

WATERFRONT PROPERTIES



Waterfront Centre
PricewaterhouseCoopers Place
Granville Square
The Station

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. Waterfront Properties is 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; 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 Waterfront Properties complex 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.
- Implemented numerous energy management measures such as: lighting system and control upgrades, modifications to HVAC equipment and lighting schedules, installation of variable speed drive controls for fans and pumps, and upgrades to chillers and automation control systems.
- 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 8:00 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.
- Electrical sub-metering currently being performed in all buildings.
- Implemented a Continuing Optimization Program to ensure that all systems are optimized.
- 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

Waterfront Centre	Common Area Lighting Project	275,000 kWh
	Lower Fountain Automation	166,000 kWh
	LED/T8 Lighting Project	200,000 kWh
	Tenant Floor Lighting Project	248,400 kWh
	Space Heater Removal	189,600 kWh
	Chiller Plant Optimization	556,733 kWh
	Perimeter Fan VFD Project	286,000 kWh
	Various Lighting Projects	364,508 kWh
The Station	Tenant Lighting Conversion	186,960 kWh
	Tenant Floor Light Sweep	220,725 kWh
	Perimeter Fan VFD Project	170,485 kWh
	Various Lighting Projects	226,523 kWh
PricewaterhouseCoopers Place	Continuous Optimization	216,368 kWh
Granville Square	Lighting Controls	179,872 kWh
	Common Area Lighting Project	275,000 kWh
	Various Lighting Project	297,708 kWh
	Various ET Initiatives	298,606 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.
- Water usage monitoring conducted regularly. Implemented water savings measures such as converting an ornamental pool to a grassed area (anticipated water savings of 160,000 liters). Will also continue to install low-flow fixtures in washrooms and work with select tenants to take their server rooms off of water cooling systems.

Recycling Numbers

- 298.25 metric tonnes of paper and cardboard (2009)
- 1.65 metric tonnes of plastic and metal (2009)
- 4.7 metric tonnes of electronic equipment (2009)

Environmental Protection

- Replaced and appropriately disposed of all Polychlorinated Biphenyl (PCB) lighting ballasts and transformers.
- Catalogued all equipment that contains ozone depleting substances and ensure that all major equipment is in compliance with ozone and halo carbons regulations.
- Upgraded/replaced all of the buildings' chilled water systems and refrigeration monitoring systems.
- Upgraded chiller plant equipment with more environmentally friendly refrigerants and variable volume technologies to improve efficiency.
- Researched alternative building energy options (such as solar, photo voltaic, and wind power) and currently looking into implementation possibilities.
- Pro-actively supervise an Asbestos Management Program for any existing asbestos at the buildings and operate an ongoing Asbestos Abatement Program to abate and remove asbestos.
- Work with the contract cleaning company, Servantage, to implement environmental controls on cleaning products and solvents.

GREEN AT WORK™ Achievements

- 5.9% reduction in energy consumption from 2008 to 2009
- 67.8% waste diversion rate in 2009
- 14.8% reduction in water usage from 2008 to 2009

Procurement

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

Transportation

- On-site bike racks/cages and change/shower facilities provided for cyclists.
- Discounted car-sharing services provided to tenants through our partnership with Zipcar. Also, several parking spaces in the complex have been allocated to Zipcar.
- Jack Bell Ride-Share promoted to tenants, with a Jack Bell Ride-Share parking space available at the Waterfront Centre parkade.

Recognition

- All buildings achieved Building • Environmental Standards (BEST) level 1 certification for environmental excellence from the Building Owners and Managers Association of BC (BOMA) in 2008. Additionally, all buildings achieved level 2/3 in 2009.
- Waterfront Centre received the Clean Air Award from the National Air Filtration Association in 2008 for the high standard of air filtration that the building has achieved.

Education

- Implemented a GREEN AT WORK™ staff committee that meets quarterly to provide education to Cadillac Fairview staff regarding various environmental issues.

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 other communication vehicles. Tenants can also send their environmental suggestions to waterfrontproperties@greenatwork.ca.

Cadillac Fairview's GREEN AT WORK™ program is a large undertaking and an ongoing journey that will require determination and innovation. The staff and management of Waterfront Properties 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.the-waterfrontproperties.ca.

