NATURALLY BETTER CONDO BUYER'S CHECKLIST

	METROGATE	Other Condo
• 1.65 acre central park, designed for sustainability with native landscaping	☑	☐
• Rainwater collection system that replenishes and restores ground water	☑	☐
• Unlike the typical power plant where much of the heat energy is wasted into the environment, on-site combined heat and power equipment captures waste heat and utilizes it in the building. This equipment will reduce the reliance on external power and is a reliable source of energy power.	☑	☐
• Recycling 25% construction and demolition waste to reduce landfill loads.	☑	☐
• Planned multi-nodal transportation hub for GO Train, Bus, and Subway	☑	☐
• Green roof system (Phase I)	☑	☐
• Neighbourhod energy efficiency - 15% improvement in energy efficiency for street lighting, traffic lights, and water pumps.	☑	☐
• Walking proximity to public transportation, retail, offices, and recreational space.	☑	☐
• Recycling facilities that permit convenient separating and disposing of recyclables	☑	☐
• Convenient bicycle storage space throughout site to encourage bicycle use.	☑	☐

ENERGY EFFICIENCY

• Sub-metering for individual allocation of space conditioning costs.	☑	☐
• High Efficiency Boilers offering 85% efficiency or better to reduce gas consumption and utility costs.	☑	☐
• Double glazed, Low-e windows to provide added comfort.	☑	☐
• Control heat recovery on exhaust air to reduce heating and cooling costs.	☑	☐
• High pressure, low-flow showerheads to reduce gas consumption for domestic hot water without sacrificing bathing comforts.	☑	☐
• Energy Star™ appliances to reduce electricity and hot water use.	☑	☐
• Sub-metering for individual allocation of electricity costs.	☑	☐
• Best Practices Commissioning of all major mechanical equipment by third party energy management firm to ensure that systems operate at optimal performance levels.	☑	☐
• Energy management systems to monitor and mantain efficient operation of equipment and to ensure ventilation effectiveness and comfort control.	☑	☐
• Third party certification of energy performance 25% better than Code.	☑	☐
• Compact fluorescent and other high efficiency interior lighting designs to ensure lower electricity costs.	☑	☐
• CO monitors in the parking garage to activate air handling equipment when needed (versus around-the-clock) saving money on fan operation.	☑	☐
• Motion sensing of garage lights.	☑	☐

INDOOR AIR QUALITY

	METROGATE	Other Condo
• Continuous circulation of fresh filtered air from central air handlers equipped with heat recovery systems.	☑	☐
• Carpets certified by the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program ensuring low emissions.	☑	☐
• Interior latex-based paints, adhesives and sealants certified by the Environmental Choice Program to ensure ultra-low emissions of volatile organic compounds (VOC's).	☑	☐
• Indoor Air Quality management plan during and after construction to ensure healthy living space when you move in and for the life of the building.	☑	☐
• Adhesive-free hard surface flooring for easy maintenance to remove dust and allergens and reduce off-gasing.	☑	☐

WATER EFFICIENCY

• Low flow, high pressure showerheads and faucets.	☑	☐
• Dual flush water efficient toilets.	☑	☐
• Front loading Energy Star™ washing machines (use less water and detergent!).	☑	☐
• Energy Star™ dishwasher (uses less water and detergent!).	☑	☐
• Water efficient landscaping to reduce consumption of potable water for irrigation.	☑	☐

GREEN NEIGHBOURHOOD

• Metrogate is registered to pursue LEED for Neigbourhood Development Certification.	☑	☐

Historical in its undertaking and resonate with the GREEN mandate of local, provincial, national and global collaboration for sustainability, the LEED for Neighbourhood Development (LEED ND) is a rating system that integrates the principles of smart growth, new urbanism, and green building into the first international standard for neighbourhood-community design.

Tridel's Metrogate community was selected from over 300 communities across North America after a rigorous qualification process that incorporated aggressive LEED sustainability candidate requirements.

For more tips on what you can do, visit the Tridel green website at naturallybetter.ca

Naturally Better Condo Buyer's Checklist