



# PROTECT THE ENVIRONMENT

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### Doing your part

Buildings play a vital role in our economy and in our lives. A great number of the buildings in which Canadians spend 90% of their time operate continuously in order to provide the safety, comfort and services we require to live and work. But there is no overlooking the fact that buildings also represent a significant share of society's impacts on the environment and the natural resources on which we all depend.

Overall, buildings consume over one-third of all primary energy, two thirds of all electricity generated, one-third of all raw materials inputs and a growing percentage of our freshwater resources. At the same time, buildings account for one-third of greenhouse gas emissions and material waste output.

No one can tell you that buying a condominium is going to save the world. But as with all of your purchases, it is important to reflect on the extent to which your investment is helping to promote a sustainable society for us and for future generations.

At Tridel, we take sustainability very seriously. We are committed to being environmental leaders in our industry by developing healthy and environmentally friendly buildings.

### How do we know we are doing our job of safeguarding the environment responsibly?

To demonstrate our commitment to environmental leadership, Tridel makes every effort to obtain third party recognition for our improved building environmental performance. We strive to achieve LEED® certification from the Canada Green Building Council and recognition for energy performance from Natural Resources Canada.


LEED stands for Leadership in Energy and Environmental Design and is North America's pre-eminent third party green building rating system. All new Tridel projects introduced to the market after 2005 will have LEED-accredited professionals performing important coordination and design functions on the building design teams. Tridel's Renaissance in Richmond Hill and Verve in Toronto were the first two LEED® registered condominium projects in Ontario. For more information about LEED and the Canada Green Building Council, visit: <http://www.cagbc.org/>

Natural Resources Canada recognizes buildings that perform advanced energy modeling and achieve 25% energy savings compared to a building designed to the standards of the Model National Energy Code. For more information about NRCan's Commercial Building Incentive Program, see Tridel's Green Loans brochure, or visit the NRCan website at: <http://oee.nrcan.gc.ca>

### How is your purchase of a Tridel home helping to promote a sustainable society?

Reduction of greenhouse gases that contribute to global climate change

By now we have all heard about the Federal Government of Canada's One Tonne Challenge asking all of us to reduce our emissions of Carbon Dioxide and other greenhouse gases by roughly 20%, or one tonne per year. Did you know that by designing a building that is at least 25% more energy efficient than a building designed to the Model National Energy Code for Buildings, Tridel is helping our purchasers to meet that challenge? Energy performance modeling conducted by the City of Toronto on Tridel buildings shows that the average Tridel suite avoids over one tonne of CO<sub>2</sub> equivalent emissions each year.



Improved energy performance has several benefits in addition to reducing greenhouse gas emissions. Using less energy also reduces the emission of other pollutants that contaminate local airsheds. Plus it saves money. For more information about energy efficiency in Tridel buildings, refer to the Naturally Better brochure, "Conserve Energy."

#### Sustainable Site Development and Urban Revitalization

The development of high density residential buildings on existing urban lots offers numerous environmental and social benefits. For one thing it reduces pressure on natural areas and open space in neighboring communities and takes advantage of existing infrastructure. Most of Tridel's communities are located near mass transit hubs and on sites that had been previously developed. If you were to take the same number of dwellings in a vertical highrise development and spread them out at average densities for single family houses, you would 1) occupy much more space, 2) require major investments in infrastructure, and 3) contribute to additional traffic and local air pollution problems.

Strategic locations in higher density areas allows Tridel purchasers to take advantage of other local benefits, like neighborhood car sharing programs. And by installing additional bicycle storage facilities, residents will not have to rely as much on their cars.

#### Water Efficiency

Although Canada is one of the world's wealthiest countries in terms of fresh water resources, the conveyance and treatment of domestic water supplies require major municipal investments. Tridel construction practices are leading the way in demonstrating water conserving measures in condominium communities. For instance, the combination of dual flush toilets (that use different volumes of water for different contents) and low flow faucets and showerheads shave one-fifth of a building's overall water consumption.

Tridel also aims to reduce water use for irrigation and landscaping by up to 50%. Less water consumed, means less waste water sent to municipal treatment facilities. In the end, this will also save residents money as utility charges for water consumption rise.

#### Materials and Resources

During the process of specifying products and materials during construction, Tridel pays special attention to where products come from and how they are manufactured. Locally and regionally manufactured non-finishing products with higher volumes of recycled content are favored over products that need to be transported over long distances or that use a lot of virgin materials. This helps to reduce the overall embodied energy of materials in the building and helps to conserve valuable resources. For instance, our buildings have high volumes of recycled content in the steel reinforcement and gypsum (used for drywall). We also seek to boost the levels of byproduct alternatives (like fly ash from power plants, or slag from steel plants) to reduce the cement content in the building's concrete. Cement production is a major emitter of greenhouse gases.

During construction, Tridel minimizes the amount of waste that goes to landfill by hiring haulers who separate materials in every bin in order to re-use as much material as possible.

For more tips on what you can do, visit the Tridel website at [tridel.com](http://tridel.com)