



ROYAL
BAYVIEW™

TRIDEL®
BUILT FOR LIFE



TRIDEL BUILT GREEN BUILT FOR LIFE®

GREEN LIVING GUIDE



Our Commitment

As one of Canada's largest condominium developers, Tridel is committed to being an environmental leader in our industry. The Tridel Built Green Built for Life® program was founded on one simple truth: it was the right thing to do. In 2000, we embarked on a journey towards sustainability and established long-term goals that would set new standards for our ongoing developments and success. Today, we remain committed to building communities that are environmentally responsible, safe and healthy places to live.

For more information on the Tridel Built Green Built for Life® and our company's sustainability initiatives, visit [Social & Sustainable Impact](#) on [tridel.com](#).

Our Environmental Impact

We build with intentional and thoughtful design to conserve more energy, water and resources than any standard Building Code-compliant building. A Tridel Built Green Built for Life® building consumes less than a Model Reference Building.

Our communities are high-performing, meaning they use less energy to run while providing superior comfort to homeowners.

As the largest builder of sustainable condominiums in Canada, we are proud to be the recipient of the Building Industry and Land Development (BILD) Association's Green Builder of the Year Award 15 times.

**Data in this Guide was calculated by EQ Building Performance.*

COMPARED TO A MODEL REFERENCE BUILDING, OUR BUILT GREEN BUILT FOR LIFE® COMMUNITIES CONSUME:

32%
LESS ELECTRICITY

49%
LESS NATURAL GAS

38%
LESS GREENHOUSE GAS EMISSIONS

42%
LESS POTABLE WATER

84%
LESS CONSTRUCTION WASTE

Building Green

At Tridel, we work with a team of accredited professionals throughout the planning, development, and construction phases to ensure your home and community meet or exceed the necessary requirements to obtain third-party LEED® (Leadership in Energy and Environmental Design) and/or Toronto Green Standard (TGS) certification(s). LEED® is the preeminent program for the design, construction, maintenance, and operations of high-performance green buildings.

To achieve certification, a community must meet mandatory requirements and/or implement recommended materials, systems and construction practices related to various green initiatives, including those that would result in maximizing energy efficiency, reducing carbon emissions, improving air quality, contributing to resident health and well-being, and so on.



Royal Bayview is targeting LEED® Silver certification upon completion.

Your Community's Green Features

Your community has the following green features:

- ▶ All situated near the community centre and public spaces promoting a walkable lifestyle with reduced car dependency.
- ▶ Easy access and proximity to public transportation, as well as residential and public bike storage.
- ▶ Highly efficient lighting throughout the entire community.
- ▶ Thermally sealed windows with low emissivity (low-e) coated glazing system designed specifically to optimize energy performance and minimize heat loss.
- ▶ Electric Vehicle (EV) chargers for residential and visitor use.
- ▶ Storm water management program which stores and recycles storm water for irrigation.
- ▶ Tri-sorter system for appropriate disposal of waste, recycled items, and organics to divert green and blue box waste from landfills.
- ▶ The underground parking is designed with features to minimize exhaust fan energy use. All cooling and heating systems, including the cooling tower, generator, and mechanical components, are strategically placed and coordinated to optimize efficiency. Their placement ensures proper ventilation and exhaust routing with minimal circulation and ductwork, reducing the need for unnecessary fan usage.

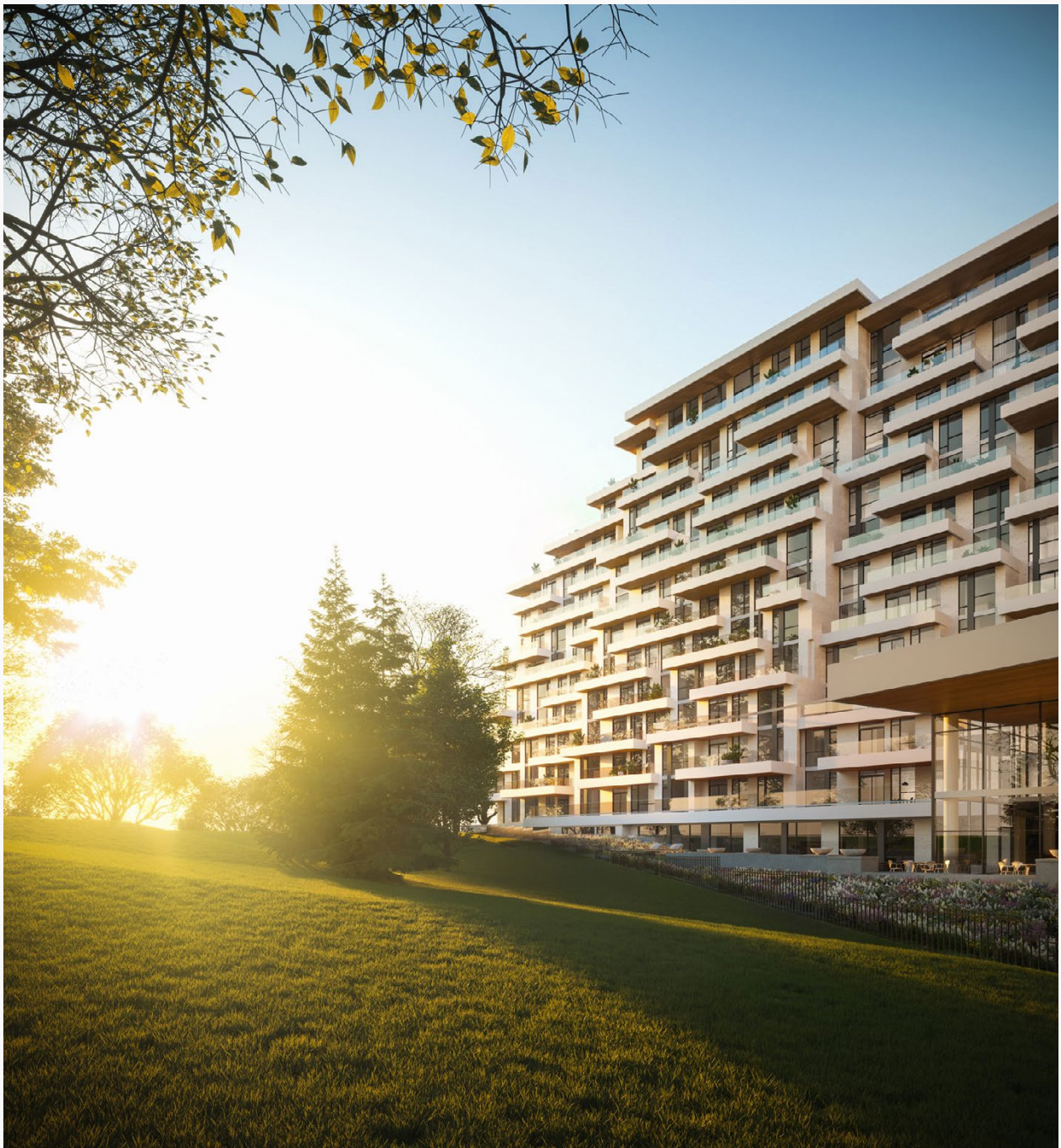


DID YOU KNOW?

During the construction of Royal Bayview, over 80% of the construction waste was recycled, diverting it from landfills.

15% of building materials are either recycled or regionally sourced (measured by the total cost of construction materials).

Further, the green features incorporated at Royal Bayview result in a 35% to 40% operational cost improvement when compared to a model reference building, based on Model National Energy Code for Buildings 1997 (MNECB) guidelines.





Your Home's Green Features

Your home has the following green features:

- ▶ High-performance, double-glazed windows with low emissivity (low-e) coating to reduce heating and cooling costs.
- ▶ In-suite thermal metering for heating and cooling to control costs.
- ▶ In-suite submetering for hot and cold water consumption and electricity.
- ▶ Low-flow water fixtures (i.e., showerheads and faucets) resulting in a 34% potable water use reduction over building code.
- ▶ An in-suite ventilation and exhaust system (ERV) with energy recovery to capture heat and energy from bathroom exhaust and reduce heating and cooling costs.
- ▶ Dual-flush water-efficient toilets.
- ▶ In-suite light fixtures designed to fit long-lasting, energy-saving compact LED lights.
- ▶ Energy Star® appliances (e.g., fridge, dishwasher and washing machine) to reduce energy and water consumption.
- ▶ Low-volatile organic compound (VOC) paints, adhesives, and sealants to reduce off-gassing and improve indoor air quality.
- ▶ Front-load washing machines that use less water and less energy.
- ▶ Ventless dryer that uses less energy.

Provident Energy Management

Provident Energy Management provides sub-metering services that measure energy usage and bill each resident based on their usage. Residents receive one bill for thermal, electricity and EV charges (applicable to parking spots with an electric vehicle charging station) rather than multiple utility bills from different providers.



Whether you're looking to reduce your monthly expenses or increase your overall green practices, we believe that providing you with practical tips and knowledge will help you make the most of your condo living experience. Read **[Provident's Energy Saving Tips](#)** for more information on how you can maximize energy efficiency and control your costs.

Your Suite's Thermostat

By taking a few simple steps to learn how to use your thermostat effectively, you can enjoy greater comfort in your home while also saving money and reducing your environmental impact.

In your home at Royal Bayview, your thermostat is connected to a 4-pipe fan coil system, which means you can select heating or cooling year-round.



WANT TO SAVE ON HEATING AND COOLING COSTS?

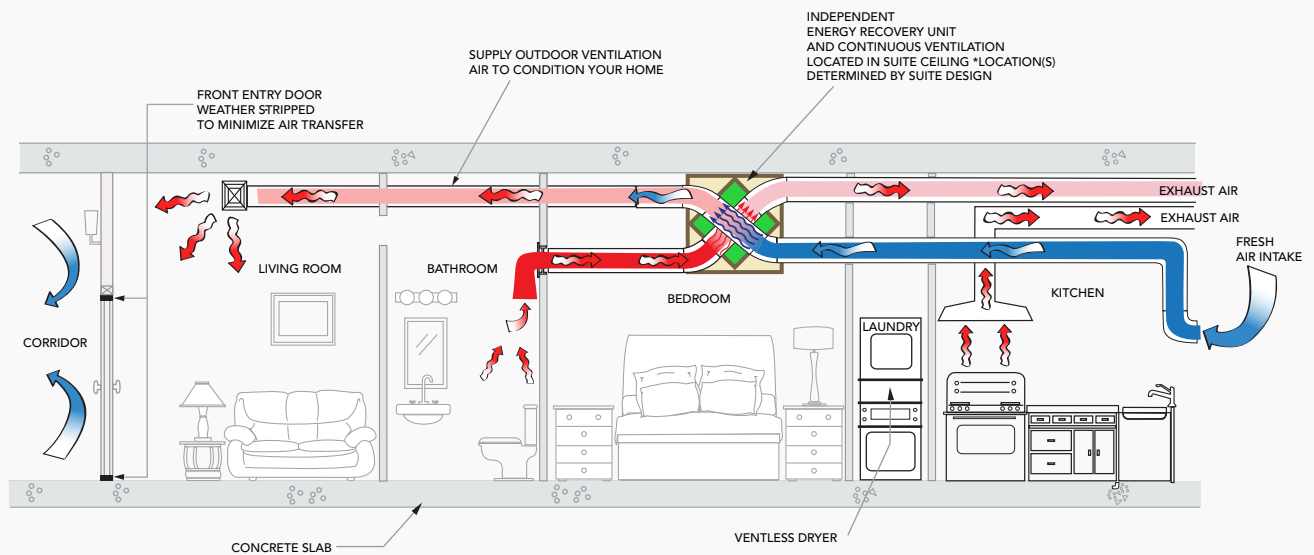
For every degree you set your thermostat higher (in summer) or cooler (in winter), you can save approximately 1-3% on your heating or cooling costs.

Energy Recovery Ventilation

Your in-suite Energy Recovery Ventilator (ERV) is an integral part of your home's ventilation design. This innovative system is now commonplace in Tridel's residential condominiums.

The ERV is an advanced ventilation strategy to answer our homeowners' demand for energy efficiency and improved comfort. While conventional building design distributes air through corridors and into each suite, the ERV provides the capability to deliver exterior fresh air directly into your suite. Simply put, it allows the delivery of fresh outdoor air directly into your home, while recovering 60%-70% of the energy of your outgoing air, which will temper incoming fresh air. The ERV offers energy savings as it allows the transfer of energy from its exhaust air to the incoming fresh outdoor air.

Having an ERV installed in your home increases the air quality and ventilation, which may help prevent moisture-related issues.



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

Benefits of Going Green

One of the most effective ways to save is by being mindful of your energy usage. By using a dishwasher, which uses less energy resources, turning off lights and electronics when you're not using them, adjusting your thermostat to a more energy-efficient temperature, and using natural light instead of artificial light whenever possible, you can significantly lower your electricity bill.

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