

**13.4** kWh/ft<sup>2</sup>/yr

Designed to meet 17 kWh/ft<sup>2</sup>/yr, 18 York's energy use intensity (EUI) of 13.4 kWh/ft<sup>2</sup>/yr in 2015 represents a best-in-class energy profile.<sup>1</sup> Year-over-year performance comparison shows a reduction of 9.5% in energy consumption from 14.8 kWh/ft<sup>2</sup>/yr in 2014. This decrease indicates a return to normal operations close to 2013 performance - as the 2014 increase was primarily attributed to a colder than usual winter.

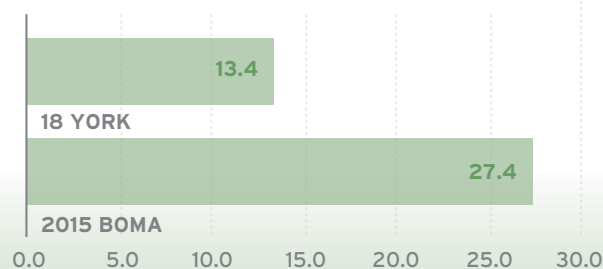
18 York's EUI is less than half of BOMA BEST's certified office building national average, which is 27.4 kWh/ft<sup>2</sup>/yr.<sup>2</sup> 18 York's significant and compelling EUI resulted in it being recognized with the BOMA BEST Platinum-level certification in 2015.

The underground thermal storage tanks at 18 York - part of the Enwave Deep Lake Water Cooling System - enable reduced energy consumption and emissions, ultimately lowering costs. In addition, an ongoing utility trending and reporting system, using real-time monitoring, helps ownership and management proactively address energy conservation opportunities as they arise.

1 18 York received the 2015 Race to Reduce Award for Lowest Energy Use category with an ENERGY STAR score of 96/100.

2 See the 2015 BOMA BEST National Green Building Report (p.22); average based on 2014 performance.

**2015 - 18 York Energy Consumption vs. BOMA Data (kWh/ft<sup>2</sup>/yr)<sup>†</sup>**



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 endeavours 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, and rainwater recycling system
- Evolve, improve and have ongoing 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

**QUESTIONS COMMENTS/FEEDBACK?**  
Contact us at [SFCsustainability@gwlra.com](mailto:SFCsustainability@gwlra.com)

This report applies to 18 York. Data for 120 Bremner, leased up in 2015 and part of the complex, to be incorporated into future scorecards. Energy data includes electricity, natural gas, and chilled water. \*Adjusted Greenhouse Gas (GHG) emission numbers are 1,967 tCO<sub>2</sub>e for 2014 and 1,684 tCO<sub>2</sub>e for 2015. \*\*GHG emissions prepared by Energy Advantage and calculated using electricity, chilled water, natural gas, 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 1990-2014). All other data was sourced directly from utility bills and sub-meter outputs and has been audited and verified by Energy@Work Inc.

**SUPPORTING REFERENCES:** (2) 2015 BOMA BEST National Green Building Report (BOMA Canada): <http://www.bomabest.com/wp-content/uploads/2015-NGBR-Full-Report.pdf>. (4) National Solid Waste Benchmarking Study: 2014 Canadian Office and Retail Waste Performance Report (Recycling Council of Ontario): [http://3rcertified.ca/uploads/Image/RCO\\_NWBS\\_Report\\_March\\_2015\\_Final.pdf](http://3rcertified.ca/uploads/Image/RCO_NWBS_Report_March_2015_Final.pdf). (7) US Environmental Protection Agency Greenhouse Gas Equivalencies Calculator: <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

<sup>†</sup> NOTE: Data from 2015 BOMA BEST<sup>®</sup> National Green Building Report is based on 2014 data.

OWNED BY:



MANAGED BY:



**18 YORK SCORECARD A REVIEW OF 2015 PERFORMANCE**

**PLATINUM**



**2015 BOMA BEST Platinum** management and operation of a commercial building



**2013, 2015 Race to Reduce Building Performance Award:** Lowest Energy Use category



**2012** Internationally recognized LEED Gold (Core and Shell) certification

## WASTE DIVERSION RATE 2015

# 78.1%

18 York's 2015 waste diversion rate was 78.1%, representing a decrease from 2014's 81%. The reduced diversion rate is attributed to increased occupancy density per square foot. While an increase in waste generation in 2015 was anticipated with this occupancy growth, management continues to collaborate with both new and existing tenants to better engage and educate the community on the benefits of recycling. A waste audit conducted in early 2015 revealed a capture rate<sup>3</sup> of 91% indicating high occupant program participation.

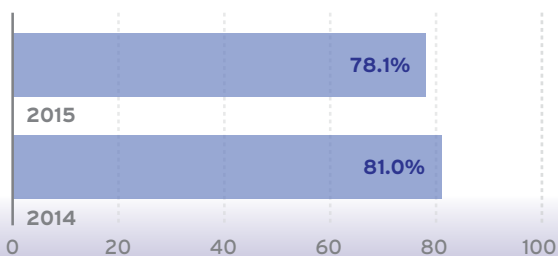
2015's performance ranks higher than Recycling of Ontario's national average of 66.3% for mixed asset class office buildings.<sup>4</sup>

As part of 18 York's Sustainability Creed, which incorporates performance management and continuous improvement, custodial staff count and record waste and recycling bags each night - including floor of origin. In addition, tenants receive quarterly waste and recycling inventory updates to stay informed of material diversion. To further drive awareness and participation, a second e-waste recycling centre will be added in a high traffic area to complement the continued focus on hosting more engaging waste education programs.

<sup>3</sup> Capture rate is the percentage of recyclable materials captured in the recycling stream. It measures the effectiveness of a recycling program.

<sup>4</sup> See RCO National Solid Waste Benchmarking Study (p. 6).

### 2015 - 18 York Waste Diversion Rate (%)



## WATER CONSUMPTION 2015

# 0.35 m<sup>3</sup>/m<sup>2</sup>

Water Use Intensity (WUI) at 18 York for 2015 was 0.35 m<sup>3</sup>/m<sup>2</sup>, up from 2014 by 29.6% from 0.27 m<sup>3</sup>/m<sup>2</sup>.<sup>5</sup> This increase is the result of a one-time event stemming from a thermal storage issue, which was quickly remedied in March.

Following this, monitoring from April to December 2015 revealed overall water consumption dropped by 4% compared to the same period in 2014. Real time monitoring continues and a return to regular annual WUI performance levels as experienced prior to 2015 is anticipated.

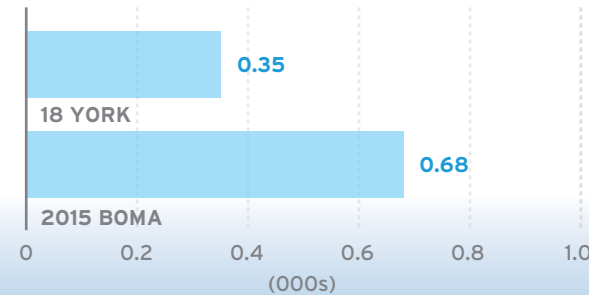
Despite this one-time increase, 18 York's water consumption is well below the BOMA BEST national average of 0.68 m<sup>3</sup>/m<sup>2</sup> for certified office buildings.<sup>2</sup>

For 2016, ownership, management and tenants will continue to collaborate in exploring new water-saving opportunities and 18 York is expected to regain its strong water consumption performance.

<sup>2</sup> See the 2014 BOMA BEST Energy and Environment Summary Report (p. 29).

<sup>5</sup> 2015 WUI was 32.5 L/ft<sup>2</sup> an increase of 27.5% from 2014's WUI of 25.5 L/ft<sup>2</sup>. 18 York's WUI for 2015 is significantly lower than BOMA BEST national average of 63.17 L/ft<sup>2</sup> for certified office buildings. Percentage variance due to rounding.

### 2015 - 18 York Water Consumption vs. BOMA Data (m<sup>3</sup>/m<sup>2</sup>)<sup>†</sup>



## GHG EMISSIONS 2014-2015

# 1,701 tCO<sub>2</sub>e

The 2015 Greenhouse Gas (GHG) emissions (unadjusted)\* for 18 York improved by 17.4% from 2,060 tCO<sub>2</sub>e<sup>6</sup> to 1,701 tCO<sub>2</sub>e the previous year. This reduction is the equivalent to 38 homes' energy use for one year.<sup>7</sup> This emissions reduction from 2014 is primarily due to the milder 2015 winter and ongoing operational improvements.

Although GHG emissions are partly the result of conditions outside of the operational control of 18 York's ownership and management, namely occupancy changes and weather patterns, management of 18 York continually tracks performance. Furthermore, they actively seek to identify measures to reduce GHG emissions and its impact on the environment. This is also reflected in the strong commitment to continuously improving GHGs impacting variables at the complex including energy and water use along with achieving greater material diversion.

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

<sup>6</sup> Carbon dioxide equivalent (CO<sub>2</sub>e) is a standard measurement that helps quantify the amount of CO<sub>2</sub> which would have the equivalent global warming impact for any combination of the seven GHGs found in the atmosphere.

<sup>7</sup> GHG equivalence results are based on the US EPA's Greenhouse Gas Equivalencies Calculator. Results estimates only.

### 2015 - 18 York GHG Emission Level (tCO<sub>2</sub>e)\*\*

