

**AQUAVISTA** | **WT - DRP MTG**  
AT BAYSIDE TORONTO | 11 NOVEMBER 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**

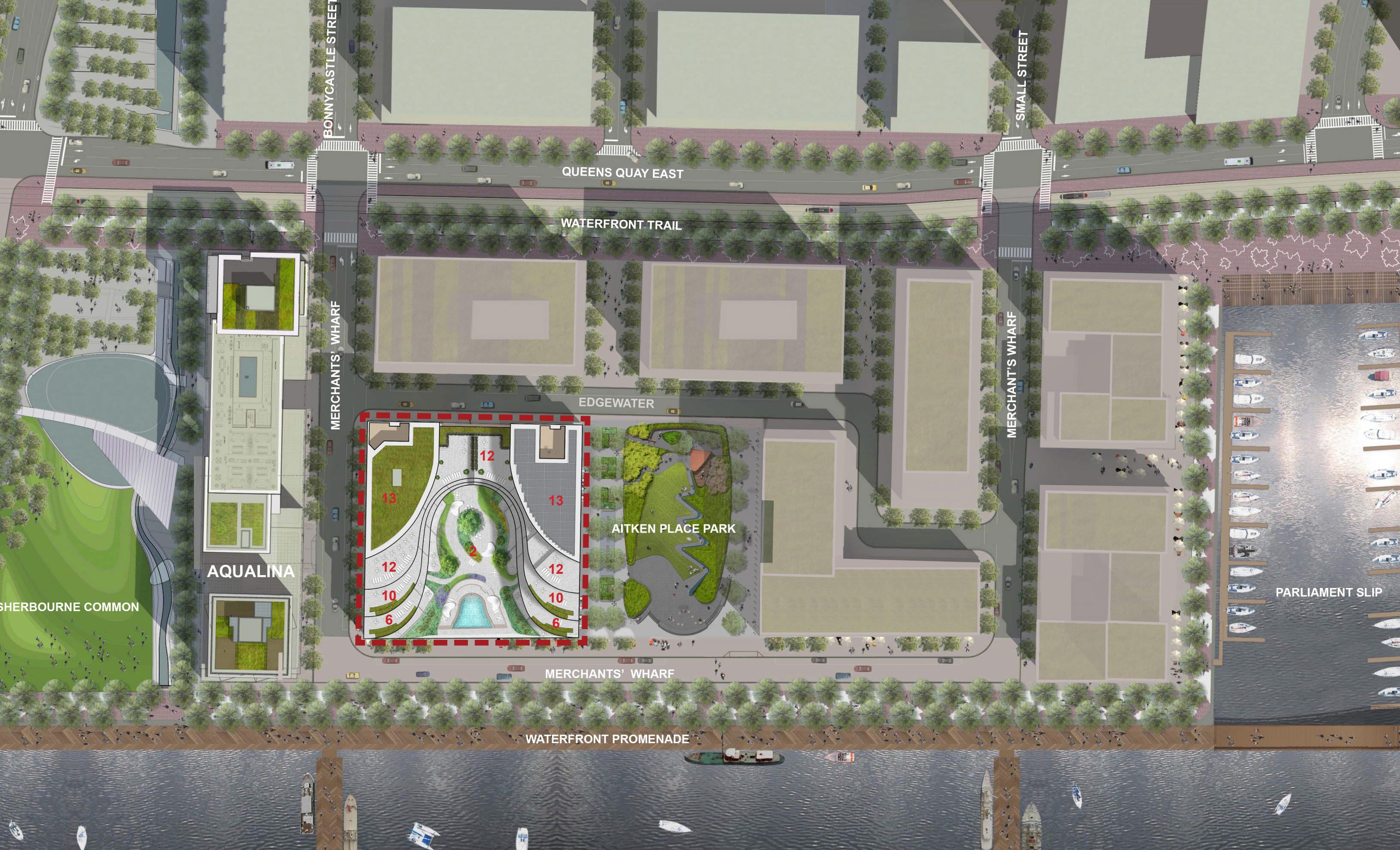
**EXHIBITION PLACE**

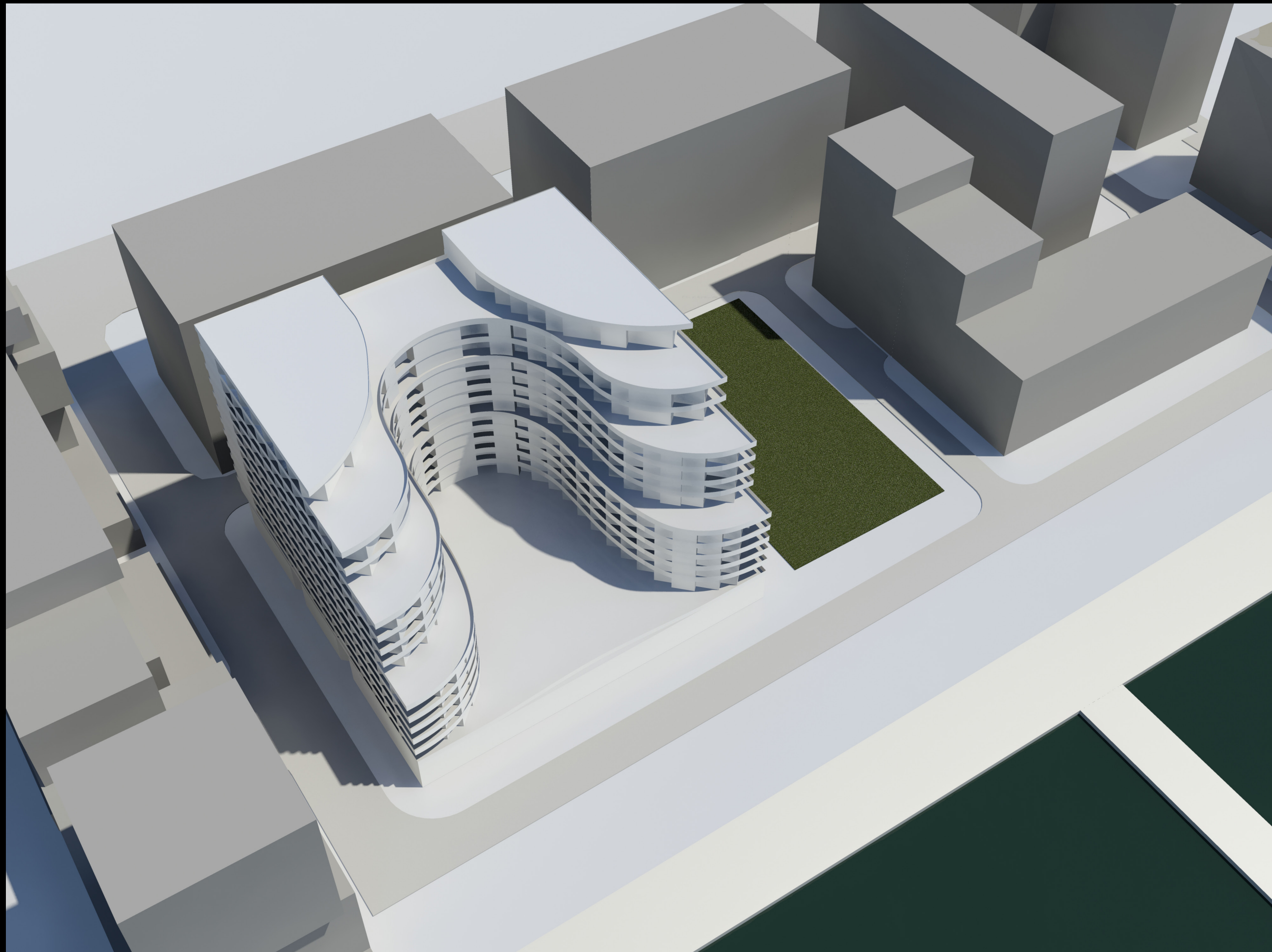
**INNER HARBOUR**

**ONTARIO PLACE**

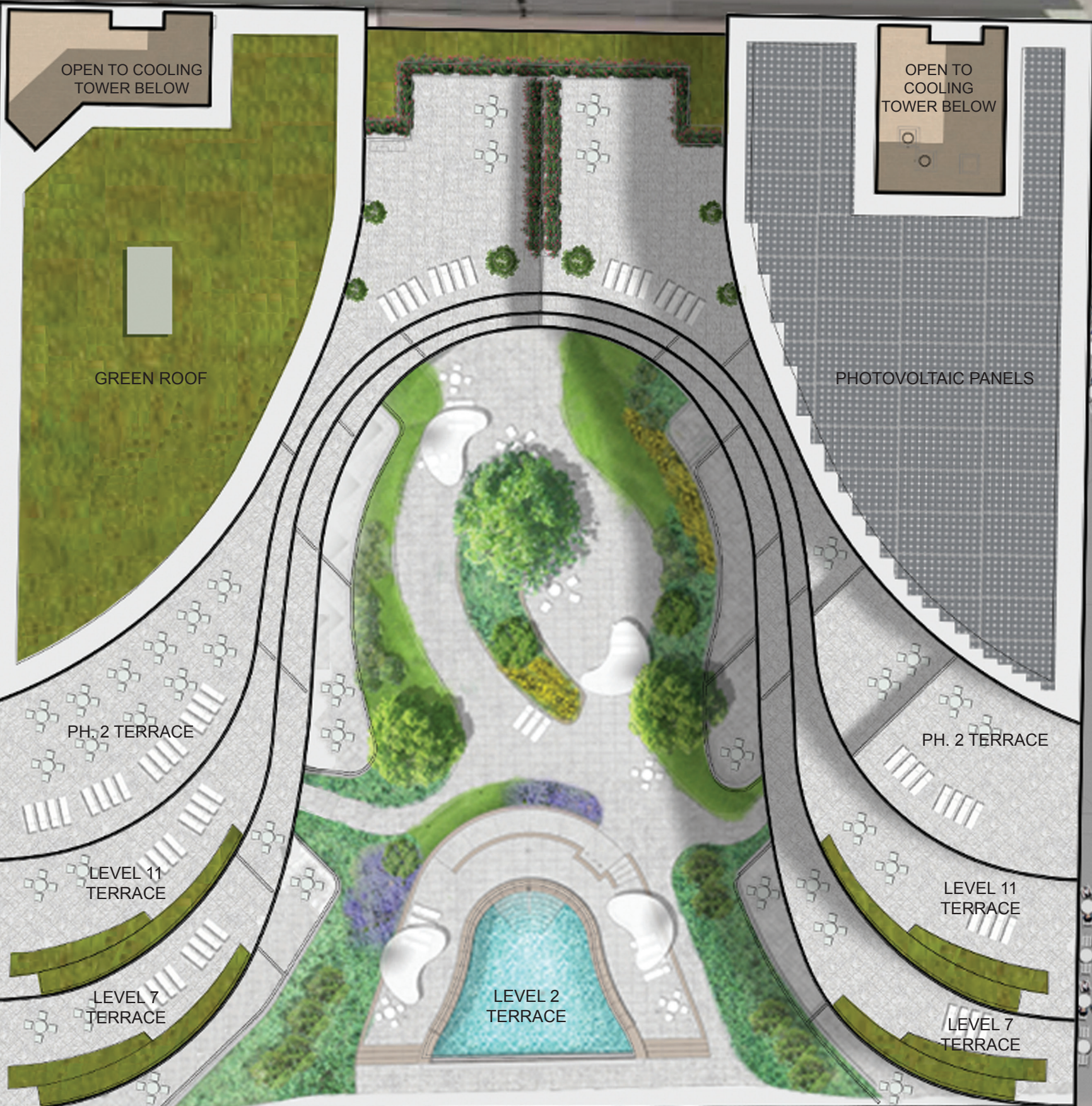
**TORONTO ISLAND**

**LAKE ONTARIO**



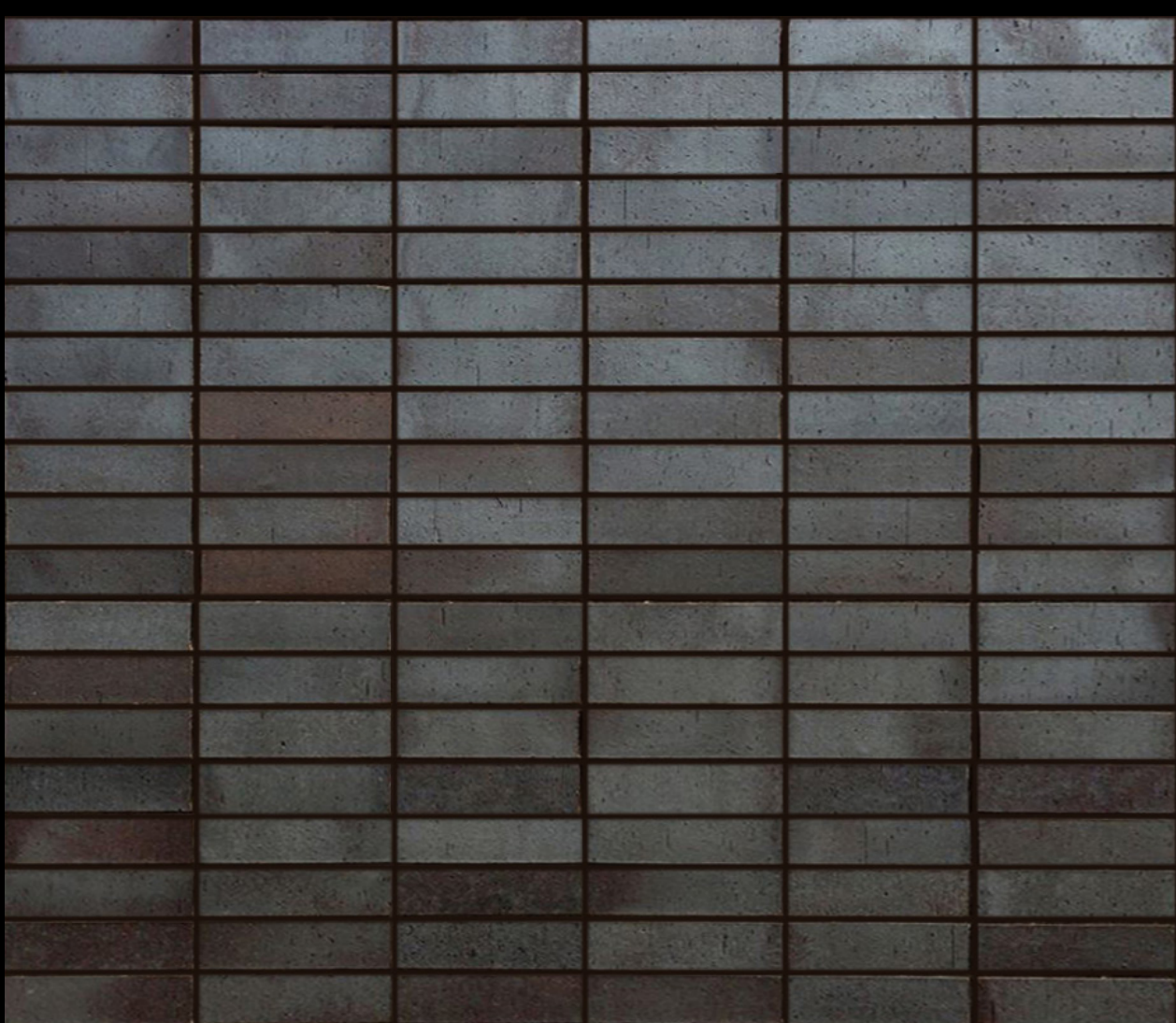


EDGWATER DRIVE

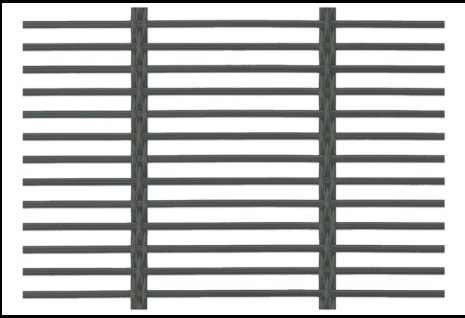


MERCHANT'S WHARF

MERCHANT'S WHARF



**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



**BANKER + WIRE: M13Z-179**  
 COLOR: GRAY VELVET  
 LOCATION: GARAGE INTAKE



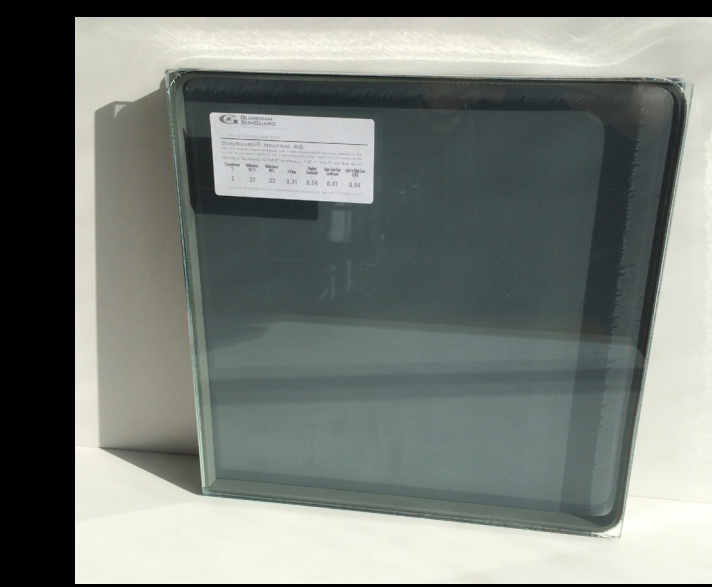
**LEHIGH CEMENT COMPANY: MORTAR**  
 COLOR: BDN886  
 LOCATION: ALL MASONRY MORTAR JOINTS



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



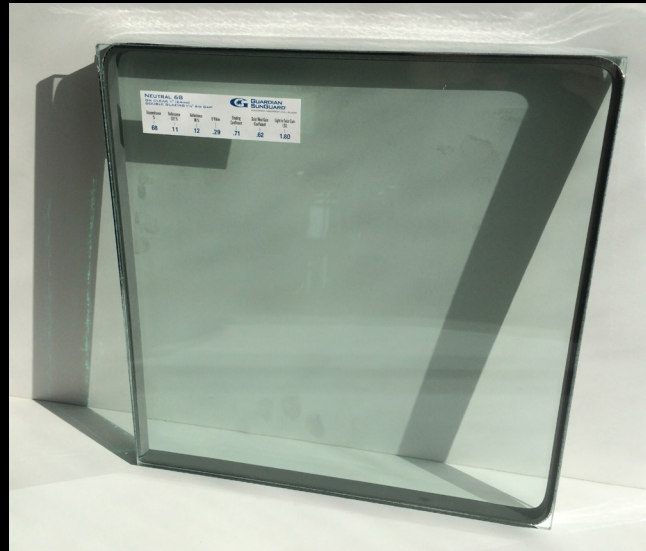
**NORTH CAROLINA GRANITE CORPORATION**  
 COLOR: VIRGINIA MIST  
 FINISH: POLISHED  
 SIZE: AS REQUIRED PER DETAILS  
 LOCATION: STOREFRONT GLAZING BASE



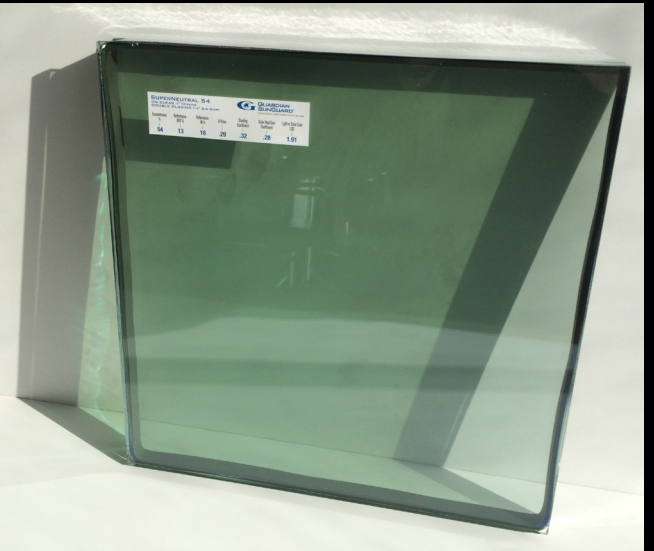
**RETAIL SPANDREL GLASS**  
 1" INSULATED GLAZING UNIT  
 GUARDIAN SUNGUARD SN68  
 WITH GRAY SPANDREL ON THIRD SURFACE



**RESIDENTIAL SPANDREL GLASS**  
 1/4" CLEAR MONOLITHIC SPANDREL  
 VIRACON SUBDUED GRAY #2



**RETAIL VISION GLASS**  
 1" INSULATED GLAZING UNIT  
 GUARDIAN SUNGUARD SN68



**RESIDENTIAL VISION GLASS**  
 1" INSULATED GLAZING UNIT  
 GUARDIAN SUNGUARD SN54



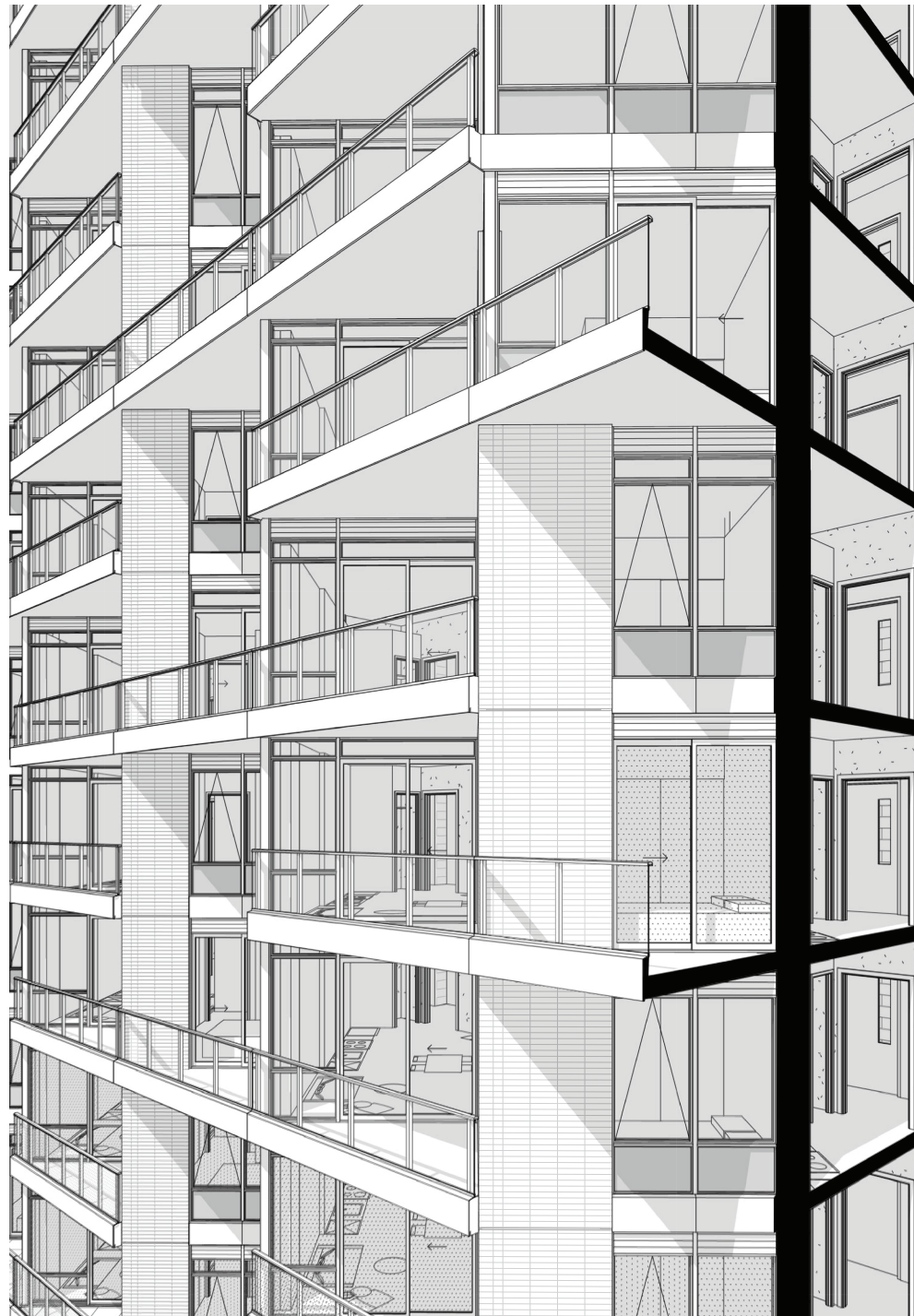
**PPG INDUSTRIES, UC70214F**  
 COLOR: GRAY VELVET  
 FINISH: DURANAR XL, UC51742 PRIMER  
 LOCATION: ALL ALUMINUM MULLIONS, LOUVERS  
 AND RECESSED SLAB COVERS



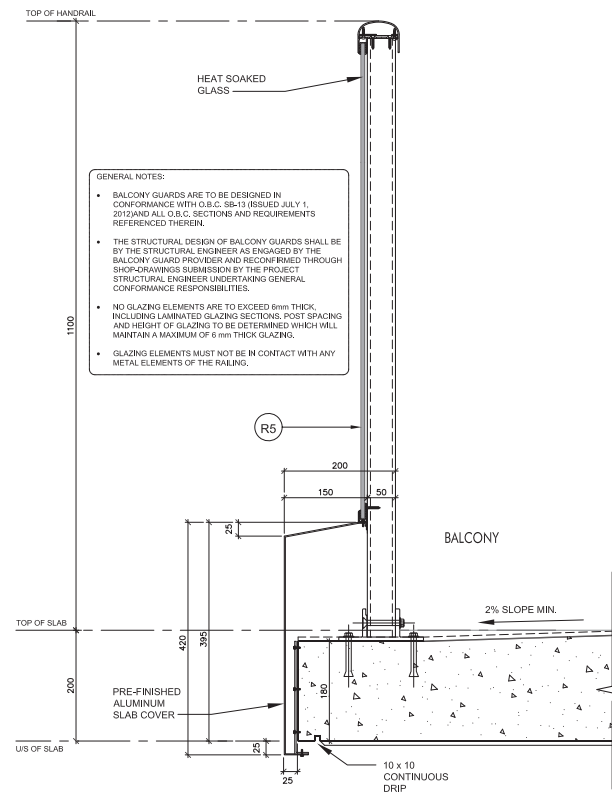
**PPG INDUSTRIES, UC106705XL**  
 COLOR: STEEL-CITY SILVER  
 FINISH: DURANAR XL, UC51132 CLEAR TOPCOAT  
 LOCATION: PRIMARY SLAB COVERS,  
 BALCONY RAILINGS



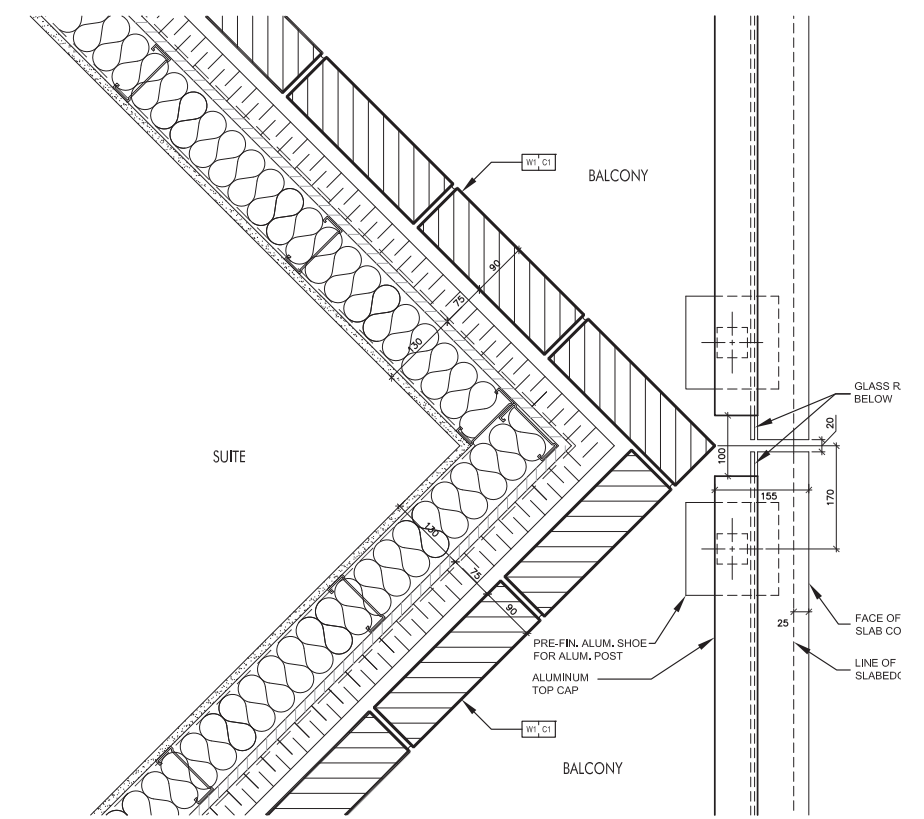




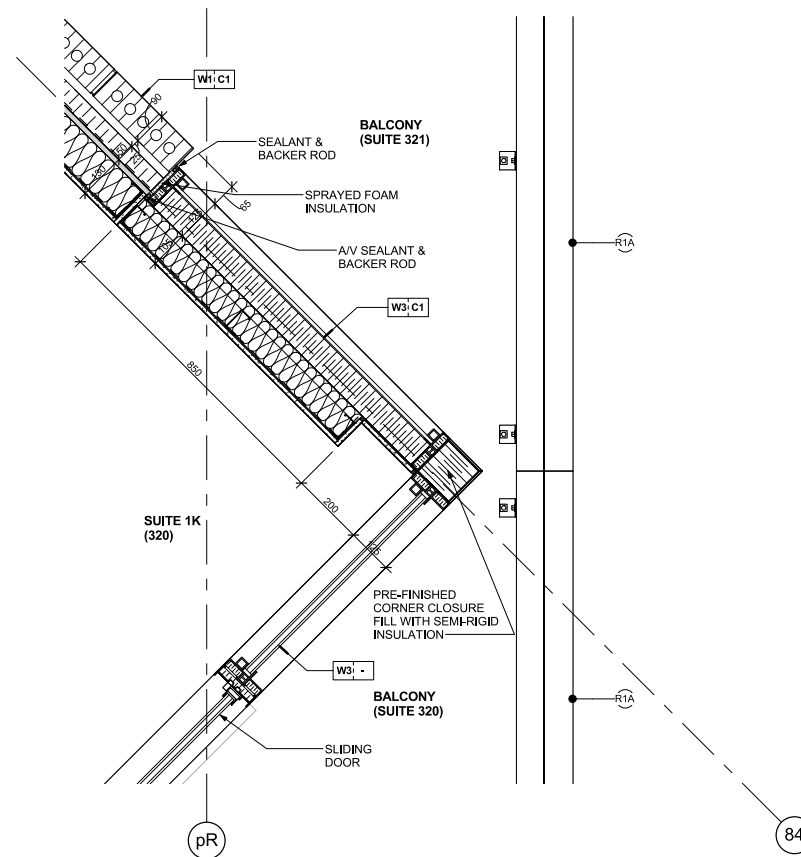
3D SECTION AT WEST CONDO LOBBY (N.T.S.)



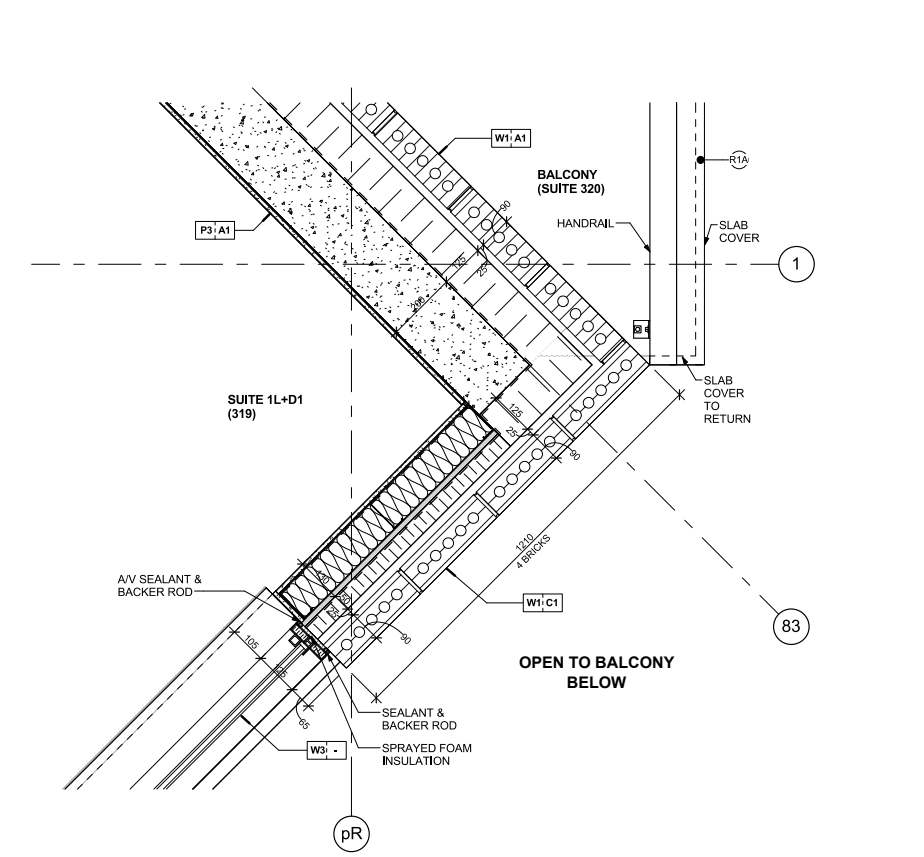
TYPICAL RAILING SECTION AT BALCONY (N.T.S.)



TYPICAL RAILING PLAN AT BRICK WALL (N.T.S.)



TYPICAL RAILING PLAN AT WINDOW WALL (N.T.S.)



TYPICAL RAILING PLAN AT DOUBLE HEIGHT (N.T.S.)





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ARTSCAPE

farm fresh

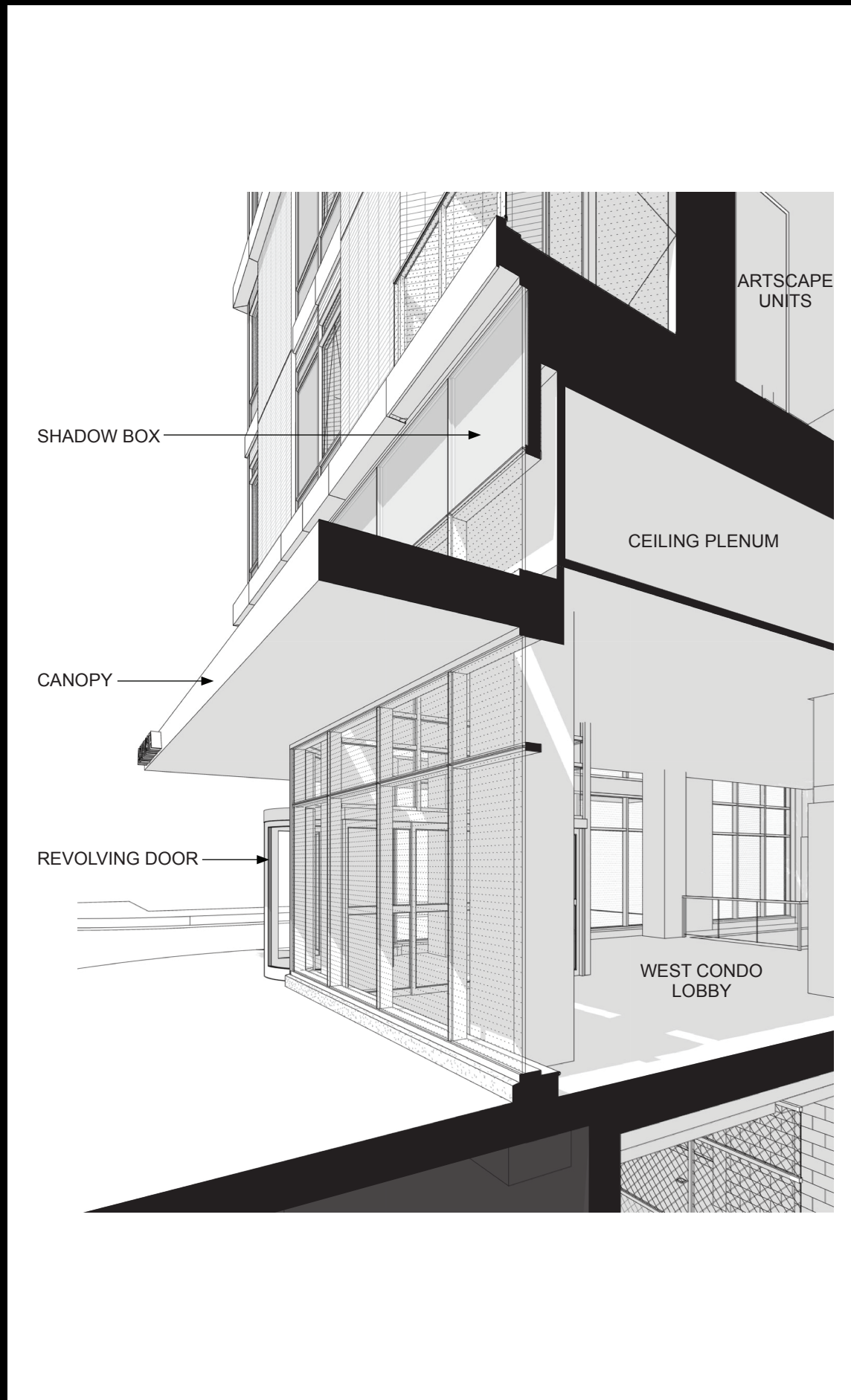
WILD FOODS

Level 3  
8.850

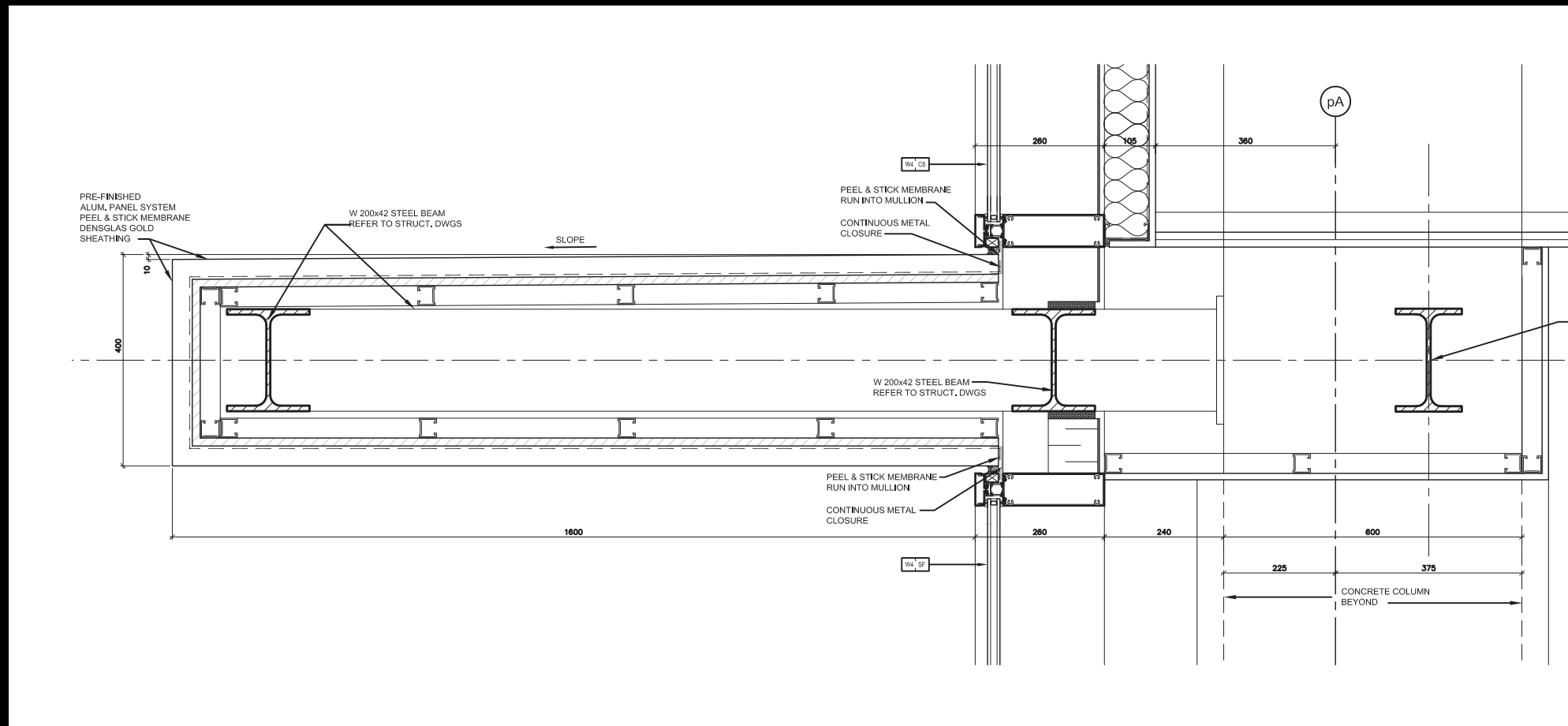
Level 2  
8.400

Level 1M  
8.200

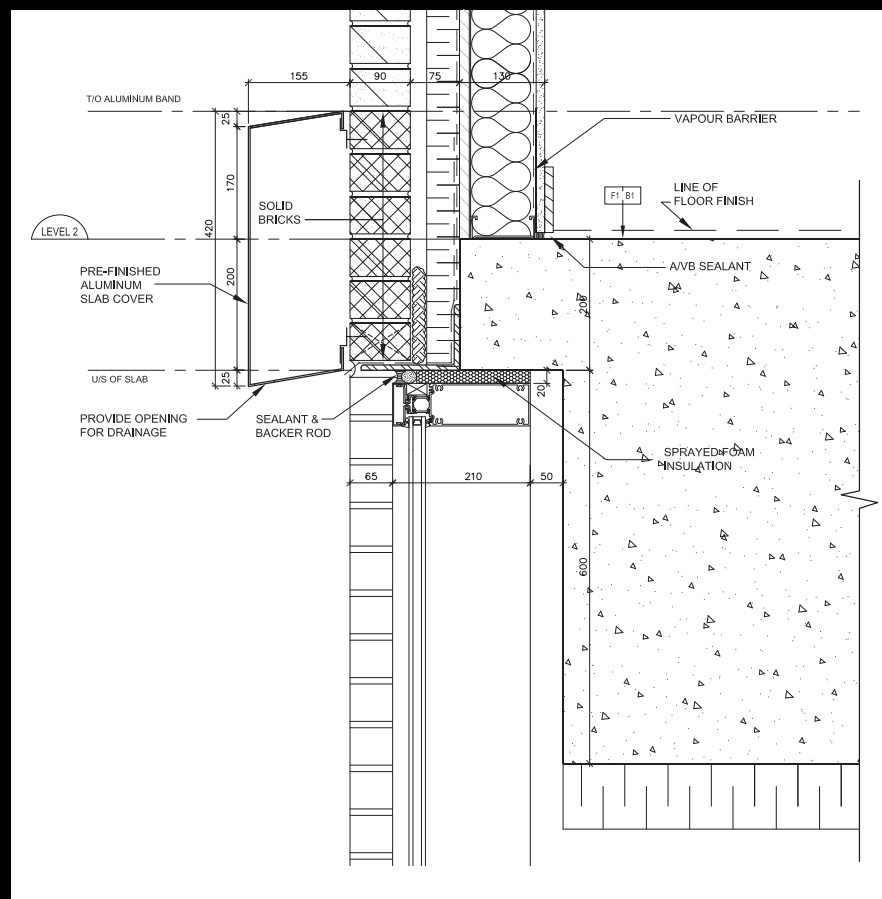
Level 1 (+77.60)  
0



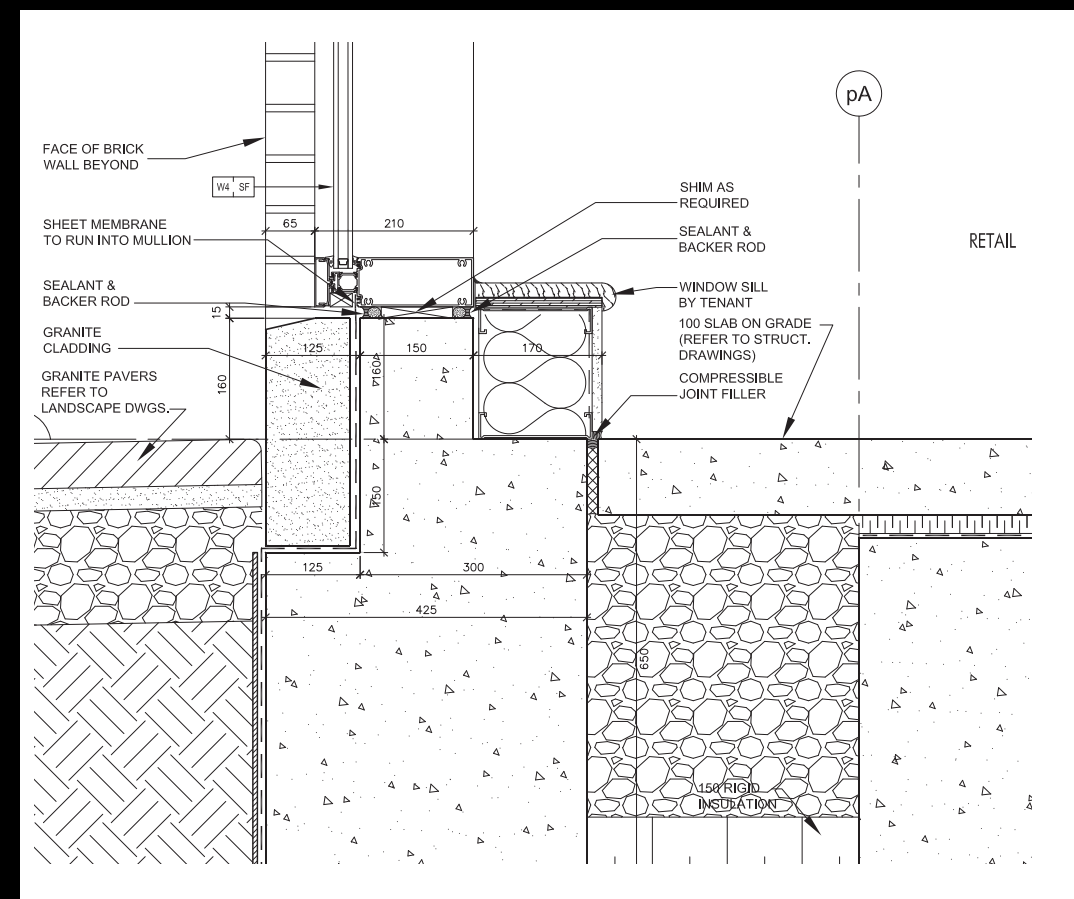
3D SECTION AT WEST CONDO LOBBY (N.T.S.)



CANOPY DETAIL AT WEST CONDO LOBBY (N.T.S.)

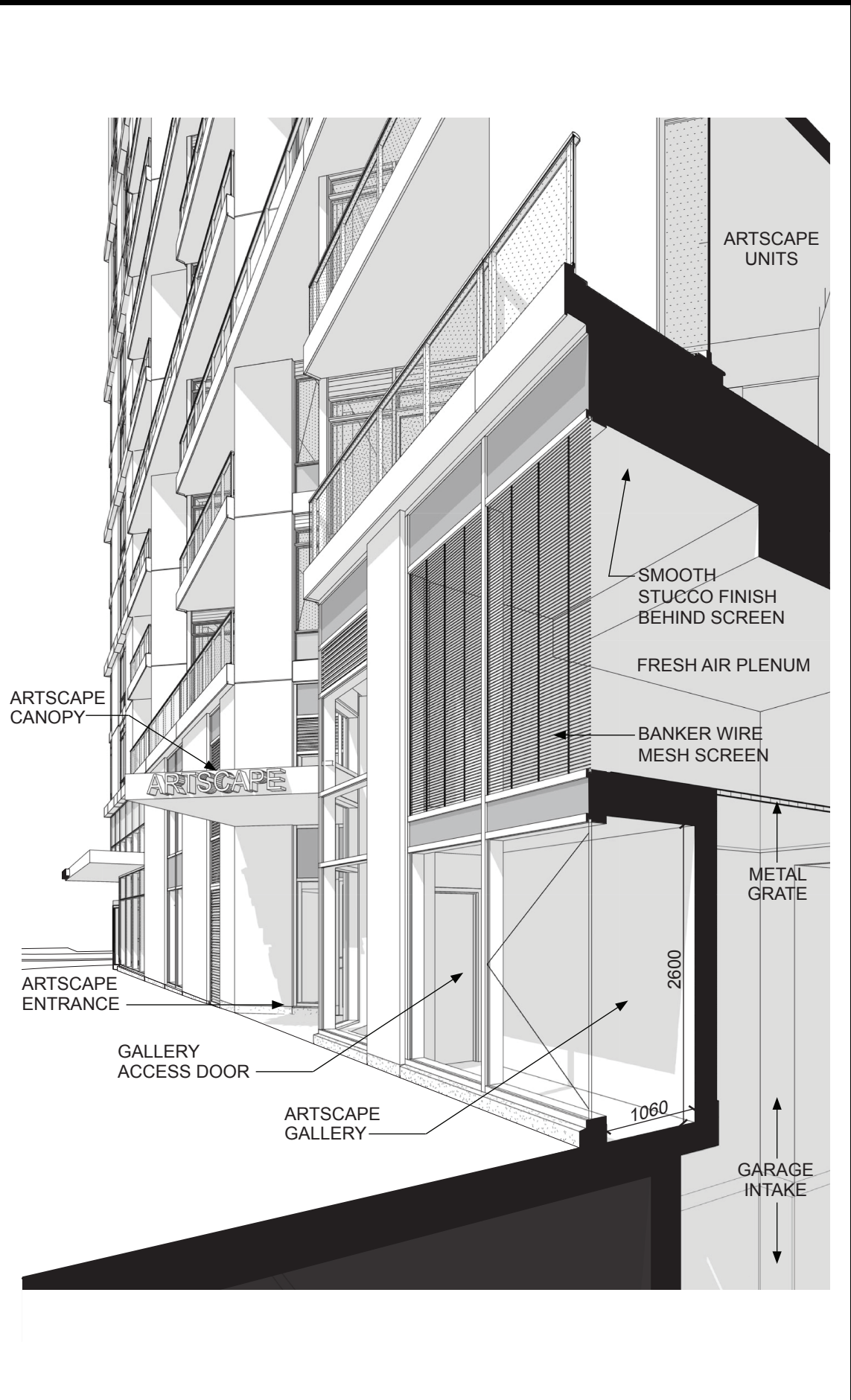


LEVEL TWO SLAB COVER AT WEST CONDO LOBBY (N.T.S.)

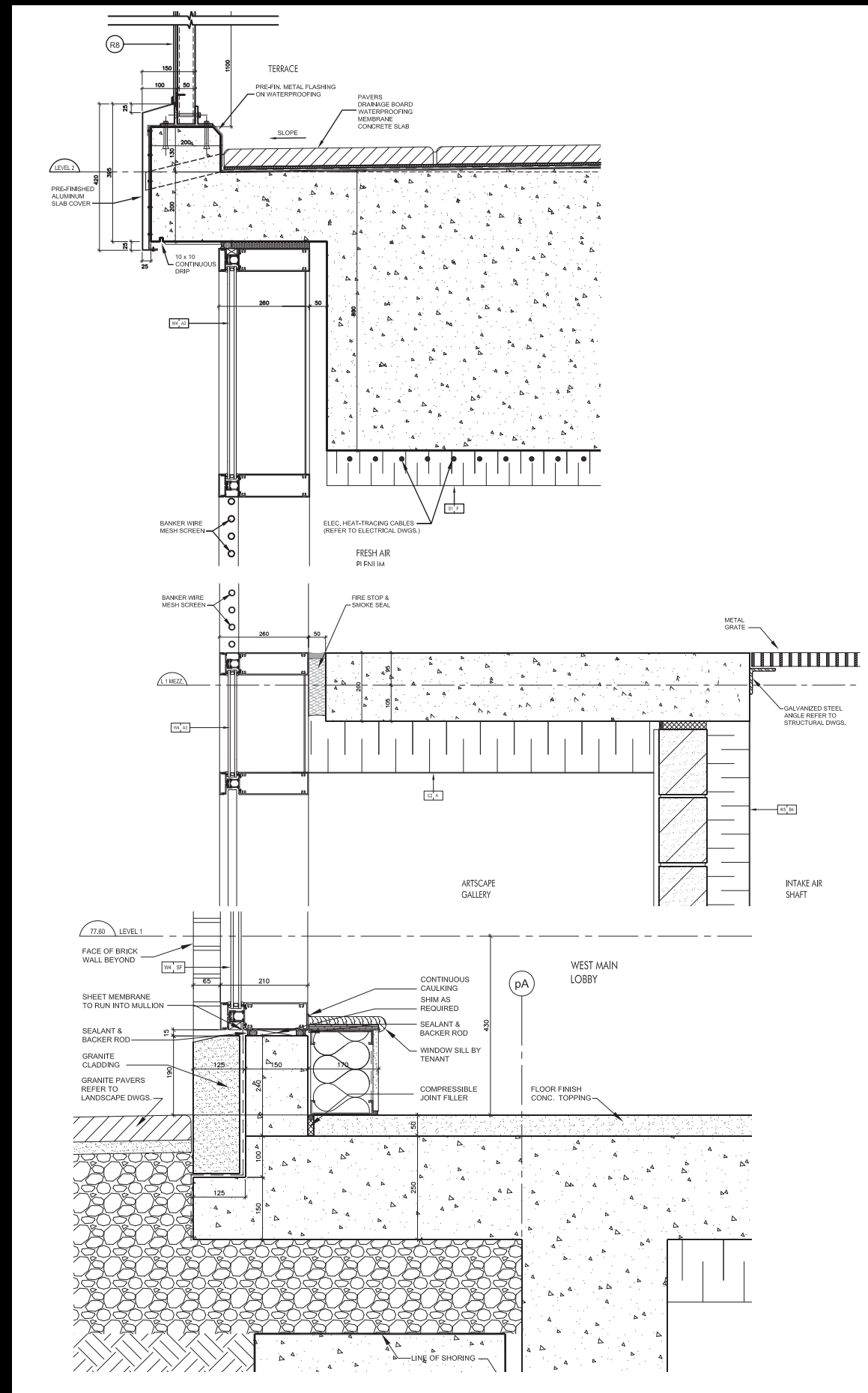


CURTAIN WALL SILL AT WEST CONDO LOBBY (N.T.S.)





3D SECTION AT GARAGE INTAKE AND ARTSCAPE ENTRANCE (N.T.S.)



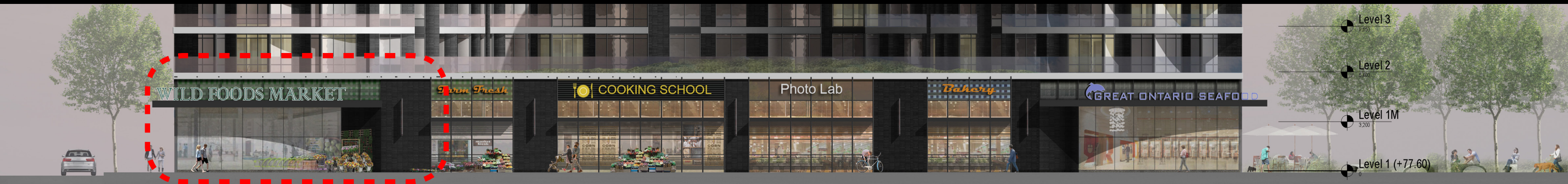
STOREFRONT DETAIL AT ARTSCAPE GALLERY (N.T.S.)

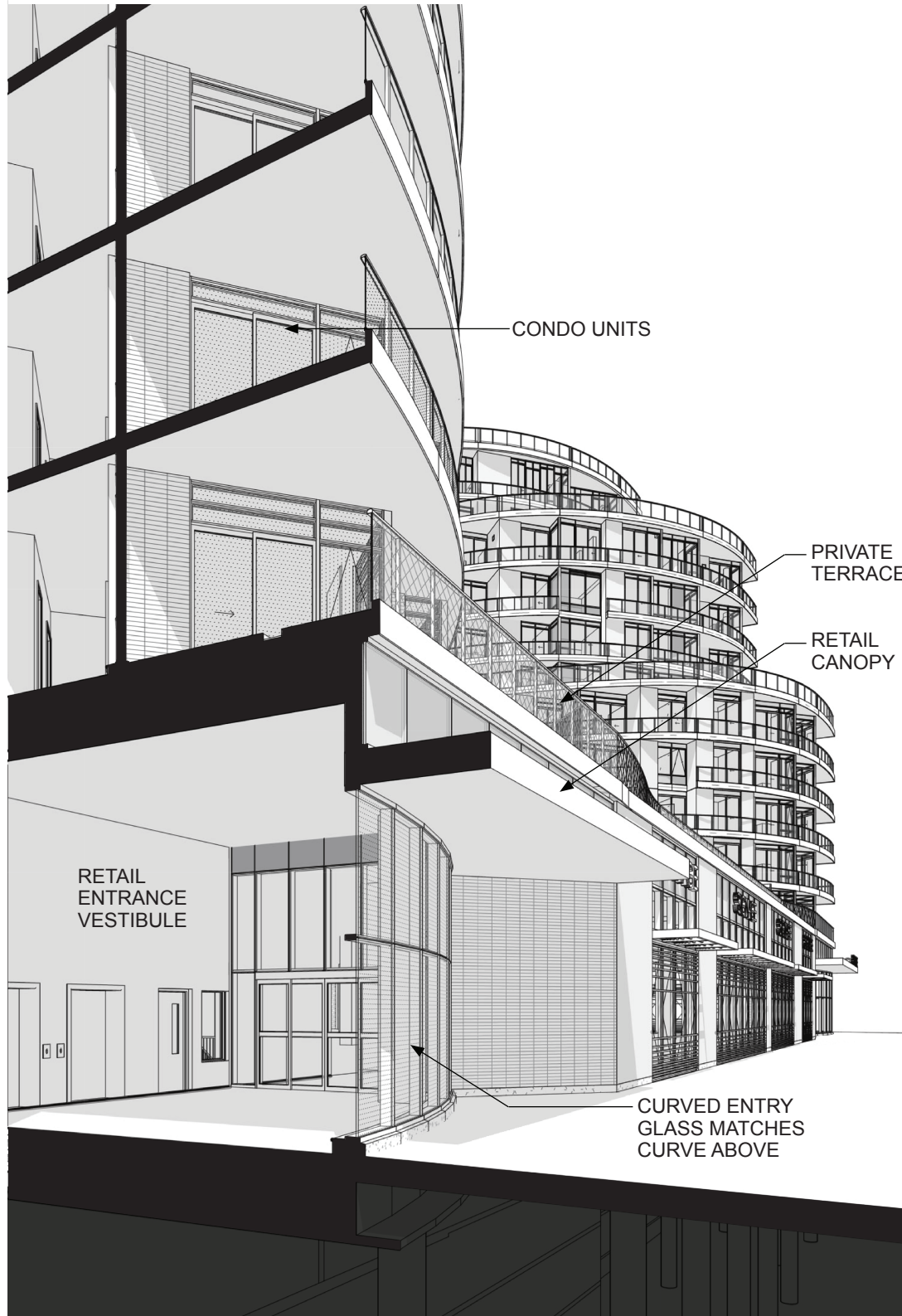


AQUAVISTA AQUAVISTA

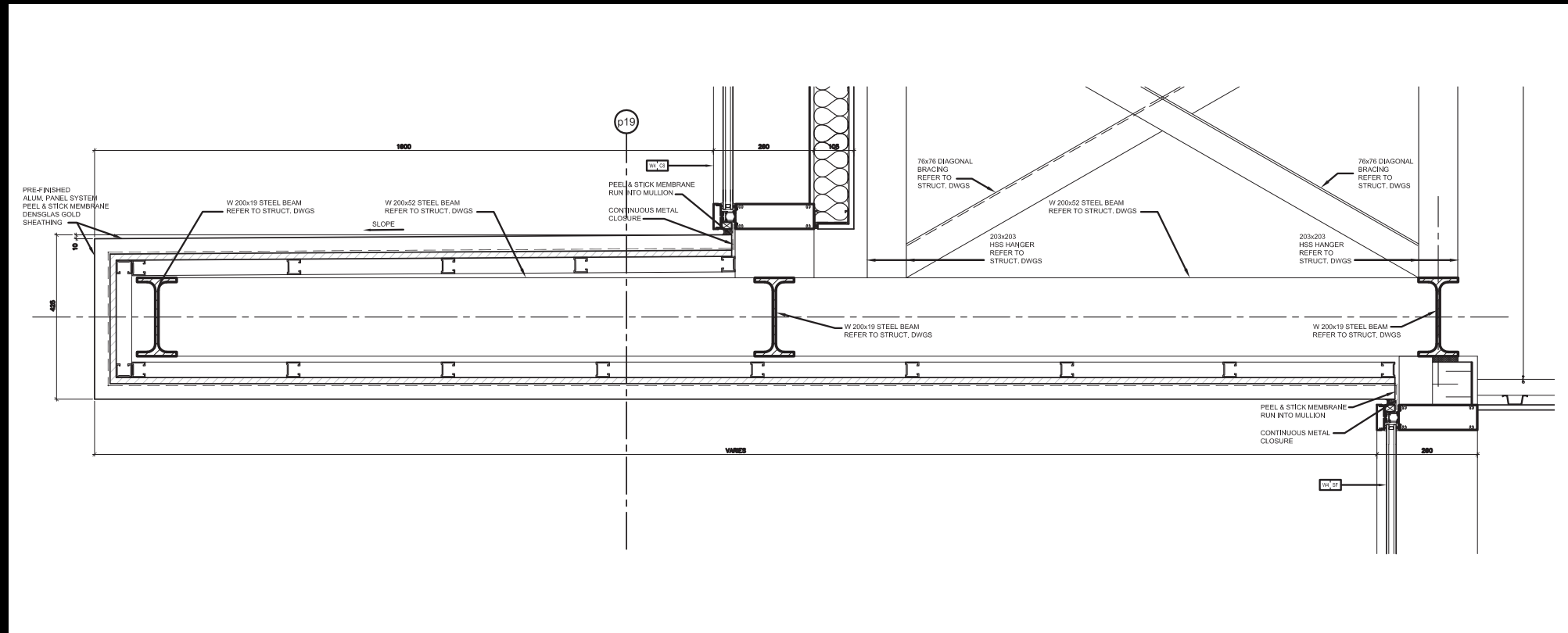


- Roof  
48,500
- Level PH2/Mech  
41,300
- Level PH1  
37,400
- Level 11  
34,150
- Level 10  
30,900
- Level 9  
27,650
- Level 8  
24,700
- Level 7  
21,750
- Level 6  
18,500
- Level 5  
15,550
- Level 4  
12,600
- Level 3  
9,650
- Level 2  
6,700
- Level 1M  
3,200
- Level 1 (+77.60)  
0

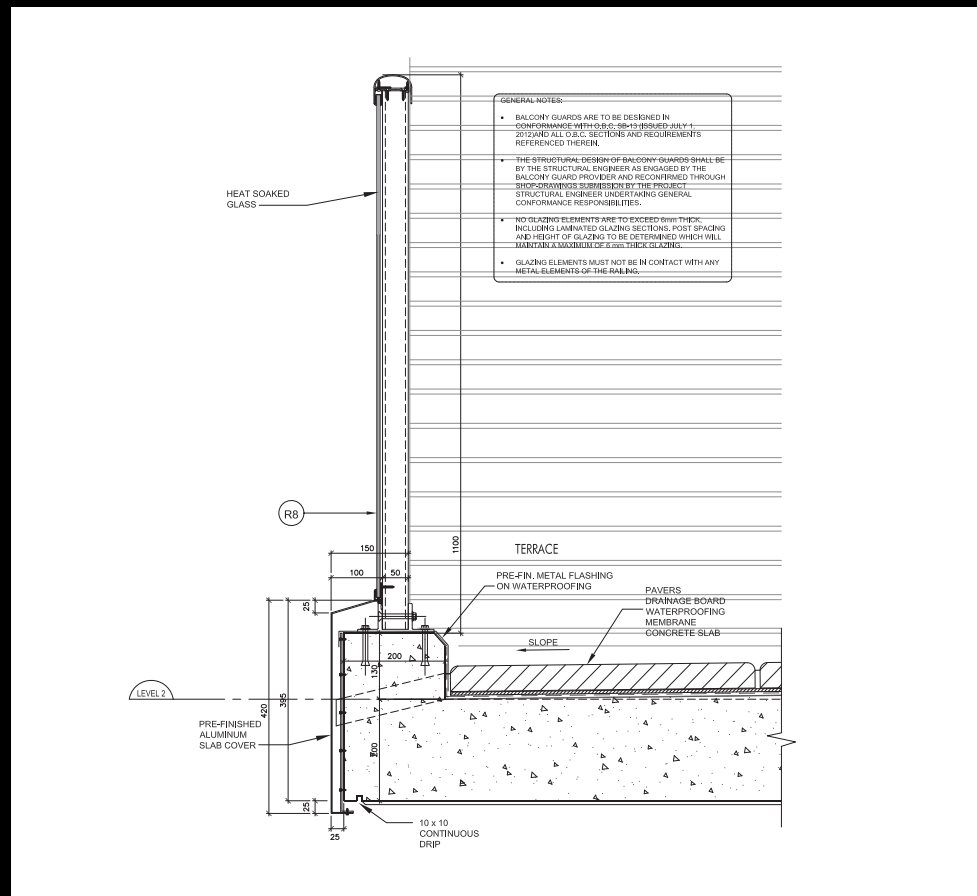




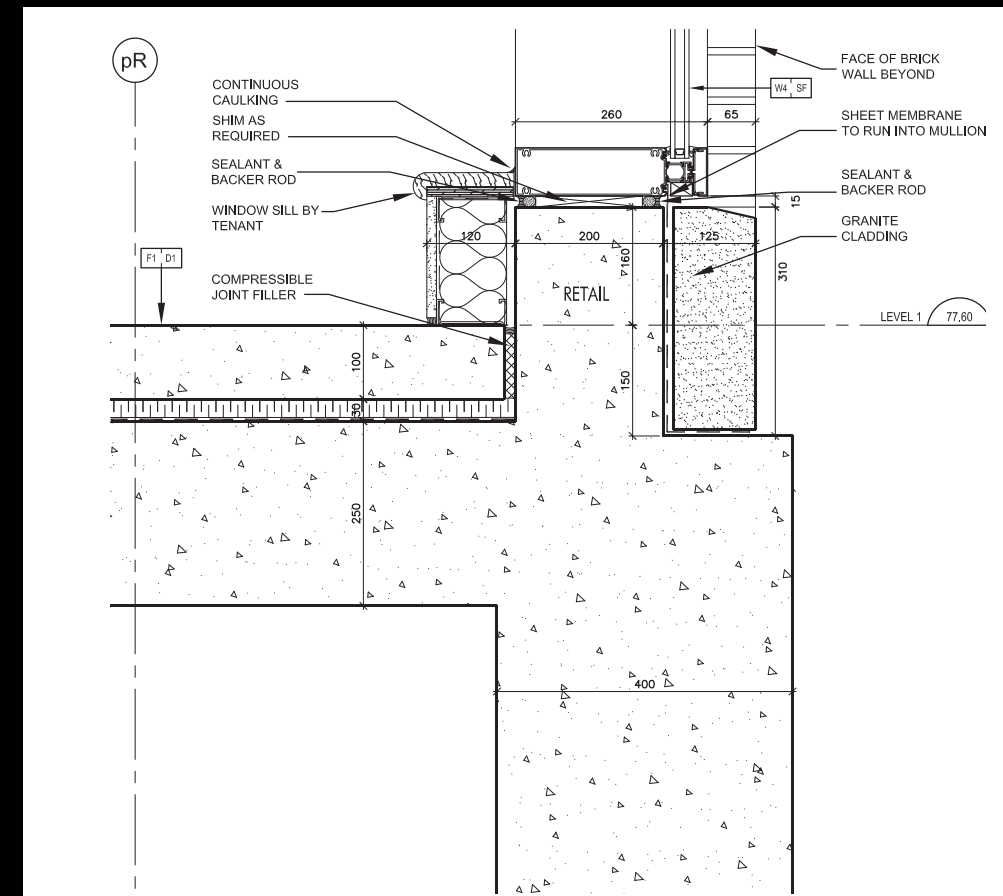
3D SECTION AT SOUTHWEST RETAIL ENTRANCE (N.T.S.)



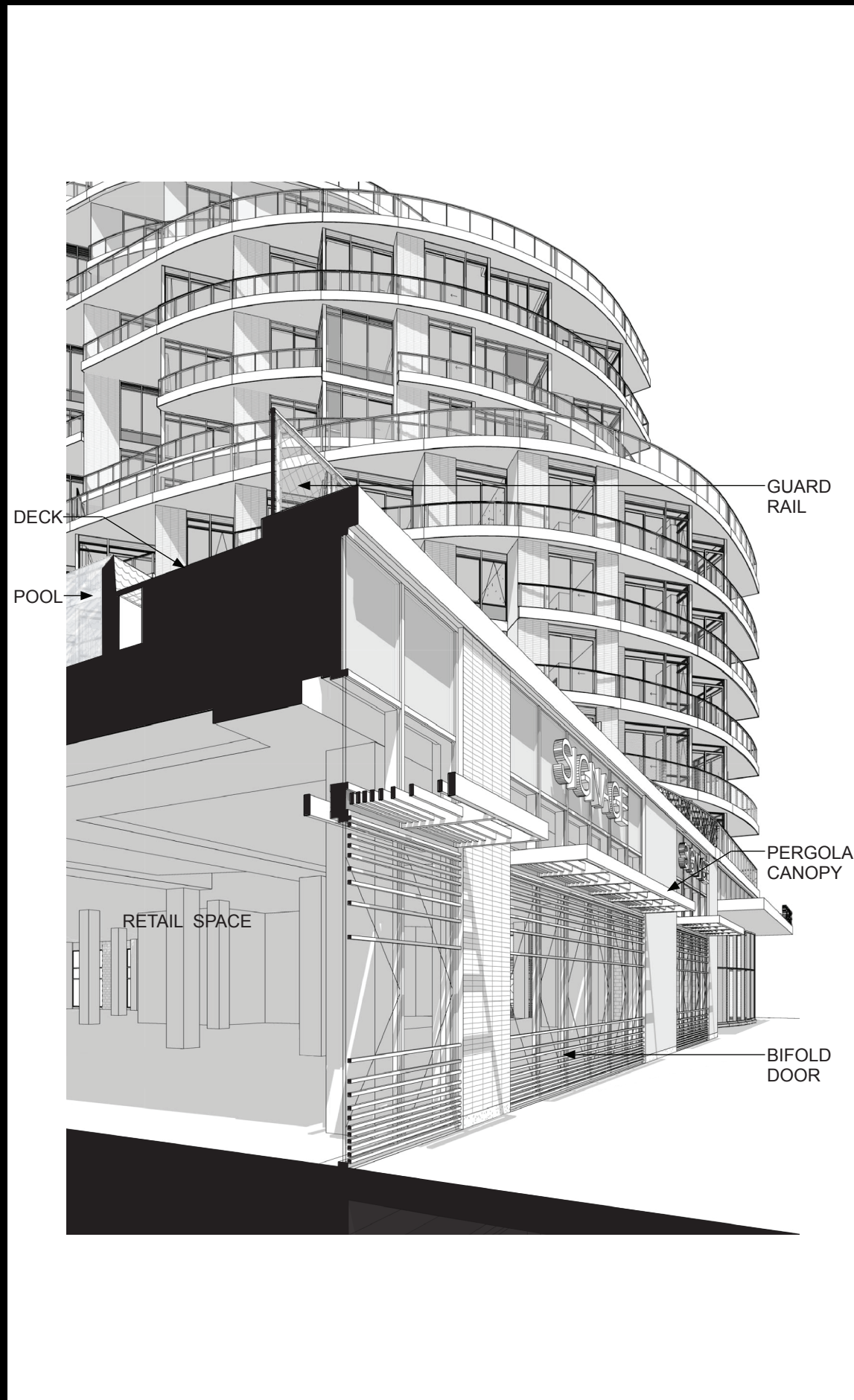
CANOPY DETAIL AT SOUTHWEST RETAIL ENTRANCE (N.T.S.)



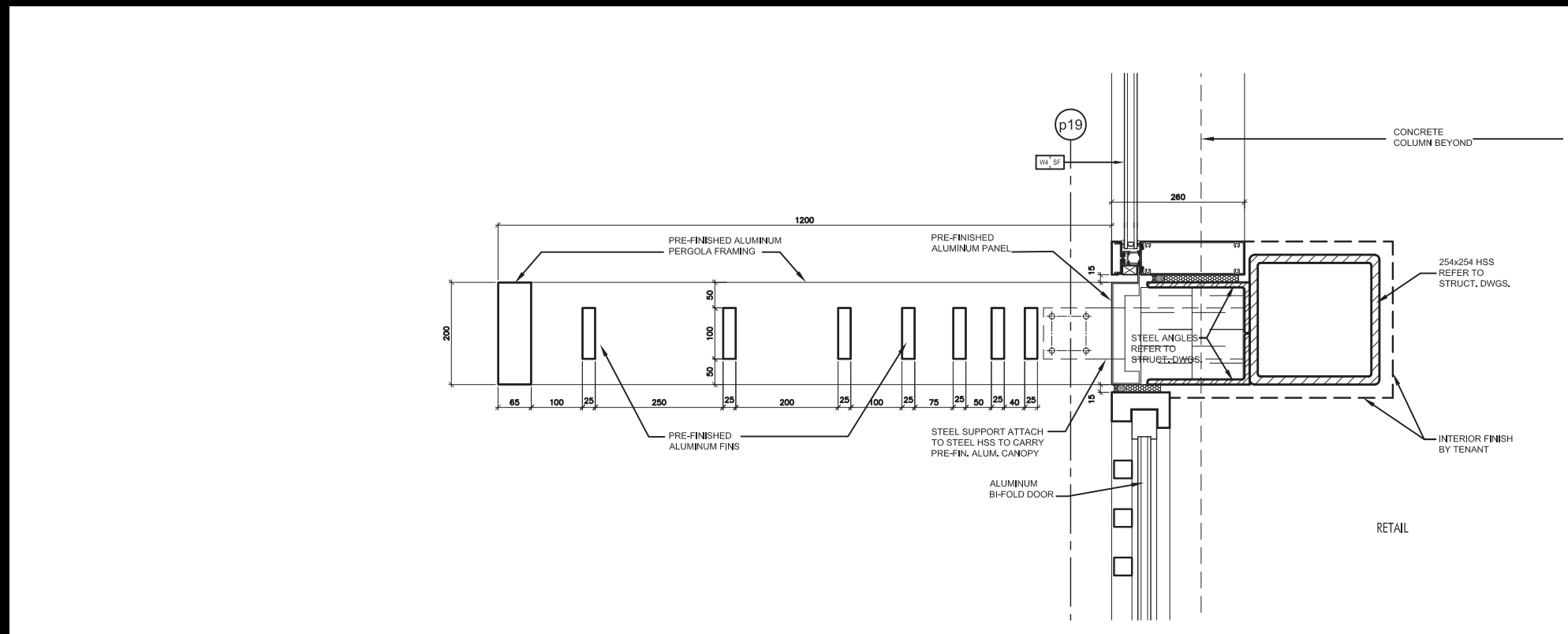
LEVEL TWO SLAB COVER AT S.W. RETAIL ENTRANCE (N.T.S.)



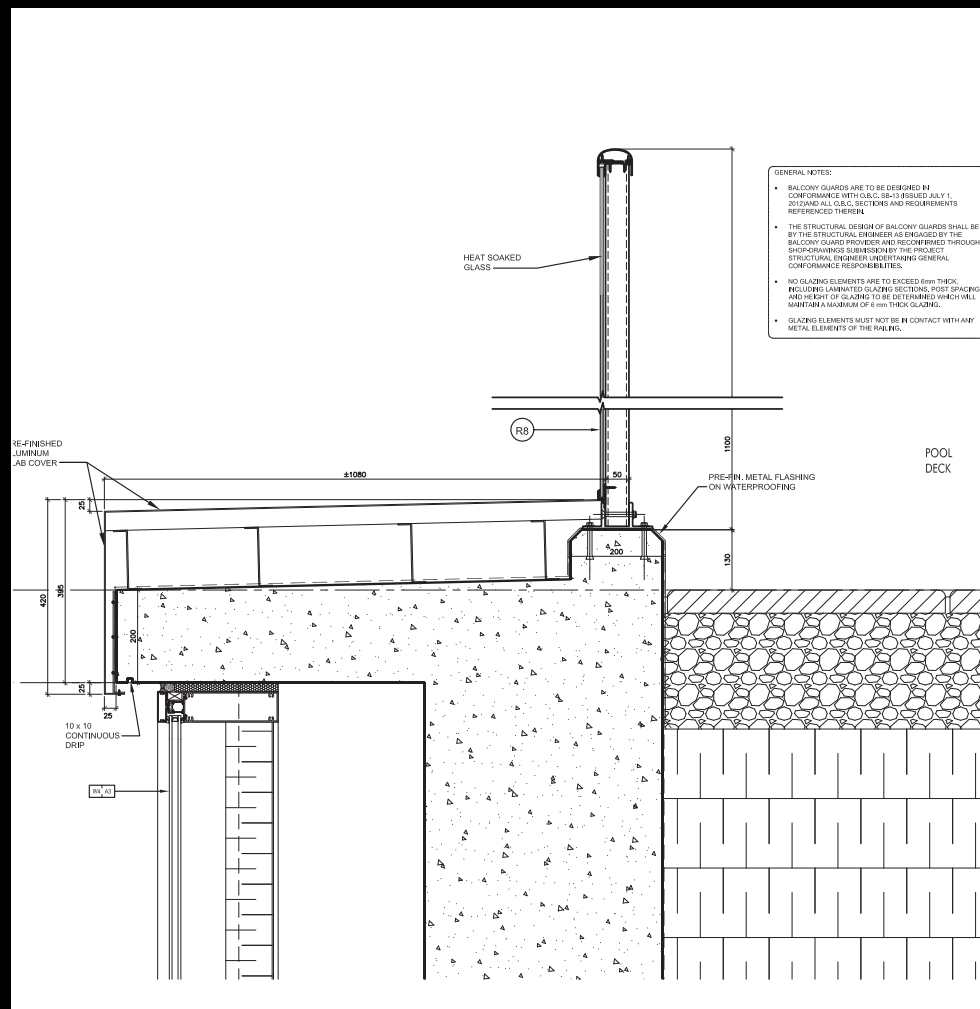
CURTAIN WALL SILL AT S.E. RETAIL ENTRANCE (N.T.S.)



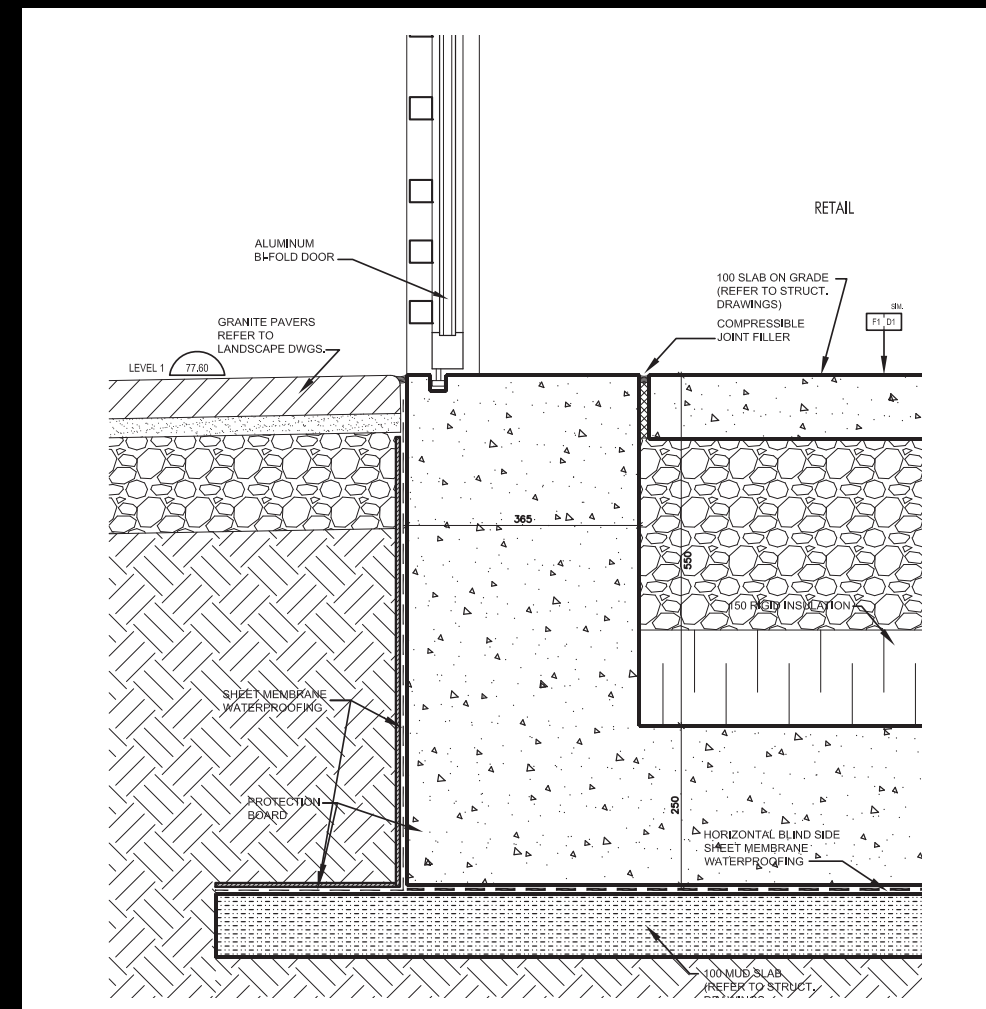
3D SECTION AT SOUTH RETAIL FACADE (N.T.S.)



CANOPY DETAIL AT SOUTH RETAIL FACADE (N.T.S.)



LEVEL TWO SLAB COVER AT SOUTH RETAIL FACADE (N.T.S.)



BI-FOLD DOOR SILL AT SOUTH RETAIL FACADE (N.T.S.)



WILD FOODS MARKET

AQUAVISTA  
AT BAYSIDE TORONTO

AQUAVISTA  
AT BAYSIDE TORONTO

Farm Fresh

WILD FOODS  
MARKET









Roof  
46.500

Level PH2/Mech  
41.300

Level PH1  
37.400

Level 11  
34.150

Level 10  
30.900

Level 9  
27.650

Level 8  
24.700

Level 7  
21.750

Level 6  
18.500

Level 5  
15.550

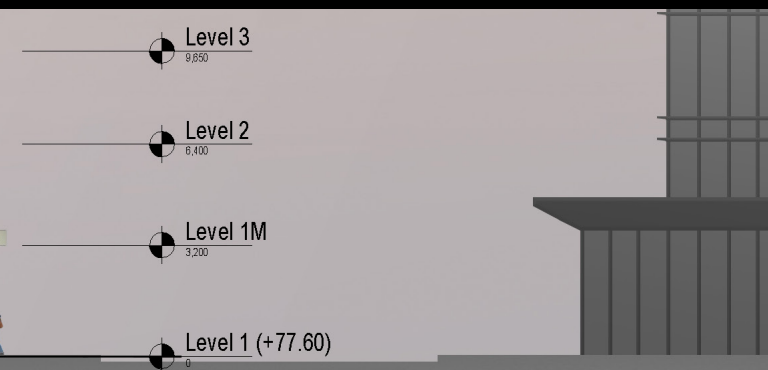
Level 4  
12.600

Level 3  
9.650

Level 2  
6.400

Level 1M  
3.200

Level 1 (+77.60)  
0







AQUAVISTA

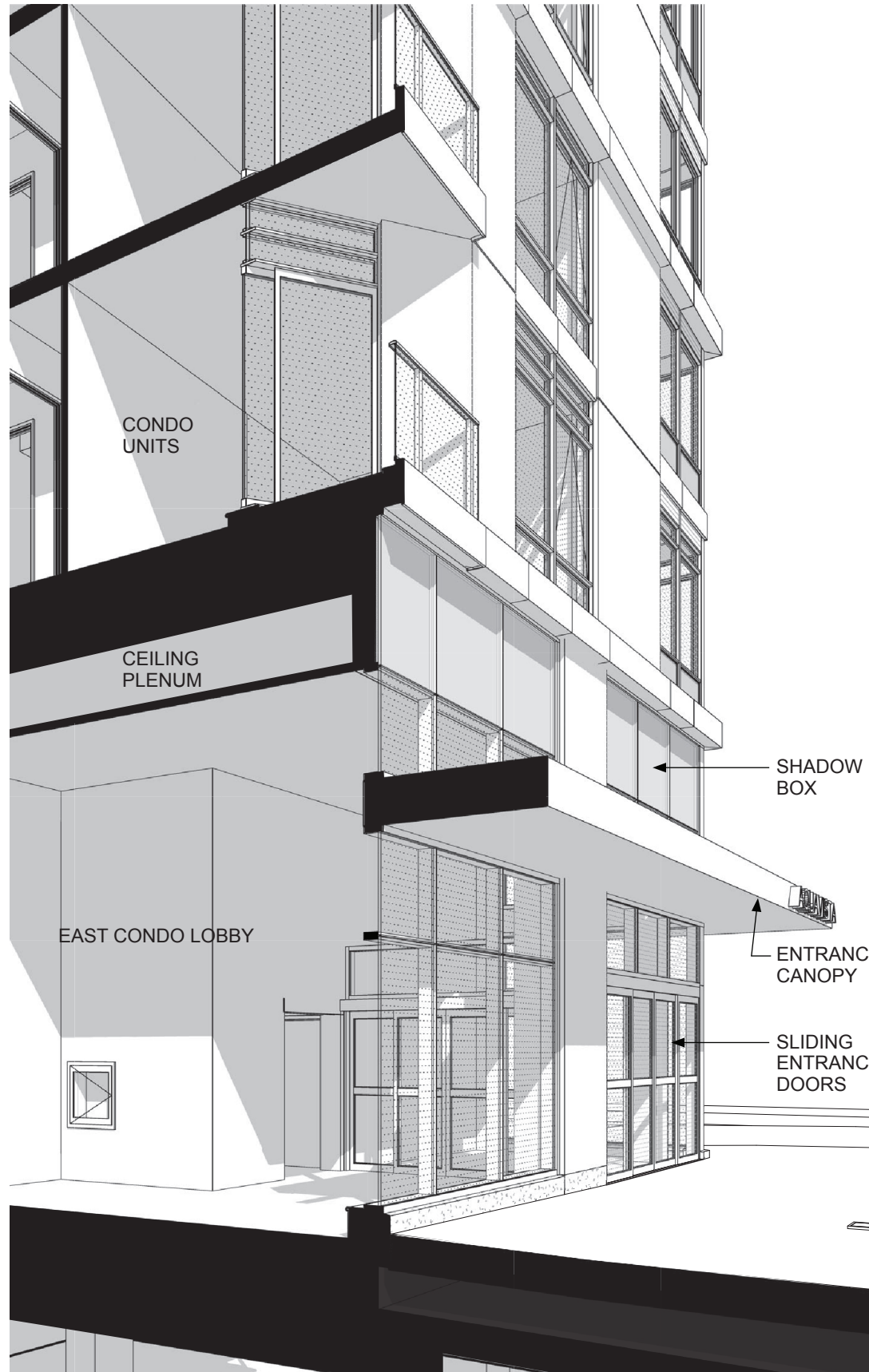


- Level 3  
9.850
- Level 2  
6.400
- Level 1M  
3.200
- Level 1 (+77.60)  
0

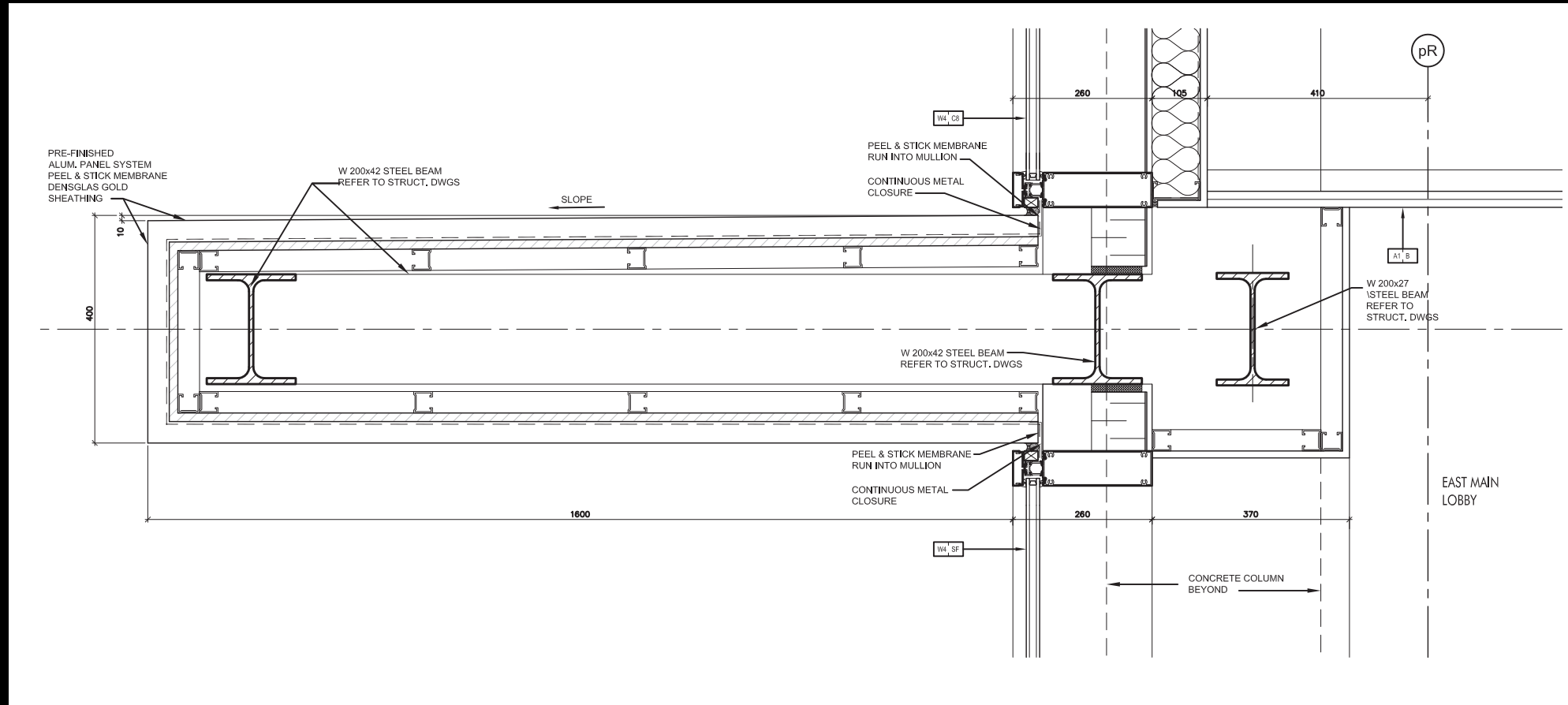
EAST CONDO LOBBY ENTRANCE

11 NOV 2015

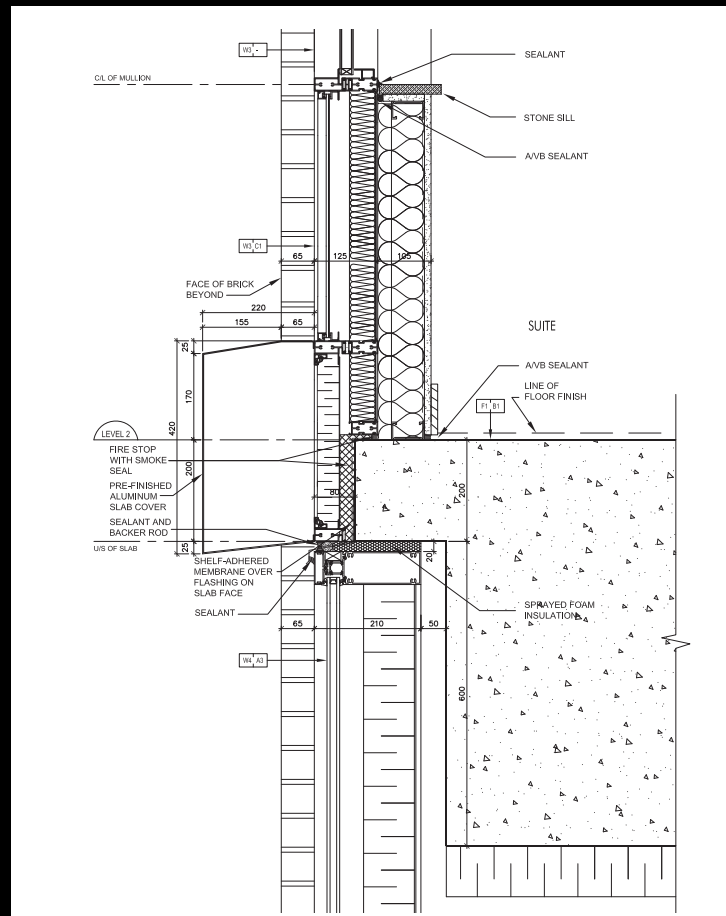
AQUAVISTA



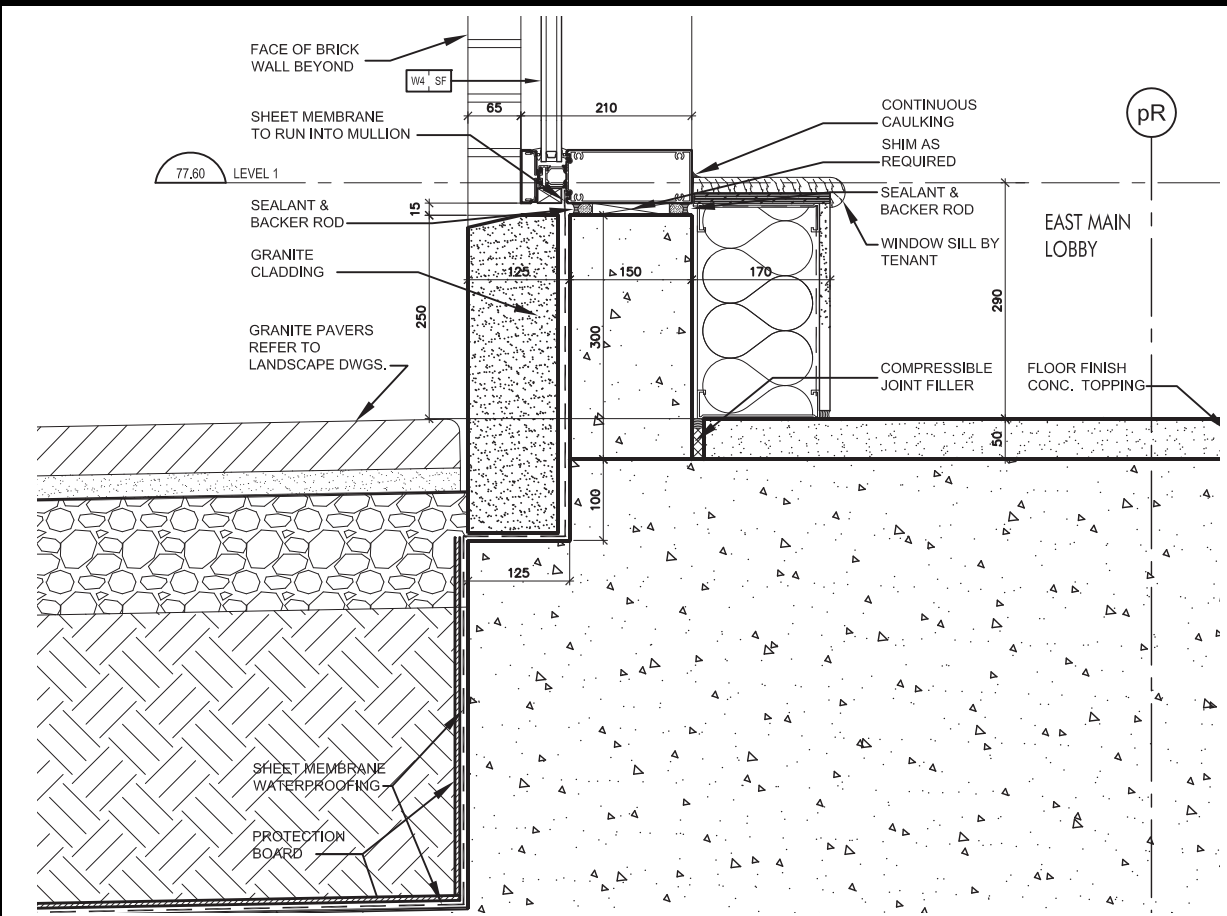
3D SECTION AT EAST CONDO LOBBY (N.T.S.)



CANOPY DETAIL AT EAST CONDO LOBBY (N.T.S.)



LEVEL TWO SLAB COVER AT EAST CONDO LOBBY (N.T.S.)



CURTAIN WALL SILL AT EAST CONDO LOBBY (N.T.S.)

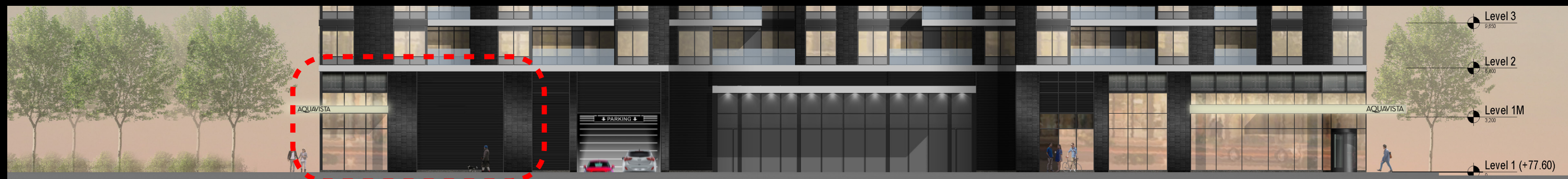




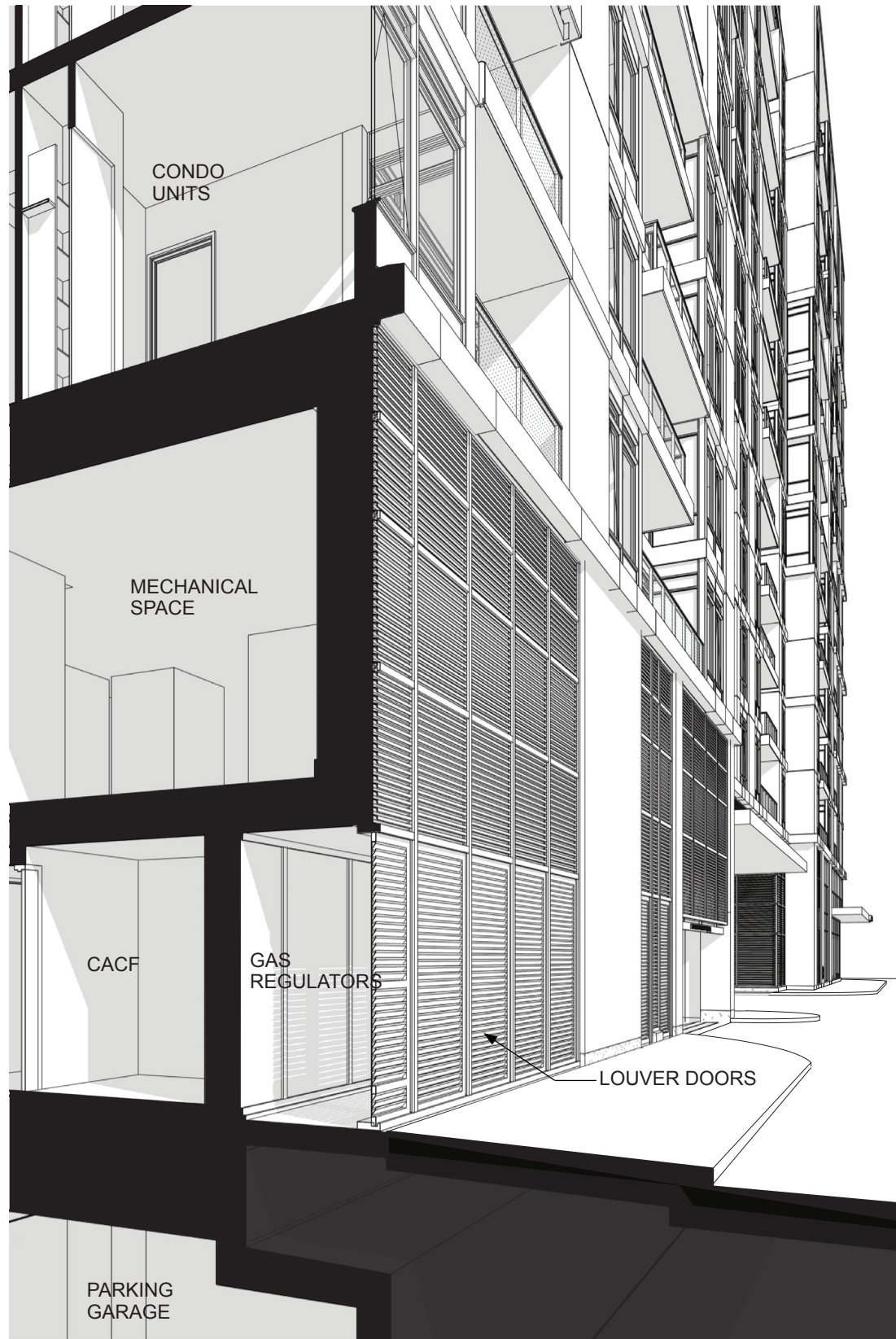
- Roof  
46,500
- Level PH2/Mech  
41,300
- Level PH1  
37,400
- Level 11  
34,150
- Level 10  
30,900
- Level 9  
27,650
- Level 8  
24,700
- Level 7  
21,750
- Level 6  
18,500
- Level 5  
15,550
- Level 4  
12,800
- Level 3  
9,850
- Level 2  
6,800
- Level 1M  
3,200
- Level 1 (+77.60)  
0



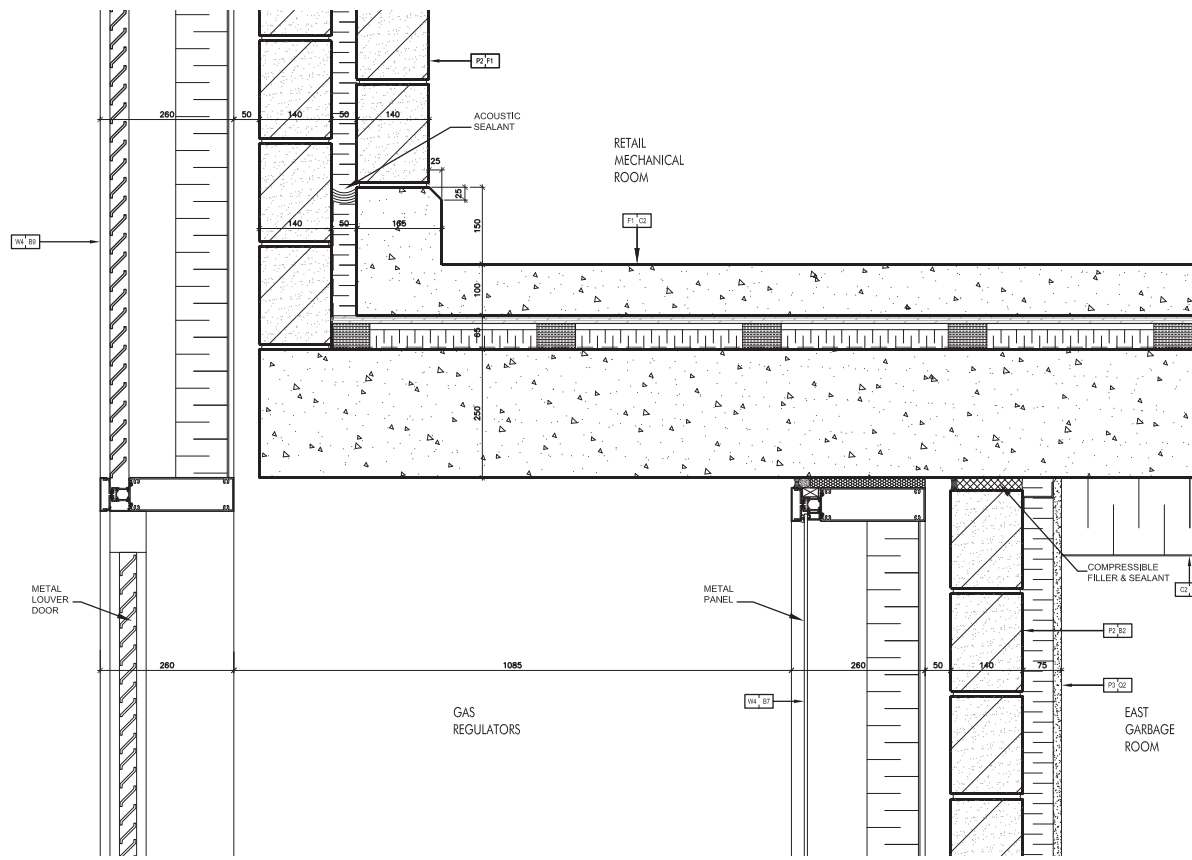
AQUAVISTA



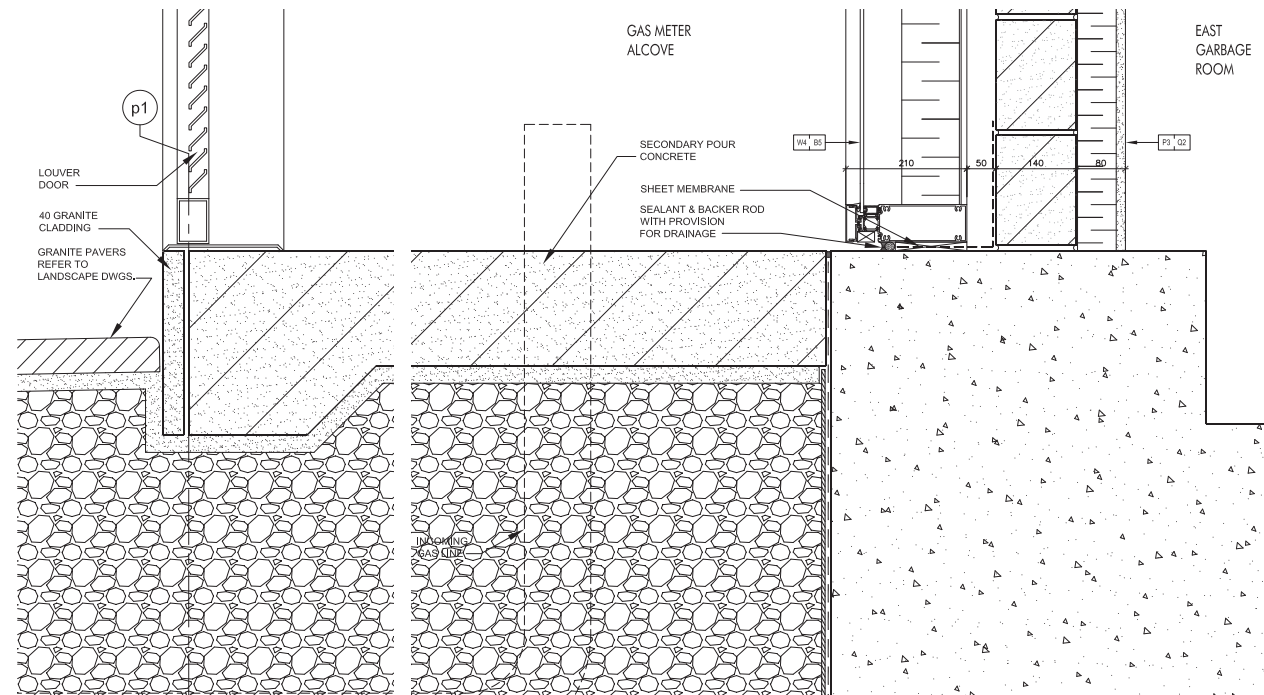
- Level 3  
9,150
- Level 2  
8,400
- Level 1M  
3,200
- Level 1 (+77.60)



3D SECTION AT GAS REGULATORS (N.T.S.)

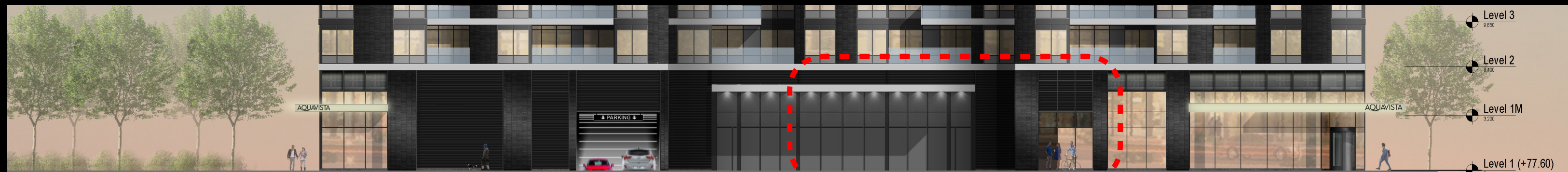


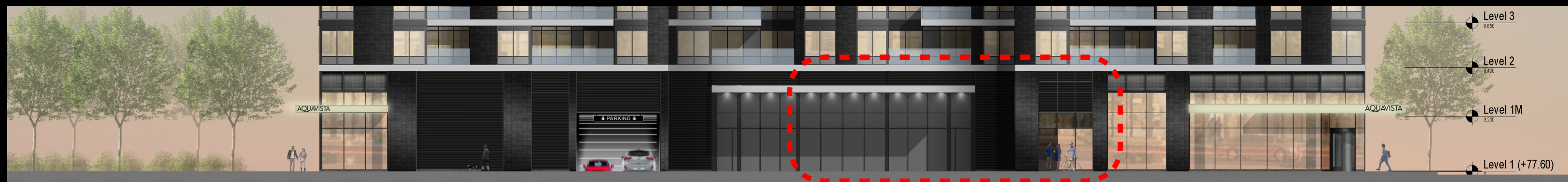
CURTAIN WALL AT GAS REGULATORS (N.T.S.)

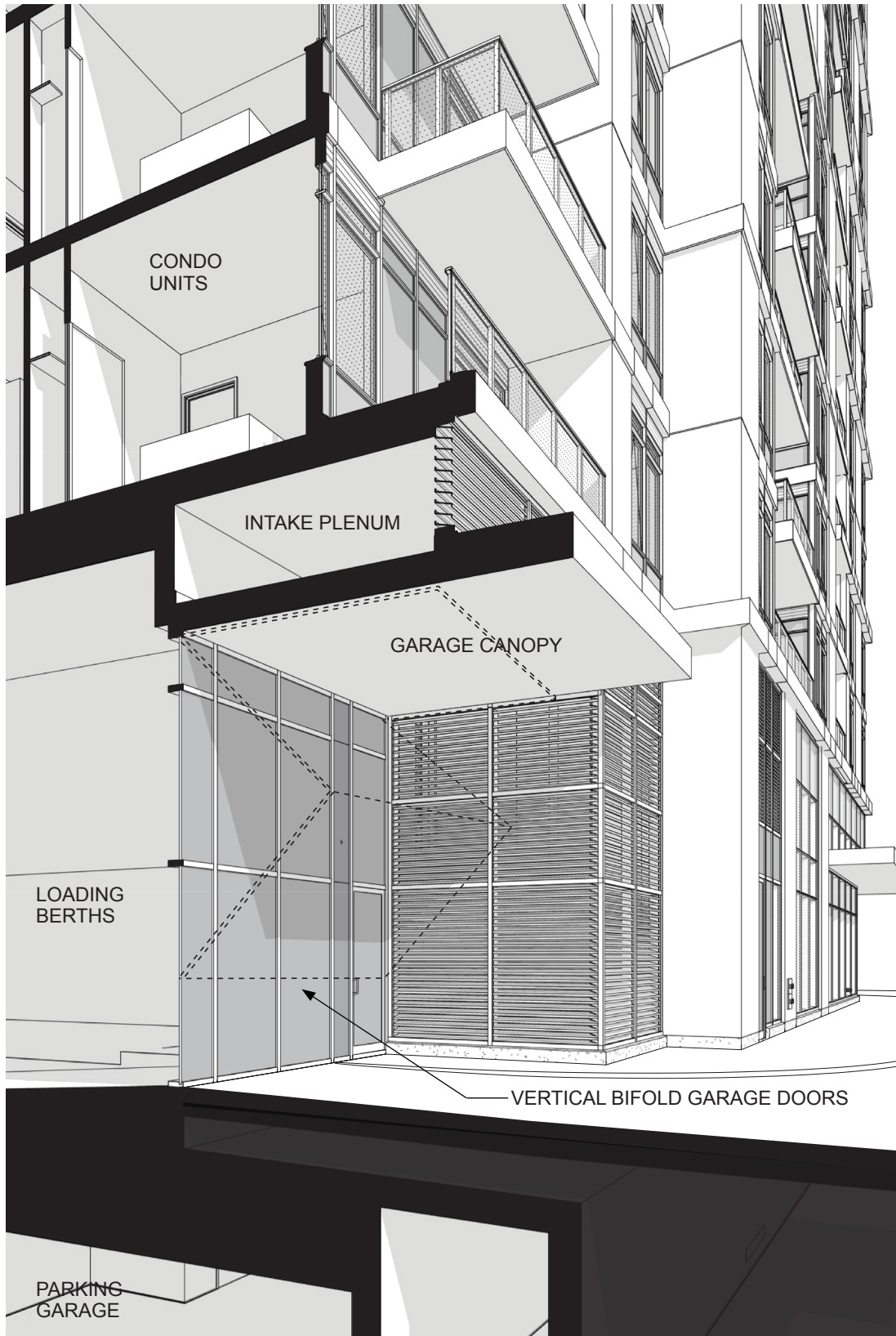


CURTAIN WALL SILL AT REGULATORS (N.T.S.)

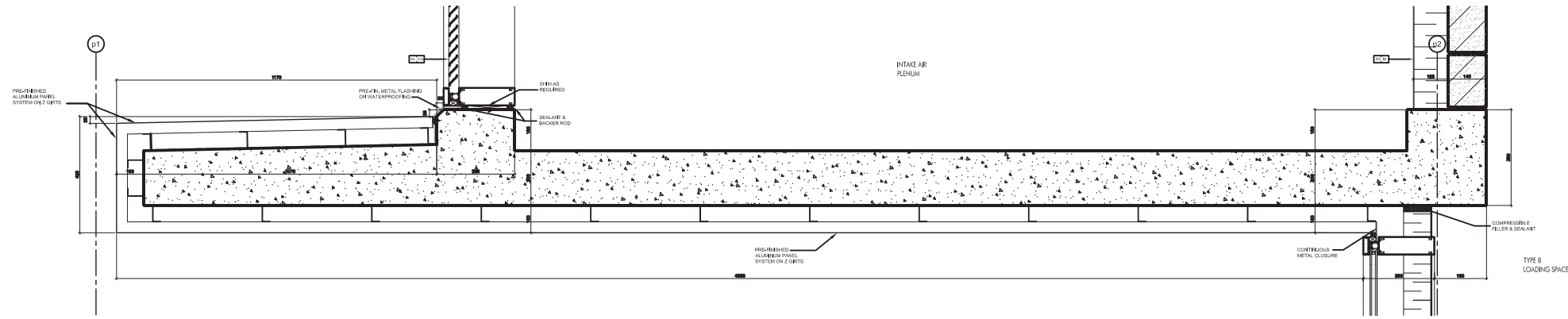




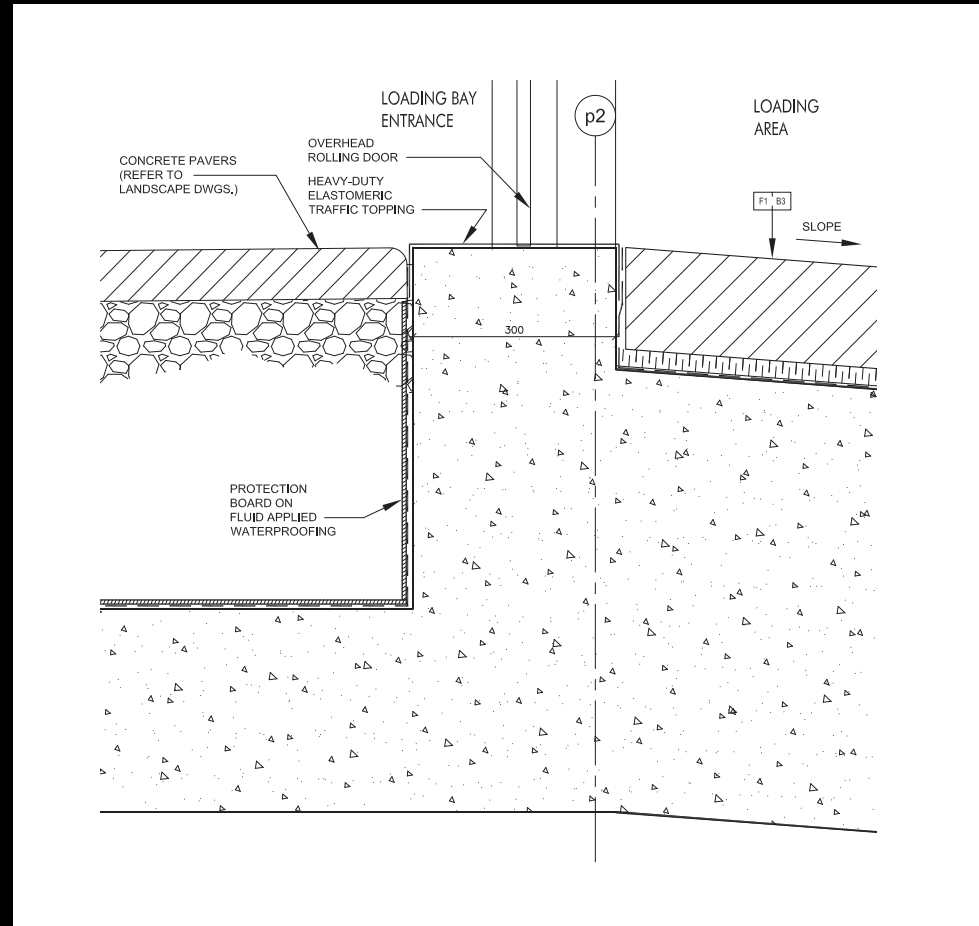




3D SECTION AT SERVICE LOADING BAY (N.T.S.)



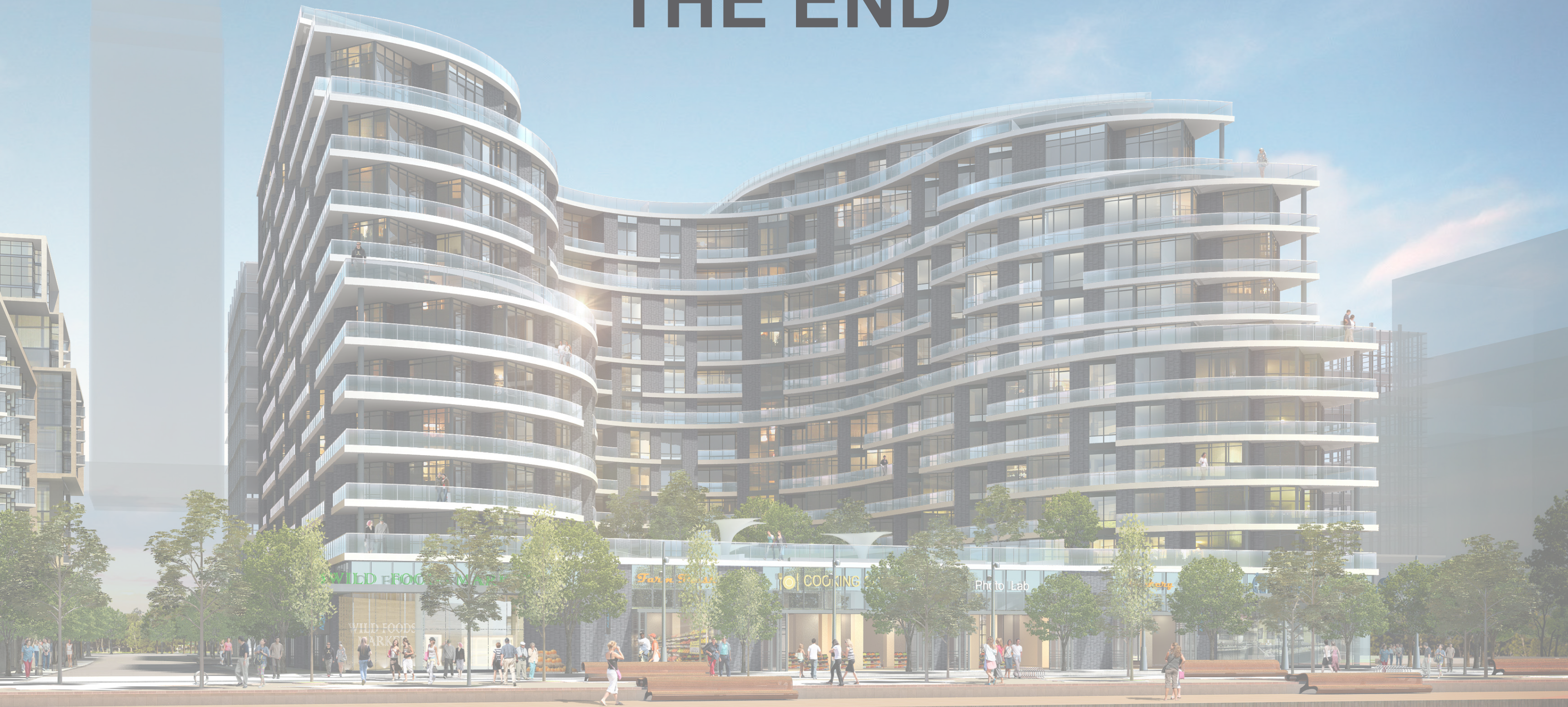
CANOPY DETAIL AT SERVICE LOADING BAY (N.T.S.)



OVERHEAD DOOR SILL AT SERVICE LOADING BAY (N.T.S.)



# THE END



# AQUAVISTA

AT BAYSIDE TORONTO

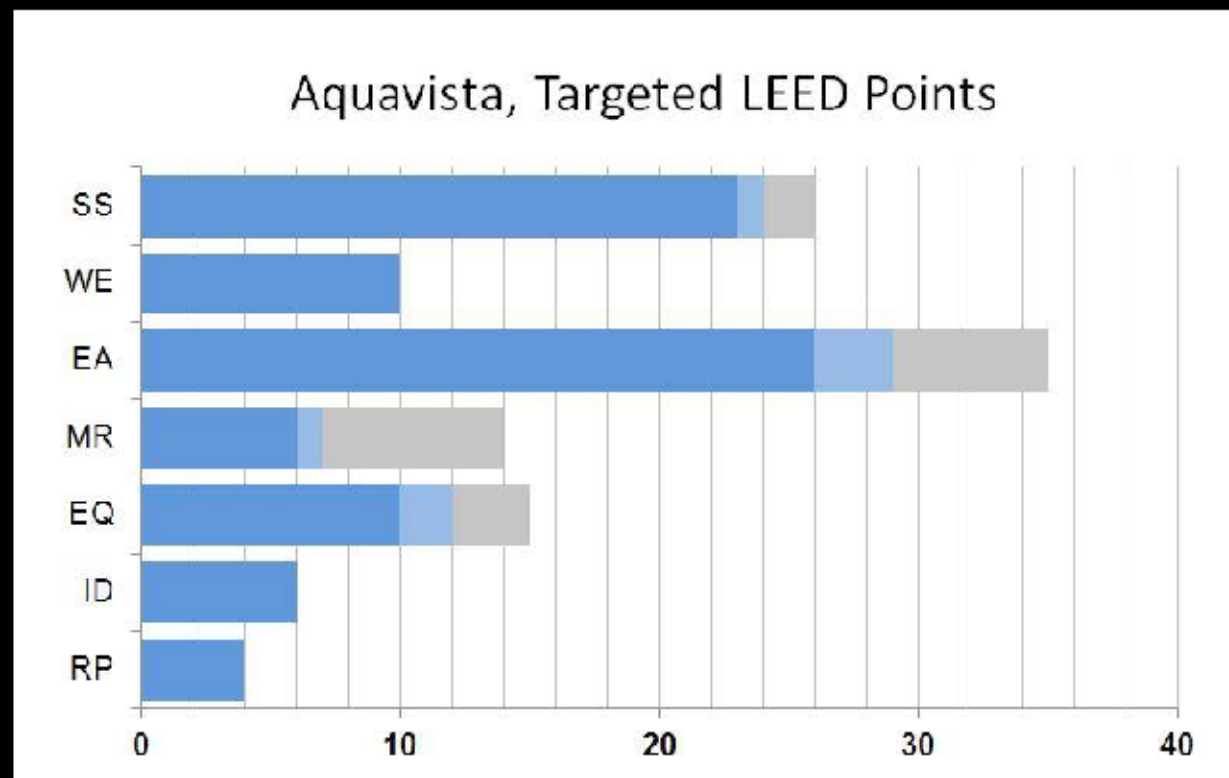
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## Sustainability & MGBR

# Sustainability and Energy Efficiency Targets

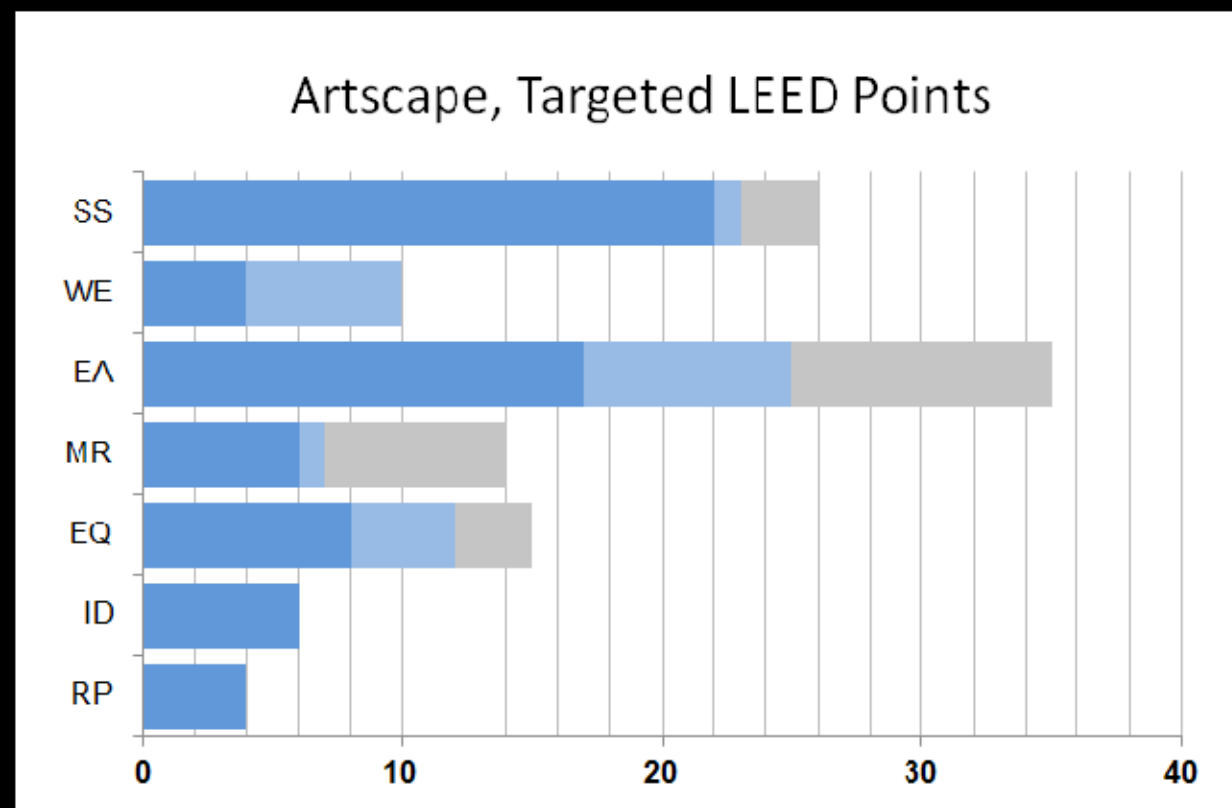
- ✓ MGBR, version 1.0 with amendments
- ✓ Toronto Green Standard, Tier 2
- ✓ LEED® Canada 2009 Registered, on track to achieve **LEED® Platinum**, with 85 points  
(Exceeds **MGBR#2** requirement to achieve LEED® Gold)



- 51% energy cost reduction over MNECB (16 out of 19 LEED points)
- 150.7 ekWh/m<sup>2</sup> design (176.8 ekWh/m<sup>2</sup> with process loads)
- 277.9 ekWh/m<sup>2</sup> reference (316.0 ekWh/m<sup>2</sup> with process loads)

# Sustainability And Energy Efficiency Targets

- ✓ MGBR, version 1.0 with amendments
- ✓ Toronto Green Standard, Tier 1
- ✓ Pursuing LEED® Canada 2009 certification, on track to achieve **LEED® Gold**, with 67 points  
(Achieves **MGBR#2** requirement to achieve LEED® Gold)



- 46% energy cost reduction over MNECB  
(13 out of 19 LEED points)
- 147.4 ekWh/m<sup>2</sup> design  
(170.3 ekWh/m<sup>2</sup> with process loads)
- 280.8 ekWh/m<sup>2</sup> reference  
(310.6 ekWh/m<sup>2</sup> with process loads)

# MGBR#1: Integrated Design Process

Topics discussed in IDP meetings:

- Holistically energy efficient design, informed by building energy simulation
  - Envelope design and specification
  - Equipment efficiencies
  - Lighting strategies
- Roof design
  - Integration of green roof, terraces, and amenity spaces
  - Solar PVs
- Stormwater management and reuse
- Strategies for achieving LEED Gold / Platinum
- Spatial configuration
  - Optimal positioning of cistern, utility rooms, bicycle storage, etc. for efficient use of space and function.



# MGBR #2 – LEED Platinum for Aquavista

85	7	18	<b>Total Project Score</b>	Possible Points	110
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Y ? N Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points

23	1	2	<b>Sustainable Sites</b>	Possible Points	26
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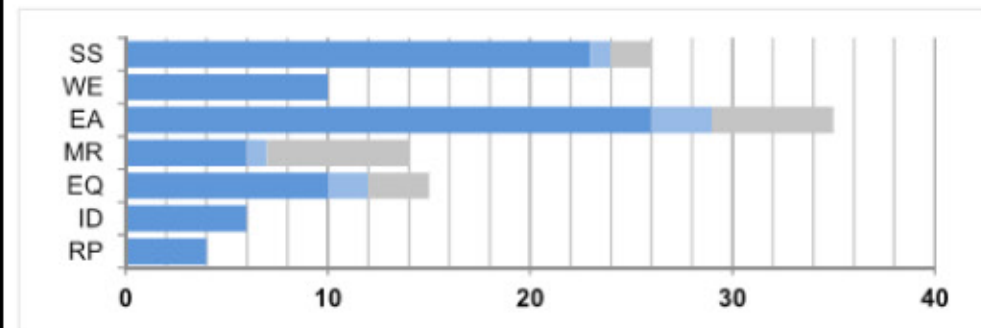
Y	?	N			
-	-	-	SSp1	Construction Activity Pollution Prevention	-
1			SSc1	Site Selection	1
5			SSc2	Development Density & Community Connectivity	5
1			SSc3	Brownfield Redevelopment	1
6			SSc4.1	Alternative Transportation, Public Transportation Access	6
1			SSc4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
3			SSc4.3	Alternative Transportation, Low-Emitting Fuel Efficient Vehicles	3
		2	SSc4.4	Alternative Transportation, Parking Capacity	2
	1		SSc5.1	Site Development, Protect or Restore Habitat	1
1			SSc5.2	Site Development, Development Footprint	1
1			SSc6.1	Stormwater Management, Quantity Control	1
1			SSc6.2	Stormwater Management, Quality Control	1
1			SSc7.1	Heat Island Effect, Non-Roof	1
1			SSc7.2	Heat Island Effect, Roof	1
1			SSc8	Light Pollution Reduction	1

10			<b>Water Efficiency</b>	Possible Points	10
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Y	?	N			
-	-	-	WEp1	Water Use Reduction	-
4			WEc1	Water Efficient Landscaping	4
2			WEc2	Innovative Wastewater Technologies	2
4			WEc3	Water Use Reduction	4

26	3	6	<b>Energy &amp; Atmosphere</b>	Possible Points	35
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Y	?	N			
-	-	-	EAp1	Fundamental Commissioning of Building Energy Systems	-
-	-	-	EAp2	Minimum Energy Performance	-
-	-	-	EAp3	Fundamental Refrigerant Management	-
16	3		EAc1	Optimize Energy Performance	19
1		6	EAc2	On-Site Renewable Energy	7
2			EAc3	Enhanced Commissioning	2
2			EAc4	Enhanced Refrigerant Management	2
3			EAc5.1	Measurement and Verification	3
2			EAc6	Green Power	2



6	1	7	<b>Materials &amp; Resources</b>	Possible Points	14
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Y	?	N			
-	-	-	MRp1	Storage & Collection of Recyclables	-
		3	MRC1.1	Building Reuse, Maintain Existing Walls, Floors, Roof	3
		1	MRC1.2	Building Reuse, Maintain Interior Nonstructural Elements	1
2			MRC2	Construction Waste Management	2
		2	MRC3	Materials Reuse	2
2			MRC4	Recycled Content	2
2			MRC5	Regional Materials	2
		1	MRC6	Rapidly Renewable Materials	1
	1		MRC7	Certified Wood	1

10	2	3	<b>Indoor Environmental Quality</b>	Possible Points	15
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Y	?	N			
-	-	-	EQp1	Minimum IAQ Performance	-
-	-	-	EQp2	Environmental Tobacco Smoke (ETS) Control	-
		1	EQc1	Outdoor Air Delivery Monitoring	1
	1		EQc2	Increased Ventilation	1
1			EQc3.1	Construction IAQ Management Plan, During Construction	1
1			EQc3.2	Construction IAQ Management Plan, Before Occupancy	1
1			EQc4.1	Low-Emitting Materials, Adhesives & Sealants	1
1			EQc4.2	Low-Emitting Materials, Paints	1
1			EQc4.3	Low-Emitting Materials, Flooring Systems	1
1			EQc4.4	Low-Emitting Materials, Composite Wood and Agrifiber Products	1
1			EQc5	Indoor Chemical & Pollutant Source Control	1
1			EQc6.1	Controllability of Systems, Lighting	1
		1	EQc6.2	Controllability of Systems, Thermal Comfort	1
1			EQc7.1	Thermal Comfort, Design	1
1			EQc7.2	Thermal Comfort, Verification	1
		1	EQc8.1	Daylight & Views, Daylight	1
	1		EQc8.2	Daylight & Views, Views	1

6			<b>Innovation in Design</b>	Possible Points	6
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Y	?	N			
1			IDc1.1	Innovation in Design, Green Education	1
1			IDc1.2	Innovation in Design, Green Cleaning	1
1			IDc1.3	Innovation in Design, Exemplary performance, >45% Water Use Reduction	1
1			IDc1.4	Innovation in Design, Exemplary performance, 100% Underground Parking	1
1			IDc1.5	Innovation in Design, Exemplary performance, 70% Green Power	1
1			IDc2	LEED Accredited Professional	1

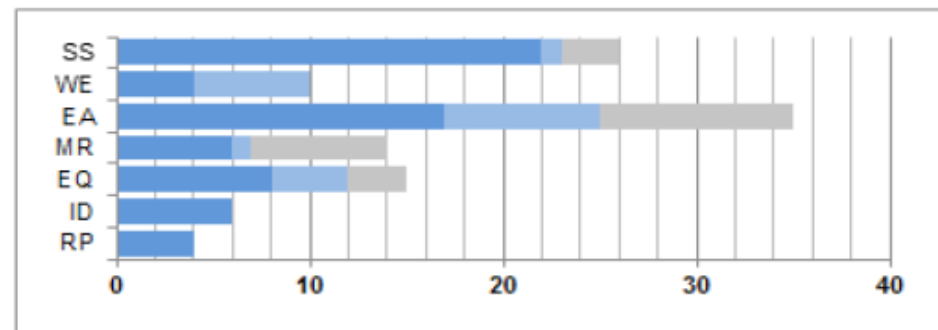
4			<b>Regional Priority</b>	Possible Points	4
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Y	?	N			
1			RPc1	Durable Building	1
3			RPc2	Regional Priority Credit	3

Target = LEED Platinum Certification

# MGBR #2 – LEED Gold for Artscape

67	20	23	Total Project Score				Possible Points	110
Y	?	N	Certified 40 to 49 points	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80+ points		
22	1	3	Sustainable Sites				Possible Points	26
Y	?	N						
-	-	-	SSp1	Construction Activity Pollution Prevention	-			
1			SSc1	Site Selection	1			
5			SSc2	Development Density & Community Connectivity	5			
1			SSc3	Brownfield Redevelopment	1			
6			SSc4.1	Alternative Transportation, Public Transportation Access	6			
1			SSc4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1			
3			SSc4.3	Alternative Transportation, Low-Emitting Fuel Efficient Vehicles	3			
2			SSc4.4	Alternative Transportation, Parking Capacity	2			
		1	SSc5.1	Site Development, Protect or Restore Habitat	1			
		1	SSc5.2	Site Development, Development Footprint	1			
1			SSc6.1	Stormwater Management, Quantity Control	1			
1			SSc6.2	Stormwater Management, Quality Control	1			
1			SSc7.1	Heat Island Effect, Non-Roof	1			
		1	SSc7.2	Heat Island Effect, Roof	1			
	1		SSc8	Light Pollution Reduction	1			
4	6		Water Efficiency				Possible Points	10
Y	?	N						
-	-	-	WEp1	Water Use Reduction	-			
	4		WEc1	Water Efficient Landscaping	4			
	2		WEc2	Innovative Wastewater Technologies	2			
4			WEc3	Water Use Reduction	4			
17	8	10	Energy & Atmosphere				Possible Points	35
Y	?	N						
-	-	-	EAp1	Fundamental Commissioning of Building Energy Systems	-			
-	-	-	EAp2	Minimum Energy Performance	-			
-	-	-	EAp3	Fundamental Refrigerant Management	-			
13	3	3	EAc1	Optimize Energy Performance	19			
		7	EAc2	On-Site Renewable Energy	7			
2			EAc3	Enhanced Commissioning	2			
2			EAc4	Enhanced Refrigerant Management	2			
	3		EAc5.1	Measurement and Verification	3			
	2		EAc6	Green Power	2			
6	1	7	Materials & Resources				Possible Points	14
Y	?	N						
-	-	-	MRp1	Storage & Collection of Recyclables	-			
		3	MRc1.1	Building Reuse, Maintain Existing Walls, Floors, Roof	3			
		1	MRc1.2	Building Reuse, Maintain Interior Nonstructural Elements	1			
2			MRc2	Construction Waste Management	2			
		2	MRc3	Materials Reuse	2			
2			MRc4	Recycled Content	2			
2			MRc5	Regional Materials	2			
		1	MRc6	Rapidly Renewable Materials	1			
	1		MRc7	Certified Wood	1			
8	4	3	Indoor Environmental Quality				Possible Points	15
Y	?	N						
-	-	-	EQp1	Minimum IAQ Performance	-			
-	-	-	EQp2	Environmental Tobacco Smoke (ETS) Control	-			
		1	EQc1	Outdoor Air Delivery Monitoring	1			
	1		EQc2	Increased Ventilation	1			
1			EQc3.1	Construction IAQ Management Plan, During Construction	1			
1			EQc3.2	Construction IAQ Management Plan, Before Occupancy	1			
1			EQc4.1	Low-Emitting Materials, Adhesives & Sealants	1			
1			EQc4.2	Low-Emitting Materials, Paints	1			
1			EQc4.3	Low-Emitting Materials, Flooring Systems	1			
1			EQc4.4	Low-Emitting Materials, Composite Wood and Agrifiber Products	1			
	1		EQc5	Indoor Chemical & Pollutant Source Control	1			
1			EQc6.1	Controllability of Systems, Lighting	1			
		1	EQc6.2	Controllability of Systems, Thermal Comfort	1			
1			EQc7.1	Thermal Comfort, Design	1			
	1		EQc7.2	Thermal Comfort, Verification	1			
		1	EQc8.1	Daylight & Views, Daylight	1			
	1		EQc8.2	Daylight & Views, Views	1			
6			Innovation in Design				Possible Points	6
Y	?	N						
1			IDc1.1	Innovation in Design, Green Education	1			
1			IDc1.2	Innovation in Design, Green Cleaning	1			
1			IDc1.3	Innovation in Design, Exemplary performance, >45% Water Use Reduction	1			
1			IDc1.4	Innovation in Design, Exemplary performance, 100% Underground Parking	1			
1			IDc1.5	Innovation in Design, Exemplary performance, 70% Green Power	1			
1			IDc2	LEED <sup>®</sup> Accredited Professional	1			
4			Regional Priority				Possible Points	4
Y	?	N						
1			RPc1	Durable Building	1			
3			RPc2	Regional Priority Credit	3			



Target = LEED Gold Certification

Green roof integrated into occupied space for wind mitigation and privacy on terraces

MGBR#7: 65% green roof coverage of available roof area



Photovoltaic Panels, 135 sq.m. to offset 1% of annual energy consumption, by cost (for Aquavista only).

Stormwater capture and re-use for 100% non-potable irrigation of rooftop amenities and street trees

- 100% non-potable water will be used for irrigation.
- Extensive green roof will be native, adaptive, drought tolerant; to be irrigated during establishment period.
- Green roof planters to have permanent irrigation system.
- Maintenance plan will be provided by green roof / landscape contractors.

# MGBR Summary Table

MGBR Checklist	Summary of Strategy
1. Integrated Design Process	The IDP process began early during concept design and will continue with regular IDP meetings. Topics discussed at IDP meetings include: LEED Gold/Platinum strategy, energy efficiency, solar PVs (for Aquavista), vegetation at rooftop amenities, and stormwater reuse.
2. LEED Gold	Aquavista: LEED Platinum will be pursued, with at least 84 points targeted. Current design is 51% more energy efficient than MNECB (by cost). Artscape: LEED Gold will be pursued, with at least 64 points targeted. Current design is 46% more energy efficient than MNECB (by cost).
2b. Measurement & Verification	M&V plan will follow IPMVP Option "D", Method 2 : Calibrated Simulation. Building energy simulation will be calibrated, based on metered data, and compared to MNECB Reference.
3. District Energy	Not applicable.
4. Energy Star Appliances	Energy Star appliances (or equivalent) have been selected and will be provided.
5. Meter Energy and Water Consumption at Each Suite	Each suite will have thermal meters (heating and cooling), electricity meters, and both hot and cold water meters. Residents will be invoiced monthly based on metered consumption. Residents will be able to log in to view consumption online and via mobile app.
6. Long Term Flexibility	Slab to slab heights ranging from 2.95 to 5.2 meters are provided in residential spaces. Ground floor height is 6.4 meters.
7. Green Roof	Green roof area is at least 50% of available roof space. Roof structure is designed for intensive green roof. A maintenance plan will be established to support health and longevity of the green roof.
8. Waste Management	Kitchens will have segregated cabinet space for waste, recyclables, and organics.
9. Bicycle Parking and Storage	219 bicycle parking spaces are provided for Aquavista and 72 are provided for Artscape. LEED ND requirements will be exceeded.