

DRAFT



AQUAVISTA
AT BAYSIDE TORONTO

WATERFRONT TORONTO
JULY 9, 2014

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CENTRAL BUSINESS DISTRICT

WEST DON LANDS

PORT LANDS

DISTILLERY DISTRICT

LOWER DON LANDS

UNION STATION

EAST BAYFRONT

ROGERS CENTRE

QUEENS QUAY

AIR CANADA CENTRE

EAST BAYFRONT BLOCK 2

WATERFRONT TRAIL

CENTRAL WATERFRONT

EXHIBITION PLACE

INNER HARBOUR

ONTARIO PLACE

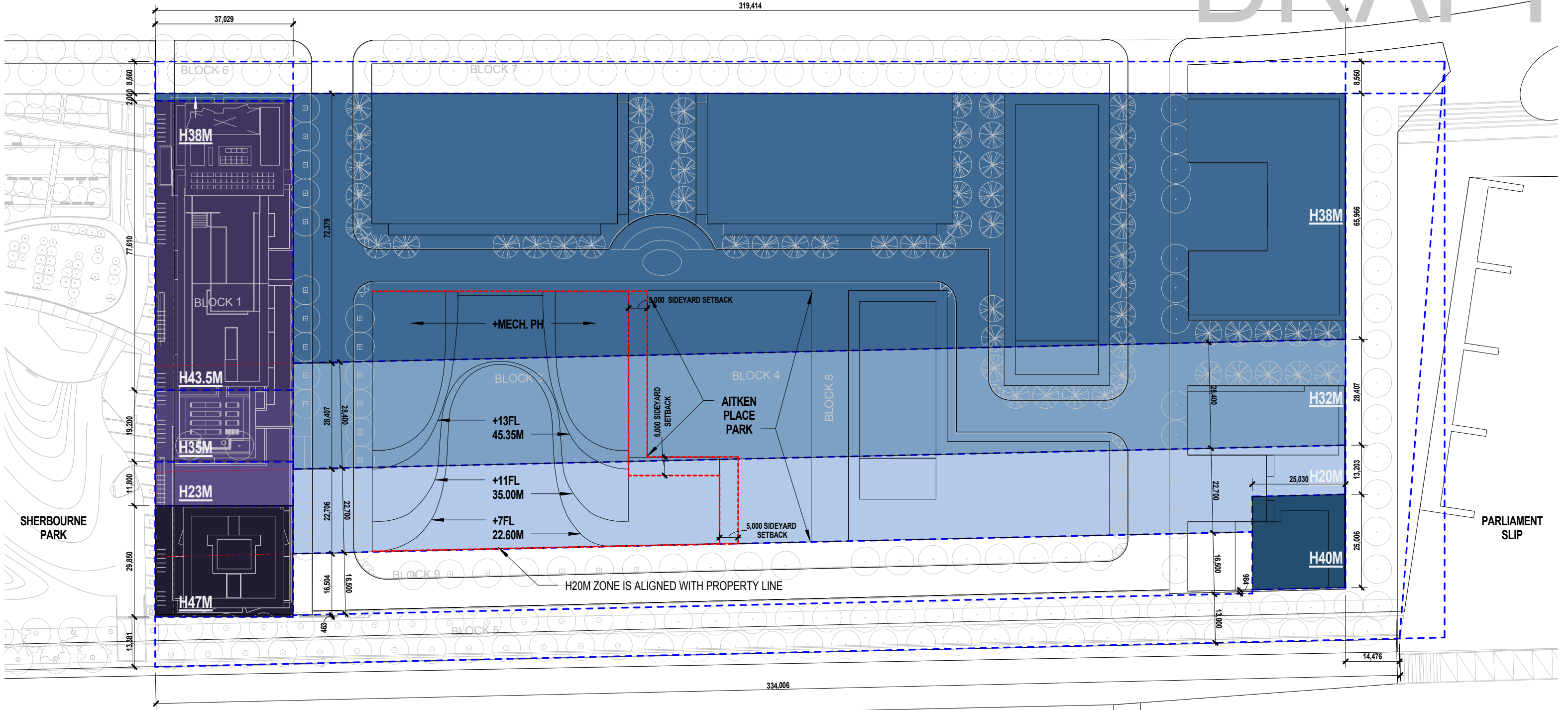
TORONTO ISLAND

LAKE ONTARIO

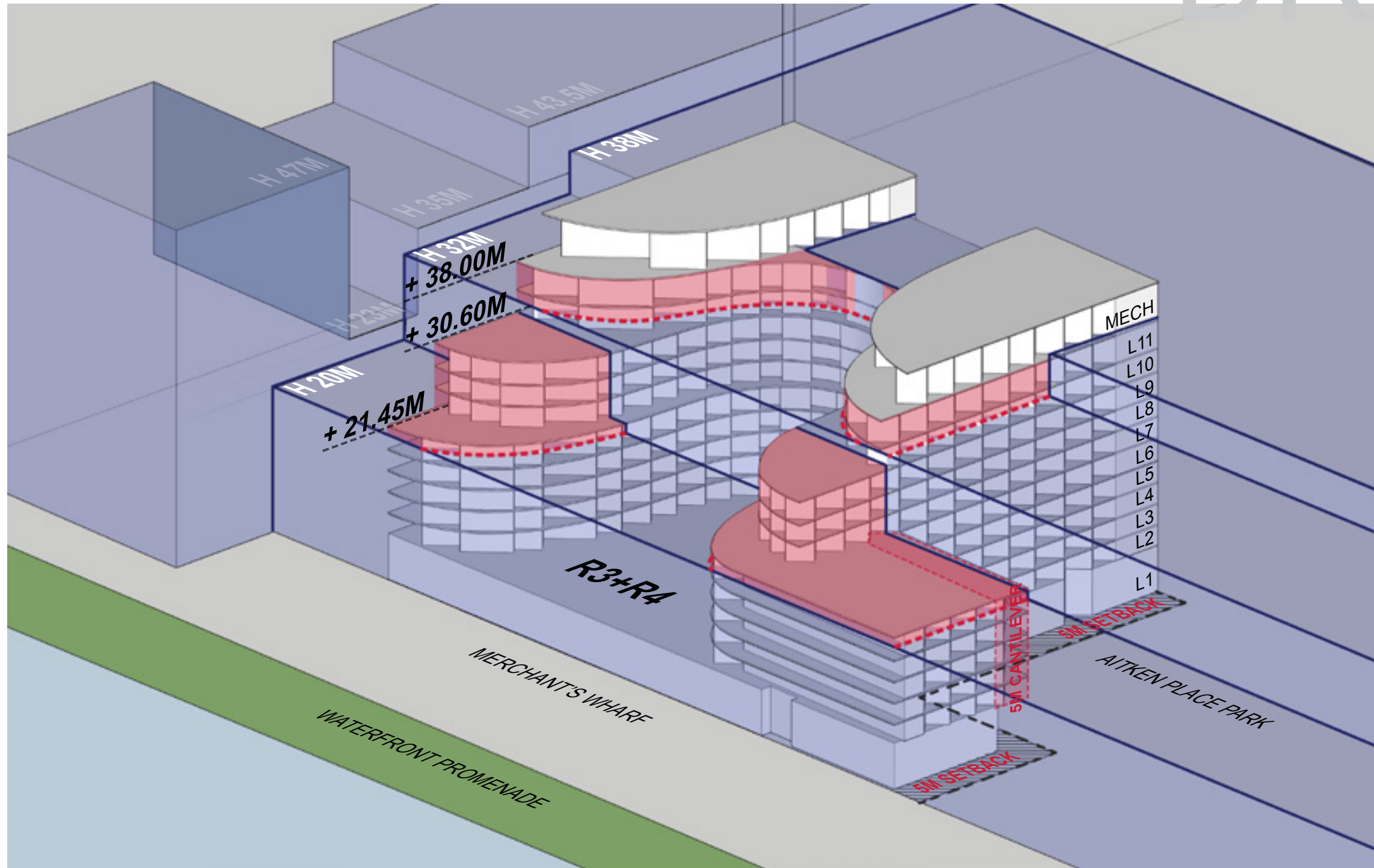
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NOTE: PROPOSED HEIGHTS SHOWN FROM RETAIL GROUND FLOOR TOP OF RAIL / PARAPET



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		
	Percentage	Units		Percentage	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

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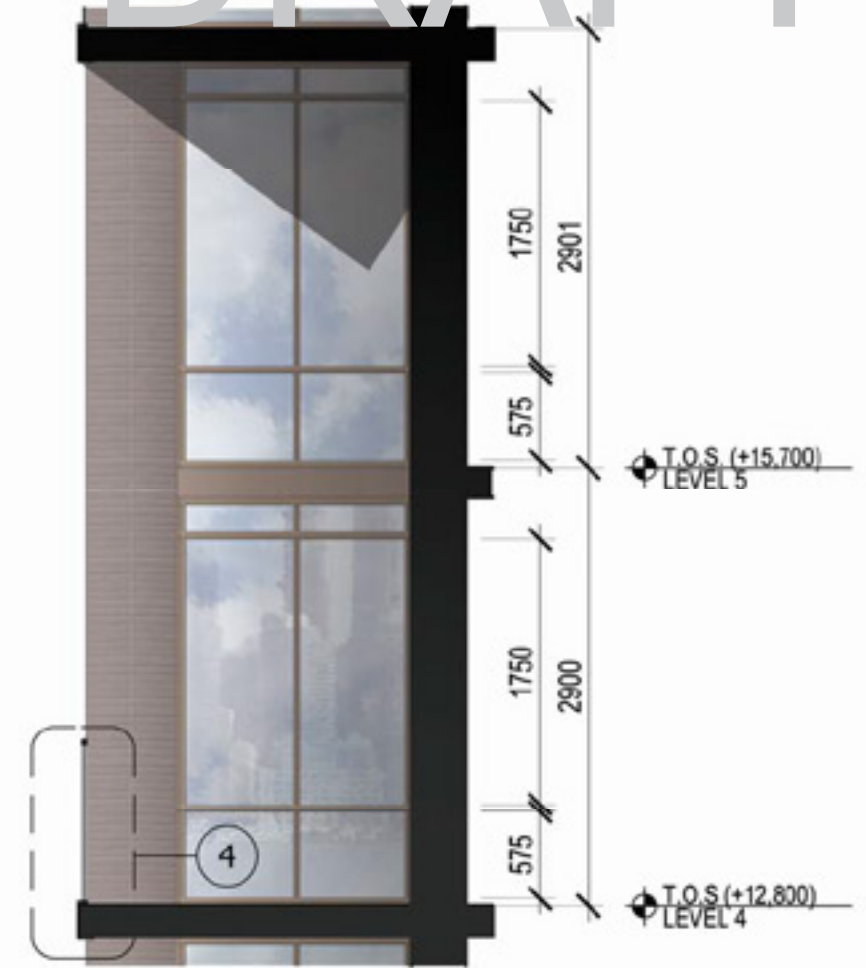
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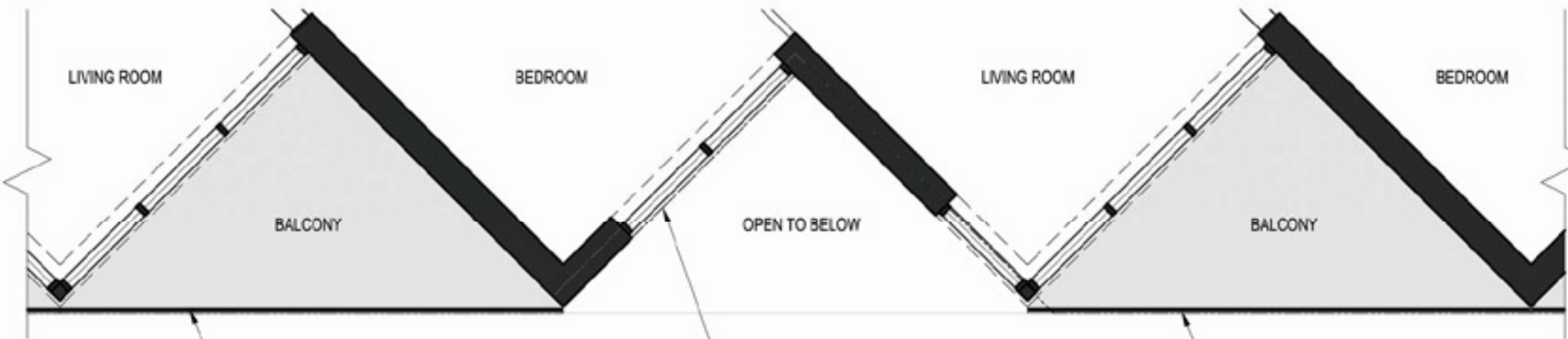
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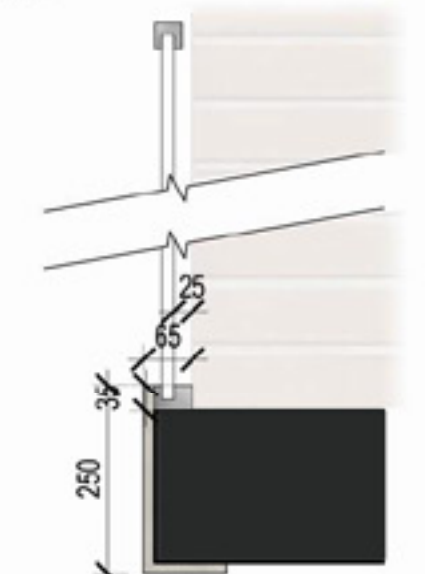
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3 BALCONY SECTION 1:50



2 PARTIAL PLAN AT LEVEL 5 1:50



4 BALCONY DETAIL 1:10

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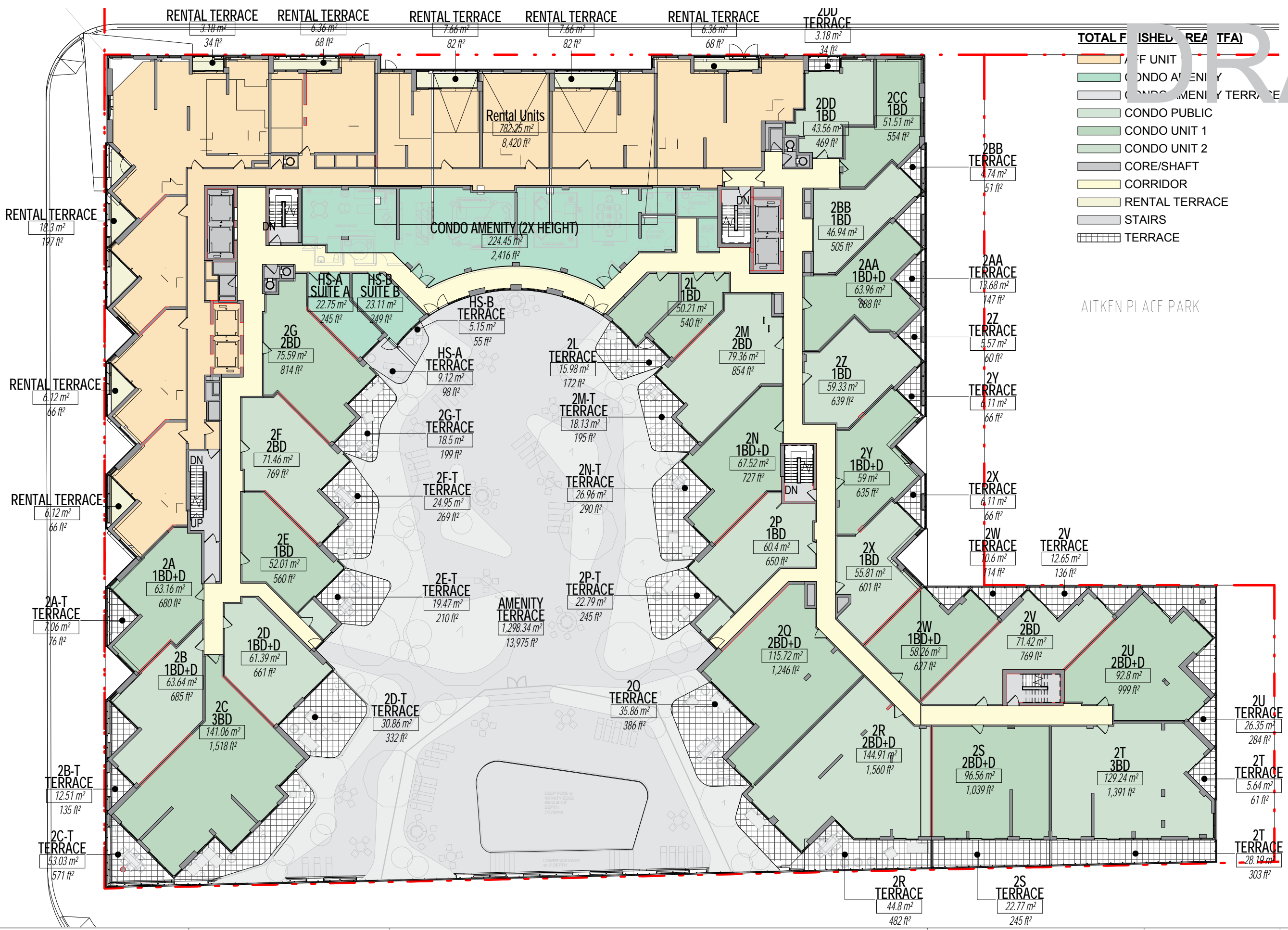
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- TOTAL FINISHED AREA (TFA)**
- AFF UNIT
 - COMBO RESIDENTIAL SERVICE
 - CONDO PUBLIC
 - CORE/SHAFT
 - OPEN
 - PARKING RAMP
 - RETAIL CORE/SHAFT
 - RETAIL MECHANICAL/SERVICE
 - RETAIL UNIT
 - STAIRS

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

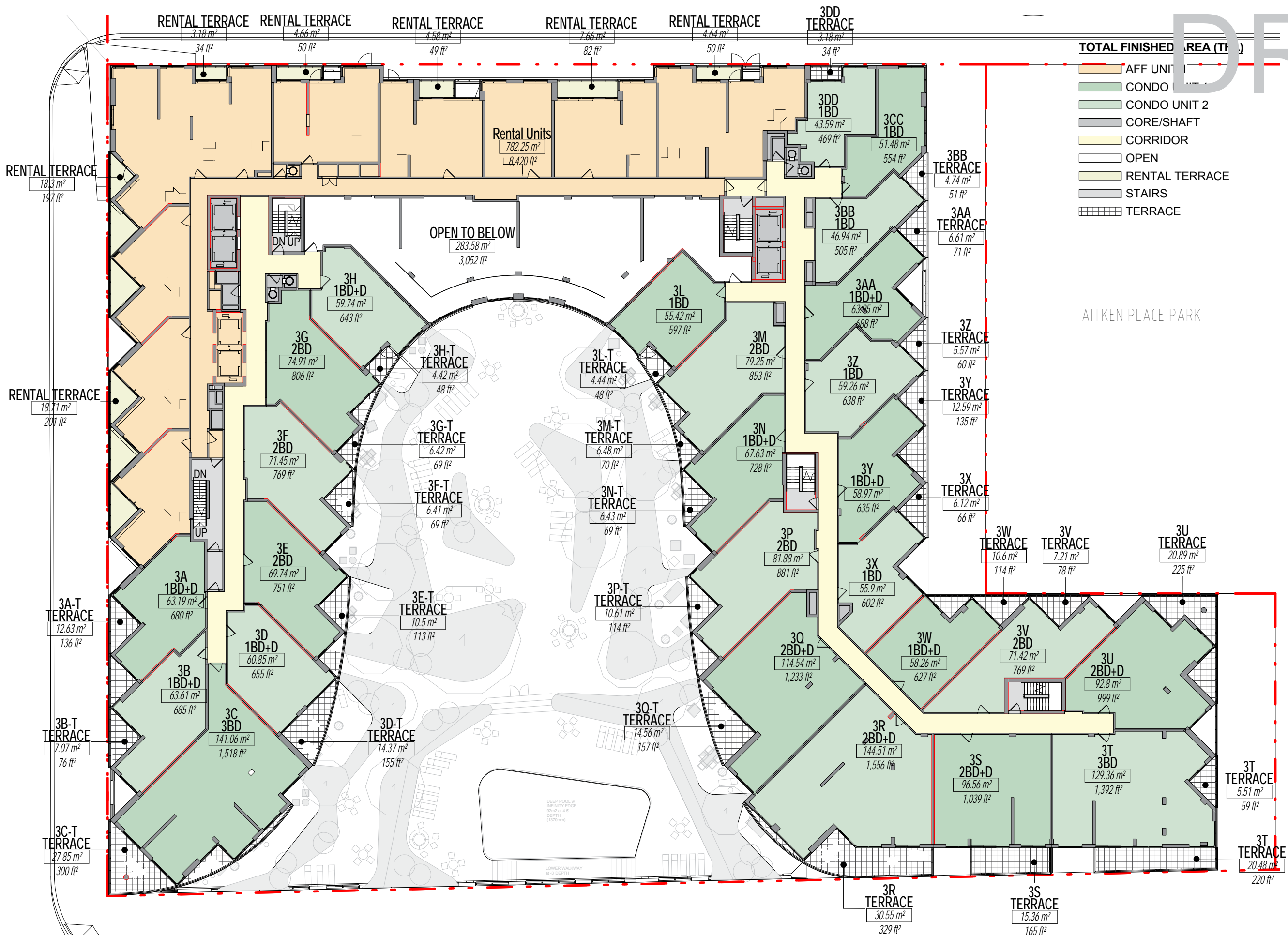
AITKEN PLACE PARK

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	477 m ² 5,129 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 (T/F)**
- AFF UNIT
 - CONDO UNIT 1
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - OPEN
 - RENTAL TERRACE
 - STAIRS
 - TERRACE

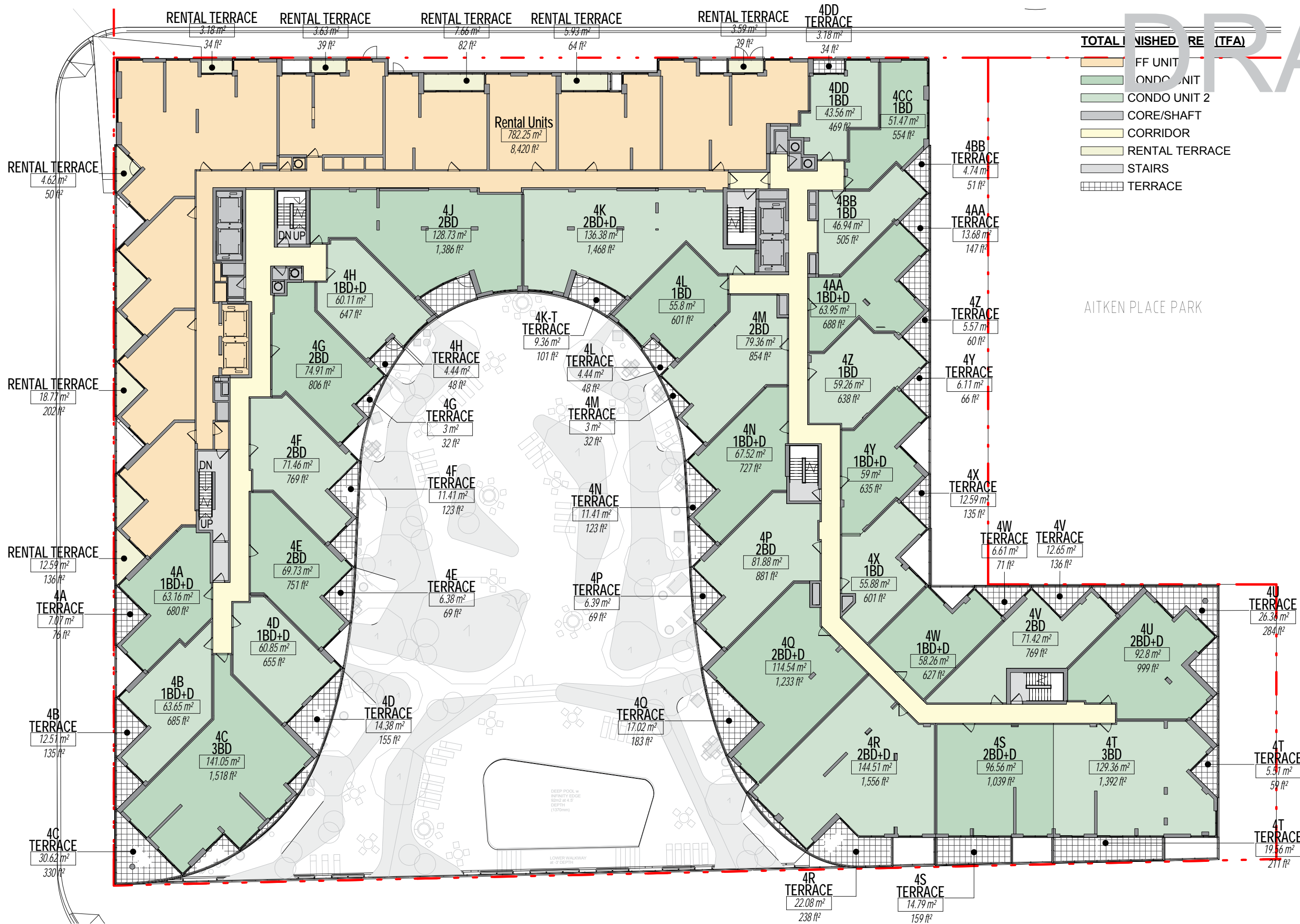
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GFA AREA LEVEL 3		
RENTAL	782 m²	8,420 ft²
CONDO	2,363 m²	25,433 ft²
Grand total	3,145 m²	33,853 ft²

Private Terrace Schedule - Level 3		
TERRACE	282 m²	3,031 SF

Unit Type Schedule - Level 3		
1BD	313 m²	3,365 SF
6	313 m²	3,365 SF
1BD+D	496 m²	5,341 SF
8	496 m²	5,341 SF
2BD	449 m²	4,829 SF
6	449 m²	4,829 SF
2BD+D	448 m²	4,827 SF
4	448 m²	4,827 SF
3BD	270 m²	2,911 SF
2	270 m²	2,911 SF
Grand total: 26	1,976 m²	21,272 SF

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- TOTAL FINISHED RE (TFA)**
- FF UNIT
 - CONDO UNIT
 - CONDO UNIT 2
 - CORE/SHAFT
 - CORRIDOR
 - RENTAL TERRACE
 - STAIRS
 - TERRACE

AITKEN PLACE PARK

GFA AREA LEVEL 4-6

RENTAL	782 m ²	8,420 ft ²
CONDO	2,629 m ²	28,294 ft ²
Grand total	3,411 m ²	36,715 ft ²

Private Terrace Schedule - Level 6

TERRACE	299 m ²	3,219 SF
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Private Terrace Schedule - Level 5

TERRACE	301 m ²	3,238 SF
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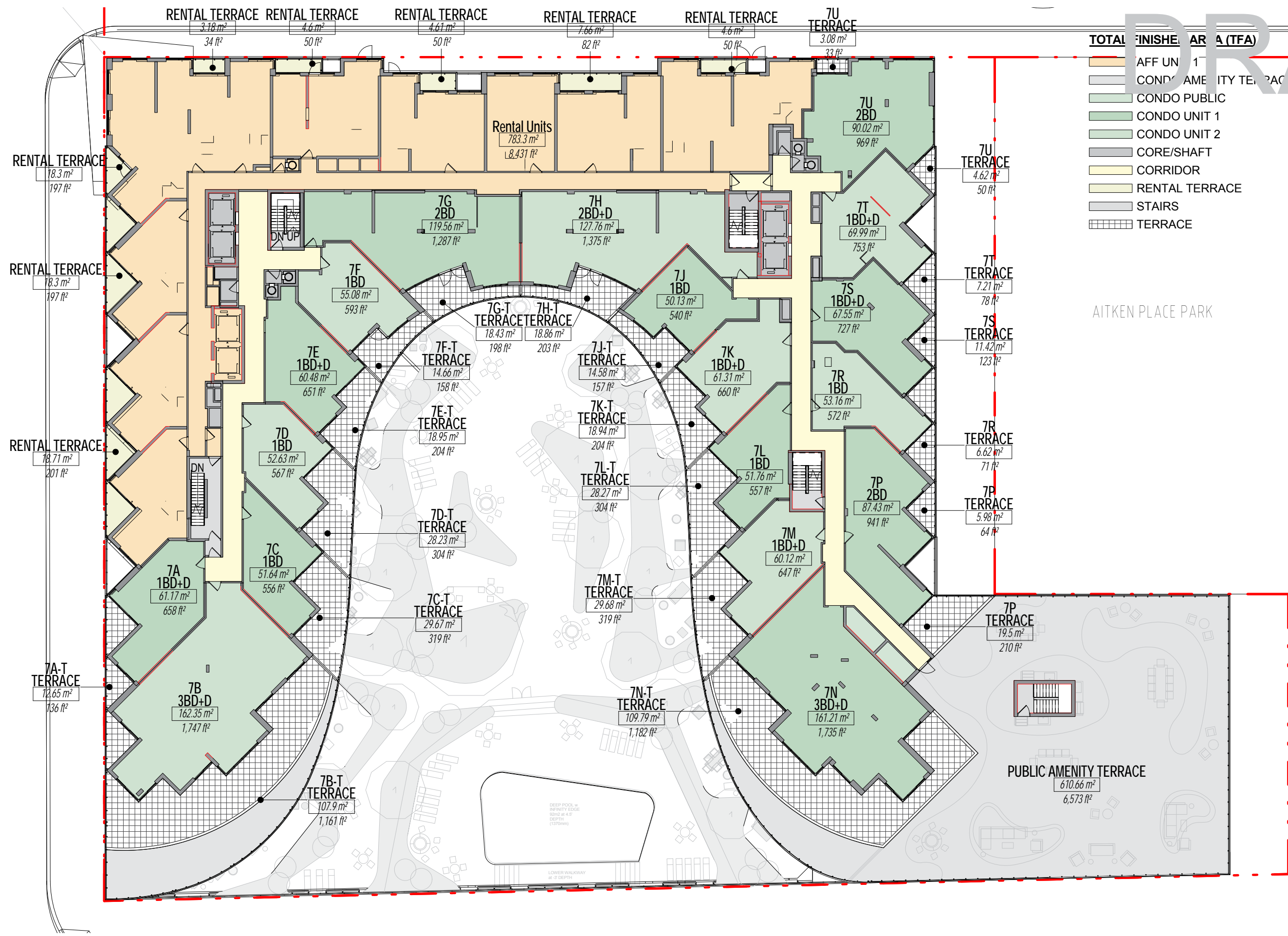
Private Terrace Schedule - Level 4

TERRACE	304 m ²	3,275 SF
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Unit Type Schedule - Level 4

1BD	313 m ²	3,368 SF
6	313 m ²	3,368 SF
1BD+D	496 m ²	5,344 SF
8	496 m ²	5,344 SF
2BD	577 m ²	6,216 SF
7	577 m ²	6,216 SF
2BD+D	585 m ²	6,295 SF
5	585 m ²	6,295 SF
3BD	270 m ²	2,911 SF
2	270 m ²	2,911 SF
Grand total	2,242 m ²	24,134 SF
total: 28		

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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

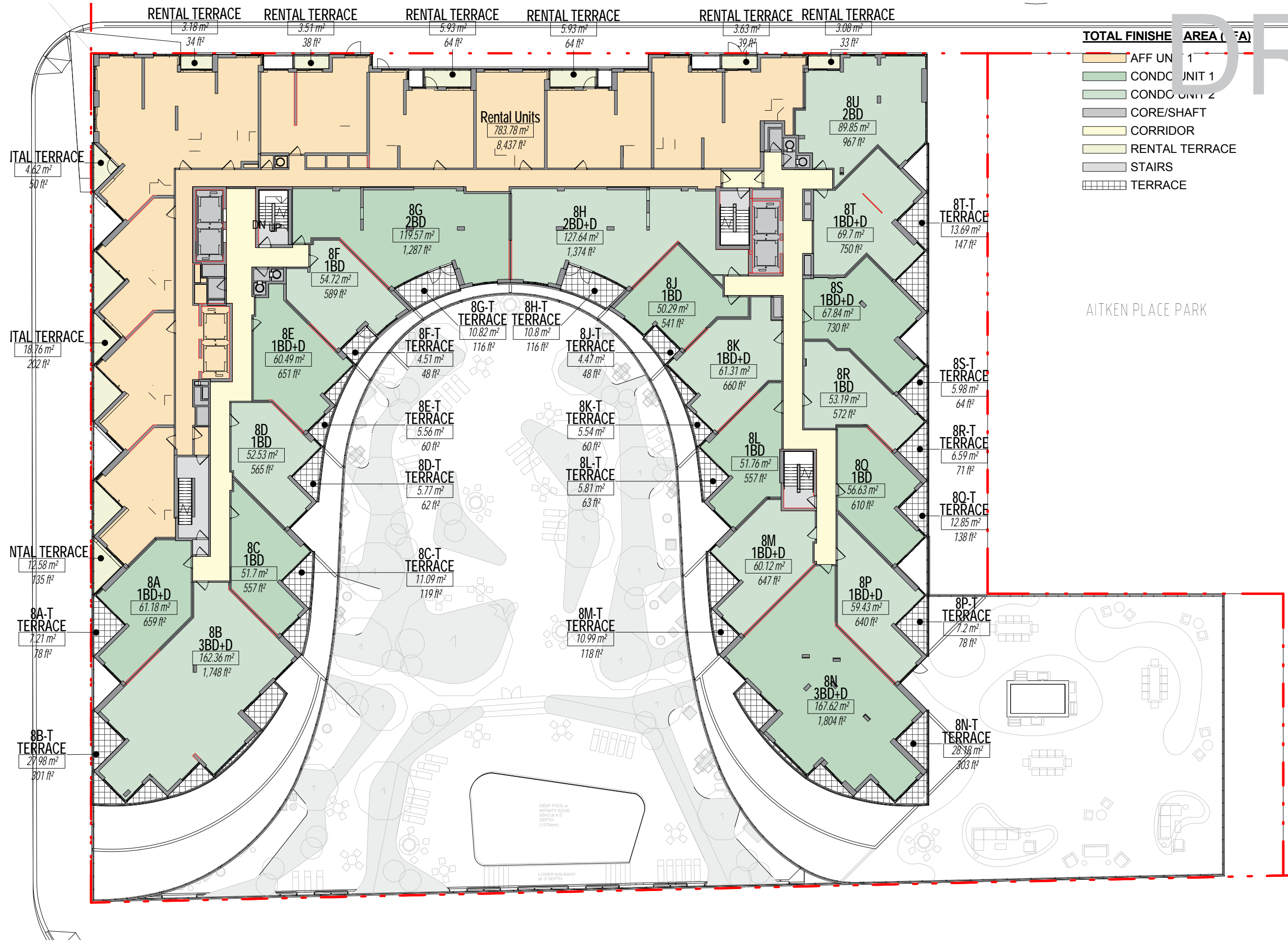
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GFA AREA LEVEL 7		
RENTAL	783 m²	8,431 ft²
CONDO	1,786 m²	19,227 ft²
Grand total	2,570 m²	27,659 ft²

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)

[Orange Box]	AFF UNIT 1
[Light Green Box]	CONDO UNIT 1
[Dark Green Box]	CONDO UNIT 2
[Grey Box]	CORE/SHAFT
[Yellow Box]	CORRIDOR
[Light Yellow Box]	RENTAL TERRACE
[Grey Box]	STAIRS
[Grid Box]	TERRACE

AITKEN PLACE PARK

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

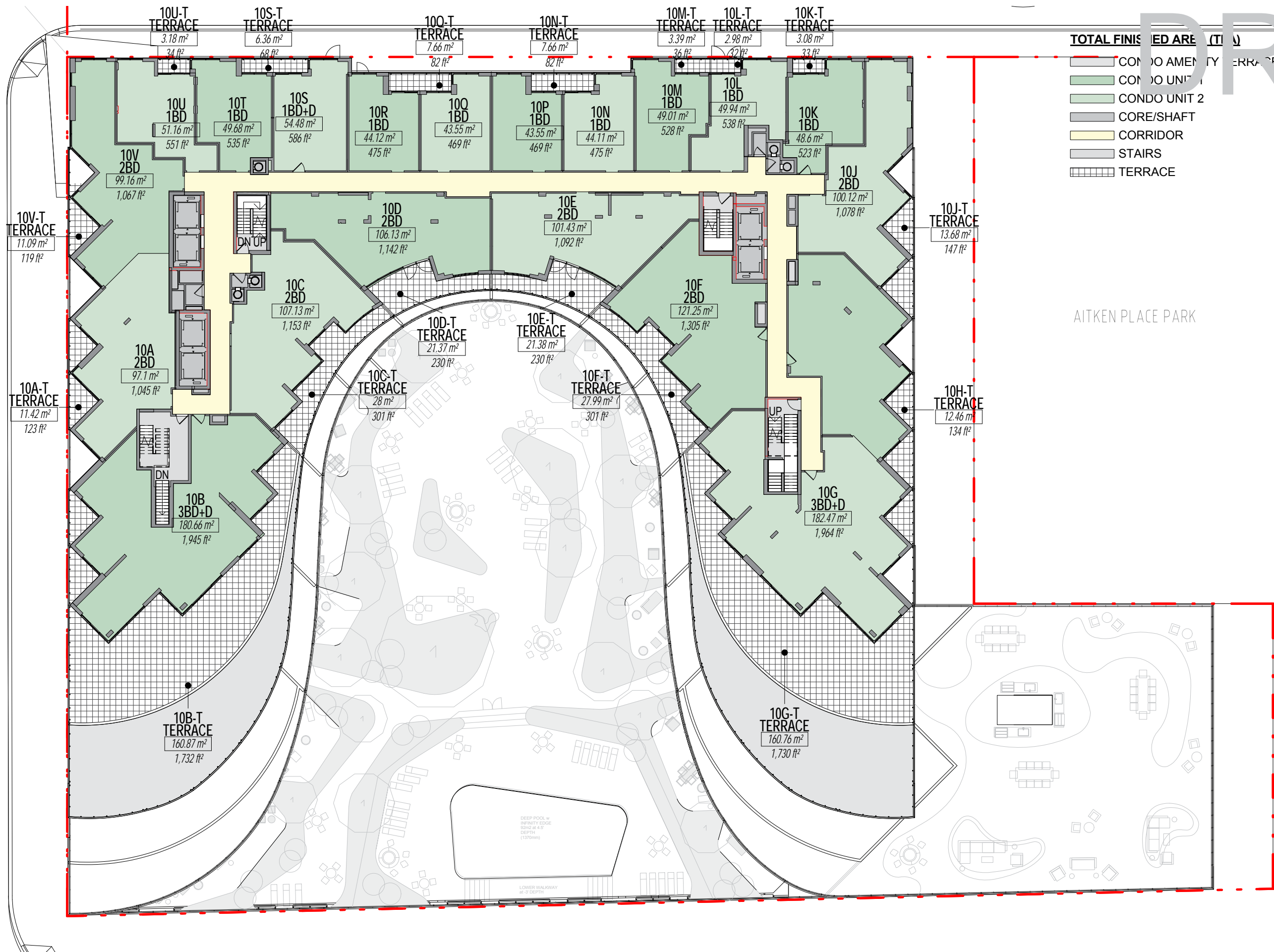
TERRACE	196 m ²	2,112 SF
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Private Terrace Schedule - Level 8

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

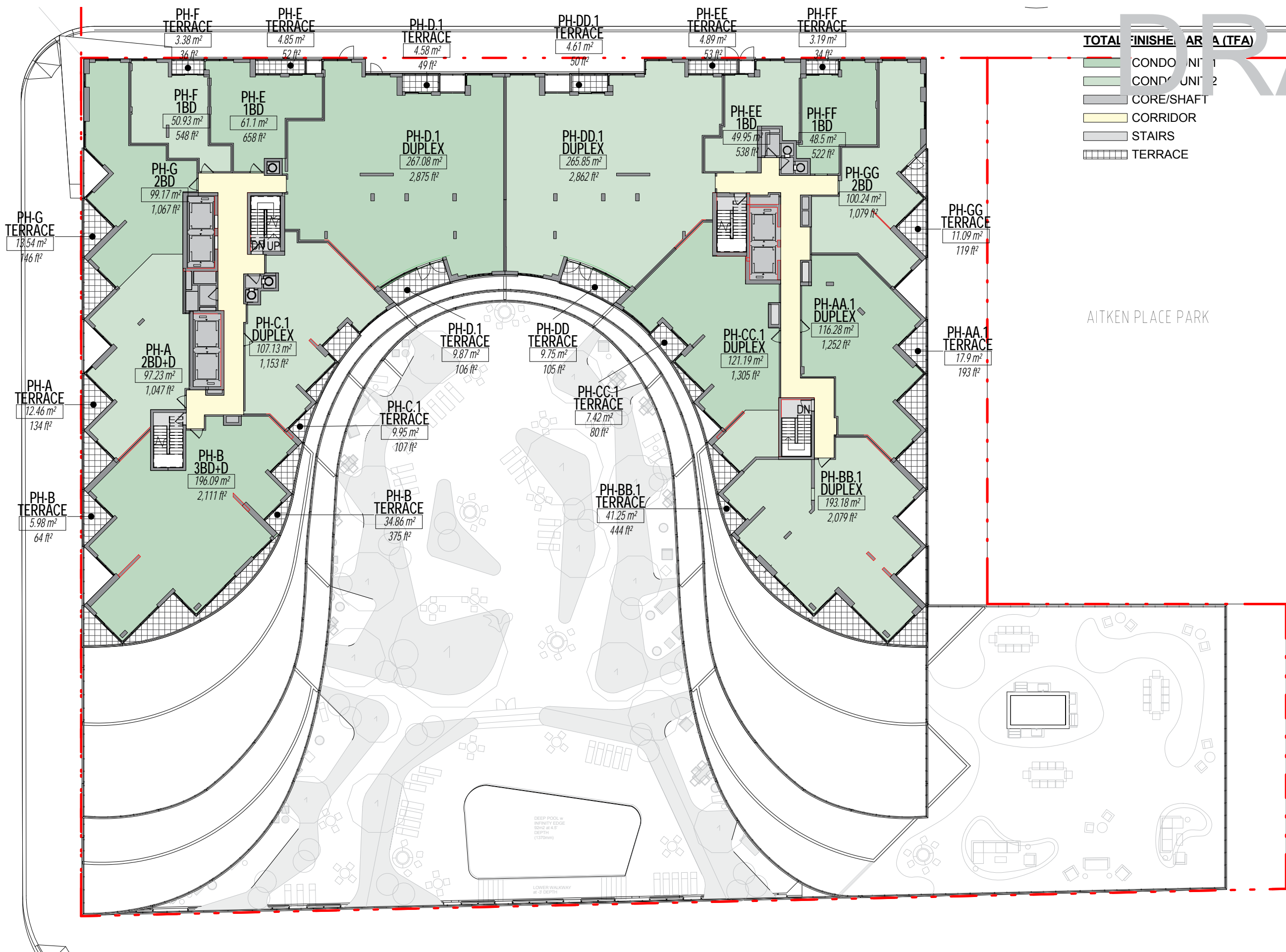
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GFA AREA LEVEL 10		
CONDO	2,043 m ²	21,990 ft ²
Grand total	2,043 m ²	21,990 ft ²

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

GFA AREA LEVEL PH.1		
CONDO	2,043 m ²	21,990 ft ²
Grand total	2,043 m ²	21,990 ft ²

Private Terrace Schedule - Level 11		
TERRACE	200 m ²	2,148 SF

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

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TOTAL FINISHED AREA (TFA)	DESCRIPTION
[Orange]	AFFORDABLE AMENITY
[Light Green]	AFFORDABLE TERRACE
[Green]	CONDO UNIT 1
[Light Green]	CONDO UNIT 2
[Grey]	MECH/SERVICE
[White]	OPEN
[Dark Grey]	SERVICE TERRACE
[Light Grey]	STAIRS
[Grid]	TERRACE

AITKEN PLACE PARK

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

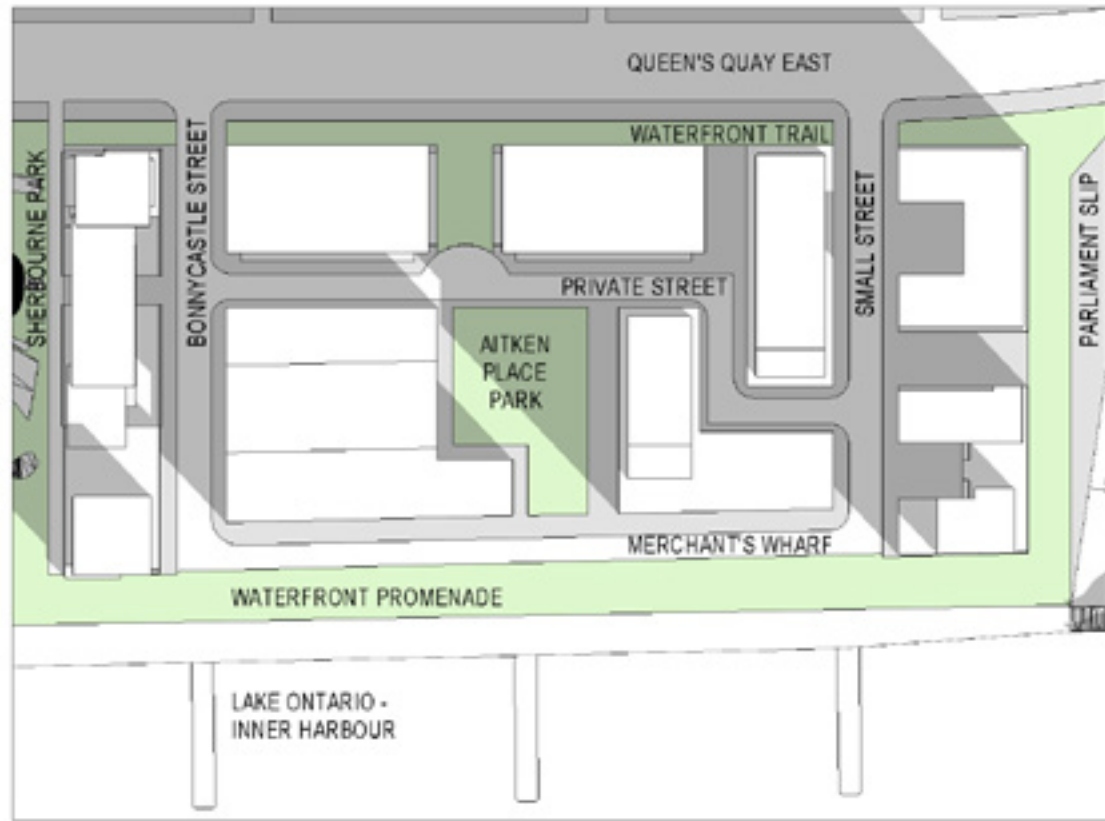


ZONING MASS

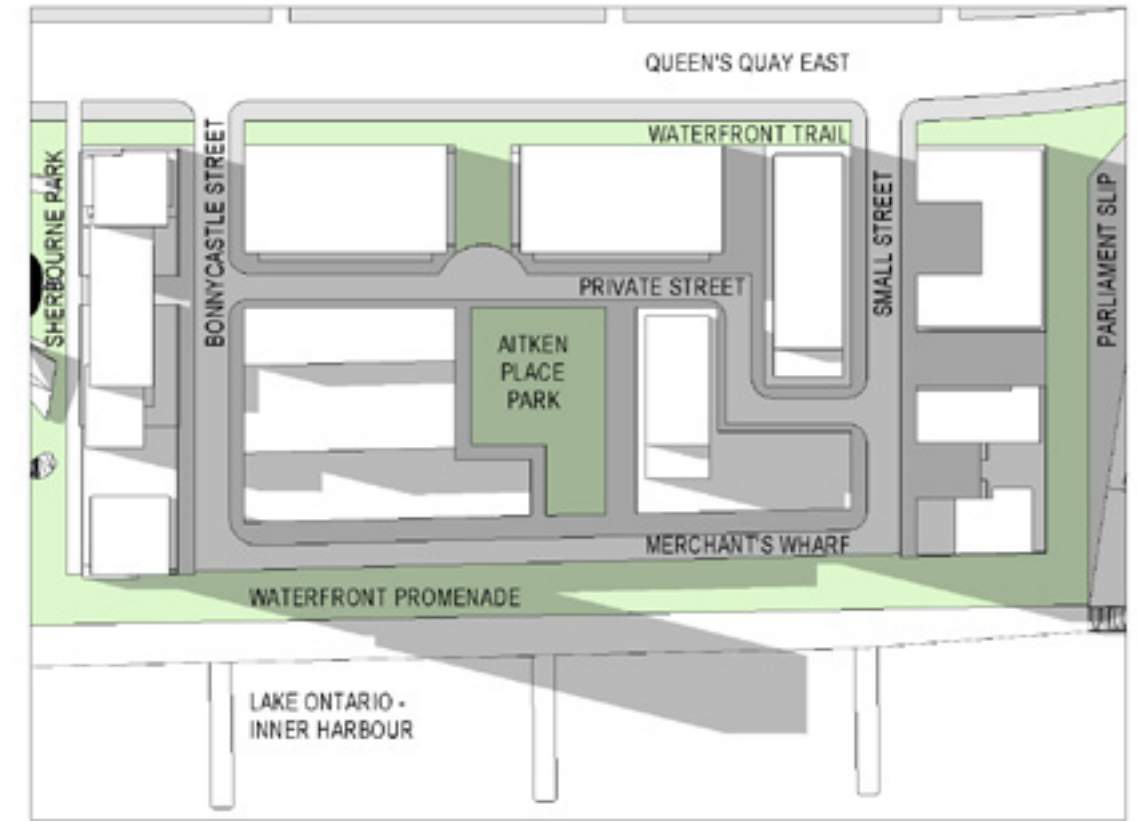
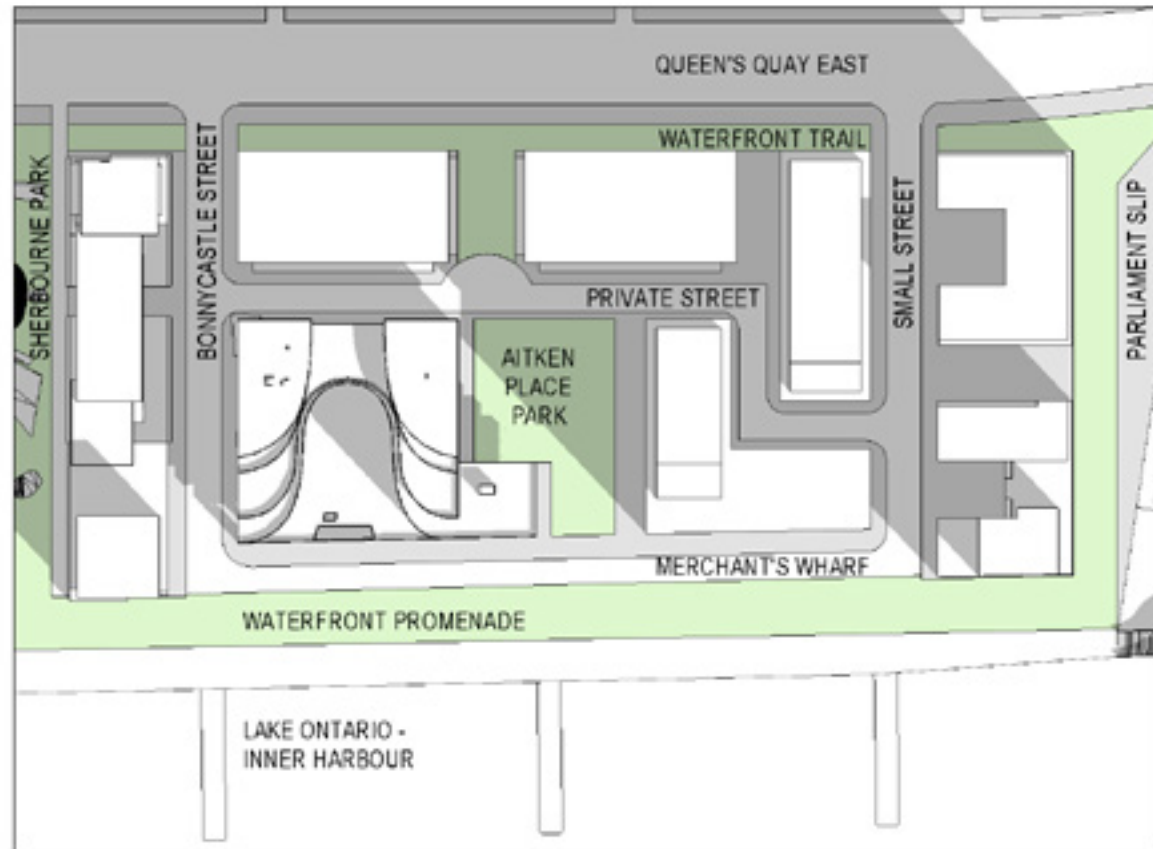




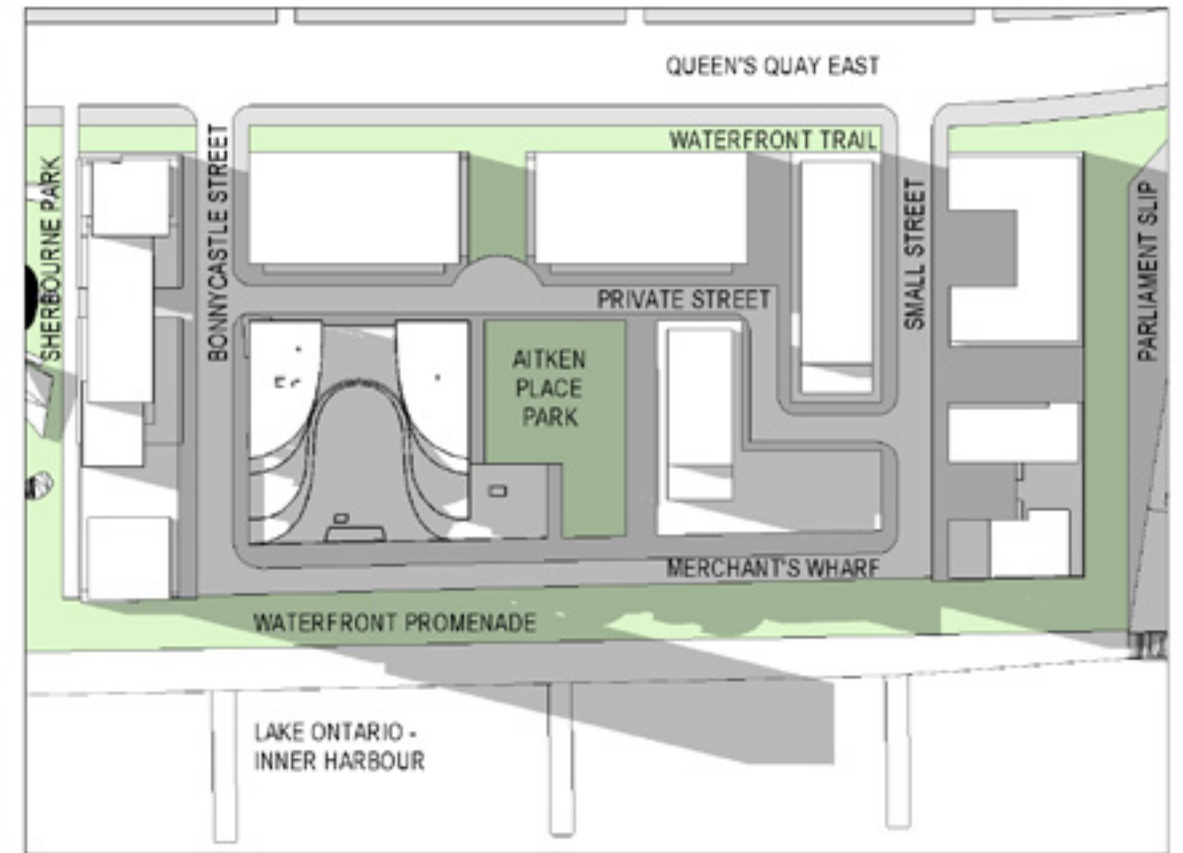
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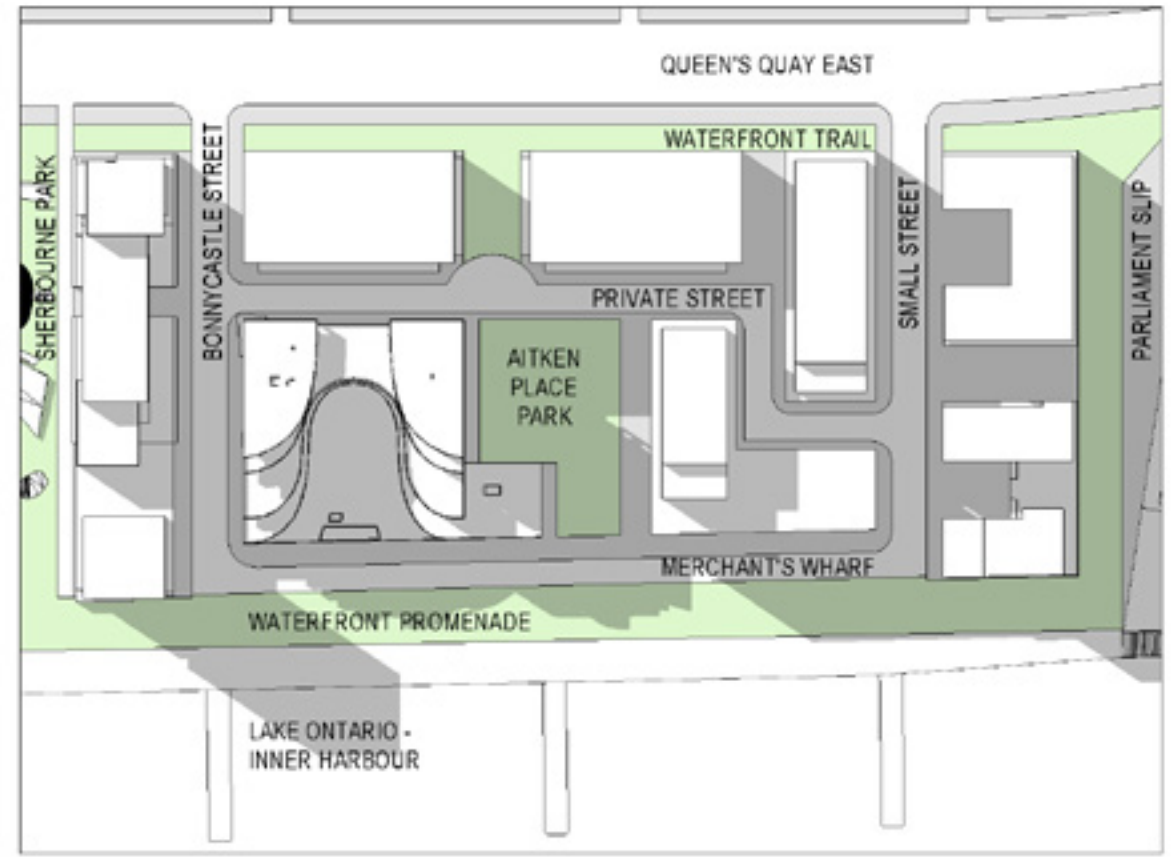
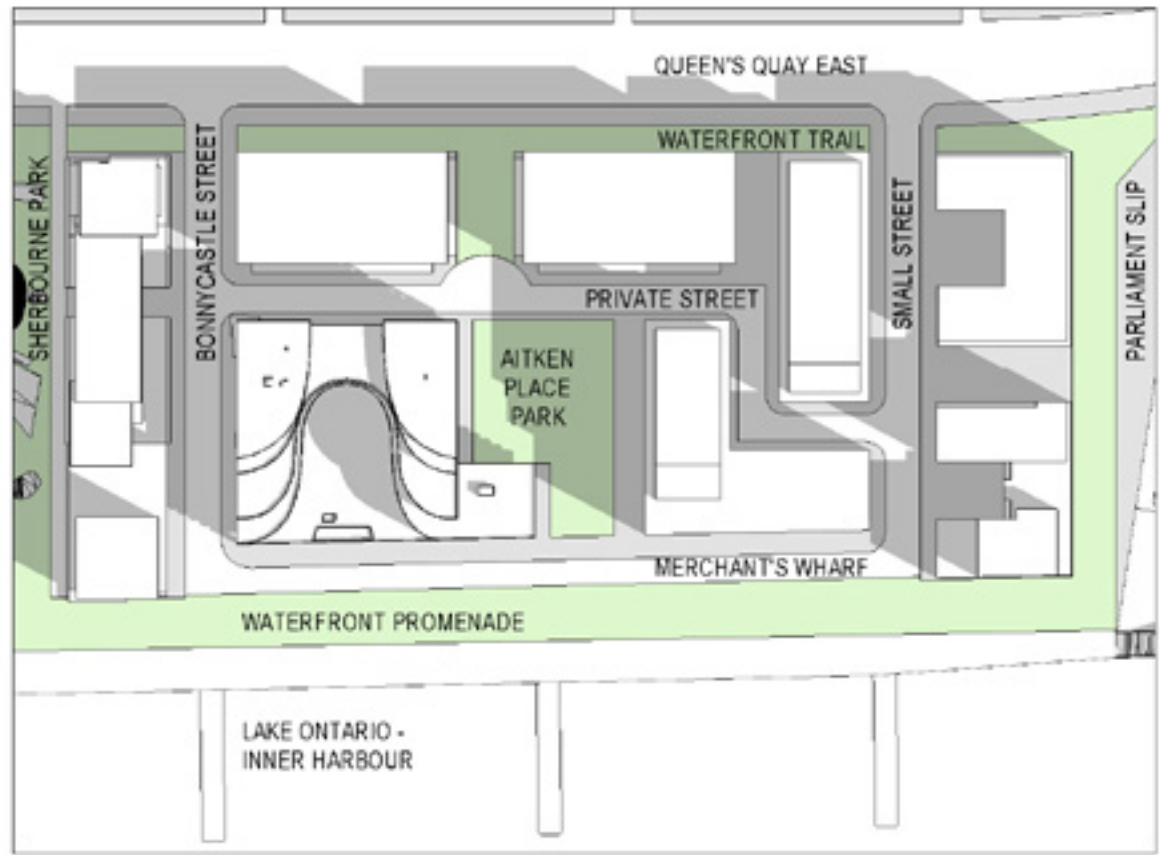
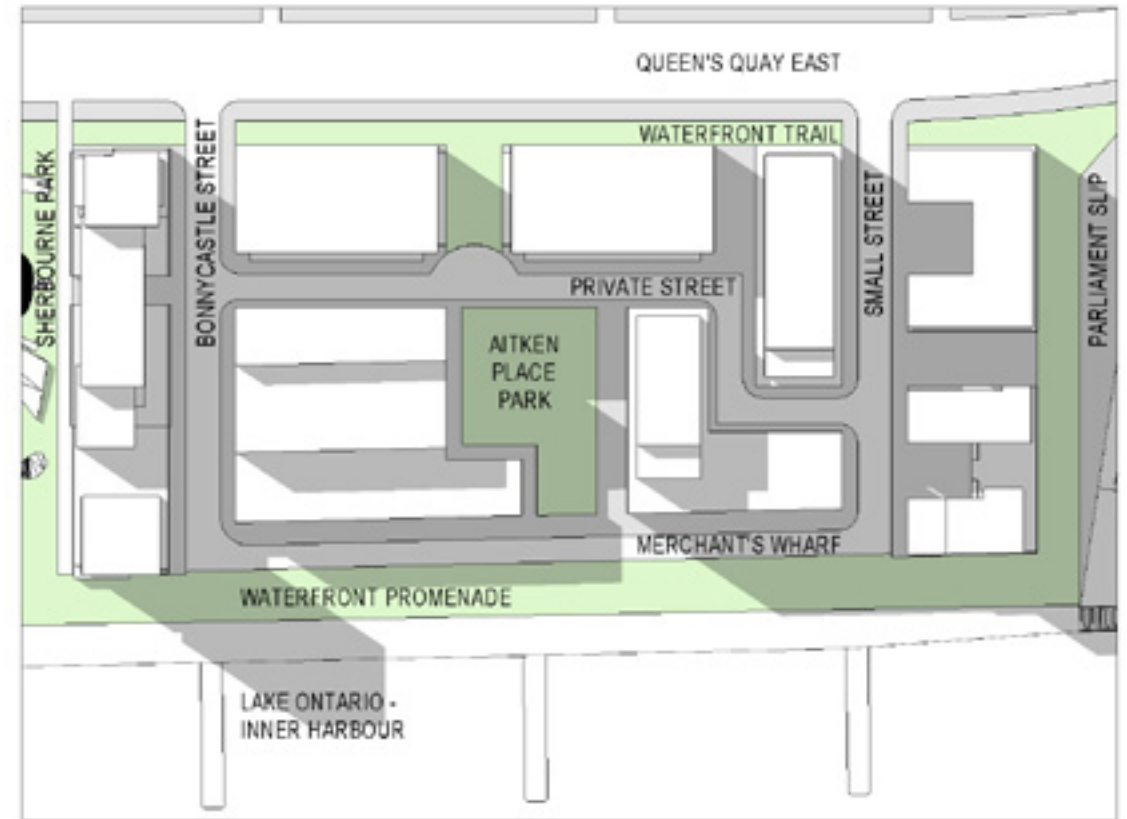
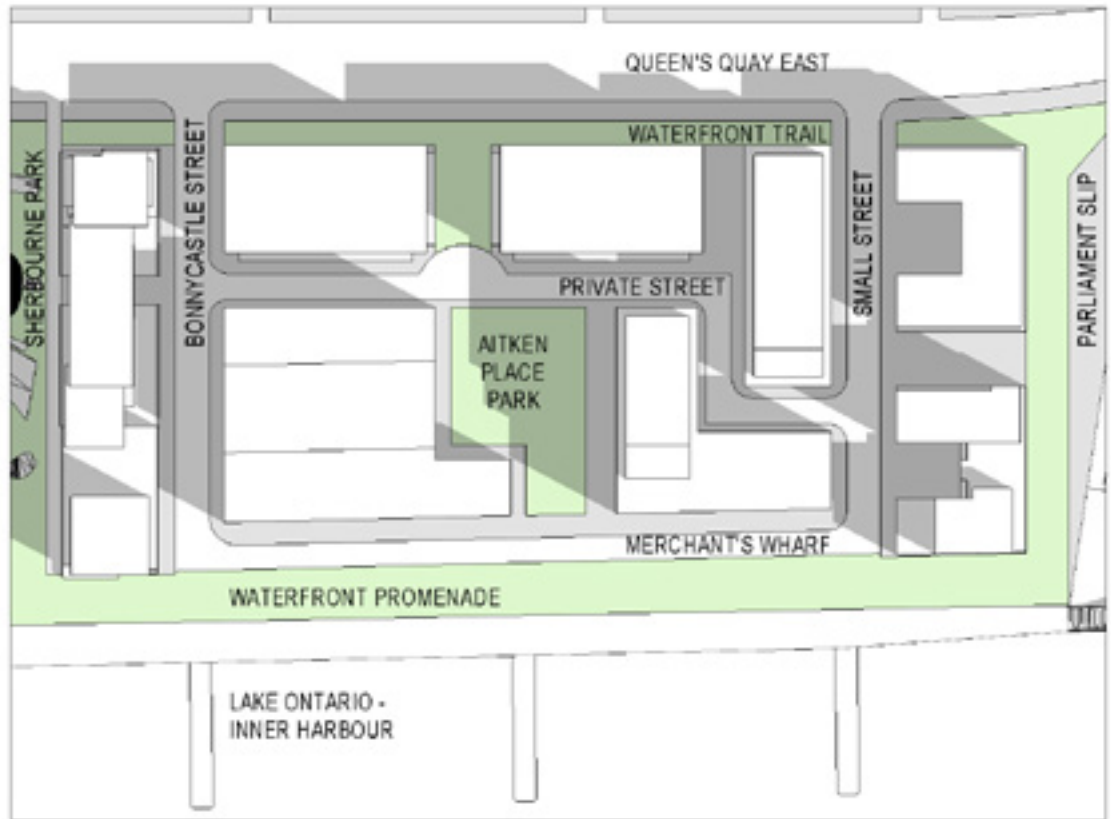


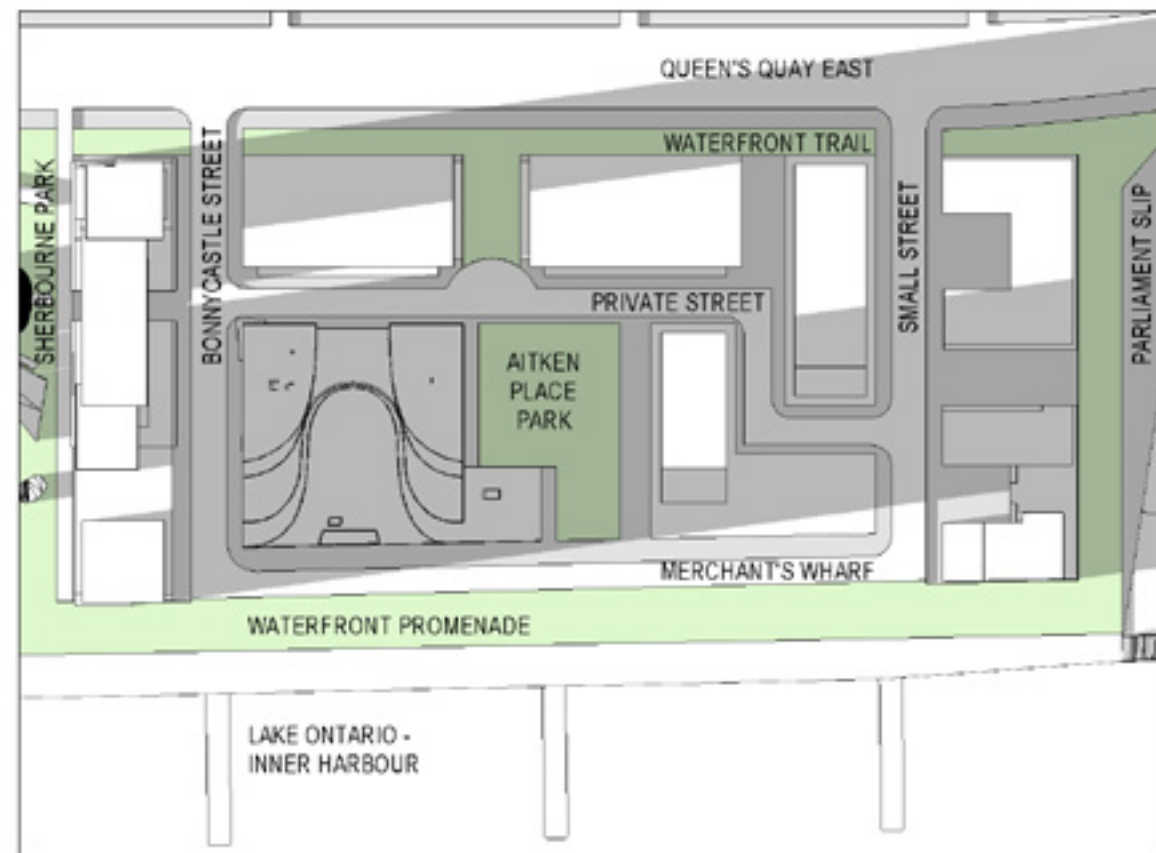
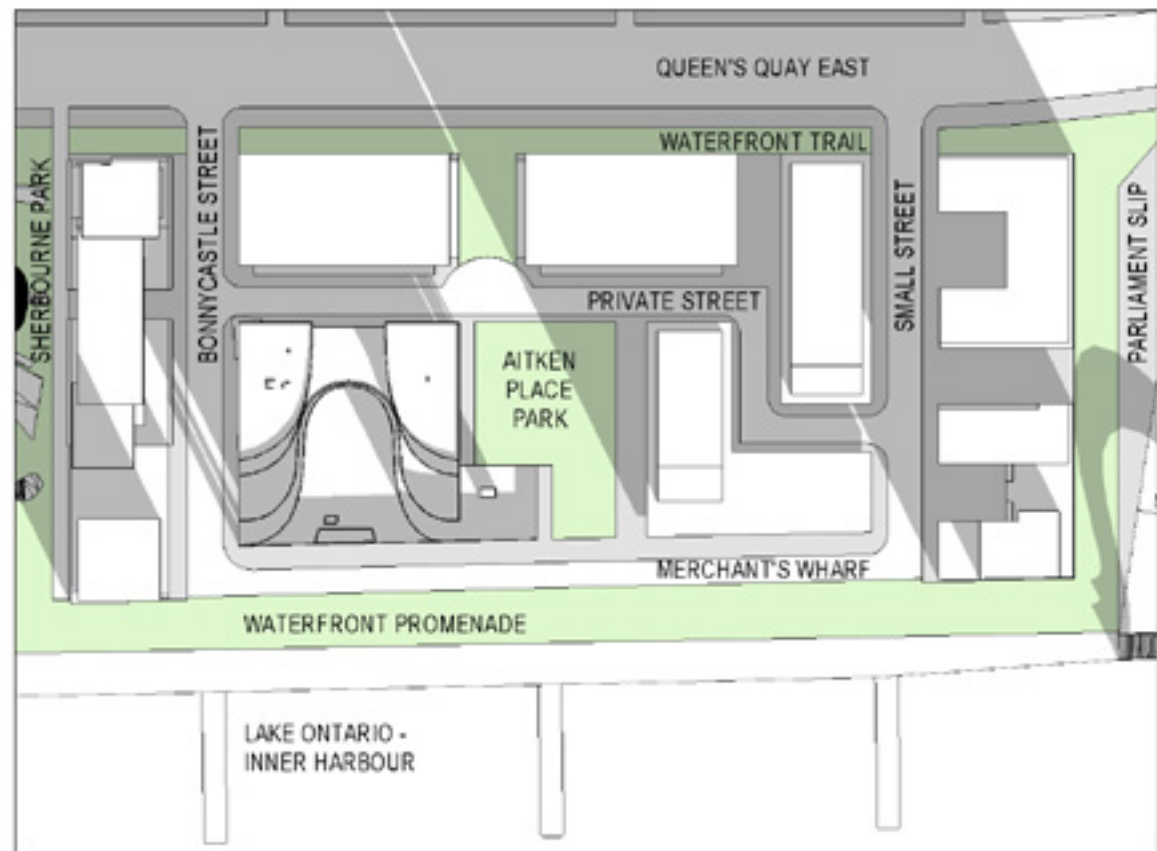
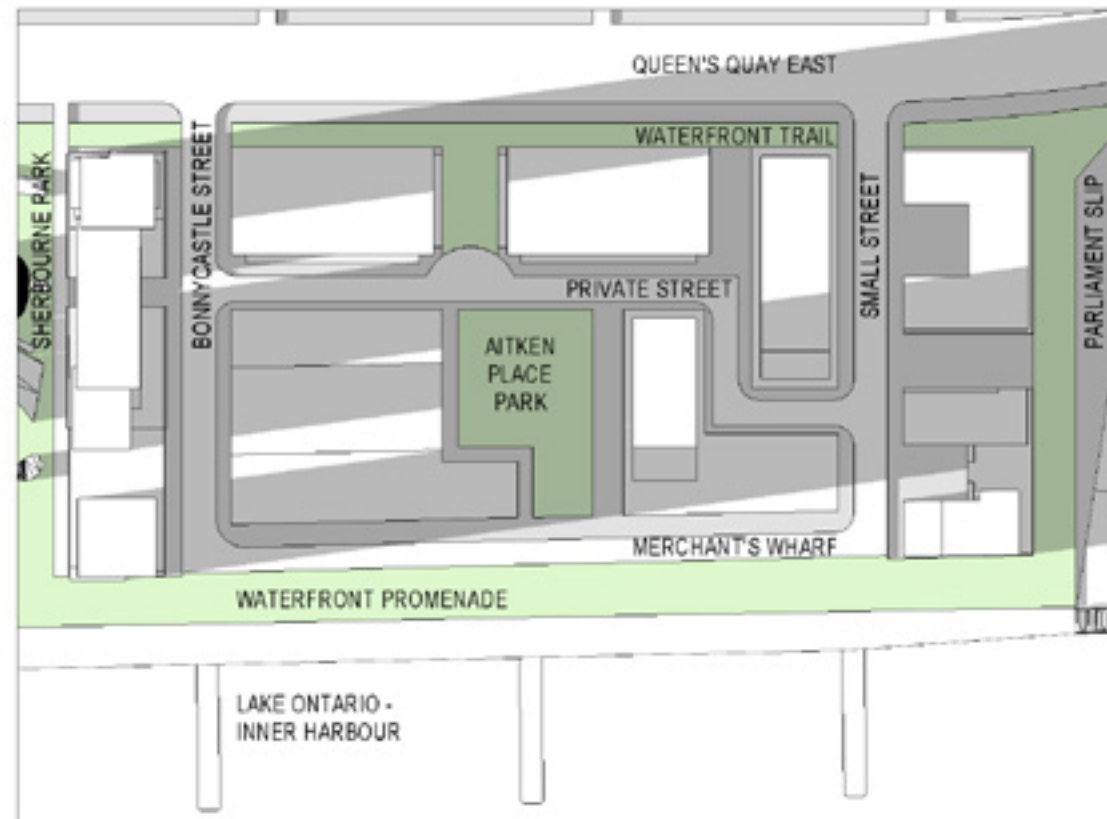
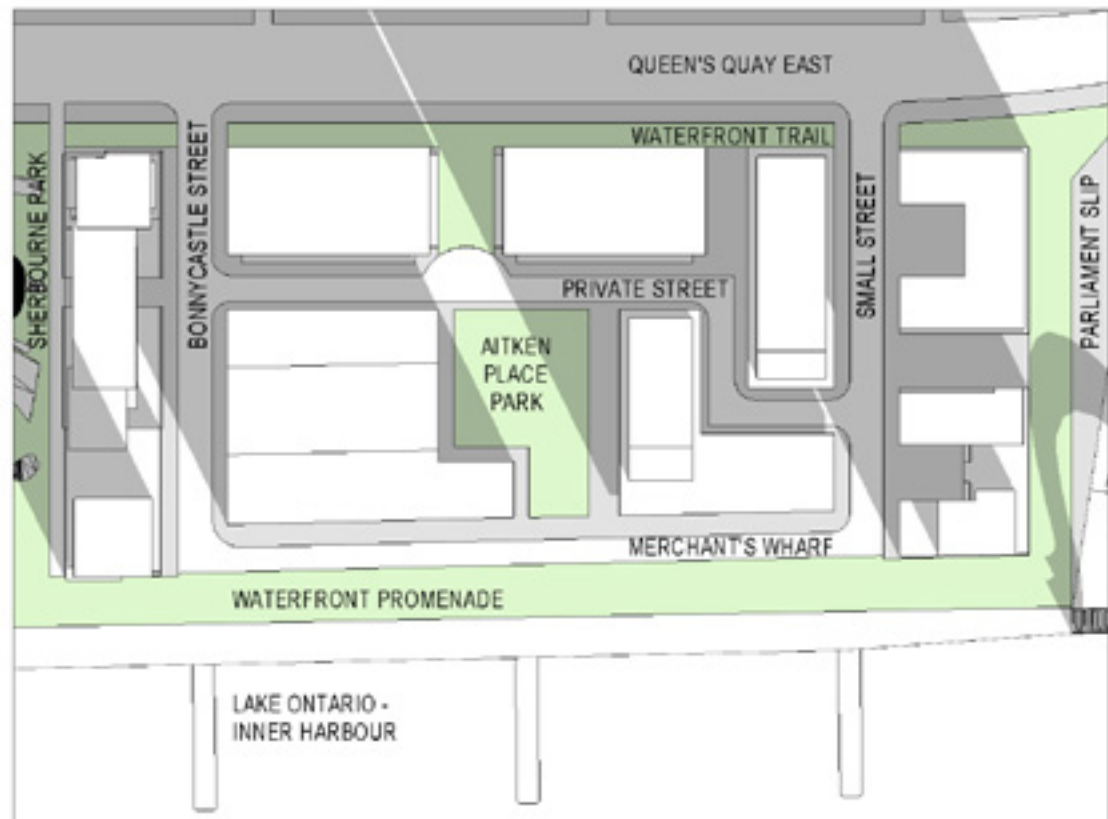
[1 of 10] [March 21, 2010 - 09:18]



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







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

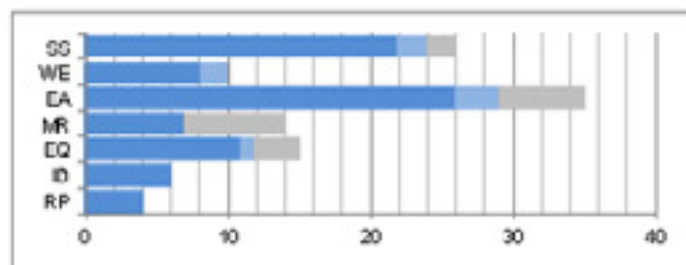
MGBR # 4 – LEED Gold (Platinum)



Aquavista at Bayside
LEED Canada-NC 2009
Preliminary Project Checklist

June 2014

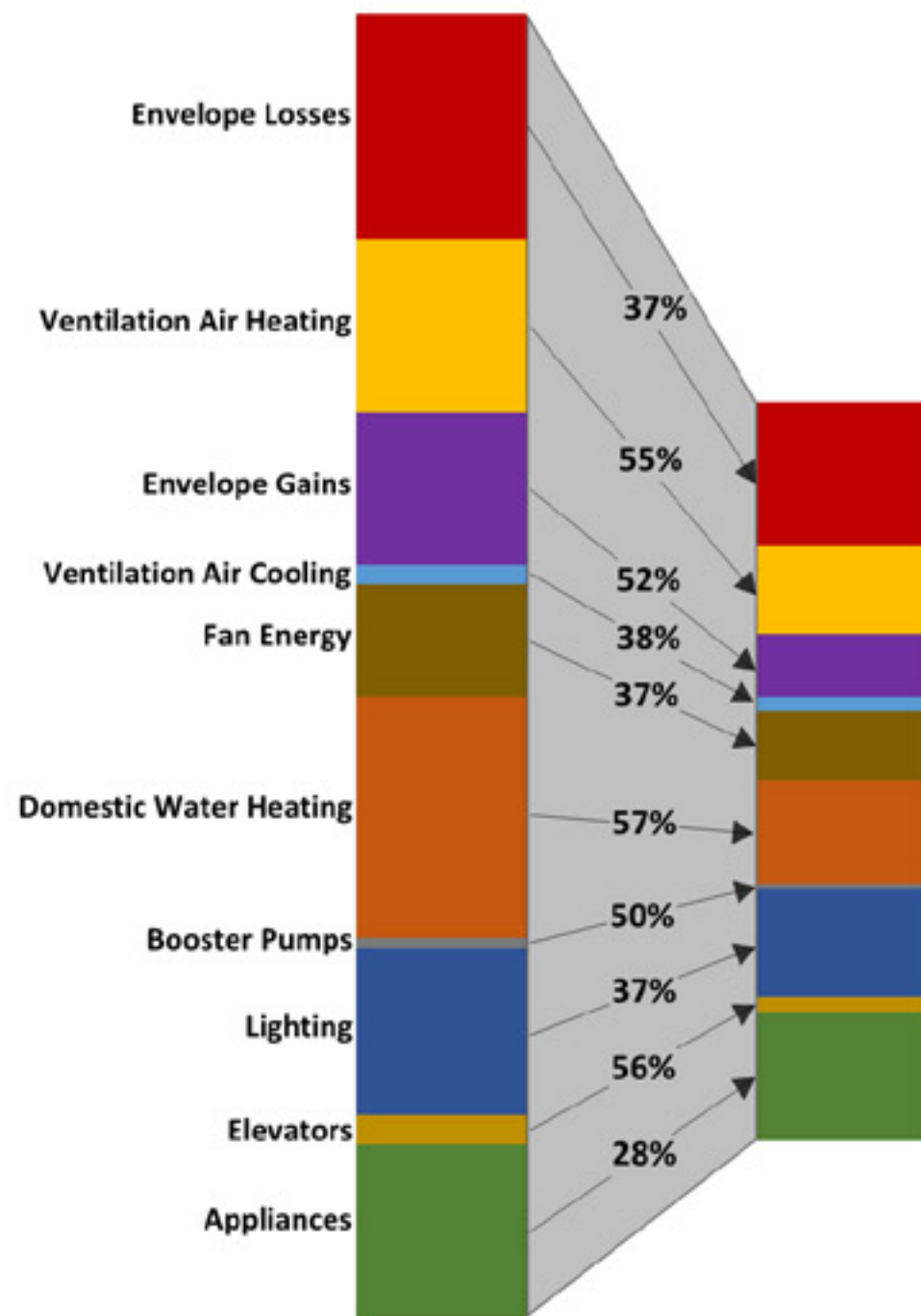
04 8 18 Total Project Score				Possible Points	110					
Y Y N Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points										
22 2 2 Sustainable Sites				Possible Points	26	7 7 Materials & Resources	Possible Points	14		
-	-	-	SS-1	Construction Activity Pollution Prevention	-	-	-	MR-1	Storage & Collection of Recyclables	-
1			SS-1	Site Selection	1		3	MR-1.1	Building Reuse, Maintain Existing Walls, Floors, Roof	3
5			SS-2	Development Density & Community Connectivity	5		1	MR-1.2	Building Reuse, Maintain Interior Nonstructural Elements	1
1			SS-3	Brownfield Redevelopment	1	2		MR-2	Construction Waste Management	2
6			SS-4.1	Alternative Transportation, Public Transportation Access	6		2	MR-3	Materials Reuse	2
1			SS-4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1	2		MR-4	Recycled Content	2
3			SS-4.3	Alternative Transportation, Low-Building Fuel-Efficient Vehicles	3	2		MR-5	Regional Materials	2
	2		SS-4.4	Alternative Transportation, Parking Capacity	2		1	MR-6	Rapidly Renewable Materials	1
1			SS-5.1	Site Development, Field or Restore Habitat	1	1		MR-7	Certified Wood	1
1			SS-5.2	Site Development, Disturbance Footprint	1			11 1 4 Indoor Environmental Quality		
1			SS-6	Stormwater Management, Quality Control	1					
1			SS-6.2	Stormwater Management, Quantity Control	1					
1			SS-7.1	Heat Island Effect, No H-Roof	1			EQ-1	Minimum IAQ Performance	-
1			SS-7.2	Heat Island Effect, ROOF	1			EQ-2	Environmental Tobacco Smoke (ETS) Control	-
1			SS-8	Light Pollution Reduction	1			EQ-3	Outdoor Air Delivery Monitoring	1
								EQ-4	Increased Ventilation	1
								EQ-4.1	Construction IAQ Management Plan, During Construction	1
								EQ-4.2	Construction IAQ Management Plan, Before Occupancy	1
								EQ-5.1	Low-Emitting Materials, Adhesives & Sealants	1
								EQ-5.2	Low-Emitting Materials, Paint	1
								EQ-5.3	Low-Emitting Materials, Flooring Systems	1
								EQ-5.4	Low-Emitting Materials, Composite Wood and Agrifiber Products	1
								EQ-6	Indoor Chemical & Pollutant Source Control	1
								EQ-6.1	Controllability of Systems, Lighting	1
								EQ-6.2	Controllability of Systems, Thermal Comfort	1
								EQ-7.1	Thermal Comfort, Design	1
								EQ-7.2	Thermal Comfort, Verification	1
								EQ-8.1	Daylight & Views, Daylight	1
								EQ-8.2	Daylight & Views, View	1
								6 Innovation in Design		
								IC-1	Innovation in Design, Green Education	1
								IC-2	Innovation in Design, Green Cleaning	1
								IC-3	Innovation in Design, Exemplary Practices, >45% Water Use Reduction	1
								IC-4	Innovation in Design, Exemplary Practices, LEED Accredited Professional	1
								IC-5	Innovation in Design, Exemplary Practices, LEED Accredited Professional	1
								IC-6	LEED Accredited Professional	1
								4 Regional Priority		
								RP-1	Durable Building	1
								RP-2	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

RAFT



Supporting Materials Provided: Yes

MGBR # 8 – Green Roof



Supporting Materials Provided: No

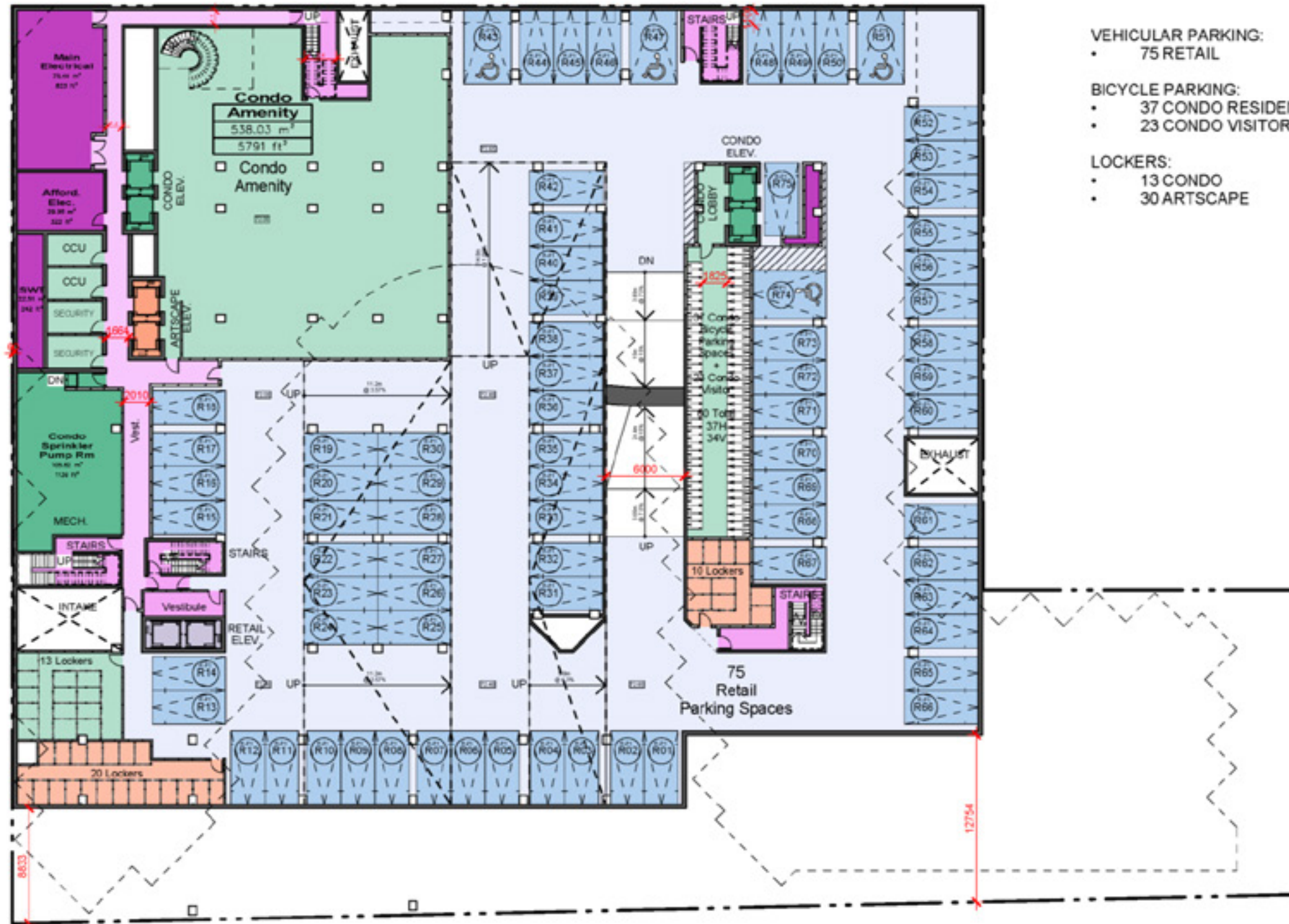
MGBR # 9 – Waste Management

- 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

DRAFT



DRAFT