



# ROYAL CENTRE

## Environmental Sustainability Report 2022

**wpm** WARRINGTON PCI  
MANAGEMENT

**CANSTONE**  
Realty Advisors

 **UBS**

# 2022 Achievements

At Royal Centre, Warrington PCI Management (WPM) has continued to demonstrate leadership across Canada through its reductions in energy, GHG emissions, and water.

In alignment with their focus on sustainability, Royal Centre has made a number of investments including: installing and commissioning an automated tenant electricity cost allocation system; performing LED lighting retrofits throughout the building; and implementing operational energy conservation measures, including outdoor air temperature-based heating lockout controls, and lighting and HVAC schedule reductions.

In addition to the above, Royal Centre has achieved a significant improvement in waste management between 2016 and 2022, resulting in an 86% reduction in waste sent to landfill.

Royal Centre contributes to reduced carbon emissions by being easily accessible by foot, public transit, and bike. The building offers secured bicycle parking for building tenants, has two EV charging stations for public use, and has a Mobi by Shaw Go bike share service located at the Melville Street entrance.

**WPM has maintained a focus on a zero-carbon future. In 2022, WPM secured a Zero Carbon Building Certification through Canada Green Building Council by achieving carbon neutral status through purchasing offsets and preparing a zero-carbon transition plan.**

**In addition to sustainability initiatives, WPM has maintained a focus on healthy buildings, including IAQ testing and ensuring fresh air volumes exceed ASHRAE 62.1 requirements.**



**LED**

Completed LED lighting retrofits on two office floors in 2022.



Enabled real-time water data in 2022 to better understand water consumption patterns and detect leaks.



**89**

With a walk-score of 89, Royal Centre contributes to reduced carbon emissions as few tenants require cars.



**56+**

Energy conservation projects implemented at Royal Centre since 2016.



Installation and commissioning of a new automated office tenant electricity submetering system with a portal for tenants to view their electricity data.



**7**

Years with Smart Building Analytics and real time energy monitoring.

# 2022 Certifications



**LEED-EB:O&M Gold**  
Leader in Sustainable  
Operations



**BOMA BEST Gold**  
Leader in Sustainable  
Policies & Practices



**CaGBC ZERO CARBON**  
Leader in Carbon  
Reduction



**WiredScore Platinum**  
Leader in Connectivity

# 2022 Progress to Date



**\$4.5**

MILLION SAVED IN  
UTILITY COSTS



**195**

THOUSAND CUBIC METRES OF  
WATER CONSERVED



**32**

HUNDRED TONNES OF WASTE  
DIVERTED FROM LANDFILLS



**43**

EQUIVALENT GIGAWATT HOURS OF  
ENERGY SAVED



**4.6**

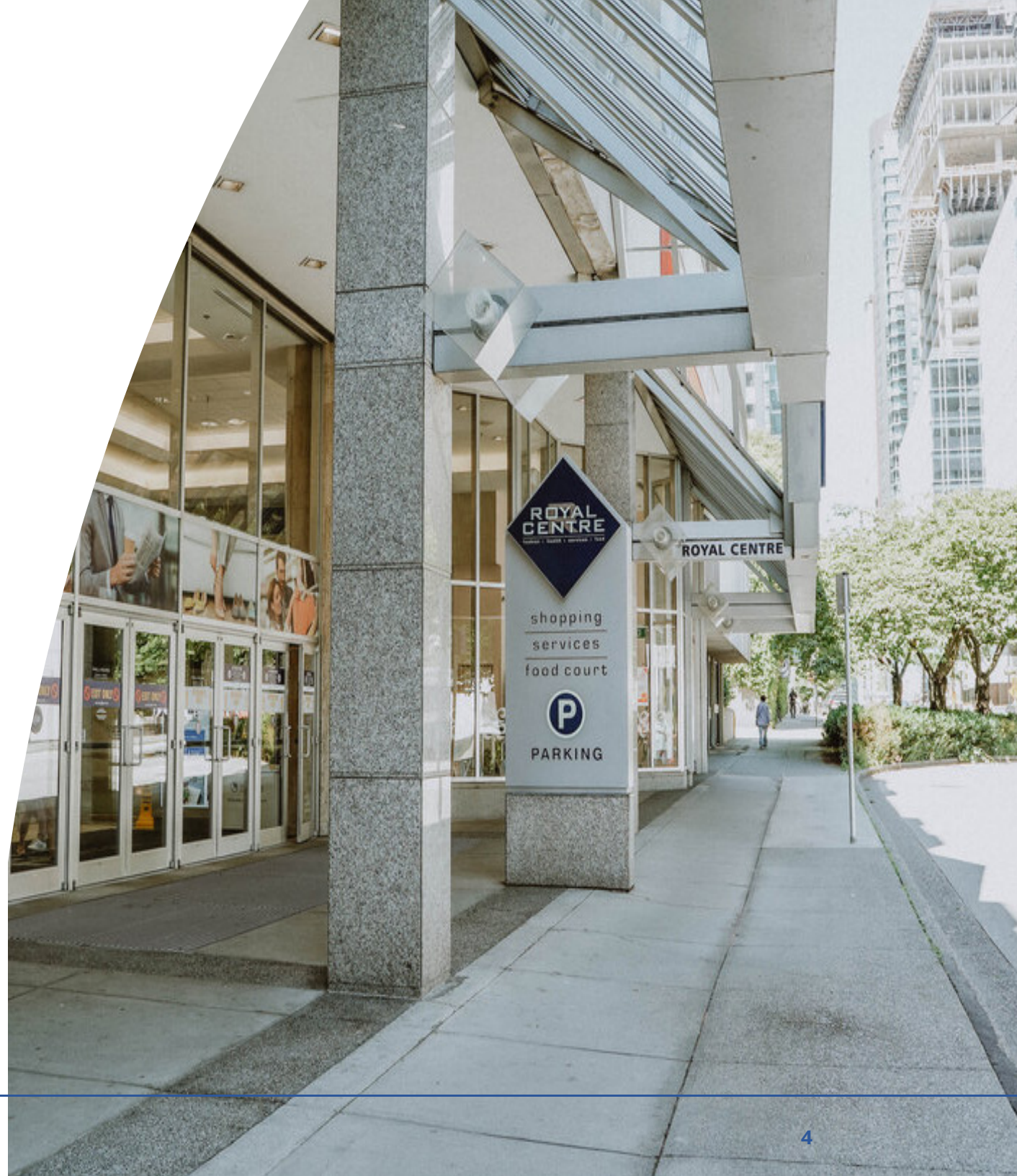
THOUSAND EQUIVALENT TONNES  
OF CARBON DIOXIDE AVOIDED



**2**

BEEHIVES OPERATING AT  
ROYAL CENTRE

Savings presented are cumulative from 2016; energy, water, and carbon savings are normalized for weather, occupancy, and exceptional loads to 2022.



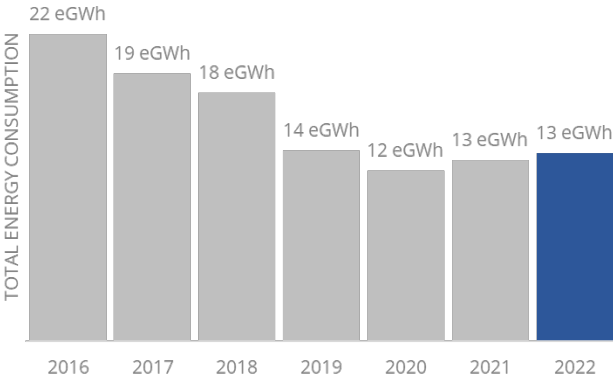
# Continuous Improvement

↓ 39%

energy consumption reduction

### ENERGY

Energy conservation measures, including lighting retrofits and HVAC improvements, have reduced energy by over 43 eGWh since 2016, enough to power over 1,700 Canadian households for one year.

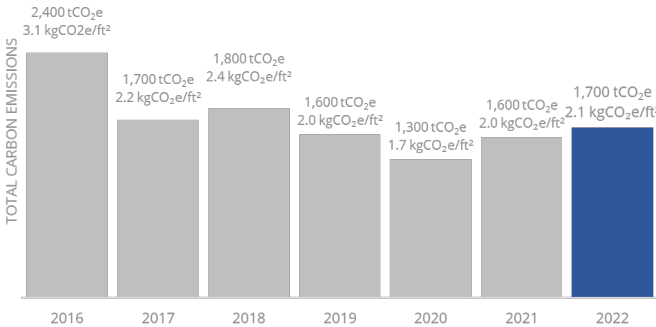


↓ 30%

equivalent CO<sub>2</sub> emissions reduction

### CARBON

Close to 4,600 tonnes of equivalent CO<sub>2</sub> were avoided since 2016, which is equivalent to removing 994 passenger vehicles from the road for one year.

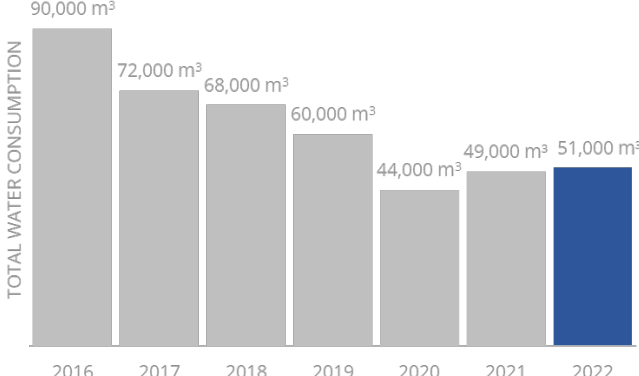


↓ 44%

water consumption reduction

### WATER

Through water conservation initiatives, water consumption has been reduced by over 195,000 m<sup>3</sup> since 2016, enough to fill 78 Olympic-sized swimming pools.

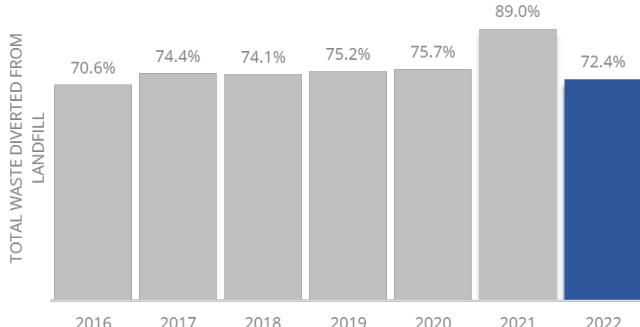


↓ 86%

reduction in waste sent to landfill

### WASTE

Via a comprehensive waste diversion program, close to 100 tonnes of waste was diverted from landfill in 2022.



Reduction percentage figures presented are 2022 relative to 2016. Energy savings are normalized to occupancy, exceptional use, and 2022 weather. Water savings are normalized to 2022 weather. Emissions per square foot are based on the building's Gross Floor Area