



# Bayside – A1/A2

October 18, 2017

## Project Description & Background

- A1/A2 is the fourth building to be developed in Bayside, and the last market residential building
- The building program will be primarily residential with animation uses at grade such as retail and community space
- The remaining developments in Bayside are:
  - R6 is an affordable rental housing building with approximately 260 units.
  - C1 and C2 are commercial uses, such as office or academic space
- Key Milestones for other buildings in Bayside:
  - R1/R2 (Aqualina) first occupancy was in September 2017 (first residential occupancy in East Bayfront!)
  - R3/R4 (Aquavista) is under construction and first occupancy is targeted for Summer of 2018
  - R5 (Aquabella) targeting a construction start this fall/winter 2017
  - Hines and Tridel as co-developers of the first three buildings:
    - Are on track to achieve LEED platinum
    - Have included a Net-Zero suite in each building
    - Approximately 90% of residential units sold
- This is A1/A2 second time presenting at the DRP
- The team is presenting Schematic Design

### Key Dates for Bayside A1/A2:

- The Site Developer (Hines and Tridel) is targeting to close on the land and start construction in September 2018

## Sustainability

### Required:

- WT Minimum Green Building Requirements (MGBR) Version 1
- LEED Gold 2009

### Achieving:

- LEED Platinum 2009

# Site Context

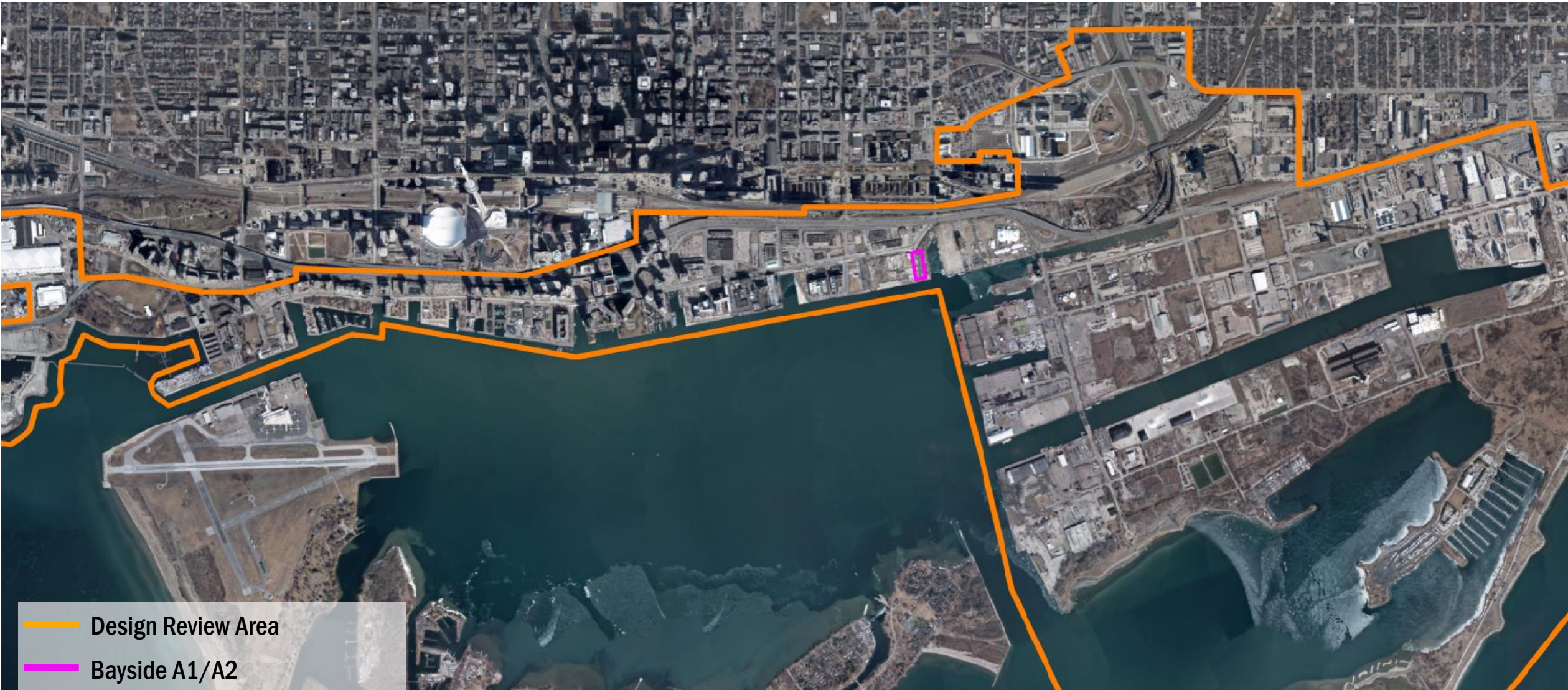
## Bayside A1/A2

Proponent: Hines / Tridel

Design Team: 3XN

Presenters: Audun Opdal, 3XN

Review Stage: Schematic Design



— Design Review Area

— Bayside A1/A2

# Site Context

## Bayside A1/A2

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Review Stage: Schematic Design



# Site Context

## East Bayfront Precinct Plan

### Bayside A1/A2

Proponent: Hines / Tridel

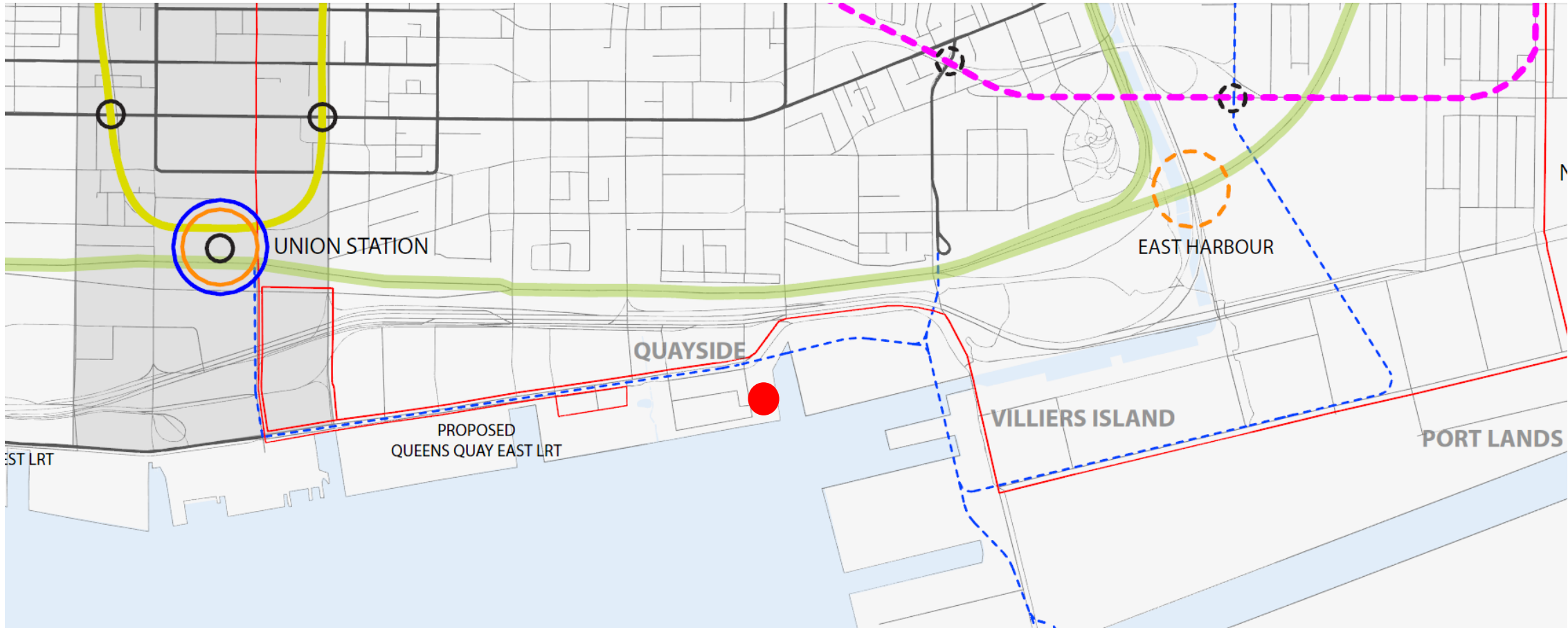
Design Team: 3XN

Presenters: Audun Opdal, 3XN

Review Stage: Schematic Design



# Site Context - Transit



|  |   |  |  |  |                           |
|--|---|--|--|--|---------------------------|
|  | SUBWAY - EXISTING - YONGE-UNIVERSITY    |  | SUBWAY STATION - EXISTING                |  | SUBWAY STATION - FUTURE   |
|  | SUBWAY - EXISTING - BLOOR               |  | REGIONAL EXPRESS RAIL STATION - EXISTING |  | NATIONAL RAIL STATION     |
|  | SUBWAY - FUTURE - RELIEF LINE           |  | REGIONAL EXPRESS RAIL STATION - PROPOSED |  | CENTRAL BUSINESS DISTRICT |
|  | STREETCAR - EXISTING                    |  |  |  |                           |
|  | STREETCAR - FUTURE                      |  |  |  |                           |
|  | BUS ROUTES SERVICING EASTERN WATERFRONT |  |  |  |                           |
|  | REGIONAL EXPRESS RAIL ROUTE             |  |  |  |                           |

## Policy Context – Central Waterfront Secondary Plan

### D24 - THE EAST BAYFRONT, A PROMINENT NEW NEIGHBOURHOOD

The East Bayfront will become a prominent waterfront address for working and living amid the energy and abundance of waterfront activities, including a new water's edge promenade and other public activities in the series of new East Bayfront public spaces. Development adjacent to the water's edge promenade shall consist of low and medium scale buildings that will reinforce the safety and usability of the public spaces.

(P31) **Excellence in the design of public and private buildings**, infrastructure (streets, bridges, promenades, etc.) **parks and public spaces** will be promoted to achieve **quality, beauty and worldwide recognition**.

(P32) New development will be **located, organized and massed to protect view corridors, frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

(P34) Schools and other **community services** and facilities will be **integral components of new waterfront communities** and will be provided in conjunction with new development.

(P10) The design of the public realm will be of a standard of excellence characteristic of the great city waterfronts of the world.

(P11) The public realm will be defined by a coherent framework of streets, parks, plazas, buildings, viewing areas, walkways, boardwalks, promenades, piers, bridges and other public infrastructure and open space elements.



## Recap

### Panel Comments from July 2017:

- Overall support for the general massing
- Supportive of the through-block connection
- The expression of the building needs further resolution, particularly the varying balcony treatment
- The architectural relationship between Aquabella and this building needs to be strengthened
- Encouraged to pursue thermal breaks on the balconies
- Consider the relationship between the ground floor and the public promenade, and consider and the possibility of relocating the community centre
- The proposed building height may be a challenge



Rendering from July 2017

## Topics for Panel Consideration

- Modified approach to the building massing regarding height distribution
- Relationship to adjacent and surrounding buildings and open space, including Parliament Slip, Bungee Park and Aquabella
- Balcony orientation and treatment/materiality
- Building program and groundfloor treatment, including the relationship to the water's edge
- Sustainability approach

# *The Waves*

*at Bayside*

DRAFT

October 18th 2017

## **A1/A2 – DESIGN REVIEW PANEL - STAGE II**

Phase IV Bayside Development





## DRP I - July 26th

### Key Issues

#### Part 3.5 Consensus Comments

1. Further resolution of building expression, particularly the varying balcony treatment.
2. Consider relationship with Aquabella.
3. Challenging proposed building heights.
4. Consider relationship between the ground floor, the public promenade, and the community centre position.
5. Consider balconies with thermal breaks.

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8. Bayside Community
9. Sustainability

Appendix A: Sun Shadow Analysis

Appendix B: Building Statistics

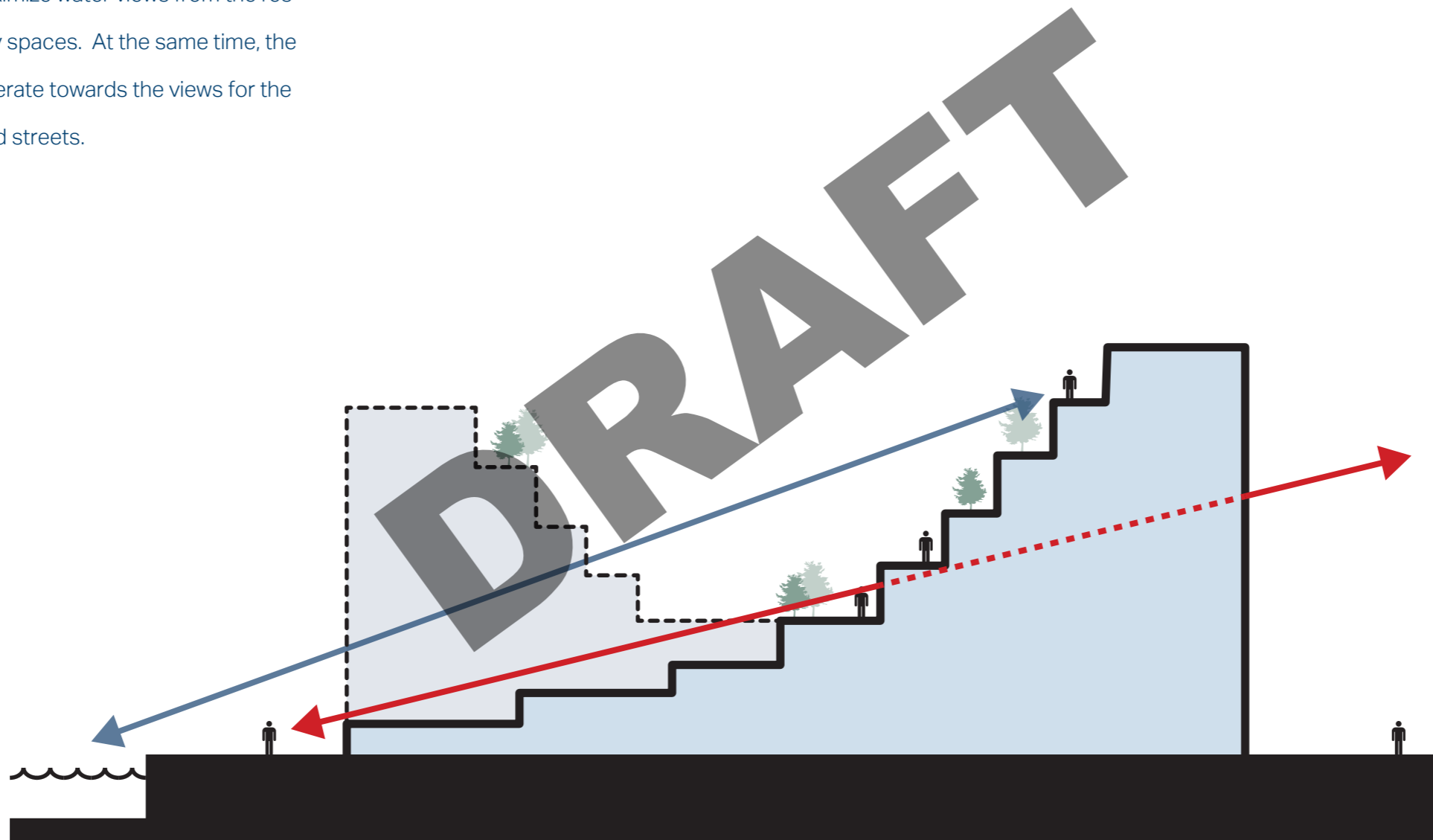
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# Introduction

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## Maximize Views

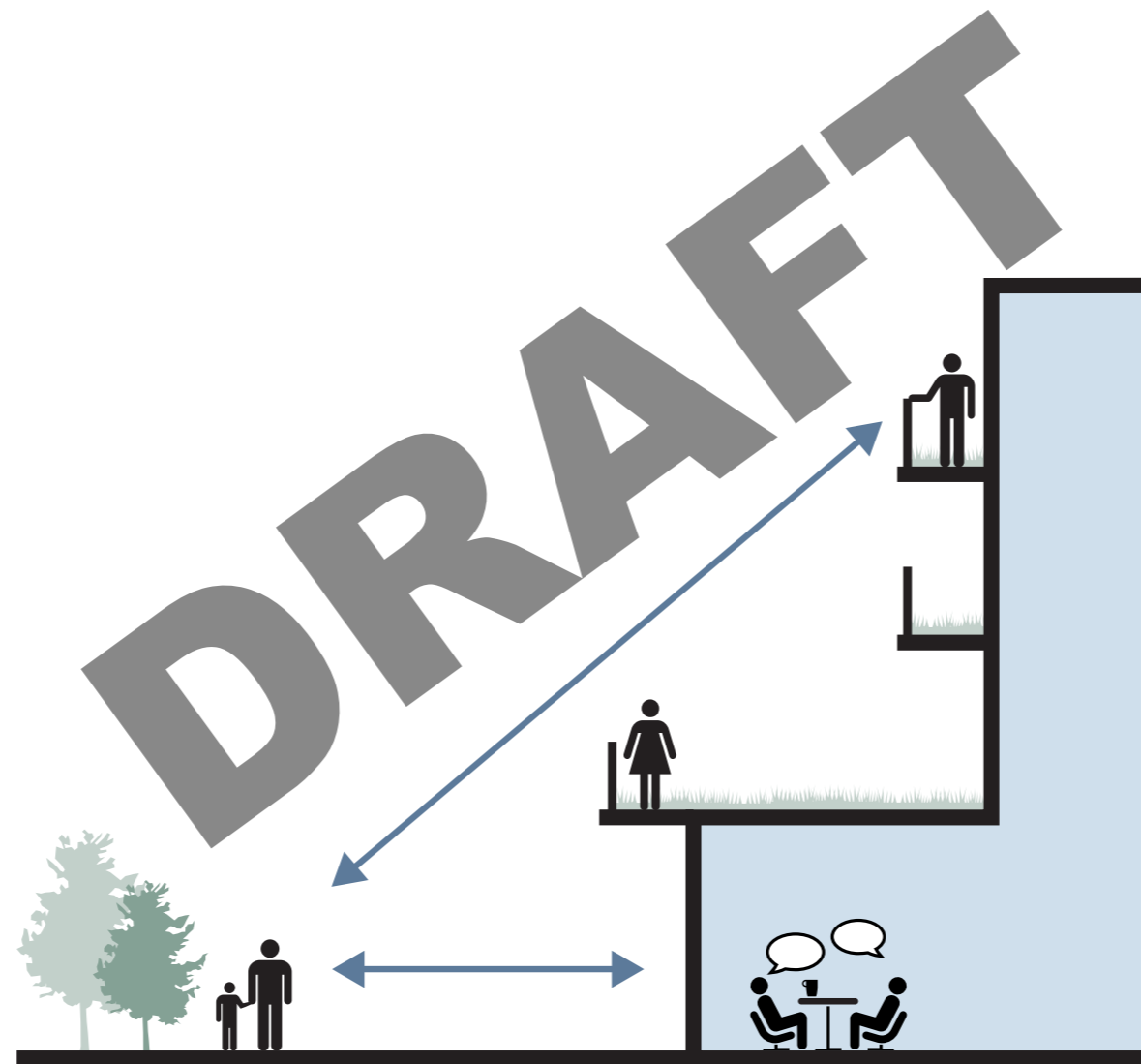
The project seeks to maximize water views from the residential units and amenity spaces. At the same time, the project volume is considerate towards the views for the neighboring buildings and streets.





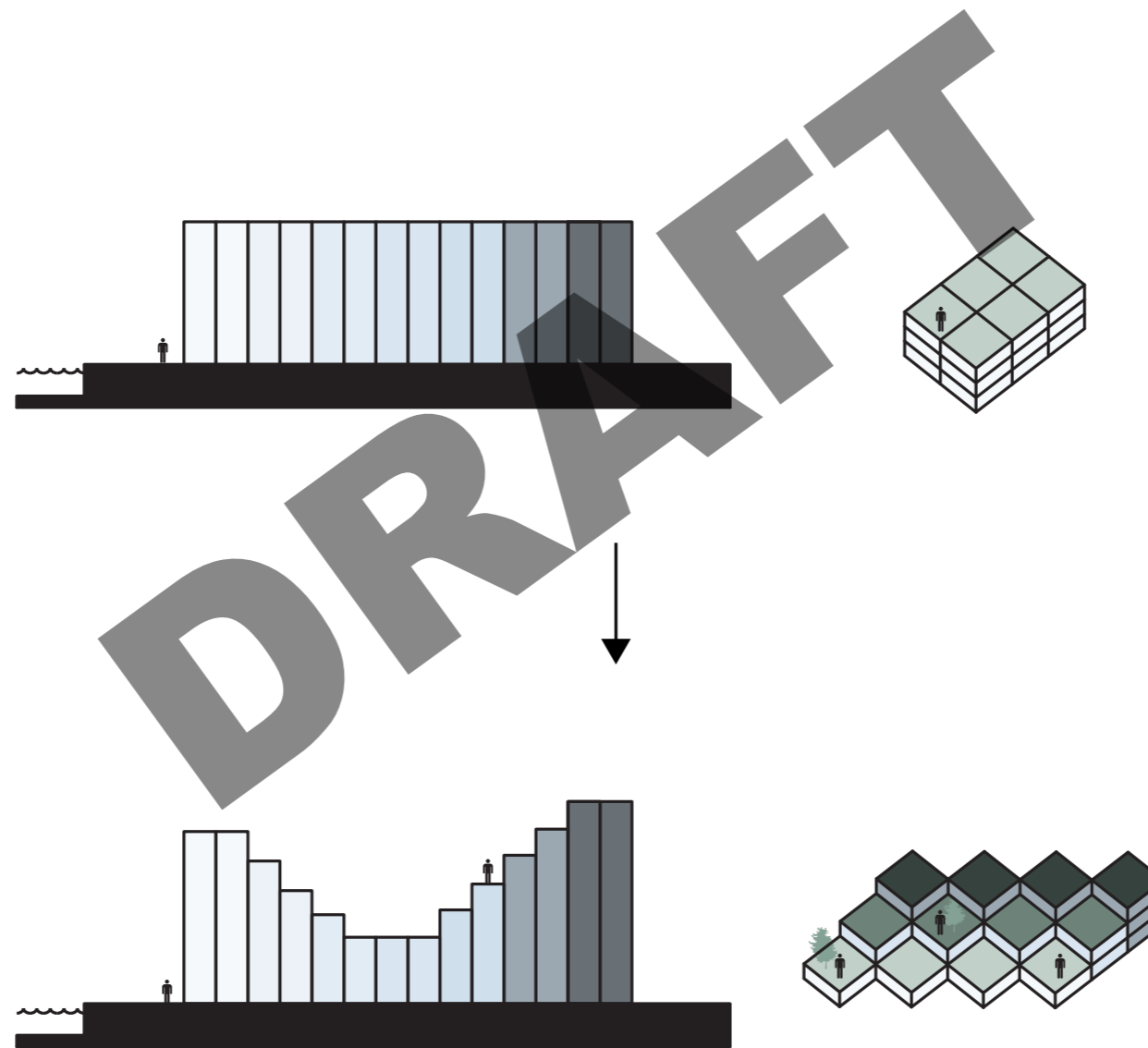
## Creating a lively urban environment

Creating urban spaces that are active, safe and relate to the human scale is important to the project. Outdoor living spaces, setbacks and active ground floor facades contribute to the streets and promenade.



## A flexible and adjustable framework

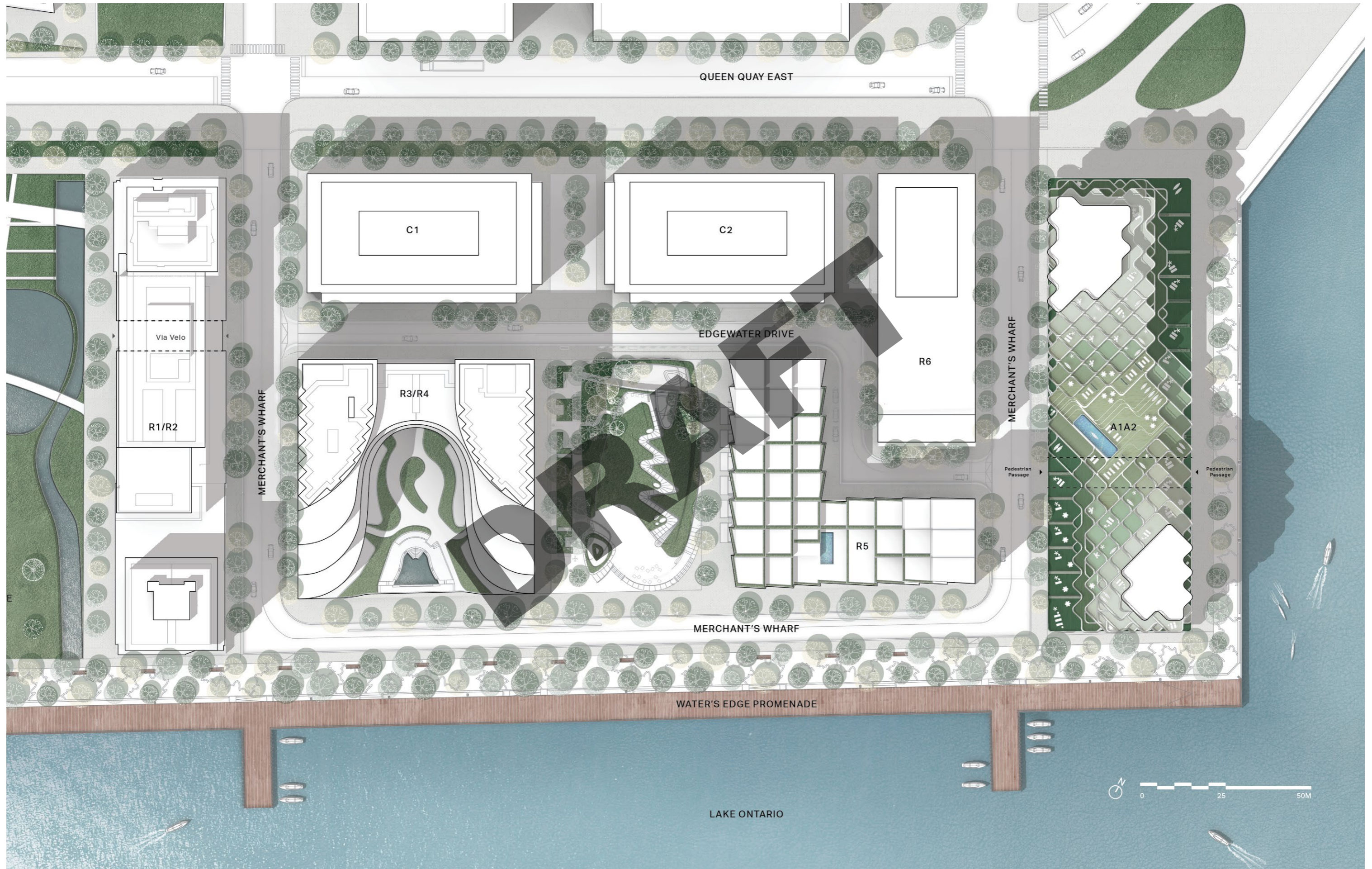
The project provides maximum flexibility to respond to changes in unit mix.



*The Waves*  
*at Bayside*

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# *The Waves*

*at Bayside*



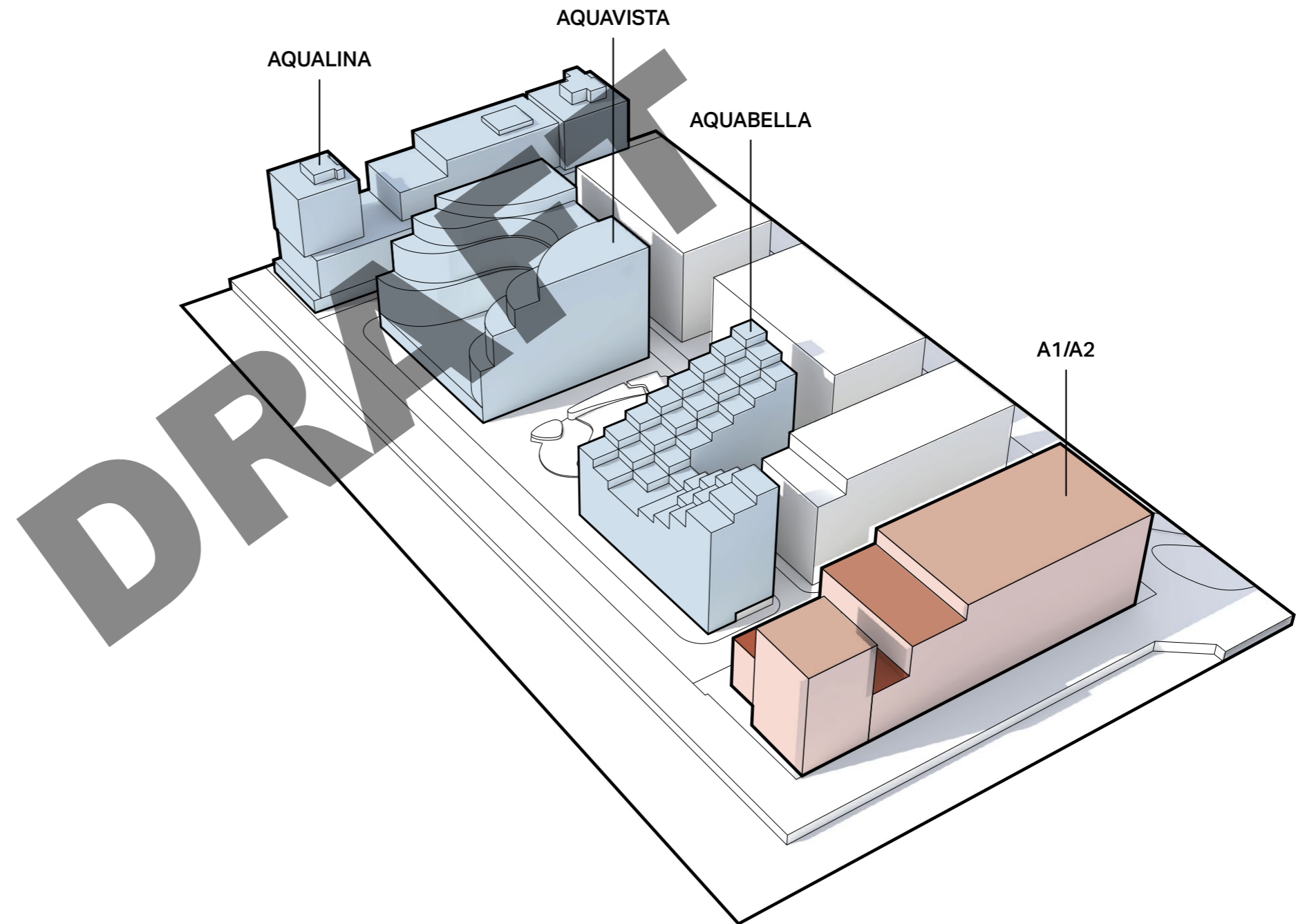
The Waves at Bayside view from the lake.

# Concept

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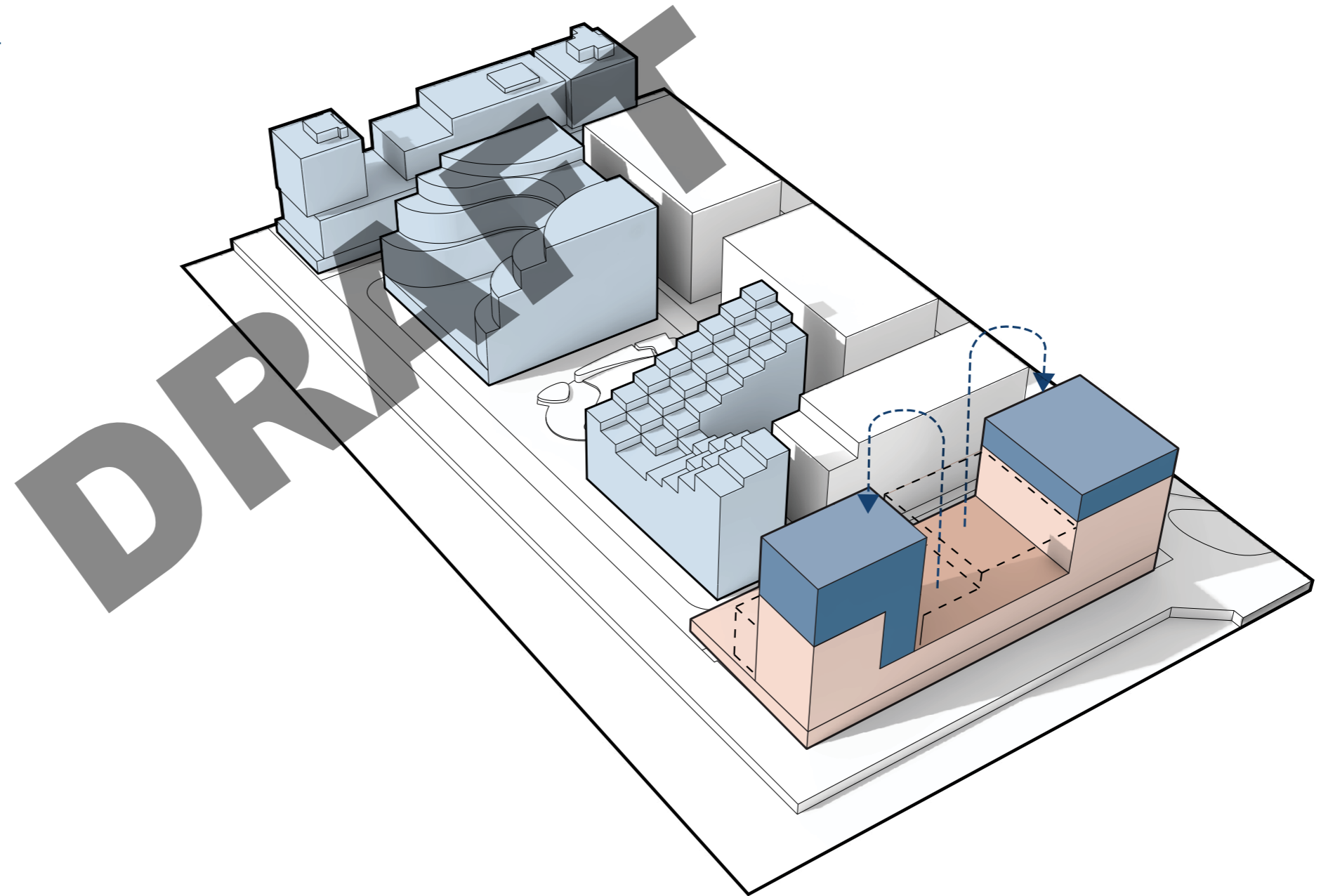
## Zoning

The A1/A2 site marks the east corner of the Bayside development.



## Redistribute

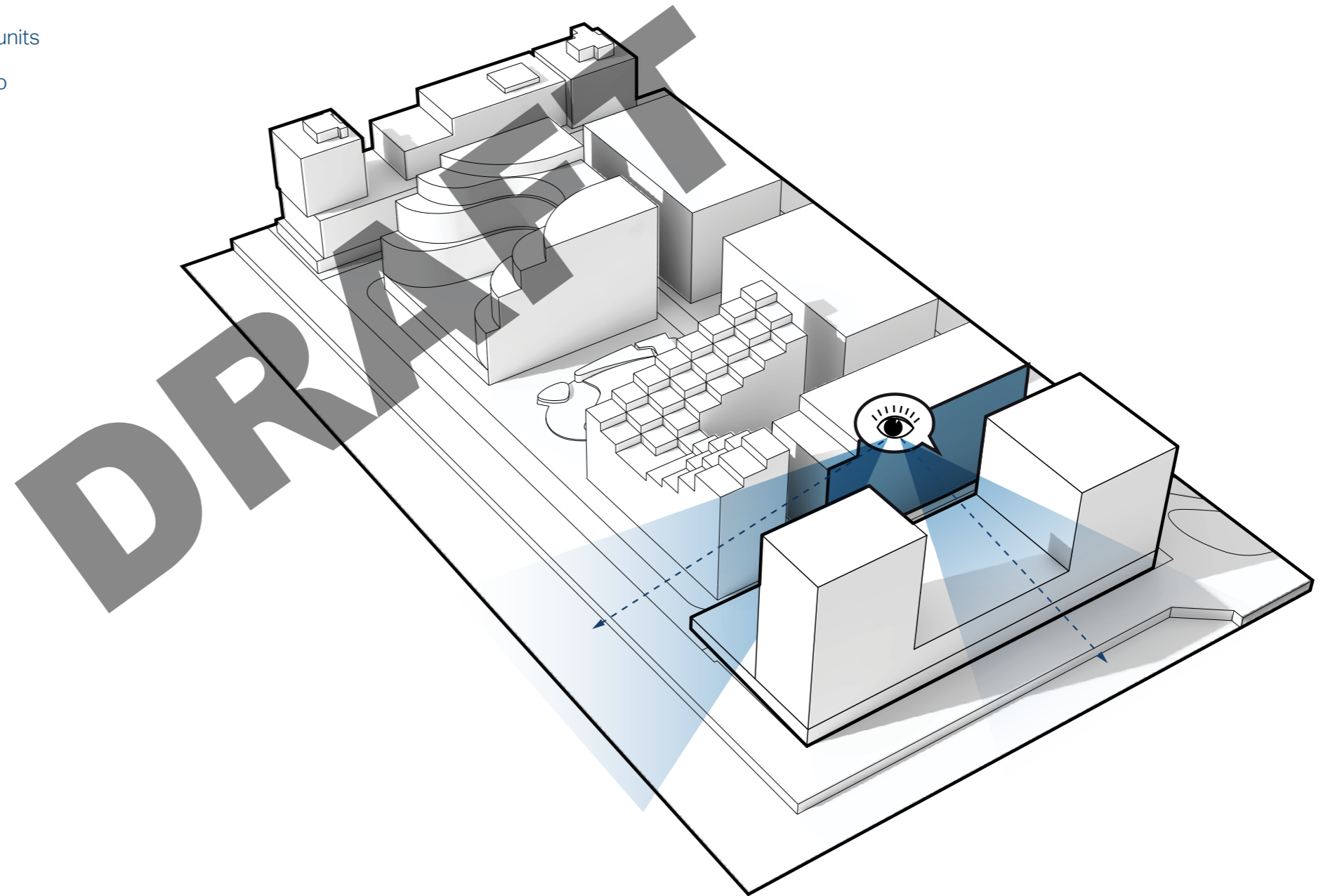
By redistributing the middle part of the volume towards the south and north ends, a maximum of apartments enjoys water views.





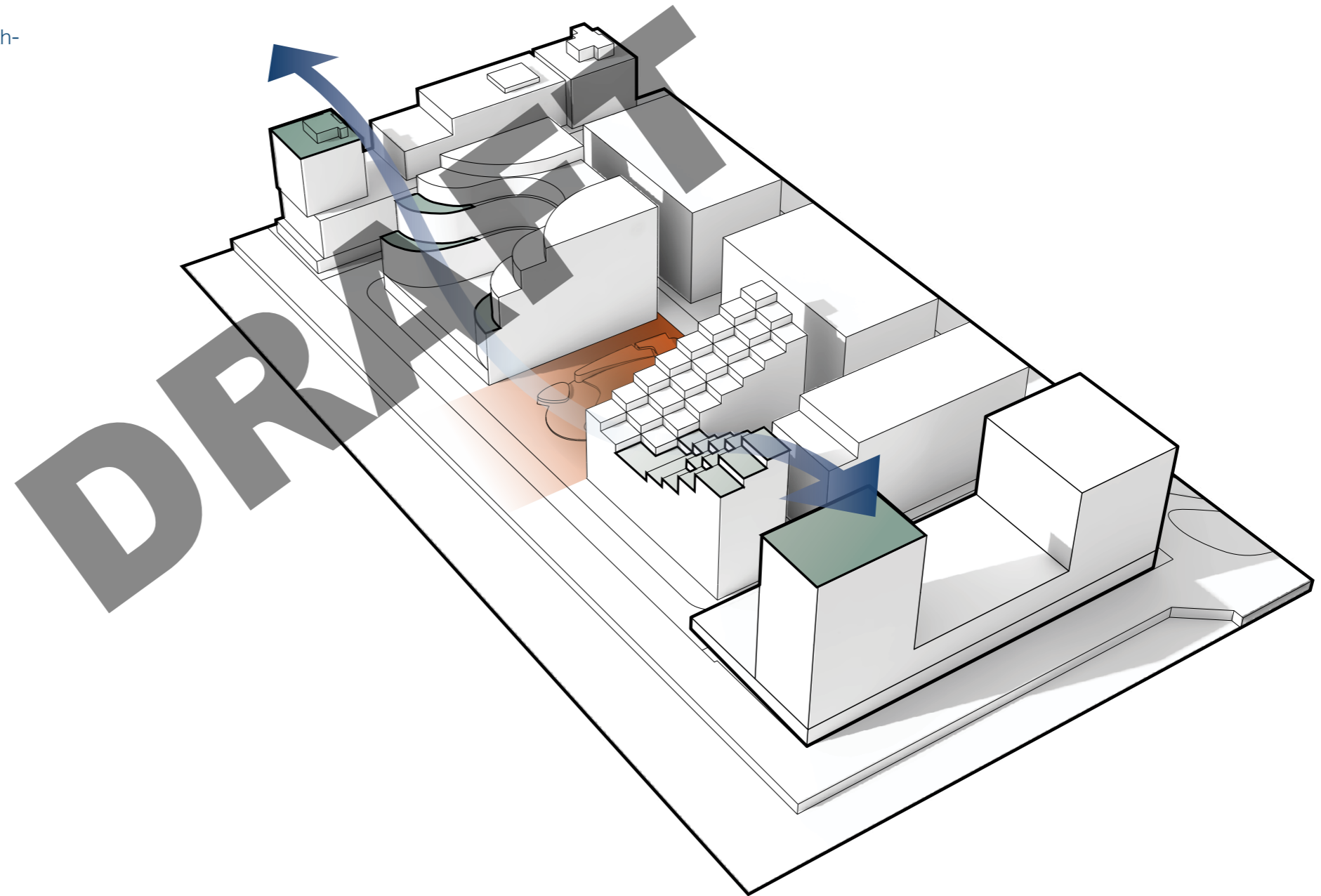
## Improving Views

Furthermore, the neighboring buildings and Merchant's Wharf benefit from better views and more light. The low podium enables units in the R6 building to have water views through the A1/A2 site to the east and to the south, along Merchant's Wharf.



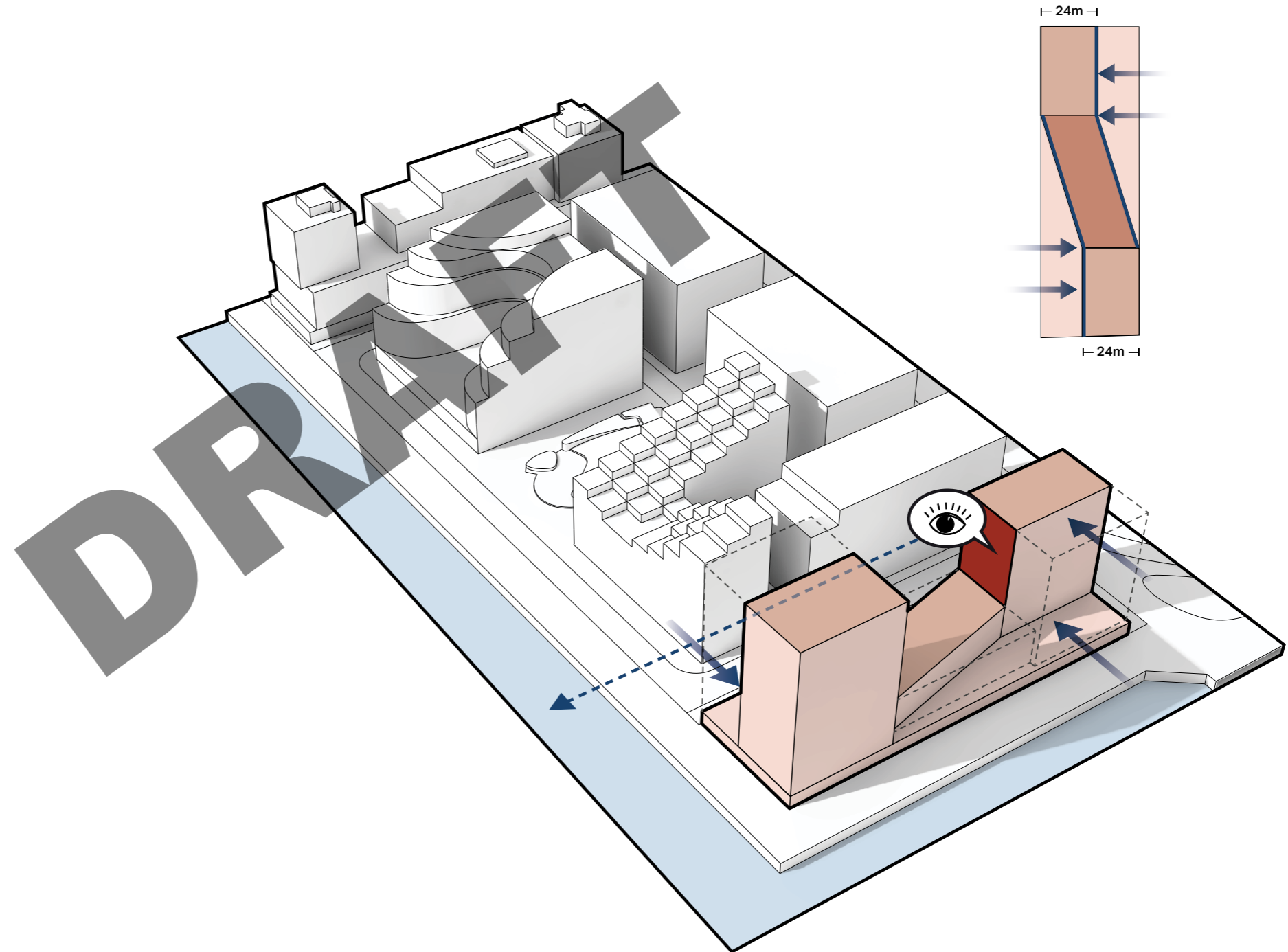
## Completing the Skyline

The south tower completes Bayside's skyline, gradually raising from the central plaza towards its ends. It also defines the south-east end of the East Bayfront development.



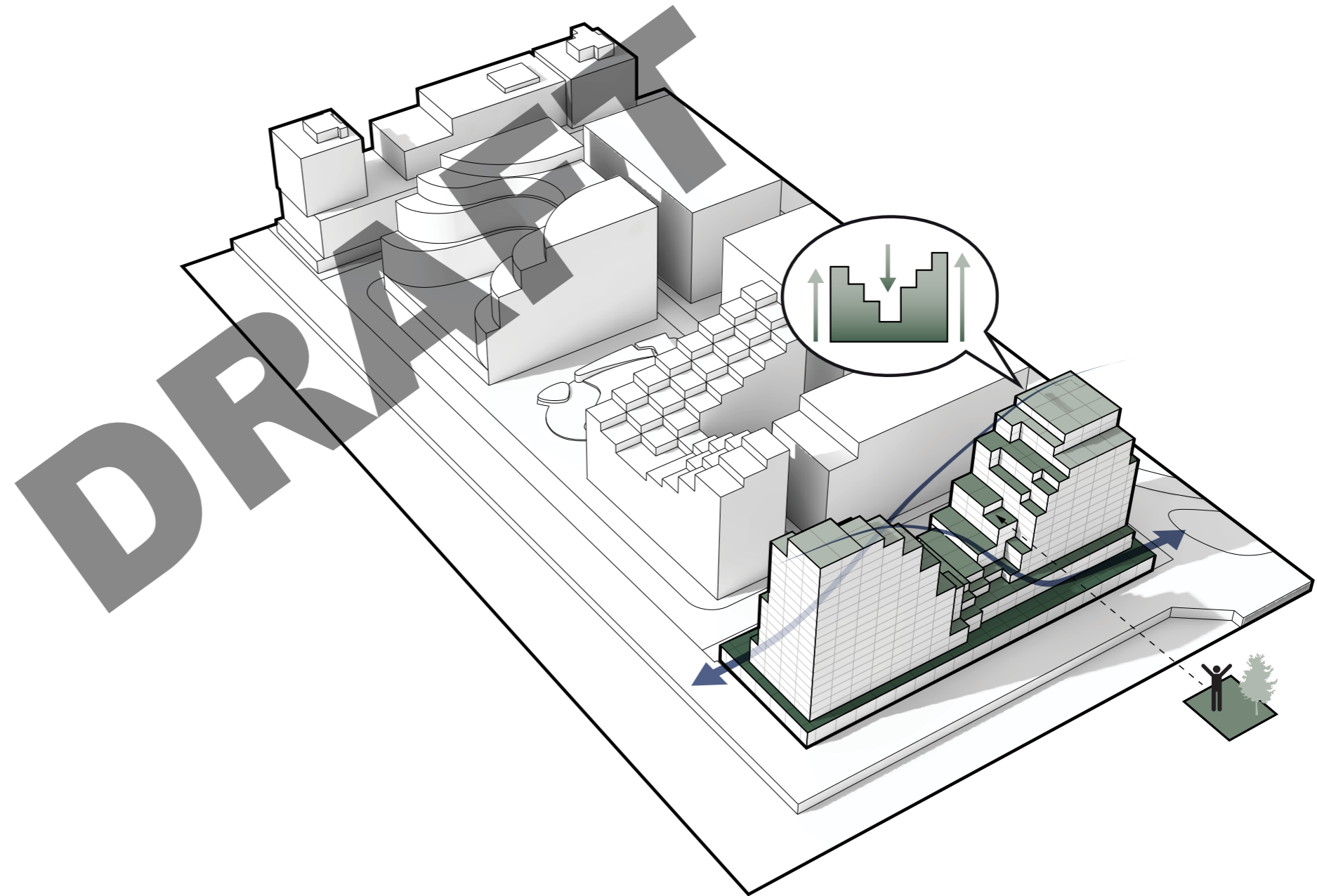
## Shifting Volumes

The project proposes shifting the south tower to the east and the north tower to the west. This gives the north tower better views towards the water and also creates a bit of distance between the south tower and Aquabella. It benefits both views from the units and views for the surrounding buildings.



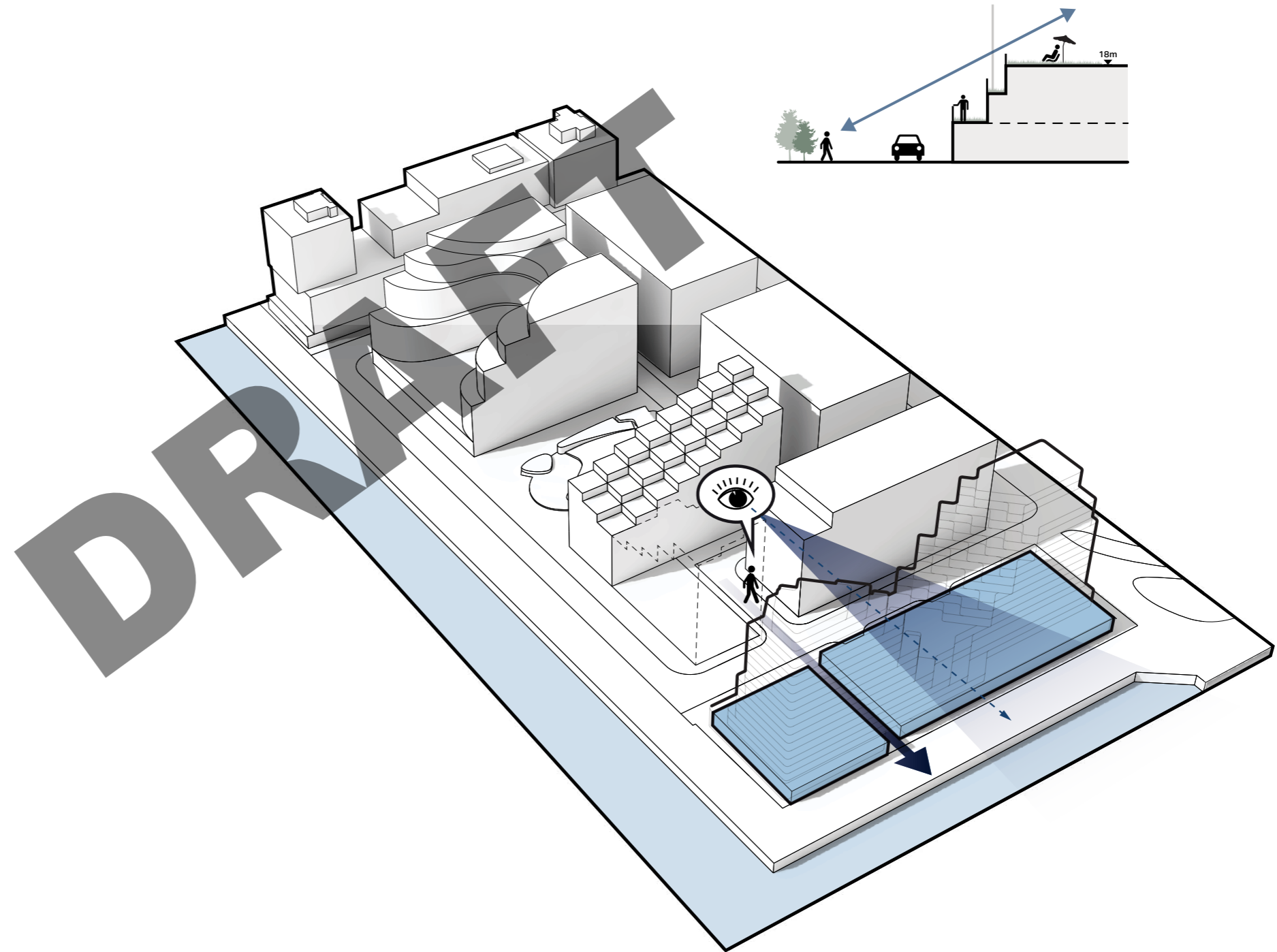
## Terraces

The grid creates a series of terraces, stepping down towards the water. Instead of being two towers, standing on a base, the project is perceived as a landscape of outdoor living spaces creating two peaks on the north-west and south east corner.



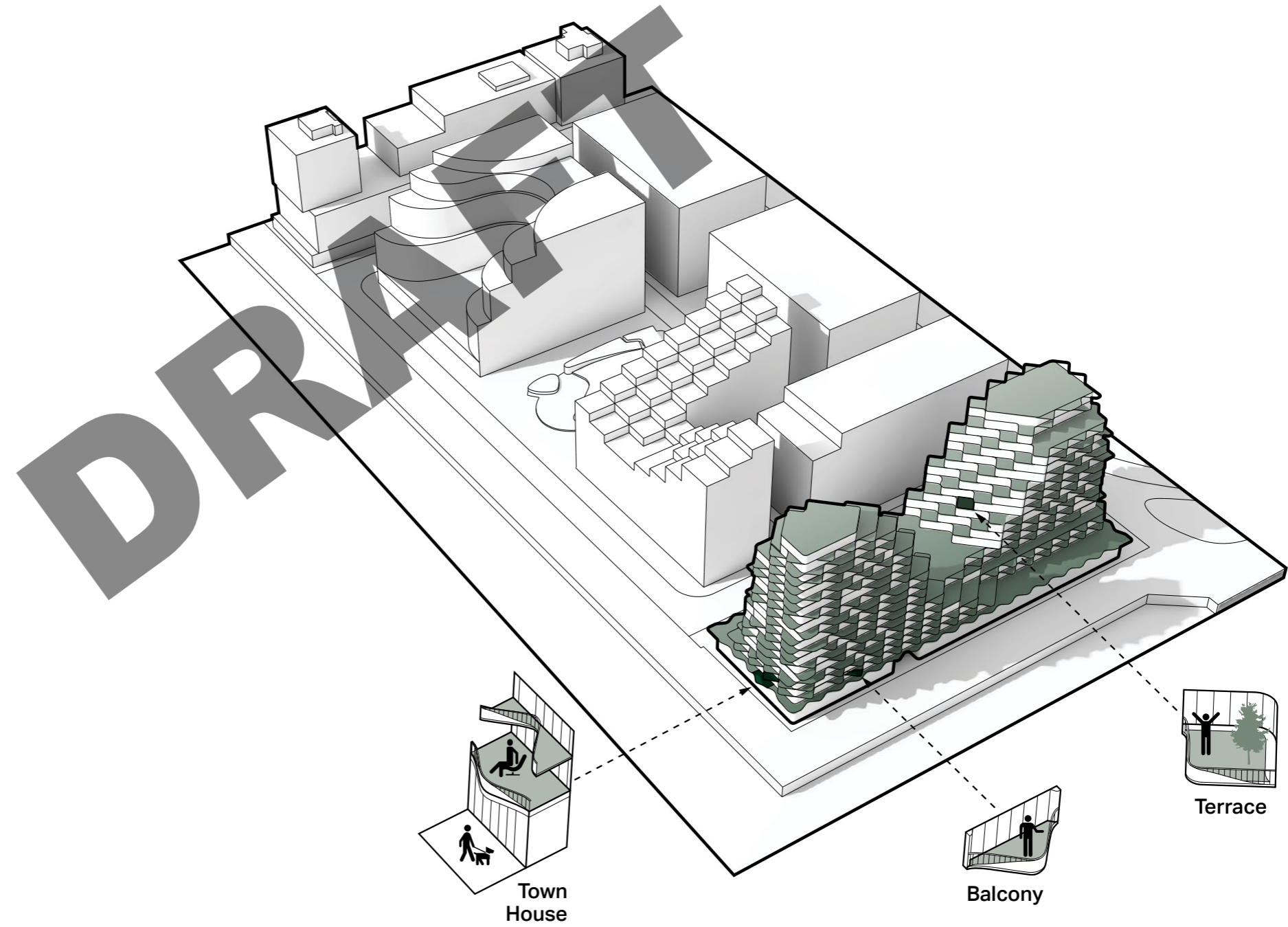
## Edgewater Drive

A through block link is created as an extension of Edgewater Drive. In addition, by having the terraces step down to the street, we create natural setbacks, bringing light and views to the streetscape.



## Outdoor Living Spaces

The building is all about outdoor living spaces. Because of the “shifted” peaks, we have the possibility to create a band of townhouses with large gardens on top of the ground floor. As we move up the building, all balconies have water views because of the angled geometry. This gives the effect of them ‘looking’ towards the lake. In addition, the project also proposes a large number of south facing private outdoor terraces – all with water views.



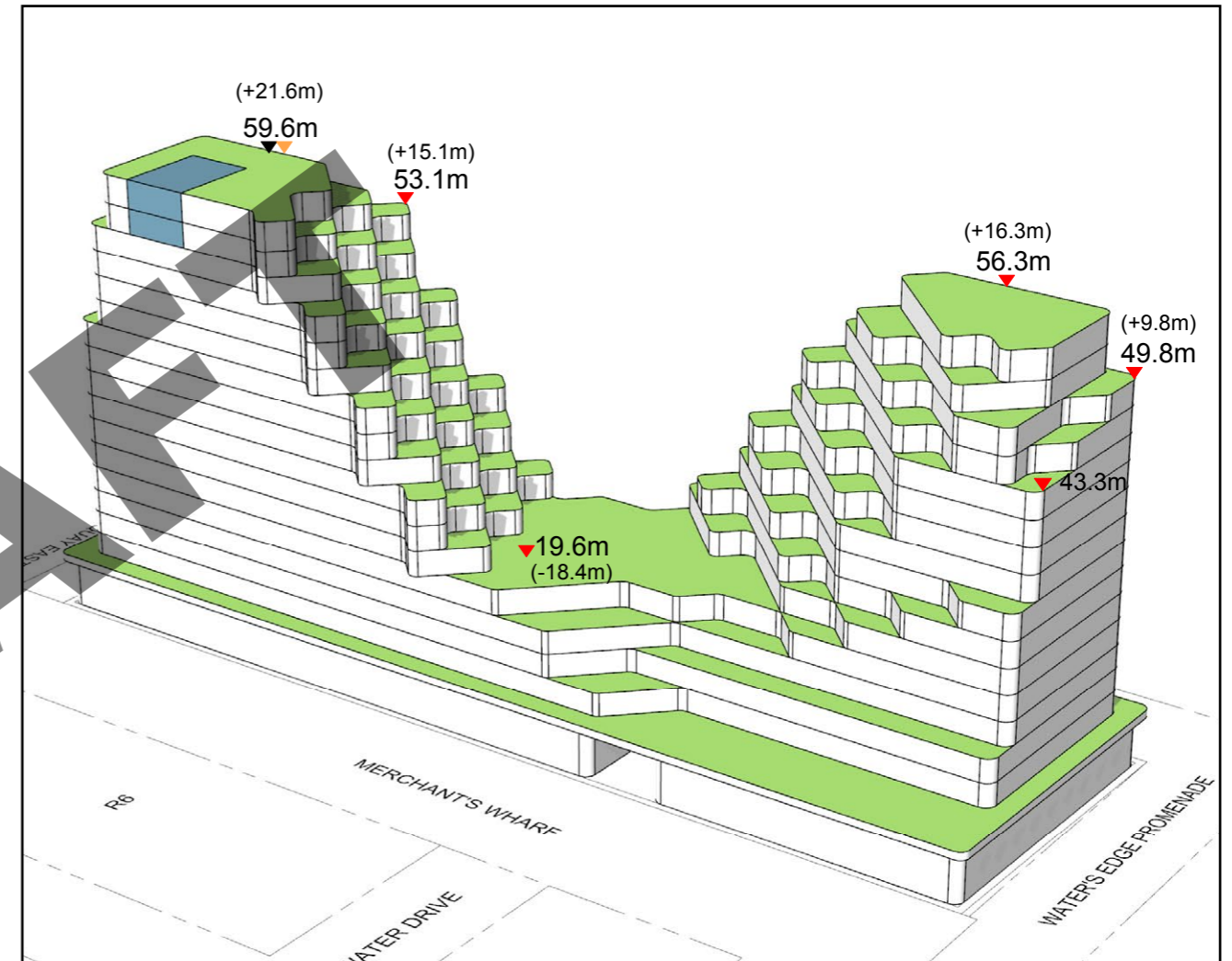
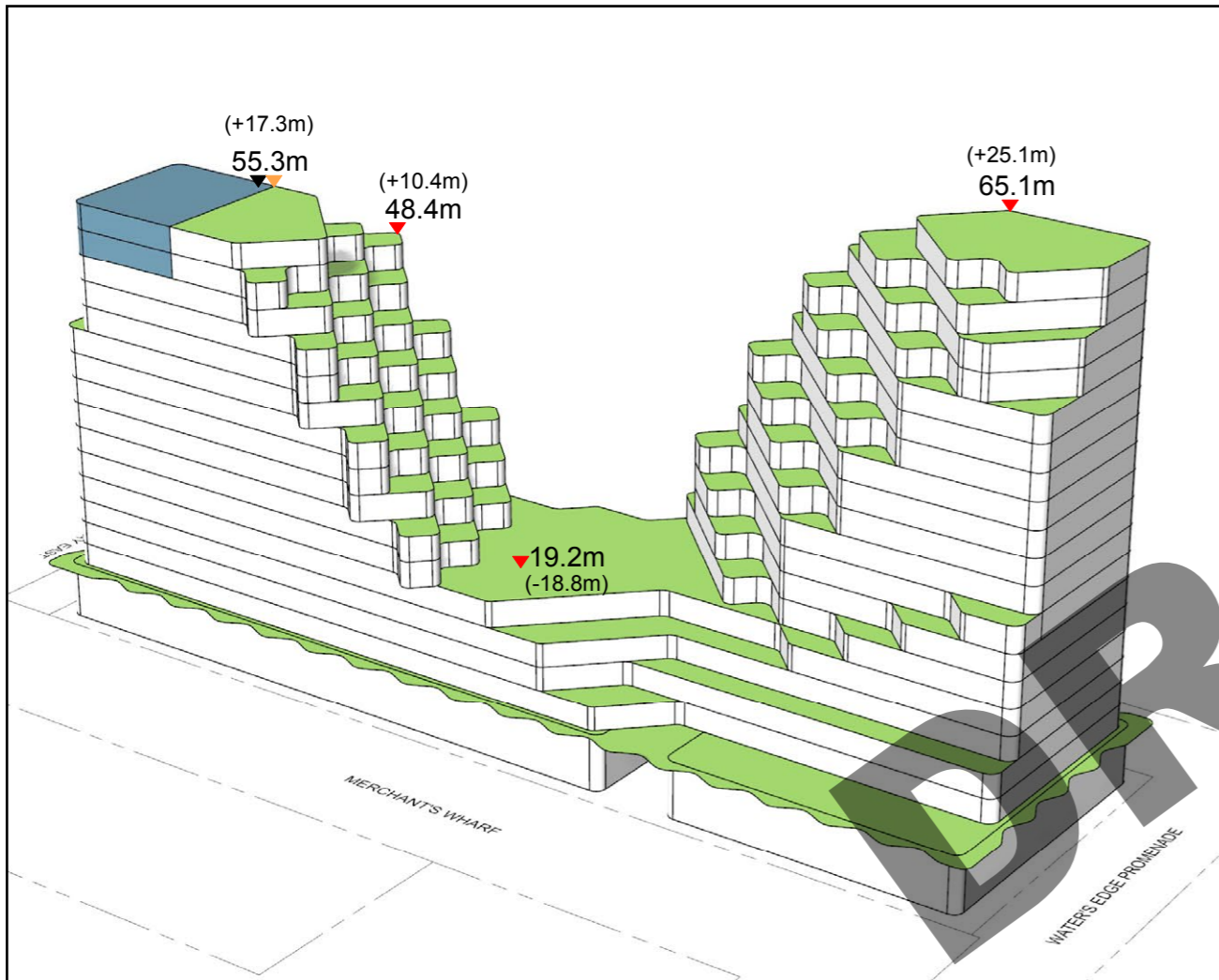
# Zoning / Massing

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# DRP / Massing Update

## Massing Comparison

- ▼ Roof of Full Residential Floor
- ▼ Roof of Mechanical
- ▼ Roof of Residential/Mechanical



## DRP 1

GFA 41.250 sqm / 444.000 sqft

(Maximum 44.000 sqm w/ viable floorplate)

N peak 16 floors (5 above Zoning)

S peak 19 floors (8 above Zoning)

Podium 5 floors (6 below Zoning)

## Massing Update

GFA 39.100 sqm / 420.870 sqft

N peak 17 floors (6 above Zoning) (DRP +1)

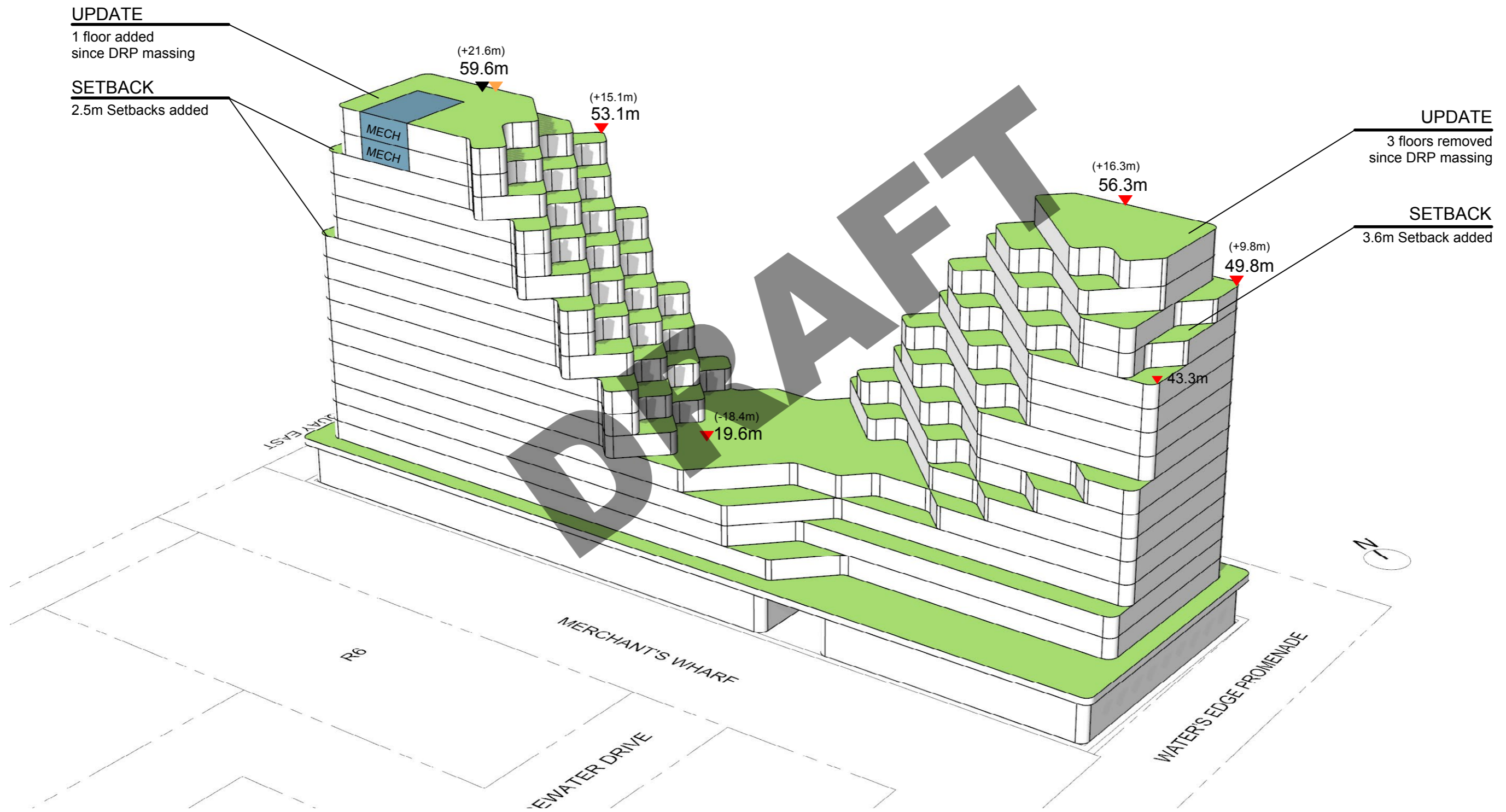
S peak 16 floors (5 above Zoning) (DRP -3)

Podium 5 floors (6 below Zoning)



# Massing Update

- ▼ Roof of Full Residential Floor
- ▼ Roof of Mechanical
- ▼ Roof of Residential/Mechanical

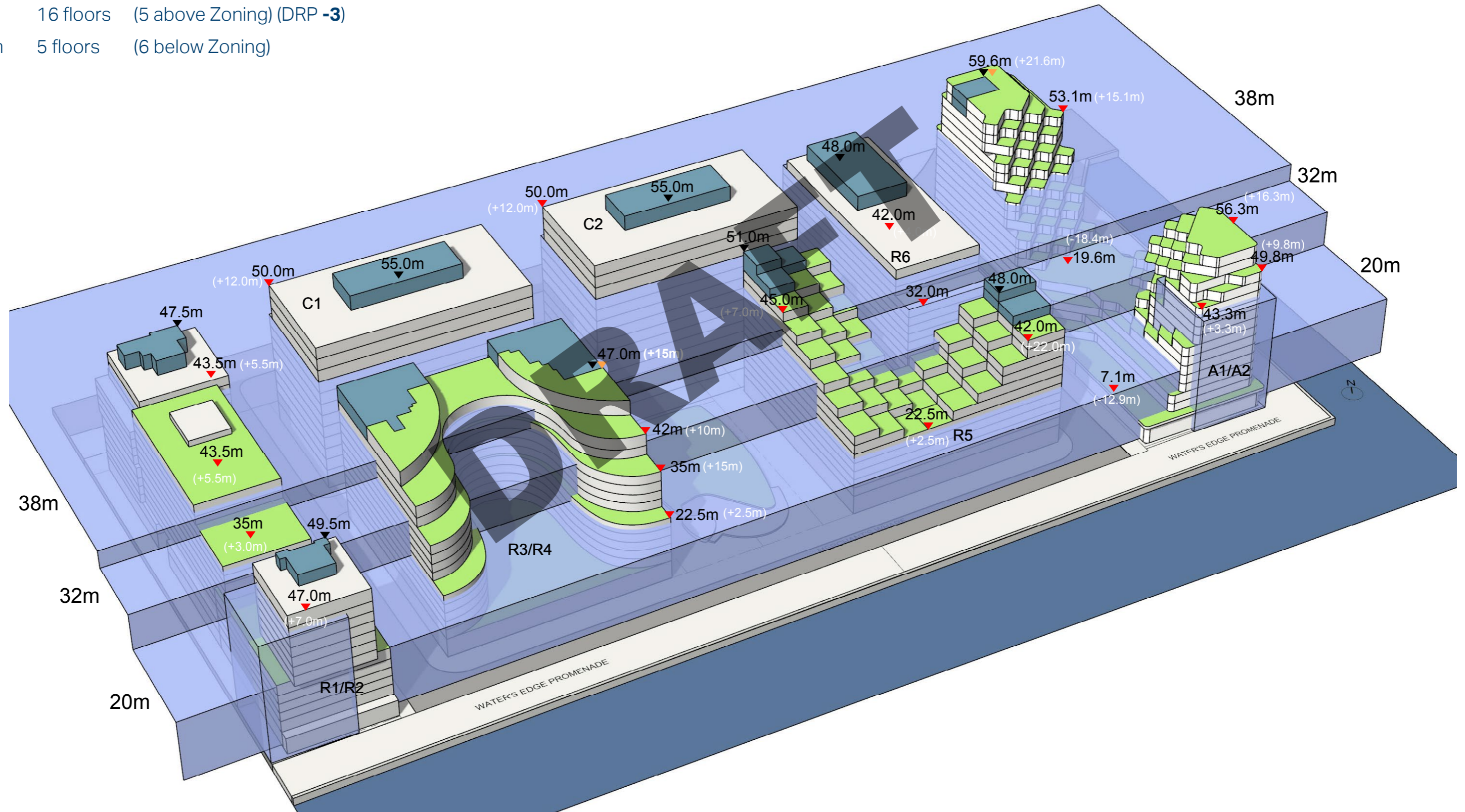


# New Massing

## Zoning Overlay

|        |   |
|--------|---|
| GFA    | 39.100 sqm / 420.870 sqft                   |
| N peak | 17 floors (6 above Zoning) (DRP <b>+1</b> ) |
| S peak | 16 floors (5 above Zoning) (DRP <b>-3</b> ) |
| Podium | 5 floors (6 below Zoning)                   |

- ▼ Roof of Residential floor
- ▼ Roof of Mechanical
- ▼ Roof of Residential/Mechanical



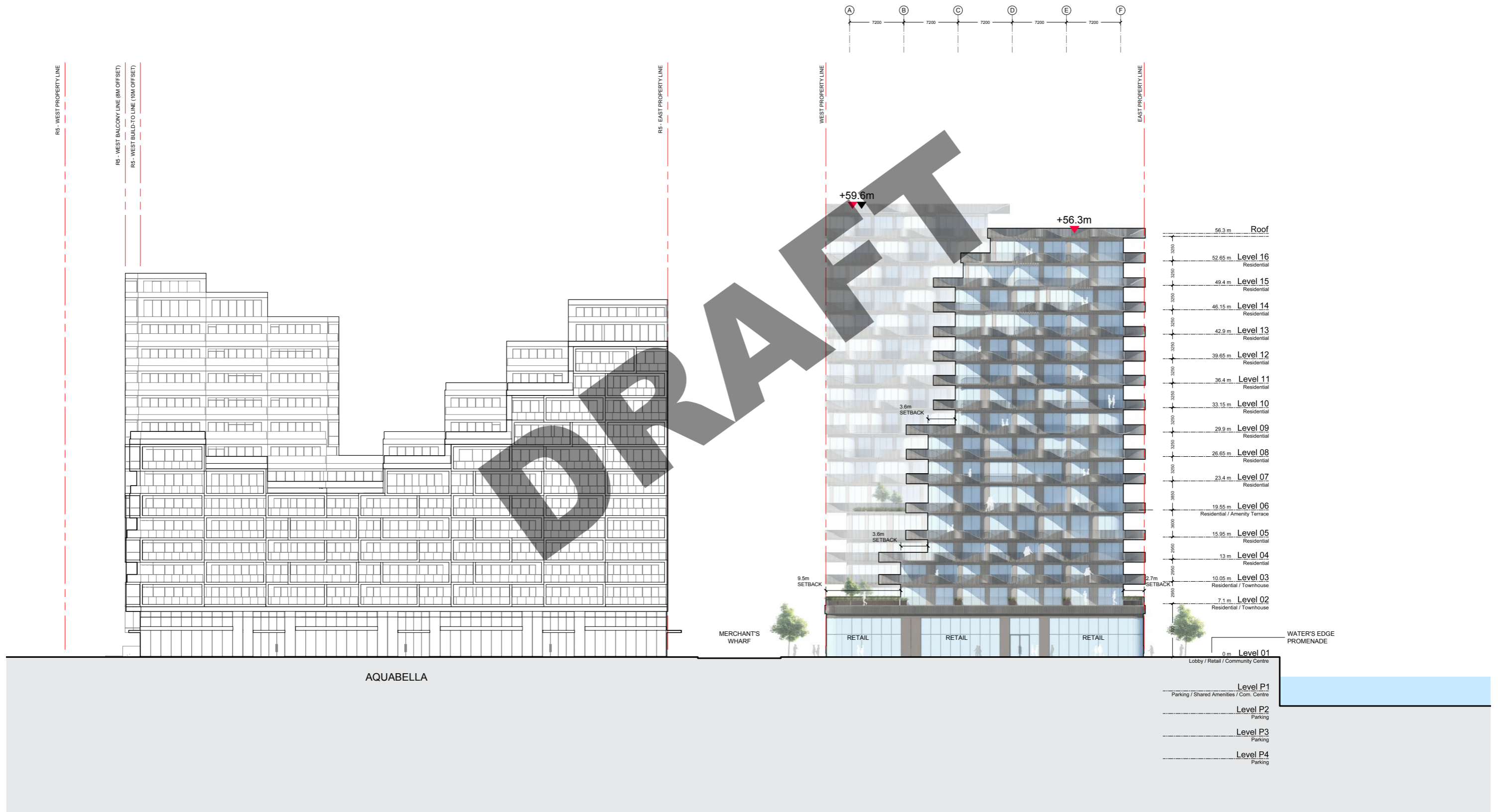


# Elevations & Sections

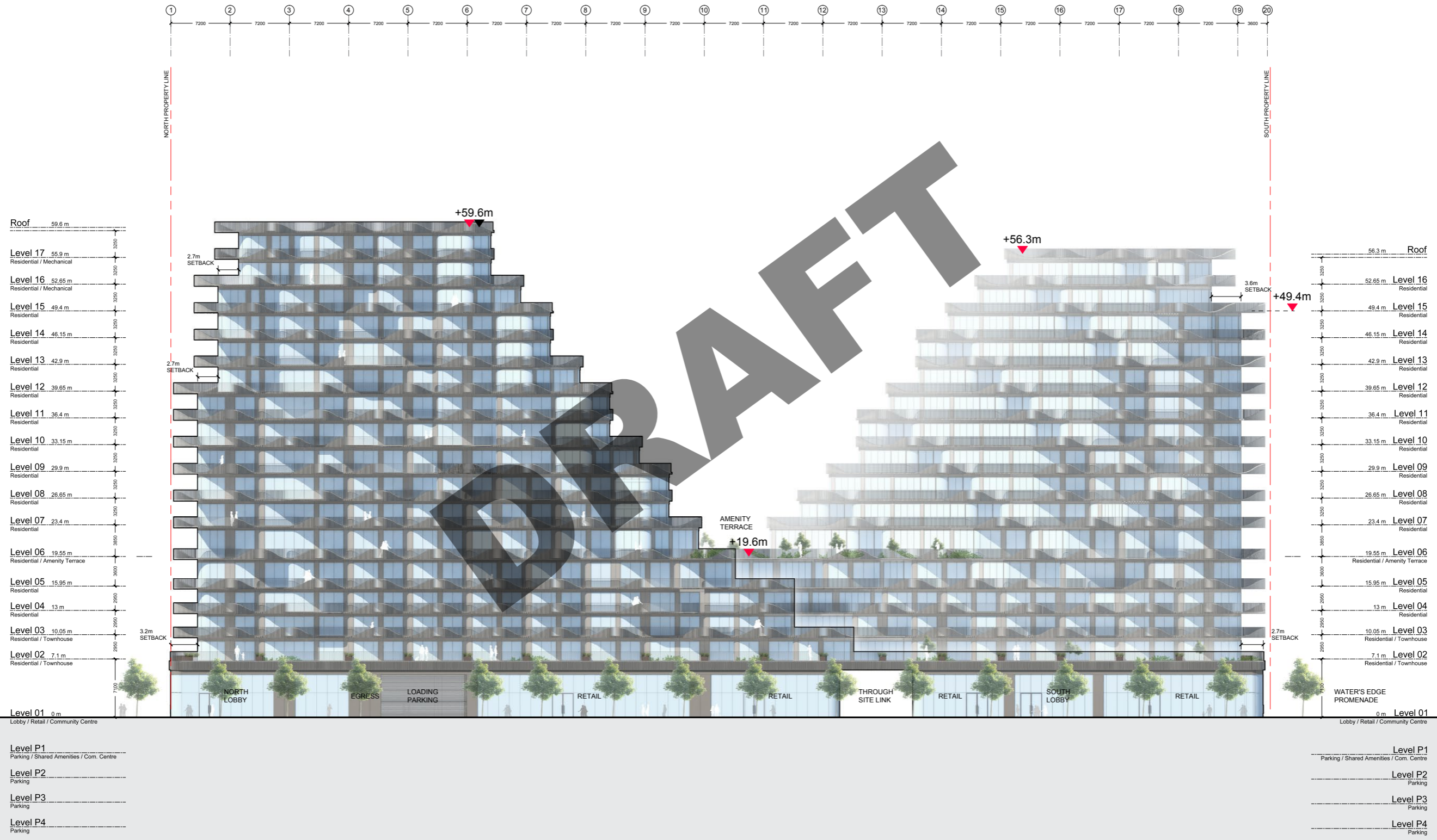
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# South Elevation

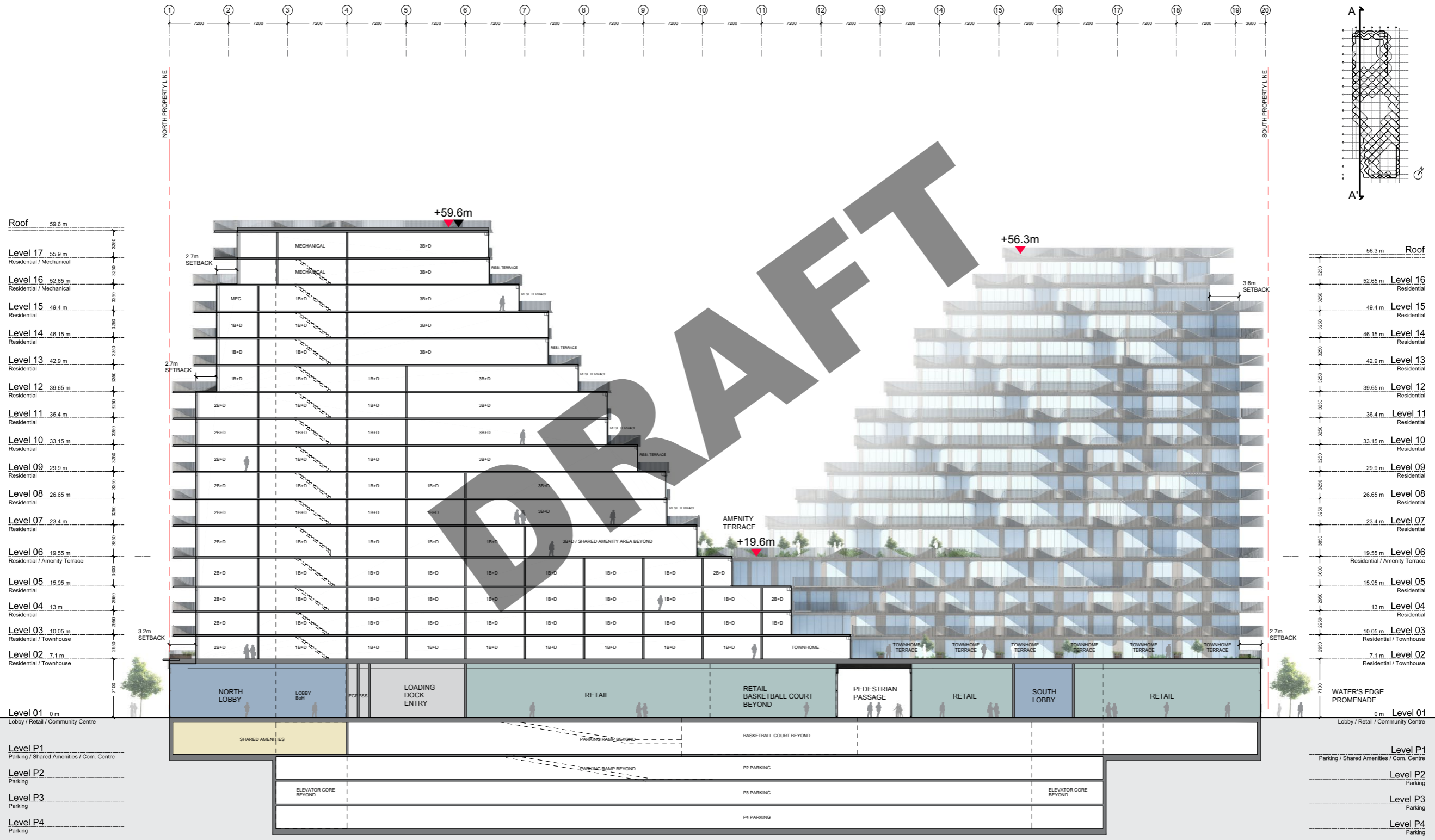
1:500



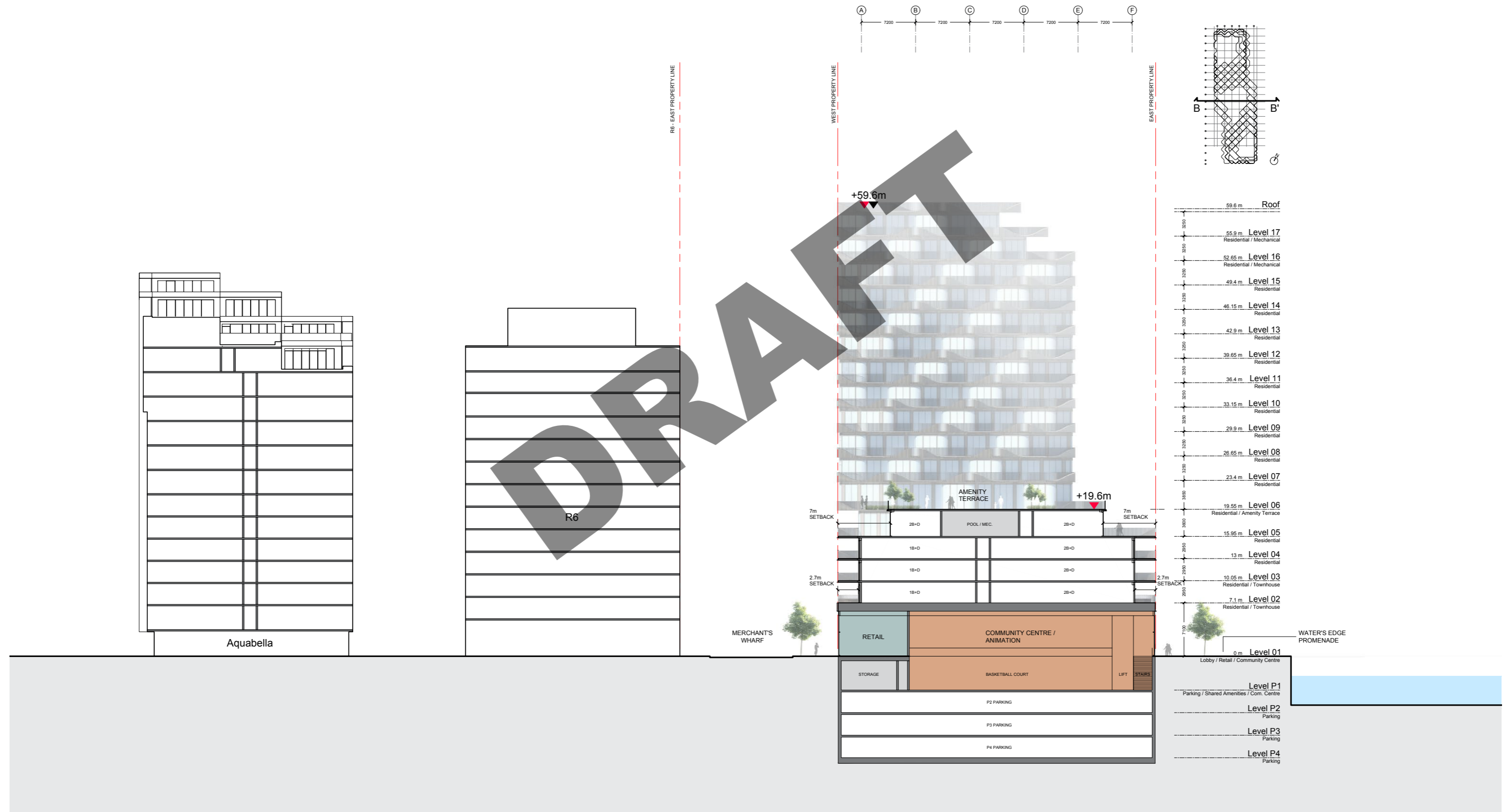
# West Elevation



# Long Section



# Cross Section

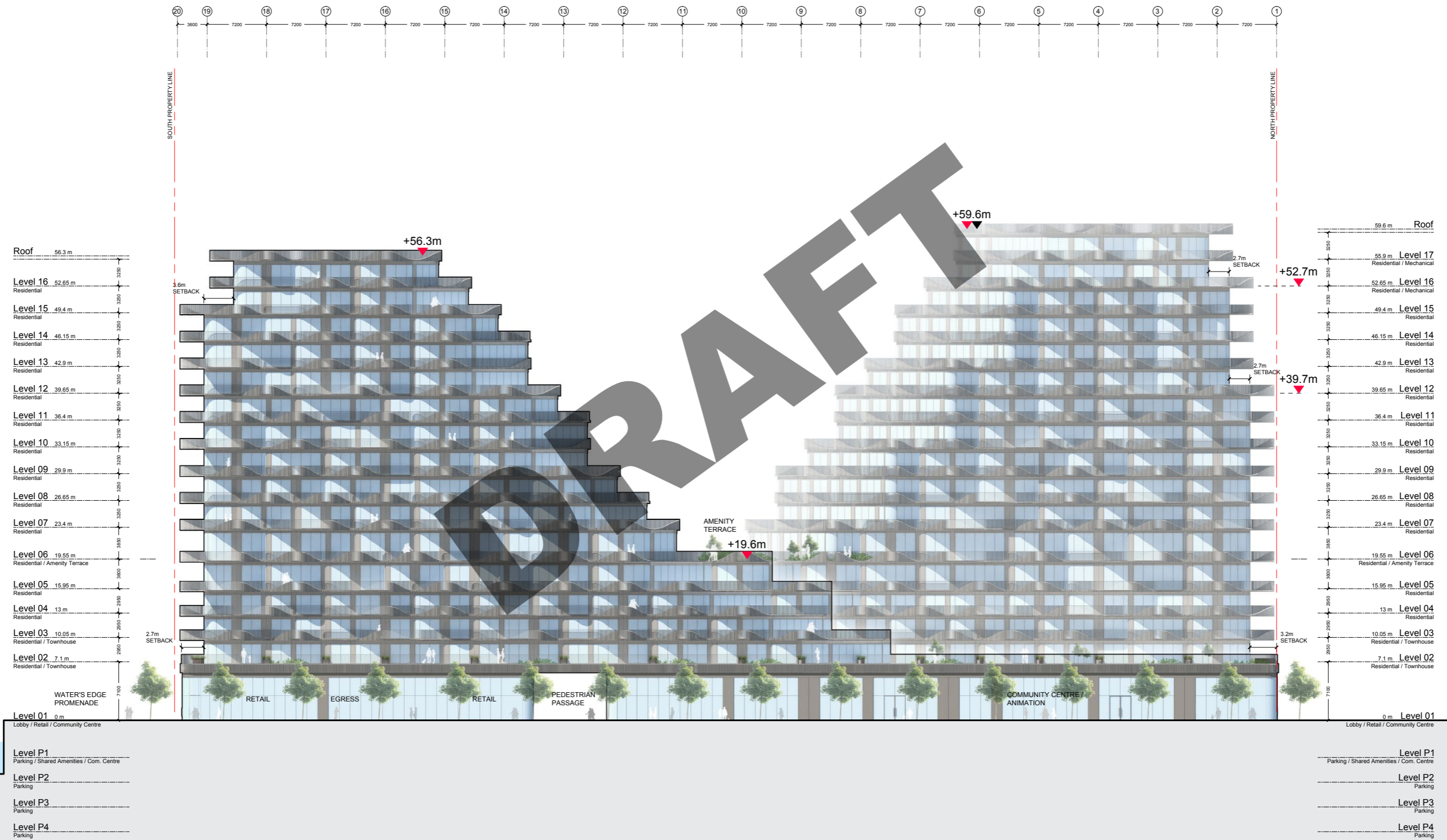






# East Elevation

1:500



# North Elevation

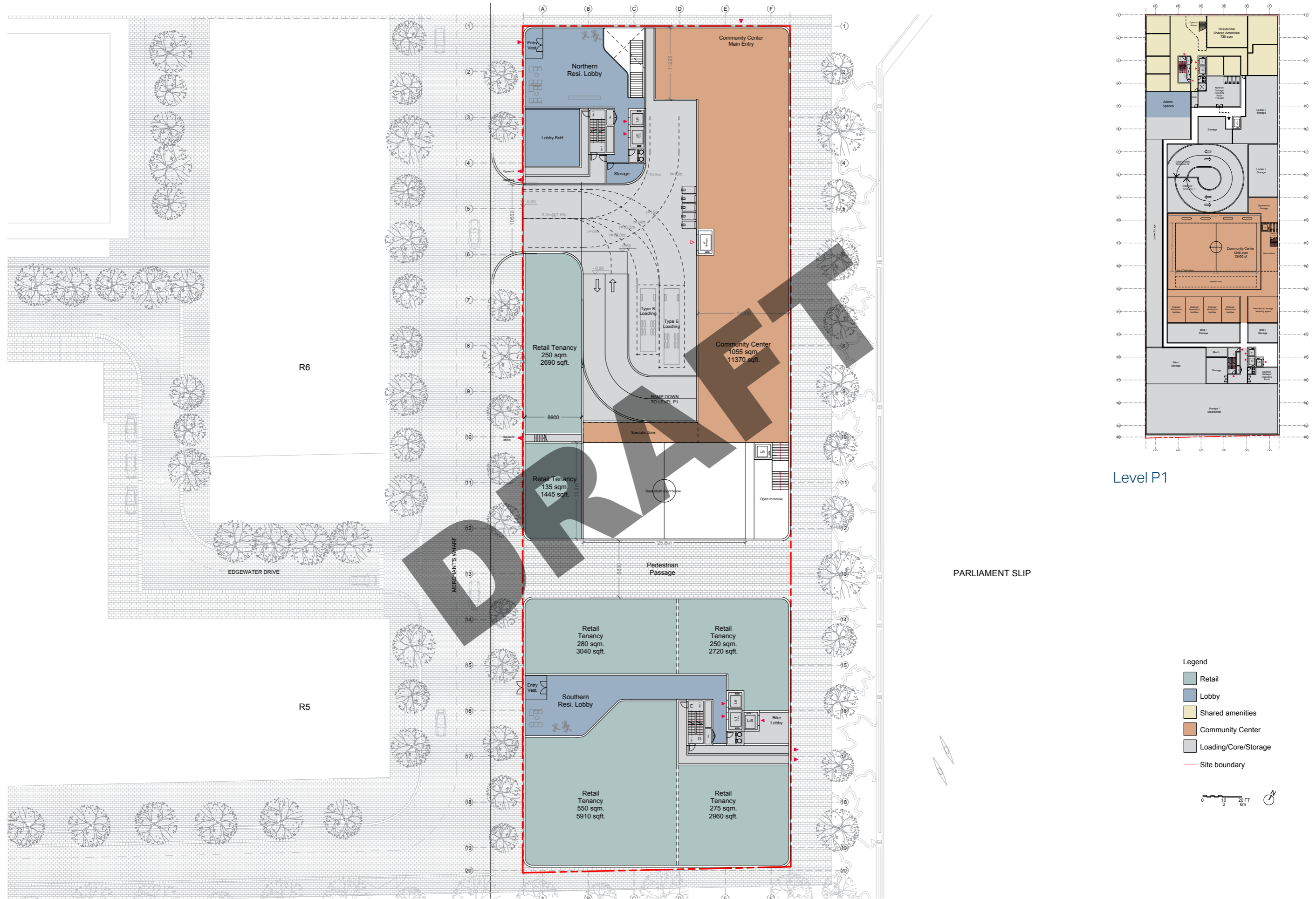
1:500





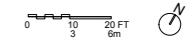
# Ground Floor

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Level P1

- Legend
- Retail
  - Lobby
  - Shared amenities
  - Community Center
  - Loading/Core/Storage
  - Site boundary

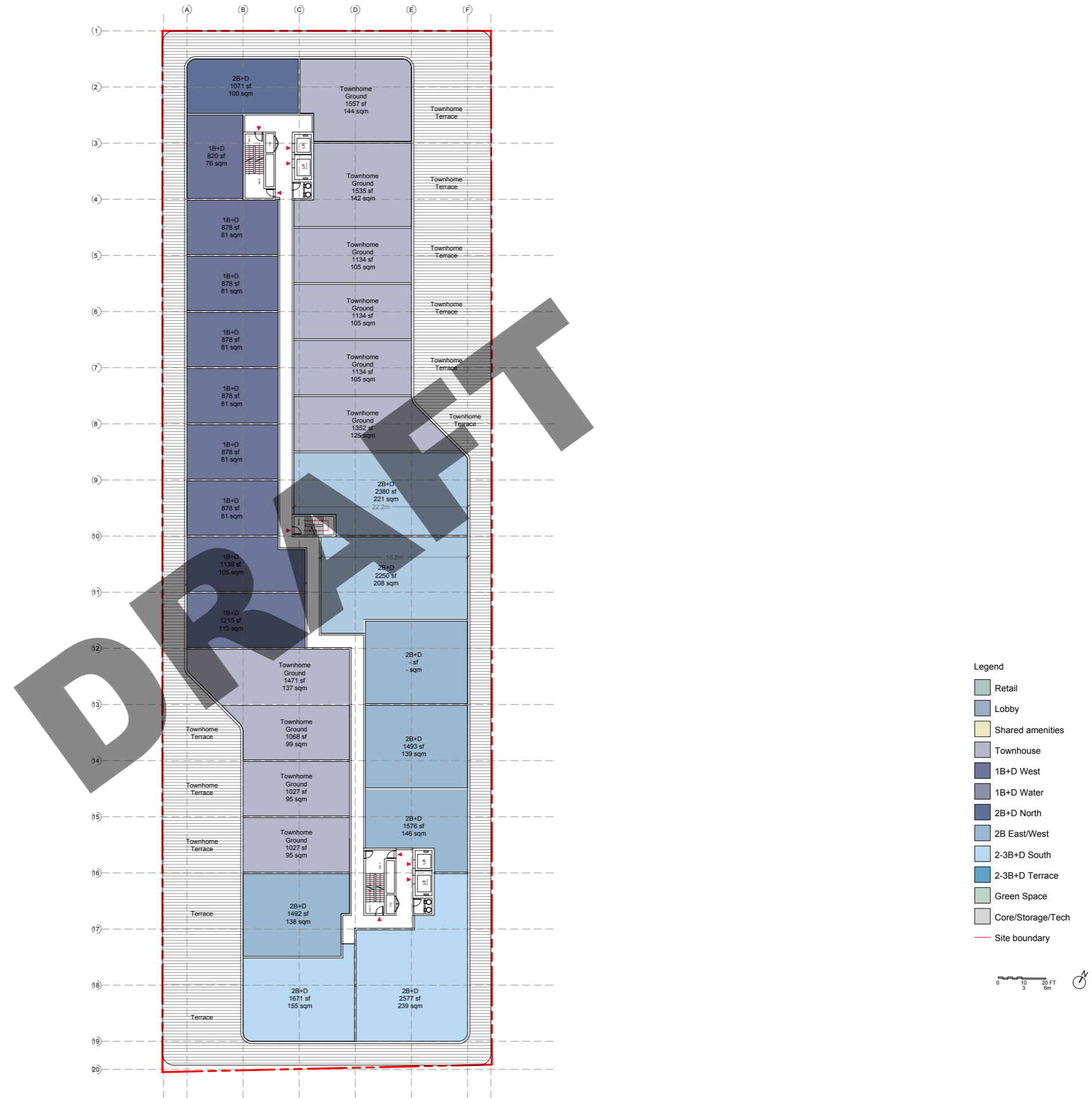


# Residential

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# Level 02

## Townhouse Lower Level

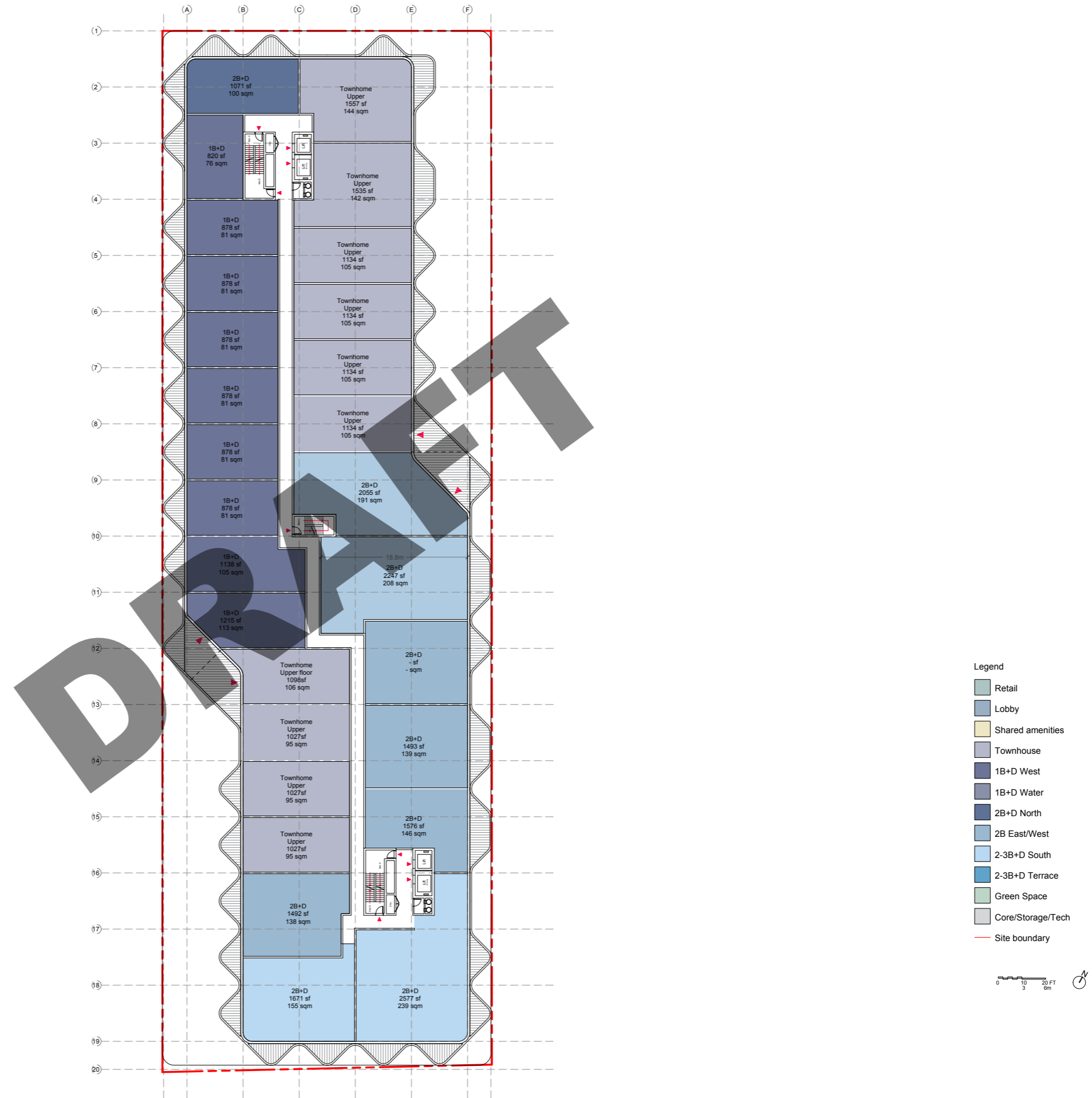




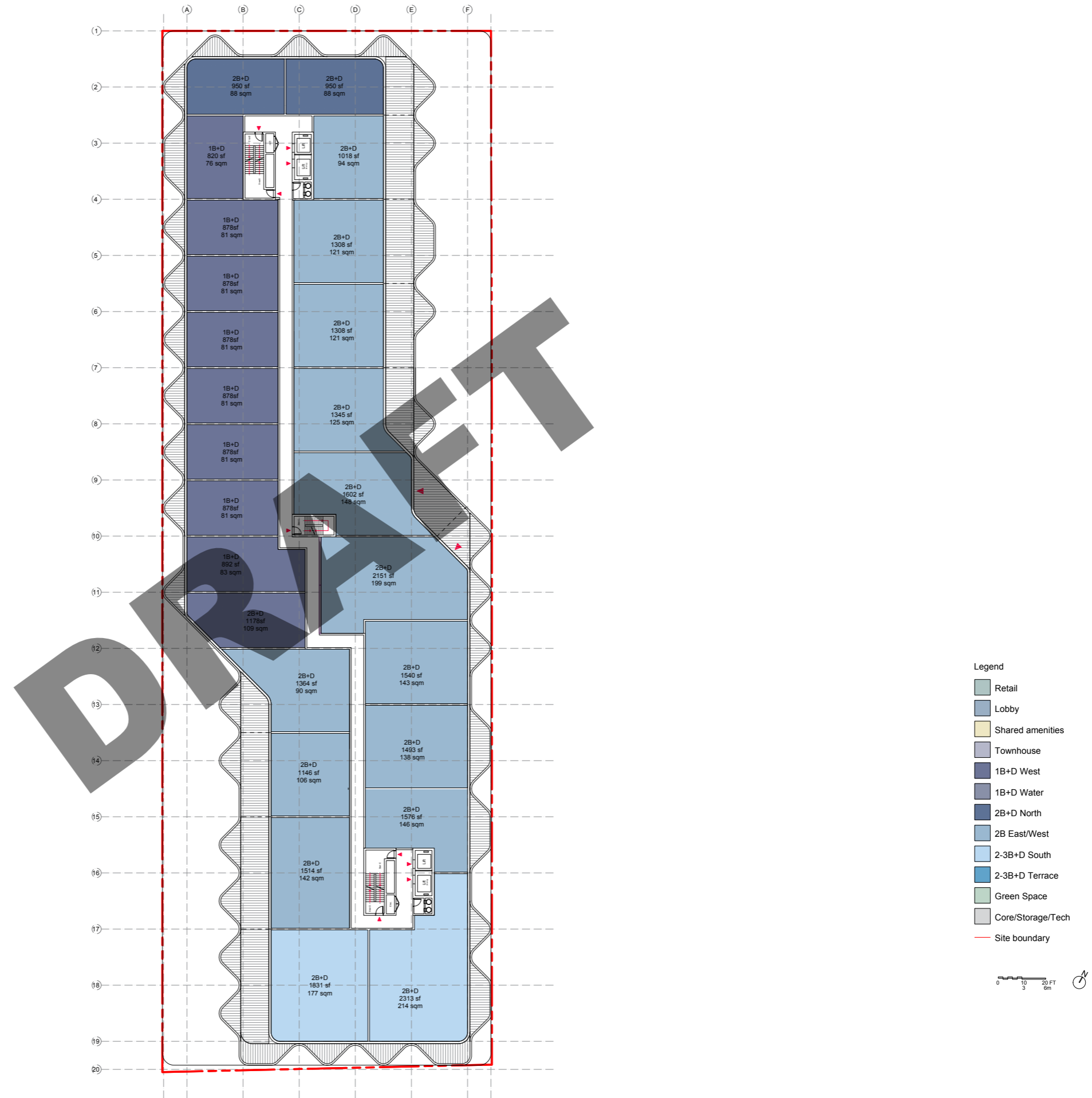


# Level 03

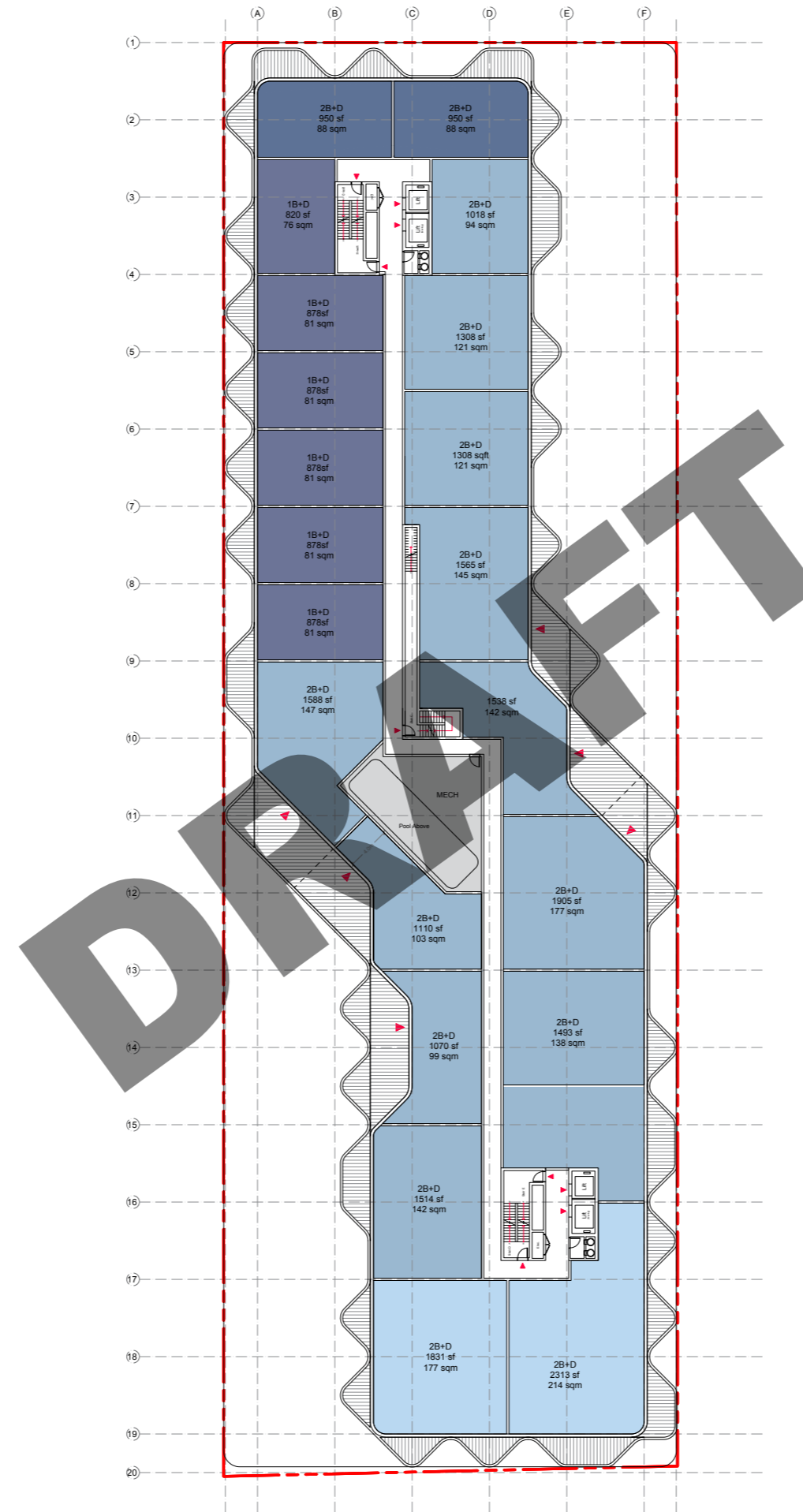
## Townhouse Upper Level



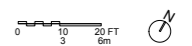
# Level 04



# Level 05

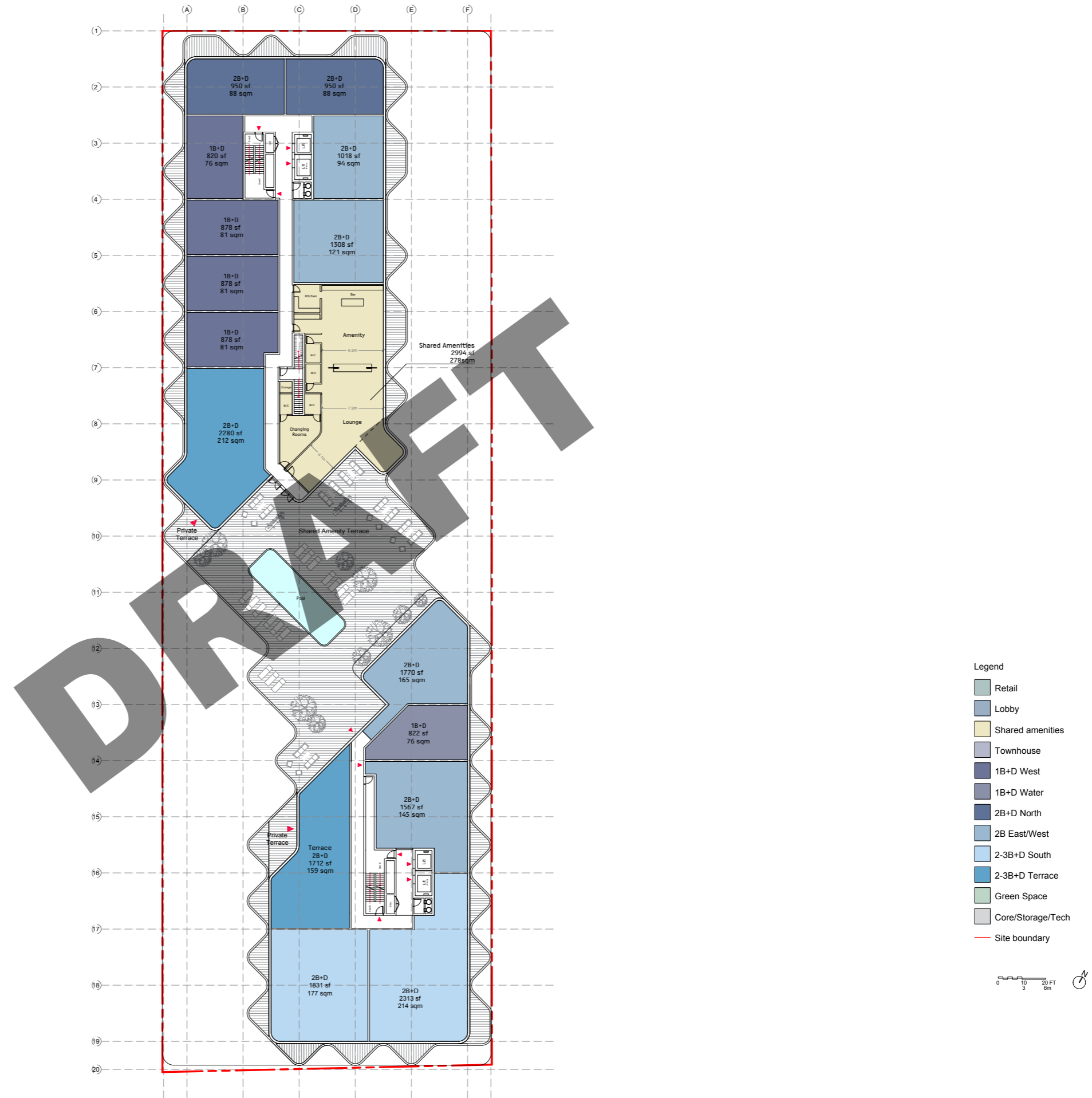


- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary



# Level 06

## Shared Amenities and Terrace

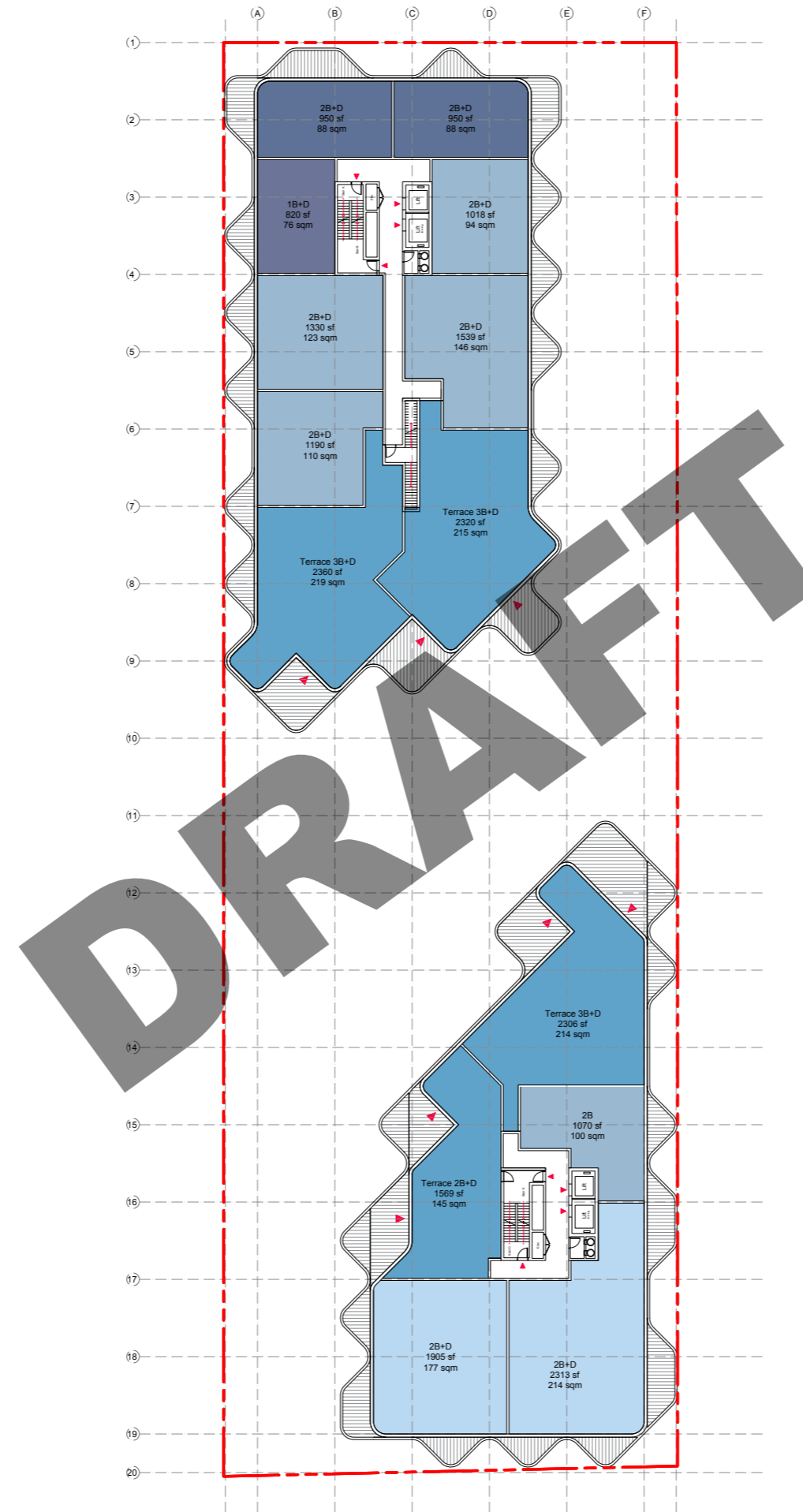




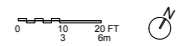
The shared amenities have a large outdoor area with a pool with panoramic views of the lake.

# Level 07

## Terrace Suites

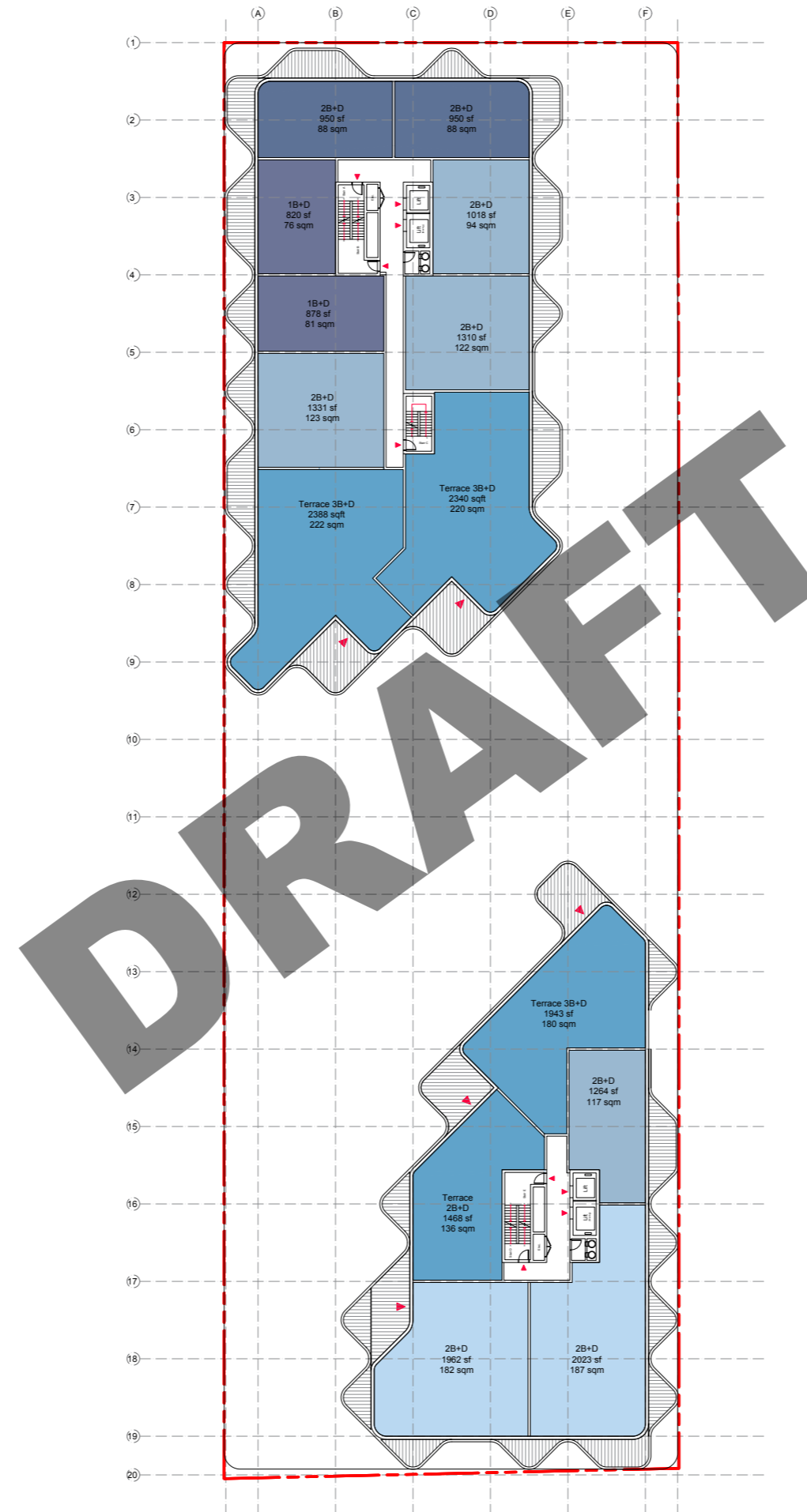


- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

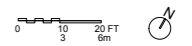


# Level 08

## Terrace Suites



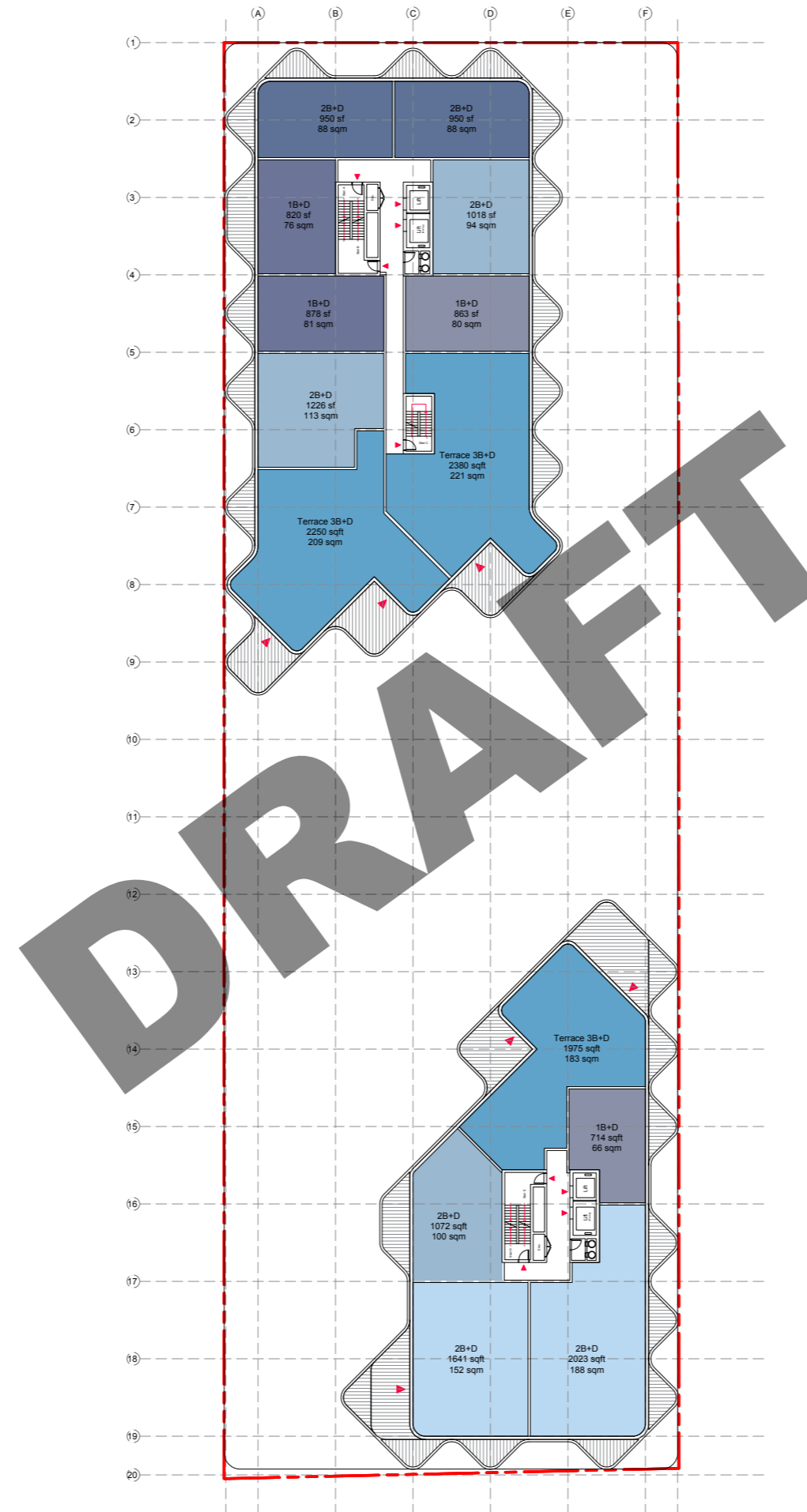
- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary



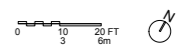


# Level 09

## Terrace Suites

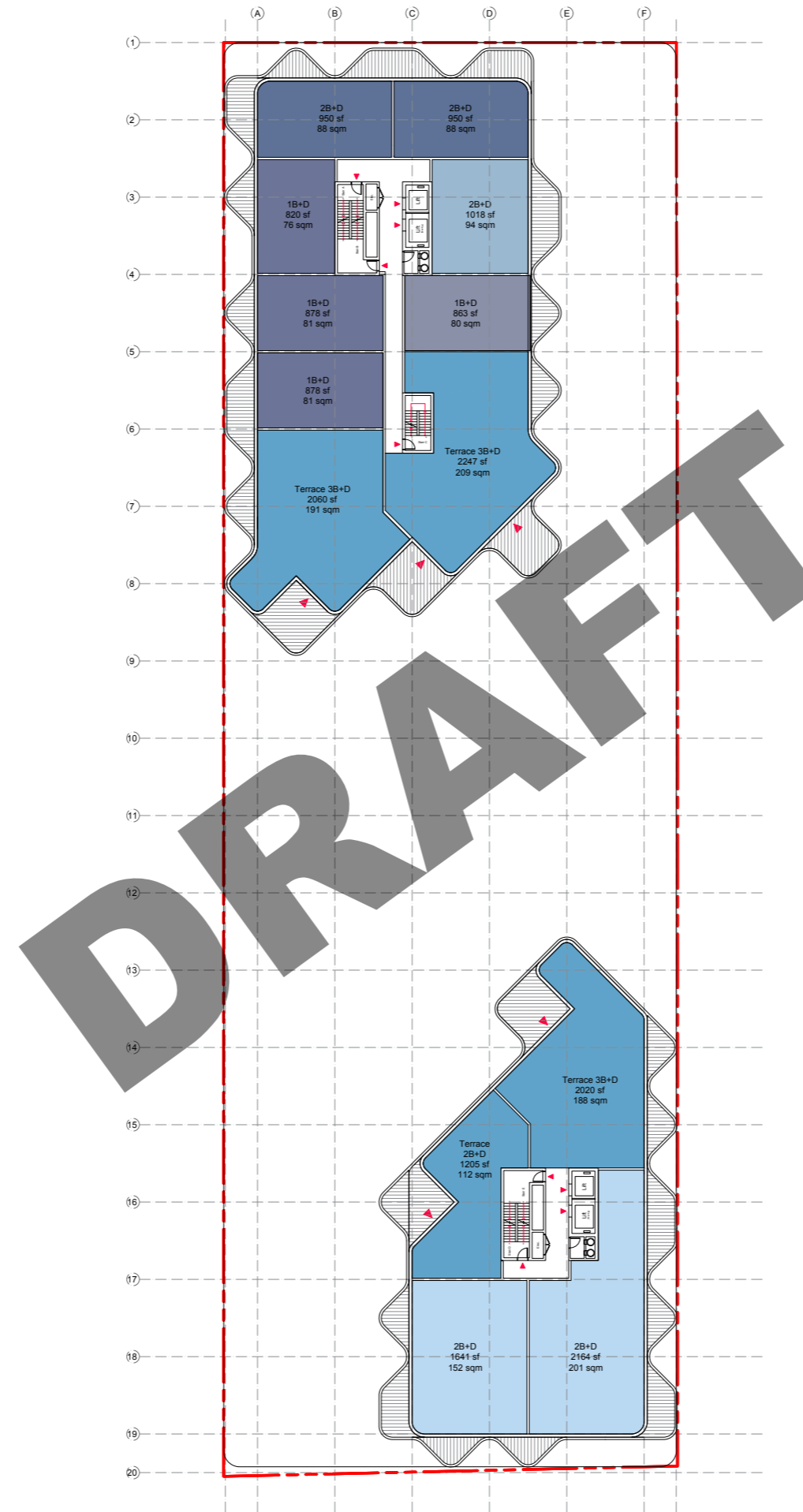


- Legend**
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

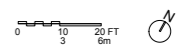


# Level 10

## Terrace Suites

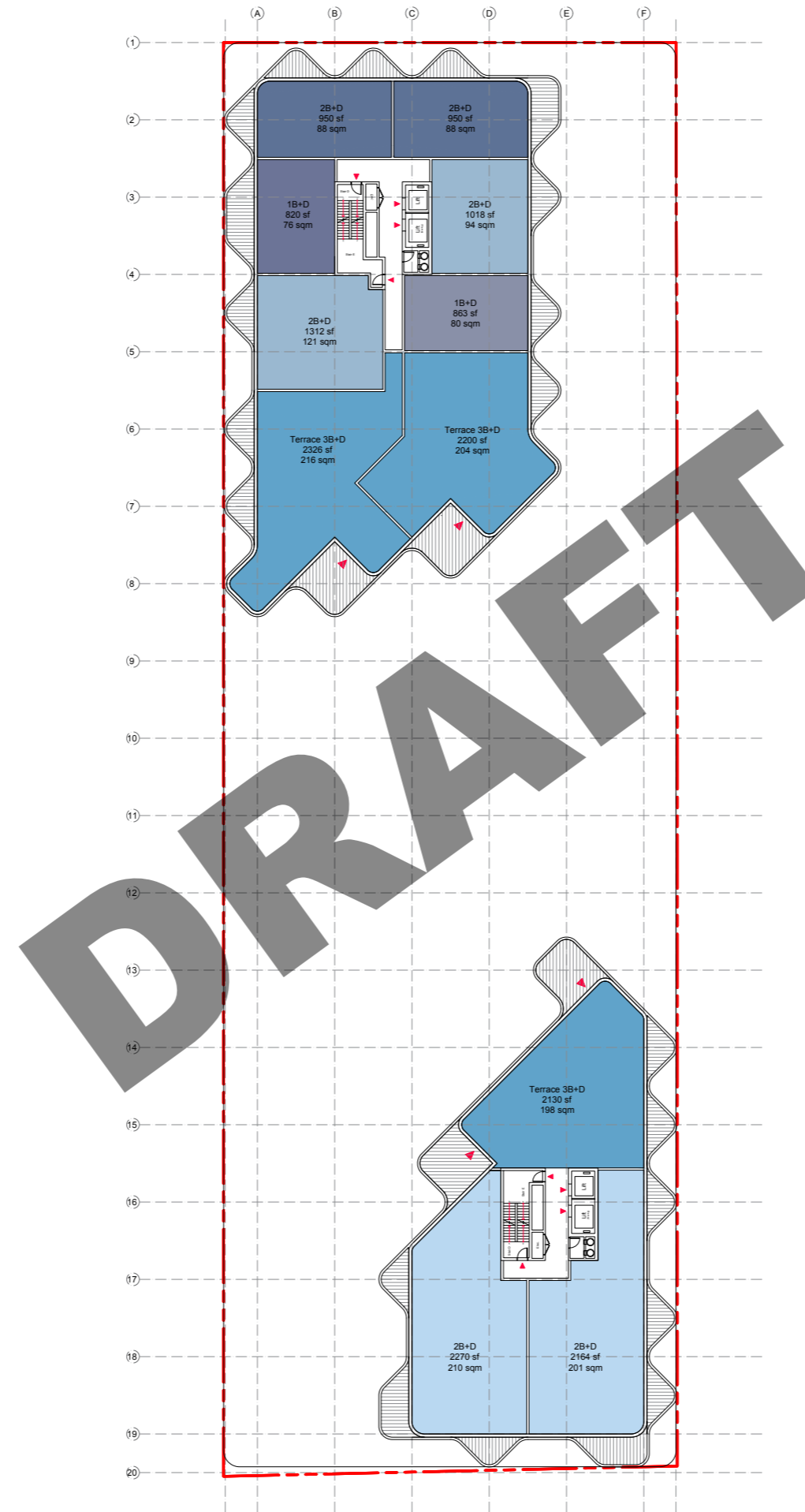


- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

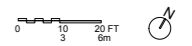


# Level 11

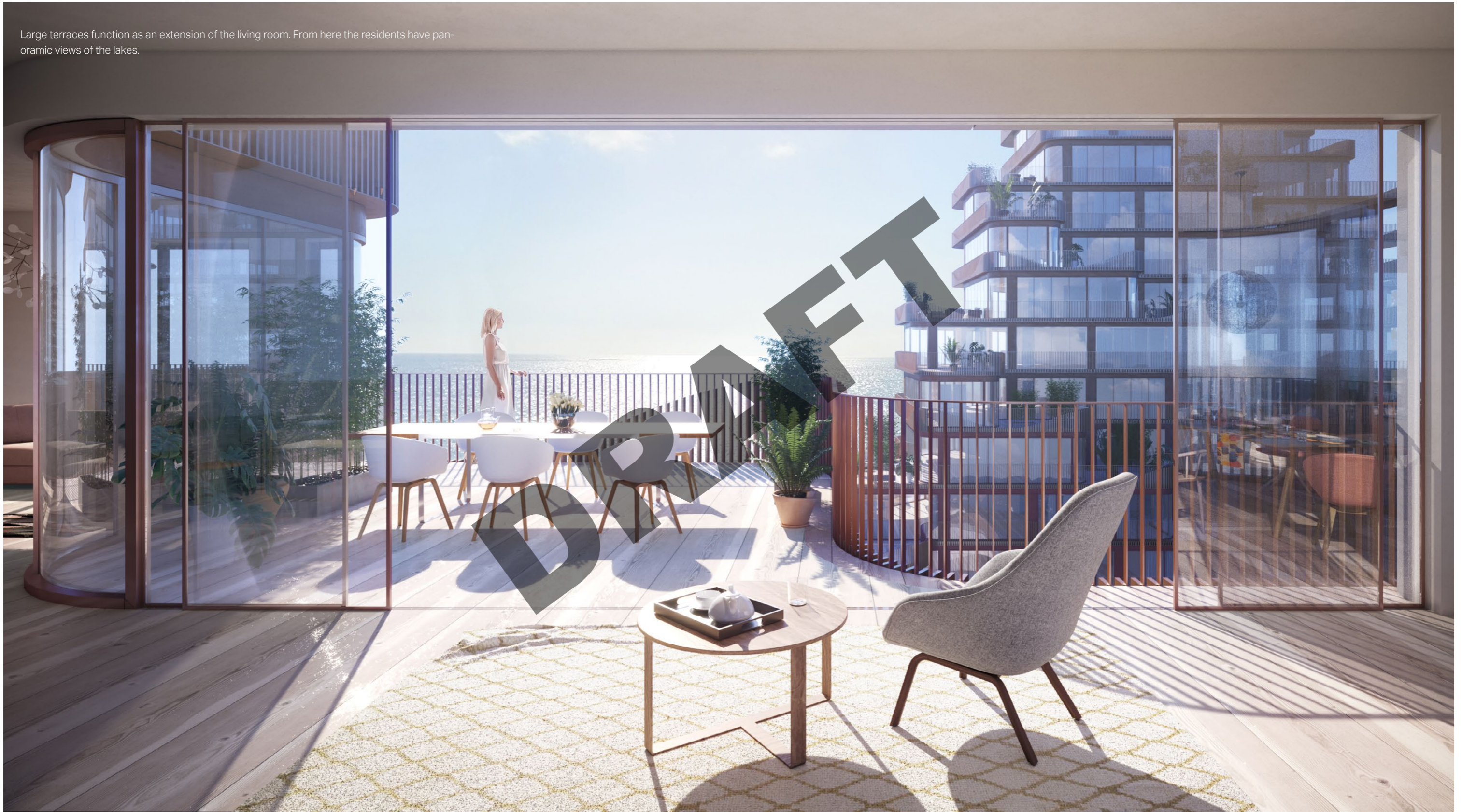
## Terrace Suites



- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

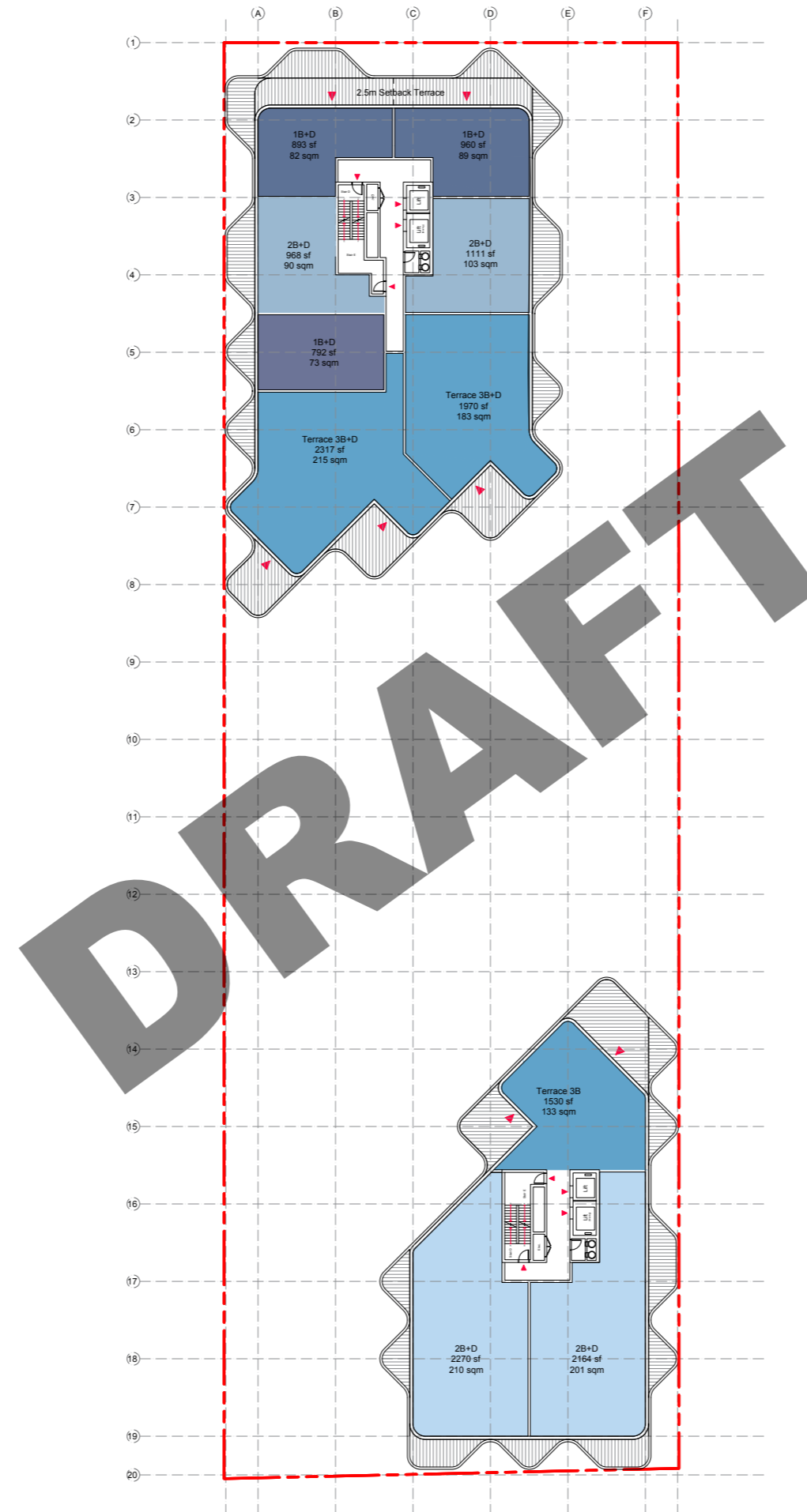


Large terraces function as an extension of the living room. From here the residents have panoramic views of the lakes.



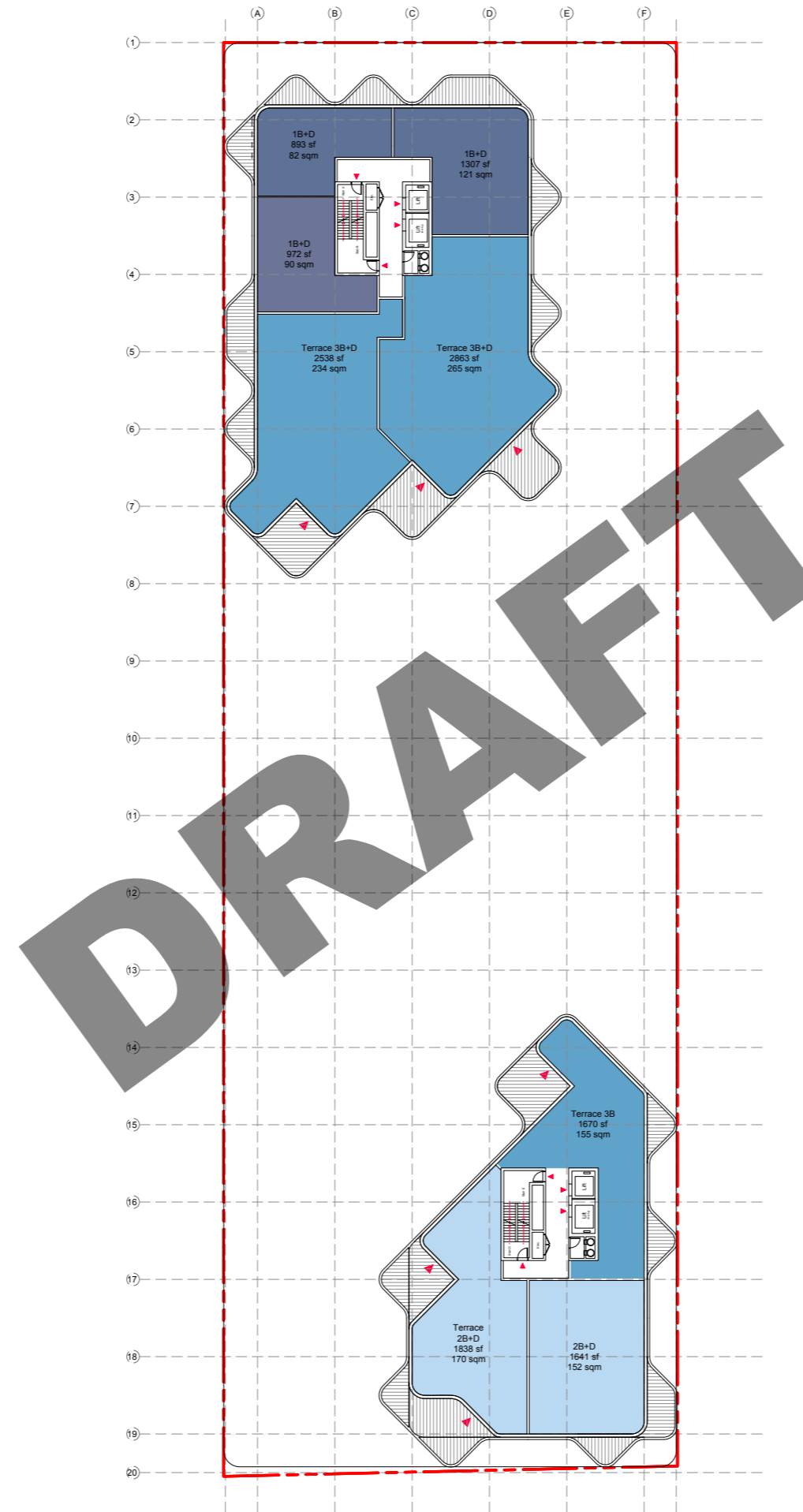
# Level 12

## Terrace Suites

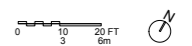


# Level 13

## Terrace Suites

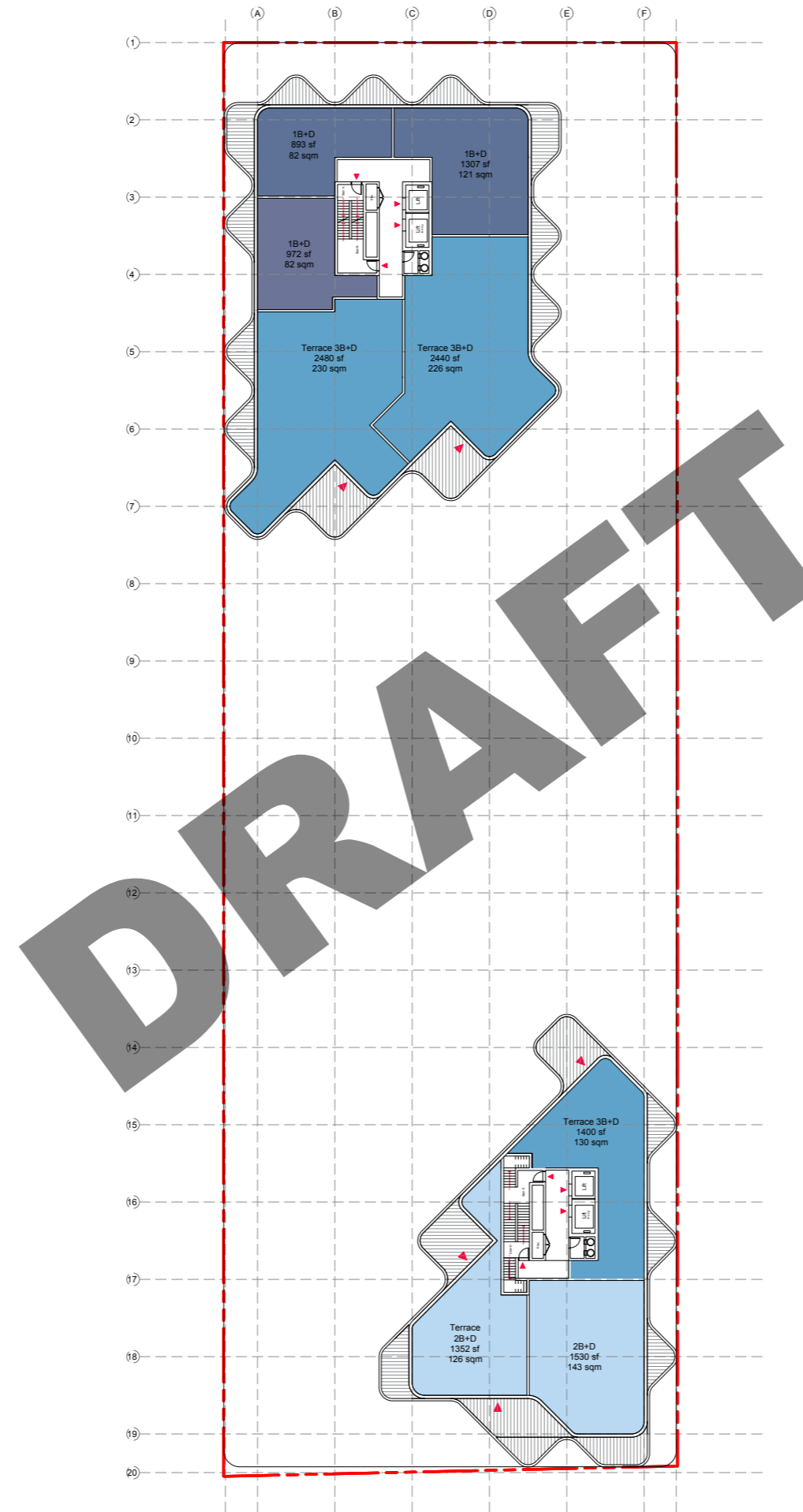


- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

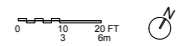


# Level 14

## Terrace Suites

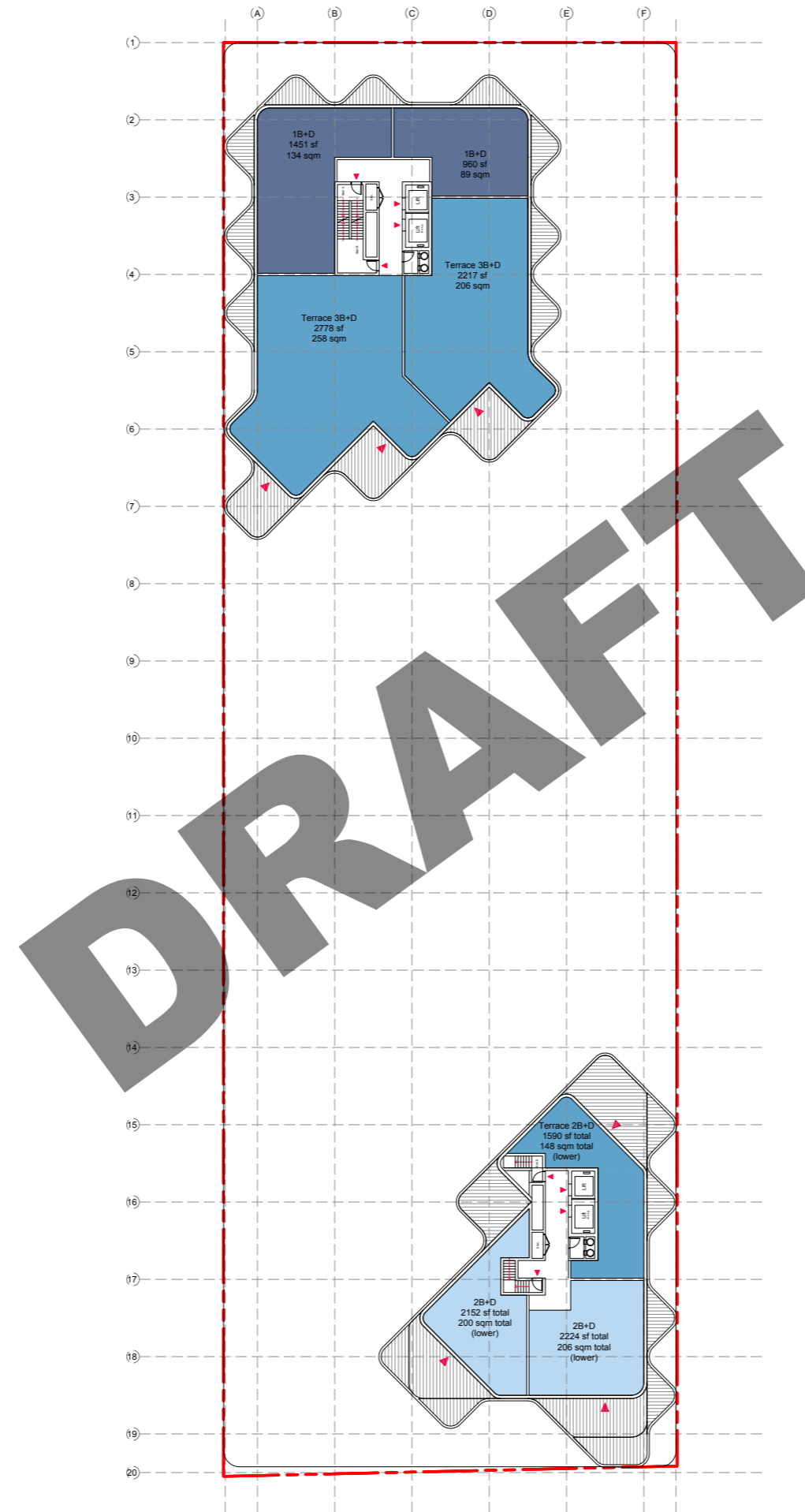


- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

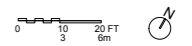


# Level 15

## Terrace Suites



- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

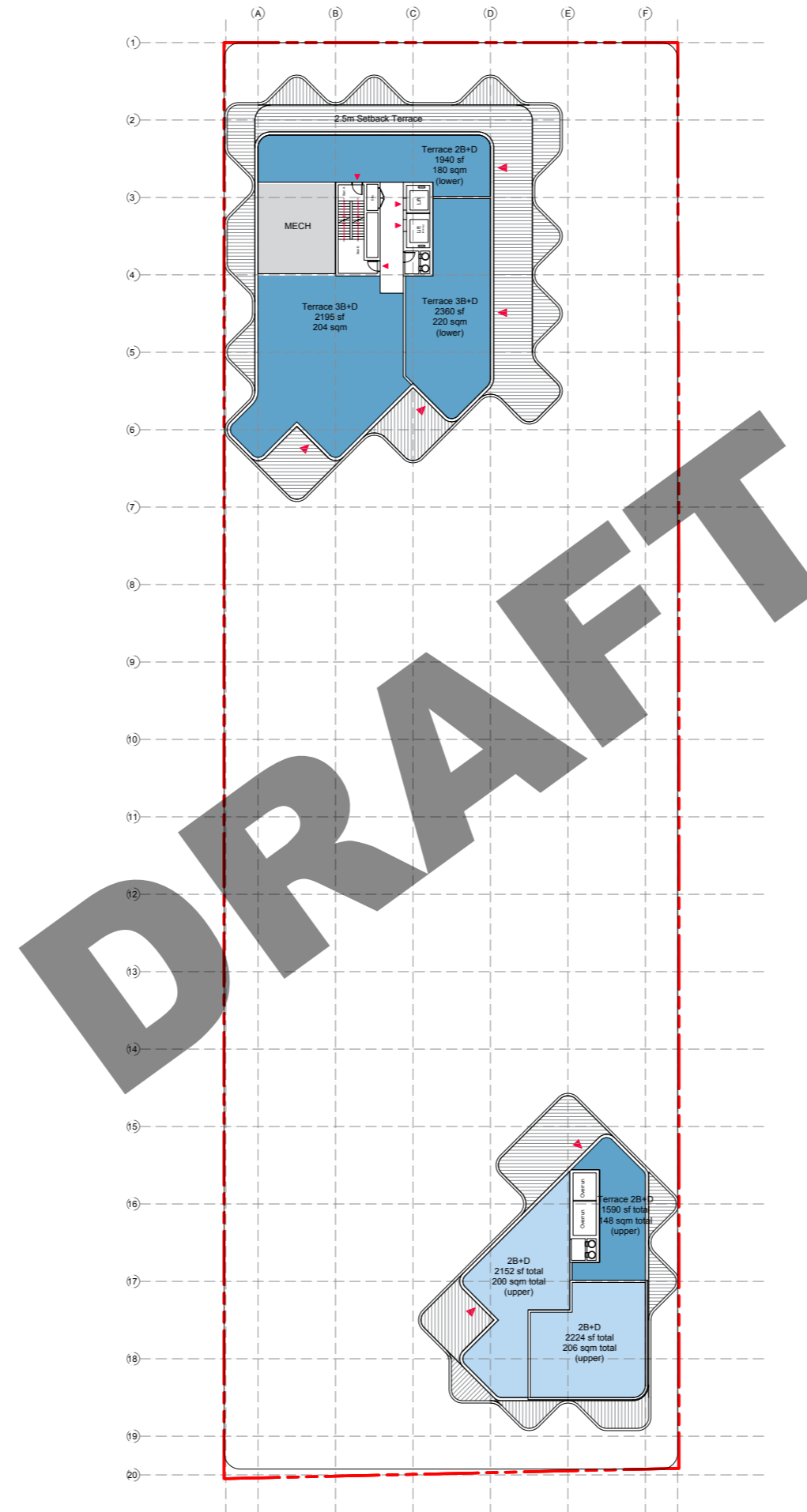




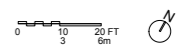


# Level 16

## Terrace Suites

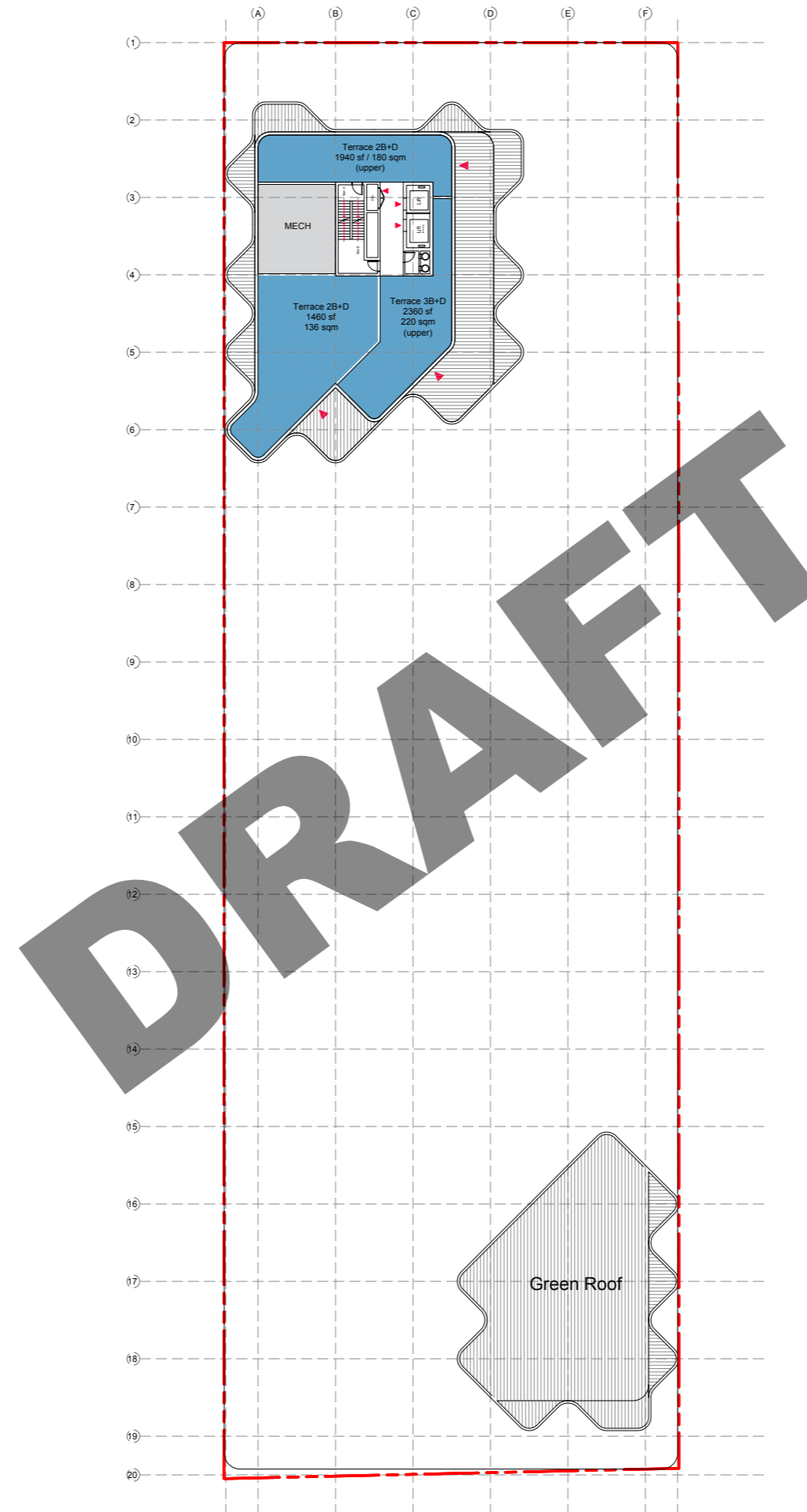


- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

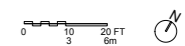


# Level 17

## Terrace Suites

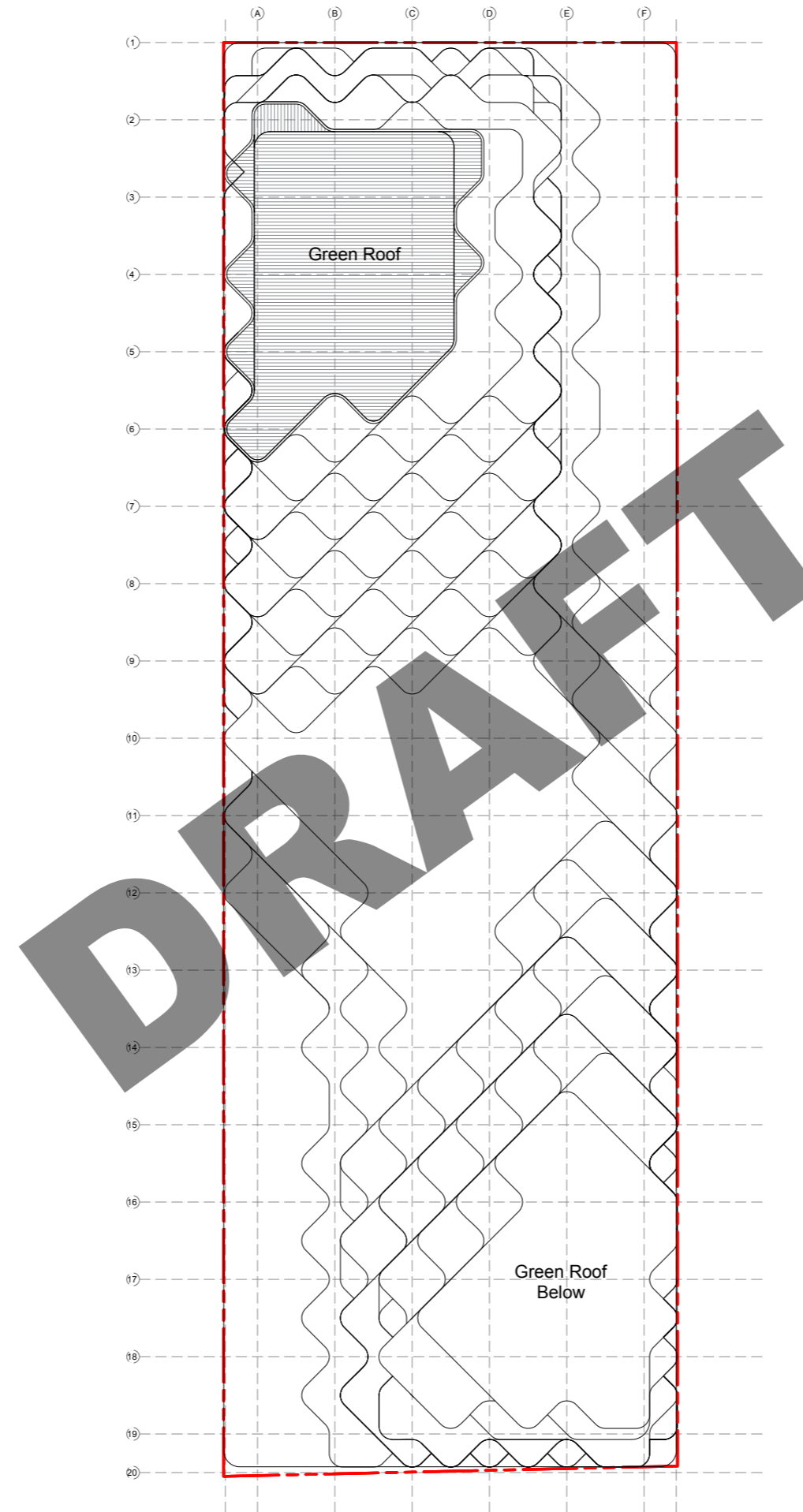


- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary

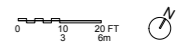


# Level 18

## Terrace Suites



- Legend
- Retail
  - Lobby
  - Shared amenities
  - Townhouse
  - 1B+D West
  - 1B+D Water
  - 2B+D North
  - 2B East/West
  - 2-3B+D South
  - 2-3B+D Terrace
  - Green Space
  - Core/Storage/Tech
  - Site boundary



View looking down on terraces to shared amenity space.



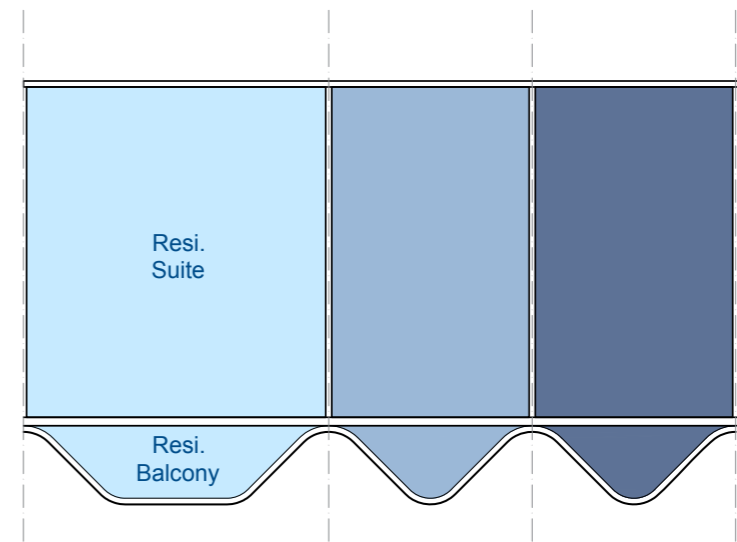
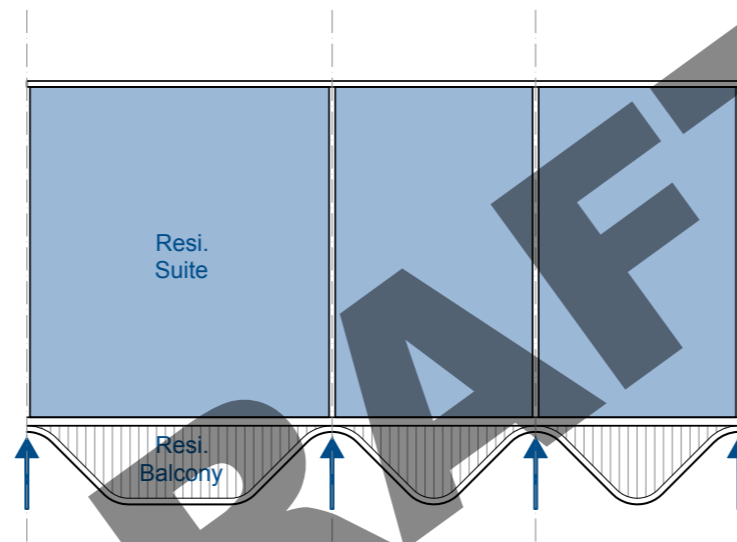
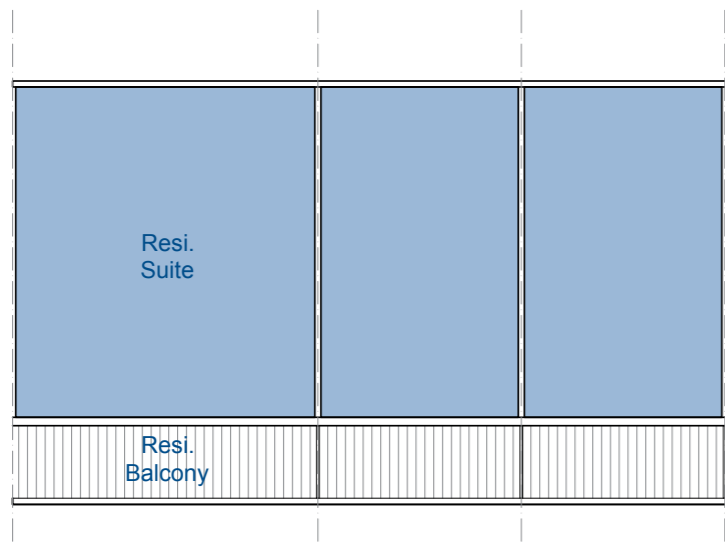
# Residential Facade Development

DRAFT

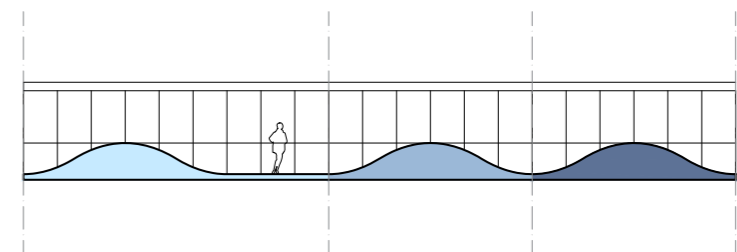
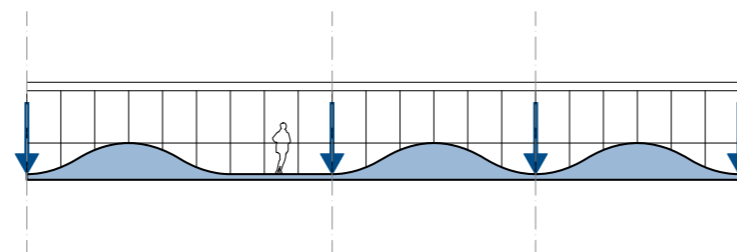
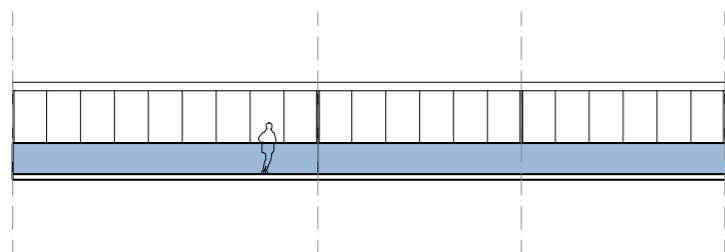
# Residential Scale

Facade articulation - residential unit scale.

Plan



Elevation



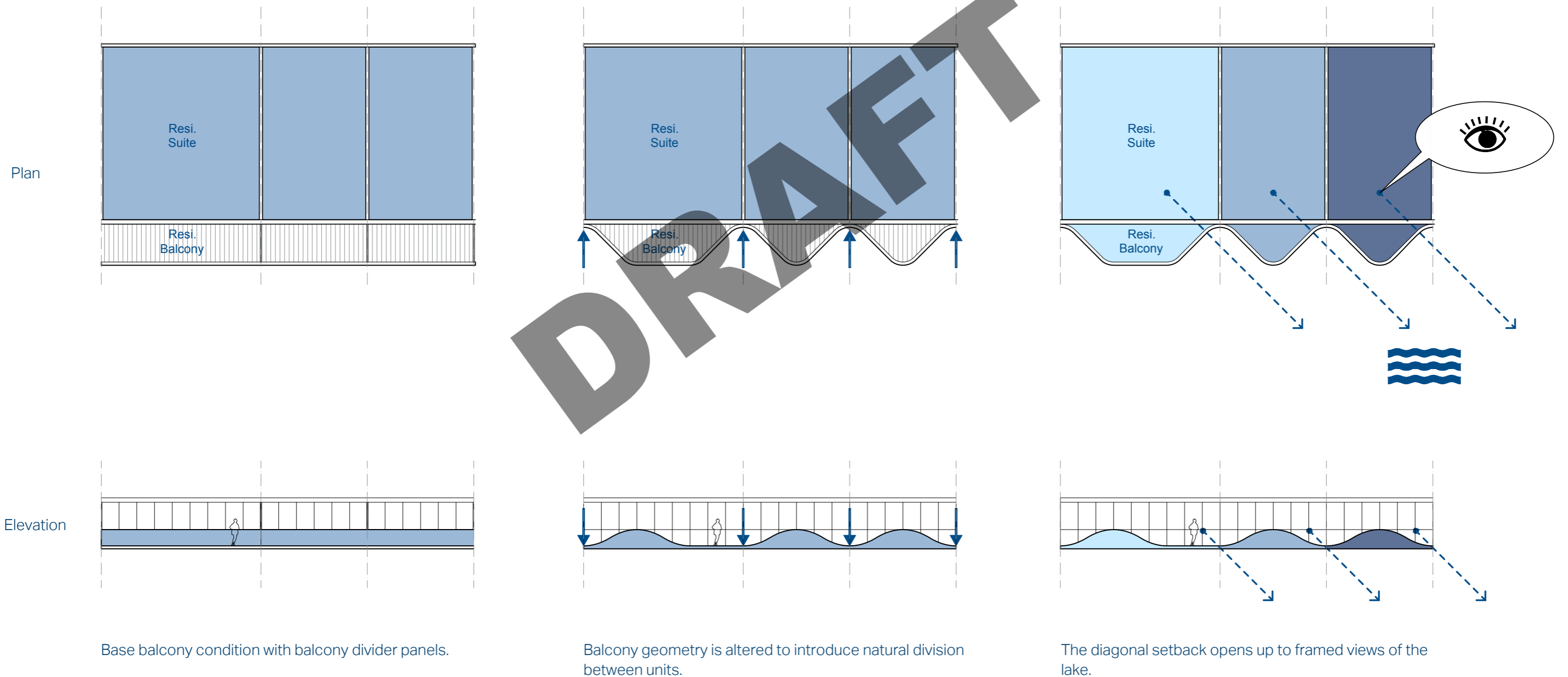
Base balcony condition with balcony divider panels.

Balcony geometry is altered in both plan and elevation to introduce natural division between units.

Each balcony reflects the unit it is connected to, which introduces a residential scale to the facade.

# Residential Views

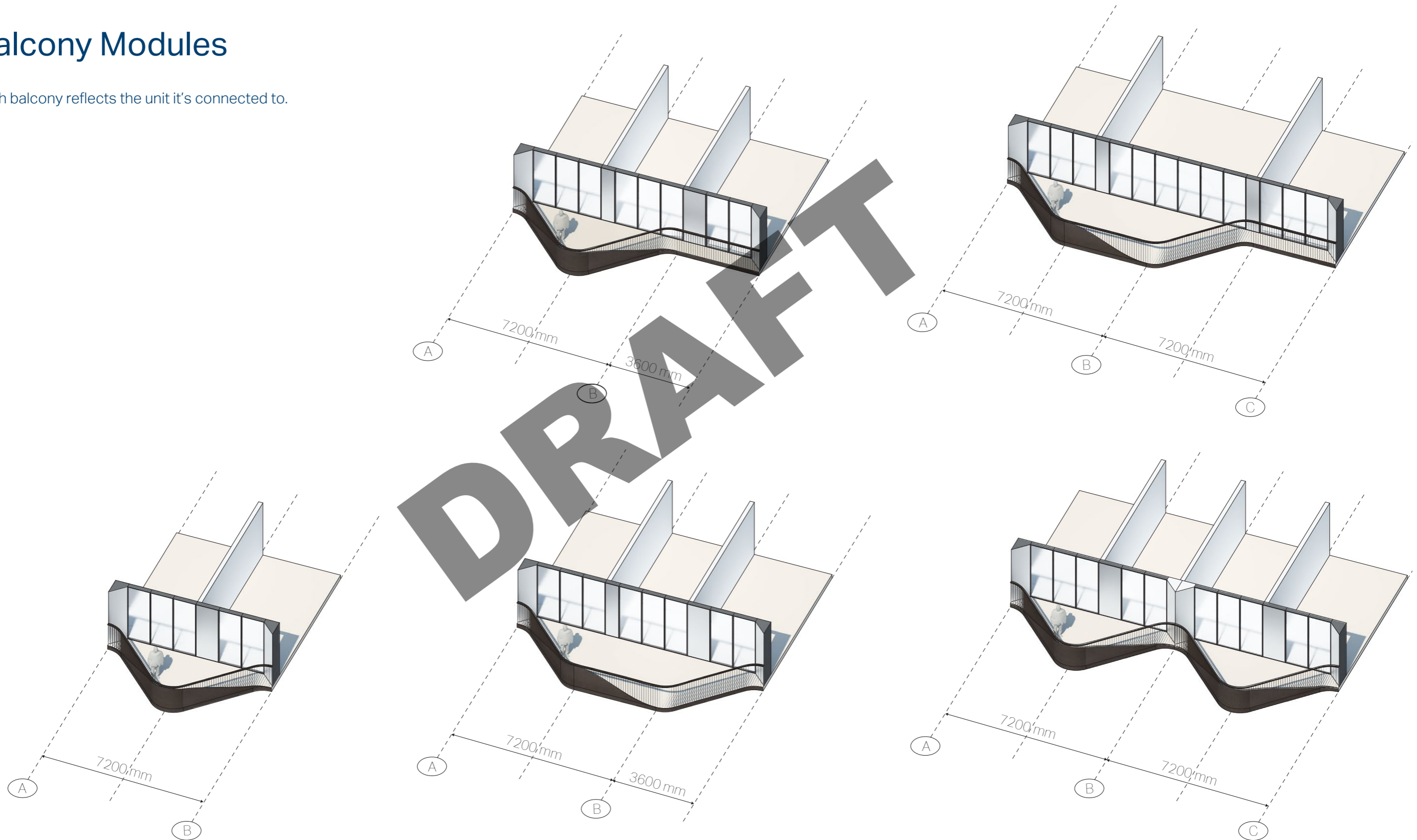
Facade articulation - residential unit views





## Balcony Modules

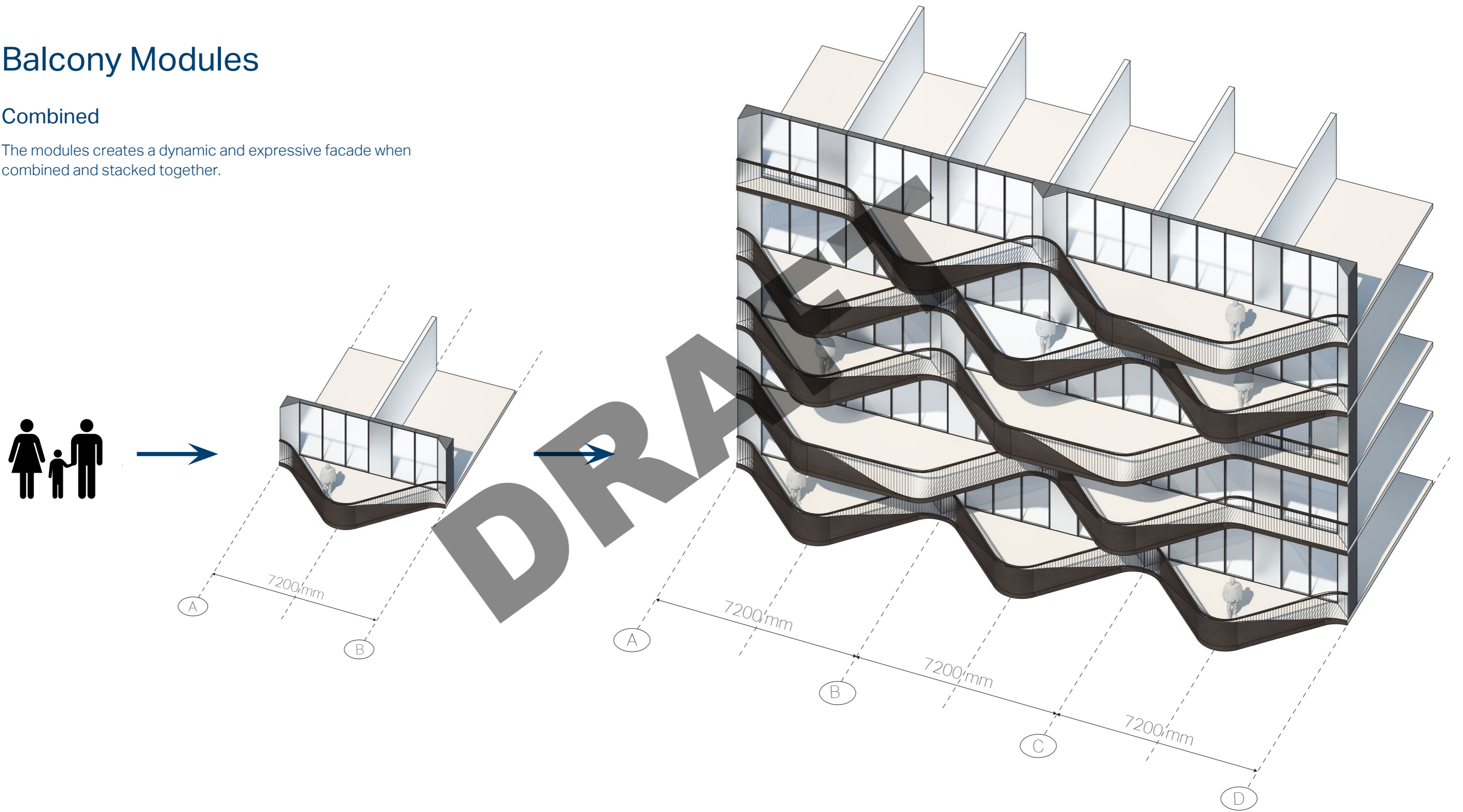
Each balcony reflects the unit it's connected to.



## Balcony Modules

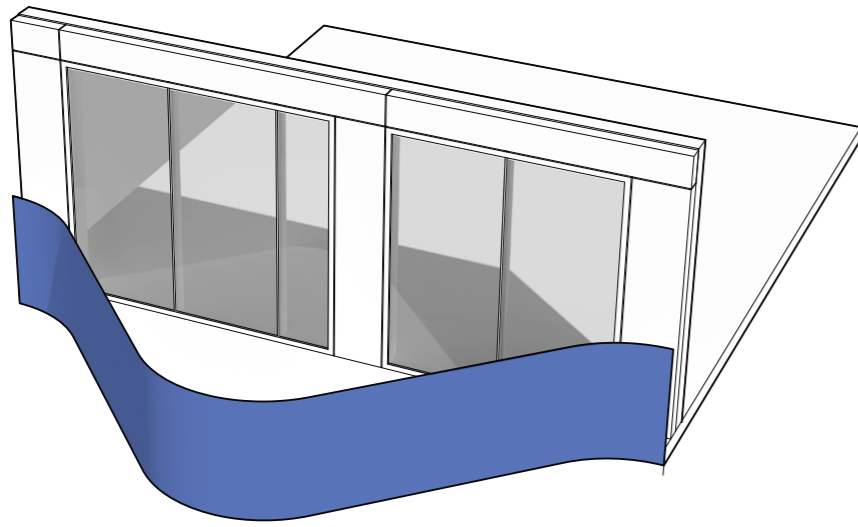
### Combined

The modules creates a dynamic and expressive facade when combined and stacked together.



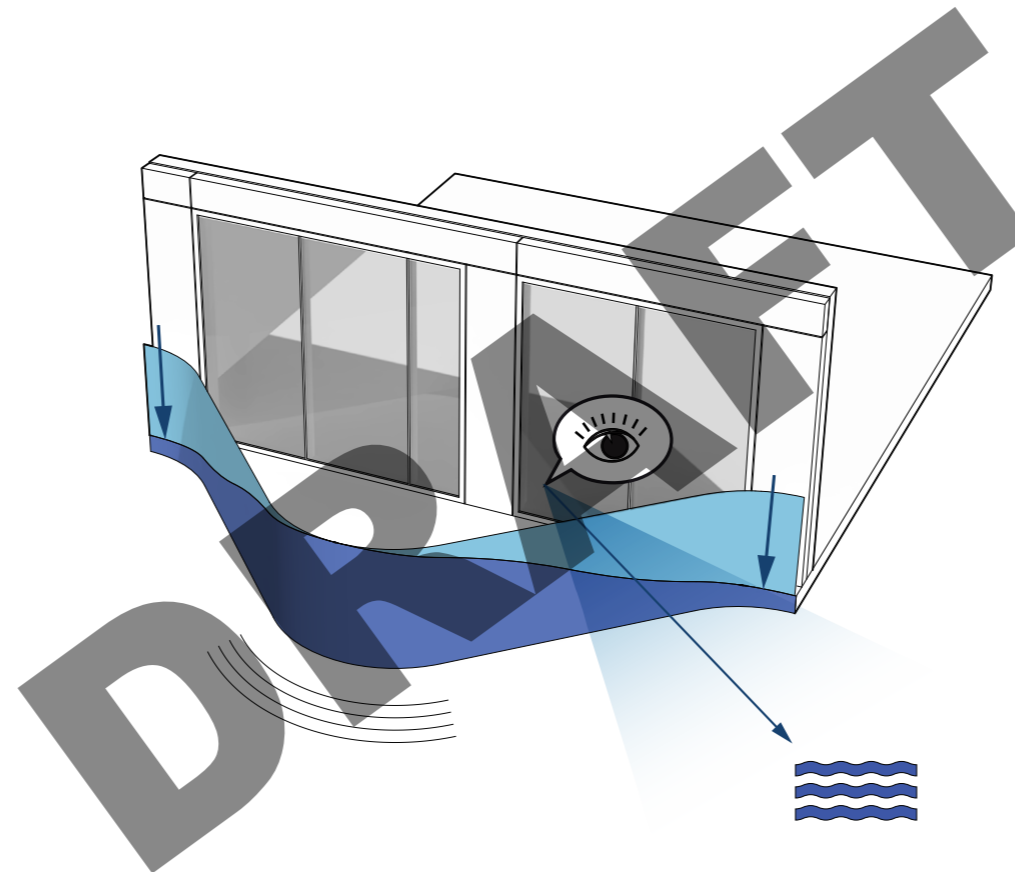
# Balustrade Refinement

## Views and Privacy



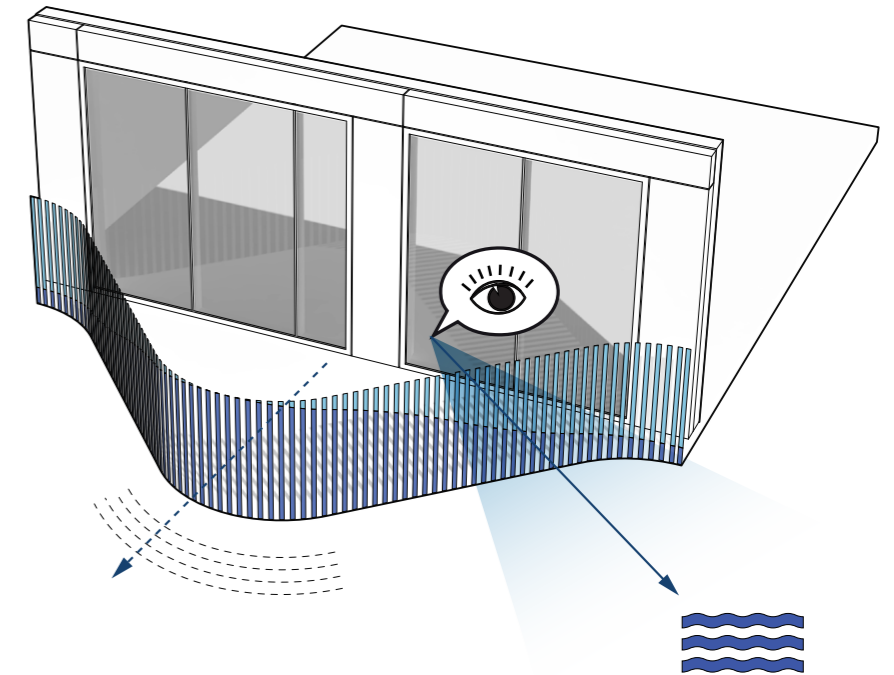
### Base condition

Balcony module at the scale of one residential unit



### Privacy and Views

Framing views towards lake while maintaining a privacy screen towards neighboring buildings.

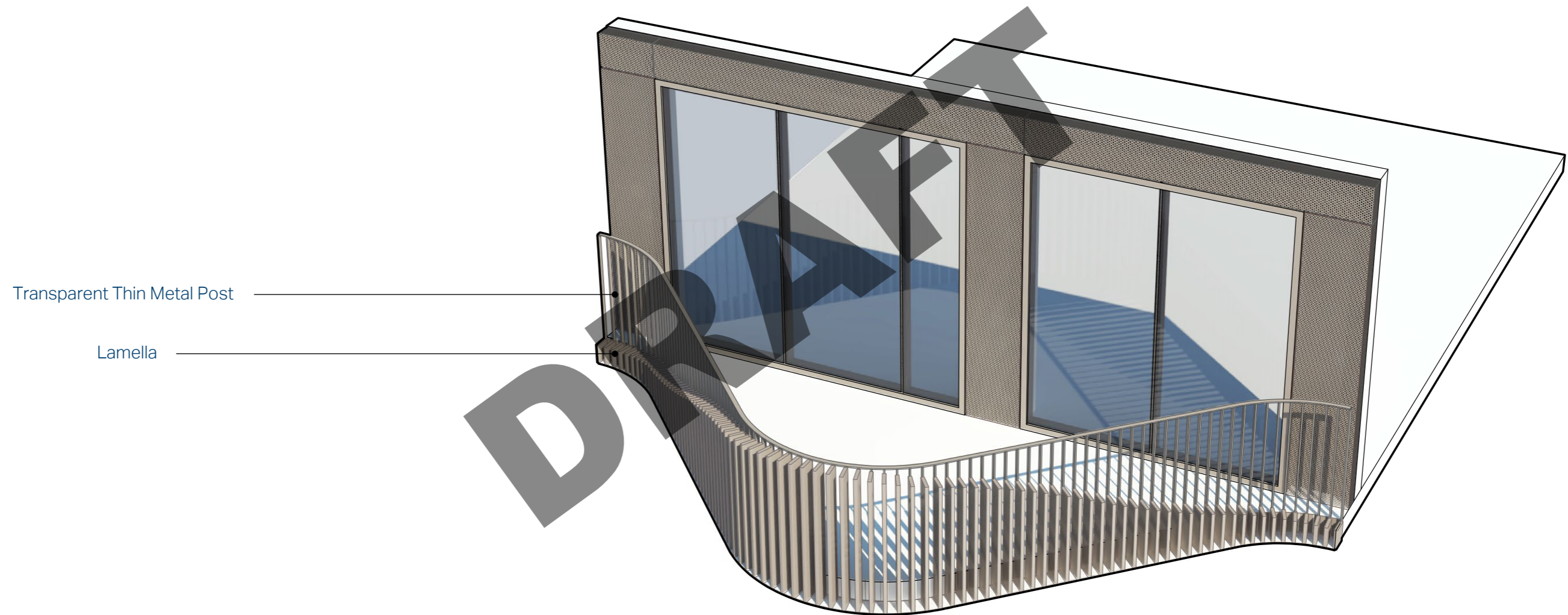


### Balustrade refinement

A finer grain is introduced by subdividing the railing. The lamella acts as a privacy screen while still allowing views through.

## Balustrade Refinement

The balcony balustrade frame the view towards the lake and create a subtle privacy screen to neighboring buildings.



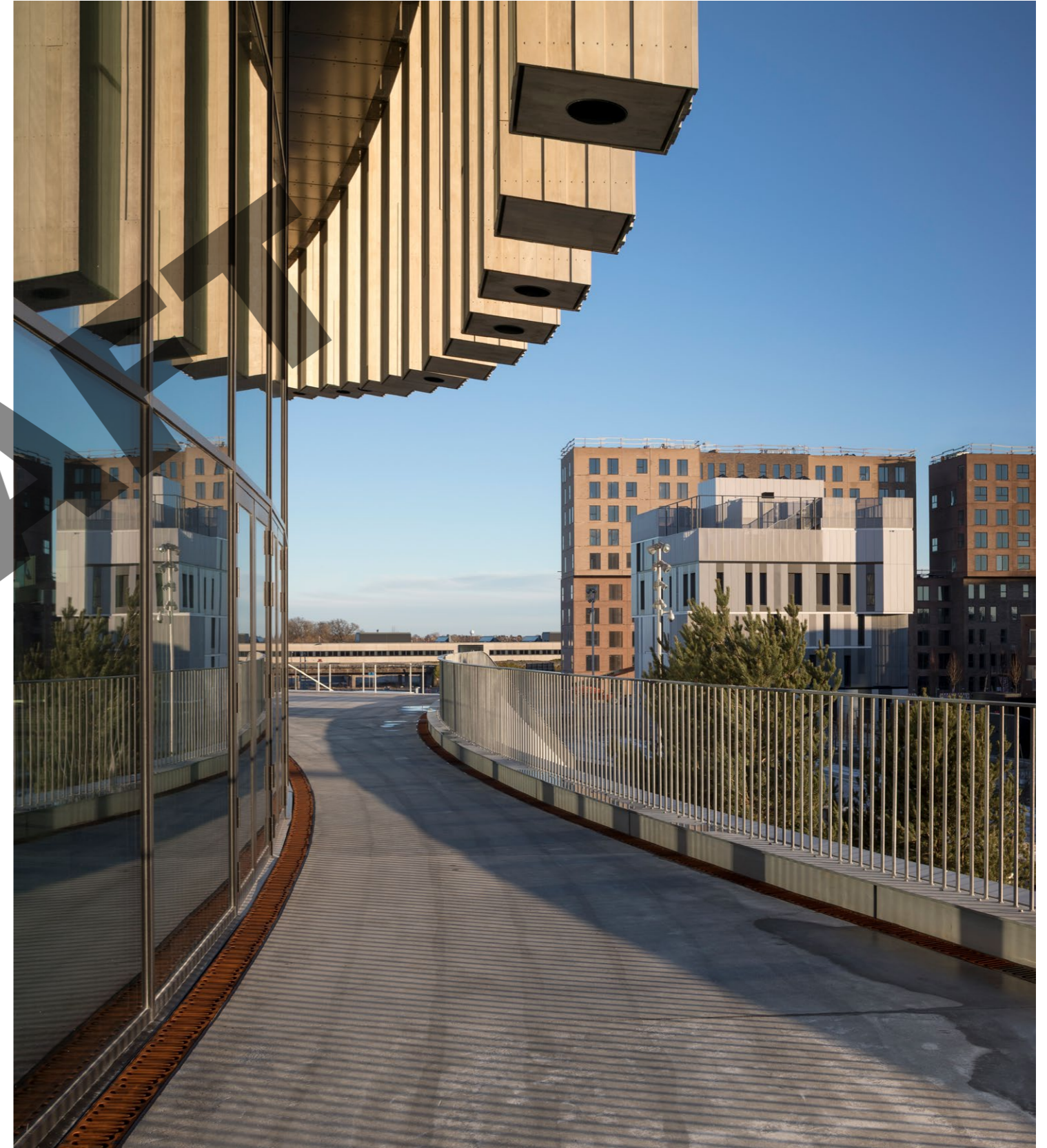
# Curved geometry without curved elements

Royal Arena Copenhagen - Precedent 3XN Project



# Precedent 3XN Project

Royal Arena Copenhagen - Curved geometry without curved elements





Even though the façade is built out of modules, the result is a dynamic expression.

# Model Photos

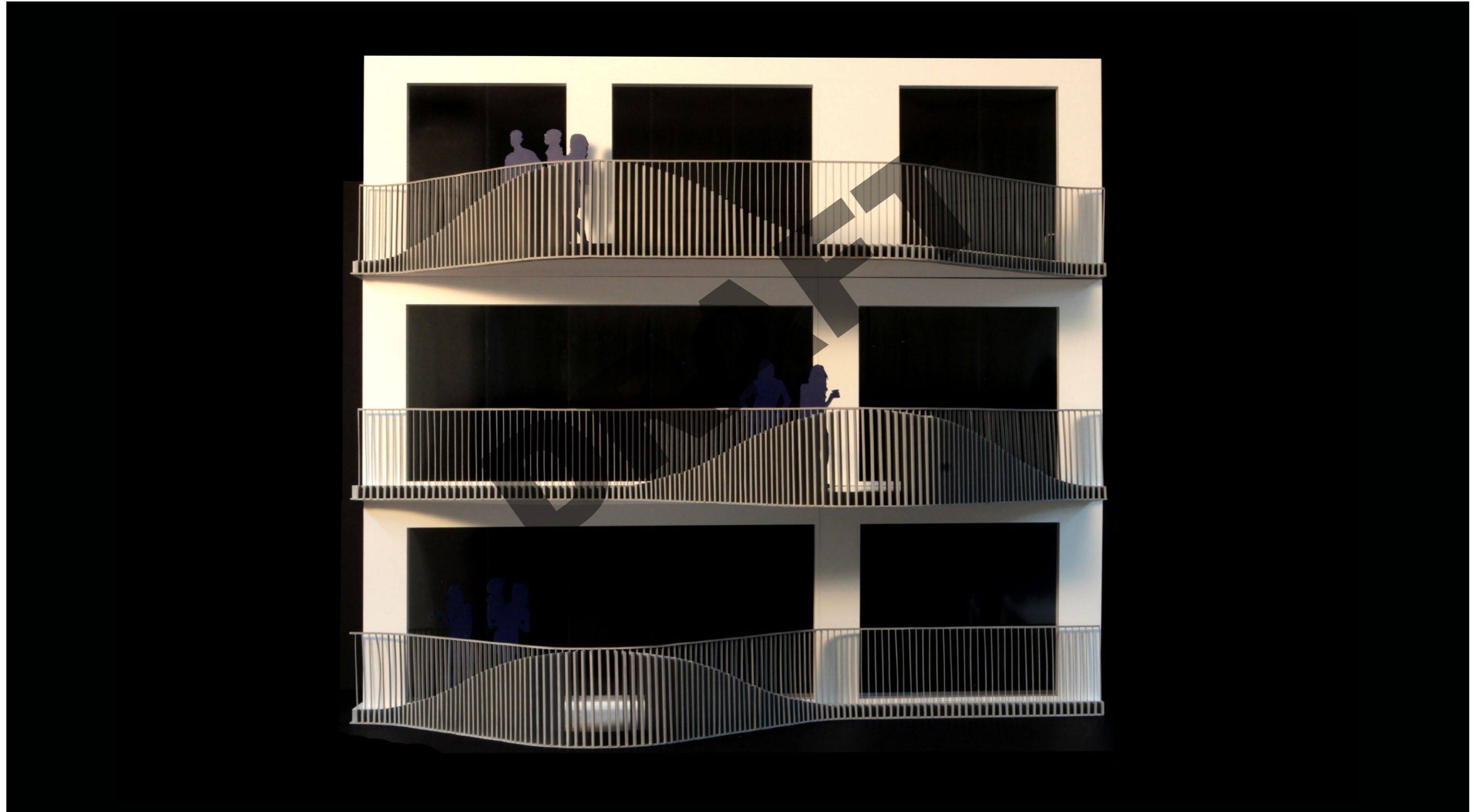
Balcony Model 1:10





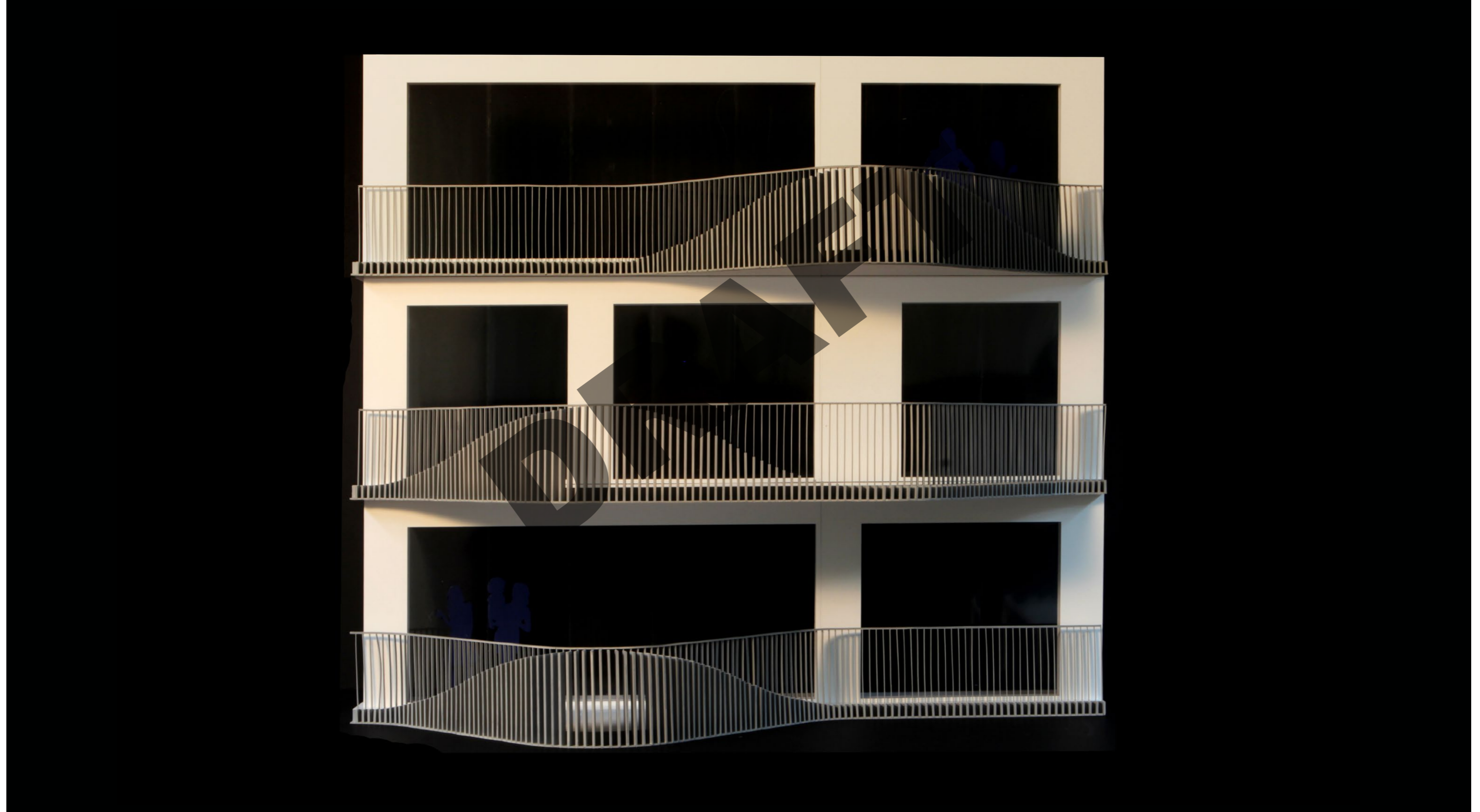
# Model Photos

Balcony Model 1:10



# Model Photos

Balcony Model 1:10



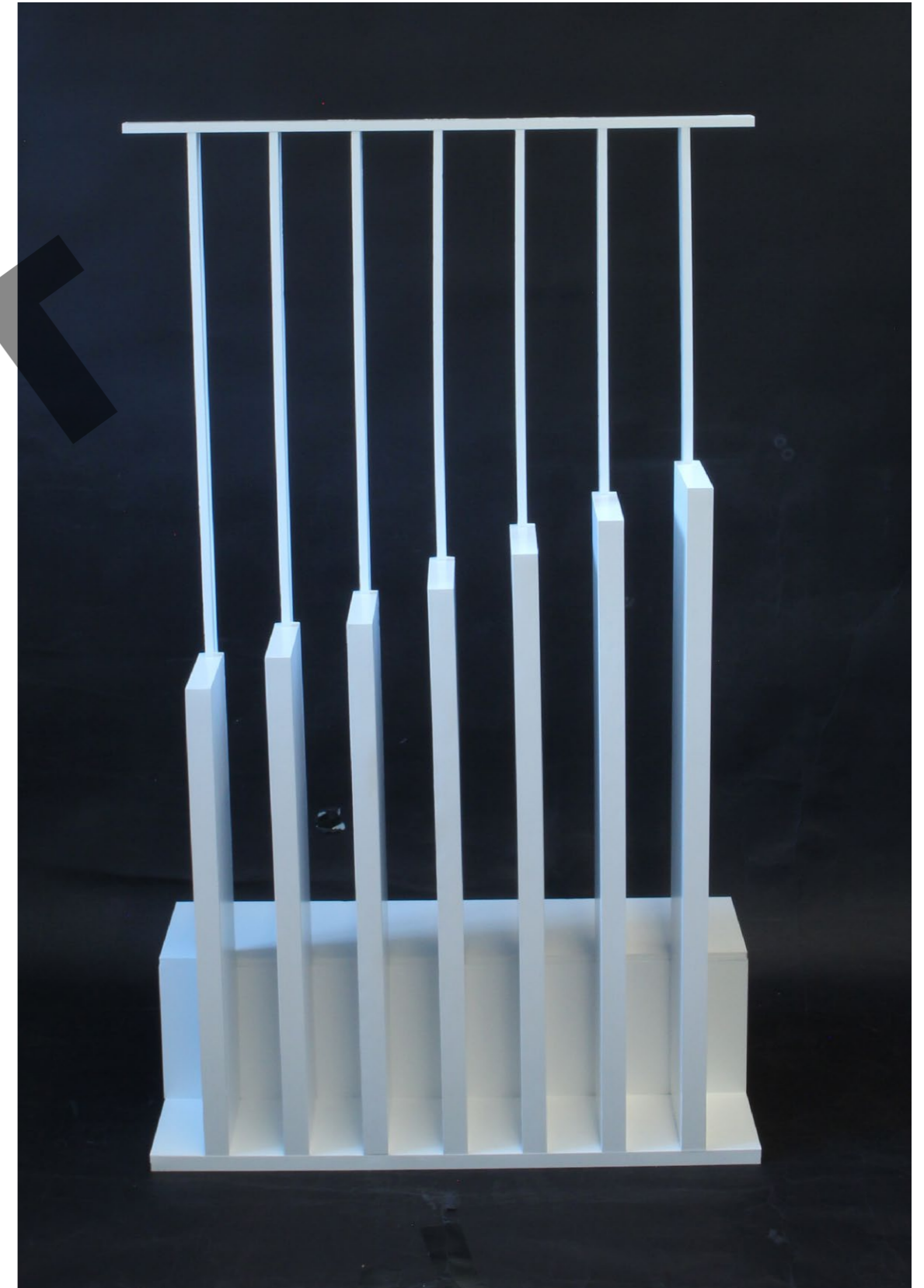
## Model Photos

Balcony Model 1:10



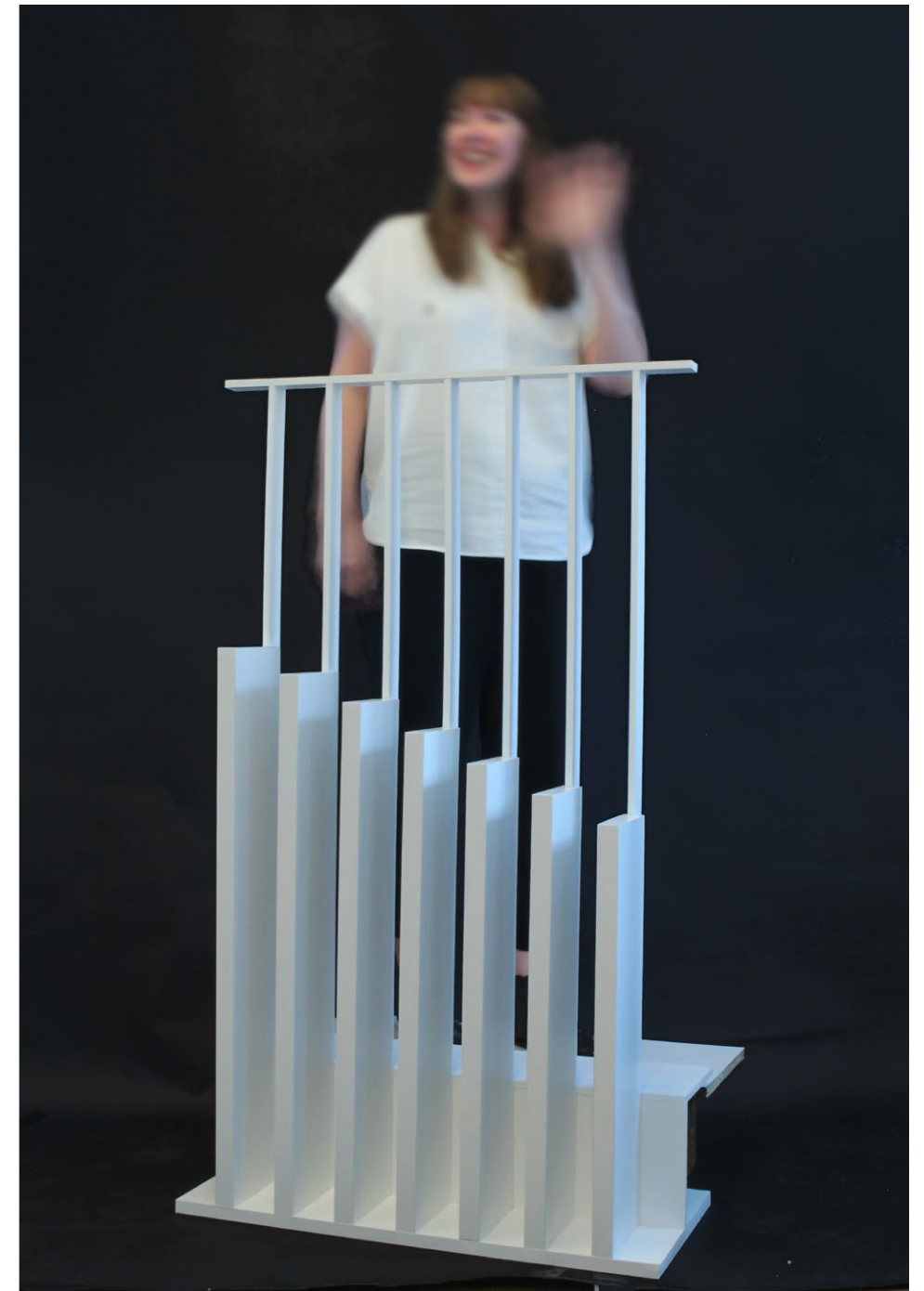
## Model Photos

Balcony Railing Section 1:1



## Model Photos

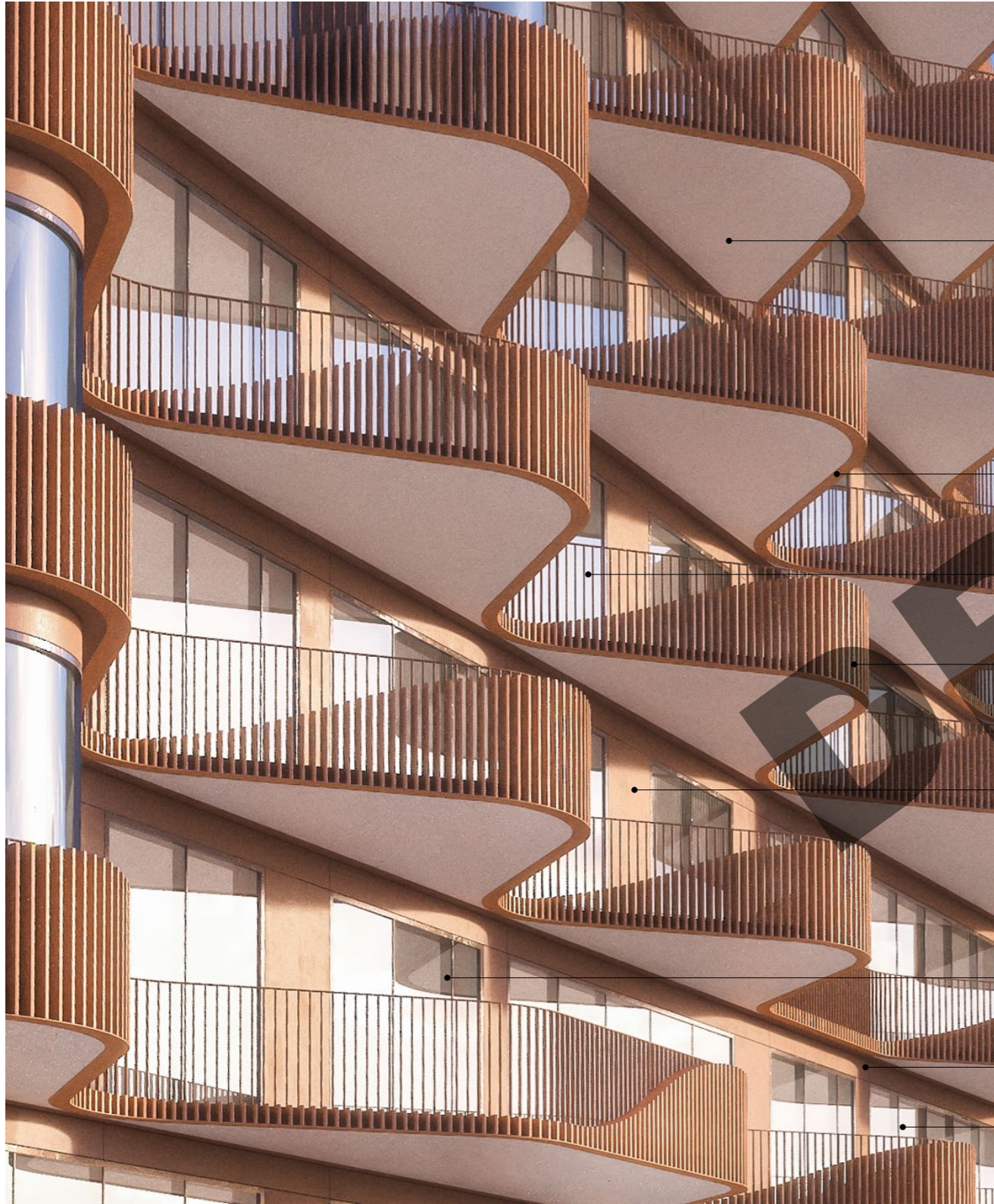
Balcony Railing Section 1:1





# Facade Components

& Initial Color Palette Direction



White Concrete Slab as Contrast



Balcony Edge Profile



Balcony Balustrade Posts



Balcony Balustrade Lamella



Window Wall Panel / Perforated Aluminum



Window Wall Mullion



FC/Kitchen Exhaust Band / Perforated Aluminum



Ultra Clear (low iron) Glass



# Bayside Community

**DRAFT**



## Bayside Community

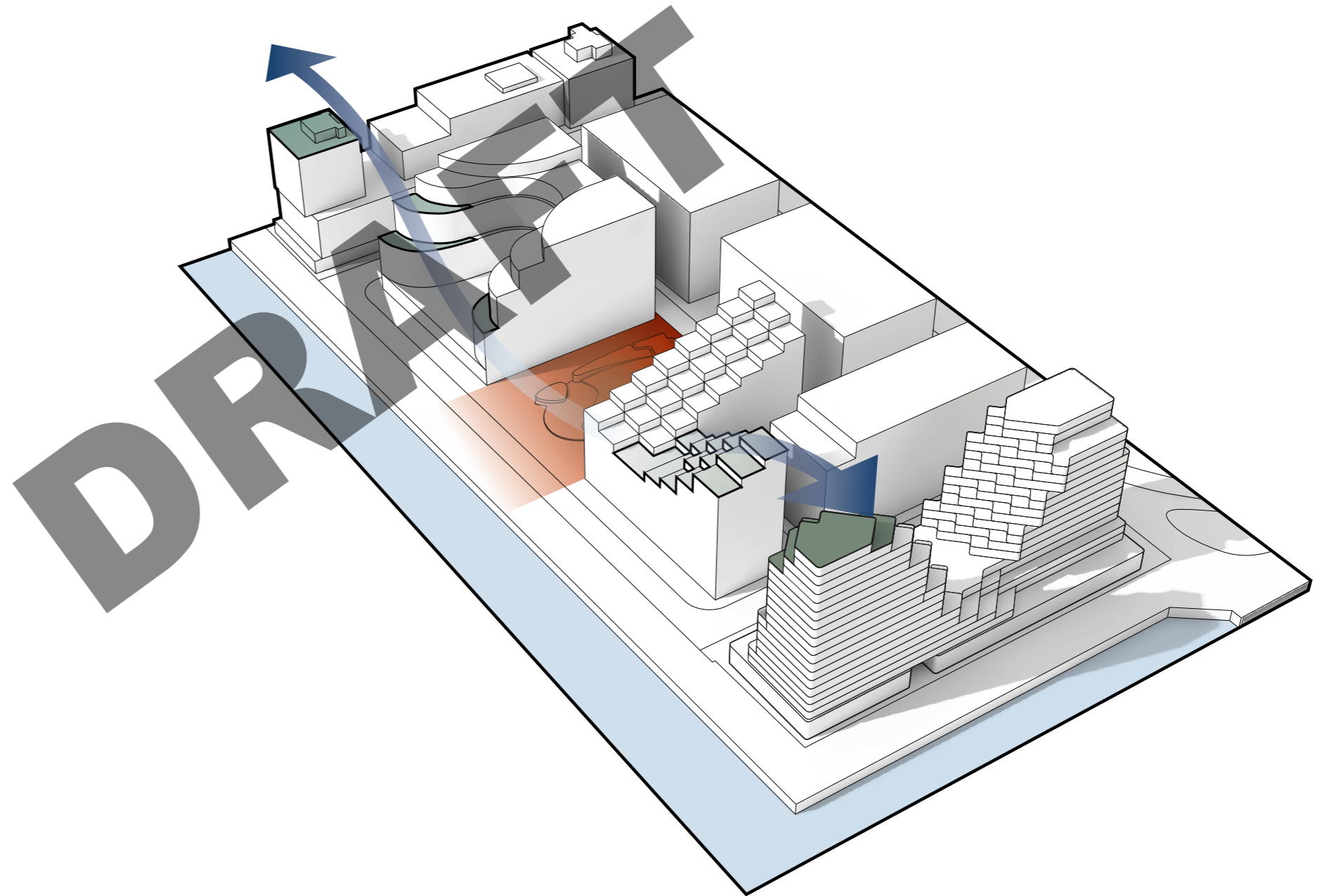
- Masterplan and Massing
- Streets and Setbacks
- Scale and Materiality

**DRAFT**

## Masterplan and Massing

### Completing the Skyline

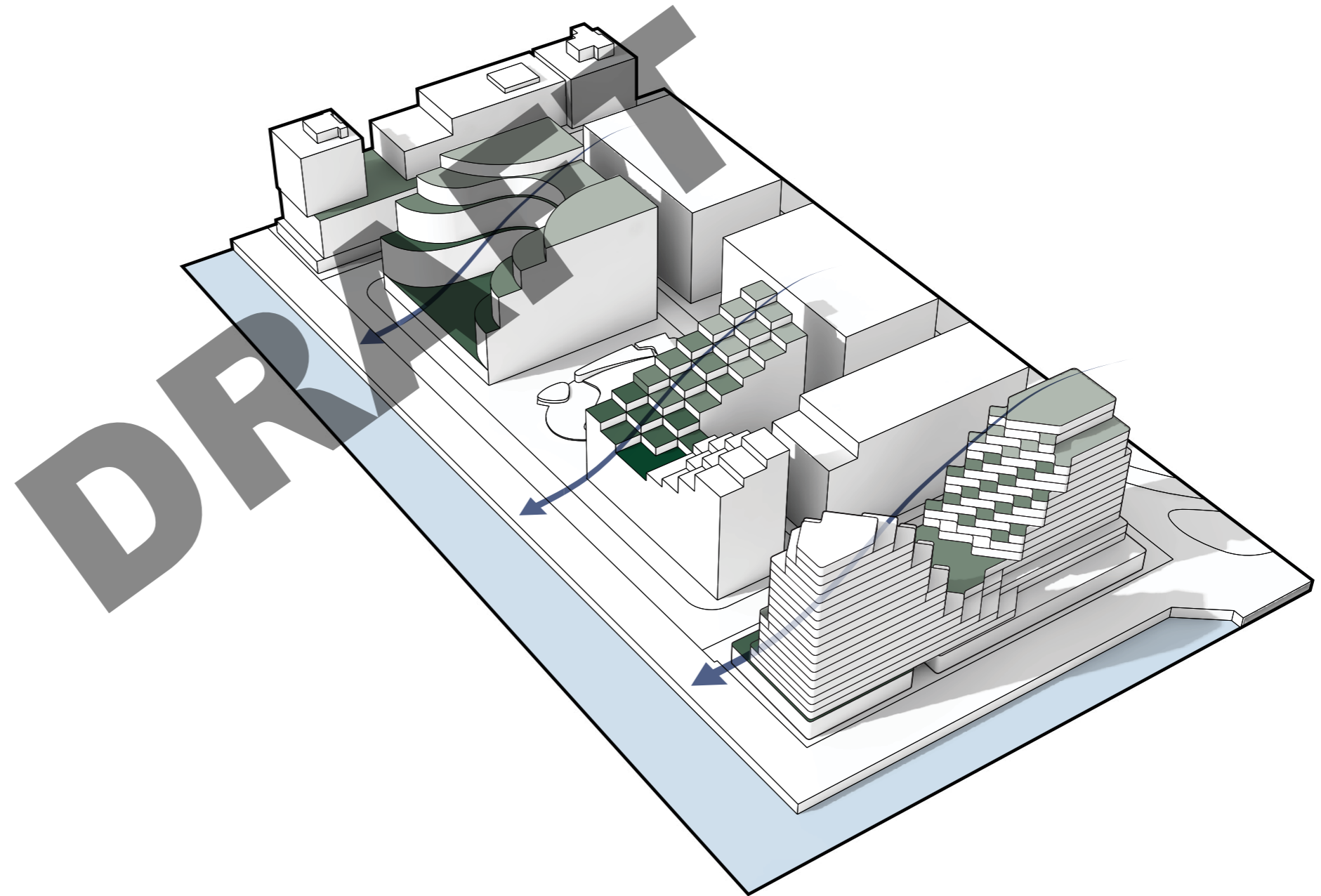
The A1A2 south tower completes Bayside's skyline, gradually raising from Aitken Place Park towards its ends. It also defines the south-east end of the East Bayfront development.



# Masterplan and Massing

## Stepping Down towards the Lake

Just as the rest of the Bayside buildings, A1A2 steps down towards the water along Merchant's Wharf.



# Streets and Setbacks



# Streets and Setbacks

Merchant's Wharf



# Streets and Setbacks

## Water's Edge Promenade



# Scale and Materiality

## East Bayside

Bayside's existing and ongoing projects use similar strategies in their facade's architectural expression :

- Facade offsets at the scale residential units
- Materiality contrasts



R1/R2 - Aqualina

- Continuous glass facade
- Projecting balconies
- Dark balcony railings & facade
- Light balcony soffits & exo-frame



R3/R4 - Aquavista

- Offset glass & brick facade
- Continuous balcony line
- Dark balcony railings & facade
- Light balcony soffits and facias



R5 - Aquabella

- Interrupted glass facade
- Offset loggias
- Dark balcony railings & facade
- Light loggias frame with warm interior finish

# Scale and Materiality

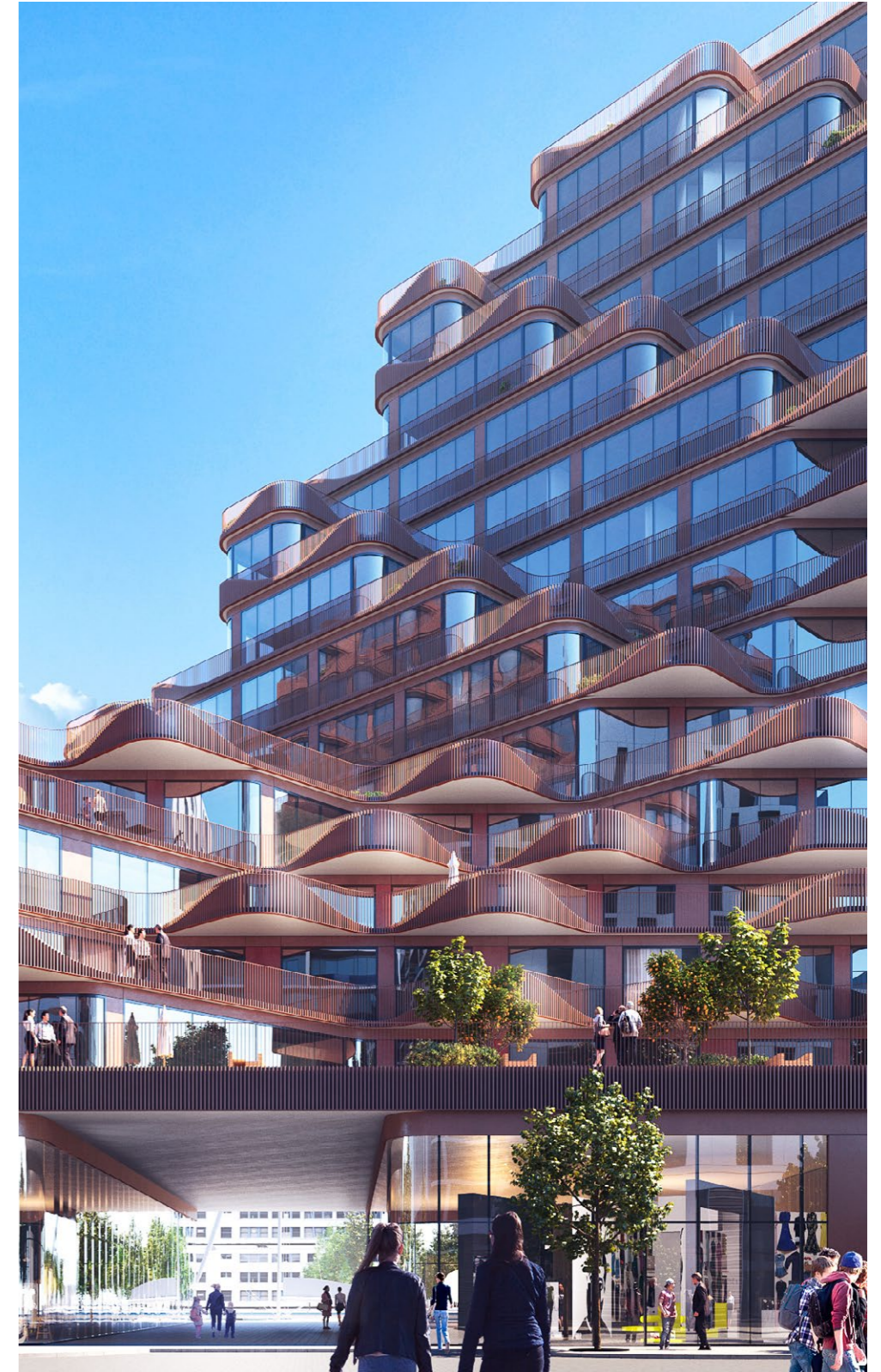
Terracing profile - Residential scale facade articulation



R3/R4 - Aquavista



R5 - Aquabella



A1A2 - The Waves



# Scale and Materiality

Rooftop terraces - Residential scale



R5 - Aquabella



A1A2 - The Waves

# Scale and Materiality

Materiality - Warm color

Street View



R5 - Aquabella

Slats / Lamella  
Introducing a Human Scale

Sustainability

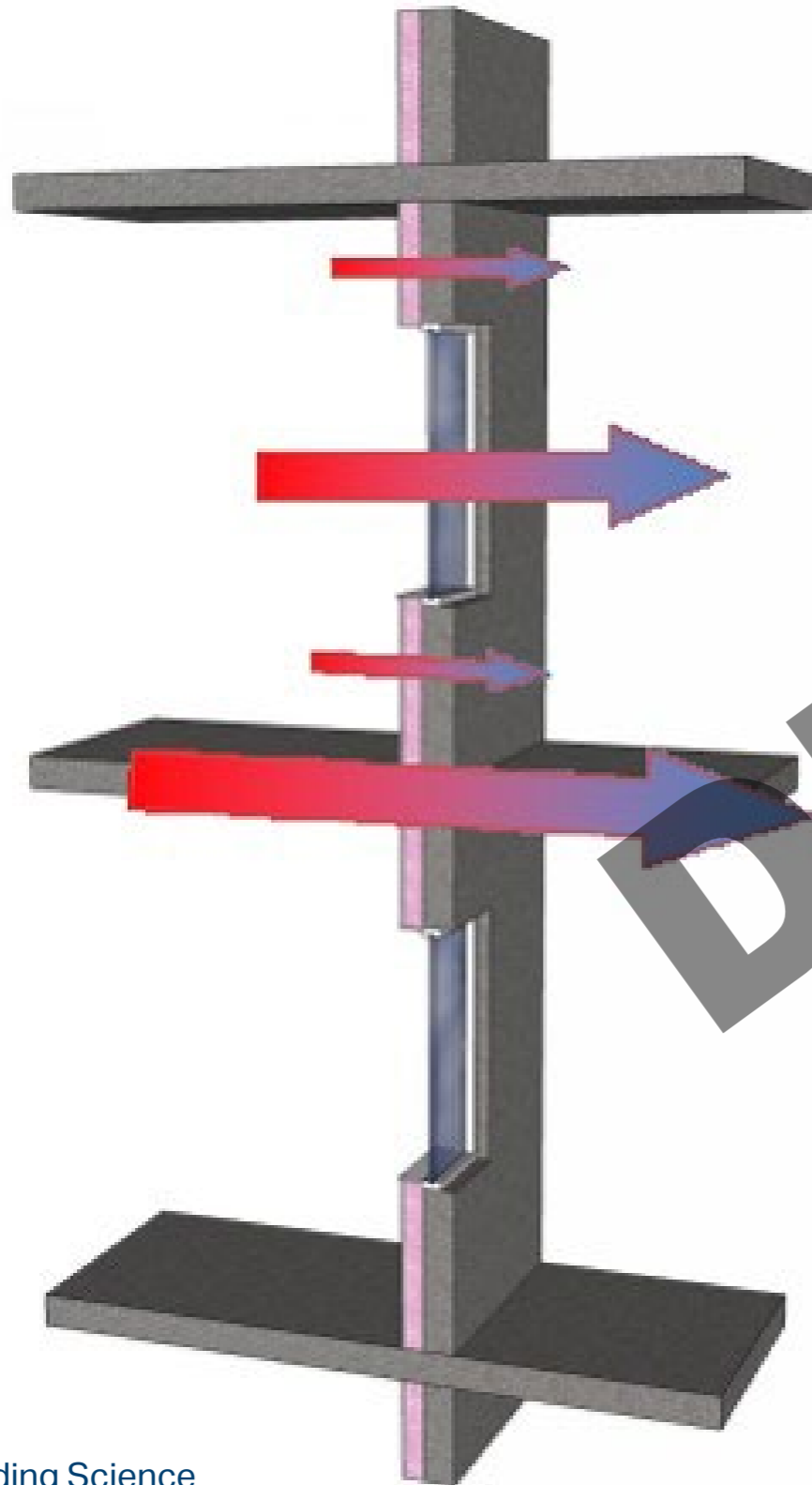
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## Sustainability Considerations

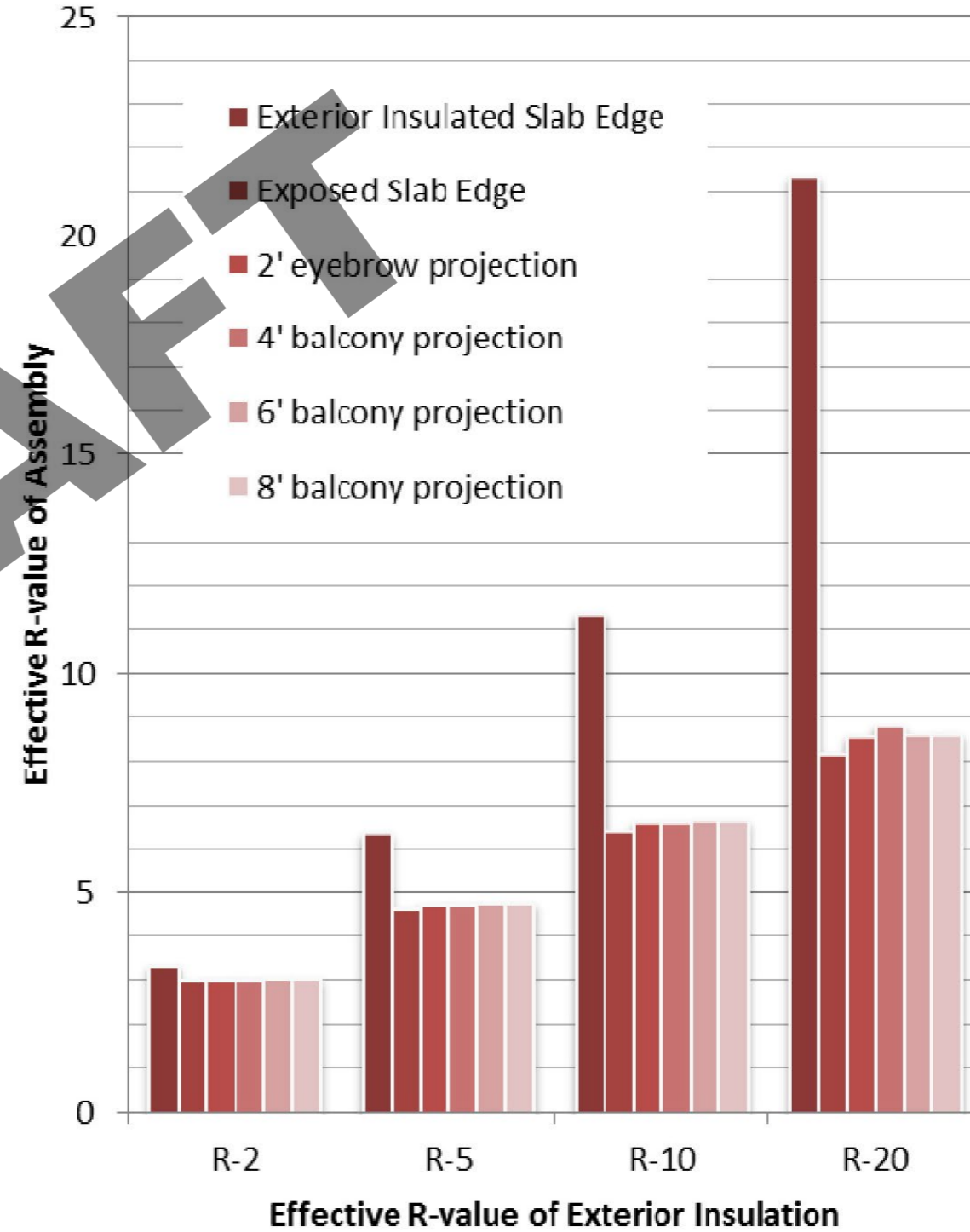
- Toronto Green Standard v3
- Waterfront Toronto MGBR v1
- New energy metrics:
- LEED BD+C v4 – Multifamily
- New metrics: EUI, GHGi, TEDI
- Thermal Broken Balconies

**DRAFT**

# Thermal Broken Balconies

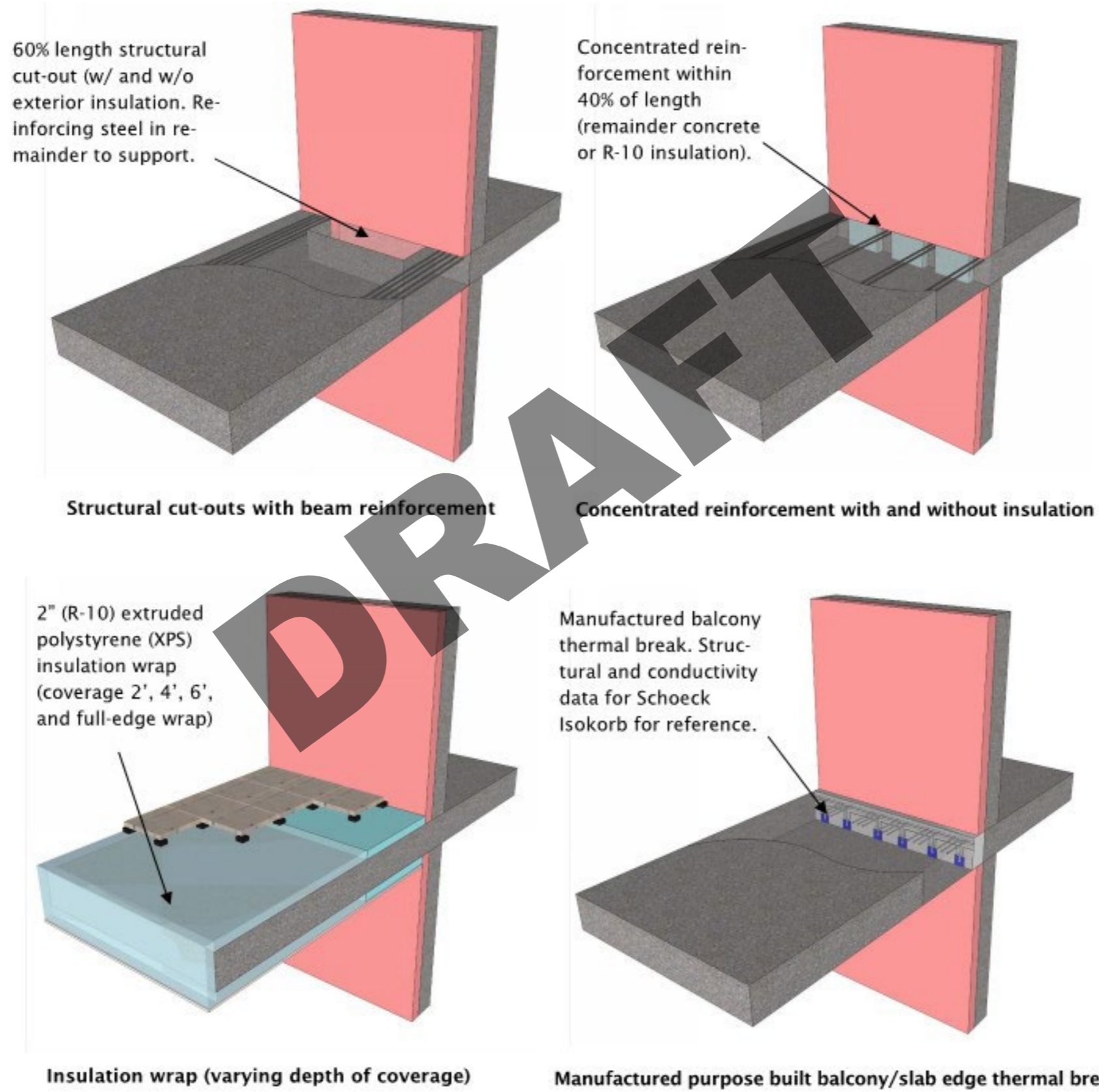


**Effective R-value of Wall Assembly due to Slab Edge Detailing**



Courtesy: RDH Building Science

# Thermal Broken Balconies



# LEED v4 - Objectives



## LEED v4 for Building Design and Construction: Multifamily Midrise

### Project Checklist

Project Name: Bayside R1/R2  
Date: 05-Sep-17

| Y   | ?         | N        |        |  |                             |
|---|-----------|----------|--------|--|-----------------------------|
| 2   |           |          | Credit | Integrative Process                                    | 2                           |
| <b>13</b>   | <b>0</b>  | <b>2</b> |        | <b>Location and Transportation</b>                     | <b>15</b>                   |
| Y   |           |          | Prereq | Floodplain Avoidance                                   | Required                    |
| <b>PERFORMANCE PATH</b>   |           |          |        |  |                             |
|   |           |          | Credit | LEED for Neighborhood Development Location             | 15                          |
| <b>PRESCRIPTIVE PATH</b>  |           |          |        |  |                             |
| 8   |           |          | Credit | Site Selection   | 8                           |
| 3   |           |          | Credit | Compact Development                                    | 3                           |
| 2   |           |          | Credit | Community Resources                                    | 2                           |
|   |           | 2        | Credit | Access to Transit                                      | 2                           |
| <b>0</b>  | <b>7</b>  | <b>0</b> |        | <b>Sustainable Sites</b>                               | <b>7</b>                    |
| Y   |           |          | Prereq | Construction Activity Pollution Prevention             | Required                    |
| Y   |           |          | Prereq | No Invasive Plants                                     | Required                    |
| 2   |           |          | Credit | Heat Island Reduction                                  | 2                           |
| 3   |           |          | Credit | Rainwater Management                                   | 3                           |
| 2   |           |          | Credit | Non-Toxic Pest Control                                 | 2                           |
| <b>9</b>  | <b>1</b>  | <b>0</b> |        | <b>Water Efficiency</b>                                | <b>12</b>                   |
| Y   |           |          | Prereq | Water Metering   | Required                    |
| <b>PERFORMANCE PATH</b>   |           |          |        |  |                             |
|   |           |          | Credit | Total Water Use  | 12                          |
| <b>PRESCRIPTIVE PATH</b>  |           |          |        |  |                             |
| 5   | 1         |          | Credit | Indoor Water Use                                       | 6                           |
| 4   |           |          | Credit | Outdoor Water Use                                      | 4                           |
| <b>20</b>   | <b>17</b> | <b>0</b> |        | <b>Energy and Atmosphere</b>                           | <b>37</b>                   |
| Y   |           |          | Prereq | Minimum Energy Performance                             | Required                    |
| Y   |           |          | Prereq | Energy Metering  | Required                    |
| Y   |           |          | Prereq | Education of the Homeowner, Tenant or Building Manager | Required                    |
| 16  | 14        |          | Credit | Annual Energy Use                                      | 30                          |
| 2   | 3         |          | Credit | Efficient Hot Water Distribution                       | 5                           |
| 2   |           |          | Credit | Advanced Utility Tracking                              | 2                           |
| <b>5</b>  | <b>3</b>  | <b>1</b> |        | <b>Materials and Resources</b>                         | <b>9</b>                    |
| Y   |           |          | Prereq | Certified Tropical Wood                                | Required                    |
| Y   |           |          | Prereq | Durability Management                                  | Required                    |
|   |           | 1        | Credit | Durability Management Verification                     | 1                           |
| 2   | 3         |          | Credit | Environmentally Preferable Products                    | 5                           |
| 3   |           |          | Credit | Construction Waste Management                          | 3                           |
| <b>7</b>  | <b>10</b> | <b>1</b> |        | <b>Indoor Environmental Quality</b>                    | <b>18</b>                   |
| Y   |           |          | Prereq | Ventilation  | Required                    |
| Y   |           |          | Prereq | Combustion Venting                                     | Required                    |
| Y   |           |          | Prereq | Garage Pollutant Protection                            | Required                    |
| Y   |           |          | Prereq | Radon-Resistant Construction                           | Required                    |
| Y   |           |          | Prereq | Air Filtering  | Required                    |
| Y   |           |          | Prereq | Environmental Tobacco Smoke                            | Required                    |
| Y   |           |          | Prereq | Compartmentalization                                   | Required                    |
|   |           | 3        | Credit | Enhanced Ventilation                                   | 3                           |
| 1   | 1         |          | Credit | Contaminant Control                                    | 2                           |
| 1   | 2         |          | Credit | Balancing of Heating and Cooling Distribution Systems  | 3                           |
|   |           | 3        | Credit | Enhanced Compartmentalization                          | 3                           |
| 2   |           |          | Credit | Enhanced Combustion Venting                            | 2                           |
|   |           | 1        | Credit | Enhanced Garage Pollutant Protection                   | 1                           |
| 3   |           |          | Credit | Low Emitting Products                                  | 3                           |
|   |           | 1        | Credit | No Environmental Tobacco Smoke                         | 1                           |
| <b>4</b>  | <b>2</b>  | <b>0</b> |        | <b>Innovation</b>                                      | <b>6</b>                    |
| Y   |           |          | Prereq | Preliminary Rating                                     | Required                    |
| 3   | 2         |          | Credit | Innovation   | 5                           |
| 1   |           |          | Credit | LEED AP Homes  | 1                           |
| <b>2</b>  | <b>2</b>  | <b>0</b> |        | <b>Regional Priority</b>                               | <b>4</b>                    |
| 1   |           |          | Credit | Regional Priority: Specific Credit                     | 1                           |
| 1   |           |          | Credit | Regional Priority: Specific Credit                     | 1                           |
|   |           | 1        | Credit | Regional Priority: Specific Credit                     | 1                           |
|   |           | 1        | Credit | Regional Priority: Specific Credit                     | 1                           |
| <b>62</b>   | <b>42</b> | <b>4</b> |        | <b>TOTALS</b>  | <b>Possible Points: 110</b> |
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110 |           |          |        |  |                             |





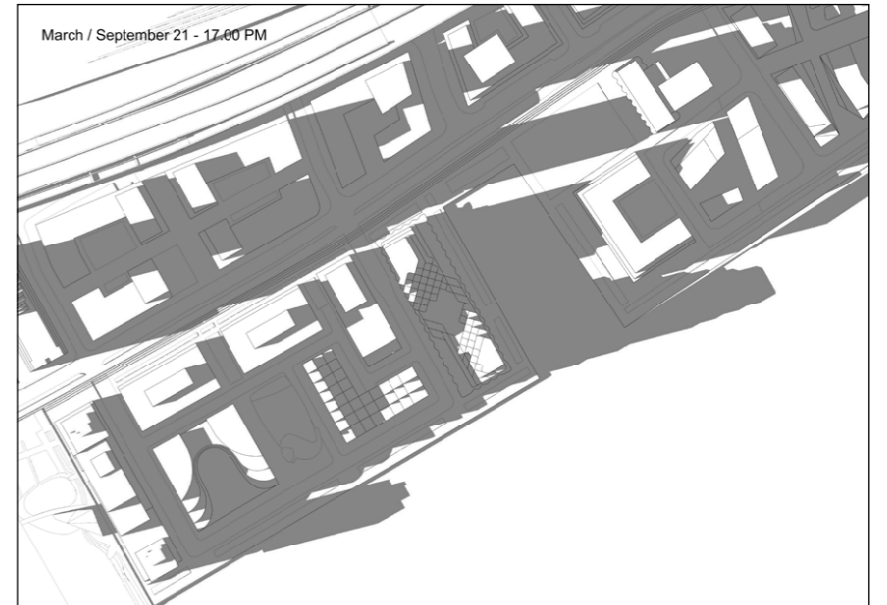
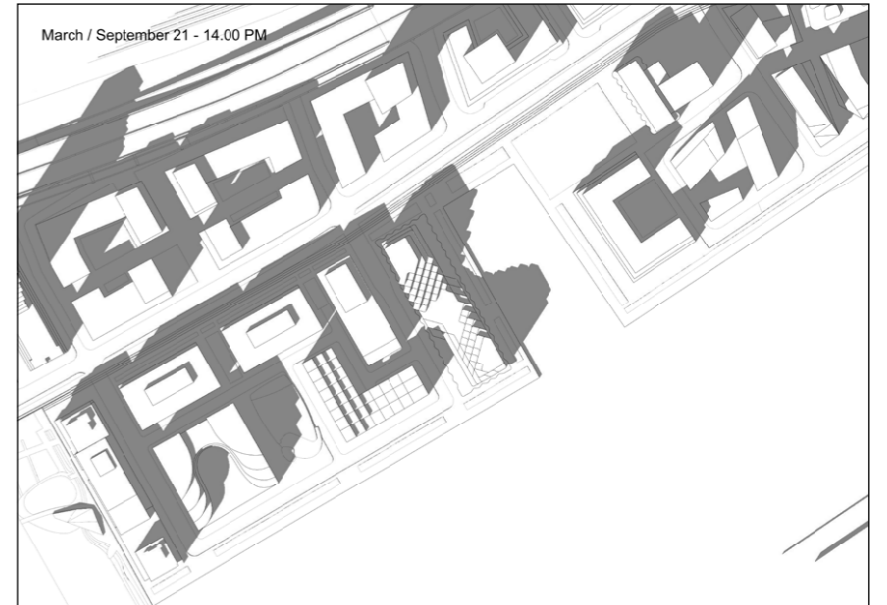
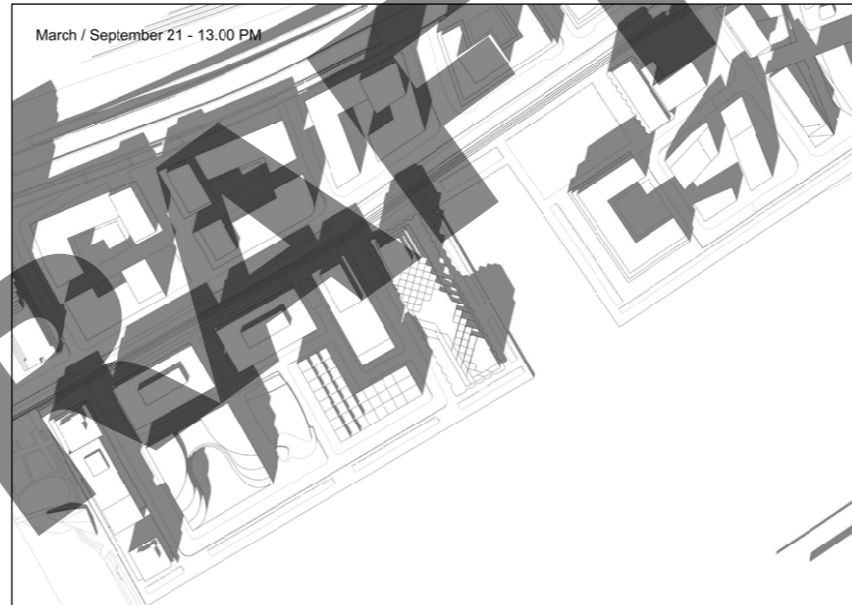
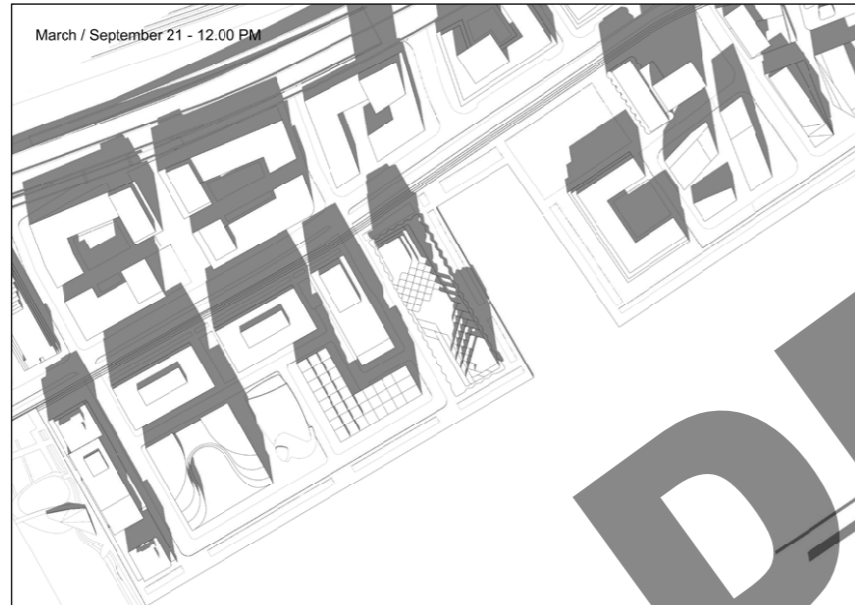
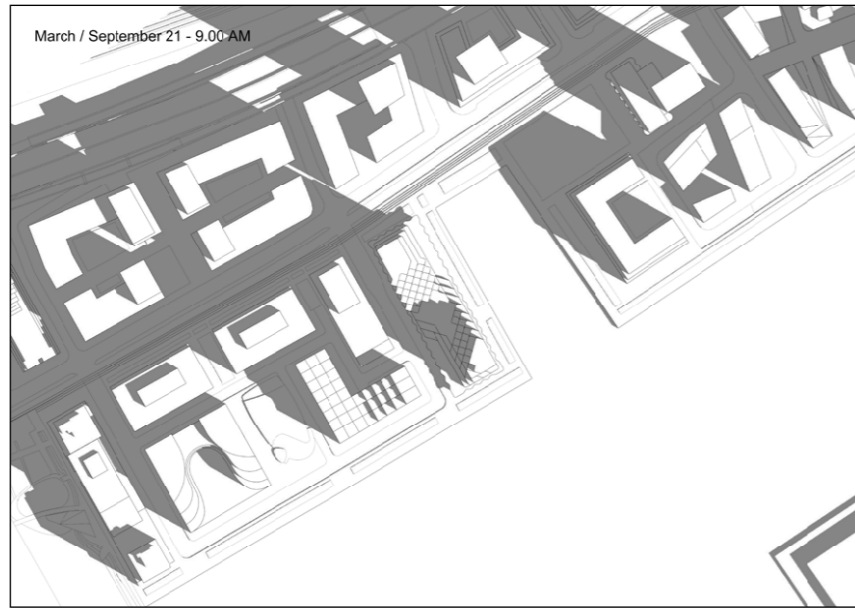
# Appendix A

# Sun Shadow Analysis

# Sun Shadow Analysis

March/September 21<sup>st</sup>

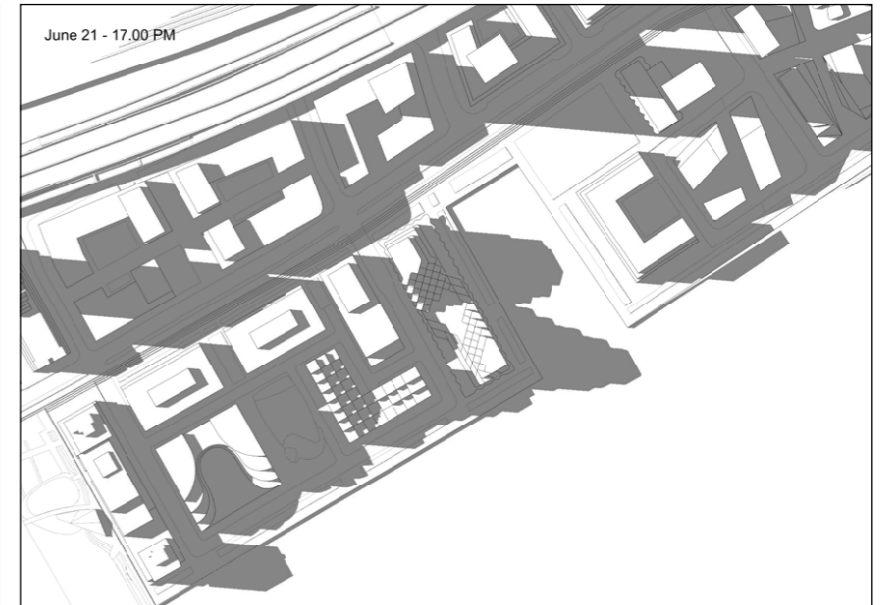
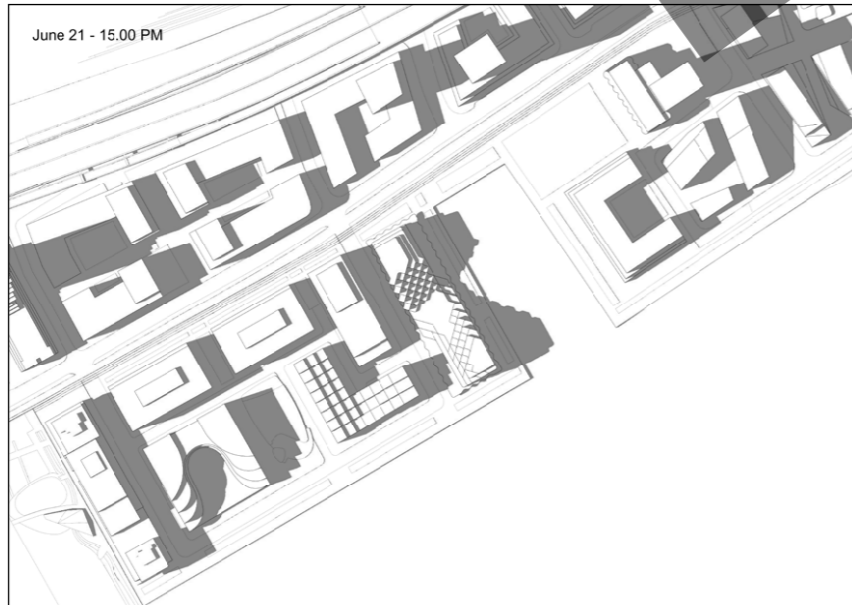
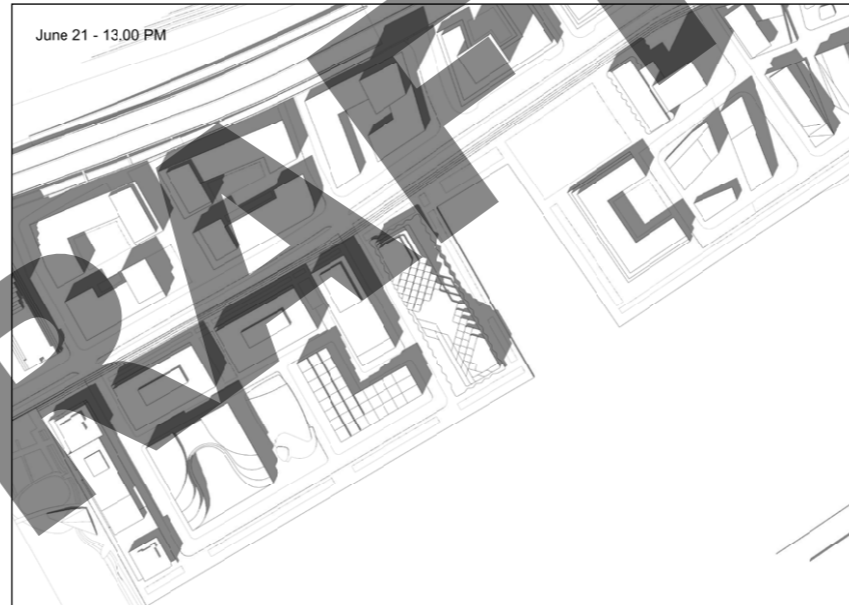
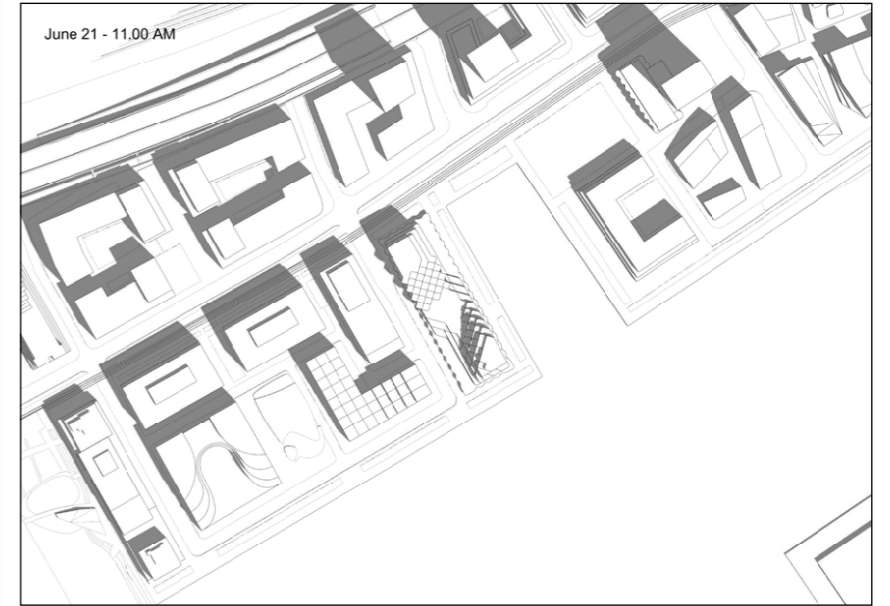
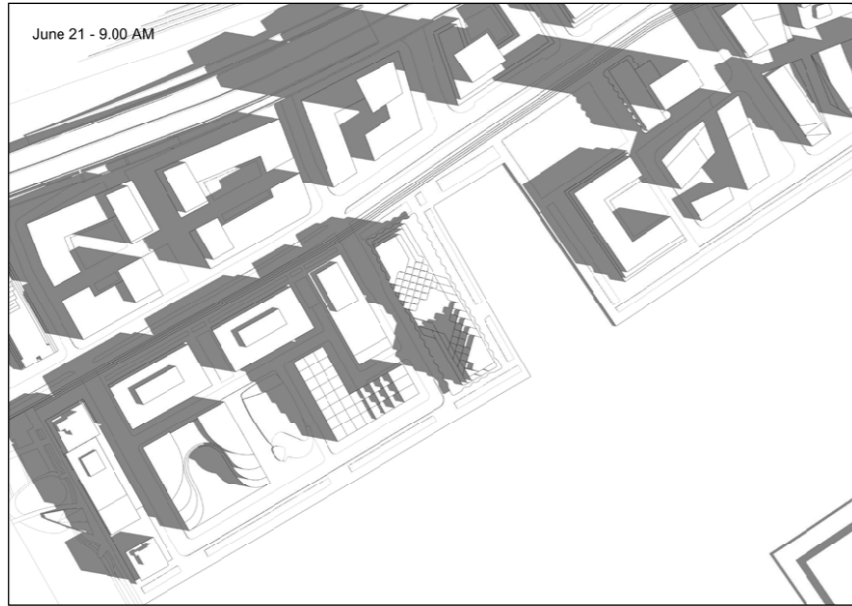
9AM - 5PM



# Sun Shadow Analysis

June 21<sup>st</sup>



9AM - 5PM

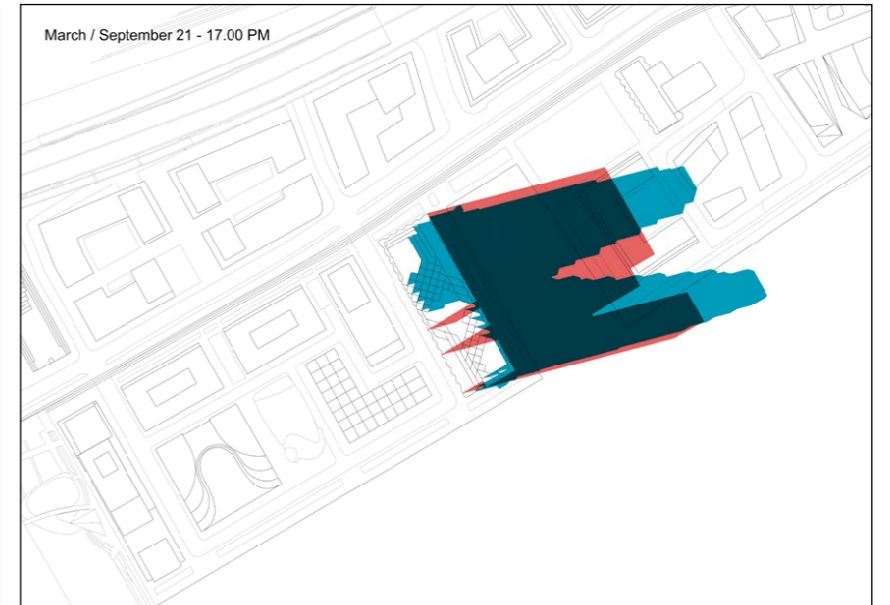
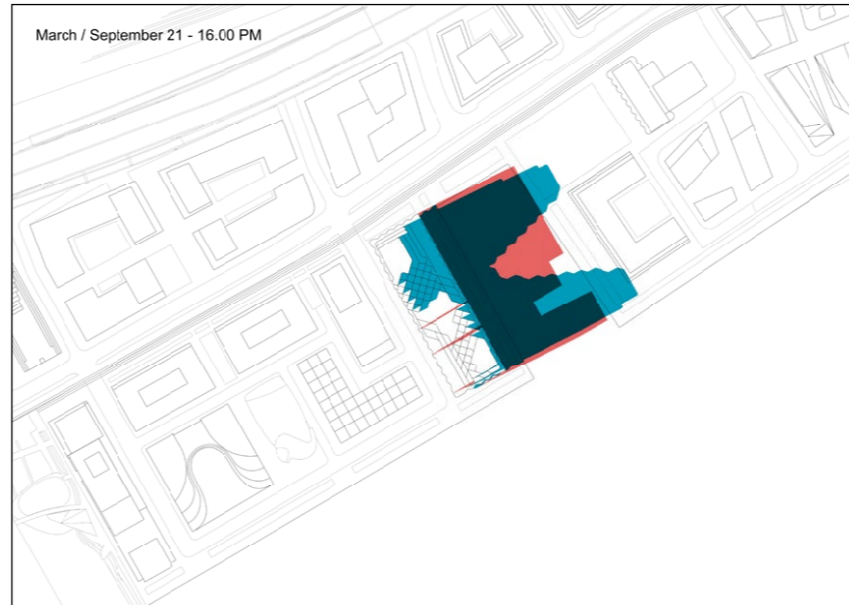
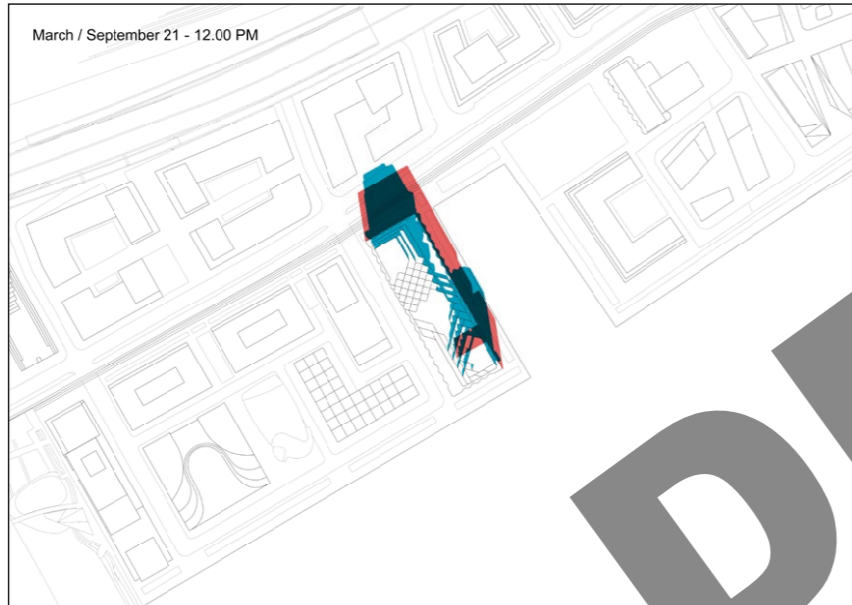


# Sun Shadow Analysis

March/September 21<sup>st</sup>

9AM - 5PM

-  Proposed
-  Zoning



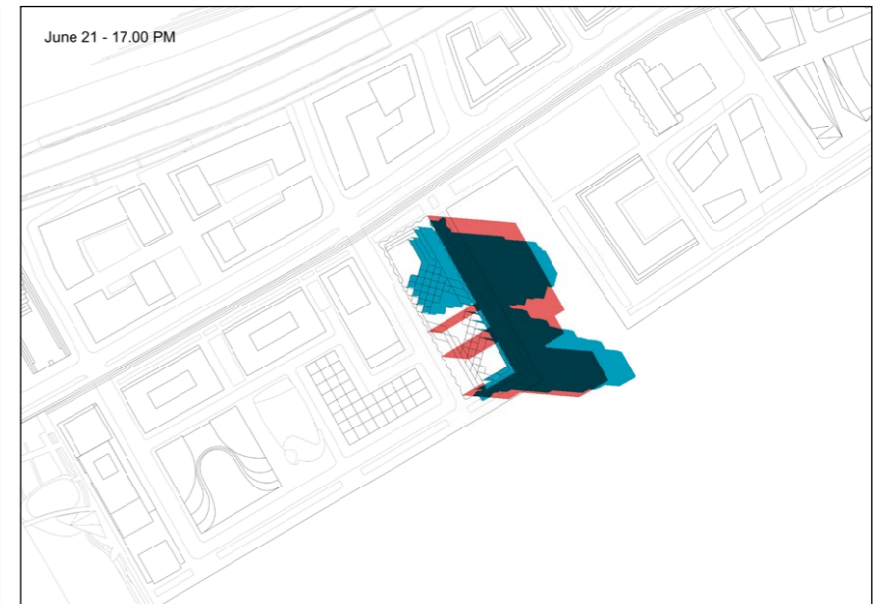
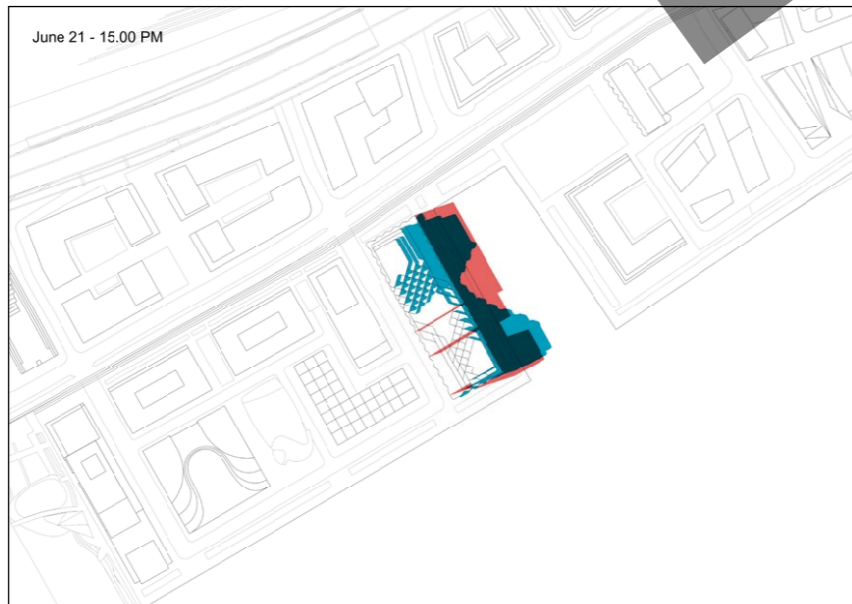
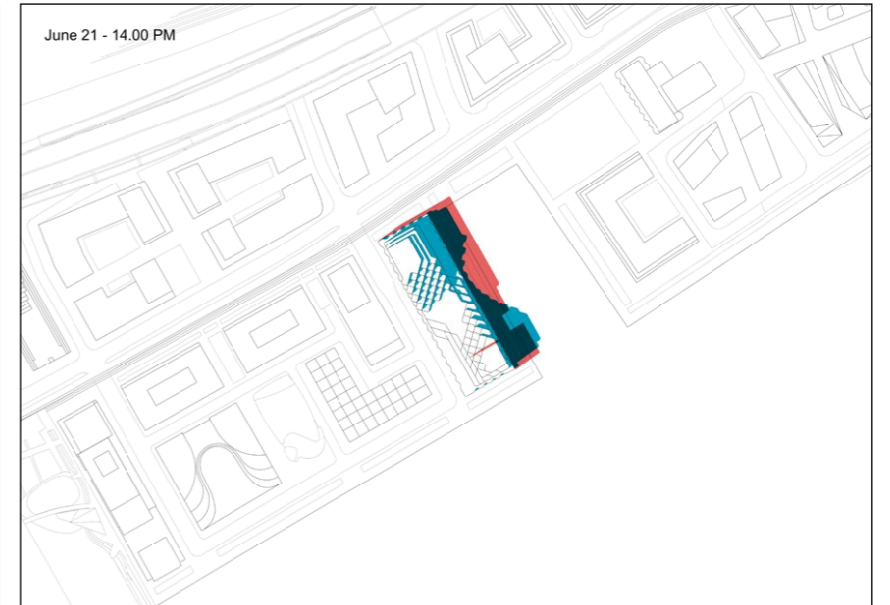
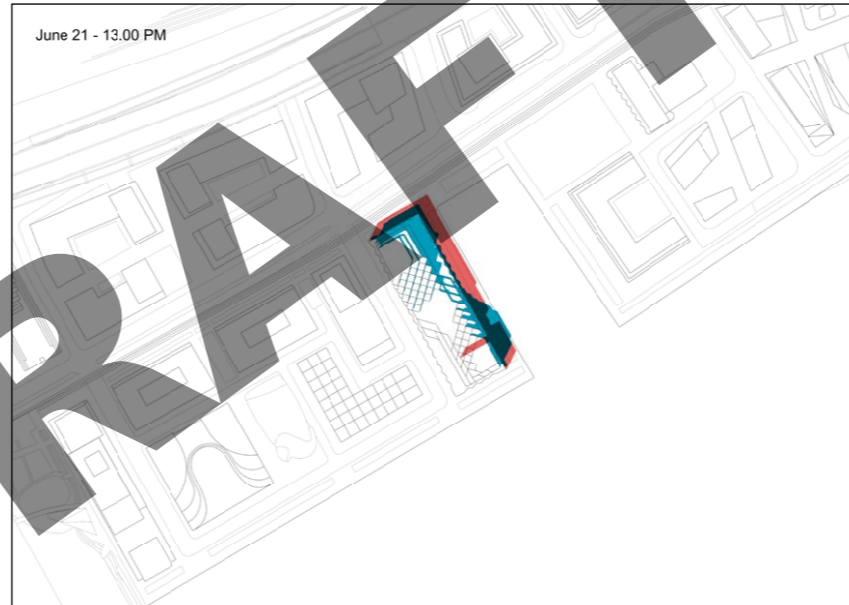
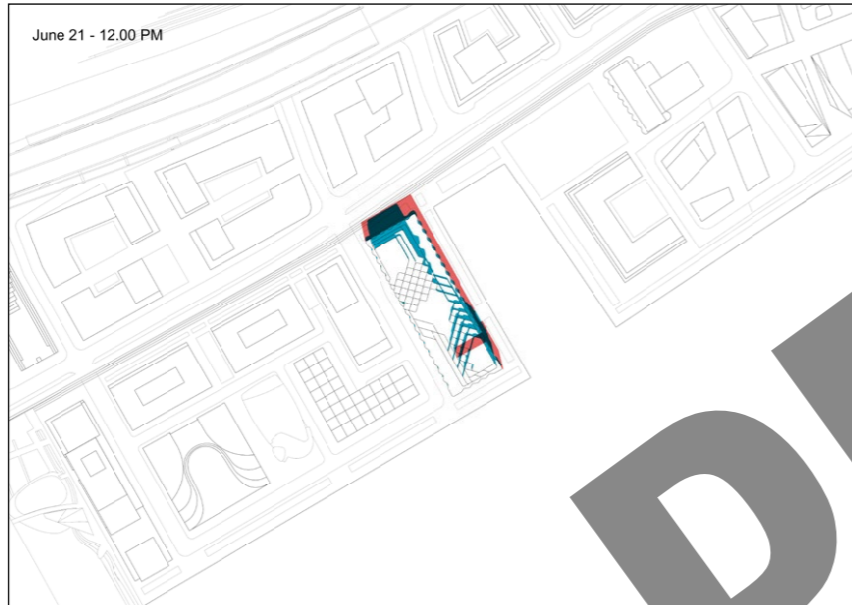
DRAFT

# Sun Shadow Analysis

June 21<sup>st</sup>

9AM - 5PM

- Proposed
- Zoning



Appendix B  
Building Statistics

# Building Statistics

## A1A2 - Bayside Phase IV

Estimated development

Non Residential: 2800 sqm. / 30.100 sqft.

Residential: 35.050 sqm. / 377.300 sqft.

Total: 39.100 sqm. / 421.000 sqft.

4 Storeys of below-grade parking

Number of units: 215

Site area: 5615 sqm. / 60.450 sqft.

## Unit Breakdown

1B/1B+D 26%

2B/2B+D 53%

Signature 17%

Townhome 5%

**DRAFT**

# Building Statistics - GFA

| Level                   | Program                          | Podium m <sup>2</sup> | North Peak m <sup>2</sup> | South Peak m <sup>2</sup> | Total m <sup>2</sup> | Total ft <sup>2</sup> |
|-------------------------|----------------------------------|-----------------------|---------------------------|---------------------------|----------------------|-----------------------|
| Level 01 - Ground Floor |                                  |                       |                           |                           | 4550                 | 48976                 |
|                         | Retail                           | 1700                  |                           |                           |                      |                       |
|                         | Residential - Lobby              | 500                   |                           |                           |                      |                       |
|                         | Community Center                 | 1055                  |                           |                           |                      |                       |
| Level 02                | Podium - Residential, Town House | 3933                  |                           |                           | 3933                 | 42334                 |
| Level 03                | Podium - Residential, Town House | 3830                  |                           |                           | 3830                 | 41226                 |
| Level 04                | Podium - Residential             | 3434                  |                           |                           | 3434                 | 36963                 |
| Level 05                | Podium - Residential             | 3236                  |                           |                           | 3236                 | 34832                 |
| Level 06                | Residential - Amenity Terrace    |                       | 1436                      | 1097                      | 2533                 | 27265                 |
| Level 07                | Residential                      |                       | 1370                      | 987                       | 2357                 | 25371                 |
| Level 08                | Residential                      |                       | 1318                      | 912                       | 2230                 | 24004                 |
| Level 09                | Residential                      |                       | 1251                      | 813                       | 2064                 | 22217                 |
| Level 10                | Residential                      |                       | 1184                      | 770                       | 1954                 | 21033                 |
| Level 11                | Residential                      |                       | 1132                      | 720                       | 1852                 | 19935                 |
| Level 12                | Residential                      |                       | 1000                      | 653                       | 1653                 | 17793                 |
| Level 13                | Residential                      |                       | 934                       | 587                       | 1521                 | 16372                 |
| Level 14                | Residential                      |                       | 882                       | 512                       | 1394                 | 15005                 |
| Level 15                | Residential                      |                       | 815                       | 381                       | 1196                 | 12874                 |
| Level 16                | Residential/Mechanical           |                       | 596                       | 310                       | 906                  | 9752                  |
| Level 17                | Residential/Mechanical           |                       | 464                       |                           | 464                  | 4994                  |

|                  |       |        |
|------------------|-------|--------|
| GFA Above Ground | 39107 | 420944 |
|------------------|-------|--------|



## Topics for Panel Consideration

- Modified approach to the building massing regarding height distribution
- Relationship to adjacent and surrounding buildings and open space, including Parliament Slip, Bungee Park and Aquabella
- Balcony orientation and treatment/materiality
- Building program and groundfloor treatment, including the relationship to the water's edge
- Sustainability approach