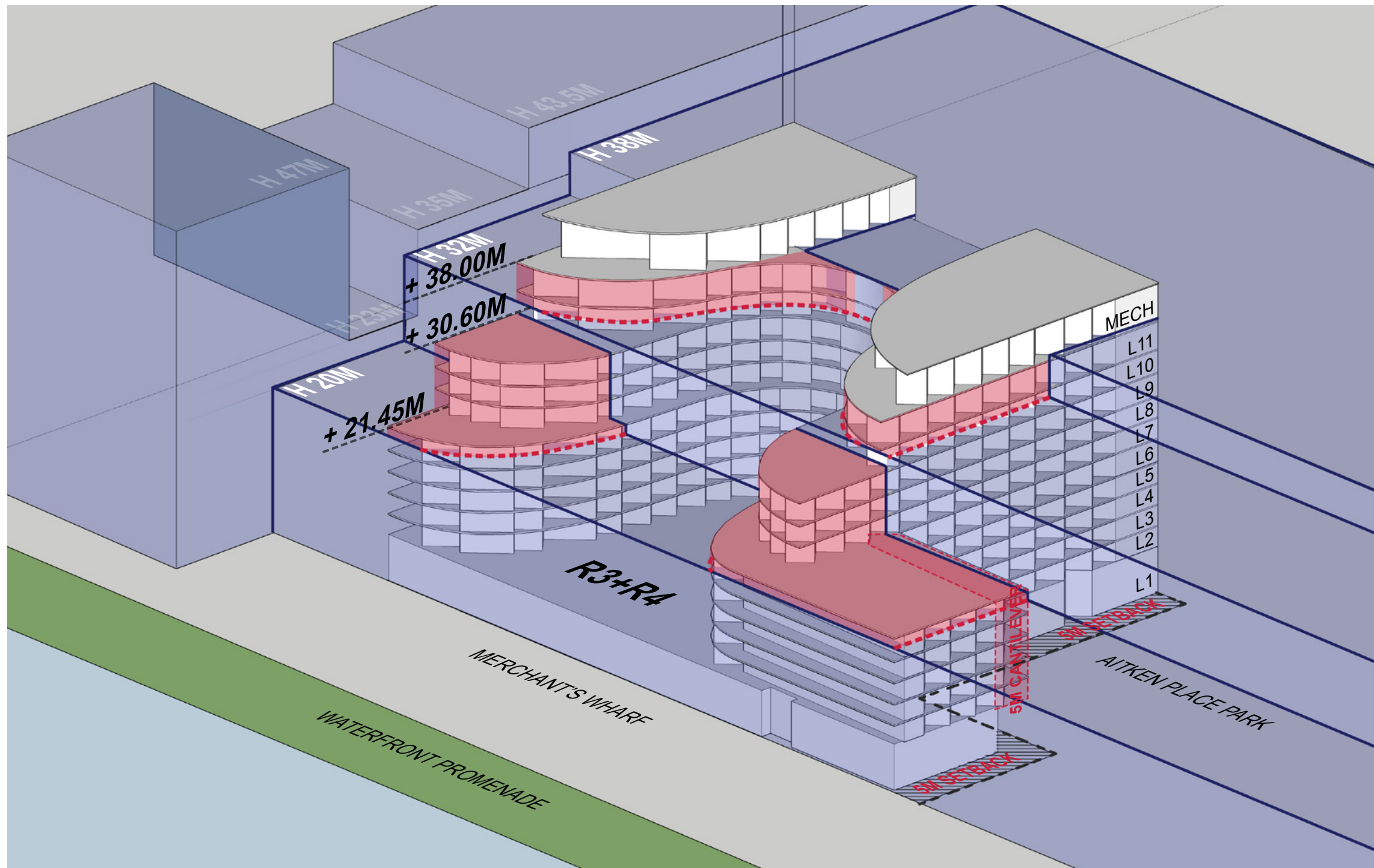




AQUAVISTA
AT BAYSIDE TORONTO

DESIGN OPTION MEETING
JULY 7, 2014



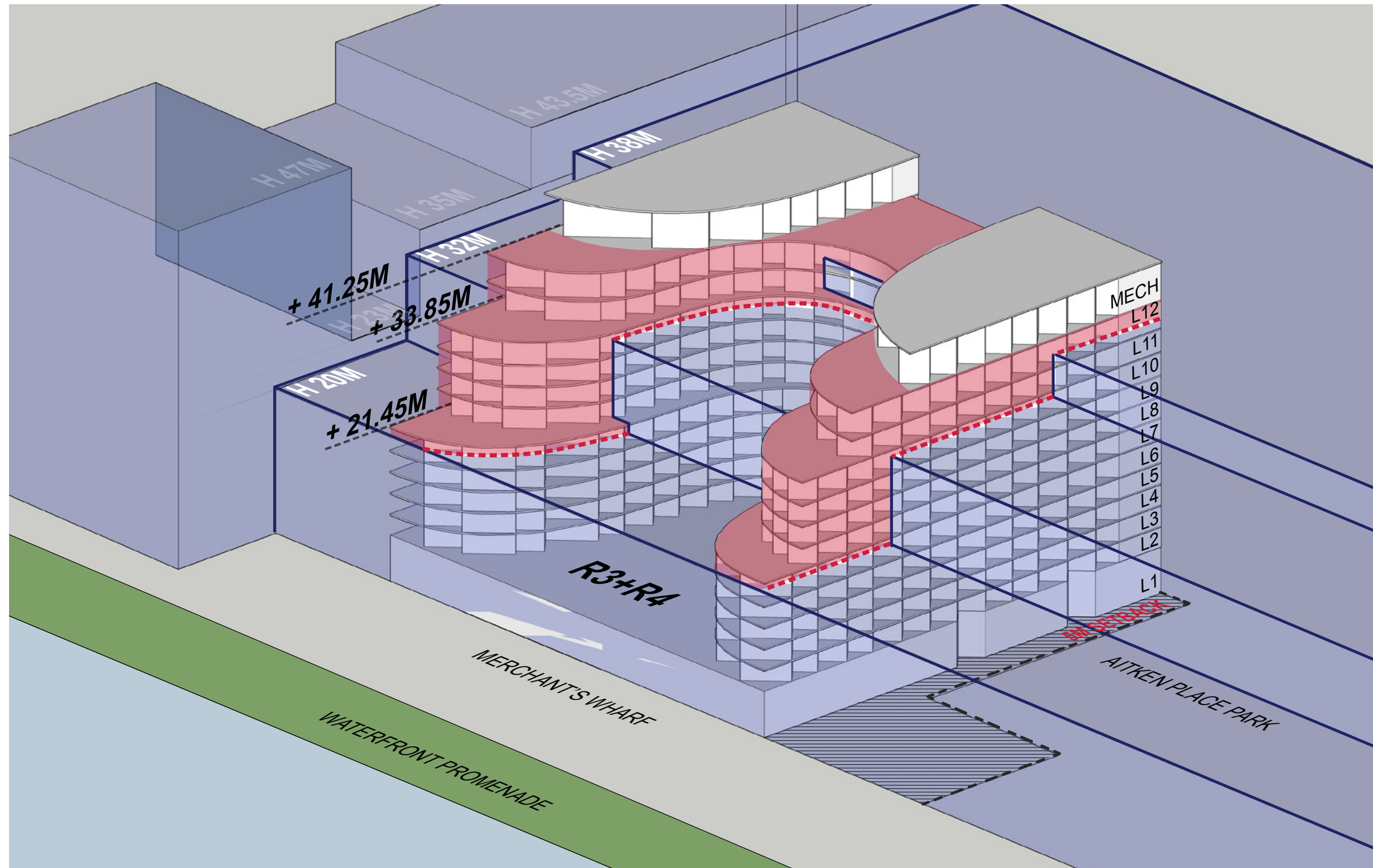


HEIGHT VARIANCES:

- 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

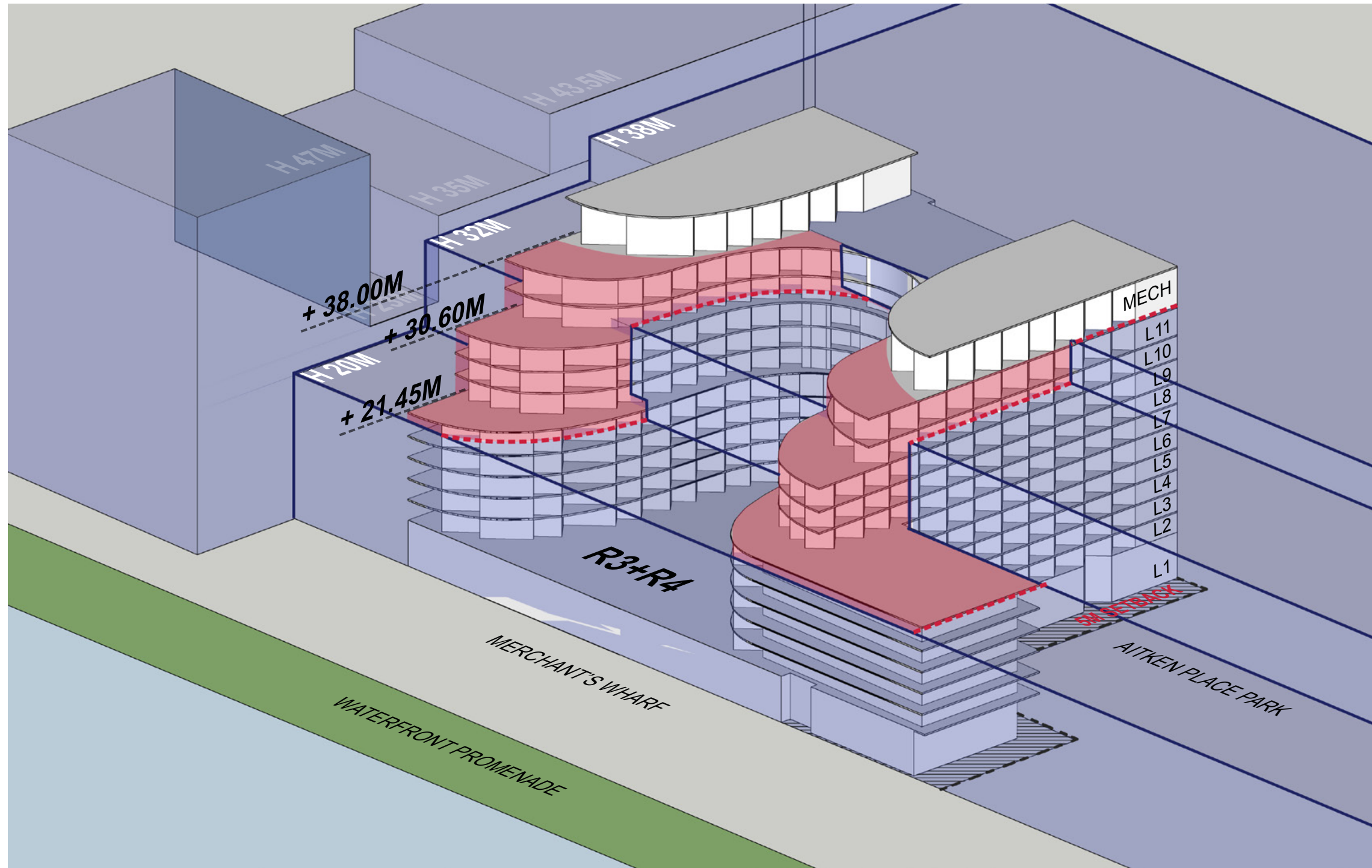


HEIGHT VARIANCES:

- 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							Scheme B - 6/13 Design (current proposal)						Scheme E - Scheme D, plus stretched 11th/12th Floors						Scheme K - 6/13 Design with no 5M cantilever						
A + F	D + E + J	C	G	H1	H2	B + K	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA	
PH.2	PH.2	PH.2	PH.2	PH.2	PH.2	PH.2																			
PH.1	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	761	8,191	174	1,873	1,348	14,510	761	8,191	174	1,873	1,348	14,510	761	8,191	174	1,873	1,348	14,510	
12	PH.1	PH.1	PH.1	PH.1	PH.1	11/PH.1	2,021	21,754			2,021	21,754	2,166	23,315			2,166	23,315	2,166	23,315			2,166	23,315	
11	11	11	11	11	11	10	2,021	21,754			2,021	21,754	2,554	27,491			2,554	27,491	2,166	23,315			2,166	23,315	
10	10	10	10	10	10	9	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	
9	9	9	9	9	9	8	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	
8	8	8	8	8	8	7	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	
7	7	7	7	7	7	6	2,628	28,288	777	8,359	3,410	36,705	2,138	23,013	777	8,359	2,920	31,431	2,578	27,749	777	8,359	3,360	36,167	
6	6	6	6	6	6	5	2,628	28,288	777	8,359	3,410	36,705	2,138	23,013	777	8,359	2,920	31,431	2,578	27,749	777	8,359	3,360	36,167	
5	5	5	5	5	5	4	2,628	28,288	777	8,359	3,410	36,705	2,138	23,013	777	8,359	2,920	31,431	2,578	27,749	777	8,359	3,360	36,167	
4	4	4	4	4	4	3	2,362	25,424	777	8,359	3,145	33,852	1,873	20,161	777	8,359	2,655	28,578	2,312	24,886	777	8,359	3,360	36,167	
3	3	3	3	3	3	2	2,372	25,532	777	8,359	3,154	33,949	1,882	20,258	777	8,359	2,664	28,675	2,322	24,994	777	8,359	3,360	36,167	
2	2	2	2	2	2	1MEZZ	145	1,562	90	969	295	3,176	145	1,562	90	969	295	3,176	145	1,562	90	969	295	3,176	
1	1	1	1	1	1	1	867	9,335	137	1,476	4,132	44,480	867	9,335	137	1,476	3,719	40,031	867	9,335	137	1,476	4,132	44,480	
Totals							23,791	256,088	6,614	71,190	34,008	366,063	24,186	260,339	6,614	71,190	33,989	365,857	23,831	256,517	6,614	71,190	34,569	372,104	

Proposed Levels by Scheme							Design Scheme B - 6/13 Design (current proposal)						Scheme E - Scheme D, plus stretched 11th/12th Floors						Scheme K - 6/13 Design with no 5M cantilever						
A + F	D + E + J	C	G	H1	H2	B + K	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	
PH.2	PH.2	PH.2	PH.2	PH.2	PH.2	PH.2																			
PH.1	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	411	4,424					411	4,424					411	4,424					
12	PH.1	PH.1	PH.1	PH.1	PH.1	11/PH.1	1,773	19,084					1,834	19,741					1,834	19,741					
11	11	11	11	11	11	10	1,773	19,084					1,834	19,741					1,834	19,741					
10	10	10	10	10	10	9	1,478	15,909	644	6,933			1,478	15,909	644	6,933			1,478	15,909	644	6,933			
9	9	9	9	9	9	8	1,478	15,909	644	6,933			1,478	15,909	644	6,933			1,478	15,909	644	6,933			
8	8	8	8	8	8	7	1,443	15,532	644	6,933			1,443	15,532	644	6,933			1,443	15,532	644	6,933			
7	7	7	7	7	7	6	2,241	24,122	644	6,933			1,808	19,461	644	6,933			2,191	23,584	644	6,933			
6	6	6	6	6	6	5	2,241	24,122	644	6,933			1,808	19,461	644	6,933			2,191	23,584	644	6,933			
5	5	5	5	5	5	4	2,241	24,122	644	6,933			1,808	19,461	644	6,933			2,191	23,584	644	6,933			
4	4	4	4	4	4	3	1,975	21,259	644	6,933			1,543	16,609	644	6,933			1,925	20,721	644	6,933			
3	3	3	3	3	3	2	1,872	20,150	644	6,933			1,442	15,522	644	6,933			1,822	19,612	644	6,933			
2	2	2	2	2	2	1MEZZ					3,066	33,002					2,661	28,637					3,066	33,002	
1	1	1	1	1	1	1																			
Totals							18,926	203,717	5,153	55,464	3,066	33,002	19,054	205,095	5,153	55,464	2,661	28,637	18,798	202,341	5,153	55,464	3,066	33,002	

NOTE: GFA is currently including mechanical spaces









