



100-226 Osborne Street North
Winnipeg MB
R3C 1V4
Phone 204-953-6800
Fax 204-953-6818
www.inlett.com

226 OSBORNE NORTH – GREEN BUILDING HIGHLIGHTS

Based on nationally recognized green building practices

Location:

- The Building is located on a downtown infill site, helping to re-vitalize the area.
- The site is close to all downtown amenities and Osborne Village.
- As a multi-story residential development, the building density increases, but requires a smaller property area.

Transportation:

- The site has an excellent connection to 14 bus routes from the building's front door, and easy access to the rest of Winnipeg's public transportation network.
- Secure bicycle storage & changing facilities will be provided for building occupants.
- Dedicated charging stations & priority parking for Electric/Hybrid vehicles will be provided.

Reduced Environmental Impact:

- The parking garage reduces the need for exterior paved surfaces for parking.
- Highly reflective roofing materials and a partial green roof will reduce the building's 'heat island effect.'
- The exterior lighting will be designed to reduce light pollution.
- Sensitive surface landscaping design and the green roof will reduce rainwater runoff & irrigation requirements.
- The high efficiency washroom fixtures reduce load on water & waste infrastructure.
- On-site recycling and composting programs will be provided for tenants.
- A waste management program during construction will increase re-use & recycling.
- All heating and cooling equipment will be free of CFC refrigerants.

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Sustainable Materials:

- Wherever possible, the materials selected for the building will be environmentally sensitive, including:
 - FSC certified wood products
 - Salvaged/re-furnished materials & products
 - Products with recycled content
 - Locally manufactured products

Energy Efficient Building Design:

- The building energy consumption will exceed Model National Energy Code for Buildings targets by 40%, lowering building operating costs . To help increase efficiency, the building will include:
 - High efficiency heating & cooling equipment
 - High quality glass and a thermally efficient wall assembly
- All of the building's operation systems will be fully commissioned to ensure proper installation, operation and maintenance.

Increased Occupant Comfort & Hygiene:

- A selection of low VOC emitting interior products and finishes to reduce harmful off-gassing.
- Increased ventilation rates & high quality air filters will reduce airborne particles.
- Localized climate control zones will decrease cold & hot spots within the building and increase comfort.
- The large operable windows provide excellent day-lighting and ventilation.
- An air quality management plan during construction will increase air quality after completion, and for construction workers.



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The green building technologies listed are based on the design development of 226 Osborne North, and are subject to change prior to construction.