

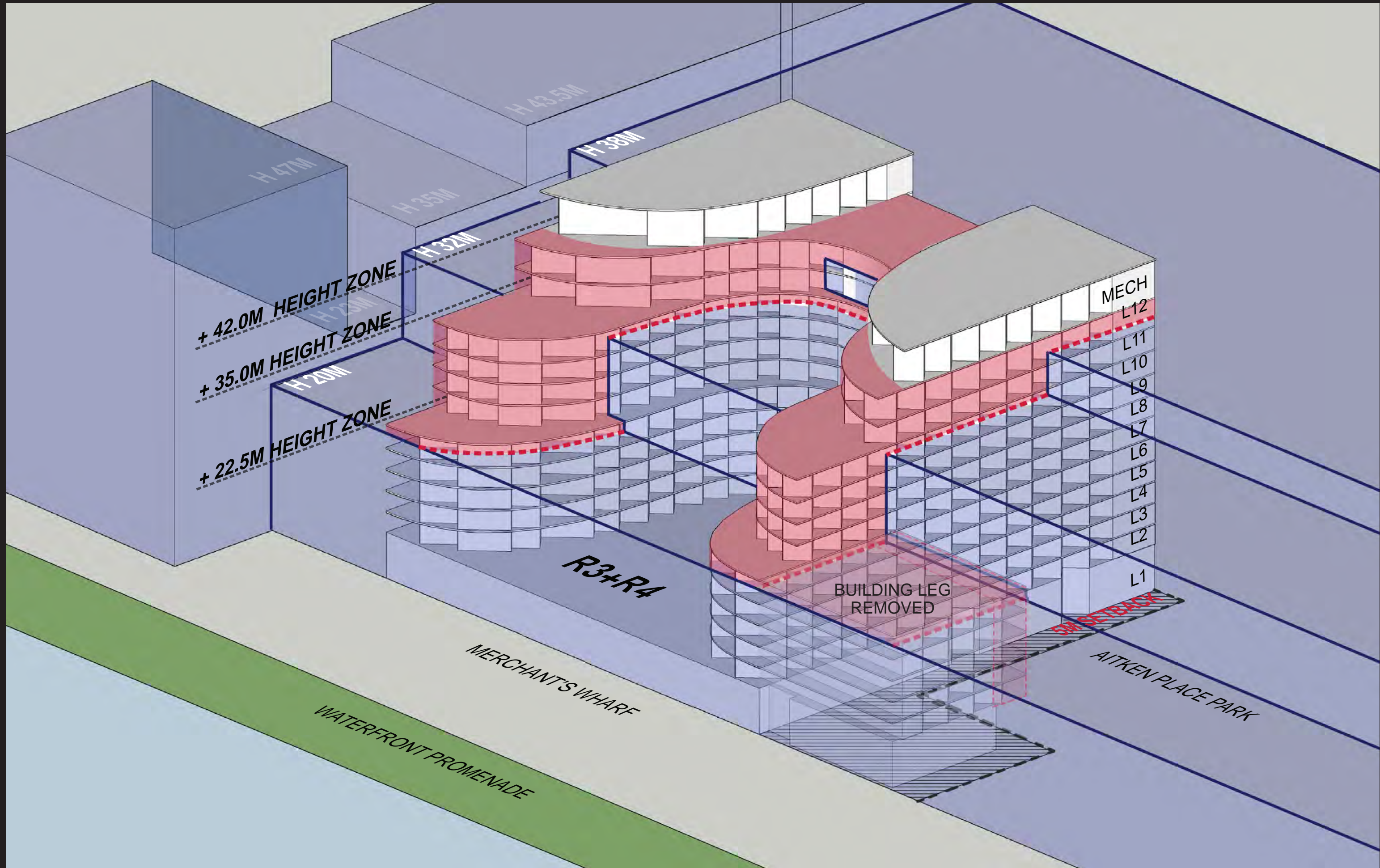
AQUAVISTA
AT BAYSIDE TORONTO

DRP PRESENTATION
23 MARCH 2015



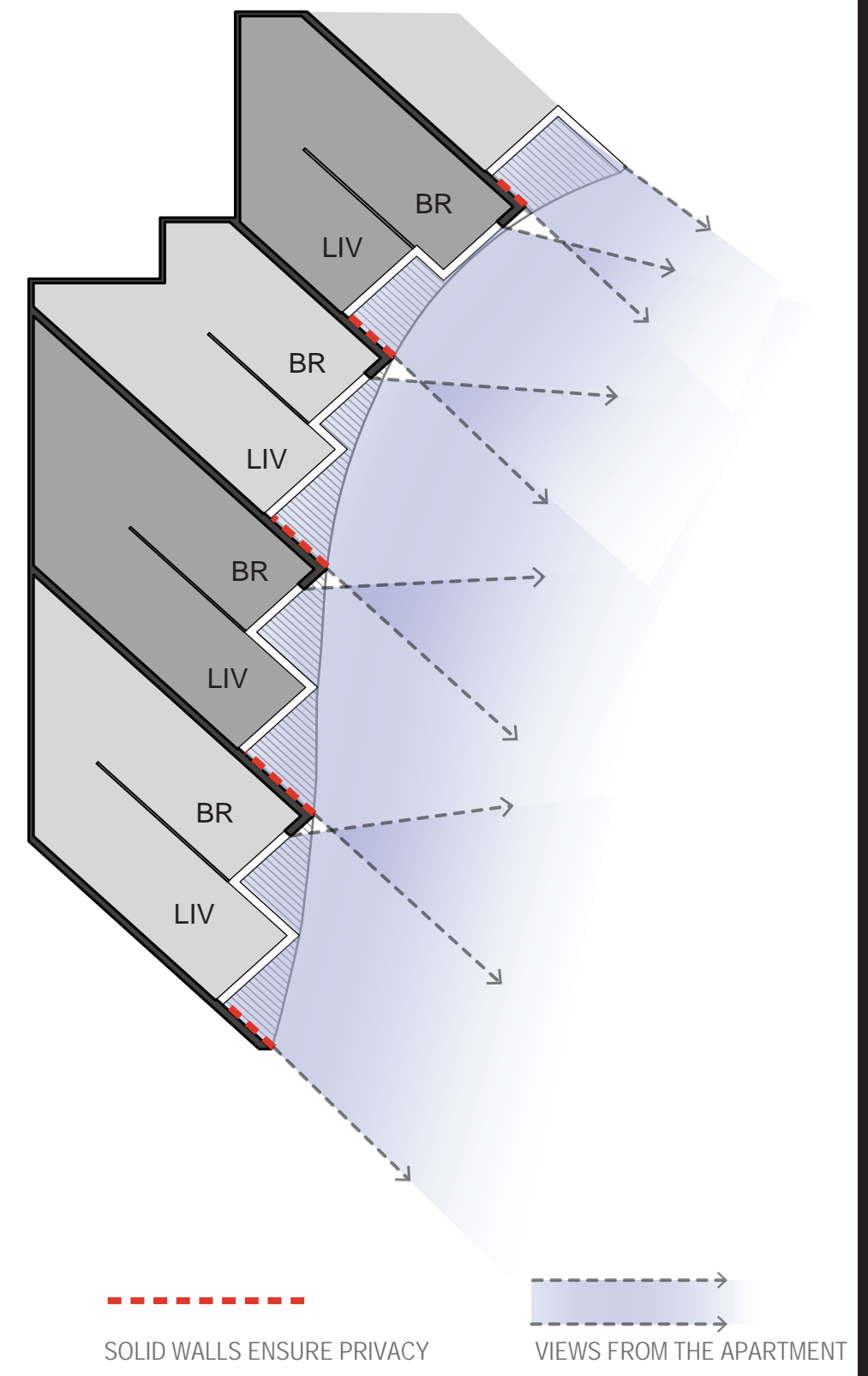
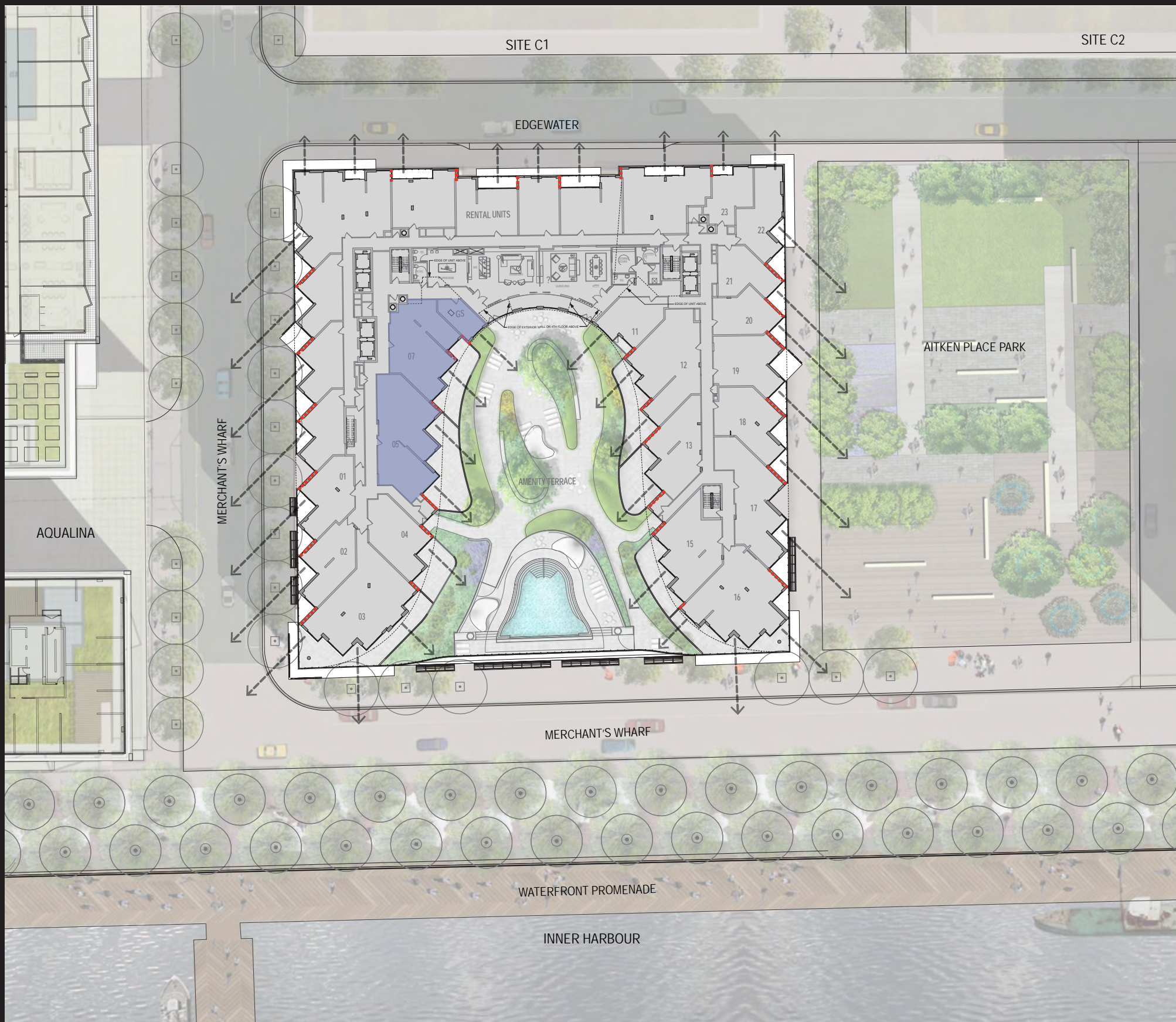








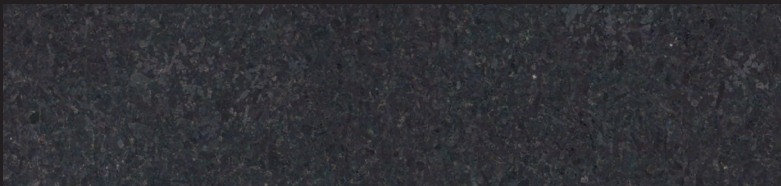
BUILDING
LEG
REMOVED





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

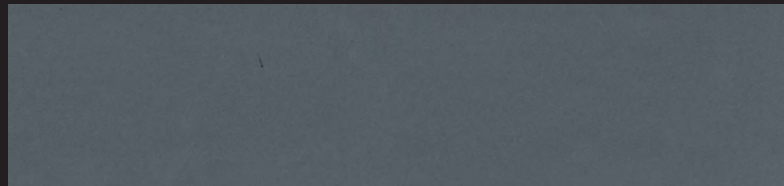
LEHIGH CEMENT COMPANY: MORTAR
 COLOR: BDN886
 LOCATION: ALL MASONRY MORTAR JOINTS



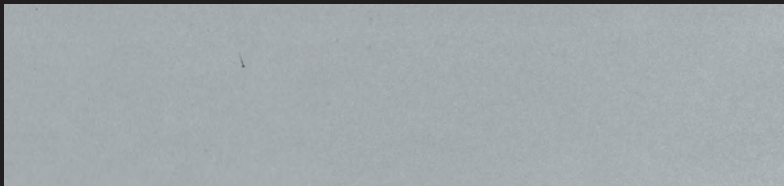
NORTH CAROLINA GRANITE CORPORATION
 COLOR: ABSOLUTE BLACK
 FINISH: HONED
 SIZE: AS REQUIRED PER DETAILS
 LOCATION: STOREFRONT BRICK BASE



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



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



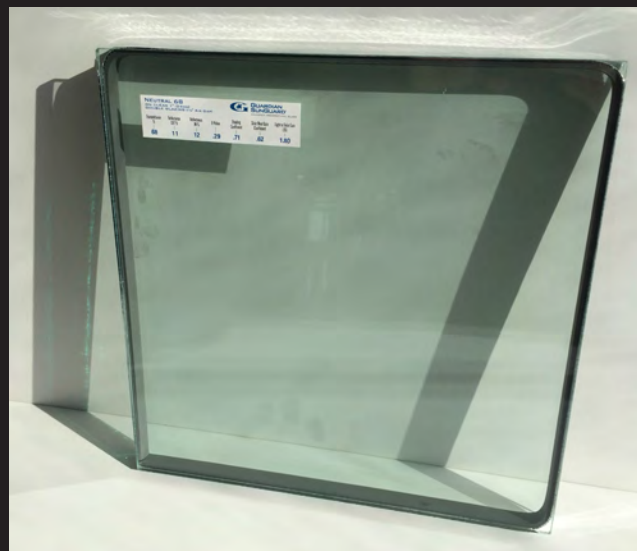
PPG INDUSTRIES, UC106705XL
 COLOR: STEEL-CITY SILVER
 FINISH: DURANAR XL, UC51132 CLEAR TOPCOAT
 LOCATION: PRIMARY SLAB COVERS, BALCONY RAILINGS



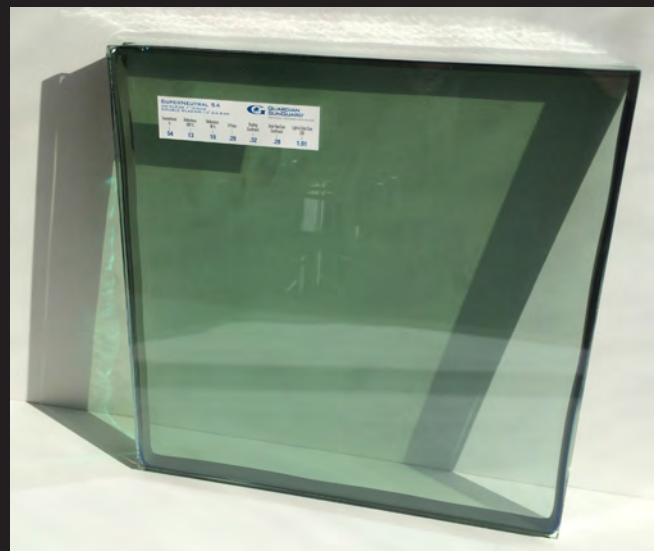
RETAIL SPANDREL GLASS
 1" INSULATED GLAZING UNIT
 GUARDIAN SUNGUARD SN68
 WITH GRAY SPANDREL ON THIRD SURFACE



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







AQUAVISTA AQUAVISTA



WILD FOODS MARKET

Farm Fresh

Farm Fresh

COOKING SCHOOL

AQUAVISTA
AT BAYSIDE TORONTO

AQUAVISTA
AT BAYSIDE TORONTO

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AT BAYSIDE TORONTO



WILD FOODS MARKET

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AT BAYSIDE TORONTO

AQUAVISTA
AT BAYSIDE TORONTO

Farm Fresh

WILD FOODS
MARKET







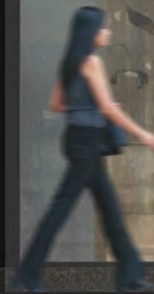






remove?

AQUAVISTA





Hines TRIDEL **ARQUITECTONICA**

WEST CONDO LOBBY ENTRANCE

WT + WDL PREP
23 MARCH 2015

AQUAVISTA
AT BAYSIDE TORONTO

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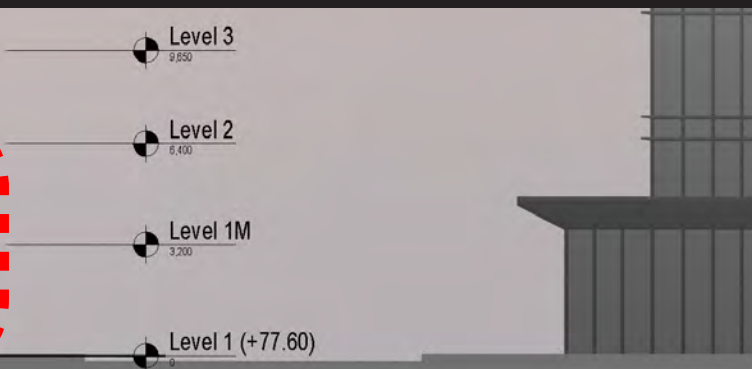


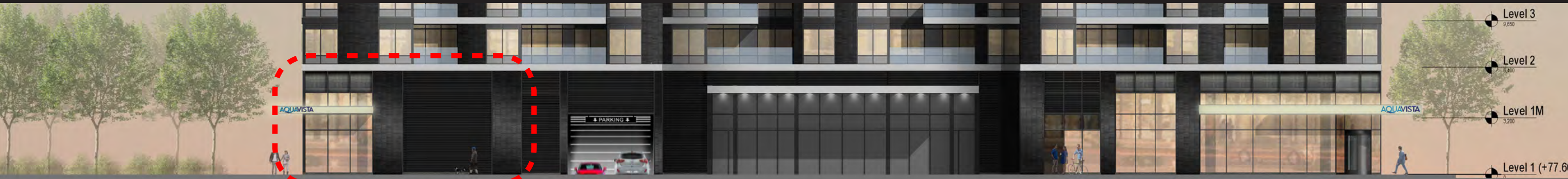




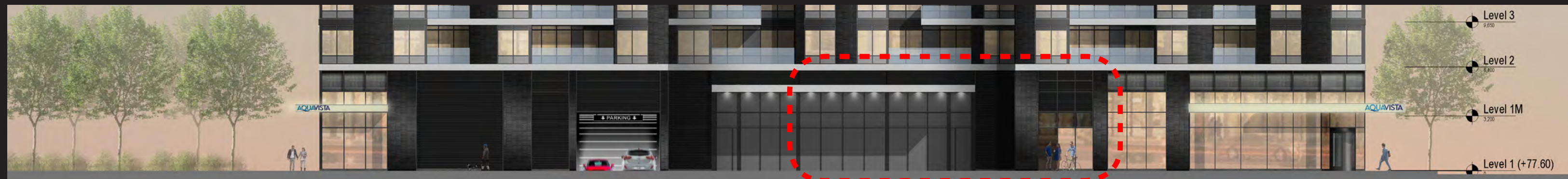


AQUAVISTA













AQUAVISTA

AT BAYSIDE TORONTO

&



Sustainability & MGBR

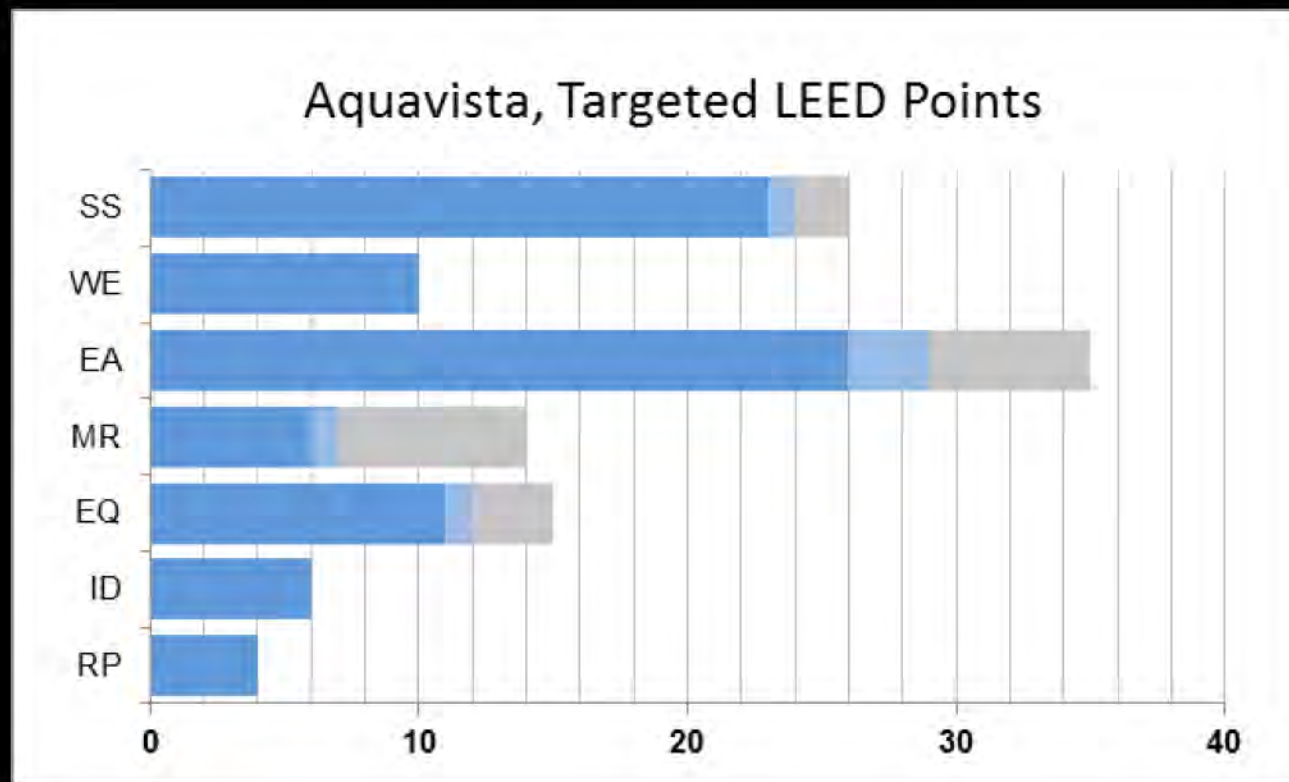
Presented by:



Sustainability Targets



- ✓ MGBR, version 1.0 with amendments
- ✓ Toronto Green Standard, Tier 2
- ✓ LEED® Canada 2009 Registered, on track to achieve **LEED® Platinum**, with 86 points
(Exceeds **MGBR#2** requirement to achieve LEED® Gold)

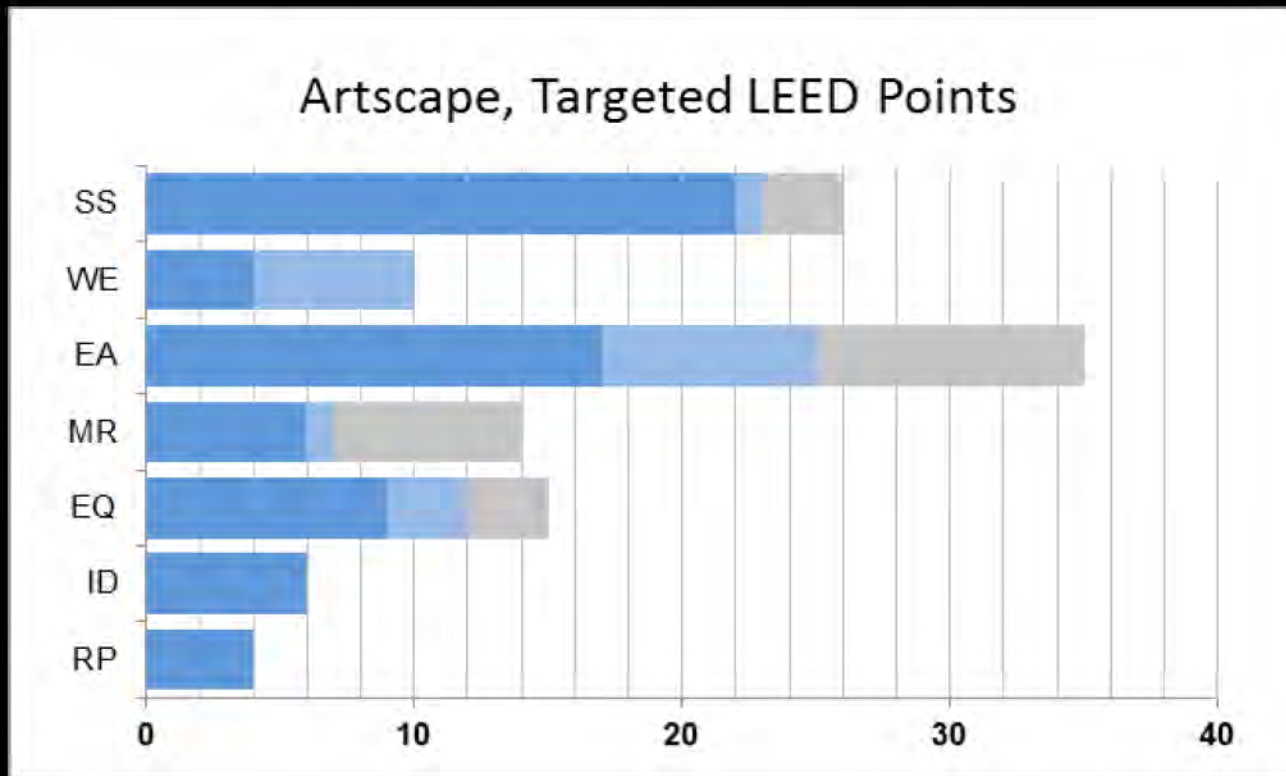


- 51% energy cost reduction over MNECB (16 out of 19 LEED points)
- 150.7 ekWh/m² design (176.8 ekWh/m² with process loads)
- 277.9 ekWh/m² reference (316.0 ekWh/m² with process loads)

Sustainability Targets



- ✓ MGBR, version 1.0 with amendments
- ✓ Toronto Green Standard, Tier 1
- ✓ Pursuing LEED® Canada 2009 certification, on track to achieve LEED® Gold, with 68 points (Achieves MGBR#2 requirement to achieve LEED® Gold)

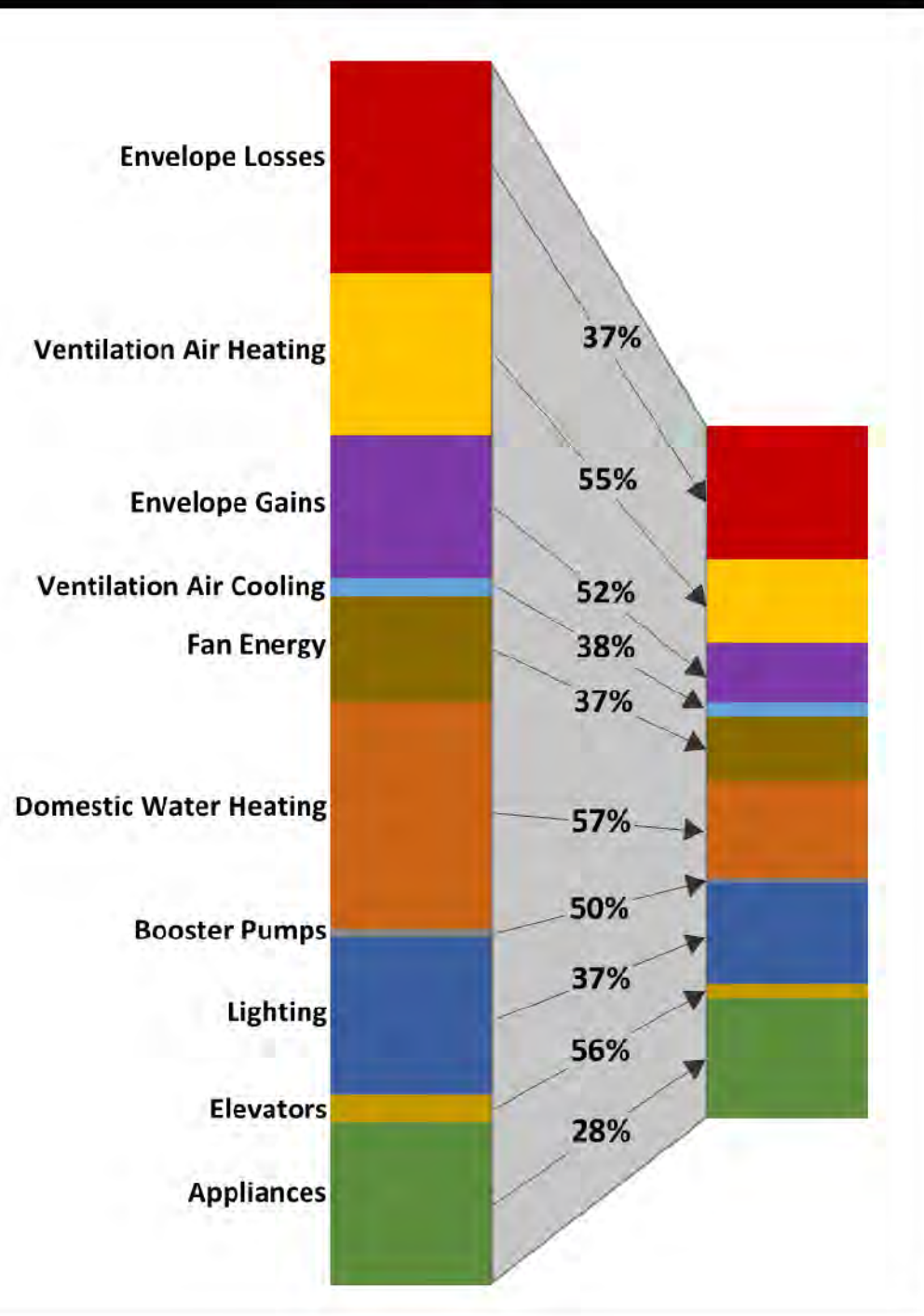


- 46% energy cost reduction over MNECB (13 out of 19 LEED points)
- 147.4 ekWh/m² design (170.3 ekWh/m² with process loads)
- 280.8 ekWh/m² reference (310.6 ekWh/m² with process loads)

MGBR #2 – Energy Performance for Aquavista

Energy					
	Energy Cost			Energy Intensity	Notes
	Total	Delta	%	(ekWh/m ² /year)	
MNECB Reference	\$588,060	_____	_____	277.9	Excluding process loads
Proposed Design	\$271,458	\$316,602	53.8%	150.7	Excluding process loads
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	0.28
Typical Glass Door	Double-glazed low-E, argon fill, warm-edge spacers, thermally broken aluminum frame.			0.35	0.36
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

Energy Savings Breakdown



- 38% glass-to-wall ratio
- 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 (retail 0.36)
- 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 appliances

MGBR #2 – LEED Platinum for Aquavista

86	6	18	Total Project Score	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	Sustainable Sites	Possible Points	26
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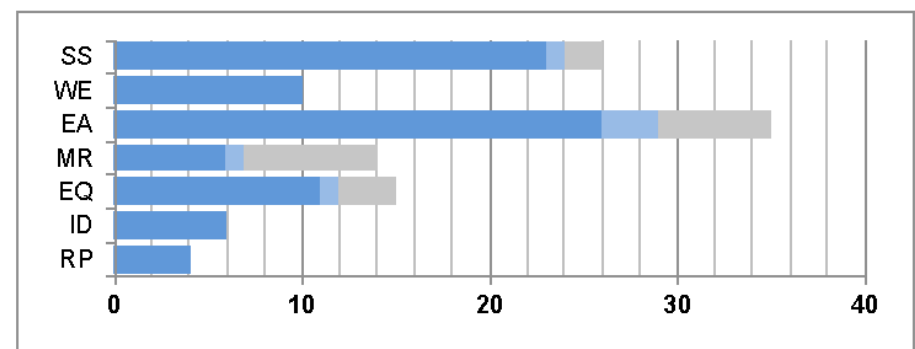
Y	?	N			
-	-	-	SSp1	Construction Activity Pollution Prevention	-
1			SSc1	Site Selection	1
5			SSc2	Development Density & Community Connectivity	5
1			SSc3	Brownfield Redevelopment	1
6			SSc4.1	Alternative Transportation, Public Transportation Access	6
1			SSc4.2	Alternative Transportation, Bicycle Storage & 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			Water Efficiency	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	Energy & Atmosphere	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	Materials & Resources	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

11	1	3	Indoor Environmental Quality	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			Innovation in Design	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			Regional Priority	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 – Energy Performance for Artscape

Energy					
	Energy Cost			Energy Intensity	Notes
	Total	Delta	%	(ekWh/m²/year)	
MNECB Reference	\$131,511	_____	_____	280.8	Excluding process loads
Proposed Design	\$64,591	\$66,920	50.9%	147.4	Excluding process loads
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	0.28
Typical Glass Door	Double-glazed low-E, argon fill, warm-edge spacers, thermally broken aluminum frame.			0.35	0.36
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

Energy Saving Features

- 31% glass-to-wall ratio
- 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 boilers and chillers
- CFLs throughout with occupancy sensors incorporated where appropriate
- Energy Star appliances



MGBR #2 – LEED Gold for Artscape

68	19	23	Total Project Score	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

22	1	3	Sustainable Sites	Possible Points	26
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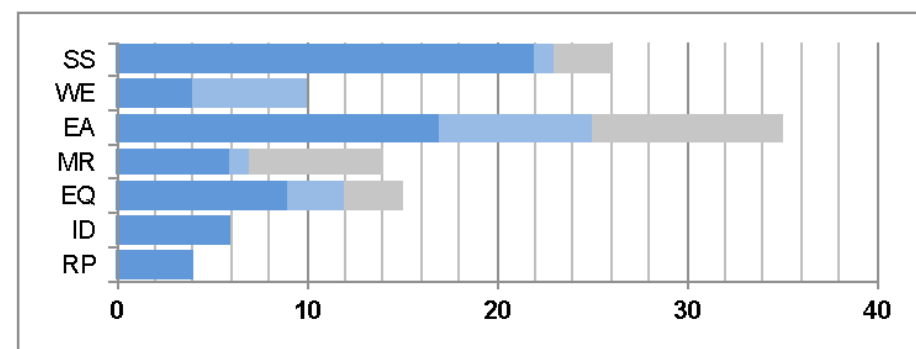
Y	?	N	Score	Requirement	Points
-	-	-	SSp1	Construction Activity Pollution Prevention	-
1			SSc1	Site Selection	1
5			SSc2	Development Density & Community Connectivity	5
1			SSc3	Brownfield Redevelopment	1
6			SSc4.1	Alternative Transportation, Public Transportation Access	6
1			SSc4.2	Alternative Transportation, 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			SSc8.1	Stormwater Management, Quantity Control	1
1			SSc8.2	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
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Y	?	N	Score	Requirement	Points
-	-	-	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
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Y	?	N	Score	Requirement	Points
-	-	-	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
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Y	?	N	Score	Requirement	Points
-	-	-	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

9	3	3	Indoor Environmental Quality	Possible Points	15
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Y	?	N	Score	Requirement	Points
-	-	-	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
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Y	?	N	Score	Requirement	Points
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			Regional Priority	Possible Points	4
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Y	?	N	Score	Requirement	Points
1			RPc1	Durable Building	1
3			RPc2	Regional Priority Credit	3

Target = LEED Gold Certification

Daylighting with glare control in common areas and amenities.

Daylight sensor-controlled lighting in daylit common areas



LED lighting in common areas, including amenity space and lobby

Material selection targeting recycled (20%) and regional (40%) content

Low-VOC finishes, including paint, adhesives, flooring and carpet

Ultra-Low Emitting Formaldehyde (ULEF) in composite wood and agrifibre

Occupancy sensors in garage, stairwells, and many common areas.

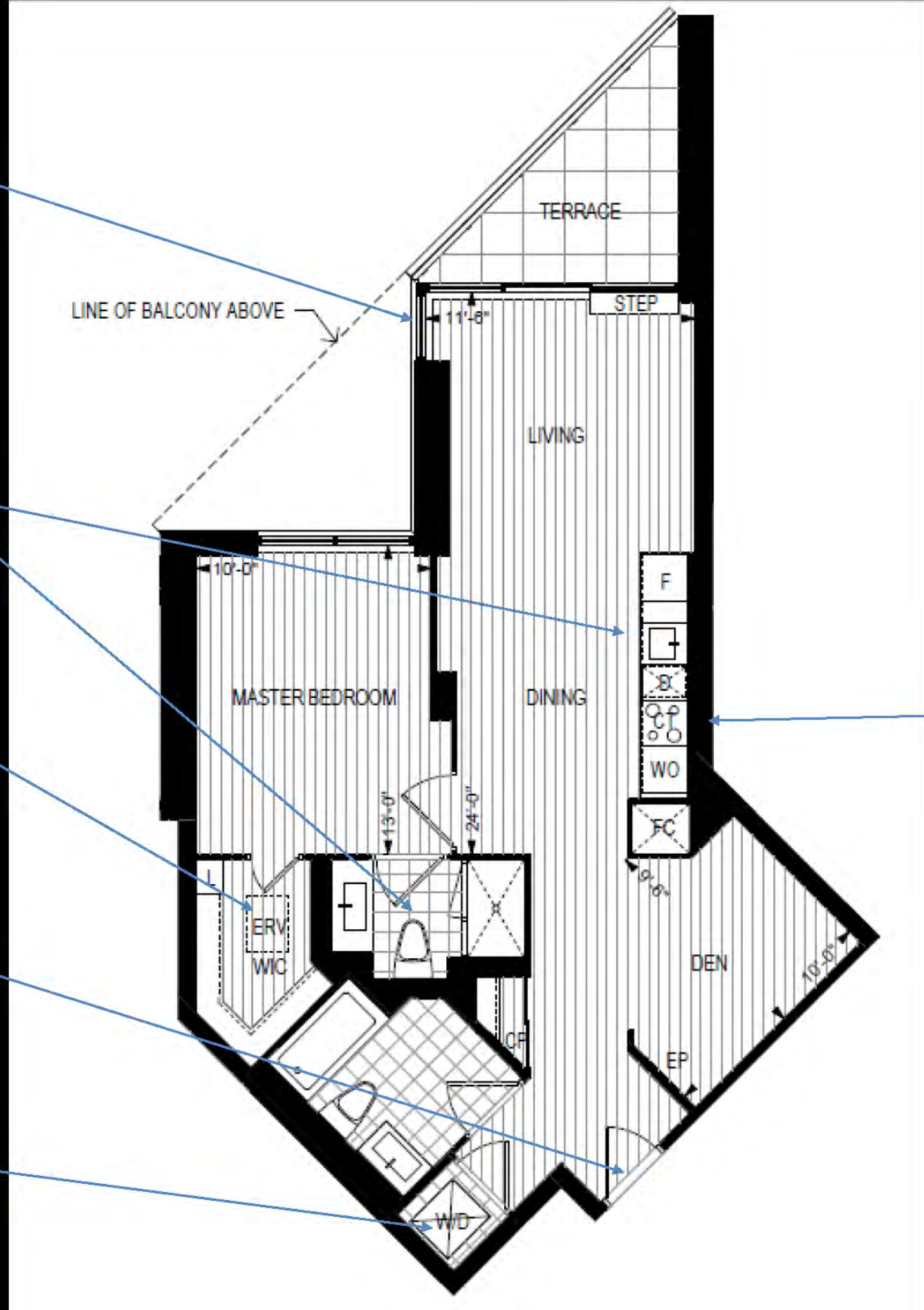
High performance envelope with low-E glazing, argon gas, warm-edge spacers, and casement windows

Over 50% water use reduction through plumbing fixture selection (per LEED 2009 reference)

Reduced air-heating energy: in-suite ERVs with 70% heat recovery and corridor mark-up air reduction to 20 cfm/suite

Weatherstripping on suite doors to minimize odours and tobacco smoke from migrating between suites

MGBR#4: Energy Star® appliances throughout improve energy and water savings



Material selection targeting recycled (20%) and regional (40%) content

Low-VOC finishes, including paint, adhesives, flooring and carpet

Ultra-Low Emitting Formaldehyde (ULEF) in composite wood and agrifibre

MGBR #8: Segregated cabinet space for 3-stream waste collection built into kitchen storage

Green Cleaning policy promotes long term healthy indoor air quality

Green Education brochure informs tenants of building features and their role in energy management and sustainability

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 #7: Roof is designed to carry 8.2 kPa deadload, enough to potentially support an intensive green roof in the future.

MGBR #6: Slab-to-slab heights of 2.95 (regular suites) and 3.25-5.2m (penthouse); ground floor 6.4m with back-of-house mezzanine.

Bird-friendly glass is used to treat 85% of first 12 metres; 4 metres above green roof; and fly-through corners.



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#2b: 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.



MGBR#5: In-Suite Metering

- Heating, cooling, hot water, cold water, and electricity will be submetered.
- Residents will be invoiced monthly.
- Residents will have access to web portal and mobile app to review all historical hourly consumption data.

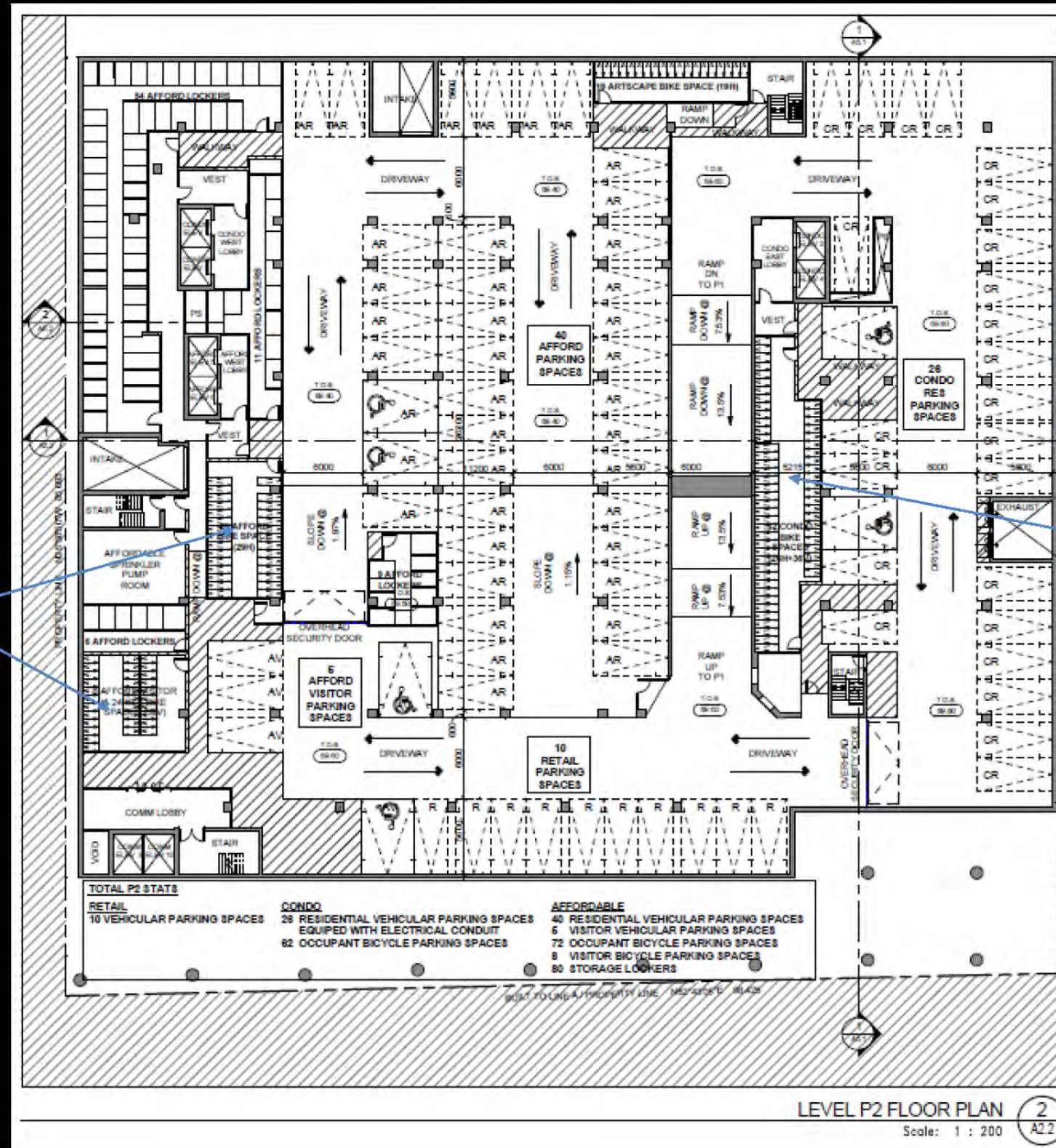


MGBR # 9 – Waste Management

- Tandem Triple Waste-sorting bins will be integrated into kitchen design.
- Artscape will have a Trisorter for separating waste streams.
- Aquavista will have a bisorter for garbage and recycling plus a separate chute for organic waste.
- Instructions for sorting waste will be posted beside waste chutes and included within literature provided to new occupants.



MGBR # 10 – Bicycle Parking & Storage



72 bicycle parking spaces for Artscape located within the Artscape parking and storage area on P2.

219 bicycle parking spaces for Aquavista situated around dedicated elevator on each parking level.

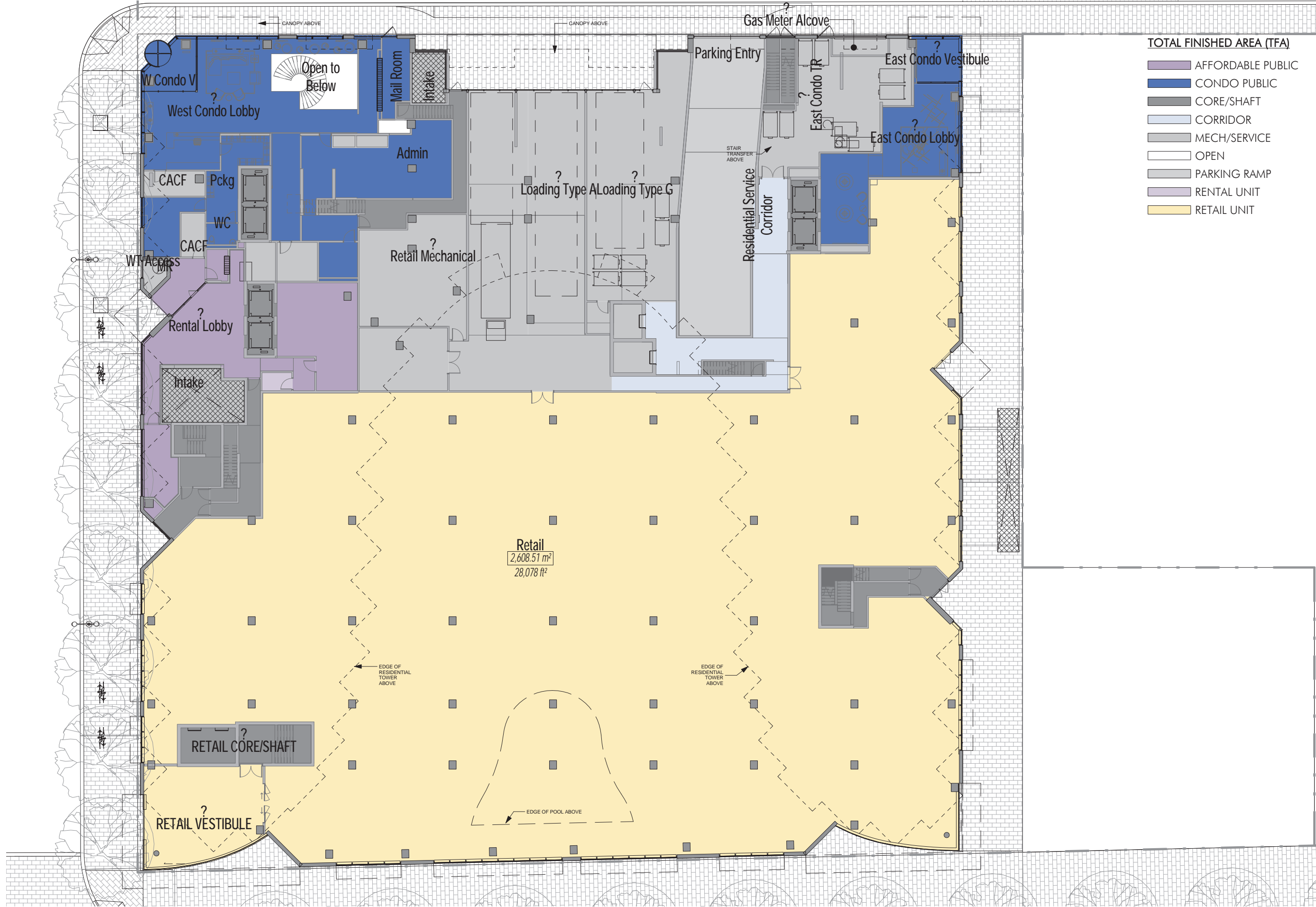
Supporting Materials Provided: Yes

MGBR Checklist

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 86 points targeted. Current design is 51% more energy efficient than MNECB (by cost). Artscape: LEED Gold will be pursued, with at least 68 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) 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 60% 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.

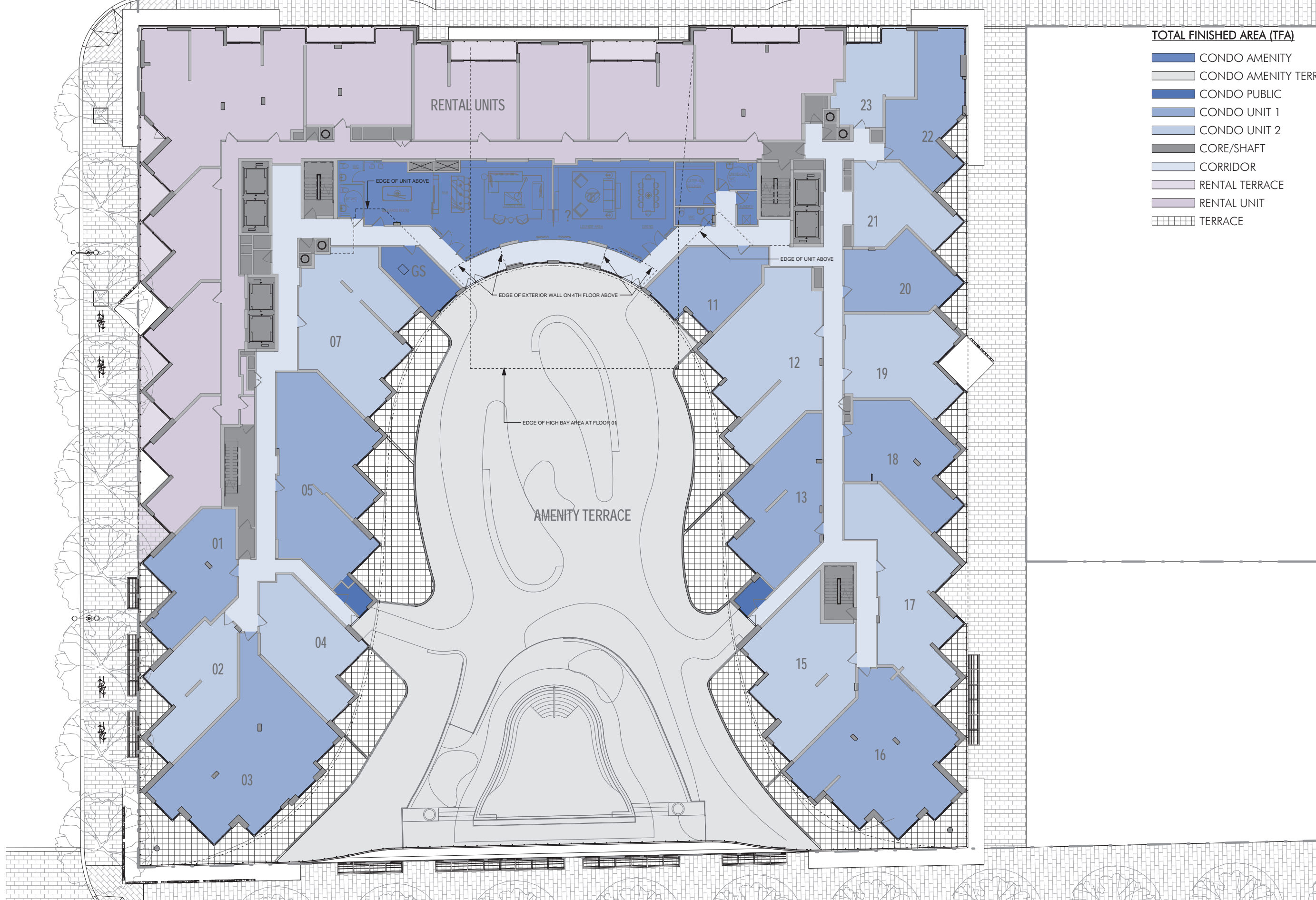
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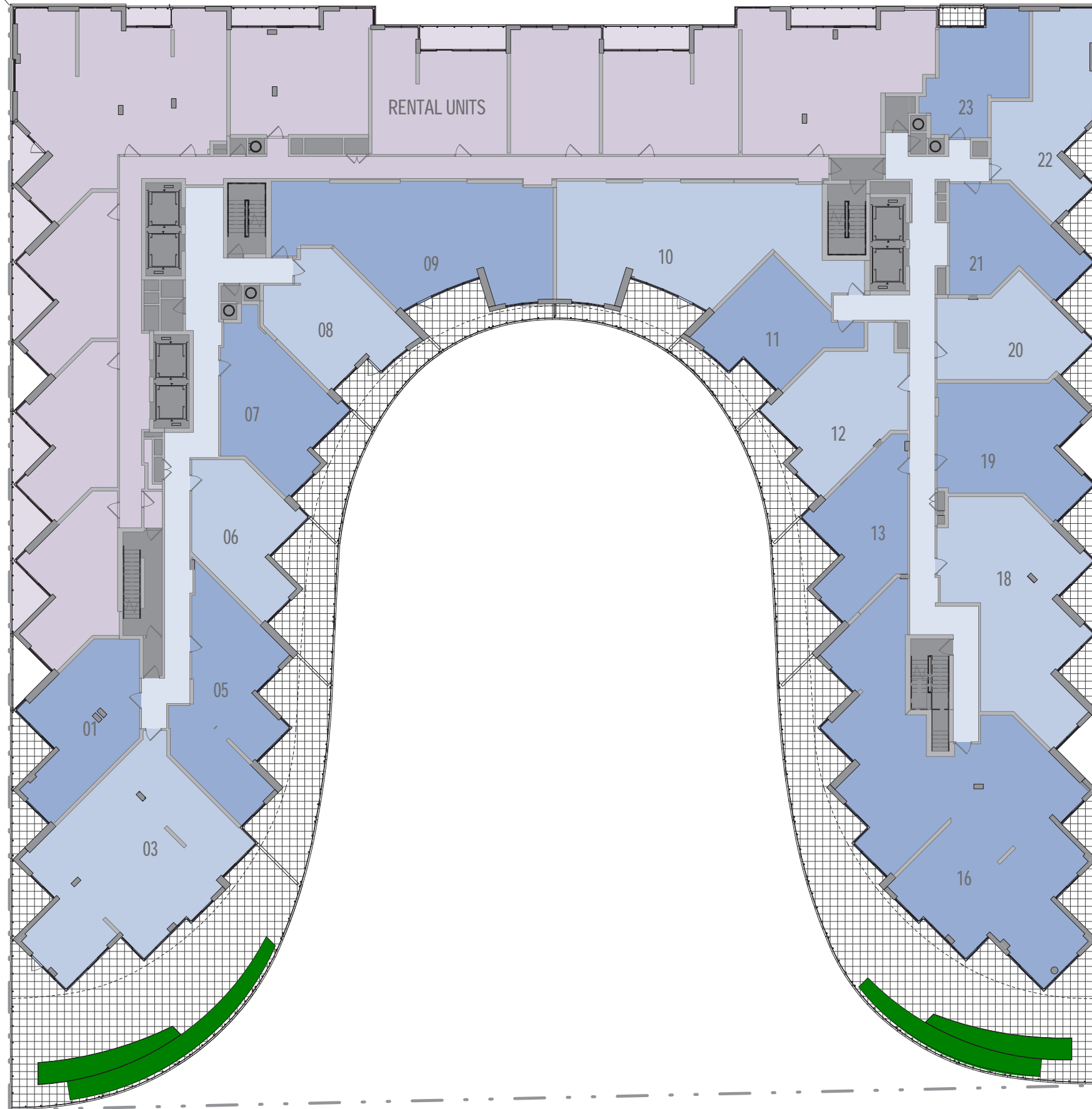


TOTAL FINISHED AREA (TFA)

- AFFORDABLE PUBLIC
- CONDO PUBLIC
- CORE/SHAFT
- CORRIDOR
- MECH/SERVICE
- OPEN
- PARKING RAMP
- RENTAL UNIT
- RETAIL UNIT

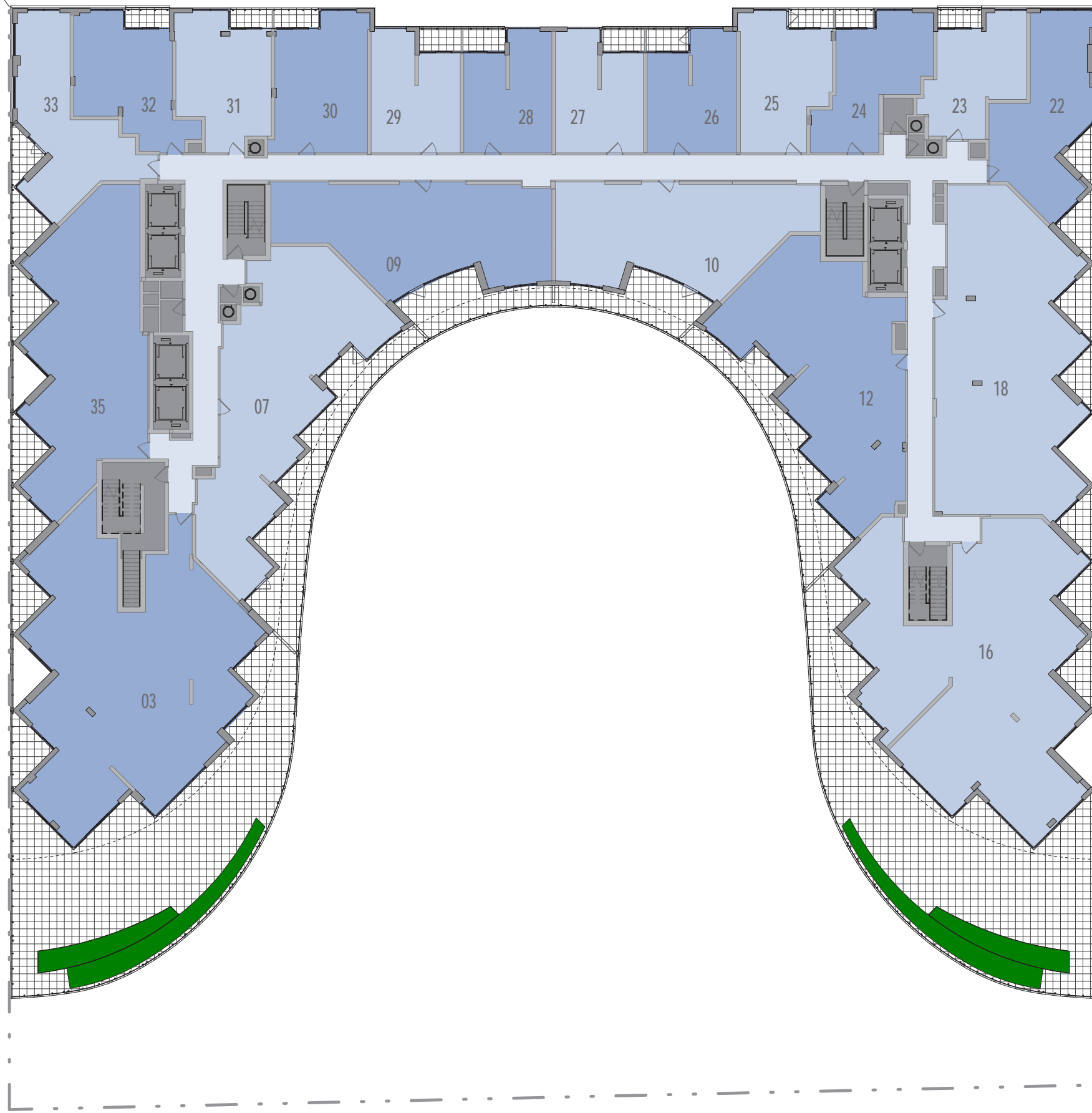


- TOTAL FINISHED AREA (TFA)**
- CONDO AMENITY
 - CONDO AMENITY TERRACE
 - CONDO PUBLIC
 - CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - RENTAL TERRACE
 - RENTAL UNIT
 - TERRACE



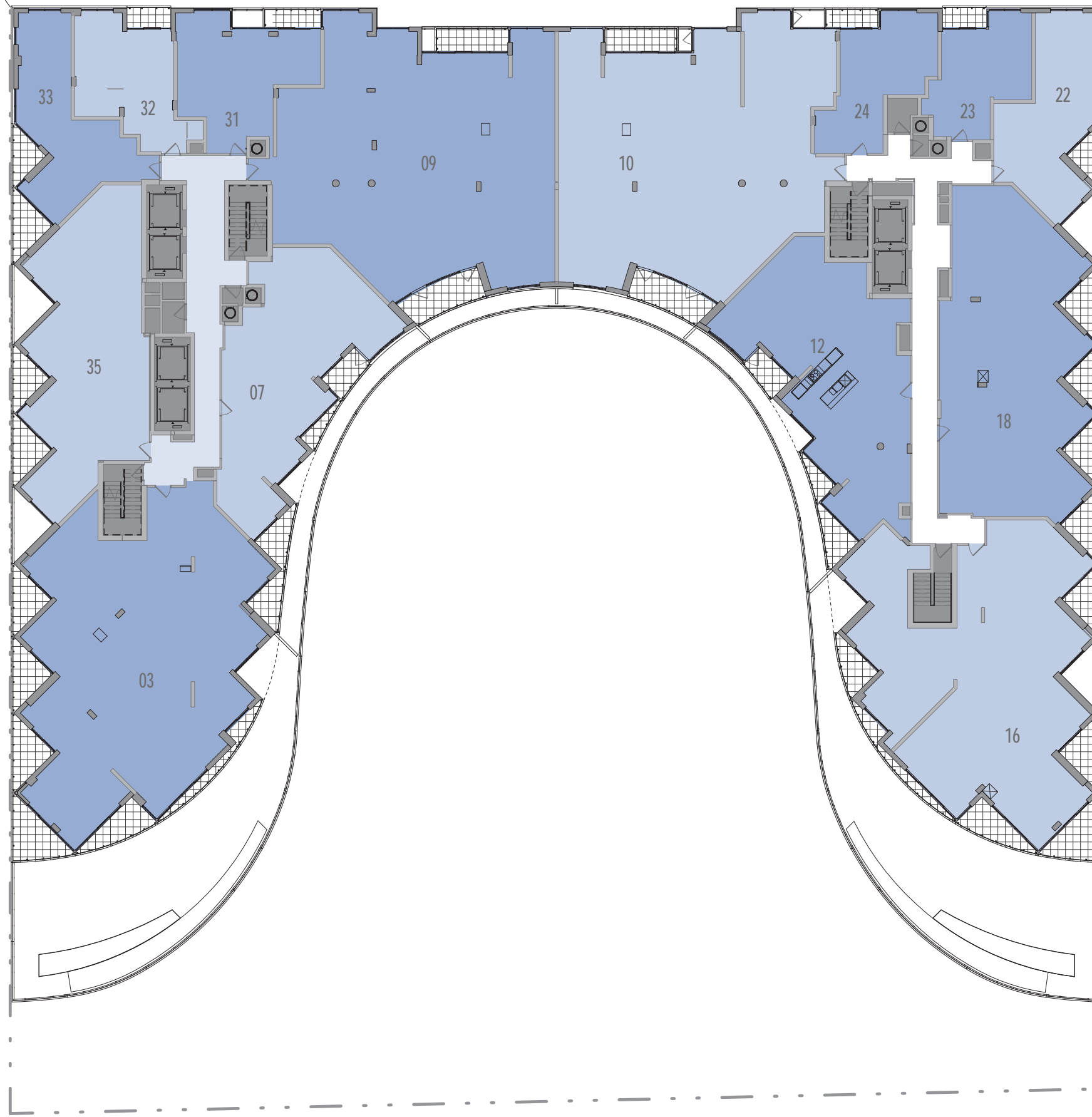
TOTAL FINISHED AREA (TFA)

- CONDO UNIT 1
- CONDO UNIT 2
- CORE/SHAFT
- CORRIDOR
- GREEN ROOF
- RENTAL TERRACE
- RENTAL UNIT
- TERRACE



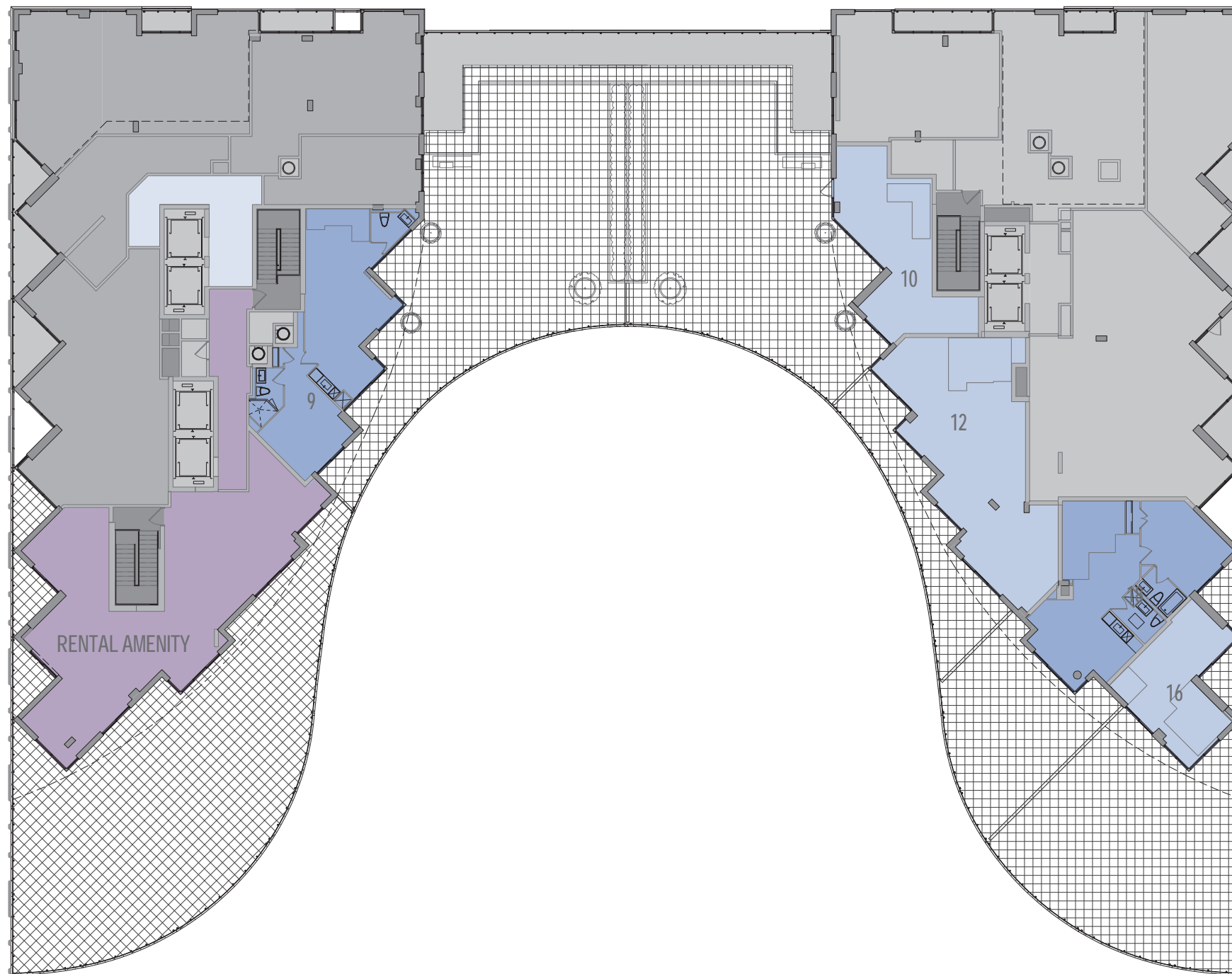
TOTAL FINISHED AREA (TFA)

- CONDO UNIT 1
- CONDO UNIT 2
- CORE/SHAFT
- CORRIDOR
- GREEN ROOF
- TERRACE



TOTAL FINISHED AREA (TFA)

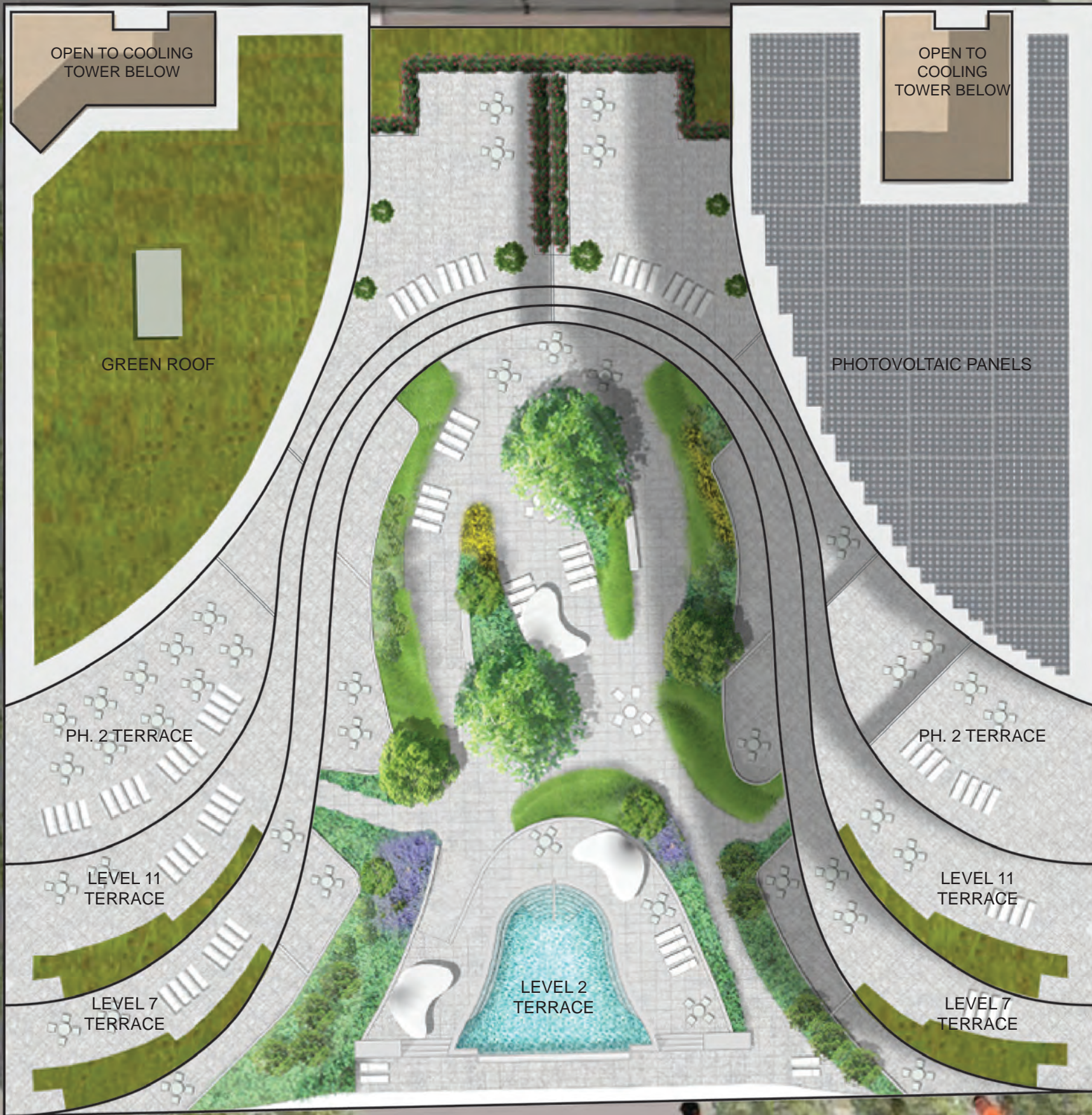
- CONDO UNIT 1
- CONDO UNIT 2
- CORE/SHAFT
- CORRIDOR
- TERRACE



- TOTAL FINISHED AREA (TFA)**
- AFFORDABLE AMENITY
 - AFFORDABLE TERRACE
 - CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - MECH/SERVICE
 - RENTAL MEP
 - SERVICE TERRACE
 - TERRACE

EDGWATER DRIVE

MERCHANT'S WHARF



5 METER SETBACK

FUTURE AITKEN PLACE PARK

MERCHANT'S WHARF



- Roof
46.500
- Level PH2/Mech
41.300
- Level PH1
37.000
- Level 11
34.150
- Level 10
30.900
- Level 9
27.650
- Level 8
24.400
- Level 7
21.150
- Level 6
18.000
- Level 5
15.550
- Level 4
12.800
- Level 3
9.650
- Level 2
6.400
- Level 1M
3.200
- Level 1 (+77.60)
0



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46.500
- Level PH2/Mech
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- Level PH1
37.000
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34.150
- Level 10
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- Level 1 (+77.60)
0



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48,500
- Level PH2/Mech
41,300
- Level PH1
37,600
- Level 11
34,150
- Level 10
30,900
- Level 9
27,850
- Level 8
24,700
- Level 7
21,750
- Level 6
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