# Minto Environmental Report 2010

Making the world a better place







## 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 it's 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.

# beinspired

## LIFESTYLE

Our ability to create a way of life that people aspire to that includes comfort, work/life balance, health and well being

## VALUE

Our ability to anticipate and meet the needs of our customers efficiently; more benefits for less relative cost

#### INNOVATION

Our dedication to challenging the status and finding a better way, delivering solutions that work

## DESIGN

Our passion for creating places that inspire people both aesthetically and functionally

#### QUALITY

Our commitment to building communities that stand the test of time

#### SUSTAINABILITY

Our recognition that all actions today have consequences for the future and we will create communities that inspire life

2010 Ontario Green Builder of the Year





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# Message from CEO



In 2009, Minto took a major step towards prioritizing the company's conservation efforts with the release of our first Environmental Report – identifying Minto's impact on the environment. The Report provided a look into waste generation and consumption of natural resources for each operating group within Minto. This year, I am pleased to share Minto's second Environmental Report, expanded to provide information on our use of materials, electricity, natural gas, water, waste, and carbon dioxide. This enables us to identify areas of opportunity while emphasizing the impacts of reducing our consumption. Minto has been recognized for many green successes this past year and I am very

proud of our conservation efforts across the entire company. In 2010, we celebrated

▶ Minto was named Ontario Green Home Builder of the Year by the Ontario Home Builder's Association for the second time

the following environmental achievements:

- ▶ Minto Suite Hotel won a Green Leadership Award recognizing the team's outstanding green initiatives within the hospitality industry
- Minto Communities Inc received \$1 million in government funding for energy reducing initiatives in our Ampersand development in Chapman Mills - displaying the latest in innovative technology and exploring the feasibility of net zero homes on a community scale
- Minto Communities in Toronto built all their new homes to be ENERGY STAR® qualified

- ▶ MintoUrban Development Services continues to pursue LEED® Silver certification for each new condominium we build, with most achieving Gold certification
- Minto Florida certified all their new model homes under five different green certification programs that validate green features and benefits for home buyers
- ▶ Minto Apartments Limited achieved \$4.7 million dollars in annual energy and water savings
- ▶ Minto Commercial Properties launched the largest green living wall in Ottawa located in the retail concourse of Minto Place.
- ▶ Pursuing LEED® Platinum certification, 180 Kent is one of the largest green office buildings in Ottawa

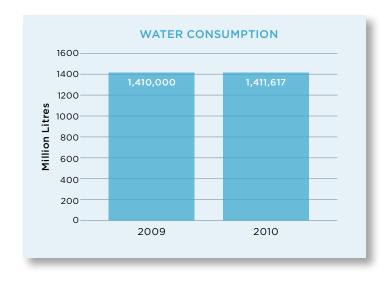
These outstanding accomplishments were made possible by the collaborative efforts of Minto Green and our Operating Groups. I appreciate the dedication of all Minto employees who work to incorporate new green practices each and every day. Together we are making the world a better place.

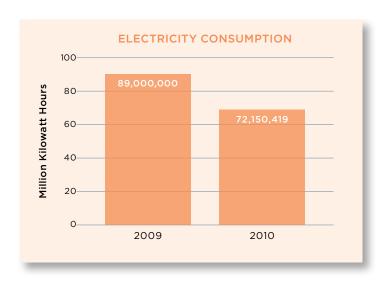
To continue to be industry leaders in Green, we should all use this report to uncover further opportunities that will create value for our business, our employees and our customers. I encourage everyone to participate in and celebrate the continued success of Minto's environmental performance.

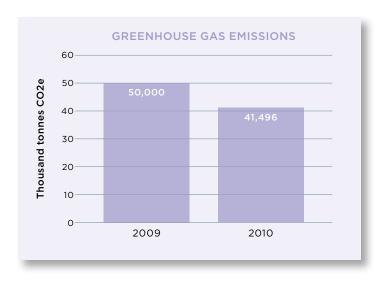
Roger Greenberg, CEO
The Minto Group

# Minto's Footprint

As Minto's business continues to grow, we will continue with our mandate to reduce our annual consumption levels by incorporating resource reduction initiatives into our homes and communities.







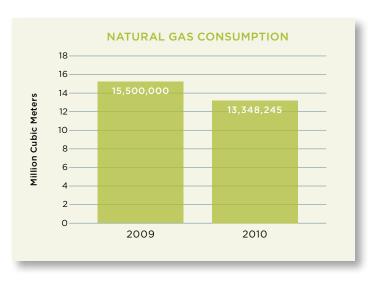


Chart data includes water consumed, electricity consumed, natural gas consumed, and GreenHouse Gas Emissions for Minto Apartments Limited, MintoUrban Development Services, Minto Hospitality Group, Minto Communities Inc, and Minto Commercial Properties Inc.

## **Minto Offices**

In 2010, Minto employees actively participated in the greening efforts of our offices. Initiatives included a Minto Green Office Certification Program. created by Minto's Green Champions and participation in green activities during Earth Week to promote awareness. As our green culture evolves, Minto employees continue to empower each other and inspire small ideas that create the biggest impact.

Travel	Total	Per Employee
Employee Ground Travel	765,000 Km	640 Km
Employee Air Travel	1,320,000 Km	1,100 Km
Office Supplies	Total	Per Employee
Copy Paper	6,600,000 Sheets	5,530 Sheets
Office Waste	Total	Per Employee
Waste to Landfill	29,400 Kg	130 Kg
Recycled Waste	31,700 Kg	140 Kg

Employee travel and copy paper accounts for 1,192 Minto employees Waste is tracked in Minto Offices located at 2239 Yonge St. Toronto, 180 Kent Street Ottawa, and 2241 West Sample Rd. Florida







# 2010 Report Highlights

28% more energy efficient than a typical Florida home - Minto Florida

44% annual reduction in water consumption - Minto Apartments Limited

71% waste diversion rate - Minto Communities Inc

17,947 tonnes of greenhouse gas eliminated

91% construction waste diversion rate - MintoUrban Development Services

94% waste diversion rate - 2239 Yonge Street, Toronto Office

20% improvement in water savings from 2009 - MintoUrban Development Services

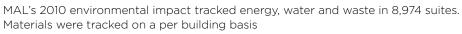




# Minto Apartments Limited

Minto Apartments Limited (MAL) has created a culture of conservation in its operations that has seen an investment of \$17 million over the last 11 years. MAL properties has achieved a 30% reduction in energy and reduced its water consumption by 44% - totaling \$4.7 million in savings for 2010. Minto Apartments also created a waste audit process and in 2010, 44% of their apartment portfolio waste was diverted from landfill.

Energy Consumed	Total	Per Suite	2009 Per Suite
Electricity	35,112,000 KWh	3,900 KWh	3,940 KWh
Natural Gas	10,937,000 m <sup>3</sup>	1,200 m³	1,380 m <sup>3</sup>
Water Consumed	Total	Per Suite	2009 Per Suite
Water	1,207,000,000 L	135,000 L	140,000 L
Resident Waste	Total	Per Suite	
Waste to Landfill	4,460,000 Kg	390 Kg	
Waste Recycled	3,573,000 Kg	310 Kg	A.S.
Materials Used	Total		MA GHG
Paints and Coatings	64,400 L		11
Carpet	29,800 m <sup>2</sup>		tonr
Cleaning Chemicals	6,700 L		







## 2010 Energy & Water Savings

Electricity 10,700,000 KWh

Natural Gas 4,640,000 m<sup>3</sup>

Water 862,000,000 L

Actual energy and water savings measured in 8.974 suites.



2010 saw the installation of solar panels on 1210 Meadowlands Drive in Ottawa. To date the solar array has produced 9,600 KWh saving 49% of Meadowland's yearly electricity consumption.





## **4 GREEN KEY RATING**

Hotel Association of Canada Green Key Eco-Rating Program

#### **WINNER**

Hotelier Magazine's Green Leadership Award for Outstanding Green Performance within the Hospitality Industry

#### **4 LEAF STATUS**

Audubon International Green Leaf Program

# Minto Hospitality Group

Minto Hospitality Group (MHG) inspires a culture of green for its employees and its guests. Minto Suite Hotel offers an array of green features that have resulted in outstanding energy and water savings. The efforts of Minto Suite Hotel and Minto Furnished Suites staff have enabled Minto to be recognized as a leading green performer within the hospitality industry.

Energy Consumed	Total	Per Suite	2009 Per Su
Electricity	8,054,000 KWh	13,000 KWh	13,000 KWh
Natural Gas	503,000 m <sup>3</sup>	800 m <sup>3</sup>	1,040 m <sup>3</sup>
Water Consumed	Total	Per Suite	2009 Per Su
Water	93,700,000 L	156,000 L	177,000 L
Materials Used	Total	Per Suite	
Cleaning Chemicals	3,100 L	5 L	
Waste	Total	Per Suite	A
Waste to Landfill	192,000 Kg	360 Kg	GH
Waste Recycled	125,000 Kg	230 Kg	

MHG's 2010 environmental impact tracked consumption in Minto Suite Hotel and MintoYorkville.



2009 Per Suite

2009 Per Suite





## 2010 Energy & Water Savings

Electricity 2,827,900 KWh

Natural Gas 106.000 m<sup>3</sup>

Water 53,000,000 L

Actual energy and water savings measured in 600 suites at Minto Yorkville and Minto Suite Hotel.



Minto Hospitality Group demonstrated their passion for Green by creating a video that won first prize in an internal Minto competition. Hotel staff inspired all Minto employees by displaying their enthusiasm for the environment.



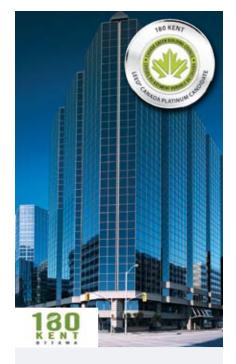
# Minto Commercial Properties Inc.

Minto Commercial Properties Inc (MCPI) is committed to identifying environmental opportunities in all of its properties. Tenants in Minto's commercial spaces are engaged in green and over 95% have applied for LEED®-CI certification. In 2010, 180 Kent Street saves 55% of water and 52% of energy compared to a commercial tower built to model energy code for buildings standards.

Energy Consumed	Total	Per Sq Ft	2009 Per Sq Ft
Electricity	23,384,263 KWh	15.5 KWh	18 KWh
Natural Gas	469,911 m <sup>3</sup>	31 m <sup>3</sup>	19 m³
Water Consumed	Total	Per Sq Ft	2009 Per Sq Ft
Water	97,400,000 L	64.7 L	57.2 L
Materials Used	Total	Per 1000 Sq Ft	
Concrete	200 m <sup>3</sup>	3 m <sup>3</sup>	
Steel	76 tonnes	1 tonne	
Masonry	9 m³	.13 m <sup>3</sup>	
Paints & Coatings	1,417 L	1 L	
Carpet	7,826 m <sup>2</sup>	.005 m <sup>2</sup>	63
Cleaning Supplies	8,029 L	5 L	GHG
Waste	Total	Per Sq Ft	
Waste to Landfill	635,279 Kg	.42 Kg	tor
Waste Recycled	427,757 Kg	.28 Kg	



MCPI's 2010 environmental impact tracked the materials used in building renovations and the energy and water consumption of 15 properties



## 2010 Energy & Water Savings

Electricity 2,790,000 KWh

Natural Gas 18,800 m<sup>3</sup>

Water 30,400,000 L

Green Power Purchased 1,700,000 KWh

Actual energy and water savings measured in 180 Kent Street



180 Kent Street captures rainwater and uses it to irrigate the green roof and plumbing on selected floors.



## Minto Communities Inc.

Minto Communities Inc (MCI) launched one of Canada's greenest developments, Ampersand at Chapman Mills in Ottawa Ontario. Minto is engaged with the Asia Pacific Partnership on Clean Development and Climate to explore the feasibility of bringing net zero homes to the community level and act as a benchmark for future communities. Minto has also been given the opportunity by the Canada Mortgage and Housing Corporation and Natural Resources Canada to participate in its Equilibrium Communities initiative - focused on discovering best practices for sustainable communities. Minto Communities has demonstrated continuous improvement in their environmental practices and is now committed to the development of four LEED® for Homes communities (Ampersand, Quarry Glen, Stonefield Flats, and Arcadia).

Energy Consumed 1	Total	Per Home	2009 Per Home
Electricity 1	1,960,000 KWh	1,780 KWh	1,760 KWh
Natural Gas 1	1,362,000 m³	1,150 m³	1,340 m <sup>3</sup>
Water Consumed	Total	Per Home	2009 Per Home
Water 8	8,820,000 L	7,000 L	7,000 L
Material Used	Total	Per Home	
Concrete 5	54,400 m³	50 m <sup>3</sup>	
Steel 1	1,310 tonnes	1.2 tonnes	
Lumber 3	30,600 m³	30 m <sup>3</sup>	
Masonry 6	6,710 m <sup>3</sup>	5.6 m <sup>3</sup>	
Paints & Coatings 1	196,000 L	180 L	A.
Carpet 2	201,000 m²	180 m <sup>2</sup>	GHG
Construction Waste	Total	Per Home	2
Waste to Landfill 2	2,700,000 Kg	2,200 Kg	tor
Waste Recycled 5	5,120,000 Kg	4,200 Kg	



MCI's 2010 environmental impact tracked the construction of 1,200 homes.



The solar array at Inspiration - the Minto ecohome generated over 7,700 KWh of clean renewable electricity.



Inspiration the minto econome

2010 Energy & Water Savings

Electricity 1,104,000 KWh

Natural Gas 1,190,000 m3

Water 8.770.000 L

Toronto and Ottawa savings are based on annual designed savings for 726 ENERGY STAR built homes.



## Minto Florida

Minto Florida's communities (MFLA) provide home owners with convenient green features and amenities that promote green living within the community. Model homes in each new community are verified green by LEED® for Homes, ENERGY STAR®, Florida Green Building Coalition, FPL BuildSMART, and National Green Building Program. Homes will be built to meet the green standards of each of these green certification programs. Minto Florida uses green as a product differentiator and their commitment to energy efficiency has lead to average home owner electricity savings of \$750 in 2010.

Energy Consumed	Total	Per Home	2009 Per Home
Electricity	2,036,000 KWh	9,000 KWh	406 KWh
Natural Gas	16,960 m³	70 m³	
Water Consumed	Total	Per Home	2009 Per Home
Water	4,200,000 L	18,000 L	7,000 L
Materials Used	Total	Per Home	
Concrete	12,600 m³	60 m <sup>3</sup>	
Steel	400 tonnes	2 tonnes	
Lumber	17,300 m <sup>3</sup>	80 m³	
Masonry	880 m <sup>3</sup>	4 m³	
Paints & Coatings	79,000 L	340 L	
Carpet	26,600 m <sup>2</sup>	120 m <sup>2</sup>	GH
Waste	Total	Per Home	
Waste to Landfill	1,410,000 Kg	6,100 Kg	to
Waste Recycled	1,110,000 Kg	4,800 Kg	



Minto Florida's environmental impact tracked the construction of 220 homes



Select Florida communities utilize water from their storm water retention ponds to irrigate their landscape and vegetation. The irrigation systems also use time of day and moisture sensors to regulate and conserve water use.



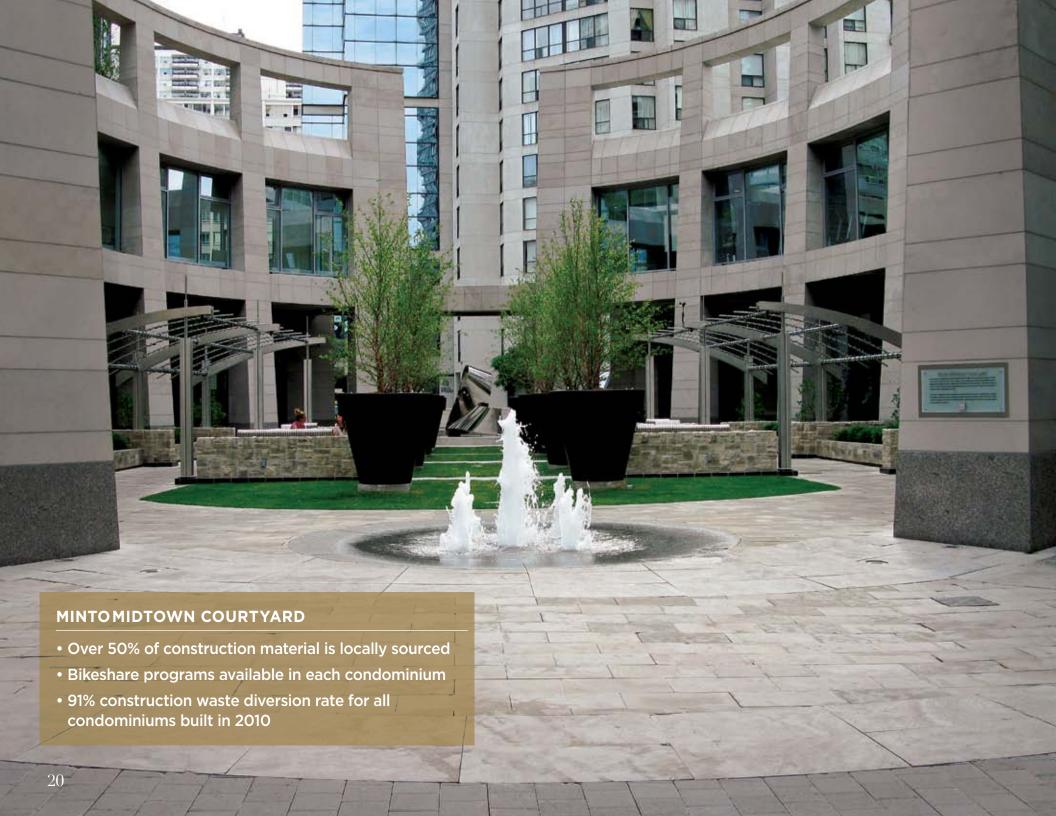
## Artesia

## 2010 Energy & Water Savings

Electricity 949,000 KWh

Water 10,000,000 m<sup>3</sup>

Florida's savings are based on annual designed savings for 220 built homes



# MintoUrban Development Services

MintoUrbanDevelopmentServices(MUDS) creates sustainable communities that inspire residents to embrace healthier lifestyles. Minto condominiums demonstrate green spaces that offer smart design features, are in close proximity to neighborhood amenities, and offer an abundance of services exclusive to condominium residents; such as bike and car share programs. MUDS has a commitment to meeting the standards of LEED® Silver certification in all of their condominiums.

Energy Consumed	Total	2009 Total
Electricity	1,600,000 KWh	93,000 KWh
Natural Gas	60,100 m <sup>3</sup>	122,000 m <sup>3</sup>
Water Consumed	Total	2009 Total
Water	210,000 L	116,000 L
Construction Waste	Total	2009 Total
Waste to Landfill	492,000 Kg	127,000 Kg
Waste Recycled	4,110,000 Kg	1,713,000 Kg



Materials Used	Total
Concrete	110 m <sup>3</sup>
Steel	2,080 tonnes
Lumber	1,900 m <sup>3</sup>
Masonry	900 m <sup>3</sup>
Paints & Coatings	20,100 L
Carpet	30,200 m <sup>2</sup>
Cleaning Supplies	6,320 L

Consumption of energy, water and materials in Minto's High-Rise Developments will vary greatly year to year dependant on the stage of construction.



Water and energy consumed includes the construction of Spring@MintoGardens and MintoSkyy Materials include Spring@MintoGardens, Richgrove Towns and MintoSkyy Cleaning chemicals include MintoMidtown, Spring@MintoGardens and MintoSkyy Construction Waste includes Spring@MintoGardens, MintoSkyy, Richgrove Towns, Lonsdale and Minto775 King West



MintoUrban Development Services has certified the most LEED® multi-residential condominiums in Toronto. Including the largest multi-residential LEED® certified condominium in North America, MintoMidtown.



## 2010 Energy & Water Savings

Electricity 4,7670,000 KWh

Natural Gas 1,240,000 m<sup>3</sup>

Water 116,000,000 L

Green Power Purchased 1,950,000 KWh

MintoSkyy and MintoMidtown actual energy and water savings

# **Green Communities**

Green Condominiums	Certification
Radiance@MintoGardens	LEED Silver Certified
MintoRoehampton	LEED Gold Certified
MintoMidtown	LEED Gold Certified
MintoSkyy	LEED Silver Candidate
Spring@MintoGardens	LEED Silver Candidate
Richgrove TownHomes	LEED Silver Candidate
Minto775 King West	LEED Gold Candidate
Green Homes	Certification
Harvest Hills Saunders Model Home	LEED Silver Certified
Inspiration the Minto ecohome	LEED Platinum Certified
StoneField Flats	LEED Silver Candidate
Ampersand	LEED Silver Candidate
Olympia	Florida Power and Light
Artesia	Florida Power and Light
TownPark	Florida Power and Light
Vilas by the Sea	Florida Power and Light
Vilas by the Sea PortoSol	Florida Power and Light Florida Power and Light
<u> </u>	_
PortoSol	Florida Power and Light
PortoSol Cascada	Florida Power and Light Minto Blue
PortoSol Cascada Avalon	Florida Power and Light Minto Blue ENERGY STAR Qualified
PortoSol Cascada Avalon Arcadia	Florida Power and Light Minto Blue ENERGY STAR Qualified LEED for Homes Candidate
PortoSol Cascada Avalon Arcadia Harvest Hills	Florida Power and Light Minto Blue ENERGY STAR Qualified LEED for Homes Candidate ENERGY STAR Qualified
PortoSol Cascada Avalon Arcadia Harvest Hills Mahogany	Florida Power and Light Minto Blue ENERGY STAR Qualified LEED for Homes Candidate ENERGY STAR Qualified ENERGY STAR Qualified
PortoSol Cascada Avalon Arcadia Harvest Hills Mahogany TrailsEdge	Florida Power and Light Minto Blue ENERGY STAR Qualified LEED for Homes Candidate ENERGY STAR Qualified ENERGY STAR Qualified ENERGY STAR Qualified
PortoSol Cascada Avalon Arcadia Harvest Hills Mahogany TrailsEdge Roxborough	Florida Power and Light Minto Blue ENERGY STAR Qualified LEED for Homes Candidate ENERGY STAR Qualified
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PortoSol Cascada Avalon Arcadia Harvest Hills Mahogany TrailsEdge Roxborough Morgan's Grant Chapman Mills	Florida Power and Light Minto Blue ENERGY STAR Qualified LEED for Homes Candidate ENERGY STAR Qualified



# **Green Living Features**

Minto provides a wide range of green features and initiatives that inspire customers in our communities to live greener.

## LIFESTYLE - Healthy and Comfortable Spaces

- Heat Recovery Ventilators
- Bike Share Programs
- Low Volatile Organic Compound (VOC) Paints
- Green Label Carpets

#### **VALUE - Your Best Investment**

- Salt Water Pool (Minto Suite Hotel)
- Dual Flush Toilets
- Efficient Lighting
- Individual Suite Metering
- Low Flow Shower Heads

#### **DESIGN - Smart Convenient Green Features**

- All-Off Switch
- Green Plugs
- ENERGY STAR Appliances

## **INNOVATION** - Delivering Solutions that Work

- Solar Panels
- Rain Water Harvesting
- Green Roofs

## **QUALITY** - Certified Green

- LEED® Certified Homes
- ENERGY STAR® Rated Homes
- BuildSMART Homes

## SUSTAINABILITY - Livable Communities and Protecting our Planet

- Multi-Chute Recycling
- Built-in Kitchen Recycling Centers
- · Locally Sourced Building Materials





# **Environmental Achievements**

2010	Green Builder of the Year - Ontario Home Builders' Association
2010	Finalist - Corporate Environmental Excellence, GLOBE Foundation
2010	Green Leadership Award from Hotelier Magazine for Minto Suite Hotel
2010	Aurora Award for Best Energy Efficient Home was awarded to Minto Communities LLC for Cascada community in Cooper City, Florida
2010	Audubon Green Leaf Eco Program - Four Leaf, for Minto Suite Hotel (2006 - 2010)
2009	Hotel Association of Canada - 4 key Eco-Rating for Minto Suite Hotel
2009	Greenest Home of the Year Award from - Inspiration the Minto ecohome
2009	Industry Leadership Award from the Canada Green Building Council
2008	Green Builder of the Year from Ontario Home Builders' Association
2008	Hydro Ottawa - Conservation Honor Roll
2008	BOME BESt (formerly GO GREEN PLUS) designation for Minto Place office towers
2008	Rex Green Award of the Year from the Greater Toronto Chapter of the National Association of Industrial and Office Properties.
2008	ecoEnergy - Natural Resources of Canada - Roehampton & Midtown
2007	BOMA Go Green Plus, Minto Place
2007	FRPO Environmental Excellence Award for Minto Roehampton
2007	City Livability Urban Leadership Award, Canadian Urban Institute
2006	City of Toronto Green Award of Excellence for Water Efficiency
2006	Globe Award finalist for Excellence in Urban Sustainability
2005	City of Toronto Green Award of Excellence for Resource Conservation
2005	Natural Resources Canada Energy Efficiency Award



## Green Governance

## MINTO GREEN TEAM

Minto's Green Team has travelled around the world educating industry groups and investigating new technologies and opportunities for greener communities. Minto's Green Team works in collaboration with all Minto Groups to continuously identify new opportunities to enhance and create products and services that contribute to a healthier planet. They help to improve energy efficiency and reduce Minto's resource consumption by tracking and reporting on energy and water savings - ensuring our buildings are operating as efficiently as possible. In 2011, Minto's Green Team will continue to focus on enhancing Minto's green culture, creating value and investigating new innovative strategies.

#### STRATEGIC GREEN COMMITTEE

Establishes environmental strategies for each operating group within Minto.

## GREEN COUNCIL

Oversees the implementation of environmental strategies set by the Strategic Green Committee and identifies areas of opportunity for each Operating Group. Some key accomplishments this year included the approval of a green messaging and innovation strategy, and Post Occupancy Evaluations that measure the impact of green features for Minto's customers.

## **GREEN TASK FORCES**

Engages each operating group to measure the impact of their environmental performance and oversees the implementation of green plans for each development. Some key accomplishments this year included the creation of green packages to be offered in the decor centres, and Minto Apartments (MAL) created a waste audit process for each of it's properties.

## **GREEN CHAMPIONS**

Empowers the green culture at Minto and promotes environmental awareness through green events and sharing stories. Champions look at the day to day operations of our offices and are continuing to improve our green practices. Some key accomplishments this year included Minto's Green Office Certification Program and increased participation in green events.



## Minto's Green Events













## **About Minto**

Established in 1955, Minto is a fully integrated real estate, development, construction and property management company with operations in Toronto, Ottawa and Florida. Minto has built over 70,000 new homes and apartments, manages more than 14,000 rental suites, owns and operates Minto Suite Hotel and owns and manages 2.7 million square feet of office, retail and industrial space. With many national and internationally recognized building and innovation firsts, Minto continues to lower the environmental impact of its land development, construction and building operations.

Minto is continuously identifying new opportunities to enhance and create products and services for the people who live and work in Minto's communities. This has resulted in such empowerment features as:

- ▶ Individual metering of units for electricity and water
- ▶ All-off switch to encourage resident conservation
- ▶ Green Plugs to eliminate the ever increasing "phantom" loads

Minto continues its extensive research and development - rethinking how the company designs and constructs its homes and buildings. Minto inspired innovations help define homes and communities of the future. Such innovations include:

- ▶ Motion-detecting light sensors for stairwells and service areas
- ▶ HRV fan coils for heating and cooling individual suites while vastly improving air quality
- Micro turbine power generation
- Solar energy use
- Harvesting Rainwater

Lifestyle, Value, Design, Innovation, Quality, and Sustainability are what maintain Minto's long-standing green industry leadership.

In the years to come, Minto will continue to create better places that inspire life.



## Innovation

Innovation is an integral part of an overall company vision to maintain a leadership role in sustainable construction and operating practices. To remain competitive, it is critical for Minto to pilot and commercialize new integrative technologies.

Research and developing innovative strategies for technologies, materials and building practices will create value for our business, and move Minto towards a restorative future.

To continue with previous successes and reduce our dependency on fossil fuels, it is vital that Minto creates alliances with local utilities, financial institutions and other potential funding stakeholders.

In 2010 Minto was successful in obtaining funding from federal agencies including:

▶ \$550,000 for research in sustainable communities with Canadian Mortgage and Housing Corporation and Natural Resources Canada

▶ \$500,000 for the testing of innovative technologies with the Asia Pacific Partnership to understand the feasibility of net zero homes on a community scale.









#### About this publication

**THE MINTO GREEN TEAM** would like to acknowledge the efforts of each Operating Group for their contribution to this report and thank the following employees for their efforts in data collection.

Damien Auriat, Karen Baldock, Paul Berthiaume, Renee Bobula, Jasmin Brisson, Enrico Camasso, Ivan Del Castillo, Carole Collins, Lilliam Costello, Gwen Cox Christine DeAngeles, Patricia DeGasperis, Oryst Deneka, Serge Desjardins, Melissa Dillon, Kevin Doyle, Patt Duncan, Alan Gremillion, Tim Hood, Andre Houde, Lucian Ionescu, Beverly Johnson, Bill Kavouris, Kathy Knight, Jennifer Laurant, Zainna Lewis, Candy Luk, Steve Maber, Cheryl Margeson, John McIntyre, Cathy Murray, Pascale Newry, Tram Nguyen, Brena Padaloy, Frank Pagliuca, Ginny Peck, Matthew Pirzada, Kyle Pittaway, Randall Profitt, Frank Puchiele, Kim Quach, Kyle Rainbow, Guy Ratchford, John Reid, Marc Robinson, Blair Spencer, Asma Syed, Norma Touranqeau, Richard Tremblay, Stephen Villeneuve, Scott Yake, and Linda Yonke.



www.**minto**.com