

DOMTAR LANDS REDEVELOPMENT



About Windmill

The Windmill Group (“Windmill”) is a visionary company focused on bringing into commercial application green building practices that deliver a competitive advantage over the traditional real estate model **while still delivering market or better financial returns to investors. *Green development programs encompass innovations in water, air, energy and waste management along with smart building technologies.*** With a management team of proven leaders in the areas of construction, development and environmental technology, Windmill has under one umbrella the expertise, execution ability and market presence to maintain a leadership position in this strategic growth industry.

Windmill is currently the only developer in the world to achieve LEED Platinum on all of it’s mixed use developments.



**Docksidegreen
Victoria, BC
Phase 1 -LEED Platinum Certified**

**Acqua-Vento
Calgary, AB
LEED Platinum Certified**



**The Currents
Ottawa, ON
LEED Platinum Certified**





Windmill Developments



Windmill Micro-Utilities

Windmill Property Management

*Smart growth urban infill
 Brownfield to greenbuildings
 Broad asset class expertise
 Niche opportunity focus*

*Une densification urbaine à "croissance intelligente".
 Du site contaminé aux bâtiments durables.
 Une large expérience dans le développement de capitaux.
 Un marché de niche.*

ID's green strategies for private & corporate clients, government land divisions and property managers

L'identification de stratégies écologiques pour des particuliers, des entreprises privées, des agences gouvernementales et des gestionnaires en immobilier.

*Building Specific
 Renewable energy production
 Water/waste collect/treatment
 Smart building infrastructure*

*La spécificité du bâtiment.
 La production d'énergie renouvelable.
 Collection/traitement des eaux/déchets.
 L'infrastructure du bâtiment "intelligent".*

*Optimize building performance
 Operator oversight
 Tenant management
 Lease & sale negotiation*

*L'optimisation de la performance du bâtiment.
 La supervision par l'opérateur.
 La gestion de locataires.
 La négociation de baux et de vente.*

Windmill Business Philosophy - Triple Bottom Line



Green IQ

Windmill's experienced green development team is dedicated to a holistic approach to development. While there is a construction cost premium to building green; the Windmill approach can maintain the bottom line returns.

The Windmill approach effectively leverages life cycle cost savings and construction costs are offset by entitlement and marketing savings to preserve the bottom line.

The Triple Bottom Line

Windmill measures success based on a “Triple Bottom Line”. We optimize environmental and social impact and economic returns on every project.

1. Environmental Impact

- Energy and water consumption is targeted to be at least 50% less than the traditional development model.
- Our healthy green building design regenerates the natural ecosystems.

2. Social Impact

- We achieve and advance the objectives, vision and quality of life of local communities.

3. Economic Returns

- Targets traditional real estate returns.

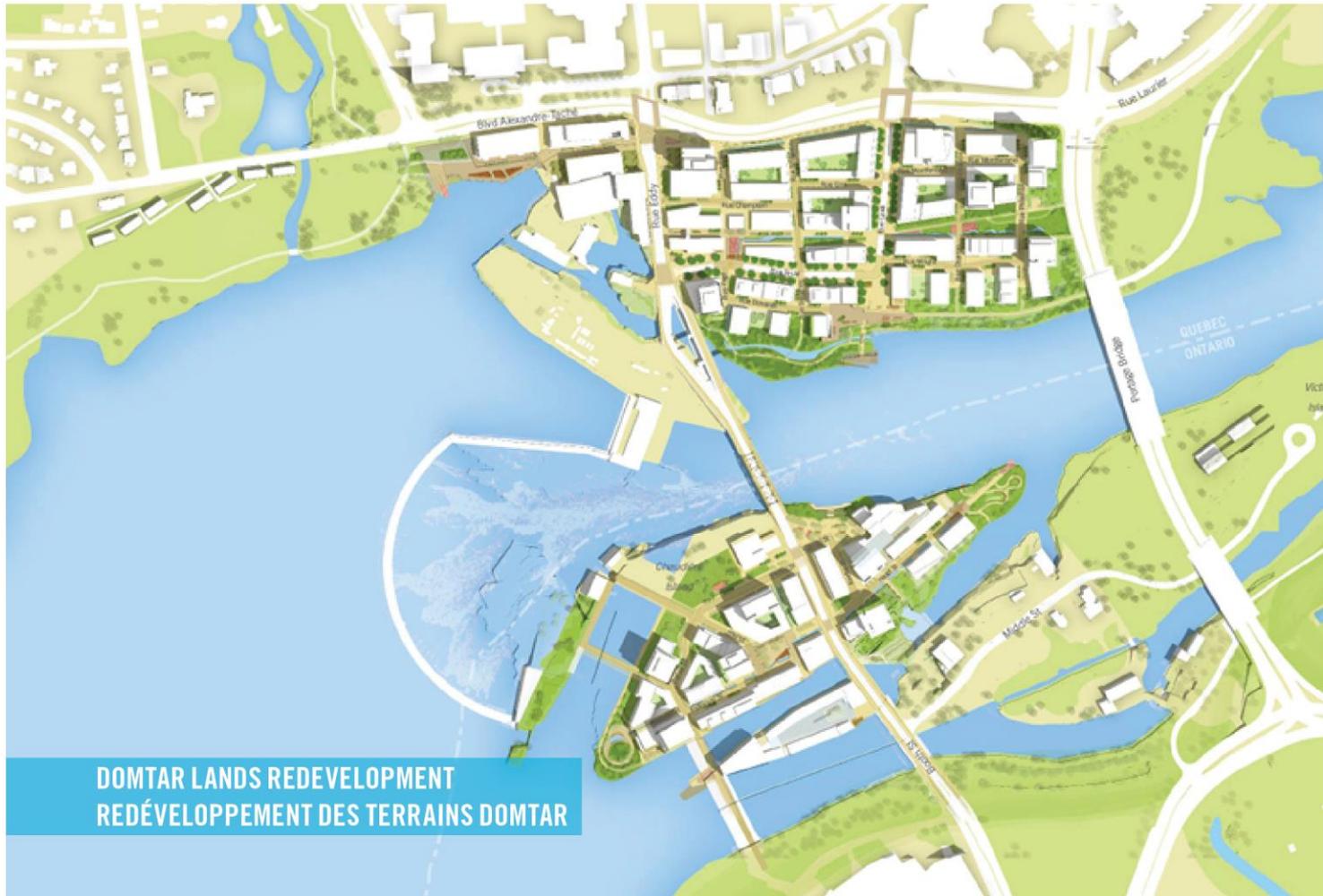
OUR AIM IS TO CREATE THE WORLD'S GREENEST COMMUNITY, CONVERTING A CONTAMINATED, FENCED-OFF, VACANT INDUSTRIAL SITE INTO A SUSTAINABILITY SHOWPIECE





01

OVERVIEW



DOMTAR LANDS REDEVELOPMENT
REDÉVELOPPEMENT DES TERRAINS DOMTAR

03

DEVELOPMENT PRINCIPLES

1. Designed with ecological systems in mind;
2. Developed to reconnect the Nation's Capital to a vibrant urban waterfront;
3. Foster and enable healthy living;
4. Designed to celebrate the past while pointing to the future;
5. Designed to celebrate and incubate innovation;
6. Designed to create complete communities;
7. Designed to connect the Capital Region.

02

ONE PLANET COMMUNITY



North West Bicester, UK
A2 Dominion



Riverside One, UK
BioRegional Quintain



One Planet Middlesbrough, UK
Middlesbrough Council



One Planet Sutton, UK
London Borough of Sutton



BedZED, UK
Peabody / BioRegional



London 2012 Olympic and Paralympic Games, UK



One Brighton, UK
*Crest Nicholson
BioRegional Quintain*



B&Q One Planet Home, UK



Grow Community
Bainbridge Island, USA
Asani



Sonoma Mountain Village, USA
Codding Enterprises



Imbera, Mexico



Mata de Sesimbra
Portugal
Pelicano



Singita Grumeti Reserves
Tanzania
Singita



Ivory Park / Sibaya, South Africa
*Johannesburg EcoCity Trust /
Tongaat Hulett Developments*



Masdar City, Abu Dhabi
Mubadala



WestWyck, Australia
The CDM Building Group



Bangaroo, Australia
Lend Lease



Cundall, Global



Villages Nature, France
*Euro Disney and Groupe Pierre &
Vacances Center Parcs*



Jinshan, Guangzhou, China
China Merchants Property Development



Hollerich Village, Luxembourg
Schuler Group

Key

- Endorsed One Planet projects and partners

Partners shown here without the symbol have applied One Planet Living principles during their development



ONE PLANET COMMUNITY



- Health and happiness
- Equity and local economy
- Culture and community
- Land use and wildlife
- Sustainable water
- Local and sustainable food
- Sustainable materials
- Sustainable transport
- Zero waste
- Zero carbon

Climate and Environmental Sustainability
Climat et durabilité de l'environnement

driven by absolute performance metrics

Do we fit on the planet?



*If everyone lived the lifestyle of the average American we'd need **5 planets** to support our consumption.*



The average Canadian



The average European



The Sustainable Community at UMore Park

Aspirational Goals and Action Plan for Sustainability

UMore Development LLC
A company of the University of Minnesota

March 2012



Sustainable Food Sustainable V
le Transport Sustainable Mat
appiness Zero Carbon Zero W
munity Equity & Local Econorr
Water Land Use & Wildlife Cultu

Commun
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Zero Wa
Health

UMORE
Development LLC

Edmonton City Centre Airport Lands The Master Plan

Request for Qualifications

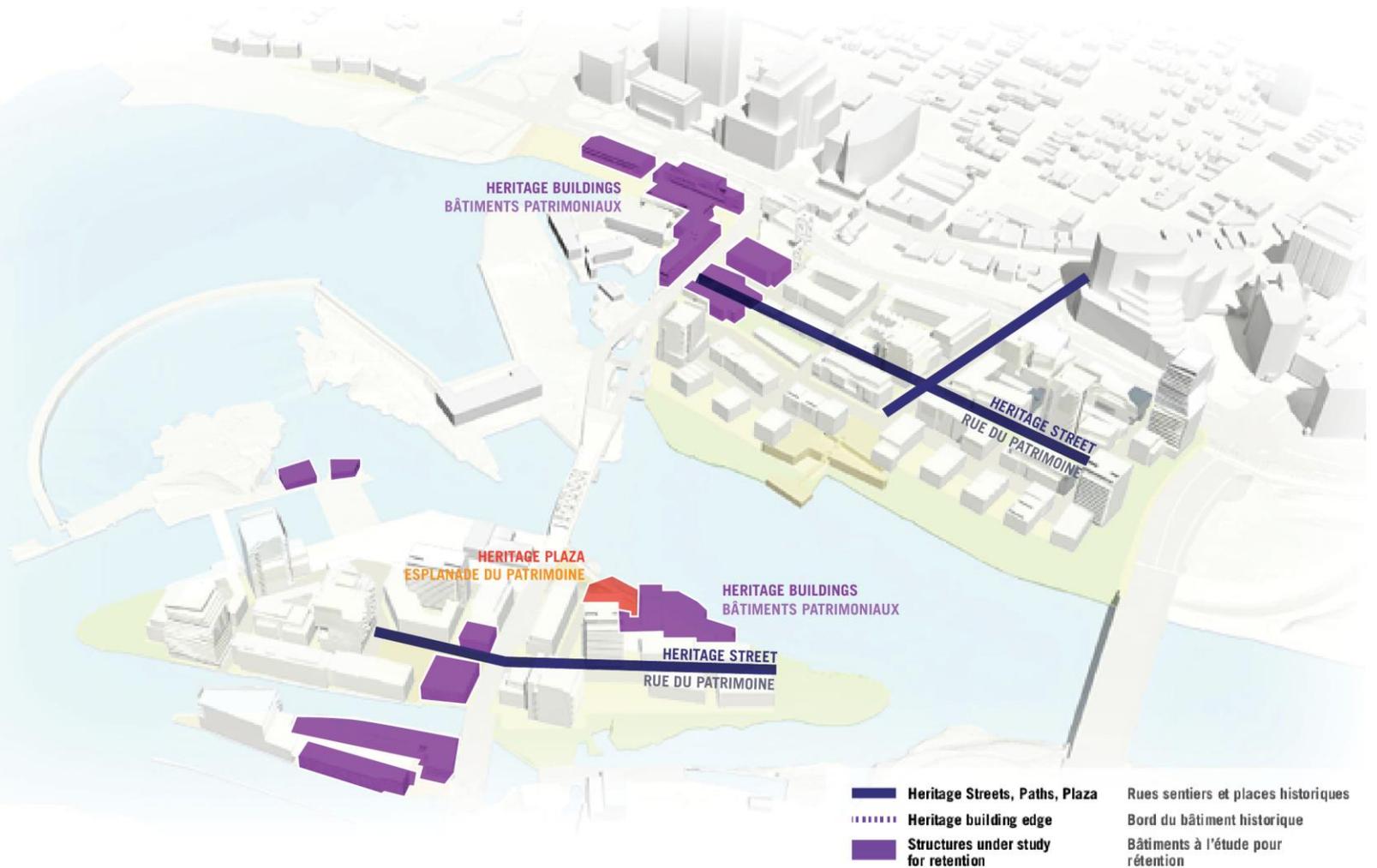
June 30, 2010

BNIM

guided by 10-year One Planet Action Plans

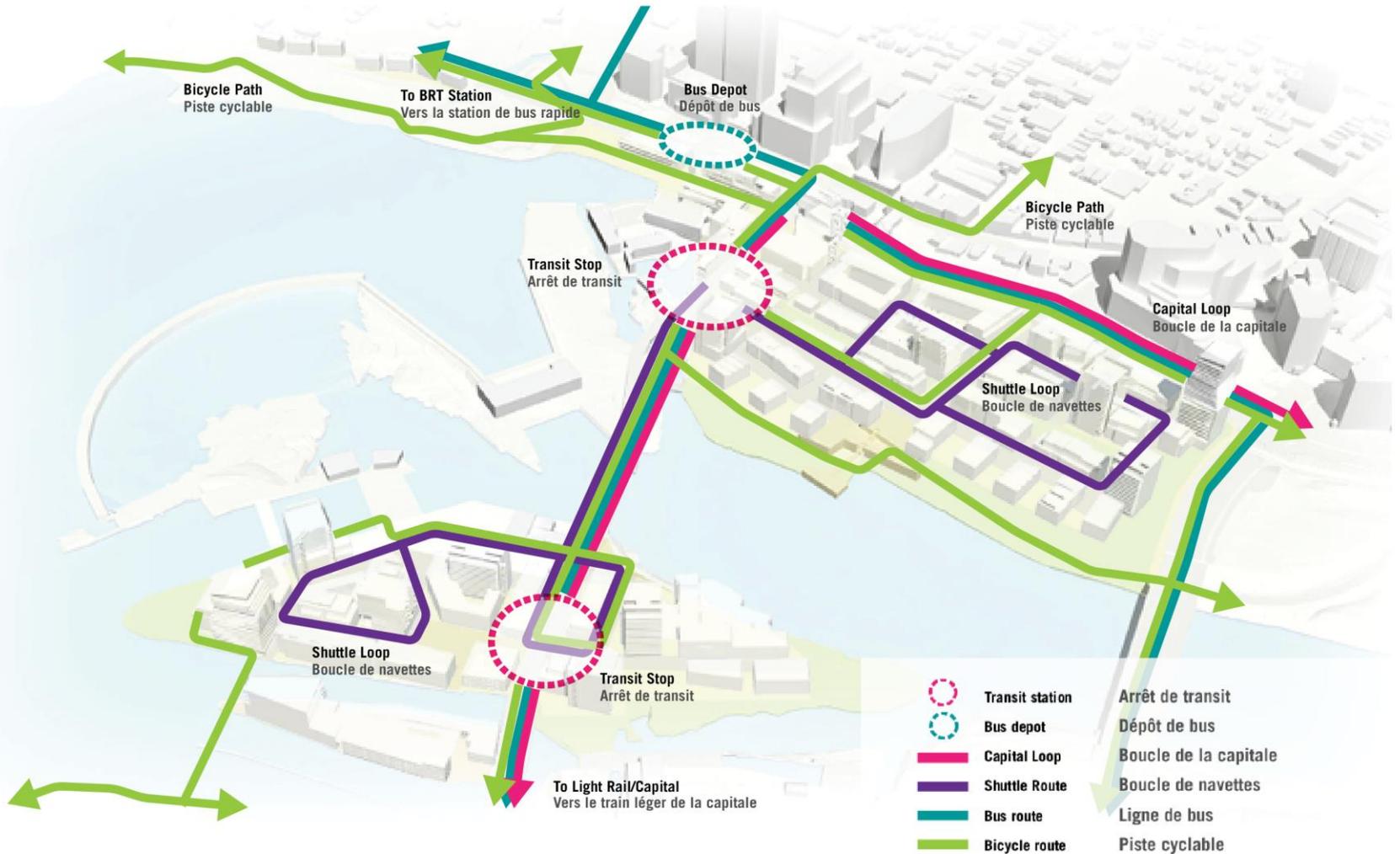
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CELEBRATE HERITAGE

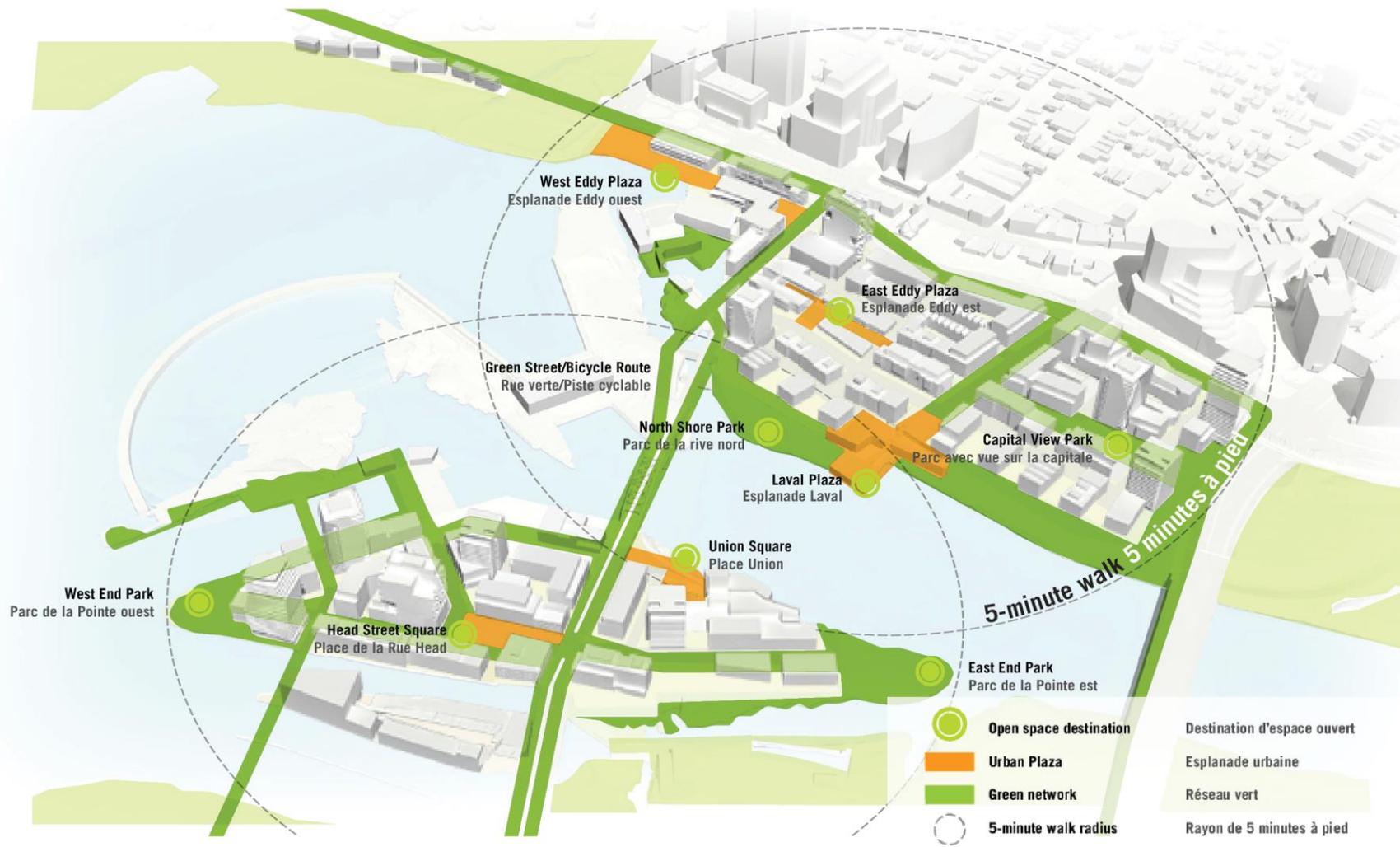


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CONNECT THE CAPITAL

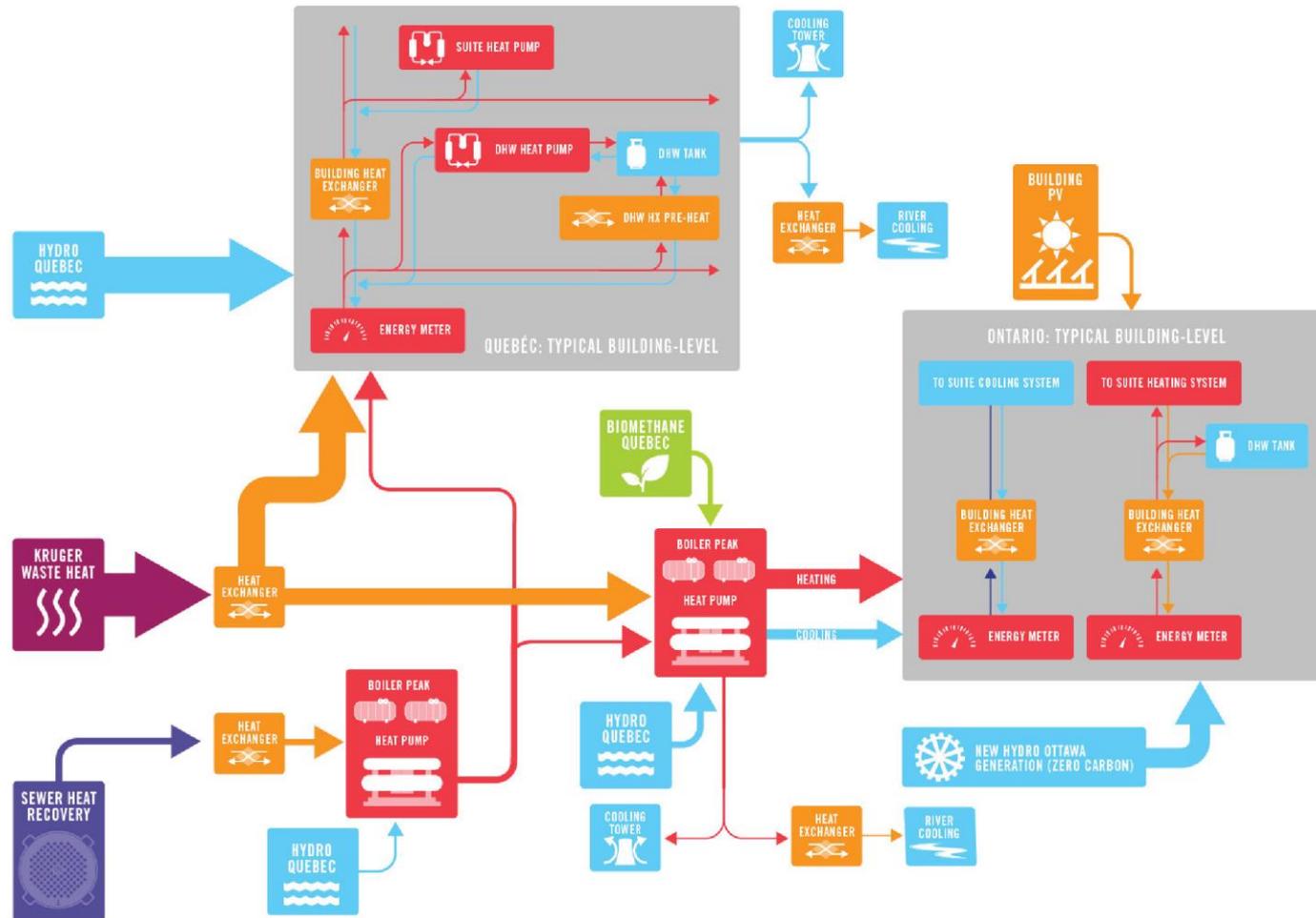


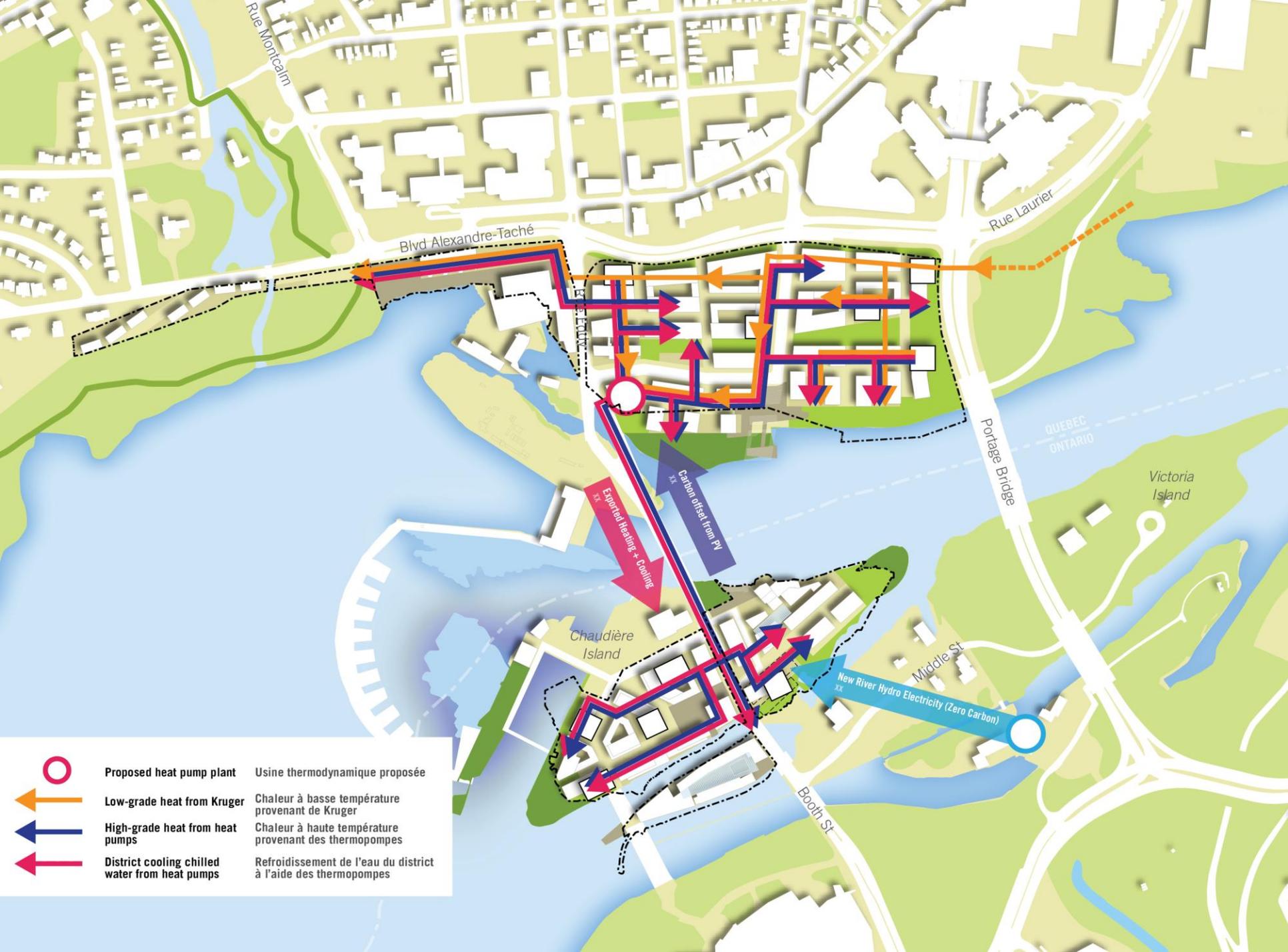
FOSTER AND ENABLE HEALTHY LIVING



06

DESIGNED WITH ECOLOGICAL SYSTEMS IN MIND





- 
Proposed heat pump plant Usine thermodynamique proposée
- 
Low-grade heat from Kruger Chaleur à basse température provenant de Kruger
- 
High-grade heat from heat pumps Chaleur à haute température provenant des thermopompes
- 
District cooling chilled water from heat pumps Refroidissement de l'eau du district à l'aide des thermopompes

Blvd Alexandre-Taché

Rue Laurier

Portage Bridge

QUEBEC
ONTARIO

Victoria
Island

Chaudière
Island

Middle St

Booth St

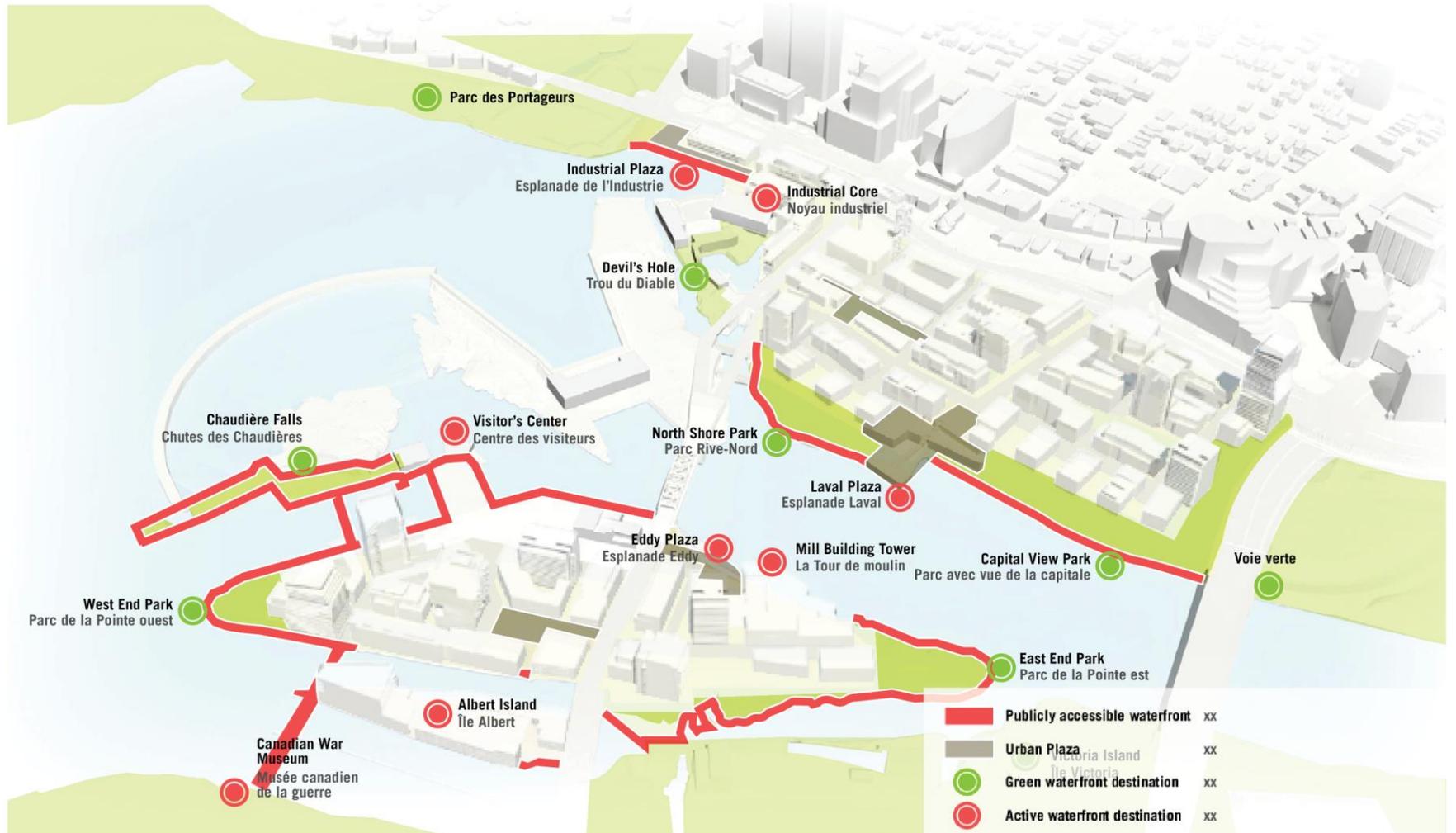
Exported Heating + Cooling

Carbon offset from PI

New River Hydro Electricity (Zero Carbon)

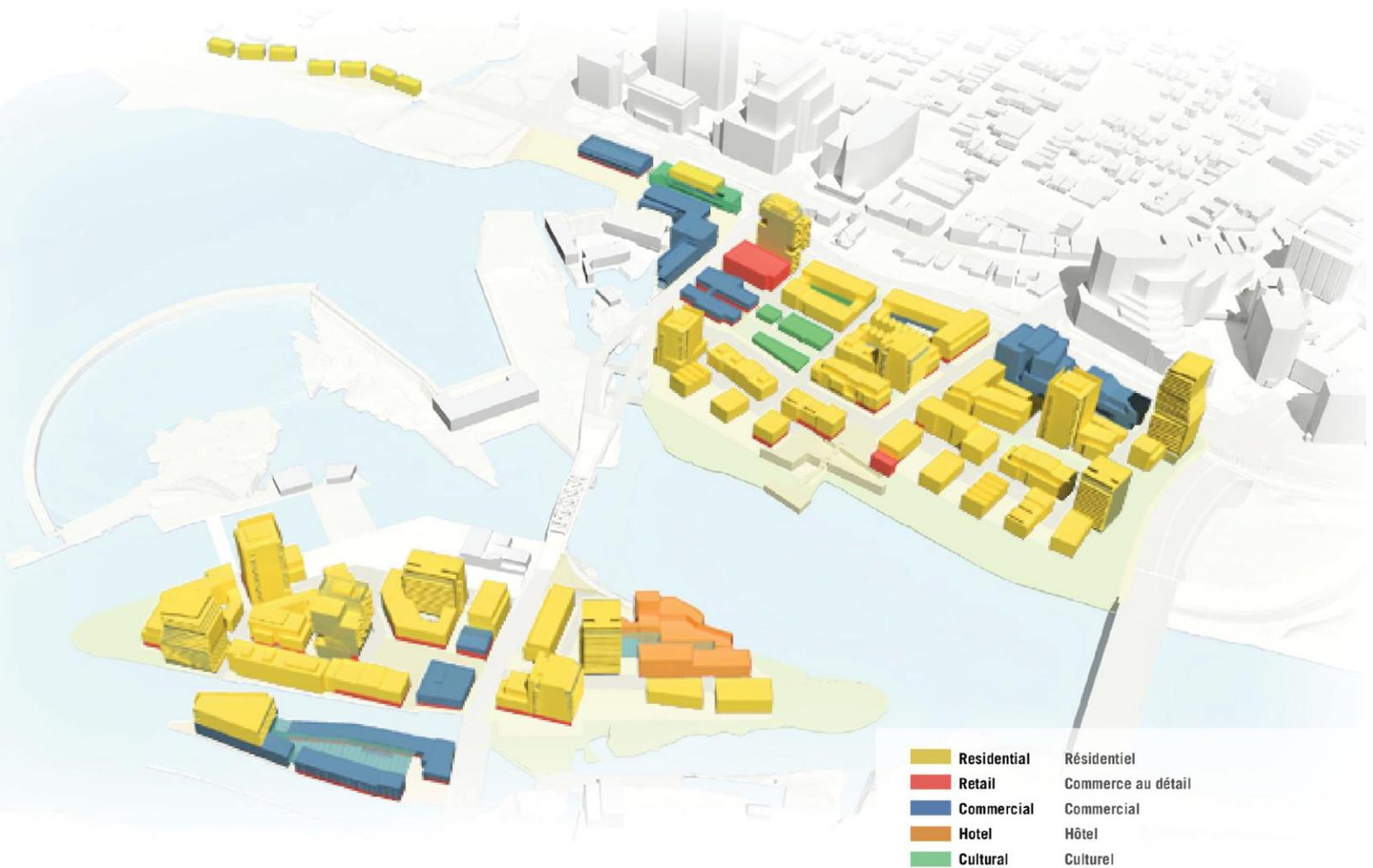


VIBRANT WATERFRONT



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CREATE A COMPLETE COMMUNITY

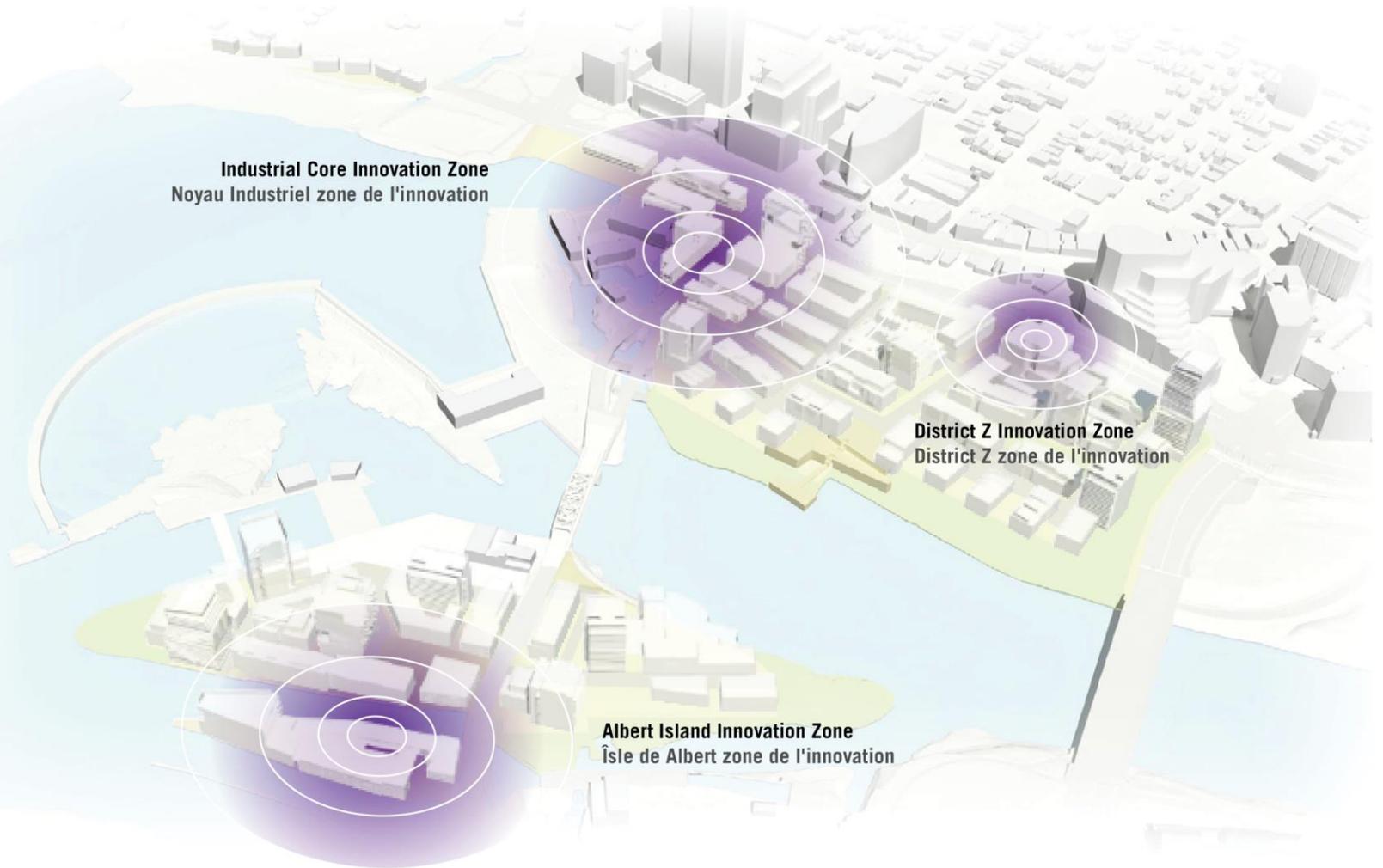


INCUBATE INNOVATION

Industrial Core Innovation Zone
Noyau Industriel zone de l'innovation

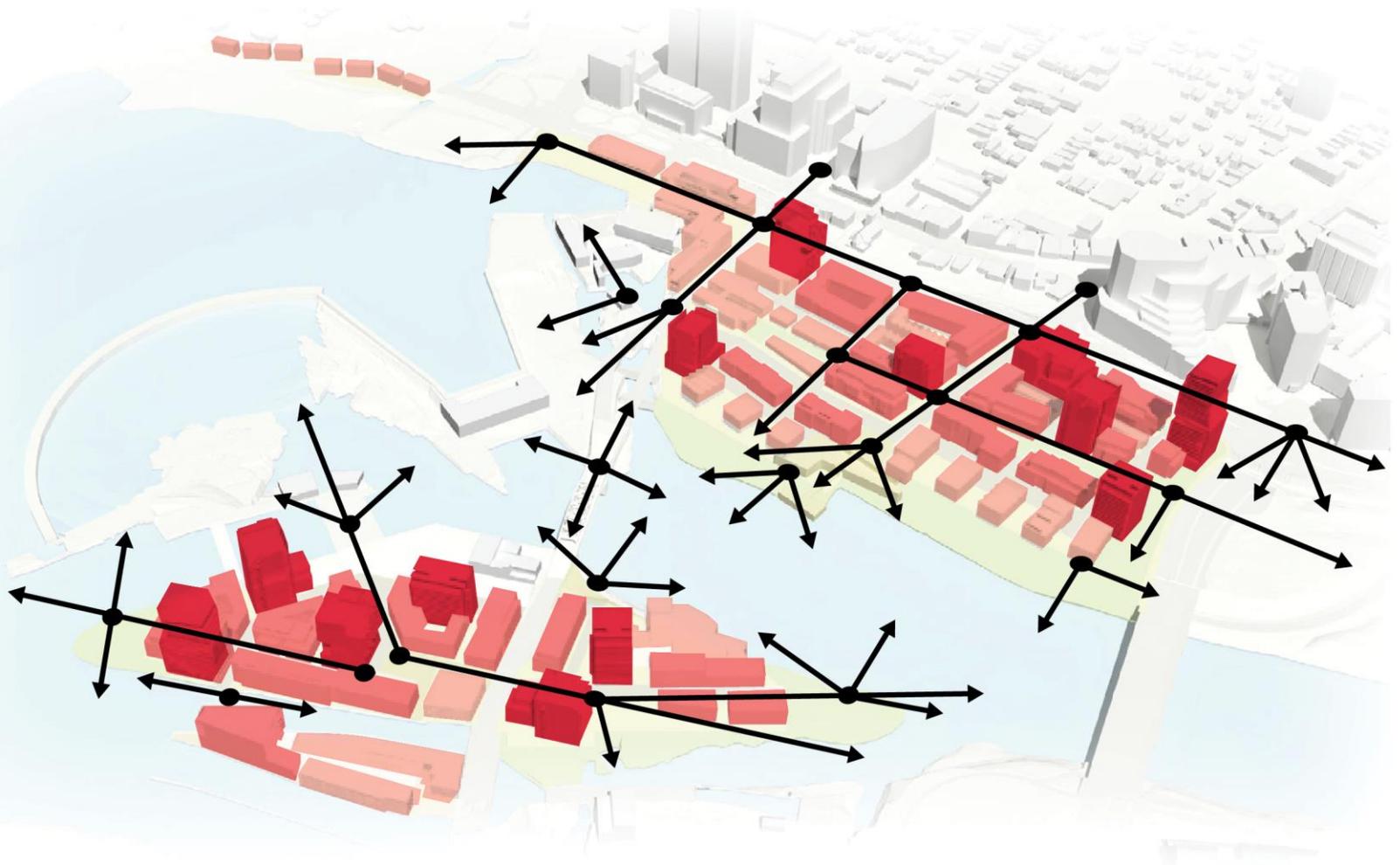
District Z Innovation Zone
District Z zone de l'innovation

Albert Island Innovation Zone
Île de Albert zone de l'innovation



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CREATE AND ENHANCE VIEWS



ALBERT ISLAND L'ÎLE ALBERT





**BOOTH STREET TOWARDS THE BOARD MILL
LA RUE BOOTH EN DIRECTION DU MOULIN À PLANCHES**

An architectural rendering of a modern urban park. The scene is set on a bright, sunny day. On the left, a multi-story brick building with large windows and glass-enclosed balconies stands prominently. A wide, paved walkway runs through the center of the park, lined with mature, leafy trees. In the foreground, a lush garden area features a small stream with rocks, where several people, including children, are engaged in outdoor activities like planting and playing. A man in a grey jacket is walking away from the viewer on the right side of the path. In the background, a large, historic building with a tall spire is visible under a clear blue sky. A semi-transparent blue banner with white text is overlaid on the middle of the image.

CAPITAL VIEW PARK
PARC AVEC VUE SUR LA CAPITALE



Questions?

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Windmill

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