

# A 2007 Eco-Efficiency Success Story



Royal &  
SunAlliance  
Canada  
Dartmouth, NS

## Insuring a green future

Located on Garland Avenue is Burnside's first Leadership in Energy and Environmental Design (LEED) constructed building. This newly completed "green" building is the home of Royal & SunAlliance Canada (R&SA) who have been based in the Atlantic region for over 40 years. LEED certification has been applied for.

R&SA was committed to a sustainable building design that reflected its values and promise to the community. Specific goals for the new building included maximizing energy and resource efficiency, improving indoor air quality, and using daylight as the primary ambient light source. All areas of construction were dedicated to the adage "Reduce, Reuse, and Recycle".

Approximately 25% of the material used in the building are made from recycled content; more than 20% of which was sourced locally to reduce transportation energy and fuel use. Great effort was made to reduce the amount of furniture sent to landfill. Much of the office furniture was recycled from other R&SA offices and refurbished as required. Excess furniture was donated to various local groups including schools, non-profits and R&SA brokers. Furniture that could not be reused was given to Green Standards of North America which donates furniture to charities, schools, libraries and third world countries.

The maximum amount of natural light possible is provided inside the building. Work stations are very bright, open and spacious. All offices and training rooms include glass partitions to allow natural light to reach inner spaces. Lights are connected to occupancy sensors that automatically shut off when no one is present. The energy-efficient building design will deliver a 37% improvement in energy efficiency over the Model National Energy Code of Canada for Buildings. This will reduce CO<sub>2</sub> pollution by approximately 250,000 kg per year.

Additionally the new location is situated near public transportation, accessible by bicycle and employees can walk on nearby nature trails. Erosion and sediment control were implemented during construction and landscaping. Low emission paints and adhesives were used during construction. Water saving devices such as low-flush toilets help reduce water usage. CO<sub>2</sub> sensors in the air handling system automatically detect which areas need fresh air.

R&SA is continuing to pursue ways to ensure a green future. They specify "green" cleaning products and consumables, recycle office waste and have an organic waste stream.

