



**RACE TO
REDUCE**
THE SMART OFFICE ENERGY CHALLENGE

Background

Total office space inventory in the GTA is estimated at 165 million sq/ft through over 1750 office buildings. These buildings account for close to 20 per cent of the carbon emissions in the Greater Toronto Area, and consume 37 per cent of the electricity and 17 per cent of the natural gas.

By increasing the energy efficiency or reducing the energy use of their buildings, office building landlords and tenants can reduce operating costs, be more competitive and improve the region's environment (reducing carbon emissions and improving air quality).

Greening Greater Toronto is helping to develop more sustainable, flourishing business practices across the region by inviting all Toronto region office tenants and their building landlords to participate in Race to Reduce, a friendly but competitive challenge to work together to improve energy efficiency and reduce energy waste in their office buildings.

Key Elements

- four-year challenge aimed at reducing total energy use in participating office buildings by 10%
- open to all landlords and tenants of office buildings across the Toronto region
- unprecedented collaboration between office building landlords and tenants
- recognizes participants with annual awards celebrating successes of landlords and tenants working together to achieve economic and environmental benefits
- easy to join and simple to manage with free resources and support from experts

Program Scope & Significance

Both landlords and tenants have a role to play in energy reduction - tenant use of office space can represent 25-50% of a building's total energy use.

Race to Reduce is a unique program that represents unprecedented collaboration between office building landlords and tenants to encourage smart energy use. It encourages behavioral and positive team-building amongst landlords, tenants and their employees.

Race to Reduce is a plan of action and a tool kit of technical advice and case study intelligence and know-how that will guide organizations in:

- increasing awareness of their energy use
- measuring and monitoring their energy use
- changing the way they operate or changing the equipment they use to reduce their energy use / increase their energy efficiency.



The Race to Reduce is supported by core utility providers – Toronto Hydro, Enbridge Gas - as well as one of our leading landlord partners, Oxford Properties, and industry partners Building Owner and Managers Association (BOMA) Toronto, Canada Green Building Council and Real Property Association of Canada (REALpac).

Examples of effective landlord/tenant collaboration

- TD Bank's lighting retrofit program at TD Centre saved 450 tonnes of carbon emissions and \$308,000 annually in electricity costs, with a payback of less than one year. These savings are expected to rise to 1250 tonnes of emissions and \$855,000 annually as landlord Cadillac Fairview rolls out the program to other tenants in the six-building complex.
- TD Bank has moved to daytime cleaning at its Creekside Campus that realized an annual energy reduction of 523,000 kilowatt hours and generated an annual cost savings of \$41,000.
- Cadillac Fairview's re-commissioning efforts of system controls and system component updates in its older properties projects savings of \$306,000 annually and a payback on the upfront investment within 2.6 years.
- Law firm Stikeman Elliott LLP reduced its carbon emissions by 14.7 per cent over two years by working with landlord GWL Realty Advisors at Commerce Court West to turn lights off earlier and by installing motion sensors to reduce energy use. Combined, these measures have resulted in a savings of 455,800 kilowatt hours per year, and approximately \$50,000 in cost savings.

For more information or to get involved with Race to Reduce, visit us online at racetoreduce.ca

Program contact: **Tiffany Vong**, Project Officer
Greening Greater Toronto
416-309-4480 x503

Media contact: Rebecca Geller
Communications and Events Officer, CivicAction
rebecca.geller@civicaction.ca
(416) 992-4966 (cell)
(416) 309-4480 x509 (work)

