



Winter/Spring 2021

# BentallGreenOak

## The 150 King Street West Connection

### Renovation Projects at 150 King Street West

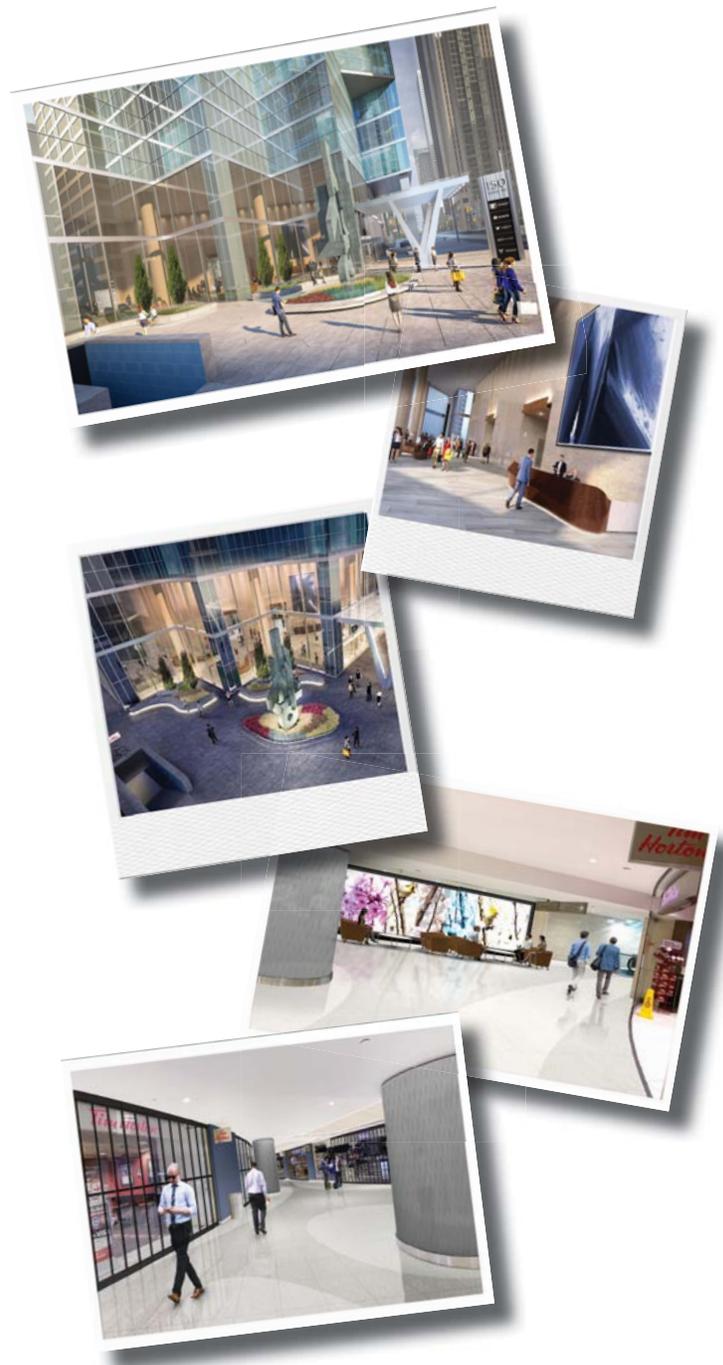
Completed in 2020, the exterior of 150 King West now has a beautiful new landscape design, a fresh modern canopy, and a podium sign at the main entrance.

Arriving in the lobby, tenants are sure to enjoy the comfort and energy of this revitalized space. The improvements included new flooring, lighting and furniture, and the relocation of the security desk.

The concourse now has a clean and modern look, thanks to the floor tile replacement, ceiling and lighting refresh and storefront grille replacements.

At 150 King West, we are proud to offer a wide range of services that meet the needs of each tenant. As part of the Fitwel Certification, 150 King West is proud to announce two exciting new additions to our amenities:

- **Lactation Room, 20<sup>th</sup> floor.** It is our priority to help our tenants feel as comfortable and relaxed as possible. The Lactation Room provides a private space for all those who need it. The room is equipped with four stations with comfortable chairs and tables, a refrigerator to store milk, a sink and electrical outlets.
- **Quiet Room, 24<sup>th</sup> floor.** This room is created to provide a space for mindfulness, meditation, prayer, mental recharge and recovery. The Quiet Room provides an enclosed area that tenants can visit to “recharge their batteries” and emerge again, ready to tackle the day with renewed energy and strength.



Welcome New Tenants

Wellington Square Capital  
Evans Investment Counsel

# The 150 King Street West Connection

## Awards and Certifications for 150 King Street West

BentallGreenOak and the tenants of 150 King West have continued to excel in the areas of energy performance and health and wellness initiatives during the COVID-19 pandemic. The latest formal recognition we have received includes:

**2019 Kingsley Award of Excellence** to 150 King West for outperforming the Kingsley Index™ industry benchmark in overall tenant satisfaction.

**2020 ENERGY STAR Certification** to 150 King West for its high-calibre energy performance over a 12-month period, performing in the top 25 percent of similar buildings in Canada.

**2020 Fitwel Certification 2-Star Rating Multi-Tenant Whole Building** to 150 King West for innovative efforts and commitment to prioritizing the health and well-being of occupants.

**2021 Highest Score for v2.0 Multi-Tenant Whole Building** to 150 King West for its contributions to advancing the healthy building movement, as awarded through the Fitwel Best in Building Health Awards®.



## Sustainability Efforts: Electric Vehicle Charging Stations

In honour of Earth Month in April 2021, 10 electric vehicle (EV) charging stations were installed in the parking garage at 150 King West: four on the P1 level and six on the P2 level. This exciting addition reflects our ongoing commitment to meet and exceed the standards of environmental awareness, creating a better workplace for today and future. The use of these CoRe+ EV stations is complimentary for our tenants.

## Diversion Report

In 2020, the tenants of 150 King West continued to reduce, reuse and recycle, with a diversion rate for 79% for the whole year. In the month of December alone, we diverted 7,490 kilograms of waste from landfill with these environmental impacts:

- Total waste diverted from landfill avoided the green house gas emission of 40 passenger vehicles driven in a month.
- Total metric tonnes of CO<sub>2</sub> saved by recycling equals the total amount of CO<sub>2</sub> that could be captured by 89.4 hectares of trees.
- Total metric tonnes of CO<sub>2</sub> saved by recycling materials equals the total amount of CO<sub>2</sub> emitted by 23 homes using energy in a month.
- Total waste diverted from landfill would fill 806 bags of waste.



## Centralized Waste Program

With the goal of improving sustainability as well as the health and safety of building occupants, Hallmark House-keeping Services will be rolling out a centralized waste program at 150 King West. Once the program is implemented, deskside bins will be eliminated and replaced by sorting stations.

The environmental benefits of this program will include:

- Improved diversion and capture rates through discarding of waste into the proper streams;
- Reduction of cross-stream contamination, reducing the amount of waste placed into landfills; and
- Reduction of the use of plastic liners.

**Coming soon! More details to follow...**

# The 150 King Street West Connection

## COVID-19 Security Measures at 150 King Street West

The BentallGreenOak property management staff is here to support your safety and well-being. We continue to be mindful of physical distancing and other Public Health recommendations, and manage the building accordingly. We ask all tenants who enter the building to follow the directions of the applicable signage.

The cleaning frequency of all surfaces has been further increased, with a focus on all high and medium touch-point surfaces in common areas. All surfaces are disinfected with an environmentally friendly cleaner that eliminates COVID-19.

Physical distancing must be practised, and masks are now required in all indoor areas. Masks must be disposed of responsibly, using the dedicated PPE receptacles in the lobby.



## Here are guidelines for tenants returning to the workplace:

- Gradual return-to-work schedule that starts with essential personnel.
- Staggered employee start times, as elevators have reduced capacity.
- Personal protective equipment (PPE) for your employees.
- Stay-At-Home-When-Sick Policy and employee health screening.
- Clean Desk Policy to allow for cleaning and sanitizing workstation surfaces.
- A single, designated entrance and exit.
- Elimination of workstation sharing; using every second workstation.
- A single phone headset, keyboard and mouse for each employee.
- Removal of every second chair from boardrooms; maximum of six people in each meeting.

For more details about the COVID-19 protocols in place at 150 King Street West, please visit: <https://150kingwest.ca/covid-resources/>.



## DISCOVER HONEY BEES AND THEIR FASCINATING ROLE IN OUR WORLD

Bees are behind a third of all the food we eat, including fruit, vegetables, chocolate, nuts, and coffee. Join us for an immersive, conference-style workshop to learn more about urban beekeeping and the microcosm that is the hive. We'll follow a bee's life journey from when she first emerges from her cell to her final flight.

**WHAT:** Discover the world of bees workshop (It's free!)

**WHERE:** Virtual Workshop [Virtual Workshop Link](#)

**WHEN:** May 14<sup>th</sup> @ 11 a.m.



## Past Events

On October 5 and 6, 2020, a Virtual Fire Drill seminar was held as part of BentallGreenOak's annual safety program. Tenants were invited to attend a seminar to learn about acting safely in the event of an emergency fire situation.

We encourage you to attend the 2021 virtual summer session and to include this information on your return-to-work checklist. Date and time to be announced.

## Strengthening the community and helping those in need

On behalf our tenants, 150 King West donated to the following community-based organizations that selflessly serve members of the community in need of care and support, especially those whose adversity has been intensified by the current circumstances of the COVID-19 pandemic.

*"Your gift is enabling us to provide urgent help and lasting hope to those who are longing for restoration in their lives. We are especially grateful for your amazing support during this coronavirus pandemic."*

Peter Duraisami, CEO  
The Scott Mission



*"Your wonderful generosity to the Haven will help us continue to get through this crisis as we maintain our efforts to keep our core programs running to feed the hungry and care for those who need help during COVID."*

Heather Fullerton, Director of Development  
Haven on the Queensway



*"With a 200% increase in new food bank clients since the pandemic hit our city, we are grateful for your generosity. Your gift will ensure that everyone's right to food is realized this winter."*

Neil Hetherington, Chief Executive Officer  
Daily Bread Food Bank



*"Because of your caring generosity, Covenant House can offer youth who are homeless or trafficked the support they so desperately need."*

Mark Aston, Executive Director  
Covenant House

## Did you know?

On an ongoing basis, 150 King West also supports Plan International Canada's *Because I Am A Girl* project to help empower girls by providing access to education, health care, water and gender equality.



## Management Team

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