



# Environmental Report 2009

Making the world a better place



beinspired



### Thinking Green...Living Greener™

Minto believes that it has a corporate responsibility to the environment and that actively pursuing green initiatives is compatible with its growth and prosperity.

Through industry leadership, innovation, verification, reporting and employee engagement, Minto and its customers will continue to lower resource use and environmental impact.



### Greenberg Family Business Values

We are committed to create a healthier planet. Where practical and cost efficient, we will reduce our consumption of natural resources, minimize waste, and help reduce green house gas emissions.

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At Minto, green is synonymous with prosperity and growth. Our commitment begins with Minto's vision, mission and values, in which green is embedded, and manifests itself into a systemic and long-term approach.

We strive to make a difference.

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## Value

Our commitment to protecting your investment

## Innovation

Our dedication to continuously testing and delivering solutions that work

## Lifestyle

Our ability to create a better way of life

## Design

Our drive to offer smart green living choices

## Quality

Our promise to offer better places that stand the test of time

## Sustainability

Our passion for inspiring green living within the community

MintoMidtown, Anne Johnston Courtyard



## Message from CEO



2009 marks the release of Minto's first ever **Environmental Report**. Hopefully, this will become an annual document. Over the past several years, we have made great progress in our green efforts and I am proud of the recognition Minto has received as an industry leader in this emerging field. In the Greenberg Family Business Values, we identified the importance of making the world a better place and that our companies would, where practical and cost effective, reduce consumption of natural resources and reduce waste. With this commitment, Minto must become accountable and transparent in the resources it consumes. We need to highlight the great achievements that each of us make on reducing our environmental footprint. Minto's first ever Environmental Report is a responsible step towards understanding where we consume; and allows us to prioritize our conservation efforts. I am excited by the Report and hope you are as well!

A handwritten signature in black ink, appearing to be 'R. Greenberg', written in a cursive style.

Roger Greenberg, CEO

## Message from VP, Minto Green



Over the past decade Minto has been evolving its green culture. In 1999, we were focused on measuring and reducing the amount of money we incurred for utility costs. Today, we have broadened that value perspective to include lifestyle, design, quality, innovation, and sustainability. Our 2009 Environmental Report provides us with the insight required to measure our impact on the planet. Five aspects – electricity, natural gas, water, carbon dioxide and waste are measured and reported for all operating groups. In 2010, we will expand the Report to include other relevant aspects that were requested by all Minto Operating Groups. These will include various construction materials and our office impacts. We are leaders and to remain so means we need to celebrate our success and continue to innovate how we do our business. I am pleased to identify a few key accomplishments beyond this Report that resulted from a collaborative effort between our Green Team, the Operating Groups, and our employee-based Green Champions:

- 50% materials used for construction was manufactured locally
- over 85% measured diversion office waste from landfill
- over 4 million square feet of certified green offices, homes and condominiums
- \$50 per employee per year in paper savings
- \$7 per employee per year saved by adding an organic waste stream to office operations
- 11% of employees actively engaged in greening the company
- two-fold increase in consumers buying homes with green as top of mind

A handwritten signature in black ink, appearing to read 'A. Pride'.

Andrew Pride, VP, Minto Green



Minto and its Green Team  
took the proactive approach...

# Introduction

Today, our best performance indicator is our dramatic reduction in energy and water use while maintaining or improving comfort and customer satisfaction. Minto took the knowledge gained from its extensive retrofit work of its apartment portfolio and applied it to new low-rise and high-rise developments – exceeding expectations of its green commitment. Minto and its Green Team took the proactive approach to establish an environmental accounting and reporting system that would measure and help Minto focus on energy and water use, waste reduction, and materials – inspiring staff to identify areas of opportunity for environmental investments and cost savings.

## 2009 Footprint

This year Minto operations consumed:

- 89,000,000 kWh of Electricity
- 15,500,000 m<sup>3</sup> of Natural Gas
- 1,410,000,000 L of Water
- 50,000 tonnes of Greenhouse Gas Emissions





# Report Highlights

**28%** reduction in electricity – Minto Apartments Limited

**25%** reduction in natural gas – Minto Apartments Limited

**40%** reduction in water – Minto Apartments Limited

**15,000** tonnes of greenhouse gas eliminated annually

**85%** construction waste diversion rate – MintoUrban Development Services

**75%** construction waste diversion rate – Minto Communities Inc

**30%** more energy efficient homes than code-built homes



A group of six people, including five men and one woman, are gathered around a young tree being planted. They are all dressed in business suits and are smiling. Several of them are holding shovels, suggesting they have just finished or are about to finish planting the tree. The background features a modern, multi-story building with a curved facade and large windows. The scene is set outdoors on a paved area.

**MintoRoehampton,  
tree planting opening  
ceremony.**



# Minto Apartments Limited

Minto Apartments Limited created a natural resource conservation plan that has seen an investment of \$17 million in innovative technologies over the last decade. The retrofit work completed has improved energy efficiency in MAL properties by 27% and reduced water consumption by 40% – totaling \$4.3 million in savings for 2009.

2009 ACTUAL CONSUMPTION		PER SUITE	PER SUITE PRE -RETROFIT	2009 SAVINGS:	PER SUITE
Electricity	33,500,000 kWh	3,940 kWh	5,471 kWh	13,000,000 kWh	28%
Natural Gas	11,700,000 m <sup>3</sup>	1,380 m <sup>3</sup>	1,859 m <sup>3</sup>	4,000,000 m <sup>3</sup>	25%
Water	1,180,000,000 L	140,000 L	235,000 L	756,000,000 L	40%
GHG's	30,000 tonnes	3.5 tonnes	4.8 tonnes	10,800 tonnes	26%

MAL's 2009 environmental impact was tracked in 71 properties.  
Pre-retrofit = prior to implementation of natural resource savings plan

MAL's savings numbers are a result of retrofit work since 2000.



## GREEN ACHIEVEMENTS

- LEED<sup>®</sup> Gold – In September 2008, MintoRoehampton in Toronto became the first LEED Gold certified multi-residential building in Canada.
- Green Building Operations – In addition to retrofits, how a building is maintained on a day to day basis determines its energy and water use. MAL partnered with the Green Team and the Minto Learning Center to develop and deliver a Green Building Operations training course for maintenance and property staff. As a result, staff took a pro-active approach to managing energy and optimizing building systems – improving both energy efficiency and tenant comfort.
- Green Plans – In collaboration with the Minto Green Team, Green Plans were created for each property in 2009. Opportunities were revealed for MAL to further reduce energy, water and waste expenditures while maintaining or improving client satisfaction

# MINTO · SUITE HOTEL · MINN

...a big environment win in 2008 with its bike-share program – offering customers free bicycle rentals at all furnished and hotel buildings



# Minto Hospitality Group

Minto Suite Hotel and Minto Yorkville are included in MAL's natural resource management plan – saving 28% of energy and 38% of water. Minto Hospitality Group has a number of outstanding green achievements. Being recognized in the industry as offering eco friendly accommodations, Minto Suite hotel was chosen to host the International centre for Sustainable Cities conference in September 2010.

2009 ACTUAL CONSUMPTION		PER SUITE	PER SUITE PRE -RETROFIT	2009 SAVINGS:	PER SUITE
Electricity	8,390,000 kWh	14,000 kWh	19,680 kWh	3,420,000 kWh	<b>29%</b>
Natural Gas	622,000 m <sup>3</sup>	1,040 m <sup>3</sup>	1,170 m <sup>3</sup>	80,000 m <sup>3</sup>	<b>11%</b>
Water	106,000,000 L	177,000 L	287,000 L	66,000,000 L	<b>38%</b>
GHG's	3,110 tonnes	5.2 tonnes	6.8 tonnes	940 tonnes	<b>23%</b>

*MHG's 2009 environmental impact was tracked in Minto Suite Hotel and Minto Yorkville  
Pre-retrofit = prior to implementation of natural resource savings plan*

*MHG's savings numbers are a result of retrofit work since 2000.*



## GREEN ACHIEVEMENTS

- **Green Verification** - Minto Suite Hotel continues to maintain its **4 Leaf status** from the Audubon International's Green Leaf Program. In 2009 the hotel also achieved a **4 Green Key** rating from the Hotel Association of Canada's Green Key Eco-Rating Program
- **Green Employees** - In 2009 Minto Hospitality Group instituted a 'green employee' recognition program to recognize employees who make a difference. As a result of this active participation in green, employees at Minto Suite Hotel created friendly reminders on in suite dishwashers encouraging hotel guests to save water and energy by only operating the units when full. Green also became part of the employee recruiting process for the Hotel by adding questions about the environment to the interview process.
- **Bike Share** - Minto Suite Hotel gained a big environment win in 2008 with its bike-share program - offering free bicycle rentals to all guests. The program continues to be a great success and in 2009 additional bikes were added to the fleet.
- **Waste Diversion** - Minto Yorkville staff organized organic waste collection for the furnished suites and the retail area reducing waste by 70%.



**180 Kent is 55 per cent more energy efficient and uses 50 per cent less water than a standard built office building.**



# Minto Commercial Properties Inc

Minto Commercial Properties Inc has identified significant opportunities to reduce the footprint of Minto’s commercial buildings. The industry leading efforts of Ottawa’s greenest office, 180 Kent Street, will result in average annual utility savings of \$190,000 – \$10,000 per floor.

2009 CONSUMPTION		PER SQ FT
Electricity	44,900,000 kWh	29 kWh
Natural Gas	1,600,000 m <sup>3</sup>	1 m <sup>3</sup>
Water	89,700,000 L	58 L
GHG's	13,300 tonnes	8.8 kg

*MCPI's 2009 environmental impact was tracked in 16 properties. 1000 kg = 1 tonne*



## GREEN ACHIEVEMENTS

- 180 Kent Street - In September 2009 MCPI opened Ottawa’s greenest office building, 180 Kent Street. **Pursuing LEED® Platinum certification**, this 19 storey, 370,000 sq ft building is the fourth and final phase of Minto Place in Ottawa. 180 Kent is 55 per cent more energy efficient and uses 50 per cent less water than a standard built office building. These exceptional savings will lower utility costs for tenants and significantly lessen the buildings environmental footprint.
- LEED-CI® - With assistance from Minto’s Green Team, 100% of the 2009 tenants will be applying for LEED-CI (commercial interiors) certification which will verify 180 Kent Street’s environmentally advanced interior design elements - including carpeting, furniture and paint.
- Green Building Operations - Minto Commercial also collaborated with the Minto Green Team to develop the **Green Building Operations Training program** for site staff in Toronto and Ottawa. As an added incentive, action plans were incorporated into staff’s Performance Management Plans....inspiring staff to identify many opportunities to reduce consumption in Minto buildings.
- **Green Plans** - In collaboration with the Minto Green Team, MCPI created Green Plans for its commercial properties in 2009, uncovering opportunities for MCPI to further reduce energy, water and waste expenditures while maintaining or improving client satisfaction

Inspiration produces as much energy as it consumes on a yearly basis making it a truly net zero home.



# Minto Communities Inc

Minto Communities Inc creates opportunities for home buyers to reduce their environmental impact and live green while improving comfort, quality, and design – inspiring a brighter future for sustainable communities. 43% of all homes built by Minto in 2009 were ENERGY STAR® rated, certifying that Minto’s communities reduce our environmental impact.

2009 CONSUMPTION		PER HOME BUILT	ANNUAL SAVINGS	PER HOME	TOTAL
Electricity	1,960,000 kWh	1,760 kWh	Electricity	1,000 kWh	450,000 kWh
Natural Gas	1,490,000 m³	1,340 m³	Natural Gas	1,070 m³	482,000 m³
Water	7,790,000 L	7,000 L	Water	19,800 L	8,900,000 L
GHG's	3,280 tonnes	2.9 tonnes	GHG's	2.3 tonnes	1,021 tonnes
Waste to Landfill	1,354,000 kg	1,470 kg			
Recycled Waste	4,762,000 kg	5,160 kg			

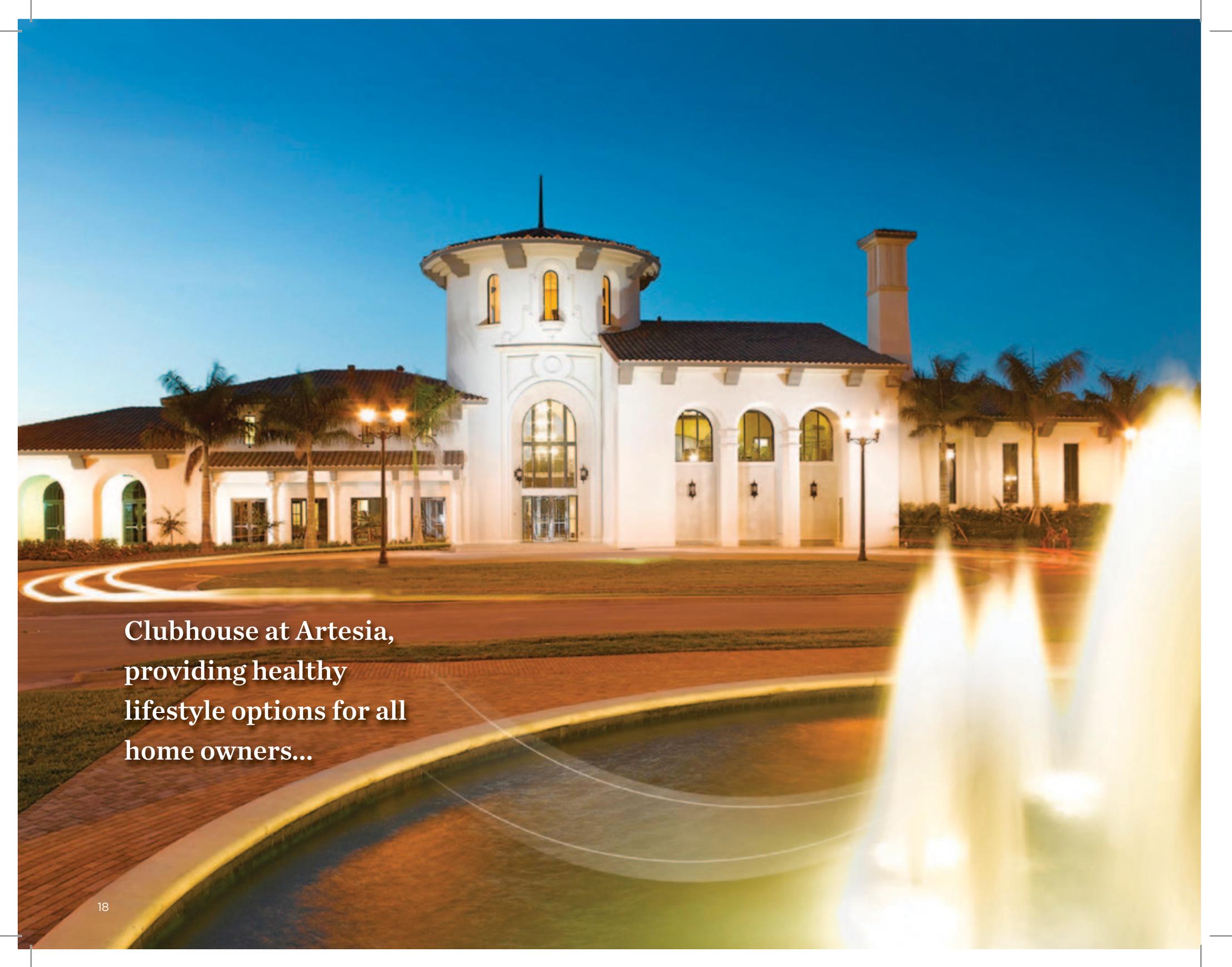
Annual energy and water savings of ENERGY STAR homes (total based on 449 ENERGY STAR qualified homes in 2009)



MCI's 2009 environmental impact tracked the construction of 1,115 homes. Waste report for 922 Ottawa Homes.

## GREEN ACHIEVEMENTS

- LEED Community – Ottawa’s Stonefield Flats in Chapman Mills is the **largest multi-family LEED for homes development** registered in Canada. A truly sustainable community with its close proximity to the Rideau River, walking and cycling paths, nearby shopping and planned transit links will inspire home owners to live a healthier lifestyle.
- **ENERGY STAR Homes** – In 2009 Minto Communities committed to building ALL new homes to ENERGY STAR standards – improving energy efficiency in new Minto homes by 30%.
- Inspiration – the Minto eco-home – achieved **LEED for Homes Platinum** with the highest score recorded for a Canadian home. Inspiration produces as much energy as it consumes on a yearly basis making it a truly net zero home. Inspiration also won **LEED Home of the Year** at the 2009 Housing Design Awards from the Greater Ottawa Home Builders Association.
- **“Green plugs”** – inspired through a design charrette for Inspiration – the Minto ecohome, allows homeowners to use specially colored plugs for parasitic loads (cable boxes, chargers, etc) that will turn off from the home’s all-off switch
- **Waste Diversion** – 75% of all construction waste was diverted from landfill in 2009.



Clubhouse at Artesia,  
providing healthy  
lifestyle options for all  
home owners...

# Minto Florida

Minto Florida is developing new residential communities to be more energy efficient by participating in Florida’s BuildSmart program – saving customers 30% in electricity costs and protecting the environment.

2009 CONSUMPTION		PER HOME BUILT
Electricity	57,700 kWh	406 kWh
Water	26,700,000 L	7,000 L
GHG's	35 tonnes	246 kg

*MFL's 2009 environmental impact tracked the construction of 142 homes*

## GREEN ACHIEVEMENTS

**Green Verification** - Since 2008, all South Florida Minto communities have been certified under **Florida Power and Light BuildSmart program**. Incorporating green features in Minto Florida communities in 2009 lead to the investigation of other certification programs and **the recent announcement of building homes in 2010** to meet the following standards:

- LEED® for Homes
- ENERGY STAR®
- Florida Green Building Coalition
- NAHB National Green Building Program

MintoMidtown – The largest Green  
Condominium in North America!  
LEED® GOLD Certified!



# MintoUrban Development Services

MintoUrban Development Services builds Minto’s award-winning condominiums in Toronto – World class green buildings demonstrate Minto’s inspired innovations while reducing energy and water consumption.

2009 CONSUMPTION		PER SUITE	MINTOMIDTOWN SAVINGS	PER SUITE	TOTAL
Electricity	93,000 kWh	85 kWh	Electricity	4,000 kWh	3,648,000 kWh
Natural Gas	122,000 m <sup>3</sup>	113 m <sup>3</sup>	Natural Gas	1,100 m <sup>3</sup>	1,000,000 m <sup>3</sup>
Water	116,000 L	107 L	Water	133,558 L	119,000,000 L
GHG's	335 tonnes	305 kg	GHG's	3.1 tonnes	2,750 tonnes
Waste to Landfill	127,000 kg	235 kg			
Recycled Waste	1,713,000 kg	3,170 kg			

Occupant energy and water consumption measured in 2009  
Minto Midtown savings numbers are compared to a typical occupied code built building



MUDS 2009 environmental impact tracked the construction of MintoSkyy and Spring@MintoGardens

## GREEN ACHIEVEMENTS

- June 2009 – MintoMidtown achieved LEED<sup>®</sup> Gold certification, making it the largest multi-residential LEED certified condominium in North America. MintoMidtown has demonstrated over \$1 million in actual savings in its first year of operation – over \$1,100 per suite annually.
- Waste Diversion – 91% of construction waste for MintoSkyy in Toronto was diverted from landfill in 2009.
- MintoInspired innovations have transformed the high-rise condominium sector with its green ideas, including:
  - “All-off” switch that conveniently turns off all lights, fans and green plugs at the quick flick of one switch
  - HRV-Fancoil a product conceived at Minto in 2002 to address providing fresh filtered air directly into the suite. Now offered in several condominiums in Toronto, and being reviewed for use in Halifax, Calgary and Vancouver
  - Rainwater harvesting – Minto’s efforts to demonstrate the effective and efficient use of rainwater for irrigation and toilets at MintoRoehampton lead to it now being offered in many new condominiums
  - Bike Share and Car Share - Offered in all high-rise communities’ residents can enjoy the convenience of an exclusive bike share and Hybrid car share program conveniently located in the parking garage of their buildings

# Green Governance

Minto's green governance structure has four components, each with a different level of focus to engage and empower employees to make a difference.

## STRATEGIC GREEN COMMITTEE

Establish environmental strategies for the company. Chaired by VP Minto Green, membership includes CEO, Group executive vice presidents, and presidents.

## GREEN COUNCIL

Oversees environmental strategies set by strategic green committee. Identifies environmental impacts and sets targets for each operating group. Chaired by VP Minto Green, membership includes a senior management team member from each group.

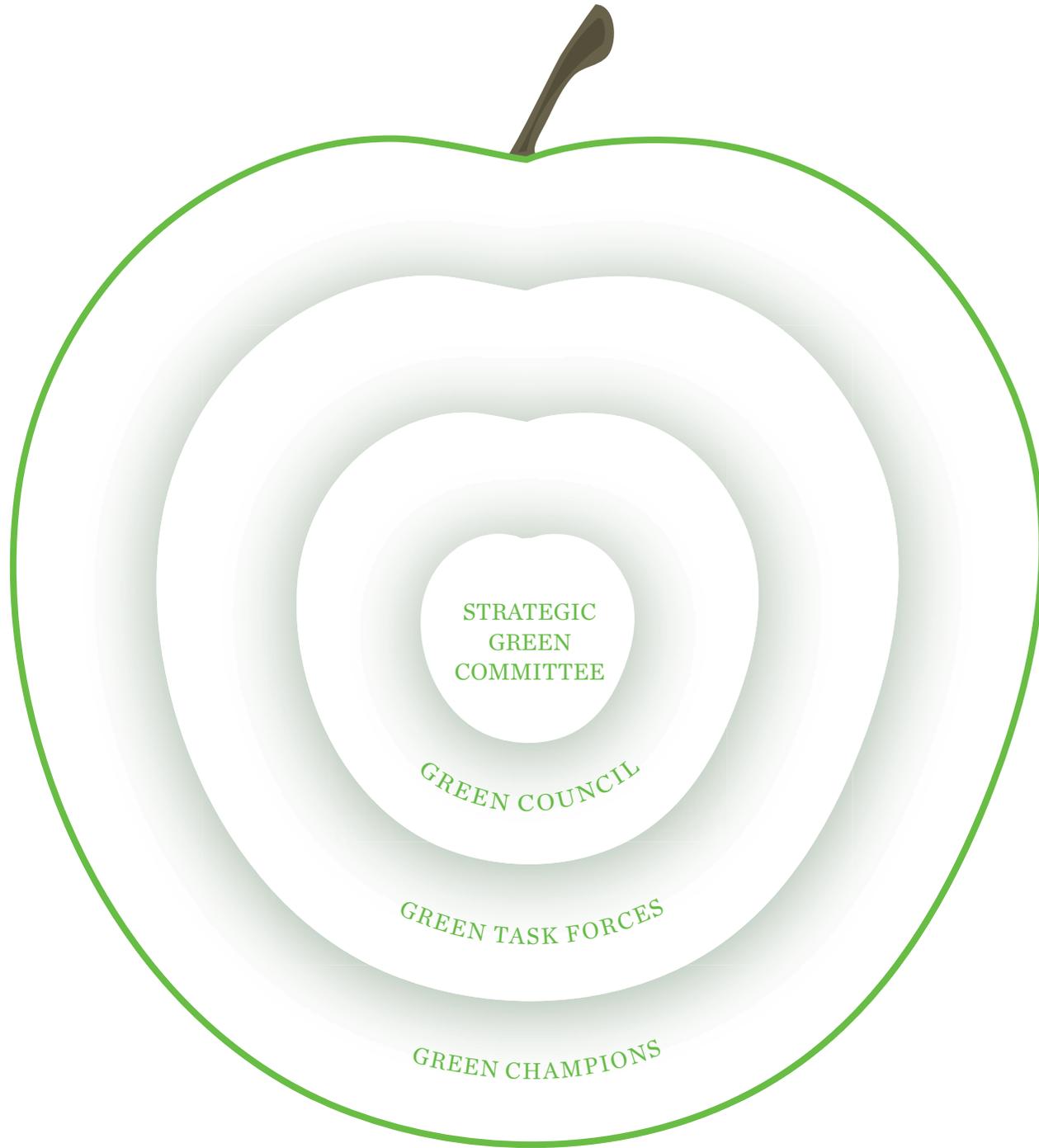
## GREEN TASK FORCES

Engage operating groups to measure the impact of their environmental performance and oversees green plan development. Membership is appointed by Green Council member.

## GREEN CHAMPIONS

Empowering the green culture shift, green champions engage employees across all operating groups to promote environmental awareness throughout the company. Inspiring and monitoring green office purchasing practices, collecting employee suggestions, and participating in green events. Membership is voluntary and embraces all operating groups.





## About Minto

Minto creates better places that inspire life. Established in 1955, Minto is a fully-integrated real estate, development, construction and property management company with operations in Ottawa, Toronto and Florida. Minto has built over 60,000 new homes and apartments, manages more than 16,000 rental suites, owns and operates Minto Suite Hotel and owns and manages 2.6 million square feet of office, retail and industrial space. With many national and internationally recognized building and innovation firsts, Minto continues to comprehensively and systematically lower the environmental impact of its land development, construction and building operations.

## Minto's Green Team

Driving the agenda since 1999, Minto Energy Management established Minto as the only Canadian residential developer-builder with a department dedicated to natural resource conservation and providing healthy living environments for its employees and customers. Today, that dedicated department is Minto's Green Team – committed to defining, measuring, and reducing its Environmental Footprint. Working with each operating group Minto's Green Team is inspiring action in conservation activities, education and training, and engaging customers in green living. Over the past ten years Minto has surpassed its green building expectations and reached new heights with innovative technologies that lead the industry.

## Green Charities



- **Evergreen**

Sponsorship includes education series for condominium and apartment green living.

- **New College**

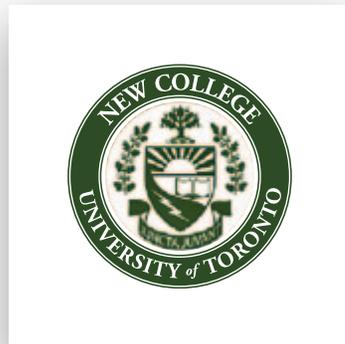
Donated to University of Toronto's New College, contribution assigned to natural resource conservation efforts. Savings generated by the contribution are slated for reinvestment each year into new natural resource saving initiatives. The funds have already been tripled by matching contributions from the government. This effort will transform the University and make a big impact on their environmental footprint.

- **Fred Victor Center**

Contribution to the Fred Victor homeless shelter for environmental audit and to assist with the capital required to fund the natural resource conservation efforts.

- **Ottawa Sustainability Fund**

Contribution to Ottawa Sustainability Fund.



## Green Communities

GREEN COMMUNITIES	GROSS FLOOR AREA FT <sup>2</sup>	NUMBER OF RESIDENTIAL UNITS	CERTIFICATION	YEAR
Radiance@MintoGardens	359,276	378	LEED® Silver Certified	2006
MintoRoehampton	107,019	148	LEED Gold Certified	2008
Harvest Hills Saunders Model Home	1,900	1	LEED Silver Certified	2008
Minto Place	2,700,000	-	BOMA BEST	2008
Minto Suite Hotel	493,688	417	4 Leaf, Audubon International; 4 Key, Green Key Eco-Rating	2009
Harvest Hills Mckenzie Model Home	2,300	1	LEED Silver Certified	2009
Inspiration Minto eco-home	2,341	1	LEED Platinum Certified	2009
MintoMidtown	961,245	891	LEED Gold Certified	2009
MintoSkyy	196,693	198	LEED Silver Candidate	2009
Spring@MintoGardens <sup>†</sup>	289,638	342	LEED Silver Candidate	2009
Richgrove Terrace Homes <sup>†</sup>	99,962	88	LEED Silver Candidate	2009
180 Kent Street	370,000	-	LEED Platinum Candidate	2010
StoneField Flats <sup>†</sup>	170,568	160	LEED Silver Candidate	2009
Olympia, Artesia, Townpark, Villas by the Sea and Portosol	454,000*	-	Florida Power and Light BuildSmart® Program	2009
Avalon, Arcadia, Harvest Hills, Mahogany, Trails Edge, Roxborough, Morgan's Grant, Chapman Mills and SpringFarm	935,000*	-	ENERGY STAR® Qualified	2009

\* Cumulative square footage certified in 2009

† Under construction



ENERGY STAR® for New Homes promotes energy efficient home building. Performance tested, third party verified and government backed – the ENERGY STAR for New Homes label ensures that new homes are built to exacting, energy efficient guidelines, resulting in daily savings for homeowners and significant environmental benefits.



LEED® (Leadership in Energy and Environmental Design) is a rigorous green building rating system that validates the environmental performance in five key areas:

- Sustainable site
- Energy Efficiency
- Water Efficiency
- Material and Resource Conservation
- Indoor Environmental Quality



Florida Power and Light, FPL, BuildSmart® offers a higher standard in new home energy efficiency. By choosing FPL's BuildSmart standard, you'll save energy, money and more. BuildSmart homes save up to 30% on energy bills, compared to homes that simply comply with the Florida building code. FPL's energy experts partner with your builder to plan, inspect and even test your new home's energy-using systems

A photograph of Roger Greenberg, a cyclist, standing on a sidewalk in front of a building. He is wearing a white and black cycling jersey with "AMBIASSADOR" and "CANCER" printed on it, black cycling pants, a white helmet, and sunglasses. He is holding a red bicycle over his head with both hands. The building behind him has a sign that says "ALGONQUIN TRAVEL" and "OPEN". There are potted plants in the foreground.

Roger Greenberg – during  
Commuter Challenge Week,  
in May 2009.

# Environmental Achievements

- 2003** Offering ENERGY STAR® rated detached homes
- 2005** A commitment to build all high-rise communities to LEED® certification standards
- 2006** First high rise multi-residential building to be LEED Canada certified – Radiance@MintoGardens
- 2006** Minto's VP, Green Team is elected Director and Vice Chair of the Canada Green Building Council
- 2006** Green Toronto Award of Excellence for Water Efficiency
- 2006** Globe Award finalist for Excellence in Urban Sustainability
- 2007** Selected by CMHC to build 1 of 12 net-zero EQUILIBRIUM™ demonstration homes in Ottawa – completed June 2008,
- 2007** City Livability Urban Leadership Award, Canadian Urban Institute
- 2007** Environmental Excellence Award for MintoRoehampton
- 2007-2009** Minto leads and helps CaGBC create LEED Canada for Homes and launched ahead of schedule in March 2009
- 2008** ENERGY STAR as standard for all new detached homes – Minto Communities
- 2008** BuildSmart standards for all detached homes – Minto Florida
- 2009** ENERGY STAR as standard for all new homes – Minto Communities
- 2008** LEED Canada for Homes Founding Sponsor and first production-built LEED certified house
- 2008** First LEED® Canada Gold for high-rise multi-residential – MintoRoehampton
- 2008** Hydro Ottawa – Conservation Honor Roll
- 2008** Green Home Builder of the Year from Ontario Home Builders Association
- 2009** Greenest Home of the Year Award – Inspiration the Minto ecohome
- 2009** Largest LEED Gold certified condominium in North America – MintoMidtown
- 2009** Highest points earned in Canada Inspiration the Minto ecohome, was certified LEED for Homes Platinum
- 2009** Received Industry Leadership award from the Canada Green Building Council
- 2009** Canadian Government announces \$500,000 contribution to Minto for participation in the Asia Pacific Partnership (APP) demonstration of innovative technologies in homes



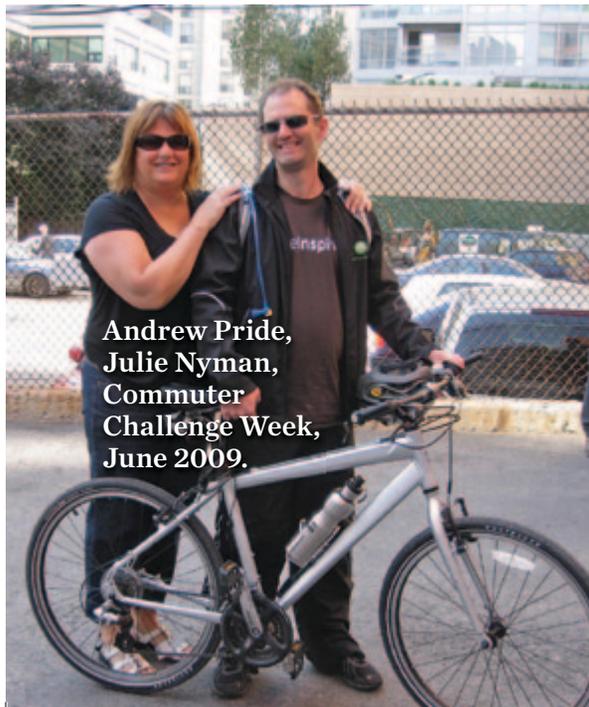
## Green Events



Minto Florida Coastal Clean-up, September 2009.



2239 Yonge Street, City of Toronto 20 Minute Makeover, April 2009.



Andrew Pride,  
Julie Nyman,  
Commuter  
Challenge Week,  
June 2009.



Michael Waters,  
“Lug-a-Mug”  
campaign,  
October 2009.



Linda Yonke,  
Earth Week, April 2009.

### About this publication

Data in this report covers the period from October 2008, through September, 2009 for MAL, MCPI and MHG.

MUDS, MCI and MFL cover the 2009 Calendar year.







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[www.minto.com](http://www.minto.com)