

# LEMAY NET POSITIVE

SCALING UP FOR MAXIMUM IMPACT

## What is it?

- A rigorous framework for systematically integrating sustainability into every project
- An award-winning, three-pronged approach to maximizing Lemay's positive potential
- An innovative way to create more benefits for clients, communities and future generations

### 3 COMPONENTS



#### Promotion of user **health**

- The use of eco-friendly materials, maximizing natural light, integrating biophilic design (etc.)



#### **Environmental** protection

- Responsible stormwater management, reducing heat islands, biodiversity protection and development (etc.)



#### **Carbon** emissions reduction

- Carbon and life-cycle assessments, reducing carbon footprint, design that accounts for climate changes (etc.)

### NET POSITIVE PROJECTS:

- Cost the same in capital investment as comparable, conventionally developed projects
- Have a smaller ecological footprint
- Benefit from enhanced brand image
- Deliver operational savings
- Generate greater and longer-term ROI that translates into market value
- Can foster greater social acceptability and easier regulatory acceptance



### **LE PHÉNIX:** The embodiment of Lemay Net Positive, Montreal

- Lemay's award-winning Montreal office, an abandoned warehouse transformed.
- Renovation of old building vs. new construction: savings of 12,000 t of CO<sub>2</sub>.
- 83% in energy cost savings annually.
- 35% less water consumption compared to standard projects.
- One of Canada's most innovatively sustainable projects:
  - triple glazing, hydronic radiant heating, thermal and electricity storage, solar panels, solar thermal wall ...



### **BELLECHASSE TRANSPORT CENTRE,** Montreal

- Canada's first multi-level public transit garage + a North American first to be built underground.
- In contrast to conventional garages with large, polluting profiles, Lemay challenged the proposed concept to radically transform the site into a valued community greenspace.
- The project's park reconnects neighbourhoods, enhances the sector and heightens the project's social acceptability.



### **TELUS PARK,** Calgary

- Introduction of a balanced workplace, focussed on wellness, inside a Calgary commercial-industrial park.
- Building envelope upgrades, exterior grading and landscaping extend the workplace into an outdoor amenity space.
- A "solar flower" hybrid power-generator leverages solar and alternative fuels to provide a constant green power source.
- A dramatic outdoor canopy is home to skilfully arranged solar panels that offer a variety of sheltered and unsheltered spaces for users, while directing their views away from adjacent industrial properties.



### **WOODBINE DISTRICTS,** Toronto

- Vast transformation of open lands into a vibrant, mixed-use community anchored by multimodal transit and shared mobility infrastructure, parks and open spaces.
- Project includes a global health and wellness village and education campus, a new-economy employment hub, diversified residential options, hotels, expanded entertainment options, restaurants and retail.
- Net Positive strategies include green building design and construction; a health and wellness approach integrating active design and biophilic design features; traffic-calming measures; stormwater management best practices; increased biodiversity; clean technologies; and carbon-neutral objectives.