



ISSUE 4 : DECEMBER 2014

Informing Canadian Corporate
Real Estate Professionals

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Feature Article

2014 REmmy Awards

Recognizing excellence,
innovation and best
practices in Canadian
corporate real estate and
workplace management.

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FEATURE ARTICLE

2014 REMMY AWARDS

CoreNet Global Canadian Chapter honoured four teams and two individuals at its sold-out awards evening held at the Toronto Board of Trade on October 1, 2014.

The annual REMmy Awards provide a unique opportunity to recognize an organization's outstanding performance in innovation as well as leadership in sustainable design and social responsibility. Also, in the case of the Lifetime Achievement and Young Leader awards, the REMmy Awards are a way of honouring exceptional contributions by individuals.

The vision and innovation of the REMmy Awards, recognizing leadership excellence and best practices in corporate real estate, dates back to 2005, and belongs to the Southern California Chapter. This annual event has caught the interest of other chapters in the CoreNet Global family including our Canadian Chapter.

The following pages highlight the award winners and finalists for this year's REMmy Awards. Congratulations to all 2014 REMmy Award winners.



AWARD CATEGORY

CRE LEADERSHIP EXCELLENCE

Winner:

RBC Corporate Real Estate

The CRE Leadership Excellence Award recognizes a corporation's Canadian real estate department that has best demonstrated leadership and innovation throughout its real estate portfolio.



In 2013, RBC's CRE Team developed and launched an innovative new Target Operating Model known as **CRE 3.0**. This enabled and equipped the CRE team to deliver on their goals, and subsequently support RBC's strategic goals. The new CRE 3.0 Operating Model and Organizational structure incorporated:

Alignment and consolidation of Service Areas into groupings that increased the integration between teams and created end to end accountability for planning and delivery.

Centralized global oversight supporting regional delivery to enable CRE's new global mandate covering North America, Caribbean, EMEA and Asia Pacific

Development of and investment in a **unified technology strategy**, including IWMS, intranet and SharePoint.

Proactive portfolio management and increased advisory capacity to support the growth and change of RBC's business units, enabling the achievement of RBC's public sustainability targets in the new RBC Blueprint, and further advance Reflection (RBC's workplace of the future) in RBC's corporate office portfolio.

Continuing the **shift to a strategic mindset** through a focus on talent development including the development of a CRE HR Framework and active promotion of the practice of Corporate Real Estate as a career at the RBC Enterprise Services Career Day.

The launch of CRE 3.0 was successful because of the team's focus on people change management and communication before, during and after the launch of the new model.



Nadeem Shabbar (VP, Corporate Real Estate) and Walter Wallace (Senior Director, Global Real Estate Delivery) of RBC accepted awards into two REmmy categories.

AWARD FINALIST

CivicAction's Race to Reduce Smart Office Energy Challenge



In 2008, through research and consultations, CivicAction identified **reducing commercial building energy use** as one of three strategic areas of environmental focus with the greatest potential for positive regional impact that were not being addressed by other organizations.

As the **second largest regional energy challenge in the world**, the Race to Reduce has made a significant impact on the region's commercial office sector, with over 32 per cent of the office space participating. Since its launch, the Race has attracted over 600 landlord and tenant participants in the GTHA and over 176 buildings, representing 67.8 million square feet. In just two short years Race participants have collectively reduced their energy consumption by **9 per cent** - one point away from their four-year collective reduction target. This equates to savings of over **139,026,000 kWh** or a reduction of **17,000 metric tons of GHG emissions**.

AWARD CATEGORY

CORPORATE CITIZEN

Winner:

RBC Corporate Real Estate

The Corporate Citizen Award recognizes a Canadian organization or individual whose culture and development product/project represent commitment to sustainable design and social responsibility.

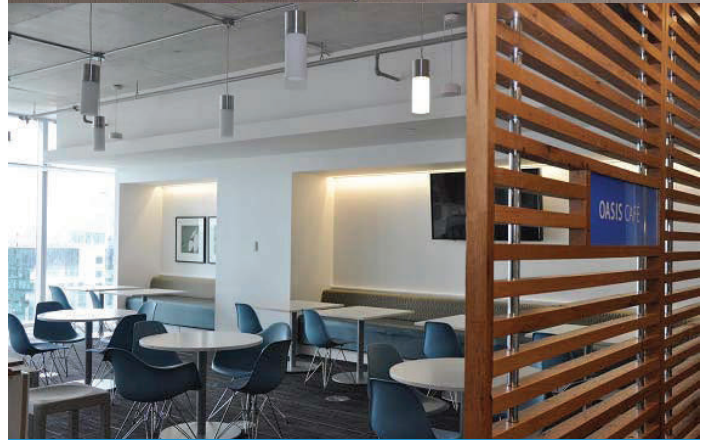


RBC Corporate Real Estate has integrated corporate responsibility, sustainable design and social responsibility into the fabric of its organization, and has demonstrated leadership excellence and innovation through numerous industry leading projects and initiatives including:

RBC Centre: When RBC undertook to commit resources toward the first million square foot office building in the Toronto core in almost 2 decades, executives at the most senior level identified this as a critical opportunity to make a sustainability and social responsibility statement that would be heard across the commercial real estate industry. By committing to achieve LEED Gold for their interiors work, as well as supporting the landlord's work in achieving LEED Gold for new construction, RBC's real estate team ensured that this landmark building would be resource efficient and a leading example of sustainable design & operation.

RBC Blue Water Project: a 10 year global commitment to help protect fresh water. 3 million households in North America were positively impacted by Blue Water funded programs. 2.5 million kilolitres of water conserved by Blue Water funded programs and more than 810,000 attended service/training opportunities funded by the Blue Water program.

RBC Environmental Blueprint: sets out RBC's environmental priorities objectives and commitments for the next 5 years. Commitments supporting sustainable design include: Reduce greenhouse gas emission intensity by 20%, pilot on site renewables, reduce or eliminate the use of landscape irrigation in regions deemed water stressed and double the amount of LEED certified space occupied.



RBC Centre, LEED Gold for Commercial Interiors - Toronto, ON

AWARD FINALIST

Durham College Centre for Food



Durham College has demonstrated a commitment to sustainable design and social responsibility through the establishment of the Centre for Food (CFF). Many aspects of the building and its surrounding grounds have integrated sustainable measures and practices. Building with LEED principles in mind and becoming a Green Restaurant Association GRA-certified facility indicate the depth of sustainability for the project. With both faculty and students embracing the unique learning environment created at the CFF, this sustainable building and its surrounding grounds will serve as a good example of an innovative sustainability project for future years.



Durham College Centre for Food - Oshawa, ON

AWARD CATEGORY

INNOVATIVE WORKPLACE LARGE

Winner: Roche Canada Head Office Project

The Innovative Workplace Award recognizes a team whose collaboration and vision on a specific project over 20,000 sq. ft. raised the bar for real estate in Canada, and brought innovation and sustainability to the workplace.



The Roche Head Office project is a compelling example of how an aging real estate asset can be repositioned in the marketplace to create an innovative workplace that supports workplace engagement through the provision of a wide range of collaboration spaces as well as social connection points throughout the facility.

The challenge the project partners faced was to create a best-in-class workplace using design and amenities to ensure that the new facility, which is part the Mississauga Life Science Cluster, would be attractive to both existing employees and new recruits.

Innovative Workplace: the design team implemented a “Me/We/Us” behaviour strategy, supporting the shift from independent to collaborative work, and reflecting culture within the workspace. The client’s workplace was transformed from 70% enclosed offices with standing height fabric partitions around all the workstations, to an open and collective work environment supported by a range of amenities and informal public spaces.

Sustainability: Roche negotiated to have the building’s original chillers replaced with an ultra-modern, and environmentally friendly ammonia-based chilling system. The specifications for the new chiller system is a company standard which is non-ozone-depleting and safe for the environment.

Occupant Health: Roche has implemented a green housekeeping program for their entire branch network. The abundance of natural light contributes to the health and well-being of occupants. Materials and finishes were chosen both for their sustainable characteristics and because they evoke a sense of comfort and warmth. As part of their focus occupant health, Roche provided a Fitness Centre on-site to encourage employee wellness regimens.



(Back) Bruce Murray, Marant Construction; Tony Spina, Smith & Andersen Engineering; Anthony Cannell, MHPM Project Managers. (Front) Christina Whitelaw, Hoffmann-La Roche; Julie Michiels, Perkins+Will

AWARD CATEGORY

INNOVATIVE WORKPLACE LARGE

AWARD FINALISTS

ATB Financial Calgary Campus



In early 2010, ATB identified the opportunity to consolidate their support services department strategic support units from a number of different sites throughout the City of Calgary to one location (1,200 team members from 6 locations). A recently developed and vacated space became available and after a thorough process of due diligence including developing a clear understanding of ATB's needs in a combined site and a review of site conditions, the Westwinds Campus site was selected and became the new ATB Campus.

In partnership with Stantec and HOK Consulting, ATB developed a workplace strategy called Workplace 2.0 prior to the commencement of the project. Workplace 2.0 acknowledged that the business environment is changing, and provided a new way to think about the workplace in order to be nimble, flexible, and adapt to the future needs of the organization. The core goals of Workplace 2.0 were to be the place to work and an employer of choice for top talent; to be loved by Albertans; and to be number one in every market they chose.



Samsung Head Office



In Canada, this world-class corporation based in Mississauga is home to over 450 employees. Recognizing the need for more space and an inspiring work environment to accommodate a rapidly growing workforce, the company set in motion the build-out of a new four-storey 120,000 square foot Canadian headquarters. Samsung's first ever corporately branded headquarters integrates the company's Korean heritage and its Canadian presence through a 'fixed, flexible and fluid' approach that maximizes flexibility, and enhances employee productivity, engagement and wellbeing.

With the help of the design team, Samsung incorporated a number of unique features to improve the workspace. For example, sit-stand workstations were provided for all employees to accommodate different work styles. Hoteling stations, video conferencing rooms, functional meeting rooms and collaboration spaces make it easier for employees to meet, socialize and work as a cohesive unit.



AWARD CATEGORY

INNOVATIVE WORKPLACE SMALL

Winner: LoyaltyOne Office Renovation

The Innovative Workplace Award recognizes a team whose collaboration and vision on a specific project under 20,000 sq. ft. raised the bar for real estate in Canada, and brought innovation and sustainability to the workplace.



In 2012, LoyaltyOne sought out a design firm to create an exciting new solution, involving the tenant fit-up of their 6th floor reception and conference floor at 438 University Avenue, Toronto – a large workspace that simply wasn't living up to its potential.

From an outdated, under utilized and inefficient space, the new 6th floor design transformed 8,000 sq. ft. into full-use space for associates, clients, interviewees and first-time visitors. Improvements include:

Newly incorporated technology, tables with iPads, free wi-fi and customizable interactive touch screens provide a stimulating, enjoyable experience

A Social Hub was designed using a conceptual approach that conveys transparency, connectivity and fun to facilitate staff interaction and help foster relationships.

A newly designed, **sleek guest washroom** offers a barrier-free reprieve that is updated to meet upcoming amendments to the AODA Building Code requirements.

Branding is apparent throughout with the tasteful use of logo placement, graphics and colours, but also in the unique, forward-thinking vibe of the space.

This innovative workspace ensures that once occupants get over its "wow" factor, they feel comfortably welcomed and inspired to collaborate, refuel or exchange ideas. Whether dedicated informal collaboration, touch-down spaces or fluid casual-collision hubs are required to work, these areas were designed and branded with principles of sustainability, flexibility, accessibility and seamless technology. This reception area successfully represents LoyaltyOne's thought-leading, progressive brand, reflective of its passion for people and vibrant sense of adventure.



(Back) Jeff Gwinnett, LoyaltyOne; Meaghan Dineen, LoyaltyOne; Jennifer Stoddart, Allsteel. (Front - all from LoyaltyOne) Carolina Miranda-Stevens; Darlene Mourao; Janine Reaburn.

AWARD CATEGORY

INNOVATIVE WORKPLACE SMALL

AWARD FINALISTS

Environics Analytics



In the summer of 2013, Environics Analytics, Canada's premier marketing analytical services company was faced with a challenging decision. The sublease on their 7,100 sq. ft. space where they had been given use of the furniture and phone systems was rapidly approaching, but there were limited alternatives on the market. Environics saw this as an opportunity to invest in their people and operations by creating a unique space solution for their evolving business.

The new space was designed to harness a collaborative working environment and to encourage employees to work in different ways, not just simply sitting at their desk. Open concept and low panels allow natural light to filter deep into the office, creating a space that is inviting and comfortable. All employees sit in workstations including the executive team. This cultural shift further enhances Environics' openness and provides a deeper sense of teaming.

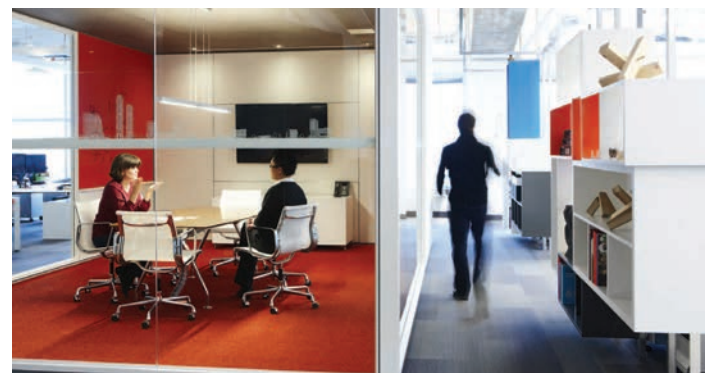


Quadrangle Architects Studio



For this architecture and design studio, Quadrangle's first office move in 26 years was driven by growth and presented their in-house design and project management team with a unique opportunity to demonstrate to colleagues, clients and collaborators that once transformed, a 20 year old glass post-modern building can be as desirable as a 100 year old brick and beam warehouse.

Originally a 1990s data centre, the new studio at 901 King Street West takes advantage of a building that offered an excellent foundation for a design solution with wide column free floor areas, a robust concrete structure, an excellent environmental system and continuous natural light and city views. The building's owners, Crown Realty Partners challenged and partnered with Quadrangle to create a space that would act as a catalyst to attract other creative industries to the building and contribute to the revitalization of the surrounding neighborhood.



AWARD CATEGORY

YOUNG LEADER



Angela Choi
ServiceOntario

Angela Choi has been a volunteer in CoreNet for 5 years as an Education Committee member and now currently serves as the Co-Chair of Education for the national chapter. Angela began her career in public sector corporate real estate at Infrastructure Ontario. Her extensive work on multi-ministry projects prepared her for her current role at ServiceOntario where she is the Manager of Facilities Management and advises on how space can inform corporate strategy. Angela has distinguished herself in the industry and is a role model for young leaders and women in corporate real estate.

LIFETIME ACHIEVEMENT



Peter Icely
Newmark Knight
Frank Devencore

Peter Icely is a dynamic and innovative Real Estate professional with Fortune 500 experience in Corporate Real Estate, Transactions, Facilities, Projects and Administration in the US and Canada. Peter has utilized his Engineering and MBA background in achieving a proven track record as a leader and enabler of high performing teams in strategic multi-million dollar projects. Peter is a Past President of CoreNet Global Region.

CoreNet Canada Scholarship in Real Estate



Left to Right: Chris Van De Water, Angela Choi (ServiceOntario), Andrew Murphy, Sandra Krecisz, Daniel Brown, Curtis Kjinserdahl (Infrastructure Ontario)

This year's CoreNet Canada Scholarship recipients include MBA students from three different universities. The Education Committee aims to expand this successful program in 2015 by awarding scholarships to 8 universities and colleges across the country recognizing graduate, undergraduate and college level students.

2014 MBA Scholarship in Real Estate Recipients:

Alessia, Di Geso, Ryerson University (Ted Rogers)

Sandra Krecisz, York University (Schulich)

Daniel Brown, York University (Schulich)

Chris Van De Water, University of Toronto (Rotman)

Andrew Murphy, University of Toronto (Rotman)

WOMEN OF CORENET LAUNCHES IN CANADA

On October 22nd, the Women of CoreNet held its inaugural event at the National Club with more than 70 attendees.

Event Chairperson, Judy Fancy and a committee of volunteers which included Sara Clare, Rian Tara Johnson and Tina Wolf launched this Special Interest Group (SIG) for our Chapter placing us as the first one in Canada and the sixth one in the CoreNet community joining those in New York, New Jersey, North California, Atlanta and Southeast Florida. Women of CoreNet was created a number of years ago with a stated mission to elevate Women in Corporate Real Estate through Engagement, Empowerment and Education.

The event featured Guest Speakers, **Toni Rossi**, an accomplished real estate executive who is Executive Vice President and Group Head Real Estate and Lending, Infrastructure Ontario and **Barbara Underhill**, who has many professional skating titles and is currently Skating Consultant for the Toronto Maple Leafs, the Tampa Bay Lightning as well as the OHL's Guelph Storm.

What may have seemed to be an unusual pairing of speakers was actually a very natural one as the two have a 25+ year friendship that spans from being bridesmaid in each other's weddings to very successful career paths each in their individual areas of passions – real estate and sports (skating).

In a fireside chat setting, Toni facilitated a conversation with Barb who shared her inspirational story. Together in a shared dialogue, they communicated three key messages to the audience on doing what you do with passion, taking risks to push beyond your comfort zone as well as how you learn and recover from failures can be catalysts to success and living your life's purpose.

Event feedback ranged from guests enjoying the venue, networking opportunity, innovative format and motivational messages to suggestions on areas of focus for future events. While this event set the bar high for developing the program for the next event in 2015, WOC Chair, Judy Fancy stated that "we look forward delivering one that responds to the interests of our community in delivering an 'Event for Women by Women.'"



Watch the Women of CoreNet
Canada Launch Video

(Back) Judy Fancy, CBRE; Rian Johnson, Urbacon; Sarah Clare, CIBC; Tina Wolfe, Space Database
(Front) Feature Speakers: Toni Rossi, Infrastructure Ontario; Barbara Underhill, World Figure Skating Champion and Television Broadcaster

FEATURE ARTICLES

The following are the top trending topics in the Global Knowledge Centre. To download the feature articles and reports from the CoreNet Global Knowledge Centre, login using your CoreNet Global account credentials.

Moving at the Speed of Business

Data May Be the Ultimate Answer As Corporate Real Estate Strives for Relevancy

Ferguson Partners explore how corporate real estate is more than bricks-and-mortar. Beyond location, logistics, and facilities management, corporate real estate must create solutions and contribute to business success. In fact, corporate real estate has the potential to actually be the solution to a host of competitive business issues. To gain relevancy and a seat at the senior leadership table (and, especially, the ear of the CEO) corporate real estate leaders must broaden their business acumen, demonstrating that they understand the mega-trends of doing business today, as well as how organizations operate, domestically and globally. As one industry insider observed, ***"In a world that's more competitive than ever, and with companies focused on cost reduction, cost management, and cost efficiency, corporate real estate needs to show how it can support these objectives in a variety of ways."***

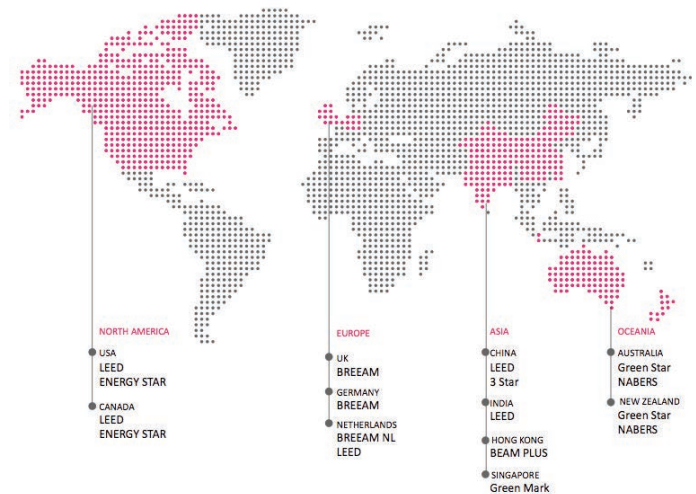
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Designing the Office of the Future?

Millennials, those born between 1981 and 1996, represent the new workforce generation and currently account for approximately 24%, or 77 million, of the adult population in the U.S. It is estimated that by 2025, more than 75% of the workforce will be comprised of millennials. CBRE's Workplace Strategy survey data covering multiple industries clearly suggest that variety, choice, access and transparency—preferences typically associated with millennials—are indeed important, but not only for millennials. Most of these are equally important to Generation Xers and baby boomers.

[Download Free Report](#)

COUNTRIES AND APPLICABLE SYSTEMS DISCUSSED IN THIS REPORT



International Sustainability Systems Comparison

Key International Sustainability Systems: Energy and Water Conservation Requirements

Arup was engaged by CoreNet Global and Brookfield to provide a report comparing the individual Energy- and Water-related credit requirements for major sustainability systems globally, as well as a framework to guide the decision-making process to select the most appropriate sustainability rating system(s) and target rating for a given project. The scope of this report is limited to major sustainability systems applicable to new commercial office building construction. Fit-out/interiors-only systems have not been included in this version of the report. Major certification systems for the purpose of this report have been defined as systems that are: Used widely outside the country of development, and/or The most commonly-used system in the countries where more than 1% of CoreNet Global Members as of January 2014, and Are current: where multiple versions of the same system are widely used between countries, those considered as current by the local Green Building Council (e.g. LEED® 2009 in Brazil vs. LEED v.4 in the USA and Canada (in-transition)).

[Download Free Report](#)

RECENT EVENTS

Toronto Region Seasonal Soiree



Young Leaders' Third Annual Amazing Race



Big Data and Smart Buildings Breakfast Event



Watch the CoreNet Canada
Year in Review Video

UPCOMING EVENTS

Région de Montréal Cocktail de Noël / CoreNet Montreal Region Seasonal Event

When: Dec 18, 5:00 PM - 7:00 PM (ET)

Where: Bier Markt, Montreal, QC

Register Now

TORONTO Region Breakfast Event

When: Jan 15, 7:30 AM - 9:00 AM (ET)

Where: St. Andrew's Club, Toronto, ON

CALGARY Region Lunch & Learn Event

When: Jan 28, 11:30 AM - 1:00 PM (MT)

Where: The Calgary Petroleum Club

2015 CoreNet Canada Golf Classic

When: Jun 2, 10:30 AM - 8:00 PM (ET)

Where: Lionhead Golf & Country Club, Brampton, ON

Canadian Chapter Newsletter Committee

To contribute content or provide feedback, please contact one of the newsletter committee members.

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