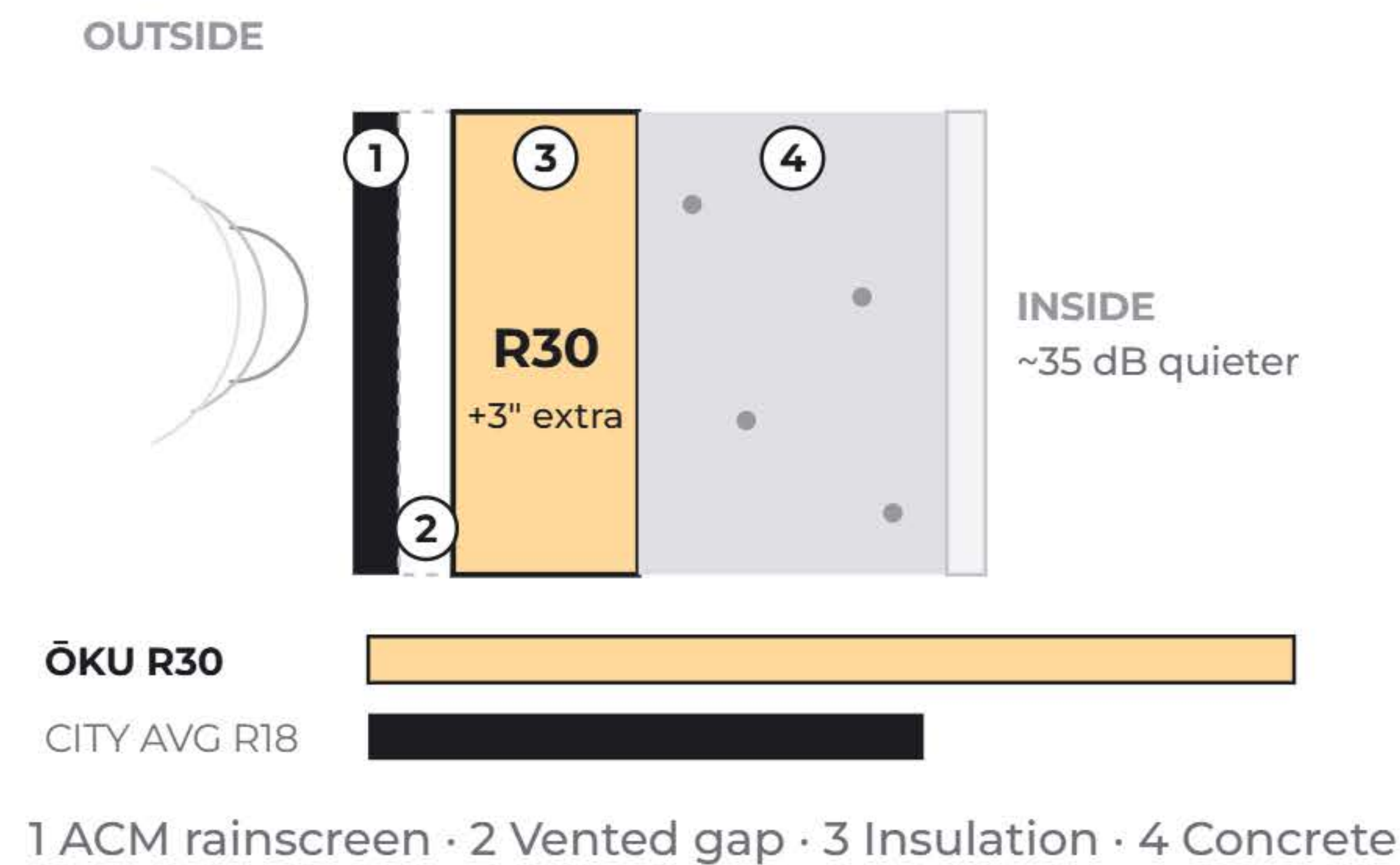


The systems behind your home.

What you'll feel every day: heating & cooling, the building shell, and fresh air.

01 • THE SHELL

R30 RAINSCREEN ENVELOPE



Warmer in winter, cooler in summer, lower bills.

ACM-clad vented rainscreen with ~3" extra insulation — walls ~30% thicker than conventional. R30 vs. an R18 city average.

More daylight, without the overheating.

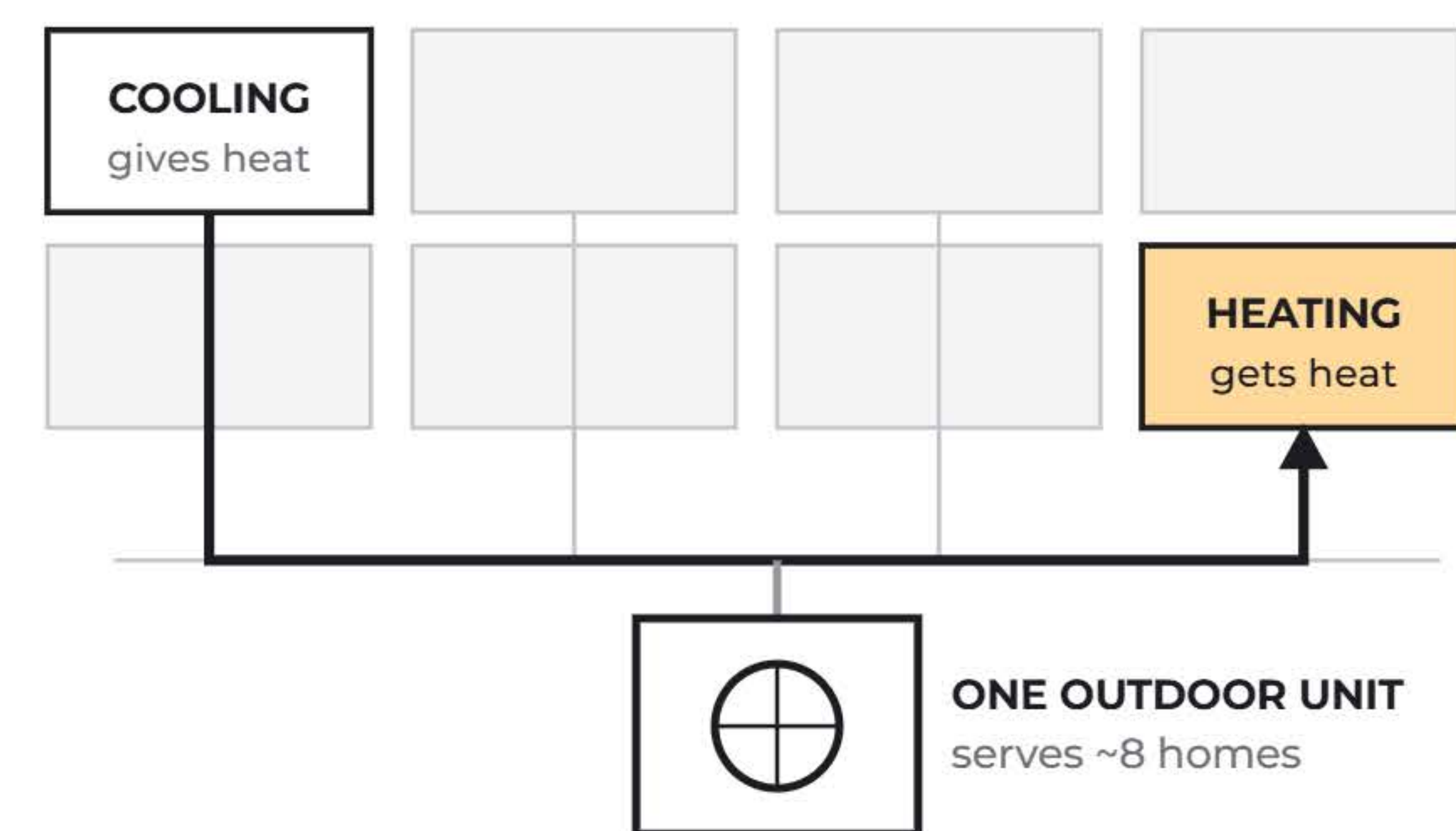
European tilt-and-turn windows with high-performance glazing and interior shades — more glass than typical.

Concrete + thick walls + good glass = quiet.

Outside noise cut by roughly 35 dB, and exceptional airtightness means the building holds its temperature — no drafts.

02 • HEATING & COOLING

HEAT-RECOVERY VRF



Heat leaving a home being cooled warms a home being heated.

Quiet, even comfort — heating and AC in every home.

A Mitsubishi heat-recovery VRF system: one outdoor unit serves about eight homes, with no bulky unit humming in your suite.

The building shares warmth before it spends electricity.

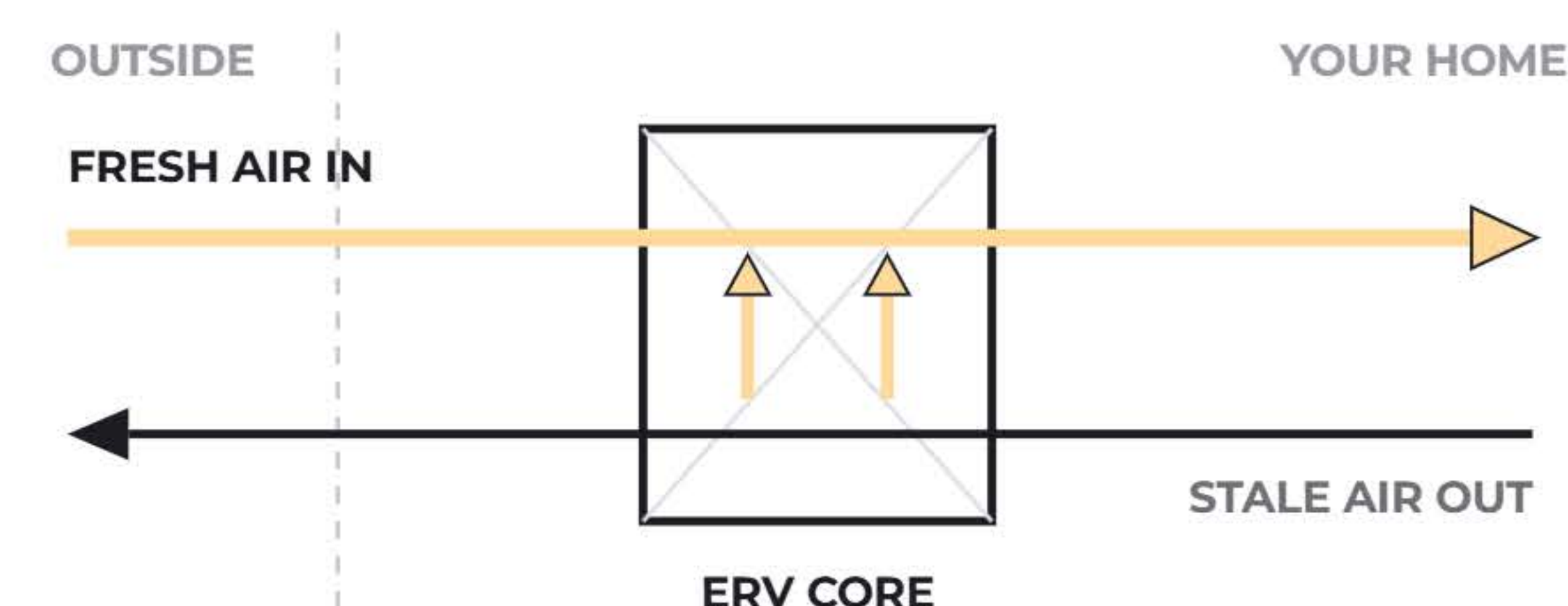
Heat drawn out of a home being cooled is delivered to a home being heated — a big reason energy bills stay low.

No compressor in your closet.

No lost storage space and no indoor compressor noise — all-electric, with a lower-GWP refrigerant than conventional systems.

03 • FRESH AIR & INDOOR HEALTH

IN-SUITE ERV



Outgoing air hands its warmth to incoming fresh air — fresh air without the heat loss.

Fresh, filtered air in every room — without throwing your heating out the window.

Continuous outdoor air supplied directly to every suite through an in-suite energy-recovery ventilator.

You won't smell your neighbour's cooking.

Corridors, stairwells and vestibules are pressurized with fresh air; the parkade runs on CO sensors, keeping exhaust out.

A healthier home from day one.

Low-emission paints, carpets and fabrics, with indoor air quality tested before occupancy.

Comfort without combustion.

Every system on this page runs on electricity — Ōku is an all-electric, green building on BC's clean hydro grid.

Energy, water & the numbers.

What the systems mean for your monthly costs, and how the building performs against a typical existing condo.

04 · HOT WATER

CO₂ HEAT PUMP

THE REFRIGERANT

GWP 1

a fraction of conventional synthetics

The first CO₂ heat pump installation of its kind in Canada.

Domestic hot water comes from an all-electric CO₂ heat pump — chosen for efficiency, long life expectancy and simplicity of maintenance. No natural gas anywhere in the building: heating, cooling and hot water all run on BC's clean hydro grid.

Even the refrigerant is about as clean as it gets.

CO₂ (R-744) is a natural refrigerant — a real sustainability story, not a marketing line.

05 · ENERGY, METERING & EV

You pay for what YOU use.

Heating, cooling and hot & cold water are individually metered per home — not shared through the strata. Estimated strata fees of \$0.53/sf/month (est. as of Aug, 2026, subject to change).

Five years of professional maintenance, included.

All mechanical systems are professionally maintained, 24/7, for the first five years — so the building doesn't just start efficient, it stays that way. No scramble to find a contractor in year two.

Common areas run lean.

All-LED lighting (5–10× longer life) with occupancy and daylight sensors — lower shared costs keep strata fees down.

The machinery only works as hard as it needs to.

HVAC runs on variable-frequency drives — part of why the building uses so little energy.

06 · WATER & RESILIENCE

Water supply with no single point of failure.

Five potable-water access points build in redundancy.

Rain goes back to the ground, not the storm drain.

Vegetated planters, street trees and groundcover retain rainwater; oil/grit separators protect local waterways.

07 · THE NUMBERS

VS. A TYPICAL EXISTING CONDO BUILDING

Energy use intensity — whole building, kWh/m²/yr · about 55% less energy



Carbon emissions — tCO₂e/yr · about 92% lower



Energy saved ≈ running **40 single-family homes** for a year Carbon avoided ≈ taking **60 cars** off the road

All-electric. No fossil fuels.

Heating, cooling and hot water all run on BC's clean hydro grid — built to the City of Vancouver's green building standard.