



**STEP
UP!** 

**Reimagined Future
of Commercial
Buildings**



The future of living

Imagine a future where commercial places, traditionally allotted to siloed office towers, are redesigned to meet increasing demand for hybrid home, work, service, and recreation needs!

Downtown core in crisis mode

The current COVID-19 crisis has drastically decreased usage of downtown commercial office space. Most employees are working from home, transit ridership is at all time low, and retail and entertainment are suffering. As businesses digitalize with remote working and look to save costs, many companies will reduce their real estate costs in near future by reducing downtown footprint leading to potential deserted buildings. At the same time, a sizable portion of the downtown dwellers are struggling to cope with remote working due to space limitations in their homes and lack of in-person interactions.

The result is we have an underutilized environmental footprint in commercial office space and the economic and social sustainability of the downtown core is at risk.

It is time to reimagine the future

The potential lasting impact of the current crisis calls for an urgent social need to reimagine how to serve today's and tomorrow's needs. As an opening hypothesis, today's needs lead to:

- 1) *a post-pandemic, evolved version of shared office spaces so that downtown condo dwellers can Work From Near Home (WFNH);*
- 2) *affordable and inclusive housing especially for essential workers whose jobs are downtown; and*
- 3) *goods and services so that downtown dwellers can satisfy their essential needs within a 15 minute walk of their home.*



STEP UP to Sustainable Commercial Buildings

RSI will work with organizations interested in preserving the economic and social fabric of downtown core and commercial real estate and deliver a detailed white paper that provides practical, theoretical, design and rationale for the reimagining of a prototypical downtown commercial office building to serve today's and tomorrow's needs.

This is a six months to one-year project budgeted at **\$150,000** that will be developed and delivered by a multi-disciplined team of industry recognized thought and practice leaders within the building, energy, and sustainability space in Canada.

We will research and recommend adoption of solutions that meet the current and near-future needs of downtown commercial office building owners and managers, that are simultaneously true to triple bottom line economics, i.e. social sustainability, environmental sustainability, and economic sustainability.

Why work with us

RSI is a not-for-profit group of diverse, committed, well-experienced professionals covering a wide range of areas of expertise. We engage and partner with thought-leaders, innovators and organizations to advance the sustainability and resiliency of businesses, institutions and communities to thrive into the future. Our exchange, through formal and informal discussions, action-learning accelerators, publications, online and in print, provides access to progressive leaders and actionable insights for Canadians and our global partners. If we can not directly provide the resources necessary to a task, then we know who can. We have a track record of delivering research and reimagined solutions while preserving profitable growth of businesses.



Who would benefit the most from partnering with RSI on bringing this project to life?

Companies with ties strong economic social responsibility and commercial links in downtown including:

- Banks
- Building owners
- Commercial Real estate investors and portfolio managers
- Pension Plans

Potential Sponsor levels

BENEFITS	Strategic Partner \$50,000	Collaborator \$25,000	Ally \$5,000	Supporter <\$1,000
Be a strategic partner with the Step Up Net Zero Buildings Climate Action team in all communication and marketing channels and deliverables, and at the table as a contributing voice	✓			
Contribute to the project design, development and execution	✓	✓		
Presence in all digital marketing, PR and communication, events, thought leadership publications, etc.	✓	✓	✓	
Your company or organization's logo featured in all StepUp Net Zero Buildings Climate Action team communications	✓	✓	✓	✓



Development and Delivery Team

Paul Dowsett

RSI Board Chair and well known Sustainable and Inclusive Architect

Darla Campbell

Seasoned professional in municipal asset management and capital planning

Yasmin Glanville

Founder RSI and recognized leader in transforming business enterprises

Kamran Aslam

Finance professional with focus on Smart Buildings and Infrastructure

Plus various external experts



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