



# Development Sustainability

## Construction Requirements

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# 1. INTRODUCTION

## 1.1 OVERVIEW

This document outlines RioCan's sustainable construction requirements, which reflect industry best practices and demonstrate RioCan's commitment to sustainability. As part of our commitment to sustainability this document also includes sections on Health and Safety and ESG, both of utmost importance to RioCan. RioCan is committed to doing business in a safe and responsible manner. As RioCan relies on our many partners to help ensure timely and safe delivery of our developments and our supply chain is extensive and multi-tiered (some suppliers are contracted directly, while others are subcontracted by construction managers) the goal is to provide consistency for all developments, guidance to the project team and facilitate integration of sustainability into all new developments. In addition, we are striving to enhance our awareness of overall health and safety performance while simultaneously reducing the number of incidences that occur across our portfolio. These requirements have been developed to align with the following:

- RioCan's Environmental, Social & Governance (ESG) Policy (May 21, 2021)
- RioCan's Development Sustainability & Safety Policy (May 26, 2021)
- The GRESB ESG Benchmark (2023)

## 1.2 PROCESS

Each new development will be assigned a Sustainability Tier; Standard, Enhanced or Superior that will determine the level of performance required. This document provides minimum mandatory requirements for all Tiers. Where a project is designated Enhanced or Superior it must pursue an approved Third-Party Certification and only measures within this document not pursued as part of Certification are required. Each of the following sections outlines specific sustainability requirements, the process and deliverables at each stage of development.

## 1.3 DEVELOPMENT STAGES

The process and deliverables for each section have been aligned with the RioCan development workflow which consists of the following six stages:

- Stage 1 - Viability
- Stage 2 – Feasibility
- Stage 3 – Zoning Approval
- Stage 4 – Site Plan Approval & Construction Early Works
- Stage 5 – Construction
- Stage 6 – Operation

This document applies to Stage 5. Additional guidance related to Stage 1-4 is available in the Development Sustainability – Design Requirements document.

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## 2. SAFETY

### 2.1 ON-SITE CONSTRUCTION SAFETY & REPORTING

#### 2.1.1 OBJECTIVE

To promote on-site safety during the construction phase of the development as well as track and report safety indicators on a regular basis.

#### 2.1.2 REQUIREMENTS

Develop, enforce and track the following measures:

1. Designate a Health and Safety Coordinator. The main responsibility of this individual will be to monitor, enforce and track visitor and worker compliance with site health and safety requirements.
2. Develop a compliant health and safety training curriculum. All workers will be required to complete this training prior to entering the site. All visitors must review the site safety-training orientation prior to entering the site.
3. Enforce the use of personal protective and life saving equipment. All visitors and workers must have proper personal protective equipment as mandated by applicable laws and the site specific Health and Safety Policy, before entering the site.
4. Effectively communicate health and safety policies. Regularly communicate site safety information by providing Health and Safety updates, along with monthly summaries. The monthly reporting must include training records, H&S initiatives, and onsite incidents. These metrics will be compiled to create an annual report.

It is expected that the above measures will result in safety practices being entrenched into on-site activities resulting in a continuous improvement of safety performance.

### 2.1.3 PROCESS AND DELIVERABLES

#### STAKEHOLDERS: CONSTRUCTION MANAGER

##### *Stage 5*

Provide the following prior to the commencement of any on-site demolition or construction activities:

- The contact information of the designated Health and Safety Coordinator.
- Provide a copy of the site Health and Safety Policy.
- Provide a copy of the site Health and Safety Training curriculum.

Provide the following on a monthly basis using the RioCan provided form, once on-site demolition or construction commences:

- Number of individuals to have completed Health and Safety training between reporting periods.
- Photos of PPE and onsite Health and Safety signage.
- Provide number of internal H&S audits carried out onsite.
- Number of New injuries.
- Total Number of injuries.
- Injury rate (total number of instances of being injured arising from operations expressed as a percentage of total number of employees onsite).
- Number of fatalities.
- Number of near misses (an incident in which no property was damaged and no personal injury was sustained, but where, given a slight shift in time or position, damage or injury easily could have occurred).
- Lost day rate (Number of Lost Time Days x 200,000/Productive Hours Works)
- Severity rate (Total Number lost work days / Total Number of Incidents)

## 3. ESG

### 3.1 Policy for Construction

#### 3.1.1 OBJECTIVE

To demonstrate compliance with and follow the RioCan ESG Policies during the construction phase of the development.

#### 3.1.2 REQUIREMENTS

Review, agree to and follow RioCan's Code of Conduct and Ethics Policy. This includes the following areas:

- Business Ethics
- Community Engagement
- Health and Wellbeing
- Occupational Safety
- Labour Standards and Working Conditions

Conduct routine checks on mitigation measures and provide an information on the following community impacts on a regular basis:

- Noise
- Dust
- Light
- Odors
- Traffic
- Any other impacts from construction on the community.

### 3.1.3 PROCESS AND DELIVERABLES

#### STAKEHOLDERS: CONSTRUCTION MANAGERS

##### *Stage 5*

Provide the following prior to the commencement of any on-site demolition or construction activities:

- Commitment to following the RioCan Code of Conduct and Ethics Policy

Provide the following on a monthly basis using the RioCan provided form, once on-site demolition or construction commences:

- Total number of complaints on noise, dust, light, vibration and odours between reporting periods
- Number of traffic related complaints
- Any other complaints related to the impact of construction on the local community.

## 4. POLLUTION PREVENTION

### 4.1 CONSTRUCTION ACTIVITY POLLUTION PREVENTION

#### 4.1.1 OBJECTIVE

To reduce the generation of pollution and community impacts from on-site construction activities.

#### 4.1.2 REQUIREMENTS

Develop a compliant construction activity pollution prevention plan that details mitigation measures to prevent the following:

- The loss of soil from site, resulting from stormwater runoff, wind erosion and/or construction-related activities.
- The sedimentation and pollution of storm sewers and receiving waters.
- Air pollution caused by dust and particulate matter resulting from wind erosion and/or construction related activities.

Mitigation measures must meet or exceed the requirements set by local or regional municipalities and local conservation authorities.

#### 4.1.3 PROCESS AND DELIVERABLES

**STAKEHOLDERS: CONSTRUCTION MANAGERS, CIVIL ENGINEER**

##### *Stage 5*

Provide the following prior to the commencement of any on-site demolition or construction activities:

- Construction Activity Pollution Prevention Plan including detailed information on mitigation measures and their proposed locations.

Provide the following on a monthly basis using the RioCan provided form, once on-site demolition or construction commences:

- Measure checklist applicable during the reporting period.
- General site photographs from the reporting period.
- Photographs of all measures implemented on site from the reporting period.
- Log all measure deficiencies during the reporting period and provide photographs of deficiencies as well as photographs of remediation.

# 5. WASTE

## 5.1 CONSTRUCTION WASTE MANAGEMENT

### 5.1.1 OBJECTIVE

To minimize the environmental impacts resulting from construction through the diversion of waste from landfill, to encourage reduction in waste generation and minimize resource use.

### 5.1.2 REQUIREMENTS

Develop, implement and track a Waste Management Plan that results in an at least 75% of the total waste (on a weight basis) generated from demolition and construction being diverted from landfill. Alternatively demonstrate that waste generation from demolition and construction does not exceed 100 kg/m<sup>2</sup> through reuse and source reduction design strategies.

A combination of on-site separation and comingled collection is acceptable, however materials that are sent to a comingled facility must use the facility average recycling rate. Exclude excavated soil and land clearing debris. Alternative daily cover must be included as waste and not as diverted.

### 5.1.3 PROCESS AND DELIVERABLES

#### STAKEHOLDERS: CM, WASTE HAULER

#### *Stage 5*

Provide the following prior to the commencement of any on-site demolition or construction activities:

- Construction Waste Management Plan that includes the following:
- A list of materials that will be targeted for re-use, salvage and recycling as well as anticipated rates of diversion.
- The name of the receiving facilities being used, the material being diverted to each and diversion methodology being implemented.
- A list of hazardous materials and methods of disposal, including receiving facilities.

Provide the following on a monthly basis using the RioCan provided form, once on-site demolition or construction commences:

- Total waste generated in tons for the reporting period.
- A breakdown of the diverted materials and facilities they have been diverted to in tons for the reporting period.
- A breakdown of hazardous material waste generated and receiving facilities for the reporting period.
- Total rate of diversion as a percentage of total waste generated for the reporting period and for the development to date.
- Photos of waste staging areas and signage.

Provide the following once all demolition and construction waste generating activities have been completed on site:

- Total rate of diversion as a percentage of total waste generated for the development.
- Total waste generated in kgs per m<sup>2</sup> of GCA.

# 6. INDOOR AIR QUALITY

## 6.1 INDOOR ENVIRONMENTAL QUALITY

### 6.1.1 OBJECTIVE

To provide a healthy indoor environment that supports the wellbeing of building occupants during and post construction.

### 6.1.2 REQUIREMENTS

Develop, implement and track an Indoor Air Quality Management Plan that addresses the following requirements based on SMACNA IAQ Guidelines for Occupied Buildings under Construction:

**Housekeeping:** Clear areas of dust, debris and waste build up. Use wetting agents for dust control when sweeping. Encourage organization of materials to ensure jobsite is safe and accessible.

**HVAC Protection:** HVAC equipment must be protected from moisture and stored in dry conditions, under cover and raised from the floor. Seal with plastic all openings in HVAC equipment.

**Ductwork:** Seal with plastic all ductwork openings, registers and diffusers that are not in use. Seal with plastic all unfinished ductwork openings at the end of each day.

**HVAC Equipment Use:** Do not use HVAC equipment during construction, use temporary equipment if possible. If permanent equipment must be used, install and replace filtration media frequently during construction and replace prior to occupancy.

**Absorptive Materials:** Absorptive materials must be protected from moisture and stored in dry conditions, under cover and raised from the floor. Install absorptive materials after wet applied materials have dried.

**Product/Material Storage & Source Control:** Do not store materials in mechanical rooms. Wet applied/emitting materials must be stored in closed containers. If any high-toxicity materials are used or activities performed that affect IAQ, develop protocols for isolating these areas and provide appropriate ventilation. If possible, use scheduling to minimize IAQ impacts of various activities.

**Smoking:** Smoking is not permitted inside and within 9 meters of the building. Communicate and enforce the smoking policy.

## 6.1.3 PROCESS AND DELIVERABLES

### STAKEHOLDERS: CONSTRUCTION MANAGERS

#### Stage 5

Provide the following prior to the commencement of any on-site demolition or construction activities:

- Indoor Air Quality Management Plan

Provide the following on a monthly basis using the RioCan provided form, once applicable materials/products start to arrive on site or enclosure of the building begins, whichever comes first:

- Photographs demonstrating housekeeping and work areas clear of waste or debris.
- Photographs of waste areas/bins
- Photographs demonstrating appropriate storage and protection of HVAC equipment and ductwork.
- Confirmation that HVAC equipment is not in use. If HVAC equipment is being used log information on filtration media type and frequency of replacement.
- Photographs demonstrating appropriate storage and protection of absorptive materials.
- Photographs demonstrating mechanical rooms are not being used for storage and appropriate storage of wet applied/emitting materials.
- IAQ protocols for isolating areas and providing ventilation if any high toxicity materials will be used or for activities that impact IAQ (cutting, sawing, sanding, wet/emitting materials application etc). Provide photographs of implemented protocols.
- Photographs of non-smoking signage.
- Log all measure deficiencies during the reporting period and provide photographs of deficiencies as well as photographs of remediation.



## 6. INDOOR AIR QUALITY

### 6.1 INDOOR ENVIRONMENTAL QUALITY (cont'd)

#### 6.1.4 OBJECTIVE

To provide a healthy indoor environment that supports the wellbeing of building occupants post construction.

#### 6.1.5 REQUIREMENTS

**Low Emitting Materials:** Select low emitting Paints, Coatings, Adhesives, Sealants, Flooring, Wall Panels, Ceilings and Insulation.

- For paints, coatings, adhesives and sealants, 75% of site wet applied materials, installed within the air barrier must meet the VOC requirements, 100% must meet the VOC content evaluation. Materials within the air barrier Tracked by volume or surface area
- For Flooring, wall Panels, Ceilings and insulation, 75% of flooring must meet the VOC emissions evaluation or be inherently non-emitting by cost or surface area.

#### 6.1.6 PROCESS AND DELIVERABLES

##### STAKEHOLDERS: CONSTRUCTION MANAGERS

##### *Stage 5*

Provide the following on a monthly basis using the RioCan provided form, once on-site demolition or construction commences:

- Total progress in terms of percentage of the following currently achieved:
  - Paints
  - Coatings
  - Adhesives
  - Sealants
  - Flooring
  - Wall Panels
  - Ceilings
  - Insulation
- Supplier Letters confirming claimed sustainability attributes of responsibly Low Emitting Materials.

# 7. MATERIALS

## 7.1 RESPONSIBLE SOURCING OF MATERIALS

### 7.1.1 OBJECTIVE

To track the use of responsibly sourced materials which reduce the environmental impacts resulting from extraction, processing and transportation.

### 7.1.2 REQUIREMENTS

- Recycled Content: Source a minimum of 10% of materials on a cost basis of the total value of materials (Division 3-10, 31 & 32) in the project with recycled content (sum of post-consumer content + ½ of pre-consumer content). Recycled content is defined as a product or material containing pre-consumer and or post-consumer recycled content that is diverted from the waste stream.
- Regional Content: Source a minimum of 15% of materials on a cost basis of the total value of materials (Division 3-10, 31 & 32) in the project with regional content. Regional content is defined as a product or material that is extracted, harvested, recovered and manufactured within an 800km radius if transported by road and 2400km distance if transported by rail or water.
- Environmental Product Declarations (EPD's): Source a minimum of 25 different permanently installed products from at least 5 different manufacturers with EPD's. EPD's must conform to ISO 14025, 14040, 14044, EN 15804 or ISO 21931, or have publicly available, reviewed life-cycle assessment, conforming to ISO 14044.
- Health Product Declarations (HPD's): Source a minimum of 25 different permanently installed products from at least 5 different manufacturers. HPD's must be publicly available, list all ingredients used and provide a full disclosure of hazards and associated effects.
- Safety Data Sheets (SDS): Collect and store SDS for all products and materials being used on site.

## 7.1.3 PROCESS AND DELIVERABLES

### STAKEHOLDERS: CONSTRUCTION MANAGERS

#### *Stage 5*

Provide the following on a monthly basis using the RioCan provided form, once on-site demolition or construction commences:

- Total progress in terms of percentage of the following currently achieved:
  - Recycled Content
  - Regional Content
  - EPD's
  - HPD's
- Supplier Letters confirming claimed sustainability attributes of responsibly sourced materials.

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