



Tridel  
Built Green  
Built for Life®

**TRIDEL**  
BUILT FOR LIFE

The Tridel Built Green Built for Life® program was founded on one simple truth: it was the right thing to do. Since starting on the path of sustainability in 2000, we realized it was not a task to be accomplished overnight; rather, it was a long-term objective that would provide a new benchmark for our continued growth and achievement.

As corporate social responsibility and sustainability have evolved, we have learned how difficult it can be to find credible suppliers and services that are truly “green” and sustainable. Ultimately, we concluded that becoming “green” is not so much about limiting choice as it is about learning innovative and alternative new technologies to be “green”.

We are excited about all that we have accomplished with our customers but we also recognize that there is a lot more to do. Together, we have made a great start. For more information on the Tridel Built Green Built for Life® and sustainability initiatives, visit the Live Greener section on Tridel.com, where we answer common questions about making green choices. It also demonstrates the cost savings and health benefits you gain by contributing to your new community and the world beyond. These are just some of the added advantages of choosing a Tridel Built Green Built for Life® condominium.

With the Green Guide, Tridel has created a value added program for our customers that is part of our education program. Although we have made recommendations in the Green Guide, ultimately all decision making is your own personal responsibility and privilege. ©Tridel 2022. ©Tridel, “D” design, Tridel Built for Life Tridel Built for Life & Design and Built Green Built for Life are registered Trademarks of Tridel Corporation. Project names and logos are Trademarks of their respective owners. All rights reserved. Illustrations are artist’s concept only. Specifications subject to change without notice. E.&O.E. June 2022.



**SCALA**®

*LIFE IN NATURE*

Welcome to your new Tridel Community.

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## YOUR COMMUNITY'S GREEN FEATURES

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Tridel employs a team of LEED® accredited professionals during planning, development and construction. They ensure your home meets or exceeds the necessary requirements in the seven categories outlined by the LEED® Program. Here's how our environmental view looks from Tridel's drafting tables to your community and your new home.

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- You're "green" by design. By choosing a high-rise condominium you are building "up" not "out" and that generally allows for **greater preservation of our green spaces**
- Strategic location in an established neighbourhood gives you a range of local amenities and access to public transit, which also allows for **less car dependency**
- Preference for construction materials with higher volumes of **recycled content**
- Tridel **recycles or diverts at least 75%** of construction waste from landfill for other uses
- Tridel designed your building envelope to have an engineered glass to wall design ratio to **optimise energy performance and minimize heat losses**, while maintaining spectacular views
- **High-efficiency heating and cooling systems** such as boilers and energy recovery ventilation
- Carbon monoxide sensors in the underground parking levels exhaust air as required, **reducing exhaust fan energy use by approximately 70%**
- Bicycle storage conveniently located within the parking garage to **encourage alternative transportation**
- **High-efficiency lighting** in underground parking and common areas
- **Electric charging stations**, for the conscientious car owner, available in the underground parking levels for your new community
- Accessible and convenient **recycling facilities** with the installation of a tri-sorter disposal chute on each residential floor
- Scala is designed to be at least **35% more energy efficient** than a building designed to the Canadian Government's Model National Energy Code for Buildings (MNECB)
- Each Tridel Built Green Built for Life® green building **reduces water consumption by approximately 40%**
- Scala has a **Green Roof** that will reduce storm water runoff. Rainwater is collected from the building rooftop and reused for irrigation purposes

Scala is a LEED® candidate for certification, registered with the Canada Green Building Council (CaGBC).

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## YOUR HOME'S GREENNESS

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- Sub-metering of electricity, space heating & cooling and hot water usage so **you can control costs**
- Double-glazed windows with low emissivity (low-e) coating to **reduce heating and cooling costs**
- High-pressure, low-flow showerheads and faucets to **reduce water consumption**
- Dual flush **water efficient toilets**
- Front-load washing machines which **use less water and less energy**
- Energy Star® appliances to **reduce energy and water consumption**
- In-suite light fixtures designed to fit **long lasting, energy saving compact LED lights**
- Low volatile organic compounds (VOC) paints, adhesives and sealants to **reduce off-gassing and improve indoor air quality**
- Adhesive-free, easy maintenance, hard surface flooring also **reduces off-gassing** in your home
- An in-suite ventilation and exhaust system with **energy recovery** to capture heat and energy from bathroom exhaust and **reduce heating and cooling costs**



## SUB-METERING AT SCALA



Remember to turn down your thermostat when you are away at work or on holidays.

One of Tridel's core values is innovation. Having embraced advances in design and technology for in-suite sub-metering of thermal energy, electricity and water, every home in your community is equipped with individual meters to record each homeowner's consumption. This is a big change from conventional buildings where water and utility costs were charged based on the square footage of your home, not on your actual use. With energy prices on the rise, homeowners are now responsible for their own energy and water consumption.

Utilities purchased by your Condominium Corporation are approximately 8% to 14% lower in cost than those for a typical single-family home and these savings are passed on to you. For even more control, your energy bills can be viewed online at [www.pemi.com](http://www.pemi.com). This online access allows you to track your daily, monthly and annual energy consumption, giving you an accurate picture of your usage and hopefully, the ability to affect even greater cost savings.

## SO WHAT METERS ARE IN MY HOME?



### 1. THERMAL

Thermal meters measure the overall consumption of energy associated with heating and cooling your home. Integrated as part of your overall building system, energy costs are allotted based on use and not on square footage.



### 2. ELECTRICITY

Smart meters allow you to measure electricity based on consumption and time of use. Should utilities in the province move to tiered pricing structures to reflect peak and off-peak electricity costs, residents will potentially benefit from shifting their demand loads from mid-day in the summer time, lowering their energy costs and reducing the building's overall carbon footprint.



### 3. WATER

Hot water is metered in your building, providing you with the ability to control your consumption as water costs have been rising steadily over the last decade, a trend which is expected to continue\*.

\*source: City of Toronto 2017.



## ENERGY RECOVERY VENTILATION SYSTEM

### ENERGY RECOVERY VENTILATION

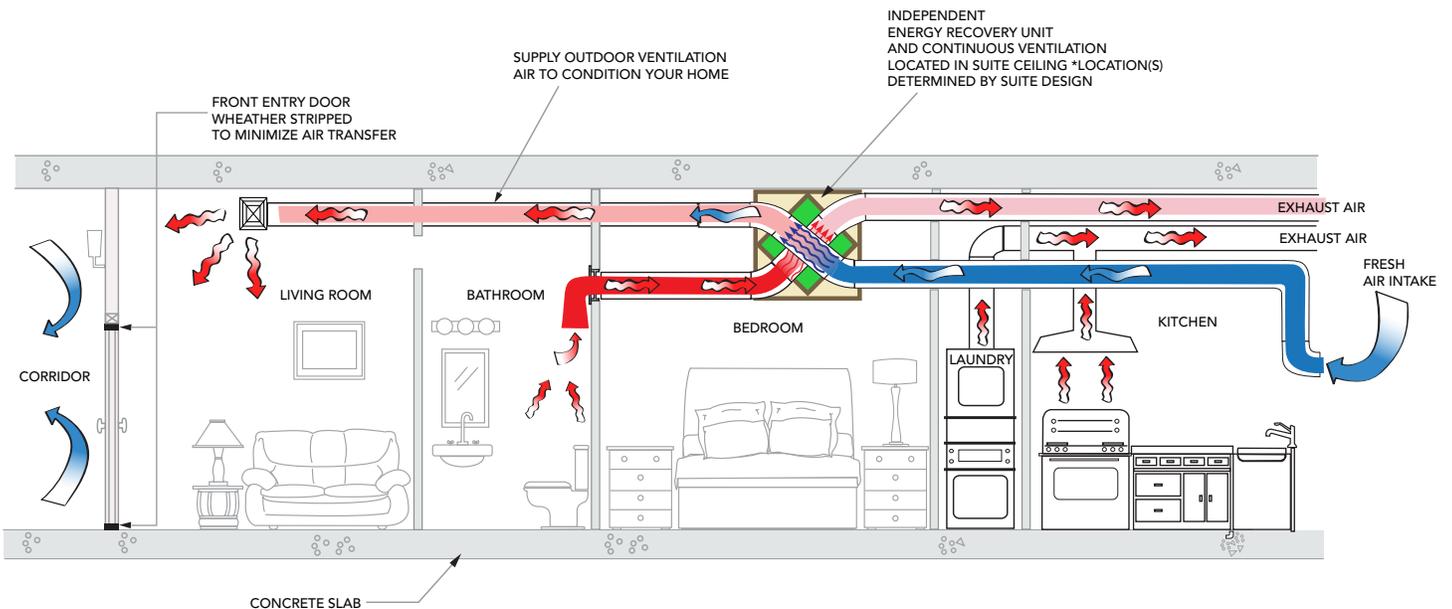
#### In-suite Ventilation & ERV

Your In-suite Energy Recovery Ventilator (ERV) is an integral part of your home's ventilation design. This new and innovative system is becoming common place in Tridel's residential condominiums.

Simply put, this unit allows the delivery of fresh outdoor air directly into your home, while recovering 60%-70% of the energy of your outgoing air.

Having worked with the manufacturer, Tridel has developed an advanced ventilation strategy to answer our homeowner's demand for energy efficiency and improved comfort. This system now provides each home with the capability to deliver its own fresh air directly in their suite.

Conventional building design distributed air through corridors and into each suite. This technology has shifted air distribution directly to the source, from outdoors to your home. The ERV offers energy savings as it allows the transfer of energy from its exhaust air to the incoming fresh outdoor air.



\*This diagram is for information purposes only. Specific design elements in individual homes may vary. Please contact Customer Care for further details.

## HOW DOES IT WORK?

Simply stated, waste energy from stale air is used to warm up incoming air in winter and cool down air in summer, contributing up to 60 – 70% to heat recovery and ensuring better indoor air quality. Each home at Scala is designed with an individual ERV located in the suite ceiling.

In winter, as warm, stale air is exhausted from your home, the heat from this exhausted air stream is used to warm the fresh, cold incoming air before it is distributed around the home.

In summer, the moisture in the more humid air from outside is limited when entering the house. The cooler, conditioned air stream is used to cool the incoming fresh air, reducing the amount of air conditioning energy required to cool your home's fresh air supply. The ERV also helps to transfer the moisture from the incoming fresh air to the outgoing stale air, further reducing your energy bills and increasing comfort.

## ERV CONTROL

ERV units are controlled by a wall-mounted switch, located in each washroom. The ERV unit runs on continuous low flow to provide essential outdoor ventilation air at all times. The ERV can be switched to run on high speed, or high volume ventilation air by pressing the controller. This is recommended in scenarios when extra volume of outside air is needed such as when the washroom is in use, when cooking or when hosting a social gathering.

Main Controller



## BENEFITS

### 1. Improved Indoor Air Quality (IAQ)

Indoor air can be 2-5 times more polluted than your outdoor environment\*. The ERV continuously exchanges the air in your home, exhausting stale air from the bathrooms and replenishing with fresh outdoor air. This continuous ventilation improved IAQ by constantly removing pollutants from your home.

### 2. Independent Control

Each ERV unit provides the full ventilation requirements to your home, allowing your suite to operate completely independent of your building. Your front entry door is also sealed with weather stripping, separating it from the corridor and other suites. Homeowners also have full control in operating their ERV's at multiple speeds for increased ventilation requirements.

### 3. Cost Savings

The combined benefits of independent control and improved IAQ, also offers you cost savings. The ERV works on the principle of exchanging energy between outgoing and incoming air. As ventilation is the single largest energy load in a high-rise residential building, the ERV now works to save 60-70% of suite ventilation energy on an ongoing basis.

\*source: [www.epa.gov/iaq/schooldesign/hvac.html](http://www.epa.gov/iaq/schooldesign/hvac.html)