



AeroCentre V building wins REX Award

BY RICK DRENNAN

It was a gathering of the best of the best – the top people in the commercial and industrial real estate business, and some of the best buildings on the planet.

The 10th anniversary REX Awards were handed out at the Allstream Centre on the CNE Grounds in Toronto and a long list of notable award winners were honoured, including the Healthcare of Ontario Pension Plan (HOOPP). It won a prestigious Real Estate Excellence award in the 'Green Award of the Year' category.

HOOPP was honoured for a building in Mississauga that will become an icon in the industry.

AeroCentre V, a recently completed, 226,000 sq. ft. Mississauga office featuring many high-end environmental touches, sets a new standard for building, says Lisa Lafave, senior portfolio manager, real estate.

LeFave has been at her post since 1999, and since that time she's seen a dramatic change in how buildings are being erected.

The \$60 million AeroCentre V, is home to PepsiCo, and is an example of a suburban infill project – since it was built on already developed land. Through the use of natural light, the building uses 50 per cent less energy than a conventional building. In addition, it has windows that can be opened and closed.

AeroCentre V, as well as other recent HOOPP buildings such as the Telus Tower on York Street in Toronto, have been built to LEED (Leadership in Energy and Environmental Design) gold level or higher.

Involved in the HOOPP-owned building's design and construction were Sweeny, Sterling, Finlayson & Co. Architects, Enermodal Engineering, BPI Consultants Corp., and VANBOTS, a division of Carillon Construction Inc. Leasing is being handled by Cushman & Wakefield Ltd.

In 2005, HOOPP introduced a 'social responsibility investment policy,' which is now in full bloom, and best defined by the AeroCentre V.

With legislation coming soon to force builders to meet rigid building standards, Lafave is proud that her pension plan's real estate portfolio is way ahead of the curve.

"We're reached a sweet spot," says Lafave. "We have to make money for our stakeholders, sure, but we have six buildings, now LEED Gold designed."

Lafave also notes that existing buildings in



The AeroCentre V building is both unique and now an award-winner. It took home the Green Award of the Year at the annual REX Awards held in Toronto last month. It is owned by HOOPP (Healthcare of Ontario Pension Plan). Pictured are (centre) Lisa Lafave, senior portfolio manager Real Estate Healthcare of Ontario Pension Plan, along with the leasing team from Cushman & Wakefield. (L-R) Mark Pretty vice-president, office leasing, Doug Hitchcox vice-president, office leasing, Sustainability Practice Group, and Michael Case, associate vice-president sales representative LEED Accredited Professional Office Leasing.

HOOPP's portfolio have been improved to the minimum standards for 'BOMA's Best.'

"We're ratcheting it up now," she says.

The Rex Awards are organized each year by NAIOP, and this year's winners are a virtual who's who of the industry.

- Edward Sonshine, president and CEO of RioCan REIT was honoured with the Lifetime Achievement Award.

- Chris Tambakis, CEO North America Adgar Investments and Development, took home the Community Service Award.

- Joseph Grignano, a partner in Blake, Cassels & Graydon LLP was named Development Leader.

- Industrial Lease of the Year: 7381 Bramalea Road – Hilroy. Bentall Kennedy (Canada) LP, Hilroy. CB Richard Ellis, Leeswood Design Build, Osler Hoskin & Harcourt LLP.

- Investment Deal of the Year: Adelaide Place. DREAM for Dundee REIT, Oxford Properties Group. CB Richard Ellis, Osler Hoskin & Harcourt LLP, McCarthy Tetrault LLP.

- Office Development of the Year: Corus Quay. Building Toronto/City of Toronto

Economic Development Corp. Corus Entertainment Inc., DTZ Barnicke Limited, Diamod and Schmitt Architects Inc. Morguard Investments Limited.

- Industrial Development of the Year: Flynn Canada Ltd. Glenn Piotrowski Architect Ltd. JMC Building Developments Ltd. CB Richard Ellis.

- Office Lease of the Year: TD Centre. Cadillac Fairview. TD Bank Group. CB Richard Ellis.

- Green Award of the Year: AeroCentre V. Healthcare of Ontario Pension Plan (HOOPP). Cushman & Wakefield Ltd. Sweeny Sterling Finlayson & Co. Architects Inc. Enermodal Engineering. BPI Consultants Corp. VANBOTS a division of Carillon Construction Inc.

Lafave said HOOPP's AeroCentre V is its best building yet. "We took what we learned from other buildings and had a truly holistic approach to this building."

The building's southern exposure certainly helped take advantage of all the daylight, thus cutting down on the costs of heating the building.

The new LEED buildings are more

expensive to build, but much cheaper to operate.

Basically, "we've future proofed the value of these buildings – setting new standards," says Lafave.

Buildings like the AeroCentre V will take much longer to depreciate.

HOOPP is hoping to make the public more aware of what they are doing in terms of building and design through an updated website, and its annual report.

Michael Catford, HOOPP's vice-president, Real Estate, added: "We at HOOPP feel it's very important to develop buildings that are environmentally sound – since a healthier building will help attract and retain more tenants."

The REX awards were presented by the Greater Toronto Chapter of NAIOP, the Commercial Real Estate Development Association.

Created in 1960, the Healthcare of Ontario Pension Plan (HOOPP) is the pension plan of choice for Ontario's hospital and community-based healthcare sector.

Let's talk about greening our economy

Green is the new black when it comes to the environmental sustainability of Mississauga as we become more environmentally savvy and conscious of the impact our daily lives has on our planet. The City of Mississauga has become a "green" leader in its efforts to lessen its carbon footprint and continues to encourage environmentally responsible approaches to "living green."

As part of Mississauga's Strategic Plan's Living Green Pillar, the City is well on its way to establishing an environmental master plan for Mississauga, called the Living Green Master Plan (LGMP). Currently in draft stage, it is the City's action plan for doing business and providing services in an environmentally sustainable way. One of the goals of the LGMP is to inspire greater collaboration between the City and the community. Another is to build on work currently underway to make Mississauga a cleaner, greener and healthier place to live and work. On April 7th at the Living Arts Centre, the City will host a public and stakeholder consultation workshop to share with the community Mississauga's draft plan for a green future.

Another initiative of the Living Green Pillar, is the City Council adopted "Made in Mississauga" Green Development Strategy

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that focuses on achieving sustainability and environmental responsibility in new developments in Mississauga. As part of this new strategy, a Green Development Task Force was established, in addition to Stage One Green Development Standards to help guide the implementation of the Strategy over the next five years.

This green initiative encourages applicants to incorporate green sustainable elements into proposed buildings, site works,

construction methods and long-term maintenance programs. Further to these Stage One Standard requirements, the City also requests that applicants pursue LEED-NC (Leadership in Energy and Environmental Design - New Construction) credits required to achieve silver certification. Some of the most recent examples of business developments achieving LEED certification include; AeroCentre V office tower, La Capitale Financial Group, and the future head offices of Baxter Corporation and Golder and Associates.

There has also been significant growth in the number of cleantech companies moving and expanding in Mississauga. Most recently, Silfab Ontario Inc., a vertically-integrated solar provider invested \$15 million (phase one) in the development of a new 100,000+ square foot 180 MW solar module manufacturing facility. Silfab Ontario will be broadening its business model to accommodate Ontario based PV module OEM manufacturing to share its production capabilities with domestic and international solar companies seeking to enter the Ontario market.

Mississauga also welcomes Sims Recycling Solutions, a global leader in electronics recycling as it expands its Canadian operations by opening a new 287,000 square

foot facility that will house three new processing technologies. Developed through an internal Sims R&D team, the new technologies will yield better recycling rates at lower costs and create 100-200 new green jobs.

Another great example of growth in this sector is the expansion of Fronius Canada who is constructing a dedicated production facility for its state-of-the-art, grid connected Fronius IG Plus inverter line. At capacity, this new 100 MW production facility will create more than 100 new green energy jobs for the region.

As we see more and more "green" companies emerging into the market, the Economic Development Office has made it a priority to target opportunities in such high growth areas and is developing a Cleantech Sector Initiative that offers new and existing companies support to help establish and grow their business. Greening our economy not only preserves and sustains our environment, but also creates jobs and brings investment to our city.

For more information on the City's Living Green Master Plan or to register for the April 7th workshop visit: www.mississauga.ca/livinggreen.

Larry Petovello is director of economic development for the City of Mississauga