



race2
REDUCE

A BOMA Toronto Initiative



390 Bay achieves 747,988 kWh in energy savings

Standing tall at the corner of Bay St. and Richmond St. West in downtown Toronto, 390 Bay is a 400,000+ sq ft office tower that houses approximately 2,000 occupants, most of them working for the building's owner, Munich Re.

Managed by Avison Young, the nearly 50-year-old building is a participant in BOMA Toronto's race2reduce program. In 2018, it won the program's CREST award in recognition of the 747,988 kWh in energy savings it achieved during its first two years of race2reduce (2018-2020). 390 Bay also holds the BOMA BEST Gold and Energy Star certifications, and is working on a Certificate of Excellence application.

Using real-time electricity monitoring and an energy management action plan (E-MAP), the building's management has made great strides in improving its energy footprint and achieving high environmental standards. The team of building management and operations tracks its progress monthly, taking a holistic approach to energy savings by implementing immediate energy efficiency measures as well as creating an ambitious long-term plan.

- the building's management has made great strides in improving its energy footprint
- 747,988 kWh in energy savings in the first two years of race2reduce
- race2reduce creates a competitive foundation to explore energy reduction tools

"race2reduce creates a competitive foundation for property managers and management companies to pull together to explore different energy reduction tools," explains Lisa Liang of Energy@Work, the consulting firm which helped 390 Bay develop its E-MAP. "Avison Young and Munich Re's collaboration has provided the bedrock for igniting 390 Bay's environmental and energy strategies through tenant-landlord responses to the call for Climate Action.."

The building's operations team has really gravitated to race2reduce. The team has excelled in thinking of ways to reduce energy use.

In addition to its impressive energy savings, the building has recently completed a major lobby renovation. Its fresh, bright look aligns with the surrounding buildings and provides comfortable seating areas. There is space for people to eat, drink, meet or have a quiet moment.

In 2020, COVID-19 prompted the introduction of air quality testing, MERV 14 filters, high-touchpoint disinfection and adjusted operating procedures to reflect the facility's new requirements. The building's management remains committed to improving the building performance. Existing pneumatics will be replaced with digital temperature controls for improved tenant comfort. A new security system and upgrades to the fire alarm system are planned, along with a floor-stream garbage and recycling system to divert waste. Avison Young also plans to commission a new building automation system, which will optimize their day-to-day operational control of HVAC system. The building is enrolled in Toronto Hydro's OPSaver Program.

The team looks forward to more tenant engagement and education events, including an eco team that will address waste management and continue to advance the environmental and CSR goals which are so important to Avison Young and to the building's owner and primary tenant, Munich Re.

Owned By: Munich Reinsurance Company of Canada
Managed By: Avison Young Real Estate Management Services LP
Race Ambassador: Energy@Work

Questions? Need more tips?
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