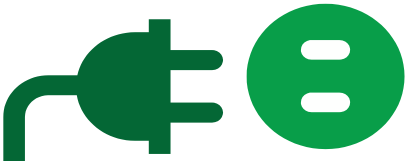


Promising Practices



Building Owners / Property Managers

Toronto's Commerce Court a great, green building

Toronto's Commerce Court, which is owned by bcIMC (British Columbia Investment Management Corporation) and managed by GWL Realty Advisors, has earned distinctions as an environmental leader. It was awarded the 2010 Earth Award in the Office Park Category from the Building Owners and Managers Association (BOMA) of Greater Toronto.¹

Green Building Recognition

The Commerce Courts are certified Level 3 buildings according to the Boma BEST (Building Environmental Standards)



Commerce Court, the tall grey building at left, in the heart of Toronto's financial district, is a good example of efforts to make existing buildings more energy efficient and encouraging tenants to reduce their impact on the planet.

certification program, meaning they met the requirements of the Go Green Best Practices and achieved a score between 80 and 89% in BOMA's Go Green Plus assessment, which evaluates energy, water, environmental management systems, the indoor environment, waste reduction and the site, and emissions and effluents.² It is also in the process of becoming certified as an LEED EB (Existing Building) Gold Level building.³

Working with tenants

The property managers understand that environmental stewardship requires collaboration with tenants. They host meetings with their tenants to inform them of green practices. One such meeting was part of a workplace series hosted by Greening Greater Toronto and the meeting included tenants, as well as GWL Realty Advisors, giving best practices presentations on energy efficiency.⁴

Furthermore, GWL Realty Advisors provides its tenants services that promote efficient energy use. Commerce Court uses a submetering system that supplies data to tenants about how much energy they are using and exactly when and where it is being used. This helps them determine how they can reduce their energy use. Research suggests that approximately 5% of energy use is reduced annually when submetering systems are implemented. Such reductions are deemed sustainable because the submetering system divides up energy costs so

that every tenant pays for his/her own energy use, meaning each tenant benefits directly from improving energy efficiency.⁵

Waste diversion

Commerce Court diverts 84% of its waste from landfills. This waste reduction is the result of a comprehensive program that covers a range of waste—from recyclables (plastic, glass, paper and aluminum) to organic waste, to electronic waste. In 2009, the building's recycling initiatives saved over 30,000 mature trees. Recycling not only reduces waste sent to landfill and lessens strains on natural resources, but it also reduces energy needed to manufacture new products.⁶

Deep lake water cools building

Commerce Court is one of the many buildings in downtown Toronto that has implemented Enwave's Deep Lake Water Cooling system. This system utilizes the coldness of the water from the bottom of Lake Ontario to cool the buildings, though the water itself is not used—it remains a part of the city's potable water. *Green Business* reports that the system "was installed in 2005 and continues to save an average of 6,768,911 kWh per year or 11% of the building[s] total energy consumption."⁷

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www.community-energy.ca



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