



BAYSIDE R3 R4 | TORONTO WATERFRONT
APRIL 24, 2014





QUEENS QUAY EAST

WATERFRONT TRAIL

PRIVATE STREET

WATER STREET

BONNYCASTLE STREET

SMALL STREET

AITKEN PLACE PARK

R3R4

AQUALINA

SHERBOURNE COMMON

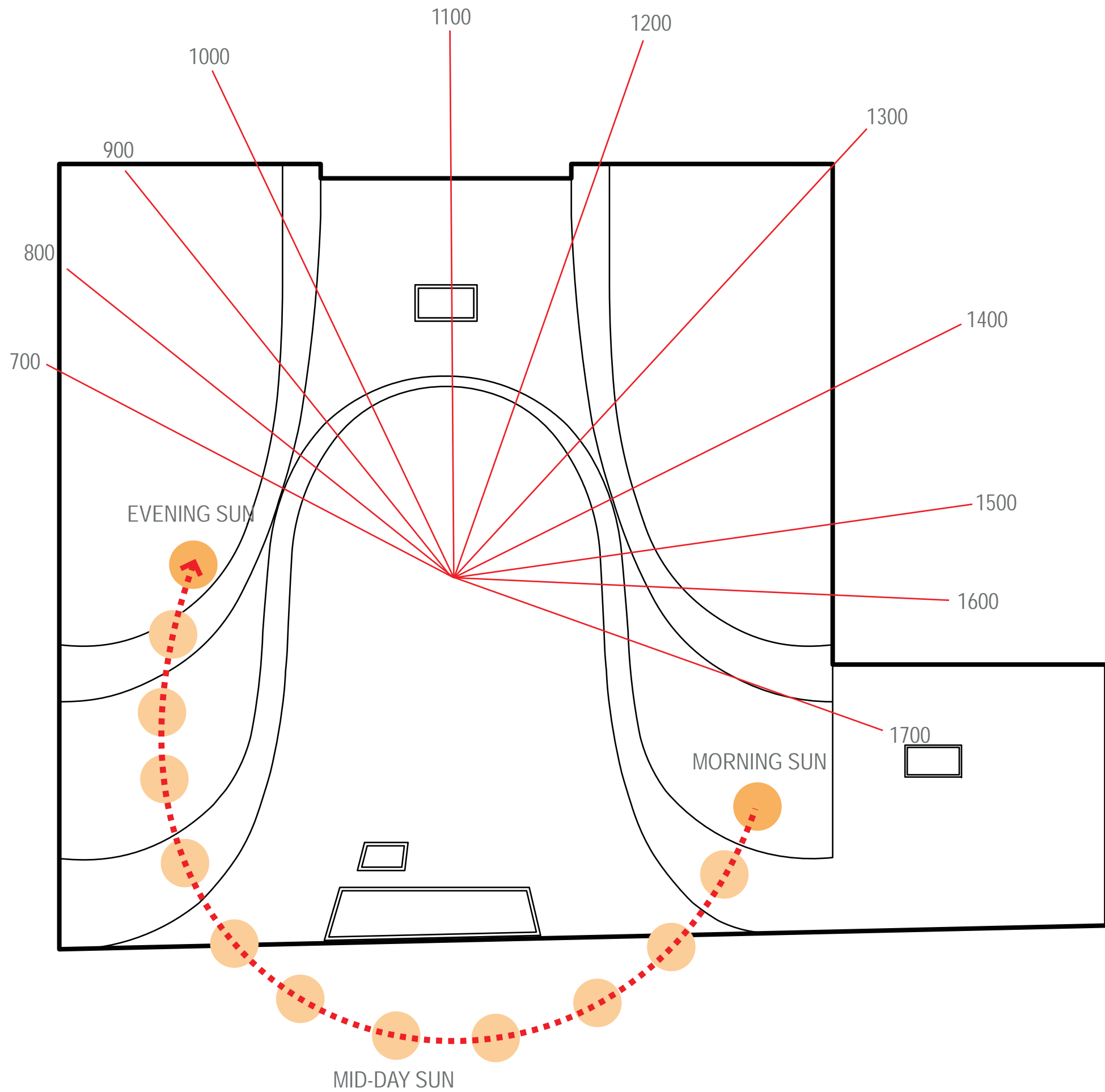
PARLIAMENT SLIP

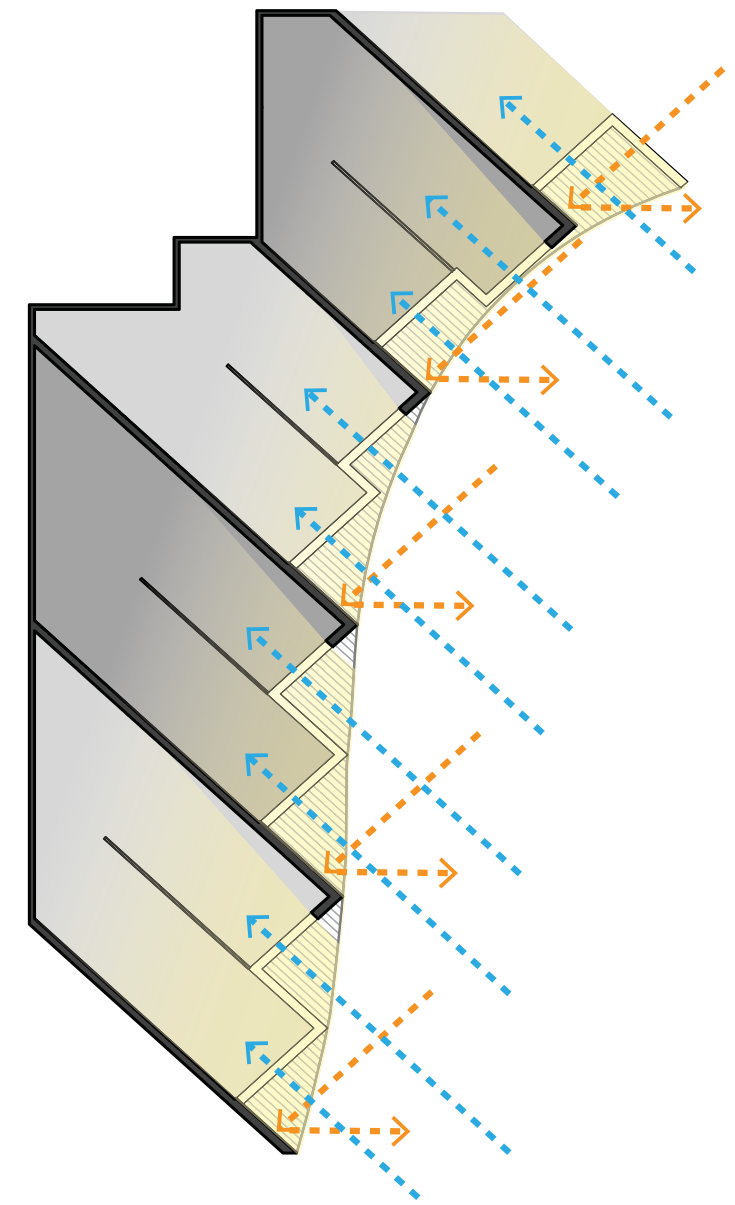
WATER STREET PROMENADE










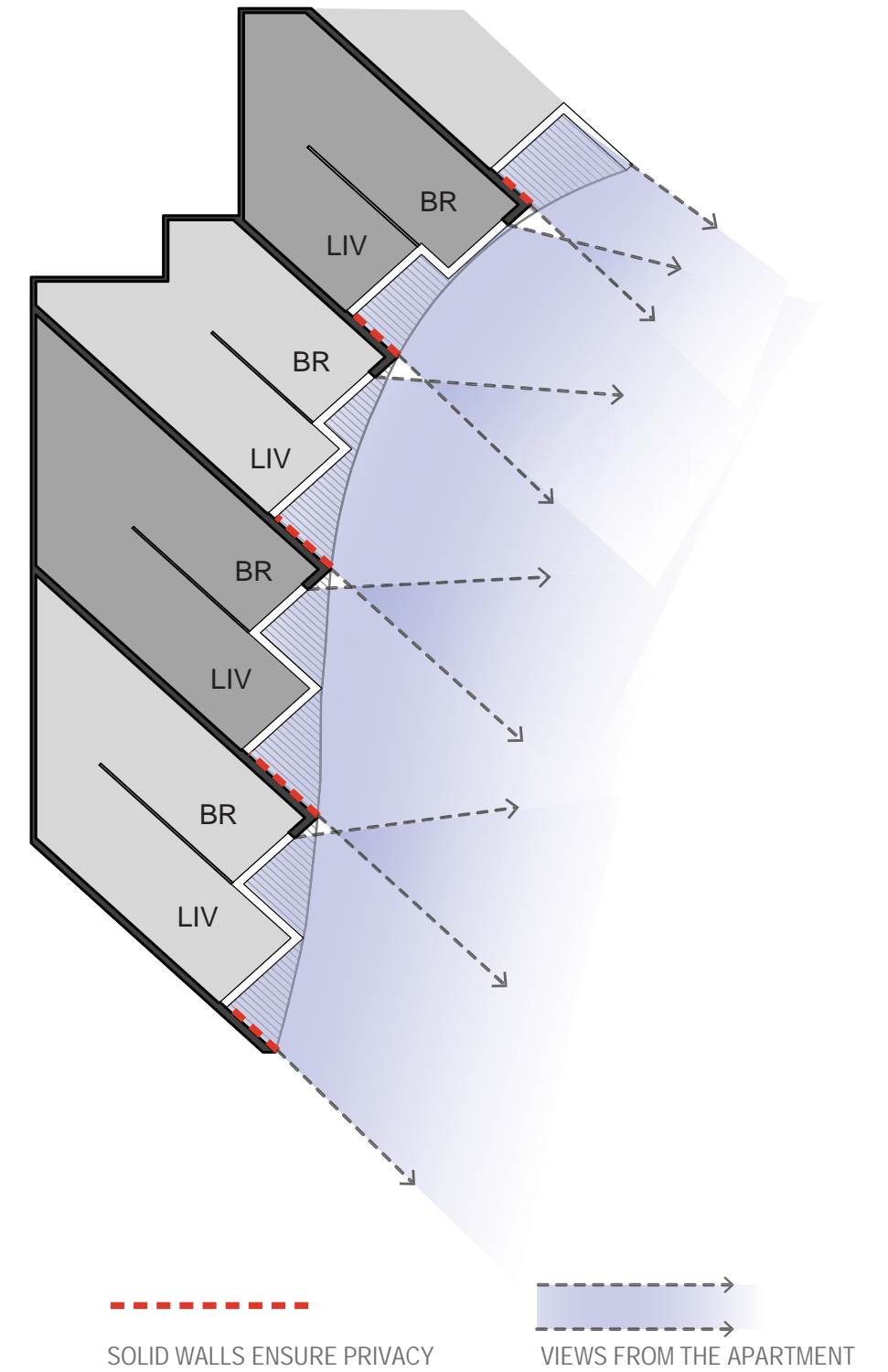


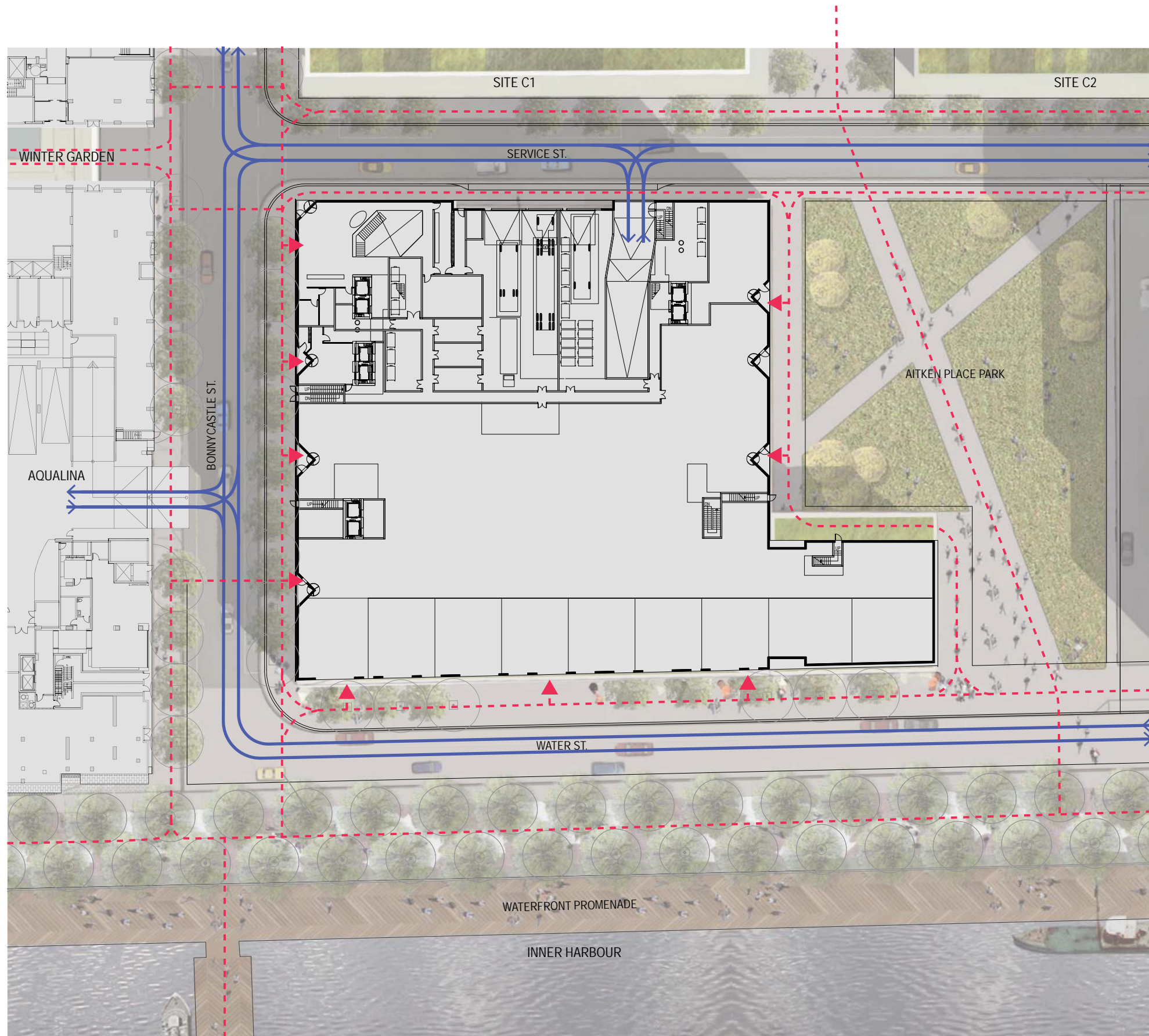


 SOLID WALLS BLOCK NORTH SUN



 GLAZING ALLOWS EAST LIGHT TO PENETRATE





- - - - -
 PEDESTRIAN FLOW

 VEHICULAR CIRCUCATION





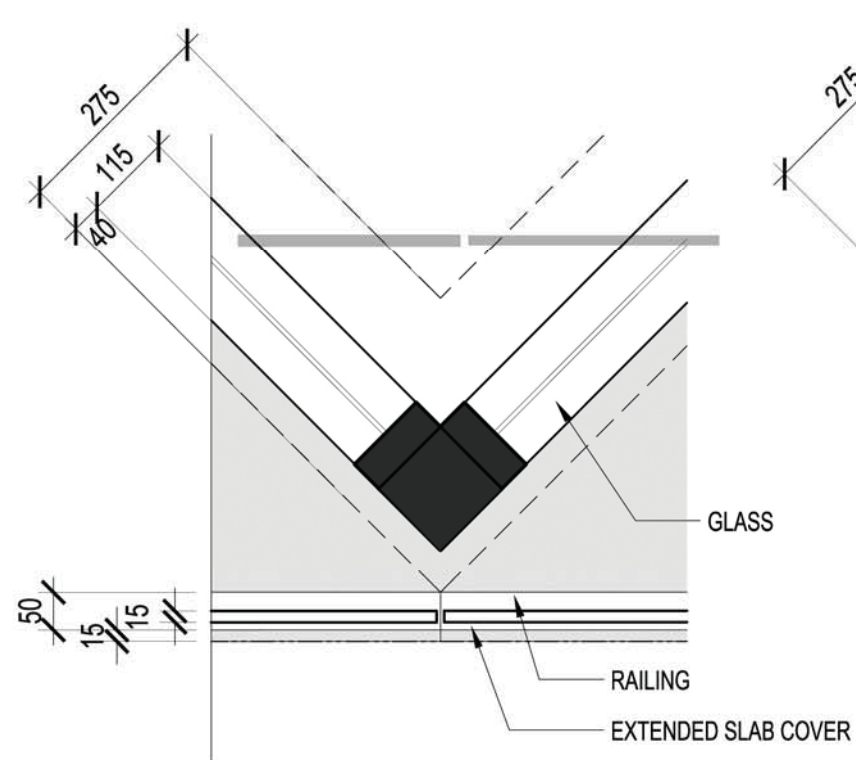




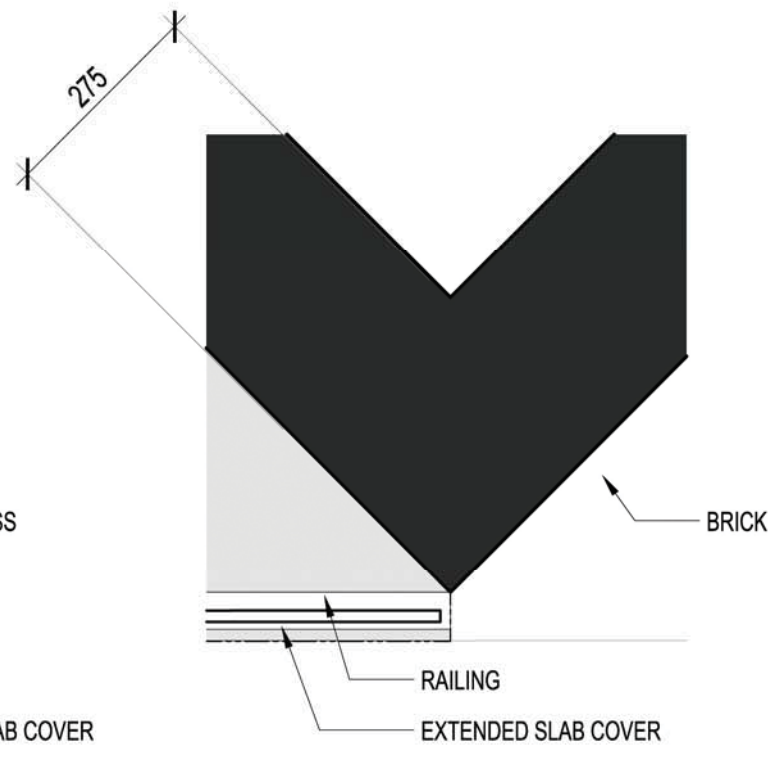




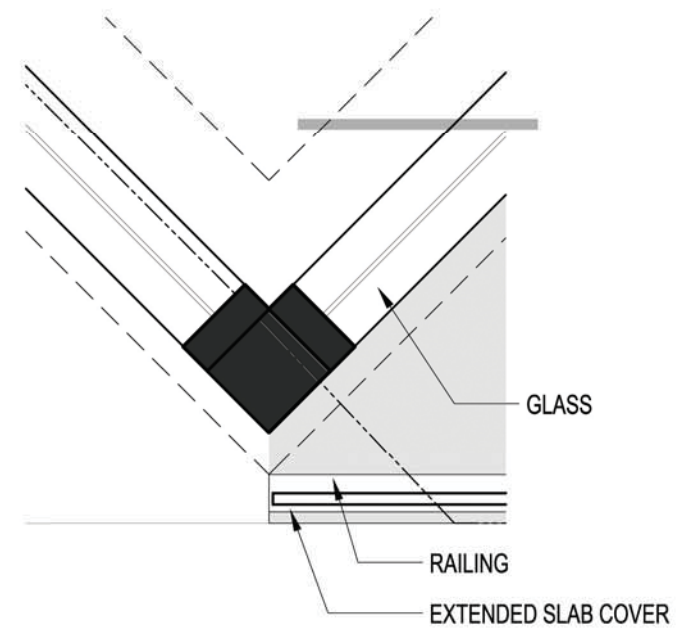




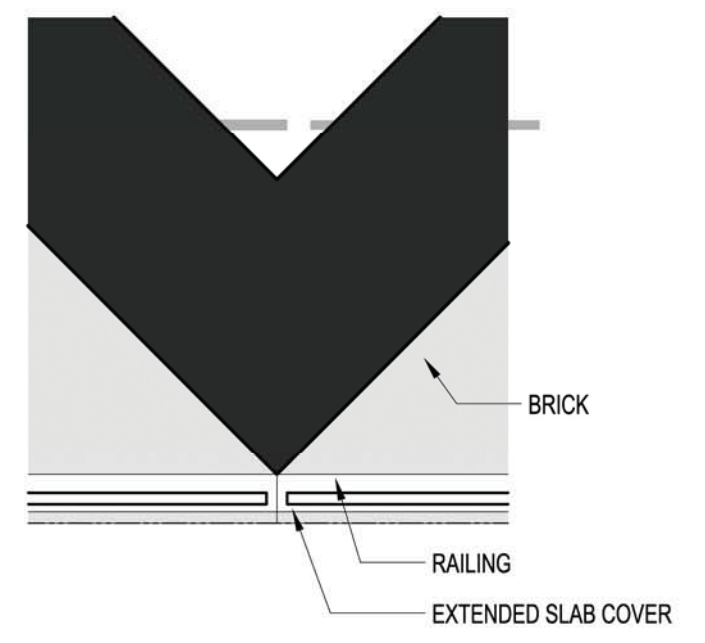
1 PARTIAL DETAIL 1:10



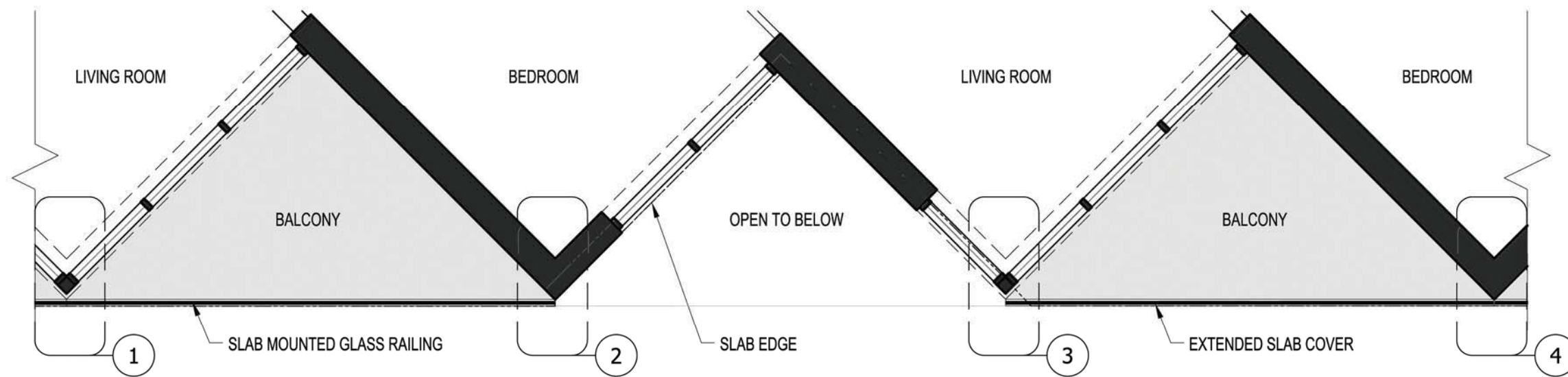
2 PARTIAL DETAIL 1:10



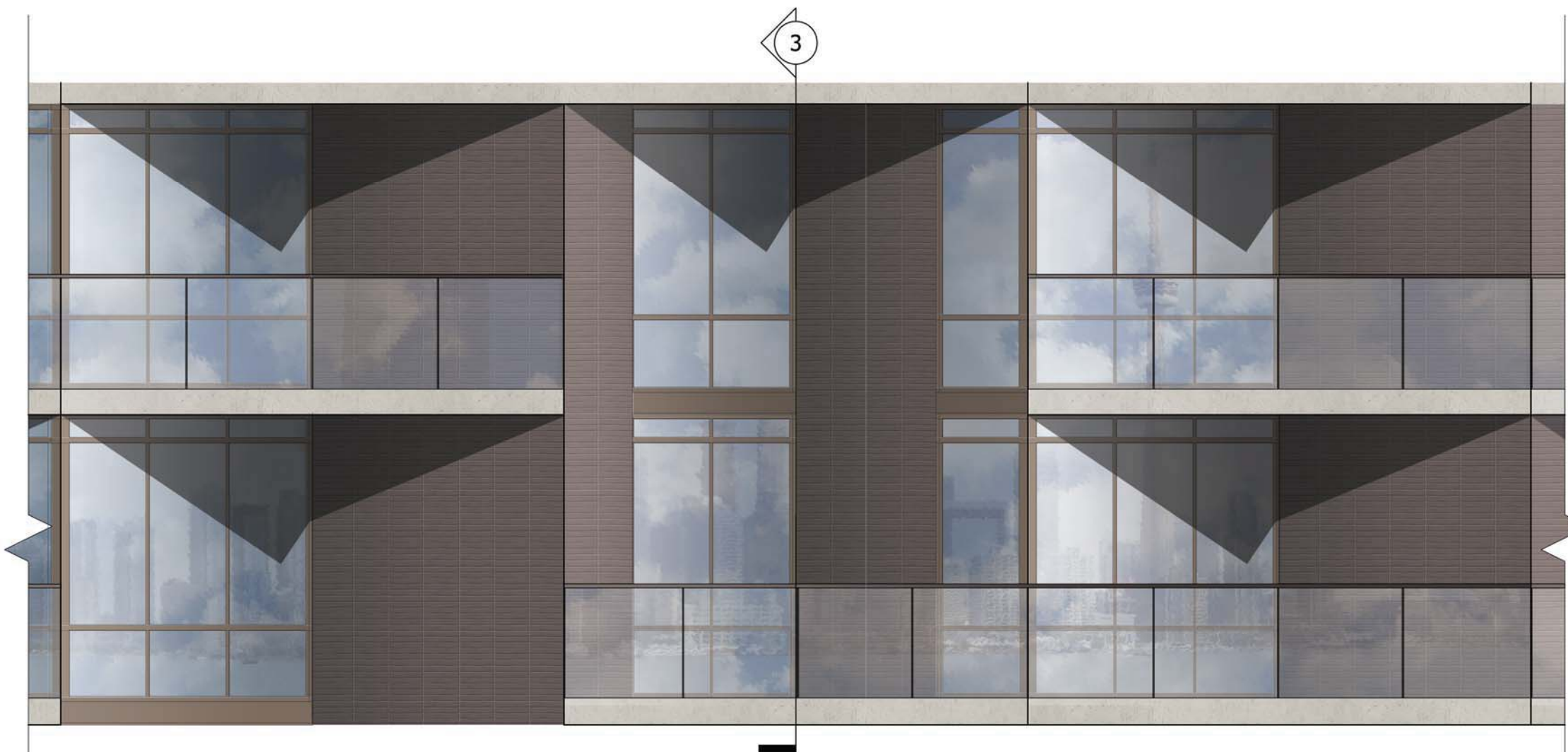
3 PARTIAL DETAIL 1:10



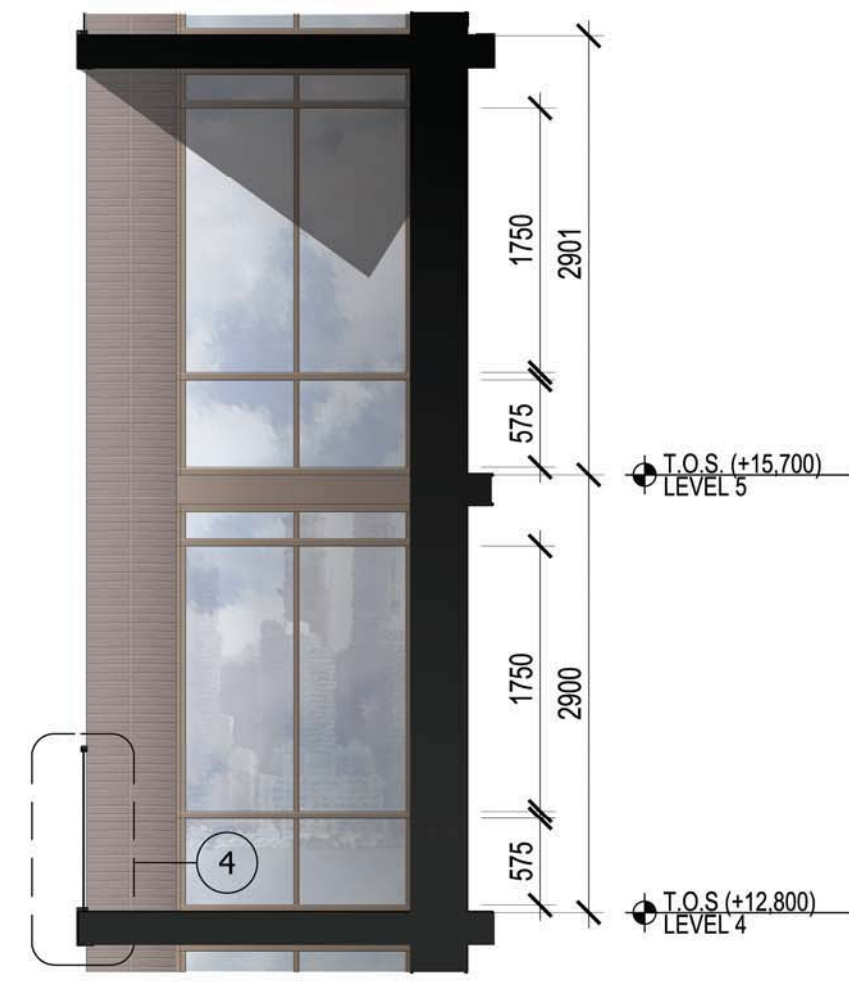
4 PARTIAL DETAIL 1:10



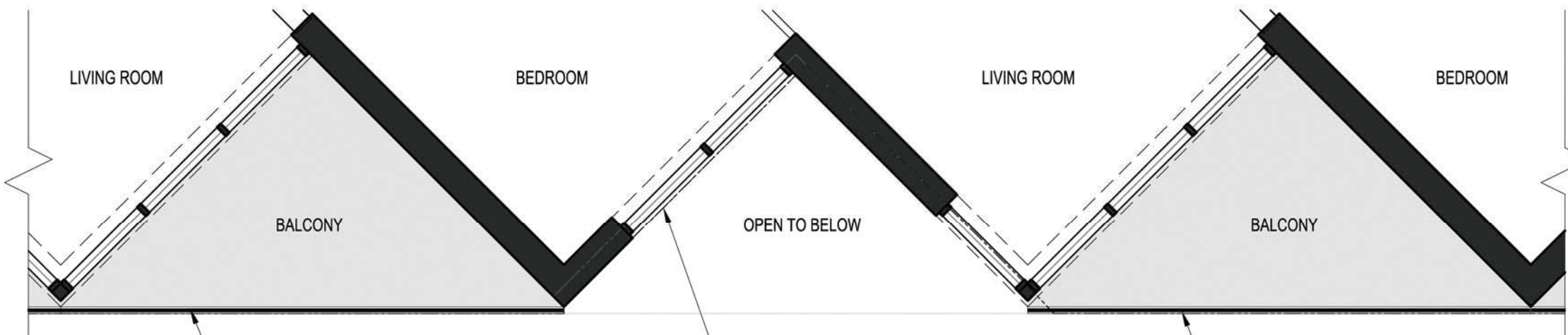
5 PARTIAL PLAN AT LEVEL 5 1:50



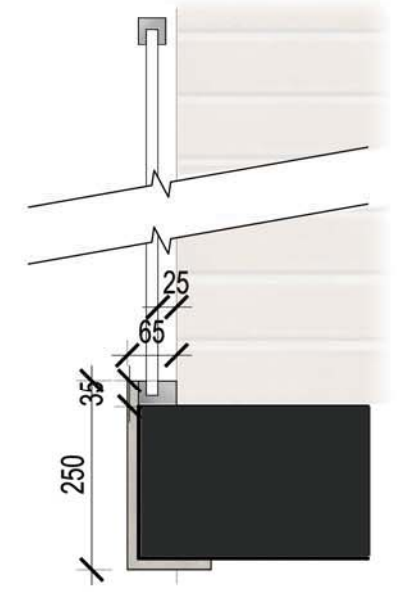
1 PARTIAL ELEVATION
1:50



3 BALCONY SECTION
1:50



2 PARTIAL PLAN AT LEVEL 5
1:50



4 BALCONY DETAIL
1:10





T.O.S. +50.55 M
ROOF

T.O.S. +45.35 M
LEVEL 14

T.O.S. +41.50 M
LEVEL 13

T.O.S. +38.25 M
LEVEL 12

T.O.S. +35.00 M
LEVEL 11

T.O.S. +31.75 M
LEVEL 10

T.O.S. +28.50 M
LEVEL 09

T.O.S. +25.55 M
LEVEL 08

T.O.S. +22.60 M
LEVEL 07

T.O.S. +19.35 M
LEVEL 06

T.O.S. +16.40 M
LEVEL 05

T.O.S. +13.45 M
LEVEL 04

T.O.S. +10.50 M
LEVEL 03

T.O.S. +6.80 M
LEVEL 02

+0.00 M
GROUND

WATER STREET

PRIVATE STREET

← LAKE



- T.O.S. +50.55 M
ROOF
- T.O.S. +45.35 M
LEVEL 14
- T.O.S. +41.50 M
LEVEL 13
- T.O.S. +38.25 M
LEVEL 12
- T.O.S. +35.00 M
LEVEL 11
- T.O.S. +31.75 M
LEVEL 10
- T.O.S. +28.50 M
LEVEL 09
- T.O.S. +25.55 M
LEVEL 08
- T.O.S. +22.60 M
LEVEL 07
- T.O.S. +19.35 M
LEVEL 06
- T.O.S. +16.40 M
LEVEL 05
- T.O.S. +13.45 M
LEVEL 04
- T.O.S. +10.50 M
LEVEL 03
- T.O.S. +6.80 M
LEVEL 02
- +0.00 M
GROUND

AITKEN PLACE PARK

BONNYCASTLE STREET







NORTH ELEVATION



SOUTH ELEVATION

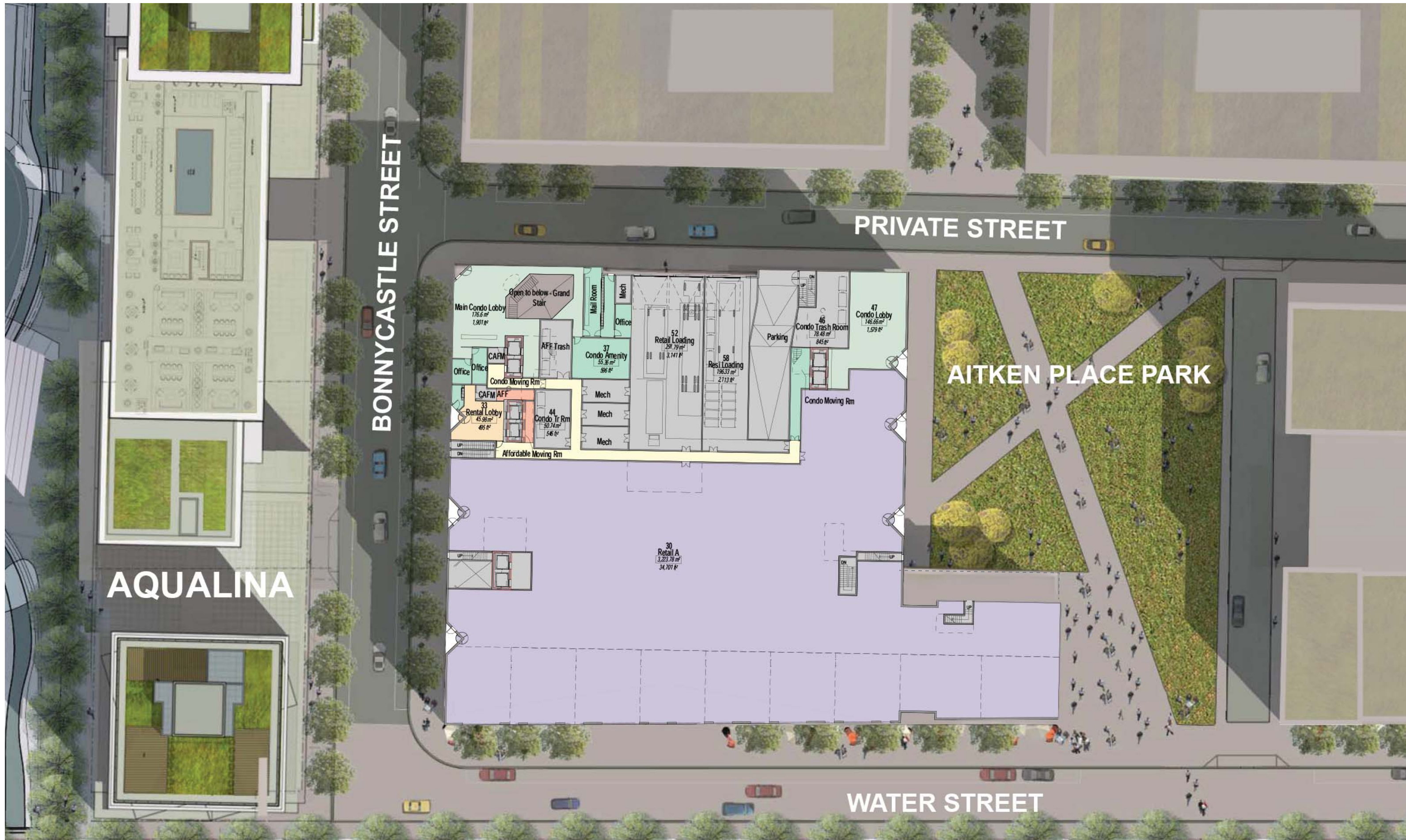


EAST ELEVATION



WEST ELEVATION





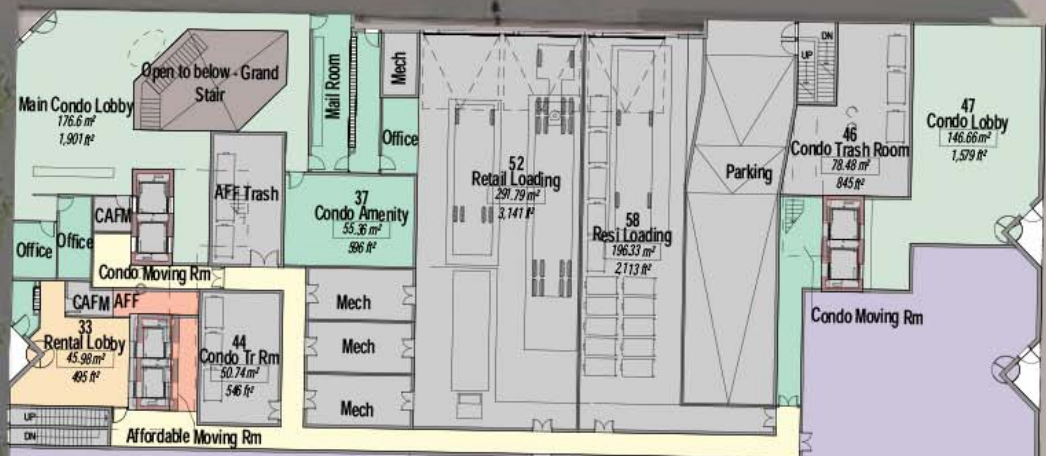
BONNYCASTLE STREET

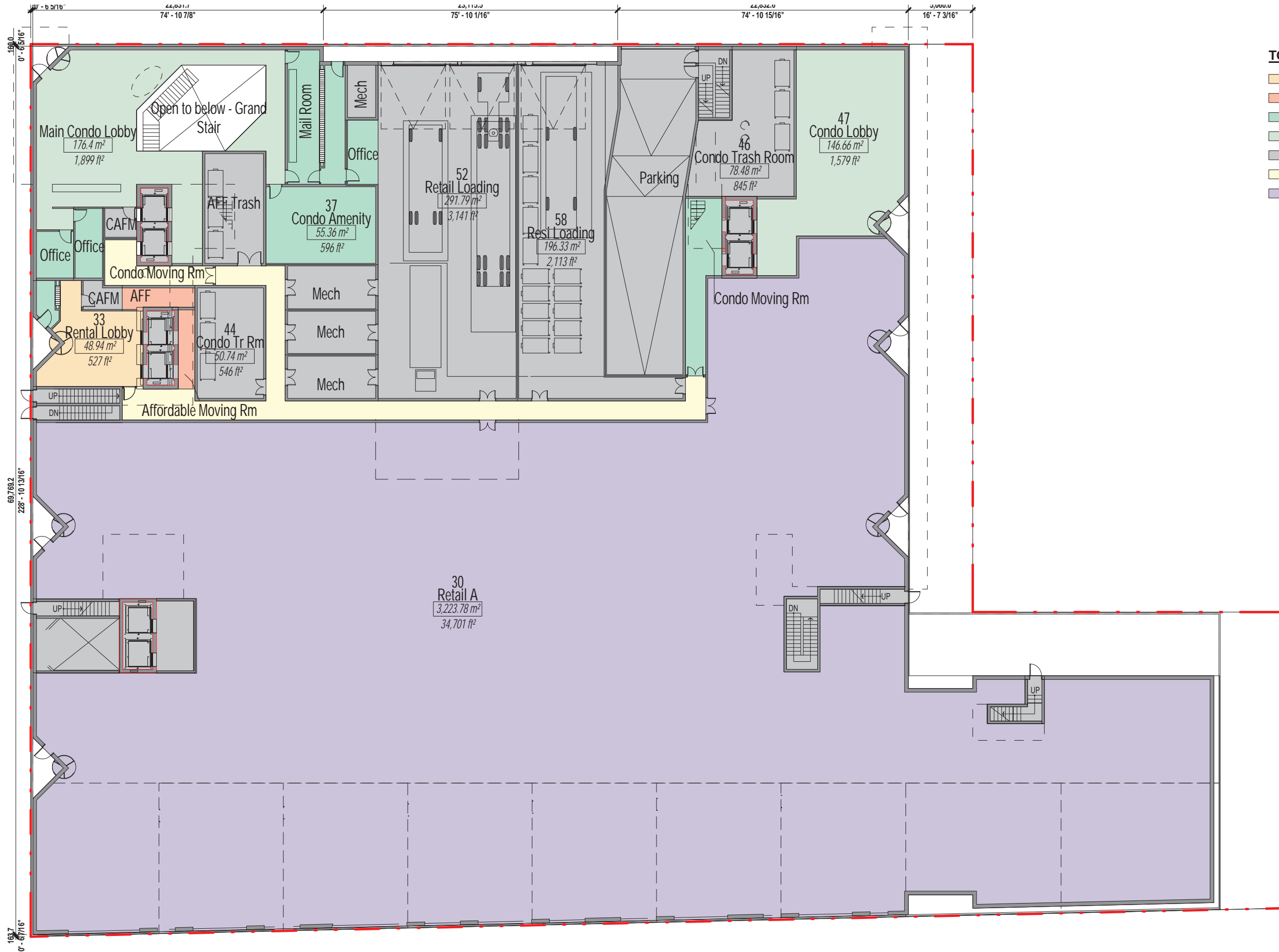
PRIVATE STREET

AITKEN PLACE PARK

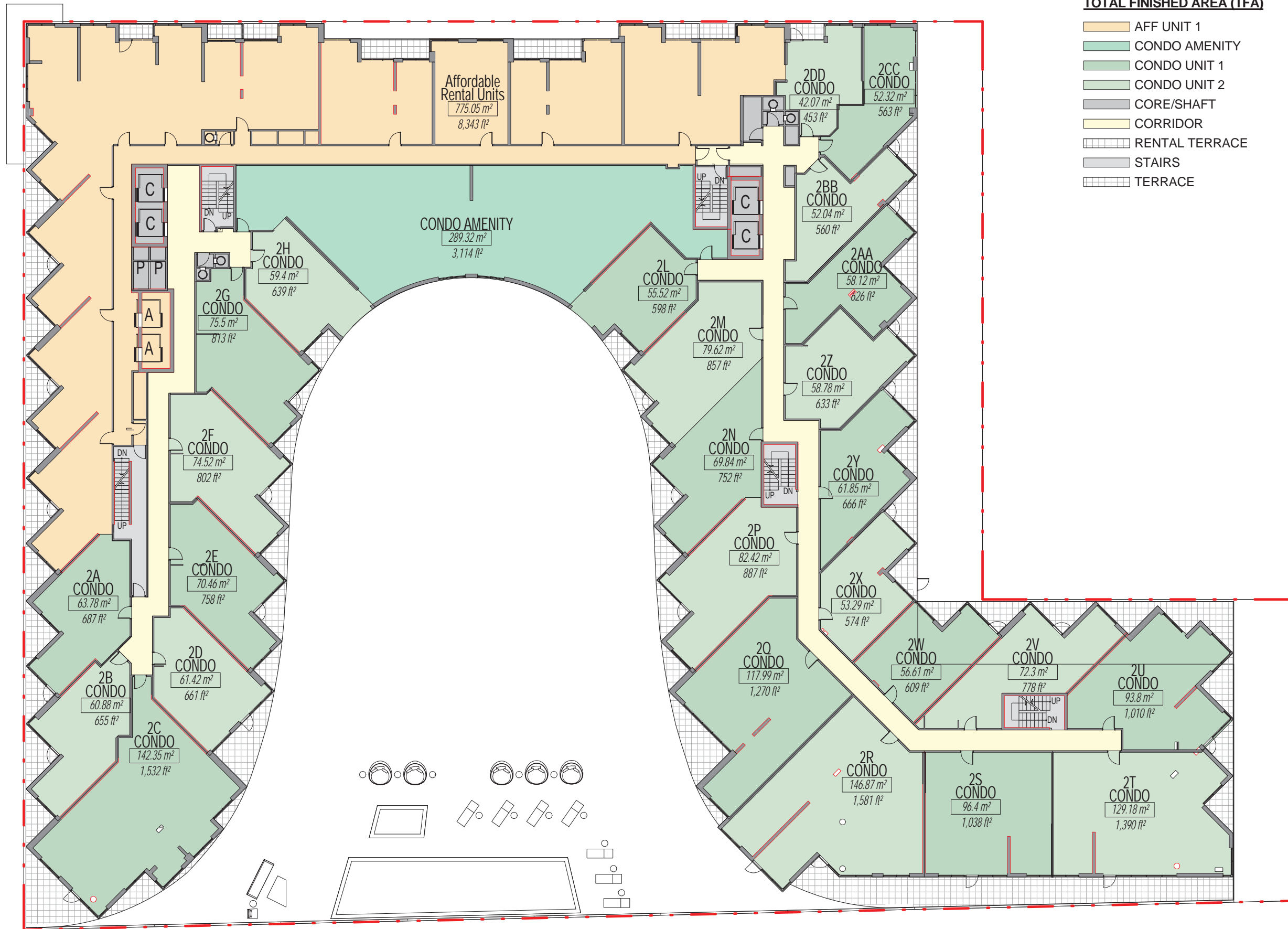
AQUALINA

WATER STREET

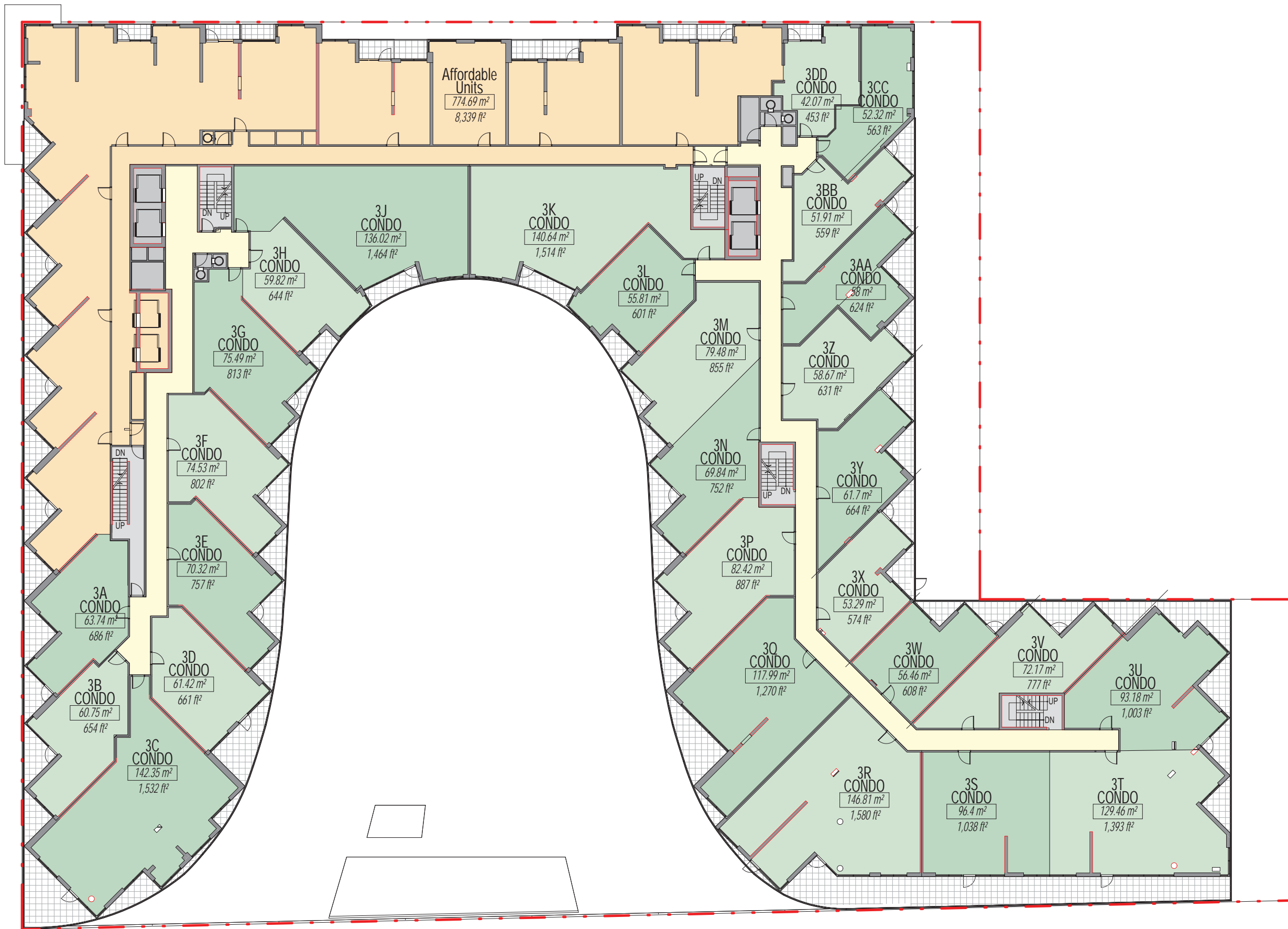




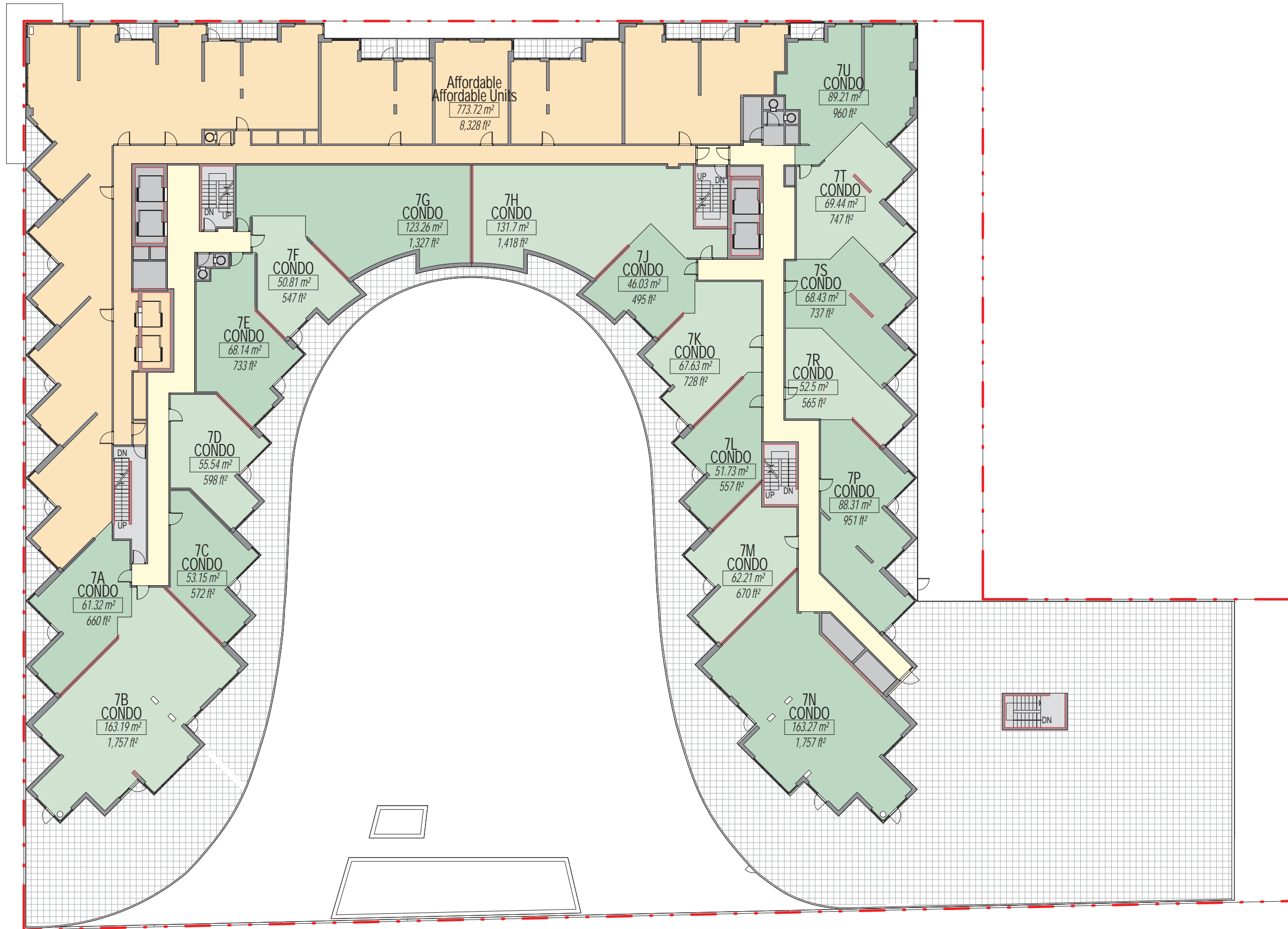
- TOTAL FINISHED AREA (TFA)**
- AFF UNIT 1
 - AFFORDABLE AMENITY
 - CONDO AMENITY
 - CONDO PUBLIC
 - CORE/SERVICE
 - CORRIDOR
 - RETAIL UNIT 1



| | |
|------------------------------|----|
| Unit Type Schedule - Level 2 | |
| CONDO | 26 |
| Grand total: | 26 |



| Unit Type Schedule - Level 3 | |
|------------------------------|-----------|
| CONDO | 28 |
| Grand total: | 28 |



TOTAL FINISHED AREA (TFA)

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

| | |
|------------------------------|----|
| Unit Type Schedule - Level 7 | |
| CONDO | 18 |
| Grand total: | 18 |

TOTAL FINISHED AREA (TFA)

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



| Unit Type Schedule - Level 8 | |
|------------------------------|----|
| CONDO | |
| 19 | |
| Grand total: | 19 |

TOTAL FINISHED AREA (TFA)

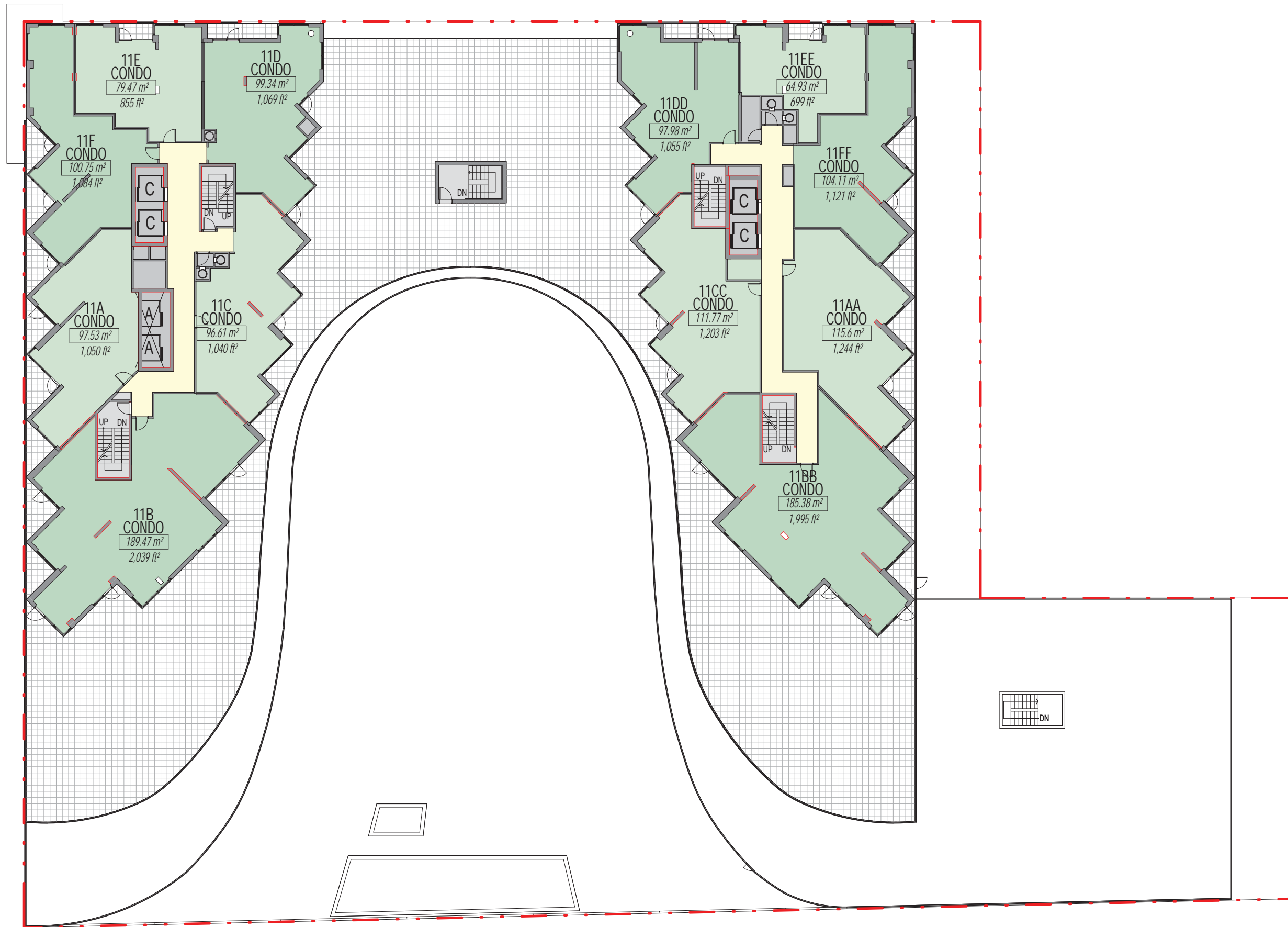
- CONDO UNIT 1
- CONDO UNIT 2
- CORE/SHAFT
- CORRIDOR
- STAIRS
- TERRACE



| Unit Type Schedule - Level 10 | |
|-------------------------------|----|
| CONDO | |
| 32 | |
| Grand total: | 32 |

TOTAL FINISHED AREA (TFA)

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



| Unit Type Schedule - Level 11 | |
|-------------------------------|----|
| CONDO | |
| 12 | |
| Grand total: | 12 |



TOTAL FINISHED AREA (TFA)

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

| Unit Type Schedule - Level 13 | |
|-------------------------------|----|
| CONDO | |
| 22 | |
| Grand total: | 22 |

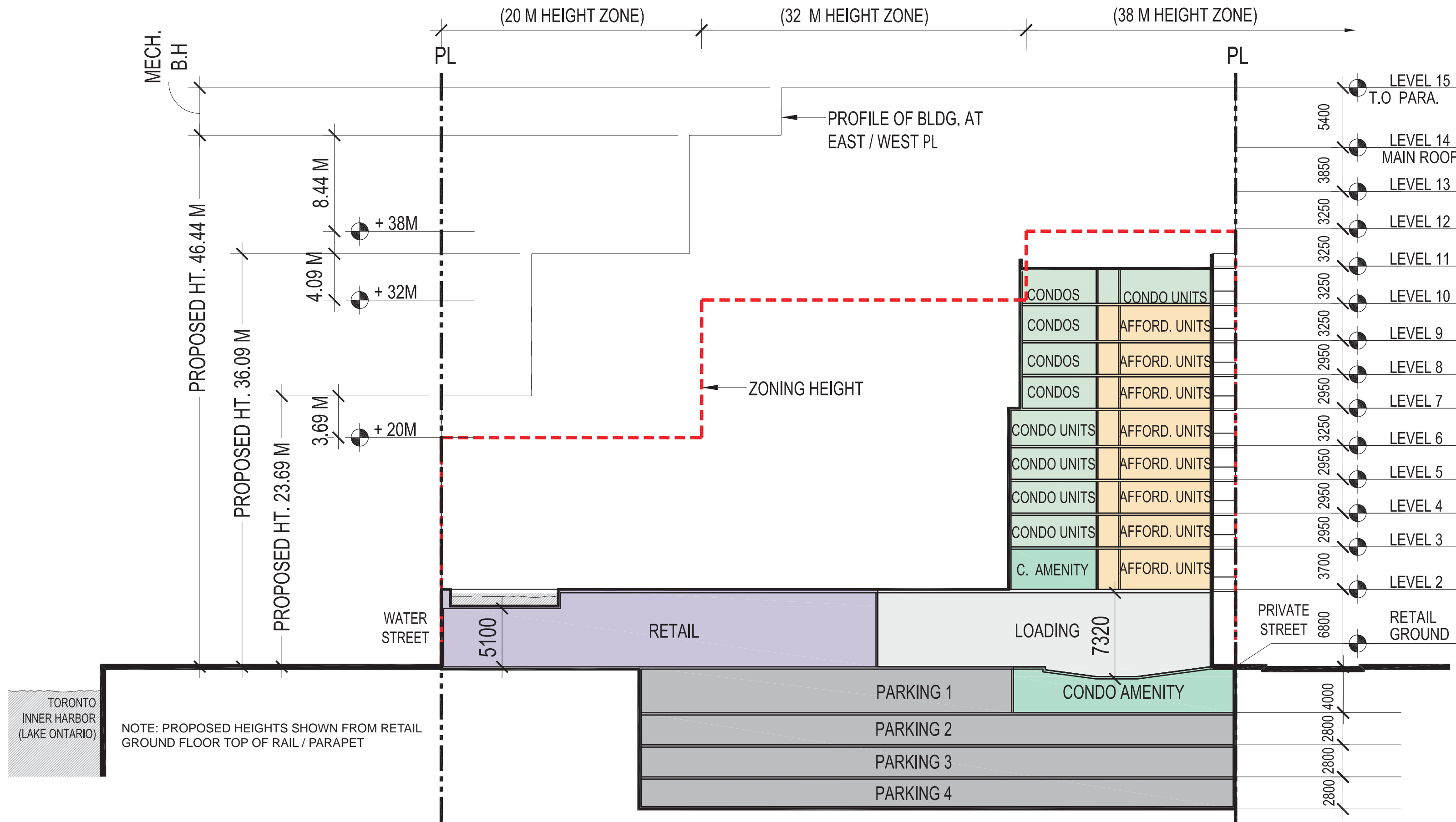


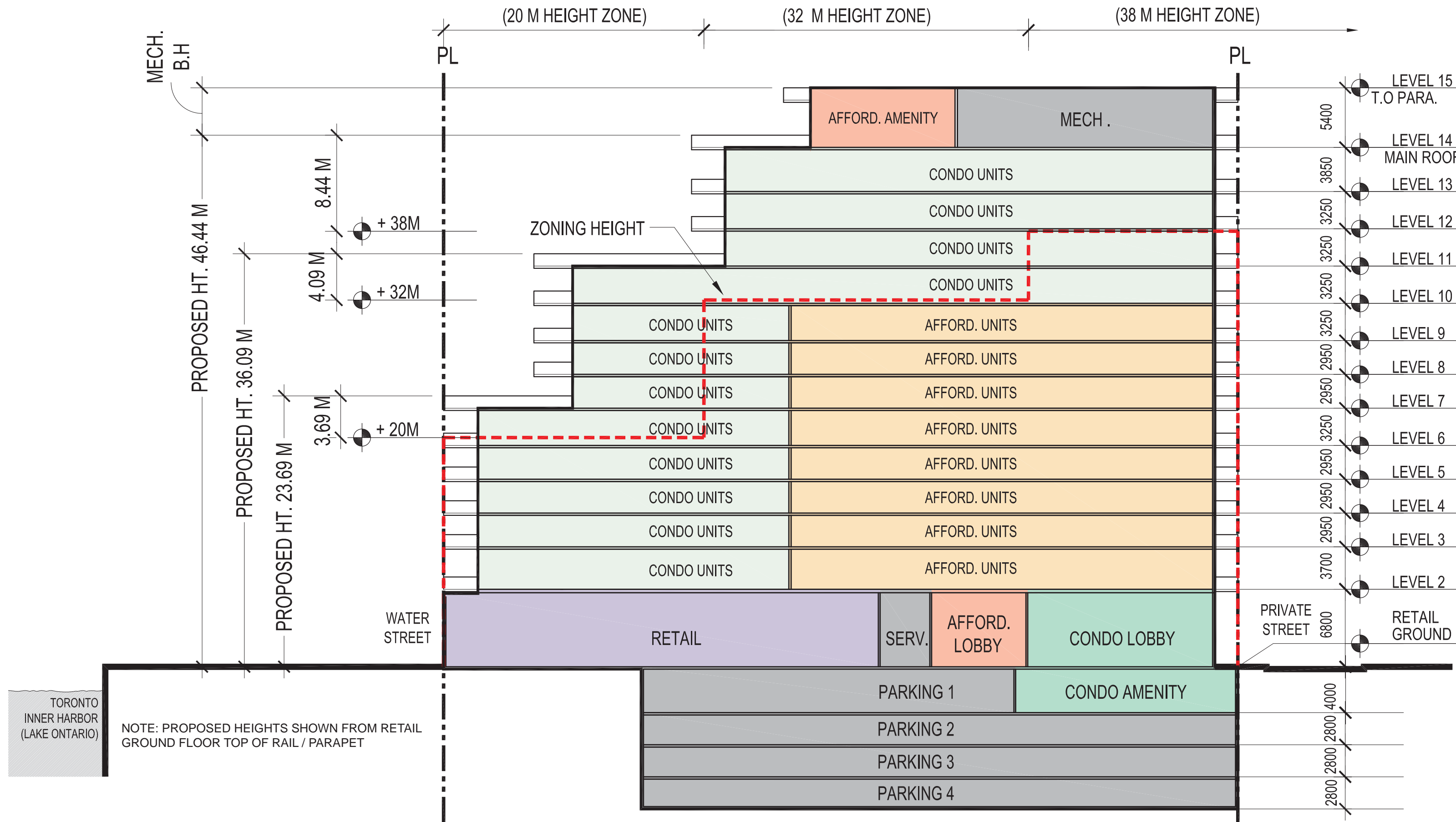
TOTAL FINISHED AREA (TFA)

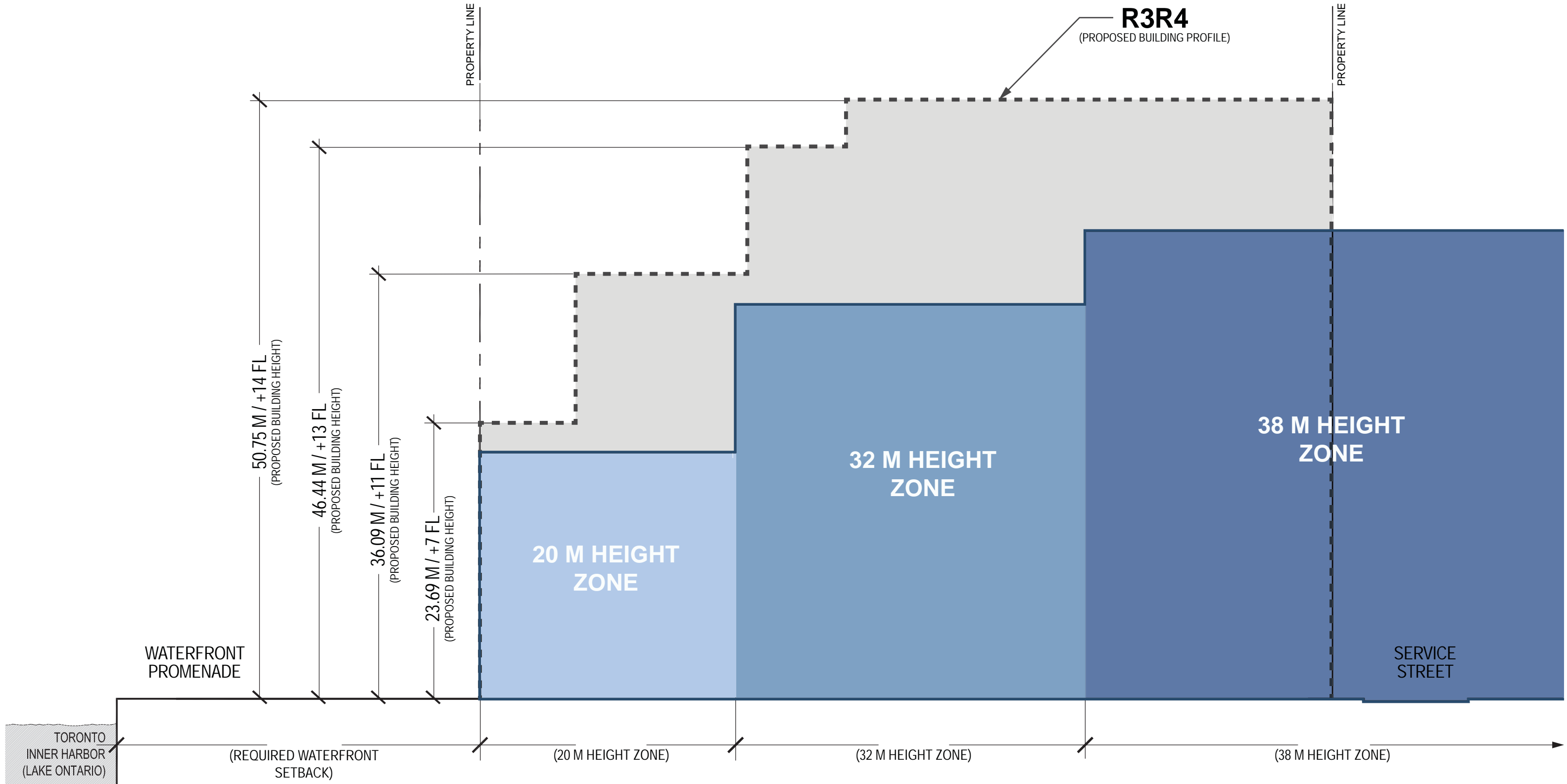
- AFF AMENITY
- CONDO UNIT 1
- CONDO UNIT 2
- CORRIDOR
- MECH/SERVICE
- STAIRS
- TERRACE

Unit Type Schedule - Level 14

| |
|----------------|
| CONDO |
| 2 |
| Grand total: 2 |

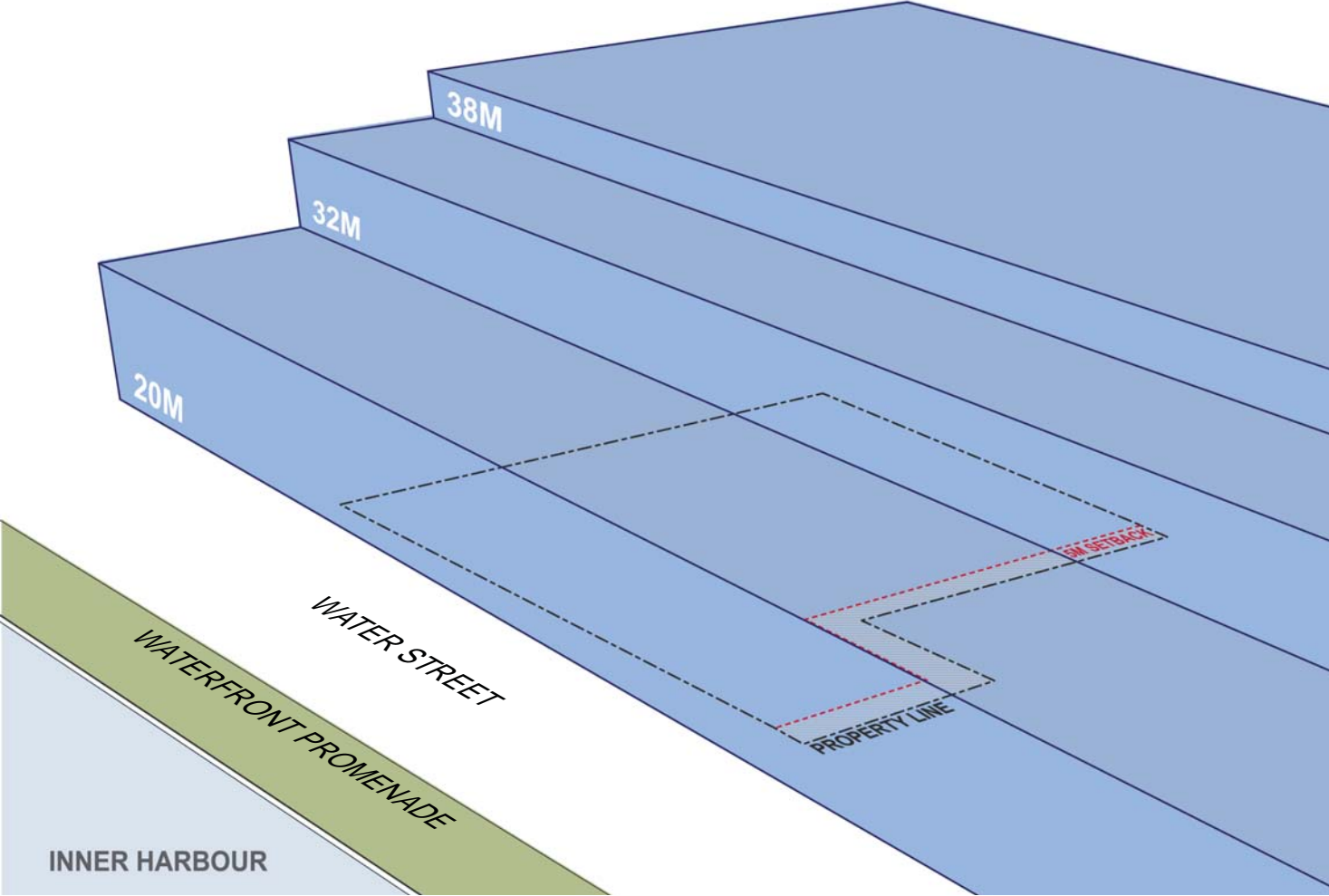






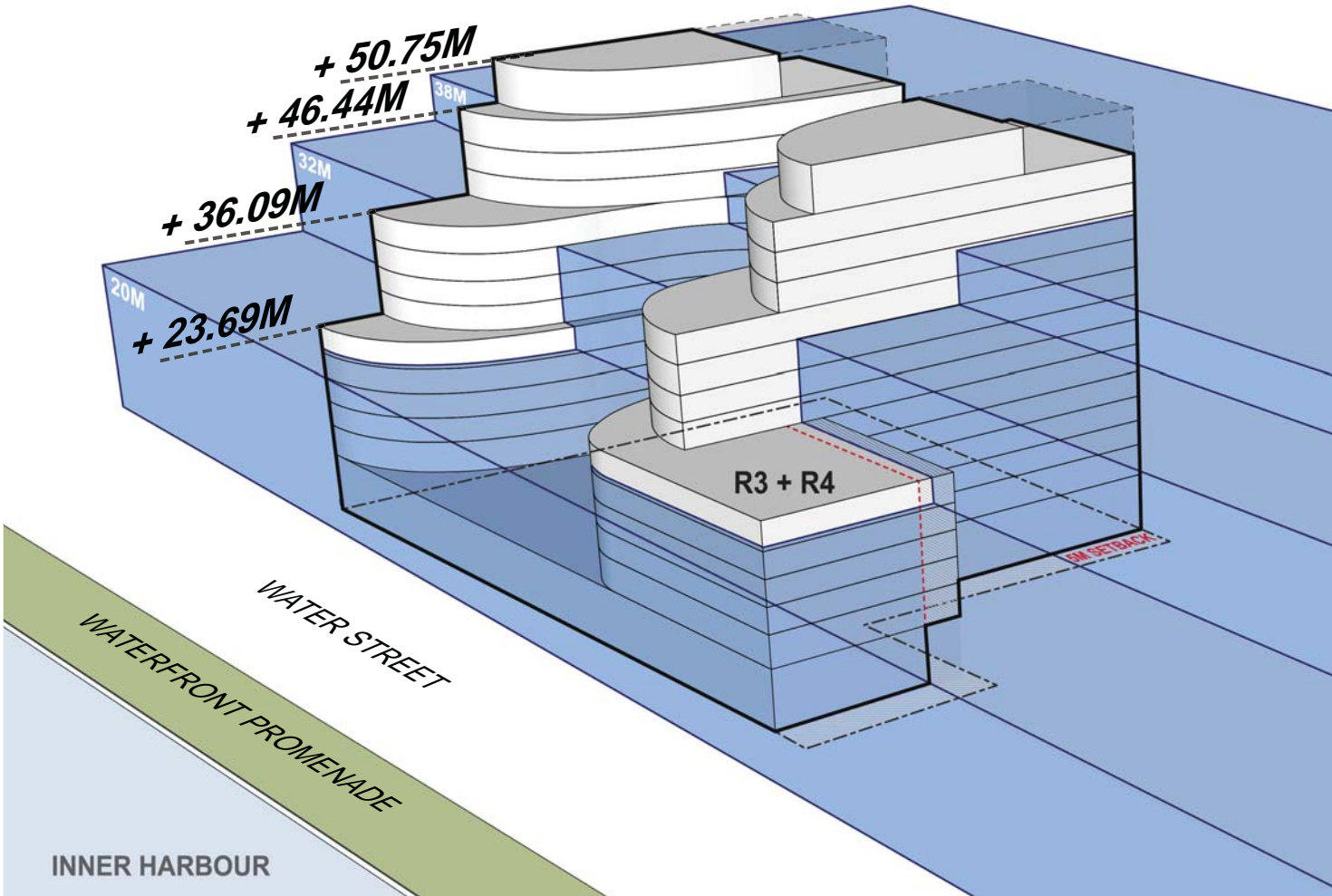
NOTE: PROPOSED HEIGHTS SHOWN FROM RETAIL GROUND FLOOR TOP OF RAIL / PARAPET

ZONING AXONOMETRIC

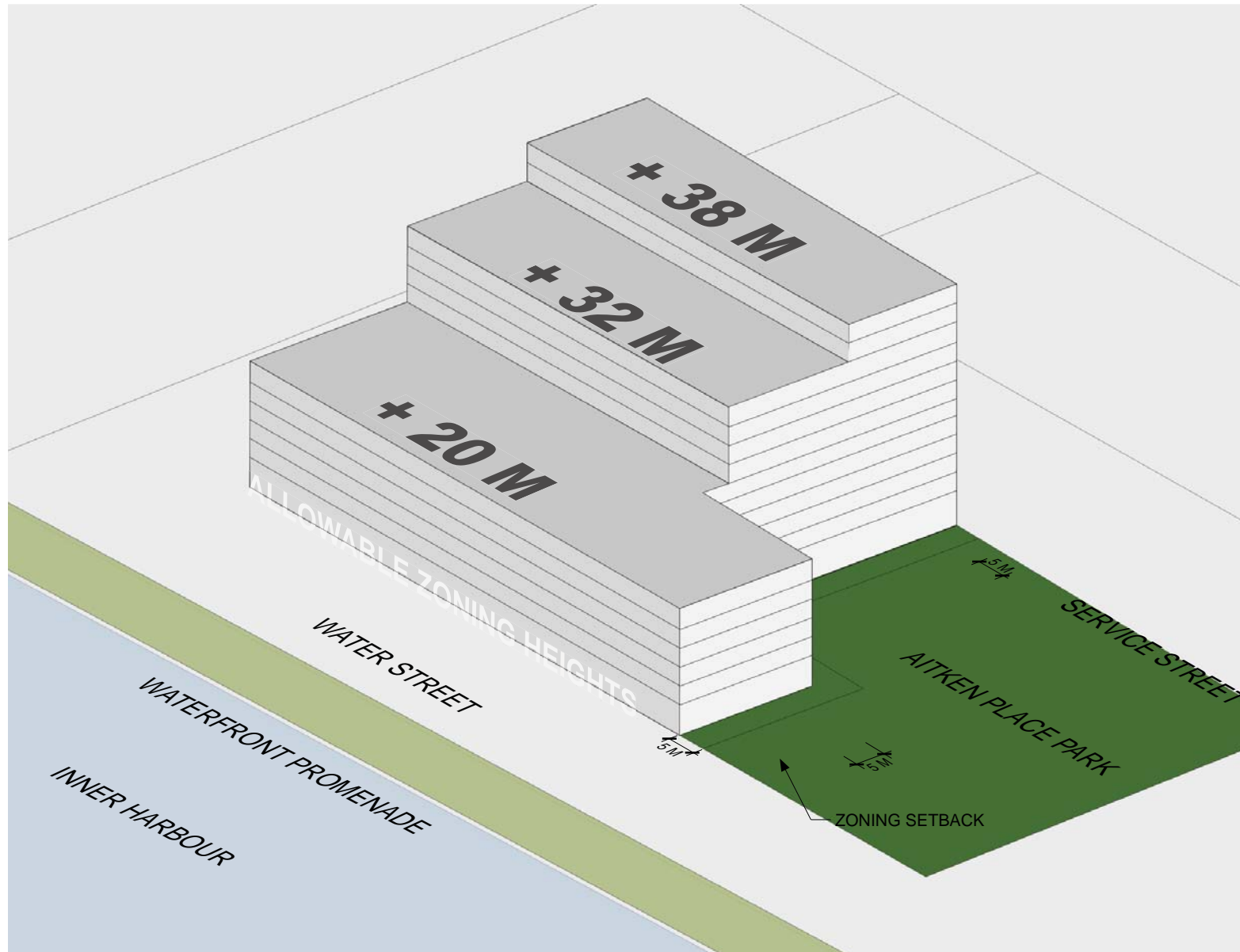


ZONING AXONOMETRIC + PROPOSED BUILDING

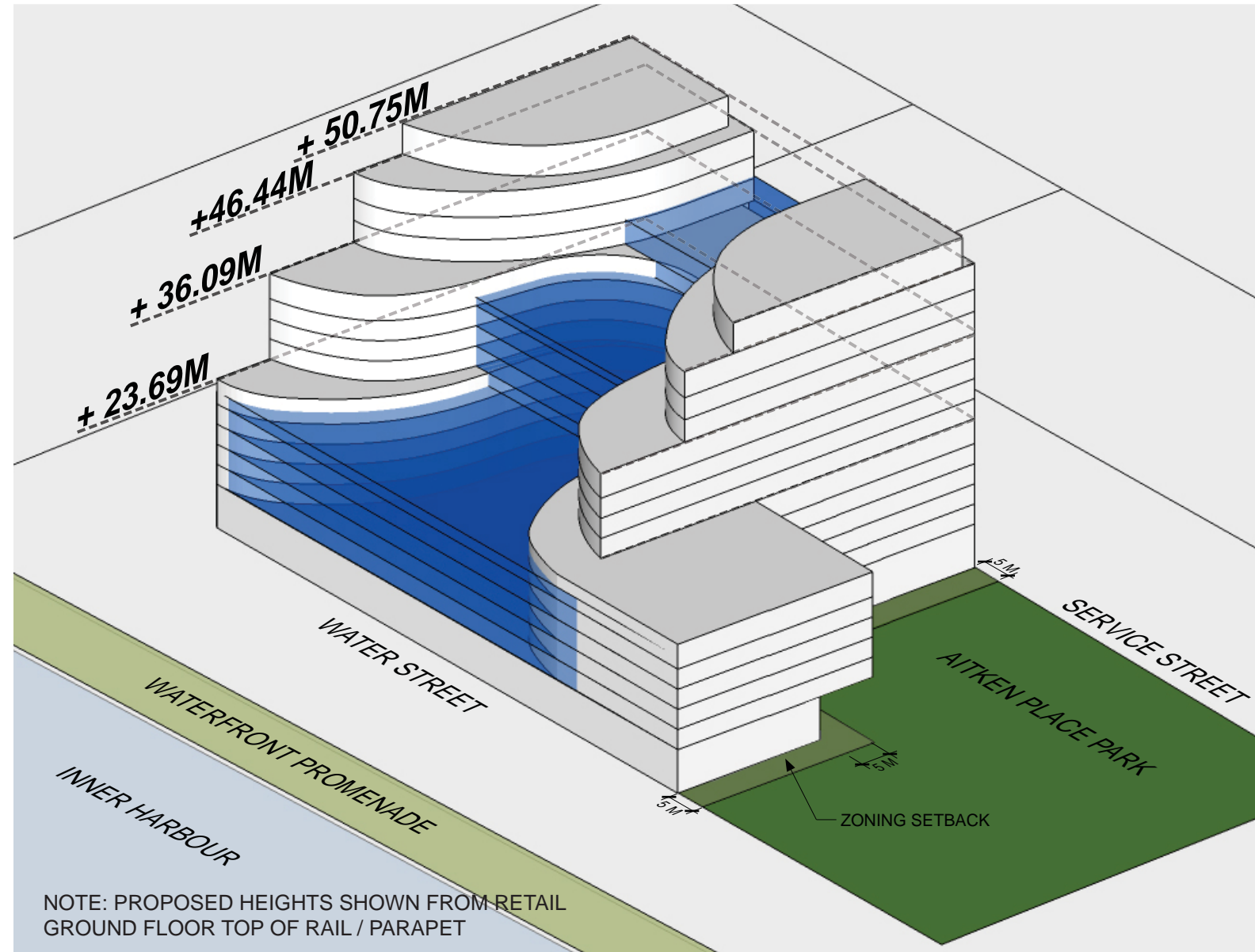
NOTE: PROPOSED HEIGHTS SHOWN FROM RETAIL GROUND FLOOR TOP OF RAIL / PARAPET



ZONING AXONOMETRIC



ZONING AXONOMETRIC + PROPOSED BUILDING



ZONING FLOOR AREA

(Maximum area allowed in zoning envelope, shown in Blue)

| | SQ M PER FLOOR | NO. FLOORS | SQ M PER ZONE |
|----------------|----------------|------------|-----------------------------|
| LEVELS 11 - 12 | 1,270 M | 2 | 2,540 m ² |
| LEVELS 7 - 10 | 3,231 M | 4 | 12,924 m ² |
| LEVELS 1 - 6 | 5,237 M | 6 | 31,422 m ² |
| Total | | 12 | 46,886 m² |

5% Mechanical Deduction

2,083 m²

Total Zoning Floor Area

39,566 m²

NOTE: Zoning Floor Area includes full building envelope and balcony area, and is not adjusted for mechanical deductions.

PROPOSED FLOOR AREA (R3R4)

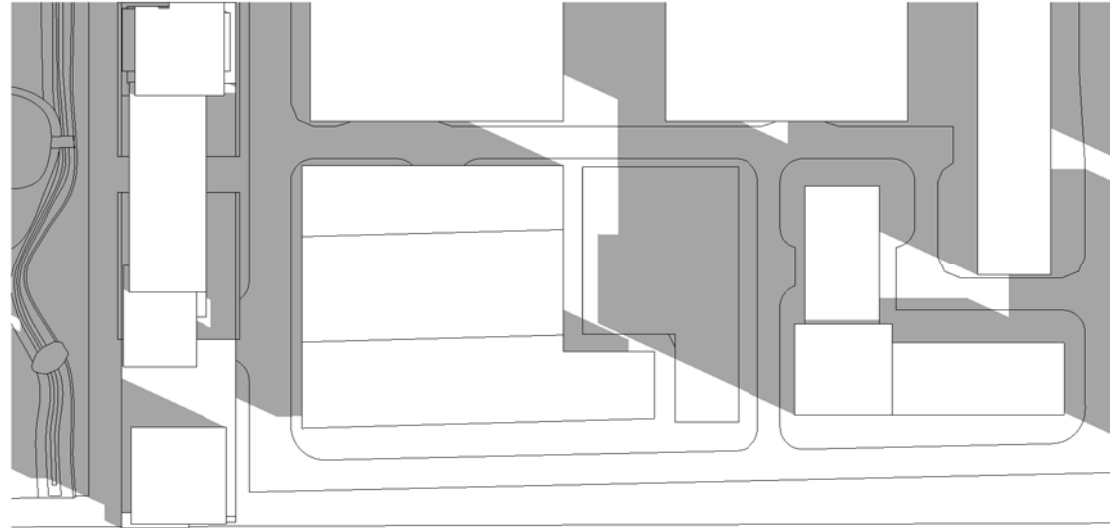
(Proposed massing shown in White)

Proposed Gross Floor Area (GFA) R3R4

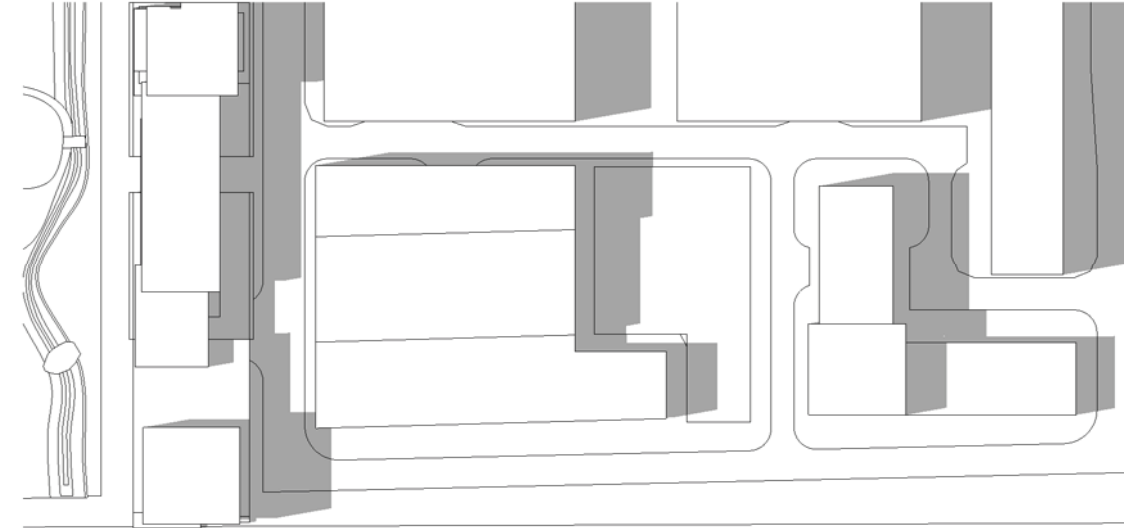
34,533 m²

Difference (Total Zoning Floor Area minus Proposed R3R4 GFA)

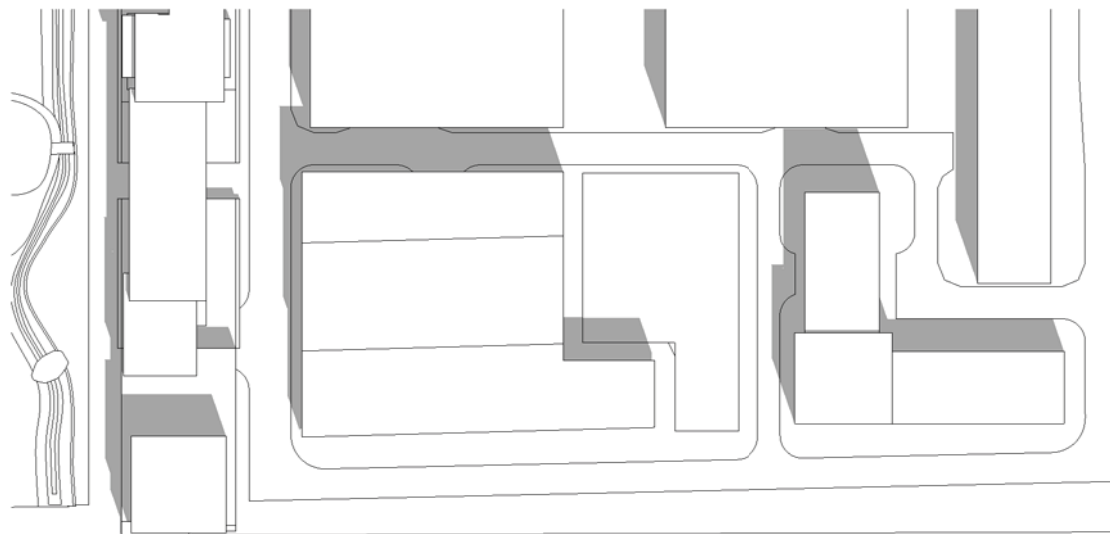
5,033 m²



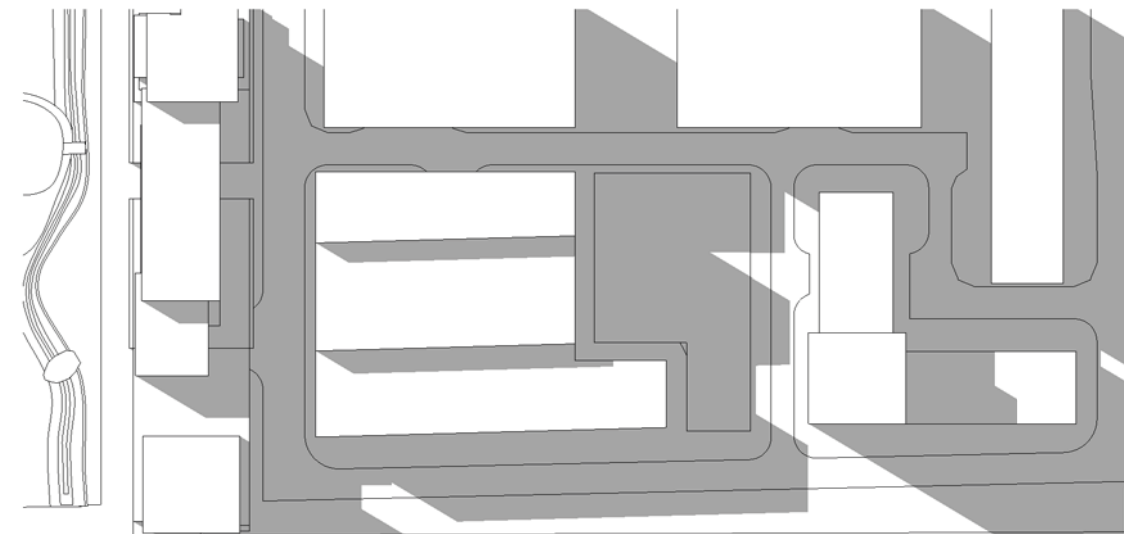
9 AM | 1
1 : 2000 | PS.01



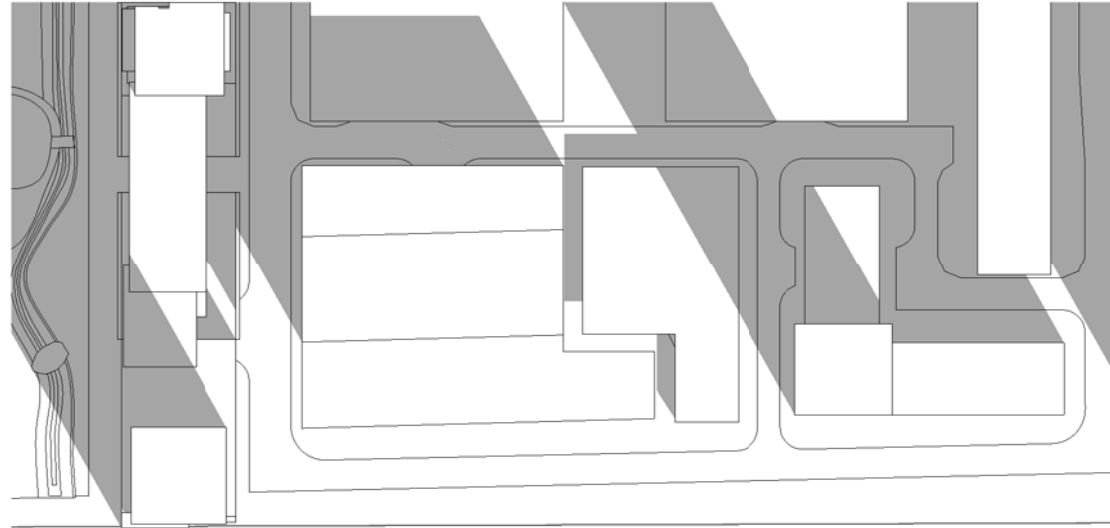
3 PM | 3
1 : 2000 | PS.01



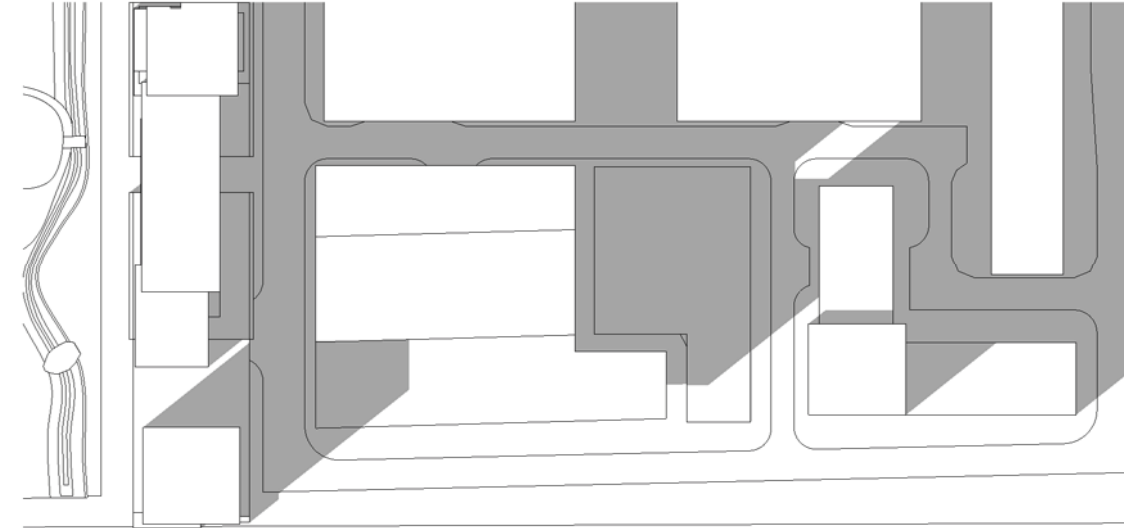
12 PM | 2
1 : 2000 | PS.01



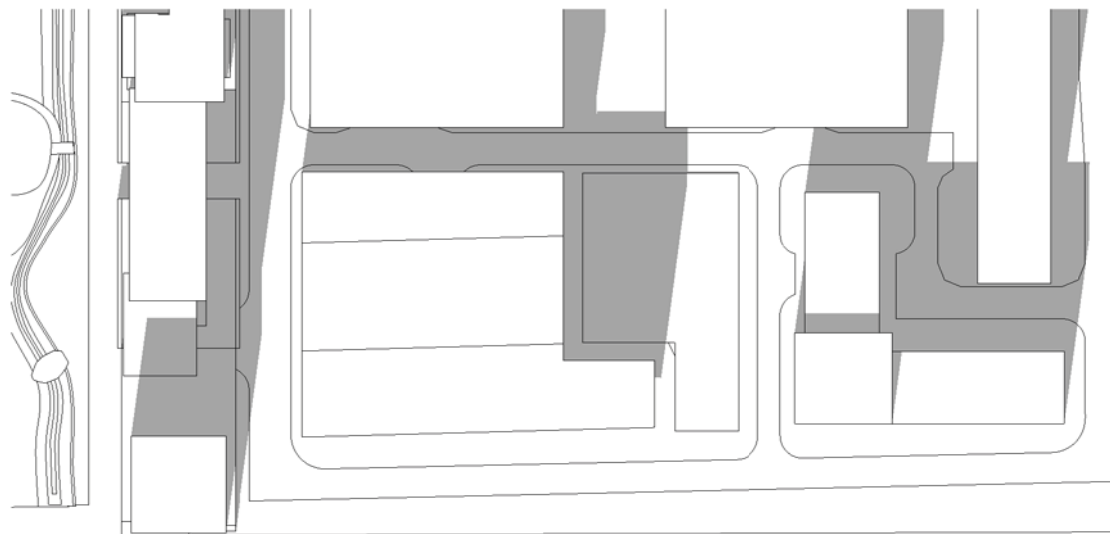
6 PM | 4
1 : 2000 | PS.01



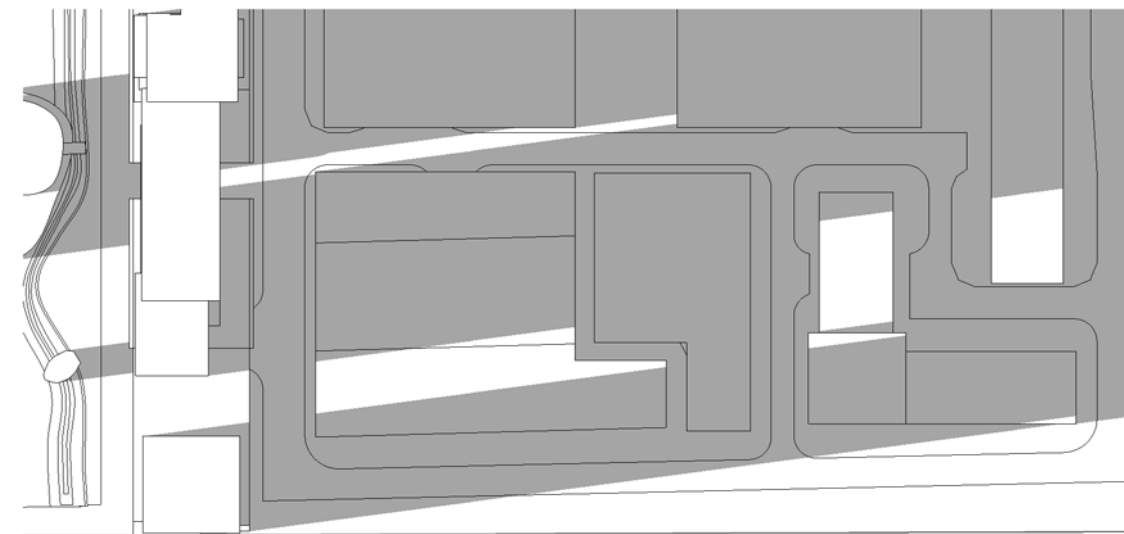
9 AM | 1
1 : 2000 | PS.02



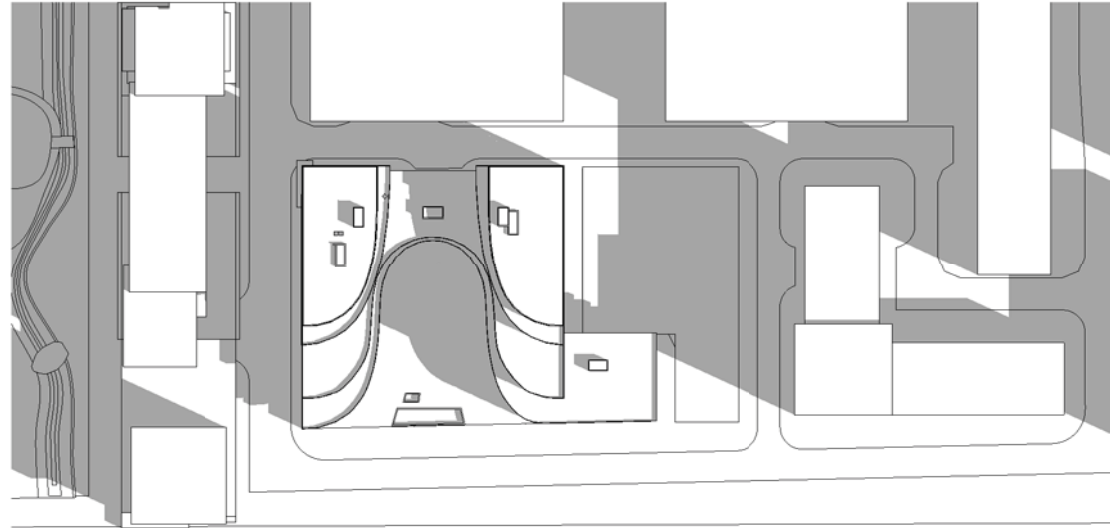
3 PM | 2
1 : 2000 | PS.02



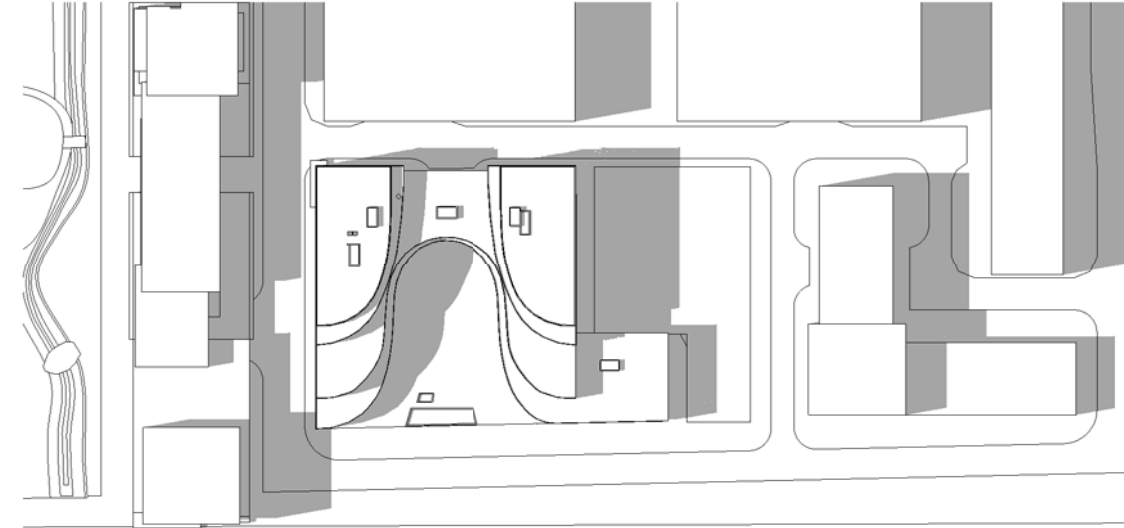
12 PM | 3
1 : 2000 | PS.02



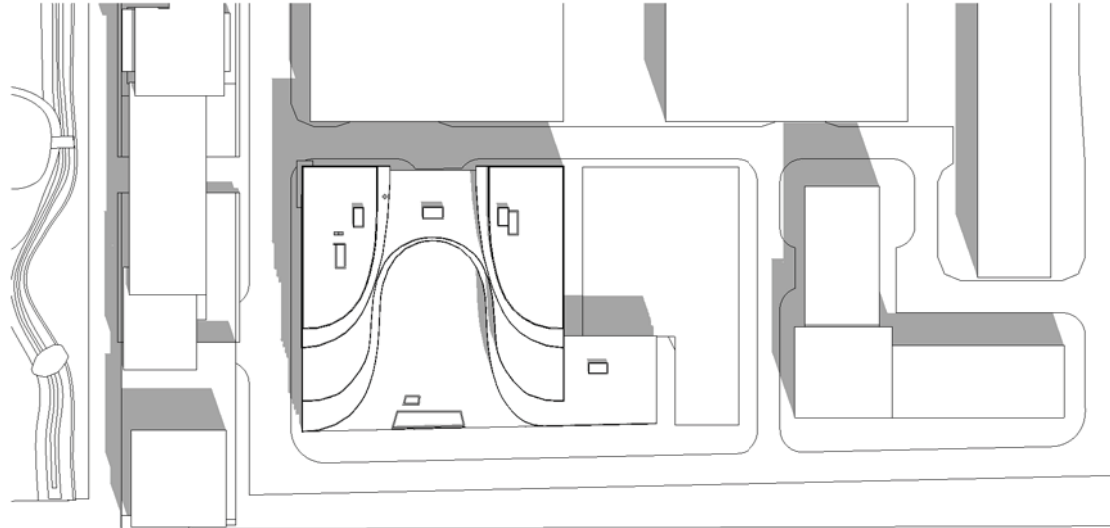
6 PM | 4
1 : 2000 | PS.02



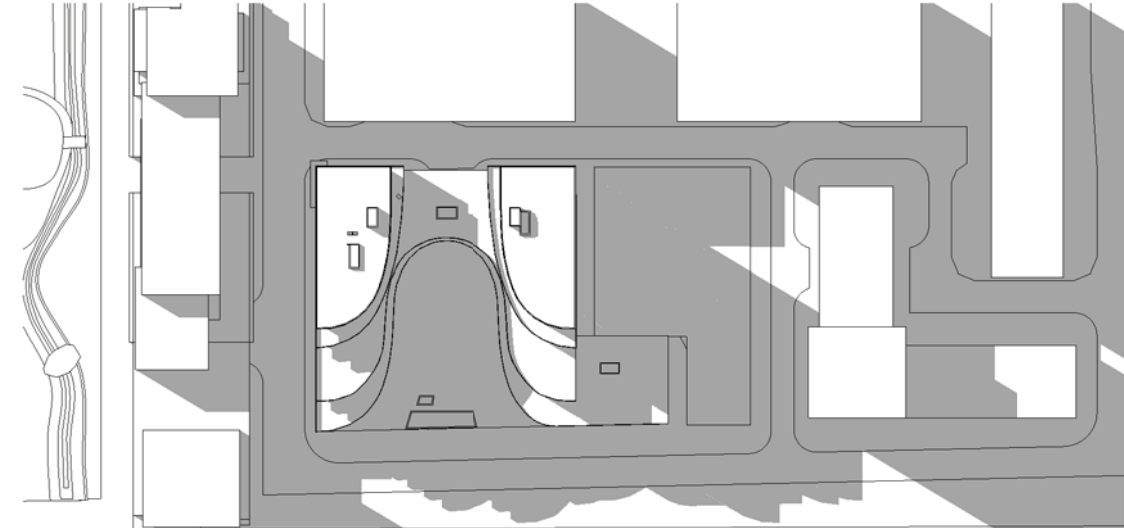
9 AM | 1
1 : 2000 | PS.01



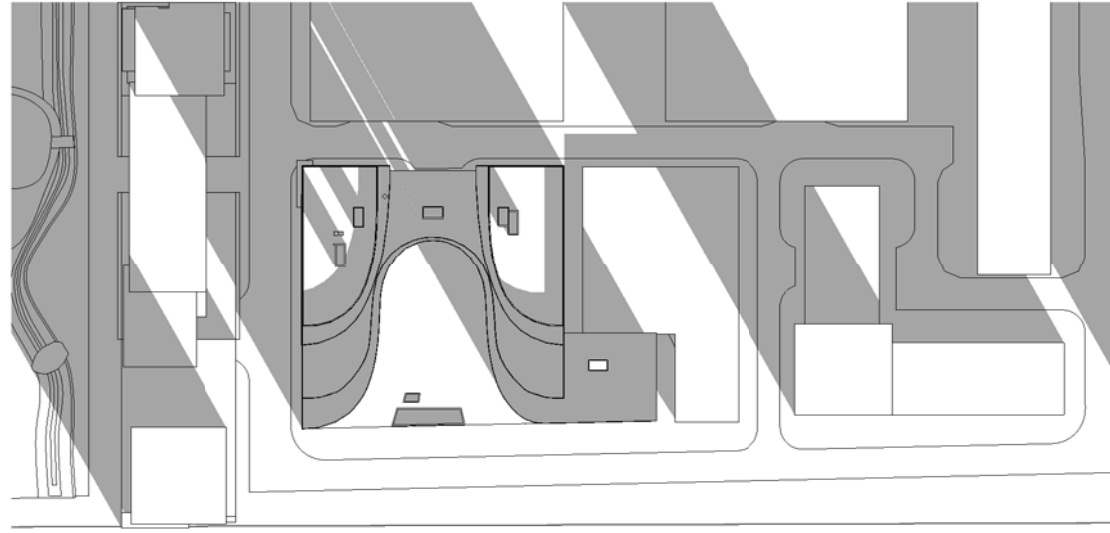
3 PM | 3
1 : 2000 | PS.01



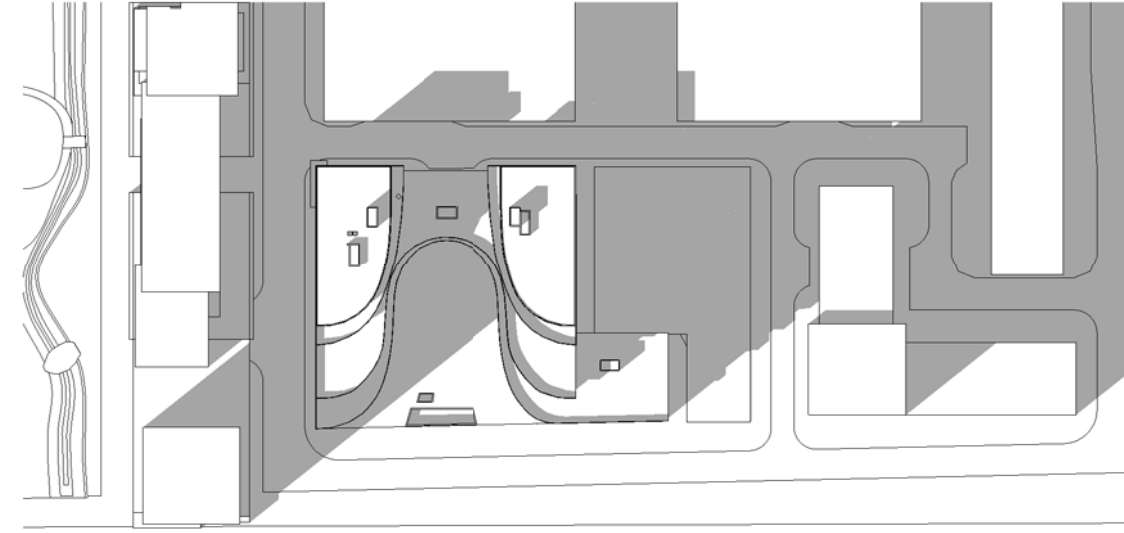
12 PM | 2
1 : 2000 | PS.01



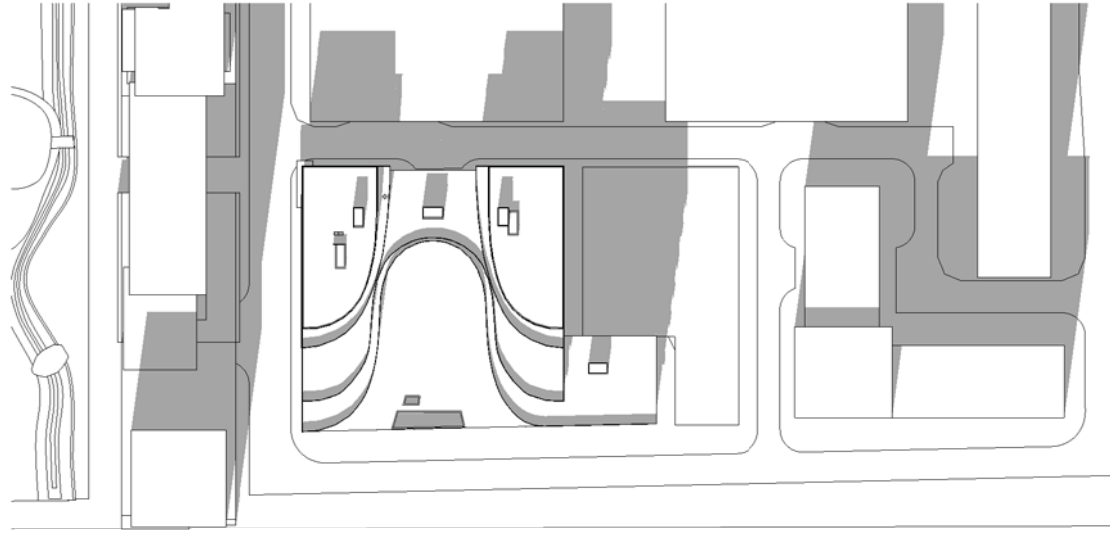
6 PM | 4
1 : 2000 | PS.01



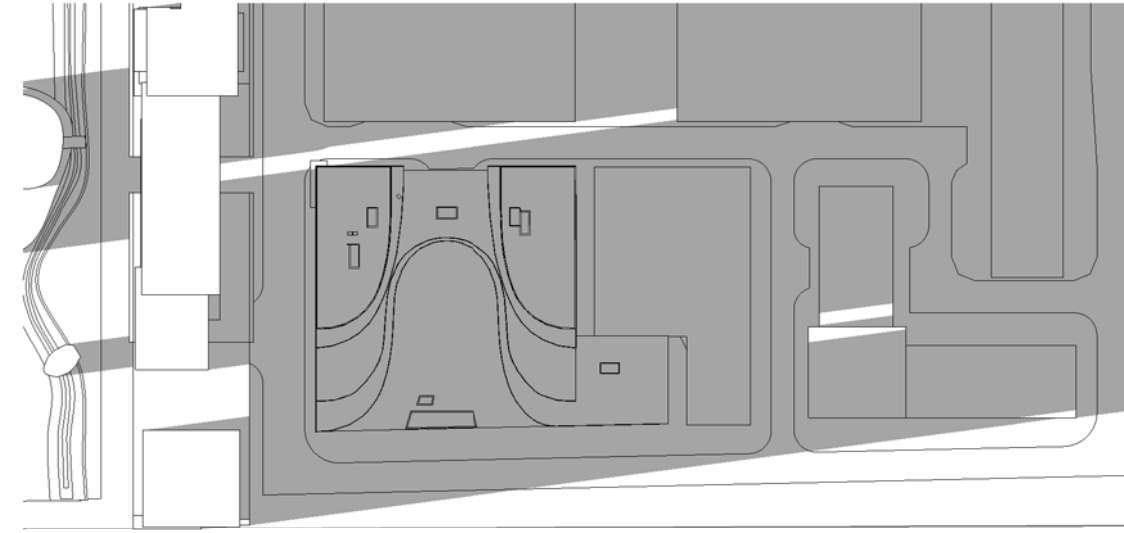
9 AM | 1
1 : 2000 | PS.02



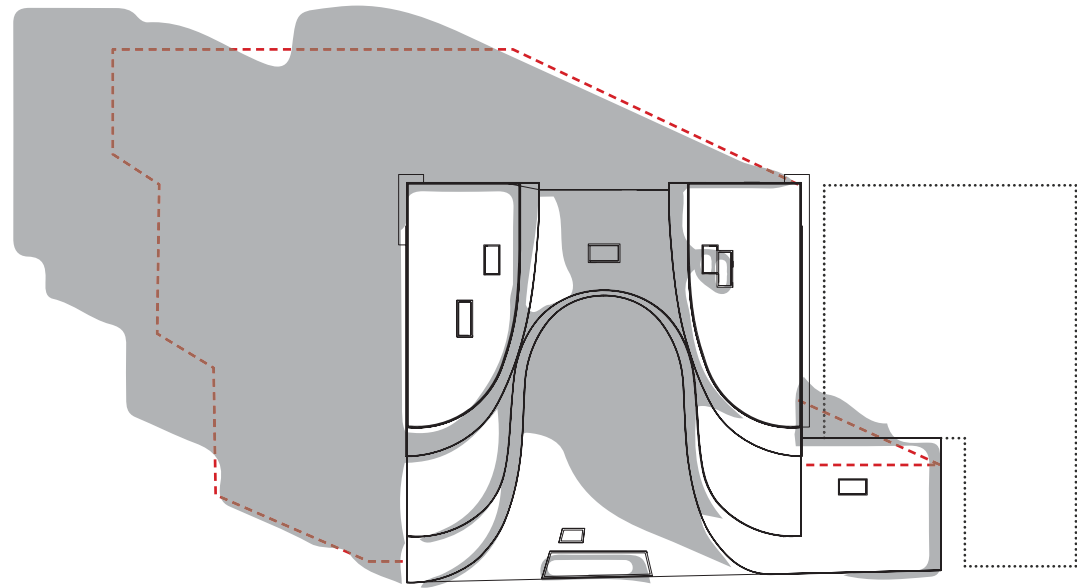
3 PM | 2
1 : 2000 | PS.02



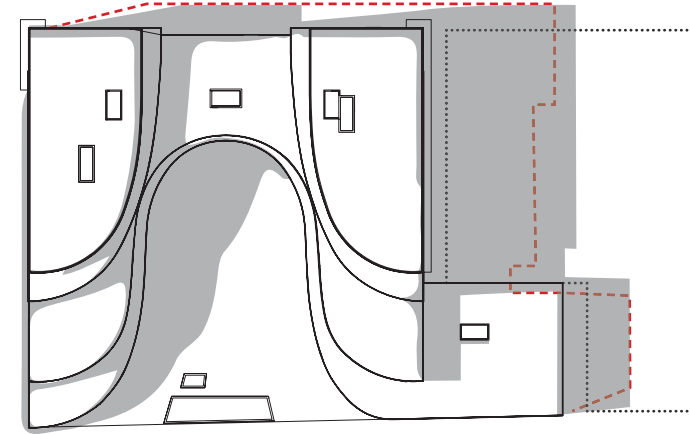
12 PM | 3
1 : 2000 | PS.02



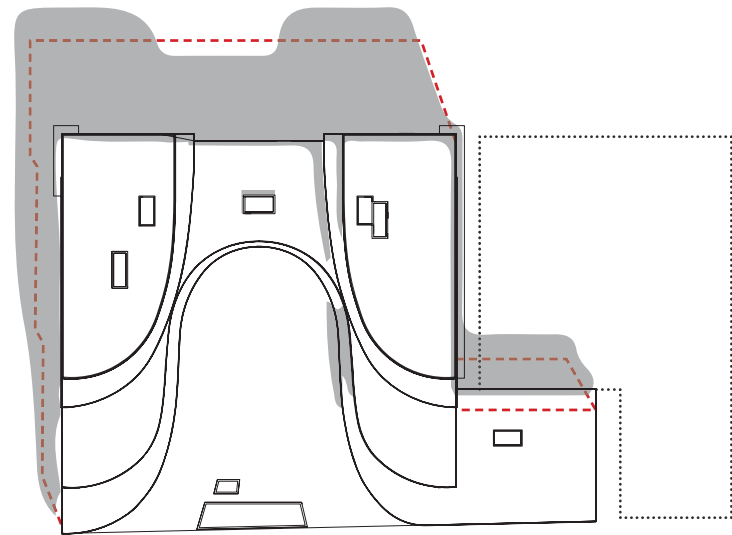
6 PM | 4
1 : 2000 | PS.02



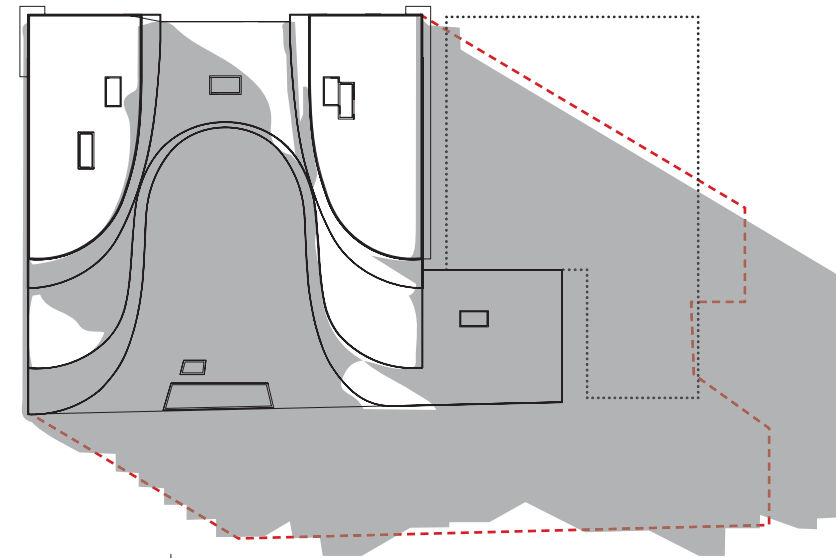
9 AM | 1
PS.01



3 PM | 3
PS.01



12 PM | 2
PS.01



6 PM | 4
PS.01

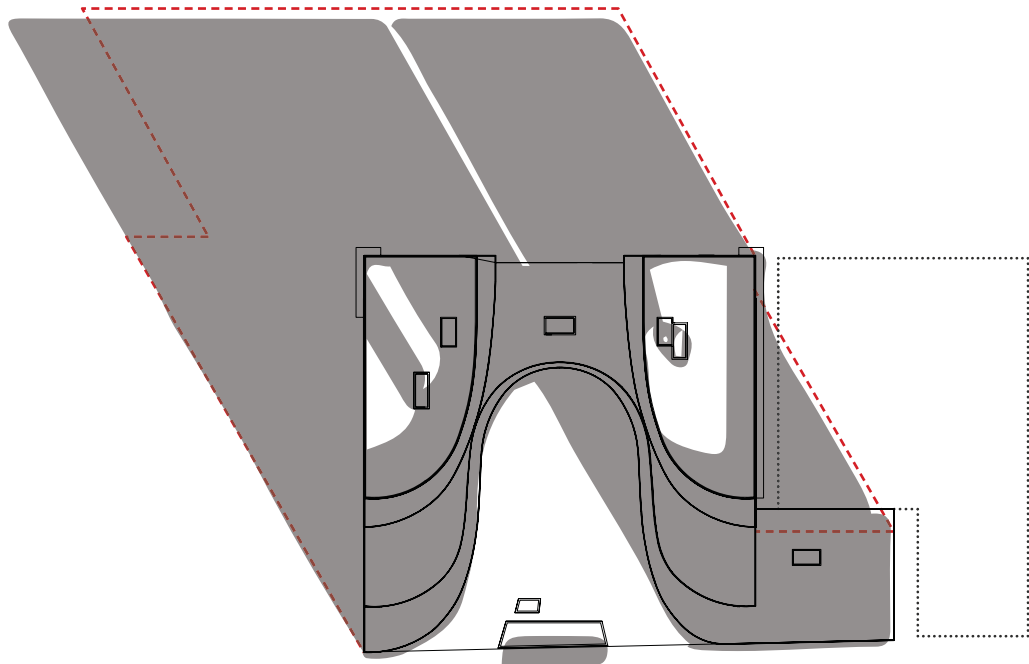
LEGEND

BUILDING SHADOW

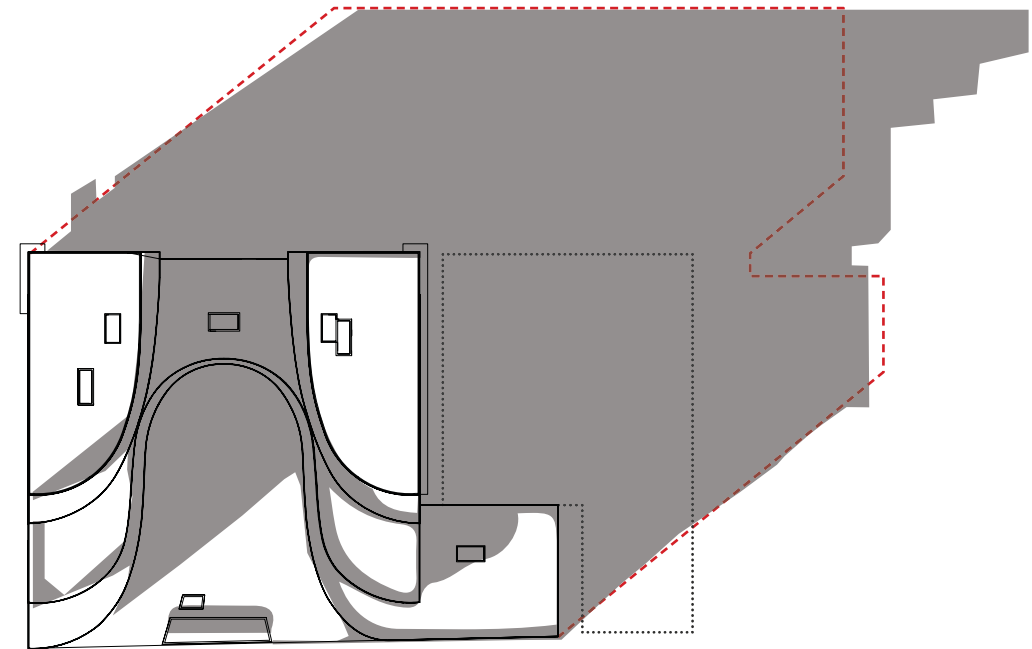


ZONING SHADOW

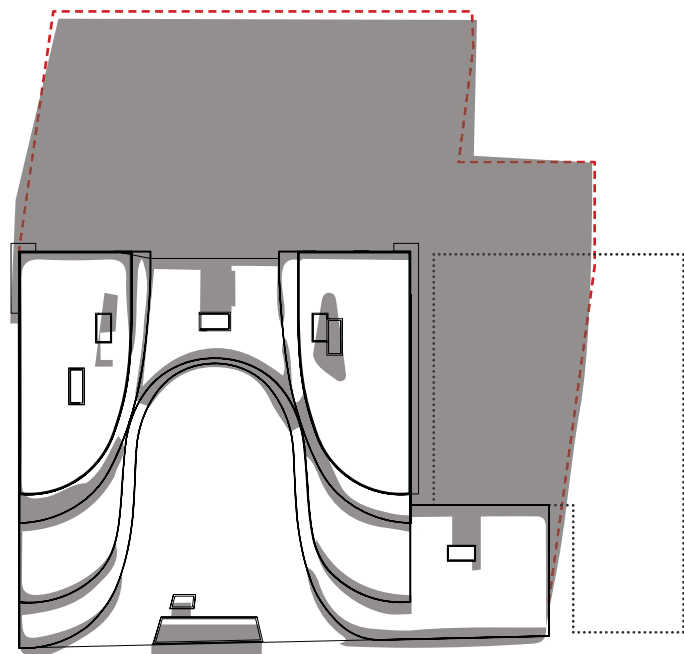




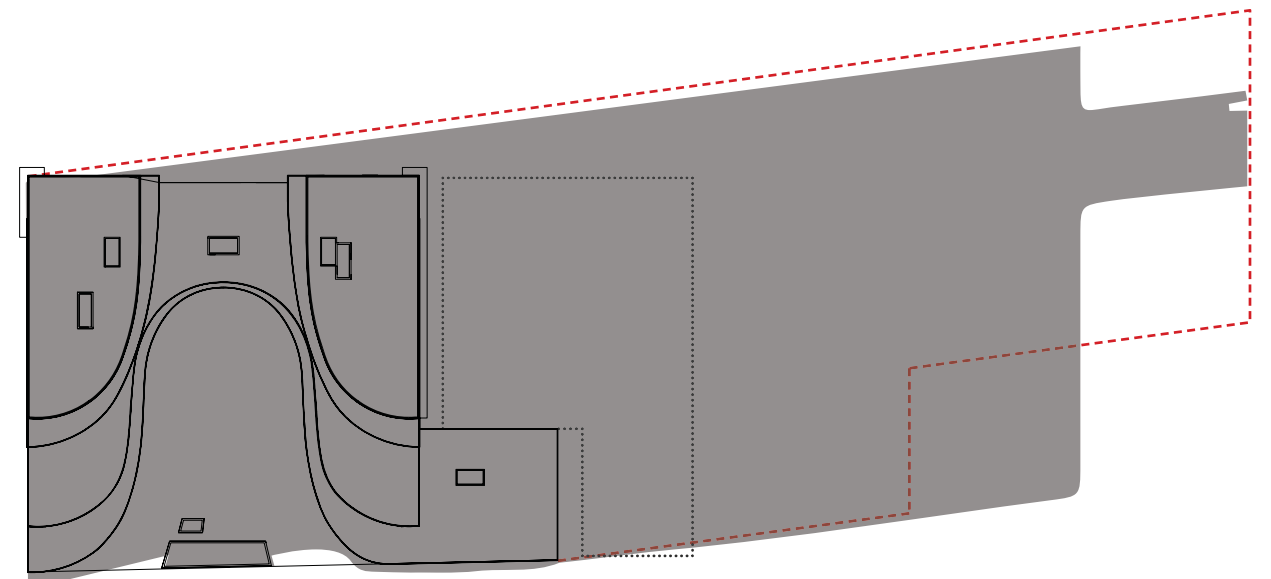
9 AM | 1
PS.02



3 PM | 3
PS.02



12 PM | 2
PS.02



6 PM | 4
PS.02

LEGEND

BUILDING SHADOW



ZONING SHADOW



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 02 | 4 | 0 | 4 | 2 | 10 | 13 | 0 | 8 | 3 | 2 | 0 | 0 | 26 |
| LEVEL 03 | 4 | 0 | 4 | 2 | 10 | 13 | 0 | 10 | 3 | 2 | 0 | 0 | 28 |
| LEVEL 04 | 4 | 0 | 4 | 2 | 10 | 13 | 0 | 10 | 3 | 2 | 0 | 0 | 28 |
| LEVEL 05 | 4 | 0 | 4 | 2 | 10 | 13 | 0 | 10 | 3 | 2 | 0 | 0 | 28 |
| LEVEL 06 | 4 | 0 | 4 | 2 | 10 | 13 | 0 | 10 | 3 | 2 | 0 | 0 | 28 |
| LEVEL 07 | 4 | 0 | 4 | 2 | 10 | 8 | 3 | 5 | 0 | 0 | 2 | 0 | 18 |
| LEVEL 08 | 4 | 0 | 4 | 2 | 10 | 8 | 4 | 5 | 0 | 0 | 2 | 0 | 19 |
| LEVEL 09 | 4 | 0 | 4 | 2 | 10 | 8 | 4 | 5 | 0 | 0 | 2 | 0 | 19 |
| LEVEL 10 | 0 | 0 | 0 | 0 | 0 | 21 | 6 | 0 | 2 | 1 | 2 | 0 | 32 |
| LEVEL 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 6 | 0 | 2 | 0 | 12 |
| LEVEL 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 6 | 0 | 2 | 0 | 12 |
| LEVEL 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 6 | 0 | 1 | 2 | 12 |
| SUBTOTAL | 32 | 0 | 32 | 16 | | 110 | 17 | 74 | 35 | 11 | 13 | 2 | |
| | 80 | | | | | 262 | | | | | | | |
| TOTAL | 342 | | | | | | | | | | | | |
| TARGET | 412 | | | | | | | | | | | | |

| AFFORDABLE RENTAL HOUSING PROPOSED | | | 80 Units | | | CONDOMINIUM PROPOSED | | | 262 Units | | |
|-------------------------------------|-----|----------|---|-----|-----------|----------------------|--|--|-----------|--|--|
| 1 BD | 40% | 32 Units | 1 BD (49-56 SM; 530-605 SF) | 42% | 110 Units | | | | | | |
| 1BD+D (52 SM - 560 SF) | 0% | 0 Units | 1BD+D (52-71 SM; 560-765 SF) | 6% | 17 Units | | | | | | |
| 2BD (64-68 SM; 690- 730 SF) | 40% | 32 Units | 2BD(64-82 SM; 690-885 SF) | 28% | 74 Units | | | | | | |
| 3BD (91-101 SM; 980-1090 SF) | 20% | 16 Units | 2BD +D (81-121 SM; 870- 1305 SF) | 13% | 35 Units | | | | | | |
| | | | 3BD (101-145 SM; 1090-1560 SF) | 4% | 11 Units | | | | | | |
| | | | 3BD+D (141-205 SM; 1520-2205 SF) | 5% | 13 Units | | | | | | |
| | | | DUPLEX (221 - 317 SM; 2375-3410 SF) | 1% | 2 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 | - | - | 2,974 | 32,012 | 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 | 2.8 | - | - | - | - | - | - | - | - |
| Level P3 | 2.8 | - | - | - | - | - | - | - | - |
| Level P4 | 2.8 | - | - | - | - | - | - | - | - |
| SUB TOTAL GFA ABOVE GROUND | | 3,549 | 38,201 | 30,340 | 326,577 | 7,519 | 80,934 | 41,260 | 445,712 |

LEGEND

| | |
|---|--------|
| | RENTAL |
| | CONDO |
| | RETAIL |

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

*GROSS FLOOR AREA (GFA) INCLUDES FULL BUILDING ENVELOPE AND BALCONY AREA. 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 | - | - | | | | | - | - |
|--|---|---|--|--|--|--|---|---|

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 | 26,910 | - | - | 75.00 | 807 | 326 | 3,509 | - | - | 3,866 | 40,154 | 10 | 28 |
| Level 5 | 829 | 8,928 | 2,636 | 26,910 | - | - | 75.00 | 807 | 326 | 3,509 | - | - | 3,866 | 40,154 | 10 | 28 |
| Level 6 | 829 | 8,928 | 2,636 | 26,910 | - | - | 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 | - | - | 2,554 | 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 |
| | | | | | | | | | | | | | | | | 342 |

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 BELLOW GRADE AREA