

WELCOME TO GREEN ON QUEENSBURY



STRATA PLAN EPS 6151

**The Owners of Green on Queensbury
Strata Plan EPS 6151
707, 733 & 747 3rd Street East, North Vancouver, BC V7L 1G8**

RE: WELCOME TO YOUR NEW HOME & NEED TO KNOW INFORMATION

Dear Owners,

We are pleased to advise that Associa British Columbia Inc. has been appointed as Strata Agent for Green on Queensbury. We welcome you to your new home and look forward to working with the Strata Council and owners in the start up and ongoing success of the Strata Corporation.

What do you need to know to settle into your beautiful new home?

We prepared this easy to follow "Welcome Package" which contains information on the following:

- Submitting the "Owner Information Form"
- Submitting the "Form K" (mandatory form for Landlords and Tenants)
 - *Please return all completed forms as quickly as possible*
- How to pay my Strata Fees (Pre-authorized payment plan or on-line banking)
- Obtaining rental services through our Rental Division for investors and owners

Please take a few minutes to review your Welcome Package as the answers to most of your questions will be contained here. Your Home Owner's Manual and sales documents will also contain useful information of your home.

The Associa Client Service Centre will assist in any accounting related, TownSq, or other general inquiries you may have about your Strata Corporation. Please do not hesitate to contact the Client Service Centre toll free by telephone at 1-877-591-6060 or by email at abc.service@associa.ca

You are in the best hands with Associa BC. In its 29-year history Associa BC has grown to become British Columbia's most progressive strata management company. Your Community Manager will work with your elected Strata Council in the management of the common property of your Strata Corporation keeping the highest standard in mind.

In addition to the foregoing, Associa BC provides emergency services to the Strata Corporation 24/7. It's important to distinguish between a personal emergency and a strata emergency.

For emergencies requiring the police, fire department or ambulance, call 911 without delay. If the building is suffering damage due to events such as a water leak, a broken window or a broken garage door call the 24-hour Associa BC emergency service. Personal emergencies, such as locking yourself out of your home, are not strata emergencies and should be dealt with on your own. If in doubt, call the Associa BC emergency service and we will direct you accordingly. The number is 1-877-591-6060.

The building (with the exception of your personal possessions) is insured through a leader in strata corporation insurance in the Lower Mainland. A summary of the insurance policy will be

included with your notice of Annual General Meeting and posted on our TownSq website for your convenience.

We strongly recommend you purchase contents and liability coverage to protect your personal possessions and to protect against legal actions resulting from accidents occurring within your suite.

As per the Strata Property Act, the first Annual General Meeting will be held once 50% + 1 strata lots have been conveyed to the new owners. At least two weeks prior to the meeting, we will advise you in writing of the date and provide a meeting agenda.

Welcome to Associa BC! We look forward to meeting you at the Annual General Meeting and invite you to visit our website at www.AssociaBC.ca.

Yours Truly,
ASSOCIA BRITISH COLUMBIA INC.

A stylized, handwritten-style signature of Elizabeth Westerveld in black ink.

Elizabeth Westerveld
Director of Quality Assurance/New Client Team
Associate Broker, Licensed Community Manager

STRATA FEES

Your first full month of strata fees is generally due on the 1st of the month following the month in which you take ownership. For example, if you take ownership on **December 21st** your strata fees start **January 1st**. A schedule of strata fees applicable to your strata lot is enclosed in your Welcome Package. Please refer to the enclosed document titled *Paying Your Strata Fees. What are the Options?*

GOVERNANCE OF YOUR STRATA CORPORATION

Your Strata Corporation is governed by the Strata Property Act of British Columbia. The Act sets out a Schedule of Standard Bylaws which is a generic set of bylaws applicable to every new Strata Corporation in B.C. In addition to the Standard Bylaws, there are supplementary bylaws listed in your Disclosure Statement as **Exhibit F / Schedule A**. We have attached a copy of the bylaws for you.



**EPS 6151
Green On Queensbury**

Associa British Columbia's Contact Information:

SURREY OFFICE:

604-591-6060

24-HOUR EMERGENCY SERVICE

1-877-591-6060

CLIENT SERVICE CENTRE

Email: abc.service@associa.ca

Direct: 604-591-6060

Toll Free: 1-877-591-6060

Please forward all forms and correspondence to:

Associa British Columbia Inc.

13468 77th Avenue

Surrey, B.C. V3W 6Y3

MOVE-IN AND ENTERPHONE SET-UP CONTACT

Your Property Manager will assist you in setting up your enterphone information

For move in - contact greenonq@fivestarc.ca | 604-726-7185

QUALEX-LANDMARK CUSTOMER SERVICE

(General Inquiries and in-suite warranty deficiencies)

green@qualex.ca



Welcome to Green on Queensbury Strata Plan EPS 6151

Here is a quick summary of what you need to know:

❖ **Paying Your Strata Fees:**

Strata fees start on the 1st of the month following the month in which you take ownership. Please review your Welcome Package for details and payment options.

❖ **Emergency Contact Number**

Call 911 for fire, police or ambulance.

Call the Associa BC 24-hour emergency number at 1-877-591-6060 for building emergencies such as a water leak or a broken window.

❖ **Security**

Call 911 if you see any suspicious activities and be sure to close all doors behind you including the garage door. Do not let anyone you do not know into any buildings. Remember that thieves target new developments as they are easy to get into.

❖ **Rentals, if applicable**

If you rent your suite to a tenant, you must provide the management company with a Form K (Tenants Rights and Responsibilities). A Form K is attached with this package for your convenience.

❖ **Deficiencies**

In-suite warranty deficiencies should be filed via a Service Request.

Steps for filing a service request:

1. Go to www.marcon.ca
2. Click on HOMEOWNER tab
3. Click Register
4. Enter your information
5. Select Building and unit number

Once you have successfully logged in you are at the WELCOME page where you can Click SERVICE REQUEST to submit a request or MANUALS to view your warranty documents.

OWNER INFORMATION FORM**BUILDING NAME – GREEN ON QUEENSBURY****STRATA PLAN – EPS 6151**

UNIT NUMBER: _____

STRATA LOT: _____

OWNER INFORMATION:

Owner(s) Name: _____

Owner(s) Address: _____

Home Phone: _____ Work Phone: _____ Cell #: _____

E-Mail Address: _____

EMERGENCY CONTACT INFORMATION:

Contact's Name: _____

Home Phone: _____ Work Phone: _____ Cell #: _____

Do you live in the unit? YES NO

Do you rent out the unit? YES NO If Yes, is there an agent in place? YES NO

Agent/Company name: _____ Phone # _____

S

_____**NON-RESIDENT OWNERS:**

If you rent your strata lot under the Bylaws of the Strata Corporation, you are required under Section 146 of the Strata Property Act to complete a Form K, Notice of Tenant's Responsibilities, and return it to the management company. If you require a Form K, please download one from our website at www.AssociaBC.ca.

I hereby authorize **Strata Plan EPS 6151** to collect, use and disclose my personal information set out above for purposes of identifying and communicating with me, processing payments, responding to emergencies, ensuring the orderly management of **Strata Plan EPS 6151**, and complying with legal requirements.

Signature _____

Date _____

Name (Please Print) _____

Please Return to:

Associa British Columbia, Inc.
13468 77th Avenue, Surrey, B.C., V3W 6Y3
Email: abc.admin@associa.ca

PLEASE COMPLETE AND RETURN TO ASSOCIA

PAYING YOUR STRATA FEES WHAT ARE THE OPTIONS?

1. PERSONALLY APPROVED PAYMENTS – PAP

By signing up for Personally Approved Payments you are authorizing your bank to transfer a specific amount of money to the strata corporation's bank on the 1st of each month. Once in place the monthly transfer will occur automatically and if your strata fees change, your monthly deduction will automatically change as well.

Follow these steps to set up Personally Approved Payments:

1. Complete the enclosed Pre-Authorized Payment Service Agreement and return it, along with a **VOID** cheque, to our office. You may mail or email the information to us. Our contact information is at the bottom of the form.
2. Remember to let us know if you make any changes to your banking arrangements.

2. ONLINE BANKING

Online banking gives you complete control over your strata fee payments and the assurance that your strata fees will be paid on time every month. You can eliminate stamps, envelopes and paperwork – it's the green way to pay! And there is no need to inform us if you change banks or bank accounts – you choose which account to pay from.

Complete instructions have been included in a separate document to ensure the confidentiality and privacy of each Owner.

Your **strata fees are due on the 1st of each month** and it will take 1 to 3 business days for your payment to reach us. As your strata most probably assesses late penalties on payments received after the 1st, we suggest you set the payment date around the 26th of each month for payment the following month. For added convenience we highly recommend you set your strata fee up as a recurring payment.

Please note, if you are setting up your online banking, you are not required to complete and return the attached Pre-Authorized Payment Service Agreement.

Any questions or problems? Just give our Client Service Center a call, toll free from anywhere at 1-877-591-6060.

The undersigned hereby authorizes **Associa British Columbia, Inc.** to draw monthly debits by paper or electronic entry covering payments due by the undersigned to:

The undersigned hereby:

1. Acknowledges that this form must reach Associa British Columbia, Inc. 7 business days before the month for the withdrawal to be effective the 1st day of the following month. Late forms will be processed at a later date and the undersigned will ensure that sufficient funds are set aside and available in the month concerned for the withdrawal.
2. Warrants that all persons whose signatures are required to sign on this account have signed this agreement;
3. Acknowledges that, in order to cancel this agreement, written notice of revocation shall be given to Associa British Columbia, Inc. **7** business days prior to the next scheduled date of pre-authorized debit.;
4. Acknowledges that any delivery of this authorization by you constitutes delivery by the undersigned to the processing institution;
5. Agrees to inform Associa British Columbia, Inc. in writing of any change of account information provided in this authorization **7** business days prior to the next scheduled date of pre-authorized debit;
6. Authorizes Associa British Columbia, Inc. to increase/decrease amounts drawn on the account from year to year as future budgets adopted by my Strata Corporation affect monthly strata fees; AND
7. Agrees to waive the pre-notification requirements of Rule H1 S15(a) of the Canadian Payments Association.

I have certain recourse rights if any debit does not comply with this agreement. For example, I have the right to receive reimbursement for any Pre-Authorized Debit that is not authorized or is not consistent with this Agreement. To obtain a form for a Reimbursement Claim, or for more information on my recourse rights, I may contact my financial institution or visit www.cdnpay.ca.

I understand the personal information provided above is for the purposes of identifying and communicating with me, processing payments, ensuring the orderly management of the Strata Corporation and complying with legal requirements. I hereby authorize the Strata Corporation to collect, use and disclose my personal information for these purposes.

Signature _____ Date _____

Banking information **must** be provided via void cheque or on document verified by your financial institution.

PLEASE ATTACH A VOID CHEQUE HERE

If you are an owner in a strata corporation with sections, your payment may be processed as two separate payments or as a single blended payment, as permitted by the agreement between your strata corporation and Associa BC

Please return this form to Associa British Columbia, Inc. **7 business days before** the month for the withdrawal to be effective the 1st day of the following month. Late forms will be processed at a later date.



Rental Services

Are You An Investor Owner?

At Associa BC, we clearly understand the issues faced by investor owners and we have built our services around addressing those issues. With a group of professionals licensed and dedicated to managing rental properties and your strata community, you can count on us to know where to begin, how to manage tenancies and how to fulfill your requirements as an investor.

We provide just the right amount of communication so that you are not bogged down by the daily details of managing your investment, yet feel confident your investment is working to achieve your long term goals. You will see value in our standards and procedures, in how we control expenses while looking out for the future and how we stay one step ahead of competition. We provide clear monthly financial reports so you can track the hard numbers of your investment.

The Associa Advantage means:

- Professionally managed rental suites to the benefit of both investor owners and the strata community.
- Support to investor owners having limited or no experience as landlords, or those tired of managing their own investments.
- Properly screening tenants to have desirable residents in the strata community.

Our professional team at Associa BC is your one-stop resource for all your property management needs. We are committed to providing friendly and knowledgeable services to investors and owners.

For further inquiries regarding our individual suite management service, please contact our Rental Division at 604-591-6060.

Strata Property Act
Form K
NOTICE OF TENANT'S
RESPONSIBILITIES (Section 146)

Re: Strata Plan **EPS 6151** Strata Lot # _____ Unit # _____

Name(s) of Registered Owner(s) _____

Street Address of Strata Lot _____

Name(s) of Tenant(s) _____

Tenancy Commencing Date: _____

Tenancy Ending (if applicable) _____

Tenant Phone # _____ Tenant Email _____

Assigned Parking Stall # _____

Vehicle Make & Model _____ License Plate # _____

IMPORTANT NOTICE TO TENANTS:

1. Under the Strata Property Act, a tenant in a strata corporation must comply with the bylaws and rules of the strata corporation that are in force from time to time (Owner to provide current bylaws and rules).
2. The current bylaws and rules may be changed by the strata corporation, and if they are changed, the tenant **must** comply with the changed bylaws and rules.
3. If a tenant or occupant of the strata lot, or a person visiting the tenant or admitted by the tenant for any reason, contravenes a bylaw or rule, the tenant is responsible and may be subject to penalties, including fines, denial of access to recreational facilities, and if the strata corporation incurs costs for remedying a contravention, payment of those costs.

Date: _____

Please send all Correspondence to:
(This includes notices of Annual and Special General Meetings)

Signature of Landlord or Agent of Landlord

☐ Owner/Landlord ☐ Agent

Address: _____

Signature of Tenant

Contact Phone# _____

Signature of Tenant

Email _____

Return to:
Associa British Columbia, Inc.
13468 77th Ave, Surrey, B.C., V3W 6Y3
Email: abc.admin@associa.ca

PLEASE COMPLETE AND RETURN TO ASSOCIA

We're excited to inform you about TownSQ - an all in one mobile app designed to help you connect, collaborate and stay up to date any time on any device.

Meet your neighbours, manage your account and access the resources you need for better community living.

FREE exclusively to Associa communities, register now to:

- Easily communicate with your Community Manager
- Get up to date community news and events
- Request and review status of service inquiries
- Participate in community polls
- Reserve common areas and amenities
- Obtain copies of important documents, such as, Council Minutes, Insurance Information, Bylaws, Rules, etc.
- And so much more

***Disclaimer: Your privacy is important to us. You have control on how much information you wish to share such as your unit address, phone number and email. The information you wish to leave on will be visible to others in your community. You have the option to change these settings when you register and set up your account (top right-hand corner click on your name to edit your profile - go to Privacy - green toggle to the right means on). In accordance with the Personal Information Protection Act (PIPA), visibility of your phone number and email has been turned off by default. Your unit address has not been turned off.

Ready to join TownSQ? Simply follow the 3 steps below:

1. Using your desktop or laptop with Google Chrome, go to <https://app.townsq.io/associa/signup>
2. To register put in your account ID and unit postal code.

As most Owners will not have received their account number upon the receipt of this package, please contact Associa's Client Service Centre at 604-591-6060 to obtain this information.

3. Once registered, download the app to start experiencing community your way on all your devices!

Note: If you have more than one account you will be able to link them and have only one login.

ONCE REGISTERED Login following this link: <https://app.townsq.io/login>

YOU WILL INSTANTLY BE ABLE TO CUSTOMIZE YOUR COMMUNICATION SETTINGS TO START RECEIVING NOTIFICATIONS — WHEN AND HOW YOU WANT!

If you have any questions regarding TownSQ registration and log in.

please call: 604-591-6060 or toll free 1-877-591-6060 Monday to Friday, 8:30-4:00 pm

email: abc.info@associa.ca

Due to the number of new Owners moving into your building at the same time, the call volume will be very high, we appreciate your patience while we assist your community.

From all of us at Associa British Columbia, we look forward to serving your needs.



Strata Plan EPS 6151 Green on Queensbury

Important Contact Information for Green on Queensbury:

Developer Name & Address:

Qualex-Landmark
Suite 1910 – 400 Burrard Street, Vancouver BC V6C 3A6

Developer Contact:

Sandy Banns
Manager of Homeowner Care
Phone: 604.683.5152
Email: green@qualex.ca

Customer Service:

(General Inquiries and in-suite warranty deficiencies)
green@qualex.ca



KANE CONSULTING

Project: Green at Queensbury - 700 E. 3rd Street, North Vancouver, BC

Re: Sustainability Features

The following list highlights the prominent sustainable features of the 700 E. 3rd Street, North Vancouver project. Many of these features are a passive response to energy conservation, thermal comfort and protection or restoration of a more natural environment.

1.0 Site:

- An erosion and sedimentation control plan is in place and will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
- Landscaping will utilize natural and adaptive plants and is designed to reduce the development's heat island effect and minimize its impact on storm sewers while increasing local habitat.
- Alternative Transportation: Smart location with easy access to rapid transit routes. The project incorporates bicycle storage spaces which strengthen the use of alternative methods of transportations.
- Providing charging stations to encourage the use of alternative-fuel vehicles.

2.0 Water:

- The irrigation system includes a number of features to significantly reduce the amount of water consumed.
- Low flow/flush plumbing fixtures will be provided.
- Water-efficient clothes washers and dishwashers.

3.0 Energy:

- Energy efficiency measures are evaluated via a full building energy simulation.
- Energy conservation measures include high performance envelope including glazing systems and highly insulated walls and roof.
- Energy efficient appliances including dishwasher, refrigerator and clothes washer.
- Heating is provided by a district energy system.

4.0 Materials:

- A construction waste management plan will be developed and implemented throughout construction with a goal of diverting over 75% of waste generated.



KANE CONSULTING

- Many of the building materials and components will be selected based on recycled content and local or regional production.

5.0 Environmental Quality:

- Low VOC paints.
- Low emitting carpet and insulation
- Best practices will be implemented during construction to optimize air quality and provide a clean and healthy building for the future residents.
- Operable windows will be incorporated throughout the buildings giving the future residents a high level of control over their thermal comfort.

Colin Garratt

M.Sc. LEED GR & AP BD+C, CPHC



for Homes

LEED for Homes Mid-rise Simplified Project Checklist

| | |
|--|--|
| Builder Name: | Qualex-Landmark Northern Limited Partnership |
| Project Team Leader (if different): | Cyrus Navabi |
| Home Address (Street/City/State): | 700 E. 3rd, North Vancouver |

Project Description

Building type: **Mid-rise multi-family**

of stories: 5

Certified: 37

Gold: 67

of units: 164

Avg. Home Size Adjustment: -8

Silver: 52

Platinum: 82

Adjusted Certification Thresholds

Project Point Total

Targeted: 75.5

Maybe: 0

Certification Level

Targeted: **Gold**

Points needed: 67

date last updated: May 6 2016

last updated by: Diana Klein

| date last updated: May 6 2016 last updated by: Diana Klein | | | | | | Max Pts | Project Points Preliminary | | | |
|---|-----|---|-------------|--|--------|------------|-------------------------------|-------|----|----|
| Innovation and Design Process (ID) | | (No Minimum Points Required) | | | | Max | Y/Pts | ? | No | |
| 1. Integrated Project Planning | 1.1 | Preliminary Rating | | | Prereq | Y | | | | |
| | 1.2 | Energy Expertise for MID-RISE | | | Prereq | Y | | | | |
| | 1.3 | Professional Credentialed with Respect to LEED for Homes | | | 1 | 1 | 0 | 0 | | |
| | 1.4 | Design Charrette | | | 1 | 1 | 0 | 0 | | |
| | 1.5 | Building Orientation for Solar Design | | | 1 | 0 | | 1 | | |
| | 1.6 | Trades Training for MID-RISE | | | 1 | 1 | 0 | 0 | | |
| 2. Durability Management Process | 2.1 | Durability Planning | | | Prereq | Y | | | | |
| | 2.2 | Durability Management | | | Prereq | Y | | | | |
| | 2.3 | Third-Party Durability Management Verification | | | 3 | 3 | 0 | 0 | | |
| 3. Innovative or Regional Design | 3.1 | • Innovation #1 ID ruling #2769 SSc7.1 | | | 1 | 1 | 0 | 0 | | |
| | 3.2 | • Innovation #2 LEED ND SLL p1: smart location | | | 1 | 1 | 0 | 0 | | |
| | 3.3 | • Innovation #3 Enter innovation strategy | | | 1 | 0 | 0 | 1 | | |
| | 3.4 | • Innovation #4 Enter innovation strategy | | | 1 | 0 | 0 | 1 | | |
| Sub-Total for ID Category: | | | | | | 11 | 8 | 0 | 3 | |
| Location and Linkages (LL) | | (No Minimum Points Required) | | | | OR | Max | Y/Pts | ? | No |
| 1. LEED ND | 1 | LEED for Neighborhood Development | LL2-6 | | | 10 | 0 | 0 | 10 | |
| 2. Site Selection | 2 | • Site Selection | | | | 2 | 2 | 0 | 0 | |
| 3. Preferred Locations | 3.1 | Edge Development | | | | 1 | 0 | 0 | 1 | |
| | 3.2 | Infill | LL3.1 | | | 2 | 2 | 0 | 0 | |
| | 3.3 | Brownfield Redevelopment for MID-RISE | | | | 1 | 0 | 0 | 1 | |
| 4. Infrastructure | 4 | Existing Infrastructure | | | | 1 | 1 | 0 | 0 | |
| 5. Community Resources/Transit | 5.1 | Basic Community Resources for MID-RISE | | | | 1 | 0 | 0 | 1 | |
| | 5.2 | Extensive Community Resources for MID-RISE | LL 5.1, 5.3 | | | 2 | 2 | 0 | 2 | |
| | 5.3 | Outstanding Community Resources for MID-RISE | LL 5.1, 5.2 | | | 3 | 0 | 0 | 3 | |
| 6. Access to Open Space | 6 | Access to Open Space | | | | 1 | 1 | 0 | 0 | |
| Sub-Total for LL Category: | | | | | | 10 | 8 | 0 | 18 | |
| Sustainable Sites (SS) | | (Minimum of 5 SS Points Required) | | | | OR | Max | Y/Pts | ? | No |
| 1. Site Stewardship | 1.1 | Erosion Controls During Construction | | | | Prereq | Y | | | |
| | 1.2 | Minimize Disturbed Area of Site for MID-RISE | | | | 1 | 1 | 0 | 0 | |
| 2. Landscaping | 2.1 | • No Invasive Plants | | | | Prereq | Y | | | |
| | 2.2 | • Basic Landscape Design | SS 2.5 | | | 1 | 1 | 0 | 0 | |
| | 2.3 | • Limit Conventional Turf for MID-RISE | SS 2.5 | | | 2 | 2 | 0 | 0 | |
| | 2.4 | • Drought Tolerant Plants for MID-RISE | SS 2.5 | | | 1 | 1 | 0 | 0 | |
| | 2.5 | • Reduce Overall Irrigation Demand by at Least 20% for MID-RISE | | | | 3 | 0 | 0 | 3 | |
| 3. Local Heat Island Effects | 3.1 | • Reduce Site Heat Island Effects for MID-RISE | | | | 1 | 1 | 0 | 0 | |
| | 3.2 | • Reduce Roof Heat Island Effects for MID-RISE | | | | 1 | 0 | 0 | 1 | |
| 4. Surface Water Management | 4.1 | • Permeable Lot for MID-RISE | | | | 2 | 0 | 0 | 2 | |
| | 4.2 | Permanent Erosion Controls | | | | 1 | 1 | 0 | 0 | |
| | 4.3 | • Stormwater Quality Control for MID-RISE | | | | 2 | 0 | 0 | 2 | |
| 5. Nontoxic Pest Control | 5 | Pest Control Alternatives | | | | 2 | 1 | 0 | 1 | |
| 6. Compact Development | 6.1 | Moderate Density for MID-RISE | | | | 2 | 0 | 0 | 2 | |
| | 6.2 | High Density for MID-RISE | SS 6.1, 6.3 | | | 3 | 3 | 0 | 0 | |
| | 6.3 | Very High Density for MID-RISE | SS 6.1, 6.2 | | | 4 | 0 | 0 | 4 | |
| 7. Alternative Transportation | 7.1 | Public Transit for MID-RISE | | | | 2 | 2 | 0 | 0 | |
| | 7.2 | Bicycle Storage for MID-RISE | | | | 1 | 1 | 0 | 0 | |
| | 7.3 | Parking Capacity/Low-Emitting Vehicles for MID-RISE | | | | 1 | 1 | 0 | 0 | |
| Sub-Total for SS Category: | | | | | | 22 | 15 | 0 | 15 | |

| Water Efficiency (WE) | | | (Minimum of 3 WE Points Required) | OR | Max | Y/Pts | ? | No |
|--|------|---|---|--------|--------|-------|---|------|
| 1. Water Reuse | 1.1 | • | Water Reuse for MID-RISE | | 5 | 0 | 0 | 5 |
| 2. Irrigation System | 2.1 | • | High Efficiency Irrigation System for MID-RISE | WE 2.2 | 2 | 2 | 0 | 0 |
| | 2.2 | • | Reduce Overall Irrigation Demand by at least 45% for MID-RISE | | 2 | 0 | 0 | 2 |
| 3. Indoor Water Use | 3.1 | | High-Efficiency Fixtures and Fittings | | 3 | 0 | 0 | 3 |
| | 3.2 | | Very High Efficiency Fixtures and Fittings | | 6 | 6 | 0 | 0 |
| | 3.3 | | Water Efficient Appliances for MID-RISE | | 2 | 2 | 0 | 0 |
| Sub-Total for WE Category: | | | | | 15 | 10 | 0 | 10 |
| Energy and Atmosphere (EA) | | | (Minimum of 0 EA Points Required) | OR | Max | Y/Pts | ? | No |
| 1. Optimize Energy Performance | 1.1 | | Minimum Energy Performance for MID-RISE | | Prereq | Y | | |
| | 1.2 | | Testing and Verification for MID-RISE | | Prereq | Y | | |
| | 1.3 | | Optimize Energy Performance for MID-RISE | | 34 | 12 | 0 | 22 |
| 7. Water Heating | 7.1 | • | Efficient Hot Water Distribution | | 2 | 0 | 0 | 2 |
| | 7.2 | | Pipe Insulation | | 1 | 0 | 0 | 1 |
| 11. Residential Refrigerant Management | 11.1 | | Refrigerant Charge Test | | Prereq | Y | | |
| | 11.2 | | Appropriate HVAC Refrigerants | | 1 | 1 | 0 | 0 |
| Sub-Total for EA Category: | | | | | 38 | 13 | 0 | 25 |
| Materials and Resources (MR) | | | (Minimum of 2 MR Points Required) | OR | Max | Y/Pts | ? | No |
| 1. Material-Efficient Framing | 1.1 | | Framing Order Waste Factor Limit | | Prereq | Y | | |
| | 1.2 | | Detailed Framing Documents | MR 1.5 | 1 | 0 | 0 | 1 |
| | 1.3 | | Detailed Cut List and Lumber Order | MR 1.5 | 1 | 0 | 0 | 1 |
| | 1.4 | | Framing Efficiencies | MR 1.5 | 3 | 1 | 0 | 2 |
| | 1.5 | | Off-site Fabrication | | 4 | 0 | 0 | 4 |
| 2. Environmentally Preferable Products | 2.1 | • | FSC Certified Tropical Wood | | Prereq | Y | | |
| | 2.2 | • | Environmentally Preferable Products | | 8 | 4 | 0 | 4 |
| 3. Waste Management | 3.1 | | Construction Waste Management Planning | | Prereq | Y | | |
| | 3.2 | | Construction Waste Reduction | | 3 | 1.5 | 0 | 1.5 |
| Sub-Total for MR Category: | | | | | 16 | 6.5 | 0 | 13.5 |
| Indoor Environmental Quality (EQ) | | | (Minimum of 6 EQ Points Required) | OR | Max | Y/Pts | ? | No |
| 2. Combustion Venting | 2 | | Basic Combustion Venting Measures | | Prereq | Y | | |
| 3. Moisture Control | 3 | | Moisture Load Control | | 1 | 0 | 0 | 1 |
| 4. Outdoor Air Ventilation | 4.1 | • | Basic Outdoor Air Ventilation for MID-RISE | | Prereq | Y | | |
| | 4.2 | | Enhanced Outdoor Air Ventilation for MID-RISE | | 2 | 2 | 0 | 0 |
| | 4.3 | | Third-Party Performance Testing for MID-RISE | | 1 | 1 | 0 | 0 |
| 5. Local Exhaust | 5.1 | • | Basic Local Exhaust | | Prereq | Y | | |
| | 5.2 | | Enhanced Local Exhaust | | 1 | 1 | 0 | 0 |
| | 5.3 | | Third-Party Performance Testing | | 1 | 1 | 0 | 0 |
| 6. Distribution of Space Heating and Cooling | 6.1 | • | Room-by-Room Load Calculations | | Prereq | Y | | |
| | 6.2 | | Return Air Flow / Room by Room Controls | | 1 | 1 | 0 | 0 |
| | 6.3 | | Third-Party Performance Test / Multiple Zones | | 2 | 2 | 0 | 0 |
| 7. Air Filtering | 7.1 | | Good Filters | | Prereq | Y | | |
| | 7.2 | | Better Filters | EQ 7.3 | 1 | 0 | 0 | 1 |
| | 7.3 | | Best Filters | | 2 | 0 | 0 | 2 |
| 8. Contaminant Control | 8.1 | • | Indoor Contaminant Control during Construction | | 1 | 1 | 0 | 0 |
| | 8.2 | | Indoor Contaminant Control for MID-RISE | | 2 | 1 | 0 | 1 |
| | 8.3 | | Preoccupancy Flush | | 1 | 1 | 0 | 0 |
| 9. Radon Protection | 9.1 | • | Radon-Resistant Construction in High-Risk Areas | | Prereq | Y | | |
| | 9.2 | • | Radon-Resistant Construction in Moderate-Risk-Areas | | 1 | 0 | 0 | 1 |
| 10. Garage Pollutant Protection | 10.1 | | No HVAC in Garage for MID-RISE | | Prereq | Y | | |
| | 10.2 | | Minimize Pollutants from Garage for MID-RISE | EQ10.3 | 2 | 2 | 0 | 0 |
| | 10.3 | | Detached Garage or No Garage for MID-RISE | | 3 | 0 | 0 | 3 |
| 11. ETS Control | 11 | | Environmental Tobacco Smoke Reduction for MID-RISE | | 1 | 0 | 0 | 1 |
| 12. Compartmentalization of Units | 12.1 | | Compartmentalization for Units | | Prereq | Y | | |
| | 12.2 | | Enhanced Compartmentalization of Units | | 1 | 0 | 0 | 1 |
| Sub-Total for EQ Category: | | | | | 21 | 13 | 0 | 11 |
| Awareness and Education (AE) | | | (Minimum of 0 AE Points Required) | OR | Max | Y/Pts | ? | No |
| 1. Education of the Homeowner or Tenant | 1.1 | • | Basic Operations Training | | Prereq | Y | | |
| | 1.2 | • | Enhanced Training | | 1 | 0 | 0 | 1 |
| | 1.3 | | Public Awareness | | 1 | 1 | 0 | 0 |
| 2. Education of Building Manager | 2 | • | Education of Building Manager | | 1 | 1 | 0 | 0 |
| Sub-Total for AE Category: | | | | | 3 | 2 | 0 | 1 |

Notes: • means accountability form needs to be signed

LEED for Homes Accountability Form

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- Step 2. Initial each measure below to indicate that the requirements have been met.
- Step 3. Complete the Accountability Sign-off section, including your signature, at the bottom of the form.
- Step 4. Return a signed copy to the Provider and/or project team leader.

Project Information

Home Address: *East 3rd Street and Moody Avenue*
Builder: *Mike Lawson - Marcon*

Return to: *Colin Garratt, Kane Consulting*
#408 - 535 Thurlow Street, Vancouver, BC, V6E 3L2
colin@kane-consulting.ca

Areas of Accountability

AE 1.1 Basic Operations Training: The home's occupant(s) has been or will be provided with an operations and maintenance manual / binder that includes all of items listed in the Rating System. A one-hour walkthrough of the home with the occupant(s), featuring the elements listed in the Rating System, has been or will be conducted.

Qualex-Landmark

MB

AE 2.1 Education of Building Manager: The building manager has been or will be provided with an operations and maintenance manual / binder that includes all of items listed in the Rating System. A one-hour walkthrough of the home with the building manager, featuring the elements listed in the Rating System, has been or will be conducted.

Qualex-Landmark

MB

Accountability Sign-off (to be completed by party responsible for the prerequisites and credits above)

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents (drawings, calculations, etc.).

Printed Name *Jordan Beaus*

Company *Qualex-Landmark Nathan LP*

Project Role / Title *VP Sales & Marketing*

Date *27-Sep-19*

Signature 

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|---|---|
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Areas of Accountability

| | | |
|--|---|----|
| MR 2.1 FSC Certified Tropical Wood: Both of the following requirements were met: a) All wood product suppliers were provided a notice containing the following elements: i.) a statement that the builder's preference is to purchase products containing tropical wood only if it is FSC-certified; ii.) request for the country of manufacture of each product supplied; and iii.) request for a list of FSC-certified tropical wood products the vendor can supply. b) Any tropical wood used on the project is FSC-certified, reused or reclaimed. | Marcon | ML |
| MR 2.2 Environmentally Preferable Products: Qualifying assemblies and components meet the criteria for one or more of the following designations, and all information provided to the Green Rater and all measures listed on the project checklist are accurate: | <i>initial only appropriate choice(s) below</i> | |
| a) Environmentally Preferable Products, including FSC-certified wood products, recycled content, reclaimed content; | Marcon | ML |
| b) low emissions, typically low-VOC content; | Marcon | ML |
| c) Local production, indicating that the product was extracted, processed, and manufactured within 500 miles of the site. | Marcon | ML |
| EQ 8.1 Indoor Contaminant Control During Construction: Upon installation, all ducts and vents were permanently sealed to minimize contamination during construction. Any seals were removed after all phases of construction are completed. | Marcon | ML |
| EQ 8.3 Pre-Occupancy Flush: Each unit was flushed with fresh air prior to occupancy but after all phases of construction are completed. Each unit was flushed for at least 48 total hours, keeping all interior doors open. During the flush, windows were kept open and fan (e.g., HVAC system fan) ran continuously OR the unit was flushed with all HVAC fans and exhaust fans operating continuously at the highest flow rate. Additional fans were used to circulate air within the unit. The HVAC air filter was replaced or cleaned afterward, as necessary. | Marcon | ML |

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| | |
|---|--|
| Printed Name <u>MIKE LAWSON</u> | Company <u>MARCON PROJECT (593) LTD.</u> |
| Project Role / Title <u>PROJECT MANAGER</u> | Date <u>OCTOBER 1ST, 2019</u> |
| Signature <u>[Signature]</u> | |

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

Step 2. Initial each measure below to indicate that the requirements have been met.


Step 3. Complete the Accountability Sign-off section, including your signature, at the bottom of the form.


Step 4. Return a signed copy to the Provider and/or project team leader.

| Project Information | |
|---|--|
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Areas of Accountability

| | | |
|--|------|---|
| ID 3.1 Innovation #1: ID Ruling #2769 SS7.1 | Kane |  |
| ID 3.2 Innovation #2: LEED ND SLL p1: smart location | Kane |  |

| Location & Linkages (LL) | Responsible Party | initial |
|---|-------------------|--|
| LL 2. Site Selection: None of the buildings, built structures, roads, or parking areas are located on portions of sites that meet any of the following criteria: a) land whose elevation is at or below 100-year floodplain defined by FEMA; b) land identified as habitat for any species on the threatened or endangered lists; c) land within 100 feet of any water, including wetlands; d) land that was public parkland prior to the project, unless land of equal or greater value as parkland is accepted in trade by the public landowner; e) land that contains "prime soils", "unique soils", or "soils of state significance". | Kane |  |

| Sustainable Sites (SS) | Responsible Party | initial |
|---|-------------------|---|
| SS 3.1: Reduce Site Heat Island Effects, part (a): Underground Parking | Kane |  |

| Accountability Sign-off (to be completed by party responsible for the prerequisites and credits above) | | |
|--|---|--|
| <p><i>By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents (drawings, calculations, etc.).</i></p> | | |
| Printed Name <input style="width: 90%;" type="text" value="Colin Garratt"/> | Company <input style="width: 90%;" type="text" value="Kane Consulting"/> | |
| Project Role / Title <input style="width: 90%;" type="text" value="Sustainability Project Manager"/> | Date <input style="width: 90%;" type="text" value="October 4th, 2019"/> | |
| Signature <input style="width: 90%;" type="text" value="Colin Garratt"/> | | |

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Builder: **Mike Lawson - Marcon**

#408 - 535 Thurlow Street, Vancouver, BC, V6E 3L2

colin@kane-consulting.ca

Areas of Accountability

| Sustainable Sites (SS) | Responsible Party | Initial |
|--|---|-----------|
| SS 2.1 No Invasive Plants: No invasive plant species introduced into the landscape. | PFS Studio | <i>md</i> |
| SS 2.2 Basic Landscape Design: All of the following requirements are met for all designed landscape softscapes: a) any turf must be drought-tolerant; b) do not use turf in densely shaded areas; c) do not use turf in areas with a slope of 25%; d) add mulch or soil amendments as appropriate; e) all compacted soil (e.g., from construction vehicles) should be tilled to at least 6 inches. | PFS Studio | <i>md</i> |
| SS 2.3 Limit Conventional Turf: The use of any turf that requires regular mowing, watering and/or chemicals is limited, as indicated below: (2 pts) - less than 20% of designed landscape softscapes | <i>initial only appropriate choice(s) below</i> PFS Studio | <i>md</i> |
| SS 2.4 Drought Tolerant Plants: At least 90% of installed plants were drought-tolerant | PFS Studio | <i>md</i> |
| WE 2.1 High Efficiency Irrigation Systems: High-efficiency irrigation system elements are installed | <i>initial only appropriate choice(s) below</i> PFS Studio | <i>md</i> |
| b) Design and install an irrigation system with head-to-head coverage. | PFS Studio | <i>md</i> |
| f) Create separate zones for each type of bedding area based on watering needs. | PFS Studio | <i>md</i> |
| g) Install a timer or controller that activates the valves for each watering zone at the best time of day. | PFS Studio | <i>md</i> |
| h) Install pressure-regulating devices to maintain optimal pressure and prevent misting. | PFS Studio | <i>md</i> |
| i) Utilize high-efficiency nozzles with an average distribution uniformity (DU) of at least 0.70. | PFS Studio | <i>md</i> |
| k) Install a moisture sensor controller or rain delay controller. | PFS Studio | <i>md</i> |

Accountability Sign-off (to be completed by party responsible for the prerequisites and credits above)

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Printed Name **MIKE DERKSEN**

Company **PFS Studio**

Project Role / Title **LANDSCAPE ARCHITECT**

Date **Oct. 01, 2019**

Signature *Mike Dersen*

LEED for Homes Accountability Form



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Areas of Accountability

| | | |
|--|-------------|---|
| EQ 4.1 Basic Outdoor Air Ventilation: Design and install a whole-unit ventilation system in each unit that complies with ASHRAE Std. 62.2-2007. Design and install ventilation system to serve spaces outside the dwelling units that satisfies ASHRAE Std. 62.1-2007, Sections 4 through 7. | Rocky Point | <i>REVIEWING FINAL AIR BALANCE REPORT.</i> |
| EQ 5.1 Basic Local Exhaust: All of the following requirements met in every unit: a) Local exhaust systems designed and installed in all in-unit bathrooms (including half-baths) and the kitchen to meet the req'ts of Section 5 of ASHRAE Standard 62.2. b) Fans and ducts designed and installed to meet the requirements of Section 7 of ASHRAE Standard 62.2. c) Exhaust air is sent to the outdoors (i.e. not to attics or interstitial spaces) d) All single-port bathroom exhaust fans are ENERGY STAR labeled. e) Local exhaust systems designed and installed in common bathrooms (including half-baths) and common kitchens to meet the req'ts of Section 5 of ASHRAE Standard 62.1. | Rocky Point |  |
| EQ 6.1 Room by Room Load Calculations: Design calculations were completed for each unit (using ACCA Manuals J and D, the ASHRAE Handbook of Fundamentals, or an equivalent computation procedure) and ducts were installed accordingly. | Rocky Point |  |

Accountability Sign-off (to be completed by party responsible for the prerequisites and credits above)

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| | |
|--|---|
| Printed Name <u>Wilkin Tan</u> | Company <u>Rocky Point Environmental</u> |
| Project Role / Title <u>Project Manager</u> | Date <u>OCT 03, 2019</u> |
| Signature  | |

Durability Inspection Checklist Template

(for prerequisite ID 2.1 & 2.2 and credit ID 2.3)

| | |
|----------------------|---------------------------------|
| Builder Name: | Marcon |
| Project Team Leader: | Tyler Thorne, Qualex-Landmark |
| Home Address: | 700 E.3rd Ave, North Vancouver, |

For each section below, list durability strategies used to help mitigate the durability risks. Where necessary, add additional rows or remove strategies that are not relevant. Refer to the Example Durability Strategies page for sample strategies that may be applicable.

The project team must indicate where the strategy is included in the drawings, specification, or scopes of work, and the responsible project team member must sign-off that the durability strategies were incorporated into the home.

For ID 2.3, the Green Rater must initial that the strategies were verified in the home. A minimum of 18 total strategies, not including those already included as LEED for Homes prerequisites, must be included and verified for the credit to be awarded. These strategies should be focused on medium or high-risk areas.

| Durability Strategies by Issue Type | Location in Drawings, Specs, and/or Scopes of Work | Sign-off by Responsible Party (initial below) | |
|--|---|---|-----------------------------|
| | | Prerequisite ID 2.2 (Builder/trade) | Credit ID 2.3 (Green Rater) |
| Exterior Water / Moisture | | | |
| Foundations | | | |
| waterproof membrane applied to all foundation walls | A11.01 | AT | |
| waterstop applied to all concrete joints below grade | A9.07, A9.08 | AT | |
| slab membranes turn down the face of all foundation walls to past the wall to slab cold joint | A9.07, A9.08, A9.09 | AT | |
| 10 mil poly installed under all slab on grades with taped joints | A11.01 | AT | |
| drain tile installed around the perimeter of all foundation walls | A9.07 | AT | |
| drain mat installed to all foundation walls | A11.01 | AT | |
| trench drain provided at the parkade entrance | A9.09, A2.03-1 | AT | |
| tie back anchors to be recessed to eliminate penetrations of the foundation waterproofing | 1-A9.07 | AT | |
| Walls | | | |
| mock ups to be done for window installation and key siding elements | Windows - A12.01, A12.02, A12.03, A-9.17 | AT | |
| building moisture barrier to be installed with all penetrations sealed | A9.03, A-9.17 | AT | |
| all penetrations to be sealed on all 4 sides | A9.03, A-9.17 | AT | |
| exhaust vents to be located so that hot moist air does not rise up and damage structure. Poly to be installed at ducts located under overhangs | A9.06, A9.15 | AT | |
| engineered, stamped shop drawings to be provided for all windows and doors ONLY EXTERIOR ELEMENTS ENGINEERED AT | Windows - A12.01, A12.02, A12.03, Doors - A10.01, A-10.02 | AT | |

Interior Water / Moisture

LEED for Homes Prerequisites (remove if not applicable)

| | | | |
|---|---|-----|--|
| Nonpaper-faced backer board used in all tubs, showers, and spa areas. (see ID 2.1) | A9.02, A11.01 | | |
| Water-resistant flooring in the kitchen, bathroom, laundry rooms, and spa areas. (see ID 2.1) | no carpet see - See ID-33 | | |
| Water-resistant flooring within 3 feet of all exterior doors. (see ID 2.1) | no carpet see - (lobby/suite/th/exterior entrance) See ID-2 | | |
| Drain and drain pan installed for any tank water heaters in or over living spaces. (see ID 2.1) | not applicable | N/A | |
| Drain and drain pan OR single-throw supply valve installed for any clothes washers in or over living spaces. (see ID 2.1) | See M-8.02 detail 10 and M-9.02, Plumbing Fixture Schedule, Symbol LB-1. | | |
| Conventional clothes dryers exhausted directly to outdoors; Condensing clothes dryer has drain and drain pan. (see ID 2.1) | Clothes dryers are exhausted directly to outdoors. See mechanical series of floor plan drawings M-3.05-*, M-3.06-*, M-3.07-*, M-3.08-, and M-3.09-* | | |
| Whole house ventilation and local kitchen and bathroom exhaust systems that comply with ASHRAE Std. 62.2 (see EQ 4.1 / 5.1) | See mechanical series of floor plan drawings M-2.04-*, M-3.05-*, M-3.06-*, M-3.07-*, M-3.08-* and M-3.09-*. Also see M-9.01 equipment schedules. | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Air Infiltration

LEED for Homes Prerequisites (remove if not applicable)

| | | | |
|---|--|--|--|
| Thermal bypass inspection checklist passed (see EA 1.1 / 2.1) | inspection by green rater | | |
| Continuous air/weather barrier with lapped and taped seams | A-9.03 for window and door openings in walls. All floor to exterior wall connections sealed with spray foam. | | |
| All penetrations in exterior wall sealed | A-9.03 | | |
| Ventilation ductwork to be sealed | A-9.06, A-9.14, A-9.15 | | |

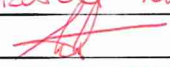
Interstitial Condensation

LEED for Homes Prerequisites (remove if not applicable)

| | | | |
|---|--|--|--|
| All local exhaust systems vented directly to the outdoors. (see EQ 5.1) | See mechanical series of floor plan drawings M-2.04-*, M-3.05-*, M-3.06-*, M-3.07-*, M-3.08-* and M-3.09-*. Also see M-9.01 equipment schedules. | | |
| Interstitial spaces are never used to supply or return forced air. (see EA 5.1) | Interstitial space is not used. | | |

| | | | |
|---|---|-----------------|--|
| Duct leakage to the outdoors limited to 6 cfm / 100 sq.ft. (see EA 1.1 / 5.1) | See specification section 23 31 13. Air leakage test to be performed by contractor. | SEE E3 RESULTS. | |
| Pests | | | |
| bug screens installed to all rainscreen cavities | All parapet and rainscreen details (A-9.02, A-9.03, A-9.06, A-9.10 - A-9.13) | ✓ | |
| metal or pvc bug screens installed at all ground floor rain screen locations | A-9.04, A-9.11, A-9.12, A-9.16 | ✓ | |
| Heat Loss | | | |
| LEED for Homes Prerequisites (remove if not applicable) | | | |
| insulation walls | R-24 see A-11.01 | ✓ | |
| insulation roof | R-38 see A-11.01 | ✓ | |
| window - vinyl | U-0.29 or better (0.250, 0.244, 0.257, 0.248) see Starline Windows submittal | ✓ | |
| windows - alum | U-0.4 see DBH Glass and Aluminum Ltd submittal | ✓ | |
| Ultraviolet Radiation | | | |
| Low Emissivity Glass | SHGC 0.31 | ✓ | |
| Natural Disasters | | | |
| Structrual feature addressing earthquake risk | S-4B, S-4C, S-4D | ✓ | |
| Seismic restraints for all equipment, ductwork and piping including boilers and hot water storage tanks | See specification section 23 05 49. | ✓ | |
| Other | | | |
| LEED for Homes Prerequisites (remove if not applicable) | | | |
| Refrigerant charge test conducted. (see EA 11.1) | test by mechanical contractor | ✓ | |

* WILL FORWARD WHEN COMPLETED

| | | | | | | | |
|---|--|--|--|------------|--|---|--|
| | | | | | | | |
| Builder Declaration for ID prerequisite 2.1 & 2.2 | | | | | | | |
| I hereby declare and affirm to USGBC that I have evaluated this project's durability risks, completed the Durability Risk Evaluation Form, and incorporated appropriate durability measures into the design to adequately address the moderate and high risks. The construction drawings and/or specifications have been updated accordingly, and the the measures were verified to be completed appropriately. | | | | Name: | | MIKE LAUSON | |
| | | | | Title: | | PROJECT MANAGER | |
| | | | | Signature: | |  | |
| | | | | Date: | | JUNE 25th, 2019 | |
| Green Rater Declaration for ID credit 2.3 | | | | | | | |
| I hereby declare and affirm to USGBC that all of the above durability measures were verified as having been installed and/or incorporated into the home and home site. This signature is not an endorsement of the choice of durability measures or strategies installed, nor is it a validation of the quality or workmanship of the construction or installation. | | | | Name: | | | |
| | | | | Title: | | | |
| | | | | Signature: | | | |
| | | | | Date: | | | |