



# Why Buy Green?

Everyone cares about our environment, and green buildings definitely contribute to helping society develop in an environmentally appropriate way. At Tridel, we recognize that the decision to buy a home involves complex choices and priorities, including location, price, amenities, convenience, security, views, finishes and layouts - to name a few.

At the same time, helping the environment is not the only reason that motivates buyers to purchase a home in a green building.

## **Technology**

For those who like new technologies, Green buildings open a window on buildings of the future.

## **Cost Savings**

For buyers concerned about escalating monthly operating costs, green buildings are less expensive to operate because they are designed to use less electricity, gas and water.

## **Healthy Living**

Health conscious purchasers will appreciate the improved indoor air quality.

## State-of-the-Art Living

Green buildings are smart, high performance buildings that integrate some of the latest energy and mechanical systems technologies. Dramatic new technologies, like solar walls and on-site hydrogen micro-generators, are still a few years down the road. But we are already integrating the latest in heat recovery and remote, internet-based energy management. Sub-metering even allows the possibility of residents managing their own electricity consumption from their desktops.

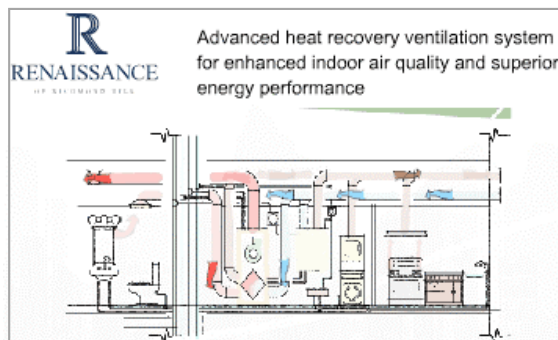
## Innovative Cooling

Tridel proudly announces that ELEMENT will incorporate a breakthrough cooling system designed to reduce energy consumption, reduce urban air pollution and reduce greenhouse gas emissions that contribute to global climate change. An innovative and highly reliable Deep Lake Water Cooling (DLWC) system is being introduced through a joint venture between Enwave Energy Corporation and The City of Toronto.



Visit <http://www.tridel.com/element/enwave.php> to learn more.

## Innovative Ventilation



Renaissance of Richmond Hill will come with numerous environmentally preferred features including an efficient heat-recovery ventilator system in every suite providing cleaner, fresher air more cost effectively.

## Healthy Living

Because Canadians spend an average of 90% of their time indoors, the quality of materials and finishes inside a building are extremely important. Yet, many finishing products release volatile organic compounds (VOCs) that contribute to the "new condo smell" and can be highly irritating to people with chemical sensitivities.

Green buildings are healthier buildings because they have Improved Air Quality due to:

- **Low emitting materials** - carpets, paints and adhesives much lower in volatile organic compounds
- **Improved ventilation** - the entire ventilation system is re-tooled to deliver fresh air either directly to your suite or on a continuous basis
- **Pre-occupancy air quality management plans designed to flush out particles and contaminants following construction.**

## Cost Savings

Green buildings perform better. This can translate directly into cost savings, as the better equipment, lighting, windows and insulation reduce energy consumption.

How a Green Building can save you money:

- **Energy Efficiency** - Energy costs represent a significant portion of a condominium corporation's common area assessment - up to 40%. Less energy will mean lower common charges.
- **Control of individual suite utility cost** - sub-metered billing for electricity and – in some cases - heating and cooling costs give residents the tools to manage their own costs and consumption. Going to Florida for the winter? Turn down your thermostat and pay less!
- **Using less water** - Water charges are also rising in the Toronto area. Tridel installs dual flush toilets and special showerheads to reduce consumption by at least 1/5.

## Doing your Part

Green buildings contribute benefits at global, regional and local scales:

- **Globally**
  - Reduction of greenhouse gas emissions
- **Regionally**
  - Reduce demand on provincial energy infrastructure
  - Use of regionally produced materials when possible
  - Reduced waste sent to landfills
- **Locally**
  - Air Quality
  - Reducing strain on infrastructure

Adjacent to the TTC and other public modes of transportation **Tridel Green Condo - Element under construction in Downtown Toronto:**

Energy performance modeling on Tridel's downtown Element community projects major improvements compared to conventional condominium construction:

- greenhouse gas savings averaging roughly one tonne of CO2 equivalent per suite(Learn more about Canada's One Tonne Challenge)
- 500 kilowatt hours of electricity saved in the summer from using [deep lake water cooling](#), removing a significant load from peak energy demands in Ontario
- high performance, high efficiency boilers that meet the stringent certification requirements of California's South Coast Air Quality Management District.

Whatever your reason is for wanting to buy a home in a green building, the decision benefits us all.