

GWl 2024 COLLABORATION SERIES

# GREEN WILL INITIATIVE

Session 1: The Landlord & Tenant Relationship: Partners in Low Carbon Buildings

## INTRODUCTION

This session brought together leading figures in the real estate sector to discuss the crucial interplay between landlords and tenants in the pursuit of environmental sustainability. The essential roles of innovative technologies, strategic collaborations, and rigorous adherence to regulatory standards in propelling the industry towards more sustainable practices was showcased.

## GWl MEMBER ORGANIZATIONS IN ATTENDANCE

- Triovest
- Hazelview Properties
- InterRent REIT
- Pure Industrial
- Starlight Investments
- Brookfield Properties
- Toronto Community Housing
- Woodbourne Capital Management
- Tricon Residential
- Epic Investment Services
- Minto Properties
- Greenrock Real Estate Advisors
- University Health Network
- York University
- Sunnybrook Health Sciences Centre
- WoodGreen
- Realstar
- SickKids

## GREEN WILL INITIATIVE (GWl) UPDATES

- **CIET Training Survey:**
  - Thanked participants for completing the survey. First 2024 training offers will be open shortly.
- **GWl Newsletter Submissions:**
  - Participants were encouraged to submit their stories and achievements via web form.
- **GWl Annual Check-In:**
  - Participants were reminded to book timeslots via Calendly during March and April 2024.
- **Energy Star Portfolio Manager Data Sharing:**
  - Participants were reminded to share read-only data with the GWl's ESPM account (Username: GreenWillInitiative).
- **City of Toronto Energy and Water Reporting By-Law:**
  - Participants were informed that buildings must report 2023 data by July 2, 2024 through Energy Star Portfolio Manager.
  - A Webinar will be hosted on March 19 2024.

## KEY DISCUSSIONS



**Royal Bank of Canada (RBC)**  
**Jon Douglas - Director, Global Sustainability**

- RBC is partnering with Cadillac Fairview to achieve net-zero greenhouse gas emissions at its office by 2040.
- The bank aims to reduce greenhouse gas emissions from its global operations by 70 per cent by 2025.
- RBC is formalizing an outreach program to understand its landlord's climate targets and to collaborate in order to achieve sustainability goals.
- The bank continues to reduce greenhouse gas emissions in its operations through long-term renewable energy purchase power agreements.

### Key Takeaways:

- Collaboration with landlords is crucial for RBC to achieve its sustainability goals, demonstrating a proactive approach to reducing greenhouse gas emissions.
- Importance of reducing operational emissions to strive for a greener economy.

## PANEL DISCUSSION



**BOMA Toronto**  
**Caroline Karvonen - Senior Director, Sustainability & Stakeholder Relations**



**Woodbourne Capital Management**  
**Henry Heyman - ESG Manager**



**York University**  
**Steven Prince - Director of Utilities & Energy Management**

- **Regulatory Compliance and Data Management:**
  - Delved into the complexities of data exchange and navigating new sustainability regulations.
  - Shed light on BOMA Toronto's initiatives aimed at enhancing sustainability within the sector such as facilitating dialogue between stakeholders, and organizing educational programs.
- **Engaging Tenants in Sustainability Efforts:**
  - Explored tenant engagement strategies, with speakers advocating for gamification and incentive models to foster a participatory approach to sustainability
  - Highlighted BOMA Toronto's commitment to recognizing and encouraging joint sustainability initiatives through case studies and collaborative awards.
  - Covered insights from Woodbourne's approach to engaging tenants through sustainability-focused amenities and programs.
- **Fostering Engagement and Community Initiatives:**
  - Shared York University's innovative strategies for engaging the campus community in sustainability goals.
  - Highlighted initiatives that encourage community involvement, such as energy saving competitions to create a culture of sustainability at York University.

### Key Takeaways:

- Open communication and shared objectives is crucial in building tenant-landlord partnerships that prioritize environmental goals.
- Sustainability-focuses amenities and programs enhance tenant participation in environmental stewardships and promotes sustainability within tenant communities.
- Utilize energy management systems for real-time data and analytics and integrating sustainable practices into campus operations is a comprehensive approach to reducing environmental impacts.