

Pacific Centre



Canaccord Financial Place
HSBC Building
Toronto Dominion Tower
777 Dunsmuir
701 West Georgia
700 & 750 West Pender

Objectives

Cadillac Fairview takes pride in being an environmental industry leader by adopting progressive environmental standards and practices that demonstrate our commitment to corporate social responsibility. Pacific Centre and the HSBC Building are part of a comprehensive, measurable, and long-term green strategy called GREEN AT WORK™, which outlines our evolving sustainability goals. This proprietary program is national in scope, has been implemented at all Cadillac Fairview properties, and sets operational benchmarks that focus on five environmental pillars.

5 Pillars

Energy

A key focus will be on energy conservation and efficiency, and the incorporation of renewable energy sources, with a long-term goal of net-zero building emissions.

Waste Management

The long-term goal is to generate zero waste by implementing a consistent and dedicated approach to waste diversion and waste minimization.

Environmental Protection

The goal is to eliminate adverse impacts wherever Cadillac Fairview's activities, products, and services interact with the environment, while ensuring compliance with governmental regulations.

Sustainable Procurement

Wherever possible, the goal is to use environmentally-friendly products, services, and best management practices at all properties.

Communication

A green communication plan has been developed to inform, educate, and share information on the properties' ongoing green initiatives and successes with tenants.



GREEN AT WORK™
Building sustainability together™



Initiatives

Below are some of the major green initiatives that have been completed at the Pacific Centre office complex and the HSBC Building to date (or are currently in progress):

Energy

- Hired an Energy Management Specialist to assist with energy management initiatives and sustainability programs.
- Upgraded all buildings' exit lighting to more efficient LED technology.
- Recycle all used lamps/fixtures through the "Ideally Green Lamp Recycling" program.
- Changed all buildings' lighting systems to the lowest wattage lamps available.
- Operate an energy monitoring program to track energy use and savings.
- Installed lighting control system sweeps at 7:00 p.m. daily, to ensure all lighting is turned off during unoccupied hours.
- Operate a light conservation program where unused lights are turned off in the buildings' lobbies during the summer.
- Partner with select large tenants to improve their energy usage within their own premises by installing motion activated lighting and heating zones and light harvesting ballasts.
- Implemented floor by floor electricity metering for all office towers, except for 700 and 750 West Pender.
- Currently installing occupancy sensors for all washrooms/storage rooms.
- Host a committee, comprised of 30 plus tenant representatives, to discuss and implement initiatives related to energy reduction, recycling, and environmental conservation.

Energy Saving Projects

TD Tower	New Lighting Control System	558,000 kWh
	Recommissioned Heat Exchanger	400,000 kWh
	Re-lamping Project	160,000 kWh
701 West Georgia	Optimized Chiller Controls	240,000 kWh
609 Granville	Upgrade Project (lighting and mechanical upgrades)	280,000 kWh
Pender Place I & II	Lighting Project	970,000 kWh
HSBC Building	Re-lamping Project	497,000 kWh
777 Dunsmuir	VSD Project	550,190 kWh
	Re-lamping Project	400,000 kWh

100,000 kWh = Enough energy to power 11 average sized homes for a year or enough power to run 100 computers for 8 months straight (24/7).

Waste Management and Recycling

- Operate a tenant recycling program for paper, glass, metal, electronics, batteries, and plastic.
- Implemented a Zero Waste Program across the property that includes an organics component in addition to our existing recycling programs. All non-recyclable material generated is sent to a Waste-To-Energy facility.
- Introduced a construction, renovation, and demolition waste management policy to re-use as much material as possible.
- Implemented a policy to minimize water use and encourage water conservation.
- Installed touch-less flush-o-meters and low-flow aerators in all washrooms.

Recycling Numbers

- 1013.96 metric tonnes of paper and cardboard (2009)
- 1.91 metric tonnes of plastic and metal (2009)
- 6046 Kg. of electronic equipment (2009)

Environmental Protection

- Conducted a hazardous materials survey to audit the handling, storage, and shipping of dangerous goods/hazardous waste; and the location, storage, and inventory of spill kits.
- Catalogued equipment that contains ozone depleting substances to ensure that all major equipment is in compliance with ozone and halo carbons regulations.
- Completed upgrades/replacements to all buildings' chilled water systems and refrigeration monitoring systems.
- Pro-actively supervise an Asbestos Management Program to abate and remove high-risk asbestos.
- Work with contract cleaning companies to implement environmental controls on cleaning products and solvents.
- Completed a water audit of the buildings and currently reviewing the recommendations, which include: Low-flow fixtures in washrooms, diverting rainwater to be used in mechanical and plumbing processes, and taking tenant server rooms off of once-through water condensing systems.
- Pursuing certification under the Canada Green Building Council's rating system, LEED for Existing Buildings Operation & Maintenance, for the HSBC Building.
- Plans to have all of our buildings within the Pacific Centre complex LEED-EB Certified by 2015.

GREEN AT WORK™ Achievements

- 5.7% reduction in energy consumption from 2008 to 2009 (PC)
- 4.7% reduction in energy consumption from 2008 to 2009 (HSBC)
- 45.6% waste diversion rate in 2009 (PC)
- 30.8% waste diversion rate in 2009 (HSBC)
- 3.7% reduction in water usage from 2008 to 2009 (PC)
- 13.3% reduction in water usage from 2008 to 2009 (HSBC)

Procurement

- Replaced all buildings' washroom paper towels and toilet tissue with 96+% recycled content paper.
- Reduce paper use by using electronic tenant communication. Those tenant communication pieces that are produced are printed on 50+% recycled content/Forest Stewardship Council paper and use vegetable dyes in the printing process.

Transportation

- Provide on-site bike racks/cages and change/shower facilities for cyclists.
- Partner with Zipcar to bring discounted car-sharing services to our tenants.
- Partnered with EasyPark to install a new bike locker located at Block 52.

Recognition

- All buildings achieved Building Environmental Standards (BEST) certification for environmental excellence from the Building Owners and Managers Association of BC (BOMA) in 2008.
- Received the ASHRAE Totem award for Innovative Chiller Plant Design for TD Tower.

Education

- Implemented a GREEN AT WORK™ staff committee that meets quarterly to provide education to Cadillac Fairview staff regarding various environmental issues.
- Developed a Building Operations/Maintenance Facility commissioning program to generate ideas to improve the efficiency of building systems.

Communication

- Developed a GREEN AT WORK™ tenant communications program including: an environmental awareness column in the CF Review newsletter, a web page on the properties' web sites, and several other communication pieces.

Cadillac Fairview's GREEN AT WORK™ program is a large undertaking and an on-going journey that will require determination and innovation. The management staff of the Pacific Centre complex and HSBC Building are confident that the program will be a success, and take pride in knowing that tenants are eager to participate in the program. For more information on GREEN AT WORK™, visit www.pacificcentreoffice.com or www.885westgeorgia.com.

