

DRAFT

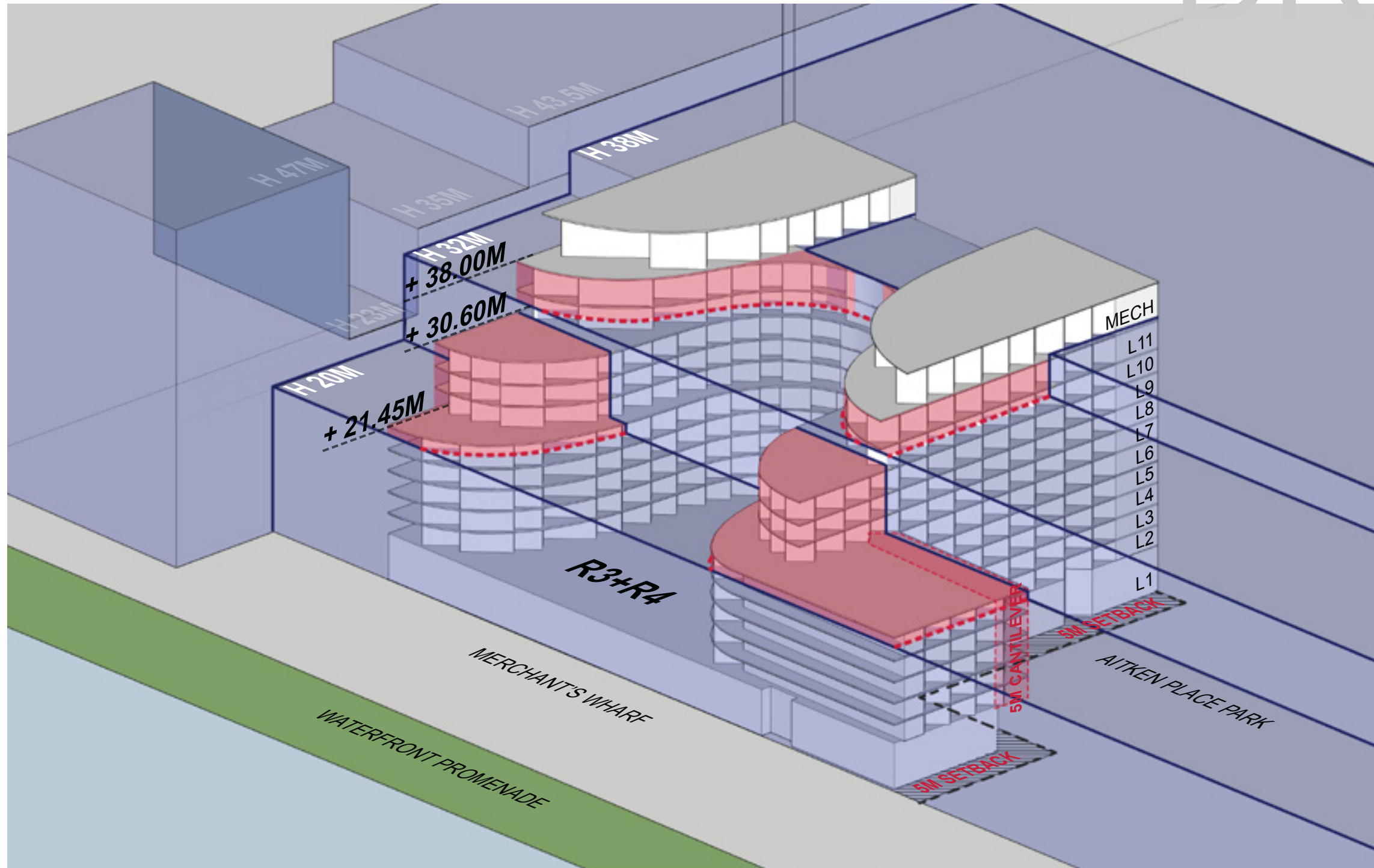


**AQUAVISTA**  
AT BAYSIDE TORONTO

**WATERFRONT TORONTO**  
JULY 3, 2014

DRAFT



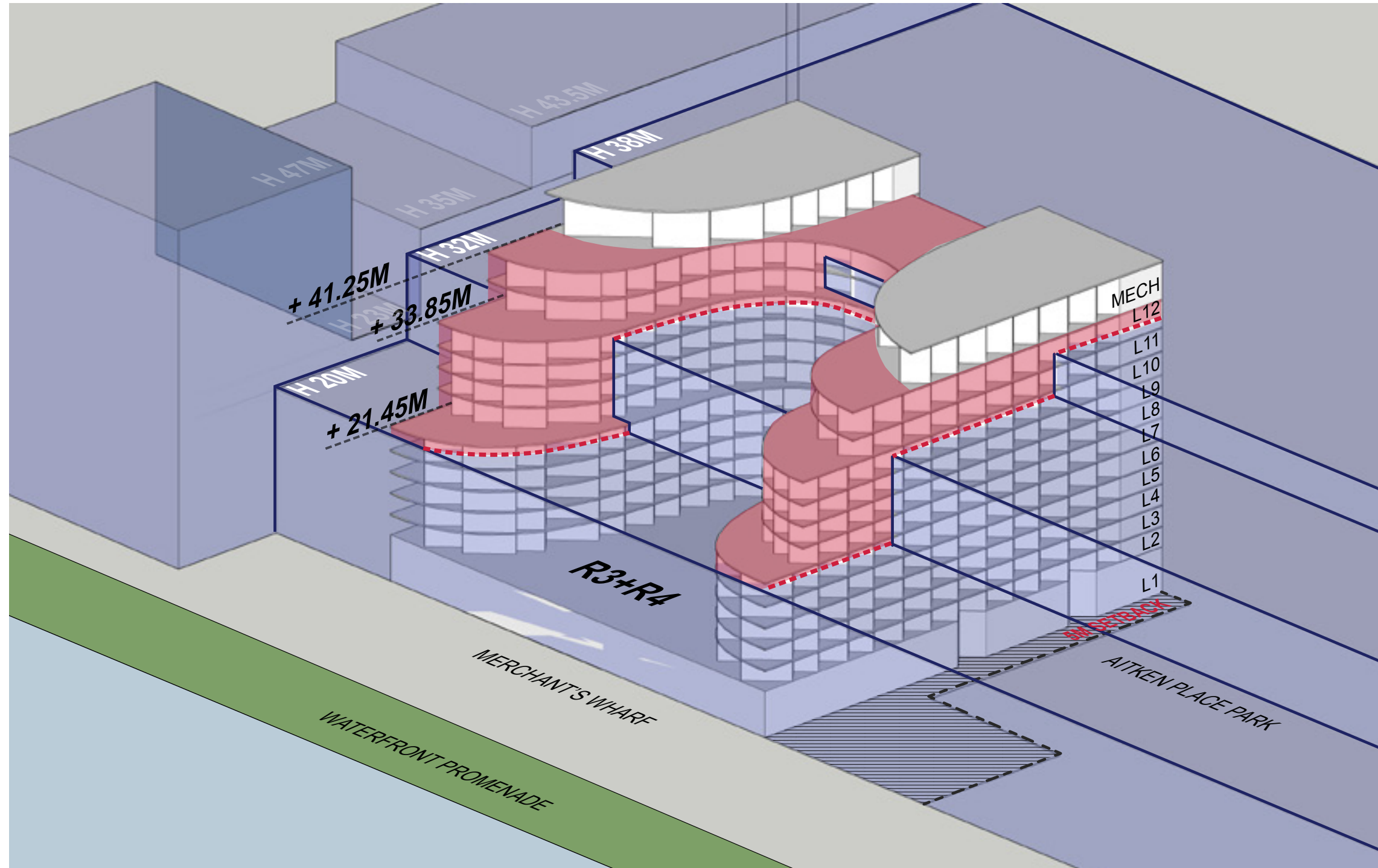


### HEIGHT VARIANCES:

- H 38M ZONE = 0 M
- H 32M ZONE = -1.4 M / +6 M
- H 20M ZONE = +1.45 M / +10.6 M / +18.0 M

### AREA CALCULATIONS

	AREA (SQUARE METERS / SQUARE FEET)
TOTAL GFA:	34,008 SM / 366,063 SF
TOTAL SALABLE AREA:	18,926 SM / 203,717 SF

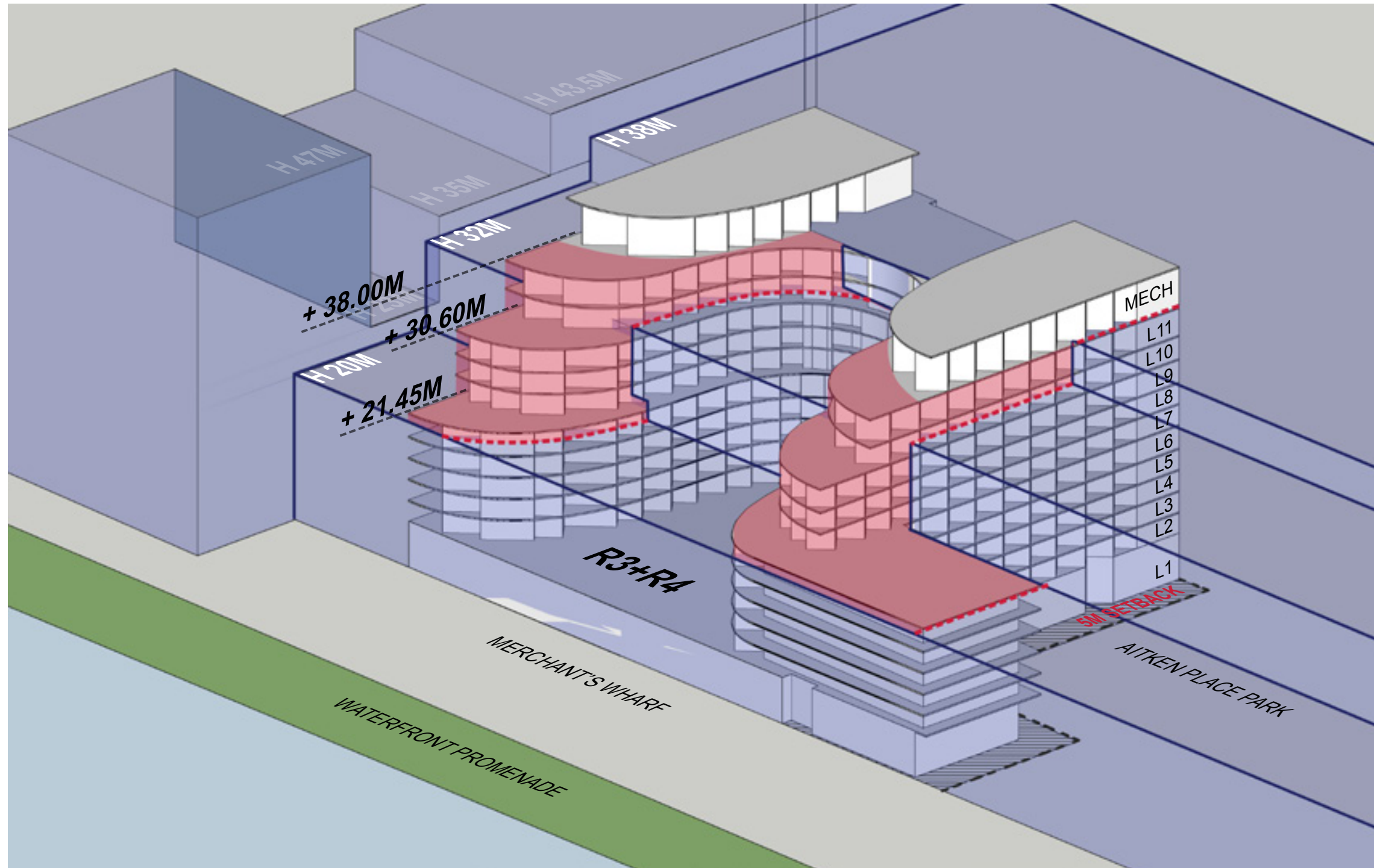


### HEIGHT VARIANCES:

- H 38M ZONE = +3.25 M
- H 32M ZONE = +1.85 M / +9.25 M
- H 20M ZONE = +1.45 M / +13.85 M / +21.25 M

### AREA CALCULATIONS

	AREA (SQ.M / SQ.FT)
TOTAL GFA:	33,989 SM / 365,857 SF
TOTAL SALABLE AREA:	19,054 SM / 205,095 SF



## HEIGHT VARIANCES:

- H 38M ZONE = 0 M
- H 32M ZONE = -1.4 M / +6 M
- H 20M ZONE = +1.45 M / +10.6 M / +18.0 M

## AREA CALCULATIONS

	AREA (SQUARE METERS / SQUARE FEET)
TOTAL GFA:	34,569 SM / 372,104 SF
TOTAL SALABLE AREA:	18,798 SM / 202,341 SF

Proposed Levels by Scheme						
A + F PH.2	D + E + J	C	G	H1	H2	B + K
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2	
12	PH1.	PH1.	PH1.	PH1.	PH1.	12/PH.2
11	11	11	11	11	11	11/PH.1
10	10	10	10	10	10	10
9	9	9	9	9	9	9
8	8	8	8	8	8	8
7	7	7	7	7	7	7
6	6	6	6	6	6	6
5	5	5	5	5	5	5
4	4	4	4	4	4	4
3	3	3	3	3	3	3
2	2	2	2	2	2	2
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ
1	1	1	1	1	1	1
<b>Totals</b>						

Scheme B - 6/13 Design (current proposal)					
Condo	GFA	Rental	GFA	Total	GFA
761	8,191	174	1,873	1,348	14,510
2,021	21,754			2,021	21,754
2,021	21,754			2,021	21,754
1,786	19,224	777	8,359	2,554	27,491
1,786	19,224	777	8,359	2,554	27,491
1,786	19,224	777	8,359	2,554	27,491
2,628	28,288	777	8,359	3,410	36,705
2,628	28,288	777	8,359	3,410	36,705
2,628	28,288	777	8,359	3,410	36,705
2,362	25,424	777	8,359	3,145	33,852
2,372	25,532	777	8,359	3,154	33,949
145	1,562	90	969	295	3,176
867	9,335	137	1,476	4,132	44,480
<b>23,791</b>	<b>256,088</b>	<b>6,614</b>	<b>71,190</b>	<b>34,008</b>	<b>366,063</b>

Scheme E - Scheme D, plus stretched 11th/12th Floors					
Condo	GFA	Rental	GFA	Total	GFA
761	8,191	174	1,873	1,348	14,510
2,166	23,315			2,166	23,315
2,166	23,315			2,166	23,315
2,554	27,491			2,554	27,491
1,786	19,224	777	8,359	2,554	27,491
1,786	19,224	777	8,359	2,554	27,491
1,786	19,224	777	8,359	2,554	27,491
2,138	23,013	777	8,359	2,920	31,431
2,138	23,013	777	8,359	2,920	31,431
2,138	23,013	777	8,359	2,920	31,431
1,873	20,161	777	8,359	2,655	28,578
1,882	20,258	777	8,359	2,664	28,675
145	1,562	90	969	295	3,176
867	9,335	137	1,476	3,719	40,031
<b>24,186</b>	<b>260,339</b>	<b>6,614</b>	<b>71,190</b>	<b>33,989</b>	<b>365,857</b>

Scheme K - 6/13 Design with no 5M cantilever					
Condo	GFA	Rental	GFA	Total	GFA
761	8,191	174	1,873	1,348	14,510
2,166	23,315			2,166	23,315
2,166	23,315			2,166	23,315
1,786	19,224	777	8,359	2,554	27,491
1,786	19,224	777	8,359	2,554	27,491
1,786	19,224	777	8,359	2,554	27,491
2,578	27,749	777	8,359	3,360	36,167
2,578	27,749	777	8,359	3,360	36,167
2,578	27,749	777	8,359	3,360	36,167
2,312	24,886	777	8,359	3,360	36,167
2,322	24,994	777	8,359	3,360	36,167
145	1,562	90	969	295	3,176
867	9,335	137	1,476	4,132	44,480
<b>23,831</b>	<b>256,517</b>	<b>6,614</b>	<b>71,190</b>	<b>34,569</b>	<b>372,104</b>

Proposed Levels by Scheme						
A + F PH.2	D + E + J	C	G	H1	H2	B + K
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2	
12	PH1.	PH1.	PH1.	PH1.	PH1.	12/PH.2
11	11	11	11	11	11	11/PH.1
10	10	10	10	10	10	10
9	9	9	9	9	9	9
8	8	8	8	8	8	8
7	7	7	7	7	7	7
6	6	6	6	6	6	6
5	5	5	5	5	5	5
4	4	4	4	4	4	4
3	3	3	3	3	3	3
2	2	2	2	2	2	2
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ
1	1	1	1	1	1	1
<b>Totals</b>						

Design Scheme B - 6/13 Design (current proposal)					
Condo	TSA	Rental	TLA	Retail	TLA
411	4,424				
1,773	19,084				
1,773	19,084				
1,478	15,909	644	6,933		
1,478	15,909	644	6,933		
1,443	15,532	644	6,933		
2,241	24,122	644	6,933		
2,241	24,122	644	6,933		
2,241	24,122	644	6,933		
1,975	21,259	644	6,933		
1,872	20,150	644	6,933		
				3,066	33,002
<b>18,926</b>	<b>203,717</b>	<b>5,153</b>	<b>55,464</b>	<b>3,066</b>	<b>33,002</b>

Scheme E - Scheme D, plus stretched 11th/12th Floors					
Condo	TSA	Rental	TLA	Retail	TLA
411	4,424				
1,834	19,741				
1,834	19,741				
2,167	23,325				
1,478	15,909	644	6,933		
1,478	15,909	644	6,933		
1,443	15,532	644	6,933		
1,808	19,461	644	6,933		
1,808	19,461	644	6,933		
1,808	19,461	644	6,933		
1,543	16,609	644	6,933		
1,442	15,522	644	6,933		
				2,661	28,637
<b>19,054</b>	<b>205,095</b>	<b>5,153</b>	<b>55,464</b>	<b>2,661</b>	<b>28,637</b>

Scheme K - 6/13 Design with no 5M cantilever					
Condo	TSA	Rental	TLA	Retail	TLA
411	4,424				
1,834	19,741				
1,834	19,741				
1,478	15,909	644	6,933		
1,478	15,909	644	6,933		
1,443	15,532	644	6,933		
2,191	23,584	644	6,933		
2,191	23,584	644	6,933		
2,191	23,584	644	6,933		
1,925	20,721	644	6,933		
1,822	19,612	644	6,933		
				3,066	33,002
<b>18,798</b>	<b>202,341</b>	<b>5,153</b>	<b>55,464</b>	<b>3,066</b>	<b>33,002</b>

NOTE: GFA is currently including mechanical spaces

DRAFT



DRAFT



# DRAFT



DRAFT



DRAFT



# DRAFT



DRAFT



DRAFT



DRAFT



# DRAFT



DRAFT

