



### 3RCERTIFIED STATUS

**Gold**

October 2014 - November 2017

### PROPERTY TYPE

Office Building

### ADDRESS

4711 Yonge St.  
Toronto, ON

### SIZE

379,870 sq. ft.

### ESTABLISHED

1987

### PROPERTY MANAGER

Menkes Property Management Services Ltd.

### PROJECT MANAGER

**CD SONTER**  
ENVIRONMENTAL CONSULTANTS  
SUSTAINABLE SOLUTIONS

### PROFILE

The Procter & Gamble Building at 4711 Yonge St. is one of the most prestigious addresses in the north Toronto area. Located near Highway 401 and Yonge Street, it is an A-Class, 16-storey office tower, with below-grade concourse to the TTC subway and two levels of underground parking.

4711 Yonge St. demonstrates its commitment to the environment through initiatives such as waste and recycling programs, partnerships with charitable organizations, and environmental risk management.

### WASTE REDUCTION HIGHLIGHTS

- Eighty-seven per cent diversion rate, which increased by nine per cent from 2011 to 2014.
- Decreased waste sent to landfill by 13 per cent in 2013.
- Achieved a compliance rate of 100 per cent in its Tenant Construction, Demolition & Renovation Waste Management Program through program monitoring and enforcement.

Menkes' award-winning Occupant Engagement Program includes regular meetings with tenants to discuss green initiatives; hosting Green Teams, training sessions, and awareness events; and celebrating diversion results. Management also conducts regular audits, reviews programs already in place, and assesses the impact of implementing new programs. In collaborating with tenants to monitor and improve recycling programs, Menkes is strategically moving toward a Zero Waste initiative.

4711 Yonge St. aims to divert recyclable waste from landfill, and strives to divert 100 per cent of batteries; 90 per cent of other ongoing consumables (e.g., paper products, toner cartridges, fluorescent lights and tubes, glass, plastics, cardboard, food waste, metals); and 90 per cent of durable goods (e.g., office equipment, appliances, e-waste, furniture) from the waste stream. In-house performance tracking systems also allow property managers to maintain and improve the building's waste program.

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*3RCertified is geared for high-performing properties, and we are proud to be part of that elite group. The evaluation is encompassing, and even with our strong internal waste programs, there were areas that required additional resources. We also retained CD Sonter as a consultant to help us with our submission. Their strong management, leadership, and organizational skills were instrumental to the success of our submission.*

~ Menkes Property Management Services Ltd.

