



*Building with purpose*

## LEED Canada-CI 1.0 Certification Review Report

**Purpose** The Leadership in Energy and Environmental Design (LEED) Canada Rating Systems are promoted by the Canada Green Building Council to encourage and facilitate the development of more sustainable buildings. This project was evaluated according to LEED Canada-CI (for Commercial Interiors) system as per below.

**Environmental Categories** The report is organized into five environmental categories as defined by LEED including: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources and Indoor Environmental Quality. The category of Innovation and Design Process is also included.

**LEED Prerequisites** Prerequisites must be achieved. These prerequisites should be addressed immediately by the team, as they are mandatory.

**LEED Credits** The environmental categories are subdivided into the established LEED credits, which are based on desired performance goals within each category. An assessment of whether the credit is anticipated to be achieved, achieved, pending, or denied is made and a narrative describes the basis for the assessment.

### Explanation of Scoring

<b>Achieved</b>	<b>39</b>	The applicant has provided the mandatory documentation (completed Letter Template and associated information) that supports achievement of the credit requirements and associated points. Credits in this category are designated as 'CAA' for credit achievement anticipated. These points may be selected for a second audit if the applicant fails to successfully demonstrate achievement for one or more Preliminary LEED Review audited credits.
<b>Pending</b>	<b>0</b>	The applicant has not totally satisfied the mandatory documentation, or the documentation is incomplete and point assessment cannot yet be made. Audited points are also counted in this category and are designated by the word 'Audited' under the point score.
<b>Denied</b>	<b>0</b>	The applicant has applied for a point in a particular credit, but has misinterpreted the credit intent or cannot substantiate meeting the requirements. The project has not demonstrated achievement of these credits.

### Rating Final Review Rating is Gold

Official LEED Scores: Certified: 21-26 Silver: 27-31 Gold: 32-41 Platinum: 42-57

**Important Note** Certification Reviews are not to be considered precedents for future projects wishing to achieve LEED Canada certification. Only Credit Interpretation Requests can be considered precedents.

<b>Project Number</b>	<b>10907</b>
<b>Project Name</b>	<b>Tides Renewal Centre at the Flack Block</b>
<b>Review Status</b>	<b>Final Review</b>
<b>First Review Date</b>	<b>December 20, 2010</b>
<b>Second Review Date</b>	<b>September 9, 2011</b>
<b>Final Review Date</b>	<b>December 2, 2011</b>

<b>Review Level Achieved</b>	<b>Gold</b>
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**Status of Prerequisites**

Achieved	EAp1 - Fundamental Commissioning
Achieved	EAp2 - Minimum Energy Performance
Achieved	EAp3 - CFC Reduction in HVAC&R Equipment
Achieved	MRp1 - Storage & Collection of Recyclables
Achieved	EQp1 - Minimum IAQ Performance
Achieved	EQp2 - Environmental Tobacco Smoke (ETS) Control

**Status of Category Points**

Achieved	Pending	Denied	Total	
				Certified 21-26 points Silver 27-31 points Gold 32-41 points Platinum 42-57 points
6		6		<b>Sustainable Sites (7)</b>
2		2		<b>Water Efficiency (2)</b>
8		8		<b>Energy &amp; Atmosphere (12)</b>
7		7		<b>Materials &amp; Resources (14)</b>
11		11		<b>Indoor Environmental Quality (17)</b>
5		5		<b>Innovation &amp; Design (5)</b>
<b>39</b>		<b>39</b>		<b>Project Totals</b>

Achieved  
Pending  
Denied

6.0	0.0	0.0	<b>Sustainable Sites</b>	7 Points
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			Credit 1
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**Select a LEED Certified Building**  
*Credit Not Attempted*

			Credit 1
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**OR Options A - L (Maximum 3 Points)**  
**Option A. Brownfield Redevelopment**  
*Credit Not Attempted*

			Credit 1
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**Option B. Stormwater Management, Rate and Quantity**  
*Credit Not Attempted*

			Credit 1
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**Option C. Stormwater Management, Treatment**  
*Credit Not Attempted*

			Credit 1
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**Option D. Heat Island Reduction, Non-Roof**  
*Credit Not Attempted*

			Credit 1
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**Option E. Heat Island Reduction, Roof**  
*Credit Not Attempted*

Credit 1

**Option F. Light Pollution Reduction**  
*Credit Not Attempted*

Credit 1

**Option G. Water Efficient Irrigation, Reduced Potable Water Consumption**  
*Credit Not Attempted*

Credit 1

**Option H. Water Efficient Irrigation, No Potable Water Use or No Irrigation**  
*Credit Not Attempted*

Credit 1

**Option I. Innovative Wastewater Technologies**  
*Credit Not Attempted*

Credit 1

**Option J. Water Use Reduction, 20% or 30% Reduction**  
*Credit Not Attempted*

Credit 1

**Option K. Onsite Renewable Energy**  
*Credit Not Attempted*

2			Credit 1
CAA			

### Option L. Other Quantifiable Environmental Performance

**1st REVIEW** The applicant has provided a signed LEED letter template with proposed ID credit for 2 points from credits from other LEED rating systems:

1. LEED Canada-NC EAc4 Ozone Depletion

The applicant is targeting LEED Canada-NC EAc4 for Ozone Depletion and has provided a signed LEED letter template stating that HVAC&R systems are free of HCFC. The applicant also provided a proposal from Trane for the HVAC equipment for review and approval. In future submittals, a document proving that the units are installed and operating would be more relevant than a proposal.

Credit achievement is anticipated. (0.5 point)

2. LEED Canada-NC SSc5.1 Reduced Site Disturbance, Protect or Restore Open Space

The applicant is targeting LEED Canada-NC SSc5.1 and has demonstrated that the requirements of CIR-306, regarding a living wall, have been respected. CIR-156 states that the landscaping must provide habitat similar to a green roof.

Please clarify if the lightwell is an uncovered courtyard, and describe how the living wall will provide habitat similar to a green roof. Please also provide area calculations to ensure that the living wall and restored areas meet SSc5.1 addendum requirements.

Credit achievement is pending upon further information. (0.5 point)

3. USGBC LEED EB v2 EQc10.3 Green Cleaning

The applicant is targeting USGBC LEED EB v2 EQc10.3 and has submitted Green Cleaning List of Products, a cleaning schedule, a training schedule and a narrative.

Credit achievement is anticipated. (0.5 point)

4. USGBC LEED EB v2 MRc4 Sustainable Cleaning Products and Materials

The applicant is targeting USGBC LEED EB v2 MRc4 and has provided a list of products, a cleaning schedule, a training schedule and a narrative.

Credit achievement is anticipated. (0.5 point)

**2nd REVIEW** The applicant has submitted an email from MUBI living wall manufacturer stating its benefits and the Area Calculations based on the fact that the Flack Block building footprint consumes the entire property. Landscapable areas are limited to the lightwell and its wall. Area calculations submitted declare the living wall area completed to date is equal to 50.60% and after the second phase of additional landscaping, the total landscaped area, will be 69.90%. Greater than 50% of landscaped area is restored meeting SSc5.1 addendum requirements.

Credit achievement is anticipated. (0.5 point)

Credit achievement anticipated for 2 points total.

**FINAL REVIEW** Credit achieved for 2 points.

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 Credit 2  
 CAA

### Development Density and Community Connectivity

1st REVIEW The applicant has provided a signed LEED letter template and site diagrams illustrating that the site is within 800m of 13 essential services and a residential neighbourhood with 66 buildings per hectare.  
Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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 Credit 3.1  
 CAA

### Alternative Transportation, Public Transportation Access

1st REVIEW The applicant has provided a signed LEED letter template declaring that the tenant space is located within 800m of a commuter rail, light rail or subway station, or 400m of two or more public or campus bus lines. A transit map has also been submitted. The letter template and area map indicate four(4) commuter rail and/or light rail lines within 800m, and six(6) bus lines accessible within 400m. Timetables (submitted in IDc1.2) indicate frequency of service.  
Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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 Credit 3.2  
 CAA

### Alternative Transportation, Bicycle Storage & Changing Rooms

1st REVIEW The applicant has provided a signed LEED letter template declaring that they provided 29 secure bicycle storage spaces, with 2 changing/shower facilities within 183 metres (200 yards) of the building.  
Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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 Credit 3.3  
 CAA

### Alternative Transportation, Parking Availability

1st REVIEW The applicant has provided a signed LEED letter template indicating that no parking will be provided for tenant occupants. Also submitted was a tenant letter stating that there is no parking available in the building.  
In future submittals, please ensure that the letter is signed.  
Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

Achieved	Pending	Denied
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2	0	0	<b>Water Efficiency</b>	2 Points
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1			Credit 1.1
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CAA

**Water Use Reduction, 20% Reduction**

1st REVIEW See comments on WEc1.2.  
Credit achievement is pending.

2nd REVIEW See comments on WEc1.2.  
Credit achievement pending.

FINAL REVIEW See comments on WEc1.2.  
Credit achieved.

1			Credit 1.2
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CAA

**Water Use Reduction, 30% Reduction**

1st REVIEW This credit has been selected for audit.  
The applicant has provided a signed LEED letter template declaring that the project uses at least 30% less water. The project states that 50.6% reduction of water consumption is achieved over the baseline case. Please provide audit documentation as per LEED Canada-CI Reference Guide.  
Credit achievement is pending upon audit.

2nd REVIEW The applicant has provided a revised signed LEED letter template stating that potable water use has been reduced by 45.27%. Documentation includes a narrative and plumbing fixtures cut sheets.  
Two types of dual flush WC cut sheets were provided: one indicates that half flush is 3.0 L/flush and the other indicates 3.45 L/flush. Please provide usage of each type and modify the LEED letter template. Note that all equipment must be considered in the calculations including equipment for handicapped users, especially if consumption is different.  
Lavatory usage values in the design case of the revised LEED letter template diverge from the calculation methodology in the LEED Canada-CI Reference Guide (1 usage instead of 3). Please modify and provide schedule of installed water use fixtures and equipment as required under the Audit section of the LEED Canada-CI Reference Guide.  
As per Interpretation Section of LEED Canada-CI Reference Guide, only censored faucets duration can be reduce from 15 to 12 seconds. The provided type uses a pre-set timer. Please submit a CIR to evaluate if the proposed strategy is acceptable. Please update the LEED letter template accordingly.

FINAL REVIEW The applicant has provided a narrative and a revised LEED letter template stating that potable water use has been reduced by 41.07%.  
Credit achieved.

Achieved	Pending	Denied
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8	0	0	<b>Energy &amp; Atmosphere</b>	12 Points
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Achieved	Prereq 1
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**Fundamental Commissioning**

**1st REVIEW** The applicant has provided a signed LEED letter template confirming that commissioning requirements for the project's energy related systems have been executed. A narrative was provided as well as a description of how the HVAC systems works and drawings.  
Prerequisite achievement is anticipated.

**2nd REVIEW** Prerequisite achievement anticipated.

**FINAL REVIEW** Prerequisite achieved.

Achieved	Prereq 2
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**Minimum Energy Performance**

**1st REVIEW** The applicant has provided a signed LEED letter template declaring that the portions of the building, as covered by the tenant's scope of work, comply with ASHRAE 90.1-2004. Documentation includes a narrative, HVAC and lighting schedule. Please provide ASHRAE Standard 90.1 requirements corresponding to equipment and its capacities, efficiencies and controls as per the Submittals section of the LEED Canada-CI Reference Guide.  
Prerequisite achievement is pending upon further information.

**2nd REVIEW** The applicant has provided a narrative confirming ASHRAE Standard 90.1 requirements that correspond to equipment and its capacities, efficiencies and controls.  
Prerequisite achievement anticipated.

**FINAL REVIEW** Prerequisite achieved.

Achieved	Prereq 3
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**CFC Reduction in HVAC&R Equipment**

**1st REVIEW** The applicant has provided a signed LEED letter template declaring that there are no CFC-based refrigerants in any HVAC&R systems that have been installed within the project scope.  
Prerequisite achievement is anticipated.

**2nd REVIEW** Prerequisite achievement anticipated.

**FINAL REVIEW** Prerequisite achieved.

1			Credit 1.1
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CAA

**Optimize Energy Performance, Lighting Power**

**1st REVIEW** The applicant has provided a signed LEED letter template declaring that the project has reduced lighting power density to 17.5% below ASHRAE 90.1-2004 as well as a lighting equipment schedule including type of luminaries, lamp, ballasts, and efficiencies.  
Credit achievement is anticipated.

**2nd REVIEW** Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.



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 Credit 1.2  
 CAA

### Optimize Energy Performance, Lighting Controls

**1st REVIEW** The applicant has provided a signed LEED letter template declaring that daylight responsive controls have been installed in all regularly occupied spaces within 4.5 m of windows and under skylights, within the tenant space. Offices 224, 330, 433 and 531 all seem to have windows but are not included in the provided schedule. Please clarify if there are controls in these rooms. As well please describe the function of Room 228. Credit achievement is pending upon further information.

**2nd REVIEW** The applicant has provided a narrative describing lighting controls for requested spaces.  
Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.

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 Credit 1.3  
 CAA

### Optimize Energy Performance, HVAC

**1st REVIEW** The applicant has provided a signed LEED letter template for Option A declaring that the installed HVAC systems comply with the efficiency requirements and that every Solar Exposure has a separate control zone, interior spaces are separately zoned and private offices and specialty occupancies have active controls capable of sensing space use and modulating HVAC system in response to space demand. Documentation includes a narrative, plans and specifications, including equipment schedule, which highlight the location and extent of the HVAC system within the tenant space. As per the Submittals section of the LEED Canada-CI Reference Guide, please describe how HVAC system complies with the efficiency requirements outlined in the New Buildings institute, Inc.'s publication "Advanced Buildings: Energy Benchmark for High Performance Buildings (E-Benchmark)" prescriptive criteria for mechanical equipment efficiency requirements, sections 2.4 (less ASHRAE standard 55), 2.5, and 2.6. Credit achievement is pending upon further information.

**2nd REVIEW** The applicant has provided a narrative describing HVAC system compliance to New Buildings institute, Inc.'s publication "Advanced Buildings: Energy Benchmark for High Performance Buildings (E-Benchmark)".  
Credit achievement anticipated for 2 points.

**FINAL REVIEW** Credit achieved for 2 points.

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 Credit 1.4  
 CAA

### Optimize Energy Performance, Equipment & Appliances

**1st REVIEW** The applicant has provided a signed LEED letter template declaring that 99.8% of all equipment and appliances are ENERGY STAR rated, as determined by rated power and a narrative. Please explain why there are 43 computer monitors and only 27 computers listed.  
Credit achievement is pending upon further information.

**2nd REVIEW** The applicant has provided a narrative explaining that many occupants use two computer screens.  
Credit achievement anticipated for 2 points.

**FINAL REVIEW** Credit achieved for 2 points.

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 Credit 2
**Enhanced Commissioning***Credit Not Attempted*

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 Credit 3  
 CAA
**Energy Use, Measurement & Payment Accountability**

1st REVIEW This credit has been selected for audit.

The applicant has provided a signed LEED letter template declaring that sub-metering equipment has been installed within the tenant space to measure and record energy uses and that a lease for the tenant space has been negotiated where energy costs are paid by the tenant and not included in the base rent. Documentation includes a narrative and an unsigned letter from Renewal stating that the electricity costs are billed to the landlord who will pass them on to the tenant. According to the letter provided, the landlord will bill the tenants according to normal usage and not according to actual metered usage. Please provide the applicable portion of the lease agreement and proof that energy will be charged based on actual usage. Please provide audit documentation as per LEED Canada-CI Reference Guide. Credit achievement is pending upon further information.

2nd REVIEW The applicant has provided a narrative, letter from the landlord and utility bills. Credit achievement anticipated for 2 points.

FINAL REVIEW Credit achieved for 2 points.

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 Credit 4
**Green Power***Credit Not Attempted*

Achieved  
Pending  
Denied

<b>7</b>	<b>0</b>	<b>0</b>	<b>Materials &amp; Resources</b>	<b>14 Points</b>
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**Achieved**

Prereq 1

**Storage & Collection of Recyclables**

**1st REVIEW** The applicant has provided a signed letter template, a plan indicating the location of the recycle centre room, and a letter from Tides Renewal Centre.  
Prerequisite achievement anticipated.

**2nd REVIEW** Prerequisite achievement anticipated.

**FINAL REVIEW** Prerequisite achieved.

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Credit 1.1

**Tenant Space, Long-Term Commitment**

*Credit Not Attempted*

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Credit 1.2

**Building Reuse, Maintain 40% of Interior Non-Structural Components**

*Credit Not Attempted*

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Credit 1.3

**Building Reuse, Maintain 60% of Interior Non-Structural Components**

*Credit Not Attempted*

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**CAA**

Credit 2.1

**Construction Waste Management: Divert 50% from Landfill**

**1st REVIEW** See comment on MRc2.2.  
Credit achievement is pending upon additional information for MRc2.2.

**2nd REVIEW** See comment on MRc2.2.  
Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.

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CAA

Credit 2.2

**Construction Waste Management: Divert 75% from Landfill**

1st REVIEW This credit is selected for audit.

The applicant has submitted a signed LEED letter template and calculations showing material diversion rates. Please provide audit documentation as per the LEED Canada-CI Reference Guide.

Credit achievement is pending upon additional information.

2nd REVIEW The applicant has provided a copy of the Construction Waste Management Plan, calculations of construction wastes diverted from landfill, and waybills from disposal service companies. Also provided is a revised LEED letter template with the quantity of "Drywall Diverted" modified and "General Waste" added. Please note that the quantity of General Waste should not be included in the "Diverted Material (in tonnes)" column. The adjusted values on the LEED letter template are as follows:

Total quantity of diverted waste = 16.334 tonnes

Material sent to landfill = 4.309 tonnes

Total quantity of waste = 20.643 tonnes

% waste diverted = 79%.

Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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Credit 3.1

**Resource Reuse, 5%***Credit Not Attempted*

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Credit 3.2

**Resource Reuse, 10%***Credit Not Attempted*

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CAA

Credit 3.3

**Resource Reuse, 30% Furniture and Furnishings**

1st REVIEW The applicant has provided a signed LEED letter template with the table declaring that this project used salvaged, refurbished or used furniture and furnishings for 51.77% of the total furniture and furnishings budget.

Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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CAA

Credit 4.1

**Recycled Content, 10% (post-consumer + ½ pre-consumer)**

1st REVIEW See comments for MRC4.2

Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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CAA

Credit 4.2

**Recycled Content, 20% (post-consumer + ½ pre-consumer)**

**1st REVIEW** The applicant has provided a signed LEED letter template with the table indicating recycled contents for a combined Post-Consumer and Pre-Consumer materials value of 21.5% for the project.  
Credit achievement is anticipated.

**2nd REVIEW** Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.

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CAA

Credit 5.1

**Regional Materials, 20% Manufactured Regionally**

**1st REVIEW** This credit has been selected for audit.  
The applicant has provided a signed LEED letter template stating that 61.5% of materials are manufactured regionally. Please provide audit documentation as per the LEED Canada-CI Reference Guide.  
Credit achievement is pending upon additional information.

**2nd REVIEW** The applicant provided maps indicating the transportation distances by truck from the final point of manufacturing to the project. The applicant has not provided documentation from the manufacturer, such as cut sheets, product literature or other documentation, such as letters from manufacturers, as required by the LEED Canada-CI Reference Guide for all materials. Note that Google maps are not an acceptable form of documentation. Please provide official manufacturer documentation confirming that the location shown on the submitted Google maps are actual manufacturing and extraction plants. Also please clarify the manufacturing distance for Dirtt Environmental Solutions Ltd since the map submitted declares 982 km and the LEED letter template lists distance between project and manufacturer as 419.48km. Lastly, it is not clear whether p+a furniture is the manufacturer or the supplier of the Cushions: please confirm and ensure appropriate supporting documentation is provided.  
Credit achievement pending.

**FINAL REVIEW** The applicant provided an explanatory narrative, a revised LEED letter template with the distance revised for the DIRTT demountable partitions to be at 675.09 km, as well as supporting documentation. The narrative clarifies that p+a furniture subcontracted B&J Quality Upholstery, located 3.3km from the project site, to fabricate the cushions.  
Credit achieved.

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Credit 5.2

**Regional Materials, 10% Extracted and Manufactured Regionally**

*Credit Not Attempted*

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Credit 6

**Rapidly Renewable Materials**

*Credit Not Attempted*

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CAA

Credit 7

**Certified Wood**

**1st REVIEW** The applicant has provided a signed LEED letter template listing all wood based products and material including Division 12 and stating that 55.0% of wood-based materials and products are FSC-certified. Please ensure to have included all wood-based materials and products used in the project such as built-in furniture, plywood and particle board for nailing boards (for hanging or attaching built in furniture or ME equipment).

Credit achievement is pending upon further information.

**2nd REVIEW** The applicant has provided a narrative stating that all wood-based materials used in the project as indicated on the signed LEED letter template are FSC-certified.

Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.

Achieved  
Pending  
Denied

<b>11</b>	<b>0</b>	<b>0</b>	<b>Indoor Environmental Quality</b>	<b>17 Points</b>
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**Achieved**

Prereq 1

**Minimum IAQ Performance**

**1st REVIEW** The applicant has provided a signed LEED letter template declaring that the project is fully compliant with ASHRAE 62-2004 Section 5.1 and all applicable Addenda. Documentation includes a spreadsheet with space ventilation rate calculations and equipment spec sheets. Prerequisite achievement is anticipated.

**2nd REVIEW** Prerequisite achievement anticipated.

**FINAL REVIEW** Prerequisite achieved.

**Achieved**

Prereq 2

**Environmental Tobacco Smoke (ETS) Control**

**1st REVIEW** The applicant has provided a signed LEED letter template declaring that smoking is prohibited in the building and within 7.5 m from entrances, outdoor air intakes and operable windows. Prerequisite achievement is anticipated.

**2nd REVIEW** Prerequisite achievement anticipated.

**FINAL REVIEW** Prerequisite achieved.

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Credit 1

**Outdoor Air Delivery Monitoring**

*Credit Not Attempted*

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Credit 2

**Increased Ventilation**

*Credit Not Attempted*

<b>1</b>		
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**CAA**

Credit 3.1

**Construction IAQ Management Plan, During Construction**

**1st REVIEW** The applicant has provided a signed LEED letter template declaring that the five design approaches of SMACNA IAQ guidelines were used during the construction of the tenant space as well as a description of the design approaches employed. Credit achievement is anticipated.

**2nd REVIEW** Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.

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Credit 3.2

**Construction IAQ Management Plan, Before Occupancy**

*Credit Not Attempted*

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 Credit 4.1  
 CAA

### Low-Emitting Materials, Adhesives and Sealants

**1st REVIEW** The applicant has provided a signed LEED letter template outlining the VOC content of adhesives and sealants used in the project. Also included are Material Safety Data Sheets of the listed products. Please provide revised LEED letter template to include adhesives and sealants used for the following applications: plumbing, electrical and mechanical ducts.

Credit achievement is pending upon further information.

**2nd REVIEW** The applicant has provided a narrative identifying the electrical and plumbing sealants used on the project, and clarifying that a product was labelled incorrectly on the original signed LEED letter template. Also provided is a corrected LEED letter template now including the electrical and plumbing sealants, as well as the material safety data sheets for these products.

Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.

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 Credit 4.2  
 CAA

### Low-Emitting Materials, Paints and Coatings

**1st REVIEW** The applicant provided a signed LEED letter template, listing all the interior paints and coatings used in the project addressed by the cited standards, and stating that the VOC limits comply with the VOC and chemical component limits and/or chemical component restrictions of the applicable standards and related MSDS. Also included are Material Safety Data Sheets.

Credit achievement is anticipated.

**2nd REVIEW** Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.

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 Credit 4.3  
 CAA

### Low-Emitting Materials, Carpet Systems

**1st REVIEW** The applicant has provided a signed LEED letter template with the list of carpets and carpet and backing specifications. The carpet tile adhesive was listed in the EQc4.1 LEED letter template. For future projects, please ensure to always list the carpet adhesives on this LEED letter template.

Credit achievement is anticipated.

**2nd REVIEW** Credit achievement anticipated.

**FINAL REVIEW** Credit achieved.



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CAA

Credit 4.4

**Low-Emitting Materials, Composite Wood and Laminate Adhesives**

1st REVIEW The applicant has provided a signed LEED letter template listing composite wood products and laminating adhesives used in the tenant space and stating that they contain no added urea-formaldehyde resins. Also submitted were the composite wood products and adhesives with their respective MSDS.  
Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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CAA

Credit 4.5

**Low-Emitting Materials, Systems Furniture and Seating**

1st REVIEW The applicant has provided a signed LEED letter template with a listing of manufacturer, product, item description, and period of manufacture. Also submitted were the Greenguard certificates for the items listed.  
Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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Credit 5

**Indoor Chemical and Pollutant Source Control**

*Credit Not Attempted*

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CAA

Credit 6.1

**Controllability of Systems, Lighting**

1st REVIEW This credit has been selected for audit.  
The applicant has provided a signed LEED Letter Template declaring that lighting controls are provided to enable at least 90% of the occupants to make adjustments. Please provide audit documentation as per LEED Canada-CI Reference Guide.  
Credit achievement is pending upon further information.

2nd REVIEW The applicant has provided a narrative describing lighting design and their controls as well as photographs of individual lighting in different spaces.  
Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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CAA

Credit 6.2

### Controllability of Systems, Temperature and Ventilation

1st REVIEW The applicant has provided a signed LEED letter template declaring that the required ventilation and temperature controls are provided to enable at least 50% of the occupants to make adjustments to suit individual needs and preferences. Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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CAA

Credit 7.1

### Thermal Comfort, Compliance

1st REVIEW The applicant has provided a signed LEED letter template declaring that the project complies with ASHRAE Standard 55-2004. Documentation includes a narrative, psychrometric analysis and results from a Trace simulation. Credit achievement is anticipated.

2nd REVIEW Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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Credit 7.2

CAA

**Thermal Comfort, Monitoring**

1st REVIEW This credit has been selected for audit.

The applicant has provided a signed LEED letter template declaring that a permanent monitoring system is installed. Please provide audit documentation as per LEED Canada-CI Reference Guide. Also indicate how humidity levels are monitored (permanent monitoring system or occupant surveying). Note that relative humidity monitoring is required even when dehumidification equipment does not need to be installed otherwise. Please refer to CIR 617 - EQc7.2 - Temperature monitoring system when dehumidification is not required (note that this CIR can be searched under the LEED Canada-NC CIR search function).

Credit achievement is pending upon further information.

2nd REVIEW The applicant has provided a narrative describing temperature controls.

As per the Interpretation section of LEED Canada-CI Reference Guide, installation of humidity monitoring that provides feedback to occupants and building operators, and allows adjustments to HVAC systems to maintain comfort criteria is required to meet credit requirements. CIR # 617 further clarifies the monitoring requirement of EQc7.2. As per Submittals section of LEED Canada-CI Reference Guide, an occupant survey is allowed instead of humidity monitoring. Please clarify which path is employed in order to meet credit requirements and provide the required audit material to demonstrate compliance.

Credit achievement pending.

FINAL REVIEW The applicant has provided a narrative and an example of the survey that will be used according to several parameters that meet credit requirements.  
Credit achieved.

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Credit 8.1

CAA

**Daylight and Views, Daylight 75% of Spaces**

1st REVIEW The applicant has provided a signed LEED letter template indicating the required day lighting is accomplished in 78% of the regularly occupied areas. Also submitted was a calculation table. Please clarify why retail spaces 006 (partial basement) are not part of the daylighting table. Where applicable please provide revised signed LEED letter template and calculation table.

Credit achievement is pending upon further information.

2nd REVIEW The applicant has provided a narrative clarifying that the basement retail space 006 is not included in the project scope and that the area was highlighted in green incorrectly on the drawing ID-PA-1 submitted November 4, 2010.

Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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Credit 8.2

**Daylight and Views, Daylight 90% of Spaces**

*Credit Not Attempted*

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Credit 8.3

**Daylight and Views, Views for 90% of Seated Spaces**

*Credit Not Attempted*

Achieved	Pending	Denied
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5	0	0	Innovation & Design Process
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5 Points

1			Credit 1.1
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**Innovation in Design****Exemplary Performance: Water Use Reduction 40%**

**CAA** 1st REVIEW The applicant has provided a signed LEED letter template for Water Use Reduction Exemplary Performance with a 40% reduction. Documentation includes a narrative and calculations submitted for WEc1.1 and WEc1.2. Credit achievement is pending upon WEc1.2 audit.

2nd REVIEW See comments on WEc1.2.  
Credit achievement pending.

**FINAL REVIEW** See comments on WEc1.2.  
Credit achieved.

1			Credit 1.2
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**Innovation in Design****Exemplary Performance: Alternative Transportation, Public Transportation Access**

**CAA** 1st REVIEW The applicant has provided a signed LEED letter template declaring that the tenant space is located within 800m of a commuter rail, light rail or subway station, or 400m of two or more public or campus bus lines. A transit map was also been submitted in SS3.1. The letter template and area map indicate four(4) commuter rail and/or light rail lines within 800m, and six(6) bus lines accessible within 400m. Timetables indicate frequency of service. The applicant has included USGBC CIR 9/22/2006 and has requested that this CIR be accepted. Please note that USGBC CIRs are not always accepted when reviewing LEED Canada projects. As per p.99 of the LEED Canada-CI Reference Guide, 2nd interpretation bullet: Since up to three points are available under the Alternative Transportation Credit, a comprehensive approach is required to earn an Innovation Credit point for exemplary performance in this area. Please demonstrate how these 4 commuter rail and 6 bus lines constitute a comprehensive approach capable of demonstrating a quantifiable reduction in personal automobile use through the implementation of multiple alternative options. Credit achievement is pending upon further information.

**2nd REVIEW** The applicant has provided a narrative stating that, based on a tenant survey, 80% of the occupants are using alternative transportation to get to and from work. Also provided is a survey of 59 tenants of which 47 respondents (80%) use "alternative transportation". Note that the LEED letter template and supporting documentation provided declares a project occupancy of 108 however the survey was only provided to 59 occupants. For published guidance for SSc4 Exemplary Performance, please refer to CIR 791: The applicant is directed to LEED Canada Reference Guide for Building Design and Construction 2009 (BD+C 2009) where SSc4.1 and a related exemplary performance for Innovation can be adopted by having the applicant:

1. Provide a comprehensive transportation management plan that demonstrates a 75% reduction in personal automobile use through any of multiple alternative options;
- or,
2. Demonstrate a doubling of transit ridership on existing transit lines.

See the BD+C 2009 reference guide for more details.  
Credit achievement pending.

**FINAL REVIEW** The applicant has provided a narrative which states that i) a Transportation Management Plan is included in the submitted documentation; ii) 59 participants answered the first survey; and iii) 106 participants answered the revised survey. Also provided is the Translink Vancouver Book 1 Bus Timetable, Translink Vancouver Book 2 bus route schedules, Skytrain schedules printed from the Translink website, and a map of the Vancouver area transit.

In order to demonstrate that an exemplary credit in Alternative Transportation should be awarded, the applicant appears to be targeting the requirements of Option 1 of the LEED Canada Reference Guide for Green Building Design and Construction 2009 (BD+C) in which a comprehensive Transportation Management Plan must demonstrate a 75% reduction in personal automobile use. A Transportation Management Plan and an occupant survey is submitted.

The Transportation Management Plan demonstrates that multiple alternative options are available to reduce personal automobile use:

- The project is located in an area with an exceptionally high public transit service;
- The site offers a significant quantity of bicycle storage;
- The project does not offer on-site parking; and,
- The project is located in a highly walkable location.

The Transportation Management Plan is comprehensive and appears to respect the requirements for exemplary performance, as described in the LEED BD+C 2009 Reference Guide.  
Credit achieved.

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Credit 1.3

**Innovation in Design****Exemplary Performance: Regional Materials 40% Manufactured Regionally**

CAA

1st REVIEW The applicant has provided a signed LEED letter template stating that 61.5% of materials are manufactured regionally. Please see comments on MRc5.1. Credit achievement is pending upon additional information for MRc5.1.

2nd REVIEW Please see comments on MRc5.1. Credit achievement pending.

FINAL REVIEW Please see comments on MRc5.1. Credit achieved.

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Credit 1.4

**Innovation in Design****Green Education**

CAA

1st REVIEW The applicant has provided a signed LEED letter template and the proposed ID credit for Green Education Program. A narrative in the form of a credit with an intent, requirements and submittals was submitted. Also submitted were a LEED-CI Narrative, a Tenant Narrative, a Project Profile. The LEED-CI Narrative refers to "IDc1.4\_Green Initiatives.pdf" which was not submitted. Please submit the Green Initiatives document and refer to CIR 623 for further direction. Credit achievement is pending upon additional information.

2nd REVIEW The applicant has provided a narrative stating that the document "IDc1.4\_Green Initiatives.pdf" is now submitted. The narrative provided in the 1st review stated that the Green Initiatives document would be available online at the landlord's and at the tenants' websites. Credit achievement anticipated.

FINAL REVIEW Credit achieved.

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Credit 2

**LEED® Accredited Professional**

CAA

1st REVIEW The applicant has provided the LEED Letter Template stating that Shelley Penner was a principal participant in the project. Also submitted was a copy of her LEED AP award certificate.

Credit achievement anticipated.

2nd REVIEW Credit achievement anticipated

FINAL REVIEW Credit achieved.