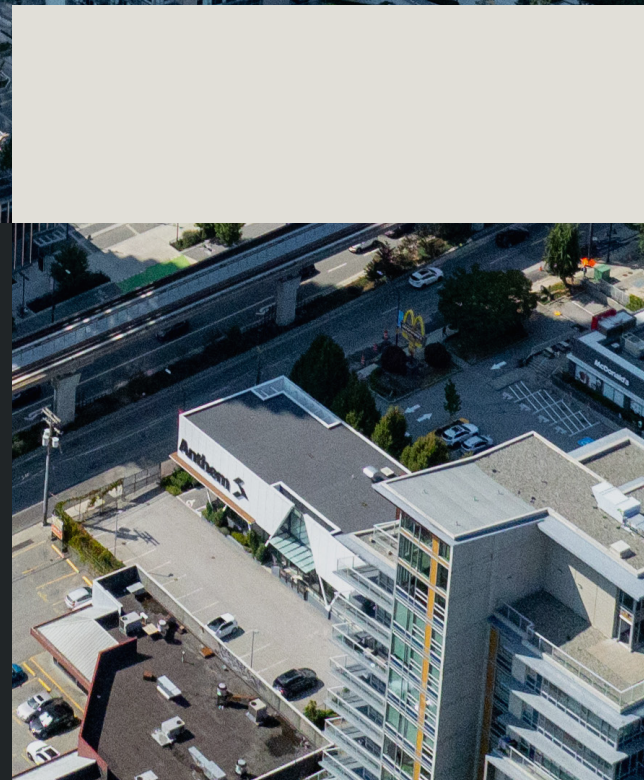




# SHAPE

**EDUCATION  
ENVIRONMENTAL  
SOCIAL  
GOVERNANCE**

2025





**SHAPE:  
DELIVERING FINANCIAL AND SOCIAL  
VALUE FOR GENERATIONS**

# Table of Contents

Who We Are	_P4
Our Approach to EESG	_P6
Education	_P11
Environmental	_P14
Social	_P22
Governance	_P26



# Dear Stakeholders,

I am proud to present SHAPE's 2025 EESG Report, reflecting our commitment to Education, Environmental, Social, and Governance principles. While we are early in our EESG journey, our ambition drives us to lead with purpose, innovate, and create lasting value for our stakeholders and our communities.

At SHAPE, delivering financial and social value for generations is both a responsibility and an opportunity. Over the past year, we have formalized and expanded our EESG program with key initiatives, including a Stakeholder Materiality Assessment aligned with Global Reporting Initiative (GRI) standards, a commitment to net-zero emissions by 2050, and integrating sustainability into projects such as The Amazing Brentwood and The City of Lougheed, which prioritize energy efficiency, reduced emissions, and environmental resilience.

Innovation is central to our approach. At The Amazing Brentwood, we implemented a heat pump recovery system to reuse waste heat, reducing emissions and energy consumption. As we design new buildings, we are prioritizing sustainable solutions for water, heating, and cooling systems to ensure they are efficient and environmentally responsible. These efforts align with our vision of creating future-ready communities.

In 2024, we joined GRESB (Global Real Estate Sustainability Benchmark), an important step in benchmarking our EESG performance. We also continue to foster social impact through income-based housing, wellness programs and community events.

Our governance practices are grounded in transparency, regulatory compliance, and forward-thinking innovation. From conducting annual audits to advancing our Technology Committee's work on data protection, we ensure our operations remain robust and trustworthy.

We are proud of our progress; we understand that this is only the beginning. We aim to expand educational initiatives, refine our EESG goals, and foster collaboration to deliver sustainable impact. We will continue to track and transparently report our progress, improve our metrics and align with industry best practices. As we grow, we continue to explore innovative ways to operate responsibly, raise the bar, and inspire new ideas.

Thank you for your trust and partnership as we work together to build a better future.

## **BRAD STOKES**

President,  
SHAPE





## SHAPE: Delivering Financial and Social Value for Generations

SHAPE is the real estate company behind some of North America's most significant communities. In every asset we own, project we build, and property we manage, SHAPE raises the bar for the industry, quality of life, and return on investment.

At SHAPE, EESG is the methodology that drives this commitment. It is ingrained in how we deliver financial and social value today and for future generations.

EESG enables us to learn, educate, operate responsibly, build stakeholder loyalty, create sustainable business operations, identify risks and opportunities, report goals and outcomes, and improve financial performance.



# Our Approach to EESG

## WHERE WE ARE GOING

Over the past year, we have formalized and expanded our EESG program with key initiatives, including:

- + Reporting EESG results to our stakeholders
- + Educating our team, stakeholders, and the market — aligning with the first “E” in EESG
- + Maintaining a diverse EESG committee
- + Setting the goal of achieving net-zero emissions by 2050
- + Integrating sustainability into our projects prioritizing energy efficiency, reduced emissions, and environmental resilience
- + Initiated our GRESB journey with one operational commercial property and one under development, aiming to include our entire portfolio over the next few years



## OUR EESG FRAMEWORK

Every EESG decision we make is guided by these criteria:

Long-term benefits over short-term gain

Alignment with our brand + business

Results we can measure

Balance the return on investment for our stakeholders and achieving our sustainability goals

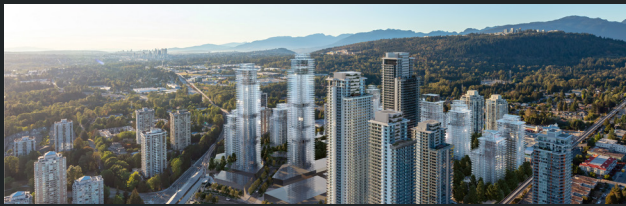
## EESG TIMELINE

2022	February 2023	June 2023	July 2023	September 2023	November 2023	June 2024
EESG Committee is Formed	Peer Reviews + Employee Engagement Survey Conducted	Official Launch of EESG Program	Materiality Assessment Executed	EESG Goals + Strategy Published	Joined GRESB	GRESB Submission

# Magnetic Urban Centres

From master plans to retail destinations, we raise the bar for industry, quality of life and return on investment.

MIXED-USE



**The City of Lougheed** Burnaby, BC  
37 Acres | GLA: 445,029 SF (Neighbourhood ONE: 113,292)



**The Amazing Brentwood** Burnaby, BC  
28 Acres | GLA: 449,272 SF (Neighbourhood TWO: 69,000)



**Uptown** Victoria, BC  
18 Acres | GLA: 865,518 SF

COMMERCIAL



**Nanaimo North Town Centre** Nanaimo, BC  
62 Acres | GLA: 642,871 SF



**Destination: Deerfoot City** Calgary, AB  
80 Acres | GLA: 769,073 SF



**Westhills Towne Centre** Calgary, AB  
35.7 Acres | GLA: 344,355 SF



**Emerald Hills Centre** Sherwood Park, AB  
75 Acres | GLA: 498,588 SF



**Skyview Centre** Edmonton, AB  
27 Acres | GLA: 324,287 SF

RESIDENTIAL



**RC at CF Richmond Centre** Richmond, BC  
2,000 Homes

# We Build for the Future

## Mixed-Use Neighbourhoods

SHAPE is committed to creating thoughtfully designed, transit-oriented, master planned communities, those of which add density to previously underutilized urban space. The result is the creation of mixed-use neighbourhoods, where residents can live, work, shop, play and socialize in close proximity to their homes.

Our master plan communities, The Amazing Brentwood, The City of Lougheed and RC at CF Richmond Centre, are converting what was previously acres of land dedicated to commercial use and above ground parking space, into vibrant mixed-use centres of gravity.







The mixed-use neighbourhood concept benefits our homeowners, communities, and the environment by:

- + **Reducing vehicle dependency**, therefore reducing emissions, traffic congestion, and saving time

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- + **Reducing urban sprawl** and the negative environmental consequences associated with urban sprawl being habitat loss, habitat fragmentation, water, and air pollution

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- + **Promoting accessible and healthy lifestyles** through active modes of transportation such as walking and biking

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- + **Improving the wellbeing and quality of life for residents** by accessing services close by, so there is less time commuting

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- + **Creating economic benefits** by concentrating services and amenities, leading to job creation within the neighbourhood

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- + **Fostering social interactions and community engagement** through the creation of community spaces, parks, programming and amenities

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- + **Building resilience and adaptability** by providing essential services close by that can be relied upon in times of crisis



# Our Stakeholders

Our EESG Program aims to create value for all the parties touched by our business. These groups include:

## SHAPE TEAM

270+ Employees



## PARTNERS

Healthcare of Ontario Pension Plan, TD Asset Management, Cadillac Fairview, Alberta Investment Management Corporation



## BANKS

RBC, TD Bank, Scotiabank, BMO, CIBC, Otera Capital, Canadian Western Bank, Coast Capital Savings, ATB Financial, United Overseas Bank, Sun Life, Canada Life



## CUSTOMERS

Individuals involved in our residential, rental, shopping centre and capital lending businesses



## MUNICIPALITIES

Burnaby, Richmond, Sannich, Nanaimo, Calgary



## RETAIL TENANTS

Cineplex, Earl's, Canadian Tire, Walmart, Michael's, London Drugs, Lowe's, Safeway, Starbucks, Bass Pro Shops, TJX, Best Buy, Shoppers Drug Mart



## CONTRACTORS + AGENCIES

Axiom, ITC, Ellis Don, Partners & Hawes, Nemetz



## LOCAL COMMUNITIES

Canadian Food Banks, Burnaby Neighbourhood House, Progressive Housing Society, Makers Making Change, Burnaby Christmas Bureau Toy Room, Burnaby Pride, Big Brothers, Big Sisters, Kids Up Front Calgary





\_01  
**EDUCATION**

# Our Commitment

For our EESG program to be effective, it needs to be championed by our team, partners, and customers. This is why we look beyond ESG to EESG, which puts Education first. We are committed to educating our stakeholders, which will provide focus, fuel new ideas and foster engagement.

## OBJECTIVES

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Actively Solicit Diverse Opinions

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Inspire New Ideas

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Educate Our Stakeholders

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# Guiding Principles



## FACILITATE LEARNING

Transfer knowledge so that it's reach is amplified



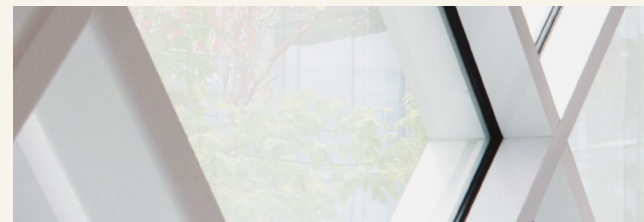
## MULTIDISCIPLINARY INVOLVEMENT

Holistic team execution



## FUTURE FOCUSED

Prioritize long-term impacts even if the benefits are not immediate



# Actions & Results

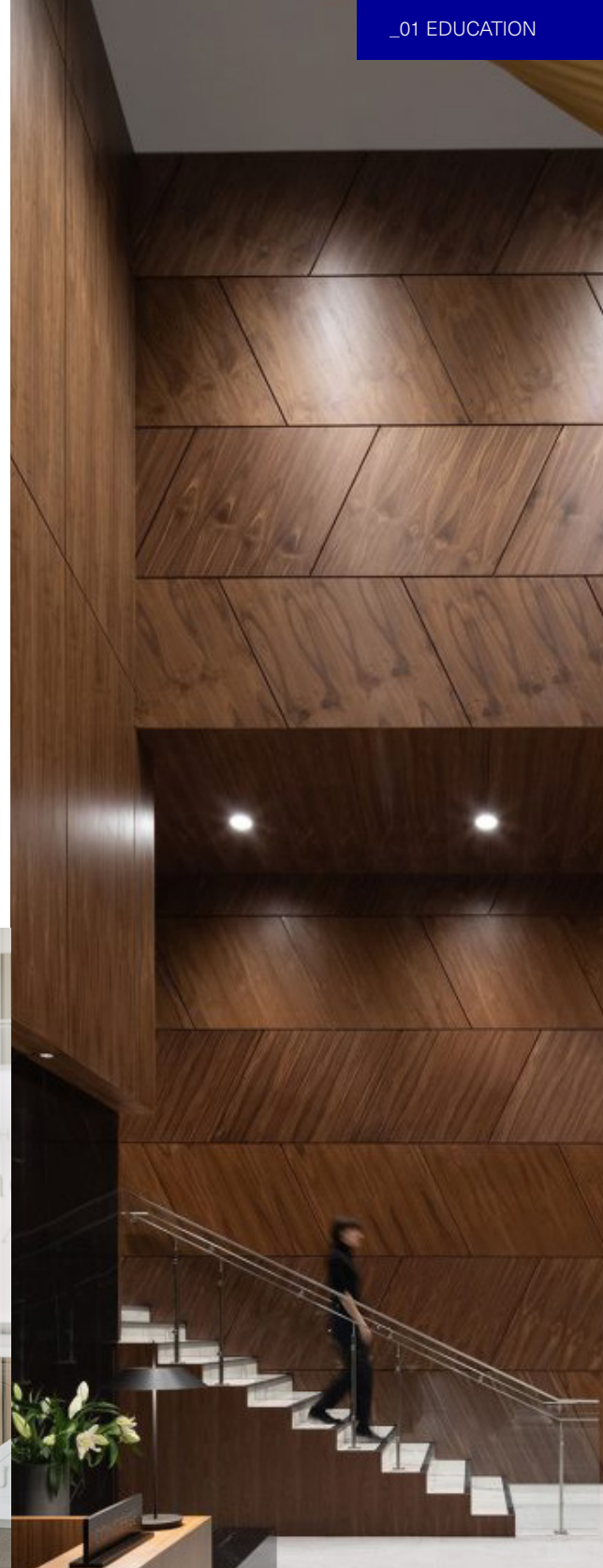
## SHAPE EDUCATION

SHAPE Education brings learning, mentorship and growth to our growing SHAPE team.

### Knowledge Transfer Roundtables

Every month, an internal or external expert presents on a topic that motivates and inspires our team members to learn more about all facets of the business.

For our external stakeholders we will share best practices, demonstrate their importance to our EESG journey and their ability to affect change.





\_02  
**ENVIRONMENTAL**



# Our Commitment

Through the thoughtful selection of our projects, SHAPE maximizes land use and reuses and re-purposes existing buildings. All efforts are made to reduce emissions, waste materials, embodied carbon, and pollution. We are committed to building sustainable communities for future generations.

## OBJECTIVES

To design energy efficient buildings with a low carbon footprint that are among the most environmentally resilient in the industry

To create long-term security for our stakeholders and align with their sustainability goals

To make the most desirable and sustainable communities



Property	Project	Green Building Rating System	Target/Achieved Level	Minimum Sustainable Building Performance Level
The Amazing Brentwood	TAB Masterplan	LEED ND 2009 (V3)	Gold Certification	N/A
	TAB Phase 1 - Commercial	LEED Canada 2009 Core and Shell	Silver Certification	N/A
	TAB Phase 1 - Tower 1/2	LEED Canada 2009 New Construction (NC)	Silver Equivalency	N/A
	TAB Phase 1 - Tower 3	LEED Canada 2009 New Construction (NC)	Silver Equivalency	N/A
	TAB Phase 2 - Tower 5/6	LEED Canada 2009 New Construction (NC)	Silver Equivalency	BC Energy Step Code 1
	TAB Phase 2 - Tower 7	N/A	N/A	BC Energy Step Code 3 BC Zero Carbon Step Code EL-4
	TAB Phase 3	TBD	TBD	BC Energy Step Code 2 BC Zero Carbon Step Code EL-4
The City of Lougheed	TCOL Masterplan	LEED ND 2009 (V3)	Gold Certification	N/A
	TCOL Phase 1 - Commercial	LEED Canada 2009 Core and Shell	Gold Certification	BC Energy Step Code 1
	TCOL Phase 1 - Towers 1-4	LEED Canada 2009 New Construction (NC)	Silver Equivalency	BC Energy Step Code 1
	TCOL Phase 2	TBD	TBD	BC Energy Step Code 2 BC Zero Carbon Step Code EL-4
CF Richmond Centre	RC Phase 1	LEED v4 Building Design & Construction (BD+C)	Silver Equivalency	N/A
	RC Phase 2	N/A	N/A	BC Energy Step Code 3 with Low Carbon Energy System
Uptown	Uptown Phase 4	N/A	N/A	BC Energy Step Code 2 BC Zero Carbon Step Code EL-4

# Guiding Principles



## URBAN DENSIFICATION

We maximize the utility of our land and reduce urban sprawl



## RESILIENT COMMUNITIES

Our mixed-use developments on rapid transit create resilience against economic uncertainty and climate change



## STAKEHOLDER ENGAGEMENT

We seek feedback from our homeowners, residents, and retailers to ensure our long-term financial decisions align with their values



## WASTE + POLLUTION REDUCTION, AIR QUALITY + RECYCLING

Proactively managed air quality and increasing waste diversion from construction to day-to-day operations. We build on transit, offer car sharing, install EV charging stations and create walkable, bike-friendly environments.





# Innovation

The SHAPE organization is dedicated to exploring all innovation opportunities. i.e. deconstruction of existing buildings, the use of solar panels and the feasibility to get to net zero operating carbon. Examples include:

## The Amazing Brentwood – Heat Pump

The Amazing Brentwood District Energy System (TAB Utility) consists of a heating loop that serves three residential towers, providing hydronic energy for their domestic hot water systems. The district energy system (DES) also includes a large heat pump loop that supplies space heating and cooling for commercial spaces, as well as residential lobbies and amenity areas.

In **Phase 1** of the project, a heat recovery chiller captures waste heat from the heat pump loop to preheat the return water of the heating loop. This process reduces the energy demand on the gas-fired boilers.

**Phase 2** will integrate a Sewage Wastewater heat recovery through a system called Sharq which acts as a heat exchanger to transfer heat from wastewater to the return water of the heat pump loop. This additional step will further enhance the efficiency of the heat recovery chiller system.

✚ Result: As a result of these improvements, natural gas consumption is expected to decrease by 94%, saving 2.5 million liters of water annually. Overall, greenhouse gas emissions are projected to drop by 1,000 tonnes, or 84%, each year.

## The Amazing Brentwood – Tower Seven

For Tower 7, our goal was to find sustainable ways to power and operate the building’s water, heating, and cooling systems. Initially aiming for British Columbia’s Step Code 3, we identified electrification opportunities that helped us achieve BC’s Zero Carbon Step Code (ZCSC) Emissions Level 4: Zero Carbon. Working closely with our design partners, we explored energy-efficient solutions, resulting in a building that is mostly electrified with the following key features:

**Low Energy Use and Emissions:** Through strategic electrification and efficient systems, the building achieves:

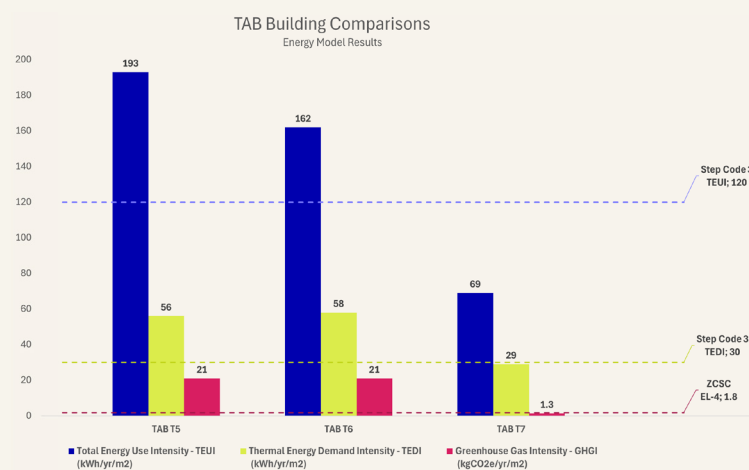
- GHGI: 1.3 kg CO<sub>2</sub>/m<sup>2</sup>/year
- TEUI: 69 kWh/m<sup>2</sup>/year

**Heating and Cooling Systems:** We use Air Source Heat Pumps and Water-to-Water Heat Pumps for effective heating and cooling, paired with Vertical Fan Coils and Integrated ERVs (80% recovery efficiency) for improved air quality.

**Efficient Building Envelope:** A highly efficient building envelope supports a low Thermal Energy Demand (TEDI) of 29 kWh/m<sup>2</sup>/year, with:

- Double-pane Starline 9200 windows (R-value of 4.5)
- 43% Window-to-Wall ratio to maximize natural light and optimize thermal performance

**Energy Monitoring:** Submetering services allow us to track and manage energy use efficiently.



# Actions & Results

## ENERGY REDUCTION

Our actions have a positive impact on our carbon footprint, operational costs, and resource efficiency. Examples include:



### The Amazing Brentwood – Parkade Lighting Retrofit

Retrofitted the entire parkade T8 lighting with new LED fixtures and recommissioned occupancy sensors.

+ Result: Expected to save 1,039,000 kwh/year

Saving 1,039,000 kWh is enough to power an electric vehicle to drive about 3,463,000 miles. That's roughly 139 trips around the Earth!

### The Amazing Brentwood – Utility Heat Recovery Chiller Ph.1

This will recover waste heat form condensor loop and use it to preheat boiler loop.

+ Result: Expected to save 520 tonnes CO2e/year

The CO2e equivalent of 650 round-trip flights between New York and Los Angeles!

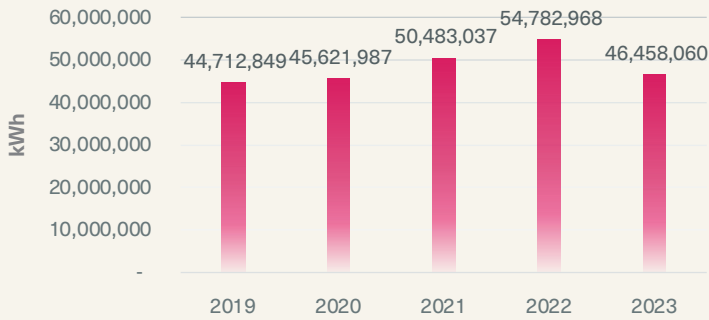
### Naniamo North Town Centre – Cooling Tower Pump Variable Frequency Drive

Installed which can modulate speed based on demand.

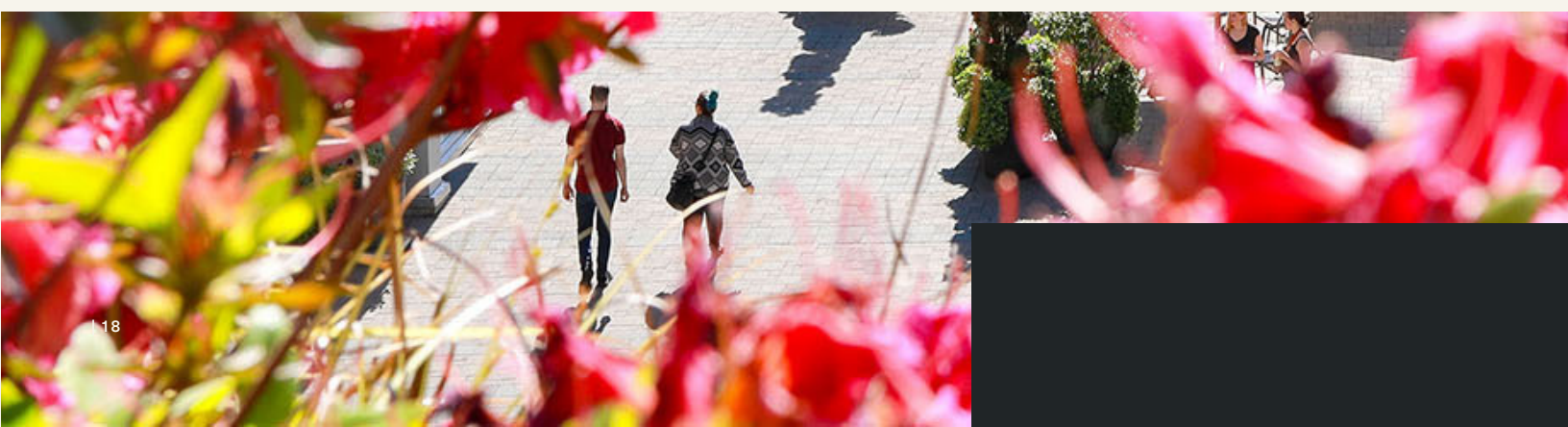
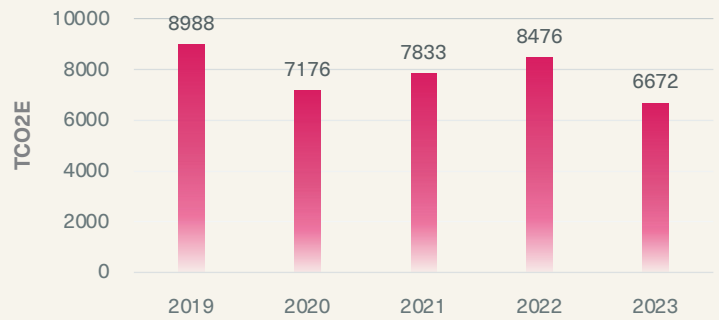
+ Expected Result: This will save 23,000 kwh/Year

Equivalent of running 210,000 light bulbs for 5 hours a day for a year!

ENERGY CONSUMPTION



GHG EMISSIONS



# Actions & Results

## WASTE MANAGEMENT

We continue to improve our Waste Management processes. For example, the demolition of The Amazing Brentwood Presentation Centre achieved:

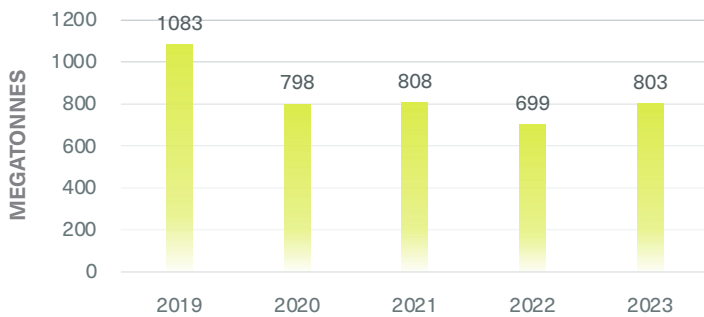
### 98% Recycling Rate

- ✚ 8,055 tonnes of concrete recycled to make new road base and 3" minus
- ✚ 90 tonnes of drywall recycled
- ✚ 580 tonnes of steel recycled/reused
- ✚ Miscellaneous wires, copper, mixed wiring, escalator, a/c units, doors, door frames and cabinets worth approximately \$52,000
- ✚ Roofing Styrofoam (about 4,000 sq ft) which will be used for another warehouse

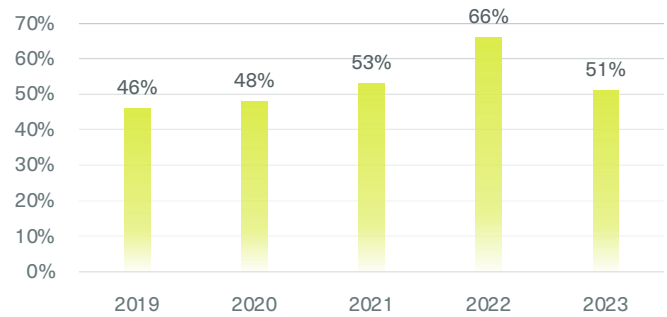


THE AMAZING BRENTWOOD, PC DEMO

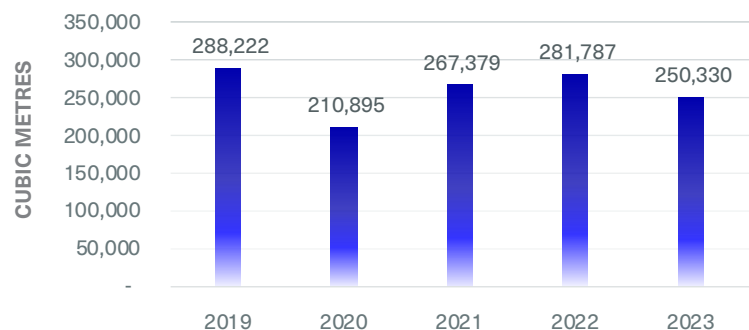
### WASTE DISPOSAL



### WASTE DIVERSION



### WATER USAGE





ROOFTOP BEE PROGRAM

## ADDITIONAL ACTIONS

Individual upgrades collectively make a significant impact on our portfolio:

- + Water Stations
- + LED & Motion Sensor Lights
- + EV Stations
- + Rooftop Bee Program
- + Water Bottle Fill Stations
- + Climate Controlled Watering Systems

## WATER REDUCTION

We continue to improve our water reduction processes. Examples include:

### + Destination: Deerfoot City – Irrigation Management

A new, app-controlled irrigation management control system has been adopted. This system irrigates the landscaping based on precipitation amounts at local environment stations, detects usage variances indicating possible leaks, and summarizes usage in an annual report.

### + The Amazing Brentwood & The City of Lougheed – Water Meters

Water features at City of Lougheed and The Amazing Brentwood have had water meters added to track anomalies. This has led to discovery of failed make up water valves and water going down overflow drains. Better management has led to significant water savings.







\_03  
**SOCIAL**

# Our Commitment

Social impact is part of our DNA. In everything we do, we are committed to supporting the two pillars of a healthy community: personal well-being and community diversity.

## OBJECTIVES

To maximize the personal well-being of our customers, partners and team

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To foster diversity by advocating for inclusivity, empowerment, and equal opportunity

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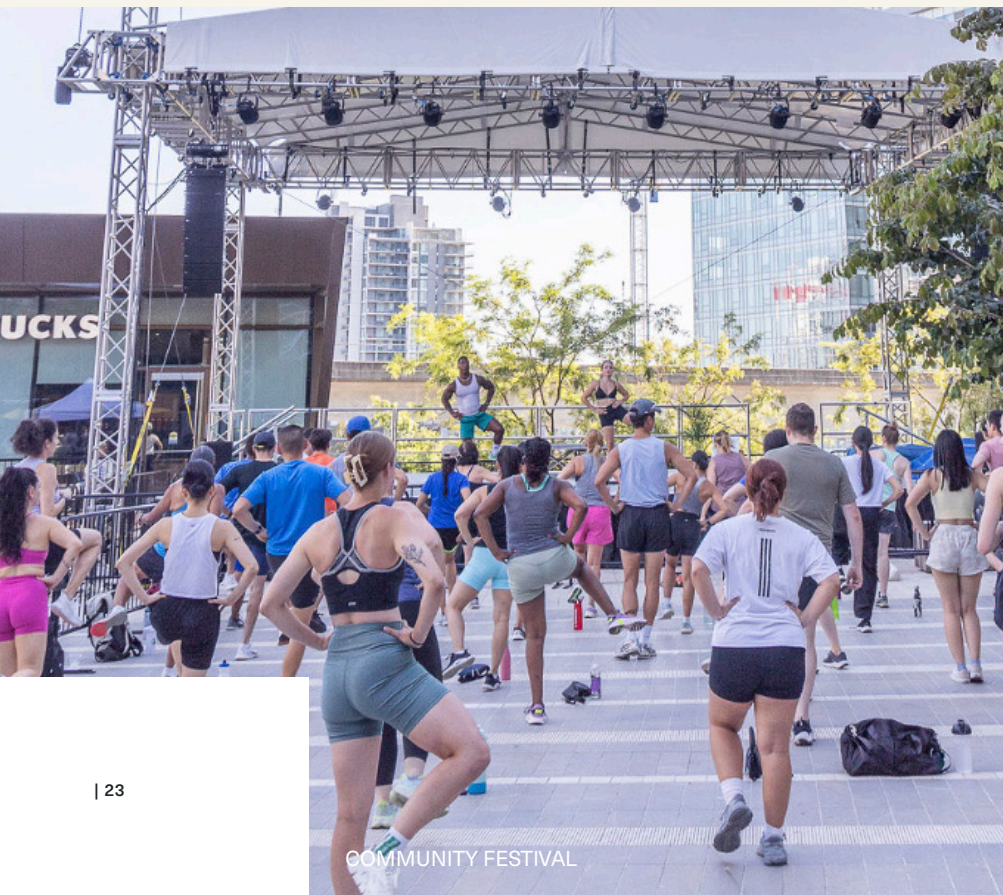
To empower others to facilitate well-being and diversity in their communities

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Collaborate with our communities with the goal of building strong and resilient social connections



BLOCK PARTY COMMUNITY LAUNCH EVENT



COMMUNITY FESTIVAL

# Guiding Principles



## HEALTHY LIFESTYLE

In addition to being pedestrian friendly, our properties offer fitness classes, wellness programs, and social events for the community



## TENANT ENGAGEMENT

We work with our commercial tenants to engage the community and benefit charitable organizations



## AFFORDABLE OFFERINGS

SHAPE offers income-based rental homes in many of its projects



## PROFESSIONAL DEVELOPMENT

We encourage continued learning with paid time off for exams, support and financial assistance. SHAPE has provided financial support for the professional development of our teams



## DIVERSITY + INCLUSION

SHAPE promotes a diverse work environment where all employees are treated with dignity, respect, and equal opportunity



## BUILDING CULTURE

SHAPE's strong entrepreneurial spirit is exemplified by our leadership team and demonstrated through our culture of creativity, thoughtfulness, and continuous learning + growth







SHAPE HAS CONTRIBUTED  
OVER \$110,000,000 TO THE  
CITY OF BURNABY COMMUNITIES

## Actions & Results

### DONATIONS & PARTNERSHIPS

To be a responsible corporate citizen, it is critical that we give back to our communities:

#### + Community Donations & Foodbank Partnerships

SHAPE has paid in aggregate \$110,000,000 to the City of Burnaby under its Community Benefit Bonus Policy for bonus density at both The Amazing Brentwood and The City of Lougheed. This policy contributes to:

- + Community amenities such as parks, open space, plazas, libraries and recreation centres, art facilities, youth centres, space for community or non-profit groups that serve the community, public art, extraordinary public realm improvements including landscaping and street furniture, improvements to parks and more
- + Affordable and special needs housing
- + Cash contributions in lieu, which are allocated exclusively for the provision of a community amenity and /or affordable housing

SHAPE is proud to have provided over \$110,000,000 in contributions in lieu [Learn more](#)

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Organization-wide, our teams contribute paid volunteer hours to local food banks and SHAPE donates financially annually to

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SHAPE supports, and provides sponsorship and a platform for, local initiatives including sports teams, hospitals and fundraising events:

- + Result: \$345,000+ has been contributed to local causes in the past 5 years
- + Result: \$50,000 from our shopping centres was donated to charities in the Lower Mainland and Vancouver Island in 2024 YTD

\_04

# GOVERNANCE



# Our Commitment

SHAPE’s governance philosophy is based on open communication, regulatory compliance, diverse perspectives, and first-class performance.

## OBJECTIVES

To conduct business transparently and ethically

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To optimize value for our partners

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Accountability to internal and external stakeholders



THE PENTHOUSE COLLECTION, THE AMAZING BRENTWOOD

# Guiding Principles



## EMPLOYEE HEALTH & SAFETY

Each property has a health and safety committee that regularly inspect for hazards



## ADVISORY SERVICES

We engage top professional services firms to ensure we maintain regulatory compliance and continually improve processes



## AUDITS

We conduct annual legal and financial audits and prepare reviewed financial statements to ensure the confidence of our lenders and partners

# Actions & Results

## CORPORATE COMMUNICATION

We communicate with consistency and transparency with our team, partners, and customers:

### + Internal Communications

+ We engage our team through quarterly meetings, an in-person annual general meeting, and regular communications from our CEO

+ CONNECT, our Corporate Intranet was launched with an 85% active engagement

### + External Communications

+ We hold regular project and investment meetings and provide comprehensive reporting to our institutional partners

## TECHNOLOGY

SHAPE understands that building for the future means adopting the technology to protect our valuable data:

### + Technology Committee

+ We have a team dedicated to evaluating technology and implementing solutions that will better our business

### + Cyber Security

+ Our technology team along with industry experts continue to assess and implement security measures to ensure the digital safety of our team and stakeholders



# Next Steps

Today, SHAPE is committed to an EESG program that will maximize progress, social impact, and long-term sustainability.

To do this, our EESG program is aligned with our corporate goals. Our objectives include:

## **\_01 EDUCATION**

Teaching others to enable new opinions, ideas, and results

## **\_02 ENVIRONMENT**

Seeking innovative opportunities to build sustainably and responsibly

## **\_03 SOCIAL**

Supporting our team and communities to pursue health, wellness, and education

## **\_04 GOVERNANCE**

Providing top-tier reporting and communication to stakeholders



# EESG Glossary

## Best In Class

A product or service that is considered superior to other competitors within the same category or segment.

## Carbon Footprint

The mass of greenhouse gas (normally consisting principally of CO<sub>2</sub>) created by an organization or other entity.

## Carbon Neutral

Achieving parity between emissions created and carbon offsets.

## Carbon Offsets

Used by companies to compensate for their emissions by paying others to reduce emissions or absorb CO<sub>2</sub>. Carbon offsets can take the form of 'emission reduction' e.g., funding the roll-out of clean energy technology or 'carbon removal' e.g., planting forests to sequester carbon out of the atmosphere.

## Clean Tech

Any technology that reduces or eliminates a pollutant, whether climate related or not. Clean tech related to climate change includes technologies that use sustainable energy sources (such as wind, hydroelectric or solar power) and methods of increasing efficiency in existing systems (such as waste treatment or increasing electric grid efficiency).

## Diversity

Including people from a range of different social and ethnic backgrounds and of different genders, sexual orientations, etc.

## Embodied Carbon

The greenhouse gas emissions arising from the manufacturing, transportation, installation, maintenance, and disposal of building materials.

## Energy Efficient

The use of less energy to perform the same task or produce the same result.

## Equal Opportunity

The policy of giving everyone the same opportunities for employment, pay, and promotion, without discriminating against particular groups.

## Fossil Free

Non-renewable energy sources such as coal, coal products, natural gas, derived gas, crude oil, petroleum products and non-renewable wastes.

## GHG Emissions

The release of greenhouse gases. Greenhouse gases include carbon dioxide, water and methane that trap some of the heat the Earth radiates back out into space, leading to the Earth being warmer than it otherwise would be - hence the term the "greenhouse effect."

## Governance

The systems and processes by which companies are controlled.

## Greenwashing

Falsely claiming or exaggerating sustainable characteristics or environmental benefits provided by a fund, business practice or company.

## GRESB

An independent organization providing validated ESG performance data and peer benchmarks for investors and managers to improve business.

## GRI

Global Reporting Initiative is an international independent standards organization that helps businesses, governments and other organizations understand and communicate their impacts on issues such as climate change, human rights and corruption.

## Guiding Principles

Are a broad philosophy that encompass personal beliefs and values and guide an organization throughout its life in all circumstances, irrespective of changes in its goals, strategies or type of work.

## Inclusivity

Including all types of people, things or ideas and treating them all fairly and equally.

## Carbon Insetting

A strategy where organizations invest in projects within their own operations or supply chains to directly reduce or remove carbon dioxide from the atmosphere. Examples include reforestation, renewable energy projects, and sustainable agriculture practices that sequester carbon while contributing to local sustainability goals.

## LEED

Leadership in Energy and Environmental Design is the most widely used green building rating system in the world

## Low Carbon Buildings

Are buildings designed and constructed to release very little or no carbon at all during their lifetime.

## Materiality Assessment

Designed to help identify and understand the relative importance of specific ESG and sustainability topics to your organization.

## Net-zero

Net-Zero is achieved by negating the amount of greenhouse gases produced through human activity by reducing emissions and implementing methods of absorbing carbon dioxide from the atmosphere.

## Paris Agreement

An international treaty on climate change adopted at COP21 in Paris in 2015. Its goal is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels.

## Stakeholder

An individual or group that has an interest in any decision or activity of an organization.

## Sustainable Communities

Communities planned, built, or modified to promote sustainable living.

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**SHAPE**

**SHAPE**

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