



# Exhibition Place

## Item No. 9

January 20, 2011

To: Board of Governors of Exhibition Place

**FOR INFORMATION**

From: Dianne Young  
Chief Executive Officer

Subject: **Waste Diversion / Energy Reduction Targets**

### Summary:

This report summarizes for the information of the Board the Exhibition Place achievements relating to its Waste Diversion and Energy Reduction programs put in place by the Board in 2001 and 2004 respectively.

### Financial Implications and Impact Statement:

On an annual basis, Exhibition Place saves approximately \$650,000.00 due to the reduction in electrical use within the exhibition facilities and buildings controlled by Exhibition Place.

### Decision History:

At its meeting of April 30, 2004, the Board approved the 2004 Development Concept Plan which included an environmental mandate for the Board. In the 2009 – 2012 Strategic Plan the Board has a Goal “*to exemplify and demonstrate environmental stewardship and leadership in all aspects of our businesses and operations*” by “*actively promoting the reduction in grid-supplied electric energy use*” and “*attaining 80% waste diversion across the site*”.

### Issue Background:

Exhibition Place in 2004 developed a plan to reduce the use of grid-supplied electrical energy and used 2005 as a base year comparison. Prior to 2004, Exhibition Place, as a local board of the City, was part of the City initiative to achieve an 80% waste diversion rate. For both energy reduction and waste diversion Exhibition Place has put in place award winning programs that have been recognized in Canada, USA and Europe.

### Comments:

#### Waste Diversion

In 2001, when the City started its waste diversion initiative, Exhibition Place had a diversion rate of 23%. As of the end of 2010 this diversion rate has grown to 85.06% which represents the diversion of 4,676,292 kg of waste from the waste stream and from landfills. Basically, our

program separates 32 products on the show floor and in addition, we have an off-site contractor that does fine-waste sorting to increase our diversion. However, the major initiative that has resulted in our program being so very successful is the composting program. Working with the Board's exclusive food and beverage provider, CenterPlate, all food containers used in the trade and consumer show facilities are now compostable; all waste food products are collected and diverted; and with the introduction of the four-stream waste containers in all facilities, we collect all food waste generated during the shows from the consumer.

The other major factor in our waste program is the commitment of the CNEA program. The annual CNE is a showcase for Fairs across North America with respect to its waste diversion program. The CNE has worked closely with our Facilities Services Division to reach a diversion target of 83.76% in 2010. Understanding the make-up of the 18-day Fair, it is evident that reaching such a high diversion rate is no easy task and takes commitment on the part of staff and the CNE contractors and concessionaires.

Other key features of our Waste Diversion program are as follows:

- Committed at least \$50,000.00 annually for the purchase of recycling equipment over the last 5 years and we now have sufficient recycling containers for Direct Energy Centre for most events although we still need to add to our stock for major events such as the CNE
- Deployed 3-stream recycle containers across the park and again, we still need to add to this stock for the annual CNE
- Purchased / rented two solar compactors
- Worked with our trade and consumer show clients to have zero waste events with the G20 being the major event that met this goal in 2010
- Intensive training of Exhibition Place cleaners to act as Lead Hands and guide others on the show floor and in addition, general training of all staff at Exhibition Place
- Friendly contests between offices aiming to be the most "waste-free" work area

While we should certainly celebrate our accomplishments, the Facility Services Division is looking to greater achievements for 2011. We have been consulting with the Recycling Council of Canada and have set an objective of being designated as a "Zero Waste" site in 2011 – which would be the first in Canada. The designation of a "zero waste" site is through the Zero Waste International Alliance, Recycling Council of Ontario and the Ontario Ministry of Environment. One of the key changes that will have to be made to achieve this goal is to work with third party contractors to provide clearly identifiable compostable tableware. It needs to be clearly identifiable to the consumer, Exhibition Place and CenterPlate staff and to our waste contractors. We believe that a program with the proper products clearly marked along with intensive training will lower our contamination rates and thereby increase diversion rates.

## Energy Reduction

The Exhibition Place energy goal to reduce grid-supplied electric energy use was set using 2005 energy use in those buildings controlled by Exhibition Place (ie not the tenanted buildings). In 2005 this energy use totalled 23,543,243 KWh. Again, Exhibition Place has put in place an energy reduction program that has won many awards and Exhibition Place has been recognized

by our clients and climate change agencies as the leader in our business and the place to hold their events. As of December 31, 2010, Exhibition Place has reduced its use of grid electricity by 65.52% or 15,424,941 kWh.

The energy program is multi-faceted and involves energy efficiencies, energy production, energy reduction and the purchase of green energy from our partner Direct Energy Services Inc. Some of the details of this program are as follows:

- *GreenSmart* program focuses on our own operations and use of energy. This program aims to reduce the use of electricity by policies related to lighting and heating / cooling levels. Clearly the most efficient and cost effective way of reducing electrical load is just to turn off lights and any savings goes immediately to the bottom line. A major part of the program was the development of policies followed by a training program for all staff so that they understand the reason behind the policies.
- Building envelope upgrades has also been a major part of our annual capital budgets. Even before the ISF program, the Board had dedicated in excess of \$15.0M to building upgrades which included new roofs with insulation, window upgrades, lighting retrofits and HVAC upgrades. Not only have these projects promoted energy efficiencies but have improved the comfort of the facilities for our clients. The Allstream Centre renovation to a LEED Silver facility at a cost of approximately \$50.0M is in addition to the other expenditures noted above.
- Energy production is a high-profile program that has showcased Exhibition Place and the green, clean energy technologies - wind turbine, photovoltaic system, geothermal system and trigeneration plant. In the 2004 Sustainability study, a recommendation was made to build 2.2 Megawatts of solar energy on site. Unfortunately, we have not reached this goal because of some financial and policy barriers which we hope to address in the next amendments to the OPA FIT program.
- *Keeping it Green* program is one focused on our clients. This program helps our trade and consumer shows to not only reduce their electrical use but also to increase their waste diversion. We address energy and waste with all clients in production meetings; enforce our GreenSmart policies on move-in and move out; implement a “green tag” program during the show period to remind exhibitors to turn off their lights; and provided a promotion campaign to praise those shows which have “greened-up” their event. Exhibition Place also negotiated an agreement with Direct Energy Services and for a small fee our clients can buy green energy for their show and since its introduction, our shows have purchased 3,694,904 kWh of green energy.
- *Green Meetings Made Easy* is another program focussed primarily on Allstream Centre and is mainly a marketing and sales campaign that provides meeting organizers with “one-stop shopping” if they want a green meeting.
- Green energy purchases from Direct Energy Services Inc. has been a very positive program for Exhibition Place and our naming partner. We have negotiated a small additional charge (1.5 cents/kWh) to purchase “green” energy to offset the usage of “brown” energy. Direct Energy provides Exhibition Place with a Renewable Energy Certificate (REC) for this green energy. Since opening Allstream Centre, Exhibition Place has purchased 100% green energy in that building which will also add to our credits for the LEED Silver application. In

addition, in 2010 the CNE purchased 2,000,000 kWh of “green” energy which represents 100% of all electrical energy used.

While Exhibition Place has not yet achieved its goal of net zero electrical energy from the grid by the end of 2010, it is still our objective and Exhibition Place staff are already working on the following directions:

- In 2011 there are definitive plans and budget in place to finalize projects which will reduce the grid required supply by another 1,900,000 kWh.
- 2011 will also be the first year of a 5-year project which will upgrade our building automation system to result in further efficiencies of our major HVAC system.
- The Trigeneration system is part of the Demand Response protocol which does limit full use of this facility. However, this contract will expire in 2012 and staff will be exploring options to allow for greater energy production from this plant. The Province is also exploring a program to subsidize production of power by such plants and staff are involved in these discussions.
- Under the existing FIT program and its definition of “campuses”, Exhibition Place has been somewhat restricted to maximize full use of the program but together with university campuses we hope to influence the OPA to change these rules during its program review scheduled for 2011/ 2012

As indicated above, the Exhibition Place waste and energy programs and achievements have been widely recognized, including the selection of Exhibition Place as a member of the Ontario Governments Environmental Leaders Program. Climate change agencies have also recognized Exhibition Place for its ability to implement our environmental agenda and have provided approximately \$11.0M in “no interest” loans for projects along with \$2.4M in grants. As indicated above, on an annual basis Exhibition Place saves approximately \$650,000 annually in electrical costs which presently pays back our outstanding loans but once paid, these annually savings will continue and will positively impact our bottom line.

Finally, another significant number to recognize is the reduction in greenhouse gases. Based on the City of Toronto’s 2005 green house gas (GHG) emission factors, all our efforts have resulted in avoiding the production of approximately 3.9 million kg of CO<sub>2</sub>.

Contact:

Dianne Young, CEO

Tel: 416-263-3611

Fax: 416-263-3640

Email: [Dyoung@explace.on.ca](mailto:Dyoung@explace.on.ca)

Submitted by:

---

Dianne Young  
Chief Executive Officer