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AQUAVISTA
AT BAYSIDE TORONTO

WATERFRONT TORONTO
JULY 9, 2014

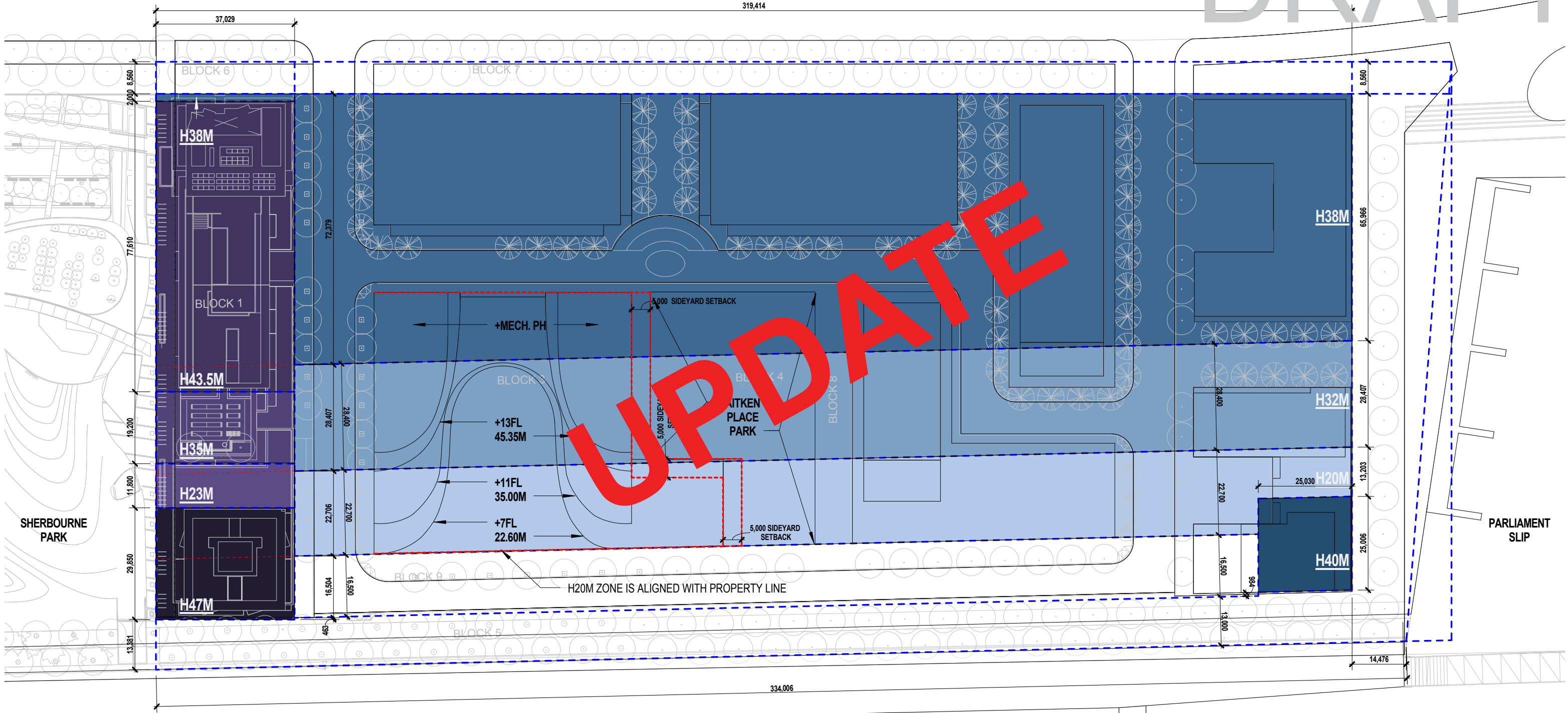
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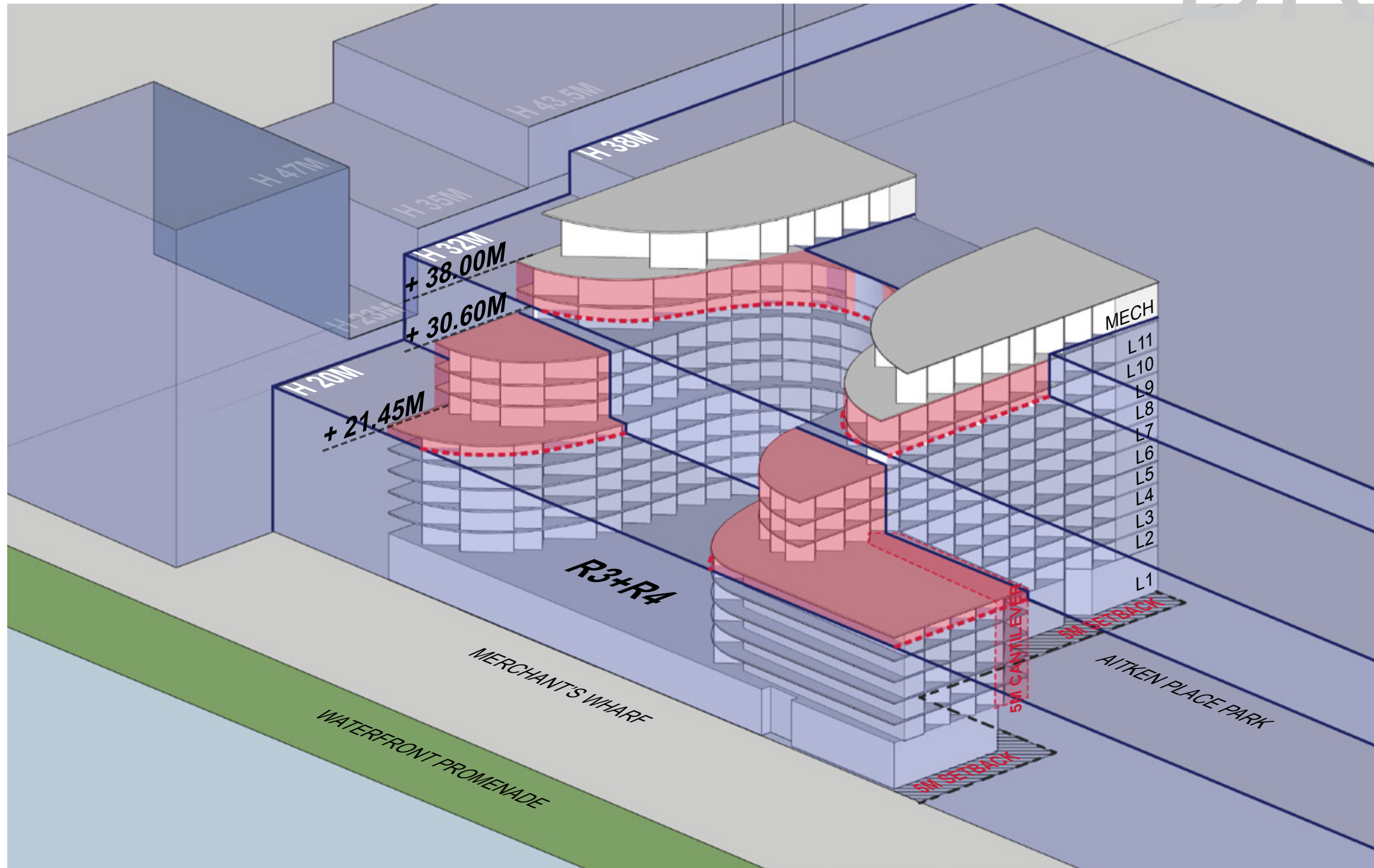


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UPDATE

NOTE: PROPOSED HEIGHTS SHOWN FROM RETAIL GROUND FLOOR TOP OF RAIL / PARAPET



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

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
LEVEL 12-MECH ROOF	0	0	0	0	0	0	0	0	0	0	0	6	See Level 11
LEVEL 11	0	0	0	0	0	4	0	2	1	0	1	6	14
LEVEL 10	0	0	0	0	0	9	1	6	2	0	2	0	20
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	3	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	8	8	7	5	2	0	0	28
LEVEL 04	4	0	4	2	10	8	8	7	5	2	0	0	28
LEVEL 03	4	0	4	2	10	8	7	6	4	2	0	0	26
LEVEL 02	4	0	4	2	10	8	7	4	4	2	0	0	25
LEVEL 01					0								0
SUBTOTAL	32	0	32	16		65	60	46	29	10	9	6	
	80					225							
TOTAL	305												
TARGET	412												

AFFORDABLE RENTAL HOUSING PROPOSED			CONDOMINIUM PROPOSED		
		80 Units			225 Units
1 BD	40%	32 Units	1 BD (49-56 SM; 530-605 SF)	29%	65 Units
1BD+D (52 SM - 560 SF)	0%	0 Units	1BD+D (52-71 SM; 560-765 SF)	27%	60 Units
2BD (64-68 SM; 690- 730 SF)	40%	32 Units	2BD(64-82 SM; 690-885 SF)	20%	46 Units
3BD (91-101 SM; 980-1090 SF)	20%	16 Units	2BD +D (81-121 SM; 870- 1305 SF)	13%	29 Units
			3BD (101-145 SM; 1090-1560 SF)	4%	10 Units
			3BD+D (141-205 SM; 1520-2205 SF)	4%	9 Units
			DUPLEX (221 - 317 SM; 2375-3410 SF)	3%	6 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		
Level 14	5.2	-	-	512	5,511	-	-	512	5,511
Level 13	3.85	-	-	1,838	19,784	-	-	1,838	19,784
Levels 12	3.25	-	-	1,838	19,784	-	-	1,838	19,784
Levels 11	3.25	-	-	1,838	19,784	-	-	1,838	19,784
Level 10	3.25	-	-	2,742	29,515	-	-	2,742	29,515
Levels 9	3.25	-	-	1,972	21,226	904	9,731	2,742	30,957
Levels 8	2.95	-	-	1,972	21,226	904	9,731	2,876	30,957
Levels 7	2.95	-	-	1,986	21,377	904	9,731	2,876	31,108
Levels 6	3.25	-	-	2,962	31,883	904	9,731	3,866	41,613
Levels 5	2.95	-	-	2,962	31,883	904	9,731	3,866	41,613
Levels 4	2.95	-	-	2,962	31,883	904	9,731	3,866	41,613
Levels 3	2.95	-	-	2,962	31,883	904	9,731	3,866	41,613
Level 2	3.7	-	-	2,962	31,883	904	9,731	3,878	41,742
Level 1M	3.5	-	-	-	-	105	1,130	105	1,130
Level 1	3.5	3,549	38,201	820	8,826	182	1,959	4,551	48,987
Level P1	4	-	-	-	-	-	-	-	-
Level P2	-	-	-	-	-	-	-	-	-
Level P3	2.8	-	-	-	-	-	-	-	-
Level P4	-	-	-	-	-	-	-	-	-
SUB TOTAL GFA ABOVE GROUND		3,549	38,201	30,340	326,577	7,519	80,934	41,260	445,712

REPLACE

LEGEND

	RENTAL
	CONDO
	RETAIL

*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.

FINISHED AREA CALCULATION R3/R4

LEVELS	TFA						No. of Stalls	Parking Area	
	sq. m.	sq. ft.						sq. m.	sq. ft.
Level P1	-	-					-	-	
Level P2	-	-					-	-	
Level P3	-	-					-	-	
Level P4	-	-					-	-	

SUB TOTAL FINISHED AREA BELLOW GROUND	-	-					-	-
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Above Ground Finished Areas

LEVELS	Interior (Affordable)		Interior (Condo)		Retail		Balcony (Affordable)		Balcony (Condo)		Recreation		Total TFA		Suites	
	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	Afford.	Condo
Ground Floor	182	1,959	820	8,826	3,549	38,201	-	-	-	-	-	-	4,551	48,986	-	-
Level 2	829	8,928	2,359	25,392	-	-	75.00	807	1,410	15,177	289	3,110	4,962	53,414	10	26
Level 3	829	8,928	2,636	28,373	-	-	75.00	807	326	3,509	-	-	3,866	41,617	10	28
Level 4	829	8,928	2,636	28,373	-	-	75.00	807	326	3,509	-	-	3,866	40,154	10	28
Level 5	829	8,928	2,636	28,373	-	-	75.00	807	326	3,509	-	-	3,866	40,154	10	28
Level 6	829	8,928	2,636	28,373	-	-	75.00	807	326	3,509	-	-	3,866	40,154	10	28
Level 7	829	8,928	1,798	19,353	-	-	75.00	807	1,147	12,346	-	-	3,849	41,434	10	18
Level 8	829	8,928	1,784	19,202	-	-	75.00	807	188	2,023	-	-	2,876	30,960	10	19
Level 9	829	8,928	1,784	19,202	-	-	75.00	807	188	2,023	-	-	2,876	30,960	10	19
Level 10	-	-	2,551	27,491	-	-	-	-	188	2,852	-	-	2,742	30,343	-	32
Level 11	-	-	1,623	17,469	-	-	-	-	1,196	12,873	-	-	2,819	30,342	-	12
Level 12	-	-	1,623	17,469	-	-	-	-	215	2,314	-	-	1,838	19,783	-	12
Level 13	-	-	1,623	17,469	-	-	-	-	215	2,314	-	-	1,838	19,783	-	12
Level 14	-	-	297	3,197	-	-	-	-	215	5,618	157	1,689	669	10,504	-	-
SUB TOTAL FINISHED AREA ABOVE GROUND	6,814	73,383	26,809	284,173	3,549	38,201	600	6,456	6,266	71,576	446	4,799	44,484	478,588	80	262

LEGEND

AFFORDABLE
AFFORDABLE AMENITY
CONDO
CONDO AMENITY
RETAIL

RETAIL TOTAL AREA	3,549 SQ. M.
	38,201 SQ. FT.
AFFORDABLE TOTAL AREA	7,571 SQ. M.
	81,528 SQ. FT.
CONDO TOTAL AREA	33,364 SQ. M.
	358,859 SQ. FT.
*TOTAL TFA ABOVE GROUND	44,484 SQ. M.
	478,588 SQ. FT.

*TOTAL FINISHED AREA DOES NOT INCLUDE BELOW GRADE AREA

REPLACE DRAFT



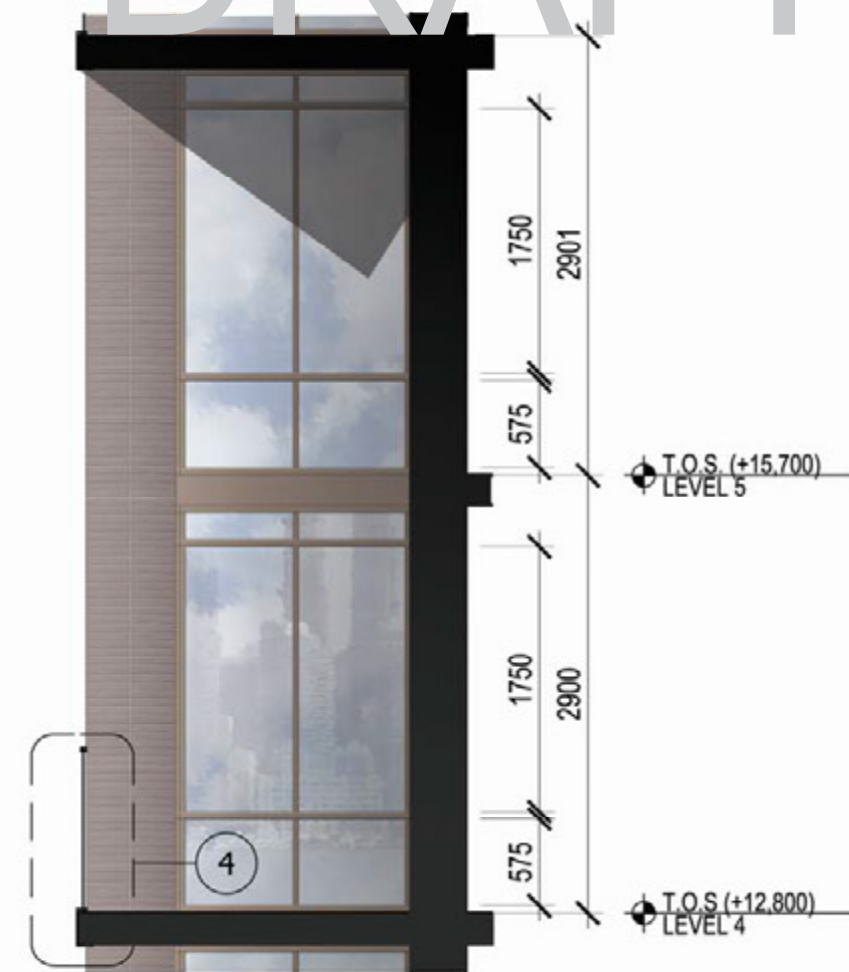
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REPLACE

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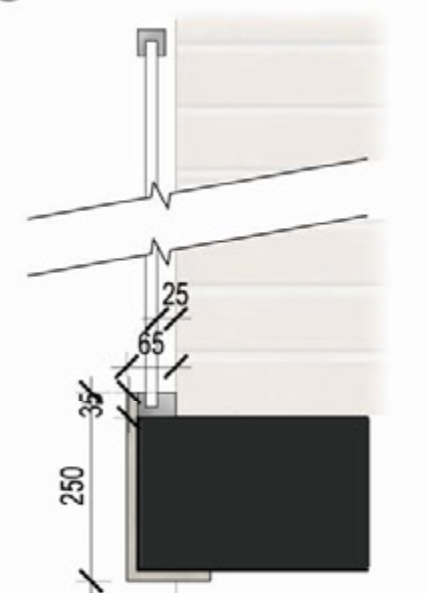
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3 BALCONY SECTION 1:50



2 PARTIAL PLAN AT LEVEL 5 1:50



4 BALCONY DETAIL 1:10

REPLACE

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UPDATE



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UPDATE



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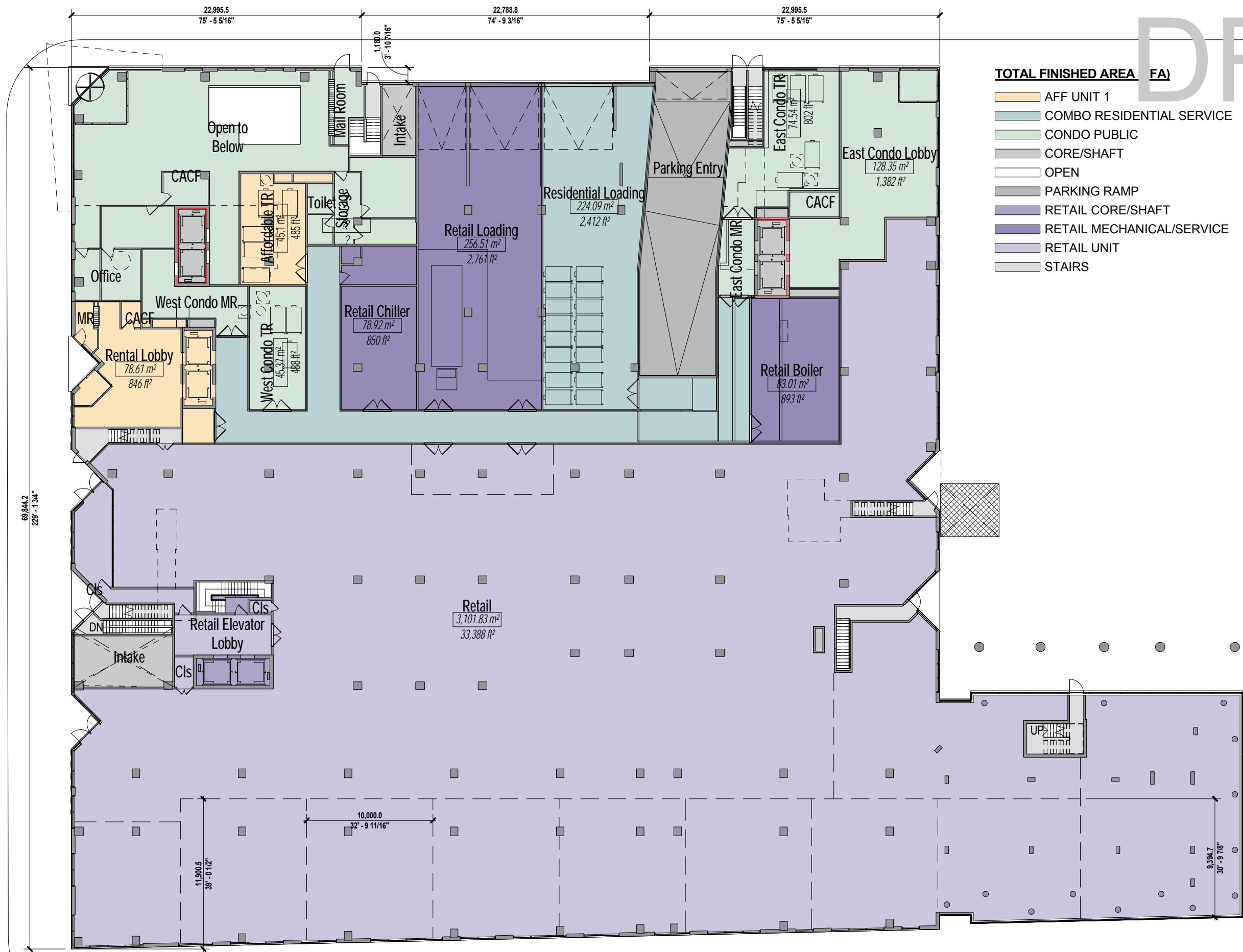
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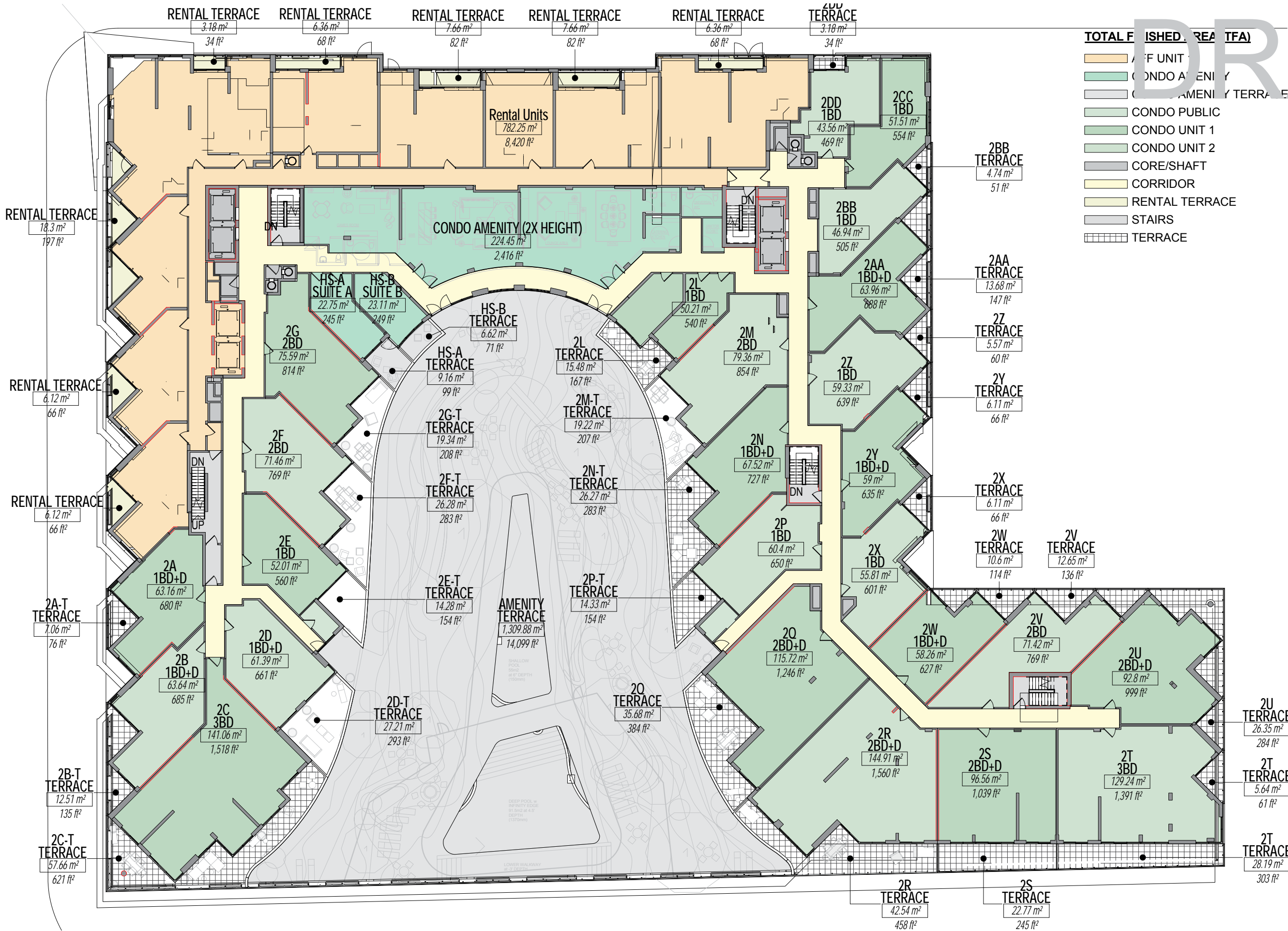
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- TOTAL FINISHED AREA (FA)**
- AFF UNIT 1
 - COMBO RESIDENTIAL SERVICE
 - CONDO PUBLIC
 - CORE/SHAFT
 - OPEN
 - PARKING RAMP
 - RETAIL CORE/SHAFT
 - RETAIL MECHANICAL/SERVICE
 - RETAIL UNIT
 - STAIRS

GFA AREA GROUND FLOOR		
SHARED	663 m²	7,138 ft²
RETAIL	3,552 m²	38,238 ft²
RENTAL	153 m²	1,644 ft²
CONDO	717 m²	7,716 ft²
Grand total	5,085 m²	54,736 ft²

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TOTAL FINISHED AREA (TFA)

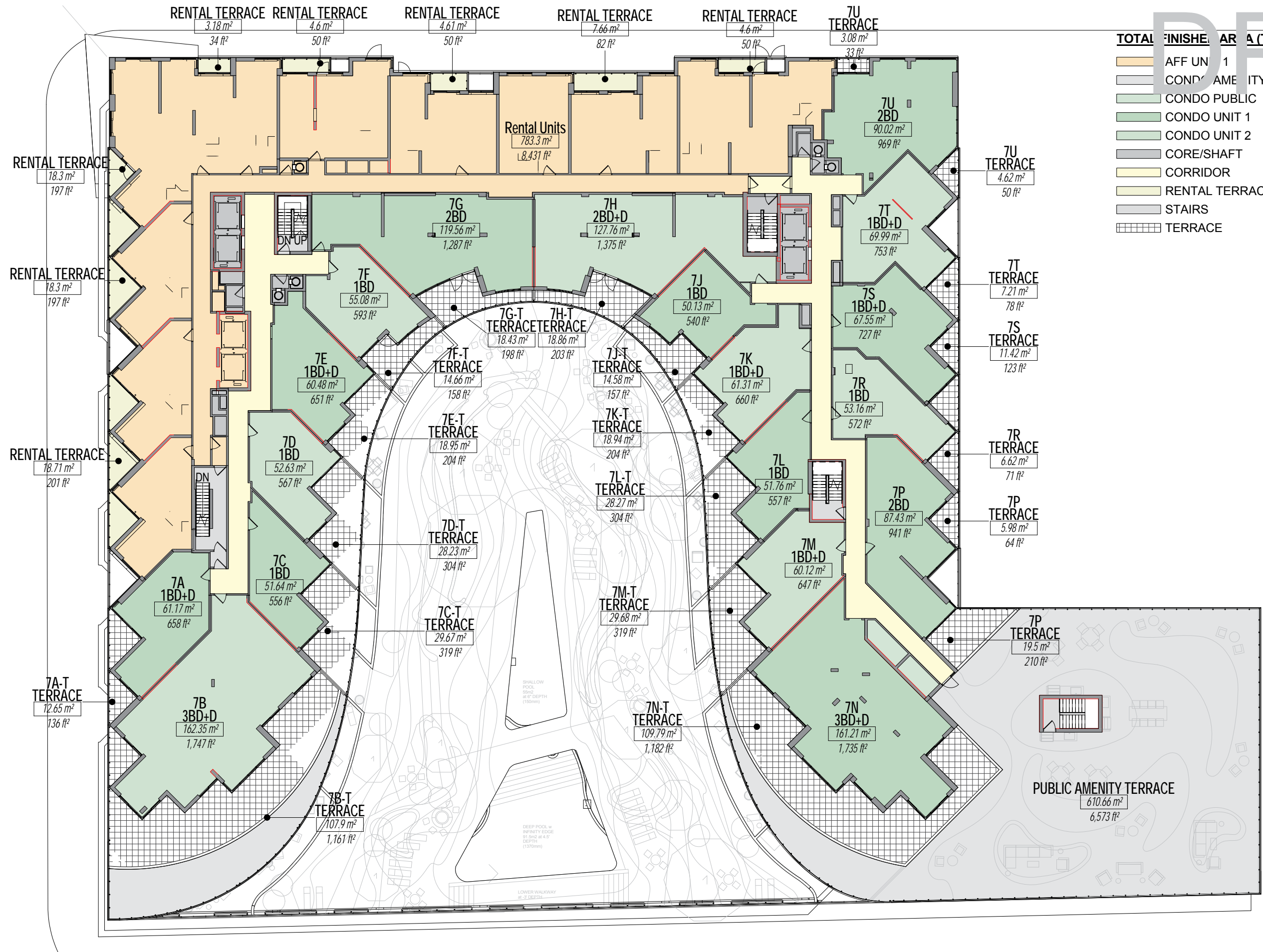
- RENTAL UNIT
- CONDO AMENITY
- CONDO AMENITY TERRACE
- CONDO PUBLIC
- CONDO UNIT 1
- CONDO UNIT 2
- CORE/SHAFT
- CORRIDOR
- RENTAL TERRACE
- STAIRS
- TERRACE

GFA AREA LEVEL 2		
AREA USE	Area (m ²)	Area (ft ²)
RENTAL	782 m ²	8,420 ft ²
CONDO	2,373 m ²	25,541 ft ²
Grand total	3,155 m²	33,961 ft²

Private Terrace Schedule - Level 2		
TERRACE	463 m ²	4,989 SF

Unit Type Schedule - Level 2		
1BD	420 m ²	4,518 SF
8	420 m ²	4,518 SF
1BD+D	437 m ²	4,703 SF
7	437 m ²	4,703 SF
2BD	298 m ²	3,206 SF
4	298 m ²	3,206 SF
2BD+D	450 m ²	4,843 SF
4	450 m ²	4,843 SF
3BD	270 m ²	2,909 SF
2	270 m ²	2,909 SF
Grand total:	1,875 m²	20,180 SF
25		

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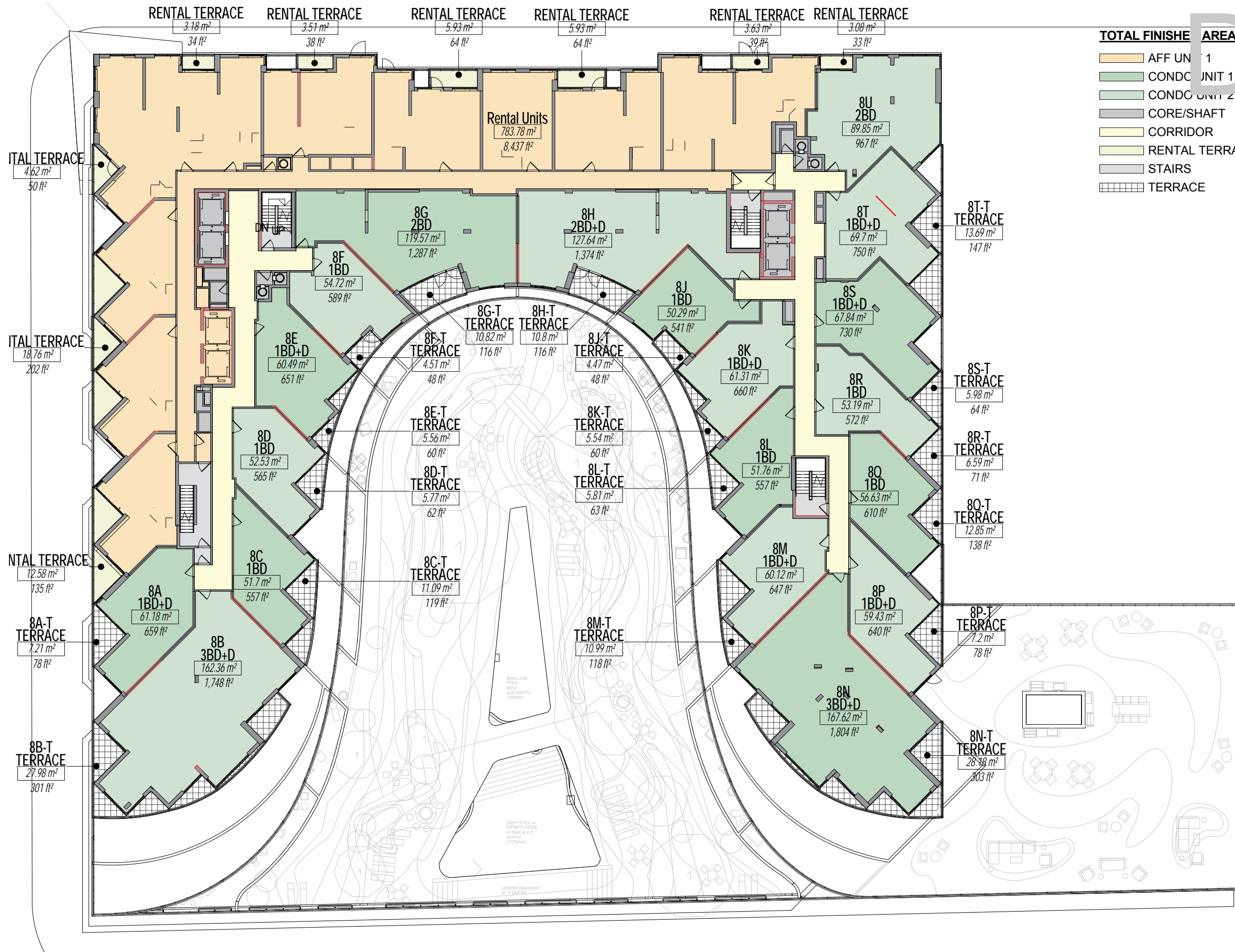
TOTAL FINISHED AREA (TFA)
AFF UN 1
COND AMENITY TERRACE
CONDO PUBLIC
CONDO UNIT 1
CONDO UNIT 2
CORE/SHAFT
CORRIDOR
RENTAL TERRACE
STAIRS
TERRACE

GFA AREA LEVEL 7		
RENTAL	783 m²	8,431 ft²
CONDO	1,786 m²	19,227 ft²
Grand total	2,570 m²	27,659 ft²

Private Terrace Schedule - Level 7		
TERRACE	509 m²	5,479 SF

Unit Type Schedule - Level 7		
1BD	314 m²	314 m²
6	314 m²	314 m²
1BD+D	381 m²	381 m²
6	381 m²	381 m²
2BD	297 m²	297 m²
3	297 m²	297 m²
2BD+D	128 m²	128 m²
1	128 m²	128 m²
3BD+D	324 m²	324 m²
2	324 m²	324 m²
Grand total:	1,443 m²	1,443 m²
18		

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TOTAL FINISHED AREA (GFA)

	AFF UNIT 1
	CONDO UNIT 1
	CONDO UNIT 2
	CORE/SHAFT
	CORRIDOR
	RENTAL TERRACE
	STAIRS
	TERRACE

GFA AREA LEVEL 8-9

RENTAL	784 m ²	8,437 ft ²
CONDO	1,770 m ²	19,057 ft ²
Grand total	2,554 m ²	27,493 ft ²

Private Terrace Schedule - Level 9

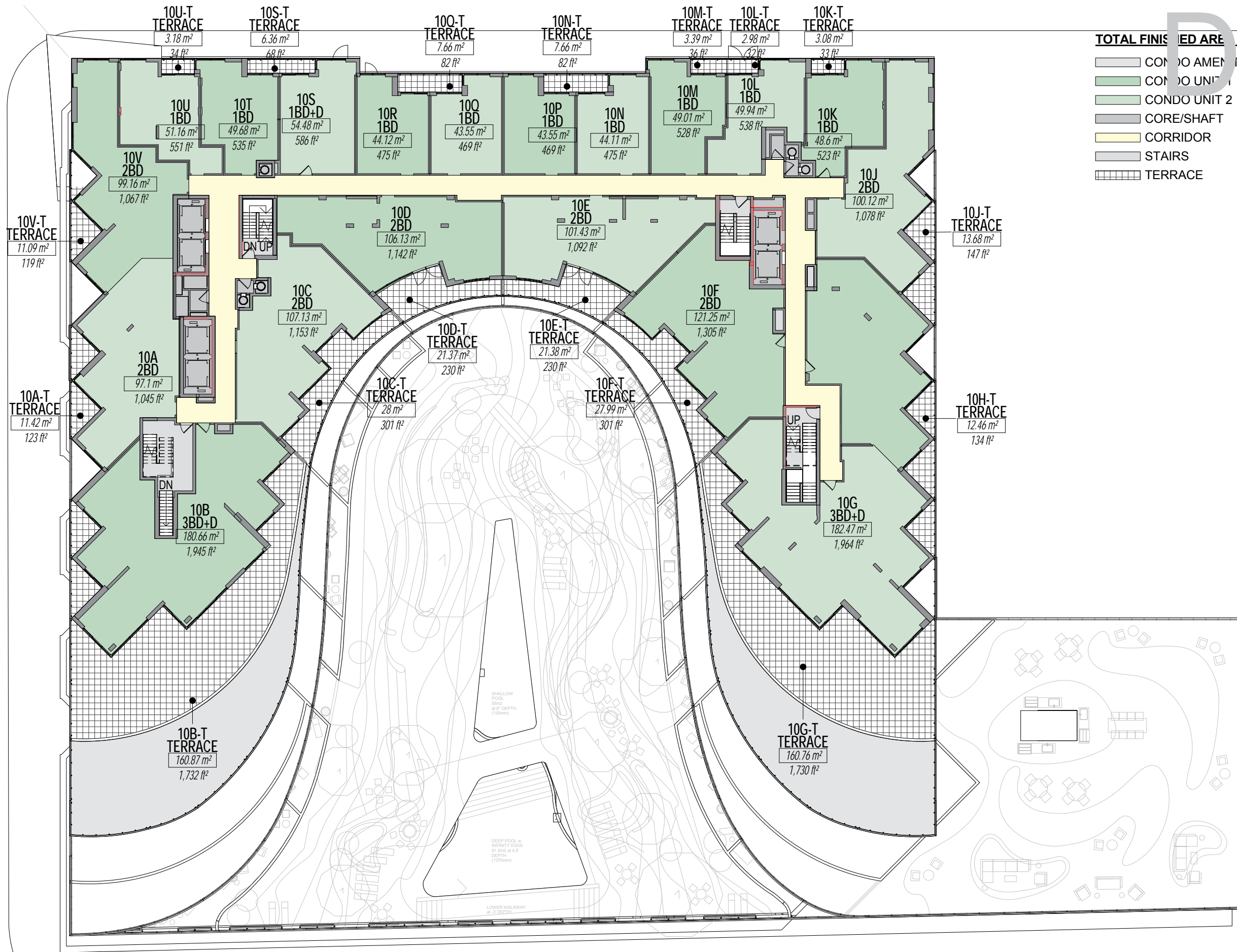
TERRACE	196 m ²	2,112 SF
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Private Terrace Schedule - Level 8

TERRACE	190 m ²	2,042 SF
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Unit Type Schedule - Level 8

1BD	371 m ²	3,991 SF
7	371 m ²	3,991 SF
1BD+D	440 m ²	4,737 SF
7	440 m ²	4,737 SF
2BD	209 m ²	2,254 SF
2	209 m ²	2,254 SF
2BD+D	128 m ²	1,374 SF
1	128 m ²	1,374 SF
3BD+D	330 m ²	3,552 SF
2	330 m ²	3,552 SF
Grand total:	1,478 m ²	15,908 SF
19		



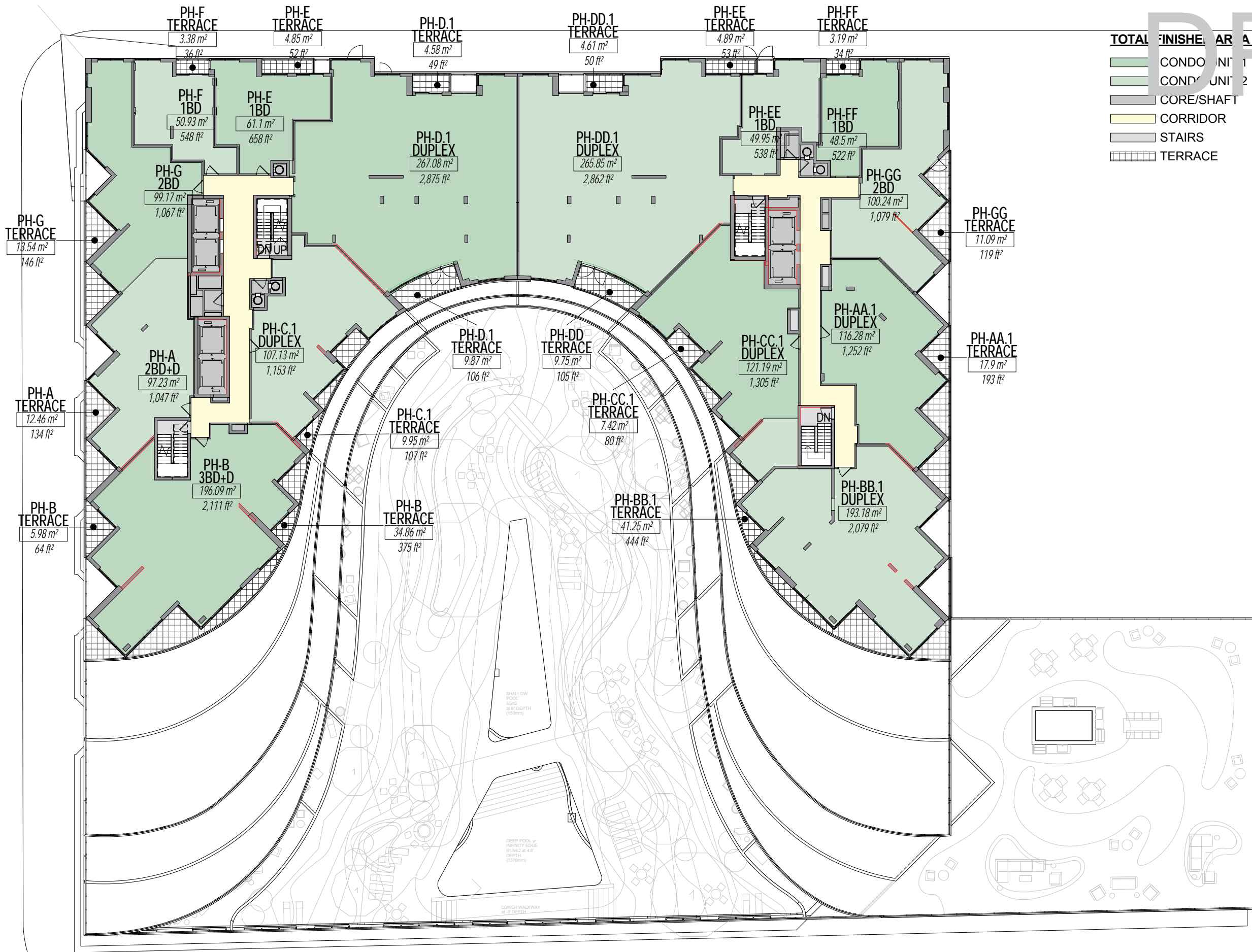
- TOTAL FINISHED AREA (TOTAL)**
- CONDO AMENITY TERRACE
 - CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - STAIRS
 - TERRACE

GFA AREA LEVEL 10		
CONDO	2,043 m ²	21,990 ft ²
Grand total	2,043 m ²	21,990 ft ²

Private Terrace Schedule - Level 10		
TERRACE	503 m ²	5,418 SF

Unit Type Schedule - Level 10		
1BD	424 m ²	4,561 SF
9	424 m ²	4,561 SF
1BD+D	54 m ²	586 SF
1	54 m ²	586 SF
2BD	732 m ²	7,883 SF
7	732 m ²	7,883 SF
2BD+D	117 m ²	1,254 SF
1	117 m ²	1,254 SF
3BD+D	363 m ²	3,909 SF
2	363 m ²	3,909 SF
Grand total:	1,690 m ²	18,193 SF
total:	20	

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TOTAL FINISHED AREA (TFA)

- COND' UNIT 1
- COND' UNIT 2
- CORE/SHAFT
- CORRIDOR
- STAIRS
- TERRACE

GFA AREA LEVEL PH.1

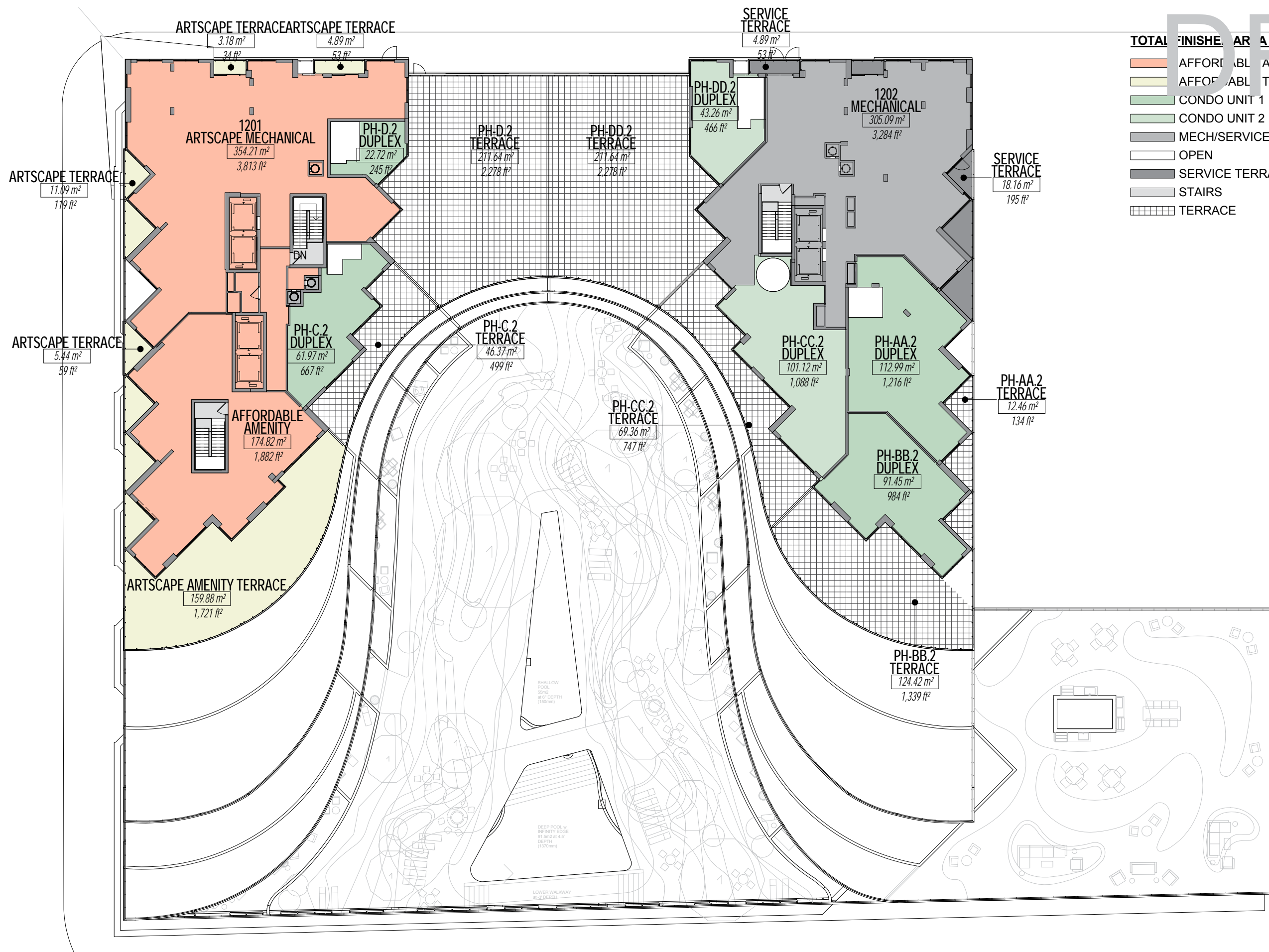
CONDO	2,043 m²	21,990 ft²
Grand total	2,043 m²	21,990 ft²

Private Terrace Schedule - Level 11

TERRACE	200 m²	2,148 SF
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Unit Type Schedule - Level 11

1BD	210 m²	2,266 SF
4	210 m²	2,266 SF
2BD	199 m²	2,146 SF
2	199 m²	2,146 SF
2BD+D	97 m²	1,047 SF
1	97 m²	1,047 SF
3BD+D	196 m²	2,111 SF
1	196 m²	2,111 SF
DUPLEX	1,071 m²	11,525 SF
6	1,071 m²	11,525 SF
Grand total:	1,774 m²	19,094 SF
14		



TOTAL FINISHED AREA (TFA)

- AFFORDABLE AMENITY
- AFFORDABLE TERRACE
- CONDO UNIT 1
- CONDO UNIT 2
- MECH/SERVICE
- OPEN
- SERVICE TERRACE
- STAIRS
- TERRACE

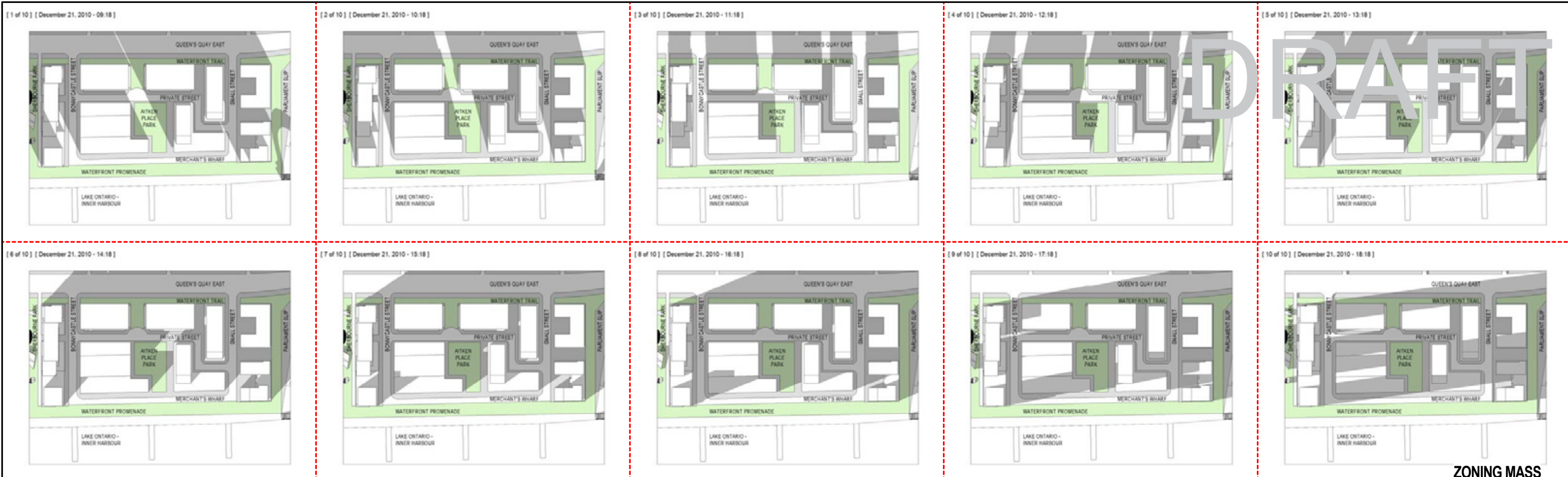
GFA AREA LEVEL PH.2		
SHARED	76 m ²	823 ft ²
RENTAL	529 m ²	5,694 ft ²
CONDO	742 m ²	7,992 ft ²
Grand total	1,348 m ²	14,509 ft ²

Private Terrace Schedule - Level MECH. PH.		
TERRACE	676 m ²	7,275 SF

Unit Type Schedule - MECH PH		
DUPLEX	434 m ²	4,666 SF
6	434 m ²	4,666 SF
Grand total:	434 m ²	4,666 SF

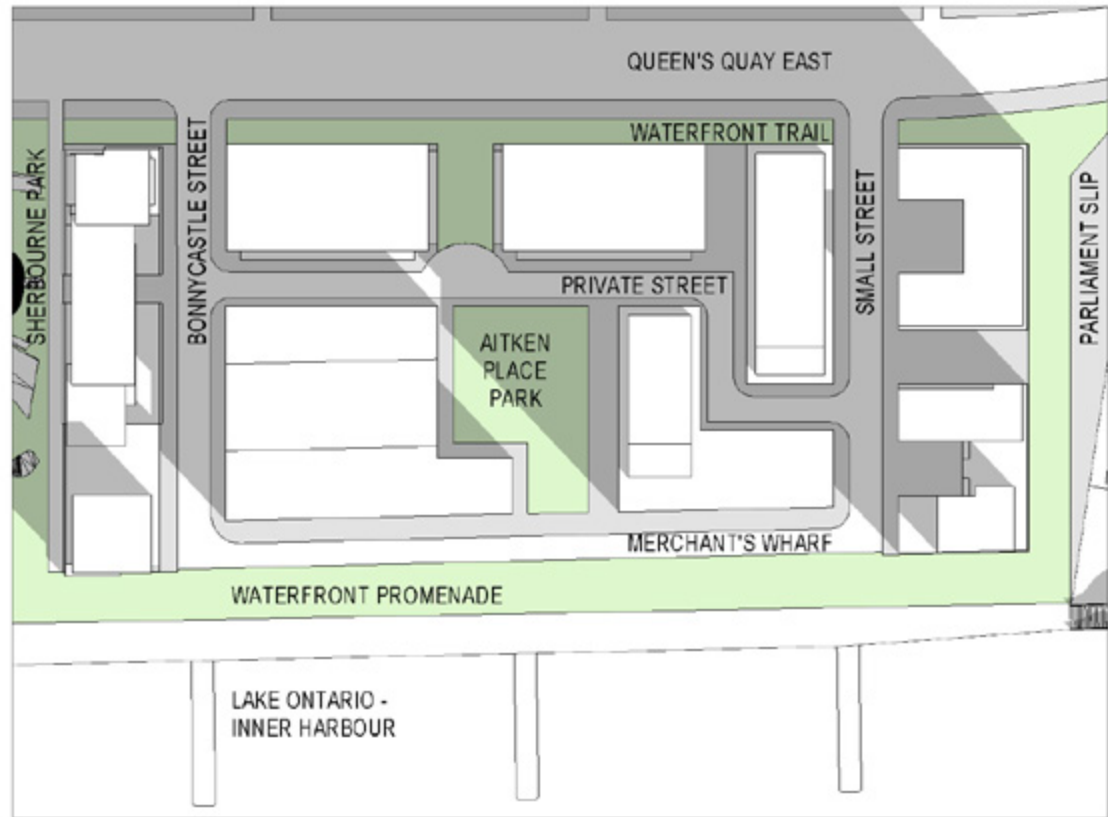


ZONING MASS

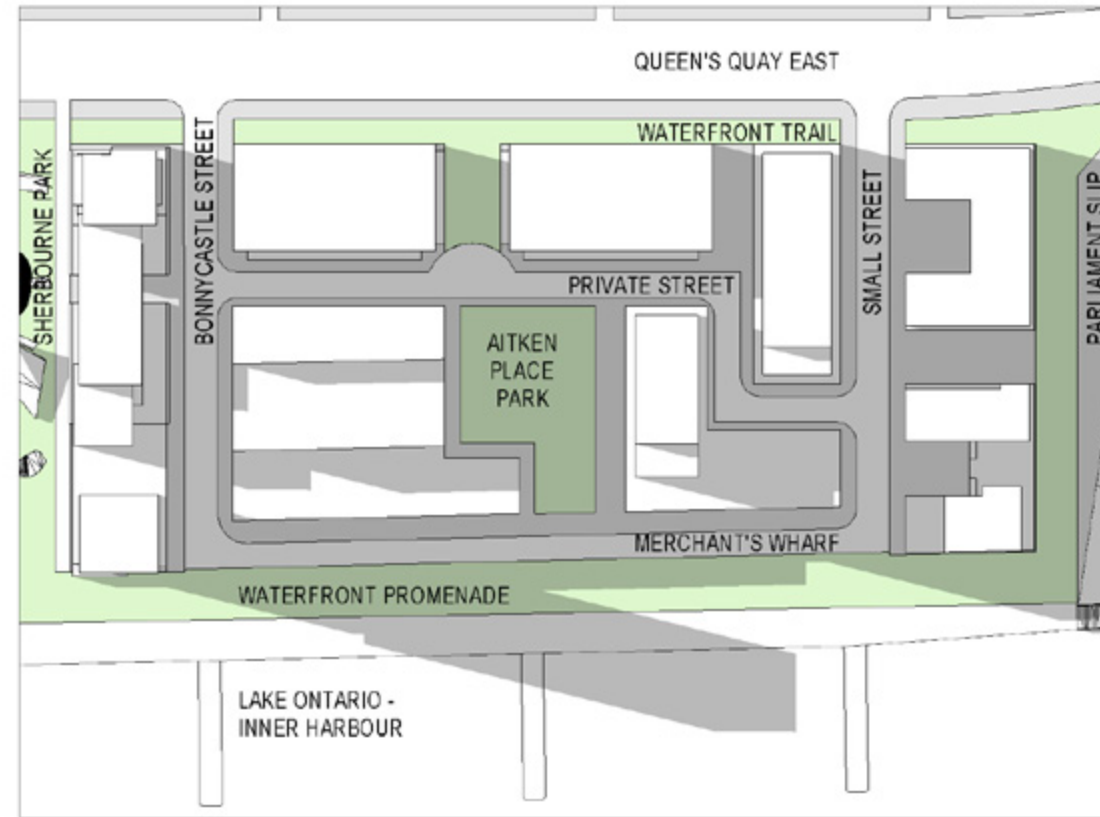
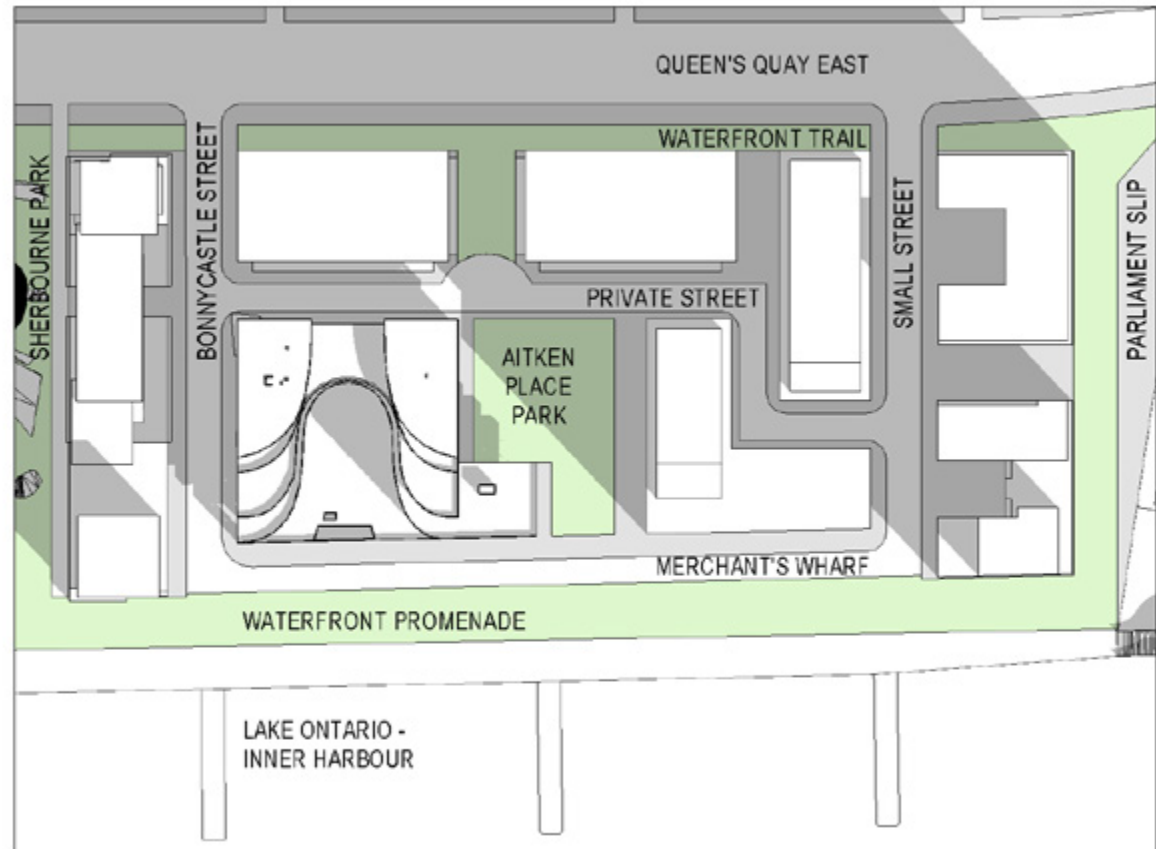




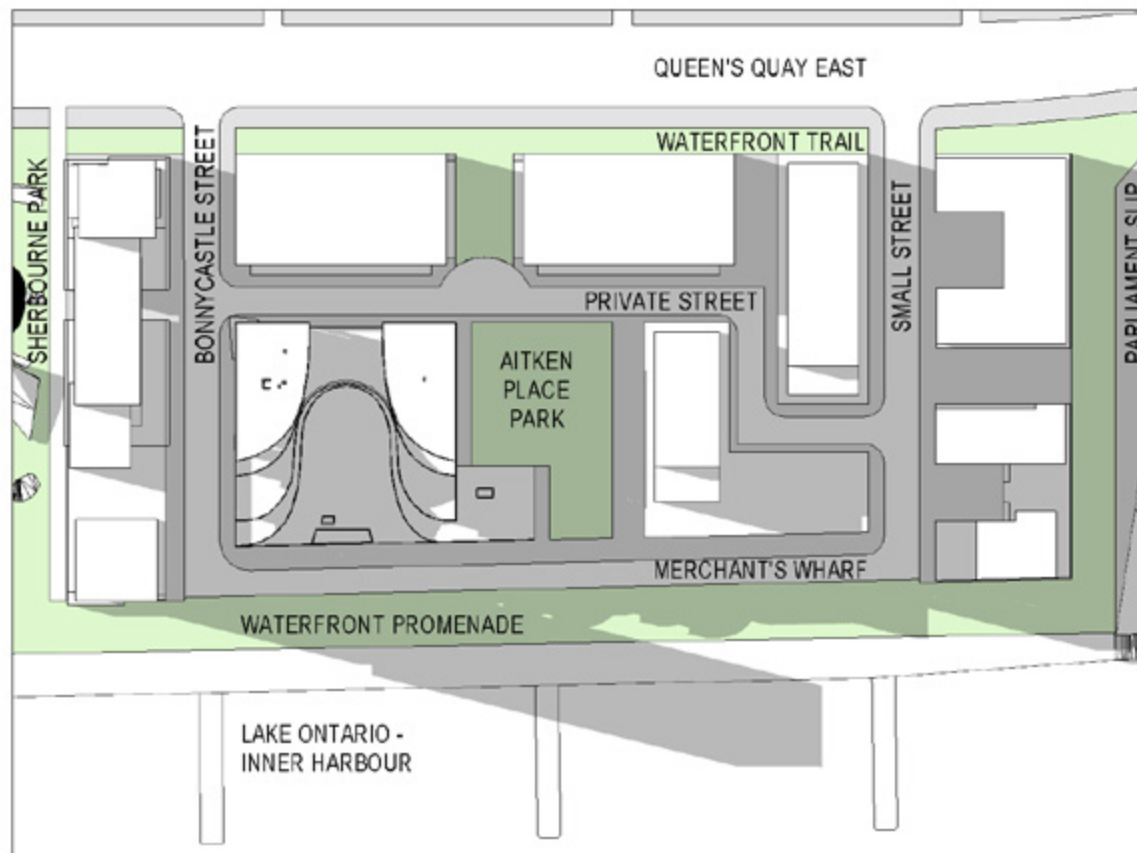
ZONING MASS

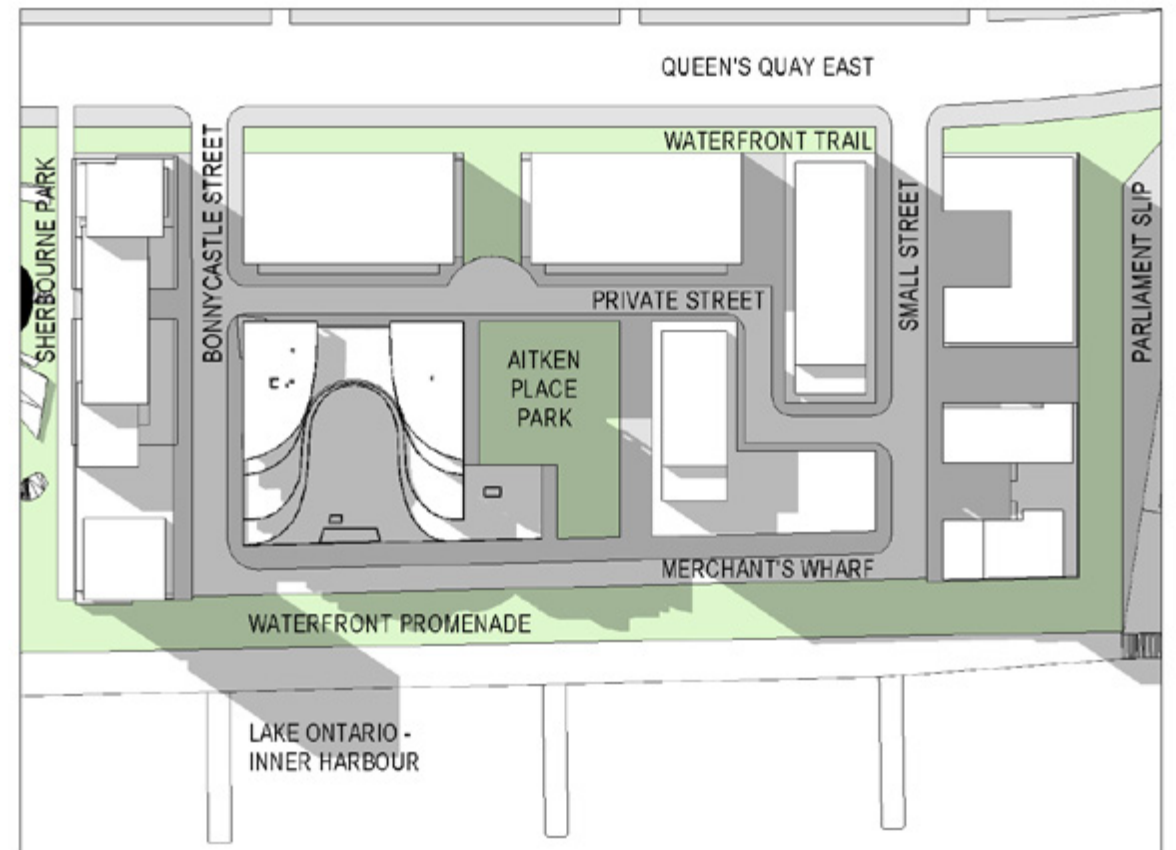
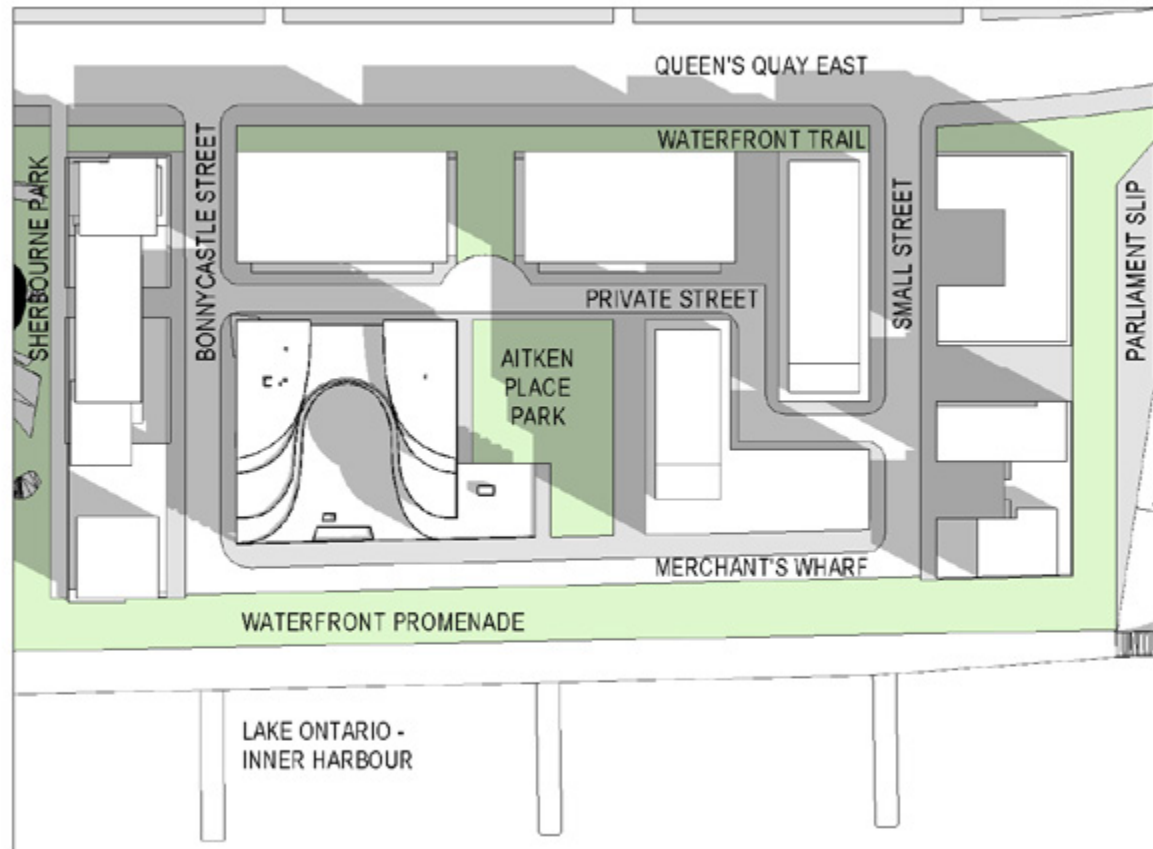
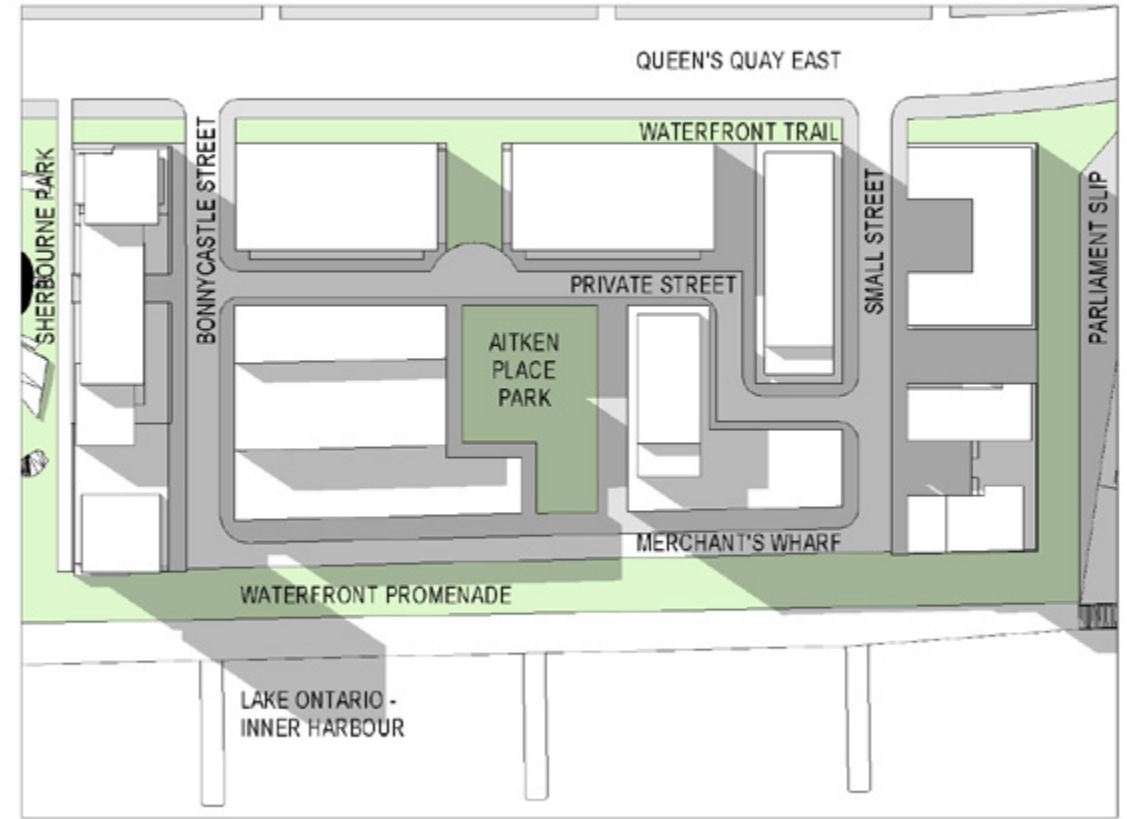
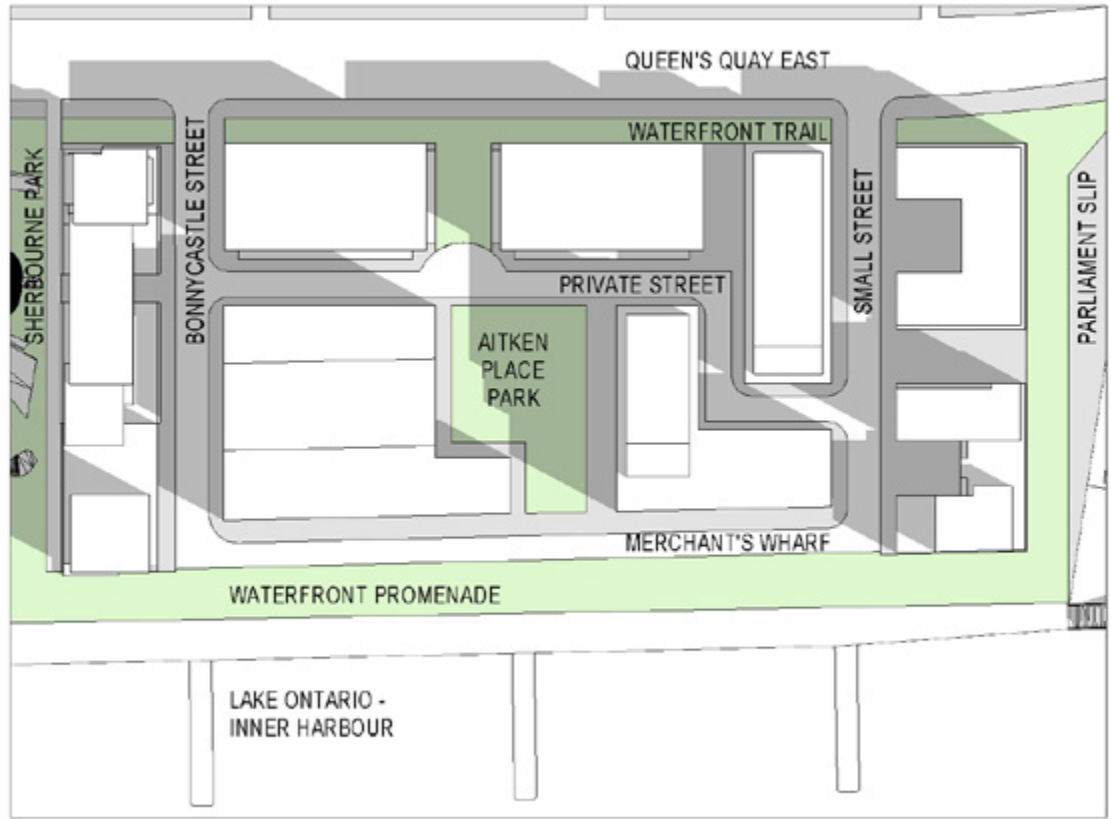


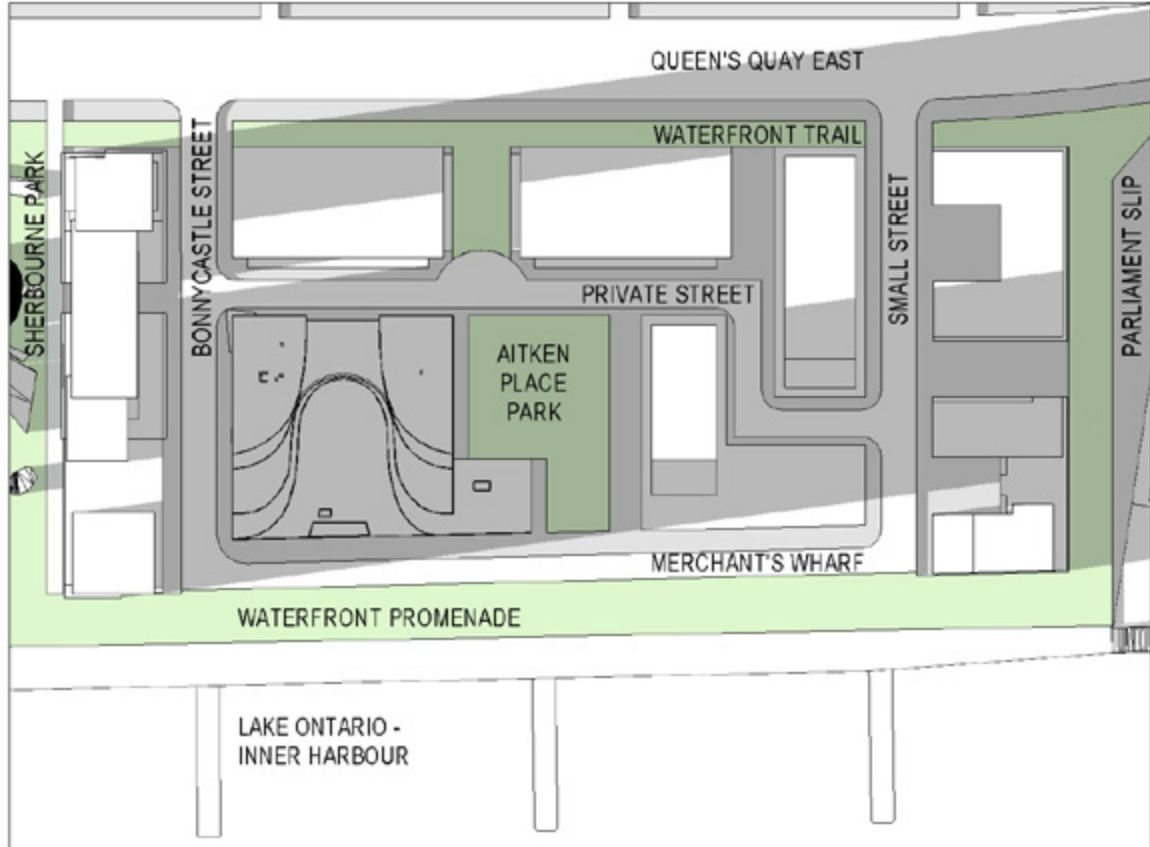
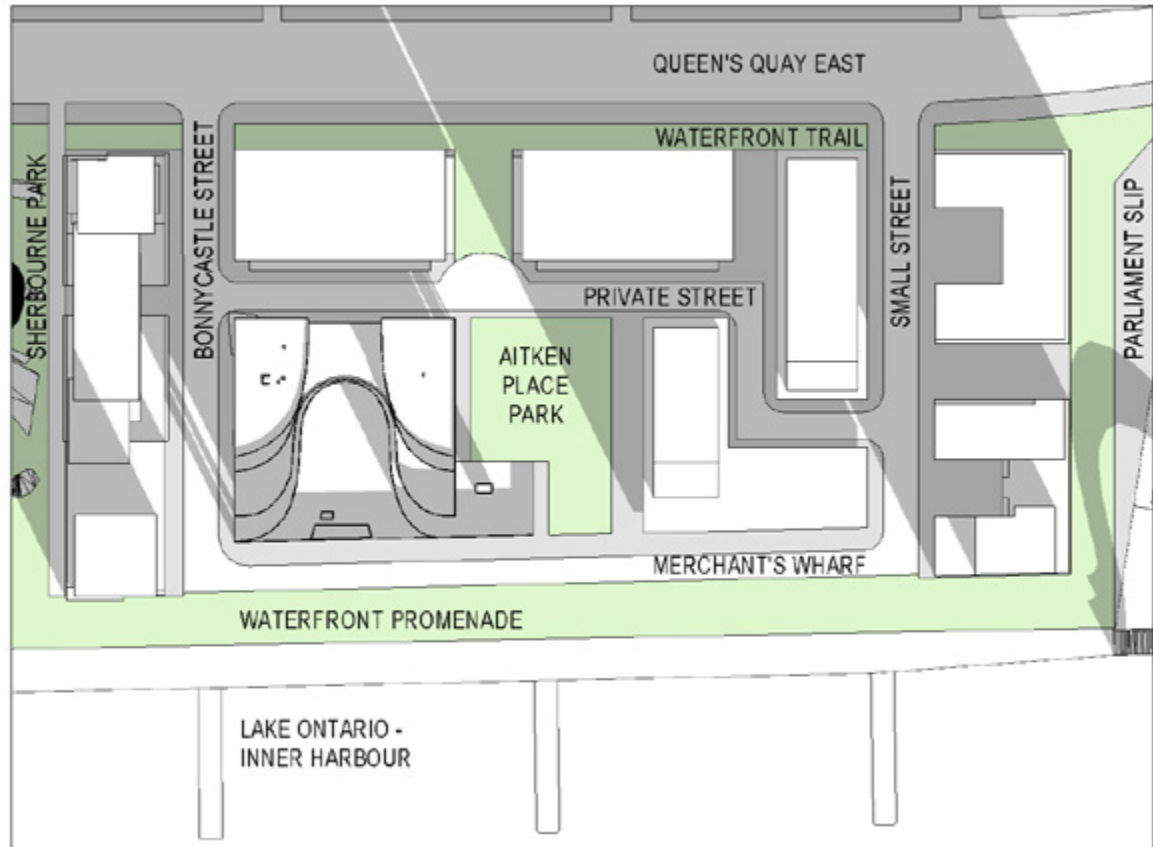
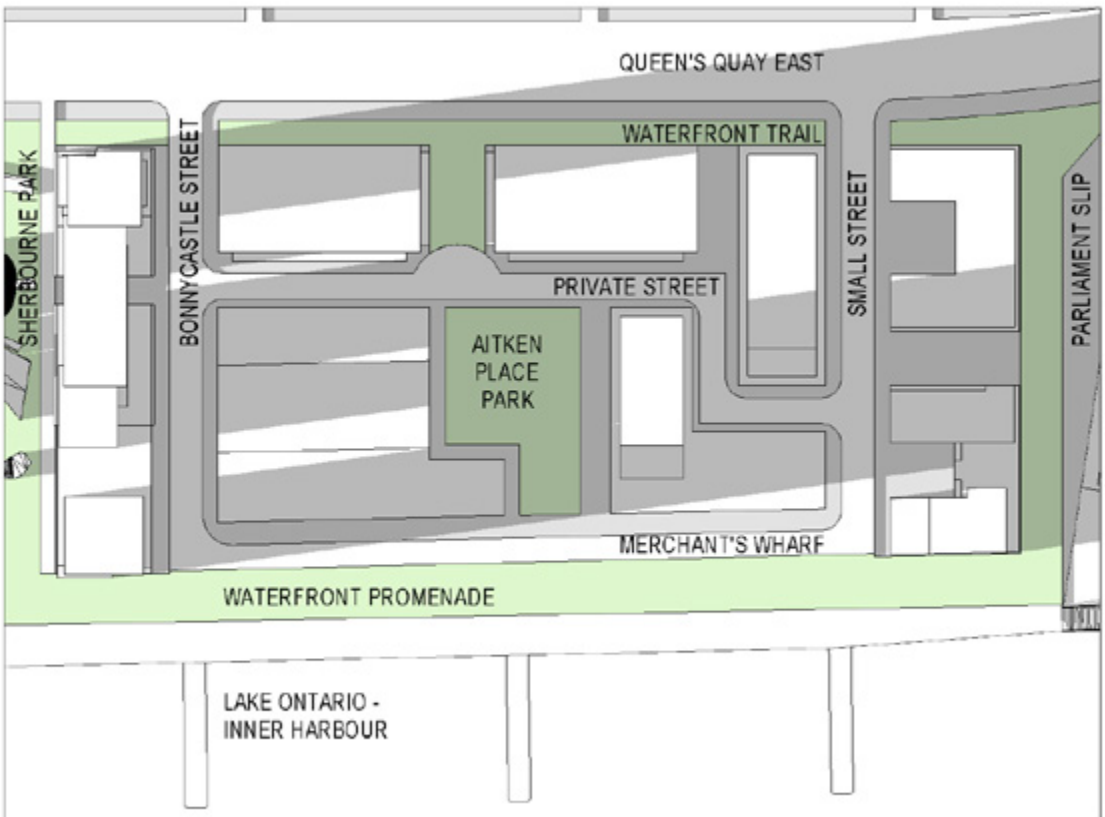
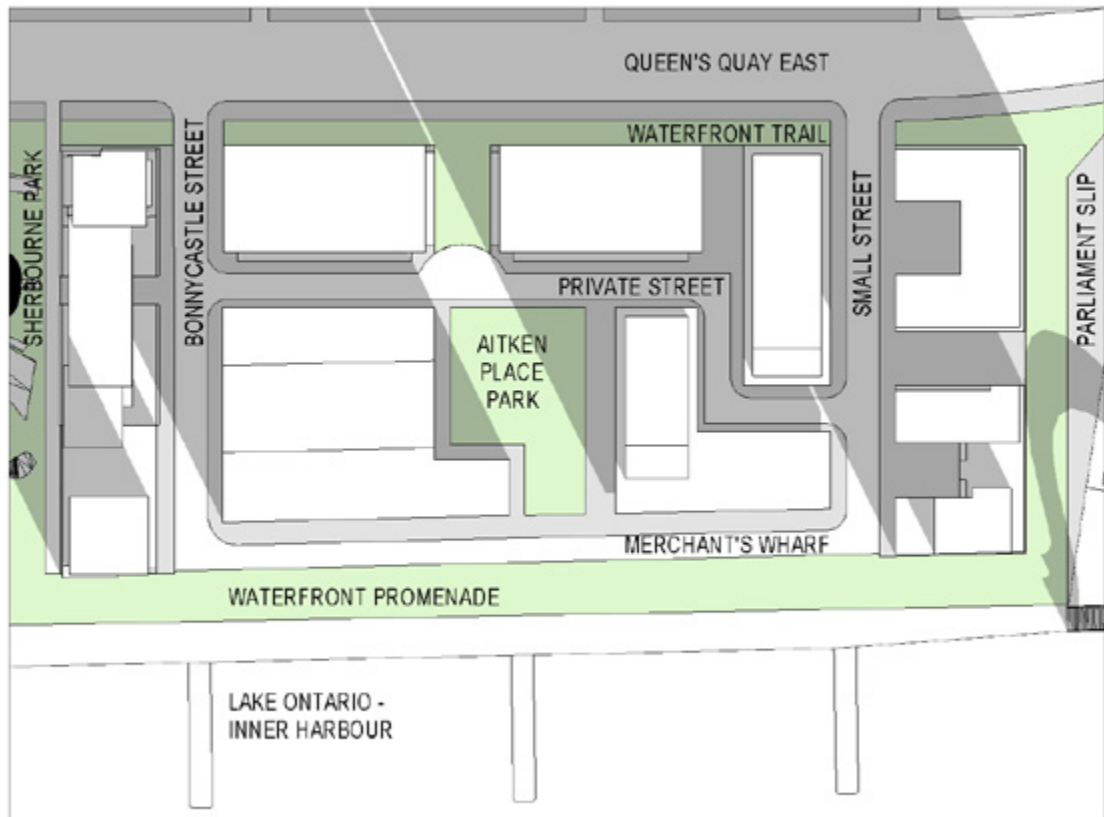
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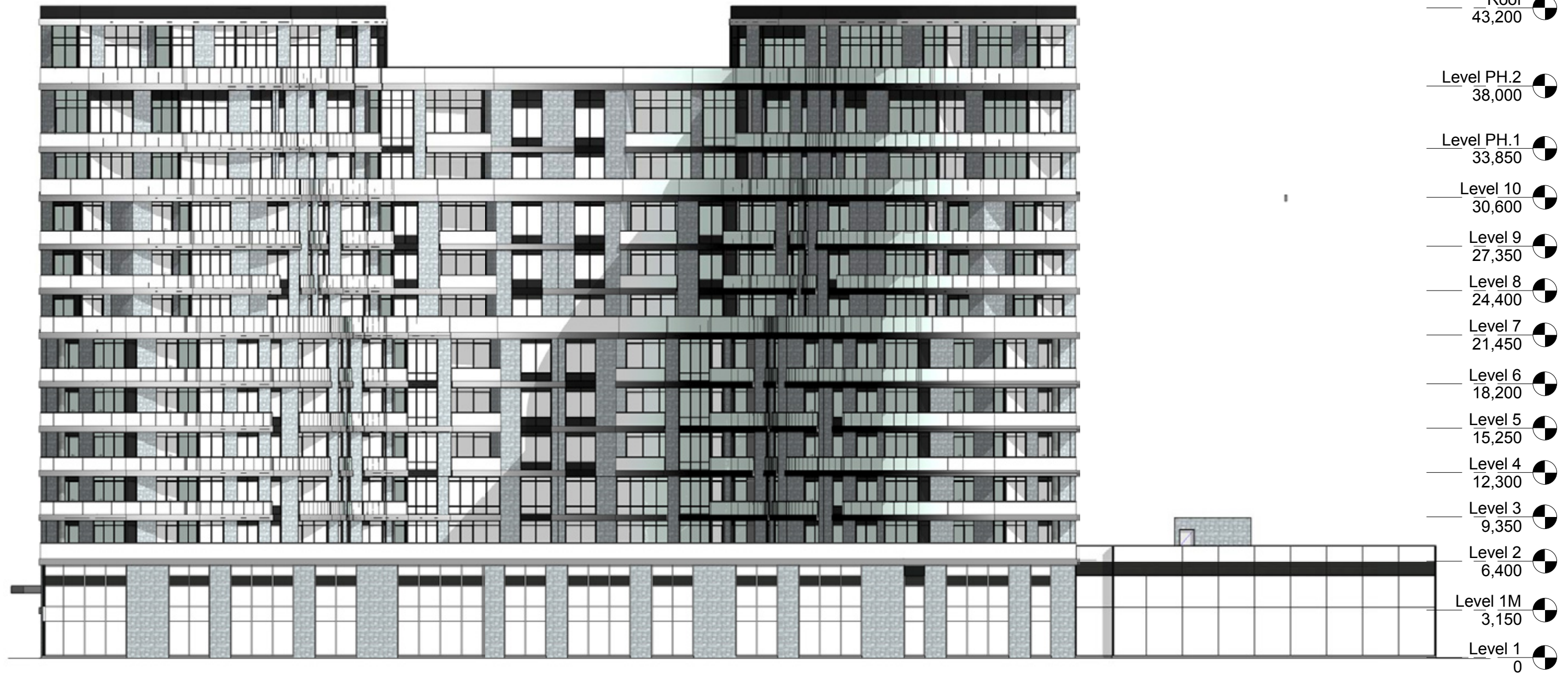
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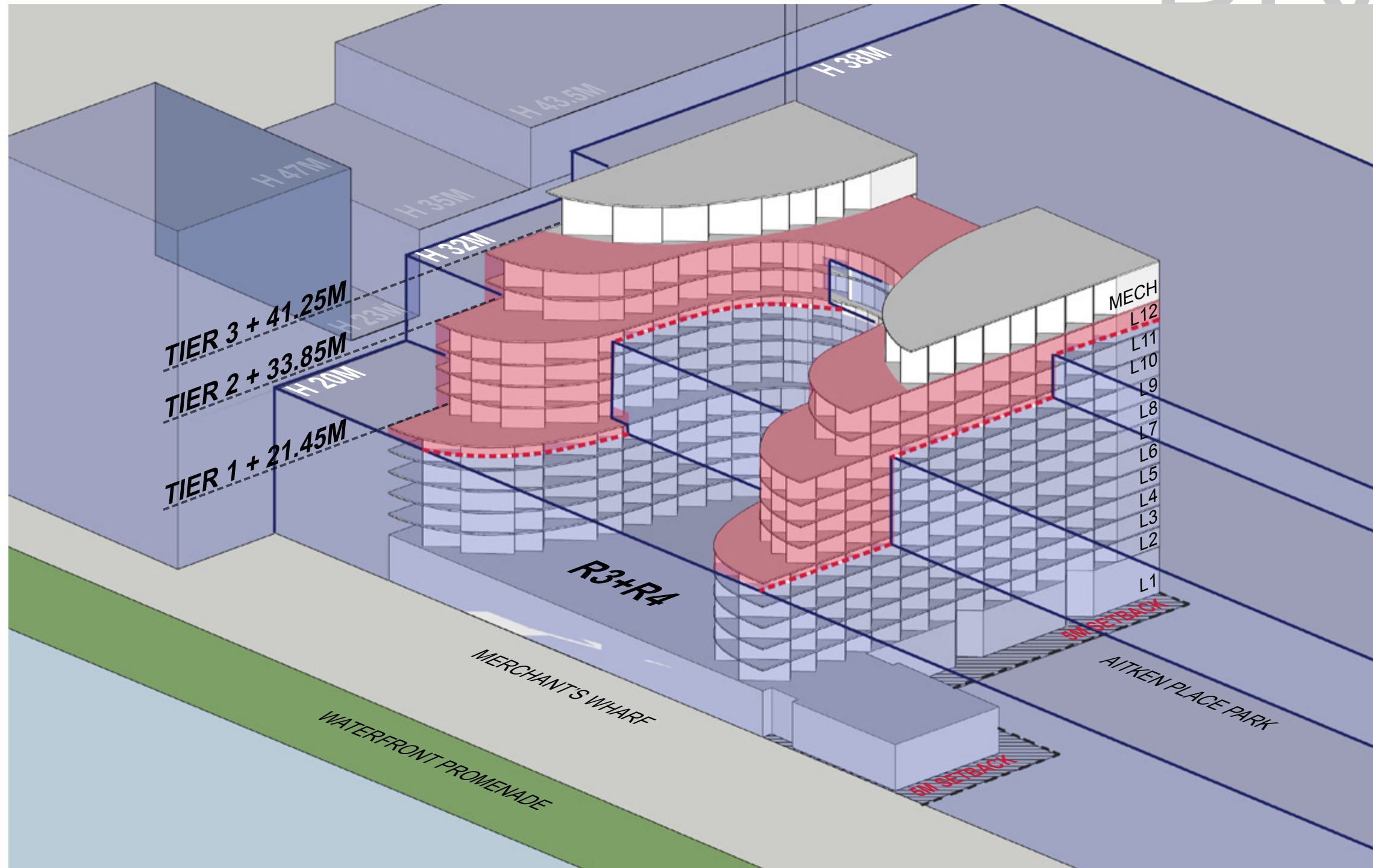


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DESIGN
OPTIONS



HEIGHT VARIANCES:

	TIER 1	TIER 2	TIER 3
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)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	34,402 SM / 370,306 SF	394 SM / 4,243 SF
TOTAL SALABLE AREA :	19,054 SM / 205,095 SF	128 SM / 1,378 SF

Proposed Levels by Scheme							Scheme A - 4/24 Design						Scheme B - 6/13 Design (current proposal)						Scheme J - Scheme E, with one story retail at dogleg					
A + F	D + E	C	G	H1	H2	B	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA
PH.2							761	8,191	174	1,873	1,348	14,510							761	8,191	174	1,873	1,348	14,510
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2		1,625	17,491			1,625	17,491							2,166	23,315			2,166	23,315
12	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	1,625	17,491			1,625	17,491							2,166	23,315			2,166	23,315
11	11	11	11	11	11	11/PH.1	1,625	17,491			1,625	17,491							2,554	27,491			2,554	27,491
10	10	10	10	10	10	10	2,554	27,491			2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
9	9	9	9	9	9	9	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	8	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	7	1,786	19,224	777	8,359	2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
6	6	6	6	6	6	6	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
5	5	5	5	5	5	5	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
4	4	4	4	4	4	4	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
3	3	3	3	3	3	3	2,362	25,424	777	8,359	3,145	33,852							1,873	20,161	777	8,359	2,655	28,578
2	2	2	2	2	2	2	2,372	25,532	777	8,359	3,154	33,949							1,882	20,258	777	8,359	2,664	28,675
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	145	1,562	90	969	90	969							145	1,562	90	969	295	3,176
1	1	1	1	1	1	1	678	7,298	137	1,476	5,048	54,336							867	9,335	137	1,476	4,132	44,480
Totals							26,989	290,507	6,614	71,190	38,106	410,168	23,791	256,088	6,614	71,190	34,008	366,063	24,186	260,339	6,614	71,190	34,402	370,306

Proposed Levels by Scheme							Design Scheme A - 4/24 Design						Design Scheme B - 6/13 Design (current proposal)						Scheme J - Scheme E, with one story retail at dogleg						
A + F	D + E	C	G	H1	H2	B	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	
PH.2							411	4,424											411	4,424					
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2		1,344	14,467											1,834	19,741					
12	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	1,344	14,467											1,834	19,741					
11	11	11	11	11	11	11/PH.1	1,344	14,467											2,167	23,325					
10	10	10	10	10	10	10	2,167	23,325											1,478	15,909	644	6,933			
9	9	9	9	9	9	9	1,478	15,909	644	6,933									1,478	15,909	644	6,933			
8	8	8	8	8	8	8	1,478	15,909	644	6,933									1,478	15,909	644	6,933			
7	7	7	7	7	7	7	1,443	15,532	644	6,933									1,443	15,532	644	6,933			
6	6	6	6	6	6	6	2,241	24,122	644	6,933									1,808	19,461	644	6,933			
5	5	5	5	5	5	5	2,241	24,122	644	6,933									1,808	19,461	644	6,933			
4	4	4	4	4	4	4	2,241	24,122	644	6,933									1,808	19,461	644	6,933			
3	3	3	3	3	3	3	1,975	21,259	644	6,933									1,543	16,609	644	6,933			
2	2	2	2	2	2	2	1,872	20,150	644	6,933									1,442	15,522	644	6,933			
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ																			
1	1	1	1	1	1	1					3,066	33,002												3,066	33,002
Totals							21,579	232,275	5,153	55,464	3,066	33,002	18,926	203,717	5,153	55,464	3,066	33,002	19,054	205,095	5,153	55,464	3,066	33,002	

NOTE: GFA is currently including mechanical spaces

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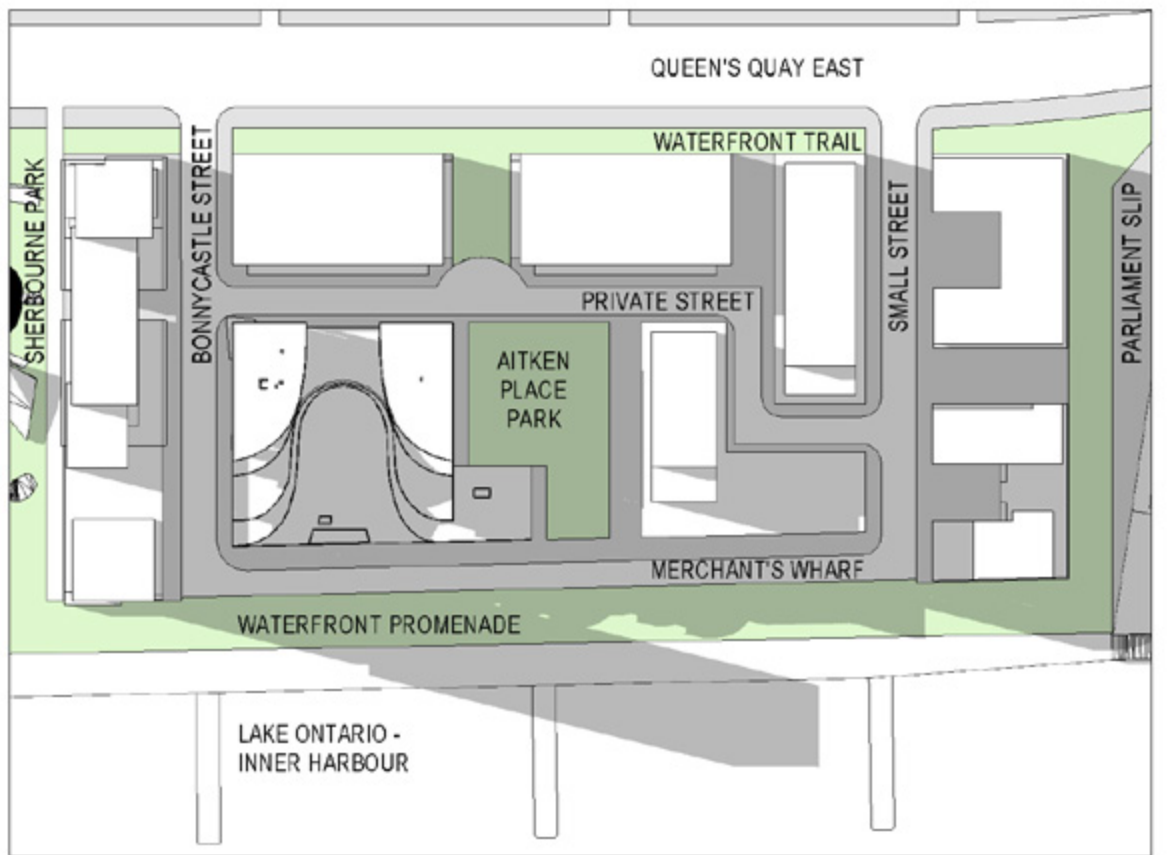
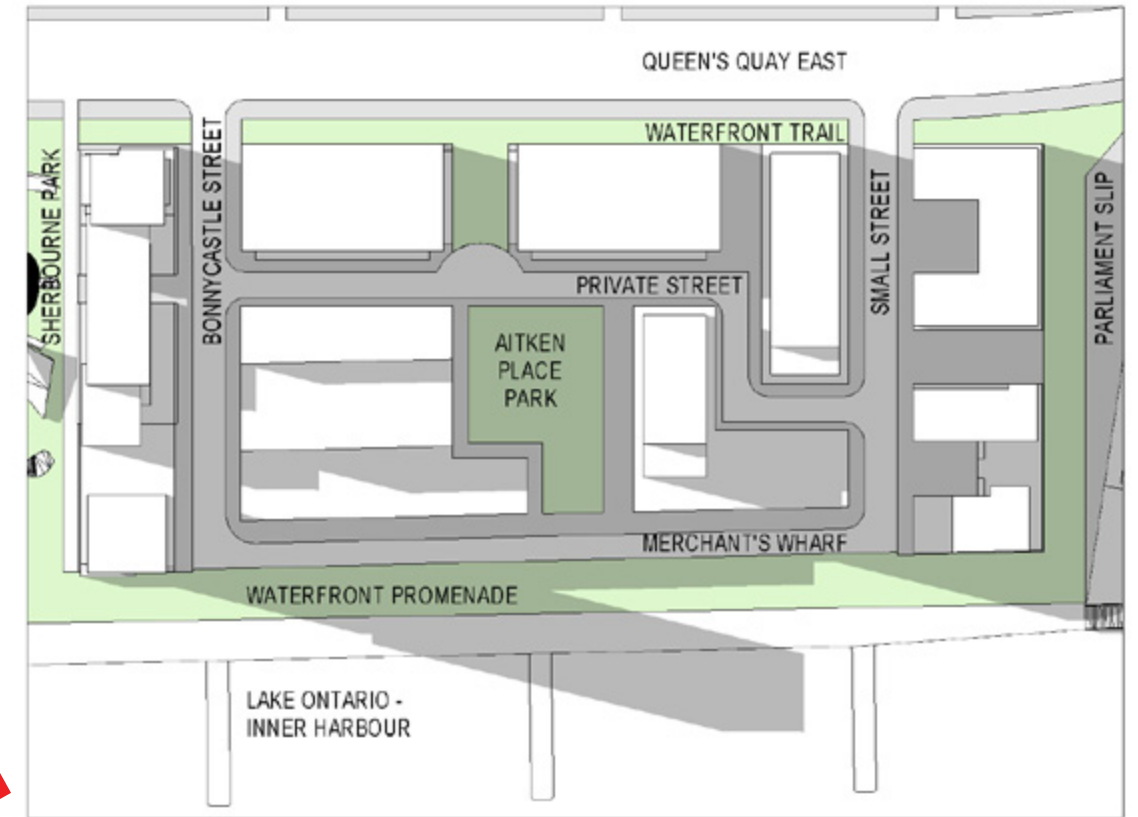
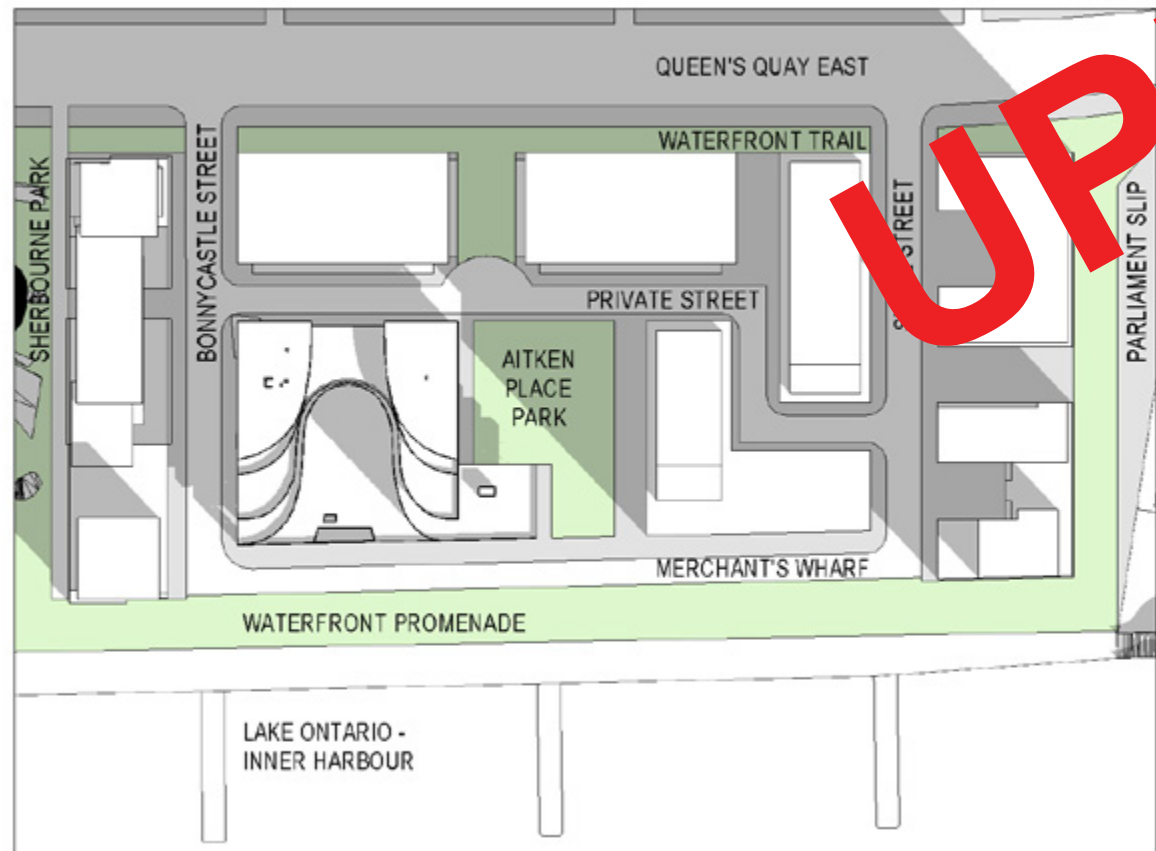
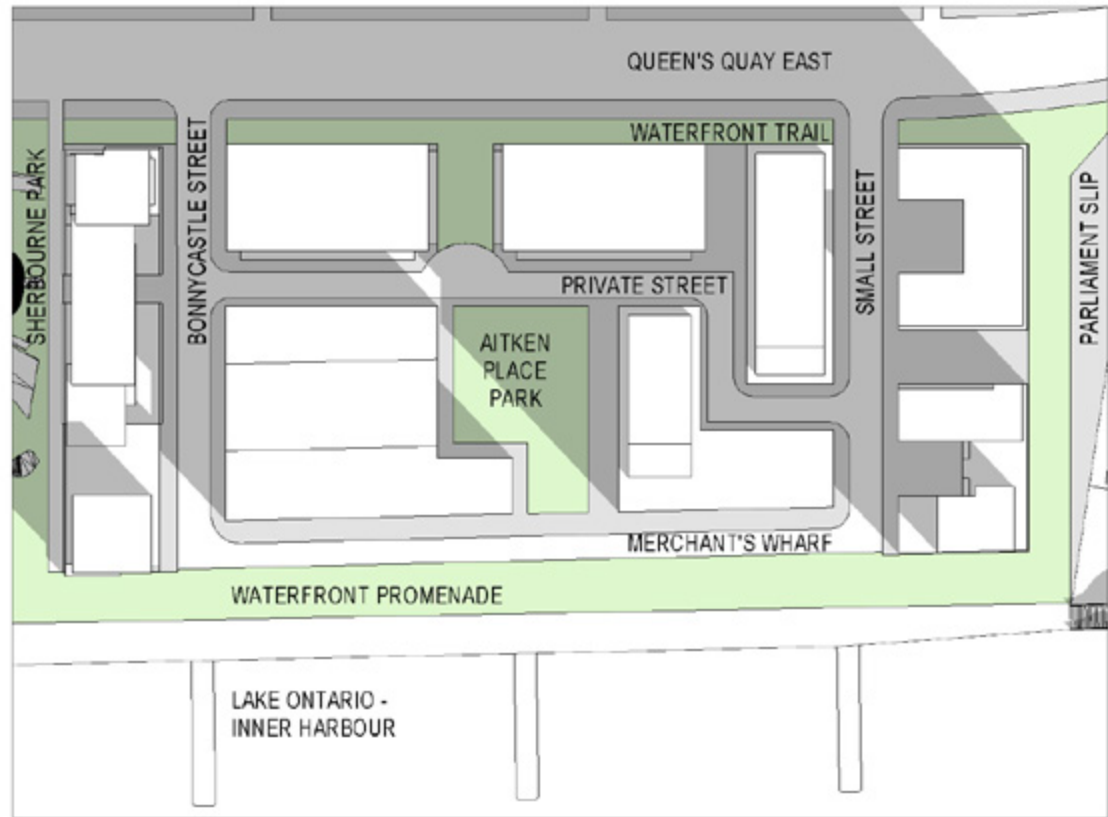
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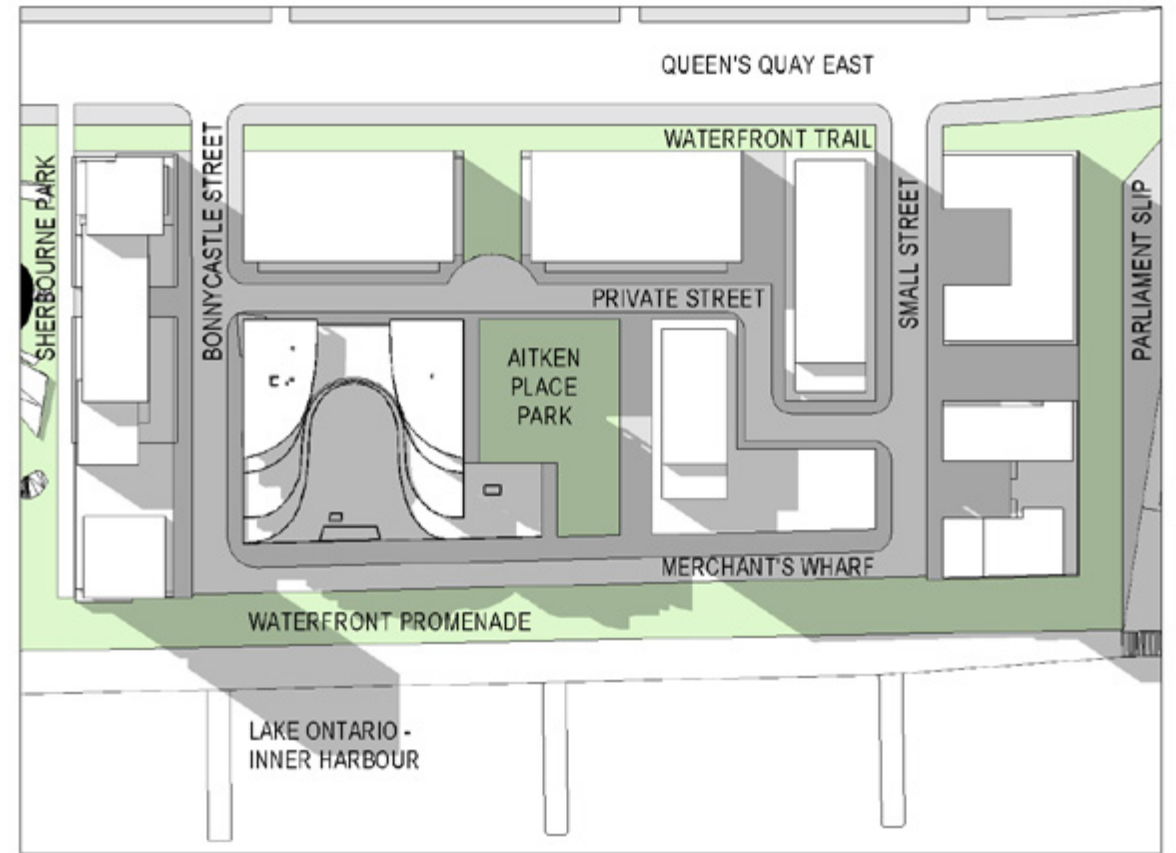
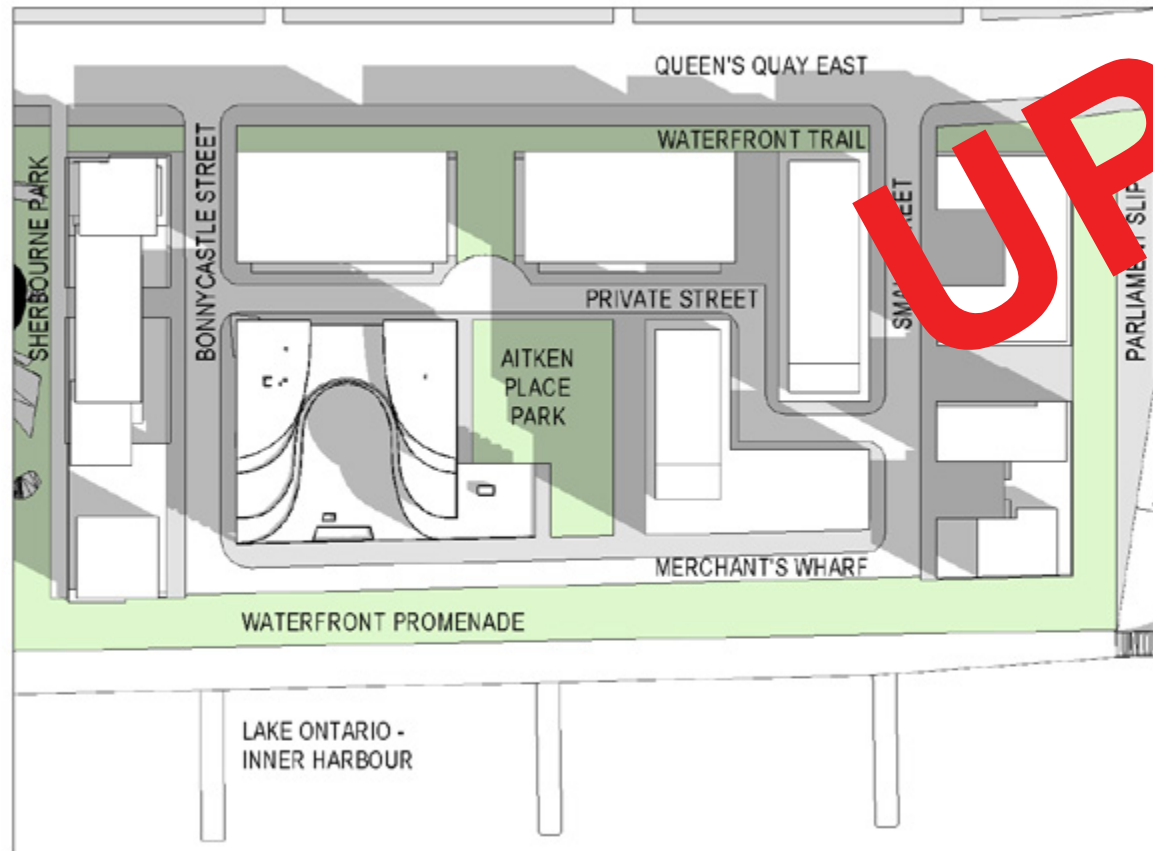
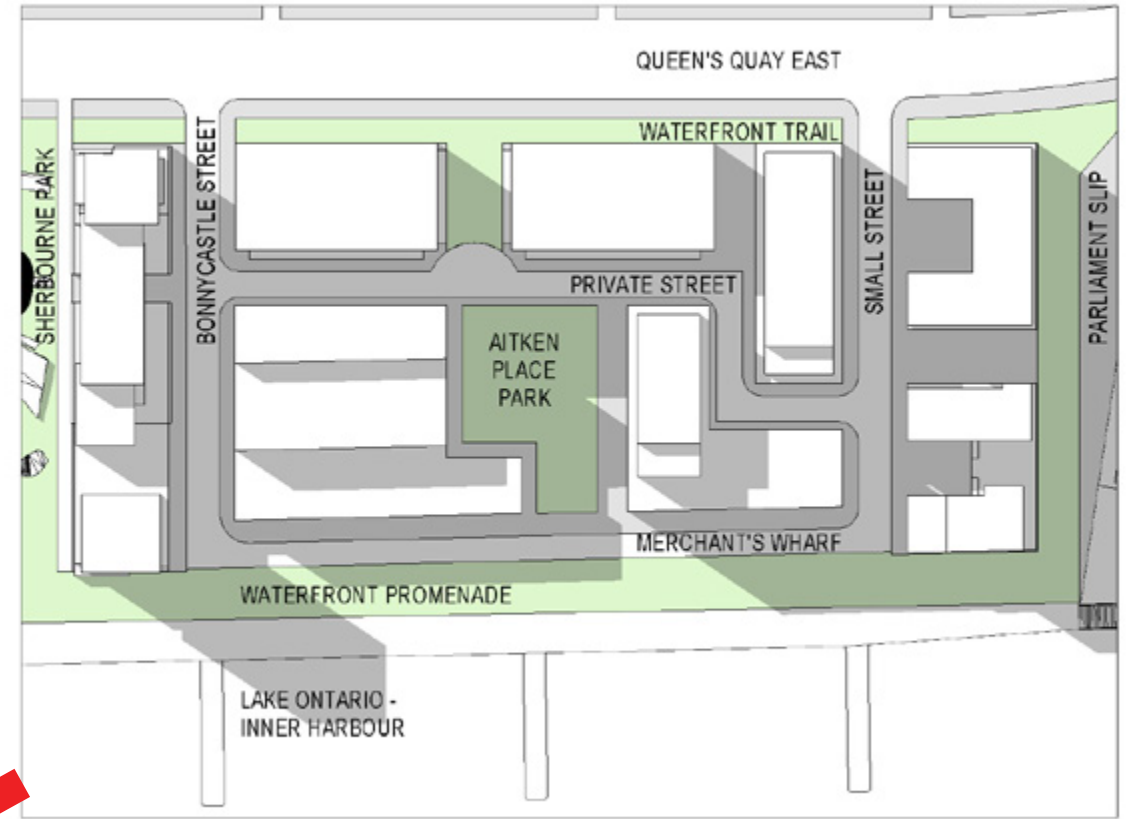
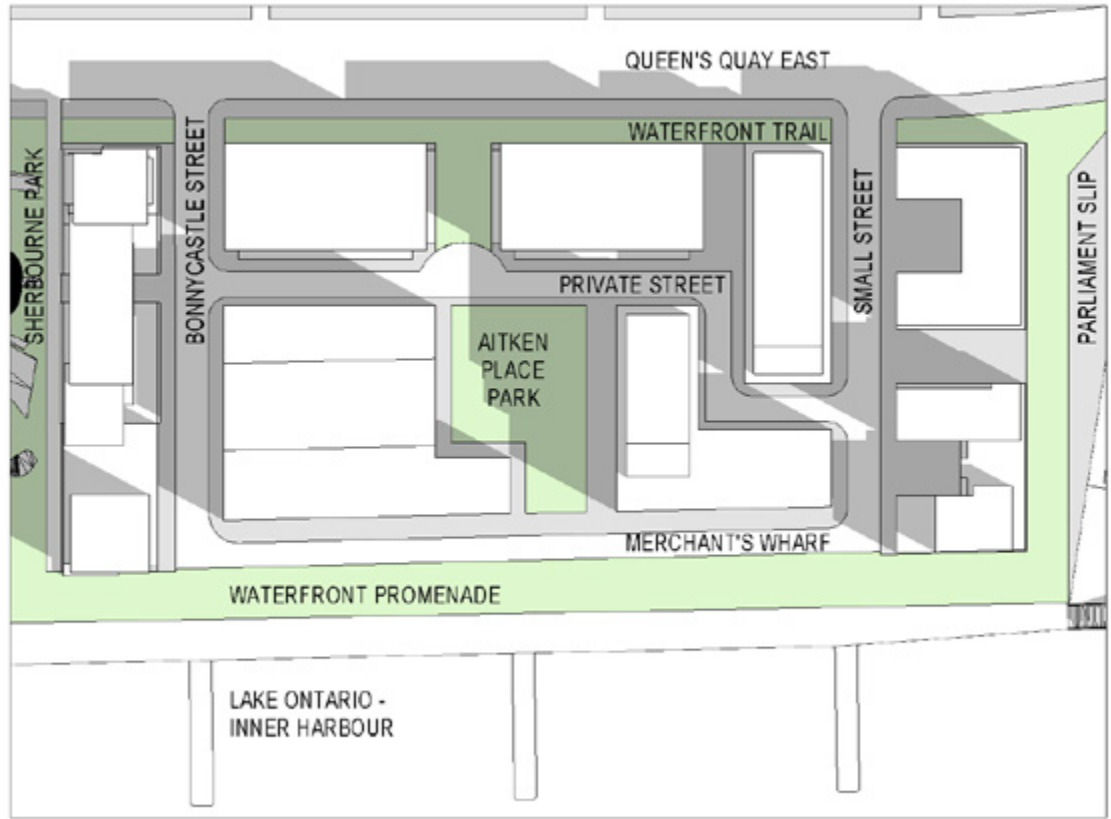
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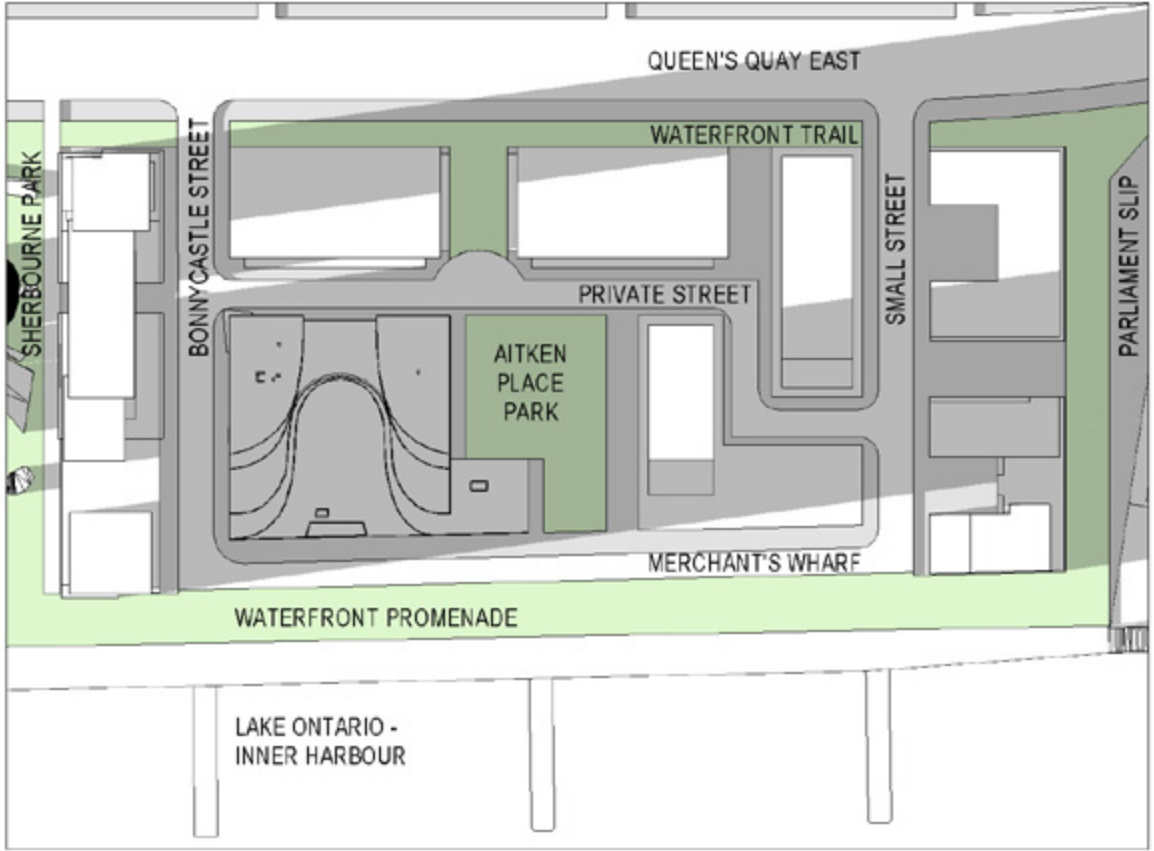
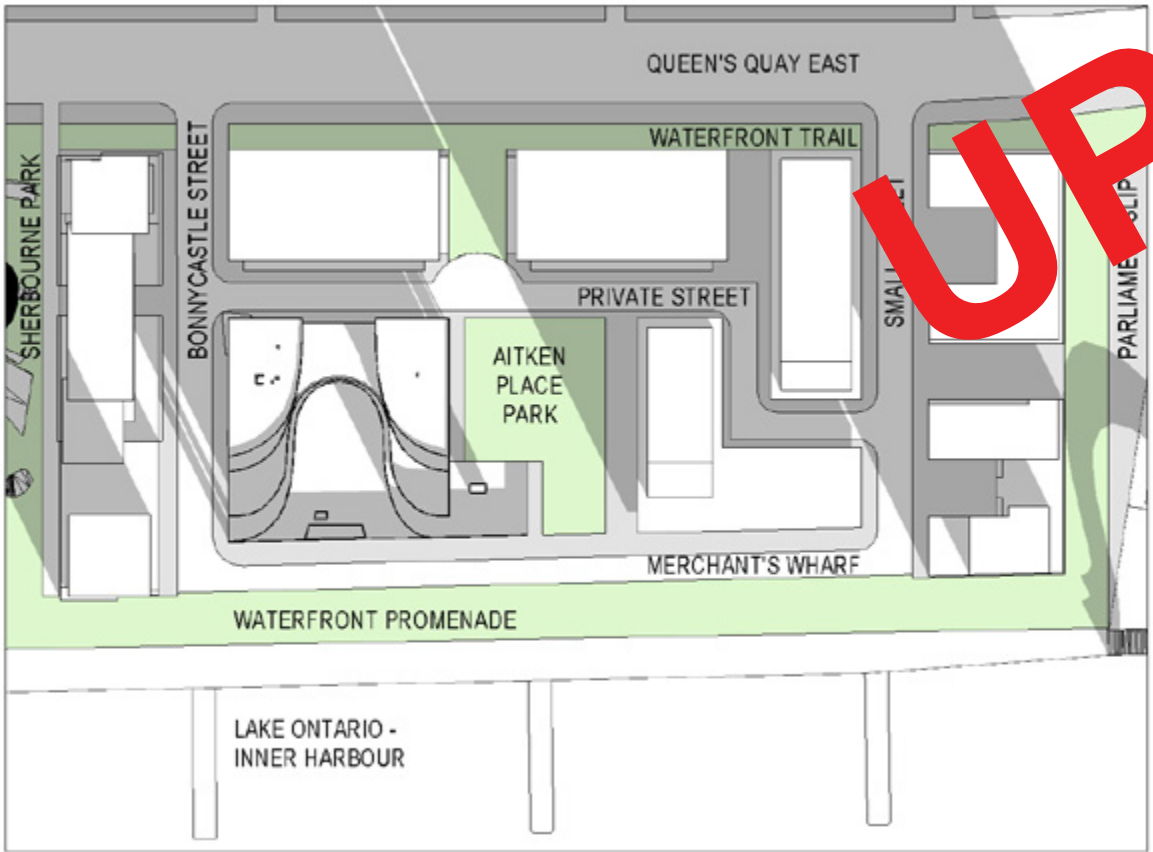
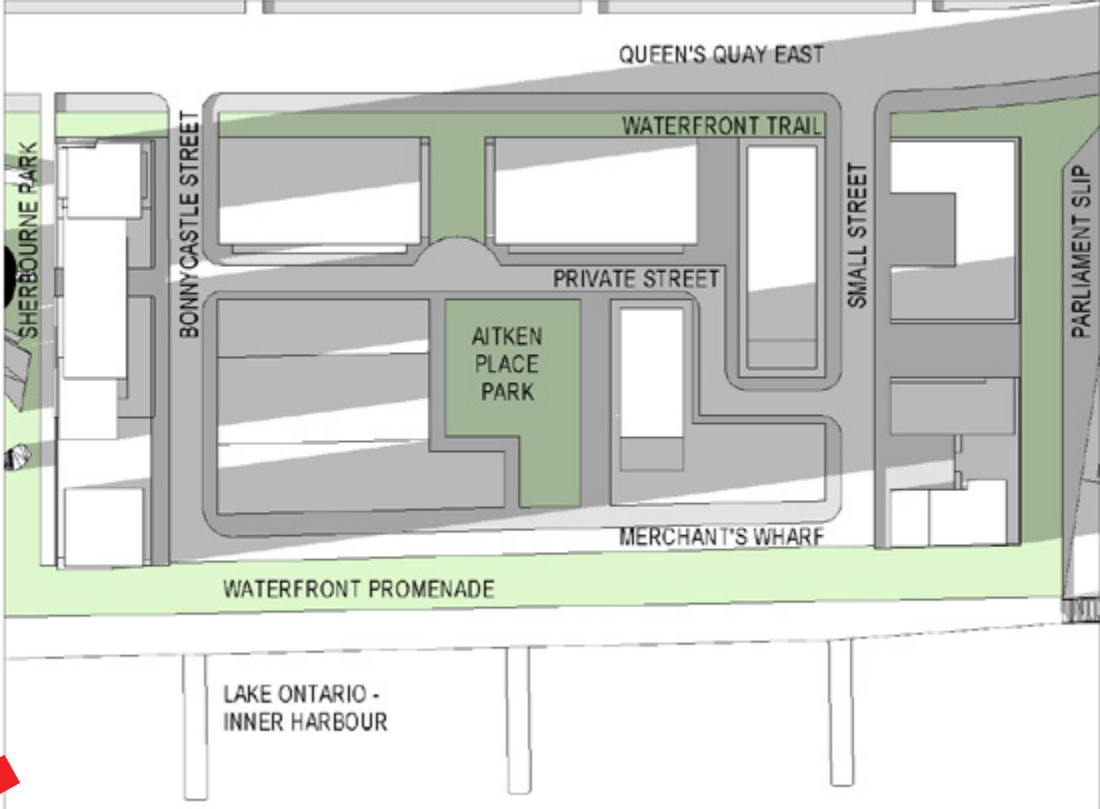
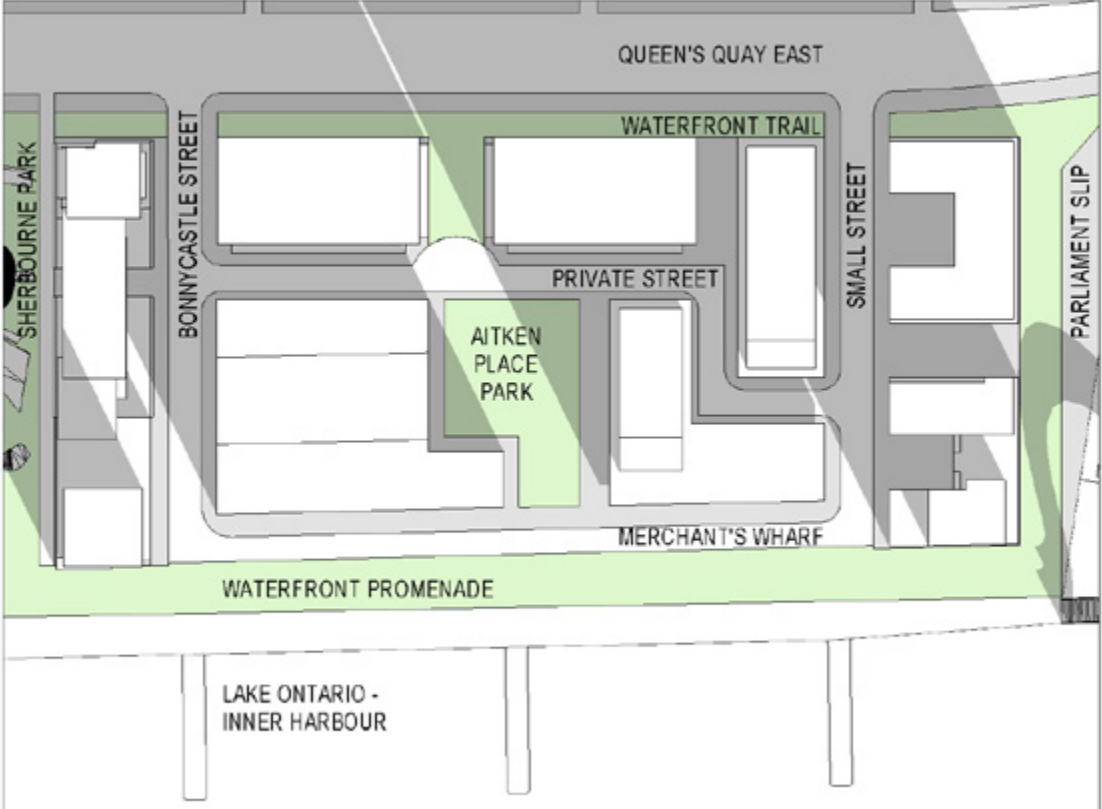




UPDATE



UPDATE



UPDATE

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