



How Reducing Greenhouse Gas Emissions Benefits Your Business

The importance of Circular Economy practices for your building tenants.

A few housekeeping notes...

Thank you for attending. It is helpful to know **how you heard about our webinar series**. Please provide some insight by adding a note in the chat please. Social Media, email, or referred by a friend.

Please put **questions** in the chat.

There will be a question periods after our presenters and at the end of the webinar.

We will be **recording** this session.

This is a valuable tool to support education to for

Tenants to build collaborative relationships with their Building Owners.

The importance of
Circular Economy
practices for your
building tenants.



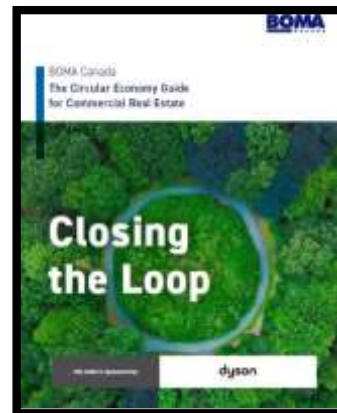
Presented by
ClimateWise Building
Challenge



Our Presenter



Loots, M.Arch., CC-P
*Senior Director, Sustainability and
Technical Programs
BOMA Canada*



As the expert on

**The Circular Economy Guide for
Commercial Real Estate**
BOMA CANADA



Who are we



The ClimateWise Building Challenge is a York Region wide, friendly awards and recognition competition created to reduce energy consumption and greenhouse gas emissions (GHGs) in buildings through collaboration, education, and innovation.

The competition is free of cost and open to building owners, landlords, managers, and tenants who want to join the fight to combat climate change while improving your bottom line by implementing responsible energy operations and behavioural practices.

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Share a Roadmap



Building owners and managers are seeking solutions to achieve ambitious reduction targets by questioning the very concept of waste, embracing a concept called “Circular Economy”. Put simply, in a circular economy, waste is not a by-product that must be disposed at the end of its life but rather a resource that continues to generate value.

This Guide will lay the groundwork for what it means to adopt circular economy principles in commercial real estate.

What we want to accomplish today

This webinar will inform you of how to adopt circular economy practices within building operations and management which can lead to the following benefits:



Exploring Circular Benefits

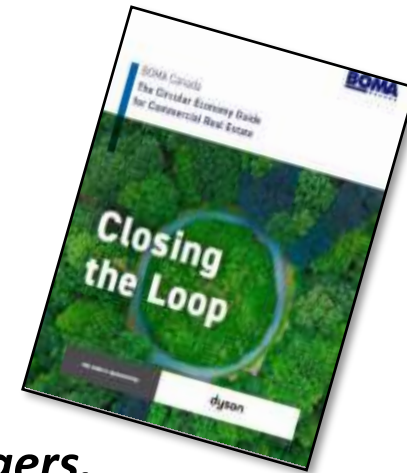
**Closing the
loop ahead**

Our Expert



It's not just about carbon emission that our buildings produce.

We need to think about the materials and resources within those buildings and how we can incorporate the circular values for the Tenants, and Property Managers.



Jani Loots, M.Arch., CC-P, Senior Director, Sustainability and Technical Programs, BOMA Canada, will walk us through the BOMA Canada Circular Economy Guide. This guide is a first step in helping their member firms begin their journey towards adopting circular economic practices in their assets. To that end, BOMA will continue to work with the commercial real estate industry, various levels of governments, academics, and other key stakeholders to ensure that this work is as meaningful as possible to accelerate the transition towards a Circular Economy.

It represents the first of many BOMA Canada tools and resources that will investigate the numerous opportunities that exist for building managers to participate in the circular economy.

What is the Circularity Economy?

A circular economy is based on three principles:



Design out
waste and
pollution

Keep Products
and materials
in use

Regenerate
natural
systems

BENEFITS:

- Reduce operation and maintenance costs
- Deliver strategic sustainability objectives
- Mitigate risk
- Increase occupant health, comfort, and Performance
- **Engagement opportunities with occupants**
- Enhance innovation, long-term value, and competitiveness

How do we put these into action?

The following areas provide an opportunity for putting circular economy principles into action:

- Construction/Renovation /Retrofit
- Utilities
- Building Operations, Repair, and Maintenance
- Waste Management
- Food & Catering
- Office Furniture & Supplies
- Landscaping & Site
- **Occupant Experience and Engagement**

Next Steps for the industry

There are many ways that building owners and managers can benefit from implementing elements of a circular economy. The areas of opportunity include:

- **Circular Procurement**
- **Optimize waste management**
- Buildings as a “materials bank”
- Buildings as enablers & anchors
- Buildings as regenerators

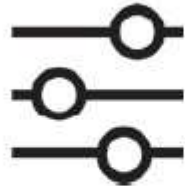
The BOMA survey says...

This survey represents input from 120 industry members in our inaugural survey on the circular economy in commercial real estate! This is what is being done now.



87%

Preventative Maintenance



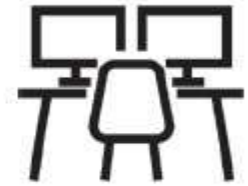
76%

Building Automation System



57%

Composting



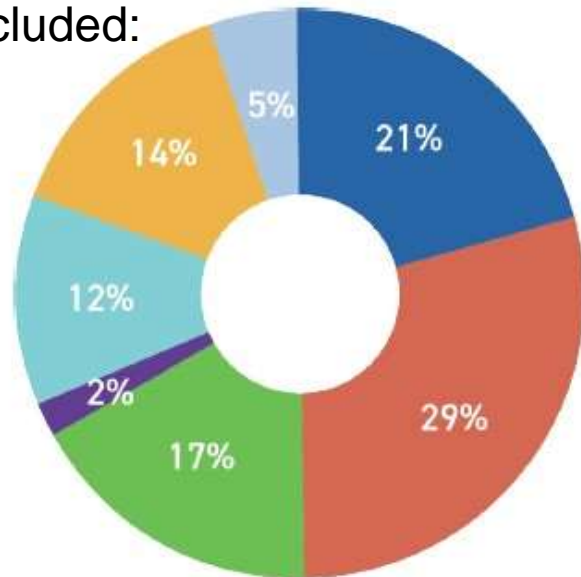
54%

Donate/share furniture at end of life

We would appreciate your insights to help shape BOMA Canada's approach to supporting the industry in our transition towards a more circular economy.

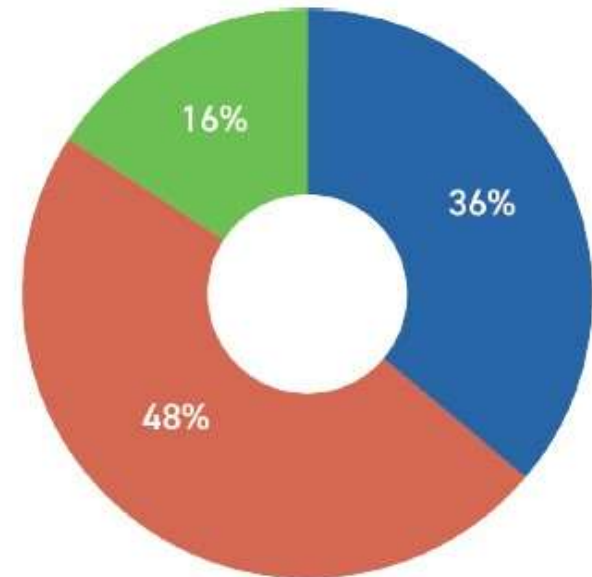
The BOMA survey says...

Survey Respondent titles included:



- Building Manager
- Sustainability Manager
- Senior Executive
- Building Owner
- Consultant
- Supplier
- Other (construction, gov, student)

This was their level of CE:



- Relatively New
- Moderate Understanding
- Fully Engaged

With only 16% are engaged – it is our job to drive awareness and education.

ClimateWise Building Challenge Case Study

Challenge:

Reduce waste and save costs to replace pool filter sand

Solution:

Keeping existing sand through chemical cleaning

Traditional option:

Waste destined for landfill 18,500 lbs of pool filter sand seen as waste

Traditional option costs \$30,000

Waste reduction = Zero Waste

Chemical cleaning \$4,800

Cost savings \$25200

Case Study: Circularity for Pool Filter Sand, Town of Newmarket

Magna Centre Pool Filter Sand diverted from landfill through circular solution

The Challenge

There is debate in the industry whether pool filter sand should be replaced or not. Some sources say the life cycle of the filter media is 8 years, some say 12, years. A quote for \$30,000 was given for the replacement option. Research was required to determine if there is an alternate option that did not create landfill waste and have such a high cost.

The Solution

The Town of Newmarket Facility Maintenance Supervisor did research on the sand and found there was a means of doing a chemical cleaning of the sand instead of replacing it. She reached out to a company and found the cleaning of the filter media leaves it as a permanent media filter, meaning the sand should be good for life. That being said, at some point the filter will require repair and that point the sand will be replaced.

Measurable Outcomes

Due to the research conducted by our Supervisor, we not only diverted the sand going to a licenced site for disposal, we were able to clean it and extend its end of life use. We also realized a significant savings as the chemical cleaning cost \$4,800.

Zero Waste solution generated \$25,200 in Savings

	Description
Challenge	Reduce waste and save costs to replace pool filter sand
Solution	Keeping existing sand through chemical cleaning
Traditional option waste destined for landfill	18,500 lbs of pool filter sand seen as waste
Waste reduction	Zero Waste
Traditional option costs	\$30,000
Chemical cleaning	\$4,800
Cost savings	\$25200

About the Property

Building name
Magna Centre

Located
800 Mulock Drive,
Newmarket
GFA
20067 Sq ft

Building type
Ice/Curling Rink/Pool



Questions

Can you please share your perspective from a Tenant view on how we can best support your sustainability efforts?

ClimateWise Building Challenge



Our vision is to facilitate, support, and mentor York Region building owners and business to reach energy and greenhouse gas reduction targets.

We provide you with a plan of action with detailed resources and technical support throughout the competition. This includes energy saving tips, energy benchmarking tools, and advice from industry leaders.

Benefits you can expect

Bottom-line Cost Savings

Migrating to a sustainable business model is an opportunity for innovation, cost savings and increased profitability.

Stay on Top of Available Incentives

More incentives and regulatory opportunities will be available to help your firm stay competitive.

Attracting and Retaining Top-tier Employees

Research suggests that employees are more inclined to work and stay at a firm with a good reputation with respect to environmental sustainability.

Engaging Employees

Build a culture of employee collaboration and enjoy the benefits of enhanced productivity.

Being Part of a Movement

Consumers and investors turn towards organizations that show a commitment to achieving emission reductions.



Get recognition for your Climate Action

We're here to support you through the York Region Sustainability Awards held annually.





The Journey's end - Recognition

The Tenant Space Program is recognition for sustainability efforts in leased office space.

TENANT SPACE
RECOGNITION PROGRAM™
By ClimateWise Building Challenge



Create a more energy-efficient / sustainable workplace

- Bottom line savings on business operations.

Demonstrate corporate leadership

- Align with customer demands for more environmentally conscious products and services.

Recognition for your business

- Tenant Space recognition at the York Region Sustainability

* The ES Tenant Space program is being adapted by NRCan to the Canadian version of ESPM. In the interim, ClimateWise Building Challenge recognition is available.



Our Participants



Commercial Leaders:



Municipal Leaders:



Join the Challenge!



If we all work together, we can meet this challenge...

So join the ClimateWise Challenge and let's get started !



[ClimateWise Building Challenge | Registration \(windfallcentre.ca\)](http://windfallcentre.ca)

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