

Project Profile: Nuvo @ Essex Phase 2 Inc.

Sustainable Site Development and Urban Revitalization - The Nuvo Phase 2 project is a 29 storey high-rise residential building with 4 levels of underground parking, located in the city of Toronto at the six-points interchange. Being within walking distance to both TTC and GO mass transits hubs, this community is conveniently accessible to downtown Toronto and offers great public transportation and bike access to reduce car dependence.



Energy Efficiency Design - Nuvo Phase 2 was successfully certified by Natural Resources Canada as being 33.5% better than the Model National Energy Code. Addressing both equipment and ventilation design, Nuvo Phase 2 is one of the first highrise condominium buildings offering a central Energy Recovering Ventilation (ERV) strategy. Acknowledging that ventilation accounts for a large percentage of the energy used in a condominium building, a central ERV system offers substantial energy savings while providing improved Indoor Air Quality. In providing homeowners with more control of their suite to manage their energy use and energy bills, the Nuvo Phase 2 Community has provided for electrical and thermal meters for every suite. This innovative breakthrough will allow every resident to pay for their energy

consumption, a major shift from cost allocation based on Square Footage in conventional buildings.



Water Efficiency – In an effort to reduce water consumption and its downstream impact on infrastructure and great lakes, Nuvo Phase 2 water conservation features are estimated to reduce overall consumption by 30%-50%. Each suite is equipped with dual flush toilets, low-flow faucets and showerheads, and energy star appliances. Less water consumed means less waste water sent to municipal treatment facilities.

Materials and Resources - Nuvo Phase 2 project meets a 40% regional materials target to increase support of local manufacturing and reduce transportation activities. Further, material specification targets met an additional 19% recycle content, while being able to divert 82% of all construction waste materials, offering a step closer to a closed loop waste solution.



Indoor Environmental Quality - In addition, a central ventilation design provides continuous ventilation in every suite, delivering 100% fresh air while constantly removing stale exhaust air from each suite. Complementing these efforts, a full flush out strategy was conducted for over two months, in aiming to help improve the overall health and quality of air. In a combined effort between project management and designers, interior finishing products were selected to meet low emitting guidelines for all available products. A comprehensive Green Cleaning program complemented the efforts for improved IAQ. Tridel's green cleaning program also offers each homeowner with a supply of green cleaning products for an expected period of 6 months.

Innovations - Thermal metering and a comprehensive green loan structure have been developed by Tridel for the most part of the last 5 years. As presented in the Innovation & Design section, these measures have been instrumental innovations in high rise condominiums. In addition, Tridel has developed a comprehensive educational program to provide ongoing tours to building residents in educating residents about their building features and raising awareness on green living.

nuvo² at Essex
naturally better
TRIDEL BUILT FOR LIFE

Tridel's Naturally Better program was founded on one simple truth: it was the right thing to do. Starting on the path of sustainability, 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. We found out all about "green washing" and 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 sacrifice as it is about learning about the alternatives. This guide answers common questions about green choices. What are their benefits and how do they affect your life? It also demonstrates the cost savings and health benefits you gain while contributing to your new community and the world beyond, just by choosing a Naturally Better "green" condominium.

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.

Welcome to your new Tridel
Naturally Better Home & Community.

**BUILT GREEN
BUILT FOR LIFE.™**

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The Naturally Better Green Guide is provided as a pdf and is available to be downloaded from the Tridel website. The information contained in this guide is preliminary. Additional content and representations are allowed. It is strongly recommended that you consult with your legal representative.