



HUGH GARNER ENVIRONMENTAL POLICY

Hugh Garner Housing Co-operative is committed to fulfilling its environmental responsibilities by managing all resources it uses with respect for the natural environment. We are committed to assuming our social, ethical and educational leadership responsibilities by actively promoting the protection, preservation and restoration of a healthy sustainable environment.

We recognize environmental protection as a guiding principle and as a key component of sound business practice. We are committed to providing quality affordable housing and employment for our staff that ensures a safe and healthy community that minimizes our potential impact on the environment. We will operate in compliance with all relevant federal, provincial and municipal environmental legislation, and we will strive to use environmental best practices in all facets of our operation.

Guiding Principles

Hugh Garner Co-op shall strive to be an environmentally safe and responsible residence and work place, and as a model of environmentally responsible living. To this end, the Hugh Garner Co-op community shall make every reasonable effort to:

- Be a recognized leader within the co-op sector and the community for progressive and sustainable environmental leadership
- Increase the Co-op community's awareness of environmental issues by fostering values, knowledge and skills which will enable us to work towards the restoration and protection of the Environment
- Foster a culture in which all persons working and living at Hugh Garner Co-op understand and promote these environmental commitments
- Provide adequate resources to meet our environmental commitments
- Ensure staff has the tools, training, procedures and resources needed to conduct their work in an environmentally responsible manner
- Integrate the consideration of environmental concerns and impacts into all of our decision-making and activities
- Develop and implement management systems and practices to ensure that environmental requirements are fully integrated into our operations
- Establish an environmental action plan and monitor objectives and targets to ensure the continual improvement of our environmental performance in light of our current and planned future activities
- Ensure that the Environmental Policy Action Plan is implemented in a fiscally responsible manner
- Make changes to the Environmental Policy Action Plan as improvements, information and better technology become available
- Review, evaluate and communicate our environmental performance to members

ENVIRONMENTAL POLICY ACTION PLAN

Resource Consumption

- Promote efficient use of materials and resources throughout our property including water, electricity, raw materials and other resources, particularly those that are non-renewable
- Prevent the over consumption of energy and other resources and reduce the production of waste, and the release of substances harmful to the biosphere

Considerations and Actions:

Heat Island Effect – reduce surface temperatures, i.e. greenroof, trees and shade

Water Efficient Landscaping – plant local species which require little watering

Water Use Reduction and Conservation– energy retrofit, green roof stormwater reduction

Renewable Energy – energy retrofit, alternative power sources

Optimize Energy Performance – reducing and conserving energy use

Green Power – purchase of green energy i.e. Bullfrog, wind-power

Minimum Energy Performance – benchmarks for purchases

Energy Efficient Fixtures and Appliances

Insulation, Air Movement, Windows, Doors, Ducts, Heating, Cooling

EZ Wizard Software, EnergyStar Web page – Install power saving software on Co-op computers to shutdown monitors when not in use

Waste Reduction & Recycling

- Encourage all members of the Hugh Garner Co-op community to Reduce/Re-use/Recycle
- Reduce waste through re-use and recycling and by purchasing recycled, recyclable or re-furnished products and materials where these alternatives are available, economical and suitable
- Given the costs that recycling entails, reduce and re-use options shall always be considered first

Considerations and Actions:

Storage and Collection of Recyclables

Construction and Renovation Waste Management

Resource Reuse

Recycled Content

Purchasing, Materials and Indoor Air Quality

- Maintain purchasing policies which favour environmentally-benign, post-consumer, biodegradable, and non-toxic products wherever possible

- Purchase and use environmentally responsible products that have been selected based on criteria including:
 - Low toxicity or environmental hazard
 - Durability
 - Life cycle
 - Use of recycled materials
 - Reduced energy and/or water consumption
 - Reduced packaging
 - Ability to be recycled, refilled or refurbished at end of life where required by legislation or where significant health, safety or environmental hazards exist
- Select suppliers and contractors who support and comply with our environmental goals
- Avoid unnecessary use of hazardous materials and products, seek substitutions when feasible, and take all reasonable steps to protect human health and the environment when such materials must be used, stored and disposed of
- Develop and maintain appropriate emergency and spill response programs

Considerations and Actions:

- Local and Regional Materials – avoid long-distance shipping of building materials
- Certified Organic and/or Fair Trade
- Life Cycle - Costs (not just price) and Impact of Products:
 - Extraction and processing of raw materials
 - Manufacturing
 - Packaging
 - Marketing
 - User, reuse and maintenance of product
 - Recycling and disposal as waste at the end of its useful life
- Rapidly Renewable Materials and FSC Certified Wood
- Low or Non Emitting Materials – Example: Paints, adhesives, sealants, carpets, vinyl flooring, composite wood and laminate adhesives, control fungus, mould and bacteria
- Ventilation
- Ozone Protection - Zero Use of CFC's (HVAC) and Halons in fire suppression (fire extinguishers)
- Office Equipment and Furniture, Re-Usable Dishware and Cutlery
- Paper
 - Purchase with greater recycled and post-consumer content, when economically feasible (Eco-Logo or 100% post-consumer waste paper)
 - Printing and copying double-sided, when appropriate
 - Double use of paper
 - Encourage use of the Co-op website and e-mail to communicate with the members and community
- Contractor Policies on Products, Materials and Disposal
- Innovation In Design – Design That is Guided by Sustainable Principles

Member and Staff Awareness

- Encourage all members and staff of the Hugh Garner Co-op community to be environmentally aware and the Co-op's Environmental Policy to be well publicized
- Promote environmental awareness among our members and encourage them to live in an environmentally responsible manner
- Promote environmental awareness among our staff and encourage them to work in an environmentally responsible manner
- Train, educate and inform our staff about environmental issues that may affect their work

Use of Certification as Guidelines for Planning and Purchasing

LEED – Standards in sustainable design for construction, building materials and energy efficiency

Green Globes and BOMA Go Green – Environmental standard and certification audit for new and existing buildings is voluntary and provides benchmarks and rating system for renovations and construction including energy efficiency

ISO Standards, Canadian Standards Association – Environmental standards for all types of products and services including renovations, construction, building materials, energy and various other items. The Environment Standards are currently being reviewed and updated to address climate change issues.

Eco-Logo Environmental Choice Program – Products are stringently reviewed and approved providing a marketing incentive for manufacturers and suppliers. A good resource for purchasing of products and services.

Energystar – Identifies energy efficient products in the market

Forest Stewardship Council (FSC) – Wood and wood products. FSC promotes responsible management of the world's forests.

Greenguard – US certification standard for low emitting products for the indoor environment

Greenseal – US organization that identifies environmentally responsible products, purchasing and operations. Recommends products from a life-cycle point of view.

Sources:

The Toronto Green Development Standard, City of Toronto

Environmentally Responsible Construction and Renovation Handbook, Ministry of Public Works Canada

LEED (Leadership in Energy and Environmental Design), Canada Green Building Council

BOMA Go Green, Building Owners and Managers Association of Canada

Green Globes Environmental Assessment and Rating System

Blue Wilderness Management Group Inc.

Approved by the Board of Directors on December 13, 2006

Adopted by the Membership on January 17, 2007