

CANADA BUILDING

WINNIPEG • MANITOBA



Eco•Facts

The redevelopment of the Canada Building involved the creation of new open-concept office space within a one-hundred year old, heritage building. The project included functional space programming for 400 staff, relocating from 9 locations throughout Winnipeg into this newly renovated office space, over 8 levels. An original, internal light well, which had been closed-in over the years was re-opened to bring natural light into the centre of the building. The lease was signed with Manitoba Infrastructure and Transportation and the new tenants are Manitoba Housing (6 full floors) and Manitoba Justice (Main floor), whose long-term presence in this significant heritage building will bring additional people and vitality to the downtown area. The project is targeting LEED CI Certification.



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This project is targeting LEED for Commercial Interiors Certification in 2014.

PRAIRIE
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Creating Sustainable Futures

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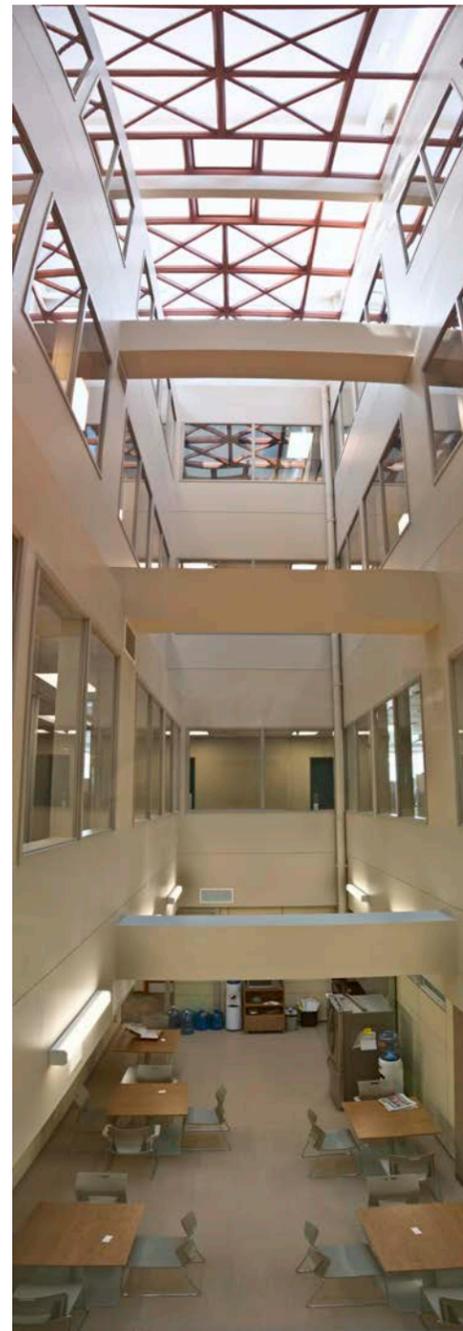
Eco•Facts written and designed by Prairie Architects Inc.

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352 DONALD STREET • WINNIPEG • MANITOBA



The following is a summary of the health, performance and environmental **features of the building based on the LEED® (Leadership in Energy and Environmental Design)** criteria:



Sustainable Sites

Canada Building is an existing building in a **dense downtown location** that underwent renovations to house a new tenant. The site is located **close to over 20 bus routes**, all within walking distance. **Shower facilities** have been provided for staff to encourage cycling to work and the use of the building's fitness room. **Secure bicycle storage** has also been incorporated into the design to support active transportation.

Water Efficiency

The building maximizes water efficiency by the use of **aerator faucets, dual flush toilets, and low-flow urinals**. These measures contributed to a total **water use reduction of 45%**.

Energy & Atmosphere

Elements of the building design were selected to maximize employee productivity and comfort and minimize energy consumption. A **Commissioning Agent** was engaged to review the design process and verify the installation, performance, training, operation, and maintenance of building systems.

To minimize the impact of the building on the depletion of the ozone layer, **all refrigerants are CFC free**. Increased energy efficiency reduces environmental impact in relation to energy production and building systems emissions.

Manitoba Infrastructure and Transportation (MIT) has committed to purchase **100%** of the building's regulated electricity in **Renewable Energy Certificates** for a period of two years from a source that meets the Environment Canada Environmental Choice program's EcoLogo requirements.



Indoor Environmental Quality

Canada Building is a **non-smoking building** and has been designed with optimal ventilation, to provide excellent indoor air quality for employees and visitors. All carpet, adhesives, sealants, paints, and coatings used in the building were specifically chosen to have a **low level of Volatile Organic Compounds (VOC)**. VOC's can cause irritating effects or health issues for the installers as well as the building occupants. All composite wood used including plywood, MDF, and particleboard contains **no added urea-formaldehyde**.

The lighting in the building has been designed such that **90% of occupants have individual control** over the light at their workstations.

The mechanical system has been designed in accordance with **ASHRAE Standard 55-2004**, Thermal Comfort Conditions for Human Occupancy, providing a thermally comfortable environment that supports the productivity and wellbeing of the occupants.

Innovation & Design

Innovation in Design credits for exceptional performance are awarded when credit requirements are doubled or the next incremental percentage threshold of a credit requirement is achieved. Manitoba Infrastructure and Transportation has achieved exemplary performance in four sustainable initiatives found within the LEED-CI rating system.

- 1) Water Use Reduction – The building has met the next threshold (40%) with the 45% savings from fixtures installed in the building.
- 2) Optimize Energy Performance, Equipment and Appliances – 100% of the appliances in the building have the Energy Star rating (credit requirement is 70%/90%).
- 3) Green Power- MIT has committed to purchasing double the required amount (50%) of Renewable Energy Certificates for a period of 2-years.
- 4) Tenant Space, Long-Term Agreement- MIT has signed a 20-year lease agreement which doubles the 10-year MR credit 1.1 requirement.



Materials & Resources

Canada Building has provided adequate **storage and collection of recyclables** that is easily accessible for employees.

MIT has made a long-term lease commitment (20 years) to remain the tenant in Canada Building. Long-term commitments encourage choices that will conserve resources, reduce waste and reduce the environmental impacts of tenancy as they relate to materials, manufacturing and transport.