

DO GOOD. DO WELL.

Defining Issues Luncheon

2017 IEDC Annual Conference

Toronto, Canada

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Celia Smith

Chief Operating Officer, TAS

Community Good vs. Commercial Goals



People eat the skin

Thin skin

Green

Grows in cold
climate



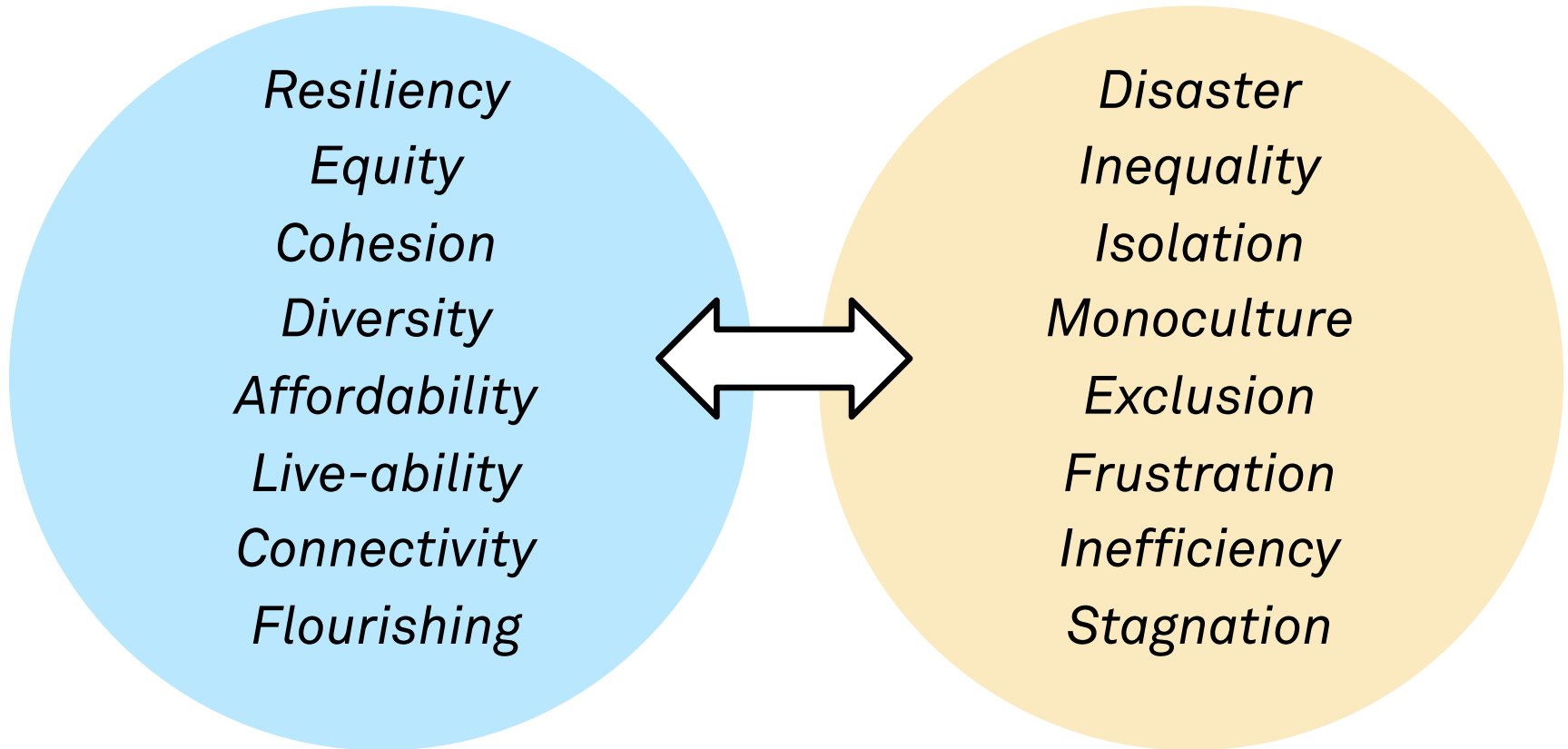
People don't
eat the skin

Thick skin

Orange

Grows in warm
climate

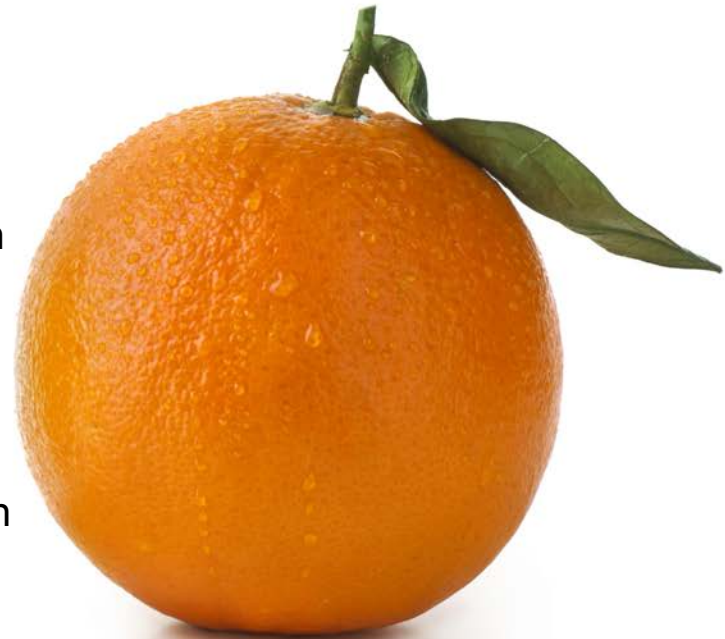
Spectrum of Urban Issues



Using Business as a Force for Good



Fruit
Has skin
Seeds
Food
Grows on
trees



What This Sounds Like



Focus on Design



DUKE Condos – Completed 2017
530 Indian Grove, Toronto ON

- Quality design
- Street-level relevance
- Live/work at grade
- Spark new local retail
- Growing garden terraces
- Sustainable energy features
- Community partnerships
- The Junction Flea

Creating Community Amenities



299 Campbell Street – Under Construction
Toronto ON

- New Residential Rental
- Public Library at street-level
- Connection to Bike Rail Path
- Growing garden rooftop
- Sustainable energy features
- Community partnerships

Environmental Impact



- 2007 LEED certified Sales Centre, 2011 LEED certified Condominium
- 37% energy savings compared to an equivalent non-LEED building
- Est. annual water savings for the entire condo = 11,650,000 L
- Est. estimated annual water savings per unit = 47,750 L
- Main LEED features:
 - ERV in each suite
 - Rainwater retrieval cistern mid-building
 - Water conserving fixtures
 - Energy star appliances
 - Occupancy sensors
 - High performance glazing
- Measurement and verification for several years post occupancy

M5V Condominiums - Completed 2011

375 King Street W. Toronto ON

Weaving It All Together

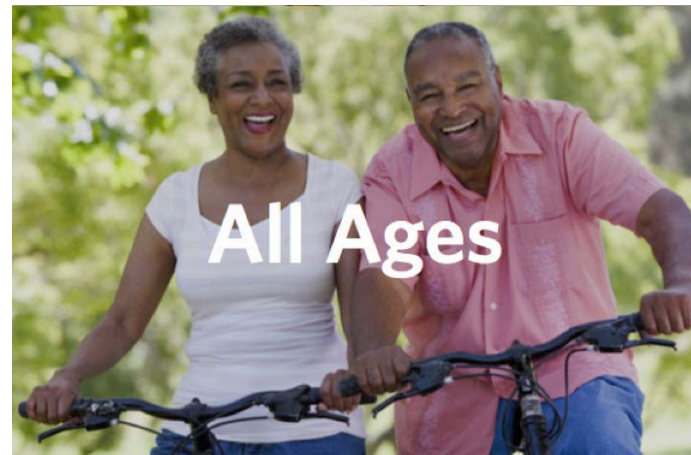
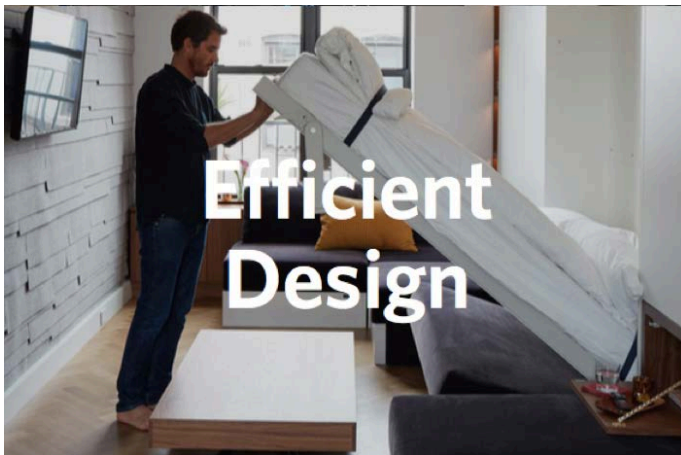
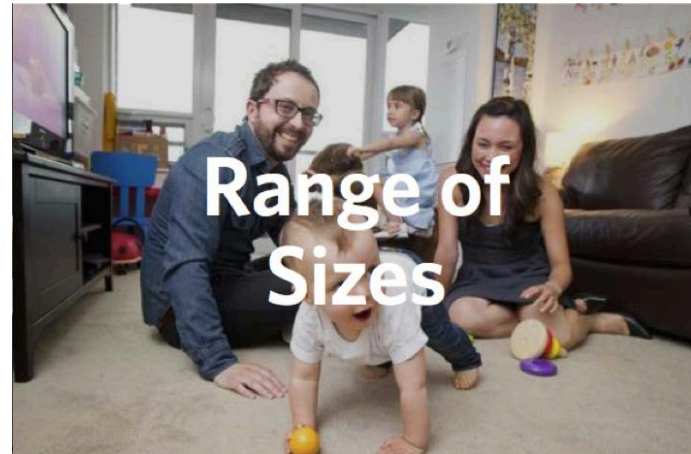
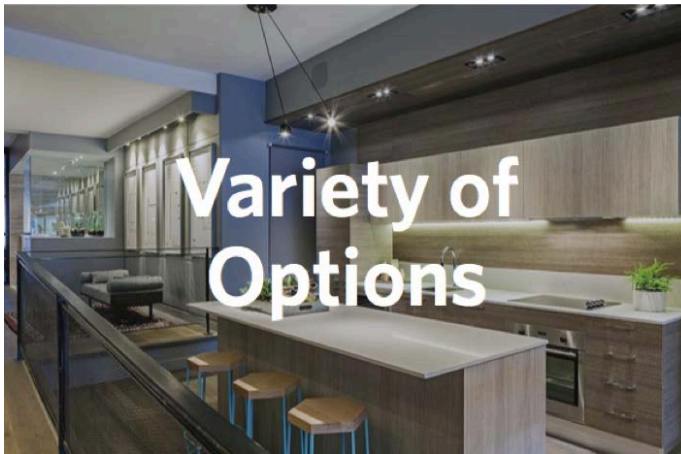


2 Tecumseth Street – Pre-Approval Stage
Toronto ON

- Mixed-Use for Employment, Homes and Community
- Housing: mortgage assistance, family-size units
- Services: <7 & >70
- Connectivity: bike, pedestrian
- Mix of Commercial: high tech, incubator, maker space, arts & culture
- Urban Agriculture
- Heritage re-use
- Public Realm
- Partnerships: private/public/NFP

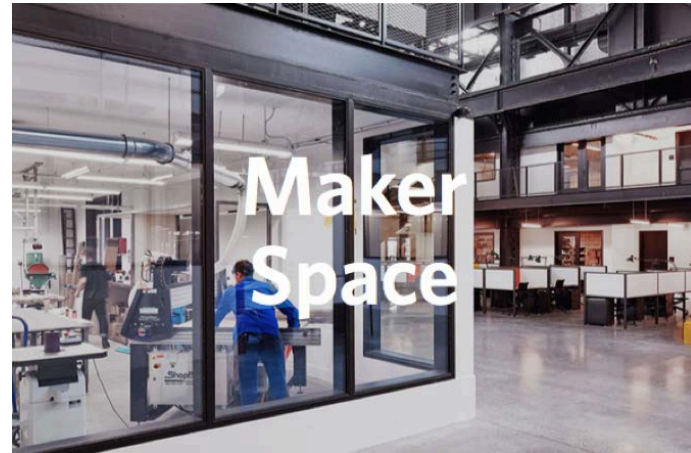
Range of Housing Options

2 Tecumseth, Toronto ON



Commercial Diversity

2 Tecumseth, Toronto ON



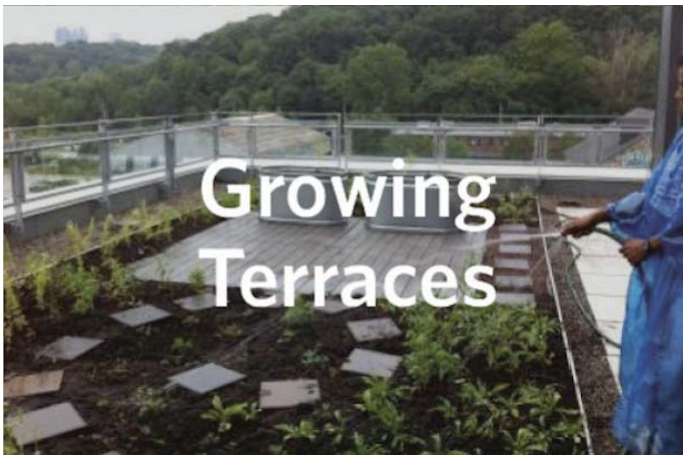
Commercial Diversity

2 Tecumseth, Toronto ON



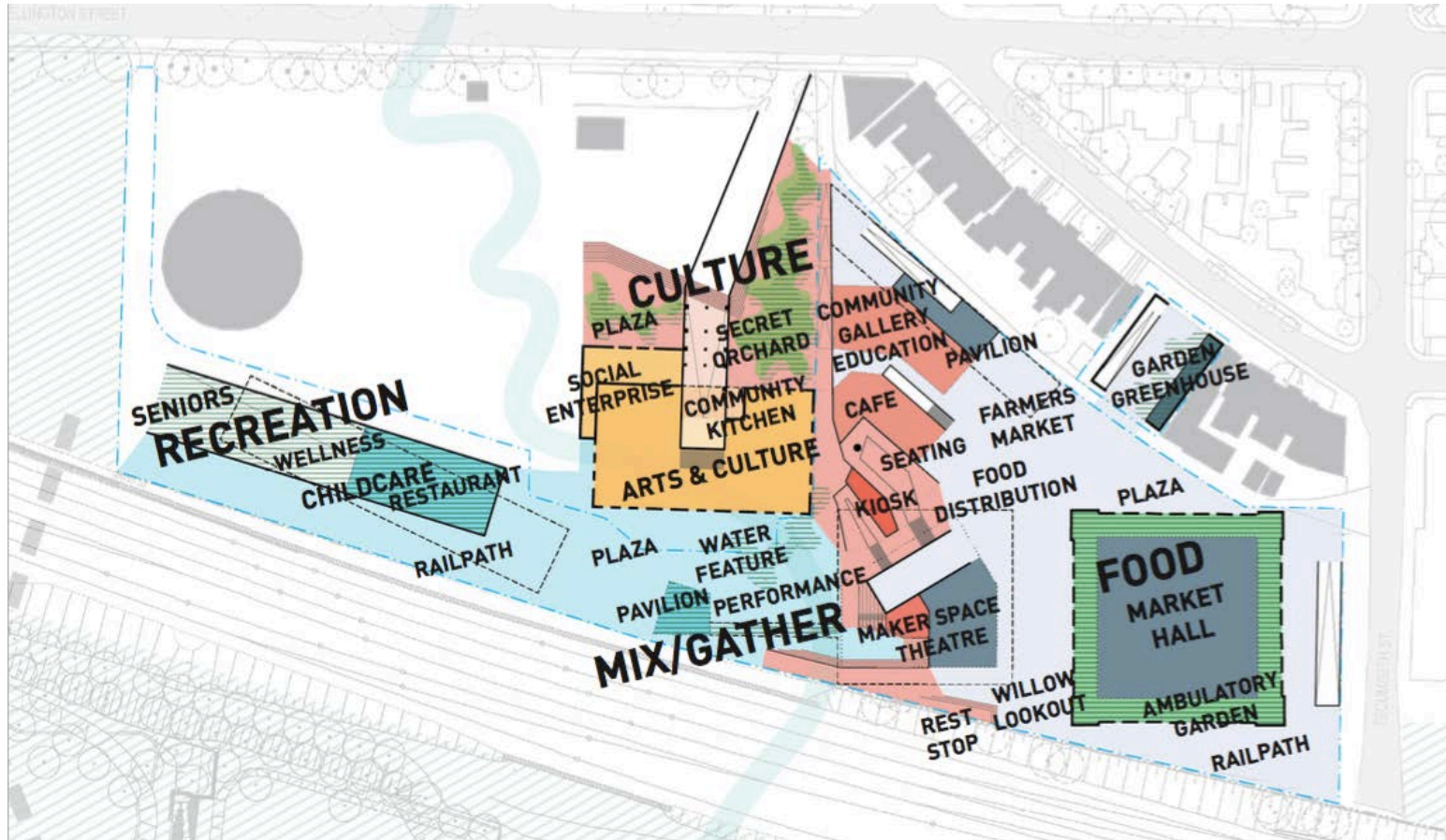
Urban Agriculture Elements

2 Tecumseth, Toronto ON



Weaving Activity Into The Public Realm

2 Tecumseth, Toronto ON

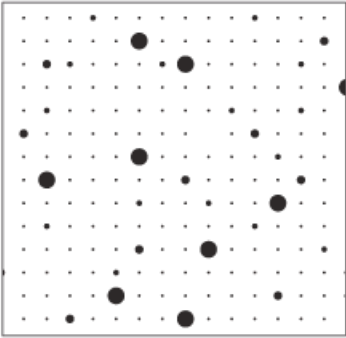


Our Vision

TAS believes that great cities are shaped by strong vision, one that continuously pushes the boundaries of innovation.

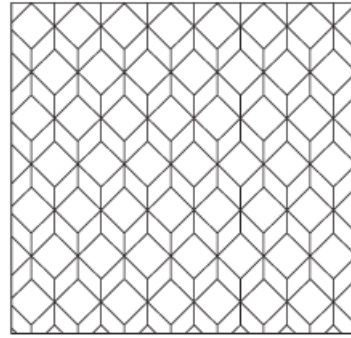
As city builders, we are in a position to create and contribute to the built environment in such a way that strengthens neighbourhoods and facilitates community cohesion. By connecting diverse partners and investing in socially innovative enterprises, our buildings reflect the modern concept of what it means to live urban.

Our Four Pillars of Sustainability



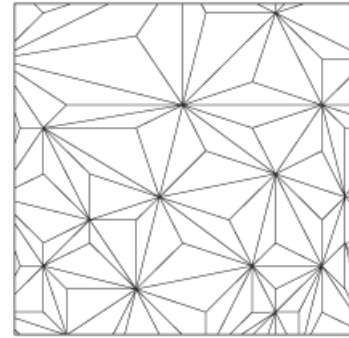
Social

We are committed to initiating and fostering a positive impact on the social fibre of our local and global communities.



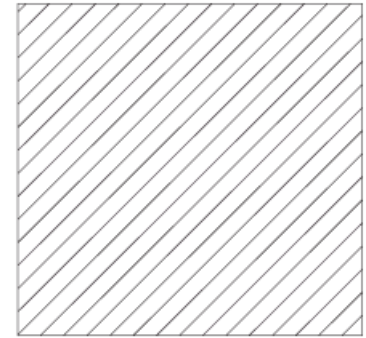
Ecological

We respect nature with great regard and commit to developing projects that have minimized ecological footprints and help sustain our planet.



Art & Design

We recognize and support diverse forms of art and culture, based on our inherent commitment to innovative design.



Economic

We are committed to help develop the economic prosperity of the communities and neighbourhoods in which we work.

We're a B Corp



PEOPLE USING
BUSINESS
..... AS A
FORCE FOR GOOD

2,255 B Corps Worldwide
50+ Countries
130 Industries
1 Unifying Goal

What? B Corps are a new type of company that uses the power of business to solve social and environmental problems.

Why? A simple yet ambitious vision:
people using business as a force for good.

Who? Leaders in a movement who differentiate from pretenders, generate press, attract and engage talent.

How? Verified standards of performance.

Are You Still With Us?



B Corp Responsibility

“The B Corp movement is one of the most important of our lifetime, built on the simple fact that business impacts and serves more than just shareholders—it has an equal responsibility to the community and to the planet.”

- Rose Marcario, CEO of Patagonia

B Corps are “better companies” – better for workers, better for communities and better for the environment. B Corp is to business what Fair Trade certifications are to coffee.

What Investors Think We Do



What We Really Do...



Verified Standards

Certified B Corps redefine success in business, meeting the highest standards of VERIFIED:

- Environmental Performance & Impact
- Corporate Culture: how we treat our team
- Social & Community Impact
- Accountability & Transparency

And aspire to use the **power of markets** to solve social and environmental issues.

So How Are We Doing?

- TAS was the first Canadian Real Estate Developer to achieve B Corporation status.
- TAS continues to be ranked within the top 10% of B Corporations worldwide each year.
- Only 14 other Canadian B Corporations were also in the top 10% worldwide.

Social Impact Assessment



How Does It All Fit Together?



QUESTIONS.

Continue the conversation:

Celia Smith

Chief Operating Officer, TAS

celia@tasdesignbuild.com

[linkedin.com/in/celia-smith-75749011a/](https://www.linkedin.com/in/celia-smith-75749011a/)