



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](http://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.

## ISLINGTON TERRACE

Welcome to your new Tridel Community.

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 2019. \*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. October 2019.

## ISLINGTON TERRACE'S GREENNESS

Tridel employs a team of LEED® accredited professionals during planning, development and construction. They ensure your home meets or exceeds the necessary requirements in

- **Conserves** natural and financial resources to develop community infrastructure
- Community designed to **reduce heat island effect** by constructing underground parking and the use of reflective surfaces
- Preservation of green spaces and promotion of outdoor activities with the creation of a **1.7 acre self sustaining community park**
- **Minimizes the environmental impact** of new construction by reusing developed land

the four categories outlined by the LEED® ND Program. Here's how our environmental view looks from Tridel's drafting tables to your community and your new home.

- **Promotes a healthier lifestyle** and transportation efficiency by building within walking distance of community amenities
- **Reduces pollution** from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation
- **Recycles or diverts** construction waste from landfill
- **Reduces light pollution** and offers better visibility of the night sky
- **Educational tours** detailing your community's green features will be organized by Property Management

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

## ISLINGTON TERRACE'S GREENNESS

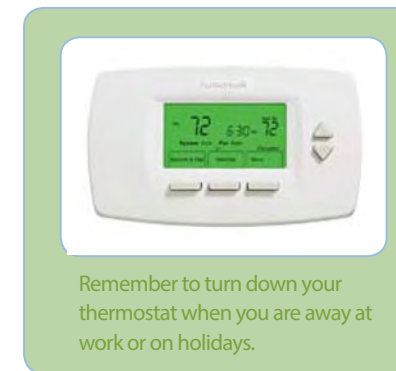
- You're "green" by design. By choosing a high-rise condominium you are building "up" not "out" and that generally allows for **greater preservation of our green fields**
- Strategic location in an established neighbourhood gives you a range of local amenities and access to public transit, which also allows for **less car dependency**.
- 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 **maximize your heat gain and minimize heat losses**, while maintaining spectacular views

- **High efficiency heating and cooling systems** such as boilers, chillers and heat recovery ventilation
- Carbon Monoxide sensors in the underground parking levels exhaust air as required, **reducing energy usage by approximately 70%**
- Bicycle storage conveniently located in your building to **encourage alternative transportation**
- **High efficiency lighting** in underground parking and common areas
- Accessible and convenient **recycling facilities** with the installation of a trisorter disposal chute on each residential floor

## YOUR HOME'S GREENNESS

- Sub-metering of electricity, space-heating and cooling and domestic hot water usage so **you can control costs**
- Double-glazed windows with low E and argon gas insulation to **reduce heating and cooling costs**
- High pressure, low flow shower heads 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 costs**

- A programmable thermostat allows you to **reduce your thermal energy use** by regulating the temperature settings in your home
- Low VOC (Volatile Organic Compounds) paints to **reduce off gassing and improve indoor air quality**
- Adhesive-free easy maintenance hard surface flooring also **reduces off gassing** in your home
- A fancoil unit with integrated energy recovery core to capture energy (heat and moisture) from exhaust air and **reduce ventilation costs**



## SUB-METERING AT ISLINGTON TERRACE

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 domestic hot 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. HOT WATER

Hot water is also metered in your building, providing you with control of your consumption. Water costs have been rising by approximately 9% annually, a trend which is expected to continue.\*

\*source: City of Toronto 2012.



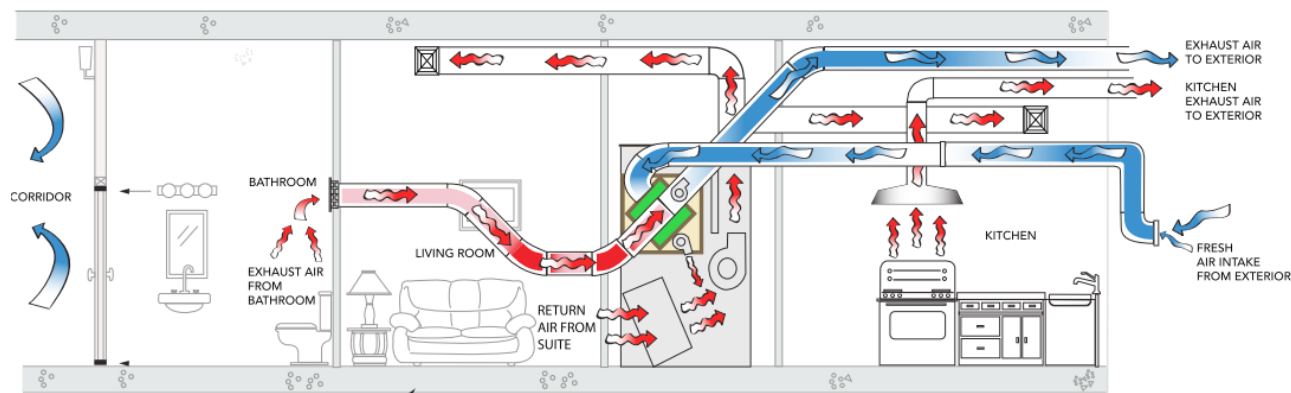
## ENERGY RECOVERY VENTILATION SYSTEM

### ENERGY RECOVERY VENTILATION

#### In-suite Ventilation & ERV

Your In-suite Energy Recovery Ventilator or ERV is an integral part of your home's ventilation design. This new and innovative Integrated Fancoil unit system (IFCU) is becoming common place in Tridel's residential condominiums. Simply put, this unit allows the delivery of fresh outdoor air directly into your home through the vertical fancoil unit, while recovering 60%-70% of the energy of your outgoing air.

Each home at Islington Terrace is designed with an individual Fancoil unit with an integrated ERV core. This ERV core is designed from a special membrane that only allows the transfer of heat and moisture from one airstream to the other while blocking the transfer of contaminants. For extra protection of your indoor air quality, this special ERV core is coated with a material, called "Microban®", which helps prevent growth of bacteria and mold on the surface of the ERV core.



### HOW DOES IT WORK?

FRESH OUTDOOR AIR is distributed throughout your home  
STALE AIR is expelled

Simply stated, waste energy from stale air is used to warm up incoming air in winter and cool down incoming air in summer while recovering energy from the departing airstream and ensuring better indoor air quality.

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. Without ever actually mixing, outbound stale air transfers energy to incoming fresh air.

In summer, the cooler, conditioned air stream exhausted from your home is used to cool the warm 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. The control switch is located inside the ensuite and in suites with two washrooms, there is a second control switch in the powder room or guest washroom.

#### ERV Controller:

The ERV built in your fancoil unit runs continually at low speed, thus ensuring the minimum amount of outside ventilation air is always delivered into your living space. When an increased amount of outside air is needed, the wall switch offers three options to switching the ERV to a higher volume of outside air for the duration corresponding to the number on each button:

20 Minutes - recommended when the washroom is in use.

40 Minutes - recommended when the shower is in use.

60 Minutes - recommended when cooking.

When on vacation or for general household activities no option is required to be selected.



ERV 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 or to set it at intermittent operation when away from home.

#### 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 this energy on an ongoing basis.

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