

Work Continues on Canada's First Conventionally-financed Eco-industrial Park Under Construction in Wood Buffalo

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Work continues on Canada's first conventionally-financed eco-industrial park, located right here in Wood Buffalo. Despite the economic slowdown, development has continued on-schedule, with over two miles of water and sewer service pipes already in the ground.

Jenny Rustemeyer is the marketing coordinator for Eco-Industrial Solutions, the Vancouver-based consultancy firm managing the project. She explains that, while some businesses have shown hesitancy about expanding in Fort McMurray's uncertain marketplace, project managers don't

believe that this will impact the park's development.

"Fort McMurray is a unique economy," she says. "You can't compare it to the rest of the province, or even the rest of the country." Rustemeyer adds that commercial and industrial land remains at a premium in Fort McMurray despite the global recession. "Businesses here always need more land," she says.

TaigaNova is unique amongst similar projects in Alberta. The park contains 43 construction guidelines aimed at increasing sustainability, saving energy and saving money. Businesses purchasing lots in the park must meet 22 of these 43 guidelines, but are free to pick and choose

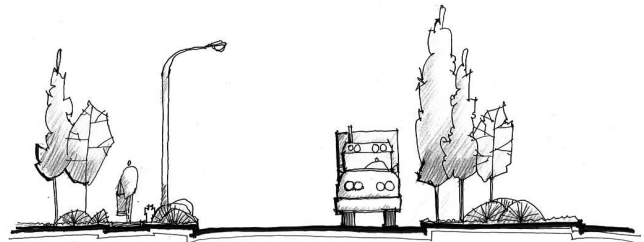
from the extensive list, says Rustemeyer. Examples of some of the guidelines include energy efficient building construction, preferential parking for car-pools or hybrid cars, waste reduction strategies and use of alternative energy sources or "green power".

Rustemeyer says that the design guidelines shouldn't scare off businesses considering TaigaNova. "None of these features cost any more to build," she says. "Businesses tend to think that it will be very expensive, that they'll need to have solar panels all over the roof."

Rustemeyer believes that the eco-friendly guidelines will attract businesses, saving them money in the long run. "It makes environmental as well as economic sense," she says.

The design of the park itself includes the use of swales instead of a typical curb and gutter system to funnel rainwater into a designated management area. "Swales are like grassy ditches," explains Rustemeyer. These unique features allow for natural purification and drainage of stormwater.

The management pond itself is a key feature of the park. A



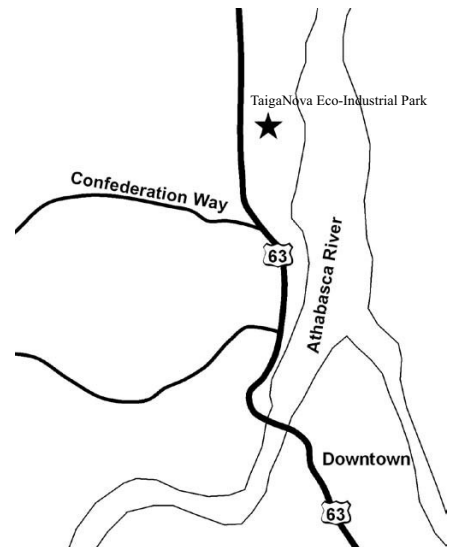
TOP: A conceptual site plan of TaigaNova ABOVE: A sketch indicating how this development plans to use sidewalks and green areas to make a pedestrian friendly industrial park. BELOW: Location map Images Courtesy of TaigaNova.com.

system of walking trails will surround the pond, giving employees a green space to relax in on lunch or coffee breaks.

TaigaNova is located seven minutes north of downtown Fort McMurray, just after the Confederation Way turnoff on Highway 63. The location, which shares an access road with Tempo, makes good business sense, says Rustemeyer. "For businesses who have clients in the oilsands, it's great," she says. "They don't have to deal with the bridge traffic." The site is also close to residential areas in Timberlea, allowing customers easier access to a park which Rustemeyer describes as "highly commercial".

The park contains 27 commercial and industrial lots, ranging in size from one to five acres. Eco-Solutions is expecting to sell all the lots before the end of 2009.

Rustemeyer believes eco-industrial parks like this one are important, particularly for Wood Buffalo. "We have a reputation as a dirty oil town," Rustemeyer says. "The name is never synonymous with terms like sustainability, green, community. The park is a step in the right direction, industry joining with community."



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