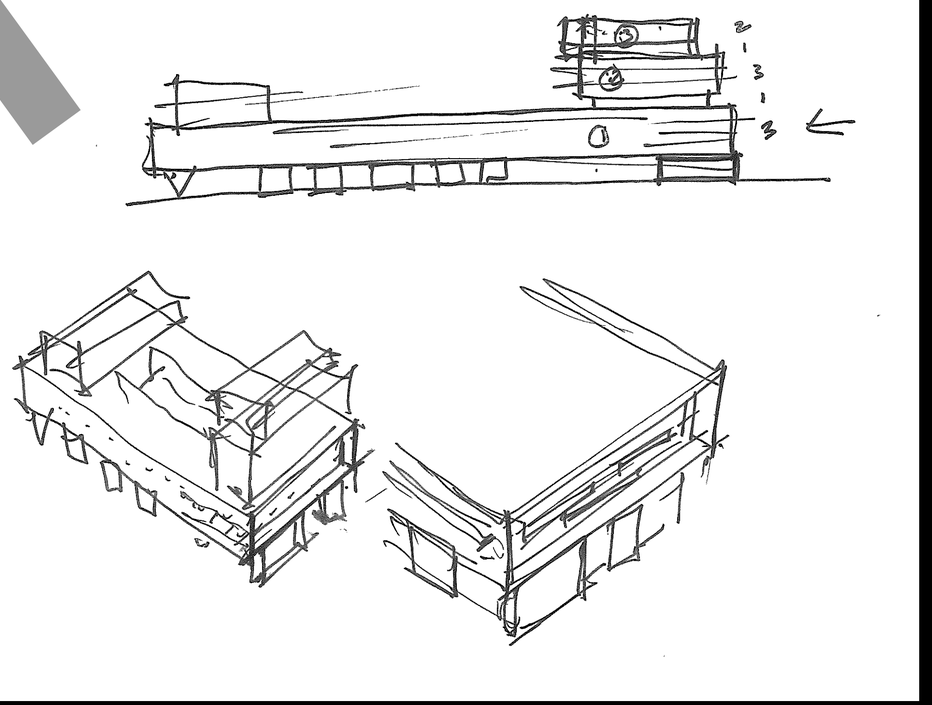
	HEIGHT	STEPBACK HEIGHT	SETBACK AT GRADE
FRONT ST	36m	27m	3m
MILL ST	26m	18m	-
MID BLOCK	15m	-	3m





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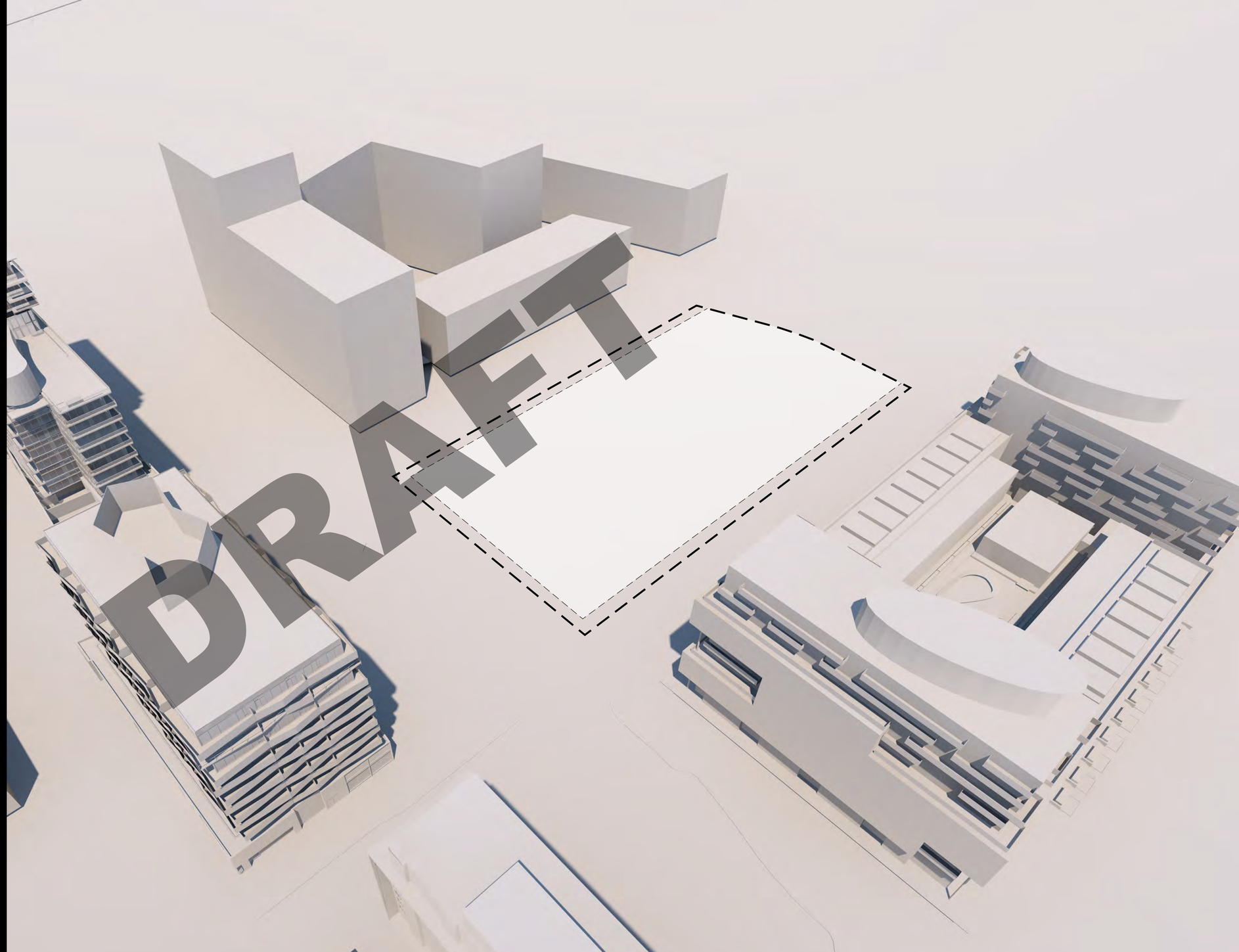
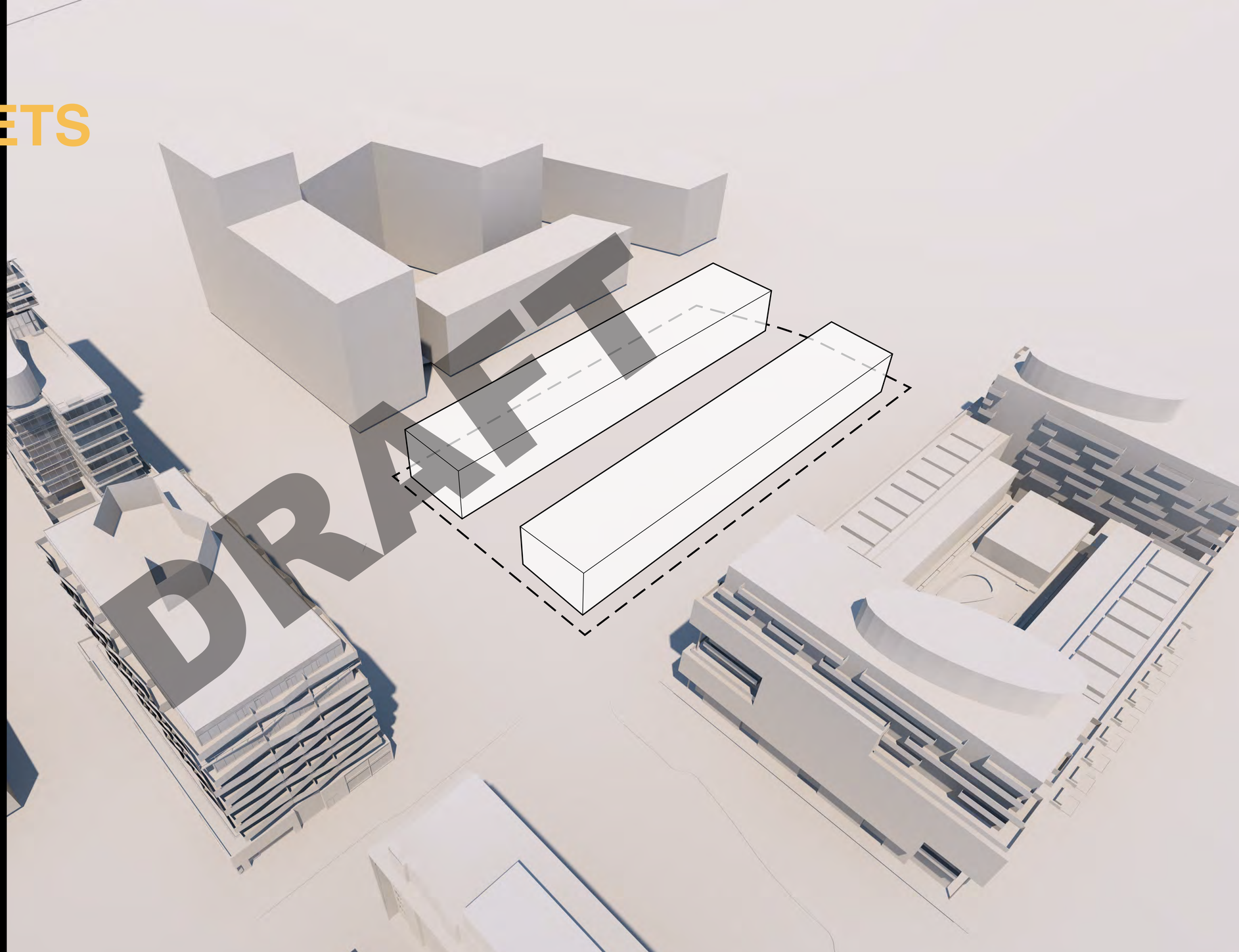
MASSING ANALYSIS

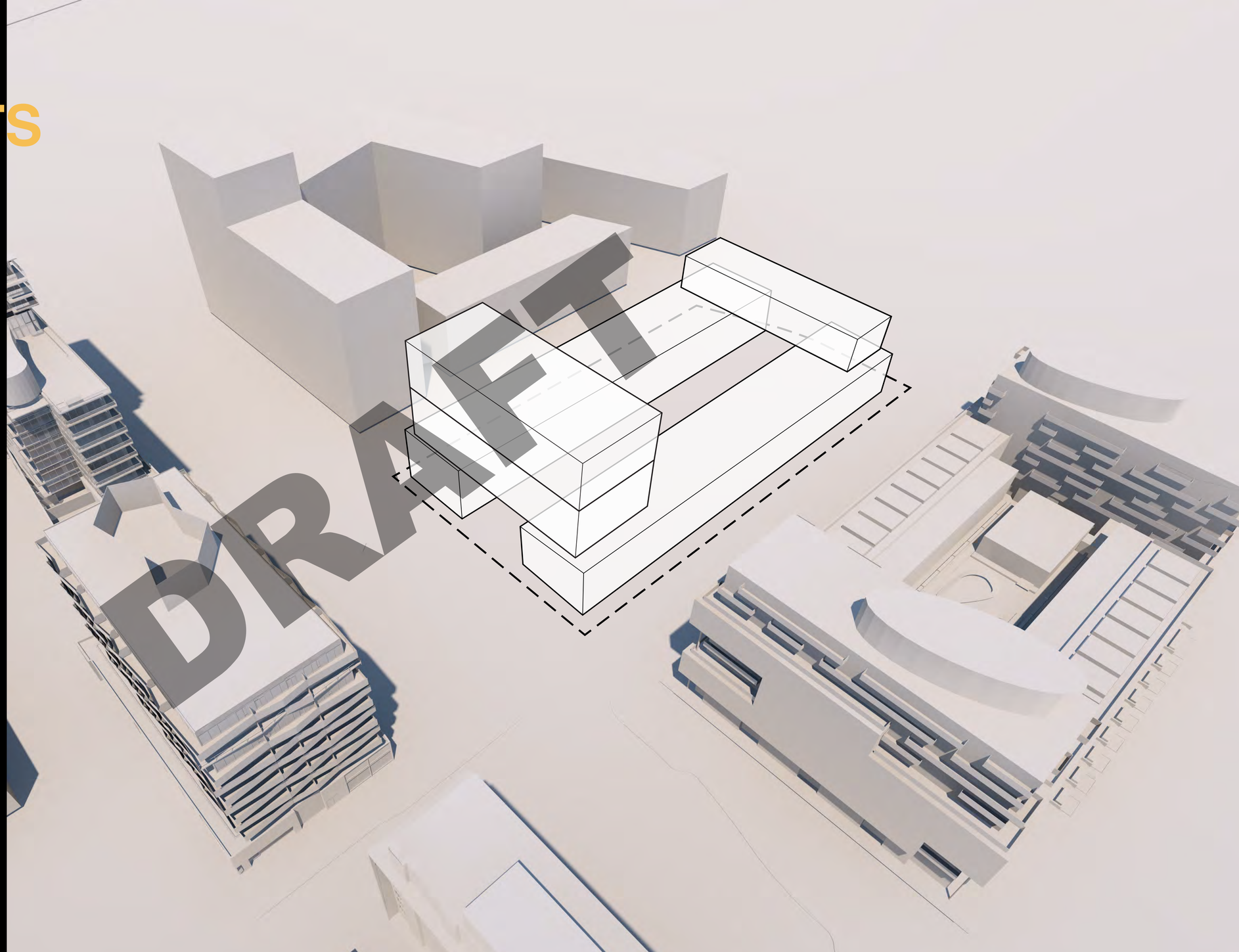
PROPERTY



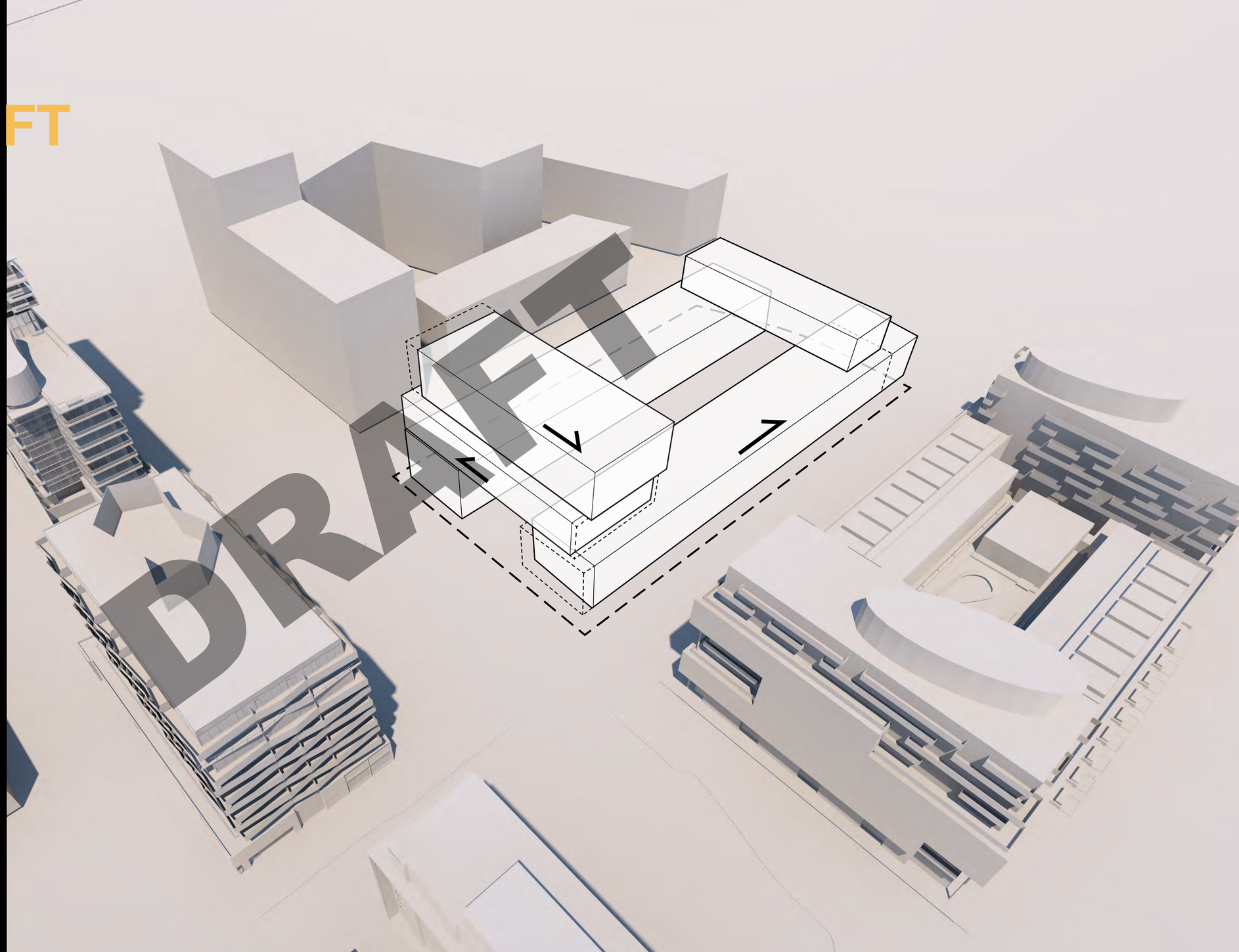
LOCAL STREETS

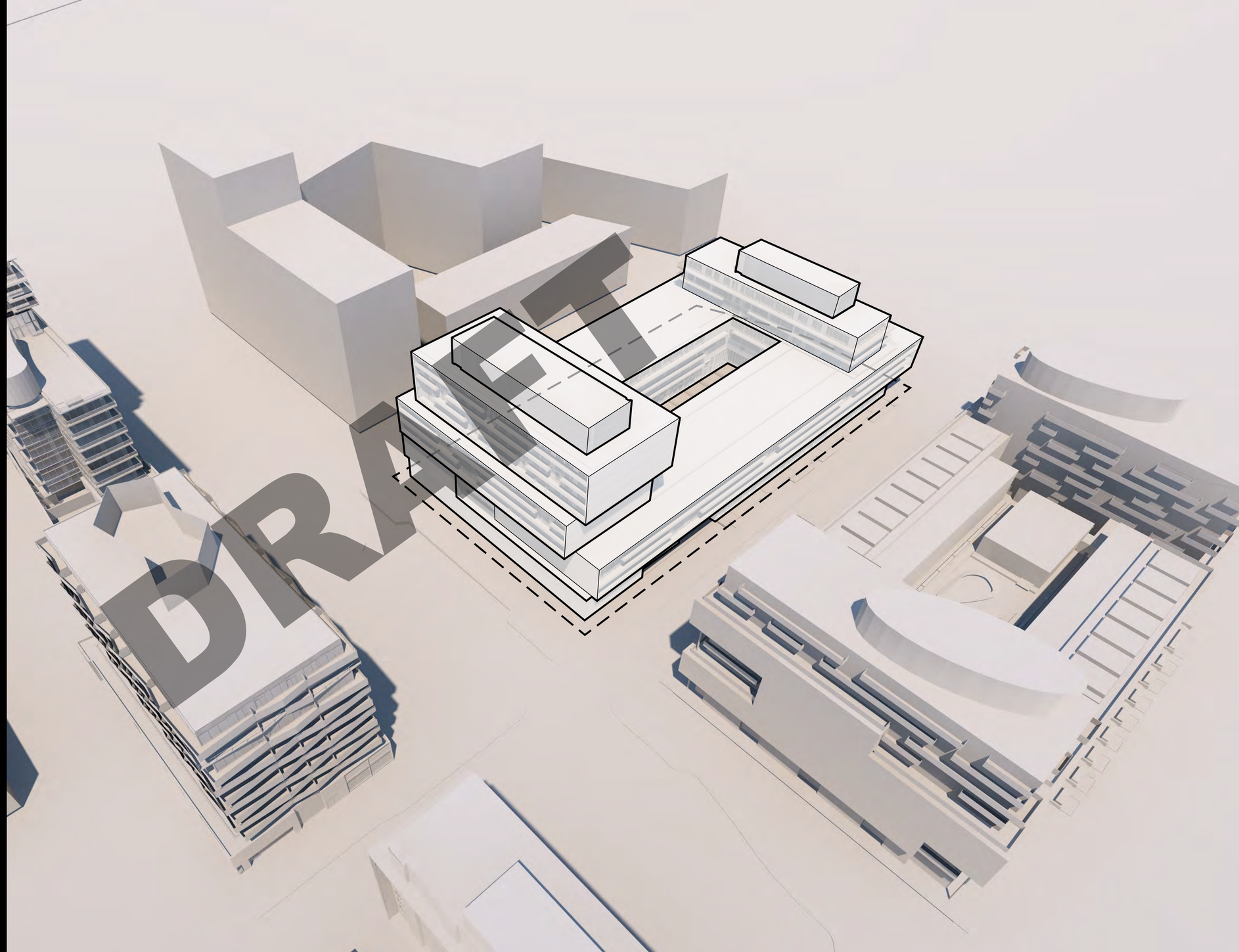


MAIN STREETS



CONTEXT SHIFT

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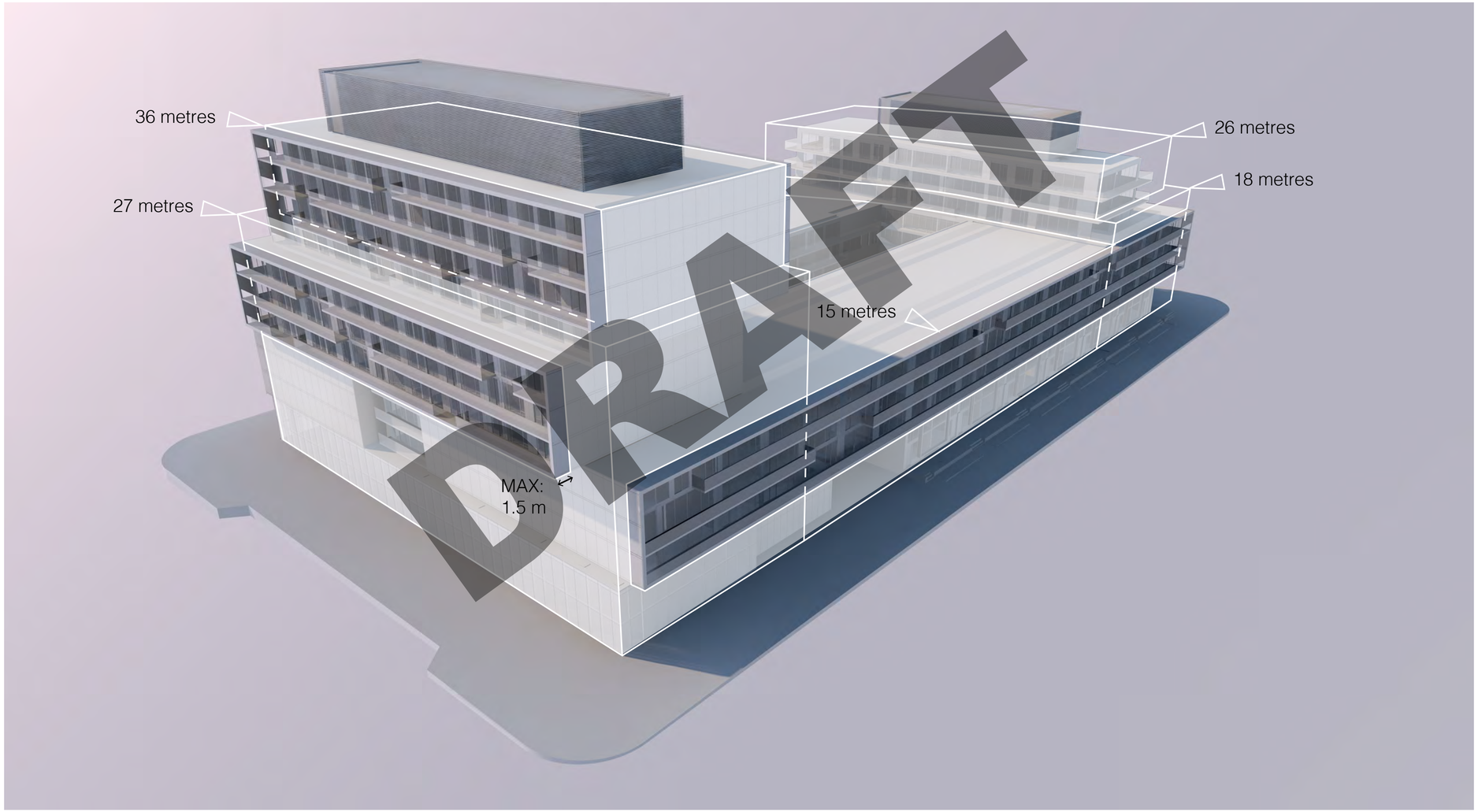
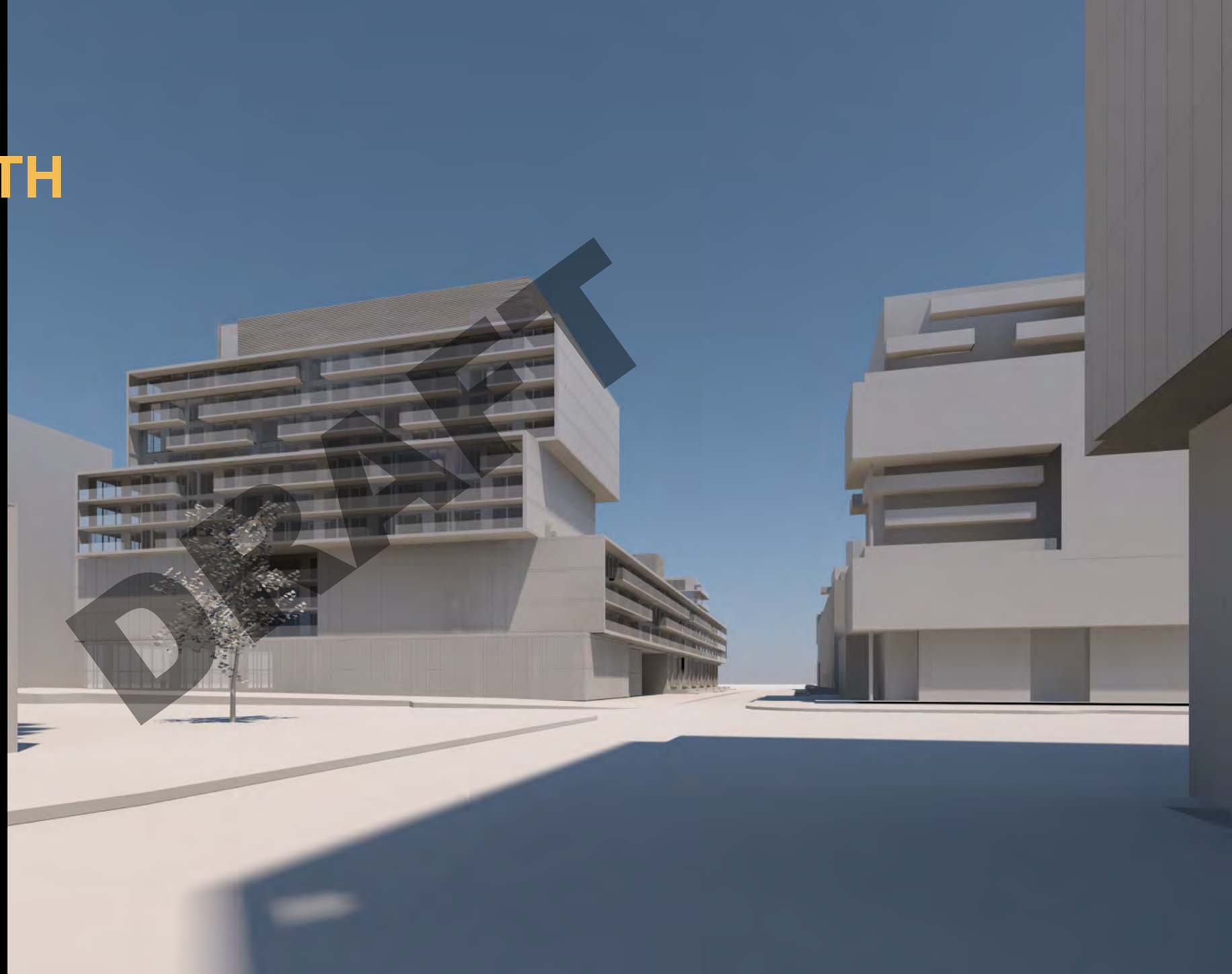
ZONING OVERLAY



FRONT ST
LOOKING EAST

FRONT ST
LOOKING SOUTH

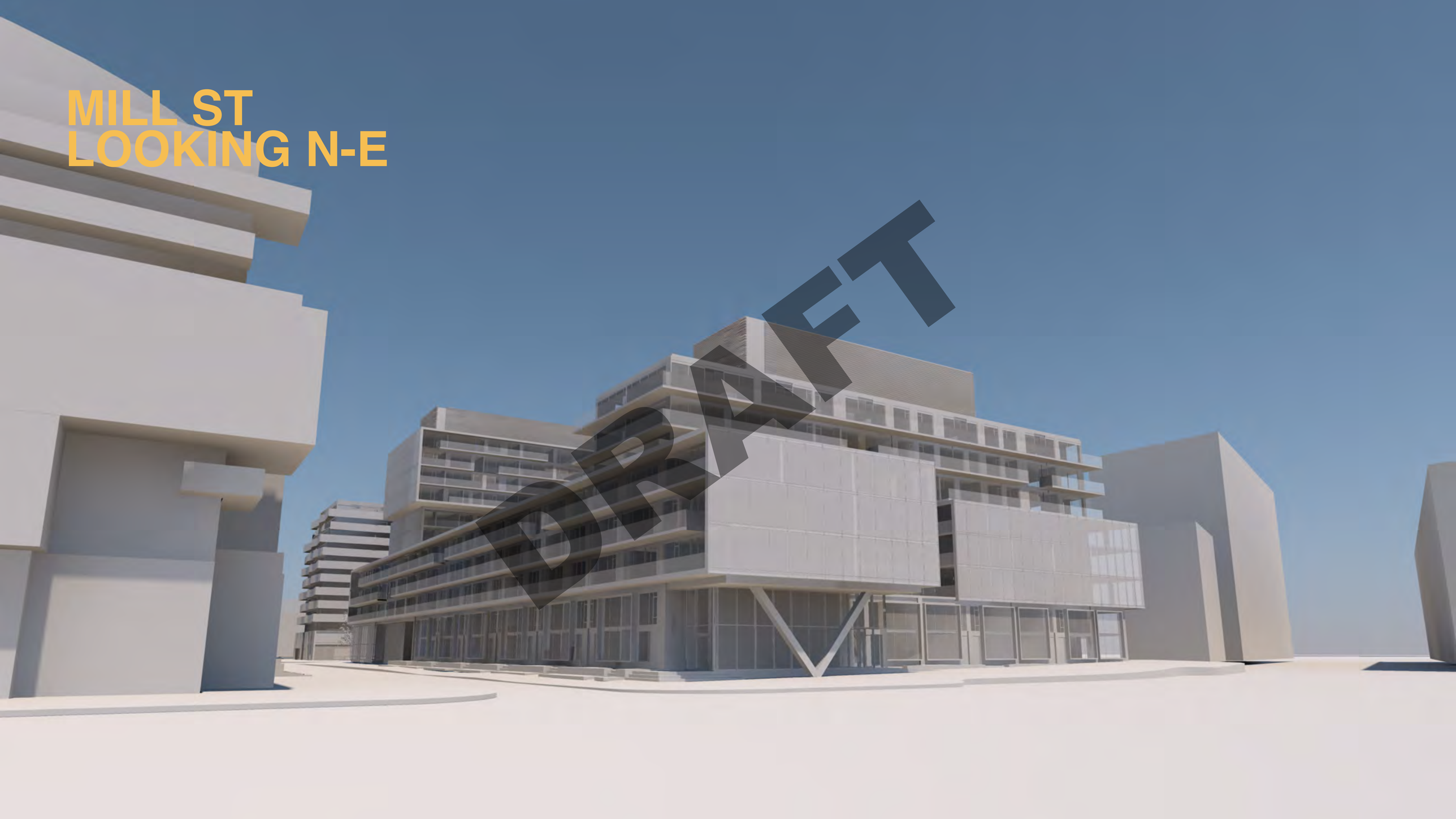


FRONT ST
LOOKING SOUTH

FRONT ST
LOOKING WEST

MILL ST
LOOKING N-W

MILL ST
LOOKING N-E



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TOWNHOUSES

CIRCULATION

LANDSCAPE BUFFER

PRIVATE PATIOS

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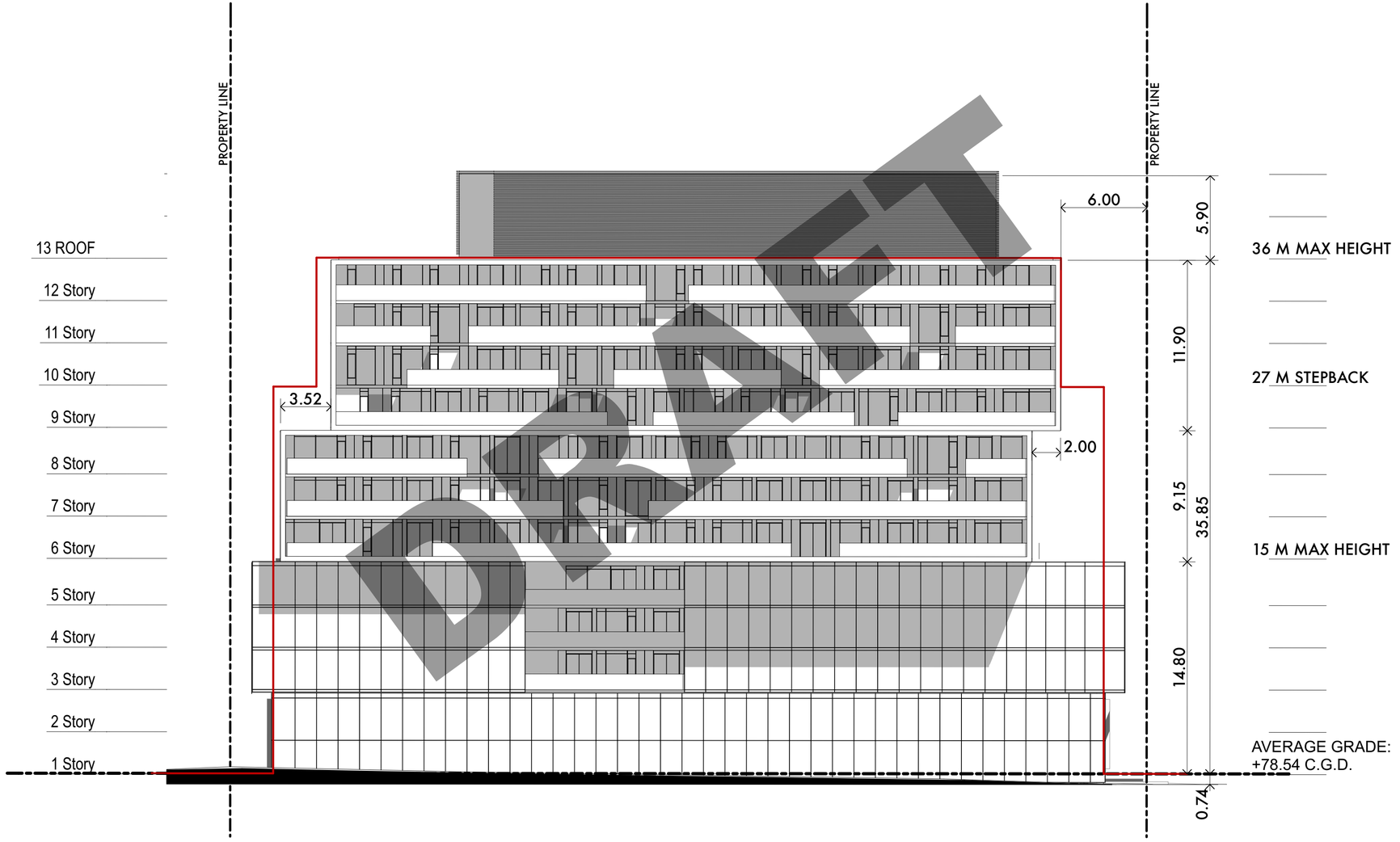
NORTH ELEVATION



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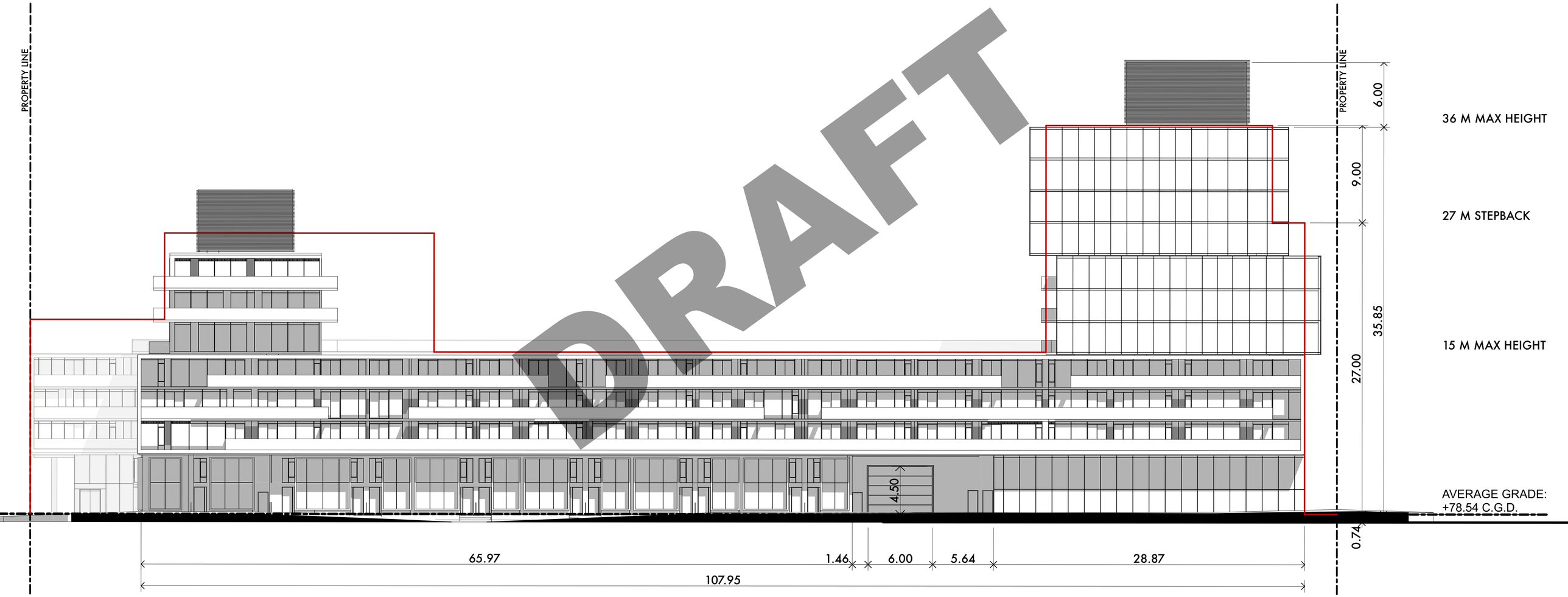
EAST ELEVATION



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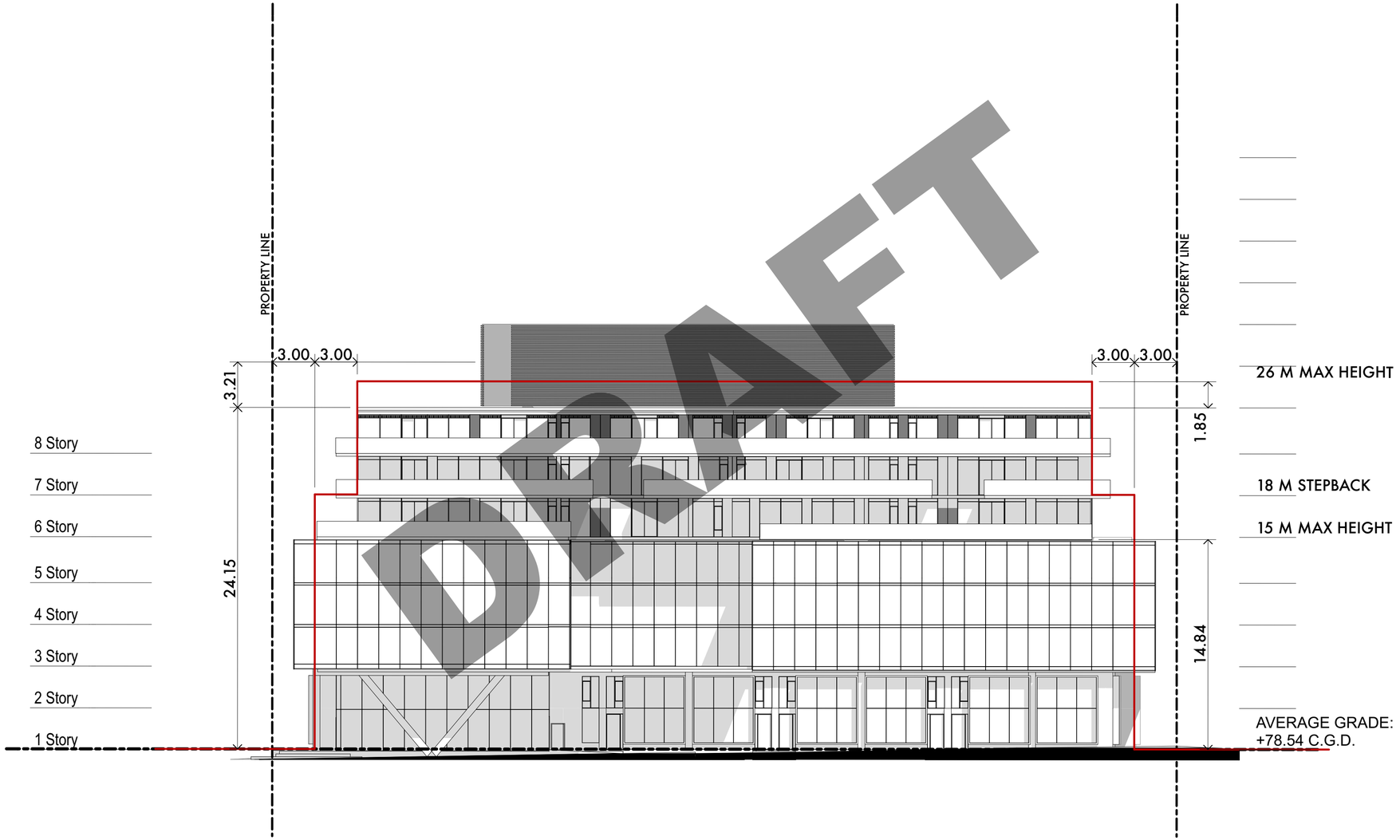
SOUTH ELEVATION



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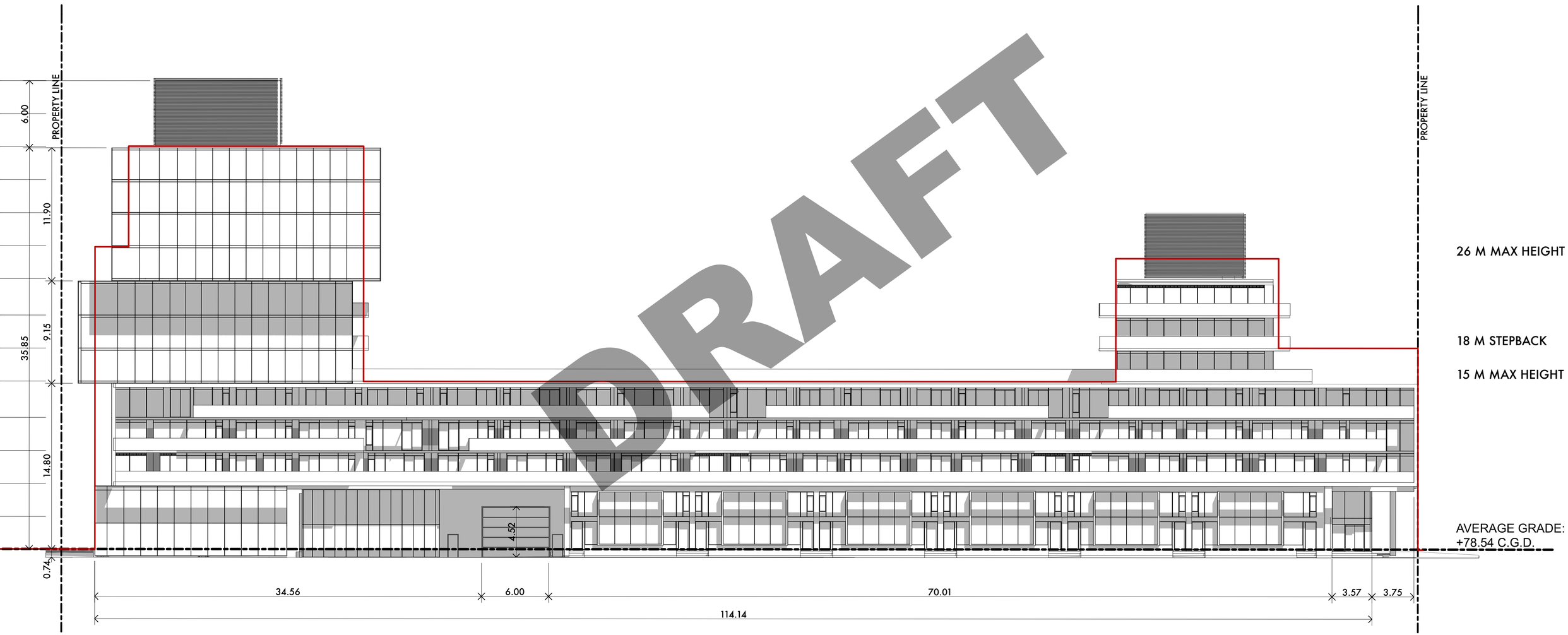
WEST ELEVATION



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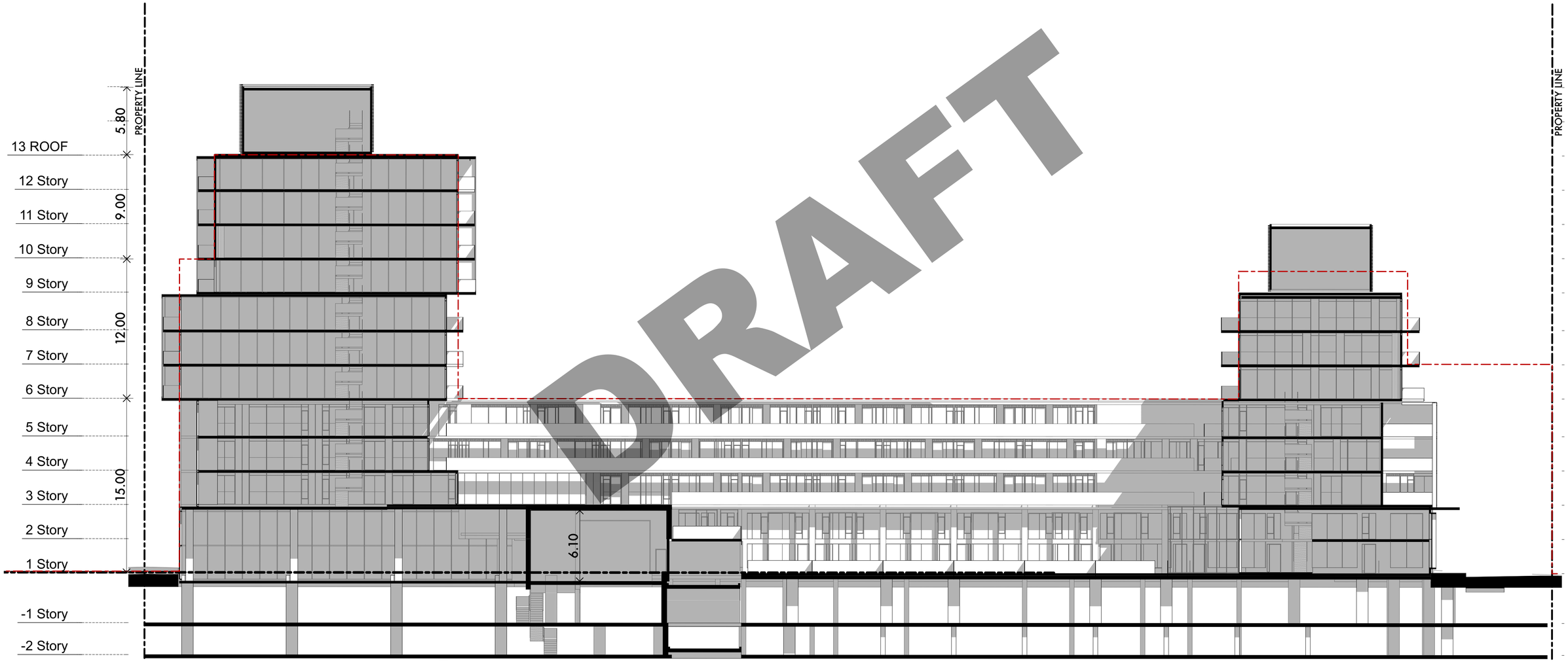
N-S SECTION



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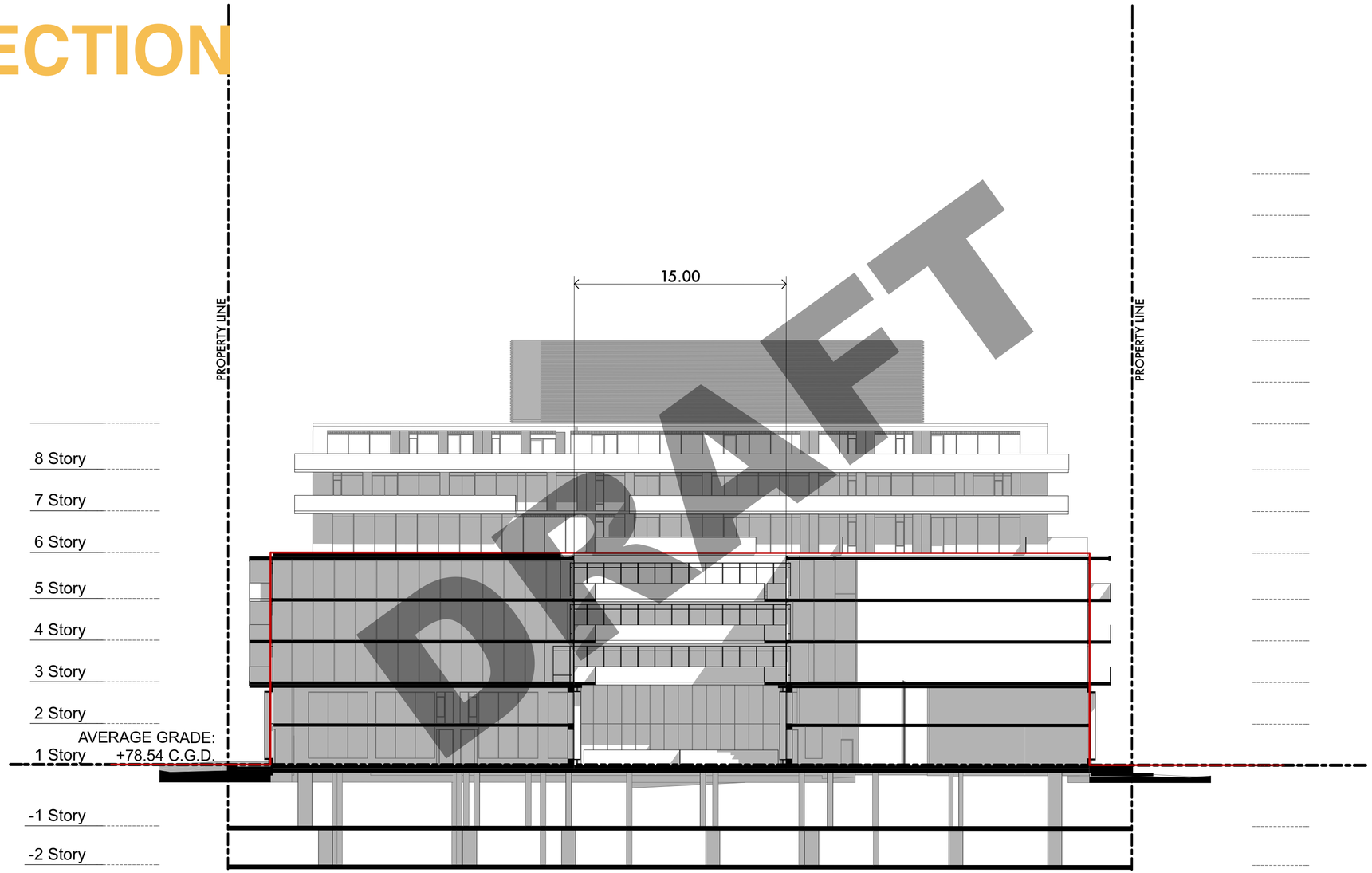
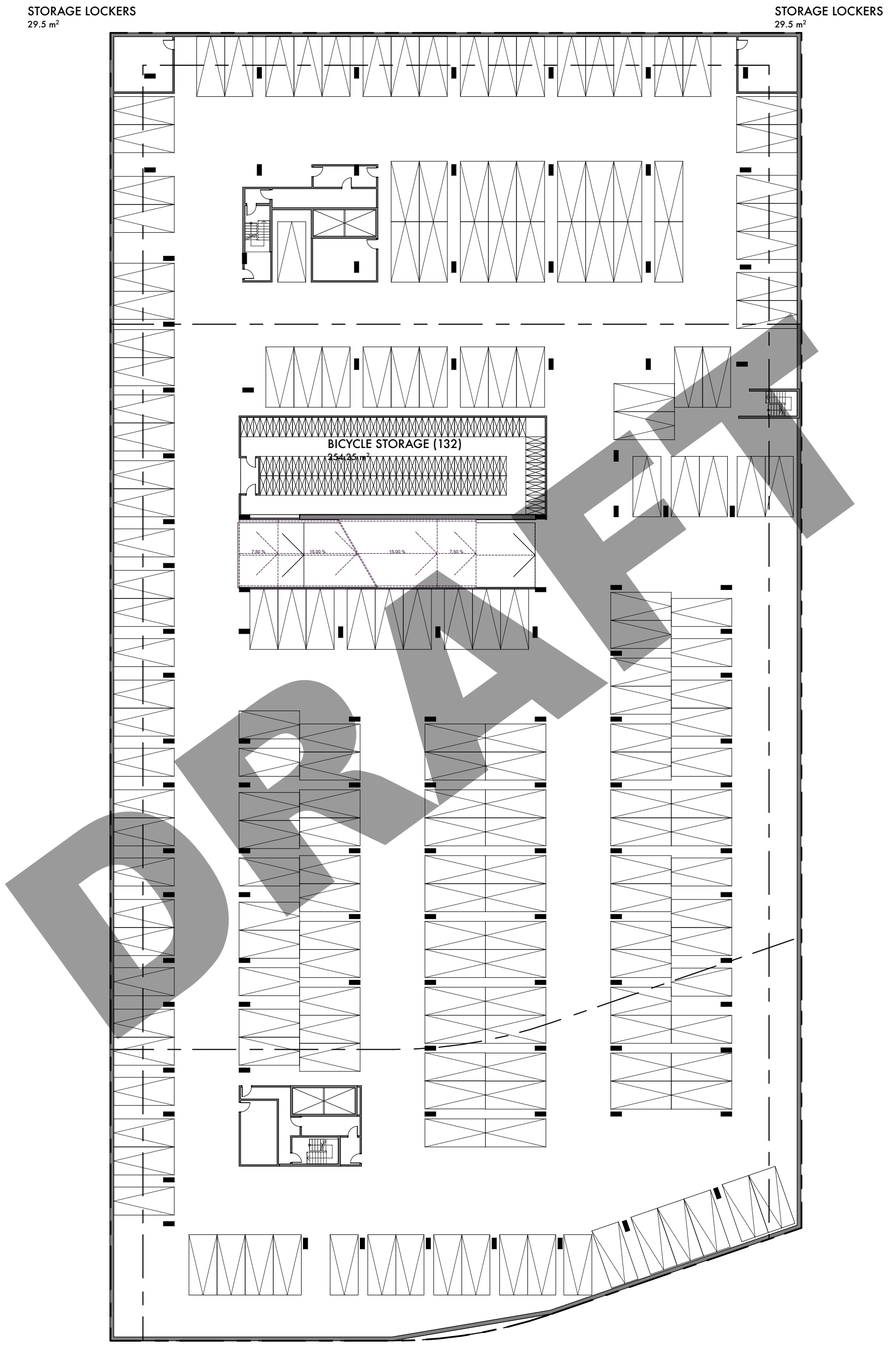
E-W SECTION


PROPERTY LINE
15.00
PROPERTY LINE
8 Story
7 Story
6 Story
5 Story
4 Story
3 Story
2 Story
AVERAGE GRADE:
1 Story +78.54 C.G.D.
-1 Story
-2 Story
DRAFT

P2


STORAGE LOCKERS
29.5 m²
STORAGE LOCKERS
29.5 m²
BICYCLE STORAGE (132)
254.35 m²

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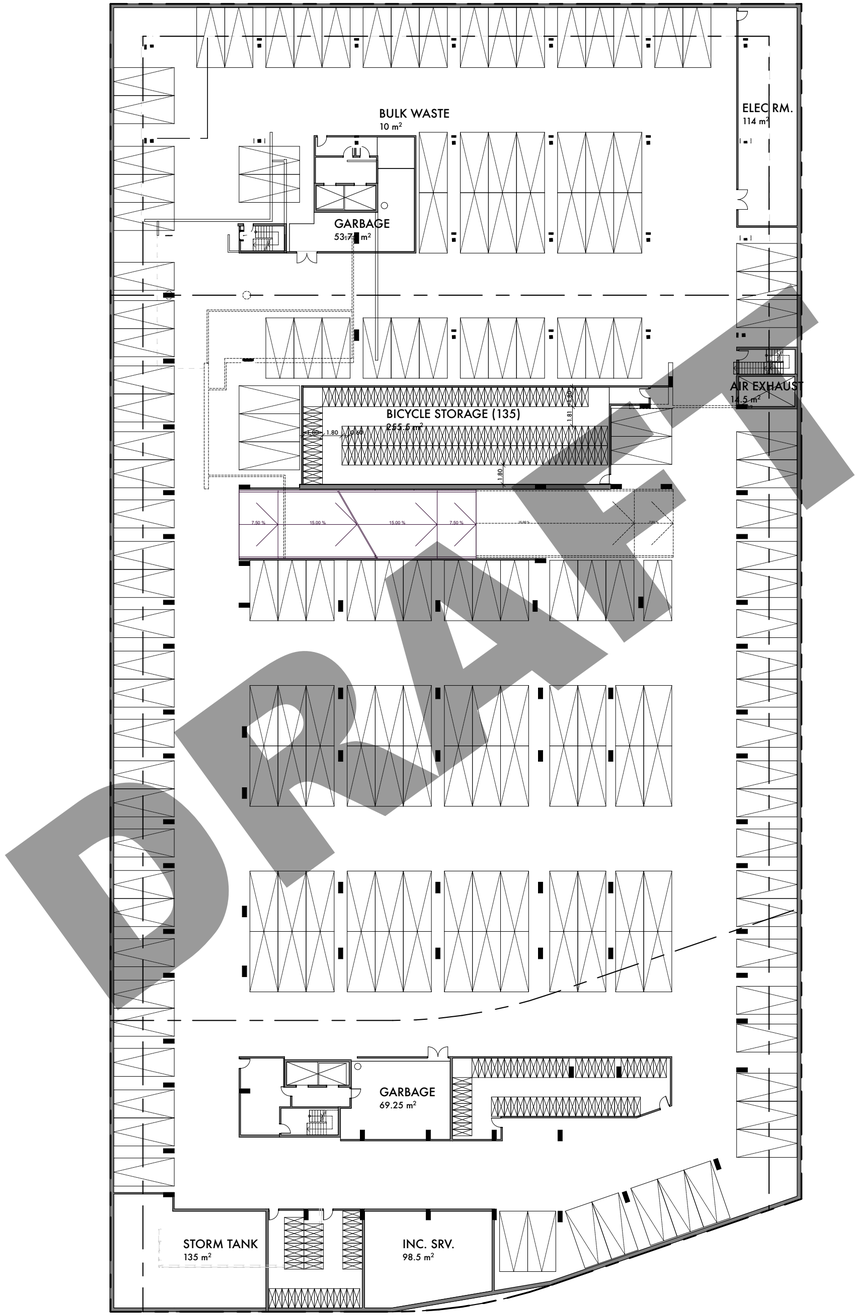
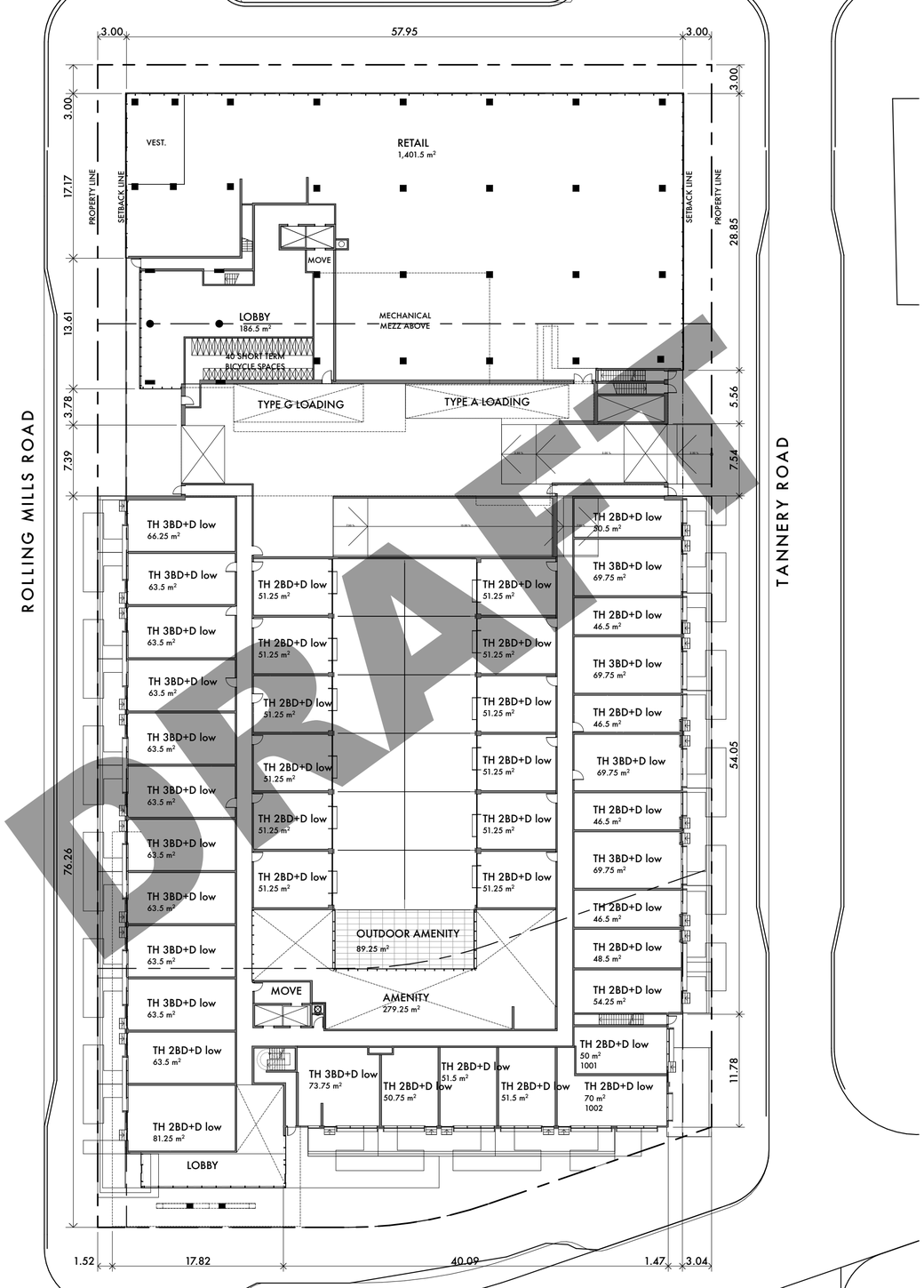
P1


BULK WASTE
10 m²
ELEC RM.
114 m²
GARBAGE
AIR EXHAUST
BICYCLE STORAGE (135)
GARBAGE
69.25 m²
STORM TANK
135 m²
INC. SRV.
98.5 m²
DRAFT

GROUND



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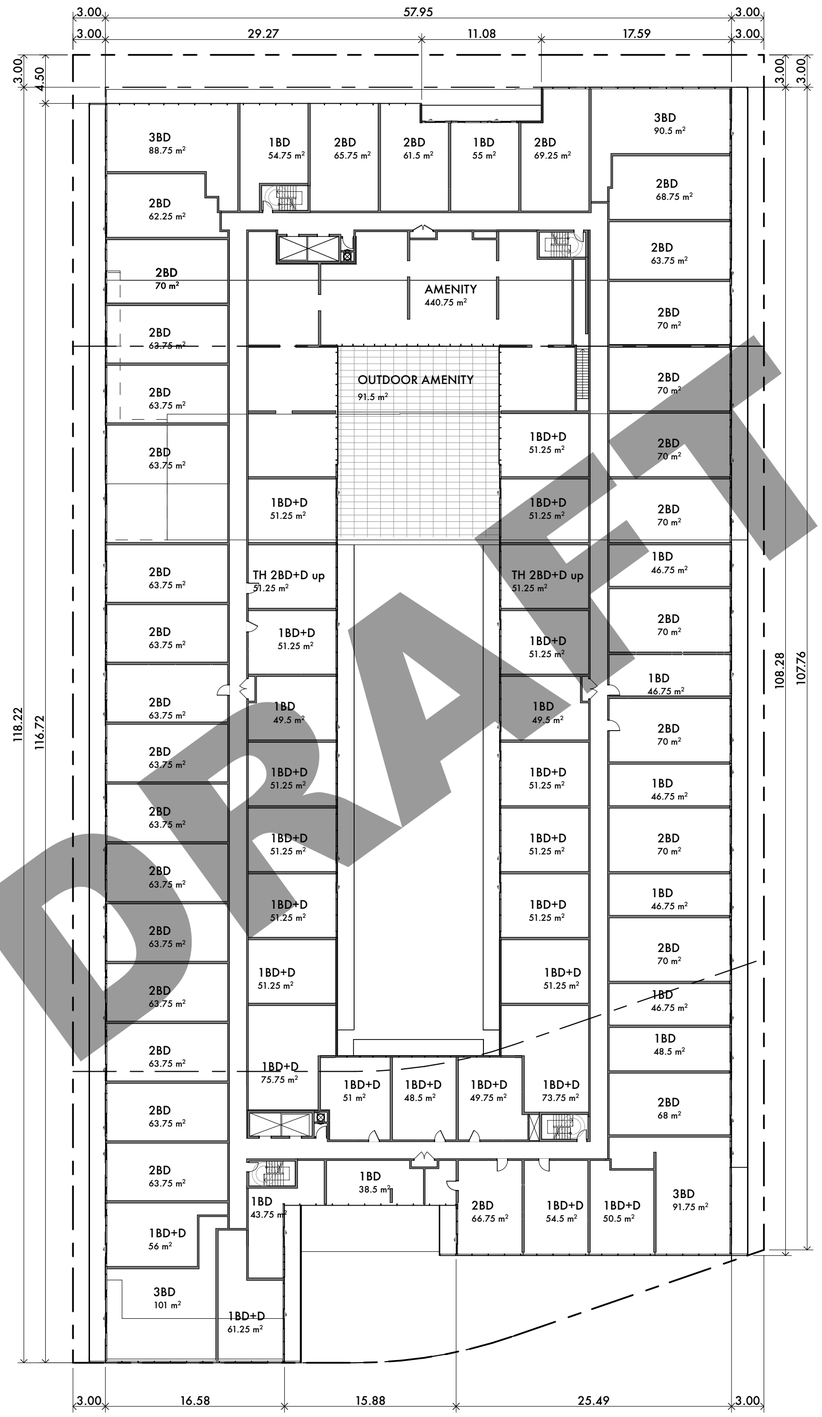
LEVEL 3



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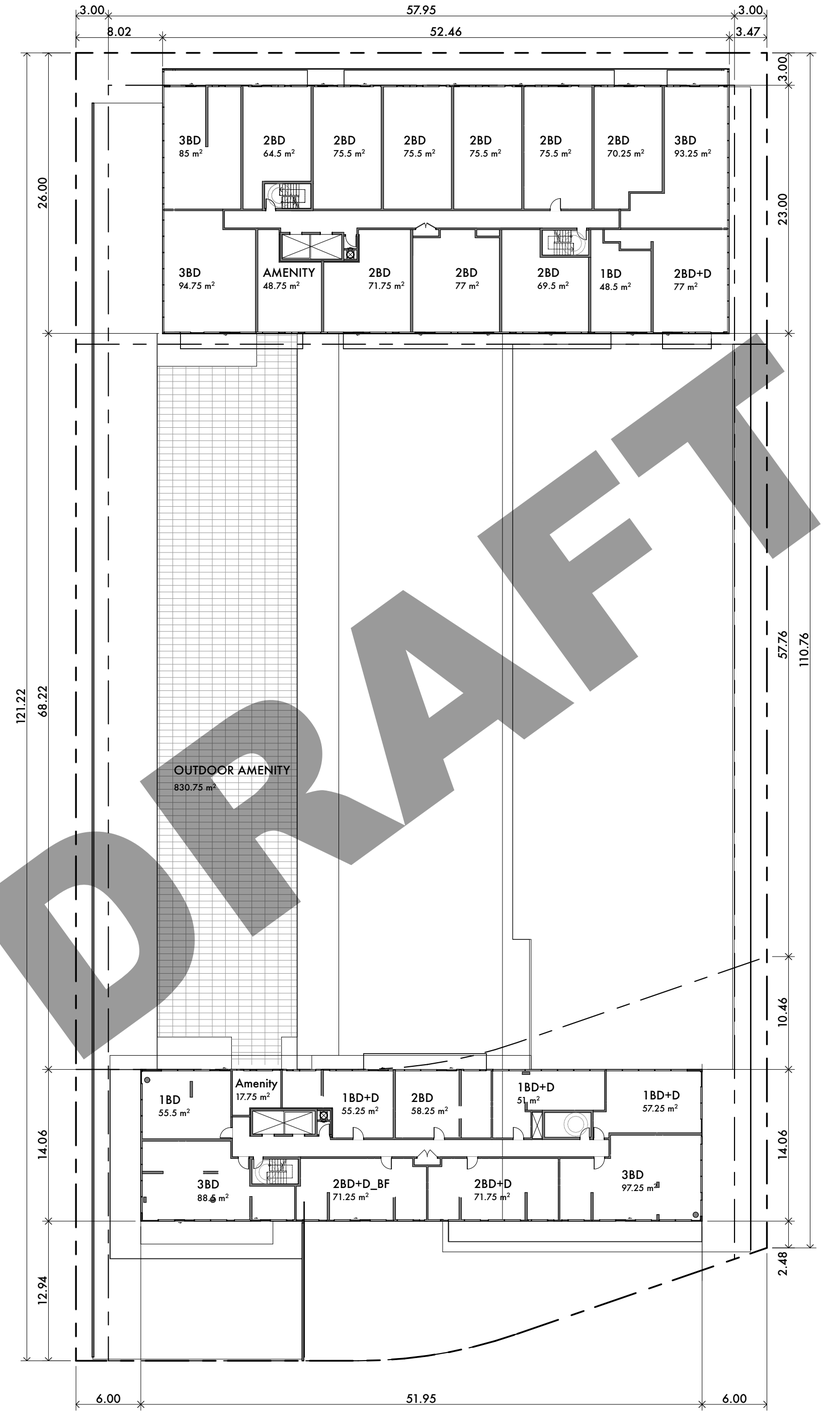
LEVEL 6



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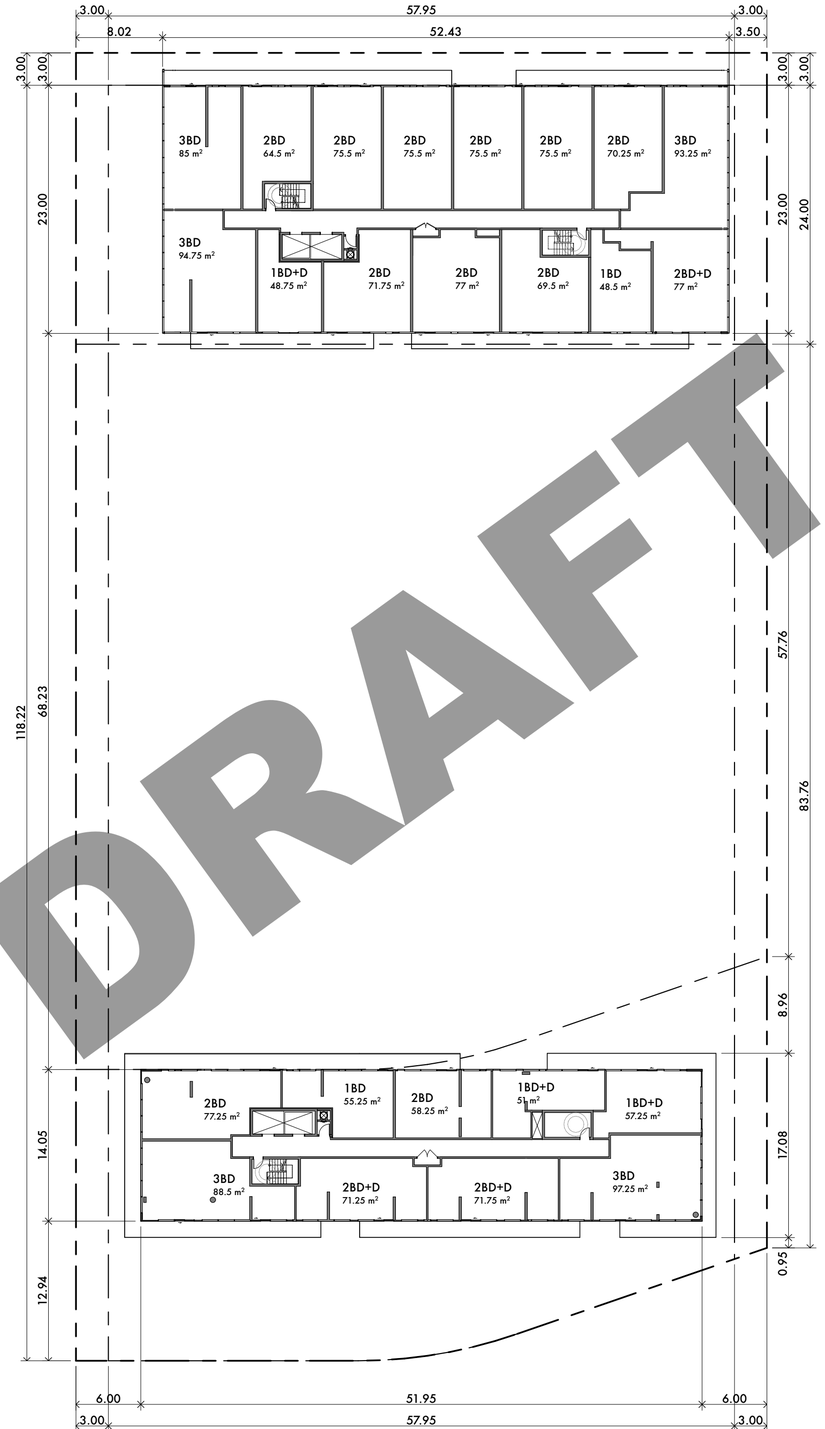
LEVEL 7-8



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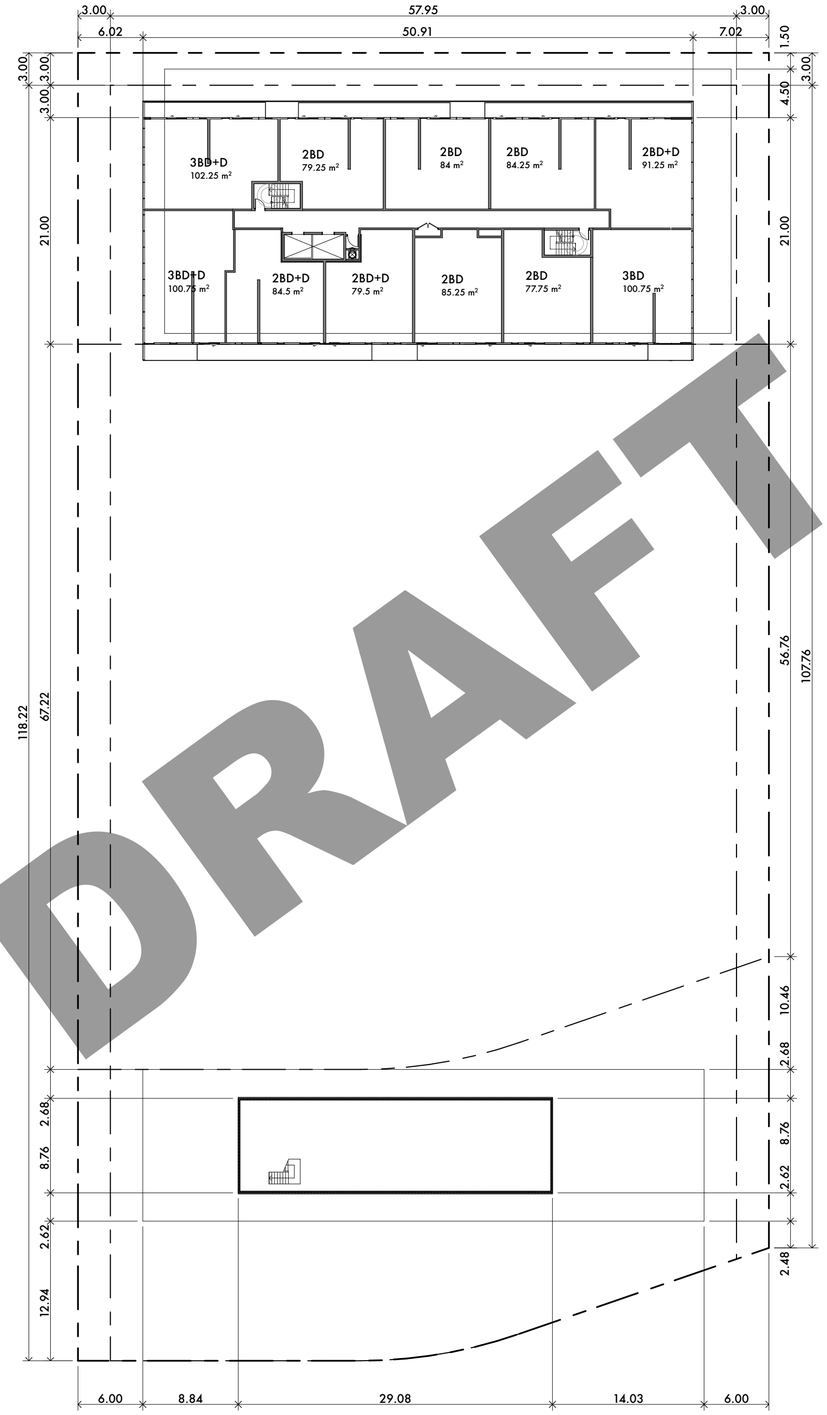
LEVEL 9-12



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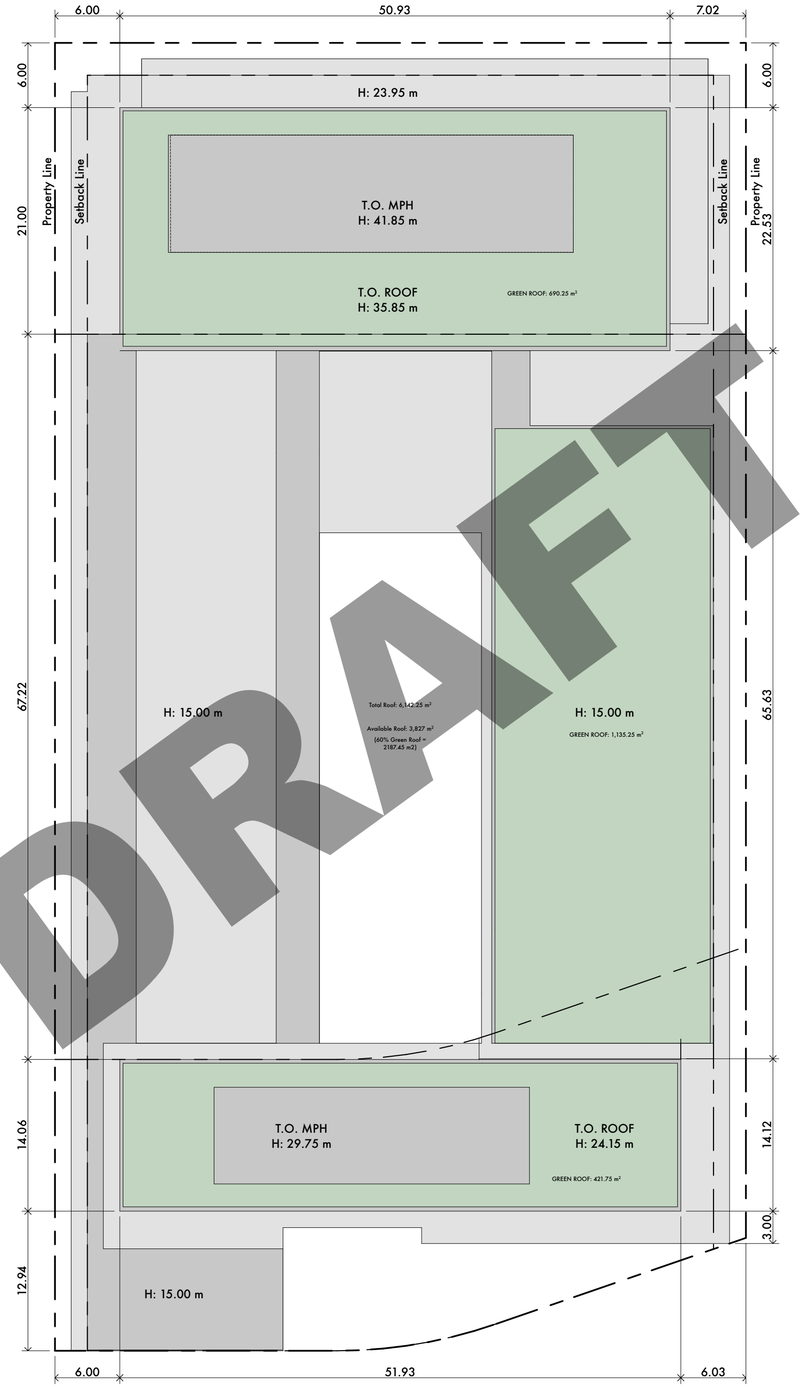
LEVEL 9-12



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Green Roof Area Calculations

LEED

Canary Block 12 - LEED Canada NC 2009 Feasibility Scorecard

14-07-17

		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER	COMMENTS
SUSTAINABLE SITES (SS)						**SUSTAINABLE SITES (SS)**
Prereq 1	Construction Activity Pollution Prevention	Required	✓	Targeted	CE, GC	Implementation and maintenance of E&SC Plan is a mandatory requirement. The E&SC Plan must adhere to 2003 US EPA Construction Permit or local erosion & sedimentation standards/codes. Weekly inspection reports and photographical evidence is required.
Credit 1	Site Selection	1	1	Targeted	C	The site must not infringe upon the 6 prohibited site criteria such as Prov. Agricultural Land Reserve, Prime Farmland, Ecologically Sensitive Land, etc. Project site has been previously developed.
Credit 2	Development Density & Community Connectivity	3, 5	5	Targeted	A	Construct a building on a previously developed site AND in a community with a minimum density of 13,800m2/Ha.
Credit 3	Brownfield Redevelopment	1	1	Potential	CE	This credit is only available to sites that are classified as contaminated. Remediation efforts must be demonstrated. Project site has undergone soil remediate work.
Credit 4.1	Alt.Transportation: Public Transportation Access	3, 6	6	Targeted	C	Potential compliance paths: 1) Within 800m walk to existing or planned commuter rail, 2) Within 400m walk of 2 or more bus lines with frequent service 3) Develop Transportation Demand Management Plan resulting in 25 - 50% reduction in single occupancy vehicle trips.
Credit 4.2	Alt. Transportation: Bicycle Storage & Changing Rooms	1	1	Targeted	C, A, GC	Provide secure and covered bicycle racks within 183m of a building entrance for 5% or more of FTE occupants and peak Transients. Also provide shower and changing facilities in the building, or within 183m of a building entrance for 0.5% of FTE occupants.
Credit 4.3	Alt. Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	3	Targeted	C, ME	Three potential compliance paths: 1) install refueling station for 3% of total parking spaces 2) Provide low-emitting / fuel-efficient vehicles for 3% of FTEs 3) Provide occupants with access to low-emitting / fuel-efficient carshare program for 3% of FTEs.
Credit 4.4	Alt. Transportation: Parking Capacity	2	2	Targeted	C, A	Size parking capacity to meet, but not exceed, min local zoning requirements, parking cannot exceed 3.5 spaces per 93 sq m (1000 sq ft) and dedicate preferred parking to carpools equal to 5% of the total parking spaces.
Credit 5.1	Site Development: Protect or Restore Habitat	1		Not Targeted	LA, A	Significant amount of site to be dedicated to green space. Greenfield sites require limiting site disturbance and developed sites require restoration/protection to 50% of the site area or 20% of the total site area (including the building), whichever is greater.
Credit 5.2	Site Development: Maximize Open Space	1		Not Targeted	LA, A	To obtain the credit, the local zoning requirements for open space must be exceeded by 25%.
Credit 6.1	Stormwater Design: Quantity Control	1	1	Potential	CE	Developed sites must decrease stormwater rate and quantity by 25% from the 2-yr 24-hr design storms. On greenfield sites, prevent post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity.
Credit 6.2	Stormwater Design: Quality Control	1	1	Potential	CE	Develop and implement a storm water mgmt plan to capture and treat 90% of average annual rainfall, minimize pollution of waterways and remove 80% of total suspend solids.
Credit 7.1	Heat Island Effect: Non-Roof	1	1	Targeted	CE	Project building has 50% or more of parking spaces to be placed under cover.
Credit 7.2	Heat Island Effect: Roof	1	1	Targeted	A, GC	Project building has green roof (50% of the roof area).
Credit 8	Light Pollution Reduction	1	1	Targeted	EE	All non-emergency interior lighting must be automatically shut-off or shielded during non-business hours and exterior lighting shall not cause light pollution - outfitted with shields to direct light downwards. Project building has occupancy sensors; and exterior shielding.
	SUSTAINABLE SITES TOTALS:	26	24			

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Canary Block 12 - LEED Canada NC 2009 Feasibility Scorecard

14-07-17

		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER	COMMENTS
WATER EFFICIENCY (WE)						**WATER EFFICIENCY (WE)**
Prereq 1	Water Use Reduction: 20% Reduction	Required	✓	Targeted	ME	Specify ultra low flow water fixtures for all faucets, water closets, and urinals. Innovative fixtures such as waterless urinals or composting toilets may be viable. Please refer to LEED Specifications
Credit 1.1	Water Efficient Landscaping: Reduce by 50%	2	2	Targeted	LA	To obtain 2 points, use high efficiency irrigation system and native / adaptive vegetation and/or captured rainwater to reduce potable water use in irrigation by 50%.
Credit 1.2	Water Efficient Landscaping: No Potable Water Use or Irrigation	2	2	Targeted	LA	To obtain all 4 points, do not install a irrigation system or reduce potable water use in irrigation by 100%.
Credit 2	Innovative Wastewater Technologies	2		Not Targeted	ME, CE	Requires the use of captured rainwater or graywater for urinals and toilets OR on-site wastewater treatment system to treat at least 50% of wastewater.
Credit 3	Water Use Reduction: 30, 35 or 40% Reduction	2 - 4	3	Targeted	ME	Please refer to WEp1.
	WATER EFFICIENCY TOTALS:	10	7			
ENERGY AND ATMOSPHERE (EA)						**ENERGY AND ATMOSPHERE (EA)**
Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	✓	Targeted	C, Cx	Hire an Commissioning Agent to review the OPR, BOD, develop a Commissioning Plan, Verify installation, functional performance, training, develop a Commissioning Report, assemble the Operations & Maintenance Manual.
Prereq 2	Minimum Energy Performance	Required	✓	Targeted	ME, EE, EM, A, C, Cx	Min energy performance must be achieved through energy efficiency measures. 23% cost improvement over MNECB or 10% cost improvement over ASHRAE 90.1-2007.
Prereq 3	Fundamental Refrigerant Management	Required	✓	Targeted	ME	No CFCs can be used as a refrigerant and no halons may be used in fire suppression equipment.
Credit 1	Optimize Energy Performance	1 - 19	5	Targeted	ME, EE, EM, A, C, Cx	Points may be achieved based on percentage cost improvement in the proposed building over MNECB or ASHRAE. 25% over MNECB = 1 point, 40% = 10 points, and 56% = 19 points.
Credit 2	On-Site Renewable Energy	1 - 7		Not Targeted	ME	Install on-site renewable energy such Solar Thermal Panels, Photovoltaic Panels, etc.
Credit 3	Enhanced Commissioning	2	2	Targeted	C, Cx	Hire an independent Commissioning Agent to review design documents prior to mid-construction, review contractor submittals applicable to commissionable systems, develop systems manual, train O&M staff, and review the building again within 10 months.
Credit 4	Enhanced Refrigerant Management	2	2	Targeted	ME	Either do not use refrigerants OR select refrigerants with low ozone depleting and global warming potential such as an HFC, ammonia or ice.
Credit 5	Measurement & Verification	3		Not Targeted	ME	Development and implementation for at least 1 year post-construction, an M&V Plan to verify projected energy savings. This credit requires the installation of submeters energy end-uses and equipment. A DDC system or BAS would be used to track performance.
Credit 6	Green Power	2	2	Targeted	C	Purchase at least 35% of annual electricity needs from an Ecologo certified renewable energy credits from a grid-source provider such Bullfrog Power or a 2 year period.
	ENERGY AND ATMOSPHERE TOTALS:	35	11			

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MATERIALS AND RESOURCES (MR)		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER	COMMENTS
Prereq 1	Storage & Collection of Recyclables	Required	✓	Targeted	A	This prerequisite requires adequate storage and collection facilities for paper, corrugated cardboard, glass, plastics, metals AND if a municipal collection program is available, organic waste (including landscaping waste). Recycling area size is based on building GFA.
Credit 1.1A	Building Reuse: Maintain 55% Existing Walls, Floors & Roof	1		Not Targeted	A	This credit is not feasible unless an existing building structure is being reused.
Credit 1.1B	Building Reuse: Maintain 75% Existing Walls, Floors & Roof	1		Not Targeted	A	Please refer to MRc1.1A.
Credit 1.1C	Building Reuse: Maintain 95% Existing Walls, Floors & Roof	1		Not Targeted	A	Please refer to MRc1.1A.
Credit 1.2	Building Reuse: Maintain Interior Non-Structural Elements	1		Not Targeted	A	This credit is not feasible unless interior non-structural elements are being reused in the building.
Credit 2.1	Construction Waste Management: 50% Diversion Rate	1	1	Targeted	GC	Develop and implement an on-site construction waste management plan to segregate waste streams into bin(s) to divert waste from landfills.
Credit 2.2	Construction Waste Management: 75% Diversion Rate	1	1	Targeted	GC	Please refer to MRc2.1.
Credit 3.1	Material Reuse: 5% Salvaged materials	1		Not Targeted	A, GC	Project specifications must include the use of salvaged, refurbished, or reused materials to reduce the use virgin materials.
Credit 3.2	Material Reuse: 10% Salvaged materials	1		Not Targeted	A, GC	Please refer to MRc3.1
Credit 4.1	Recycled Content: 10% (post-consumer + ½ pre-industrial)	1	1	Targeted	A, GC	Specify Division 2-10 items, such as gypsum, concrete, re-bar, pre-cast, asphalt, structural steel, steel studs, etc with high recycled content.
Credit 4.2	Recycled Content: 20% (post-consumer + ½ pre-industrial)	1	1	Targeted	A, GC	Please refer to MRc4.1
Credit 5.1	Regional Materials: 20% Manufactured Regionally	1	1	Targeted	A, GC	Specify Division 2-10 items, such as gypsum, concrete, re-bar, pre-cast, asphalt, structural steel, steel studs, etc with high regional content
Credit 5.2	Regional Materials: 30% Manufactured Regionally	1	1	Targeted	A, GC	Please refer to MRc5.1
Credit 6	Rapidly Renewable Materials: 2.5%	1		Not Targeted	A, GC	Specify rapidly renewable materials for at least 2.5% of all building materials (based on cost) that are harvested within 10 yrs or less such as bamboo flooring, cork flooring, wool carpet, etc.
Credit 7	Certified Wood	1	1	Targeted	A, GC	Specify wood the is certified in accordance with Forest Stewardship Council Principles and Criteria for at least 50% (based on cost of all wood) of permanently installed wood. Wood purchased for temporary use can also contribute to the project.
	MATERIALS AND RESOURCES TOTALS:	14	7			

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		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER	COMMENTS
INDOOR ENVIRONMENTAL QUALITY (EQ)						**INDOOR ENVIRONMENTAL QUALITY (EQ)**
Prereq 1	Minimum IAQ Performance	Required	✓	Targeted	ME	Requires compliance with Sections 4 through 7 of ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air Quality (with errata but without addenda).
Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	✓	Targeted	C	Comply with law and prohibit smoking within 7.5 meters of entries and outdoor air intakes. "No Smoking" signage must be posted.
Credit 1	Outdoor Air Delivery Monitoring	1	1	Targeted	ME	Install permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements. Monitor CO2 concentrations within all densely occupied spaces. CO2 monitors must be between 3-6ft above the floor.
Credit 2	Increased Ventilation	1		Not Targeted	ME	Exceed ASHRAE 62.1-2007 by 30%. This credit is often not targeted as it increases energy consumption.
Credit 3.1	Construction IAQ Management Plan: During Construction	1	1	Targeted	GC	Implement an IAQ Mgmt Plan during construction to mitigate indoor pollutants. Photographical evidence is required.
Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1		Not Targeted	ME, C	Perform a building flush or air quality testing to confirm healthy indoor air quality after construction and before occupancy.
Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	1	Targeted	A, GC	Specify adhesives and sealants that meet SCAQMD Rule 1168. Please refer to LEED Specifications.
Credit 4.2	Low-Emitting Materials: Paints & Coatings	1	1	Targeted	A, GC	Specify paints and coatings that do not exceed VOC limits established in Green Seal GS-11, GC-03 or SCAQMD Rule 1113. Please refer to LEED Specifications.
Credit 4.3	Low-Emitting Materials: Flooring Systems	1	1	Potential	A, GC	Flooring systems need to meet various third party certifications such as the Carpet & Rug Institutes Green Label Plus program and the FloorScore standard for hard surface flooring. Please refer to LEED Specifications.
Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifibre Products	1	1	Targeted	A, GC	Specify composite wood and agrifiber products that contain no urea-formaldehyde. Please refer to LEED Specifications.
Credit 5	Indoor Chemical & Pollutant Source Control	1	1	Potential	ME, EE, A	Requires a 10ft perm. entryway grill, janitor room to be separately exhausted, operated at negative pressure and deck-to-deck partitions, containment drains of chemical use areas, and filtration media with MERV 13 rating.
Credit 6.1	Controllability of Systems: Lighting	1	1	Targeted	ME, A	Provide an individual lighting control for 90% of building occupants such as a task lighting.
Credit 6.2	Controllability of Systems: Thermal Comfort	1	1	Potential	ME, A	Provide in individual thermal comfort control for 50% of building occupants (i.e. operable windows, thermostats, in-floor diffusers, etc.). Project building has an operable window in every bedroom; and one thermostat per unit.
Credit 7.1	Thermal Comfort: Design	1		Not Targeted	ME	Requires compliance with ASHRAE 55-2004, Thermal Comfort Conditions for Human Occupancy. Demonstrate design compliance in accordance with the Section 6.1.1 documentation.
Credit 7.2	Thermal Comfort: Verification	1		Not Targeted	ME	Provide a permanent monitoring system to verify that building performance meets the desired comfort criteria in EQc7.1. Between 6 - 18 months after occupancy, conduct a thermal comfort survey of building occupants and take corrective actions as needed.
Credit 8.1	Daylight & Views: Daylight for 75% of Spaces	1	1	Potential	A, LC	Ensure 75% of regularly occupied areas have access to quality daylight. To obtain EQc8.1, the light transmittance value of the glazing and height of furniture must be taken into consideration during the design phase.
Credit 8.2	Daylight & Views: Views for 90% of Spaces	1	1	Potential	A, LC	Ensure 90% of all regularly occupied areas have access to views between 0.76m and 2.3m above the finished floor.
INDOOR ENVIRONMENTAL QUALITY TOTALS:		15	11			

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		POSSIBLE POINTS	TARGETED	STATUS	CREDIT OWNER	COMMENTS
INNOVATION IN DESIGN (ID)						**INNOVATION IN DESIGN (ID)**
Credit 1.1	Innovation in Design	1	1	Targeted	C, A, GC	ID credits can be achieved in 3 ways: through exemplary performance by exceeding credits requirements, through innovation, or by achieving a credit from another LEED Rating System. IDc1.1: Exemplary Performance: MRc4: Recycled Material
Credit 1.2	Innovation in Design	1	1	Targeted	C, A, GC	IDc1.2: Exemplary Performance: MRc5: Regional Material (Alternative Option: Exemplary Performance: Green Power)
Credit 1.3	Innovation in Design	1	1	Targeted	C, A, GC	IDc1.3: Exemplary Performance: SSc7.1: Heat Island Effect Non-Roof
Credit 1.4	Innovation in Design	1	1	Targeted	C, A, GC	IDc1.4: Innovation: Bird Friendly Glazing
Credit 1.5	Innovation in Design	1	1	Targeted	C, A, GC	IDc1.5: Innovation: Low-Mercury Lighting
Credit 2	LEED™ Accredited Professional	1	1	Targeted	LC	Having Ecovert on your team automatically qualifies the project for one ID credit.
	INNOVATION IN DESIGN TOTALS:	6	6			
REGIONAL PRIORITY (RP)						**REGIONAL PRIORITY (RP)**
Credit 1	Durable Building	1	1	Potential	BSc	Requires the implementation of a Building Durability Plan in accordance with CSA-S478-95 (2007). The plan requires input from all disciplines since building components must meet the design service life and deconstructability requirements of the plan.
Credit 2	Regional Priority Credits	1 - 3	3	Targeted	LC	Please refer to the Regional Priority Credits list released by the CaGBC. For projects in urban Ontario, 3 additional points may be achieved for projects that achieve SSc2, SSc6.1, SSc7.1, SSc7.2, WEc3 (>35%), and/or EAc1 (>40%).
	REGIONAL PRIORITY TOTALS:	4	4			* NOTE: Regional Priority credits are only available if project achieves at least 40 points in the other sections.

SCORECARD SUMMARY	POINTS AVAILABLE	TOTAL FEASIBLE	POTENTIAL	TARGETED
TOTALS:	**110**	**70**	**9**	**61**
TARGETED CERTIFICATION LEVEL:	**GOLD**			

LEED Canada NC Certification Levels: Certified 40 - 49 points; Silver 50 - 59 points; Gold 60 - 79 points; Platinum 80 +

LEGEND:

LC - LEED Consultant
CE - Civil Engineer
ME - Mechanical Engineer
A - Architect
GC - General Contractor
C - Client
EE - Electrical Engineer
LA - Landscape Architect
Cx - Commissioning Agent
EM - Energy Modeller
BSc - Build Science Professional
SE - Structural Engineer

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