

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. Now in its second year of implementation, our properties must continue to meet the goals of the GREEN AT WORK Program, in addition to meeting industry standards.

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

1. Energy - A key focus is 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 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 Management, and Reduce, Reuse, and Recycling 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 utilize environmentally friendly products, services, and best management practices at all properties.

The core elements of this pillar include: Contractor Pre-Qualification, Supplier Screening and Selection, Contract Language & Procurement Documentation, Supplier Management, National Contracts and Policies, Green Products, Green Cleaning Services, and CF Property Administrative Office – Sustainable Procurement Practices.

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 all stakeholders so that we can all work together to make a difference.

The core elements of this pillar include: Communication Management, Branding, Tenant Communication, Shopper Communication, Media Communication, Reporting, and Employee Engagement

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. Operation Standards:** Cadillac Fairview's GREEN AT WORK document outlines well over 200 operational standards, which are distributed throughout the Five Pillars (listed above). Cadillac Fairview properties must demonstrate completion of a set amount of operational standards for each of the Five Pillars, and must meet or exceed the minimum target set forth.
- 2. Performance Measurement:** Cadillac Fairview properties are expected to demonstrate an improvement in Green performance measurements that meet or exceed targets set, 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 enhance the sustainability of 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 a 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, 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.

Toronto Eaton Centre Retail Green Overview

- **Occupancy Sensor Installation program –**

The Toronto Eaton Centre Management Team initiated a program that replaced all base building storage lighting with occupancy sensors along with the base building lighting in the receiving area. Results illustrated we have reduced lighting consumption by 12.5%.

- **Replace 32 W T8 bulbs with energy efficient 28 W lamps**

Lighting for the building is centrally controlled by a G.E. software application. In keeping with our ongoing 3 year replacement cycle, all base building lighting in the receiving area and tenant storage rooms were replaced in the first quarter of 2009. Once again, with our GREEN AT WORK™ strategy conservation objectives firmly in mind, the most energy efficient T-8 lamps were selected with an output of 28 watts (as opposed to 32 watts).

- **Reduce, Reuse and Recycle**

A comprehensive recycling program is in place at Toronto Eaton Centre which is directly aimed at diverting as much waste from landfills as possible. We have tackled this initiative through a variety of methods including education, innovation and collaboration. Tenants are encouraged to avoid contaminating the waste stream by properly sorting recyclables at the source. To assist with this objective all retail stores and restaurants have been provided with complimentary blue multi material bins for recycling and green bins for organics. For added convenience waste and recycling is collected from each store by the housekeeping service contracted by the Toronto Eaton Centre Property Management Team.

In partnership with our waste removal service provider, Toronto Eaton Centre recycles cans, bottles, cardboard, glass, plastic and paper. In addition, there are waste collections stations in the receiving area for electronics and appliances, printer toner cartridges, lamps and ballasts, skids and scrap wood, metal, glass, grease and paint. While tenants have "take back" policies for some of the materials they purchase (computers, etc.), Toronto Eaton Centre offers a full service approach to diverting waste from landfills.

Visitors to the shopping centre are also encouraged to participate in our recycling efforts through the introduction of new multipurpose waste containers. These highly visible bins are placed in many areas across the shopping centre and capture cardboard, newspapers and coffee cups. Our efforts are bolstered further by a comprehensive battery recycling program. Visitors can drop off their small sized batteries including batteries from cellular phones, at the shopping centre Guest Services Desk. An innovative furniture, IT and appliance donation program has also been introduced for 2011. For more information on Toronto Eaton Centre's Recycling Program please contact us by email at tegreenatwork@cadillacfairview.com

- **Lamp Recycling Program**

Toronto Eaton Centre completely re-lamped storage areas and the receiving dock in 2009. As part of the project, Cadillac Fairview implemented a Lighting Purchasing Plan that includes specific guidelines and restrictions for mercury-containing lamps and has resulted in an average mercury content of 56 picograms per lumen-hour for all interior and exterior building lighting. Strategies used to achieve these reduced levels of mercury content included the installation of FO28/830XP/SS/ECO3 (SUPERSAVER ECOLOGIC3) Energy Star rated T8 lights, representing over 90 % of the lamps purchased. The installation of these lamps also resulted in significant reductions in electricity consumption. Furthermore, there are no metal halides installed in the common areas of the retail shopping centre and the sustainable lighting purchasing plan restricts these lamps from being acquired due to their high mercury content.

Further solidifying their strong commitment to lighting sustainability, Cadillac Fairview has forged a lamp recycling agreement with Litemore. This agreement specifically states that the mercury content

Toronto Eaton Centre Retail Green Overview cont'd.

as well as the lamp itself must be recycled. Litemore provides Cadillac Fairview with a standard Certificate Of Insurance confirming the proper recycling of all used lamps, including non base building tenant lighting.

- **Annual Energy Conservation Program**

Cadillac Fairview Corporation is pleased to announce the launch of our **2010 Annual Energy Conservation Program**. Every year around this time Toronto Eaton Centre reduces its overall energy consumption. As many of you know the demand for electricity in Ontario and other Provinces rises in the summer months due to increased demand.

As a responsible community partner and key downtown landmark we believe it is important to help reduce energy consumption. By being proactive our actions will assist Ontario Hydro in their efforts to ensure there is a continuous and reliable supply of electrical power throughout the summer.

The area where tenants will most likely see the affects of these conservation efforts are Lighting, HVAC and Elevators. Listed below are the key measures we have taken to reduce our energy consumption:

Lighting: During peak hours (7:00 a.m. – 10:00 p.m.) nonessential lighting in the office building lobbies, common areas of the shopping centre, service corridors, Yonge Parkade and receiving area will be reduced.

HVAC: Where practical, the chilled water temperature will be adjusted from 42 degrees to 46 degrees in many locations throughout the Centre. Tenants may experience slightly warmer comfort levels.

Escalators: All escalators will be turned off 30 minutes after normal business hours.

Elevators: One elevator will be out of service in each elevator bank (office buildings only).

- **Demand Response Program**

As a part of our commitment to sustainability, the Toronto Eaton Centre complex is participating in a Demand Response program.

Demand Response refers to a short-term reduction of electricity consumption in response to high energy demands. In order to reduce energy use during periods of high demand, the Ontario Power Authority (OPA) calls a Demand Response day which lessens the strain on the grid and increases system reliability. Demand Response is an efficient method to alleviate system strain while also improving the environment. A reduction in demand benefits the environment as it reduces green house gas emissions.

Results

During hot temperatures in July the OPA activated the Demand Response program for the first time in 2011. By executing a series of pre-programmed protocols involving the Building Automation System the Toronto Eaton Centre Building Operations Team was able to **shed 1100 kWh** from its normal demand.

What changes do you see?

Many areas throughout the complex may experience slightly warmer temperatures. The Demand Response program only takes place for a couple of hours (1 to 4 hours duration, up to 300 hours per year) on specific event days. Although there is a summer reduction program already in place at Toronto Eaton Centre, the Demand Response program reduces energy even further on specific event days initiated by the OPA.

For more information on Toronto Eaton Centre Green At Work™ initiatives please visit www.torontoeatoncentre.com. Kindly forward all Green At Work™ enquiries to tecgreenatwork@cadillacfairview.com Our team will respond to your enquiry within 48 hours.



GREEN AT WORK™
Building sustainability together™