

AQUAVISTA
AT BAYSIDE TORONTO

DRP AND WDL PREP
04 MARCH 2015



CENTRAL BUSINESS DISTRICT

WEST DON LANDS

PORT LANDS

DISTILLERY DISTRICT

QUEENS QUAY

EAST BAYFRONT

LOWER DON LANDS

UNION STATION

AIR CANADA CENTRE

ROGERS CENTRE

QUEENS QUAY

EAST BAYFRONT BLOCK 2

WATERFRONT TRAIL

CENTRAL WATERFRONT

EXHIBITION PLACE

ONTARIO PLACE

INNER HARBOUR

TORONTO ISLAND

LAKE ONTARIO



UPDATE WITH CORRECT TERRACE PLAN



QUEENS QUAY EAST

WATERFRONT TRAIL

SERVICE STREET

AITKEN PLACE PARK

WATER STREET

WATER STREET PROMENADE

BONNYCASTLE STREET

SMALL STREET

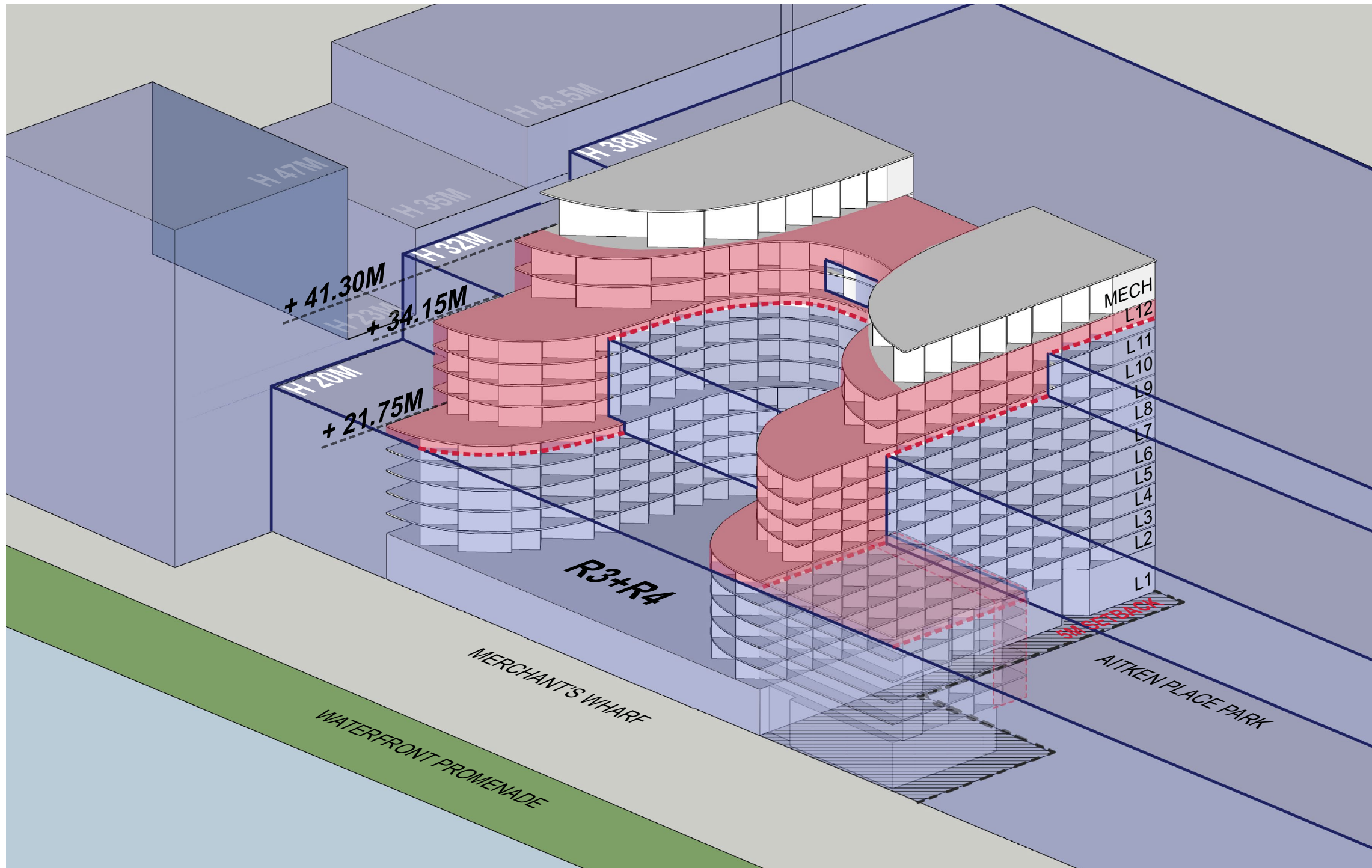
AQUALINA

SHERBOURNE COMMON

PARLIAMENT SLIP

R3R4



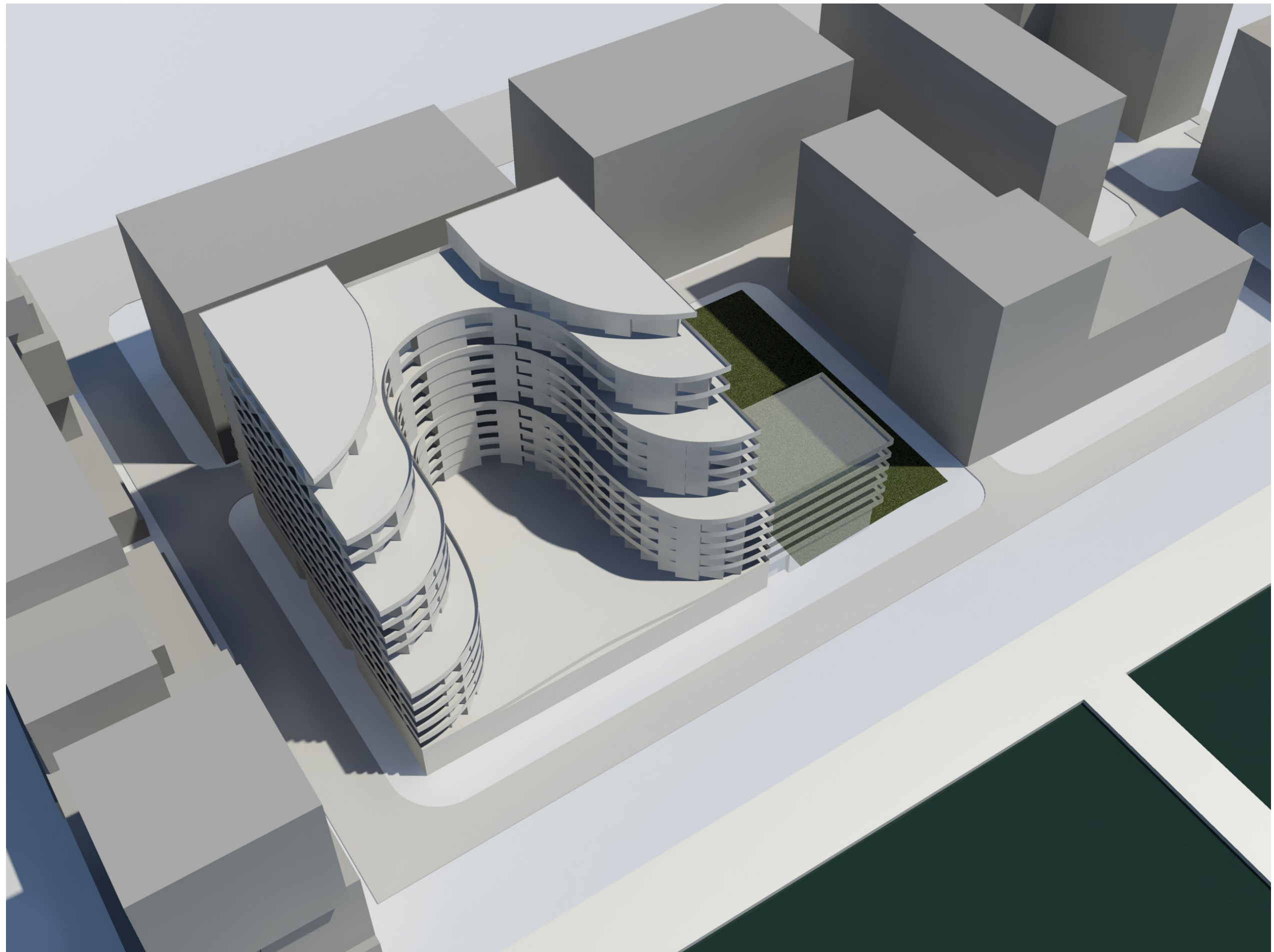


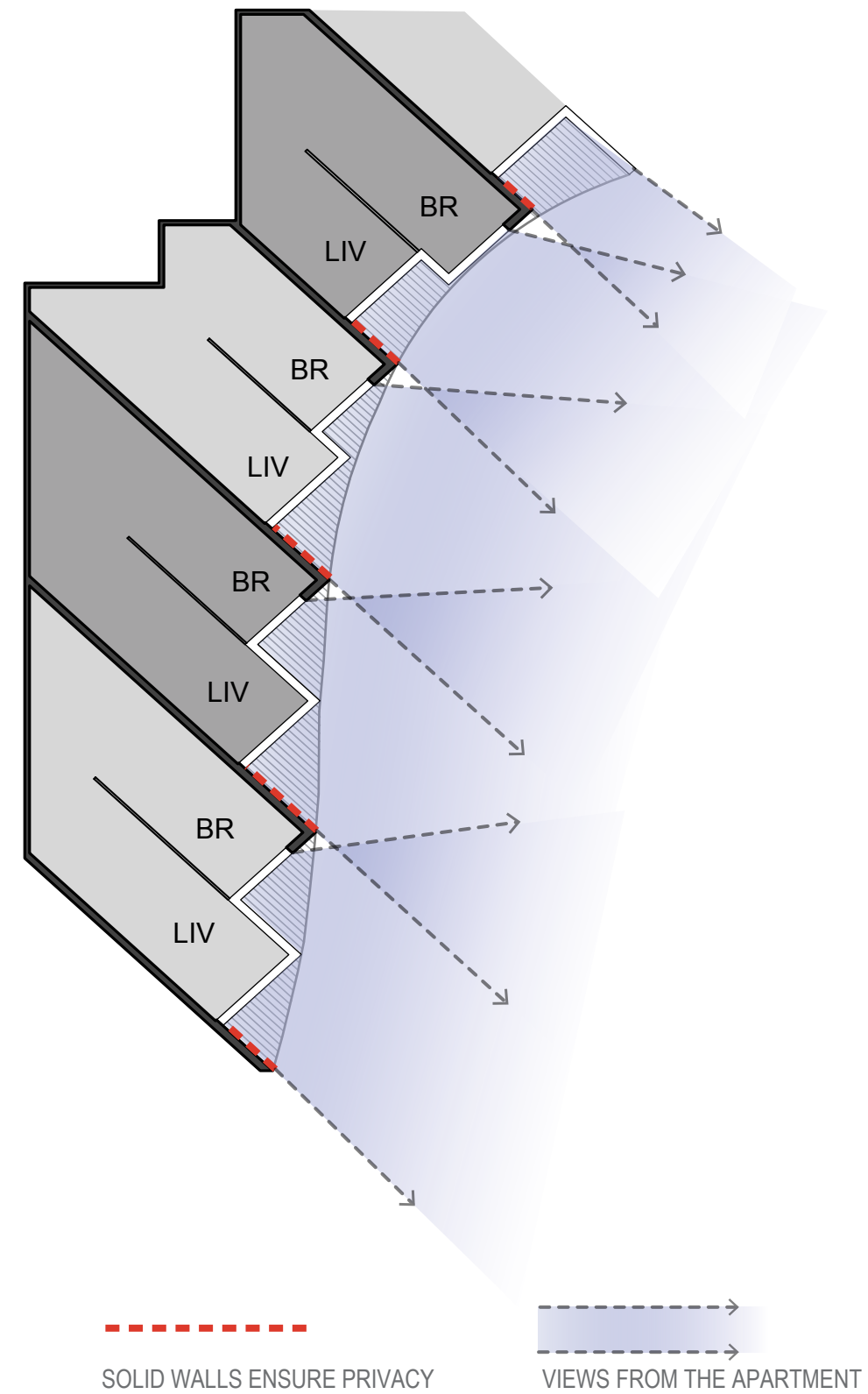
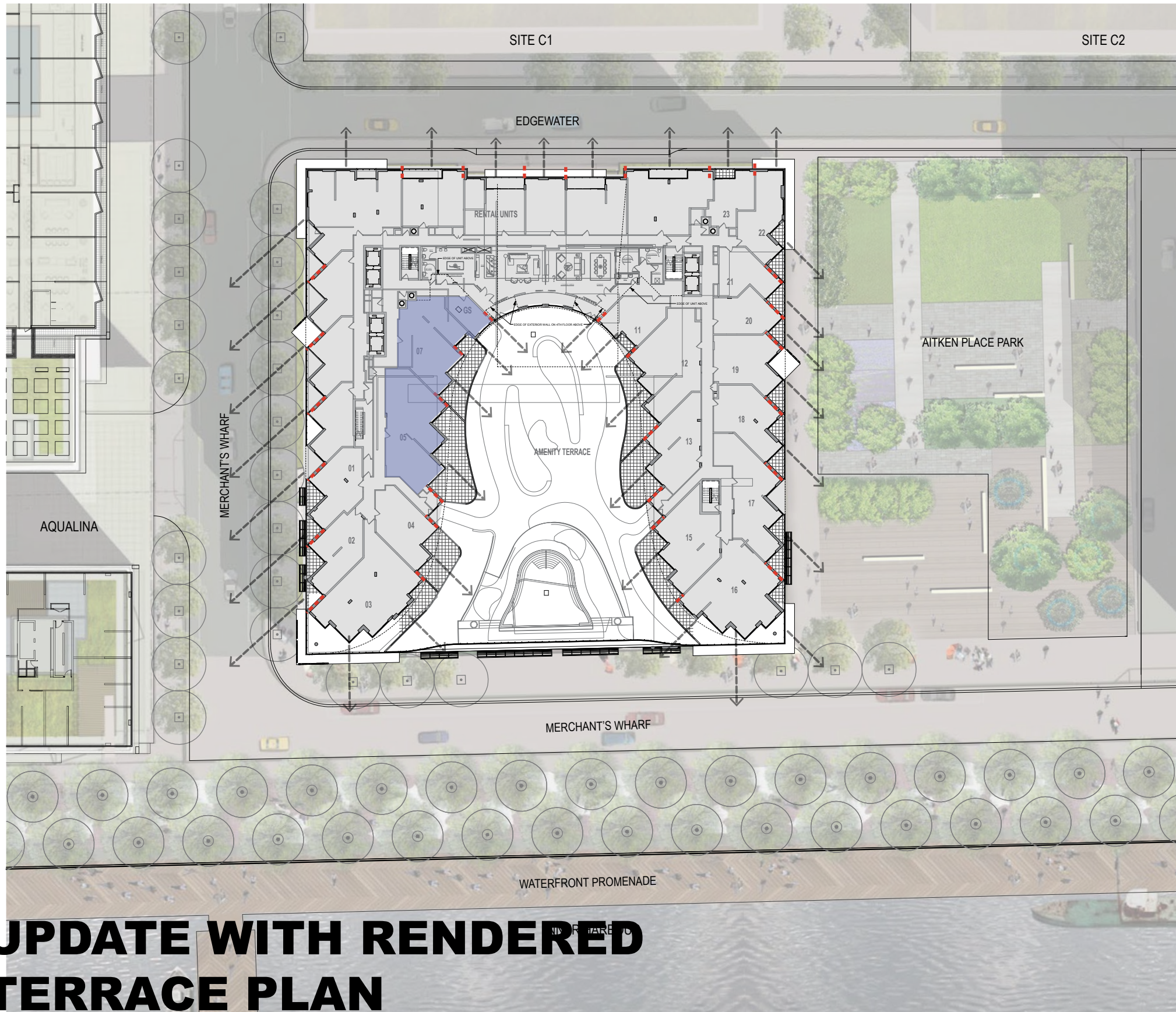
HEIGHT VARIANCES:

H 38M ZONE = +3.30 M
 H 32M ZONE = +2.15 M / +9.30 M
 H 20M ZONE = +1.75 M / +14.15 M / +21.30 M

ESTIMATED AREA CALCULATIONS

| | AREA (SQ.M / SQ.FT) |
|------------|-------------------------------|
| TOTAL GFA: | 34,252 SM / 368,685 SF |

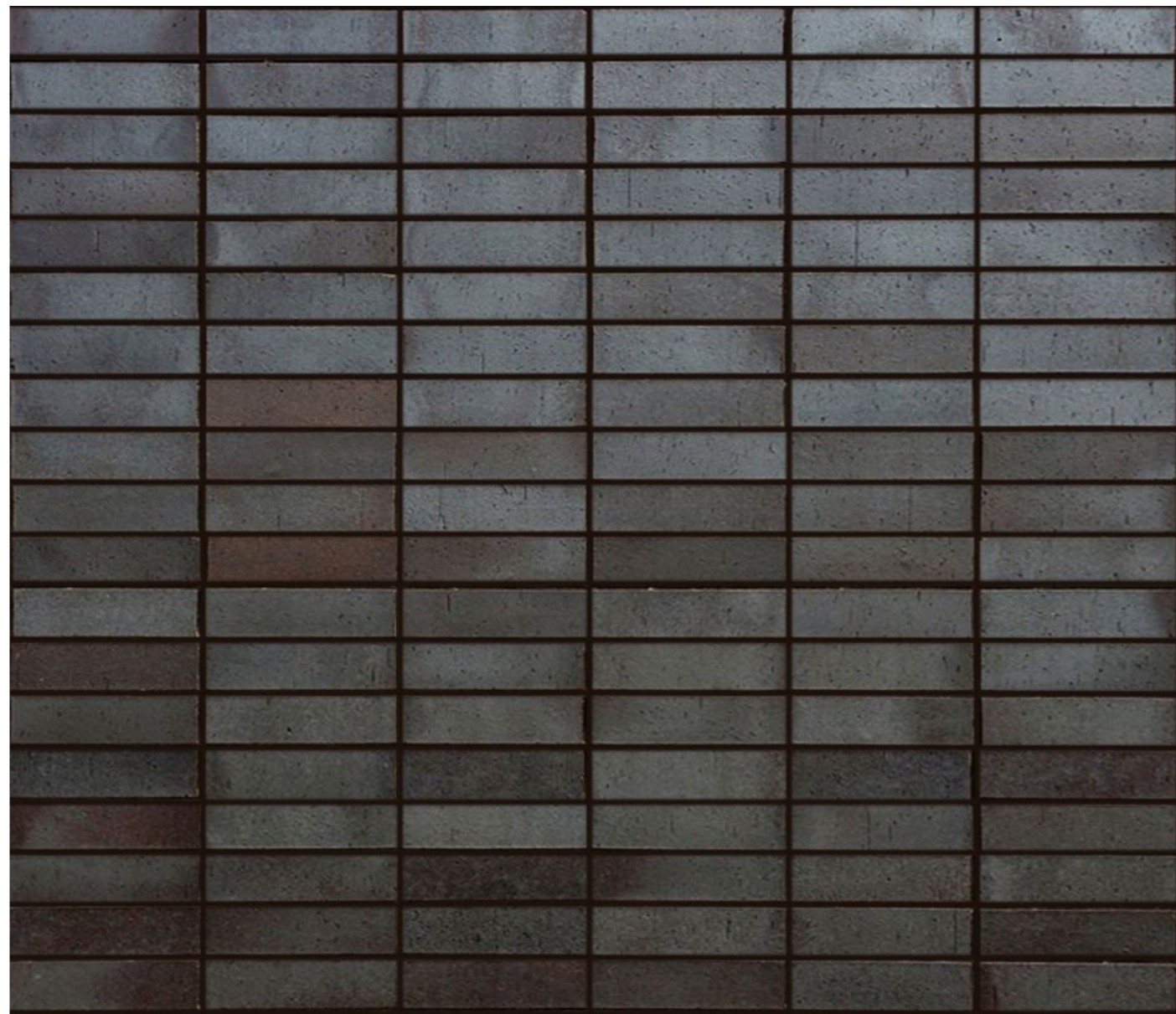




UPDATE WITH RENDERED TERRACE PLAN

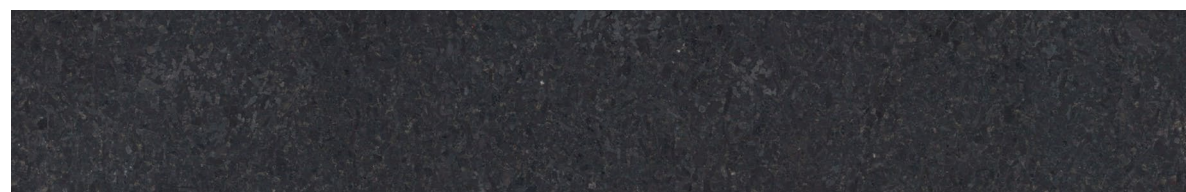


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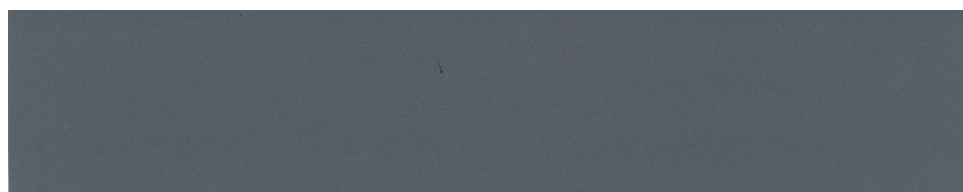


ENDICOTT ARCHITECTURAL FACE BRICK
 COLOR: MANGANESE IRONSPOT
 FINISH: SMOOTH
 SIZE: NORMAN (2 1/4"H X 11 5/8"W X 3 5/8"D)
 PATTERN: STACK BOND
 LOCATION: ALL MASONRY WALLS

LEHIGH CEMENT COMPANY: MORTAR
 COLOR: BDN886
 LOCATION: ALL MASONRY MORTAR JOINTS



NORTH CAROLINA GRANITE CORPORATION
 COLOR: ABSOLUTE BLACK
 FINISH: HONED
 SIZE: AS REQUIRED PER DETAILS
 LOCATION: STOREFRONT BASE



PPG INDUSTRIES, UC70214F
 COLOR: GRAY VELVET
 FINISH: DURANAR XL WITH UC51742 PRIMER
 LOCATION: ALL ALUMINUM MULLIONS, LOUVERS AND RECESSED SLAB COVERS



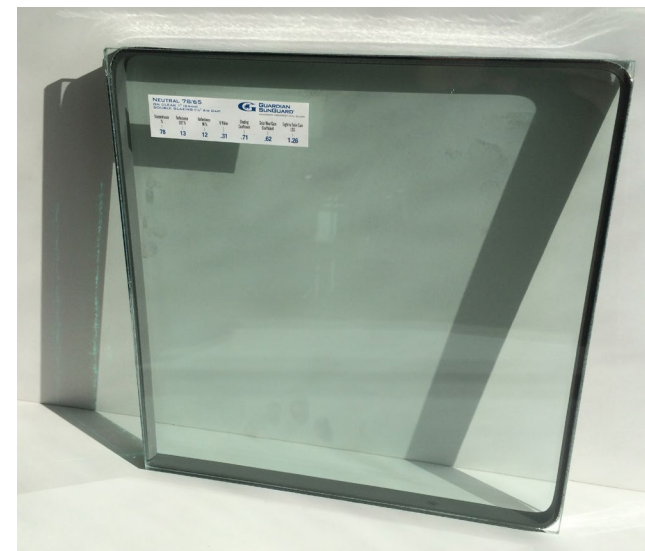
PPG INDUSTRIES, UC106705XL
 COLOR: STEEL-CITY SILVER
 FINISH: DURANAR XL WITH UC51132 CLEAR TOPCOAT
 LOCATION: PRIMARY SLAB COVERS, BALCONY RAILINGS



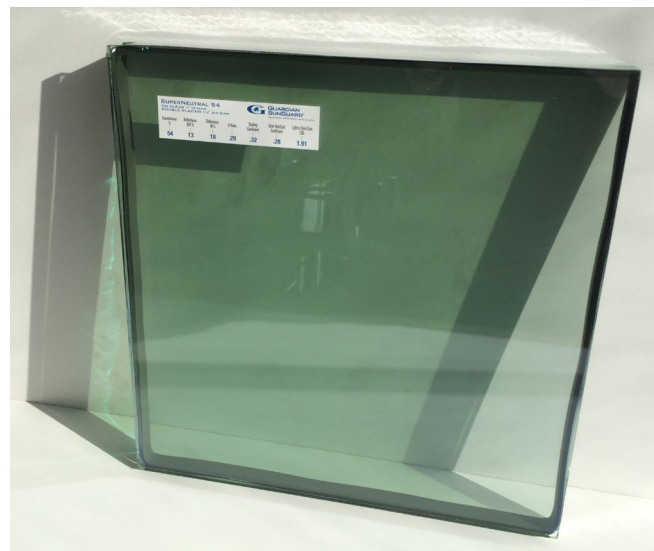
RETAIL SPANDREL GLASS
 1" INSULATED GLAZING UNIT
 GUARDIAN SUNGUARD SN78/65
 WITH GRAY SPANDREL ON THIRD SURFACE



RESIDENTIAL SPANDREL GLASS
 SINGLE PANE GRAY GLASS



RETAIL VISION GLASS
 1" INSULATED GLAZING UNIT
 GUARDIAN SUNGUARD SN78/65



RESIDENTIAL VISION GLASS
 1" INSULATED GLAZING UNIT
 GUARDIAN SUNGUARD SN54



AQUAVISTA



- Level 3
9.850
- Level 2
6.400
- Level 1M
3.200
- Level 1 (+77.60)
0



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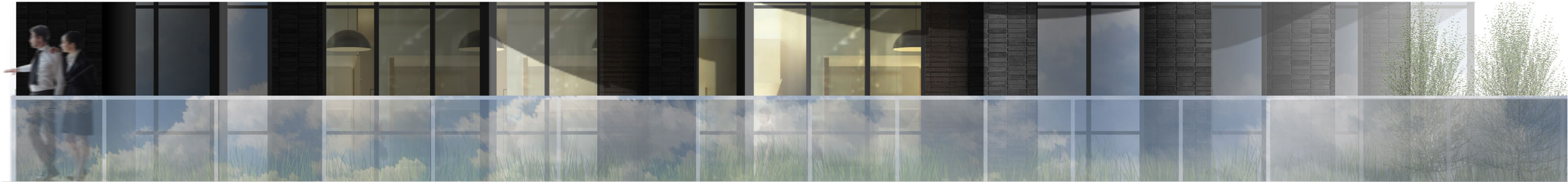






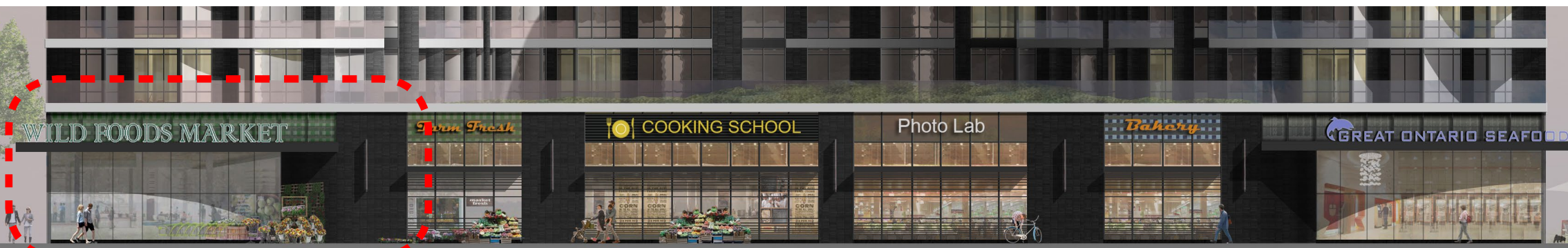
- Roof
48,500
- Level PH2/Mech
41,300
- Level PH1
37,400
- Level 11
33,150
- Level 10
30,900
- Level 9
27,850
- Level 8
24,700
- Level 7
21,750
- Level 6
18,500
- Level 5
15,550
- Level 4
12,600
- Level 3
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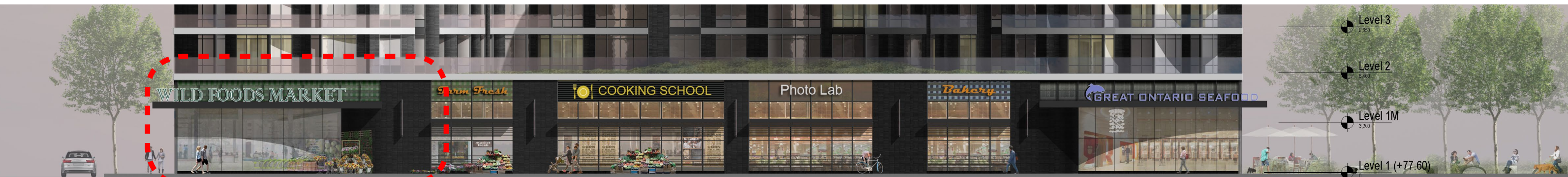




WILD FOODS MARKET

Farm Fresh



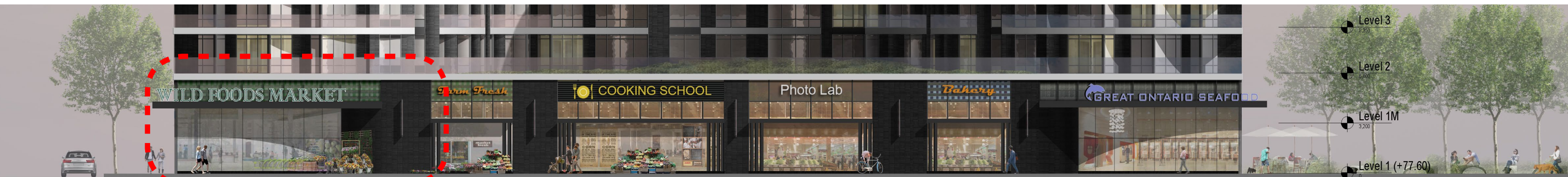




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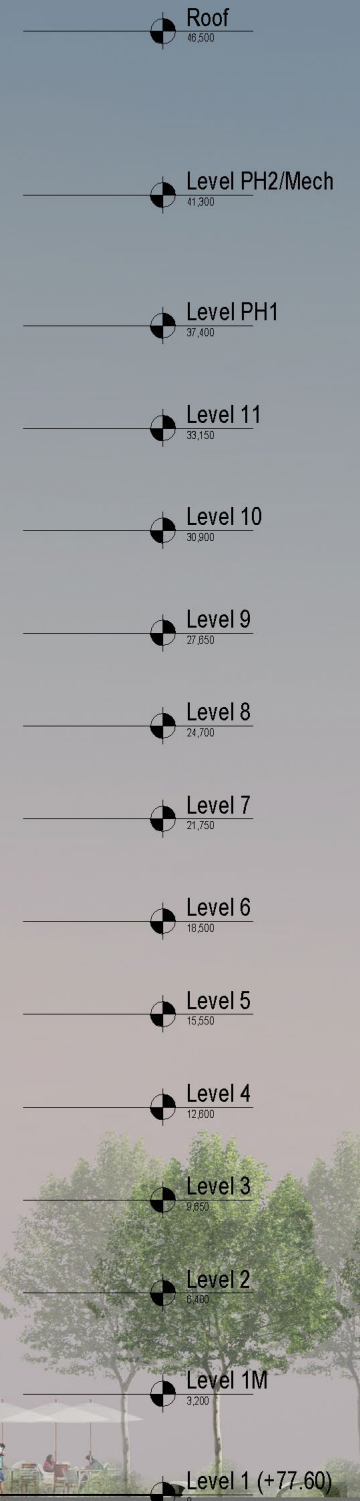
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EAST CONDO LOBBY ENTRANCE

WT + WDL PREP
04 MARCH 2015

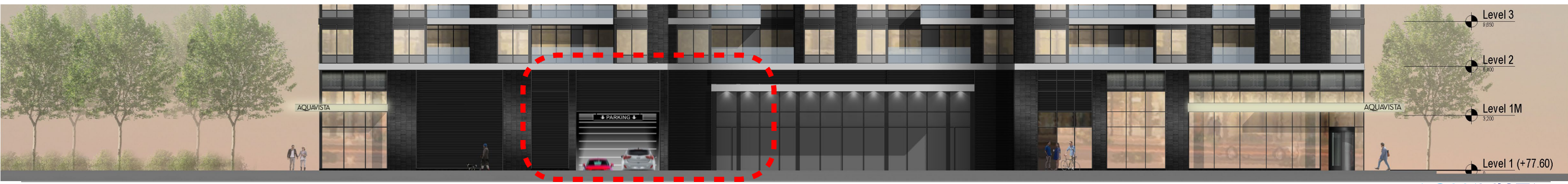
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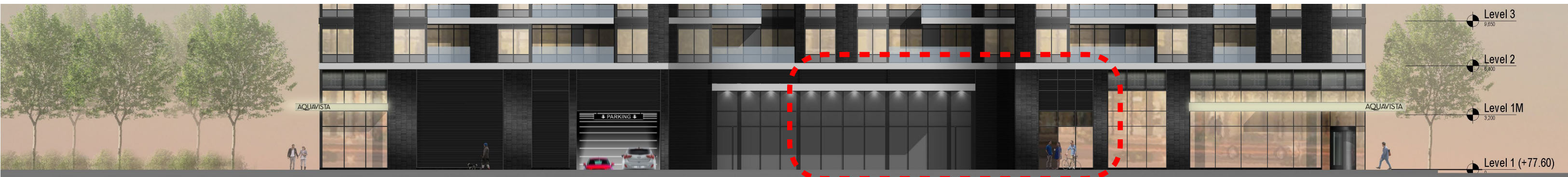


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AQUAVISTA

PARKING

AQUAVISTA



DRAFT



DRAFT



DRAFT



DRAFT



DRAFT



DRAFT



DRAFT

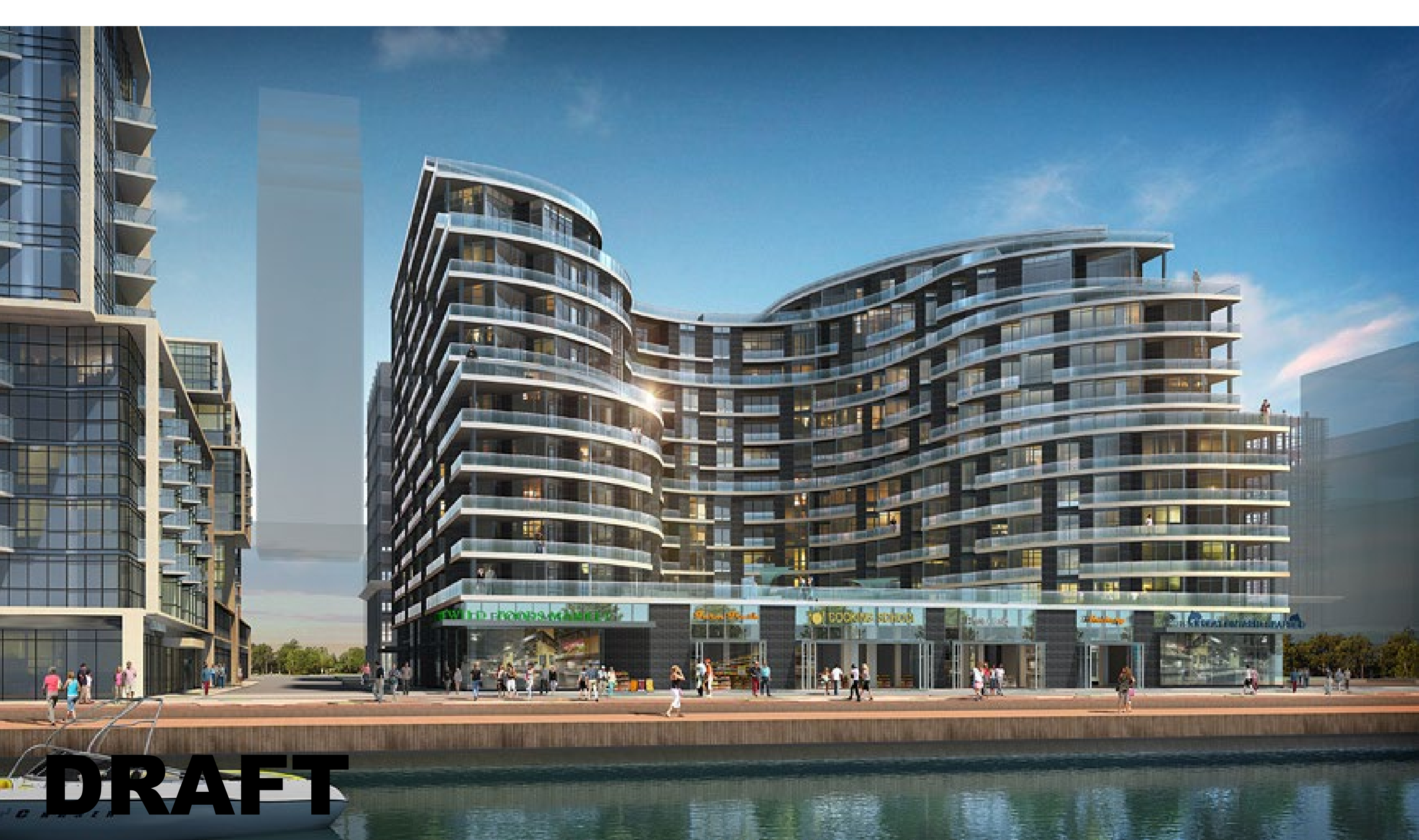


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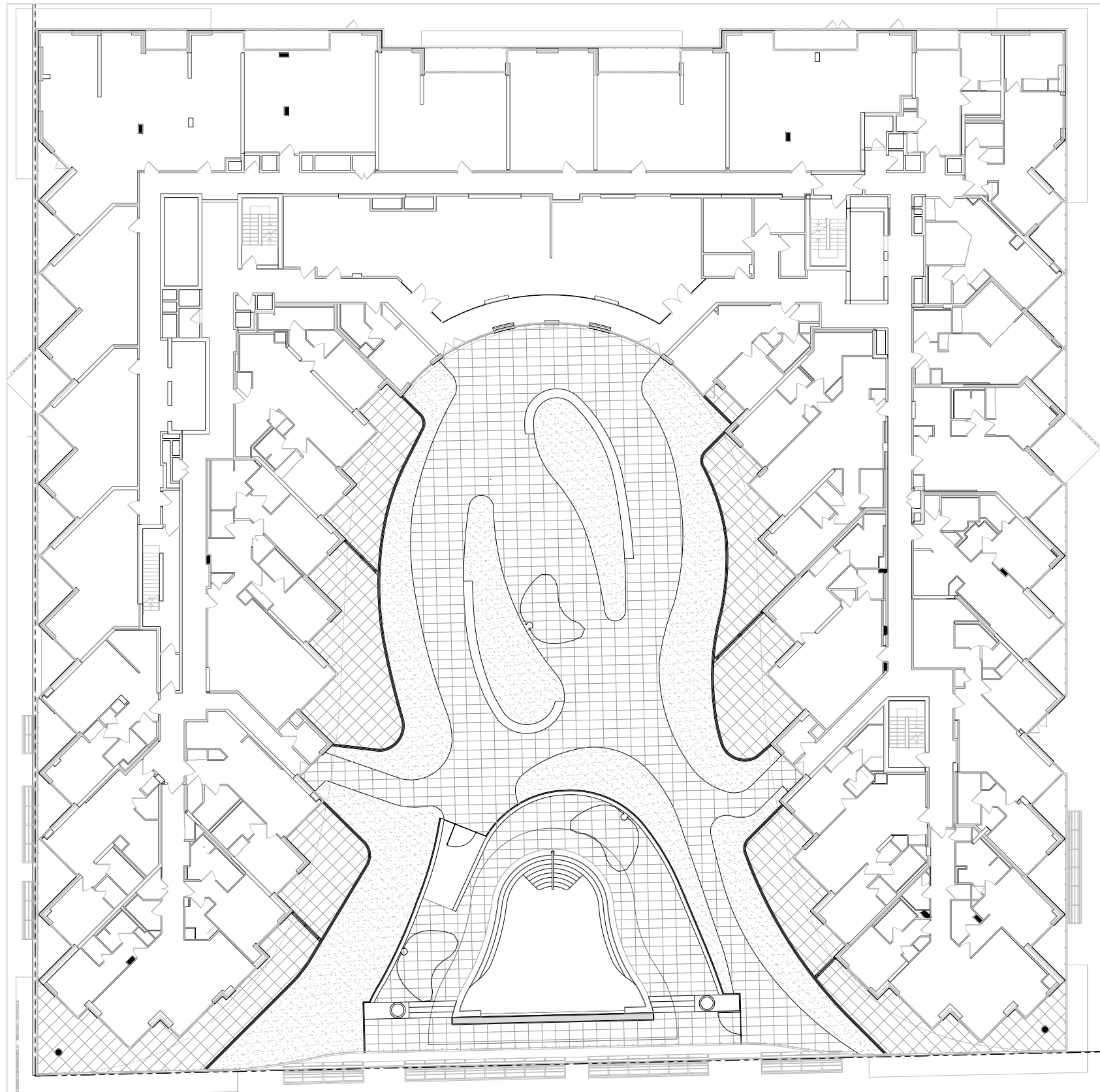


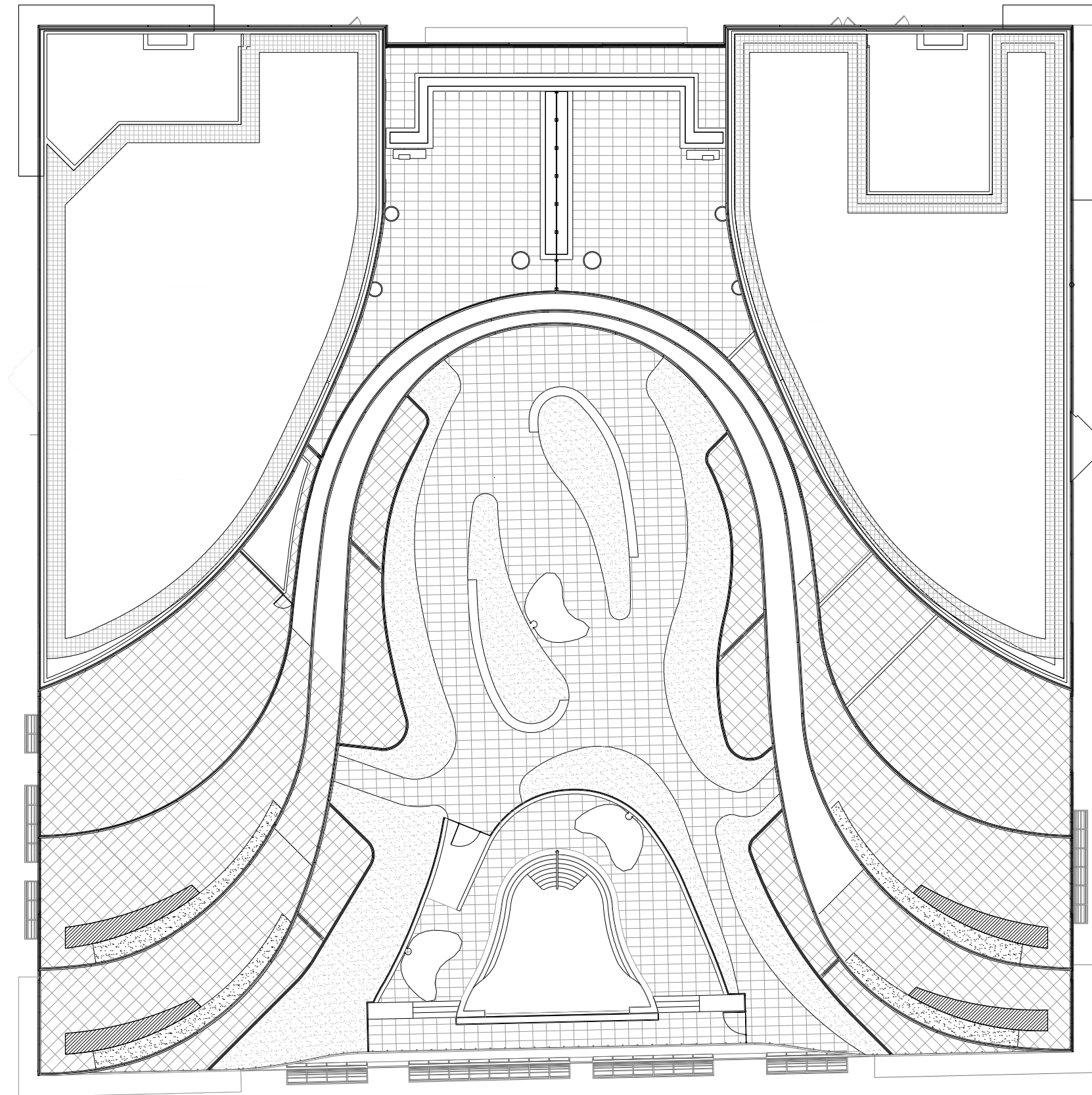
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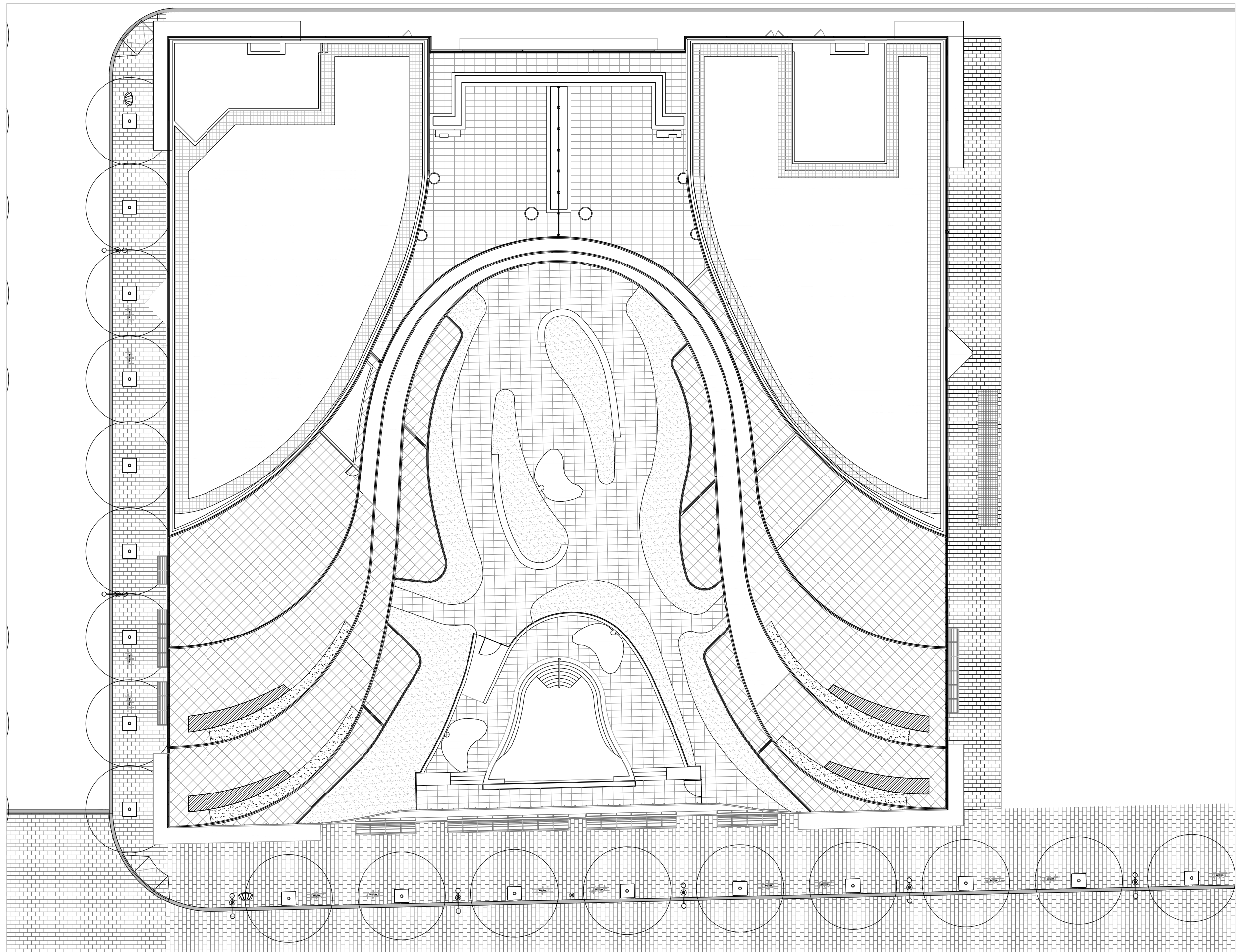




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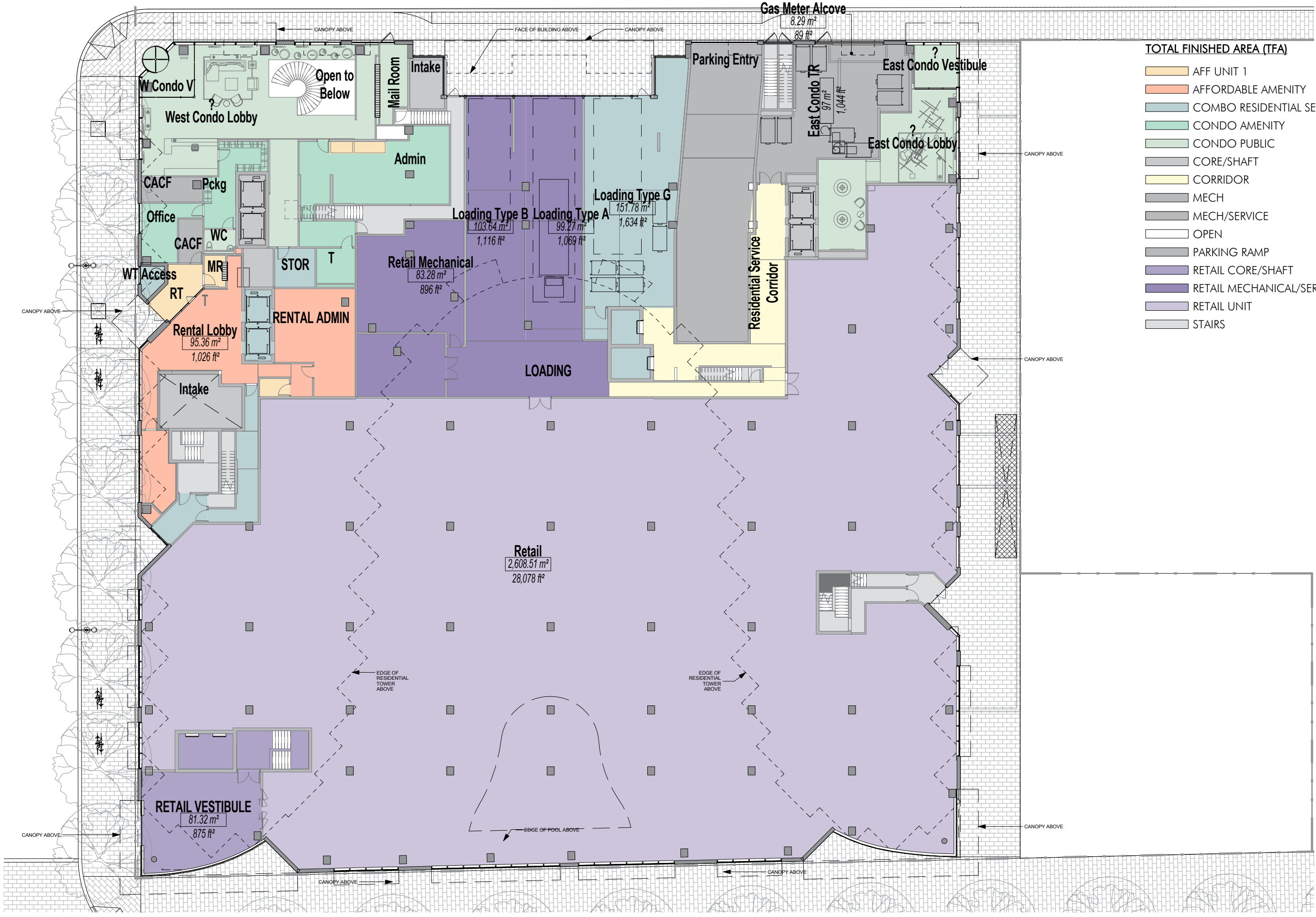




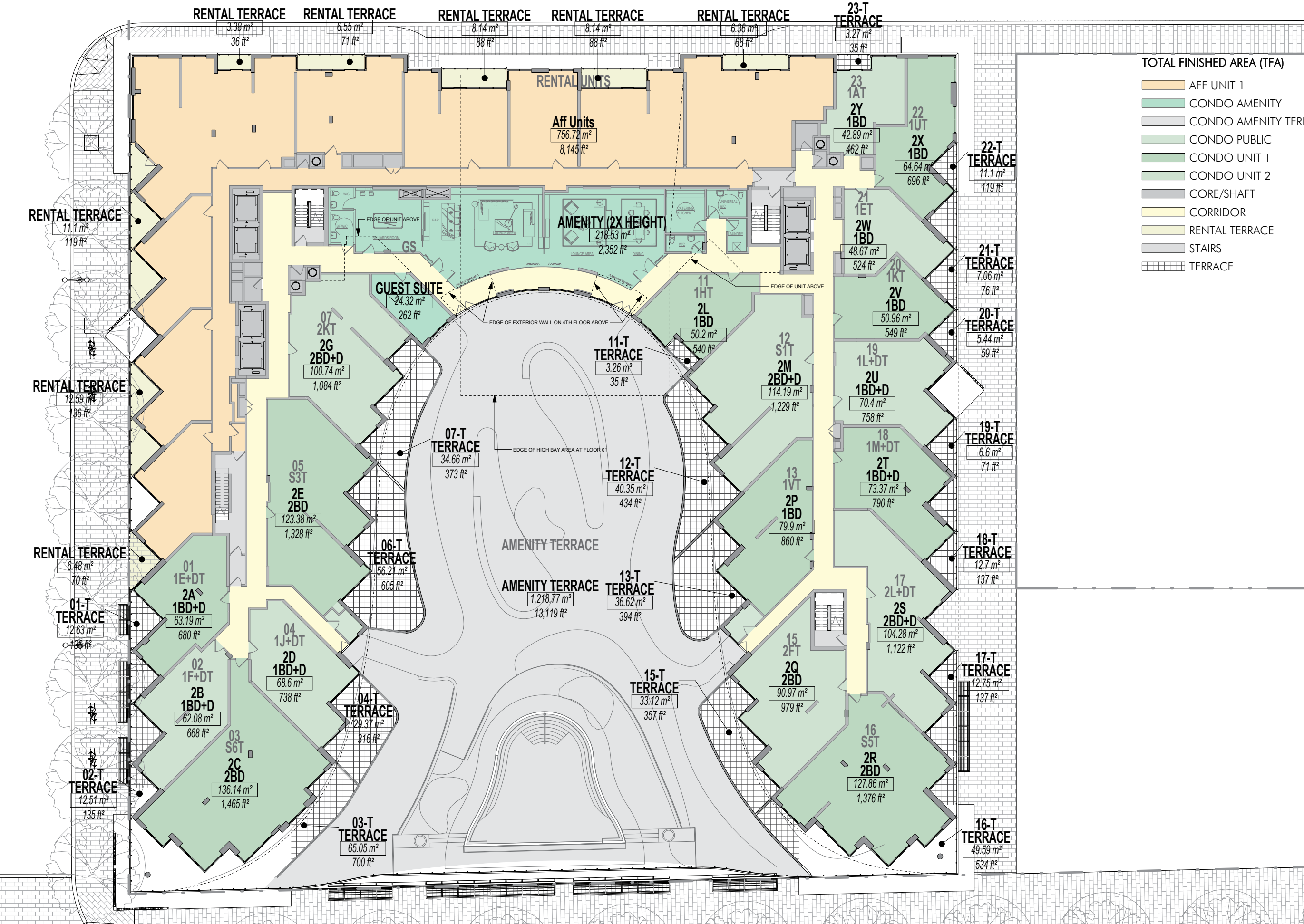
DRAFT

SUSTAINABILITY PRESENTATION?

TBD



- TOTAL FINISHED AREA (TFA)**
- AFF UNIT 1
 - AFFORDABLE AMENITY
 - COMBO RESIDENTIAL SERVICE
 - CONDO AMENITY
 - CONDO PUBLIC
 - CORE/SHAFT
 - CORRIDOR
 - MECH
 - MECH/SERVICE
 - OPEN
 - PARKING RAMP
 - RETAIL CORE/SHAFT
 - RETAIL MECHANICAL/SERVICE
 - RETAIL UNIT
 - STAIRS



- TOTAL FINISHED AREA (TFA)**
- AFF UNIT 1
 - CONDO AMENITY
 - CONDO AMENITY TERRACE
 - CONDO PUBLIC
 - CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - RENTAL TERRACE
 - STAIRS
 - TERRACE



- TOTAL FINISHED AREA (TFA)**
- AFF UNIT 1
 - CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - GREEN ROOF
 - RENTAL TERRACE
 - STAIRS
 - TERRACE



- TOTAL FINISHED AREA (TFA)**
- CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - GREEN ROOF
 - STAIRS
 - TERRACE



