

# Sustainability Scorecard 2020

145 King Street West







## HAVE QUESTIONS OR WANT TO LEARN MORE?

Contact us at: [sustainability@quadreal.com](mailto:sustainability@quadreal.com)

Visit us at: [145kingstreetwest.com/building/sustainability](http://145kingstreetwest.com/building/sustainability)

# OUR SUSTAINABILITY COMMITMENT

Every business is nested within a set of environmental, social and economic constraints. Where some might see barriers, we look for opportunities. For QuadReal, constraints inspire innovation and fuel our entrepreneurial spirit. We hope that our commitment to reducing the carbon footprint of our Canadian operations by 80% by 2050 will unlock new thinking, new synergies and new partnerships. We aim to earn trust and to help our tenants and residents flourish, and our neighbours thrive. We want to do our part.

QuadReal aims to be a global sustainability leader. By delivering on our Sustainability Policy, we will help drive long-term financial value for the British Columbia Investment Management Corporation (BCI) and its clients: representing more than half a million of British Columbia's pensioners. We are committed to continually exceeding the expectations of our tenants, residents, employees and the communities in which we operate through efficiency, engagement, health and innovation.

Read our full Sustainability Policy [here](#).

## ABOUT 145 KING STREET WEST

145 King Street West is an award winning, LEED® Platinum certified building located on the south side of King Street, stretching between York Street and University Avenue. The 28-storey building includes a retail concourse featuring retail services and a busy food court, along with direct access to the St. Andrew subway station and the underground PATH.

## ABOUT THIS REPORT

This annual publication is created for our various stakeholders and focuses on two key areas of performance: *Our Footprint* – the combined effect our operations have on the natural environment; and *Our Handprint* – our positive impact on the environment, occupant well-being and the broader community.

Key Performance Indicators (KPIs) associated with energy, water and emissions have been reviewed by a third party for assurance purposes. KPIs associated with waste management are based on a third-party audit.



# OUR FOOTPRINT

Measuring current performance, road-mapping a net-zero future



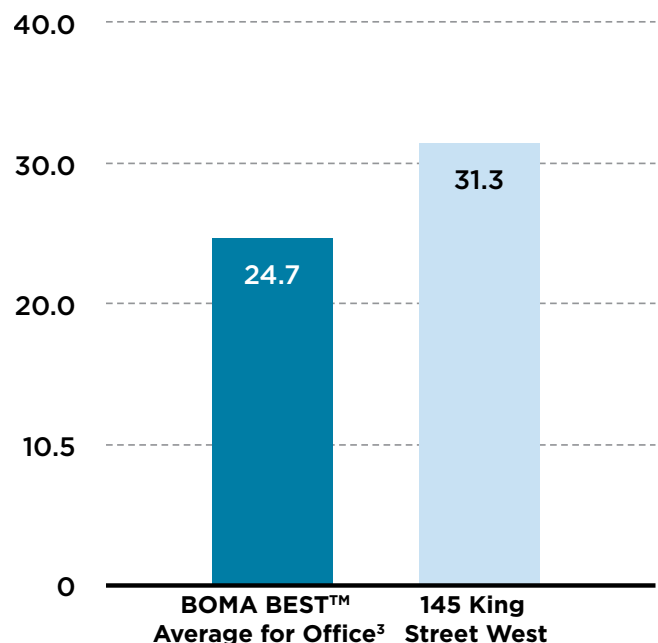
The ecological or carbon footprint remains an important tool in measuring building performance and plotting a course for further emission reductions that support our corporate target of 80% by 2050 and evolving net-zero ambitions. First established as a concept in 1996<sup>1</sup>, the carbon footprint represents many of the tangible, measurable aspects of our building operations, specifically energy, water and waste. A full overview of our 2020 performance is presented on page 5.

## IMPACTS OF A GLOBAL PANDEMIC

With the onset of the COVID-19 pandemic in early 2020, measuring building performance became yet another challenge for our team to address. Finding ways to make COVID-impacted 2020 performance data matter in relation to past and future performance periods is a priority for QuadReal and our partners.

As we worked with industry stakeholders to establish enhanced, more robust metrics for measuring energy performance beyond 2020 – a major component of our carbon footprint – it was still important to continue to monitor performance and compare against industry benchmarks from this decade-defining year. While 145 King Street West reported a 2020 emission rate higher than industry average for office assets in Canada, the property boasted an ENERGY STAR® score of 83 during the same performance period and achieved ENERGY STAR® Certification in 2019 and 2020.

## ENERGY USE INTENSITY (ekWh/ft<sup>2</sup>/year)<sup>2</sup>



<sup>1</sup> Wackernagel, M. and Rees, W. (1996) Our Ecological Footprint: Reducing Human Impact on the Earth. New Society Publishers, Philadelphia.

<sup>2</sup> ekWh – equivalent kilowatt hours, a measure of consumption across various energy sources including electricity, natural gas and steam.

<sup>3</sup> BOMA Canada (2021) Building on Sustainability: 2021 National Green Building Report.



# OUR HANDPRINT

Reaching tenants and stakeholders, wherever that may be

**The Handprint – a measure of the beneficial contribution we make to the natural environment and community<sup>1</sup> – is our attempt to convey the various initiatives undertaken at 145 King Street West for the benefit of our building occupants, visitors and larger community. While the hundreds of on-site events, charitable efforts and volunteer opportunities coordinated by our team were largely put on hold throughout 2020, we still found ways to have a positive impact on our community and stay connected, even while physically apart.**

## THE QUAD NEWSLETTER AND BETTER TOGETHER PROGRAM

145 King Street West was an early participant and driving force behind a COVID-era tenant engagement effort that would quickly see nationwide adoption by QuadReal office, residential and even retail operations. The ethos of The Quad newsletter to provide a ‘virtual gathering place on health, positivity, well-being and community’ was embodied in each monthly edition through the sharing of helpful resources, thought-provoking articles and feel-good stories to help our tenants feel connected while many adjusted to life away from the office. By mid-2020, The Quad began featuring QuadReal-hosted online workshops, seminars and performances made exclusive to our tenants under the banner of our Better Together program.

## LIBRARY AND GAMES ROOM

While it was originally opened in the fall of 2019 and closed March 2020 in response to the pandemic, the Library and Games Room remained a popular space right up until that initial lockdown. The expansive main floor activation provided a space for tenants to meet with others, work independently, or even unwind with a good book or (oversized) game of chess. Unlike other similar activations across our Toronto office portfolio, the 145 King Street West Library and Games Room was truly unique in both the size and level of interest from tenants. The space remained closed to building occupants and visitors throughout the majority of 2020; however, we look forward to welcoming tenants back to this unique amenity in the near future.

<sup>1</sup> Norris, Gregory A.: Introducing Handprints: A Net-Positive Approach to Sustainability. 2019. Harvard Extension School. Website: [extension.harvard.edu/blog/introducing-handprints-a-net-positive-approach-to-sustainability/](https://extension.harvard.edu/blog/introducing-handprints-a-net-positive-approach-to-sustainability/).














## MEASURING MATTERS

Our journey of carbon reduction at 145 King Street West requires a commitment to ongoing performance monitoring in order to track progress against our larger efforts of footprint reduction and handprint enhancement. The results presented here represented performance data and information pertaining to January 1, 2020, through to December 31, 2020.



# 2020 SUSTAINABILITY SCORECARD

## 145 KING STREET WEST

	Normalized Energy Use Intensity (NEUI) (ekWh/ft <sup>2</sup> )	31.3
	ENERGY STAR® Score	83
	Water Use Intensity (WUI) (l/ft <sup>2</sup> )	21.0
	Waste Capture Rate	79.2%
	Waste Diversion Rate	63.7%
	Emission Intensity (kgCO <sub>2</sub> e/ft <sup>2</sup> )	2.4
	Awards and Certifications	<ul style="list-style-type: none"> <li>• ENERGY STAR® Certified</li> <li>• BOMA BEST™ Gold</li> <li>• LEED® v2009 EBOM Platinum</li> </ul>
	Stakeholder Engagement	<ul style="list-style-type: none"> <li>• Launch of our monthly The Quad newsletter and QuadReal's Better Together virtual event platform</li> <li>• Virtual transition of the tenant Green Council</li> <li>• Annual Fire Warden Training and Fire Prevention Week</li> <li>• Developed and distributed QuadReal's Return to Work Playbook for tenants as they navigate their own return to the workplace</li> </ul>
	Community Giving	<ul style="list-style-type: none"> <li>• Participant in the Yonge Street Mission 22nd Annual PATH Clothing Drive (January)</li> <li>• Financially supported not-for-profits and charitable efforts during COVID, including: <ul style="list-style-type: none"> <li>• Royal Canadian Legion</li> <li>• Daily Bread Food Bank</li> <li>• CHUM Christmas Wish</li> <li>• Collected and donated 500 lb. worth of toys to CHUM</li> </ul> </li> <li>• QuadReal Toronto Culture Committee events and volunteer efforts included: <ul style="list-style-type: none"> <li>• Casey House volunteer day (January)</li> <li>• Cardmaking workshop for Cardz for Kidz Letters of Love and Seniors Secret Service (May)</li> <li>• Project Sunshine Surgi dollmaking (December)</li> </ul> </li> </ul>

This report represents an annual and ongoing commitment to track and report on our sustainability performance. Thank you for reading.

**FOR MORE INFORMATION, PLEASE CONTACT:**



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