

# AVANI 2

AT METROGATE

**TRIDEL**  
BUILT FOR LIFE

# AVANI 2

AT METROGATE



[tridel.com](http://tridel.com)

Live well **by design**

Illustrations are artist's concept. Buildings and views are not to scale. The photographs in this brochure do not necessarily depict actual features but represent similar quality and design that will be offered at AVANI 2. Features and finishes may vary by suite designs. See sales representative for details. Materials, specifications and floorplans are subject to change without notice. Tridel®, Tridel Built For Life®, and Tridel Built Green. Built For Life.® are registered trademarks of Tridel and used under license agreement. ©Tridel 2015. All Rights Reserved. E. & O.E. January 2015

Express your **modern** sense of style.

Introducing Avani 2, the newest condominium residence to join Tridel's landmark Metrogate community at Kennedy Rd and Hwy 401. Positioned high above the master planned community's magnificent central park, Avani 2 comes with access to modern, urban must-haves, indulgent amenities, convenient onsite retail and daycare so that residents can live well, by design.



## Live well, connected to what matters.

What is it that matters to you? Is it an exceptional home designed with uncompromising attention to detail? Access to state-of-the-art amenities that enable you to relax, rejuvenate and recharge when the whim strikes? Ample, lush green spaces to play in, mere steps from your front door? Avani 2 at Metrogate has it all. And so much more.



Avani 2's striking silhouette overlooks the lush green spaces of the central park.





The welcoming canopied front entrance echoes the modern design sensibilities of Avani's lobby.





Sleek symmetry flirts with natural stone, steel and light to create an impressive opening statement.



## Arrivals and departures, overseen by an attentive Concierge.

Enter Avani 2 via the light-infused glass and stone central Lobby, where abstract art surrounds the sleek seating lounge. An attentive Concierge stands beneath a modern sculptural wall installation, welcoming residents and guests.



Master planned in scope and trailblazing in stature, the highly successful **Metrogate community** continues to raise the bar in urban living.



**AVANI 2**  
AT METROGATE

**AVANI**  
AT METROGATE

VENTUS  
TWO

VENTUS  
ONE

SOLARIS  
TWO

SOLARIS  
ONE



## Live where your world revolves around you.

If you can think of it, it's likely already been incorporated into this brilliant master planned community: Metrogate's pedestrian-friendly streets give way to beautiful townhomes, modern high-rise residences and even two handy on-site daycare centres. At its very centre lies the magnificent Metrogate Park. This community has been designed to ensure that daily conveniences, leisure time, childcare, and even the daily commute are all well within reach.



Illustration is artist's concept. Specifications and landscape design subject to change without notice. E. & O.E. January 2015



This master planned community boasts a magnificent central park.

Nestled at the very centre of the Metrogate community, is the already completed Metrogate Park, where tranquil spaces are artfully balanced with active ones. The large children's playground and open gathering spaces are complemented by meandering stairs and an arched bridge that leads to pathways, vibrant flower gardens and quiet secluded nooks. This is a park designed to surprise and delight at every turn. And best of all, it's just steps away from your front door.



Live, energized by your leisure pursuits.



# Club Avani



Third Level Club Avani



At Club Avani, the amenities reign supreme - both indoors and out. Inside, recharge in the state-of-the-art Fitness Centre, tranquil Yoga Studio, and his and her Steam Rooms. Or invite guests to the Fireplace Lounge, private Dining Room with fully equipped prep kitchen, Billiards Lounge and Theatre. Craving the great outdoors? Make use of the barbeques, al fresco dining and lounging areas.



Illustration is artist's concept

Up the ante on downtime in the Party Room, complete with Bar area, Lounge, Private Dining Room and access to the exceptional Outdoor Lounge.

Begin or end the evening watching the flames dance in the Party Room's Fireplace Lounge.



Illustration is artist's concept



Dinner is now served... in superb style. Claim the Private Dining Room as your own for the evening.

Illustration is artist's concept



Illustration is artist's concept



Cue up fun with friends in the **Billiards Lounge** located just off the Private Dining Room.

Live healthy, love balance.



Recharge in the state-of-the-art Fitness Centre complete with cardio and weightlifting equipment.



Raise the bar in entertaining venues by heading to the lushly landscaped Outdoor Lounge. Located on the 3rd floor, this outdoor space boasts a barbeque area, and a choice of dining and lounging spaces.



Extend the party outdoors. Throw open the doors from the Party Room and gather in one of the seating areas on the south Outdoor Lounge, overlooking Metrogate Park.



Illustration is artist's concept





Live minutes  
from everywhere  
you want to be.



Live here. Go anywhere.

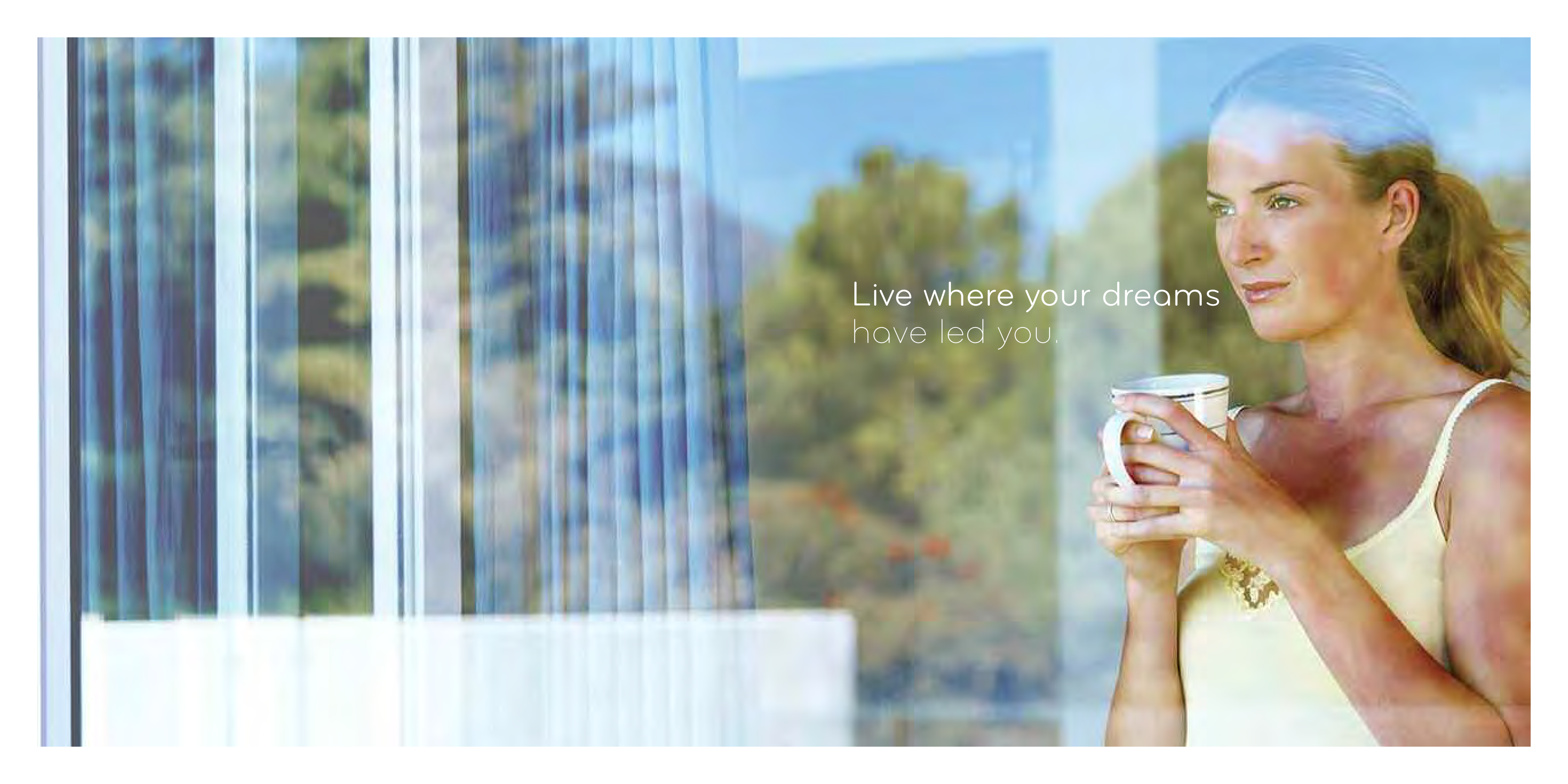


An ideal location surrounded by the neighbourhood's rich cultural fabric

Avani 2's Kennedy Road and Hwy 401 location puts all urban pursuits well within reach. Hop in the car and find movie theatres, great shopping and restaurants nearby at Scarborough Town Centre and Kennedy Commons. Head downtown or out of town via the TTC, LRT, GO Train or Don Valley Parkway – also just minutes away. Walk, bike and hike the nearby trails at Scarborough Bluffs, the Guild Inn and Rouge Park. Or head a few minutes north of home to hit the links at the Tom O-Shanter Golf Club.



METRO GATE	
	TTC SUBWAY
	SCARBOROUGH RT*
	GO TRAIN RAIL SYSTEM
	EGLINTON CROSTOWN LRT
	PROPOSED SHEPPARD LRT
	PROPOSED SCARBOROUGH SUBWAY EXTENSION
	SCHOOLS
	AREA AMENITIES
	TRIDEL CONDOMINIUMS
	HOSPITALS
	HIKING TRAIL
	BIKE TRAIL

A woman with her hair in a ponytail, wearing a yellow tank top, is holding a white mug with both hands. She is looking out a window with vertical blinds. The view outside the window shows a scenic landscape with green trees and a blue sky. The text "Live where your dreams have led you." is overlaid on the image.

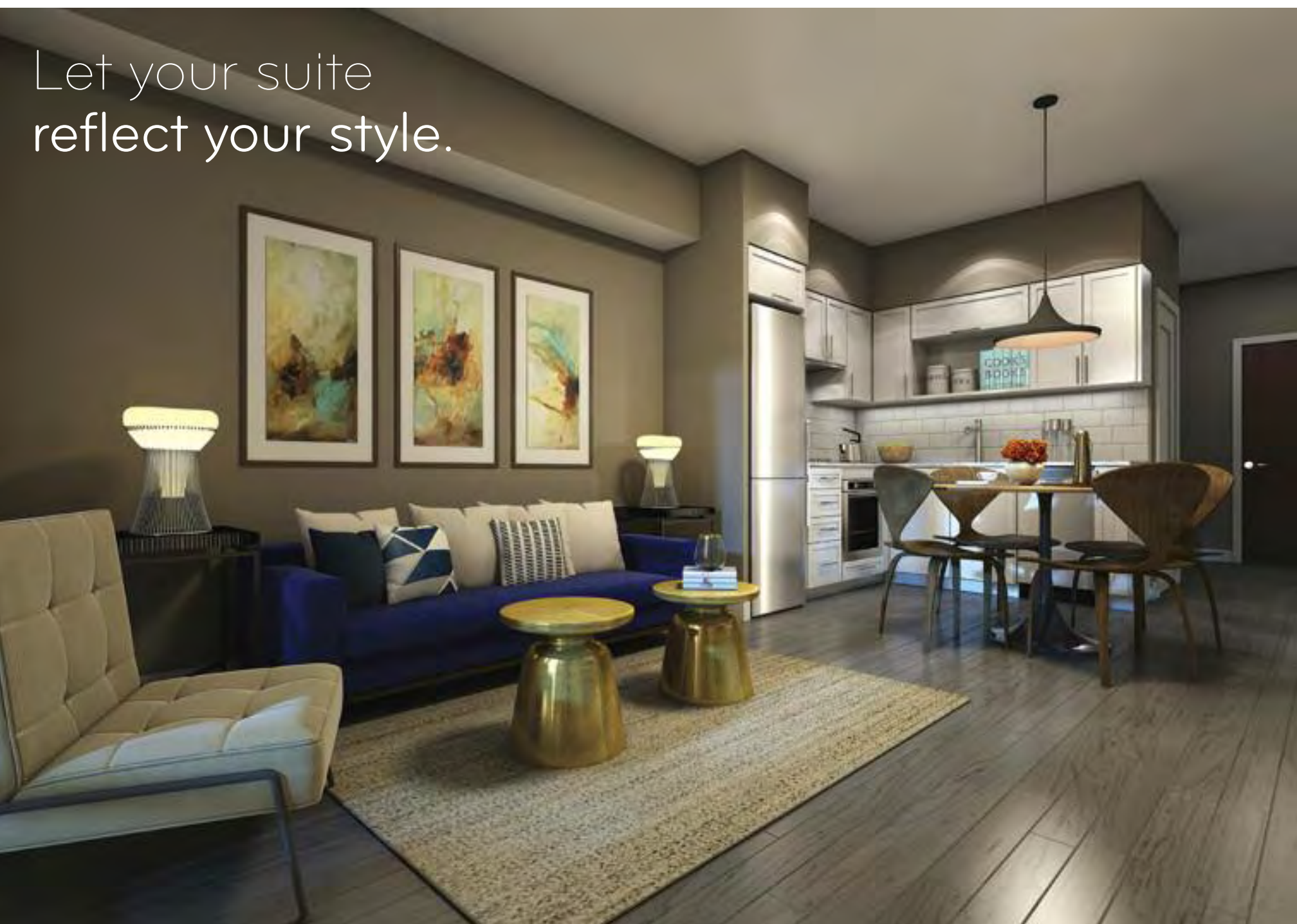
Live where your dreams  
have led you.



Open concept suites  
allow spaces to flow and  
urban design to prevail.



Live grandly,  
inside and out.



Let your suite  
reflect your style.

### Choose From **Three Designer Collections**

As a Tridel **Built Green. Built For Life.**® community, the suites at Avani 2 feature superior features and finishing details. Tridel's professional interior design team has created three elegant design themes from which to choose your new home's finishing touches\*.

### **FUSION** COLLECTION

**Sophisticated neutral tones provide the inspiration for this sleek Fusion theme.** The front entry door opens to a floor of warm grey single plank laminate, which continues through to the living areas into the bedroom(s). This flooring travels through the kitchen, complementing the two toned thermofoil flat panel cabinet doors. Modern high gloss white upper doors and dark grey wood grain lowers come complete with brushed metal hardware and a single straight edge natural granite countertop in shimmering black with subtle veining and flecks. The final accent is the profiled rectangular light grey, high gloss glass subway backsplash tile. All bathrooms feature matte arctic white 12" x 24" ceramic tile on the floor and enclosure wall. Mosaic porcelain tile is installed on the shower floor with a 4" engineered quartz white shower threshold. Bathroom cabinetry, in a dark grey wood grain, is consistent with the Fusion theme and the vanity offers up a white cultured marble counter, integrated basin and brushed metal hardware.

### **ESTATE** COLLECTION

**Timeless elegance is the signature of the Estate Theme.** The living, dining and bedroom areas feature light grey single plank laminate flooring that continues throughout the kitchen, complementing the white shaker style thermofoil panel door cabinets and polished chrome hardware. Kitchens are highlighted with single straight edge natural granite countertops rich in light silver tones and accented by a profiled high gloss glass white backsplash tile. All bathrooms feature light grey 12" x 24" ceramic tile on the floor and enclosure wall. Mosaic porcelain tile is installed on the shower floor with a 4" engineered quartz white shower threshold. The cabinetry in bathrooms is a flat panel white wood grain finish and the vanity comes with a white cultured marble countertop, integrated basin and polished chrome hardware.

### **URBAN** COLLECTION

**Natural tones add a chic sense of style describing this Urban Theme.** The flooring in the living, dining and bedroom areas comes in a single plank laminate finish with a natural caramel brown tone that continues throughout the kitchen. Contemporary two toned modern kitchen cabinetry come in high gloss dark wenge brown grain pattern for upper flat panel doors and lower doors in a matte sepia grain flat panel thermofoil finish with polished chrome hardware. The granite countertop is white with warm brown veining and taupe tones finished with a single straight edge. The final accent is the profiled rectangular taupe glass subway backsplash tile. All bathrooms feature sand coloured 12" x 24" ceramic tile on the floor and enclosure wall. Mosaic porcelain tile is installed on the shower floor with a 4" engineered quartz white shower threshold. Bathroom cabinetry is a dark chocolate matte finish and the vanity is complete with white cultured marble counter, integrated basin and brushed metal hardware.

Specifications subject to change without notice. E. & O.E.





Design forward details reflect Tridel's renowned signature style.

- › Single plank laminate floating flooring in kitchen, living room, dining room, den\*, hallways\*, foyer and bedroom(s).
- › Kitchen cabinetry with deep upper cabinet above refrigerator.
- › Granite kitchen countertop with polished square edge and double bowl undermount stainless steel sinks.
- › ENERGY STAR® high efficiency dishwasher in stainless steel finish.
- › ENERGY STAR® high efficiency bottom mount refrigerator in stainless steel finish.
- › Exhaust hood fan in stainless steel finish.
- › 24 inch built-in oven with stainless steel finish.
- › 24 inch built-in cooktop with ceran top.
- › 5' soaker tub.
- › Stacked front loading dryer and ENERGY STAR® high efficiency front loading washer in white.
- › Central building water filtration system.

\*Denotes availability determined by suite design. All features and finishes subject to change without notice. E&O.E. January 2015.

## State-Of-The-Art Internet Service

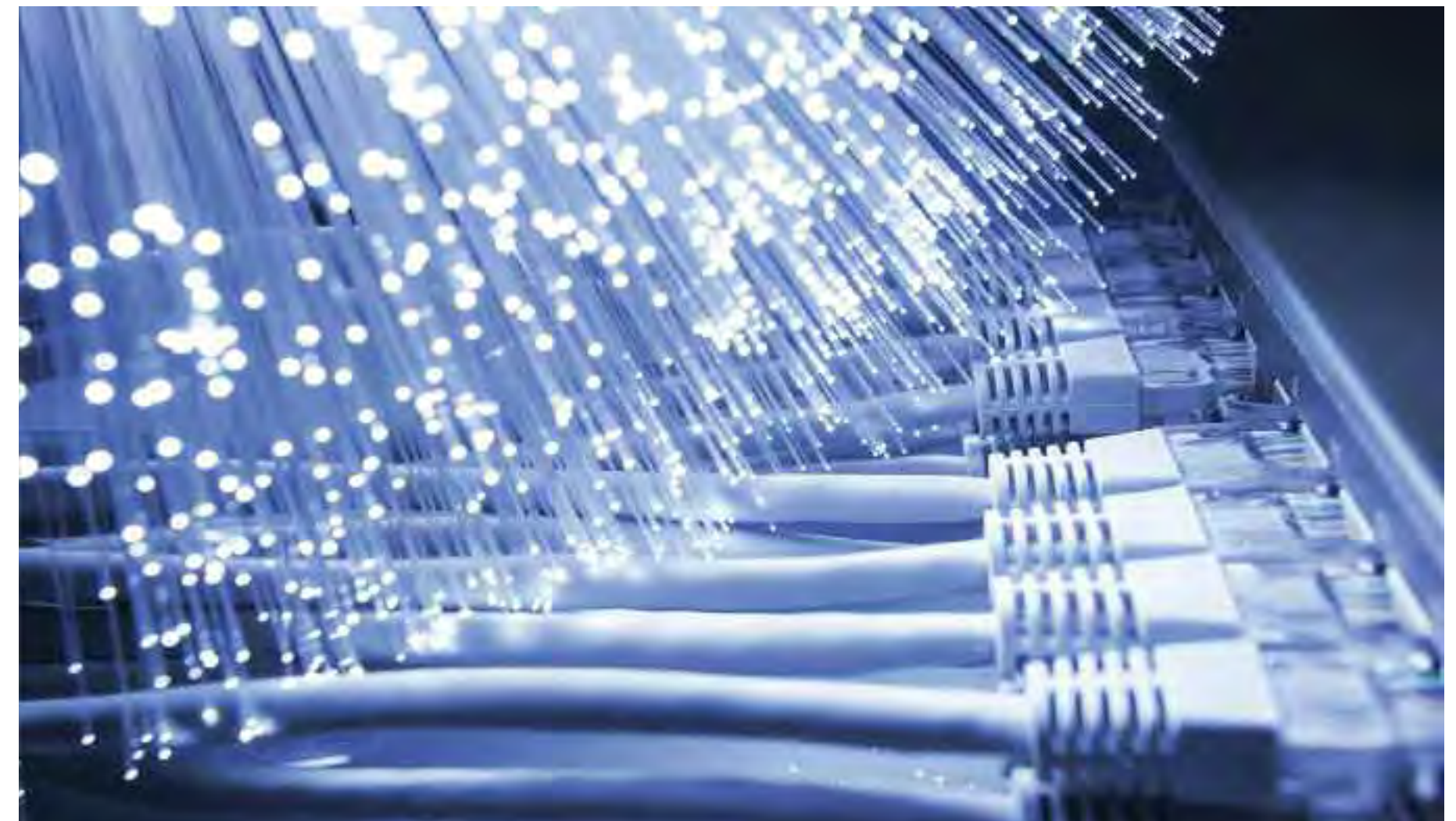
Avani at Metrogate will house Ultra-fast internet speeds\*\*

With Rogers 100% fibre-to-the-home technology, Avani at Metrogate will be home to one of the most sophisticated internet services in the world.



This bulk internet service will deliver download speeds up to approximately 250 Megabytes per second and upload speeds up to approximately 20 Megabytes per second with unlimited usage. It includes in-suite wiring to living room, library and bedrooms. Users can easily handle bandwidth-intensive applications like HD video, gaming, large media files and high-resolution teleconferencing.

Cost of this service is included in the condominium's maintenance budget.

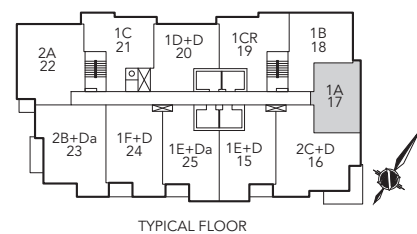
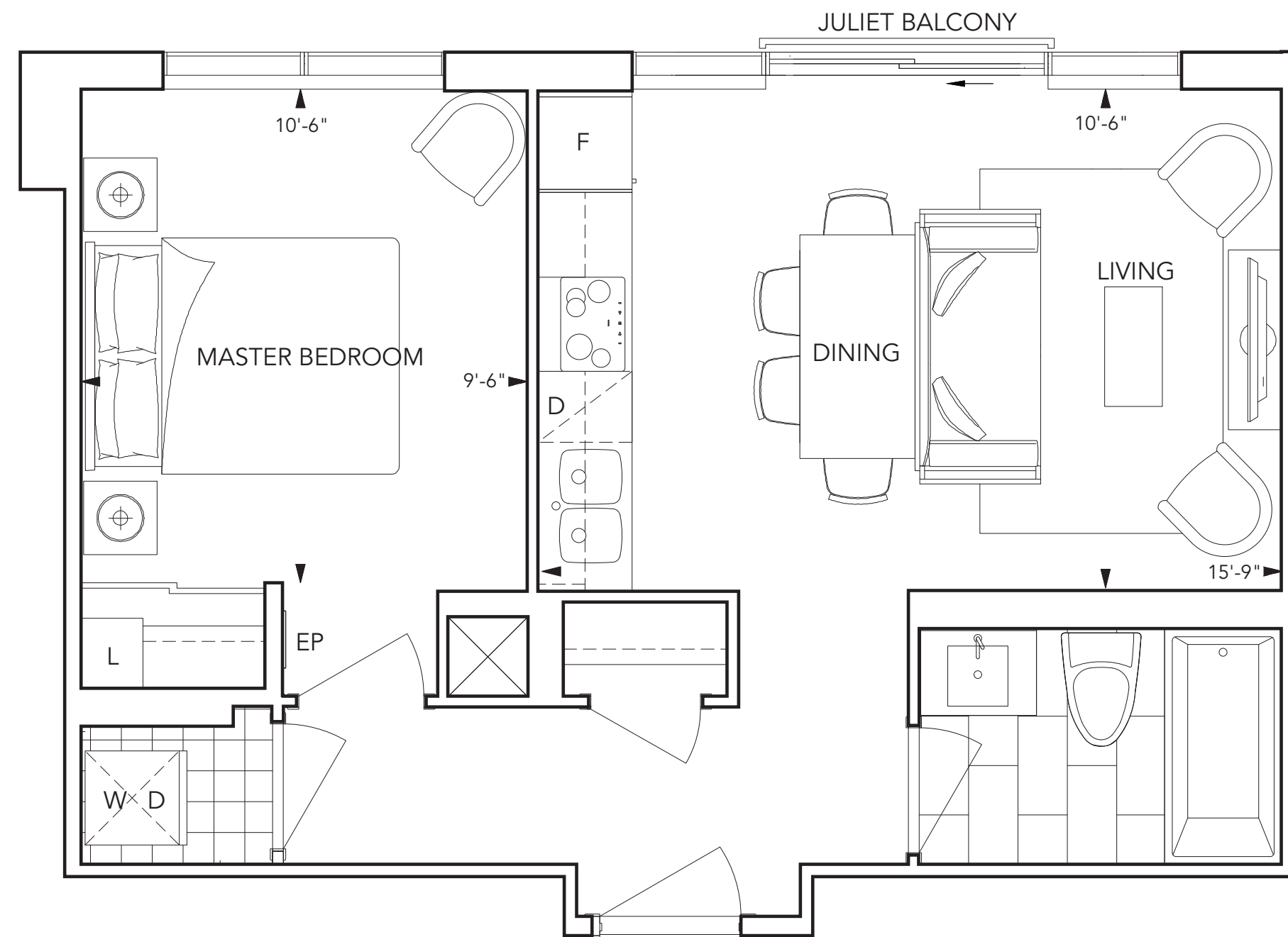


\*\*Specifications subject to change without notice. E. & O.E.



# 1A (17)

1 Bedroom, Living/Dining Room Plus Juliet Balcony

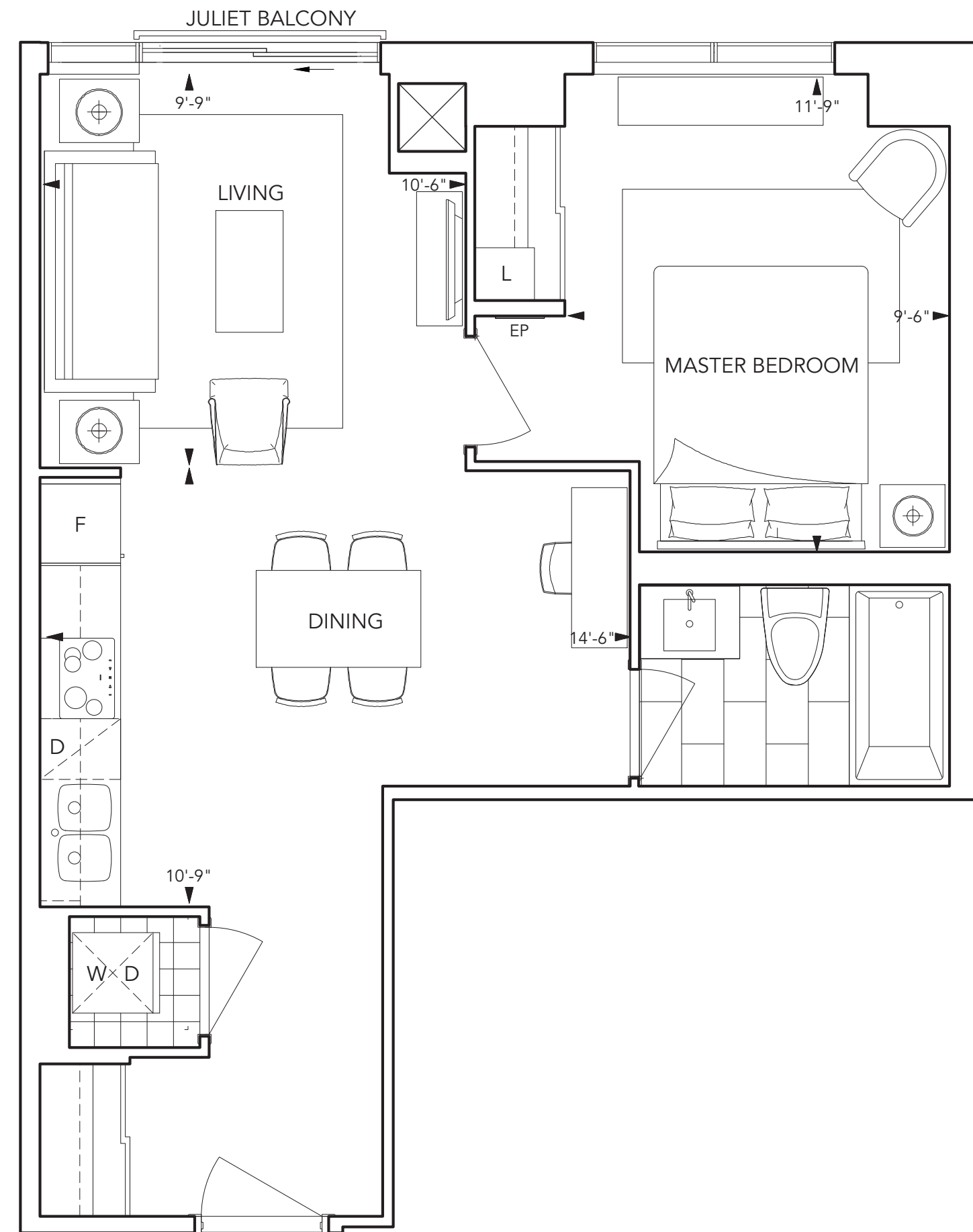
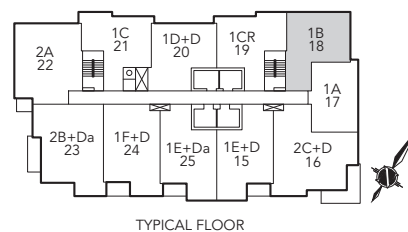


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# 1B (18)

1 Bedroom, Living/Dining Room Plus Juliet Balcony

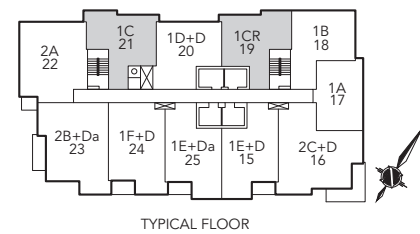
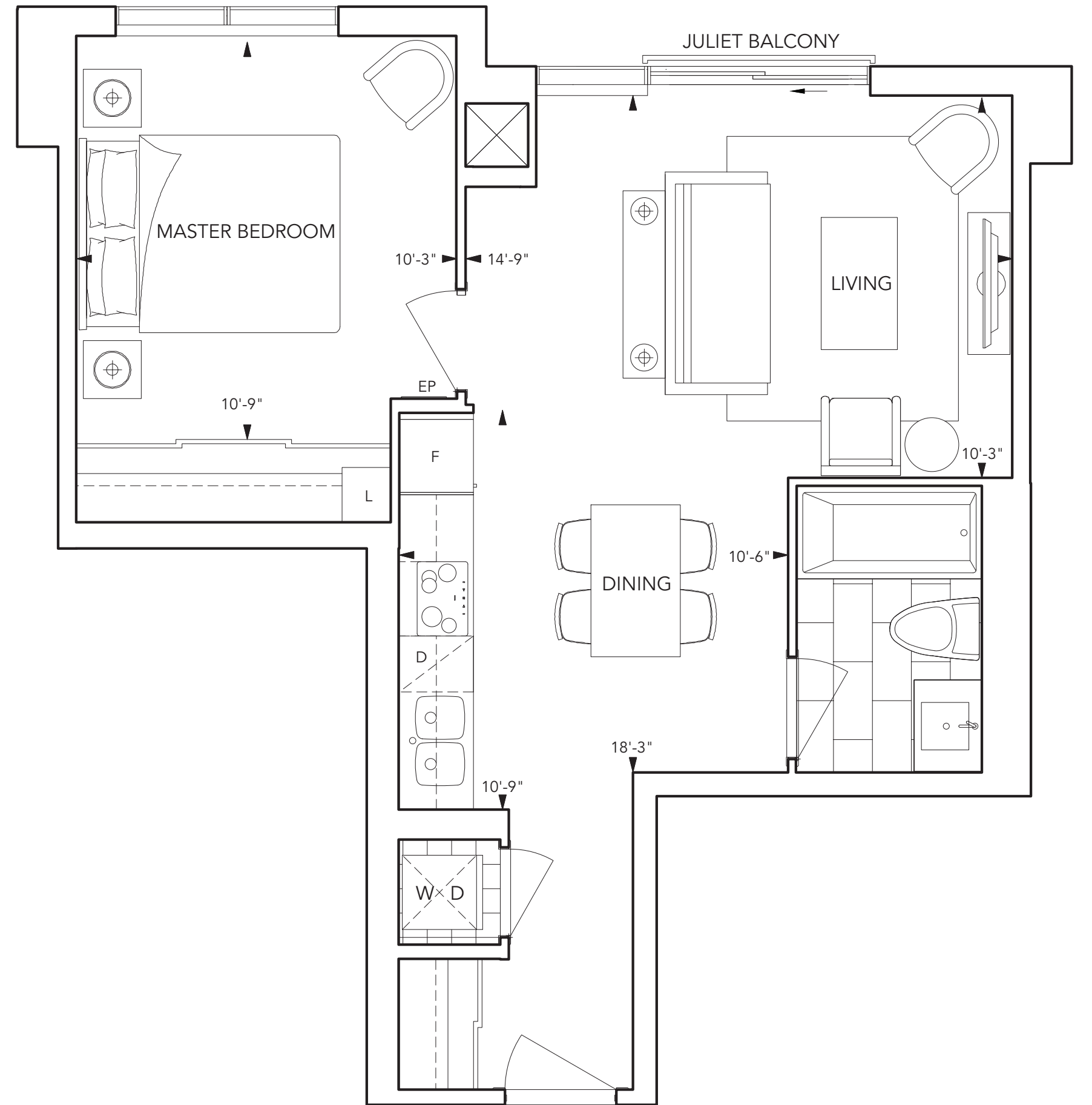


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# 1CR (19), 1C (21)

1 Bedroom, Living/Dining Room Plus Juliet Balcony

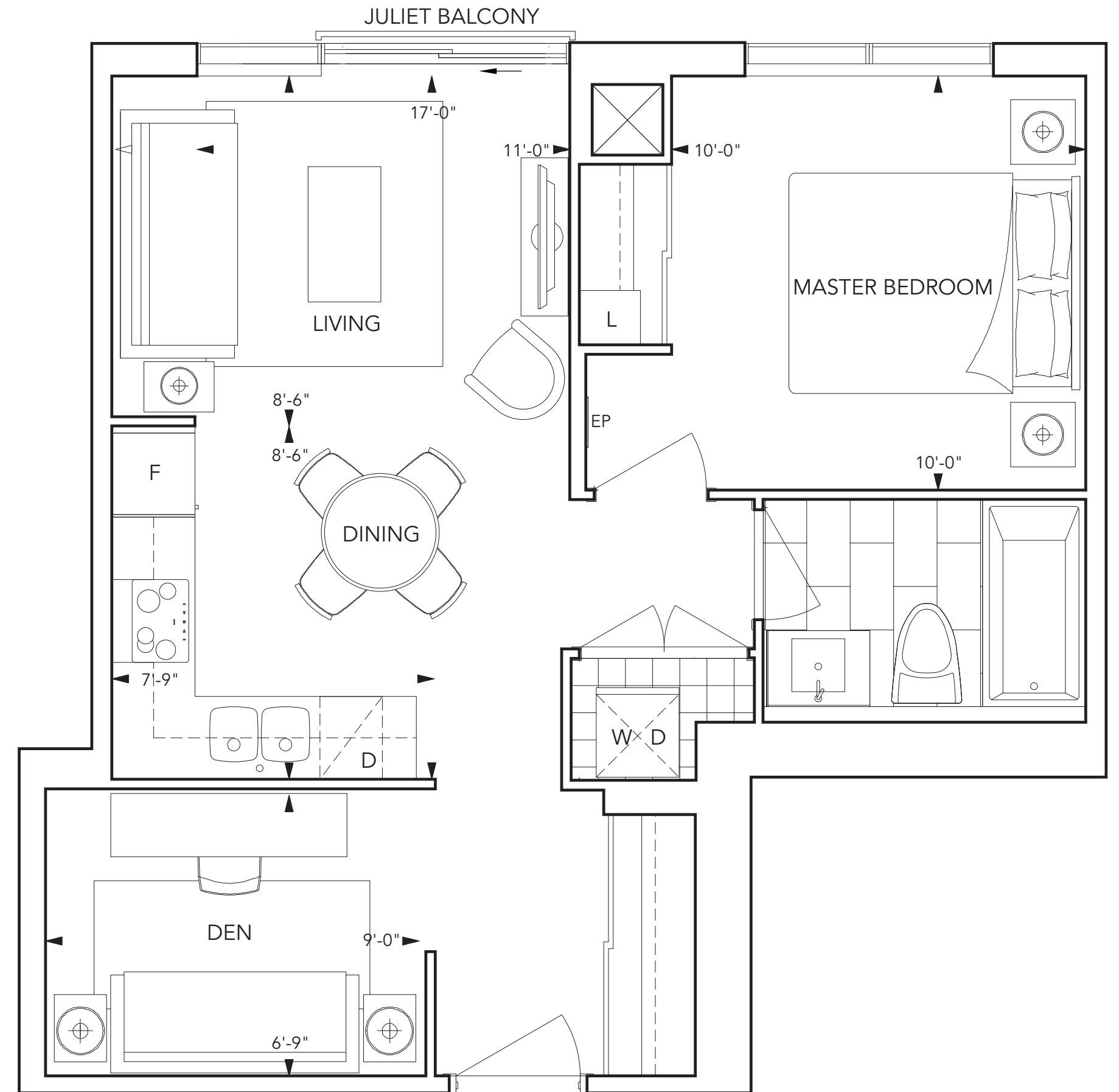
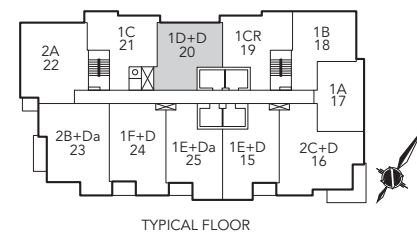


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# 1D+D (20)

1 Bedroom, Living/Dining Room, Den Plus Juliet Balcony

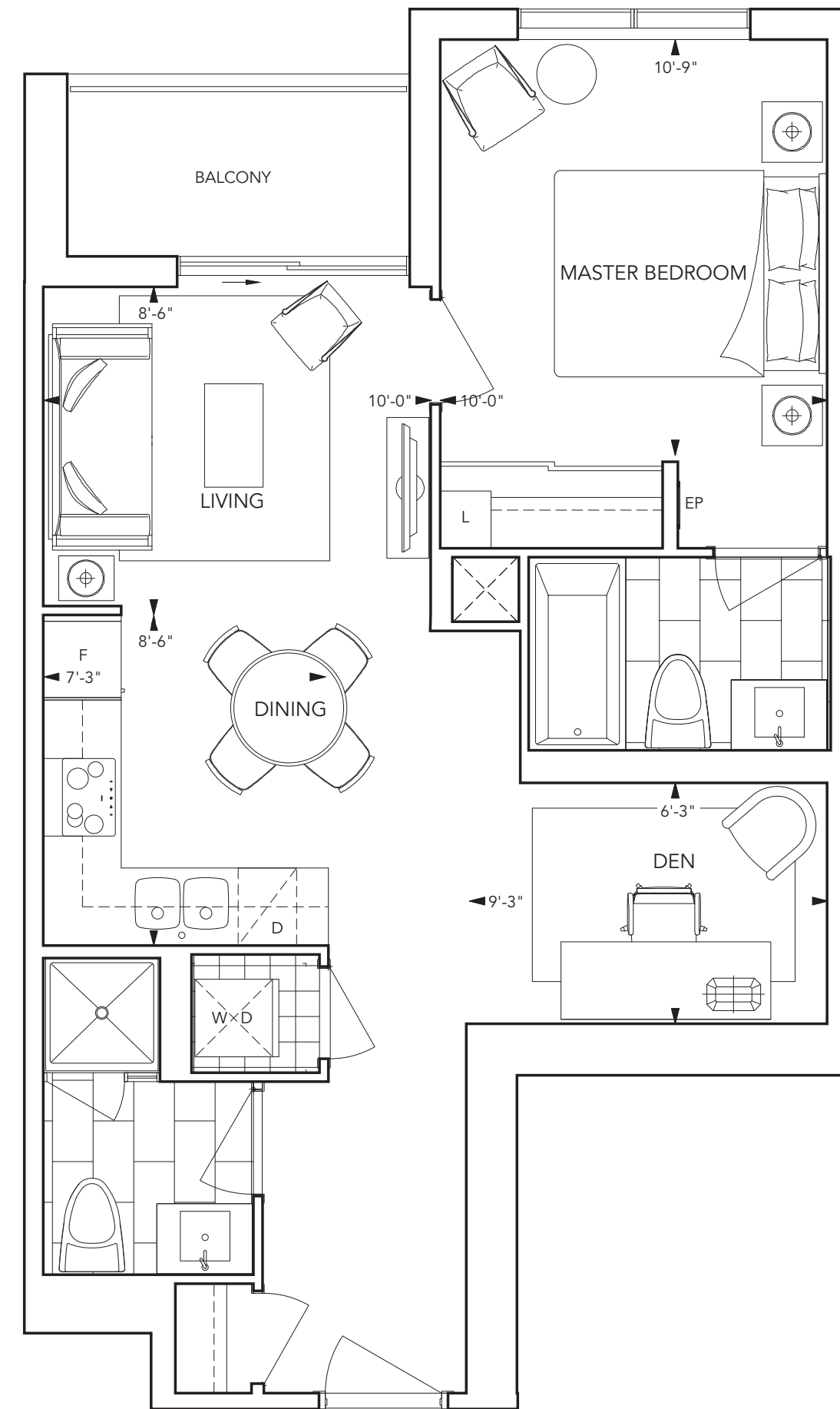
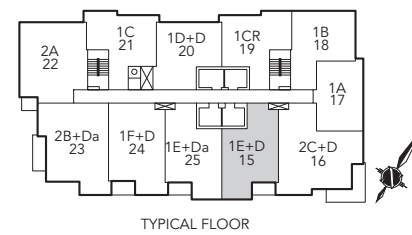


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# 1E+D (15)

1 Bedroom, Living/Dining Room, Den Plus Balcony

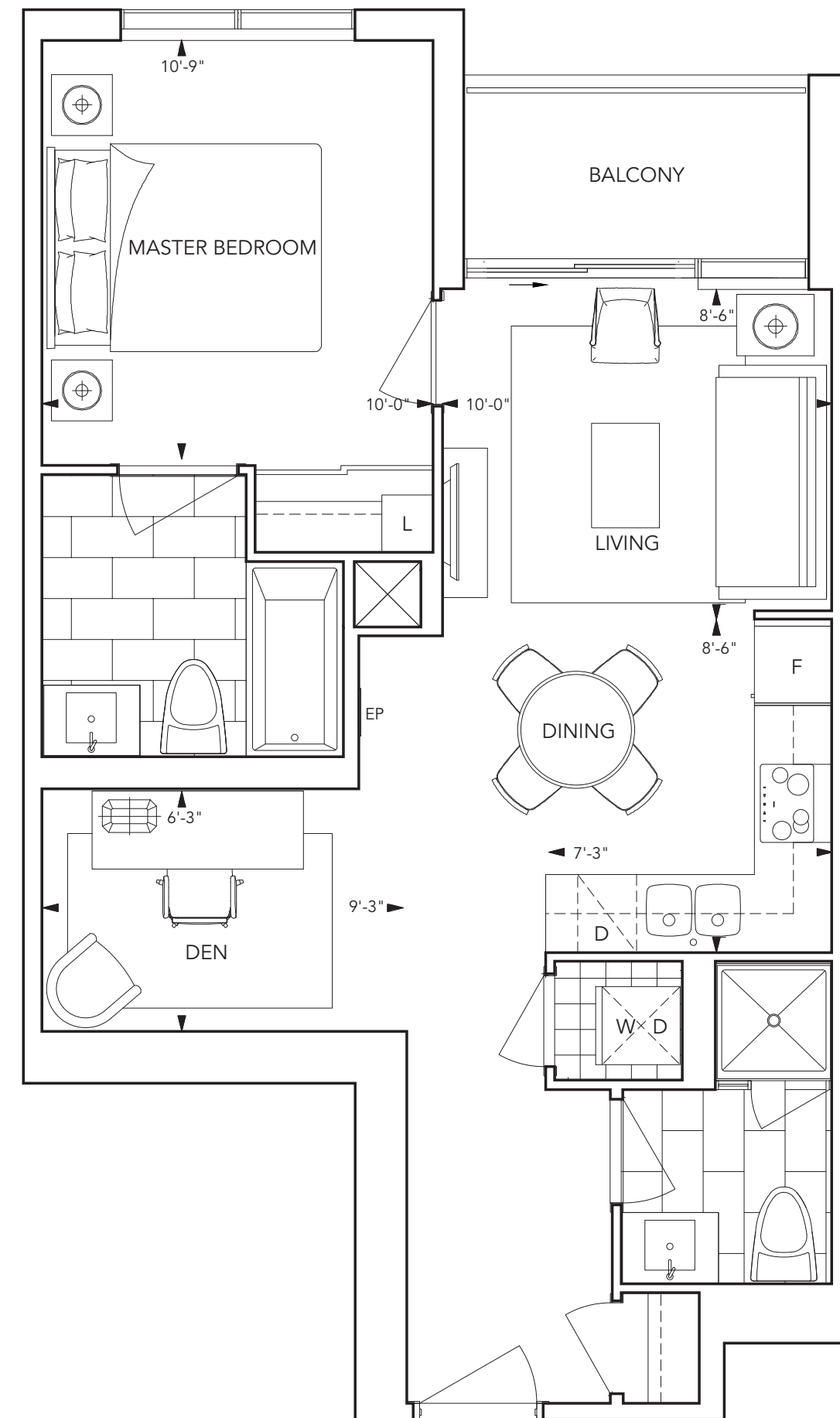
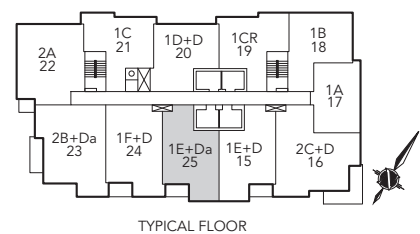


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# 1E+Da (25)

1 Bedroom, Living/Dining Room, Den Plus Balcony

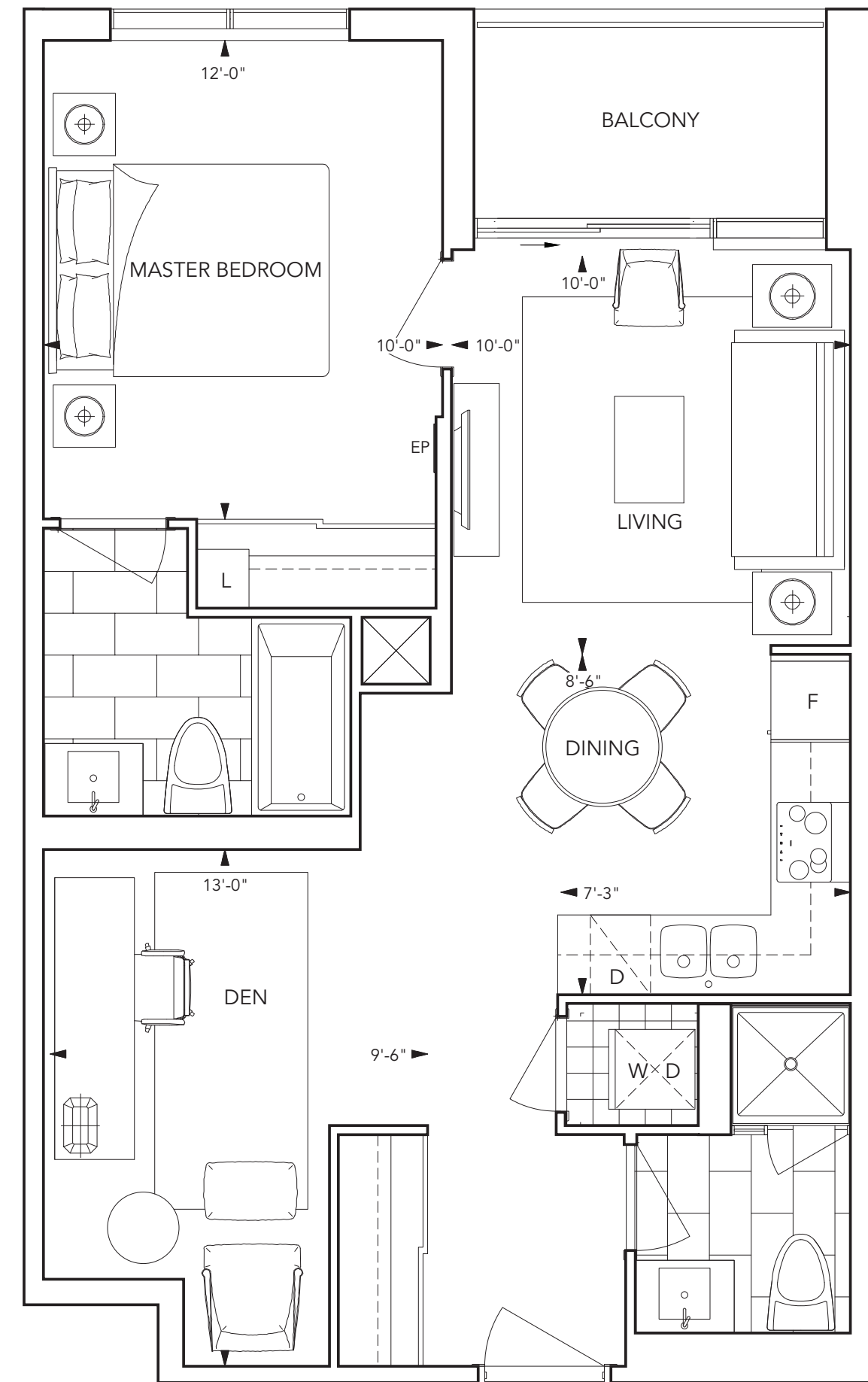
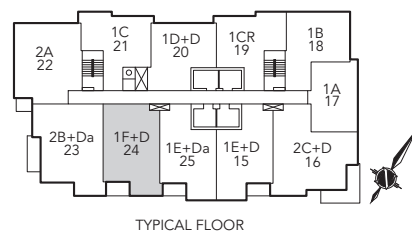


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# 1F+D (24)

1 Bedroom, Living/Dining Room, Den Plus Balcony

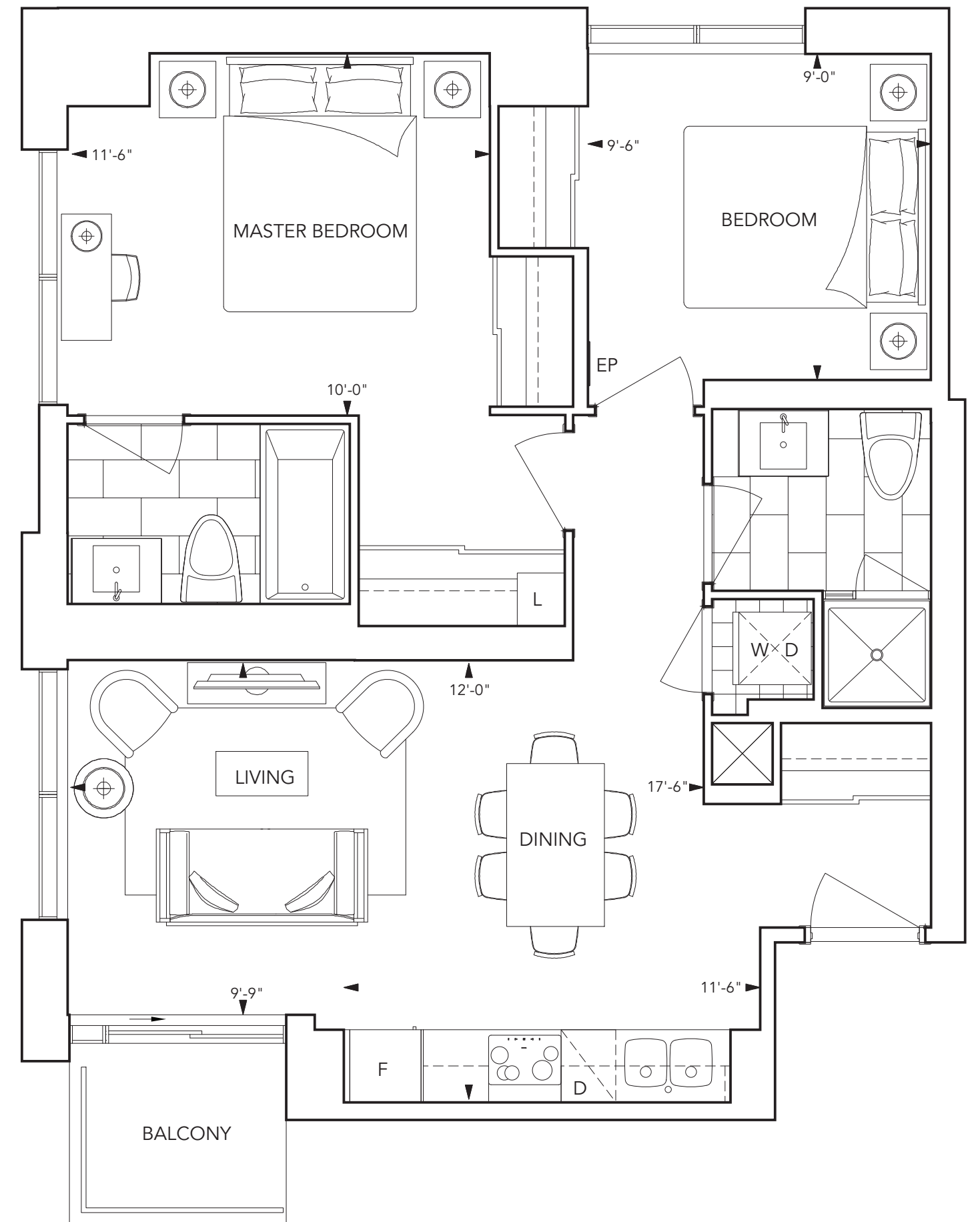
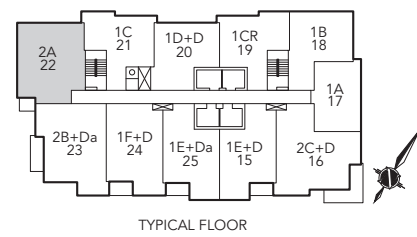


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## 2A (22)

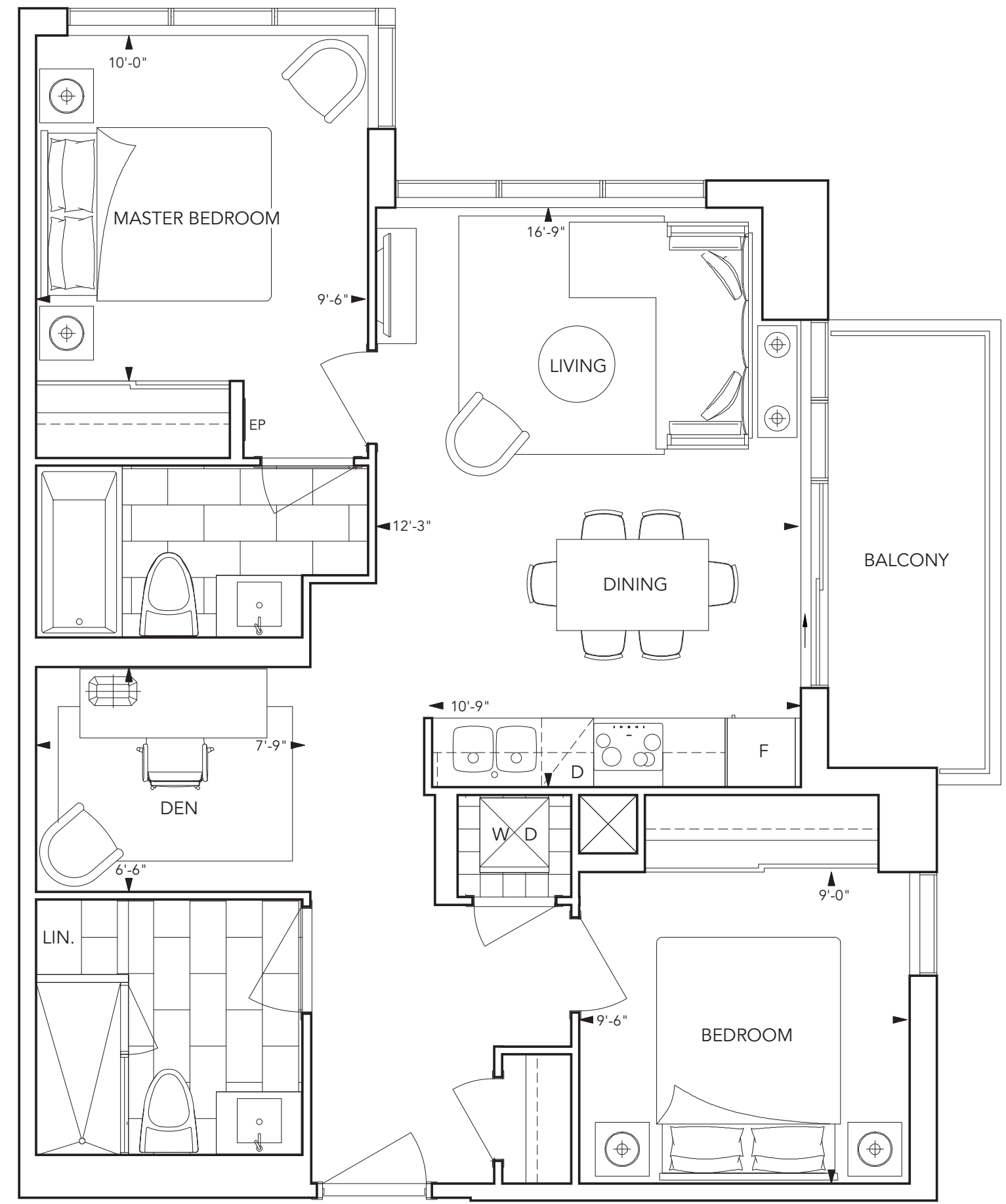
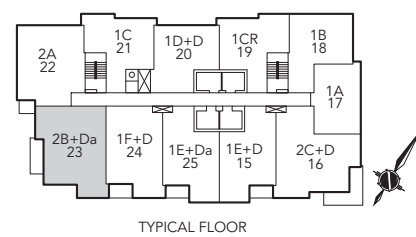
2 Bedroom, Living/Dining Room Balcony





## 2B+Da (23)

2 Bedroom, Living/Dining Room, Den Plus Balcony

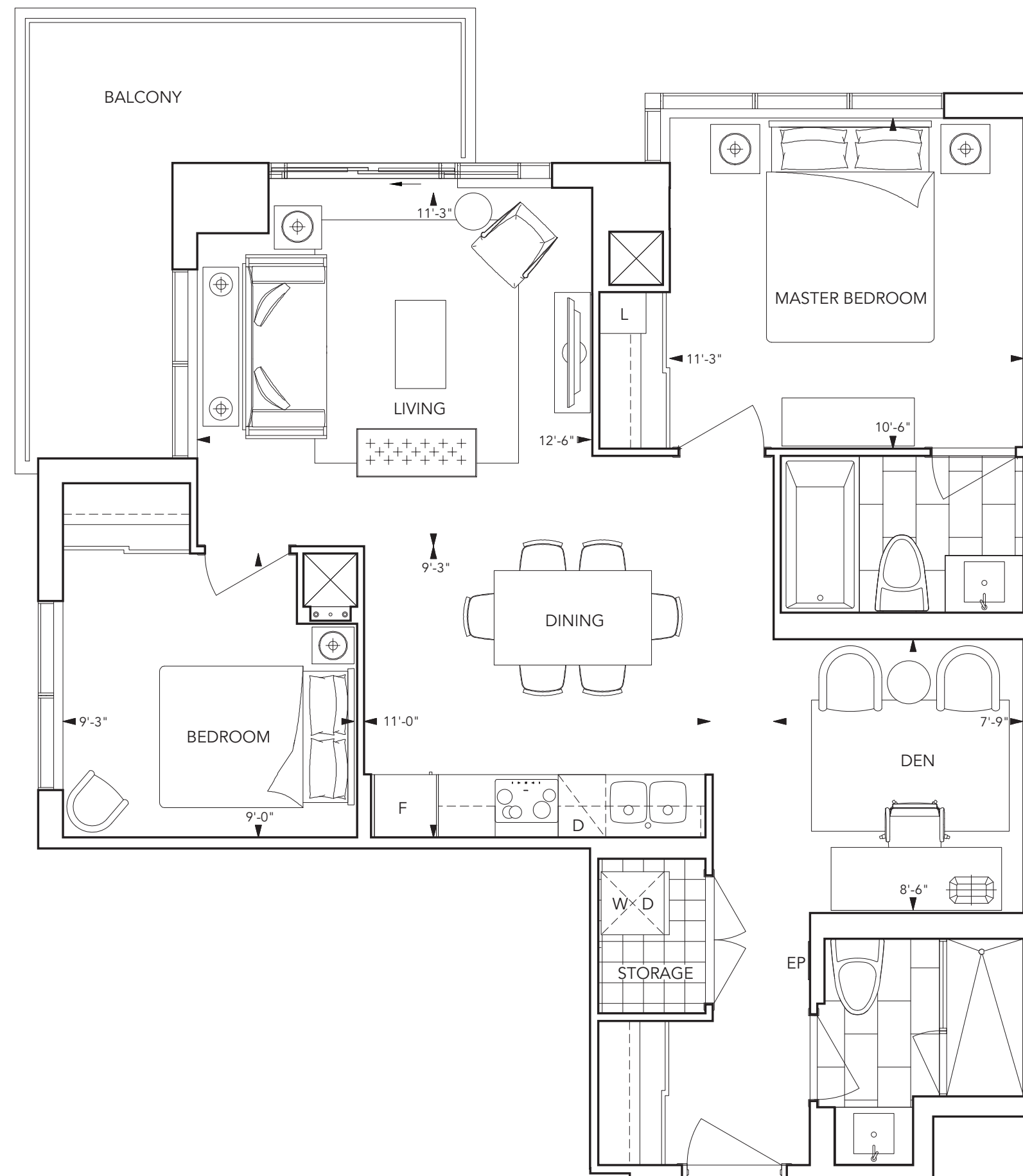
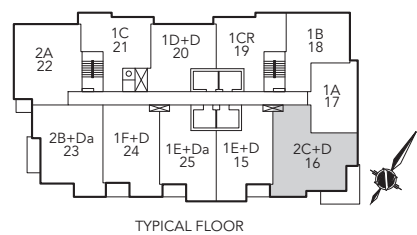


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## 2C+D (16)

2 Bedroom, Living/Dining Room, Den Plus Balcony



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Canada's leader  
in sustainable  
condominium living



live healthy



conserve energy



protect the planet



save money

# Tridel Built Green. Built for Life.® Community

Welcome to Avani 2, our latest Tridel **Built Green. Built For Life.®** community.

Tridel "green" communities are designed to have the smallest environmental impact possible. As Canada's largest builder of condominium homes, we are committed to providing the quality you have come to expect and the innovation and integrity that have set us apart as environmentally responsible leaders in our industry just by choosing a Tridel Built Green. Built For Life.® community.

## Tridel **Built Green. Built For Life.®** Means A Better Building

### LEED® ND - A Neighbourhood to Call Home

A great neighbourhood is dependant on great design. As a LEED® ND or Neighbourhood Development community, Metrogate has left convention behind and designed your home in a more holistic way. Respecting that your home is more than just a suite, LEED® ND aims to create a community that improves the overall health and lifestyle of residents.

Taking into consideration such things as proximity to alternative transportation and existing amenities, such as shopping, LEED® ND aims to reduce traffic congestion and the amount of time you spend on the road, encouraging an environment where walking and public transport are convenient and easily accessible. The development of open green spaces and walking paths offer enjoyment of the outdoors close to home while still minimizing the impact of development on existing ecology, such as natural water features. Recognizing that better building practices lead to healthier environments and the concerns of modern urban development, the Metrogate community addresses these concerns directly.

If helping the environment and enhancing your lifestyle didn't top your list of reasons for buying a Tridel home, you're not alone. The innovation and health benefits of the Metrogate community may change that.

Avani 2 at Metrogate offers the green construction technologies and benefits of a typical Tridel Built Green. Built for Life® community that our homeowners have come to expect. Your community is designed to reduce water and energy consumption which will have a positive impact on your monthly maintenance and utilities fees and lessen the demands on local infrastructure. Simply put, LEED® Neighbourhood Design aims to develop not only a home but a neighbourhood that will perform well and enhance your overall lifestyle.



## Making The Most Of A Precious Resource

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 conservation in condominium communities. By choosing to install dual flush toilets, low-flow faucets and showerheads, Avani 2 can reduce water usage by approximately 30 percent. With water charges expected to rise, that's less money down the drain.

- **Low Flow Lavatory Faucets** – reduce water flow from the standard 8.3 LPM to 3.8 LPM
- **Low Flow Showerheads** – reduce water flow from the standard 9.5 LPM to 6.6 LPM
- **Low Flow Kitchen Faucets** – reduce water flow from the standard 9.5 LPM to 5.7 LPM
- **Dual Flush Toilets** – Use different volumes of water for different contents, with the option of choosing between 3 or 6 litres.
- **ENERGY STAR® Appliance** – Appliances such as washing machine and dishwasher can substantially reduce water consumption by 30 - 50%

# LEED® Means Energy Conservation

Buildings use a lot of energy: over one-third of all primary energy and two thirds of all electricity. Since natural gas and electricity represent a significant portion of a building's operating costs, using less can mean saving money. At the same time, using less energy helps protect the environment. Tridel is committed to developing condominium communities that require less energy to run – without sacrificing any of the comforts or conveniences that our homeowners have come to expect.

## Conservation vs. Efficiency

For many people, using less energy simply means using things that require less energy. At Avani 2, our goal is to ensure that the equipment in your new home and community operate as efficiently as possible. We want to make sure that our homeowners use less energy while enjoying the conveniences of their new home. That's why every new home at Avani 2 will include energy saving features such as:

## In-Suite Energy Conservation

- ENERGY STAR® appliances to reduce energy costs
- In-suite light fixtures designed for long lasting, energy saving lamps
- Submetering of electricity, hot and cold water and heating and cooling so you can control costs
- Energy recovery technologies to capture heat from suite exhaust

## Community Conservation

- Carbon monoxide sensors in underground parking levels
- Energy efficient lighting in common areas and recreational facilities
- High efficiency heating and cooling systems such as boilers, chillers and heat recovery ventilation



Remember to turn down your thermostat when you are away at work or on holidays.



# Submetering At AVANI 2

One of Tridel's core values is innovation. Having embraced advances in design and technology for in-suite metering of thermal energy and electricity, every home in Avani 2 will be equipped with individual meters to record each homeowner's consumption. This is a big change from conventional buildings where water and utility costs are charged based on the square footage of your home, not on actual use. With energy prices on the rise, homeowners are now responsible for their energy consumption.

Utilities are purchased in bulk at a better rate by the Condominium Corporation and these savings are passed on to you. For even more control, homeowners will be able to track their energy use online, reviewing their consumption daily, monthly or annually; giving you an accurate picture of your usage and hopefully, the ability to affect even more cost savings!

## So What Meters Will Be In My Home?

### 1. Thermal

Thermal meters measure overall consumption of energy associated with heating and cooling your home. Integrated as part of your overall building system, energy costs are allotted based on use and not on square footage.

### 2. Electricity

Smart meters allow you to measure electricity based on consumption and time of use. As utilities in the province move to tiered pricing structures to reflect peak and off-peak electricity costs, residents can potentially benefit from shifting their demand loads from mid-day, lowering their energy costs and reducing the building's overall carbon footprint.

### 3. Hot Water

Hot water is also metered in each suite at Avani 2, providing you with control of your consumption. Water costs have been rising by approximately 9% annually.\*

\*source: City of Toronto 2014.

# Indoor Air Quality And State-Of-The-Art Ventilation

Canadians spend an average of 90% of their time indoors. Clearly, your indoor air quality should be a high priority.

## Indoor Air Quality Management

Construction activities can result in residual building contamination that can impair indoor air quality after construction is complete. For instance, Heating Ventilation & Air Conditioning (HVAC) systems can collect dust and particles after installation but prior to occupancy. To avoid these problems, Tridel implements indoor air quality management plans during construction and follows up with testing prior to occupancy. This usually entails suite flush-outs and replacing filter media prior to occupancy to ensure our homeowners move into the cleanest new home possible.

## Low-Emitting Materials

The "new condo smell" that welcomes many new homeowners is the result of off-gassing of Volatile Organic Compounds, or VOCs, that are contained in products installed throughout the community. At Tridel, we understand that where you live is as important as how you live. That's why we've taken steps to safeguard your home environment by installing superior systems and materials in your new home. We look for products that carry third party certification; environmental labels, such as The Carpet and Rug Institute's Green Label and paints and coatings that display the Green Seal or Environmental Choice labels.

Tridel's Avani 2 is designed to benefit from innovative approaches to ventilation that go well beyond simply supplying fresh air. To avoid using a lot of energy to heat and cool the large volumes of continuous filtered fresh air, Tridel installs heat recovery technology on the exhaust air, an integral part of the energy efficient design of Tridel's Avani 2.

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



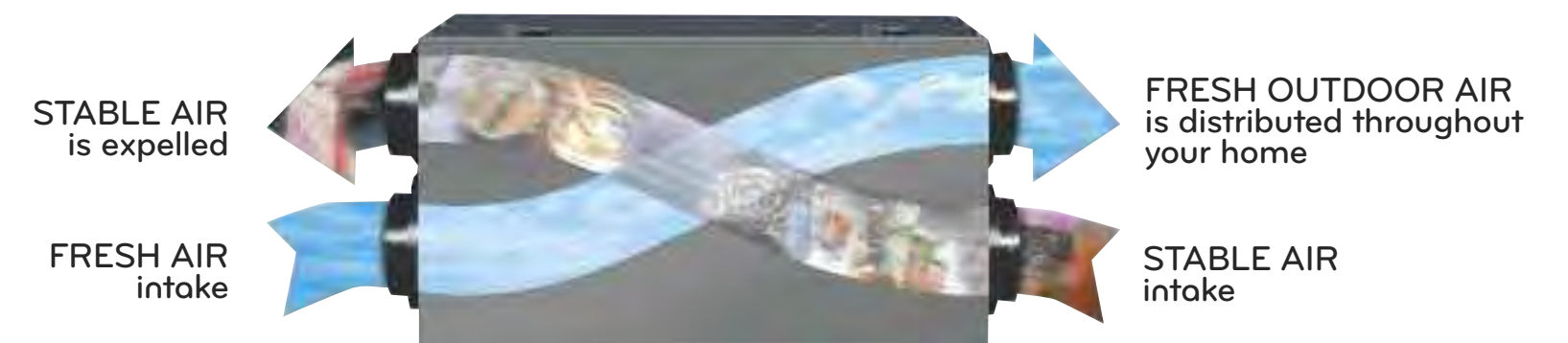
## How Does Energy Recovery Work?

Very simply, waste energy from stale air is used to warm incoming air in winter and cool down air in summer, contributing up to 60 – 70% to energy recovery and ensuring better indoor air quality. In winter time, as warm, stale air is exhausted from your home, the heat from this exhausted air stream is used to warm the fresh, cold incoming air before it is distributed around the home. In summer time, the cooler, air conditioned air stream is used to cool the incoming fresh air, reducing the amount of air conditioning required to cool your home's fresh air supply. This also helps to transfer the moisture from the incoming fresh air to the outgoing stale air, further reducing your energy bills and increasing comfort.

## Benefits

1. The continuous ventilation improves indoor air quality by continuously removing pollutants from your home.
2. Ventilation is the single largest energy load in a high-rise residential building. A centralized or in-suite exhaust system will help to save 60 – 70% of this energy on an ongoing basis.

Energy Recovery Systems Can Help Save Up To 60% – 70% Of Heat Recovery.



Outbound stale air transfers energy to incoming fresh air.

# Building On A Strong Foundation.



Ontario High-Rise Builder  
Of The Year Awarded  
By Tarion

Tridel® is Canada's leading developer and builder of condominium residences with more than 80 years of homebuilding experience. To date, the Tridel Group of Companies is responsible for producing over 80,000 homes. Tridel is determined to develop condominium communities that meet the needs of today's homeowners while safeguarding the well-being of future generations. The company is working to meet this goal by focusing on innovation including social networking, environmentally sustainable design, performance in construction and corporate stewardship.

Tridel is deeply committed to building the highest quality condominiums possible and has won virtually every award in the industry for design, customer service, sales, marketing and construction excellence. Tridel looks forward to continue the long, proud history of award winning excellence with over 20 new condominium communities currently under development in the Greater Toronto Area.



Home Builder Of The Year  
Awarded By Building Industry  
And Land Development  
Association (BILD)