

ECO SOLUTIONS



Green leasing: deepening the landlord/tenant relationship

By Derek Simon,
Burchell Hayman Parish



Commercial buildings are major users of energy and water, and significant producers of waste and greenhouse gas emissions. Yet, the standard commercial lease does little to address a building's ecological footprint. Most commercial leases usually provide for either the landlord or the tenant to pay all of the expenses related to energy and water, providing the other party with little incentive to conserve these vital resources. Most leases also do little to address climate change impacts of buildings, or encourage environmentally friendly building design.

This is beginning to change however. Landlords and tenants alike are increasingly concerned about the rising costs of water and energy, and the environmental impacts of their buildings. Given that a commercial lease is often a long term relationship, the best results tend to be accomplished when tenants and landlords collaborate to address these issues and allow themselves the flexibility to meet changing standards. The real estate industry is responding, with industry associations such as the Real Property Association of Canada developing standards for green leasing.

Green leases can address a number of issues not addressed by traditional commercial leases. This may include responsibility for proper waste sorting and management, which is often shared between the landlord and tenant. It can also include shared accountability for paying water and energy bills, with incentives for both parties to work together to implement conservation measures and reduce overall costs. A green lease can also address climate change

impacts of a building by allowing for mechanisms such as purchasing or selling carbon credits, and other measures that help to reduce greenhouse gas emissions. A green lease may also include provisions for building upgrades and/or tenant improvements that meet emerging standards of environmental design such as LEED, and which are certified by accredited environmental professionals.

While standard form green leases may be suitable in certain situations, lawyers can assist in drafting agreements that deal with the particulars of each individual situation.

All in all, green leasing offers an opportunity for tenants and landlords to deepen their relationship and work together towards common and meaningful environmental goals.

The content of this article is intended to provide a general guide to the subject matter and is for information purposes only. Specialist advice should be sought about your specific circumstances.

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Joggins Fossil Cliffs Interpretive Centre

Best practices in sustainable energy solutions for the built environment

By Marlene Moore, VP Marketing and Public Relations, Green Power Labs Inc.

Energy conservation and energy efficiency measures are an extremely important first step in addressing energy sustainability and environmental performance of buildings.

On-site renewable energy generation (and specifically solar energy generation) is the inevitable next step that allows for reaching net-zero energy and carbon-neutral targets while maintaining the functionality and comfort level of buildings. Energy conservation and on-site generation approaches fit together and complement each other in developing sustainable energy solutions for buildings.

On-Site Renewable Energy Generation

While other energy sources like wind or geothermal are sometimes not within an easy reach, solar energy is always available for most buildings. For owners of existing or planned buildings to take full advantage of this available energy resource, the energy generation potential of applicable solar technologies must be determined and compared to current/historical building energy performance data thus defining the potential share of solar energy in the building's energy mix. To

ensure that facility managers are provided with quality information required for decision support, solar suitability assessments should encompass all relevant solar technologies including solar PV, solar water heating, and solar air heating for the primary building energy applications (electrical generation and power requirements, domestic/service water heating, space heating, and lighting).

The Solar Engineer

Expertise in solar energy applications is necessary to provide decision support and engineering for on-site renewable energy options. To properly consider and schedule investment in solar technologies, building owners are well served when their decision is supported by impartial information based on best practices in solar technology deployment. The solar engineer should provide:

- Analysis of solar suitable surfaces
- Analysis of obstructions to solar radiation on the buildings' suitable surfaces
- Energy gain at solar suitable surfaces of the buildings
- Review of applicable solar energy technologies
- Recommendations on solar system size and configuration
- Energy generation potential of applicable solar technologies/systems
- CO2 emissions reduction potential
- Payback analysis including ROI

In 2005, Canadian buildings owners spent eighteen billion dollars on energy.

Deepening concern about the security of our energy supply and green house emissions means building owners must consider different options to satisfy their energy demand. Onsite solar energy generation is a sustainable energy option to explore.

Green Power Labs Inc. is a company of solar resource experts and engineers. As solar resource experts we provide solar resource mapping, monitoring and forecasting services. As solar engineers we assist clients with assessment, planning and implementation of solar technologies.

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Why carbon management should be a key component of your business plan

By Gay Harley, Scotian Windfields

Your organization may not have a significant carbon footprint and you may not be a large final emitter. So why would small and medium size businesses in Halifax need to be concerned about the so-called carbon economy or the upcoming American carbon cap and trade bill?

Many Fortune 500 companies such as Coca-Cola, IBM, Nike, and Wal-Mart already have integrated carbon management as a standardized component of their annual reporting accounts.

The rest will jump on board in the next 2 to 3 years. Suppliers who sell to large transnationals will soon be required to provide carbon footprint accounts as the big guys assess their entire operations to 'green their supply chain' and improve their carbon bottom line. Even local Nova Scotian businesses have found that their traditional buyers are shutting them out because they haven't done their carbon assessment homework. SME's that take the lead by beginning their carbon accounting now will have an advantage over their competitors.

Once national policies like U.S. President Obama's cap and trade system are implemented, carbon management reporting will be a basic requirement for doing business south of the border.

With the US instituting a cap and trade system that places a price for carbon within their borders, the North American Free Trade Agreement (NAFTA) will likely afford little protection for Canadian goods and services.



As Canadian legislation on carbon lags behind American policies, Canadian business could be hit with massive trade barriers and unpredictable regulation if they don't prepare for the new carbon policies to the south.

A proactive carbon strategy that accounts for your organizational carbon footprint and sets reasonable annual targets for emission reductions will be business as usual in the inevitable carbon economy. Businesses

that start on that planning process today will guarantee uninterrupted access to export markets and large corporate customers, while gaining a leg up on competitors who lag behind.

Scotian WindFields Inc is in the business of providing energy solutions to homes, businesses, and communities. We work closely with clients to identify their energy needs and develop solutions that are sustainable and cost effective. For more information visit www.scotianwindfields.ca.

did you know???

-  Natural examples of geothermal power are volcanoes and geysers.
-  Every hour enough sunlight reaches the earth's surface to provide the world with power for one year.
-  John Herschel, a British astronomer, converted solar power by using a solar collector box to cook food while on an African expedition, in 1830.
-  In 1931, Albert Einstein collected a Nobel Prize for his work in solar and photovoltaic experimentation.



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Clean Nova Scotia inspiring environmental change

Calling on all small businesses and organizations across Nova Scotia

By Julia MacPherson, Program Coordinator, Clean Nova Scotia Energy Efficiency Lighting Program

Clean Nova Scotia is a not-for-profit organization founded in 1988. Our staff is guided by a Board of Directors with representation from the realms of business, academics, government, and our community at large. Over the last 20 years, the organization has evolved into an effective, high profile institution with a broad mandate to work with individuals, government, business, and communities to improve our environment.

Clean Nova Scotia has partnered with Nova Scotia Power in launching an Energy Efficiency Lighting Program called Cleaner Greener Brighter. The goal of the program is to reduce the amount of kilowatt/hours being used by small businesses and organizations across Nova Scotia. We are doing this just by changing light bulbs across the province.

The program consists of having trained technicians traveling to businesses throughout Nova Scotia, replacing incandescent light bulbs with new CFL (compact florescent lighting) bulbs and Exit lights with new LED (light emitting diode) bulbs to save energy. Organizations and businesses who participate in the program will be reducing their operating costs and will also be reducing their own carbon footprint.

Participation in this program is very easy. There is a call centre; the agents will place and receive calls, answer questions, gather information, and book appointments that are accommodating to the organizations. On the scheduled date of the appointment the installers will arrive, change the bulbs, and dispose of the incandescent bulbs properly. There is no obligation or

cost associated to the business when participating in the Cleaner Greener Brighter Program.

For more information on the Cleaner Greener Brighter Program please contact us at:

Call Centre numbers: 420-7952 or 420-7949

Fax: 424-5334

Email: jmacpherson@clean.ns.ca

Website: www.clean.ns.ca

LEEDing the way with Canada Green Building Council – Atlantic Chapter

As the business case for sustainability continues to grow, the Atlantic Chapter of the Canada Green Building Council (CaGBC) is growing as well. The regional branch of the organization that certifies buildings with the LEED rating system buildings hired its first executive director in the spring.

"Our membership is growing. This shows the growing interest in Green buildings and presents a huge opportunity for business to address energy efficiency," says Carolyn Haddock, chair of the CaGBC Atlantic Chapter board. "Buildings represent 30% of our energy use in Canada and impact employee health and productivity in significant ways."

The mission of the Atlantic Chapter of the CaGBC is to advance environmentally responsible design, construction and operation of our built world by serving our community through industry collaboration and education. The Atlantic Chapter currently represents over 500 industry professionals from architects and designers to manufacturer's agents in the four provinces.

Nationally the organization has ambitious goals: to improve the performance of 100,000 buildings and 1 million homes with a verified 50% reduction in energy and water use from a 2005 baseline.

The CaGBC rating systems represents a voluntary, market based solution to the problem of greenhouse gas emissions. The Council provides tools

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SPEAKER: AWARD-WINNING
ECONOMIST AND AUTHOR
JEFF RUBIN

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and support for industry and partners to take action.

Studies have shown that organizations with green offices have an easier time recruiting and retaining employees. An emphasis on healthy workplaces, with natural daylight and fresh air can reduce sick days. Improving employee productivity is one benefit of green buildings. Other bottom line savings include reduced energy and water costs, higher tenancy rates, and lower operating costs.

The opportunities to develop our green building sector are tremendous. Innovative technologies and changing attitudes can have a huge impact on our sustainable prosperity in Atlantic Canada.

The CaGBC administers LEED (Leadership in Energy and Environmental Design), a rating system that grades project sustainability based on credits awarded for water conservation, energy efficiency and environmental quality, among other things. The more credits, the higher the rating, which goes from basic certification up to Silver, Gold and Platinum. There are a number of LEED certification programs including LEED for New Construction, LEED for Existing Buildings Operations & Management, LEED for Homes, LEED for Neighborhoods and a new program called Green Up, Every Building Can Be Green. Green Up is designed to help building owners compare efficiency of their buildings against others and undertake important adjustments in their operational practices.

In Nova Scotia there are a number of LEED candidate projects in development including the new Halifax Farmer's Market as well as the redevelopment of the Nova Scotia Power station on the waterfront into that organization's new corporate headquarters.

"The opportunities to develop our green building sector are tremendous," said Ms. Haddock. "Innovative technologies and changing attitudes can have a huge impact on our sustainable prosperity in Atlantic Canada."

Eco trivia

- 1) Running the _____ in your automobile is the single largest source of CFCs that help to destroy the ozone layer.
- 2) True or False?
Each gallon of gas used by a car contributes almost 20lbs of carbon dioxide to the atmosphere. A single car driving 1,000 miles a month=120lbs of carbon dioxide that's released annually.
- 3) What percentage of trash is from packaging?
- 4) What percentage of cancer-causing chemicals are from air pollution?
- 5) New McDonald's restaurants in Sweden are built mostly out of recycled materials and serve organic milk and beef.
- 6) Over a billion trees are used annually to make _____ ?
- 7) Recycling 1 beer bottle will operate a 100 watt bulb for 4 hours. How long will the bulb operate from the energy saved from recycling 1 wine bottle?

See page 7 for answer key...



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The trashy truth

By Jennifer Hopper, Halifax Chamber of Commerce

Some Chamber staffers recently had the opportunity to tour Halifax's waste management facilities, visiting the sites where your recycling and your garbage go once the trucks pick it up. I thought I was pretty savvy about waste management, but our tour guide, Kathy Johnston, an Education Officer for HRM, definitely taught me a thing or two! Here are some useful tidbits I learned along the way.

Sorting Really IS Important!

I admit it: I used to be one of those people who thought, it's all being recycled so why do I really need to separate paper and cardboard from other blue bag recyclables? I lived in an apartment, and space was tight, so I kept everything in one bag, put it out every week, and thought I was still doing a good thing! As it turns out, not so much.

As soon as you see the recycling plant, you see why: the materials recycling facility is split into two halves. When the trucks enter the facility, the first stop is at the fibre recycling line.

They drop off all the corrugated cardboard and paper recycling for processing here. Then the trucks continue on to the blue bag recycling line where they drop off all the rest (bags included!) to be processed and baled.

Since the two lines do not touch, putting everything into one bag isn't helpful!

Being responsible and taking two extra minutes at home to do 'source separation' is the key that has made Halifax's recycling program so successful. Thank goodness I started sorting properly a year ago when I bought a house and had more space. (And as it turns out, I could have been doing the same thing at my apartment: you can buy clear and transparent blue bags at your local grocery store in a variety of sizes including 'apartment size,' which take less time to fill up and can be more easily stored until collection day.)

Don't Stack Your Recyclables

The men and women working on the recycling plant line are very efficient people. The bags are ripped open and the contents travel along a conveyor belt, and each person is responsible for removing one type of item – glass containers, #1 plastics, #2 plastics, plastic bags, milk containers – while a giant magnet deals with the metals. The material is moving past them fairly quickly, so if they can't separate the different materials with a quick tug, the recyclables are left on the conveyor belt to go off to – you guessed it – the landfill. The lesson? While it might be efficient for you to carry your recyclables from the kitchen to your storage area in a stack, make sure they aren't stuck together.

Your 'Clean' is not their 'Clean'!

Do you rinse your recyclables with hot soapy water, or even run them through the dishwasher? Not necessary, say the good folks at HRM. A quick rinse in cold water is enough for them – no need to waste hot water, since any remaining contamination will be removed during the recycling process. The same is true for "dirty" pizza boxes – all that grease lifts right off when the cardboard is immersed in hot water to start the recycling process, so don't be scared to recycle them!

Egg Cartons are Recyclable

Ever wonder where to put your paper egg cartons? So did the Chamber staffers, so we asked. Turns out, those paper egg cartons are pretty high quality recyclable

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stuff, as not much has been done to the paper fibres to process them into egg cartons. Same goes for the trays your double-doubles come in. So put them into the grocery bag or clear bag that you are using to collect your paper, newspaper, envelopes, flyers, shredded paper, catalogues, glossy magazines, etc!

PLEASE Remove Your Caps!

Plastic bottle caps are a pain for recyclers for a couple of reasons: they get easily caught in the machinery, and they fall out of the bales of crushed plastic. Not only that, but they can also be dangerous! If a forklift runs over a plastic pop bottle with the cap screwed on, the pressure builds up until POP! The cover blasts off and becomes a projectile! So unless you want to be responsible for a nice bruise or worse on a recycling plant worker, please remove your caps and put them in the garbage.

Jennifer Hopper is the Member Services Manager at the Chamber. Her passion for the environment, both at home and at work, have helped to shape the Chamber's Internal Environment Committee and Sustainability Policy.

Have Extra Organics?

Apparently, lots of people have been placing leaf and yard waste out with their green bins. While this is better than putting it in the landfill, it is actually not the best place for it! Leaf & yard waste is best kept on your lawn: when you mulch grass clippings and leaves back onto your lawn, you are feeding it nutrients that it needs. So, you are both making your lawn healthier and helping to keep more room available in the composting plants, which right now are running at 85% capacity because of this unnecessary waste.

Keeping these simple tidbits in mind can help to ensure we do our part to keep the planet green.

For more information about waste management, and how you can take proactive steps in making Halifax more eco-friendly, contact Kathy Johnston, Education Officer, at johnstk@halifax.ca or phone (902) 490-2865

2009 Power of Green Conference

World-class sustainability experts and Nova Scotia's business leaders to be featured

The conference will take place on Wednesday, October 21, 2009, at the World Trade and Convention Centre in Halifax, N.S.

Nearly 400 delegates attended in 2008, with business representing the single largest group. They were joined by professionals from government, communities, academia and NGOs.

Our 2009 program features the Honourable Darrell Dexter, Premier of Nova Scotia, and keynote speakers, including:

Ray C. Anderson, Founder and Chairman, Interface, Inc. Ray Anderson chairs the world's largest producer of commercial floor coverings and is one of the most popular speakers in corporate sustainability. The company promises to eliminate any negative impact it may have on the environment by the year 2020 through a focus on product redesign, new technologies, renewable materials and energy, and more.

Nicholas Parker, Executive Chairman, Cleantech Group LLC. Nicholas Parker co-founded the Cleantech Group in 2002. The company, which supports the development of clean technologies, has grown to include more than 8,000 investors, 6,000 companies and 3,500 professional services organizations worldwide. Collectively, clients represent more than \$3 trillion in assets.

continued on page 8...

Eco trivia answer key

- 1) Air conditioning
- 2) True
- 3) 30%
- 4) 90%
- 5) True
- 6) Disposable diapers
- 7) 4

Answers from www.humboldt.edu

continued from page 7...

Toby Heaps, President and Editor, Corporate Knights. Toby Heaps founded Corporate Knights, Canada's magazine for responsible business, distributed through The Globe and Mail. His writing has been published in the Financial Times, The Globe and Mail, and The Wall Street Journal.

The program also features leading Nova Scotia CEOs who will share practical approaches for achieving greater sustainability and profitability. Some of our panelists include:

Jean-Paul Deveau, President, Acadian Seaplants Limited

Peter Allen, President, Thermo Dynamics Ltd.

Robert Niven, President and Founder, Carbon Sense Solutions Inc.

Darrell Hiltz, Chief Administrative Officer, Municipality of the District of Chester/Kaizer Meadow Environmental Management Centre.

Dr. Joan McArthur-Blair, President, Nova Scotia Community College

The early-bird rate (until September 30th) is \$250 for business and government/public sector, and \$180 for NGOs and students. The conference is hosted by the Economic and Rural Development.

For more information visit www.thepowerofgreen.ca

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Practice green behaviours at home and at work.

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Support our farmers by eating locally

Drive less and improve your health by using your body to take you places.

Get off the sofa and do something - it's our world, our choice and our action.

Dalhousie's eco-efficiency centre's top 10 checklist

By Chad Furey, environmental researcher, Dalhousie eco-efficiency centre

Would you be pleased to promote your business's environmental performance? Mindful of the impacts their supply chains have on their business, many multinationals are looking outward to their suppliers to reduce energy and resource wastage.

With large corporate buyers knocking at the door to ask about what changes their suppliers are making, smart SMEs are integrating sustainability into both their long-term and day-to-day operations. If you don't already, stay ahead of the curve by evaluating your performance on each of the following indicators.

- 1) Do you think your company is above average when it comes to setting and achieving sustainability targets?
- 2) Have you considered your business's greenhouse gas emissions from your electricity consumptions, energy use, and vehicle fleets?
- 3) Do you monitor annual waste generation and set targets to reduce it?
- 4) Do you monitor annual water use and set targets to reduce it?
- 5) Do you dispose of hazardous materials in the safest way possible?
- 6) Do you source products from or sell products to other businesses in your community?
- 7) Do you consider the social and environmental impacts of your operations in the communities where you operate?
- 8) Do you have a Green Team in place to champion environmental awareness initiatives and identify areas of improvement?
- 9) Do you promote your environmental performance to customers and buyers?
- 10) Have you looked at using any funding opportunities offered by Nova Scotia Power, ACOA or Natural Resource Canada to pursue efficiency projects?

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