



Ontario
Realty
Corporation

Société
immobilière
de l'Ontario

Date: October 6, 2005

Location: North York

Applying Environmental Auditing to Provincial Realty Processes

Presented By:

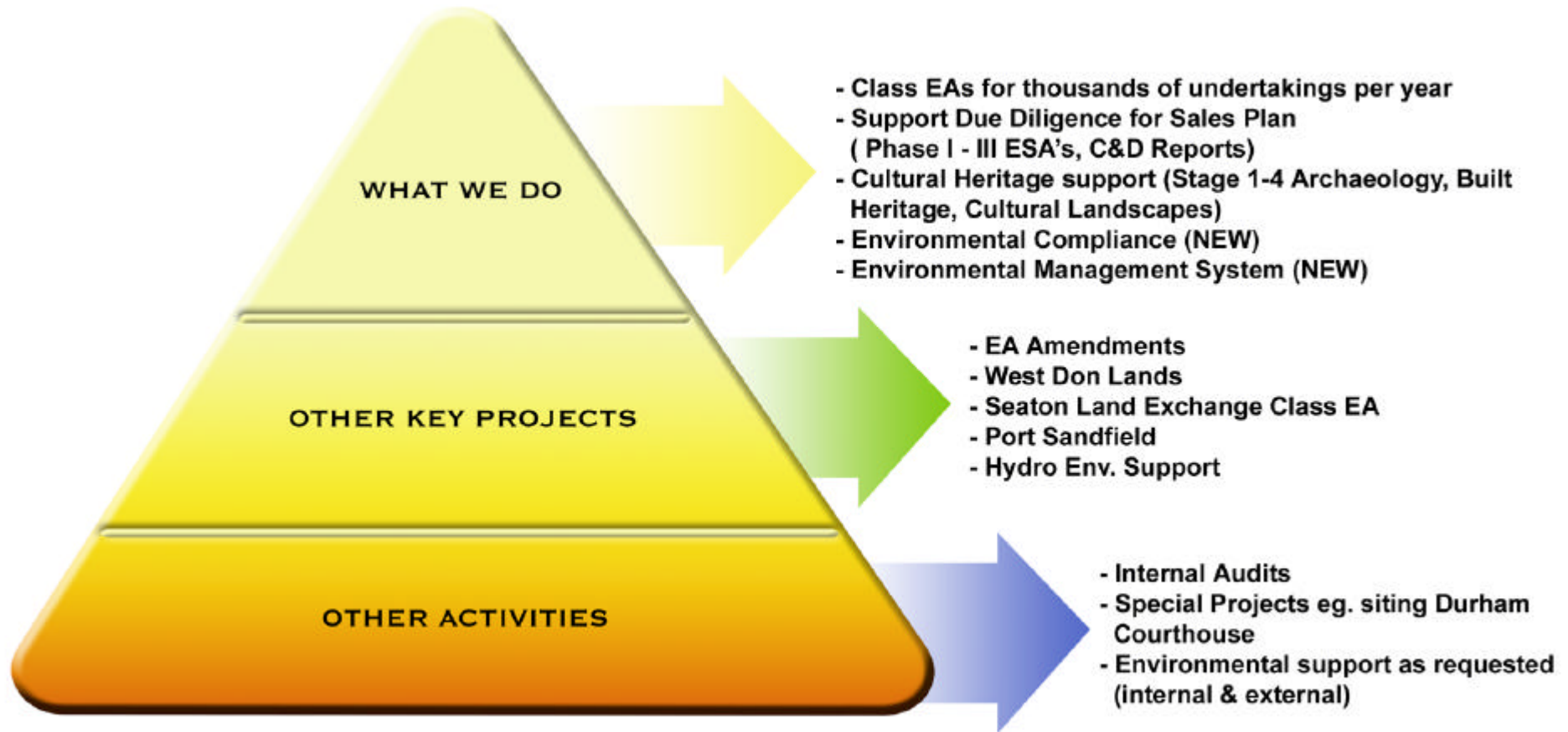
**Anton Pojasok, MEdes.,
CEA, EMS(LA)**

**General Manager,
Environment & Cultural
Heritage**

ORC Overview

- ***Manage one of the largest real estate portfolios in Canada;***
- ***6,000+ buildings, 95,000 acres of land;***
- ***Crown corporation reporting to Ministry of Public Infrastructure and Renewal (PIR)***

Environment & Cultural Heritage



Presentation Overview

- ***ORC Environmental Management***
- ***Current Auditing Applications***
- ***Future Auditing Applications***

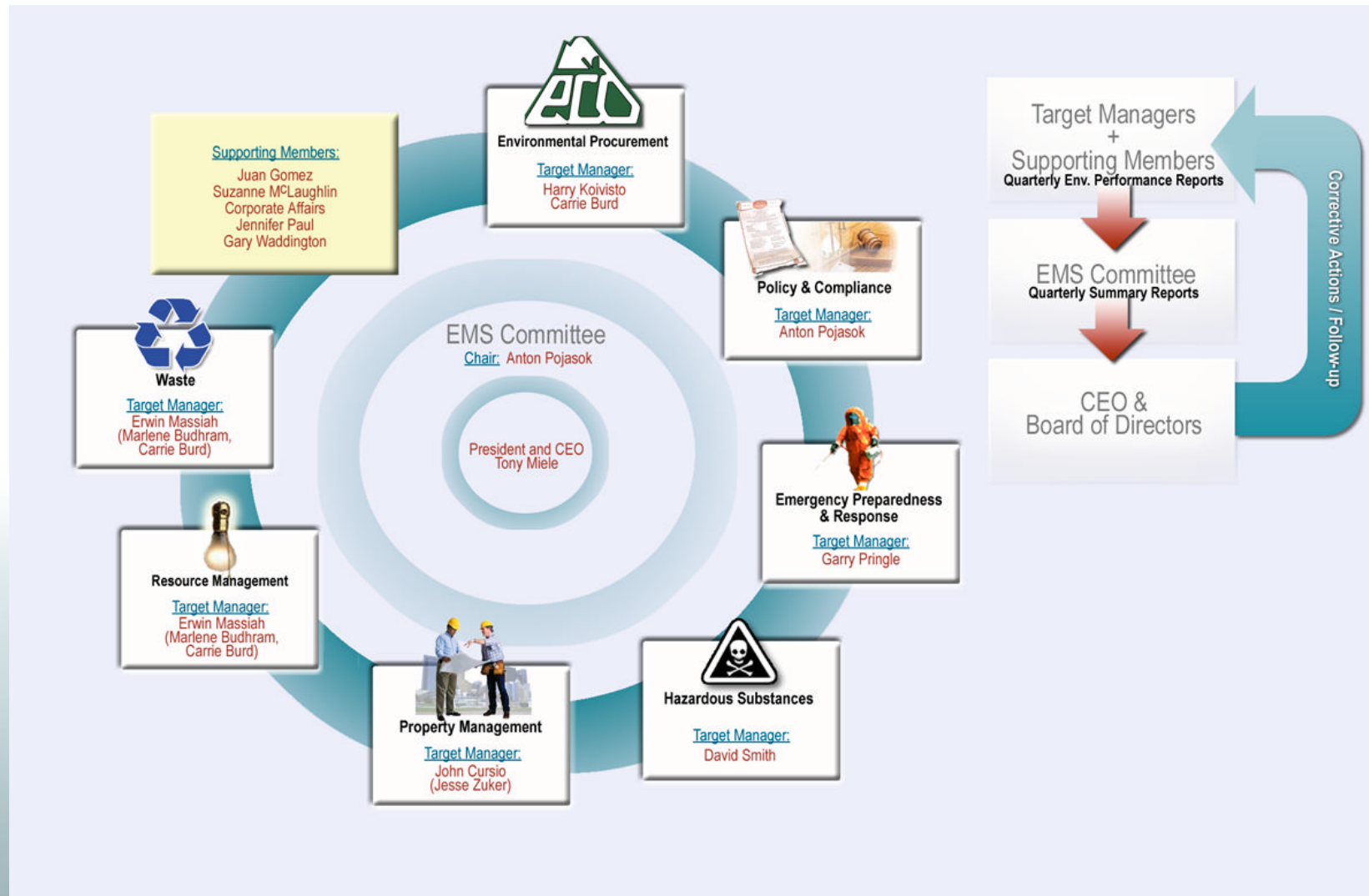
Guiding Principles for ORC EMS

- ***Lean, mean EMS machine (KIS)***
- ***Use existing systems to the max***
- ***Undertake EMS essentials first***
- ***Utilize internal resources***
- ***This is a corporate initiative.***



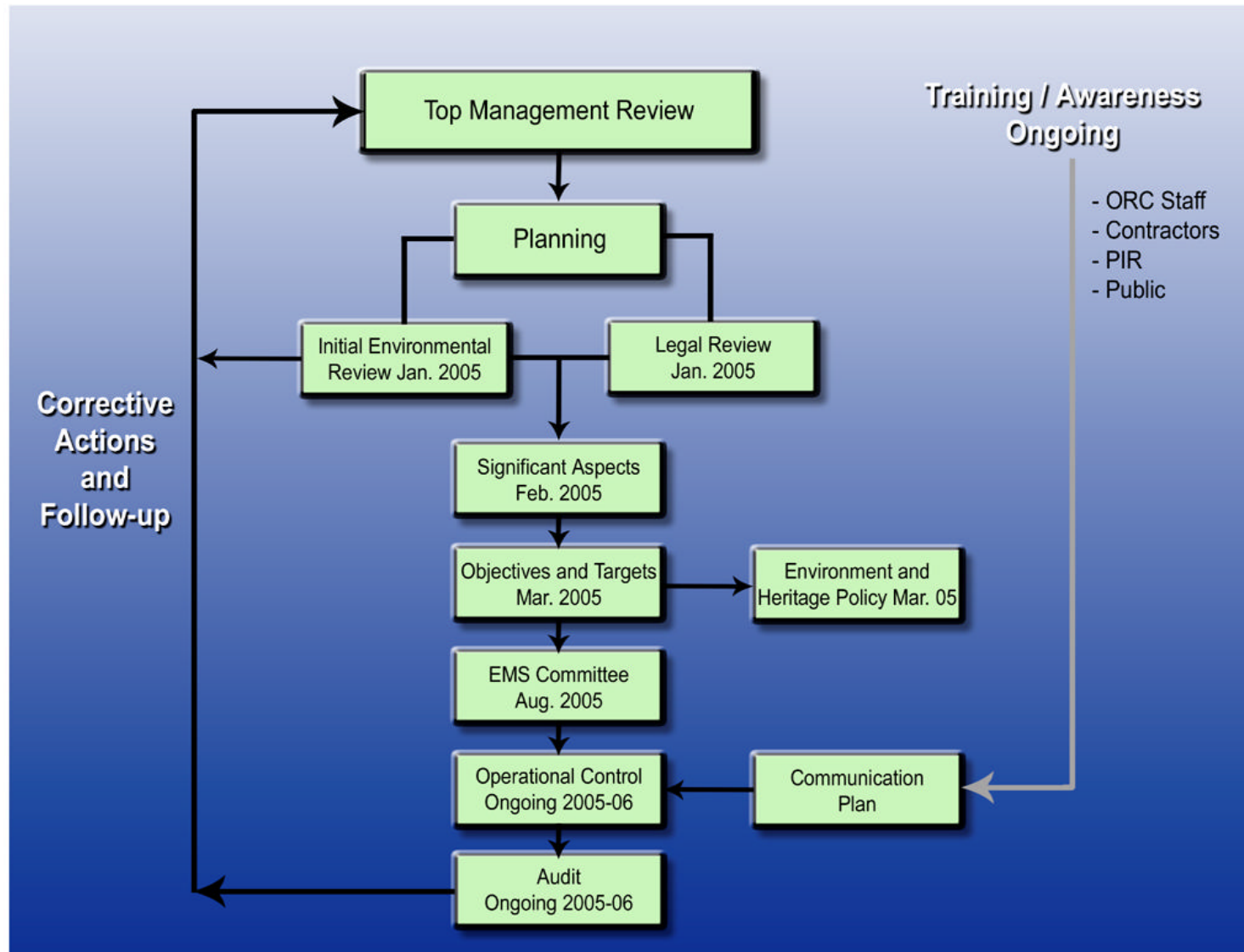
Environmental Management System Committee Reporting Structure

EMS Committee

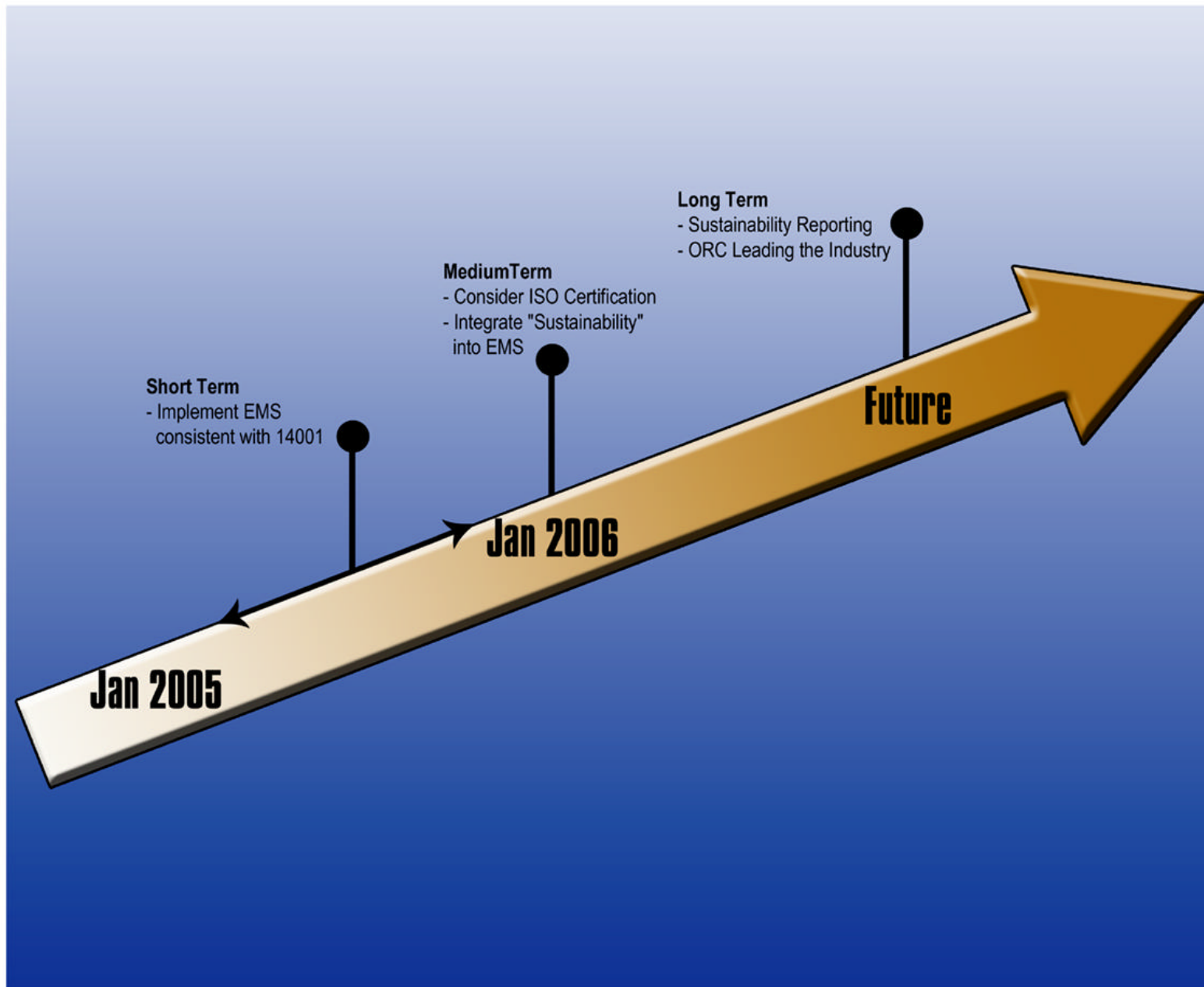


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ORC EMS Implementation Plan - Summary



Overall Goals



Current Auditing Applications

<i>Audit/Monitoring</i>	<i>Authority</i>
<i>ECO Annual Report</i>	<i>ECO</i>
<i>Class EA Annual Report</i>	<i>MOE</i>
<i>Internal audit – financial and environmental</i>	<i>ORC</i>
<i>EMS Audit</i>	<i>ORC</i>
<i>Environmental compliance audits</i>	<i>ORC</i>
<i>Audit of Class EA Process</i>	<i>ORC</i>

Environmental Compliance Audits

- ***ORC 'high risk' facilities***
- ***Mostly water treatment plants***
- ***Northern and Eastern Region***
- ***Program expanded to GTA and SW Region***



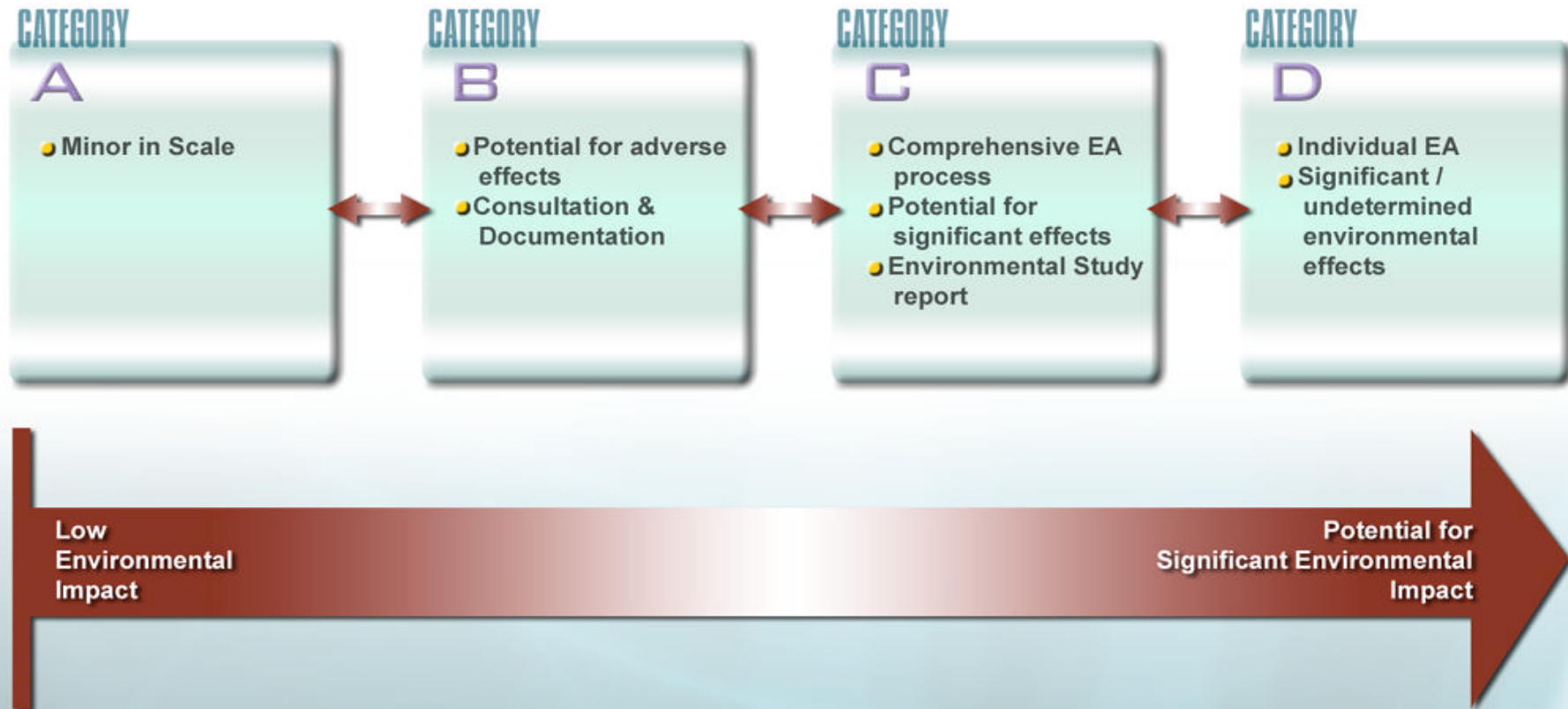
Typical 'High Priority' Findings

- ***Outdated USTs in remote areas***
- ***Lack of procedures/records***
- ***Lack of C of A's***



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Future Trends - Audit of Class EA Process



Audit of Class EA Process

EA Audit Criteria

EA completed for undertaking

Appropriate categorization

Completeness of reporting/record keeping

Completeness of public consultation

Verification of mitigation

Audit of service providers

Future Challenges

- ***Convincing client ministries to take corrective action;***
- ***Resources – compliance auditing is new role;***
- ***Raising internal awareness;***
- ***Adjusting to dynamics of change;***
- ***Defining ‘high risk’ facilities to audit;***
- ***Amending Class EA Process;***

Ontario Realty Corporation

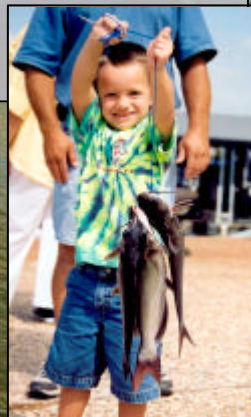
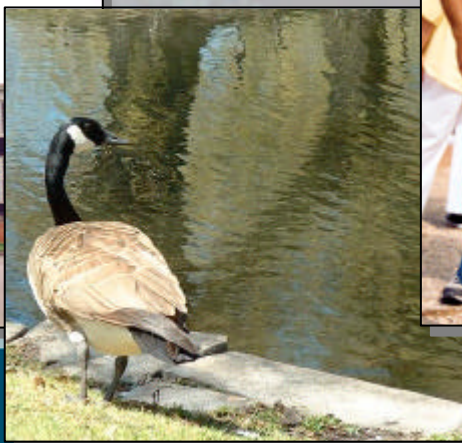
Questions?

Contact:

Anton Pojasok, MEdes., CEA, EMS(LA)
General Manager, Environment & Cultural Heritage

Tel: 416 – 212-5175

E-mail: Anton.Pojasok@orc.gov.on.ca



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