

14.8 kWh/ft²/yr

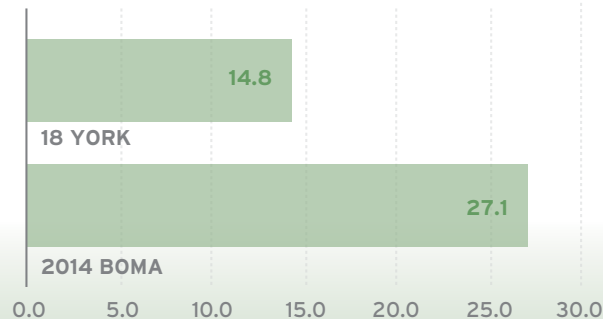
Designed to meet 17kWh/ft²/yr, 18 York's 2014 energy use intensity (EUI) of 14.8 kWh/ft²/yr represents a best-in-class energy profile. Although 2014 saw an increase from the 13.1 kWh/ft²/yr in 2013, 18 York remains well ahead of the current BOMA BEST certified office buildings national EUI average of 27.1 kWh/ft²/yr.*

The 2014 increase in energy use at 18 York was primarily driven by natural gas due to extremely cold temperatures in the winter. The property maintains an ongoing utility trending and reporting system that utilizes real-time monitoring (RTM). The use of RTM helps ownership and management at 18 York not only identify, but actively address energy management and conservation opportunities as they arise.

18 York strives to maintain its efficient EUI and is committed to operational excellence and energy conservation and given this proactive management, 18 York is on track to maintain its favorable standing as one of the most efficient buildings in its size and class category within the GTA continuing into 2015.

* See the 2014 BOMA BEST Energy and Environment: Summary Report (p. 2).

2014 - 18 York Energy Consumption vs. BOMA Data (kWh/ft²/yr)[†]



Sustainability at /SFC means working with our tenants and vendors to maximize occupant comfort, productivity and satisfaction while:

- Optimizing energy performance
- Minimizing operating expenses
- Reducing environmental impact

Owner and management endeavour to:

- Deploy best practices in building operations and maintenance
- Continue to optimize use of highly efficient energy and water systems which include underfloor air-distribution plenum, high-efficiency condensing boilers, deep lake cooling, thermal storage technology, rainwater recycling system
- Evolve, improve and have on-going dialogue with tenants to ensure their satisfaction and comfort while continually reducing consumption and costs
- Provide green spaces for tenants/employees that fosters overall wellness, collaboration and sense of community
- Work toward BOMA BEST certification for 18 York

QUESTIONS COMMENTS/FEEDBACK?
Contact us at SFCsustainability@gwlra.com

This report applies to 18 York. Energy data includes electricity, natural gas, and chilled water. *Adjusted GHG emission numbers are 1,581 tCO₂e for 2013 and 1,936 tCO₂e for 2014. **Greenhouse Gas (GHG) emissions prepared by Energy Advantage and calculated using electricity, natural gas, steam, landfill waste and water, this data has not been adjusted for weather or occupancy. All GHG emissions are updated and calculated using the most current emissions factors available at the time of publishing (Environment Canada's National Inventory Report 1990-2012). All other data was sourced directly from utility bills and sub-meter outputs and has been audited and verified by Energy@Work Inc. Forward looking measures for 2015 finish are estimates based on YTD July 2015 unadjusted data.

SUPPORTING: REFERENCES: (1) **BOMA EUI avg:** <http://www.bomabest.com/wp-content/uploads/BBEER-2014-Full-Report.pdf> (2) **REALpac water-use intensity avg.:** <http://www.realpac.ca/?page=WaterBnchMarking> (3) <http://www.bomabest.com/wp-content/uploads/BBEER-2014-Summary-Report.pdf>. (4) http://3rcertified.ca/uploads/Image/RCO_NWBS_Report_March_2015_Final.pdf

Final 2015 results will be reported later in 2016.

[†] NOTE: Data from 2014 BOMA Full and Summary Report are both based on 2013 Data.

OWNED BY:



MANAGED BY:



18 YORK SCORECARD: RECENT PERFORMANCE WITH A 2014 FOCUS



2013 Race to Reduce Building Performance Award:
Lowest Energy Use category (Energy Star score of 97 out of 100)



2012 Internationally recognized LEED Gold (Core and Shell) certification

WASTE DIVERSION RATE 2014

81%

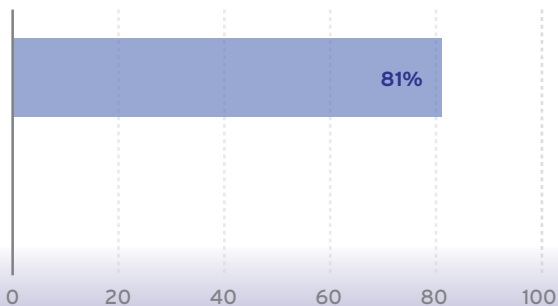
Key to 18 York's success in waste diversion performance has been positive engagement efforts with tenants. A diverse set of stakeholders at 18 York have the satisfaction of knowing that by working in partnership, their recycling efforts are paying off, as the waste diversion increased from 77% in 2013 to 81% in 2014. 18 York's 81% waste diversion rate is well ahead of industry best practice including as per BOMA BEST certified office buildings* (top 55% achieved waste diversion of more than 60%) and the Recycling Council of Ontario's national average of 66%.⁴

Successful waste diversion means less landfill waste and more recyclable materials are captured from the overall waste stream. 18 York conducts annual waste audits and in 2013 added three other diversion streams (batteries, e-waste, and toner cartridges) to the existing eight streams further contributing to the overall waste diversion.

18 York is expected to maintain its strong waste diversion performance for 2015, capturing a diverse set of recyclables and reducing the portion of waste sent to landfill. Furthermore, ownership and management continued hosting waste awareness campaigns and generated waste reports to stay abreast of any potential waste contamination issues and/or variances in waste production patterns.

* See the 2014 BOMA BEST Energy and Environment Summary Report (p. 2).

2014 - 18 York Waste Diversion Rate (%)



WATER CONSUMPTION 2014

0.27 m³/m²

18 York's water consumption rate remained in line with its excellent 2013 performance, coming in at 0.27 m³/m². This water consumption rate is less than half of the national average for BOMA BEST certified office buildings, which consume on average 0.68 m³/m².^{*}

This 2014 water consumption was not only at an industry best practice level, but also within the top percentile of Canadian office buildings in the current REALpac survey. The average water usage in this study is nearly four times higher at 91 L/ft² versus 18 York's water consumption of 25.5 L/ft².^{**}

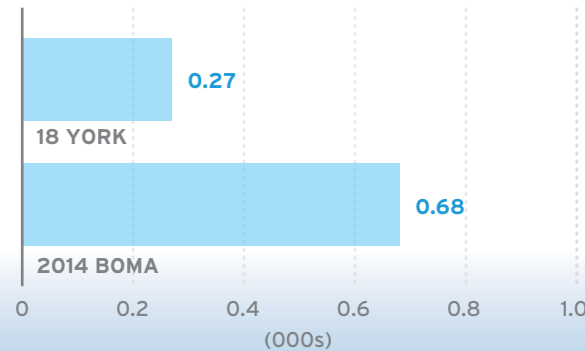
These achievements are the result of dedicated owners and management who monitor and adjust water consumption through the use of calibration and optimization of irrigation and plumbing systems, including 18 York's innovative cistern grey water system.

For 2015, 18 York is expected to maintain its strong water consumption performance. Ownership and management continued to collaborate with tenants to explore other opportunities for water savings.

* See the 2014 BOMA BEST Energy and Environment Summary Report (p. 2).

** Based on REALpac's 2012 Water Benchmarking Pilot Report: Performance of the Canadian Office Sector.

2014 - 18 York Water Consumption vs. BOMA Data (m³/m²)[†]



GHG EMISSIONS 2013-2014

2,160 tCO₂e

Greenhouse gases (GHGs) absorb solar radiation, causing the greenhouse effect. GHGs include carbon dioxide, methane, and nitrous oxide. At 18 York, GHG emissions are influenced by its energy, water use and waste production patterns.

GHG emissions (unadjusted)* for 18 York increased from 1,654 tCO₂e in 2013 to 2,160 tCO₂e in 2014. This increase in GHG emissions is predominately the result of issues outside of the operational control of 18 York's ownership and management, namely occupancy changes and a relatively colder winter. For example, the unusually cold winter contributed to an increase in natural gas consumption, which is a particularly GHG-intensive (on a kWh basis) energy source in comparison to electricity in Ontario.

Ownership and management of 18 York continually track its GHG emissions and actively seek to identify measures that reduce GHGs and their associated impacts to the environment. Based on available data as well as ongoing proactive management at 18 York, GHG emissions are expected to decrease in 2015.

* GHG emissions numbers adjusted for weather and occupancy on back panel

2014 - 18 York GHG Emission Level (tCO₂e)**

