

W 220 WATER STREET WHITBY

NET ZERO CARBON OPPORTUNITY

dream 

**AVISON
YOUNG**

Net Zero Carbon Design

Design Provisions

“Why choose 220 Water Street over a code-compliant average warehouse?”

220 Water Street incorporates several zero carbon design upgrades to future proof the building and allow for a clear path to achieve Net Zero Carbon operations without costly renovations and tenant disruptions



Net Zero Carbon Design

Tenant Benefits



Zero Carbon Upgrades



Extra insulation in roof (R40), walls (R28.8), OH doors (R18) for efficient and airtight envelope.



“Solar Ready” roof for 70% area capable of accepting optional future solar PV panels.



Electrical service and infrastructure upsized to accommodate future transition to fully electrified heating systems.



50% of heating & ventilation system is already electrified

Tenant Benefits



Reduces tenant heating bills and improves thermal comfort for occupants.



Avoids lengthy tenant disruption and expensive costs to reinforce roof structural steel since roof is “Solar Ready”.



Simple swap from gas heaters at end of life to electric heaters with no tenant disruptions vs. code-built warehouse that needs to run new electrical infrastructure through building.



Minimal impact on tenant to transition remaining gas heaters without impacting roof openings, steel, and power.

*All information obtained from Ecovert

Net Zero Carbon Design

Tenant Savings

- 220 Water Street Zero Carbon Building design is estimated to reduce annual operational emissions by 80% and energy by 60% when compared to a new code-built warehouse.
- The design also has an established zero carbon transition plan which outlines the final steps required to eliminate the remaining on-site gas fired heating equipment to achieve Zero Carbon Performance Certification.



Avoid immediate costly and disruptive renovations to eliminate remaining gas consumption



Marketable building that aligns with ESG goals



Lower operating costs



HVAC equipment with summertime cooling capability



Risk avoidance for future carbon emissions cap



Increased access to financing as banks/lenders focus on ESG risk in their borrowing pool



Improved envelope offers extra occupant thermal comfort



“Solar Ready” roof for future PV panels

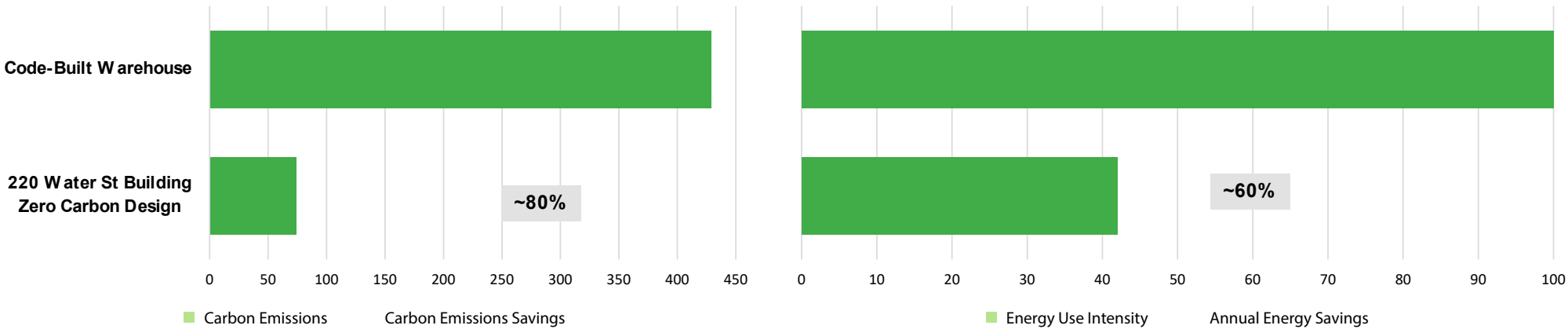


Hybrid gas & electric heating provides flexibility/redundancy

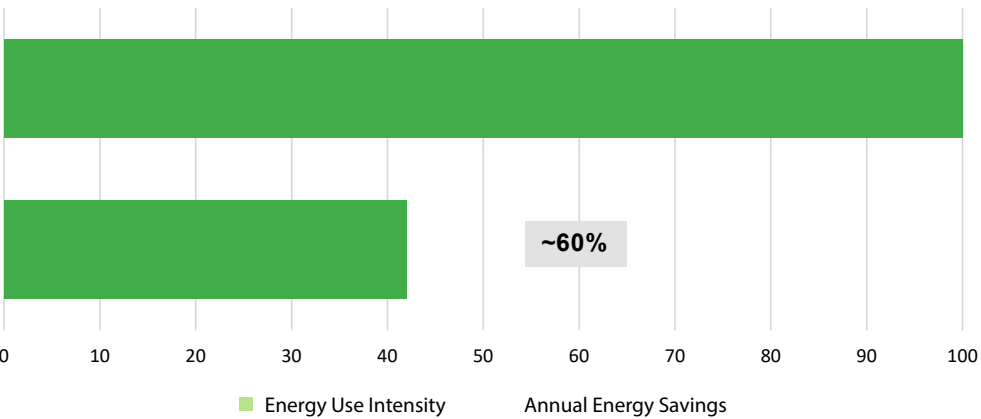


Contributes towards green building certifications (LEED, BOMA)

Annual Carbon Emissions Savings (tons CO2)



Annual Energy Savings



*All information obtained from Ecovert

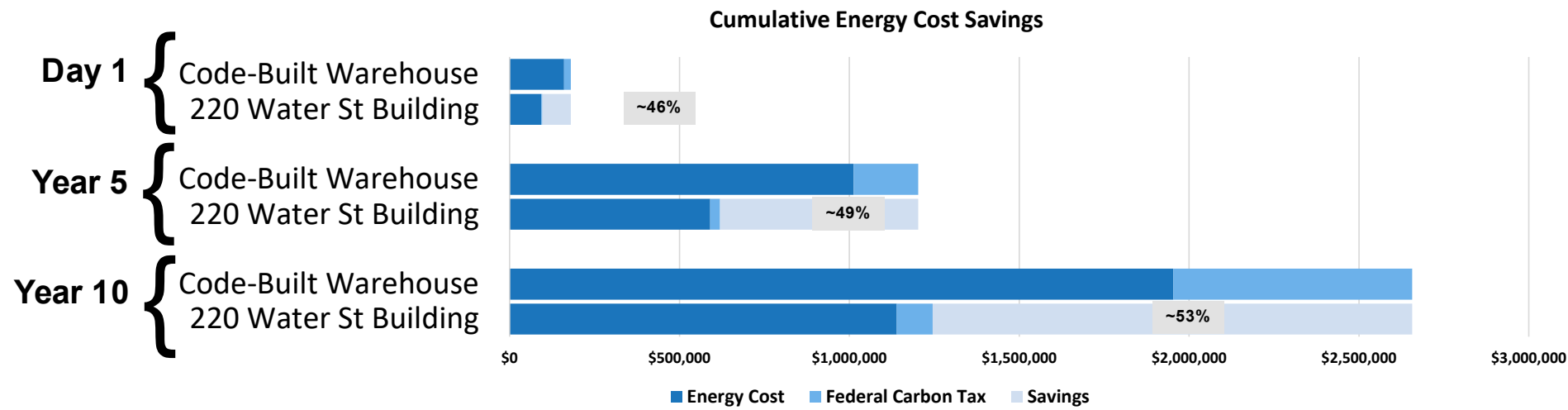


Net Zero Carbon Design

Energy Savings Benefits



The reduced energy demand from the enhanced insulation, lighting and HVAC with 50% electrified heating helps build operational resiliency against inflating Federal Carbon Tax applied to the natural gas rates. These savings on Federal Carbon Tax grow over time as shown below:



*All information obtained from Ecovert

220 WATER STREET

WHITBY



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