AQUAVISTA
AT BAYSIDE TORONTO

WATERFRONT TORONTO

JULY 9, 2014


CENTRAL BUSINESS DISTRICT
WEST DON LANDS
PORT LANDS
DISTILLERY DISTRICT
QUEENS QUAY
EAST BAYFRONT
LOWER DON LANDS
UNION STATION
AIR CANADA CENTRE
CN TOWER
ROGERS CENTRE
QUEENS QUAY
WATERFRONT TRAIL
EAST BAYFRONT BLOCK 2
CENTRAL WATERFRONT
EXHIBITION PLACE
ONTARIO PLACE
INNER HARBOUR
TORONTO ISLAND
LAKE ONTARIO

BONNYCASTLE STREET

SMALL STREET

QUEENS QUAY EAST

WATERFRONT TRAIL

MERCHANT'S WHARF

EDGEWATER

AITKEN PLACE PARK

MERCHANT'S WHARF

10

PH

PH

R3R4

13

10

6

2

13

10

6

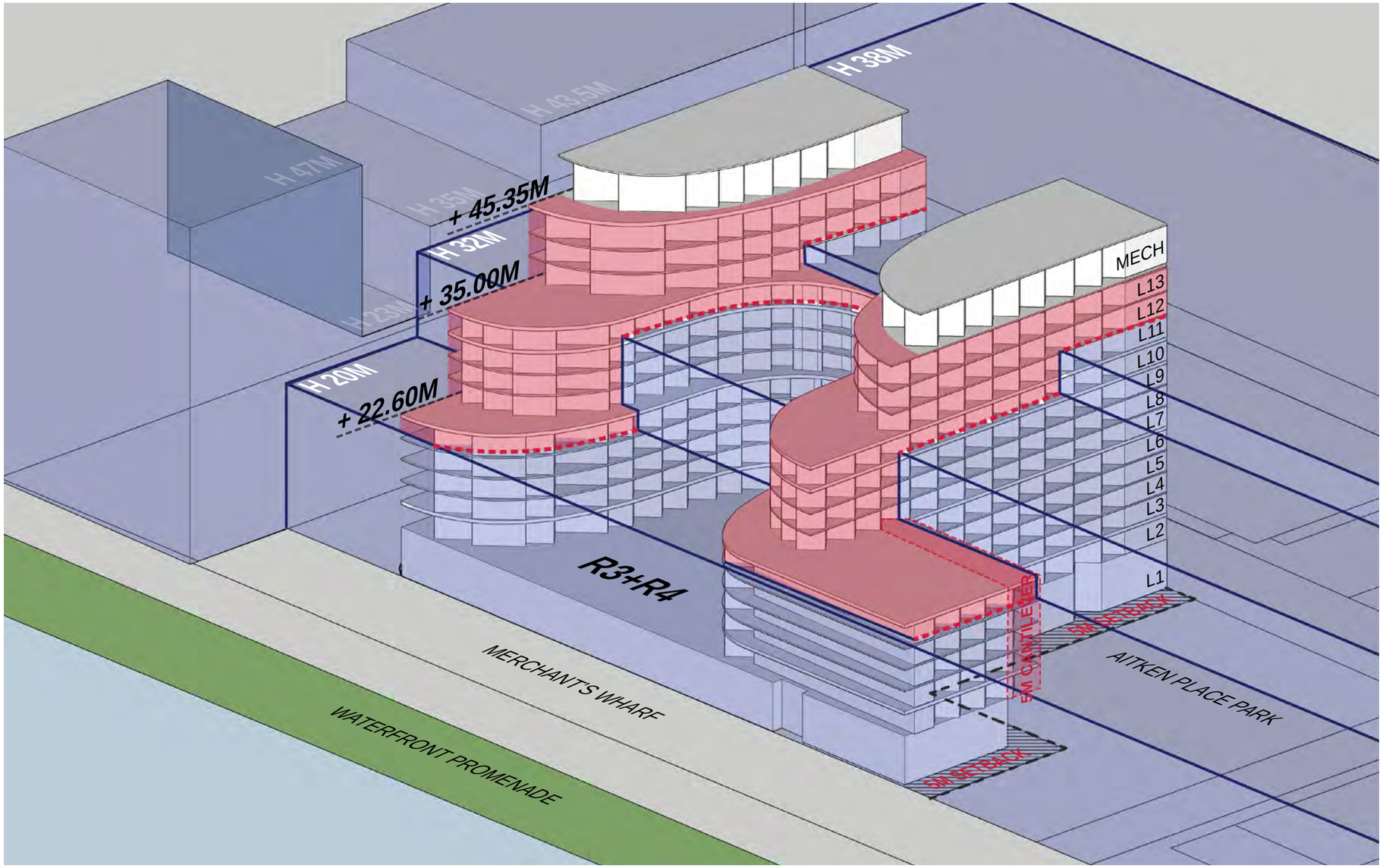
AQUALINA

SHERBOURNE COMMON

MERCHANT'S WHARF

WATERFRONT PROMENADE

PARLIAMENT SLIP



HEIGHT VARIANCES:

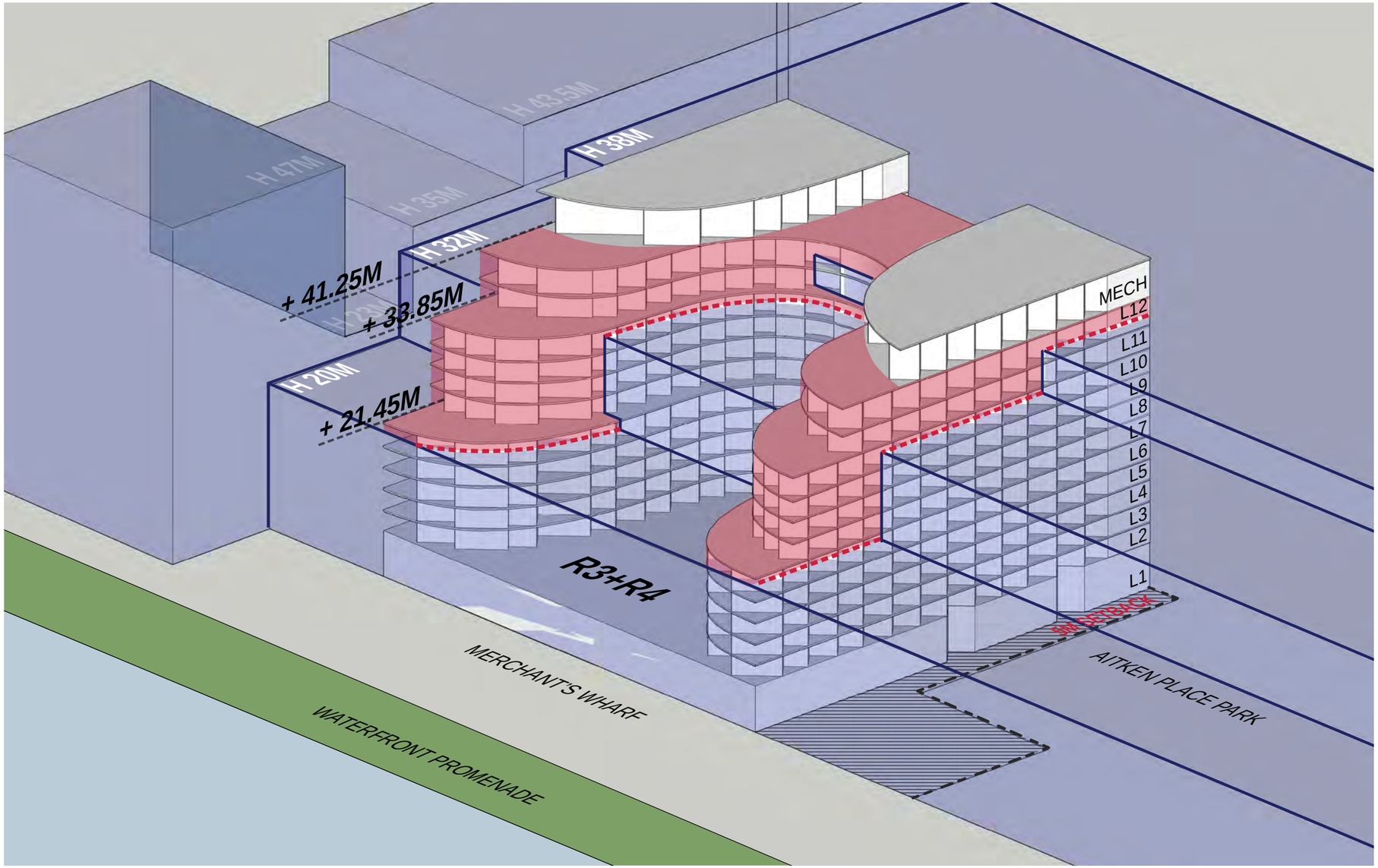
H 38M ZONE = +7.35 M

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


BONNYCASTLE STREET
QUEENS QUAY EAST
WATERFRONT TRAIL
SMALL STREET
MERCHANT'S WHARF
EDGEWATER
AITKEN PLACE PARK
MERCHANT'S WHARF
AQUALINA
SHERBOURNE COMMON
PARLIAMENT SLIP
MERCHANT'S WHARF
WATERFRONT PROMENADE
10
PH
PH
12
10
6
2
12
10
6

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

Hines TRIDEL | ARQUITECTONICA

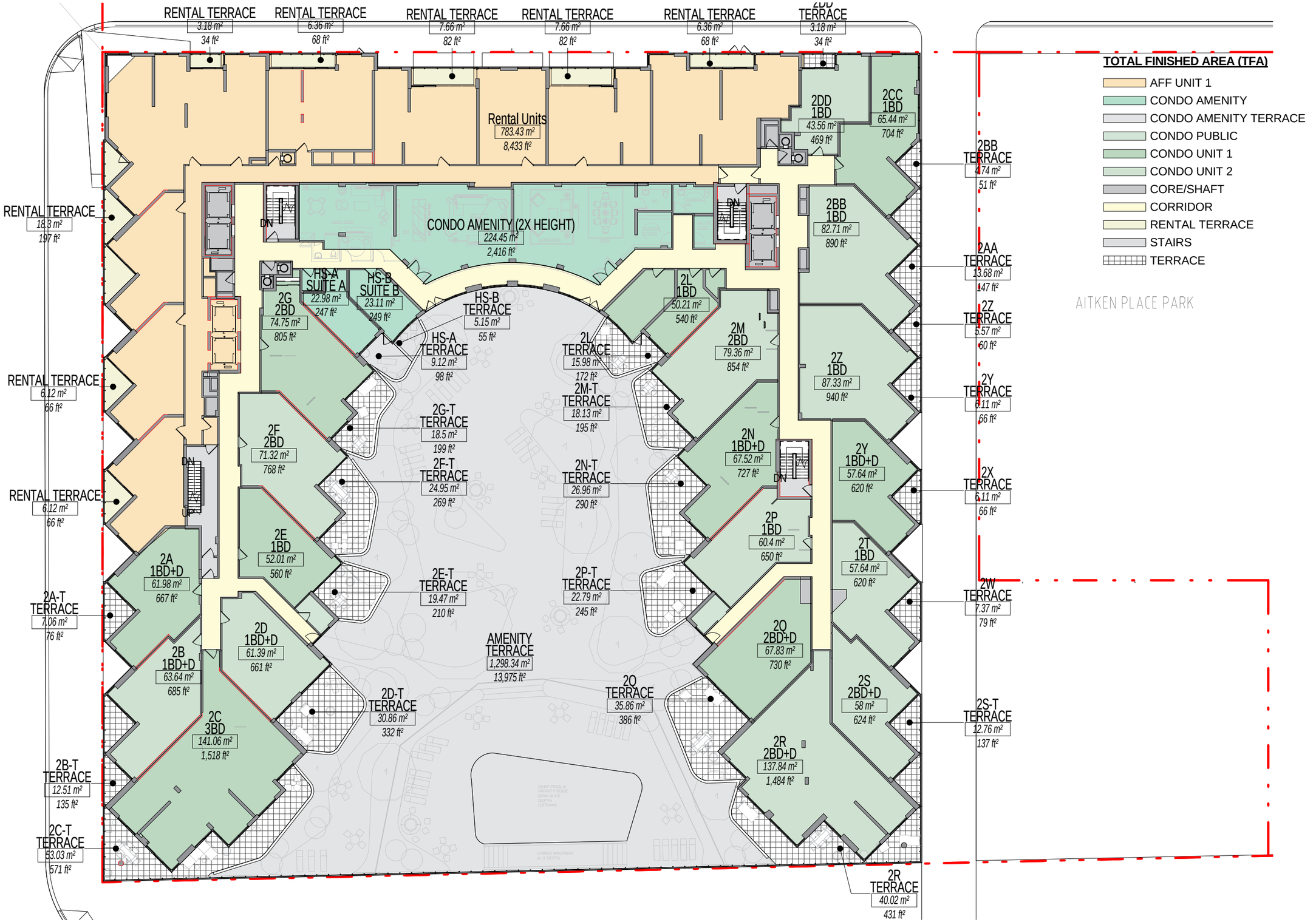
GROUND FLOOR PLAN - OVERALL

0 5M

SCALE: 1:300

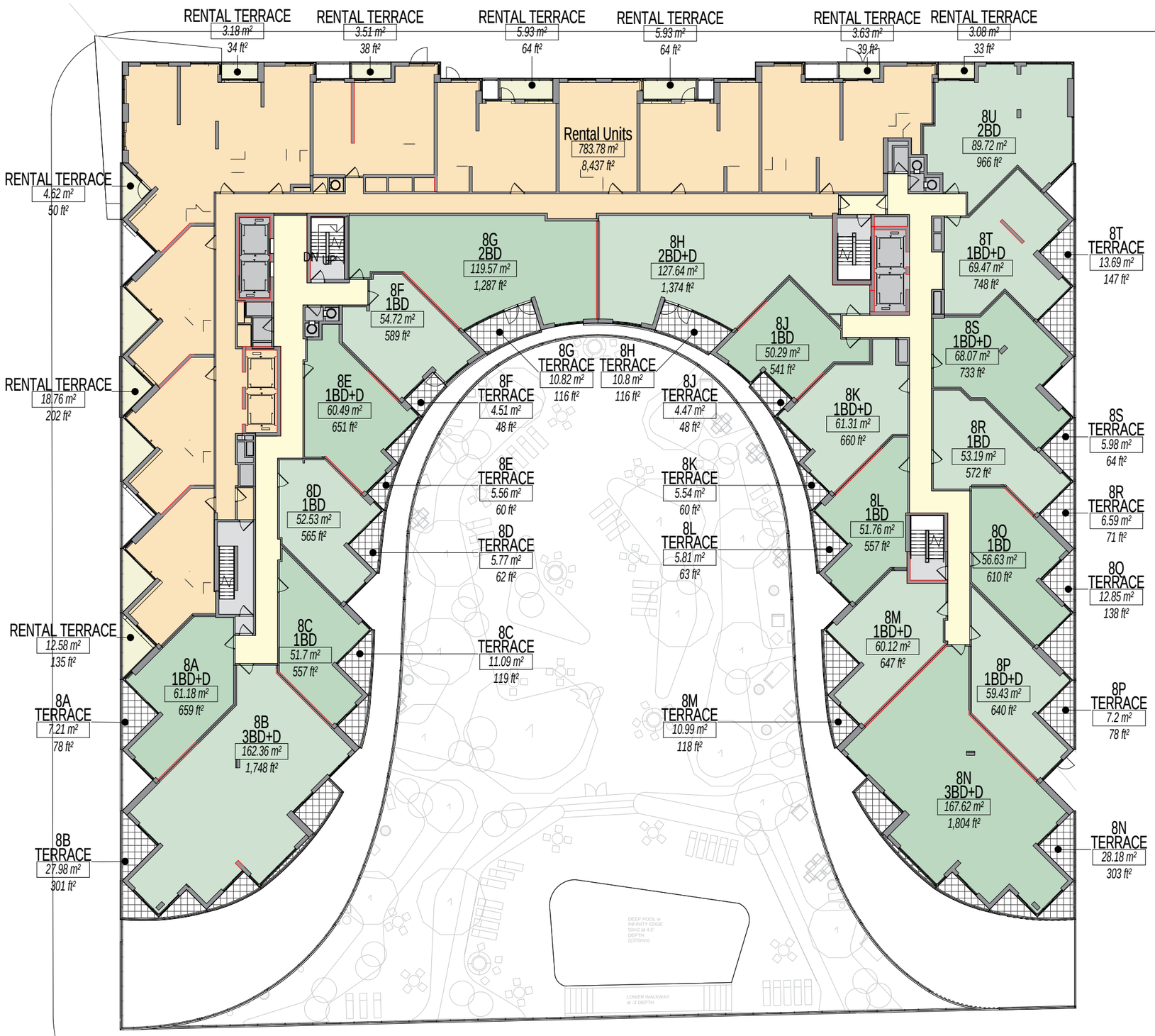
JULY 9, 2014

AQUAVISTA AT BAYSIDE TORONTO



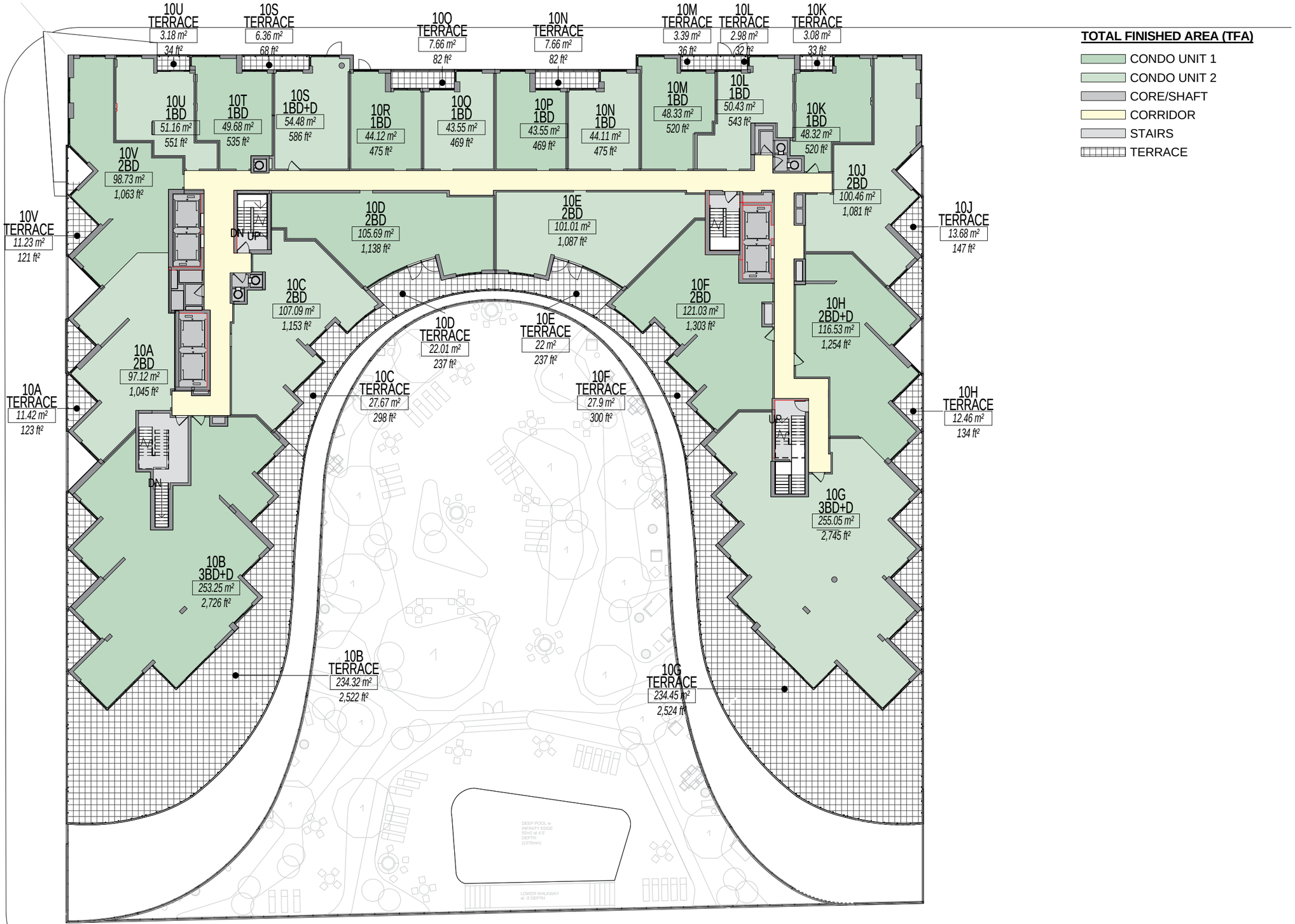
TOTAL FINISHED AREA (TFA)

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



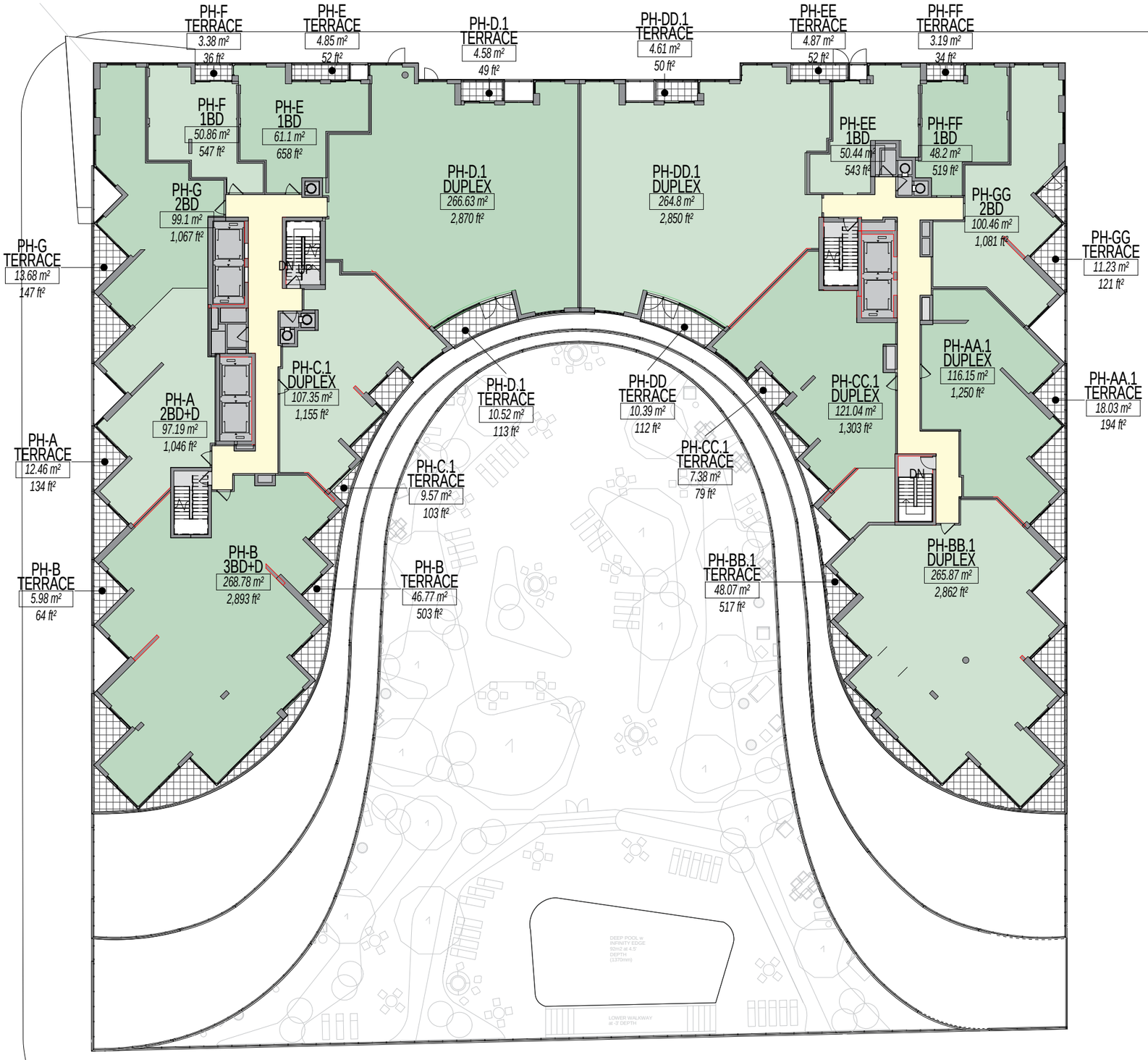
TOTAL FINISHED AREA (TFA)

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



TOTAL FINISHED AREA (TFA)

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

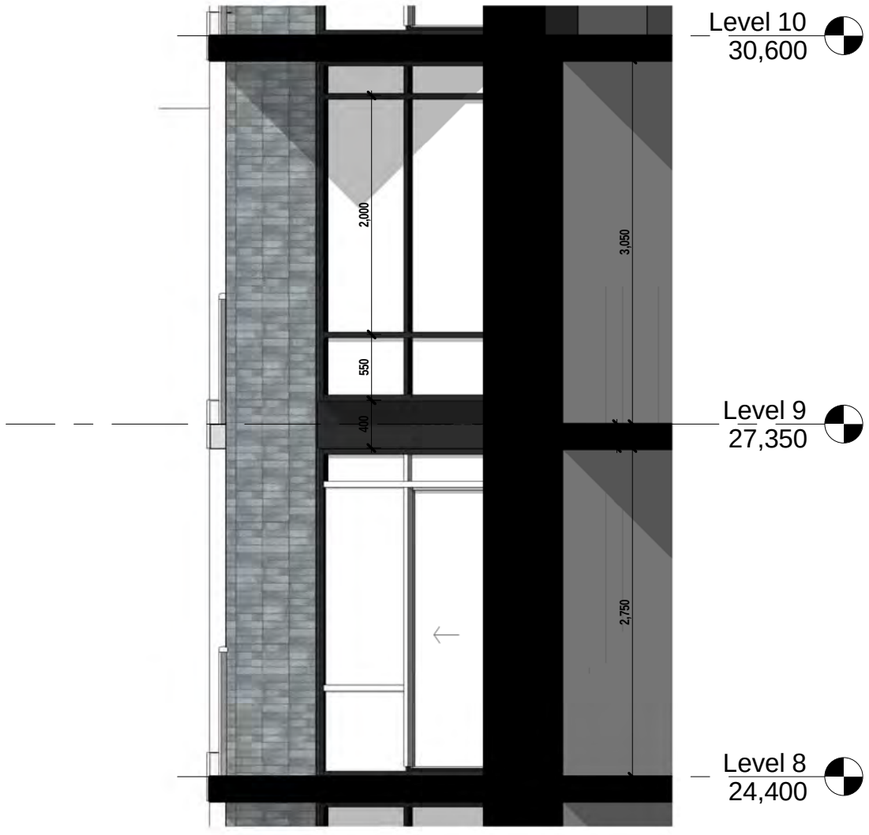


TOTAL FINISHED AREA (TFA)

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

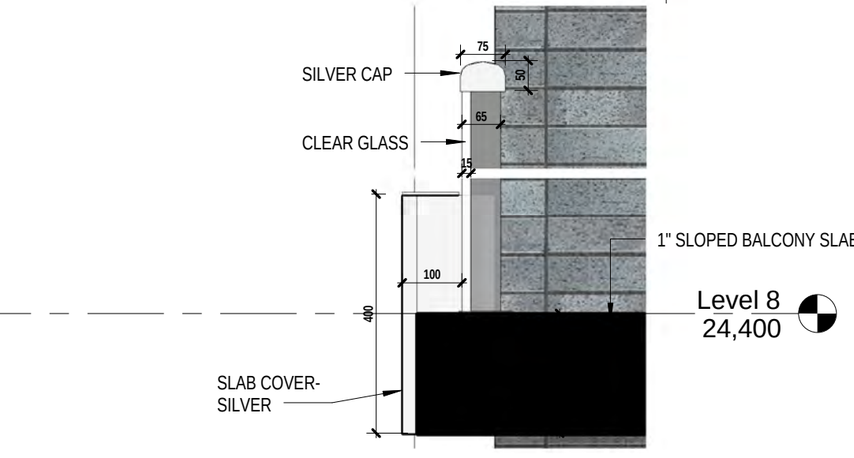
TOTAL FINISHED AREA (TFA)

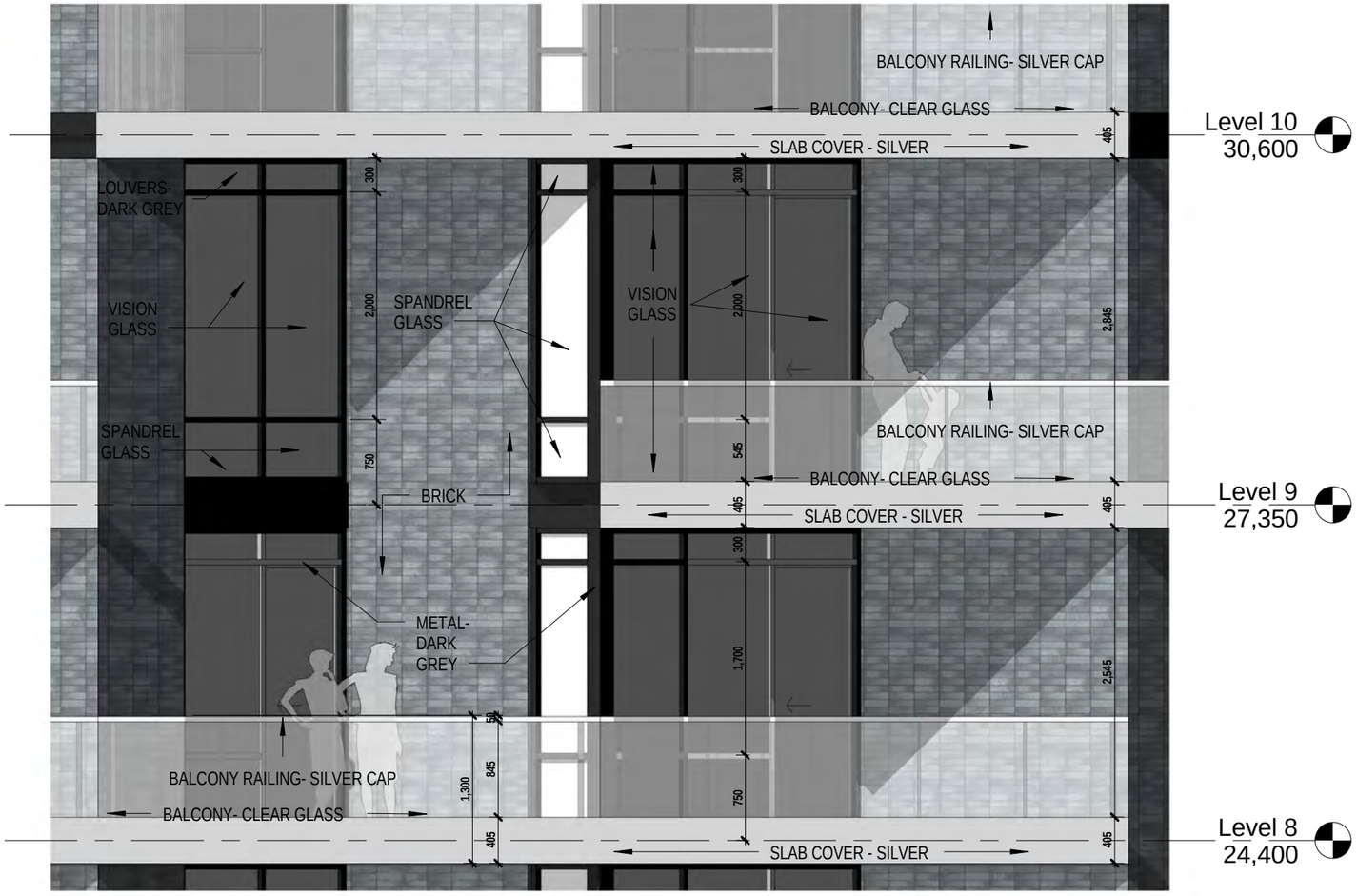
- AFFORDABLE AMENITY
- AFFORDABLE TERRACE
- CONDO UNIT 1
- CONDO UNIT 2
- CORRIDOR
- MECH/SERVICE
- OPEN
- SERVICE TERRACE
- STAIRS
- TERRACE



DETAIL SECTION AT LEVEL 8

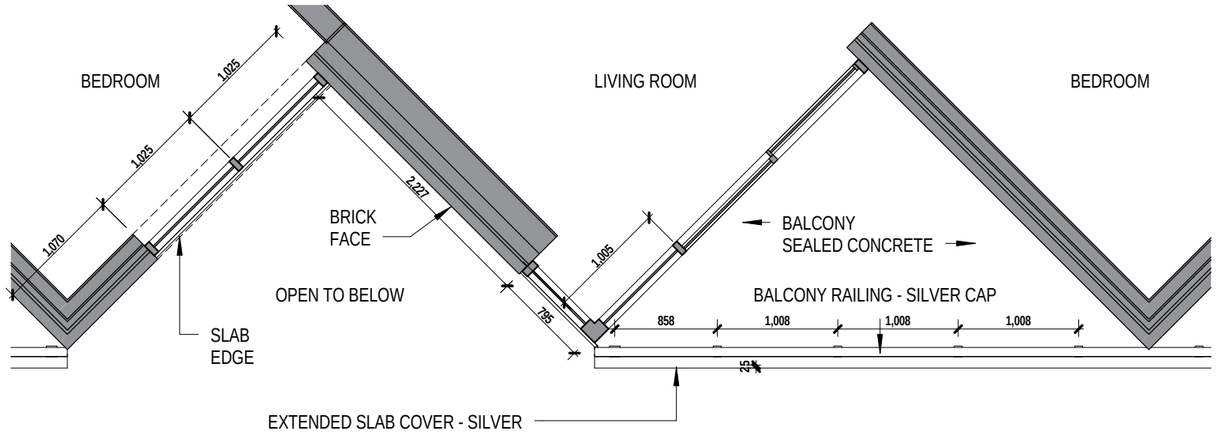
1 : 50 | 1 EE.01





PARTIAL ELEVATION AT LEVEL 8

1 : 50 | 2 EE.01




EL +48.80 M
ROOF
T.O.S. EL +43.90 M
LEVEL 14
T.O.S. EL +40.05 M
LEVEL 13
T.O.S. EL +36.80 M
LEVEL 12
T.O.S. EL +33.55 M
LEVEL 11
T.O.S. EL +30.30 M
LEVEL 10
T.O.S. EL +27.35 M
LEVEL 09
T.O.S. EL +24.40 M
LEVEL 08
T.O.S. EL +21.45 M
LEVEL 07
T.O.S. EL +18.20 M
LEVEL 06
T.O.S. EL +15.25 M
LEVEL 05
T.O.S. EL +12.30 M
LEVEL 04
T.O.S. EL +9.35 M
LEVEL 03
T.O.S. EL +6.40 M
LEVEL 02
EL +0.00 M
GROUND

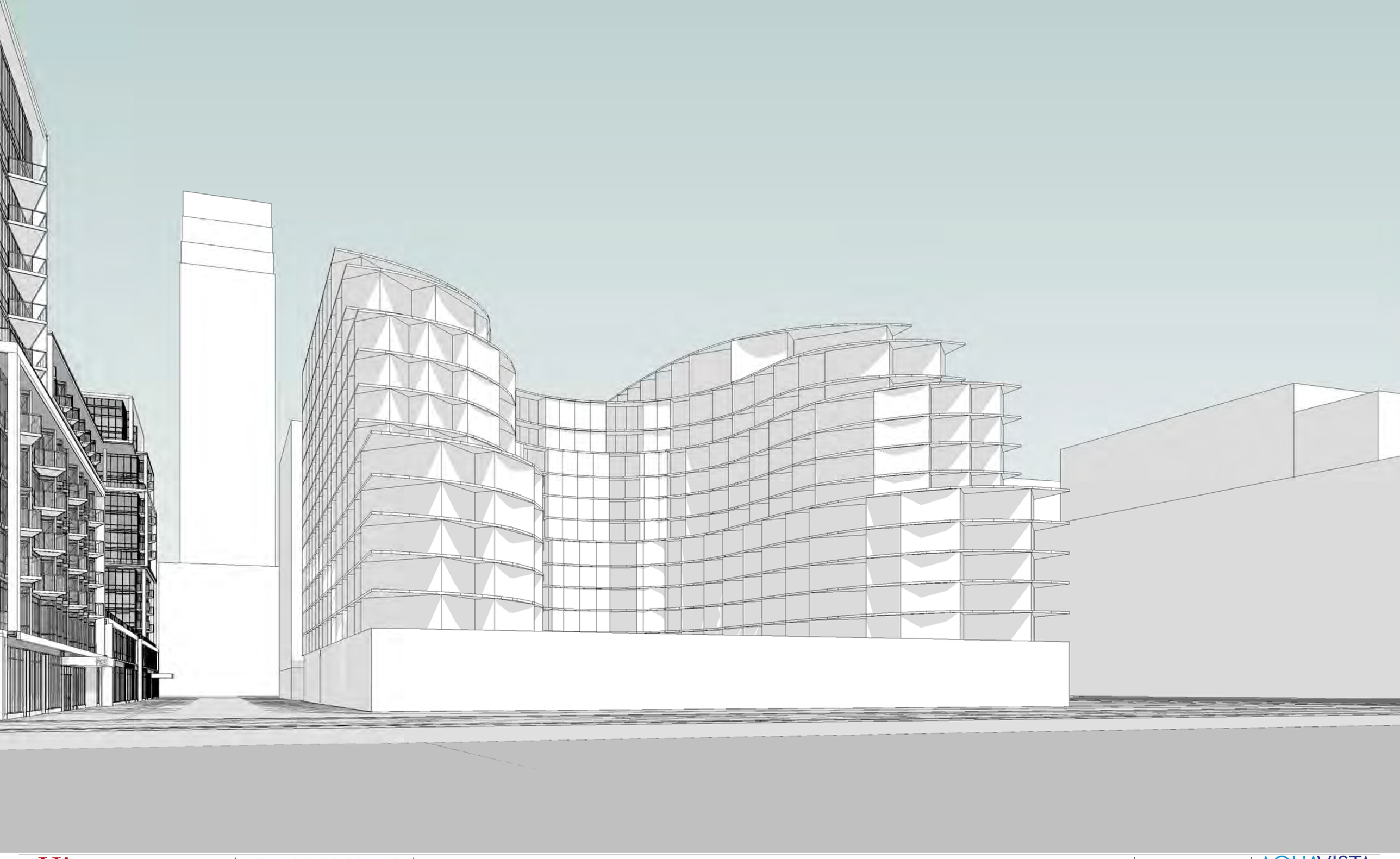

STORE
STORE
STORE
AQUAVISTA

Hines TRIDEL® | ARQUITECTONICA

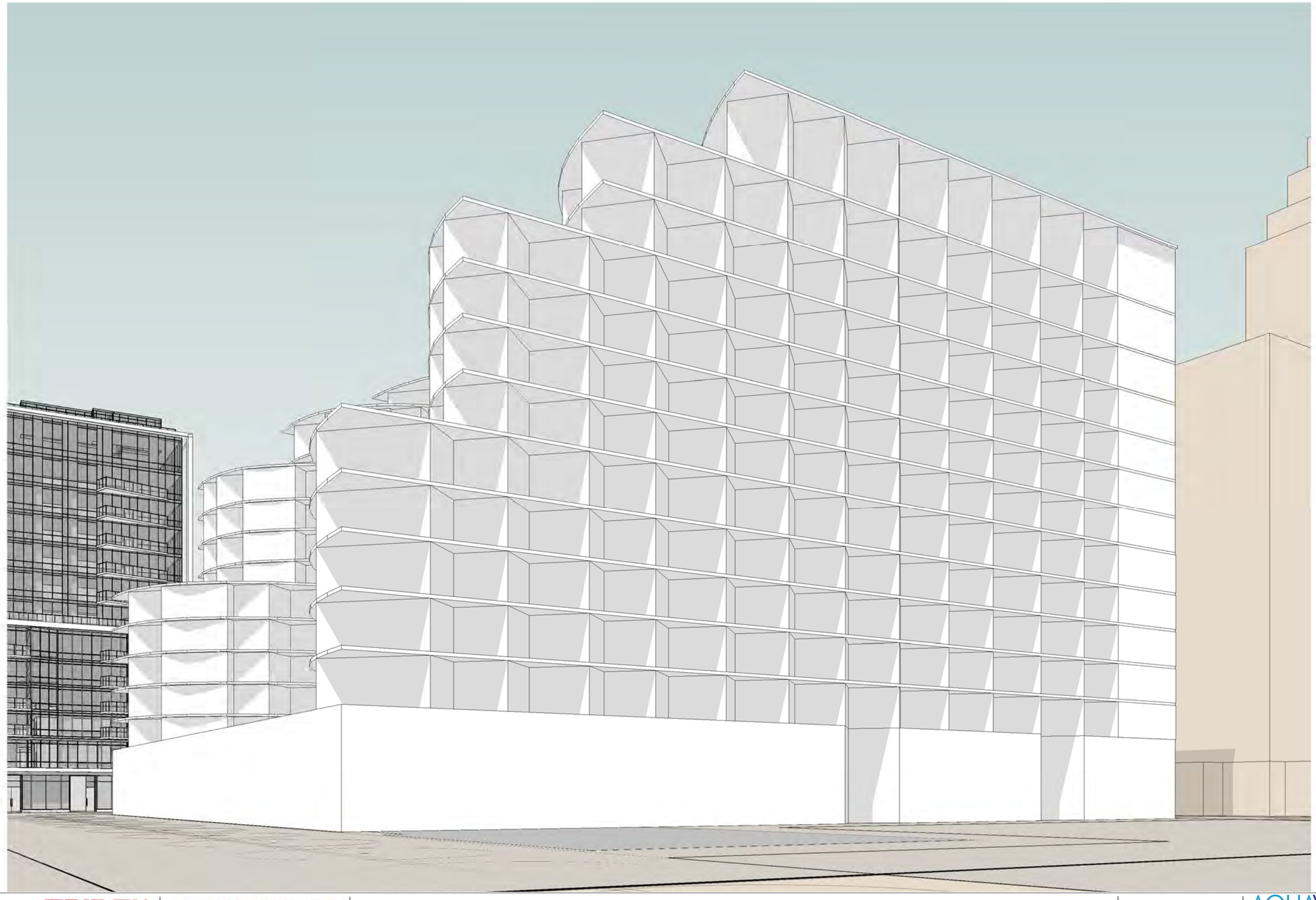
VIEW FROM INNER HARBOUR WITHOUT ADDITIONAL FLOOR OR STRETCHED TOP TIER

JULY 9, 2014

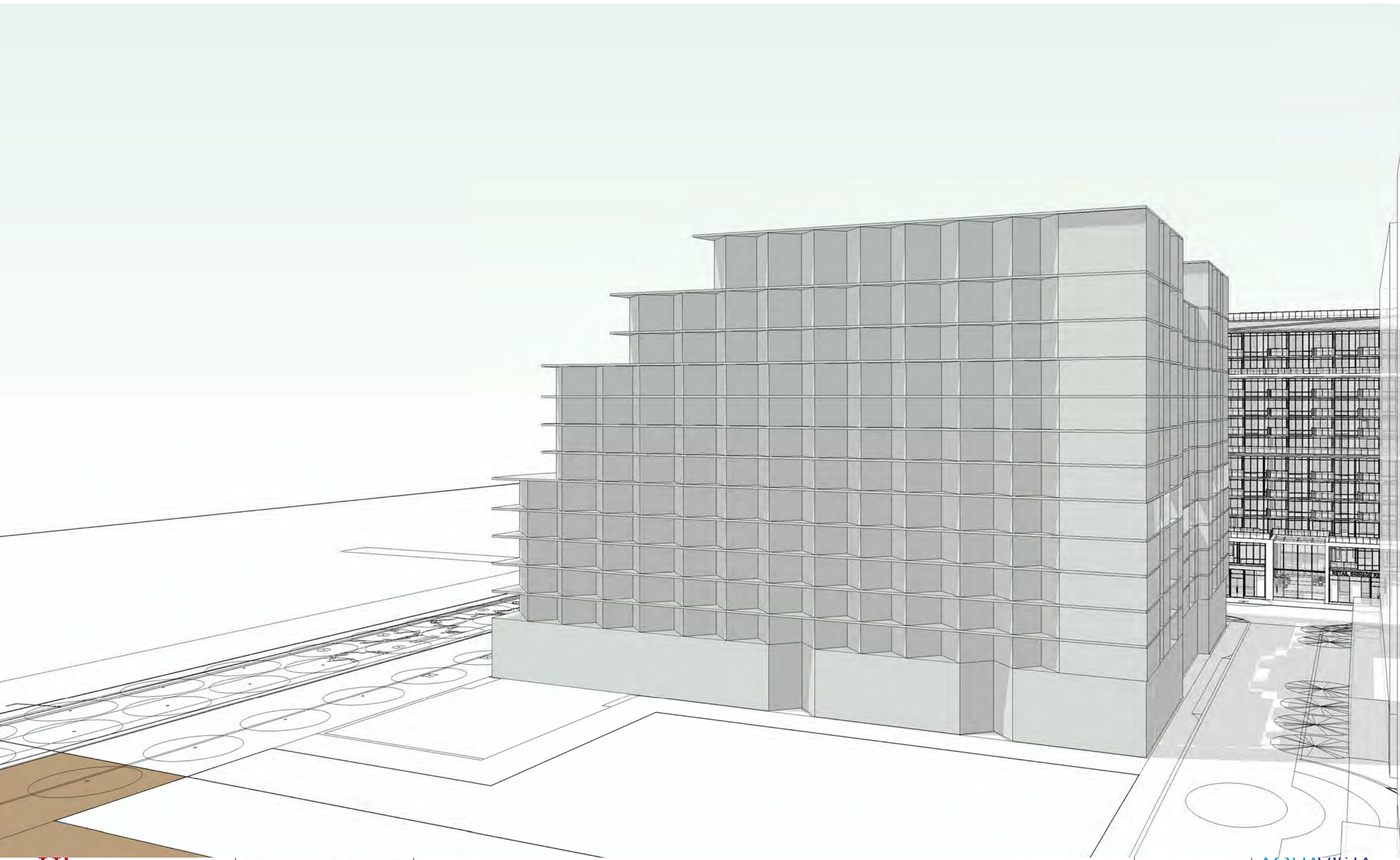
AQUAVISTA AT BAYSIDE TORONTO




CAFE
WINE BAR
MARKET



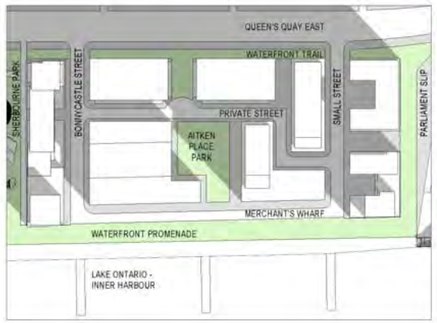

AQUAVISTA
ENTRANCE
RETAIL



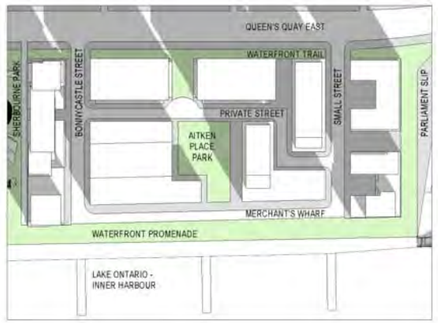
Hines TRIDEL® | ARQUITECTONICA | NORTHEAST AERIAL VIEW FROM AITKEN PLACE PARK - WITH ADDITIONAL FLOOR AND + STRETCHED TOP TIER | JULY 9, 2014 | AQUAVISTA AT BAYSIDE TORONTO


AQUAVISTA

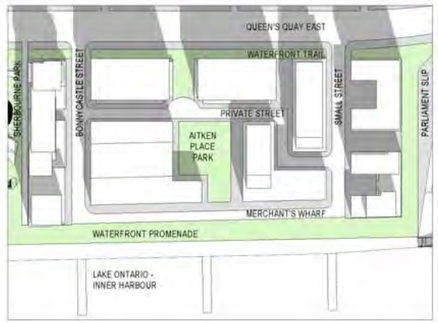
[1 of 10] [March 21, 2010 - 09:18]



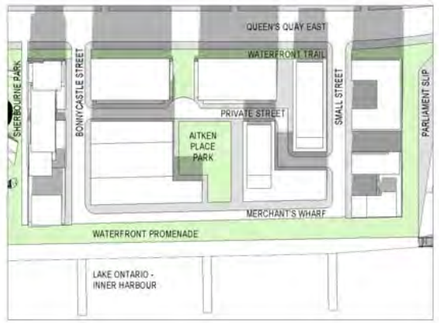
[2 of 10] [March 21, 2010 - 10:18]



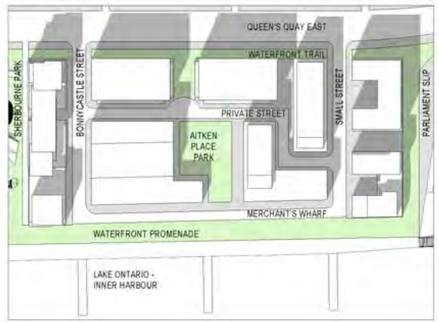
[3 of 10] [March 21, 2010 - 11:18]



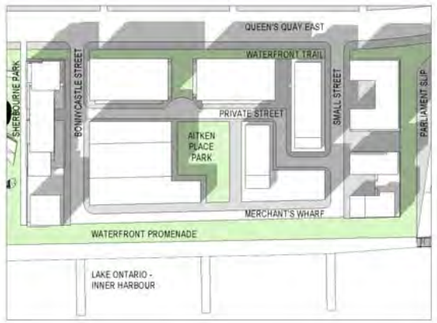
[4 of 10] [March 21, 2010 - 12:18]



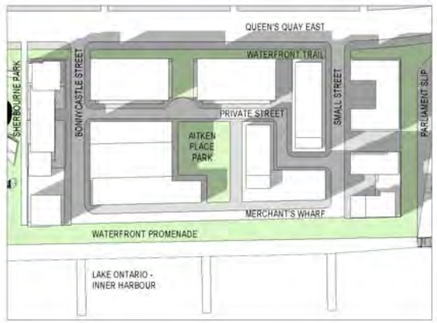
[5 of 10] [March 21, 2010 - 13:18]



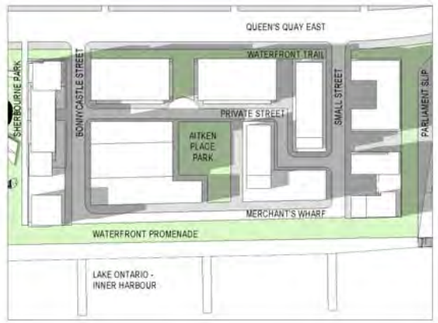
[6 of 10] [March 21, 2010 - 14:18]



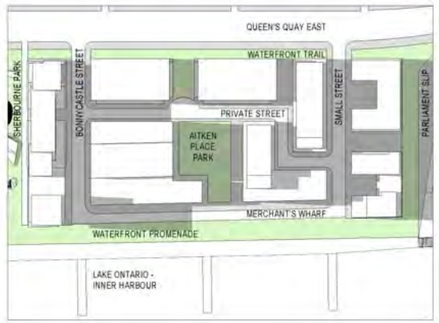
[7 of 10] [March 21, 2010 - 15:18]



[8 of 10] [March 21, 2010 - 16:18]



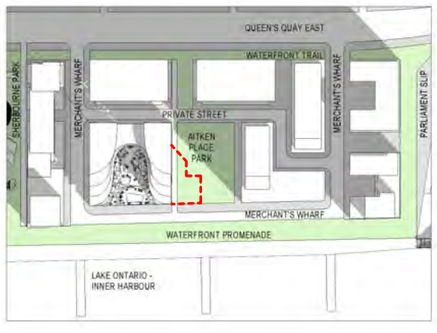
[9 of 10] [March 21, 2010 - 17:18]



[10 of 10] [March 21, 2010 - 18:18]

ZONING MASS

[1 of 10] [March 21, 2010 - 09:18]



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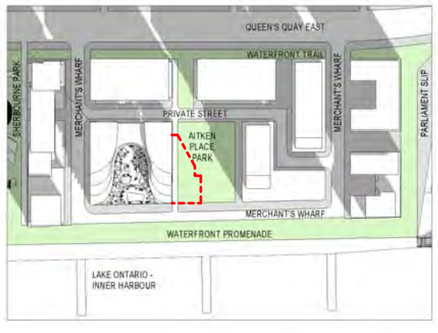

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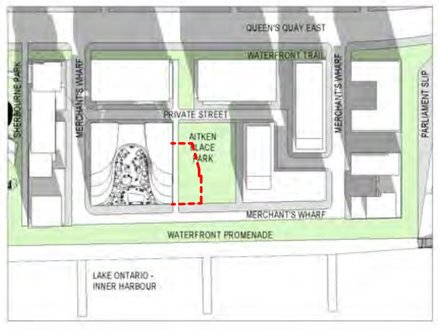

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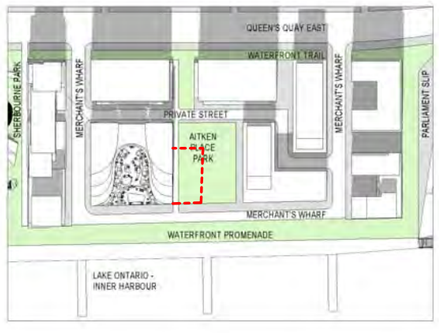

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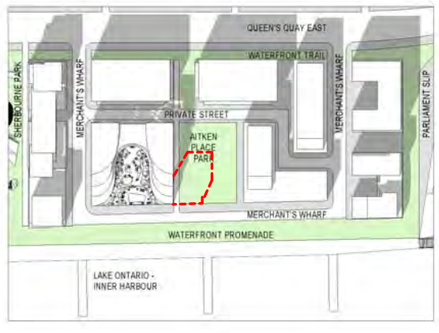

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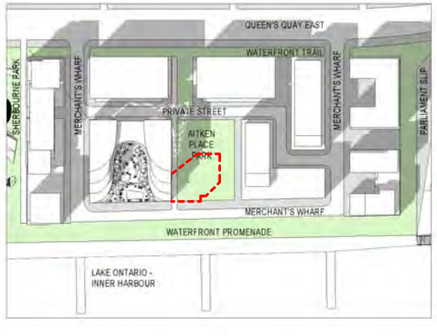

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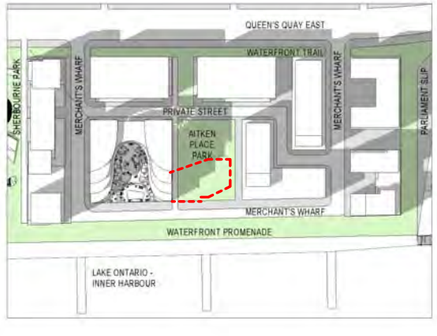

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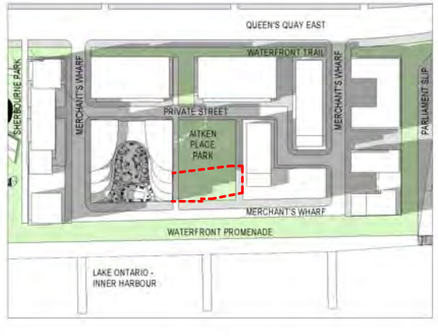

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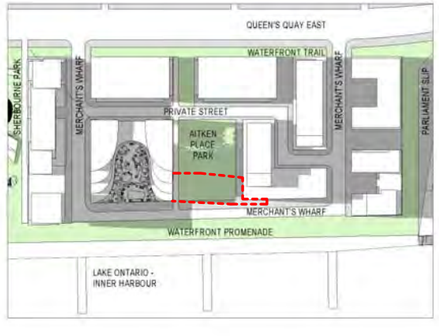

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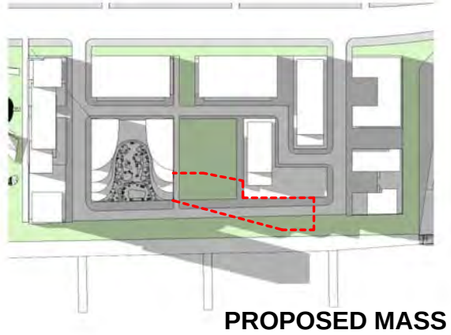
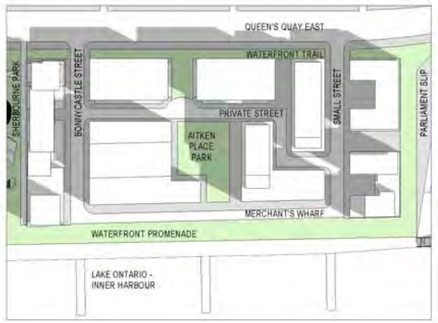
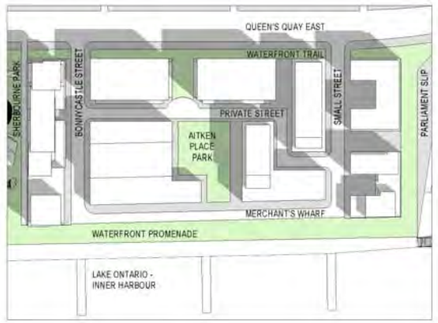


PROPOSED MASS

[1 of 10] [June 21, 2010 - 09:18]



[2 of 10] [June 21, 2010 - 10:18]



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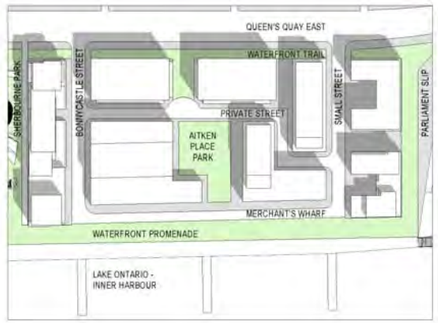

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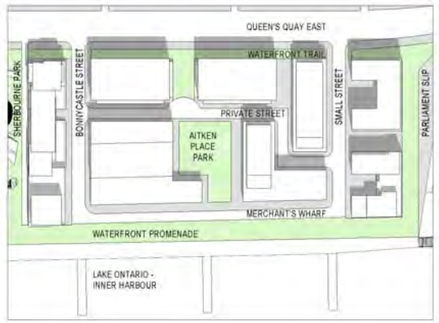

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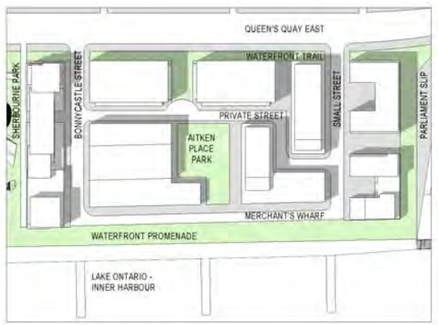

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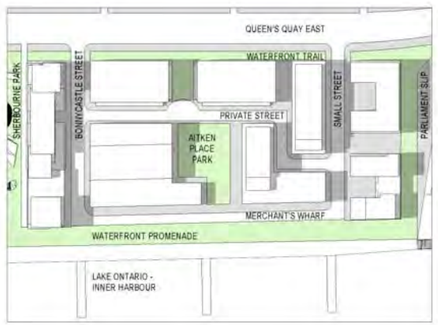

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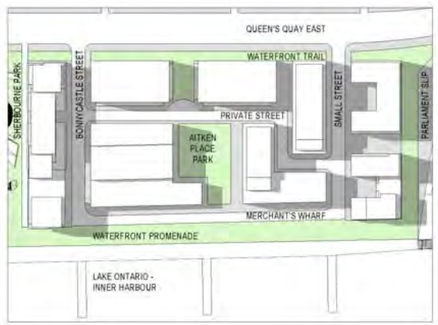

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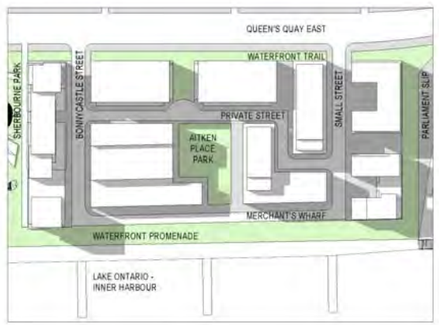

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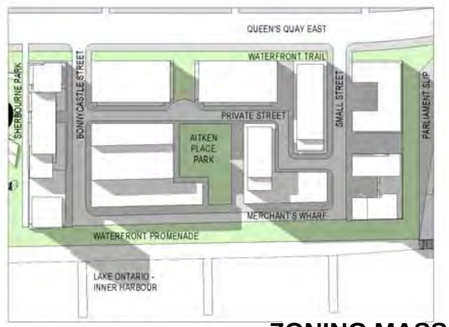
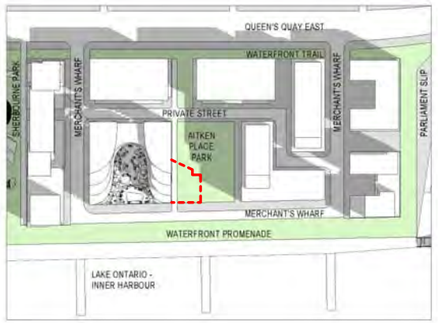


ZONING MASS

[1 of 10] [June 21, 2010 - 09:18]



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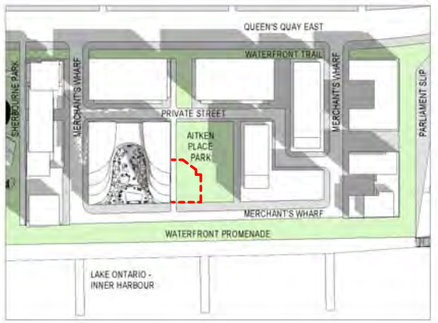

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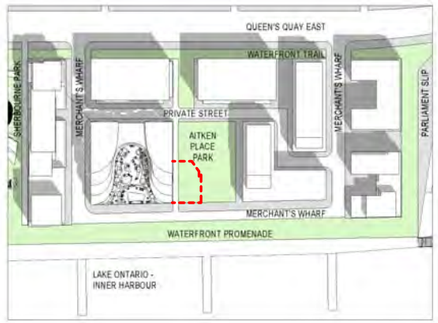
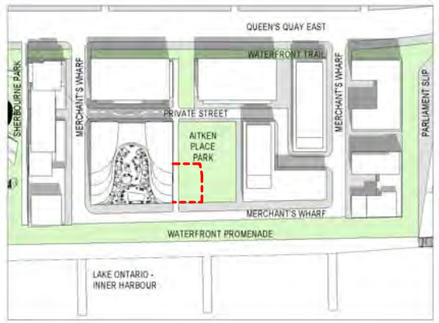
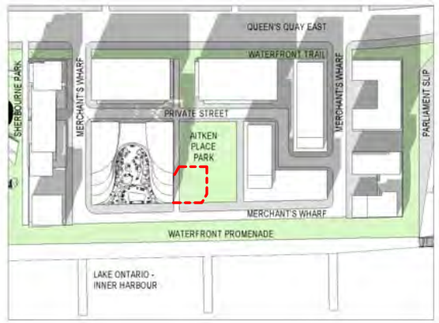


[4 of 10] [June 21, 2010 - 12:18]



[5 of 10] [March 21, 2010 - 13:18]



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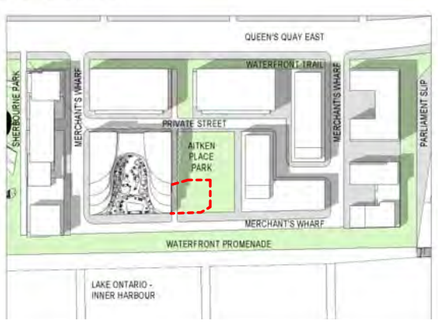
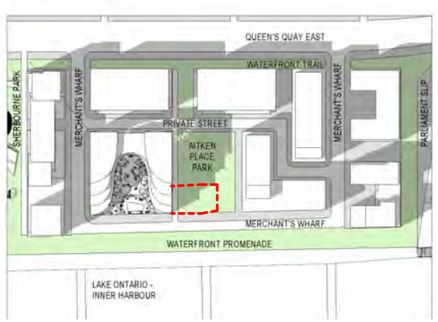
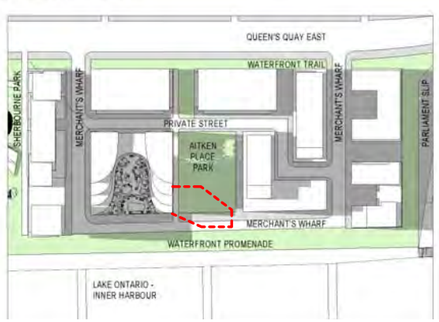


[7 of 10] [March 21, 2010 - 15:18]



[8 of 10] [March 21, 2010 - 16:18]

[9 of 10] [March 21, 2010 - 17:18]



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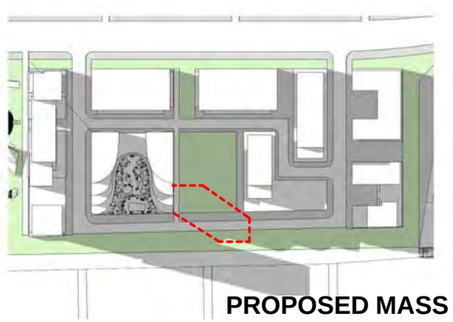
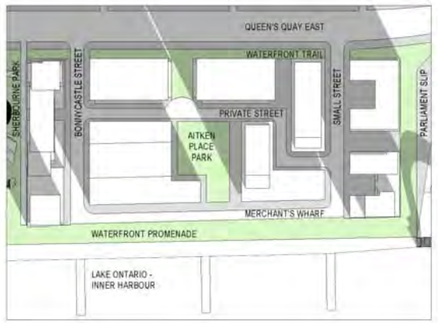


PROPOSED MASS

[1 of 10] [December 21, 2010 - 09:18]



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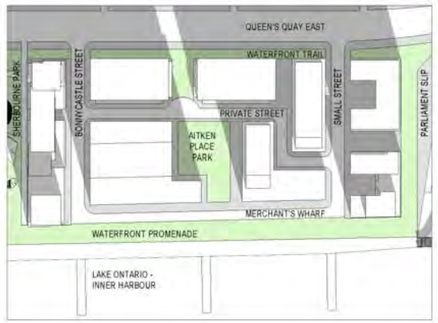

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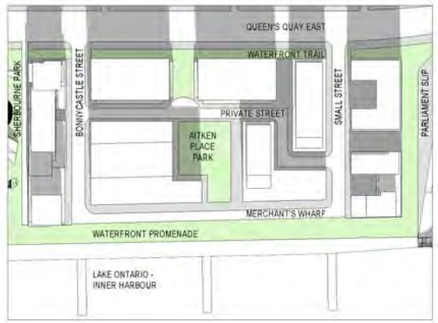

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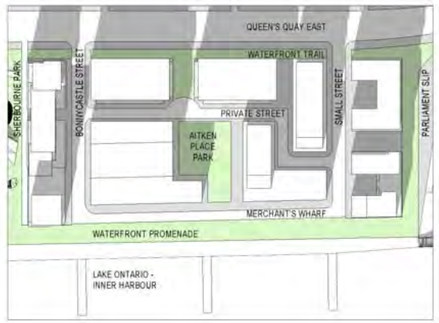

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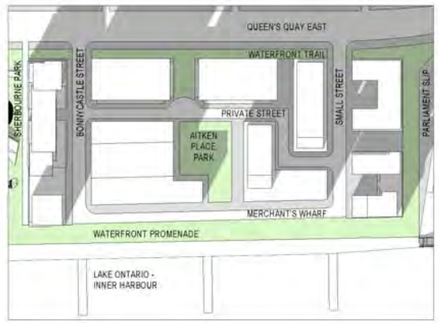

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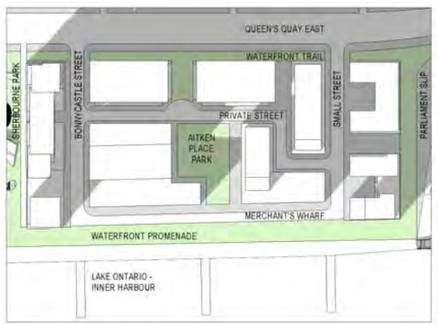

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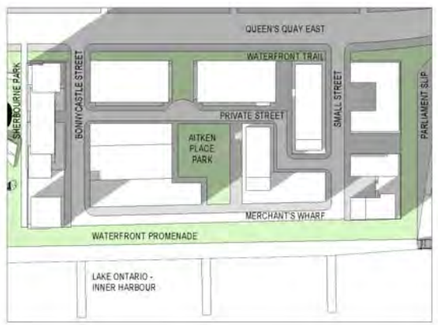

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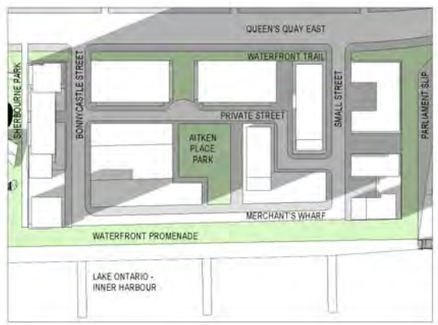

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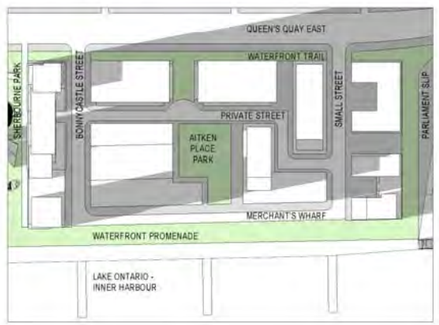

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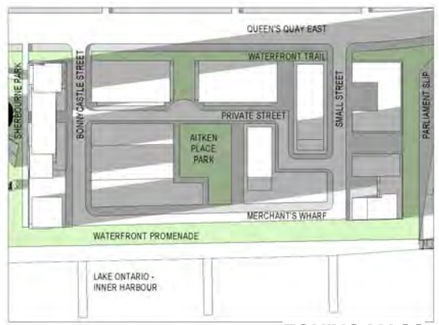
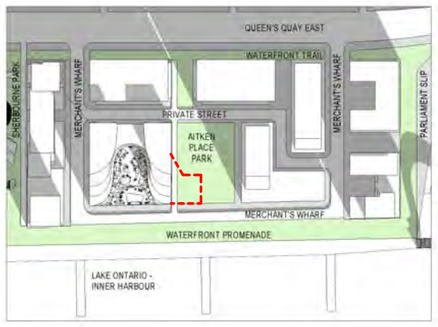


ZONING MASS

[1 of 10] [December 21, 2010 - 09:18]



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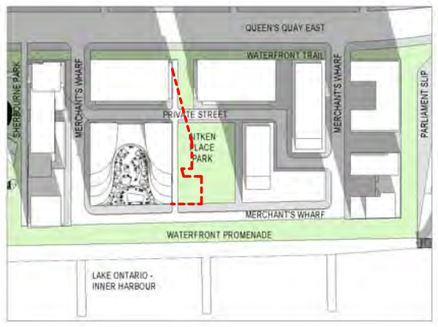

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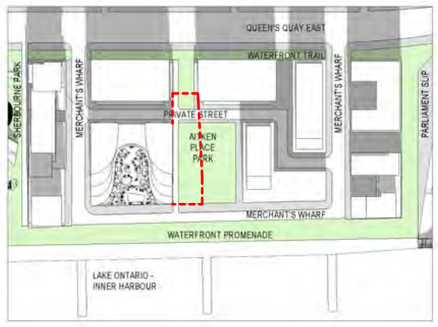

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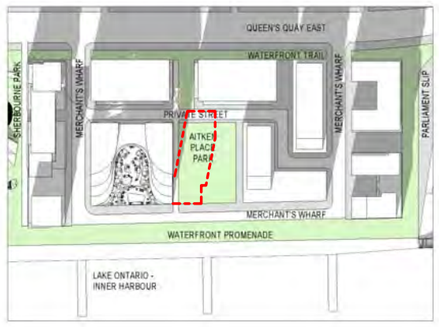

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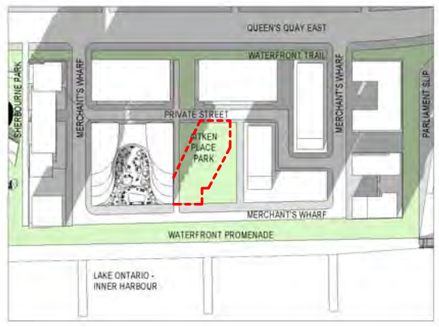

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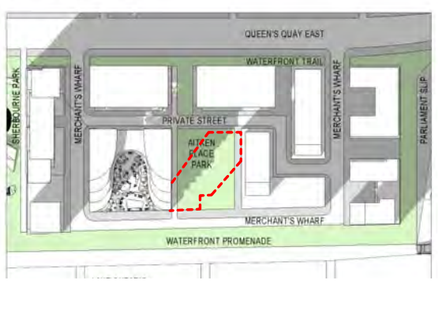

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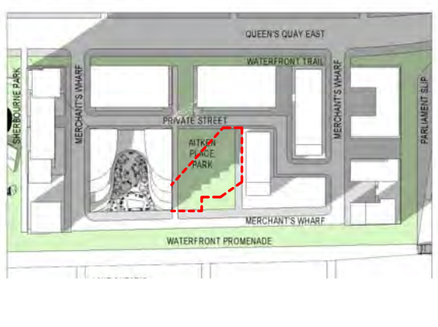

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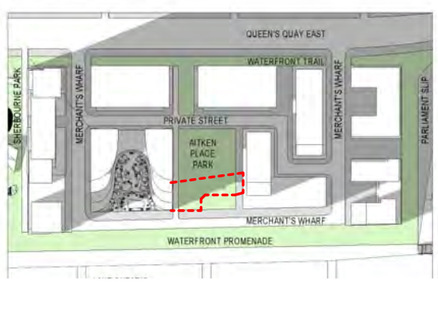

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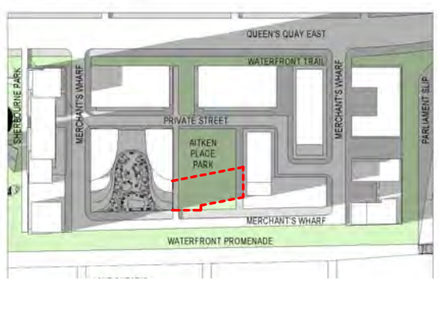

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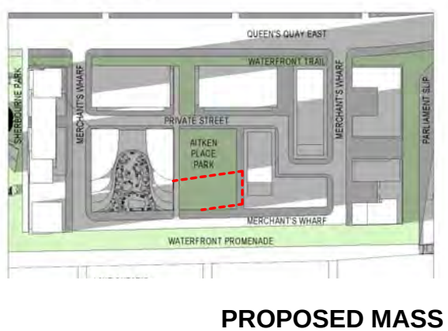
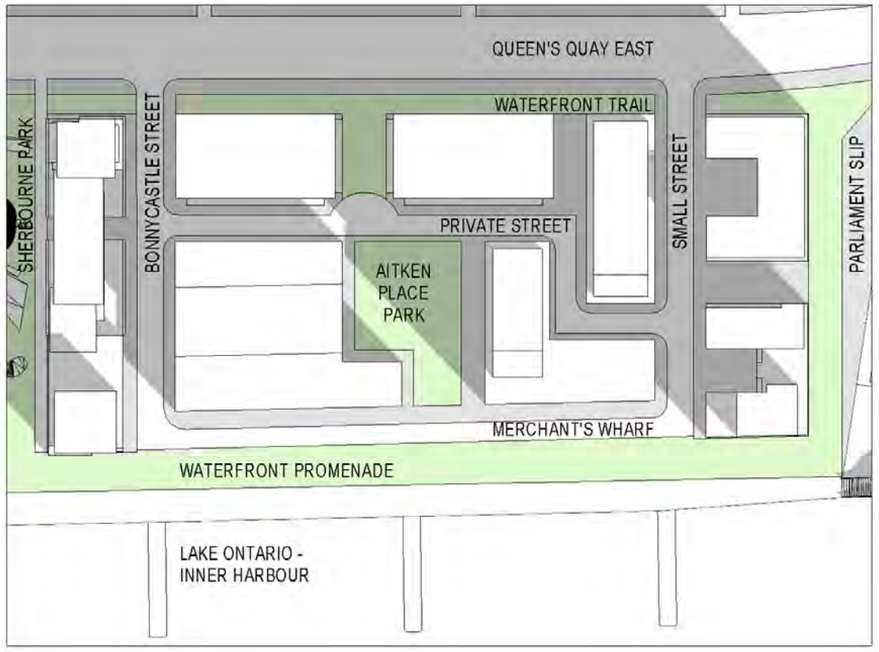


PROPOSED MASS

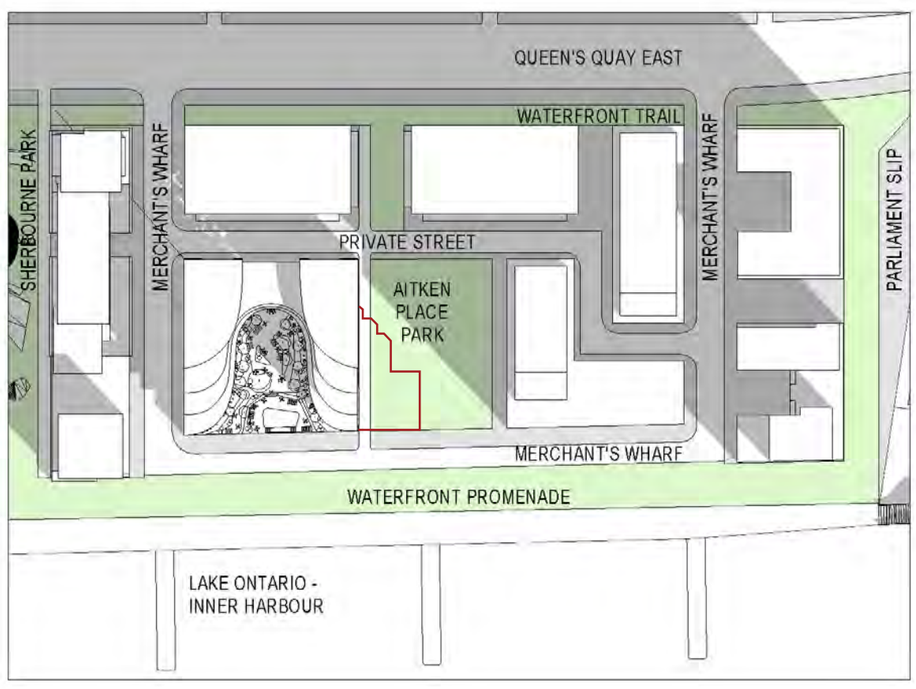
1 of 10] [March 21, 2010 - 09:18]

ZONING MASS



[1 of 10] [March 21, 2010 - 09:18]

PROPOSED MASS



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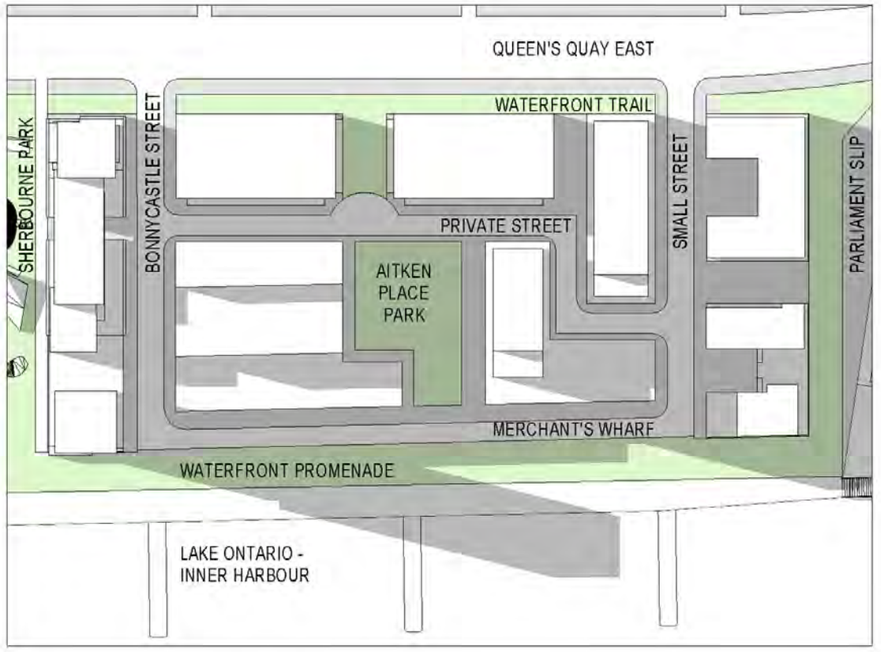

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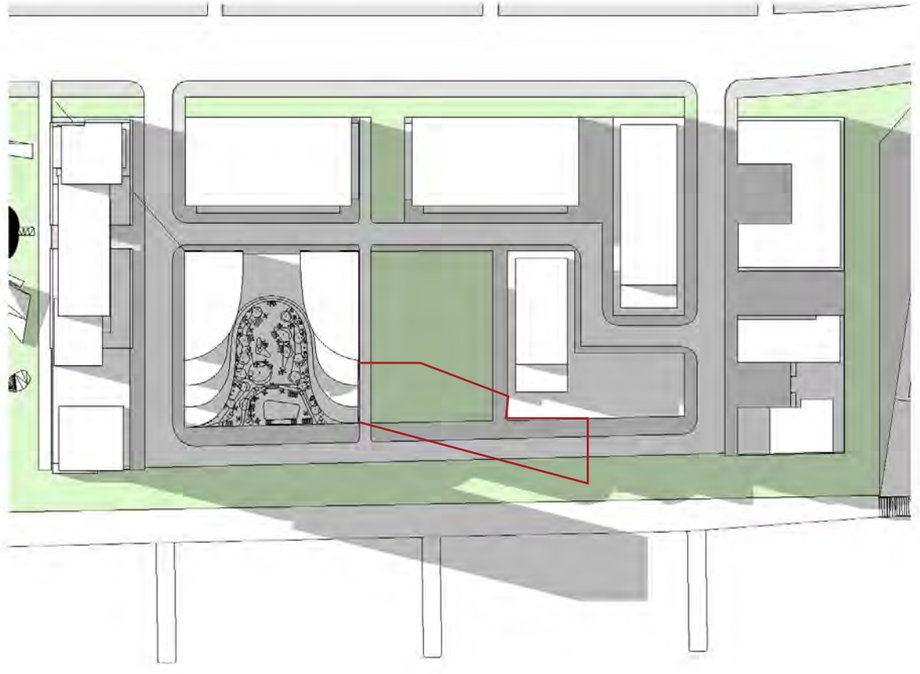

1 of 10] [June 21, 2010 - 09:18]

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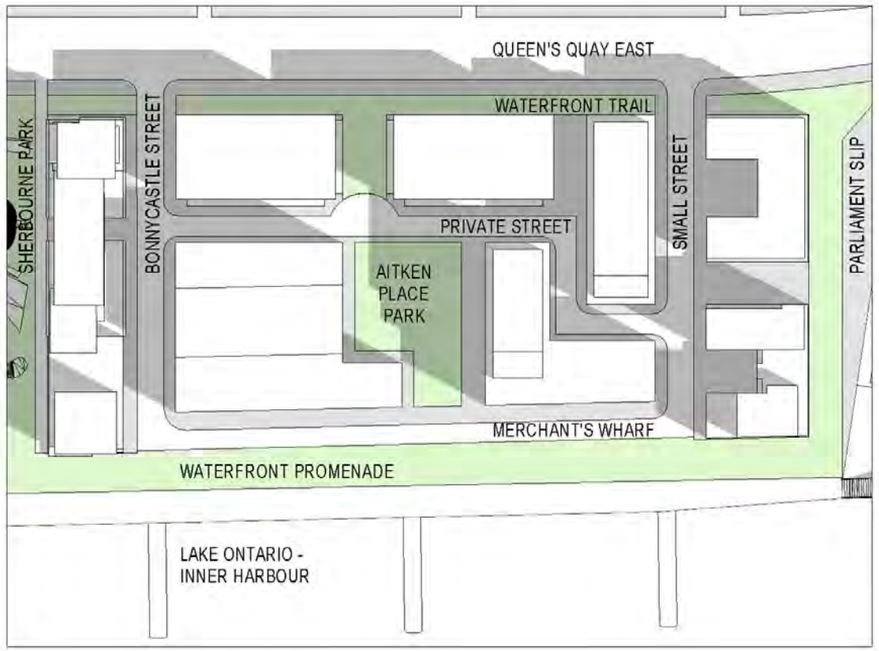

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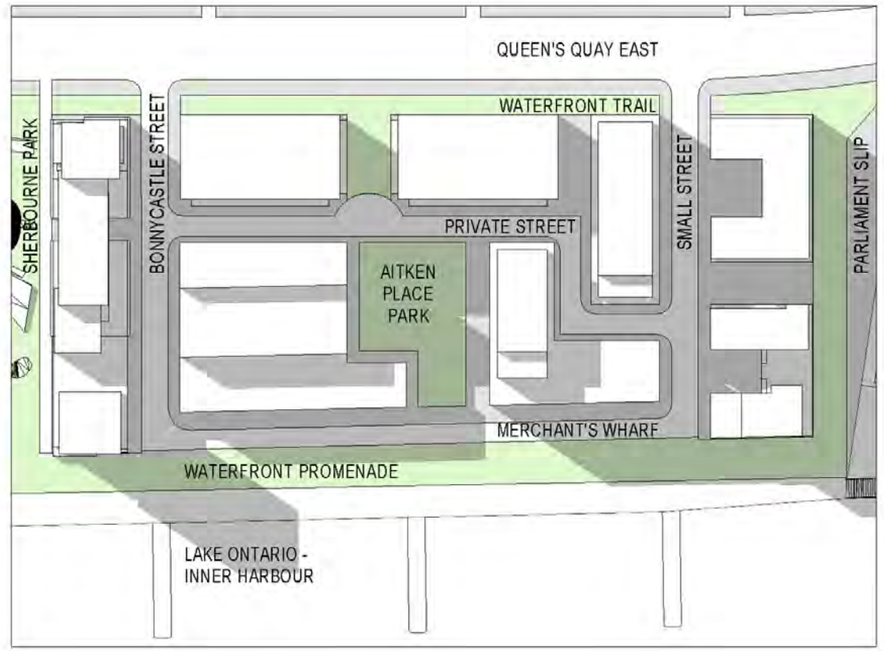

[10 of 10] [June 21, 2010 - 18:18]

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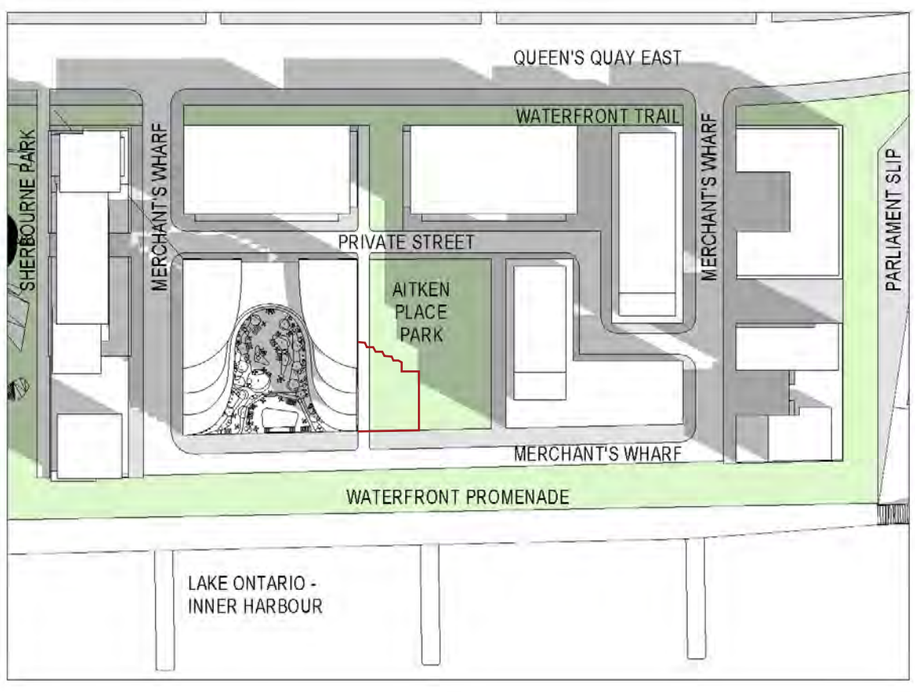

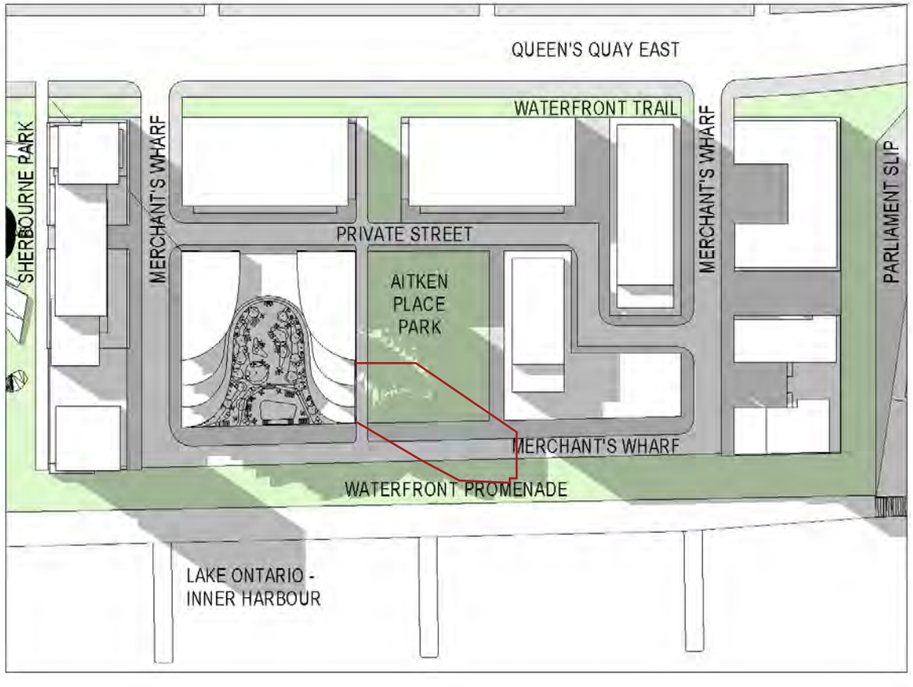

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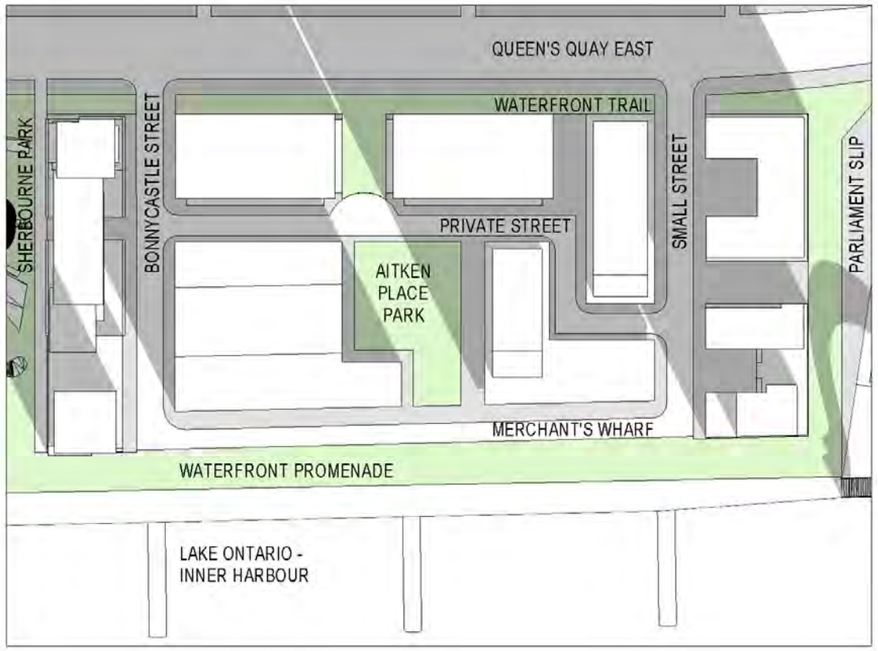

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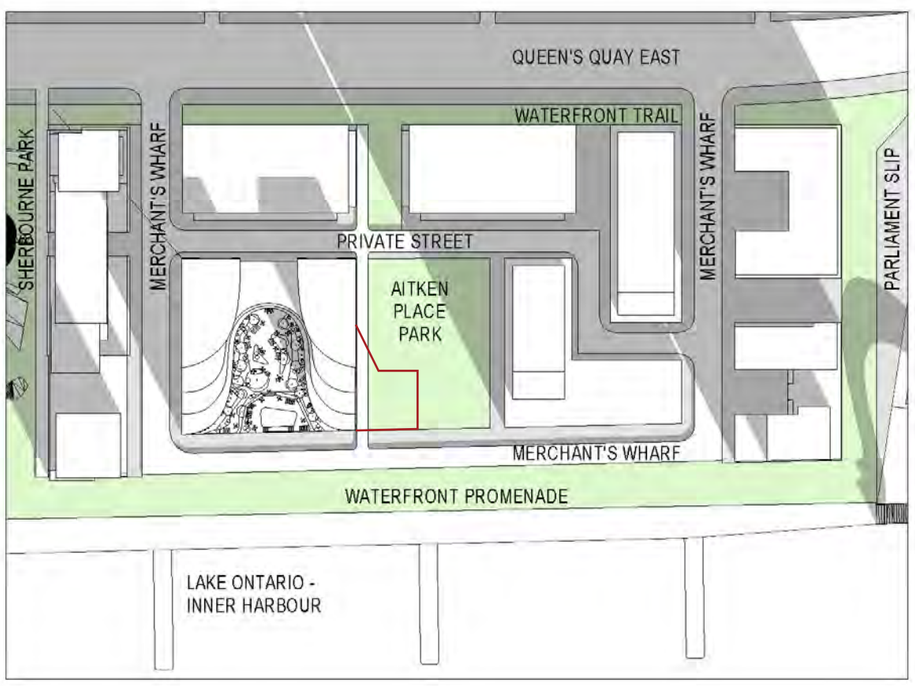

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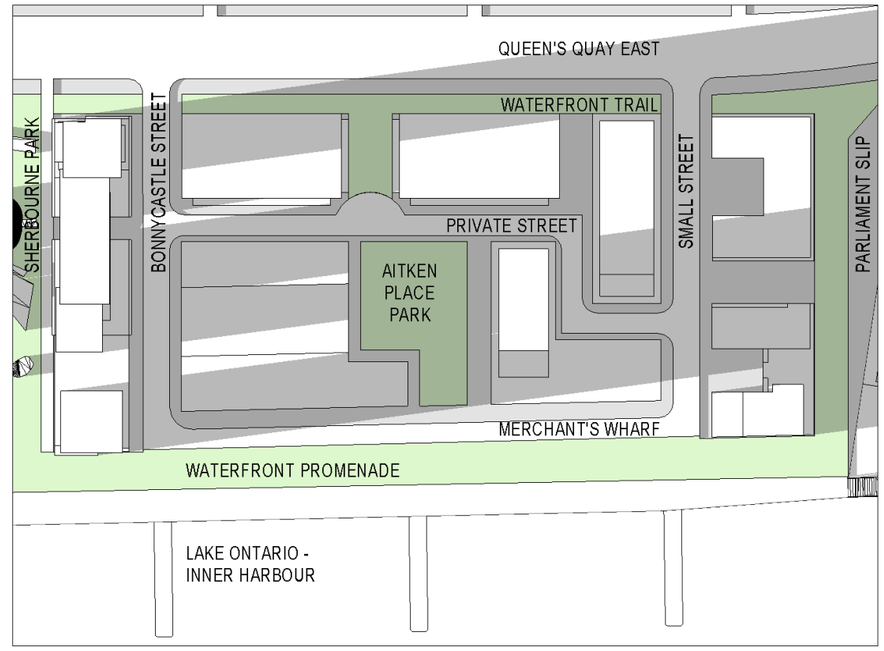

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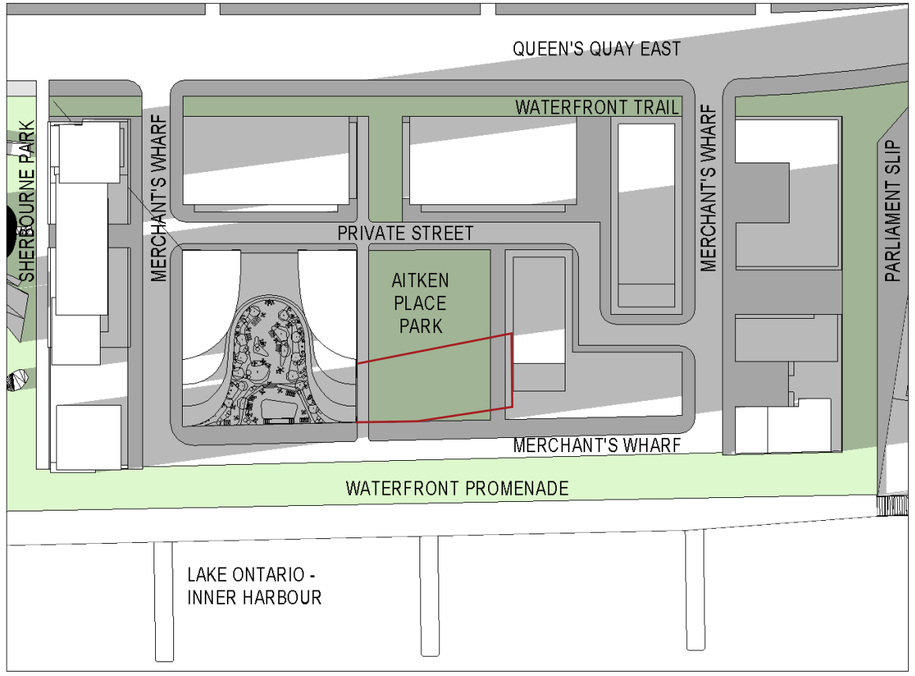


UNIT MIX R3/R4

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

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

CONDOMINIUM PROPOSED 238 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)	TOTAL SALABLE AREA (sq m)	TOTAL SALABLE 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**	**411**	**4,424**
PH.1	3.9			2,166	23,315	-	-	**2,166**	**23,315**	**1,834**	
Levels 11	3.25	-	-	2,166	23,315	-	-	**2,166**	**23,315**	**1,834**	**19,741**
Levels 10	3.25	-	-	2,554	27,491	-	-	**2,554**	**27,491**	**2,167**	**23,325**
Levels 9	3.25	-	-	1,786	19,224	777	8,364	**2,554**	**27,588**	**1,478**	**15,909**
Levels 8	2.95	-	-	1,786	19,224	777	8,364	**2,554**	**27,588**	**1,478**	**15,909**
Levels 7	2.95	-	-	1,786	19,224	777	8,364	**2,554**	**27,588**	**1,443**	**15,532**
Levels 6	3.25	-	-	2,138	23,013	777	8,364	**2,920**	**31,377**	**1,808**	**19,461**
Levels 5	2.95	-	-	2,138	23,013	777	8,364	**2,920**	**31,377**	**1,808**	**19,461**
Levels 4	2.95	-	-	2,138	23,013	777	8,364	**2,920**	**31,377**	**1,808**	**19,461**
Levels 3	2.95	-	-	1,873	20,161	777	8,364	**2,655**	**28,524**	**1,543**	**16,609**
Level 2	2.95	-	-	1,882	20,258	777	8,364	**2,664**	**28,621**	**1,442**	**15,522**
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			-	-	-	-	**-**	**-**		
										19,054	**185,354**
SUB TOTAL GFA ABOVE GROUND		**2,661**	**28,643**	**24,186**	**260,336**	**6,617**	**71,225**	**33,989**	**365,854**		
TOTAL GFA (ABOVE GROUND)								**33,989**	**364,649**		

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.

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

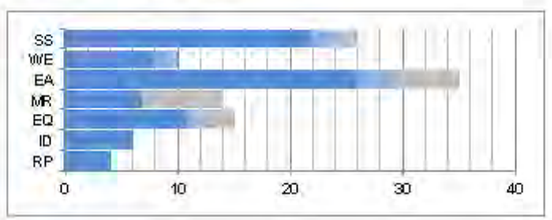
Y	?	N			
40	8	16	**Total Project Score**	Possible Points	110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points

Y	?	N			
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			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

Y	?	N			
8	2		**Water Efficiency**	Possible Points	10
-	-	-	WEp1	Water Use Reduction	-
4			WEc1	Water Efficient Landscaping	4
	2		WEc2	Innovative Wastewater Technologies	2
4			WEc3	Water Use Reduction	4

Y	?	N			
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			EAc5	Green Power	2



Y	?	N			
7		7	**Materials & Resources**	Possible Points	14
-	-	-	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

Y	?	N			
11	1	3	**Indoor Environmental Quality**	Possible Points	15
-	-	-	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

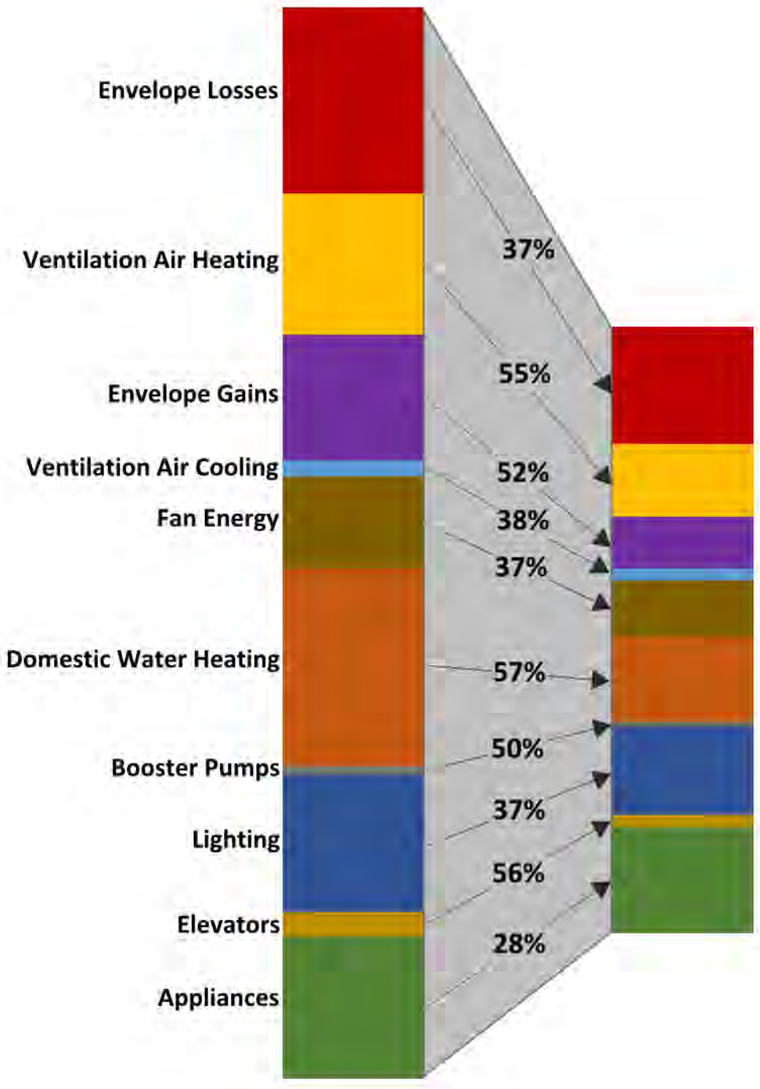
Y	?	N			
6			**Innovation in Design**	Possible Points	6
1			IDc1.1	Innovation in Design, Green Education	1
1			IDc1.2	Innovation in Design, Green Cleaning	1
1			IDc1.3	Innovation in Design, Exemplary performance, >45% Water Use Reduction	1
1			IDc1.4	Innovation in Design, Exemplary performance, 100%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

Y	?	N			
4			**Regional Priority**		4
1			RPc1	Durable Building	1
3			RPc2	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

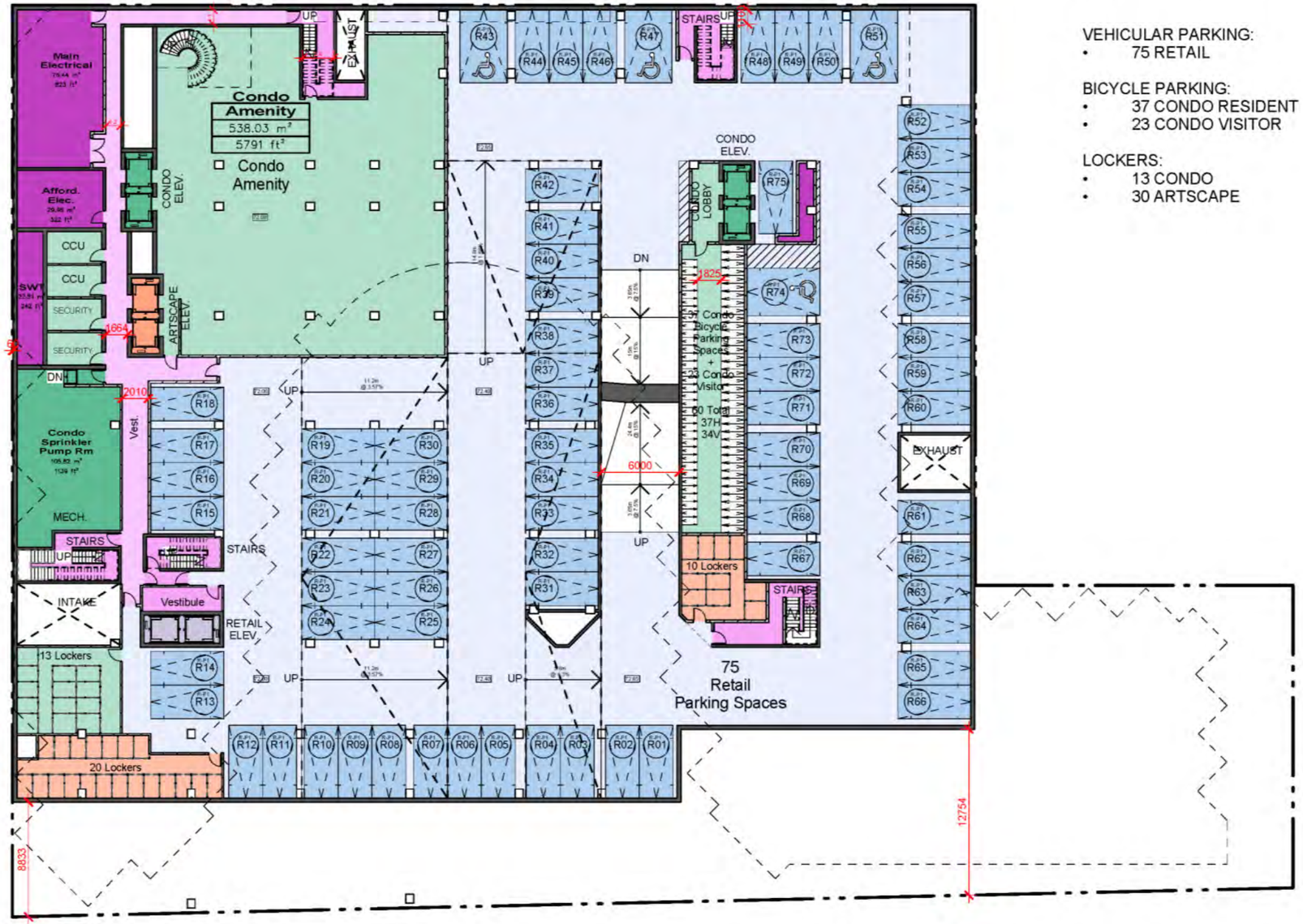
Supporting Materials Provided: No

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