

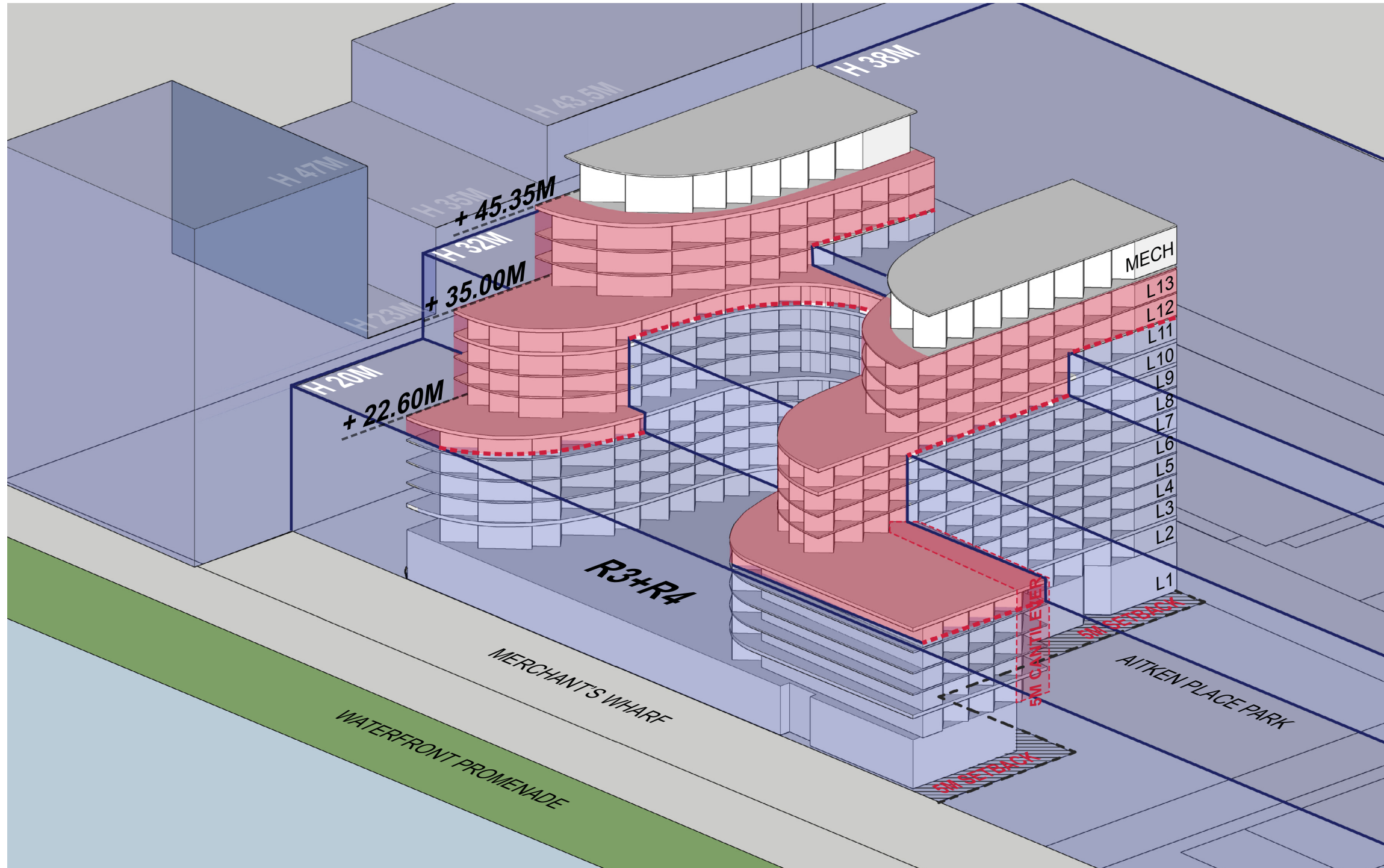


AQUAVISTA
AT BAYSIDE TORONTO

WATERFRONT TORONTO
JULY 9, 2014





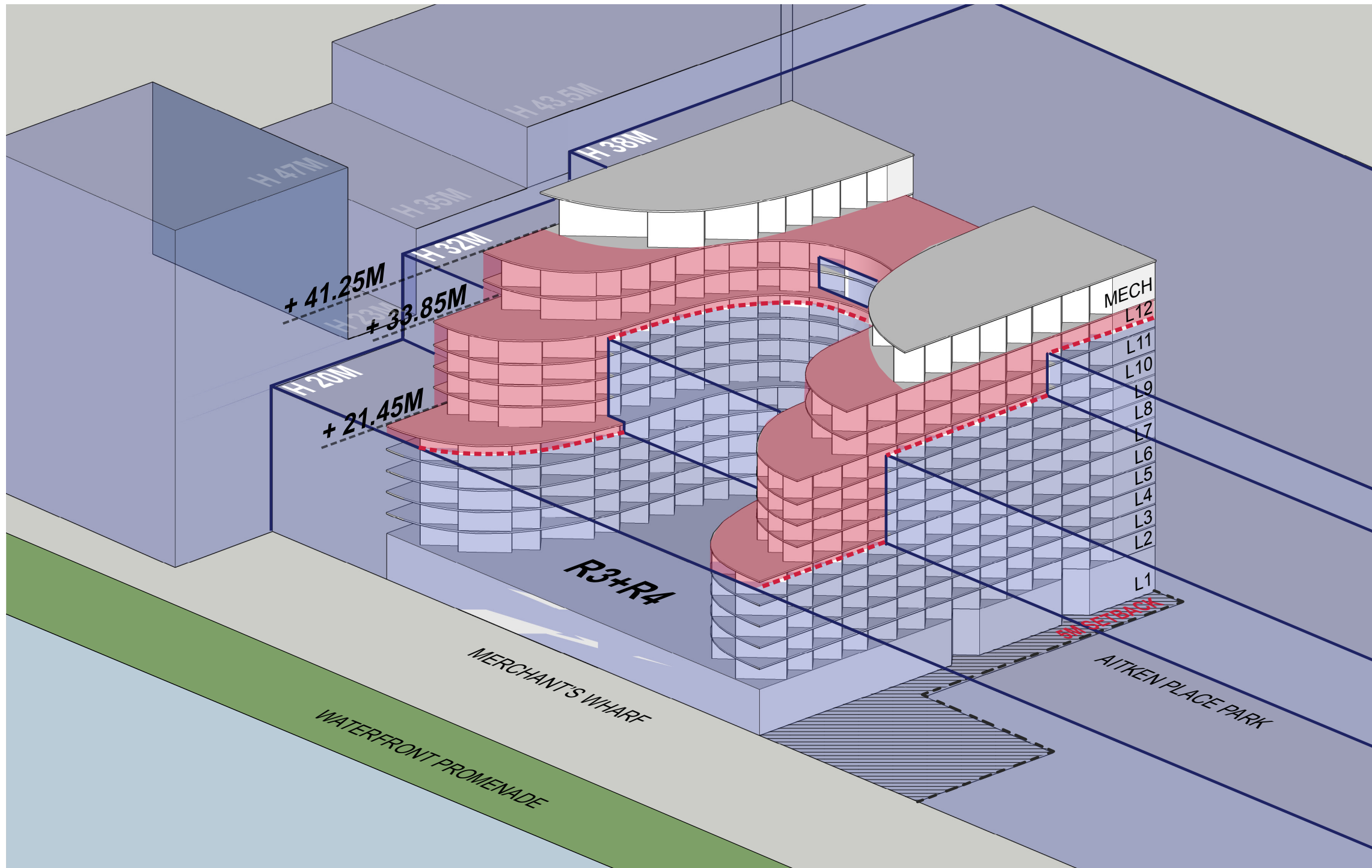


HEIGHT VARIANCES:

H 38M ZONE = +7.35 M
 H 32M ZONE = +3.0 M / +13.35 M
 H 20M ZONE = +2.6 M / +15.0 M / + 25.35 M

AREA CALCULATIONS

	AREA (SQUARE METERS / SQUARE FEET)
TOTAL GFA:	38,106 SM / 410,168 SF
TOTAL SALABLE AREA:	21,579 SM / 232,275 SF



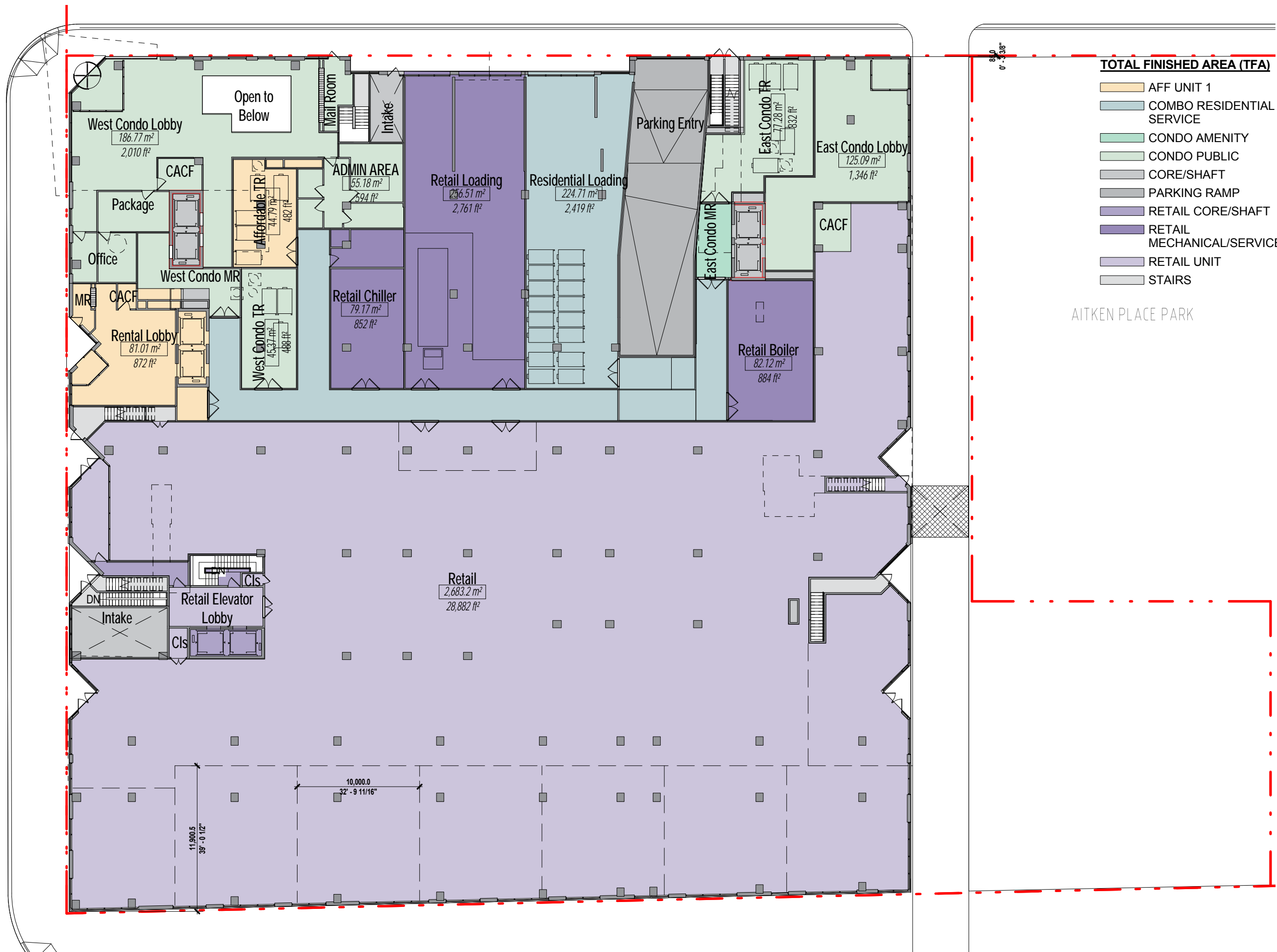
HEIGHT VARIANCES:

- 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

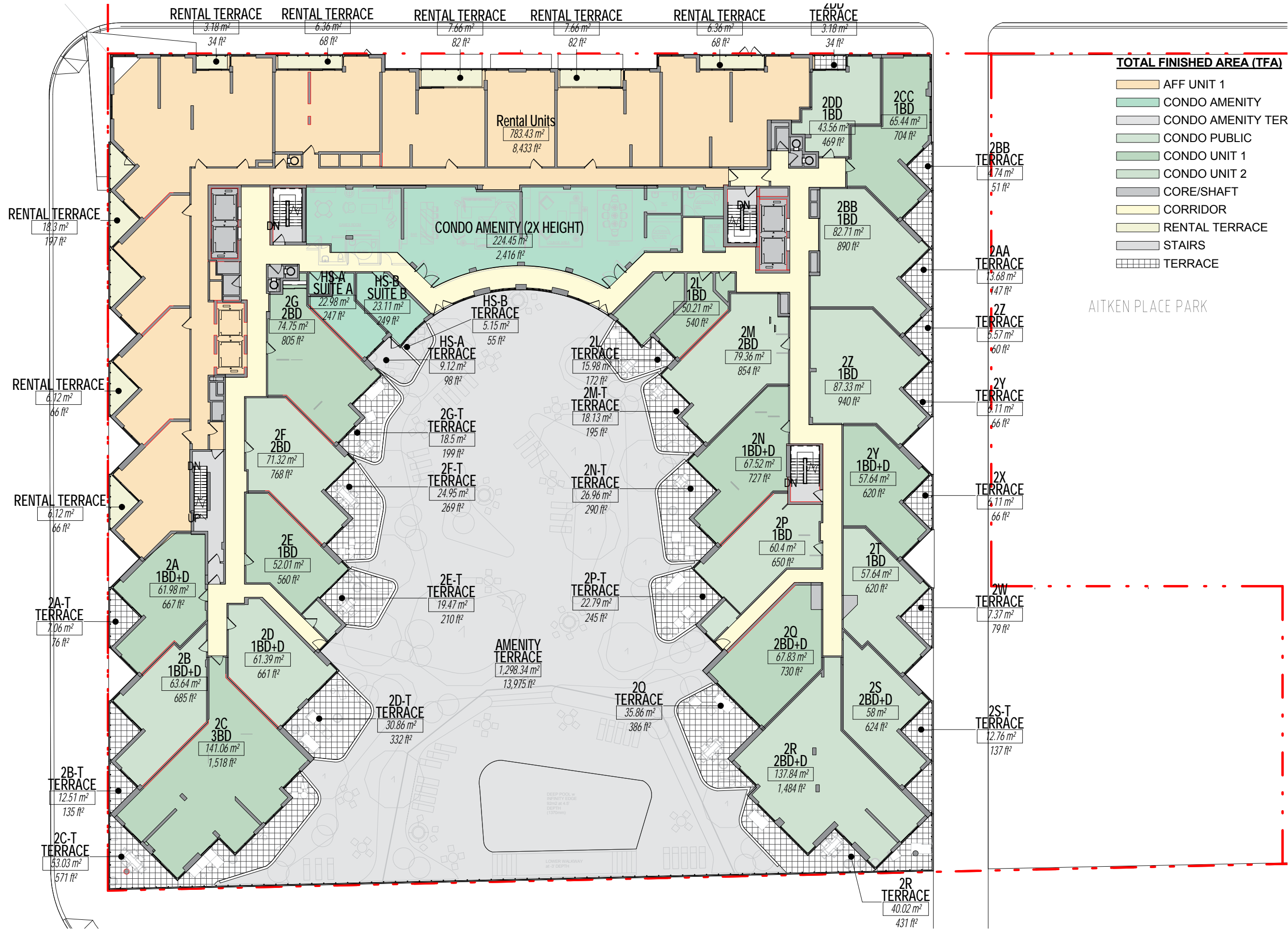
	AREA (SQ.M / SQ.FT)
TOTAL GFA:	33,989 SM / 365,857 SF
TOTAL SALABLE AREA:	19,054 SM / 205,095 SF





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

AITKEN PLACE PARK



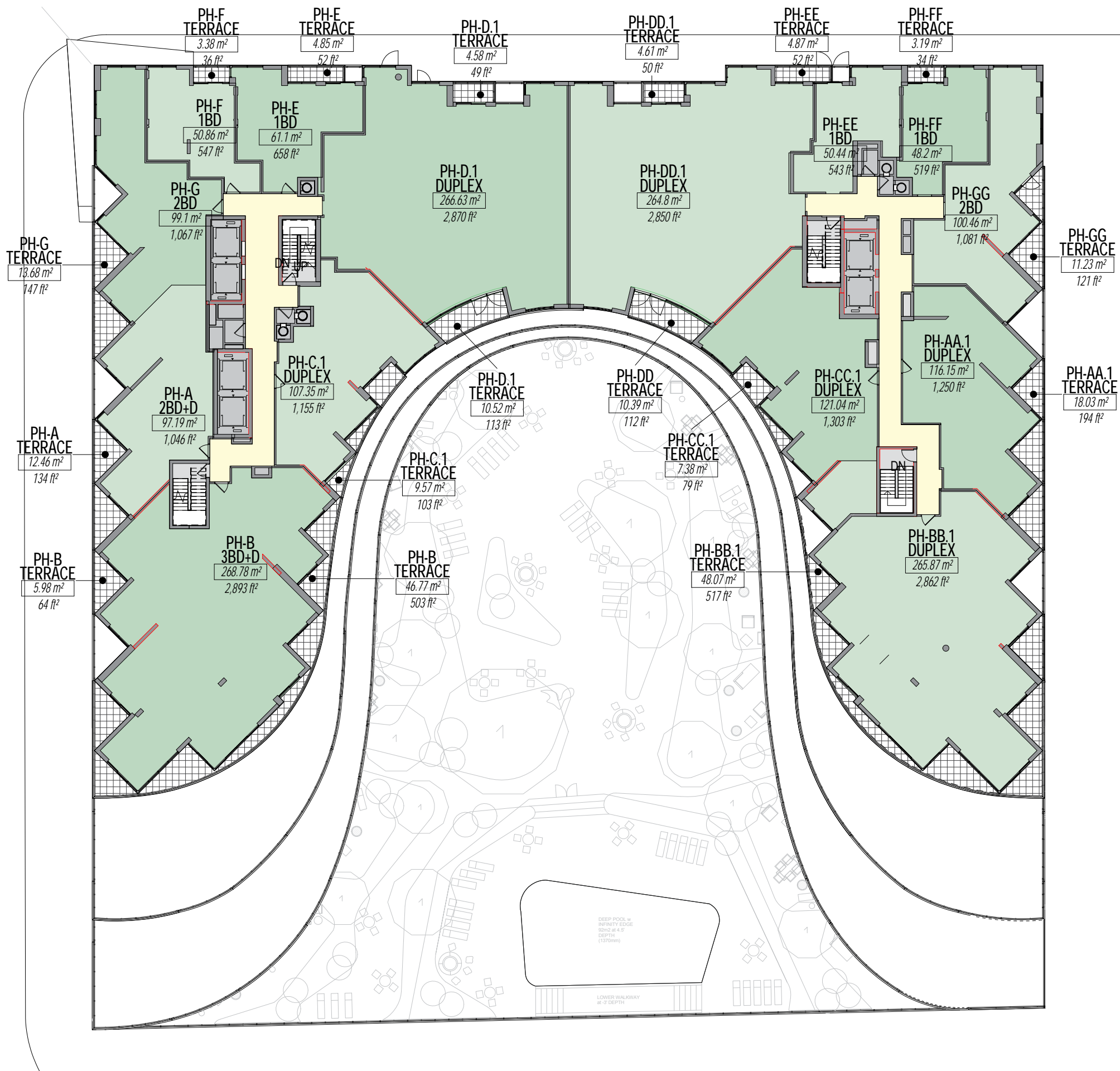
- TOTAL FINISHED AREA (TFA)**
- AFF UNIT 1
 - CONDO AMENITY
 - CONDO AMENITY TERRACE
 - CONDO PUBLIC
 - CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - RENTAL TERRACE
 - STAIRS
 - TERRACE

AITKEN PLACE PARK



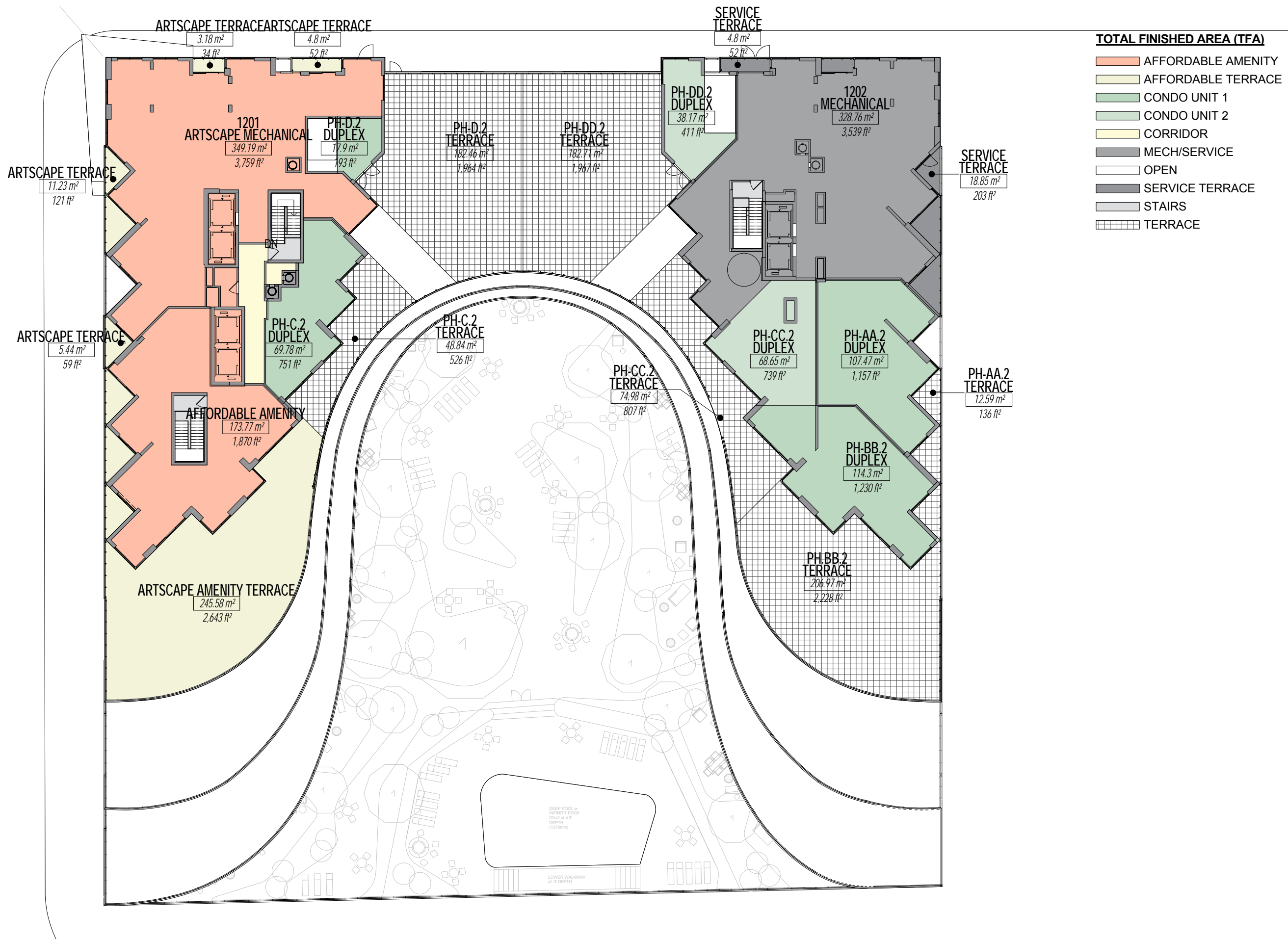
- TOTAL FINISHED AREA (TFA)**
- AFF UNIT 1
 - CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - RENTAL TERRACE
 - STAIRS
 - TERRACE

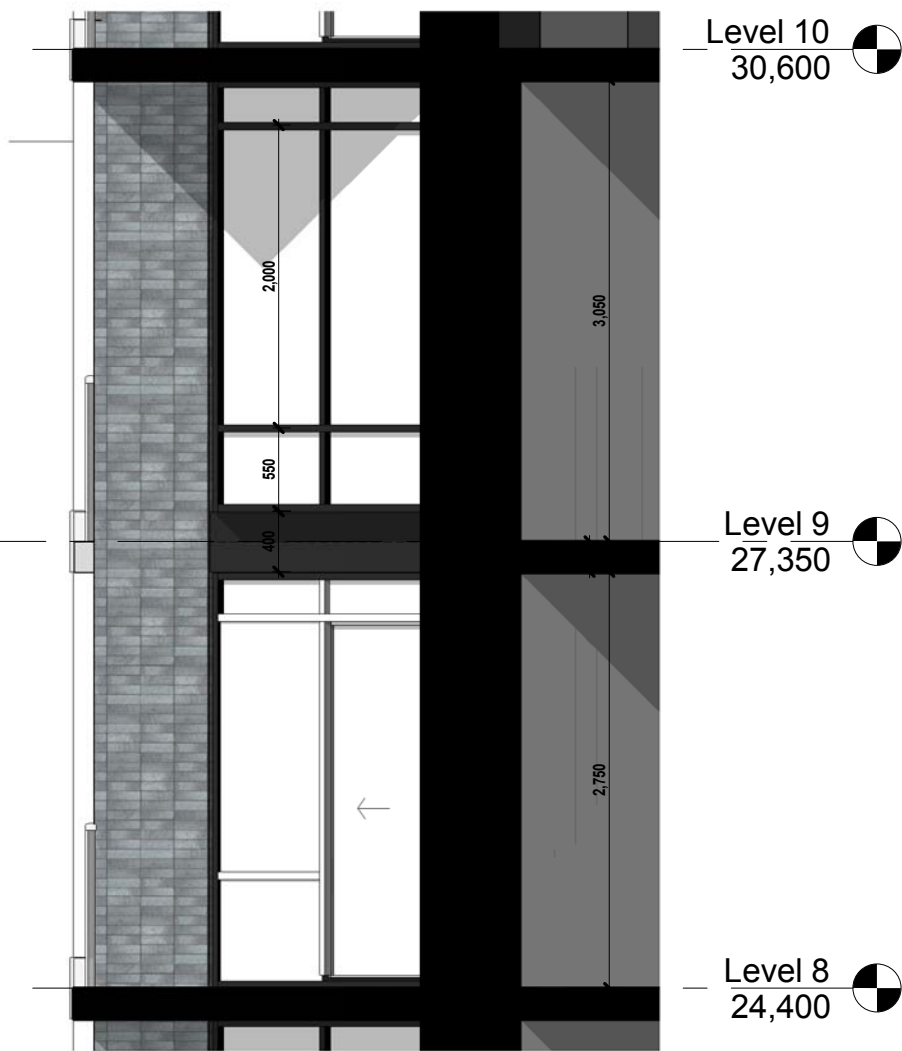




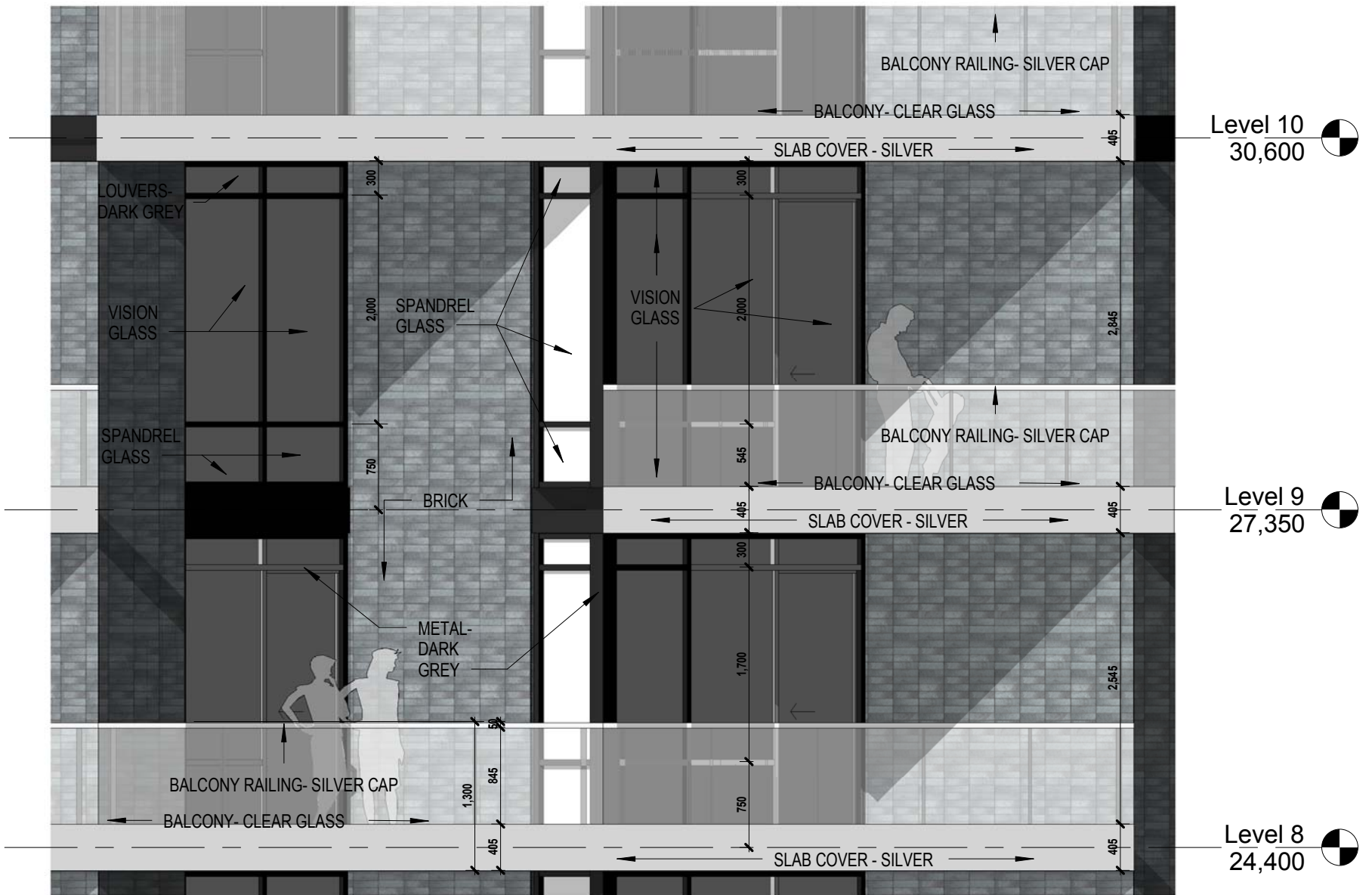
TOTAL FINISHED AREA (TFA)

- CONDO UNIT 1
- CONDO UNIT 2
- CORE/SHAFT
- CORRIDOR
- STAIRS
- TERRACE

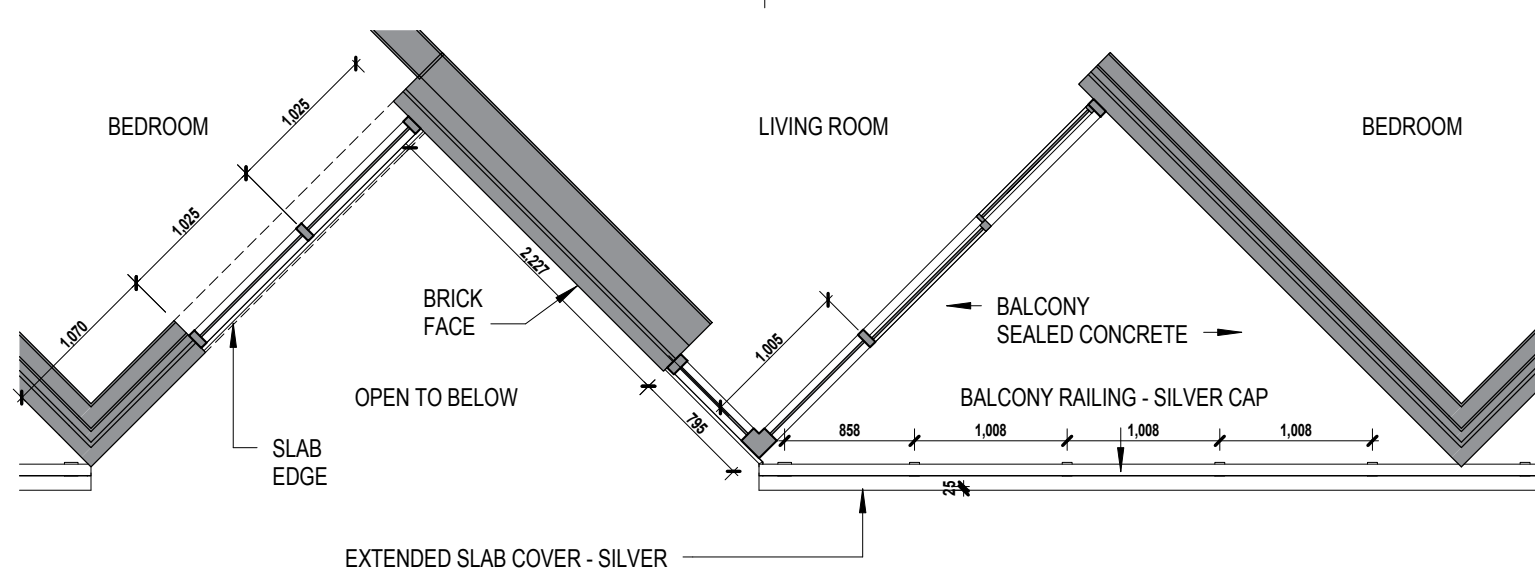
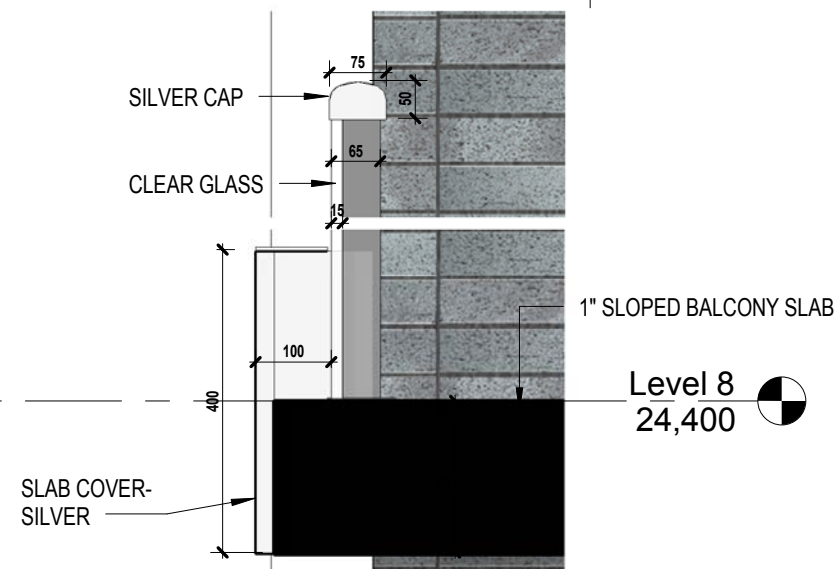




DETAIL SECTION AT LEVEL 8 | 1
1 : 50 | EE.01



PARTIAL ELEVATION AT LEVEL 8 | 2
1 : 50 | EE.01

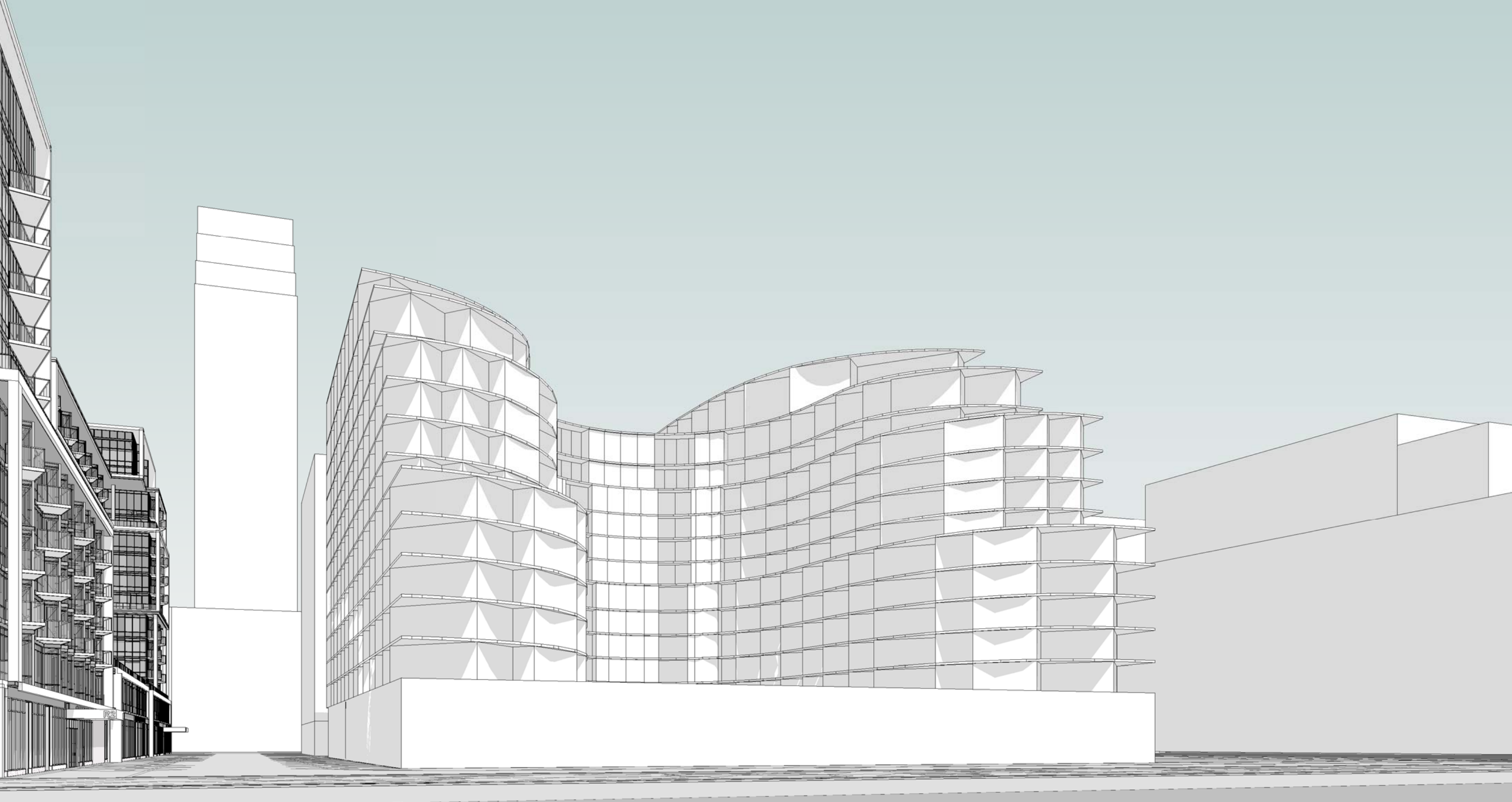




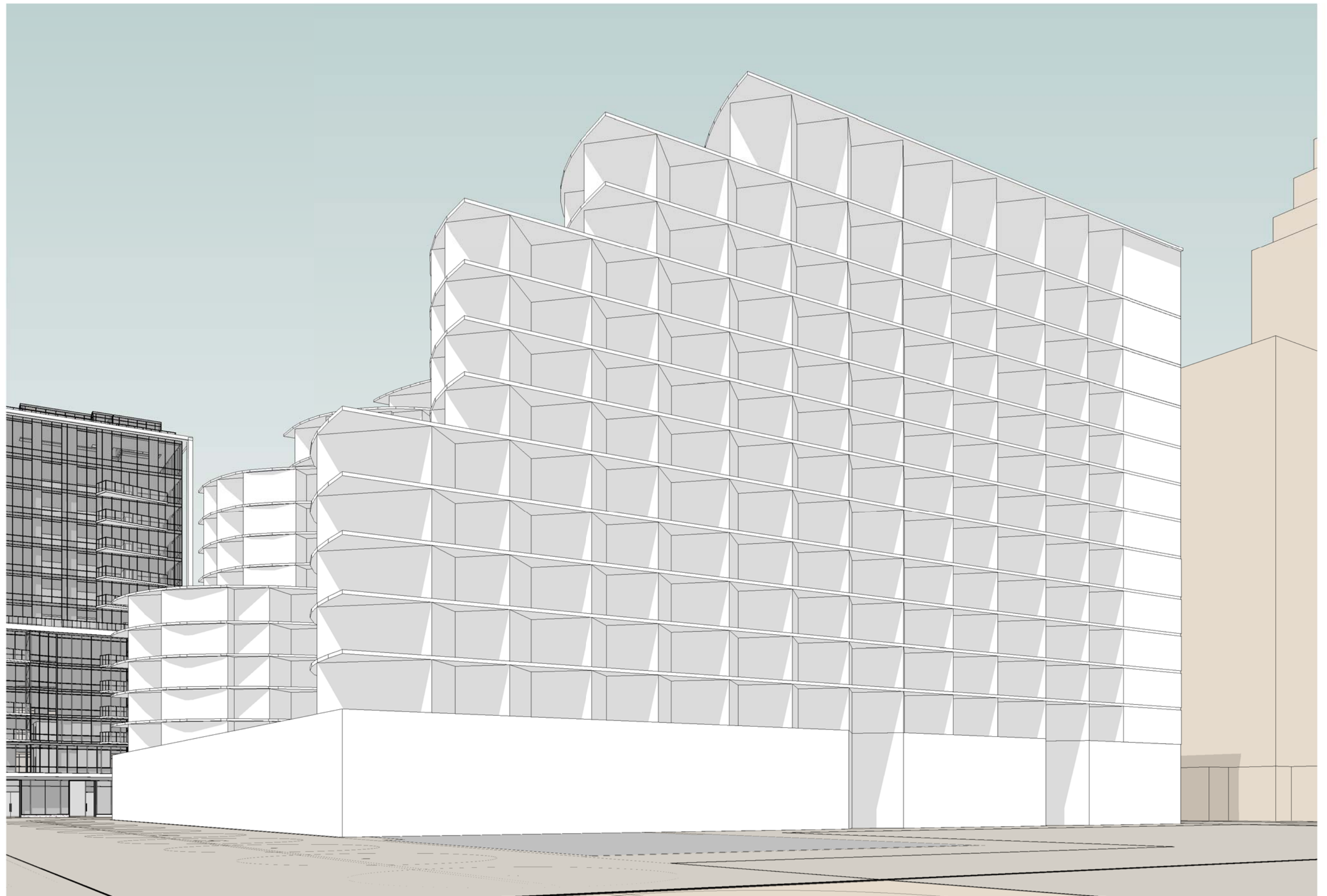








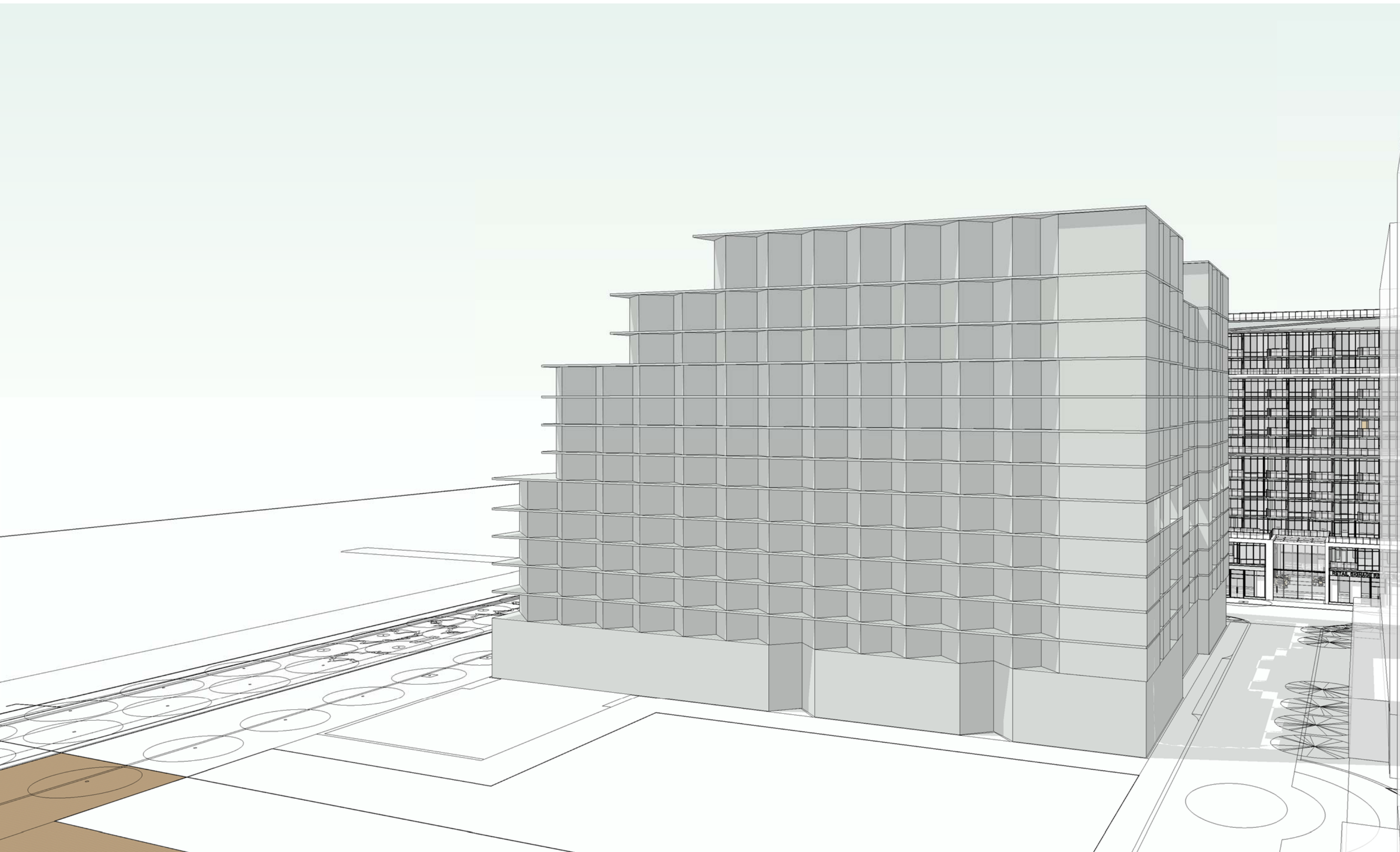




















ZONING MASS



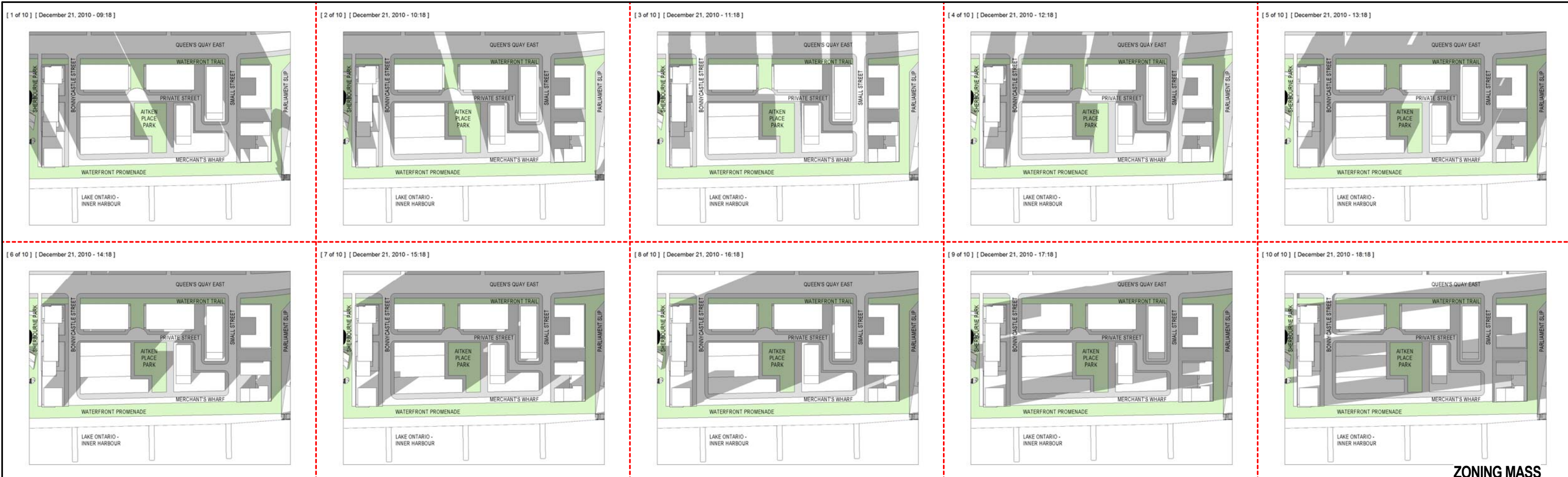
PROPOSED MASS



ZONING MASS



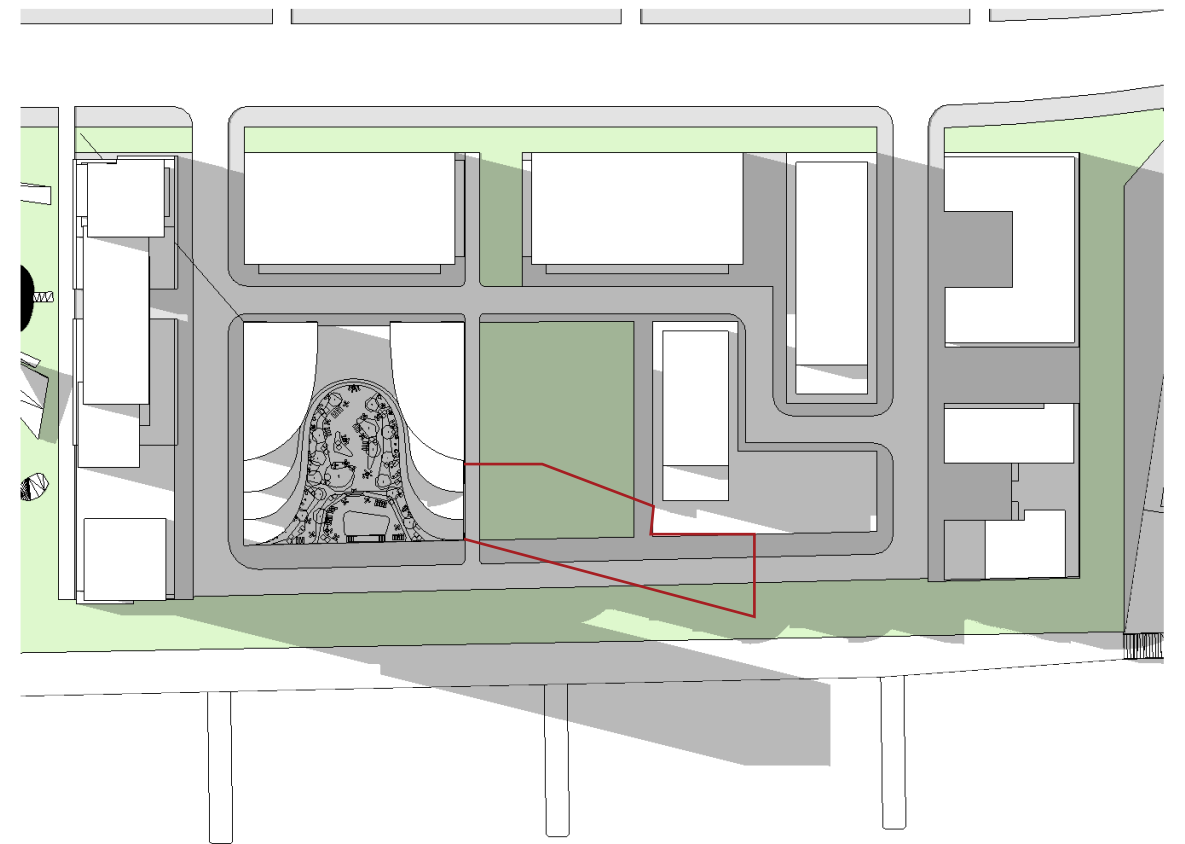
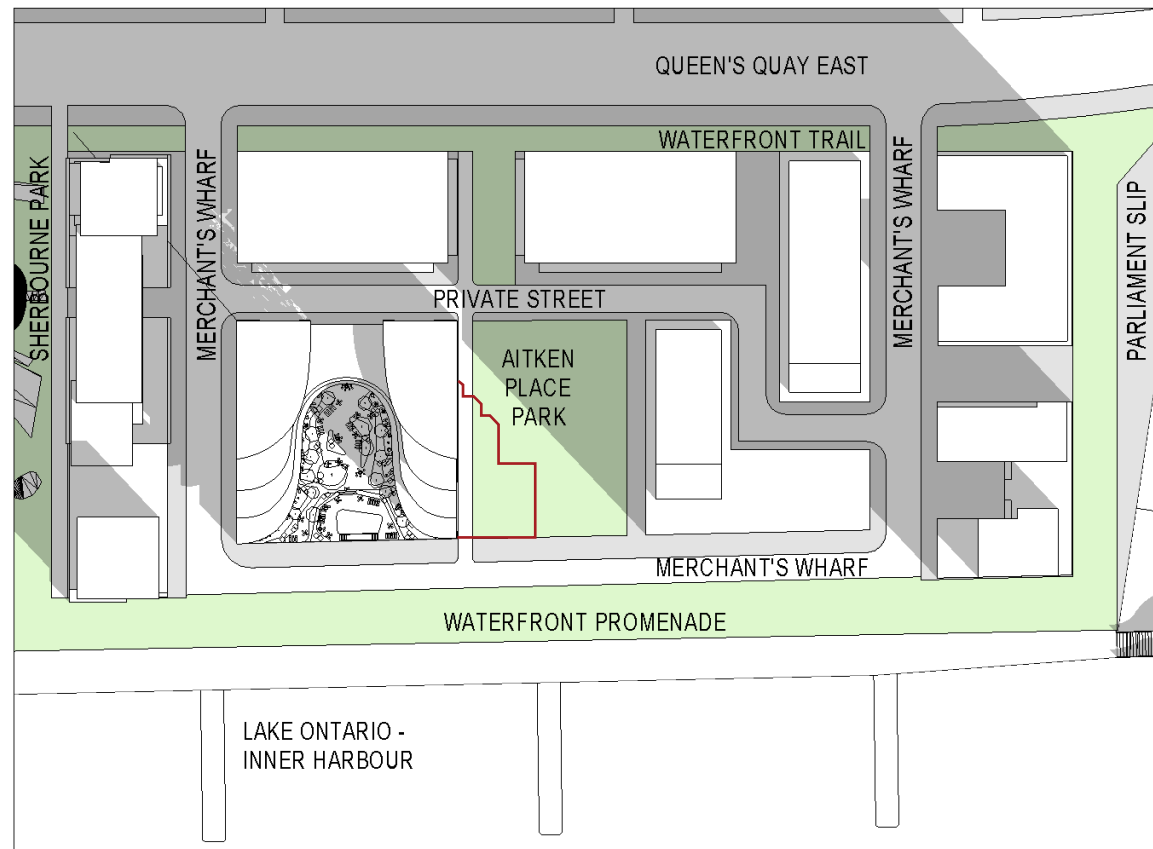
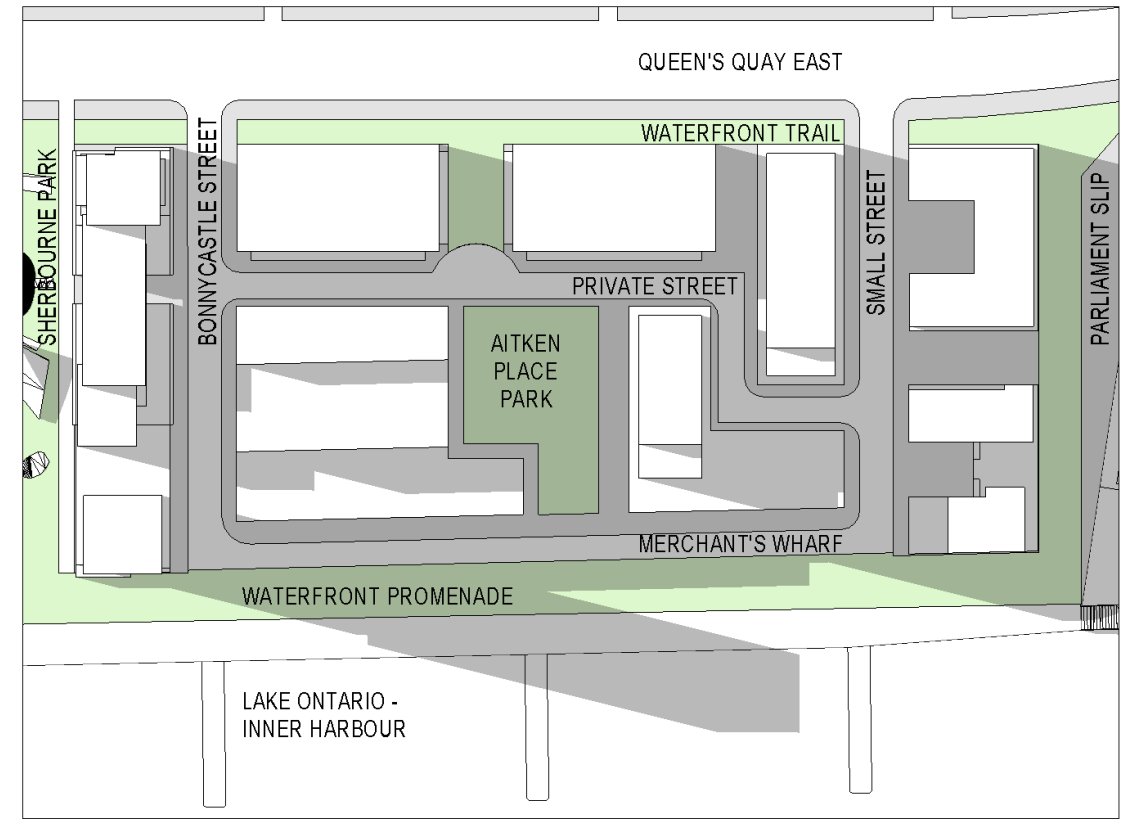
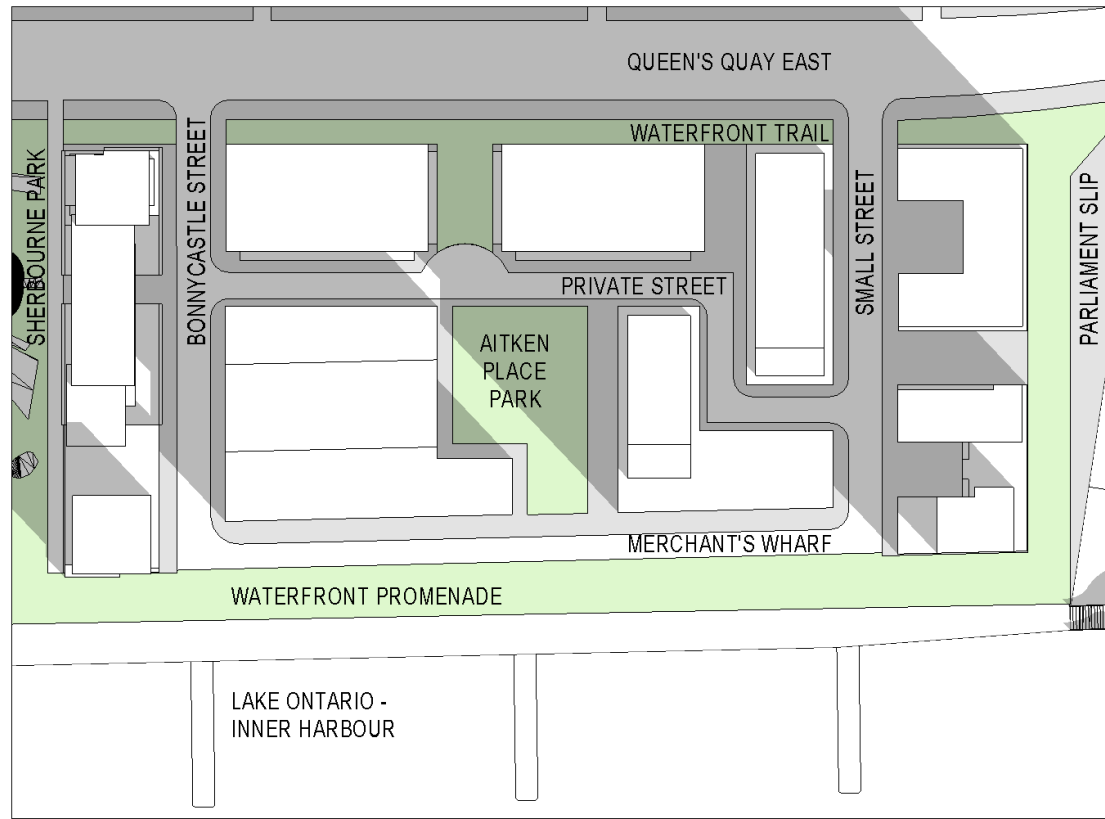
PROPOSED MASS

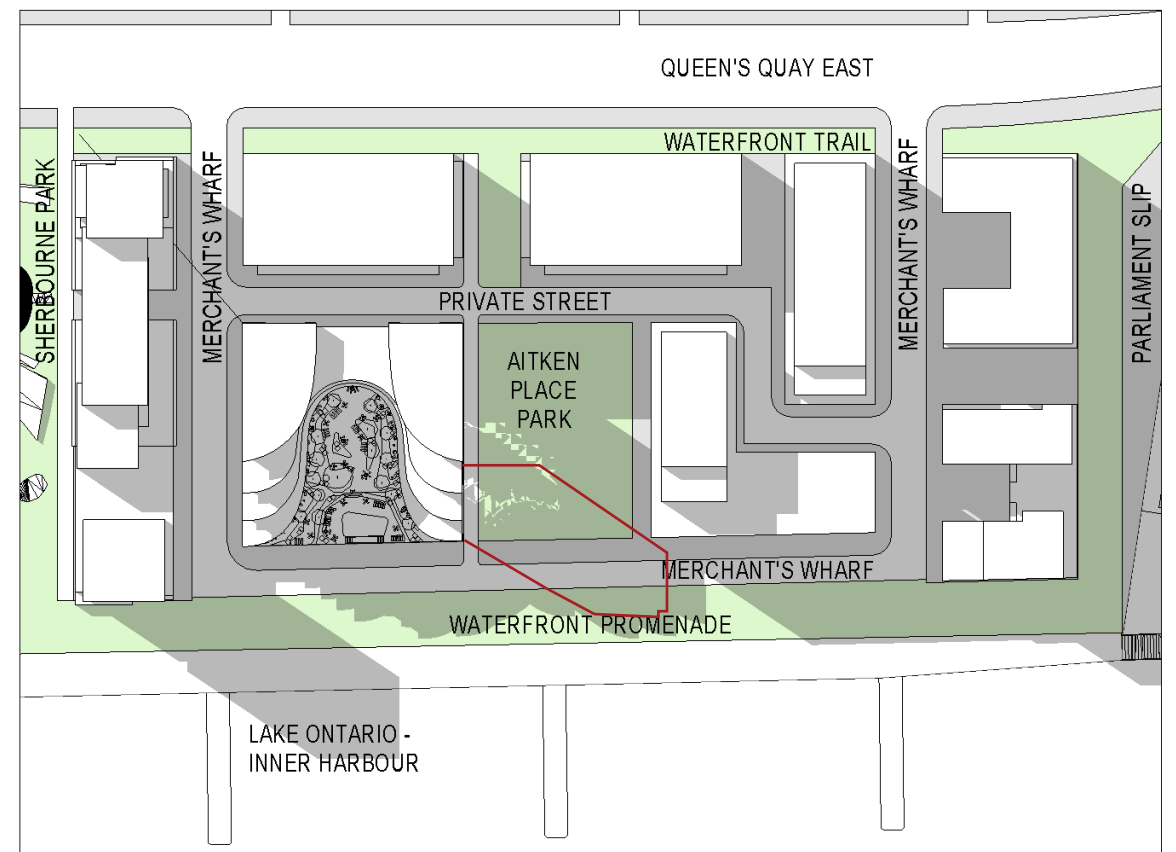
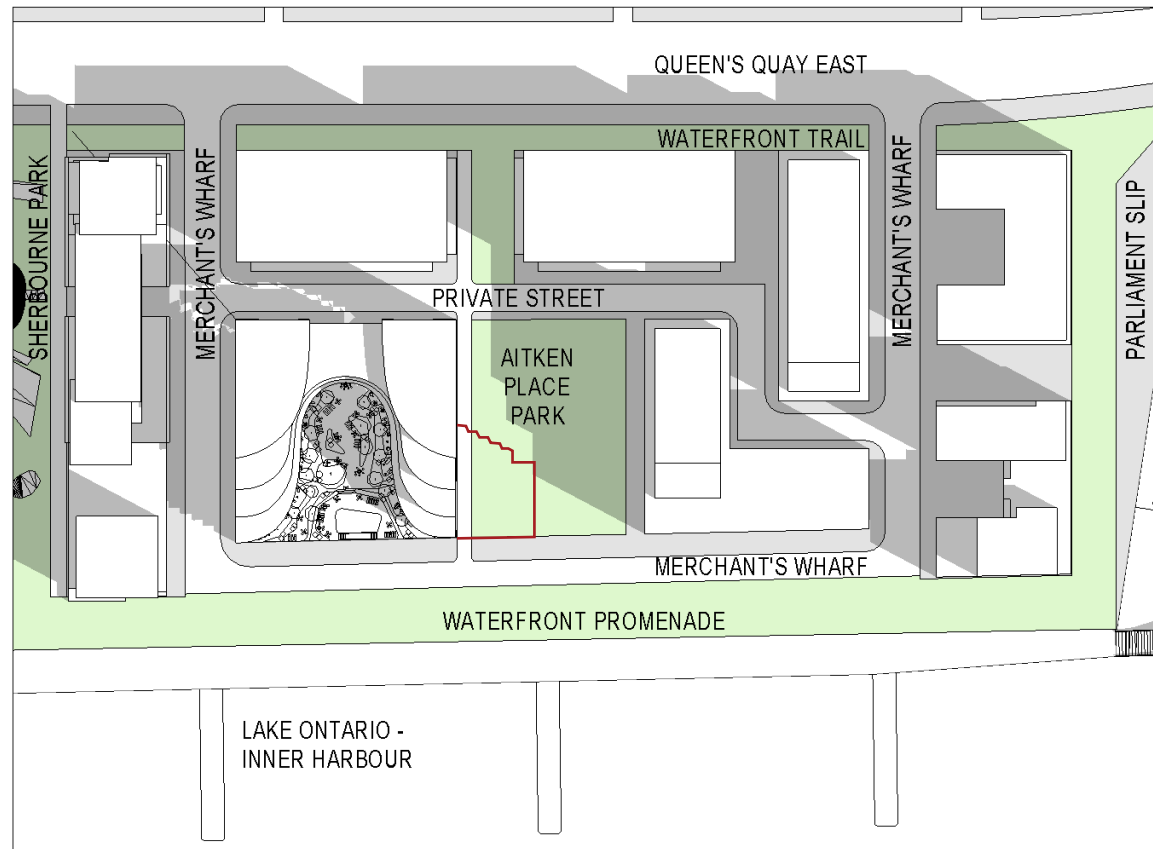
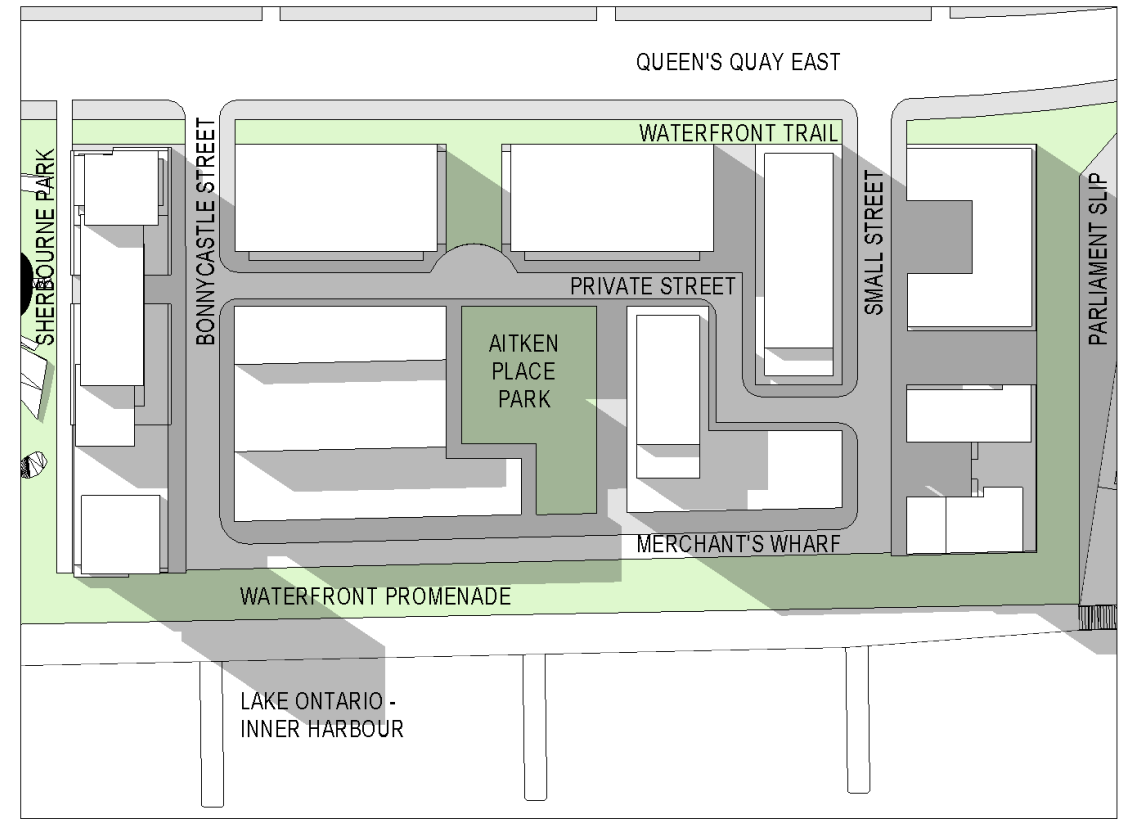
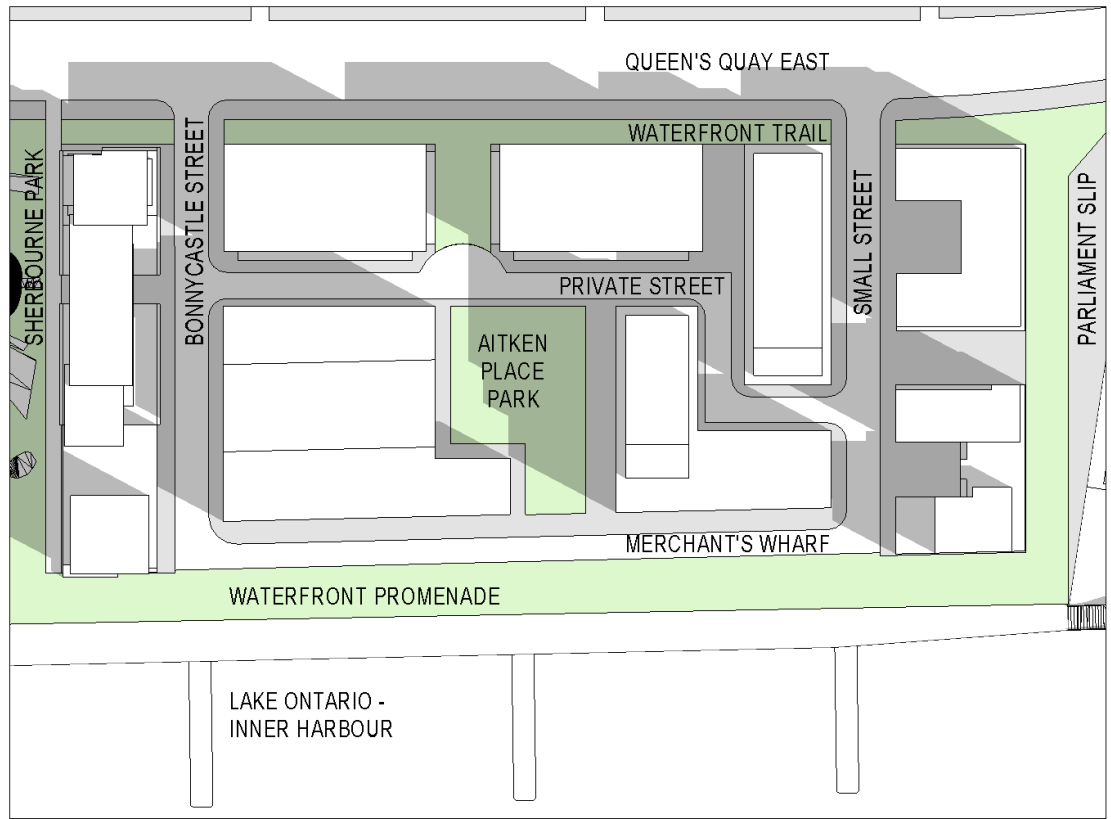


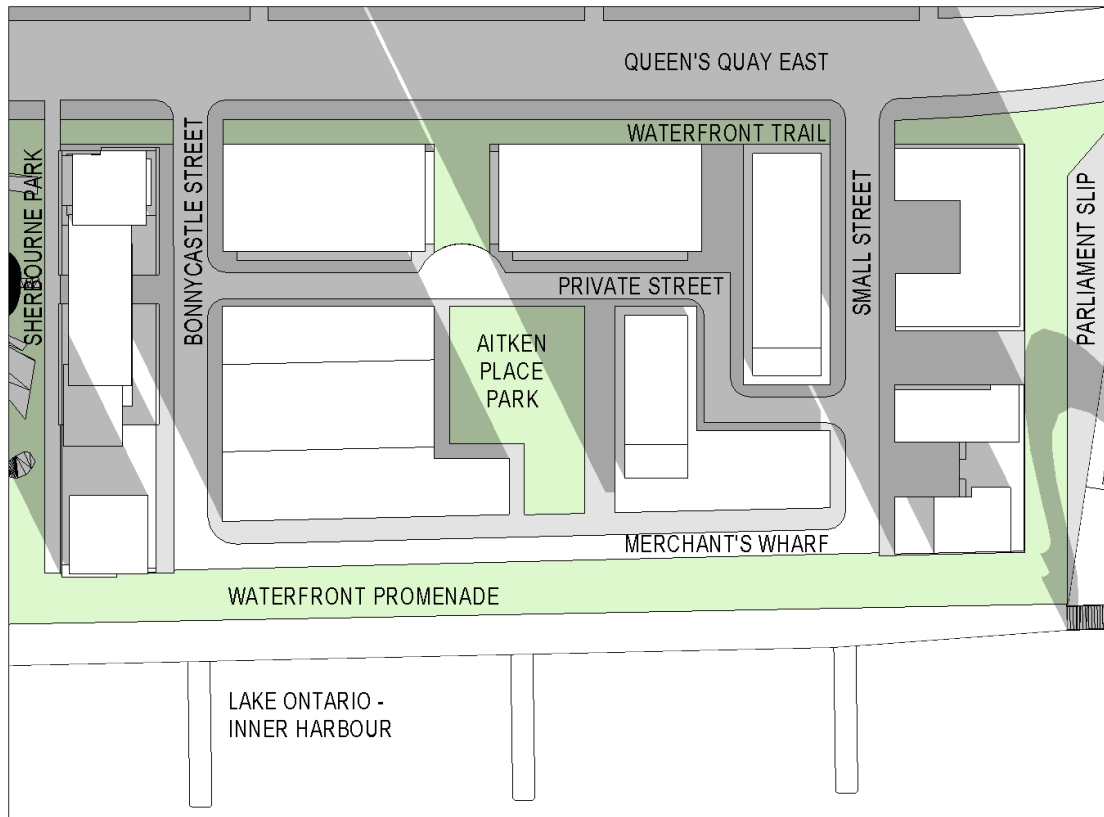
ZONING MASS



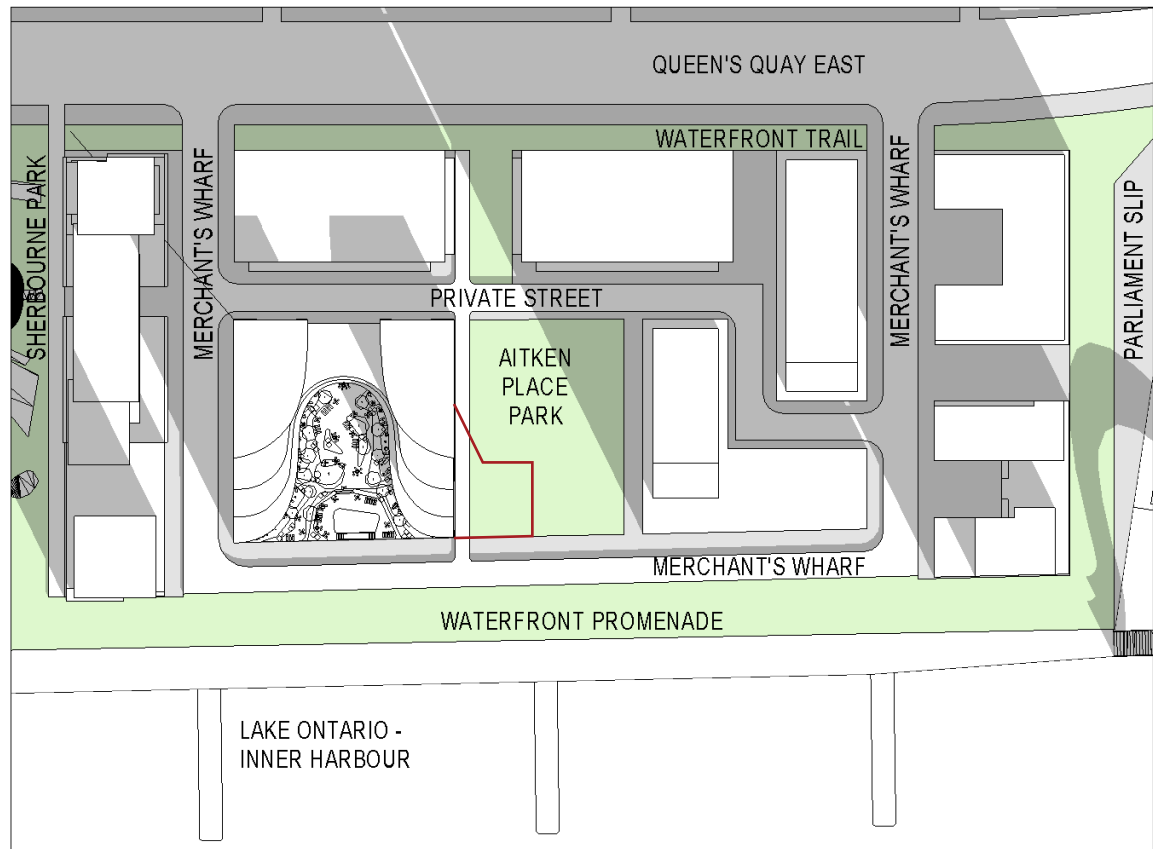
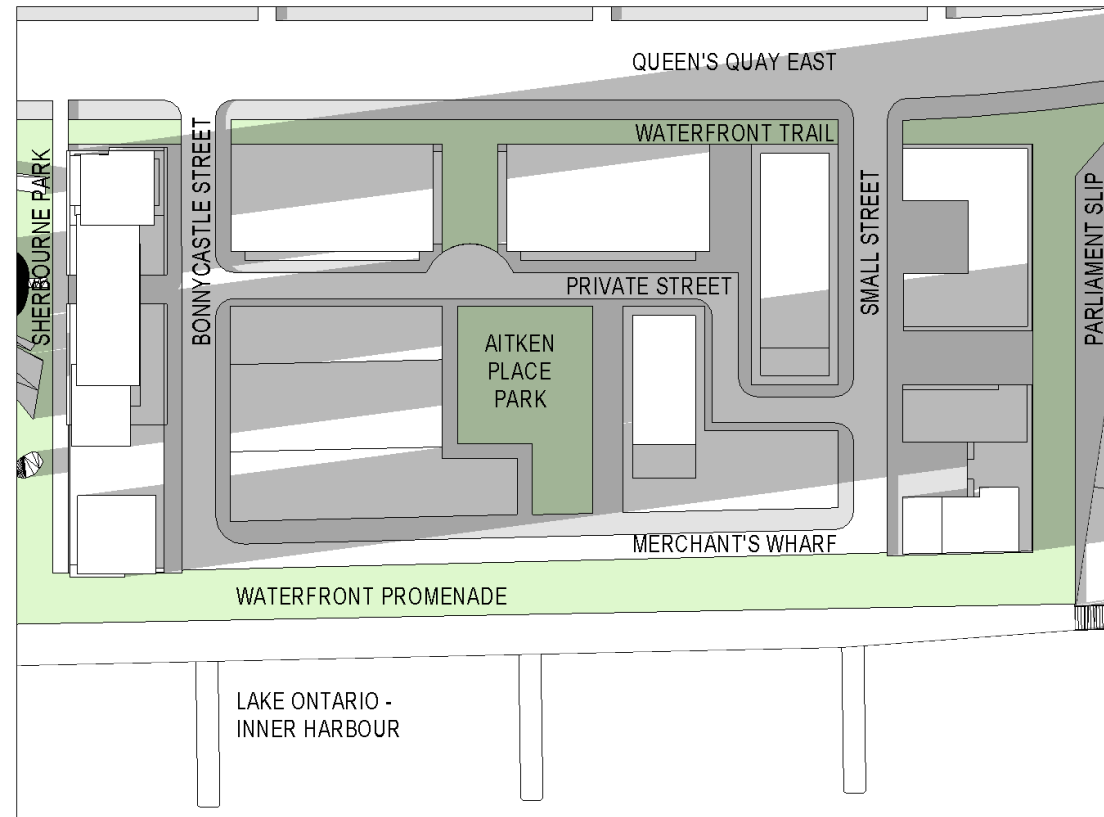
PROPOSED MASS



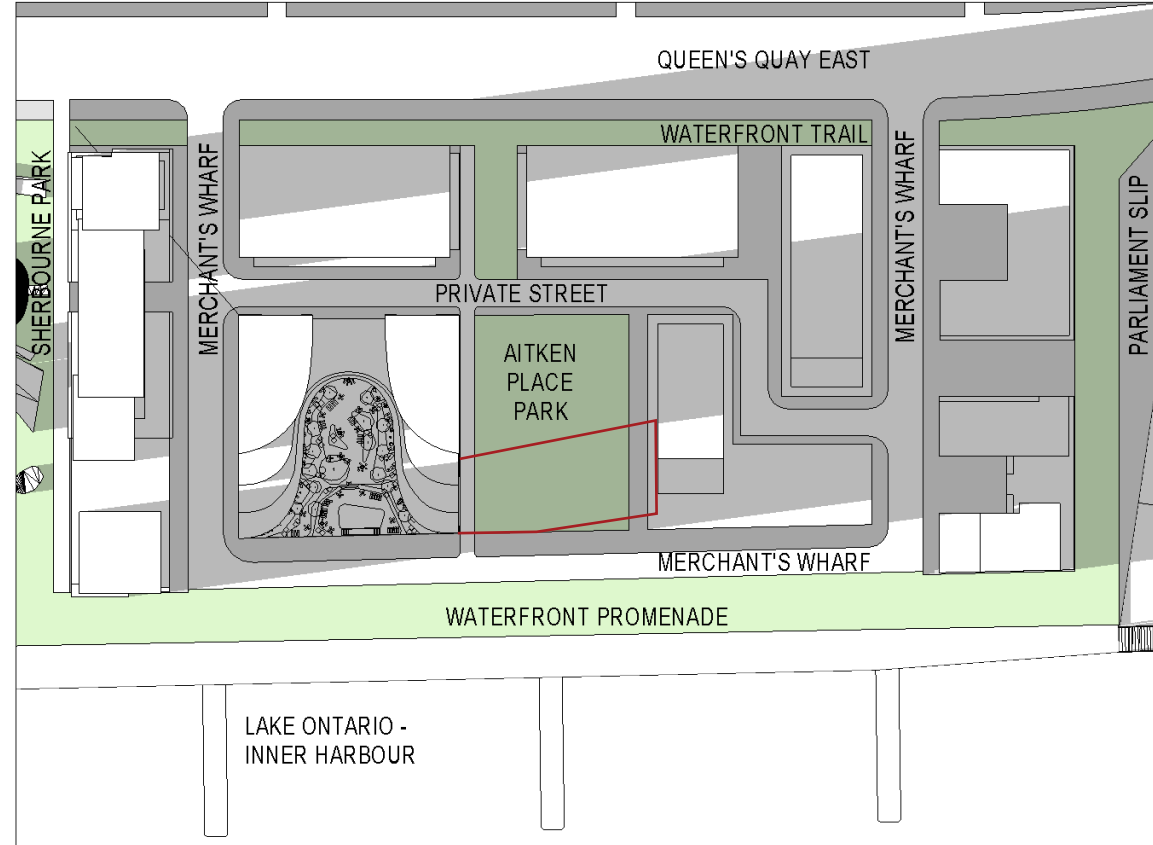




ZONING MASS



PROPOSED MASS



UNIT MIX R3/R4

DWELLING UNIT TYPE	AFFORDABLE RENTAL HOUSING					CONDOMINIUM (OWNERSHIP DWELLING UNIT)							
	1BD	1BD+D	2BD	3BD	TOTAL/FLR	1BD	1BD+D	2BD	2BD+D	3BD	3BD+D	DUPLEX	TOTAL/FLR
PH.2-MECH ROOF	0	0	0	0	0	0	0	0	0	0	0	6	See Level 11
PH.1	0	0	0	0	0	4	0	2	1	0	1	6	14
LEVEL 11	0	0	0	0	0	4	0	2	1	0	1	6	14
LEVEL 10	0	0	0	0	0	7	7	2	1	0	2	0	19
LEVEL 09	4	0	4	2	10	7	7	2	1	0	2	0	19
LEVEL 08	4	0	4	2	10	7	7	2	1	0	2	0	19
LEVEL 07	4	0	4	2	10	6	6	3	1	0	2	0	18
LEVEL 06	4	0	4	2	10	6	8	7	5	2	0	0	28
LEVEL 05	4	0	4	2	10	6	8	7	5	2	0	0	28
LEVEL 04	4	0	4	2	10	6	8	7	5	2	0	0	28
LEVEL 03	4	0	4	2	10	6	8	6	4	2	0	0	26
LEVEL 02	4	0	4	2	10	8	7	4	4	2	0	0	25
LEVEL 01M	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 01					0								0
SUBTOTAL	32	0	32	16		67	66	44	29	10	10	12	
	80					238							
TOTAL	318												
TARGET	412												

AFFORDABLE RENTAL HOUSING PROPOSED

80 Units

CONDOMINIUM PROPOSED

238 Units

1 BD	40%	32 Units
1BD+D (52 SM - 560 SF)	0%	0 Units
2BD (64-68 SM; 690- 730 SF)	40%	32 Units
3BD (91-101 SM; 980-1090 SF)	20%	16 Units

1 BD (49-56 SM; 530-605 SF)	28%	67 Units
1BD+D (52-71 SM; 560-765 SF)	28%	66 Units
2BD(64-82 SM; 690-885 SF)	18%	44 Units
2BD +D (81-121 SM; 870- 1305 SF)	12%	29 Units
3BD (101-145 SM; 1090-1560 SF)	4%	10 Units
3BD+D (141-205 SM; 1520-2205 SF)	4%	10 Units
DUPLEX (221 - 317 SM; 2375-3410 SF)	5%	12 Units

GFA CALCULATION R3/R4

LEVELS	HEIGHT (m/flr)	RETAIL		CONDO		AFFORDABLE		TOTAL AREA (sq m)	TOTAL AREA (sq ft)
		sq. m	sq. ft	sq. m	sq. ft	sq. m	sq. ft		
PH.2 - Mech PH	5.2	-	-	761	8,191	174	1,873	1,348	14,510
PH.1	3.9	-	-	2,166	23,315	-	-	2,166	23,315
Levels 11	3.25	-	-	2,166	23,315	-	-	2,166	23,315
Levels 10	3.25	-	-	2,554	27,491	-	-	2,554	27,491
Levels 9	3.25	-	-	1,786	19,224	777	8,364	2,554	27,588
Levels 8	2.95	-	-	1,786	19,224	777	8,364	2,554	27,588
Levels 7	2.95	-	-	1,786	19,224	777	8,364	2,554	27,588
Levels 6	3.25	-	-	2,138	23,013	777	8,364	2,920	31,377
Levels 5	2.95	-	-	2,138	23,013	777	8,364	2,920	31,377
Levels 4	2.95	-	-	2,138	23,013	777	8,364	2,920	31,377
Levels 3	2.95	-	-	1,873	20,161	777	8,364	2,655	28,524
Level 2	2.95	-	-	1,882	20,258	777	8,364	2,664	28,621
Level 1M	2.8	-	-	145	1,561	90	969	295	2,530
Level 1	5.6	2,661	28,643	867	9,332	137	1,475	3,719	39,450
Level P1	4	-	-	-	-	-	-	-	-
Level P2	2.8	-	-	-	-	-	-	-	-
Level P3	2.8	-	-	-	-	-	-	-	-
Level P4	2.8	-	-	-	-	-	-	-	-

SUB TOTAL GFA ABOVE GROUND	2,661	28,643	24,186	260,336	6,617	71,225	33,989	365,854
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TOTAL GFA (ABOVE GROUND)	33,989	364,649
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LEGEND

 RENTAL
 CONDO
 RETAIL

TOTAL SALABLE AREA (sq m)	TOTAL SALABLE AREA (sq ft)
411	4,424
1,834	
1,834	19,741
2,167	23,325
1,478	15,909
1,478	15,909
1,443	15,532
1,808	19,461
1,808	19,461
1,808	19,461
1,543	16,609
1,442	15,522
	-
	-
19,054	185,354

*BELOW GRADE AREAS BY OTHERS AND ARE NOT INCLUDED IN THIS CALCULATION

*GROSS FLOOR AREA (GFA) INCLUDES FULL BUILDING ENVELOPE. GFA IS NOT ADJUSTED FOR MECHANICAL DEDUCTIONS.



Agenda Item #2 – MGBRs/Sustainability

The version of the MGBRs applicable to my project is Version 1

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 Platinum strategy, energy efficiency, solar PVs, vegetation at rooftop amenities, and stormwater reuse.
2. LEED Gold	LEED Platinum will be pursued, with at least 84 points targeted. Current design is at least 50% more energy efficient than MNECB.
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) 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 2.75 to 5.2 meters are provided in residential spaces. Ground floor height is 5 metres at lowest point , ranging up to 6.1 metres clear.
7. Green Roof	Green roof area is at least 50% of building footprint (may be revised to accommodate PV panels). 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	306 bicycle parking spaces are provided. LEED ND requirements will be exceeded.

Agenda Item #2 – MGBRs/Sustainability

Overview of Sustainability Approach

1. Energy					
	Energy Cost			Energy Intensity	Notes:
	Total	Delta	%	(ekWh/m2/year)	
MNECB Reference	\$424,308	_____	_____	209	
Proposed Design	\$189,898	\$234,410	55%	93.6	Excluding process loads
2. Window & Doors					
	Description of Materials		U-Value (IP)	SHGC (%)	
Typical Window	Double-glazed low-E, argon fill, warm-edge spacers, thermally broken aluminum frame.		0.35	0.27	
Typical Glass Door	Double-glazed low-E, argon fill, warm-edge spacers, thermally broken aluminum frame.		0.35	0.27	
3. Wall & Roof					
	Description of Materials		U-Value (IP)	R-Nom (IP)	
Typical Wall	Spandrel, semi-rigid insulation, batt insulation. Brick, cavity wall w semi-rigid and batt ins.		0.083	R-20	
Roof	Inverted ballast roof or concrete pavers, with 150mm rigid insulation.		0.033	R-30	

MGBR # 2 – 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 Platinum

Supporting Materials Provided: No

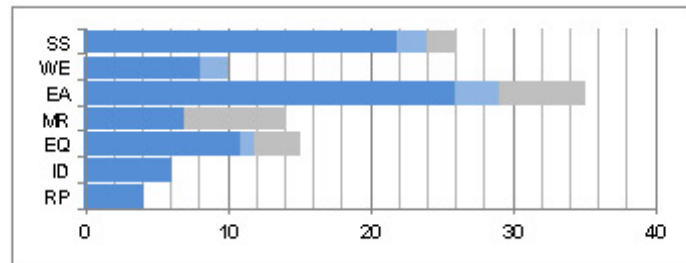
MGBR # 4 – LEED Gold (Platinum)



Aquavista at Bayside
LEED Canada-NC 2009
Preliminary Project Checklist

June 2014

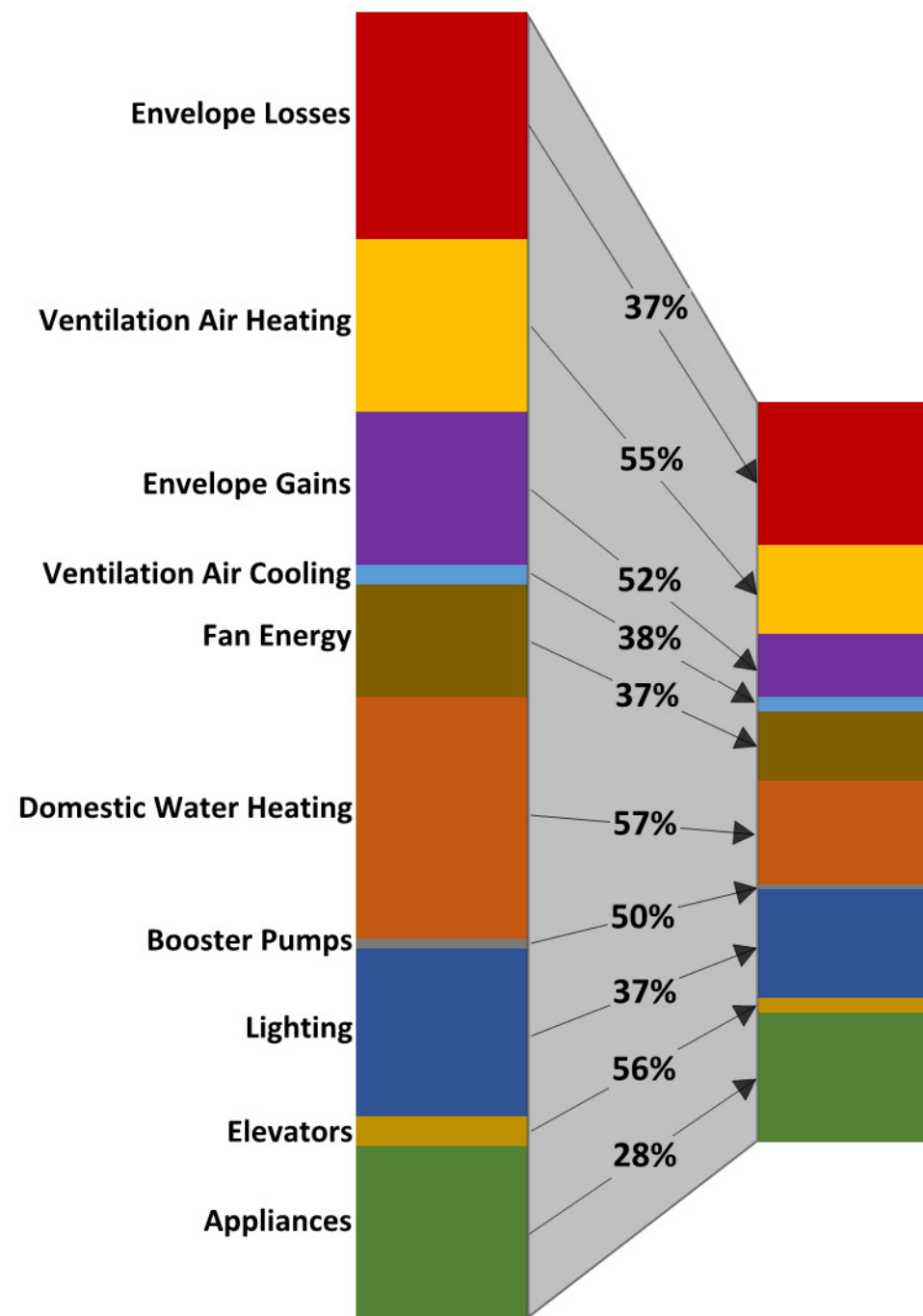
84				8				18				Total Project Score				Possible Points				110							
Y				?				N				Certified 40 to 49 points				Silver 50 to 59 points				Gold 60 to 79 points				Platinum 80+ points			
22				2				2				Sustainable Sites				Possible Points				26							
-				-				-				SSp1				Construction Activity Pollution Prevention				-							
1				-				-				SSc1				Site Selection				1							
5				-				-				SSc2				Development Density & Community Connectivity				5							
1				-				-				SSc3				Brownfield Redevelopment				1							
6				-				-				SSc3.1				Alternative Transportation, Public Transportation Access				6							
1				-				-				SSc3.2				Alternative Transportation, Bicycle Storage & Changing Rooms				1							
3				-				-				SSc3.3				Alternative Transportation, Low-Emitting Fleet/Electric Vehicles				3							
-				2				-				SSc3.4				Alternative Transportation, Parking Capacity				2							
-				1				-				SSc5.1				Site Development, Protection/Restore Habitat				1							
-				1				-				SSc5.2				Site Development, Development Footprint				1							
1				-				-				SSc6.1				Stormwater Management, Quality Control				1							
1				-				-				SSc6.2				Stormwater Management, Quantity Control				1							
1				-				-				SSd.1				Heat Island Effect, No i-Roof				1							
1				-				-				SSd.2				Heat Island Effect, Roof				1							
1				-				-				SSd3				Light Pollution Reduction				1							
8				2				2				Water Efficiency				Possible Points				10							
-				-				-				WEp1				Water Use Reduction				-							
4				-				-				WEc1				Water Efficient Landscaping				4							
-				2				-				WEc2				Innovative Waste Water Technologies				2							
4				-				-				WEc3				Water Use Reduction				4							
26				3				6				Energy & Atmosphere				Possible Points				35							
-				-				-				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							
7				7				7				Materials & Resources				Possible Points				14							
-				-				-				MRp1				Storage & Collection of Recyclables				-							
-				3				-				MRc1.1				Building Reuse, Materials Existing Walls, Floors, Roof				3							
-				1				-				MRc1.2				Building Reuse, Materials Interior Non-Structural 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							
11				1				3				Indoor Environmental Quality				Possible Points				15							
-				-				-				Iqp1				Minimum IAQ Performance				-							
-				-				-				Iqp2				Environmental Tobacco Smoke (ETS) Control				-							
-				1				-				Ibc1				Outdoor Air Delivery Monitoring				1							
1				-				-				Ibc2				Increased Ventilation				1							
1				-				-				Ibc3.1				Construction IAQ Management Plan, Drafting Construction				1							
1				-				-				Ibc3.2				Construction IAQ Management Plan, Before Occupancy				1							
1				-				-				Ibc4.1				Low-Emitting Materials, Adhesives & Sealants				1							
1				-				-				Ibc4.2				Low-Emitting Materials, Paints				1							
1				-				-				Ibc4.3				Low-Emitting Materials, Flooring Systems				1							
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1				-				-				Ibc5				Indoor Chemical & Pollutant Source Control				1							
1				-				-				Ibc6.1				Controllability of Systems, Lighting				1							
-				1				-				Ibc6.2				Controllability of Systems, Thermal Comfort				1							
1				-				-				Ibc7.1				Thermal Comfort, Design				1							
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-				1				-				Ibc8.1				Daylight & Views, Daylight				1							
-				1				-				Ibc8.2				Daylight & Views, Views				1							
6				6				6				Innovation in Design				Possible Points				6							
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				4				4				Regional Priority				Possible Points				4							
1				-				-				RPr1				Durable Building				1							
3				-				-				RPr2				Regional Priority Credit				3							



Target = LEED Platinum Certification

Supporting Materials Provided: Yes

MGBR # 4a – Energy Performance



- Improved spandrel insulation
- WarmEdge spacers and argon gas
- Corridor air minimized, 20 cfm
- In-suite air heat-recovery, ~70% efficiency
- Low-E coating, max SHGC 0.28
- Reduced air volumes, reduced stack effect, and high-efficiency variable frequency motors
- Water use reduction of ~50% translates to reduced water heating consumption and reduced pumping energy
- Efficient plant systems: condensing boilers & advanced chiller options (e.g. magnetic or ceramic bearing)
- LEDs, occupancy/daylight sensors incorporated where appropriate
- Regenerative elevators
- Energy Star compliant appliances

Supporting Materials Provided: No

MGBR # 4b – Measurement & Verification

- Measurement of key central and in-suite energy and water loads
- 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.
- Quarterly reports will be issued for one full year of operation, to provide useful feedback on building energy and water performance.



Electrical Meter



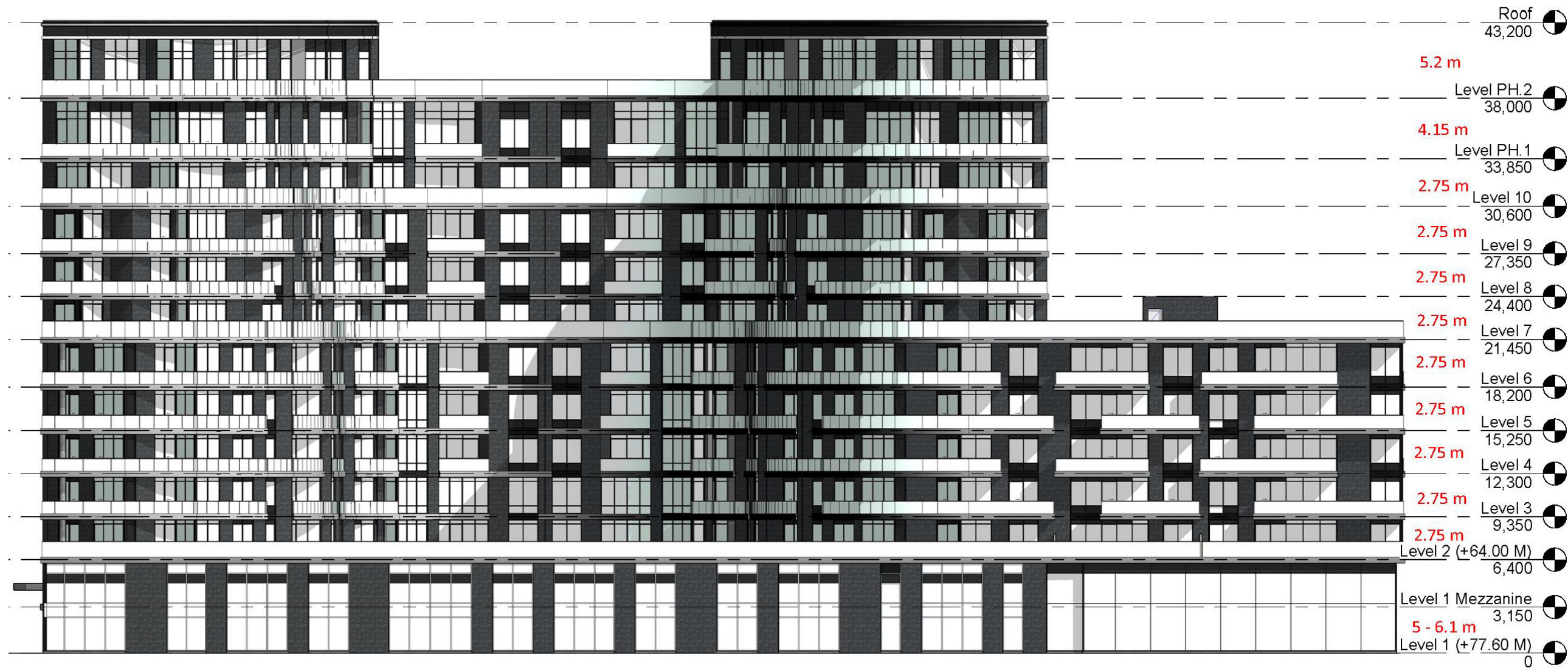
Water Meter



Thermal Meter

Supporting Materials Provided: No

MGBR # 7 – Long term Flexibility



Supporting Materials Provided: Yes

MGBR # 8 – Green Roof



Supporting Materials Provided: No

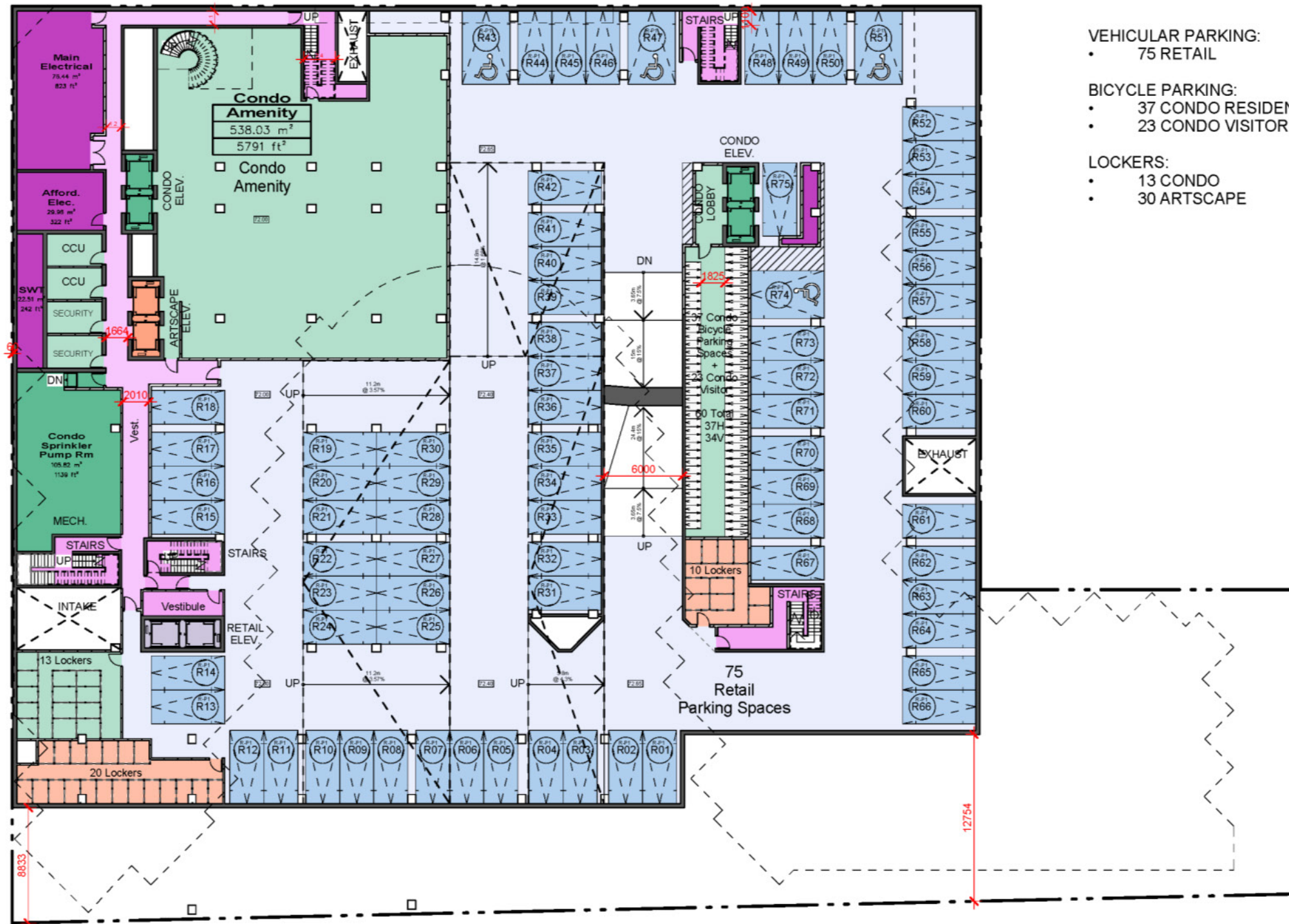
MGBR # 9 – Waste Management

- Tandem Triple Waste-sorting bins will be integrated into kitchen design.
- Trisorters will be provided for convenient waste collection.
- Instructions for sorting waste will be posted beside Trisorter chutes and included within literature provided to new occupants.



Supporting Materials Provided: Yes

MGBR # 10 – Bicycle Parking & Storage



VEHICULAR PARKING:

- 75 RETAIL

BICYCLE PARKING:

- 37 CONDO RESIDENT
- 23 CONDO VISITOR

LOCKERS:

- 13 CONDO
- 30 ARTSCAPE

Level P1
JUNE 16, 2014

Supporting Materials Provided: Yes

