



AEROCENTRE-V

AeroCentre-V, located just south of the Toronto International Airport in Mississauga, was designed to exceed today's workplace needs in terms of employee satisfaction and efficiency, while at the same time making a unique architectural statement. Use of under-floor air distribution and provision of natural light sources with controlled shading enhance occupant comfort while providing opportunities for reduced energy consumption over typical office buildings.

The key sustainable features of the building design include:

- Use of energy efficiency measures resulting in a 57% reduction in energy costs versus the MNECB including:
 - Energy efficient curtain wall system,
 - Demand controlled [CO₂] ventilation,
 - Efficient direct/indirect lighting design c/w daylight sensors
 - Variable speed drives on pumps and fans
- Use of low-flow plumbing fixtures,
- Use of construction materials with recycled and regional contents
- Use of low emitting paints, coatings, carpet and composite wood

The eight story office tower, part of the Airport Corporate Center, is located at 5550/5570 Explorer Drive in Mississauga owned by HOOPP Realty Inc. and is managed by Menkes Property Management Services Ltd. In 2014 the decision was made to pursue LEED for Existing Building Certification for AeroCentre V. Since policies to ensure sustainable operations have been in place for quite some time, the implementation focused on energy savings through operational improvements and tenant habits.

Performance highlights from the certification were as follows:

- Sub-Meters were installed on the domestic hot water tanks on each floor as well as on the cold water supply to the steam boiler for humidification.
- A sub-meter was installed on the electrical power supply for the chillers. Data is electronically collected and logged and regularly reviewed by the operations team to identify opportunities for savings. In addition, MMM Group reviewed the sequence of operations for the building automation system and made some adjustments and sensor calibration was done.

Menkes recognizes the importance of reducing the environmental impact of their facilities and to take a leading role in environmental stewardship to ensure a green and sustainable future. Menkes is committed to maintaining an effective environmental management system and the ongoing protection of human health and the environment.



LEED SCORE CARD - GOLD

Sustainable Sites	2/26
Water Efficiency	13/14
Energy & Atmosphere	26/35
Materials & Resources	3/10
Indoor Environmental Quality	9/15
Innovation in Operations	4/6
Reginal Priority	3/4
TOTAL	60/110

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