



Platinum Rating Achieved

Sustainable Sites	24/24
Water Efficiency	8/14
Energy & Atmosphere	33/35
Materials & Resources	5/10
Indoor Environmental Quality	7/15
Innovation in Operations	6/6
Regional Priority	4/4
Project Totals	87/110

- Certified 40-49 points
- Silver 50-59 points
- Gold 60-79 points
- Platinum 80+ points

Photos: Steven Neiman Photography.

483 BAY STREET, TORONTO

Built in 1983, 483 Bay Street is a 1,073,600 sq. Ft Class A office building complex consisting of two 10 and 15 story towers connected by an eight-story glass atrium. The award-winning asset has maintained 100% occupancy status since 1983 and is home to over 6,000 professionals including the head office for HYDRO ONE.

Providing abundant natural lighting, the atrium welcomes tenants and visitors, complete with a concierge desk, decorative water fountain, seating areas, and a workspace Wi-Fi lounge. Deemed a Walker and Rider's Paradise, 483 Bay Street has a Walk Score® of 99 and a Transit Score of 100. It is part of the PATH system, linking occupants to ten kilometres of underground shopping, restaurants, and subway stations along with neighbouring CF Toronto Eaton Centre.

The complex was notably the first building in Ontario and second in Canada to receive LEED® "Existing Buildings" Gold Certification and has continued to affirm its commitment to environmentally responsible and exceptional building operations through BOMA BEST® Platinum, BOMA 360 and LEED® EB:OM Platinum Certification.

This impressive commercial office was also recognized with BOMA Canada's TOBY® Award in 2011 and 2017. In 2018, 483 Bay Street became one of the first buildings in Canada to achieve ENERGY STAR Building Certification with a score of 97 and was recertified in both 2019 and 2020 with a score of 99. This translates to an impressive EUI of 19.7 ekWh/sq. Ft, 37.4% below the BOMA National Average. Property management holds monthly meetings with staff and energy consultants to review energy performance, prioritize improvement opportunities, train staff, and to strive for continuous improvements. This approach has helped Northam reduce the current EUI to 15.45 ekWh/sq. Ft and Total GHG Emissions Intensity to 1.0 kgCO2e/ft².

