

CASE STUDY



East Port Properties: Scotia Centre, Newfoundland and Labrador

East Port Properties is a development and leasing company with a keen focus on aligning environmental sustainability into property management. With a 72 per cent diversion rate in 2012, East Port's Scotia Centre is a leader in waste diversion for commercial buildings in Newfoundland and Labrador. Recycling of paper, cardboard, beverage containers, toner cartridges, electronics, light bulbs and battery is made available to all tenants, in addition to a number of reduction and reuse initiatives for office supplies. To measure success, the property owner tracks total weights on garbage, recycling, and shredding, within the building, and require all service providers to provide monthly data on waste and recycling weights.

Even with a high reuse and recycling rate, building management recognized the need to further reduce the approximate 43 tonnes of waste still making its way to the regional landfill. To do so, a better understanding of waste composition was required, as well as the need to explore additional reduction and diversion opportunities in the current marketplace. In order to close the knowledge gap and identify areas for improvement, East Port engaged Multi Materials Stewardship Board (MMSB), an agency of the Government of Newfoundland and Labrador, to implement and manage waste diversion programs for specific waste streams designated by the provincial government.

A comprehensive waste audit was conducted in 2013, with the help of MMSB, also trained through RCO's Waste Auditor Training Program. The waste audit which revealed that 23 out of 43 tonnes of waste is organic and close to all of the remaining 20 tonnes of waste could be reduced. Disposable cups, cutlery, dishes, plastic bags, single-serving coffee and teas – all of which can be reduced or eliminated by encouraging tenants to switch to reusable options, as well as educating staff. Scotia Centre management and MMSB co-presented audit results to tenants along with a request to implement a series of phased recommendations. The first of the major recommendations is to remove individual garbage bins and switch to well-marked sorting stations.

Aside from greater tenant engagement opportunities through the need to divert more waste, there is a clear financial incentive to reduce and recycle more. Tipping fees at the regional landfill site is \$67.60 per tonne of waste, and \$20 per tonne of recycling. With the anticipated increased fees for refuse, the business case for practicing the 3Rs is clear.

To learn more visit <http://www.eastportproperties.ca/energy-and-environment/environmental/>

