



TO PROVIDE SUPERIOR LIVABILITY

We will choose building products with no, or low volatile organic compounds (VOCs)

- We will use natural materials containing no urea formaldehyde for flooring and cabinetry
- We will build with rainscreen technology

TO MINIMIZE GREENHOUSE GAS EMISSIONS AND TO SAVE ENERGY

- We will use geo-exchange energy to heat and cool homes and buildings, as well as provide domestic hot water
- We will promote bicycle use by dedicating space for bicycle storage and by proposing to link our development to existing Tsawwassen bike paths – an existing bike route along 16th Avenue will be retained and upgraded
- We will request that Translink provide bus service to our area for residents of our project and neighbourhood to travel to and from downtown Tsawwassen and beyond
- We will plant trees extensively to absorb carbon dioxide from the air. Over 600 trees have been catalogued as existing on the site
- We will retain as many trees as possible, and by the completion of construction, we will have over 1000 trees on the site
- We will use energy efficient (Energy Star) appliances and lights in all residences
- We will design and build homes to save energy. Large overhangs and low-E glazing will help keep homes cool in summer and warmer in the winters
- We will provide individual electrical meters and programmable thermostats
- We will reduce the amount of absorbent surface area by providing underground parking for the apartment homes and golf course clubhouse
- We will provide at least 2 electric, street-licensed vehicles for our residents to use for short trips. These vehicles will be owned by the golf course and made available to the residents on a fee-for-use basis

TO CONSERVE WATER

- We will manage onsite storm water such that post-development flows will not exceed pre-development flows
- We will use computer-controlled irrigation on the golf course to reduce water use
- In all buildings, we will use low-water requirement plumbing fixtures

TO REDUCE THE AMOUNT OF PESTICIDE USE ON THE GOLF COURSE

- We will implement an Integrated Pest Management Program (IPM) in order to meet the requirements of the Audubon International Cooperative Sanctuary Program

TO CONSERVE AND ENHANCE WILDLIFE HABITAT

- We will provide streamside protection to potential fish bearing streams per DP No. LU005188
- We will provide a natural environment with native vegetation known to be of high value for wildlife
- The principals of Audubon International (AI) will be followed in designing the golf course. Native vegetation will be placed throughout the development providing a natural habitat for birds and other wildlife
- Once the redeveloped course is open for use, we will identify areas receiving high and low play activity to assess where the natural areas can be further enhanced through size modifications, more appropriate plant species and other habitat development devices to further enrich the golf course's potential for habitat development

TO MINIMIZE GARBAGE IN LANDFILLS

- We will use prefabrication methods during construction and employ a construction recycling program to significantly reduce construction waste
- We will encourage homeowner recycling. We will provide areas within our homes to organize recyclable material

TO ENSURE EDUCATION OF SUSTAINABLE PRACTICES

- We will enact strata bylaws to ensure that green decisions get made in the future, such as requiring that lighting and appliances, when replaced, are energy efficient

Upon completion of construction, we shall measure our success by subscribing to 2 independent environmental audits: for our apartment and clubhouse buildings we will strive for a minimum LEED Silver Certification (Leadership in Energy and Environmental Design), and for the redevelopment of the golf course, we will apply and adhere to the principals of sustainable resource management as set out by the Audubon International Cooperative Sanctuary Program.