



MAISON MANUVIE

Maison Manuvie presents a prominent architectural signature in the heart of Montreal's business district. The 27-storey building is easily accessible by various modes of transport and advocates for the densification of the city centre.

The location of the AAA-class building is a key part of its success with a direct connection to the metro and a bike path out front on Boulevard Maisonneuve. Built between 2015 and 2017, Maison Manuvie was a joint venture between Manulife and Ivanhoé Cambridge. From the outset, both companies wanted the property to be a landmark distinct from all other properties.

Selection of the design and equipment favoured the latest advances in energy efficiency, including components such as heat recovery chillers. The design and construction team investigated LEED certification early on and collaborated to achieve LEED Gold certification for new construction in 2018.



Sustainable solutions focused on natural light, comfort and energy saving. An ambitious program and 'no expense spared' attitude was followed to meet stringent energy efficiency requirements. Taking advantage of the fact that it was new construction, the team included everything that had been planned such as:

- double glass envelope for better thermal performance
- artificial lighting from LED light sources
- a white roof to eliminate the heat island effect
- abundant natural light
- a hundred-space bicycle parking lot with changing rooms equipped with showers for cyclists

Moreover, Maison Manuvie has unparalleled connectivity which has earned it the first WiredScore Platinum certification in Quebec, as a building with the most reliable and secure Internet connection.

The building automation and control system with nearly 30,000 control points, along with the recovery of the energy generated by heating and air conditioning, ensures better comfort for occupants. The elevators are equipped with an improved destination management system that maximizes speed of service and considers the desired destination floors. Sanitary fixtures and low-flow faucets ensure minimal water consumption in restrooms and kitchens throughout the building.



Maison Manuvie is committed to maintaining exemplary and innovative environmental management which includes the willingness to transition towards more sustainable modes of energy. With that commitment in mind, Maison Manuvie has undertaken to use renewable natural gas (RNG) and to reducing its GHG emissions by 25% between 2019 and 2020. In 2021, it received the Net Zero Carbon certification; this was possible with the purchase of renewable gas and carbon offset credits.

Finally, artificial intelligence technologies are also in place to optimize building operations, such as the Coppertree technology which identifies potential modifications to the building automation system for the operators to analyze and implement, if applicable. Furthermore, the team at Maison Manuvie is in the process of conforming to ISO 50001, a standard for energy management systems, making it one of the few properties in Canada to receive this certification.

Other certifications and awards include BOMA Best Platinum, LEED E-BOM Platinum and BOMA Quebec's 2021-22 Building of the Year (TOBY) award.

