



Project Profile:

The creation of a new sustainable 30,000sf office space at Bell Trinity Square, 483 Bay Street in downtown Toronto. The completed sixth floor project served as the pilot project for the remaining 250,000sf Hydro One Networks occupies on a long-term lease in the LEED EBOM certified building.

What was Done:

Hydro One Network's goal was to create a model floor to pilot new design strategies aimed at creating a sustainable and healthy space. LEED-CI certification at the Silver level as a minimum was identified as a goal that would demonstrate success to the team, Hydro One staff, as well as other stakeholders. Green Reason guided the team in evaluating strategies and opportunities and incorporating sustainability features into the redesigned spaces, as well as participating in the post-occupancy evaluation stage.

The following was accomplished:

- An updated design that reflects and supports the work style of Hydro One Networks' evolving employee demographic.
- Lighting system designed to reduce power required to illuminate the space by 20% below the standard benchmark for office lighting design.
- LED fixtures incorporated in key areas as a pilot element.
- Occupancy lighting sensors in offices, meeting rooms, corridors and staff lunch room further reduce energy for lighting.

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Client:

Wholly owned by the Government of Ontario, Hydro One Networks Inc. is an energy provider working throughout the province. Hydro One's mission includes making socially and environmentally responsible decisions; for instance by enabling the connection of clean and renewable generation to the province's electricity grid, and by offering homeowners and businesses energy conservation and demand management programs which reduces both energy use and green house gas emissions.

Green Reason's Role:

LEED consultants for the initial pilot project and based on the success of the initial pilots awarded contract as LEED Consultants for remaining floors. The team includes Hydro One real estate and facilities representatives, landlord real estate team, interior designers, mechanical and electrical engineering consultants, and the construction team.

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- The HVAC system achieves energy savings with appropriate zoning and controls. The system addresses each solar exposure separately and allows for heating and cooling zones to be separated.
- High-occupancy areas are also zoned separately and equipped with dedicated VAV boxes. The make-up air unit only operates on an as-needed basis to maintain desired airflow based on the CO2 levels calculated in the space.
- An enhanced commissioning program was completed for the space. An independent third party commissioning agent led the commissioning process to ensure all lighting and HVAC systems were functioning efficiently and in accordance with the design.
- Building operations personnel were trained on efficient use of newly installed equipment.
- All kitchen appliances and most office equipment is Energy Star rated to reduce plug load.
- To complement the efficient base building washroom fixtures, the faucet installed in the staff lunch room has a flow rate to 5.7 litres per minute. Combined, the calculated water usage is 30% below conventional water fixtures.
- Recycling stations located throughout the suite provide staff with easily accessible bins for diverting recyclables and organics.
- Over 96% of demolition and construction waste was diverted from landfill, including metal, drywall, cardboard, carpet, ceiling tiles and wood.
- New construction materials such as carpet, drywall, insulation, ceiling tiles and millwork were chosen to maximize recycled content.
- Almost 70% of construction materials and new furniture used on the project were manufactured in or near Southern Ontario which reduces the environmental impact of shipping long distances.
- Reclaimed wood was incorporated into the feature wall.
- To ensure a high level of indoor air quality, only low-VOC paints, primers, adhesives and urea formaldehyde-free wood products were used during construction.
- The carpets used in the space are Green Label Plus certified products.
- All systems furniture and task chairs are GreenGuard certified.
- An Indoor Air Quality Test was completed before staff moved in to confirm that measures implemented during the renovation successfully protected the indoor air quality.

Results speak for themselves

A post-occupancy survey indicated the space performs well across key user groups. LEED Canada-CI Gold certification was achieved, which exceeded the original target of Silver.



What they are saying

"Fantastic news and great job."

"Thank you for all your hard work in keeping us all on track."



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