



Pacific Centre Tower

CADILLAC FAIRVIEW VANCOUVER CANADA



This retrofit reduced the building's carbon emissions from heating by **85%**



Year built	2014
Client	Cadillac Fairview
Project location	777 Dunsmuir Ave.
Building size	264,000 SQ. FT.
System size	30 boreholes @ 400 FT.

A decade before the concept of decarbonizing commercial buildings heating systems was commonplace, Cadillac Fairview self imposed mandates to improve the efficiency of their Class A building portfolio. Despite falling natural gas prices and lack of greenhouse gas emissions reductions target from any level of government, Cadillac Fairview led the industry with a solution to retrofit Geo-exchange under the existing occupied building. In 2017, ThermaStor Solutions original management team successfully planned and installed the worlds first 12,000 linear foot retrofit borefield under this commercial building to decarbonize the fossil fuel based heating system.



After a retrofit, the floor space can go back into use as it was.

PROJECT INSIGHT: Retrofitting decarbonization systems into fully operational commercial buildings requires more than engineering - it demands surgical planning and unwavering coordination. This project demonstrated that with clear stakeholder communication and phased implementation, even highly disruptive technologies like Geoexchange can be installed with minimal impact on tenants or daily operations. However, before the innovation of drilling technology by ThermaCity Energy's partner company, drilling within a parkade needed to be done with 3 foot drilling rods which rendered this type of project unfeasible at scale.