

Throughout the building lifecycle, from purchase/design through end of life, the environment and the building occupants are important factors in selecting courses of action.

## How You Fit In

---

- Prospective Tenant**      Selecting a property operated by Stiplosek Properties is just better; for you, for the environment, for the community.
- Existing Tenant**         We ask you join us in our commitment to the environment. Recycle, reduce, reuse, and reap the environmental and economic benefits.
- Community & Associates**   We're not just another landlord. We want to ensure our neighbours are taken care of just as well as our tenants. Our suppliers and associates are selected for their commitment to the same values.

## Introduction

---

Our objective is to maximize energy and resource efficiency at our properties, together with the wellness and safety of tenants, employees, and neighborhoods that house our properties. We implement policies and practices which reflect community values and impact positively our local and global environment.

Existing portfolio properties will be operated, maintained, retrofitted, redesigned and renovated to achieve optimum energy efficiency, occupant satisfaction and reduced carbon emissions. New properties will be selected or constructed to incorporate innovative environmental strategies in order to achieve excellent environmental performance.

We believe that these efforts support the long-term interests of all Stiplosek Properties' stakeholders, including employees, tenants, partners, investors, local communities, regulatory bodies, and the global community.

Herewith are just some of the strategies we use in achieving our goal of reduced ecological footprint:

## Net-zero

---

- On-site electrical generation (solar, wind, combined heat and power) where possible to ensure minimum distance between generation and consumption
- Envelope upgrade to encourage passive energy capture

## Location

---

- Access to transit
- Bicycle facilities
- Neighbourhood amenities and proximity to tenant needs



## Site

---

- Reduction of light pollution – minimizing light usage & duration
- Upgrading roofs to reduce urban heat island effect and increase insulation during replacement
- Property users selected to ensure no release of toxins to ground, water or atmosphere
- Selection of shade and fruit trees instead of decorative shrubs
- Minimization and avoidance of fences
- Reduction of salt usage; membership to Smart About Salt

## Water

---

- Upgrading to low & dual flush toilets
- Efficient sink aerators
- No irrigation of lawns

## Energy & Atmosphere

---

- Individual user consumption metering
- Building envelope upgrades – thermal and vapour control
- Where reasonable, upgrading halide, sodium, incandescent and fluorescent lights to LED.
- Upgrading to newer boilers, pumps and fans
- Upgrading controls and thermostats
- Matching systems with occupant usage
- Energy efficient appliance upgrades
- Provision of laundry lines as an alternative to dryers

## Material & Resources

---

- Reuse or resale of surplus materials and equipment
- Waste stream diversion and recycling

## Indoor Qualities

---

- Moving towards smoke free buildings
- Ensuring temperatures are controlled and comfortable
- Increasing daylighting where possible
- Upgrading to better windows – high insulation and increased usability

## Business Operations

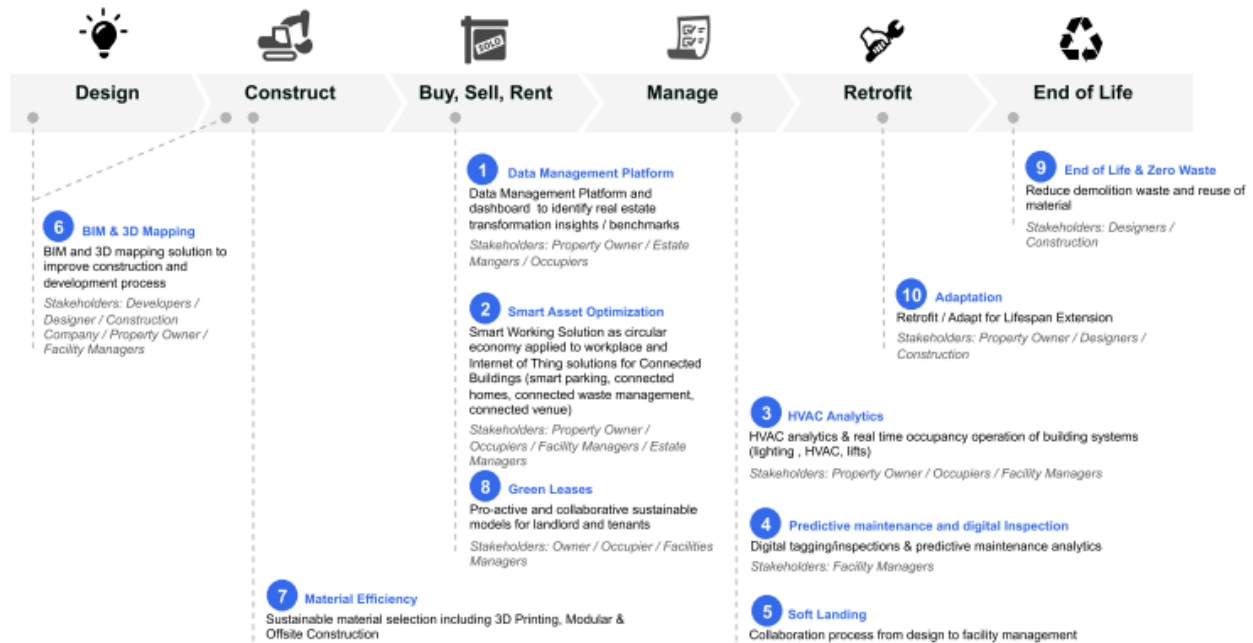
---

- Selecting to purchase used items
- Extended usage of existing stock and equipment
- Moving documents and processes on-line to reduce paper consumption



## Building Lifecycle


- Selecting existing properties for adaptive re-use and enhanced existing usage
- New buildings constructed with long-life materials with lowest carbon footprint
- Recycling and reuse at end-of-life
- Viewing properties holistically, from conception through to end-of-life:



(World Economic Forum, 2016)

## Resources:

- *Don't print this document!*
- City of Kitchener [Environmental Plans](#)
- LEED Canada New Building [rating system](#) (used to facilitate our decisions)
- Green tips for all tenants: [sheknows](#), [Good Housekeeping](#), [Global Stewards](#)
- *Commercial/Industrial* Tenant green tips: [Realtormag](#), [Ontario Incentive Programs](#)

Visit the [Stiplosek Properties](#)  for more ideas on being green and other *neat-o* things!

(eDoc currency: v1.0, 2016 June 05)

