



# PLATINUM BUSINESS LEADERSHIP

## 2015 Toronto-Dominion Centre Sustainability Report

**CF**  
Cadillac  
Fairview

TORONTO  
DOMINION  
CENTRE



# Platinum Business Leadership

## Message From the General Manager



At the Toronto-Dominion Centre, our priority is to support our clients' business. We are keenly attuned to our tenants – we listen to them and work hand in hand with them to enable success. We invest in our assets and launch new initiatives because it supports our tenants and **makes their businesses better**. This is what sets us apart.

We know that integrating sustainability into everything we do helps our tenants reach their corporate objectives. It saves money, it contributes to a productive work environment and it enhances reputation. This sustainability report seeks to highlight the important link between our sustainability initiatives and the benefits it provides to our tenants' businesses.

This is our fourth sustainability report and we believe that TD Centre remains the only singular North American property to publish an annual in-depth and transparent review of our sustainability performance – whether it relates to capital investments or occupant behavioural changes supporting our tenants' sustainability objectives.

As the General Manager, I'm proud to say that 2015 was another excellent year for important sustainability accomplishments. At the core of our success was achieving LEED® Platinum certification for all six of the TD Centre's towers.

However, innovation and success did not stop there. Our property operations team successfully implemented energy, water and waste reduction initiatives, significantly surpassing our annual targets and saving costs. For example, our energy consumption declined for the sixth year in a row – in 2015, it was 3.8% less than in 2014. We also carried through on innovative engagement campaigns, co-designed with our tenant-led Green Council, around wellness and energy. In addition, other investments in community building and training are providing enduring benefits to our stakeholders.

We continue to look ahead – aiming for healthier and greener buildings for our tenants' organizations, their employees and ours. This commitment means continued investments in infrastructure and interiors and providing amenities and services for productive and healthy lifestyles.

If you have any questions or comments on our sustainability initiatives, please do not hesitate to get in touch with me or any one of our property representatives.

Sincerely,

David Hoffman  
General Manager, Toronto-Dominion Centre

How sustainability supports our tenants:

## THE FOUR CORNERSTONES OF BUSINESS

### 1 FINANCIAL CAPITAL

#### ENHANCING PROFITABILITY

Operational costs are contained through initiatives such as energy, water and waste management.

### 2 HUMAN CAPITAL

#### ENHANCING HUMAN HEALTH & PRODUCTIVITY

Occupant productivity and well-being is supported through initiatives such as improved environmental quality and increased occupant awareness about sustainability.

### 3 REAL CAPITAL

#### ENHANCING THE WORKPLACE ENVIRONMENT

Building performance, appearance and operating capabilities are improved through capital investments and process changes.

### 4 BRAND CAPITAL

#### ENHANCING REPUTATION

Reputation, customer/employee loyalty and market perceptions are enhanced through differentiated engagement programs and green building certifications.

## About Toronto-Dominion Centre

The Toronto-Dominion Centre (TDC) towers are the original skyscrapers of Toronto's financial district. The complex includes six office towers located at 66 Wellington Street West (TD Bank Tower), 77 King Street West (TD North Tower), 100 Wellington Street West (TD West Tower), 79 Wellington Street West (TD South Tower), 222 Bay Street (Ernst & Young Tower) and 95 Wellington Street West.

Designed by Ludwig Mies van der Rohe in 1967, the office complex offers more than four million square feet of leasable space, making it the largest of its kind in Canada. TDC is home to more than 21,000 tenants including leading Canadian and international firms in the legal, financial, mining and professional services sectors.

The Toronto-Dominion Centre is owned by the Cadillac Fairview Corporation Limited, the real estate arm of the Ontario Teachers' Pension Plan. On October 1, 2015 the Ontario Pension Board acquired a 30% equity interest in the office complex.

The Toronto-Dominion Centre has been recognized as a sustainability leader in Canada for over a decade.

## About this Report

This Sustainability Report highlights our sustainability strategy, performance and leadership. It covers sustainability activities and achievements from September 1, 2014 to August 31, 2015. This reporting period aligns with the Cadillac Fairview Green At Work® program targets. This is TDC's fourth sustainability report. Please refer to previous reports for 2011-2013 performance data.

For a glossary of terms and additional information about performance data please visit [our website](#).



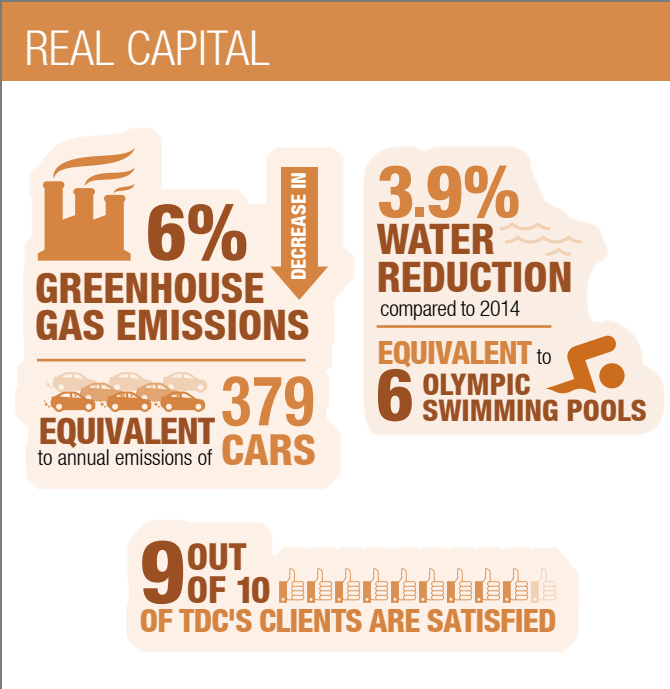
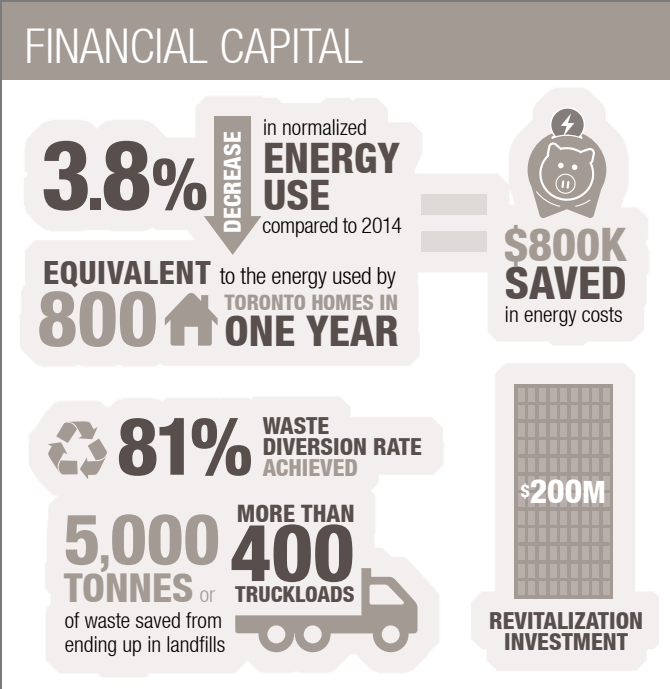
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# TDC Sustainability at a Glance

## TOP ACHIEVEMENTS 2015

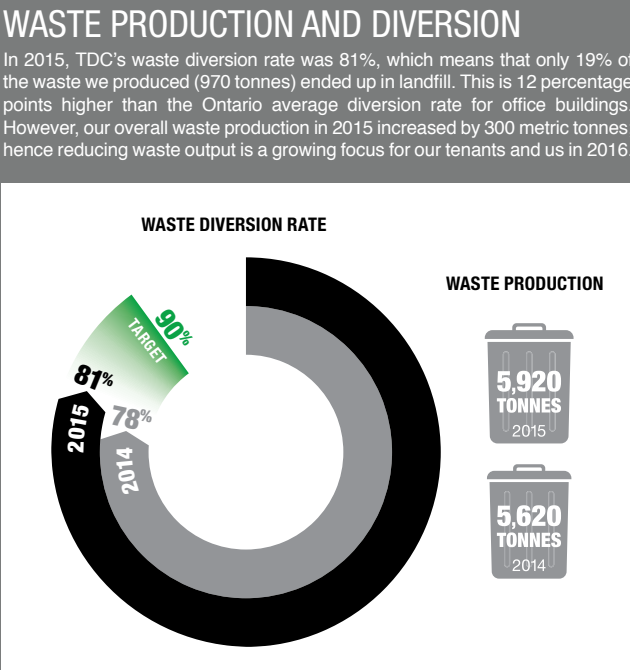
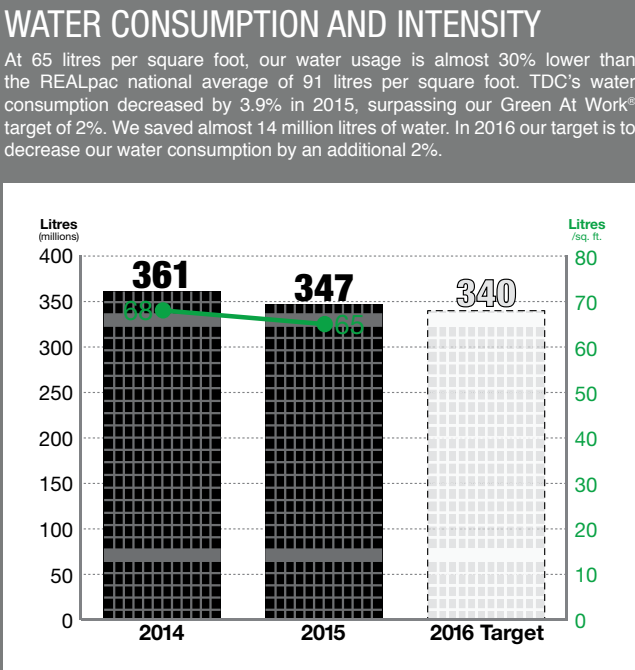
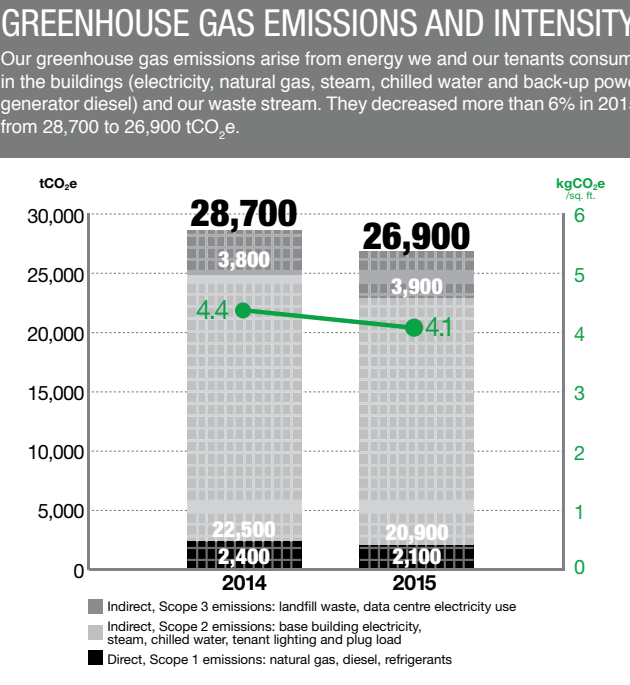
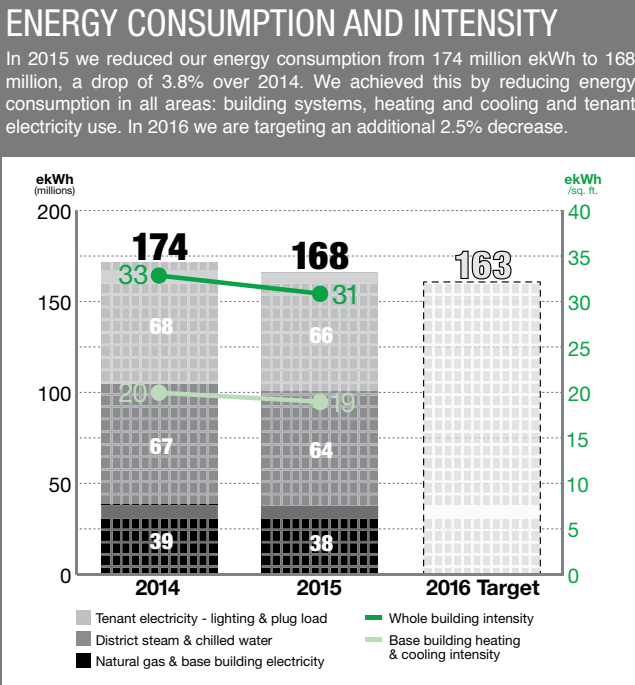
2015 was a year of marked sustainability success – for both TDC and our tenants. Using the Four Cornerstones as our foundation, we focused on increasing awareness and engaging our tenants and other stakeholders to drive performance improvements. As a result, we surpassed all of our Green At Work® targets, achieving significant, ongoing reductions in energy and water consumption and the amount of waste sent to landfill. The bottom line for our tenants: Better business through sustainability. We are proud to present the key highlights of our year.



# TDC Sustainability at a Glance

## ENVIRONMENTAL PERFORMANCE 2014-2015

In 2015 we exceeded all of Cadillac Fairview's national Green At Work® targets. We decreased our energy consumption by 3.8% and our water consumption by 3.9%. Our waste diversion rate was 81%. Going forward, we are targeting a continued annual 2.5% decrease in energy consumption, a 2% decrease in water consumption and a 90% waste diversion rate. You can obtain information about our environmental performance from 2009-2013 in our [previous sustainability reports](#). Please note that numbers may differ slightly as energy and water data in this report have been normalized to the 2015 performance year. For full performance data methodology, please refer to the Additional Information sheet on our website.





# LEED Platinum at TDC

Achieving LEED Platinum for the entire complex confirms TDC's status as a sustainability leader for Canadian commercial real estate

## FROM FIRST TO FIRST: TDC'S LEED EVOLUTION

Buildings consume significant natural resources and influence the health and productivity of all who work and spend time in them. Growing awareness of the environmental and health impact of buildings has led to widespread demand for them to be independently certified to "green" standards.

At TDC, third-party sustainability certification has been a key component of our successful sustainability strategy. We have been pursuing LEED certifications for nearly a decade. In 2010, our tower at 77 King Street West became the first building in Canada to receive Gold certification under the Canada Green Building Council (CaGBC)'s LEED Existing Buildings: Operations and Maintenance (EB:O&M) system. Since then, we have continued to advance our sustainability practices and are very proud to report that as of September 2015, all six of our towers are certified to LEED EB:O&M Platinum, the highest possible LEED rating for existing buildings. This makes TDC one of the largest Platinum-certified complexes in North America and one of the first to reach this achievement in Canada.

Achieving Platinum for the entire TDC complex was no small task, but we did it by setting targets, collaborating with tenants and dedicating \$200 million in capital investments to greening and revitalization. Our Platinum certification confirms that TDC is a sustainability leader in both the Toronto and Canadian commercial real estate market.



## ADDING UP THE POINTS TO PLATINUM

LEED, or Leadership in Energy and Environmental Design, is a points-based green building certification system administered by the CaGBC. To qualify for any level of LEED EB:O&M certification, a building must first meet several prerequisites. Hence LEED is restricted to the best, highest-performing buildings on the market. These prerequisites are:

**Water efficiency:** The building must have a permanent water meter that measures total water use. Indoor plumbing fixtures and fittings such as showerheads, faucets and urinals must be at or below a water efficiency baseline.

**Energy & atmosphere:** The building must demonstrate that energy efficiency strategies are in place and communicated to building operators through a building operating plan. The building must meet a minimum ENERGY STAR performance rating. The building cannot use CFC-based refrigerants in base building systems.

**Materials & resources:** The building must have a purchasing policy that encourages procurement of more sustainable products when economically feasible and collaboration among building operators and suppliers to identify environmentally preferred products. The building must also have a solid waste management policy to reduce waste generated by building occupants.

**Indoor environmental quality:** The building must show that all ventilation systems are maintained to supply a ventilation rate that meets a minimum standard and prohibit smoking within 25 feet of building entrances, windows and air intakes. The building must have a green cleaning policy that ensures cleaning products, equipment and procedures meet minimum sustainability criteria.

Buildings that meet these prerequisites earn points in seven categories and achieve one of four certification levels (please see sidebar on opposite page for explanation).

## KEY ACTIVITIES THAT CONTRIBUTED TO OUR LEED PLATINUM CERTIFICATION

**Sustainable sites: Alternative commuting transportation**  
We surveyed our building occupants about their commuting habits and found that over 90% of building occupants commute by public transit, walking, biking or carpool.

**Water efficiency: Water efficient landscaping**  
TDC uses a smart irrigation system for landscaping to ensure that water is only used when needed. Read more about this in the Real Capital section.

**Energy & atmosphere: On-site and off-site renewable energy**  
We use cold water from Lake Ontario, a renewable resource provided by Enwave, to cool our buildings. This technology replaces chillers and saves energy. TDC also purchased certified renewable power representing approximately 60% of the total energy we used over two years. Read more about this in the Real Capital section.

**Innovation in operations: Thermography**  
TDC regularly conducts thermography scans of our towers to identify areas where air leakage or heat transfer are occurring. The results of these scans allow us to target small issues before they become significant, improving the energy efficiency of our buildings. Read more about this in the Real Capital section.

For TDC's full LEED Scorecard, please visit [our website](#).



## LEED EB:O&M

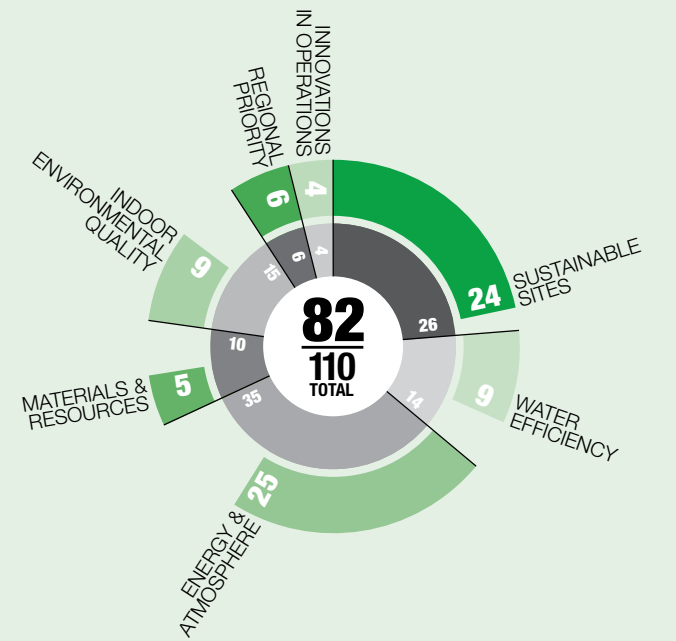
The LEED Canada Green Building Rating System for Existing Buildings: Operations and Maintenance is a set of performance standards for certifying the operations and maintenance of existing buildings. The certification promotes high-performance, healthy, durable, affordable and environmentally sound practices in existing buildings.

Candidates must complete prerequisites and earn credits in seven categories in the rating system. Certification is awarded in four levels.

TDC earned 82 points to achieve our Platinum certification. The chart below shows how they add up.

CERTIFIED	40 – 49 points
SILVER	50 – 59 points
GOLD	60 – 79 points
PLATINUM	80 points and above

## TDC'S PLATINUM CERTIFICATION: HOW WE ACHIEVED 82 POINTS



## TDC LEED HIGHLIGHTS

Look for this icon throughout the report to identify practices that contributed to our LEED Platinum certification.





## Supporting earnings through conservation and efficiency

Technology offers more opportunities to save money and reduce environmental impacts

Financial Capital is about reducing consumption, cutting costs and increasing value - whether that is through more efficient operations or investments in energy and water-saving technologies. In 2015, we focused on increasing Financial Capital by improving existing infrastructure and adding new technologies.

Our efforts paid off – we achieved an energy reduction of almost 4% compared to 2014. That's nearly \$800,000 that stays in our tenants' pockets and offsets rising utility rate costs.

In this section of the report we highlight the initiatives that are enhancing Financial Capital at TDC.

### BUILDING EFFICIENCY INVESTMENTS CONTINUE TO PAY OFF

In 2015 TDC invested significantly in infrastructure renewal and modernization projects, increasing the efficiency of our operations and equipment and saving money on utility costs, while preserving the timeless design of the buildings.

For example, to save energy, we undertook "sequence of operations" projects at 95 Wellington Street. This upgrade saves energy and money and ensures our tenants' offices have reached a comfortable temperature before they arrive for work.

2015 also saw upgrades to the secondary water pump system in two of our buildings. The new pumping equipment, which circulates water to provide extra heating or cooling when needed, is more energy efficient. We project that we will be able to conserve almost 500,000 kWh of electricity per building each year.

We also replaced the valves in our buildings' perimeter induction units (heating and cooling systems located around the edges of a floor). This improvement gives tenants greater control over the temperature in their spaces, and it results in smaller temperature fluctuations. That means both energy savings and increased tenant comfort.

### LESS WASTE TO LANDFILL IS A WIN-WIN-WIN

**80+%**  
WASTE  
DIVERSION

**5,000,000** kg  
OF WASTE DIVERTED

Waste diversion measures the amount of waste that is recycled or composted, compared to overall waste produced. At TDC, our waste diversion rate was above 80% for the entire year. This means we diverted almost 5 million kilograms of waste from landfills. Our high diversion rate not only reduces our greenhouse gas emissions from decomposing landfill waste methane gas, it also saves us more than \$300,000 per year in waste removal fees.



## Educating tenants saves energy too

Driving best industry practice by engaging tenants on energy conservation

Energy 201, the fourth campaign in our TDC Occupant Engagement Program, wrapped up in 2015 with very positive results. By continuing to engage our more than 21,000 building occupants in conservation initiatives, we achieved a 3.8% reduction in energy consumption. We could not have done this without our tenants because changing tenant behaviour relating to switching on and off is such an important part of energy savings.

Here we highlight results of some of the Energy 201 activities, many undertaken in collaboration with building occupants, which targeted key areas of energy consumption at TDC.

### MIDNIGHT AND MYSTERY AUDITS

There are often opportunities for tenants to reduce energy consumption through simple changes to their day-to-day office routines. As part of Energy 201, TDC offered free "Midnight Audits" to tenants. The audits, conducted by an external consultant, were done outside of business hours to identify potential energy savings that could be achieved through operational and behaviour changes. Each of the 22 participating tenant companies received a feedback report that included energy savings recommendations.

**RESULT:** The audits uncovered nearly 500,000 kWh of potential electricity savings – worth about \$70,000 at current electricity prices.

Tenant organizations were also provided with resources to conduct their own after-hours "Mystery Audits." Auditing employee workstations, including desk lights, computer monitors and phone chargers, allowed our tenants to celebrate good "turn OFF" behaviour and provide feedback on how to improve. Follow-up audits were completed post-feedback to measure the effect of the communication on employee behaviour.

**RESULT:** One of our tenants, law firm Fogler Rubinoff, saw an improvement in conservation behaviour between the two audits. The second audit found that relatively few electronics were being left on or plugged in. This demonstrates that changing behaviour to reduce energy consumption is well within reach of our occupants, saving them money and helping the environment.

### PROVIDING TOOLS FOR SUCCESS: DELAMPING AND OCCUPANCY SENSORS

An important part of Energy 201 was knowledge transfer to tenant organizations. During the campaign TDC provided information toolkits to tenant organizations to assist with good energy efficiency and conservation practices. The toolkits covered:

- **Delamping:** We provided guidance on strategically removing lights in tenant spaces that are over-lit. This saves energy and leads to increased occupant comfort.
- **Occupancy sensors:** We provided guidance on installing occupancy sensors. This toolkit also included an energy savings calculator and sample employee communications. Occupancy sensors are a great way for tenants to conserve energy with minimal ongoing effort.

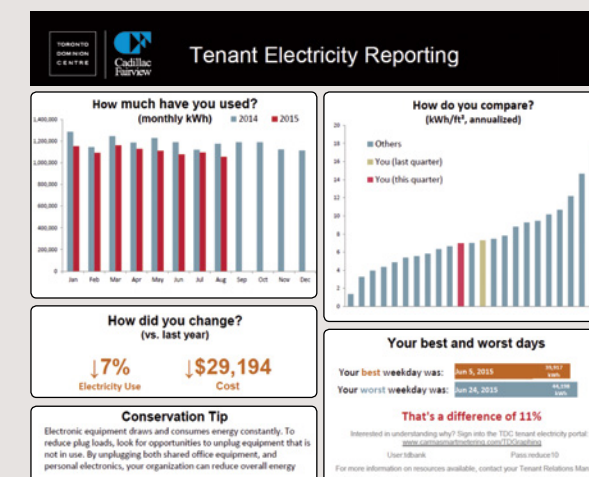
The energy reduction efforts by TD Centre and its tenants have resulted in significant savings, enough to power 800 homes for a year. You can read more in the full [campaign measurement report](#).



## CASE STUDY

### INDIVIDUAL TENANT ELECTRICITY DATA

In past reports, we have highlighted that we measure electricity separately for each tenant. This enables us to track electricity use and costs and to provide detailed reports tailored for each client. Seeing their "best" and "worst" days during the quarter allows tenants to understand what is driving their electricity consumption and to make adjustments as needed to conserve energy. A comparison to other tenants helps motivate tenants to conserve. Tenants can also log into our online Energy Portal to check on their consumption in real time.





## Providing more than great workspaces to our tenants

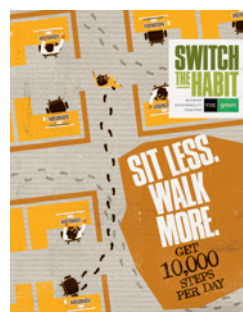
Putting health and wellness at the forefront of the office workspace

TDC's Human Capital Cornerstone strategy strives to improve the health and wellness of TDC's occupants and employees. The benefits of a thriving workforce are clear – increased productivity, decreased absenteeism, less turnover and greater employee engagement. All of these positively affect our tenants' bottom line.

In 2015, we collaborated with several of our tenants to improve the performance of their workspaces. We also launched a new Occupant Engagement Campaign on health and wellness. And we increased our focus on contributing to our community, reinforcing Cadillac Fairview's reputation as a good corporate citizen and Canadian employer of choice.

### MOTIVATING OCCUPANTS TO IMPROVE THEIR HEALTH AND WELLBEING

Health and Wellness 101 is our newest Occupant Engagement campaign at TDC. It aims to make the TD Centre a healthy place to work through value-added services, education and easy to use tools. Here are some of the initiatives in this campaign:



Health and Wellness 101 Campaign Poster

Landlord Initiatives	Tenant Initiatives	Occupant Behaviour
<ul style="list-style-type: none"> <li>Free bicycle repair clinic and maintenance tools in each tower lobby</li> <li>"Healthy eating" initiative</li> <li>Complimentary massages for occupants</li> </ul>	<ul style="list-style-type: none"> <li>"Moving in your office" toolkit for occupants</li> <li>Lunch 'n' learn sessions with a dietician</li> <li>"Stress management" toolkit for occupants</li> </ul>	<ul style="list-style-type: none"> <li>Encouraging tenants to take at least 10,000 steps/day</li> <li>Encouraging hydration with reminders to drink 8 glasses of water/day</li> <li>Encouraging occupants to go outside for fresh air at least once a day</li> </ul>

We look forward to reporting on the results of this campaign in next year's report.



## Supporting our communities

Our employees are engaged at work and in the community

### CONTRIBUTING TO OUR COMMUNITIES



Cadillac Fairview Real Estate Climb team

TDC aspires to be a responsible corporate citizen and contribute to the fabric of Toronto's downtown community. We do this in myriad ways: donating space at our properties for fundraisers and community events, encouraging TDC employees to participate in friendly competitive challenges, and assisting with promotion for fund-raising events, to name just a few.

In October 2015, the TD Centre participated in the Real Estate Climb for United Way event. The climb challenge saw participants from 50 real estate companies climb almost 4,700 stairs (225 flights) to support the United Way. Cadillac Fairview sponsored the event along with peers Brookfield, Dream, GWL Realty Advisors and Oxford Properties and a team of CF employees participated in the climb.

### INVESTING IN OUR EMPLOYEES

At TDC we recognize that providing training and education opportunities for our employees is crucial to attracting the best people and advancing our organization. In 2015:



We invested **\$25,000** in tuition reimbursement for our employees



Our employees collectively completed more than **1100 hours** of training



### ART + ARCHITECTURE

If you have been into one of the TDC towers recently, it is likely that you noticed the eye-catching art in the lobbies and shared spaces. TDC is proud to display this collection of art by contemporary Canadian artists.

### CASE STUDY EMPLOYEE PROFILE

Adam Tan



As Manager, Facility Operations at the TD Centre, Adam Tan is responsible for the many functions that keep our complex running smoothly and looking sharp. Adam is a Certified Supply Chain Management Professional and Real Property Administrator and he has been with Cadillac Fairview and TDC for 27 years.

Adam demonstrates a consistent commitment to sustainability through the various elements of his work - whether it's training property staff on proper recycling or overseeing TDC's pest management program, which focuses on mechanical methods, hence reducing chemical use. Adam believes sustainability makes sense from a social, moral and financial perspective.

**"SUSTAINABLE OPERATIONS AT TDC CONFIRMS OUR LEADERSHIP ROLE IN THE LOCAL AND GLOBAL MARKET. TENANTS WANT TO BE ASSOCIATED WITH TDC'S PROGRESSIVE APPROACH AND EXPECT NO LESS FROM A QUALITY LANDLORD LIKE CADILLAC FAIRVIEW."**

One of the most interesting initiatives Adam has lead is Daytime Cleaning. More than 50% of TDC's tenants use this service. The benefits are clear: energy conservation, better building security and increased quality of life for TDC's more than 180 cleaning staff and their families.



## Investing for value creation while reducing our impact

TDC is conserving resources through investments in technology

Real Capital focuses on durable initiatives that improve our buildings' performance, efficiency and appearance. It is supported by capital investments and process improvements. At TDC, we have embraced leading technology and in 2015 we invested more than \$30 million to enhance this Cornerstone. Real Capital improvements and superior operating practices have helped us demonstrate year over year savings in both energy and water. Our recent LEED and BOMA BEST Platinum certifications also confirm that our investments add value. In this section we highlight our efforts to increase our tenants' Real Capital.

### ENABLING OUR TENANTS TO DO GOOD WORK

We recognize that our ability to stay ahead of tenant demands and trends is a key driver of our tenants' satisfaction and loyalty to us. As a landlord, we play a significant role in supporting our tenants' desire to have the best possible environment to conduct their businesses in.

The work we did with TD Bank is a prime example of the way we support our tenants to achieve their best. To streamline processes and increase mobility and collaboration among the bank's employees, TD Bank undertook a "Portfolio Optimization" project, refreshing 50 floors in the TDC towers and improving spaces for more than 6,000 employees. The TDC team played a large role in the success of this project, which took more than 5 years and \$90 million of capital.

### LEED CI PILOT RESULTS

Last year we piloted a LEED Commercial Interiors (LEED CI) service program for tenants wishing to pursue this certification for their leased spaces. The aim was to help tenants achieve LEED CI as easily as possible, for example by making a manual, toolkit and consulting services available to them. We are proud to report that our tenants KingSett Capital and TD Bank were awarded LEED CI Gold and Platinum, respectively. Cadillac Fairview and TD Bank Corporate Real Estate were subsequently recognized by the Canada Green Building Council Innovation award for their collaborative efforts in the certification.

“TD TOOK ON A LARGE REAL ESTATE PROJECT THAT INVOLVED REDESIGNING AND REFRESHING CORPORATE OFFICE SPACE ACROSS TD CENTRE. WE PARTNERED WITH CADILLAC FAIRVIEW TO BRING OUR VISION OF AN INDUSTRY-LEADING, COLLABORATIVE AND HIGH-PERFORMANCE OFFICE ENVIRONMENT TO LIFE. OUR JOINT EFFORTS NOT ONLY GARNERED RECOGNITION, BUT BROUGHT OUR VISION FOR REAL ESTATE AT TD TO LIFE.”

**Kevin Greene**  
VP Strategy, Planning and Innovation,  
Enterprise Real Estate, TD Bank Group



### SCANNING FOR EFFICIENCY

The integrity of a building's exterior plays an important part in energy efficiency. Faults in the building envelope can lead to air leakage and heat transfer, increasing demands for heating and cooling and using more energy. Using thermography surveys, we can identify areas that need to be maintained before they become problematic, allowing our buildings to remain as efficient as possible throughout the temperature fluctuations of our Canadian climate.

As part of our LEED certification, TDC conducts thermography surveys at each of our towers every two years. The process involves capturing infrared scans of the exterior building surfaces, allowing us to identify areas that need to be addressed. You can see an example of one of the infrared images above.

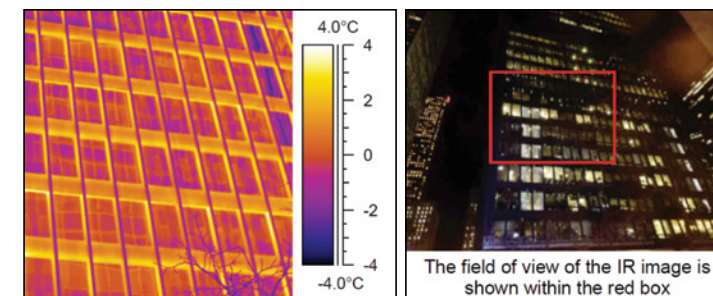
The results of our thermography scans help direct our preventive maintenance activities at TDC. To minimize air leakage, we regularly maintain sealant and weather stripping throughout the building envelope, especially around windows and doors. We are also improving the insulation value of our building envelopes by replacing the single glazed windows with double glazed in TD Bank Tower and TD North Tower. High-level calculations show that double-glazed windows provide approximately double the insulation of single-glazed, which means we use less energy to keep our occupants comfortable all year long.

### WIRELESS WATER CONSERVATION

Water scarcity is a prevalent global issue. As a leading enterprise we have a responsibility to do what we can to conserve this finite resource.

Landscaping practices are an important part of maintaining attractive green spaces for our employees and occupants to enjoy. Unfortunately, many landscaping irrigation systems waste potable water. At TDC we use the Nano-Climate™ Irrigation system, a state-of-the-art "smart" system that ensures we use only as much water as is needed to keep the grass, trees and shrubs around our buildings thriving.

We invested in this technology because the business case was clear: the system saves us water, time and money. The system decreased our landscaping water consumption by almost 60% or 1.3 million litres in 2015. That's the same amount of water consumed by 13,500 Canadians each taking a shower. The system's automatic features also allow us to program our watering schedule more precisely, allowing our staff to easily monitor ongoing water consumption and identify any issues. At the same time, the automatic features allow them to spend less time on landscaping.



Infrared image from TDC thermography scan.  
Image credit: WSP Global and Boldstar Infrared Services Inc.

### THE REAL IMPACT OF RENEWABLES

As a sustainability leader we don't shy away from adopting new ways of doing things or supporting enterprises building a clean economy.

**Deep lake cooling:** As an alternative to traditional, energy intensive air conditioning methods, we use deep lake water cooling to keep our buildings comfortable in the warmer summer months. This service is provided by Enwave Energy Corporation. Enwave uses pipes at the bottom of Lake Ontario to pump cold lake water into a heat transfer station. Here, the coldness of the water is harnessed before the water makes its way to the city's potable water system. This process does not consume actual water, only the cold temperature – making it a true renewable.

**Renewable energy certificates:** Our downtown location does not allow us to use technology for on-site renewable electricity generation. Instead, we are supporting alternative energy projects by purchasing energy that is certified renewable by Green-e, an independent solar and wind project certification and verification body. In 2015 we purchased just over 100 million kWh of renewable energy, constituting nearly 60% of our total energy consumption for the year.

### HOW IT WORKS:

#### NANO-CLIMATE IRRIGATION SYSTEM

The Nano-Climate Irrigation system uses wireless sensors to measure when an area of soil needs to be watered. Battery operated, the sensors are placed at various points around our properties. The sensors monitor the moisture content in the soil and only supply water to an area when the moisture content drops below 30%. The sensors communicate wirelessly with the water valves that control water flow. The system reacts to different weather conditions and water infiltration rates and only delivers water when and where it is needed to keep our plants, trees and shrubs healthy.





# Achieving sustainability and market recognition

TDC continues to raise its sustainability profile in the Canadian real estate market

At TDC, we have embraced green building certification. From our first LEED certification in 2010 for our tower at 77 King Street West, we have steadily progressed to the complex-wide LEED Platinum and BOMA BEST certifications we celebrate today. These globally recognized achievements confirm that we are not only following, but often creating, leading sustainability practices.

We know that investments in industry leading sustainability programs and certifications provide reputational benefits for our tenants and us. Together with our tenants, we have been recognized through several prominent awards.

In this section we highlight the sustainability recognition that TDC and our tenants have received that enhances our Brand Capital.

## TDC FINISHES STRONG IN RACE TO REDUCE

Launched by Civic Action in 2011, Race to Reduce challenged Toronto region office building landlords and their tenants to voluntarily reduce their energy consumption over a 4-year period. When it wrapped up at the end of 2015, the results were impressive: Race to Reduce saw its 196 participating buildings reduce their energy use by 12.1%, surpassing the program's goal of 10%. This represents a drop in carbon emissions equal to taking 4,200 cars off the road.



TDC and Cadillac Fairview were active participants in Race to Reduce. Our efforts to reduce energy consumption were recognized through several Building Performance Awards at the final ceremony. As well, TDC's [Green Portal](#) was used as a [Race to Reduce case study](#).

In addition to the clear environmental benefits of reducing energy use, the Race to Reduce results also powerfully demonstrate what can happen when landlords and tenants collaborate to achieve a common goal.

## TDC'S RACE TO REDUCE AWARDS

Building Performance Award	Building	Achievement
Lowest energy use	TD North Tower	Energy Star score of 89
Greatest energy reduction	TD Bank Tower	25% energy reduction
Greatest energy reduction	TD North Tower	18.4% energy reduction
Greatest energy reduction	95 Wellington Street West	12.4% energy reduction

## LEED AND INNOVATION GO HAND IN HAND

In 2015, the Canada Green Building Council's Toronto Chapter hosted its fifth annual Gala and Awards Program where it honoured outstanding green building contributions with the [Innovation in LEED Awards](#). Cadillac Fairview and TD Bank Corporate Real Estate received the Innovation in LEED Commercial Interiors Award for their collaborative efforts in achieving the LEED CI Platinum certification in the TD21 space in TD Bank Tower.



## THE BEST OF BOMA BEST

Achieving the highest levels of BOMA BEST certification further acknowledges our commitment to operate our buildings at the very highest level. It also reinforces to the market that existing buildings can be sustainability champions. The entire TDC complex is BOMA BEST certified. Three of our buildings, representing 66% of our building area, have achieved Platinum and three are at the Gold level. For more information on this certification program, please see the BOMA BEST fact box.

## TDC'S BOMA BEST ACHIEVEMENTS

Level	Questionnaire Score	TDC Achievement
<b>Platinum</b>	90 to 100%	TD Bank Tower TD North Tower TD West Tower
<b>Gold</b>	80 to 89%	TD South Tower Ernst & Young Tower 95 Wellington Street West
<b>Silver</b>	70 to 79%	
<b>Bronze</b>	60 to 69%	
<b>Certified</b>	Up to 59%	



TDC North Tower receives a Race to Reduce Award

## BOMA BEST

BOMA BEST is Canada's leading green building certification system for existing buildings. Launched in 2005, it has seen significant uptake in Canada with more than 3,500 buildings certified to date. It is offered by the Building Owners and Managers Association of Canada (BOMA Canada) as a service to Canadian commercial building owners and managers.

To support its mandate to create a sustainable environment one building at a time, BOMA BEST released an updated brand and certification levels in 2015. The system now has five certification levels: Platinum, Gold, Silver, Bronze and Certified. Similar to the LEED system, a building must first complete prerequisites – called BEST Practices – and then is awarded a level based on the number of points it earns through a building practice questionnaire. BOMA BEST differs from LEED in that it is for existing buildings (at least one year old).





**Toronto-Dominion Centre**  
2015 Sustainability Report

[www.tdcentre.com](http://www.tdcentre.com)



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This report was developed and produced by [Quinn & Partners](#). Front cover illustration is by Bruce Roberts.  
Printed in Canada using vegetable-based inks and 100% recycled paper.