

ECO-INDUSTRIAL SOLUTIONS LTD

TAIGANOVA ECO-INDUSTRIAL PARK

PLANNING, DESIGN, DEVELOPMENT MANAGEMENT

FORT McMURRAY, ALBERTA

Project Goal

Develop an ecologically sustainable and highly efficient industrial park that features green infrastructure and sustainable design while **meeting conventional profit targets and timelines** ... in the center of global oilsands activity, in one of the fastest-growing economies in Canada.

Work Completed To Date

Master Development Plan

Including illustrative concept plan, proposed subdivision and servicing plans, and land use plan. Process included integrated design workshops (charrettes) and public consultation.

Business Plan

Our business plan went above and beyond traditional business plans by incorporating and applying green development management expertise. All components were influenced by sustainability / green design opportunities. We also addressed options for providing equitable access to local businesses.

Rezoning

We developed Land Use Bylaw amendments that coincide with eco-industrial objectives of the EIP, and which included design guidelines.

Infrastructure Design

We developed the terms of reference for integrated green infrastructure design, and are managing **the** civil engineering design, ensuring that the final designs maximize eco-industrial opportunities and meet sustainability objectives.

Marketing & Communications

We are managing the marketing and communications for the project. We worked with advertising and graphics specialists to brand the project, and developed a project website which we maintain on the Owner's behalf. We have also made presentations at public open houses and council meetings on the Owner's behalf.

Sales

We designed and delivered an innovative sales process that ensures the local businesses will have equal access to this high demand industrial property, and that they will investigate and implement green design opportunities.



SNAPSHOT



PROJECT SCALE

- 131 acre industrial park

CLIENT

Wood Buffalo Housing & Development Corporation and Regional Municipality of Wood Buffalo

DEVELOPMENT MANAGEMENT

Team Lead:

- Eco-Industrial Solutions Ltd.

Members:

- Herold Development Services Ltd.
- Associated Engineering Ltd.
- Holland Barrs Planning Group Inc.

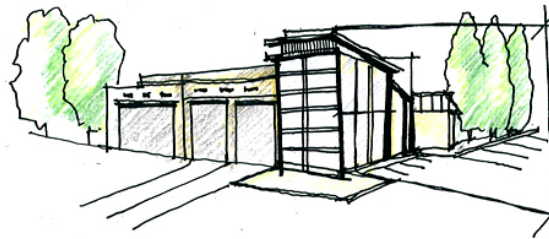
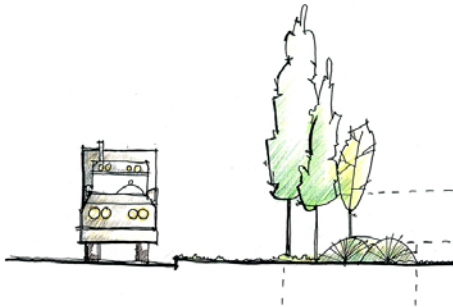
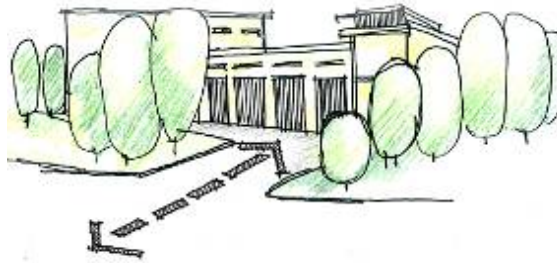
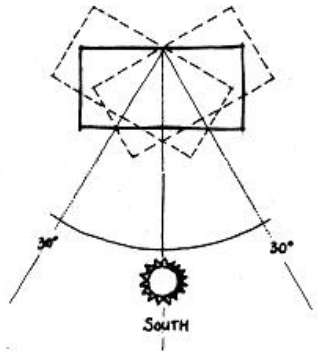


TECHNIQUE / TECHNOLOGY

- Multi-stakeholder process
- Eco-industrial park design & Planning
- Green infrastructure
- Green energy
- Environmentally responsible manufacturing

Achievements

- Enhanced zoning and new design guidelines:
 - Provide for an expanded range of permitted light industrial uses;
 - Allow for energy efficient building design;
 - Encourage attractive outdoor display and storage;
 - Include preferential parking for efficient or alternative fuel vehicles;
 - Encourage aesthetically pleasing and functional landscaping;
 - Aim to improve on-site pedestrian movement.
- Innovative new Eco-Industrial Park sales process that raised the 'green' bar for development
- Protection of adjacent wildlife habitat
- Catalyzed greater awareness of green building and design practices in the local building and development community
- Ecologically sound storm water management
- Increased pedestrian connectivity
- Achieve sustainability objectives without compromising project timelines or profit margins



TAIGANOVA
ECO-INDUSTRIAL PARK

WHAT IS ECO-INDUSTRIAL NETWORKING (EIN)?

EIN embraces a systems approach and lessons from nature. In practice, EIN creates collaborative relationships (networks) between businesses, governments, and communities to more efficiently and effectively use resources, such as materials and energy, but also including land, infrastructure, and people.

In practice, this results in:

- "Waste = food" synergies
- Multi-objective infrastructure systems (utilities / services)
- Sustainable economic development;
- More efficient land use planning
- Green buildings, technologies & practices
- Greater returns for capital investment
- Leveraged partnerships between public and private organizations; and
- Integral consideration of ecological, social, and economic impacts

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