

Cadillac Fairview's GREEN AT WORK™ Overview



Cadillac Fairview's Green Vision Statement

To establish a legacy of operational excellence founded on the principles of Environmental Protection, Energy Conservation and Efficiency, Preservation of Materials and Resources, Technological Innovation and Social Responsibility.

Cadillac Fairview's Green Objective

As one of North America's largest owners and managers of commercial real estate, Cadillac Fairview is committed to being an industry leader in Green initiatives. We are constantly evaluating the way we build and manage our properties, looking for innovative ways to reduce our carbon footprint and minimize our impact on the planet.

Cadillac Fairview's Green History

Cadillac Fairview has a long history of commitment to social responsibility and sustainability. As an example, in 2004, Cadillac Fairview was one of the first companies to convert their downtown Toronto office buildings to Enwave's Deep Lake Water Cooling System, in order to significantly reduce energy consumption and emissions. At that time, it was the largest project of its kind in the world and a first of its kind in Canada.

In addition, in 2008, all of our major office towers and retail shopping centres across Canada achieved the Building Owners and Managers Association's (BOMA) BEST green building certification. BOMA BEST is one of the primary industry standards for environmental excellence for the operations of existing buildings. In order to achieve this national milestone, each property had to meet specific requirements in the following five categories: energy and water management, emissions and effluents, waste reduction, the indoor environment, and environmental management systems. Proudly, all properties passed the stringent third party assessments.

Cadillac Fairview's Current GREEN AT WORK™ Program

Building on our legacy and commitment to being "Best-in-Class," Cadillac Fairview has developed a comprehensive Green strategy called GREEN AT WORK™, which all properties must adopt, in addition to meeting industry standards.

The Five Pillars of Cadillac Fairview's GREEN AT WORK™ Program

1. 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 emissions from buildings.

The core elements of this pillar include: Energy Management, Energy and Training Documentation, Lighting, Heating, Ventilation and Air-conditioning (HVAC) Systems, Building Control Systems, Hot Water, Building Envelope, Incentive Management, and Maintenance Programs.

2. Waste Management – Our strategy's goal is to generate zero waste by implementing a consistent and dedicated approach to waste diversion and waste minimization.

The core elements of this pillar include: Waste Minimization, Waste Management, and Reduce, Reuse, and Recycle Practices.

3. Environmental Protection – Our goal is to eliminate adverse impacts at our properties wherever our activities, products, and services interact with the environment, while ensuring compliance with governmental regulations.

The core elements of this pillar include: Sustainable Sites, Water Efficiency, Air Emissions, Ozone Depleting Substances, and Indoor Air Quality.

4. Sustainable Procurement – Wherever possible, we will utilize environmentally friendly products, services, best management practices at all properties.

The core elements of this pillar include: Supplier Screening and Selection, Contract Language, Supplier Management, Green Products, and Green Services.

5. Communication – Our Green Communication Plan is designed to inform, educate, and share information and updates on Cadillac Fairview's ongoing Green initiatives and successes with our employees and tenants so that we can all work together to make a difference.

The core elements of this pillar include: Communication Management, Tenant Communication, and Reporting.

Measuring Our Green Performance

At Cadillac Fairview, meeting the objectives of our GREEN AT WORK™ Program is a priority for all properties, which is why we developed a comprehensive performance-based measurement system. The measurement system consists of two major components:

1. Cadillac Fairview's GREEN AT WORK™ document outlines more than 200 operating standards, which are distributed throughout the Five Pillars. All Cadillac Fairview properties must demonstrate completion of a set amount of mandatory operational standards for each of the Five Pillars, and must meet or exceed the minimum target set forth.
2. All Cadillac Fairview properties are also expected to demonstrate an improvement in Green performance measurements that meet or exceed targets set within the operating standards, including: electricity consumption reduction; natural gas consumption reduction; water consumption reduction; and waste diversion rate Improvement.

We are not only expecting our properties to meet all the performance targets set out for them, we are continually raising the bar and asking our property teams to come up with innovative ideas and strategies to further "Green" our properties. At the same time, we are continually creating new best practices within the company and industry. Our performance measurement system and innovation at the property level ensures continuous improvement process in support of GREEN AT WORK™.

In addition to the year-round commitment to conservation and reducing the carbon footprint of our facility operations, Cadillac Fairview properties across the country are proud to participate in Earth Hour, Ontario Energy Conservation Week, Earth Day and a wide range of environmental awareness and sustainability initiatives and events to demonstrate our leadership in this area.

Dedicated to Building a Sustainable Future

Cadillac Fairview has been on the path towards sustainability for many years. The GREEN AT WORK™ program provides us with a method to improve the sustainable attributes of our company and measure our continual progress. Going forward our consumption targets will become more stringent and innovative ideas from our staff will be required to become more sustainable. The GREEN AT WORK™ program is part of our journey towards increased responsibility and environmental sustainability. We know that by continuing our dedication to sustainability each and every day we will secure a better environment for future generations.

TD Centre Green Overview

ENVIRONMENTAL AWARDS & ACHIEVEMENTS FOR TD CENTRE:

1. BOMA Go Green Plus (BOMA BEST) - 2007
2. Better Building Partnership: Sustainability Leader - 2003
3. BOMA EARTH Award – 1999
4. Ministry of the Environment: meeting and exceeding the 3 R's regulation (102/94) –1998

TD CENTRE INITIATIVES:

1. Energy Reduction

- Tenants have enjoyed relatively stable energy costs at TDC in spite of rising energy prices due to an overall energy consumption reduction of 27% since 1999.
- The Enwave Deep Lake Water Cooling installed in 2004:
 - Uses 90% less electricity compared to chiller use
 - Allows the TD Centre to reduce its carbon footprint by 23,000 tons of CO₂ annually
 - Has reduced our overall electricity bill by 12%
- Significant investment has been made to upgrade, automate and retrofit building systems to improve operating efficiencies, including:
 - Lighting control system automatically turns off lights in common areas and tenant spaces at night and on weekends. Lighting retrofit projects completed and more being considered.
 - Constant volume systems have been redesigned and now are variable volume systems. VFD's have also been installed for further energy reduction on fan systems.
 - Removal of chillers and pumping equipment - 2004
 - New high efficiency boilers installed in Tower 4 - 2008
 - Building automation system upgrades – 2008 to 2011
 - Re-commissioning of building mechanical systems in 2008 & 2009
- Summer Energy Reduction Program:
 - Lobby temperature set points raised to reduce A/C load
 - Reduced lobby lighting
 - Reduced concourse lights on evenings and weekends
 - Reduced escalator runtime on evenings and weekends

2. Waste Management & Recycling

- Waste Diversion Rate has increased from 53% in 1996 to 72% in 2008. The first half of 2009 (January to June) has shown a 76% waste diversion for the complex. The continued improvement in waste diversion has been achieved through implementation of the following programs:
 - Organic recycling introduced for food court tenants in 2004; for office tenants February 2009
 - Single stream recycling launched in April 2009. This program increases tenant convenience and waste diversion by allowing paper, cardboard, metal and plastic recyclables to be placed in one bin which is sorted off site. Another benefit is reduced carbon footprint through fewer trips for pick up trucks.
 - Light bulb recycling program launched November 2008
 - Tenant communication and participation in programs
 - Cleaning staff training, empowerment, and accountability for monthly results
 - Inclusion of construction/demolition, furniture disposal and tenant shredding in diversion rate
 - Waste Audit program and partnering with waste vendor on recycling initiatives

3. Environmental Protection

- Since 2004, TD Centre has reduced its water usage by almost 40,000 cubic meters, or 15%
- Water-saving low flush toilets and touch-less washroom systems installed
- PCB transformers are being removed by the end of 2009
- 100% of daily cleaning products are "green"
- Fatal Light Awareness Program (FLAP) participation to help protect migratory birds from windows and lighted structures

4. Procurement

- The environmental impact is considered for all new projects and purchasing decisions
- Our housekeeping contractor Omni is certified in the Environmental Management Systems ISO14001 and uses only ecologically friendly products and processes
- Only low VOC paint is used
- Paper towels and toilet paper provided in washrooms are 100% recycled

5. Communications

- Participation in Earth Week since 2003
- Participation in Earth Hour and Energy Conservation Week starting in 2008
- Promote green achievements and share property success stories via newsletters, tenant communications, elevator screens
- Website lists environmental initiatives and provides tenants with an email inquiry function
- Tenant breakfast meetings on recycling initiatives
- Cadillac Fairview Environmental policy

UPCOMING TD CENTRE INITIATIVES

Tenant Electrical Consumption Metering

- Tenant sub-metering information will be accessible via the web, allowing tenants to monitor their consumption in real-time
- Designed to allow tenants to better understand and control their business practices and see usage patterns that may be of concern
- Currently being Beta tested – full rollout to tenants to be implemented by Oct 31st, 2009

LEED EB (Leadership in Energy and Environmental Design for Existing Buildings)

- Certification points are awarded for sustainability, water & energy efficiency, materials & resources, indoor environmental quality and on-going performance
- TD Centre currently complies with a significant portion of the LEED EB prerequisites
- TD Centre is taking a leading role in a LEED EB pilot project (in concert with Canada Green Building Council) with the objective of becoming first major complex in Canada to be LEED EB certified
- 77 King is currently in the performance period for application for LEED EB certification

Communications Program

- Plans to promote the *GREEN AT WORK*[™] brand via signage and tenant communications
- Tenant Council will be formed to share knowledge and successes and encourage best practices
- Tenant newsletter will include ongoing *GREEN AT WORK*[™] section