

# Bayside Stage III - R5

Waterfront Toronto DRP - Stage 3  
May 17th - 2017

DRAFT

# Bayside Stage III





# DRP session July 20th

## Key Issues

- REDUCING THE AMOUNT OF RETAIL ON THE WEST SIDE TO ALLOW FOR ADDITIONAL TOWNHOUSES WOULD BUILD UP MORE CRITICAL MASS ALONG KANADARION LANE;
- FORMALIZE THE OVERALL FRAMING STRATEGY;
- GROUND FLOOR FACADE, CORNER CONDITIONS;
- THE SUN/SHADING STRATEGY ON THE TERRACES SHOULD BE FURTHER REFINED;
- CONSIDER RELOCATING THE TREES CLOSER TO THE TOWNHOUSES ALONG KANADARIO LANE;
- SUPPORTIVE OF THE PURSUIT FOR HIGH SUSTAINABILITY STANDARDS.

**CONTENT:**

**\* INTRODUCTION**

**\* ELEVATIONS**

**\* FACADE MATERIALS AND DESIGN CONCEPT**

**- PROPOSED MATERIALS**

**- DESIGN CONCEPT FACADE**

**\* GROUND FLOOR FACADE**

**- DAYCARE**

**- TOWNHOUSES**

**- RETAIL**

**- LOBBIES**

**- LOADING**

**\* PROJECT STATISTICS**

**\* LANDSCAPE**

**- MATERIALS**

**- PLANTS**

**\* SUSTAINABILITY**

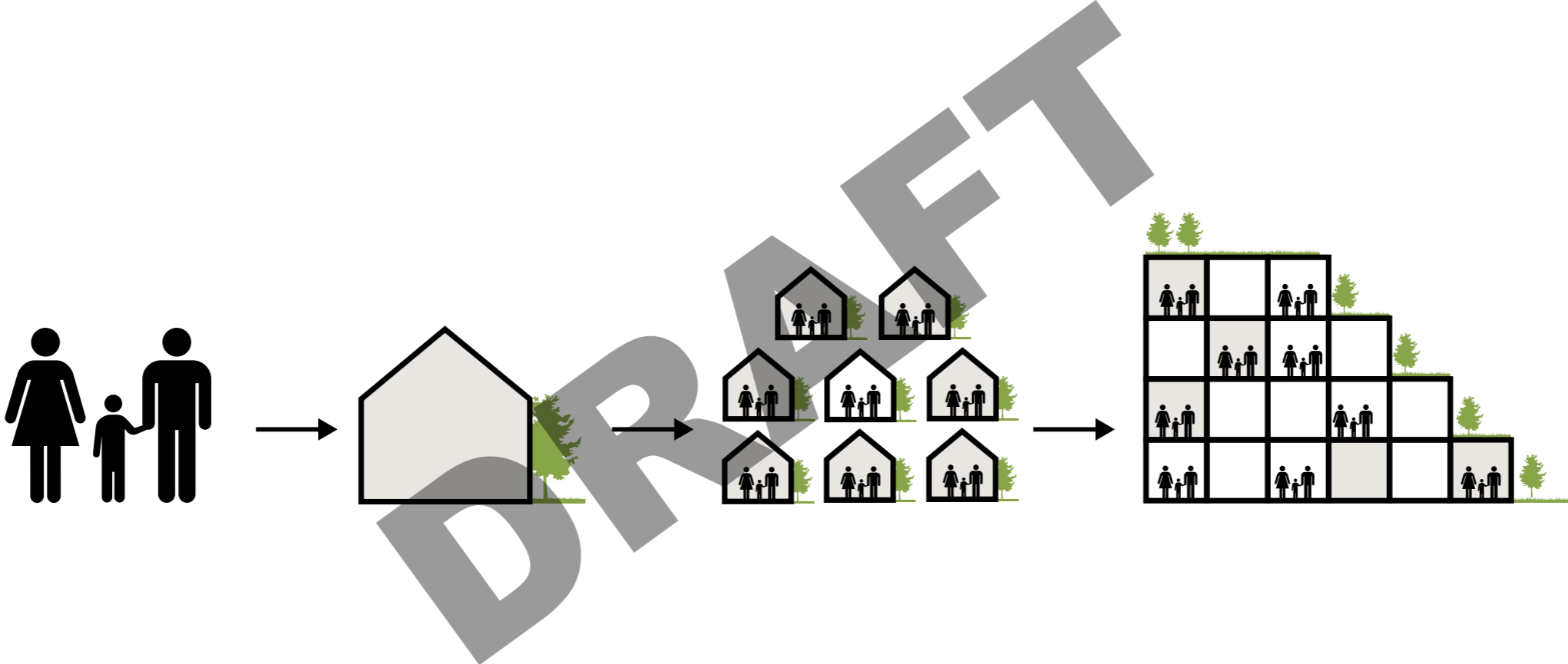
**APPENDIX:**

**\* SUN/SHADOW STUDY**



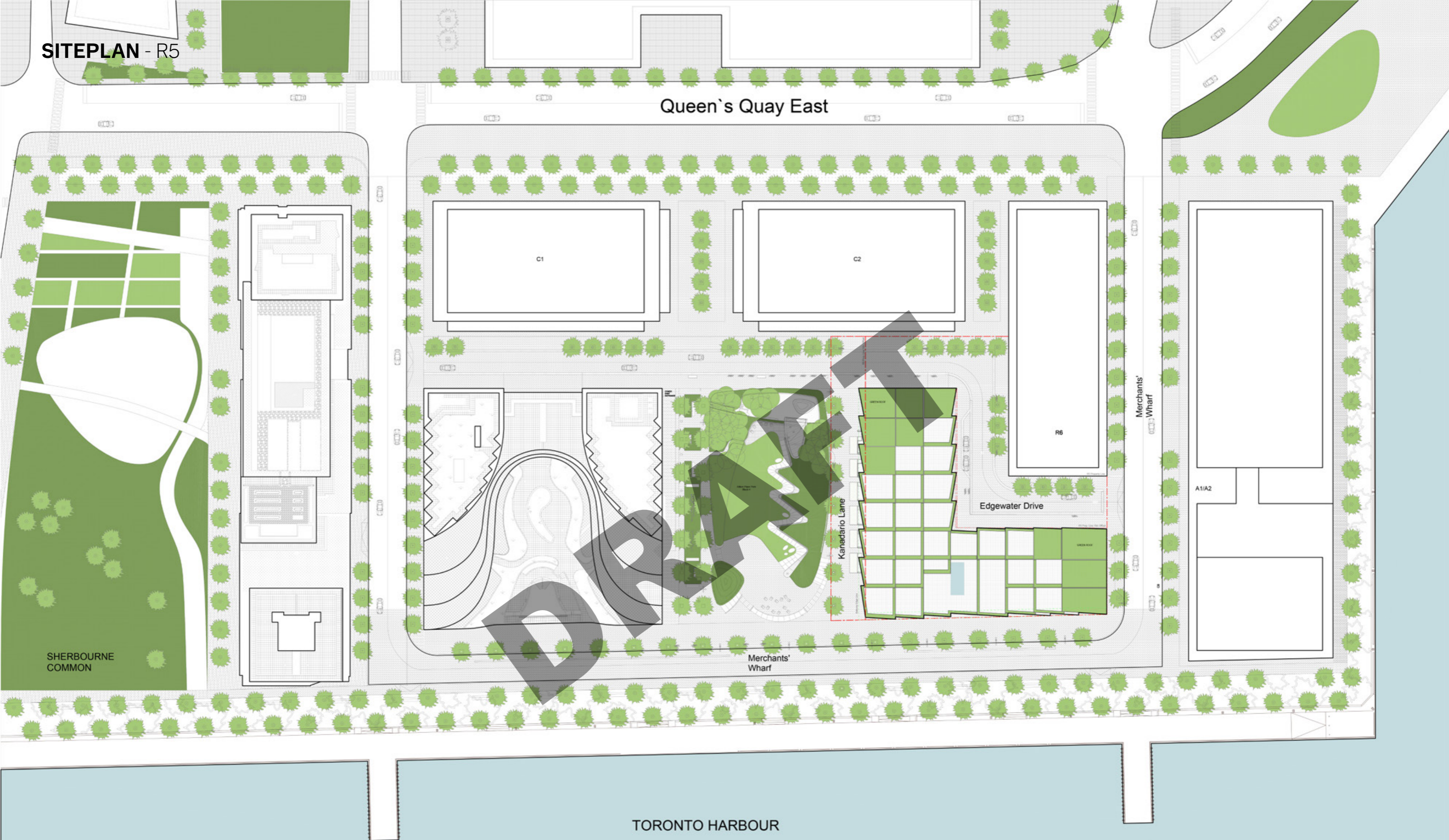
**CONCEPT - STACKED UNITS**

Our interpretation for Hines/Tridel's R5 Phase III Bayfront development starts with looking at the Family Home, arranging several of them together as neighbours and bringing them together in a sculptural form, terracing downwards to the water's edge. Setting the stage for a green, liveable and prosperous community, the development puts people first and pays particular attention to the quality of views, space and lifestyle.





SITEPLAN - R5









# Elevations

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# ELEVATION WEST - KANADARIO LANE



# ELEVATION SOUTH - MERCHANTS WHARF

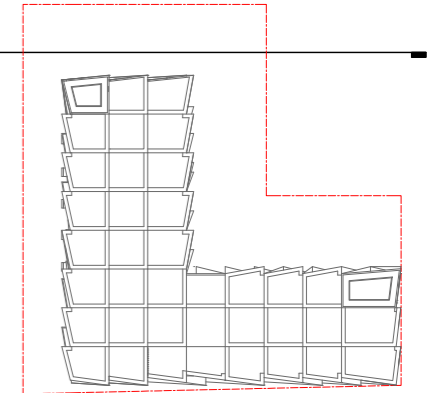


47,0m

40,0m



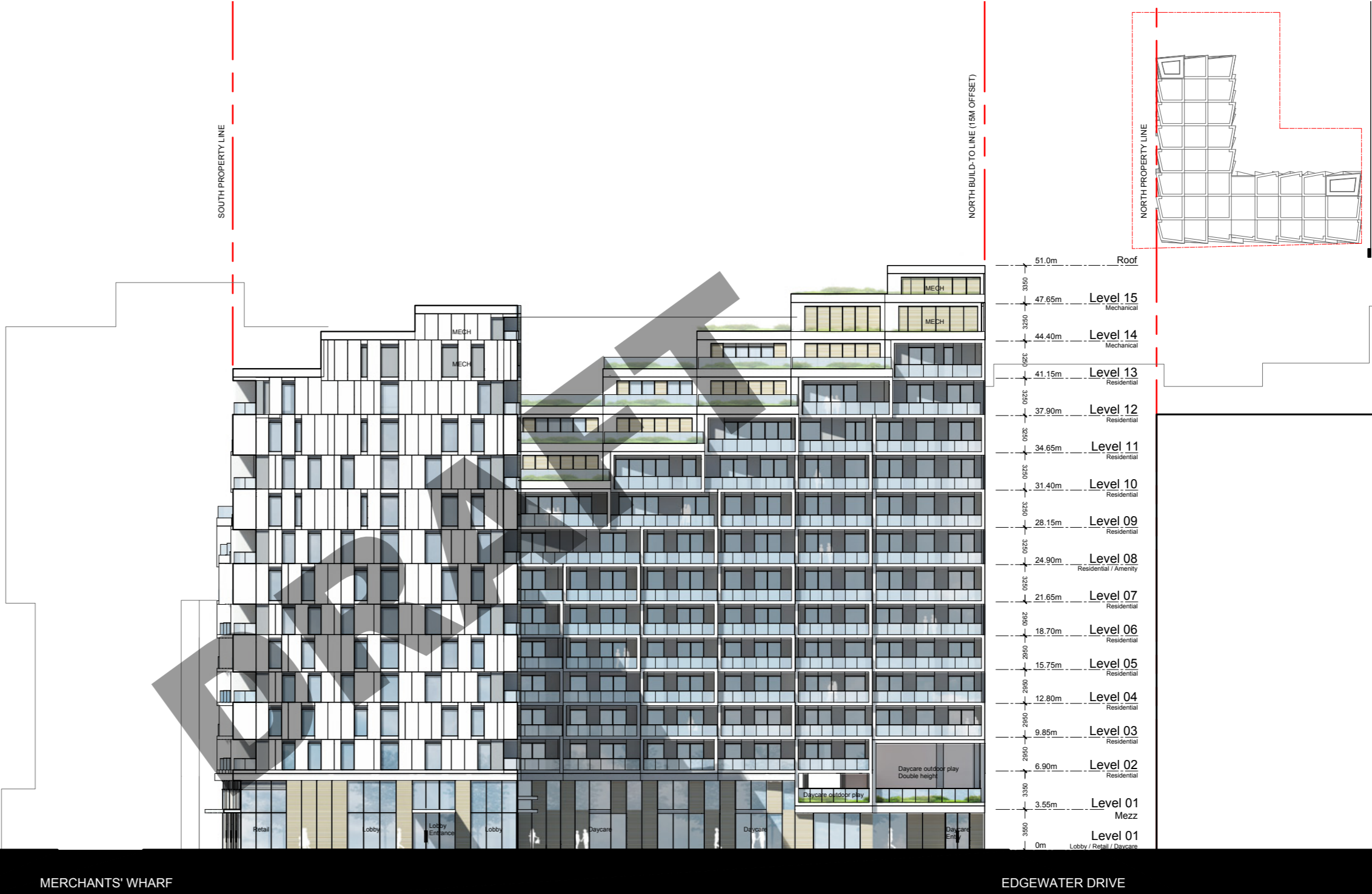
# ELEVATION NORTH - EDGEWATER DRIVE



MERCHANTS' WHARF

AITKEN PLACE PARK

ELEVATION EAST - EDGEWATER DRIVE



MERCHANTS' WHARF

EDGEWATER DRIVE



**VIEW** - THE BUILDING SEEN FROM THE LAKE





\* Facade materials  
and design concept



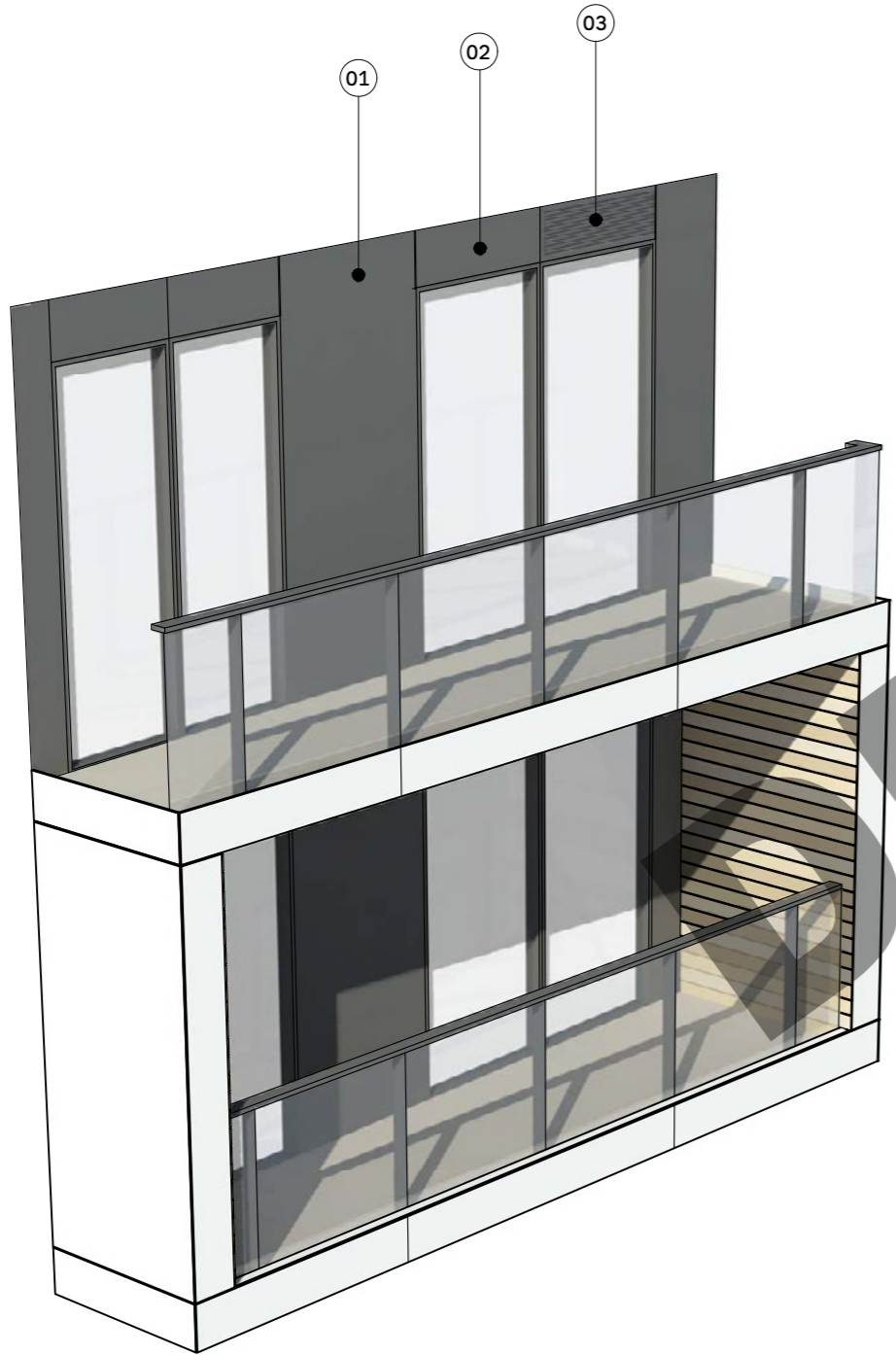
VIEW - KANADARIO LANE





**RESIDENTIAL FACADE - TYPICAL BALCONY**

- 01 Full height Alu. panel
- 02 Sliding door + Alu panel
- 03 Sliding door + Louvres



AXONOMETRIC

\*RAILING SYSTEM TBD

- 01 Glass railing
- 02 Aluminium handrail
- 03 GFRC exterior cladding - white
- 04 GFRC interior cladding - three colors
- 05 Window Wall - Aluminium panel cover
- 06 Window Wall - Sliding doors
- 07 Glass Railing
- 08 Louvres - FC/Kitchen Exhaust

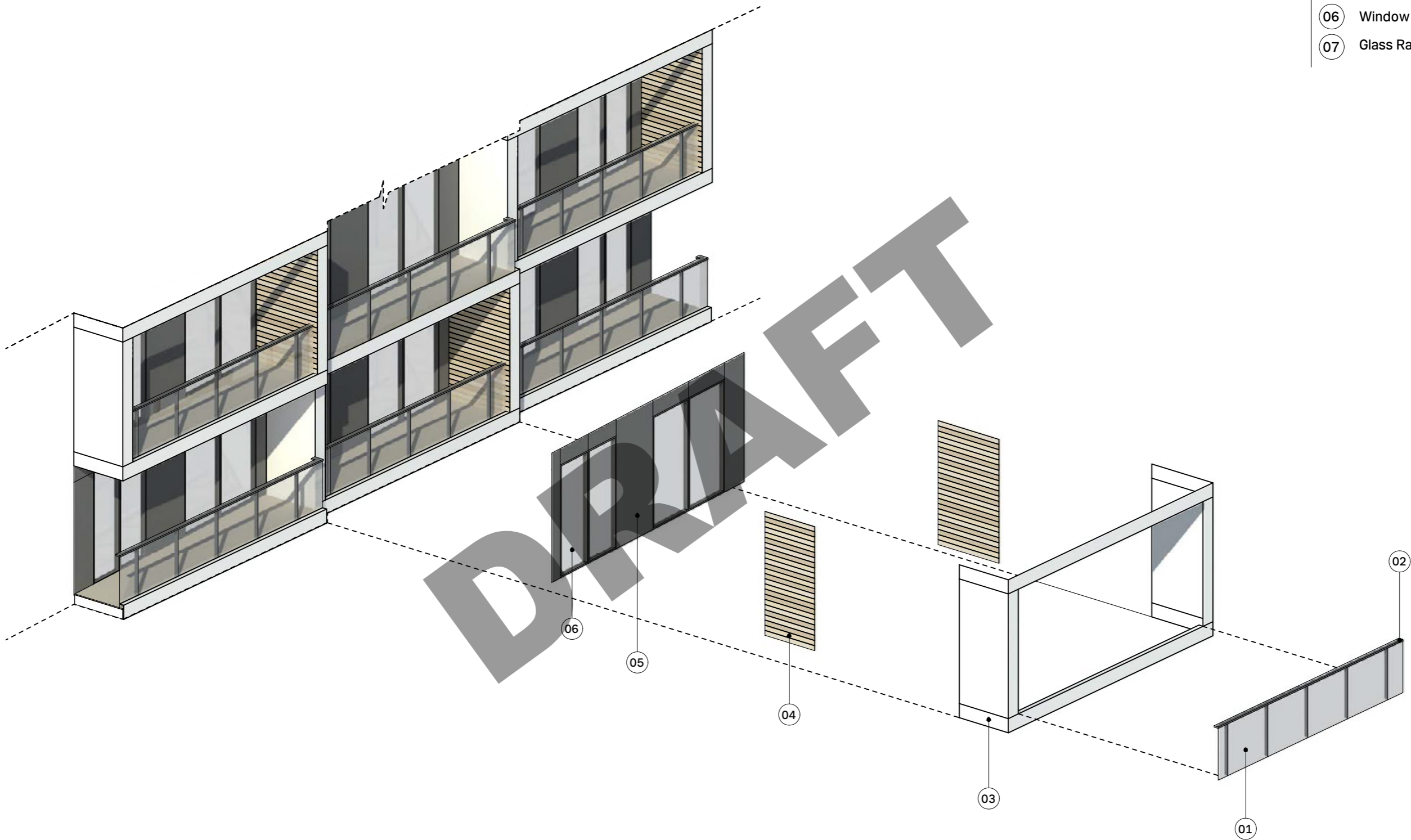


ELEVATION 1:50



**RESIDENTIAL FACADE - TYPICAL BALCONY**

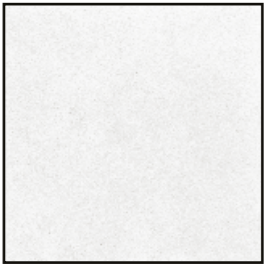
- 01 Glass railing
- 02 Aluminium handrail
- 03 GFRc exterior cladding - white
- 04 GFRc interior cladding - three colors
- 05 Window Wall - Aluminium panel cover
- 06 Window Wall - Sliding doors
- 07 Glass Railing



**MATERIALS - PALETTE**

**FRAMES**

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Fiber C  
White



GFRC panels/slats  
3 Colors



Glass railing/Window glass  
Color Neutral  
Render value: 90-95%



Stone Pavers  
Umbriano Summer Wheat

**FACADE**

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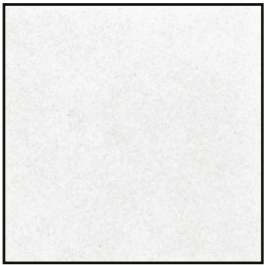
Window wall panel  
Anodized Aluminum  
Grey



Glass railing /Window glass  
Color Neutral  
Render value: 90-95%

**ROOF TOP FACADES**

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Fiber C  
White



Window wall panel  
Anodized Aluminum  
Grey



GFRC panels/slats  
3 Colors



Glass railing /Window glass  
Color Neutral  
Render value: 90-95%



Stone Pavers  
Umbriano Summer Wheat

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**RIEDER** - GFRC, SIZES, FIXING SYSTEM AND COLORS





**INTERIOR FRAME WALLS - GFRC COLORS AND PATTERN**

BALCONY FRAME - INTERIOR WALL



1

2

3

1

2

3

1

2

FIBER C SAHARA FERRO



FIBER C SANDSTONE FERRO



FIBER C SANDSTONE FERRO LIGHT



3 COMBINATIONS

var.

100  
10

100  
10

100  
10

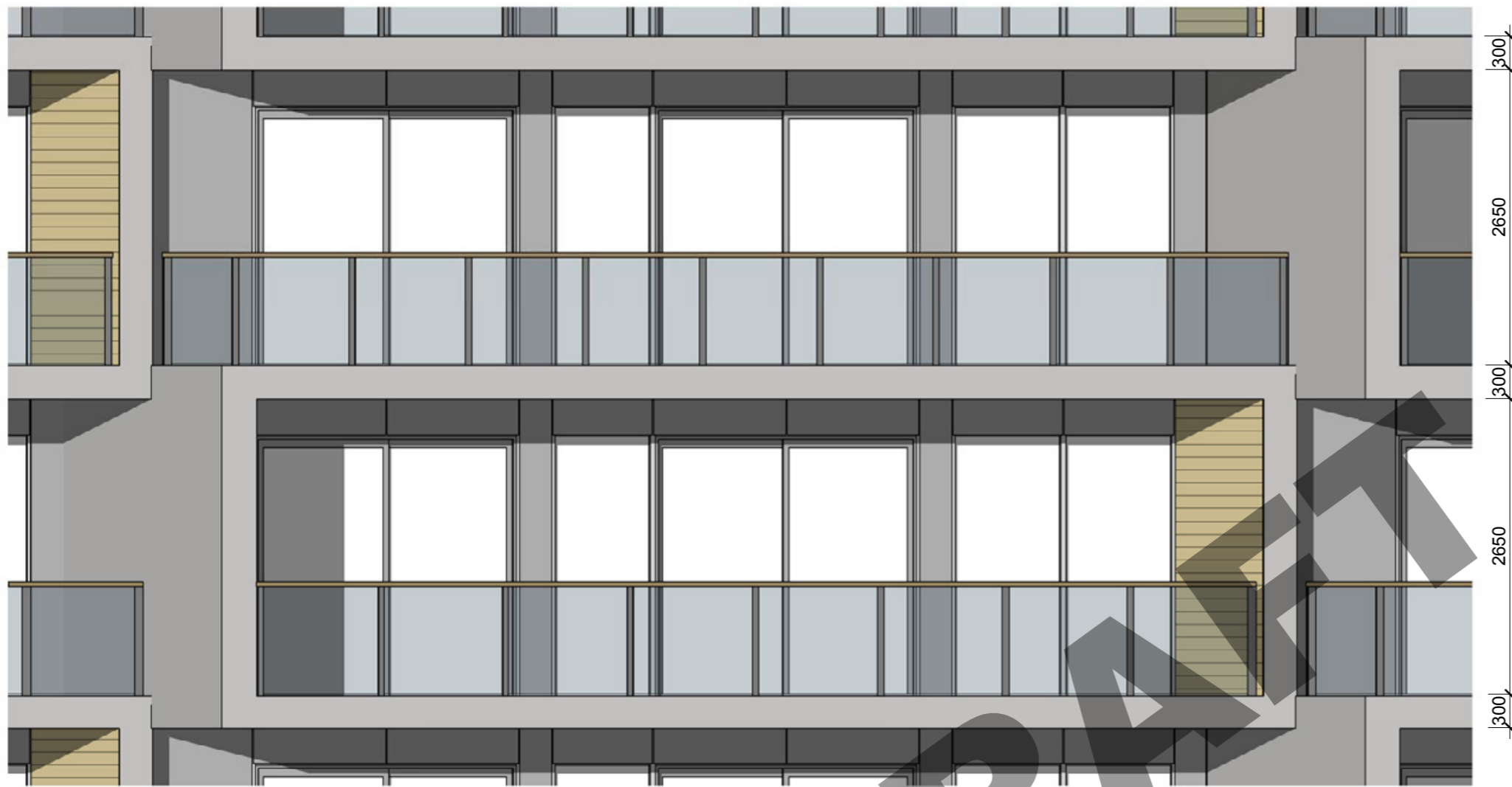
1

2

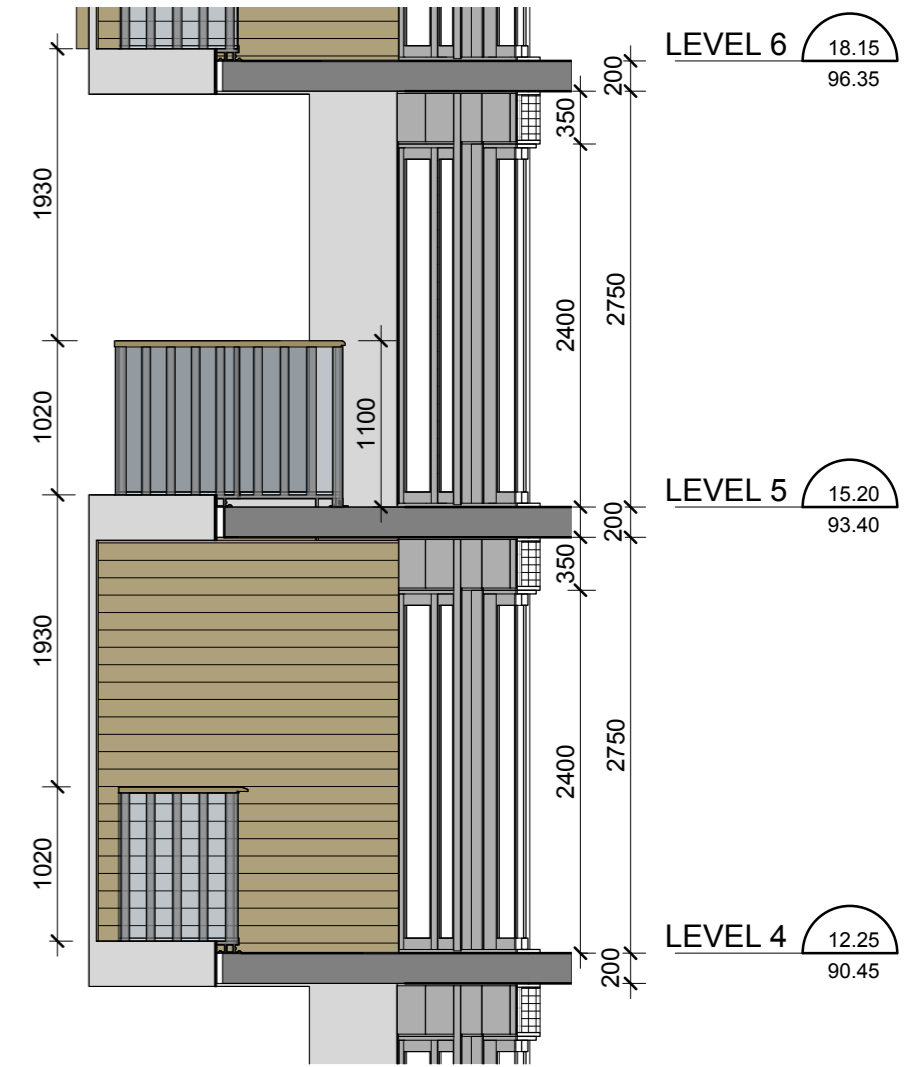
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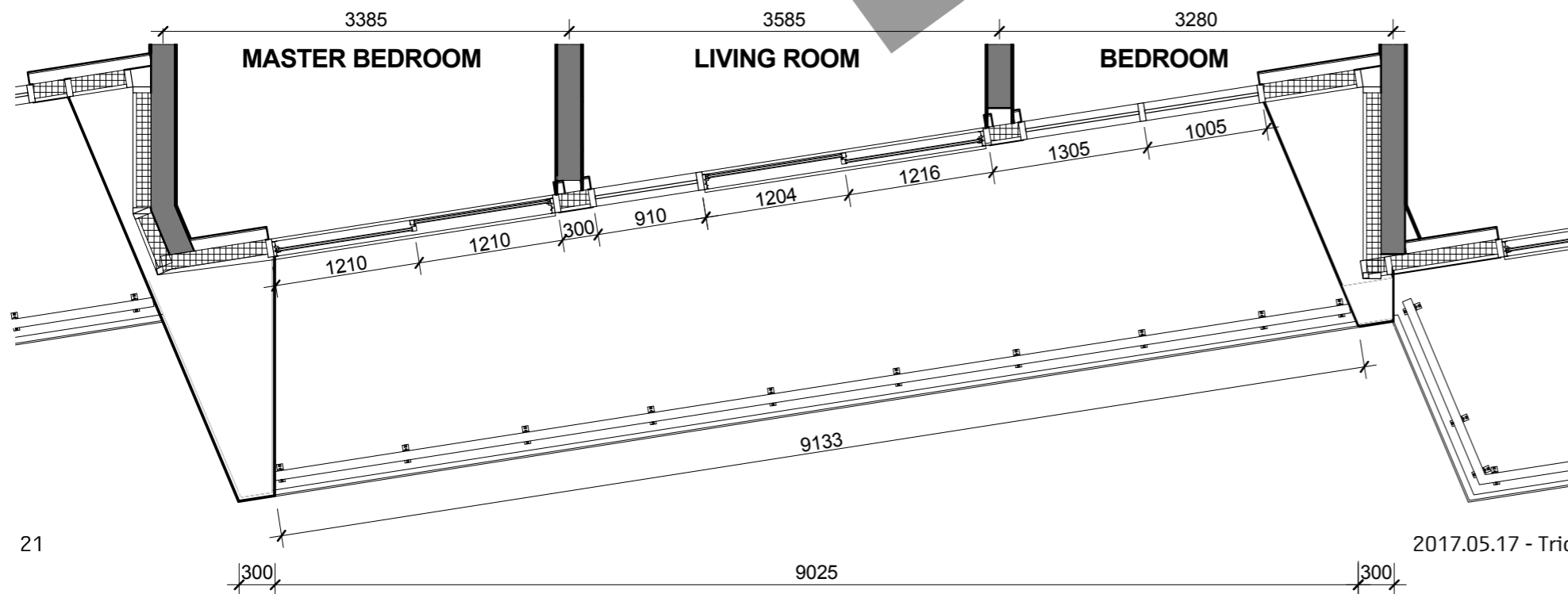
ELEVATION



SECTION



PLAN



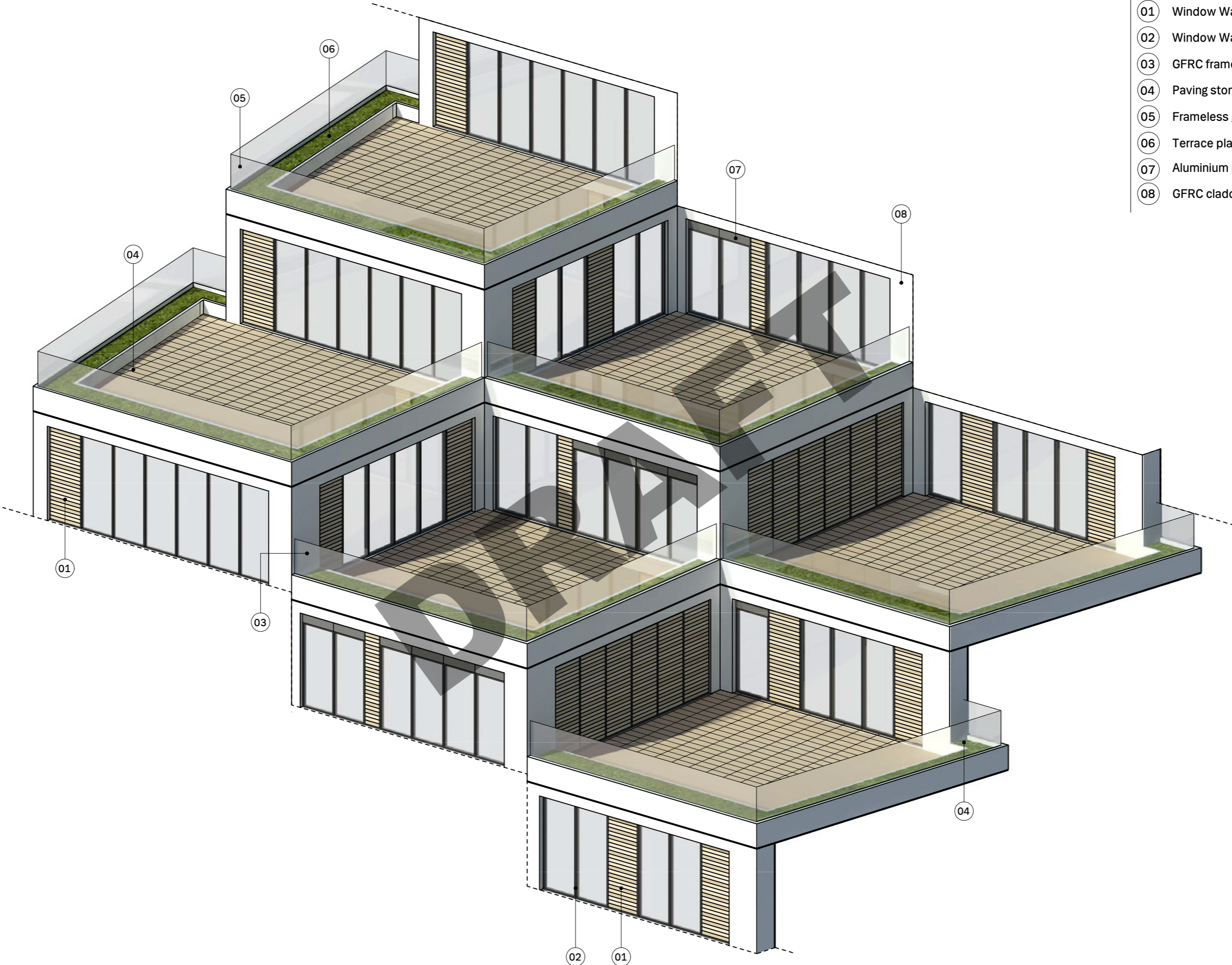






**AXO** - TERRACES - WEST WING

- 01 Window Wall - GFRC panel cover
- 02 Window Wall - Sliding Doors
- 03 GFRC frame aligned w/ planter
- 04 Paving stones - Unilock Umbriano
- 05 Frameless glass railing
- 06 Terrace planter
- 07 Aluminium panel - (if dropped ceiling)
- 08 GFRC cladding









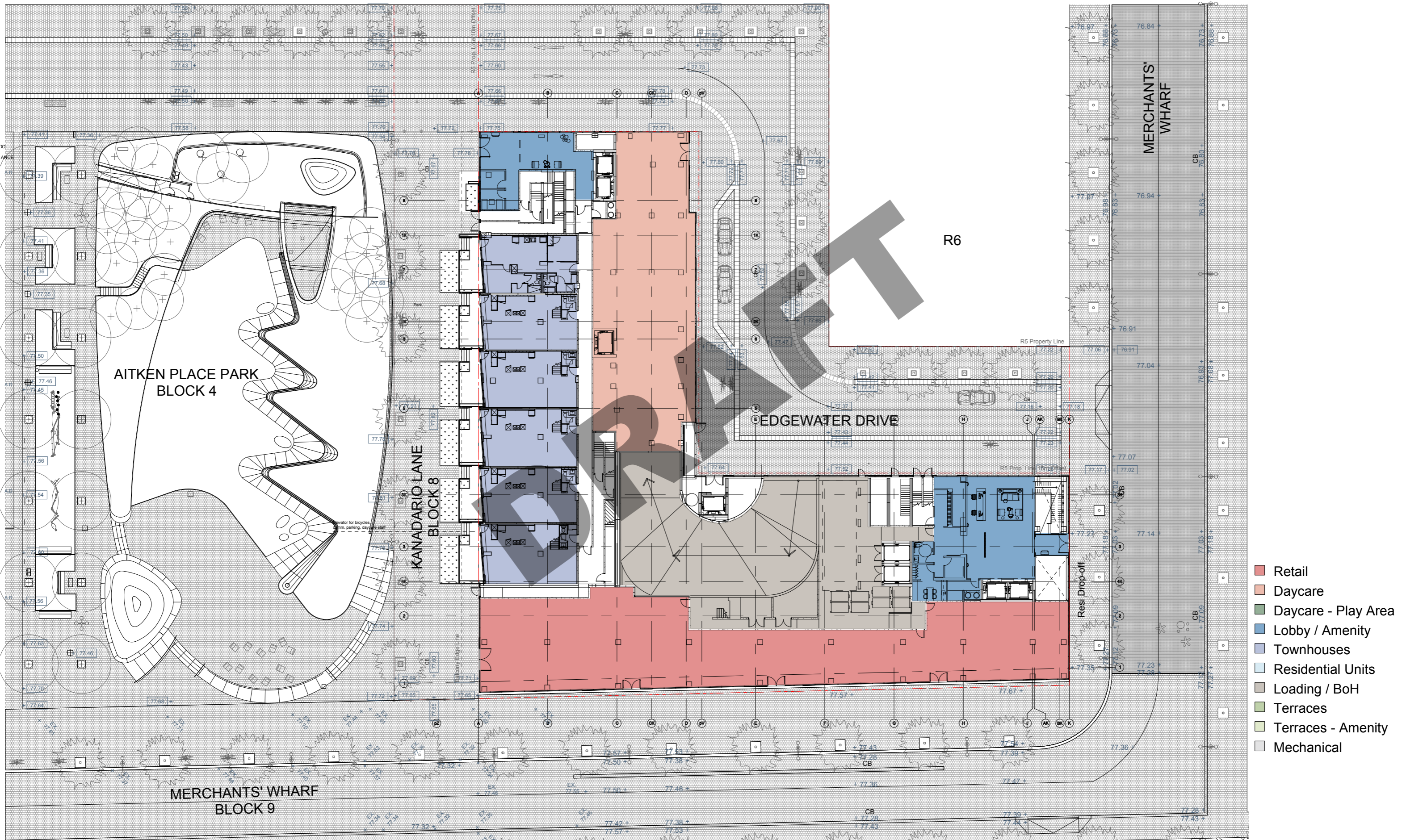


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GROUND FLOOR FACADE

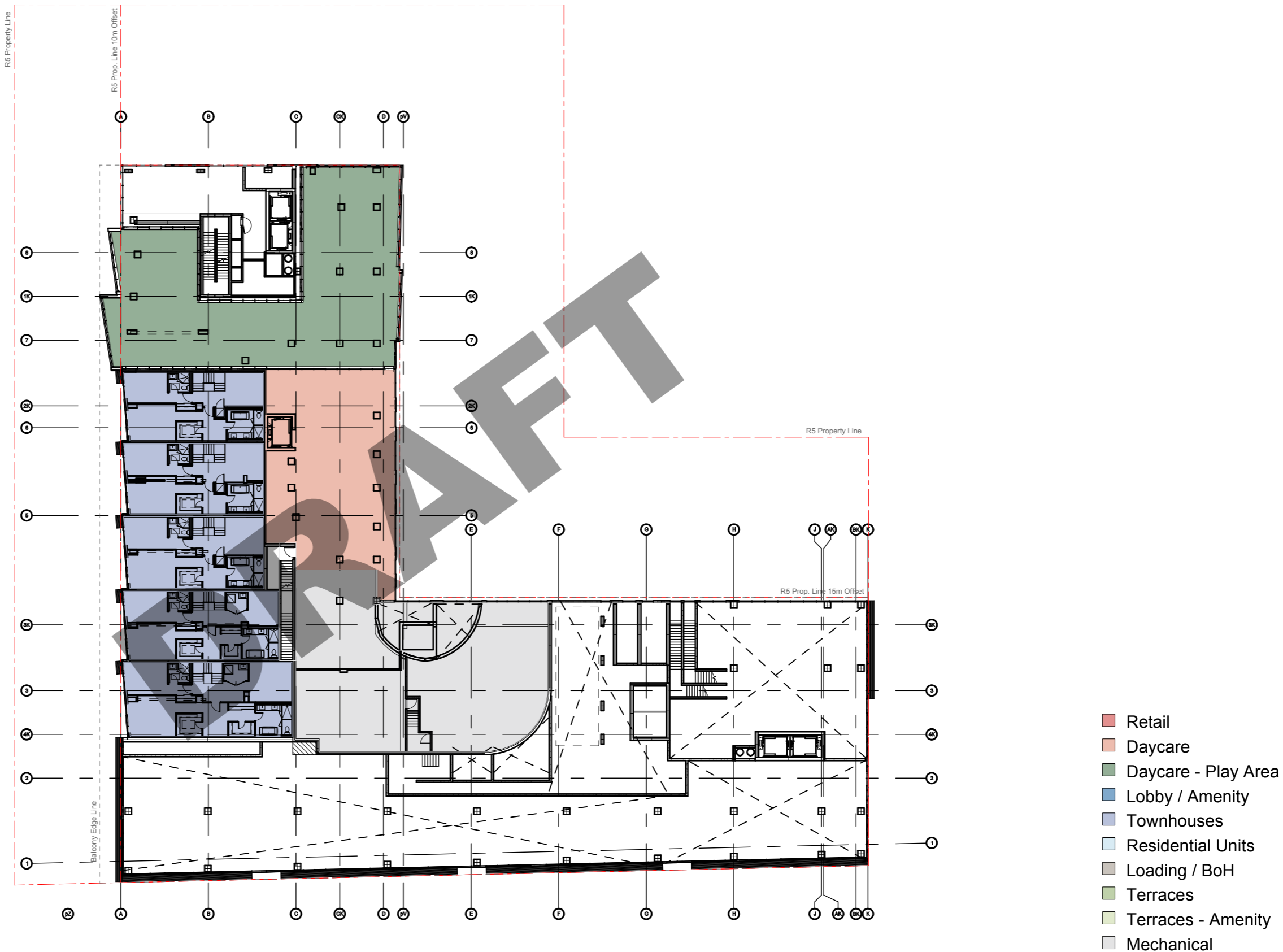


# GROUND FLOOR - LEVEL 1





**GROUND FLOOR - MEZZANINE**





## 3.1 TOWNHOUSES

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# ELEVATION - TOWNHOUSE - KANADARIO LANE



- ① Townhouse Entry
- ② Curtainwall - GFRC panel
- ③ Sliding Doors
- ④ Townhouse Canopy
- ⑤ Planter Edge

EAST BAYSIDE R5		PROJECT NUMBER	Design architect		
		1206	<b>3XN</b>		
DRAWING TITLE		DRAWING NR			
<b>Partial Elevation West - Townhouses</b>					
PHASE	DATE	SCALE	DRAWN	CONTROL	APPR.
SCHEMATIC	2017-07-15				
2017-09-17 Model/Hines/3XN Architects/Kirkor Architects/Scott Torrance Landscape — Bayside III					



## 3.2 RETAIL

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VIEW - MERCHANTS WHARF





# ELEVATION - MERCHANTS WHARF



- ① Retail Entry Canopy
- ② Curtainwall - GFRC panel
- ③ Curtainwall - Vision
- ④ Retail Canopy
- ⑤ GFRC cladding
- ⑥ Retail Canopy + Signage

EAST BAYSIDE R5		PROJECT NUMBER 1206	Design architect <b>3XN</b>	Executive architect <b>KIRKOR ARCHITECTS + PLANNERS</b>	
DRAWING TITLE <b>Partial Elevation South - Retail</b>			DRAWING NR		
PHASE	DATE	SCALE	DRAWN	CONTROL	APPR.
SCHEMATIC	2017.07.15	1:50 (A3) / 1:25 (A1)	XXX	XXX	XXX



VIEW - MERCHANTS WHARF - EAST CORNER





## 3.3 DAYCARE

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**ELEVATION - DAYCARE ENTRANCE - EDGEWATER DRIVE**



- ① Daycare Entry
- ② Curtainwall - GFRC panel
- ③ Curtainwall - Vision
- ④ GFRC Cladding
- ⑤ Daycare Glass Balustrade
- ⑥ Daycare Planter

<b>EAST BAYSIDE R5</b>		PROJECT NUMBER 1206	Design architect <b>3xn</b>	Executive architect <b>KIRKOR ARCHITECTS + PLANNERS</b>	
DRAWING TITLE <b>Partial Elevation East - Daycare</b>			DRAWING NR		
PHASE	DATE	SCALE	DRAWN	CONTROL	APPR.
SCHEMATIC	2017.07.15	1:50 (A3) / 1:25 (A1)	XXX	XXX	XXX

2017.09.17 Model/Hines/3XN Architects/Kirkor Architects/Scott Torrance Landscape — BaySide III



**3.4 LOBBY**

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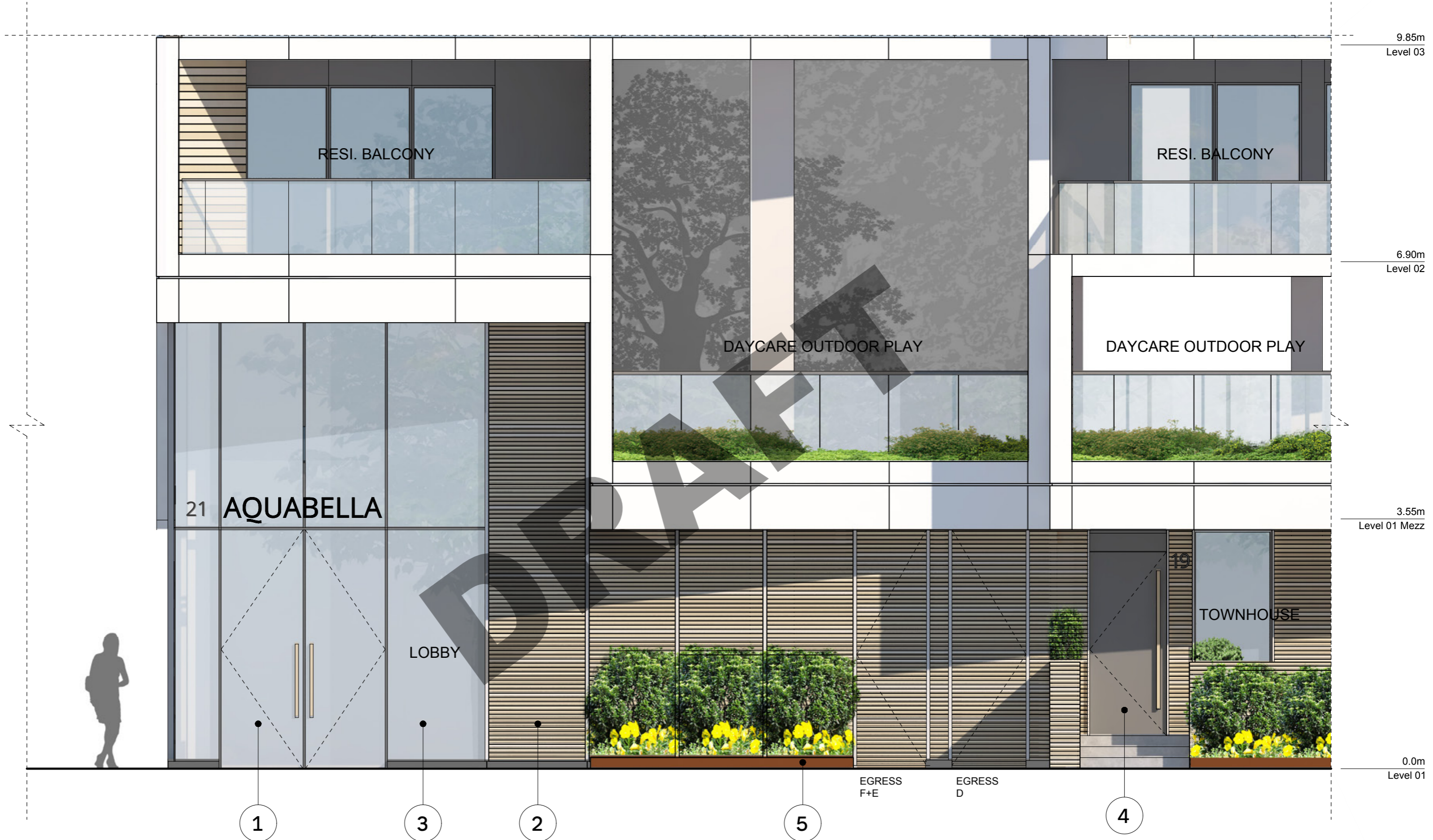


VIEW - WEST LOBBY AND KANADARIO LANE





**ELEVATION - WEST LOBBY - KANADARIO LANE**



- ① Lobby Entry
- ② Curtainwall - GFRC panel
- ③ Curtainwall - Vision
- ④ Townhouse Entry
- ⑤ Planter Edge

EAST BAYSIDE R5		PROJECT NUMBER	Design architect		Executive architect	
		1206	<b>3xn</b>		<b>KIRKOR ARCHITECTS + PLANNERS</b>	
DRAWING TITLE			DRAWING NR			
<b>Partial Elevation West - Lobby</b>						
PHASE	DATE	SCALE	DRAWN	CONTROL	APPR.	
SCHEMATIC	2017.07.15	1:50 (A3) / 1:25 (A1)	XXX	XXX	XXX	

2017.07.15 Model/Hines/3XN Architects/Kirkor Architects/Scott Torrance Landscape - BaySide III



VIEW - WEST LOBBY - MERCHANTS WHARF





**ELEVATION - EAST LOBBY - MERCHANT'S WHARF**



- ① Lobby Entry
- ② Curtainwall - GFRC panel
- ③ Curtainwall - Vision
- ④ Lobby Canopy
- ⑤ GFRC cladding

EAST BAYSIDE R5		PROJECT NUMBER 1206	Design architect <b>3xn</b>	Executive architect <b>KIRKOR ARCHITECTS + PLANNERS</b>	
DRAWING TITLE <b>Partial Elevation East - Lobby</b>			DRAWING NR		
PHASE	DATE	SCALE	DRAWN	CONTROL	APPR.
SCHEMATIC	2017.07.15	1:50 (A3) / 1:25 (A1)	XXX	XXX	XXX

2017.09.17 Model/Hines/3XN Architects/Kirkor Architects/Scott Torrance Landscape — BaySide III



## 3.5 LOADING AND PARKING

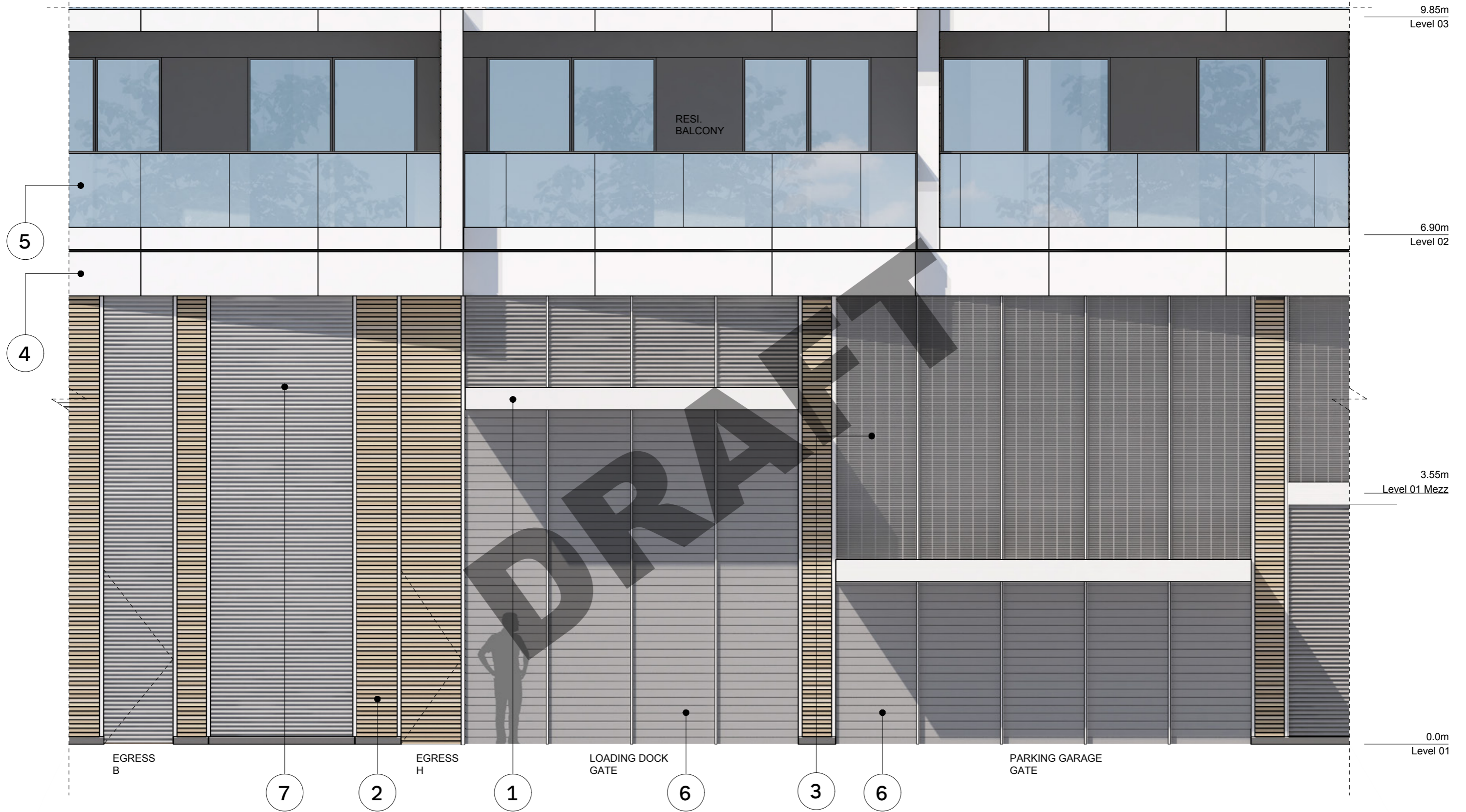
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# ELEVATION - LOADING



- ① Loading/Carpark Canopy
- ② Curtainwall - GFRC panel
- ③ Mesh - Exhaust
- ④ GFRC - Cladding
- ⑤ Glass Railing
- ⑥ Slatted roll up door
- ⑦ Louvres - Exhaust

<b>EAST BAYSIDE R5</b>		PROJECT NUMBER 1206	Design architect <b>3xn</b>	Executive architect <b>KIRKOR ARCHITECTS + PLANNERS</b>	
DRAWING TITLE <b>Partial Elevation North - Loading</b>			DRAWING NR		
PHASE SCHEMATIC	DATE 2017.05.01	SCALE 1:50 (A3) / 1:25 (A1)	DRAWN XXX	CONTROL XXX	APPR. XXX
2017.05.17 Tidel/Hines/3XN Architects/Kirkor Architects/Scott Torrance Landscape - Bayside III					

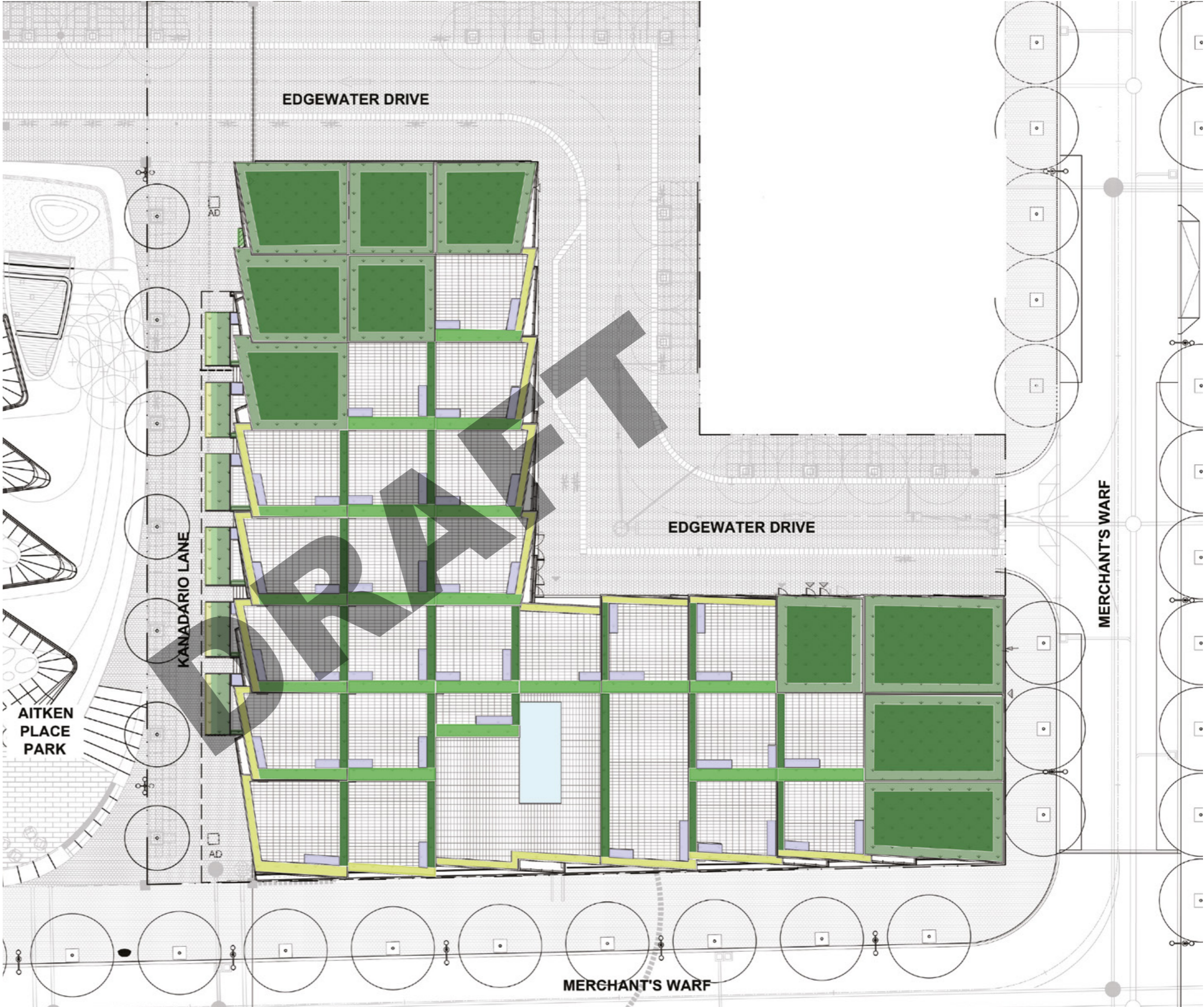


# LANDSCAPE

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# Current Site Plan





# Key Issues from Past DRP

01 Shade Devices

## Further Development

03 Daycare Planters

04 Pedestrian Only - Kanadario Lane

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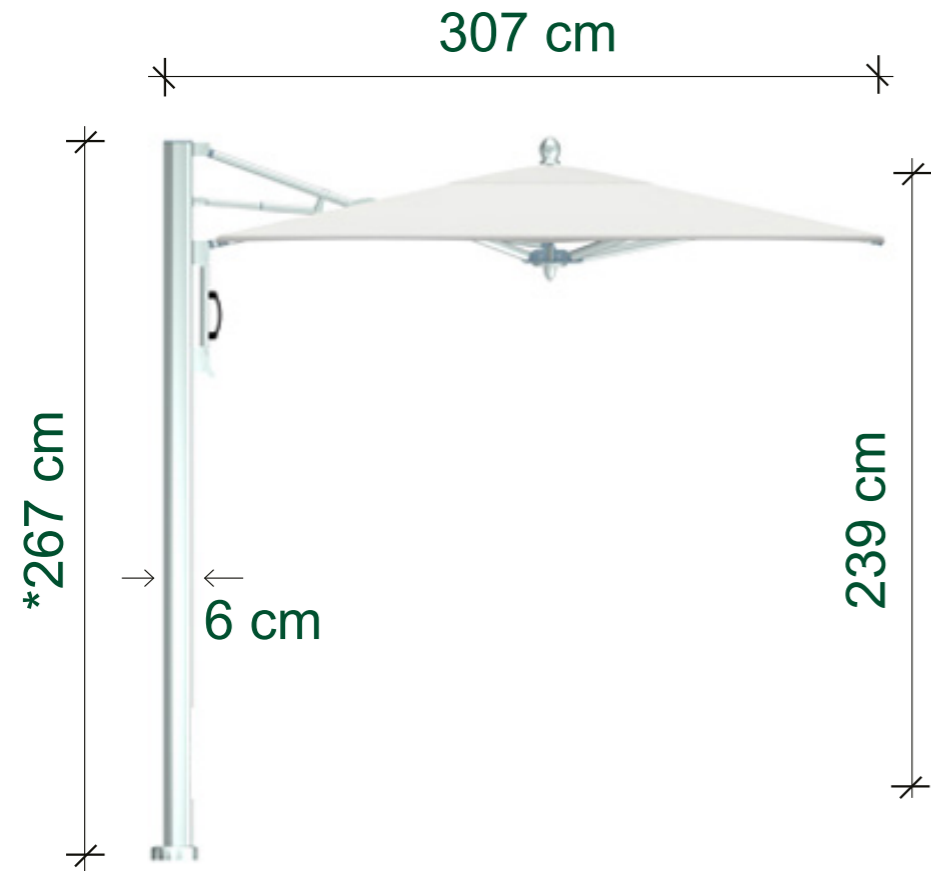
# Shade Devices - Terraces



3XN



# Shade Devices

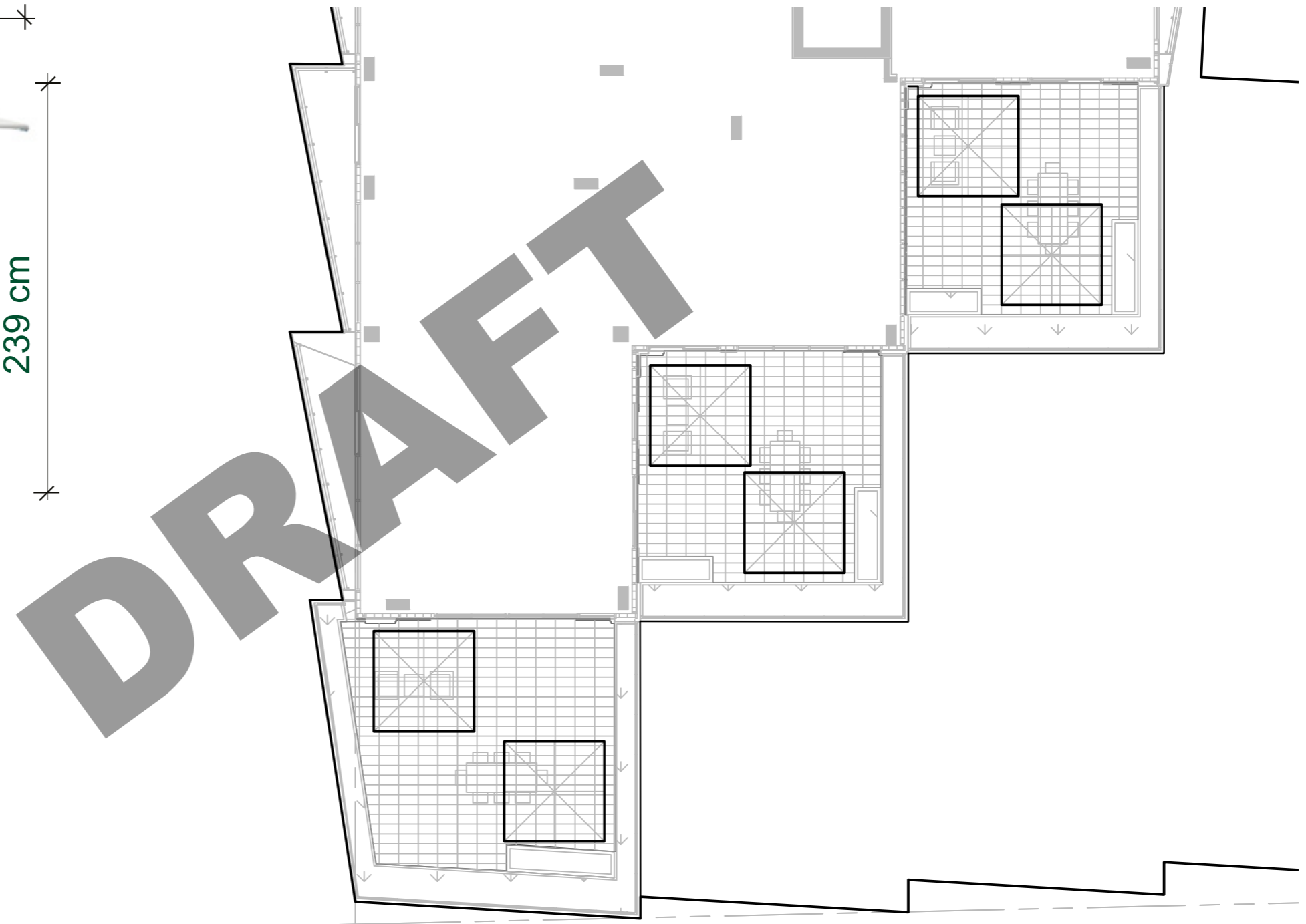


Umbrella Model: Tucci  
Ocean Master Max Zero Horizon

\*Total height when closed - 323 cm



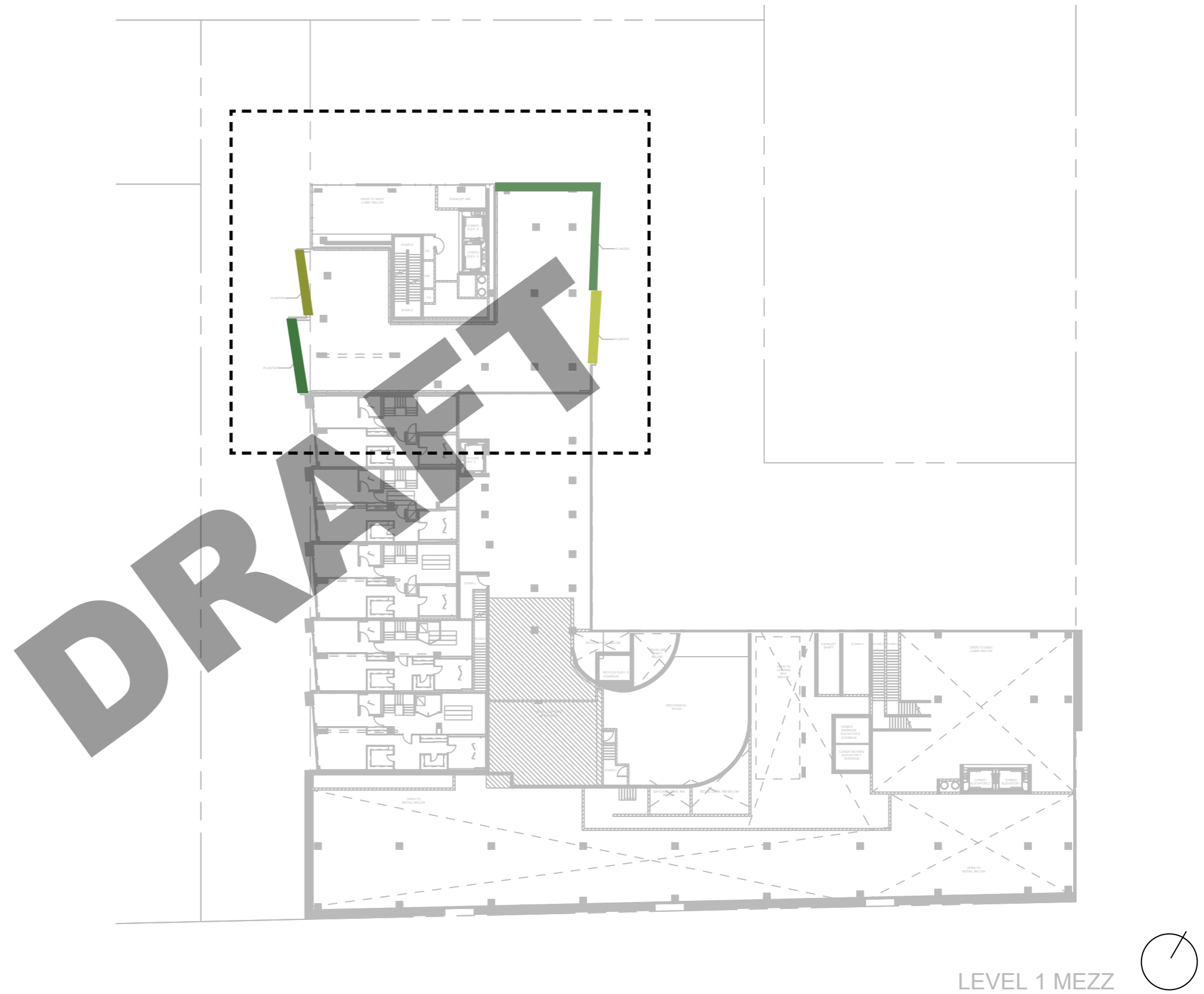
Stainless steel concrete pad-mount base.



Two anchor points provided per terrace.



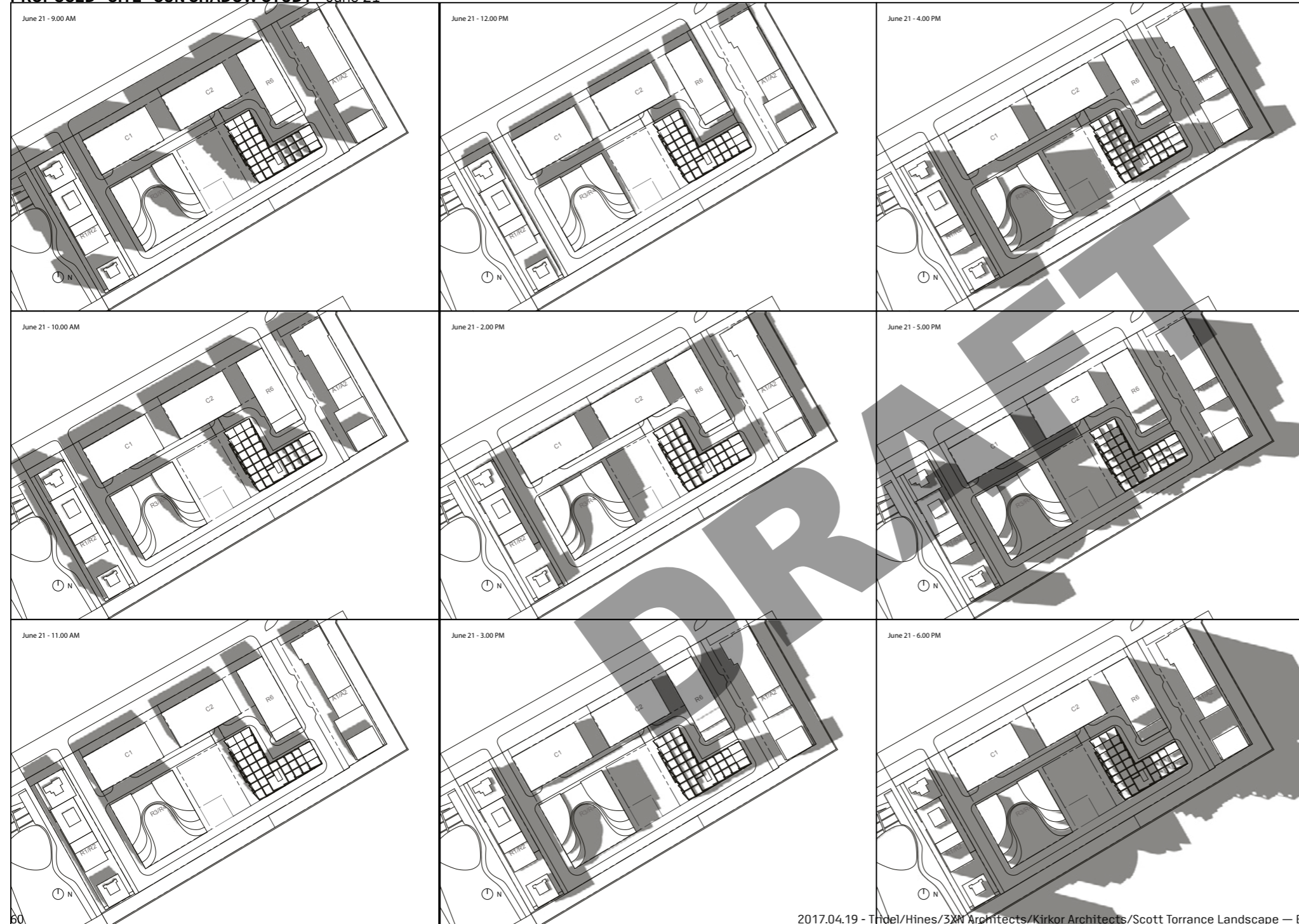
# Daycare Planters





# Growing Conditions

## PROPOSED - SITE - SUN SHADOW STUDY June 21



## JUNE 21 SUMMARY:

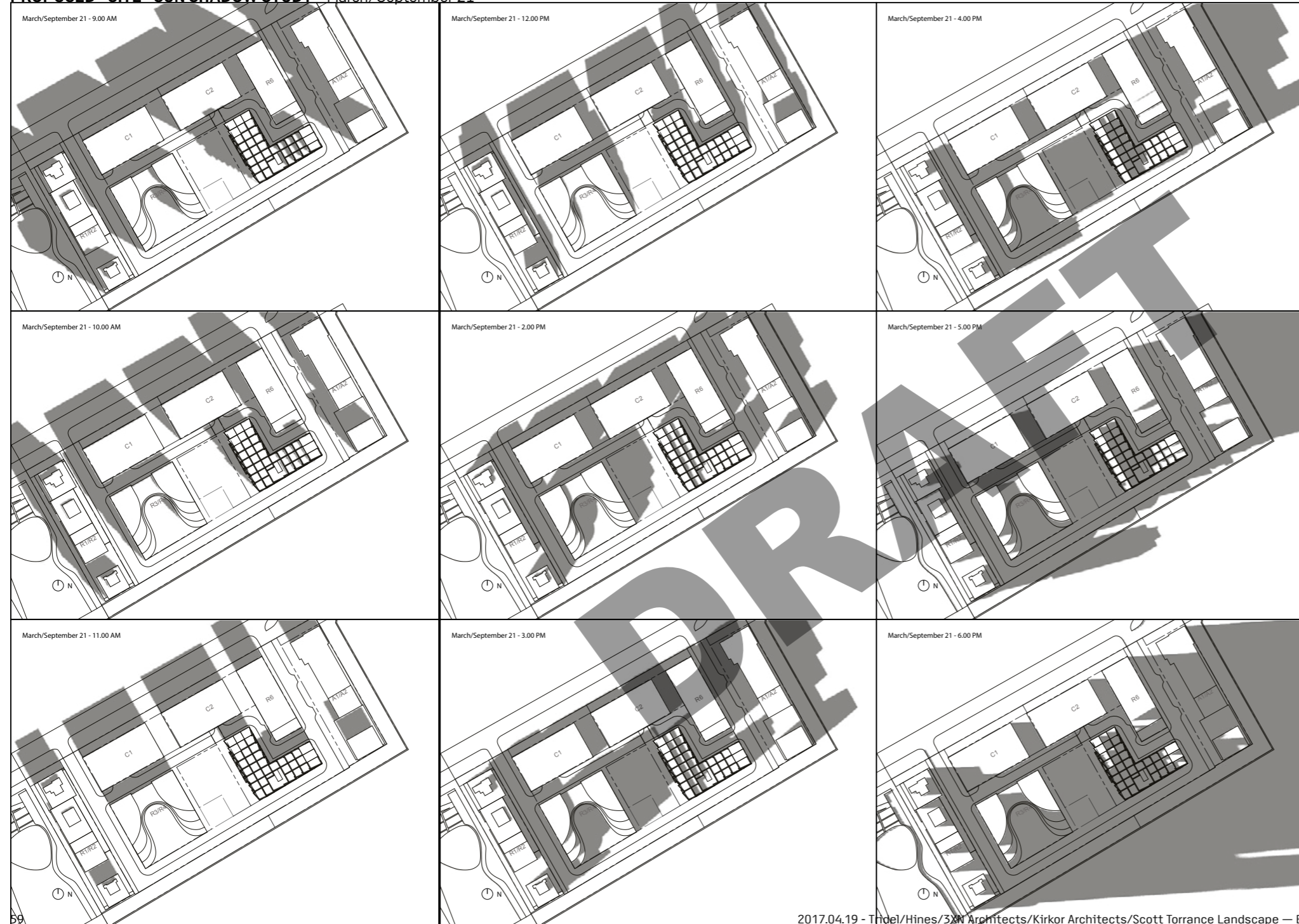
North-east orientation receives sunlight from 10am to 12 pm.

South-west receives sunlight between 12 to 5pm.



# Growing Conditions

## PROPOSED - SITE - SUN SHADOW STUDY March/September 21



### MARCH/SEPT 21 SUMMARY:

North-east orientation receives sunlight at 11am.

South-west receives sunlight between 11am to 2pm.

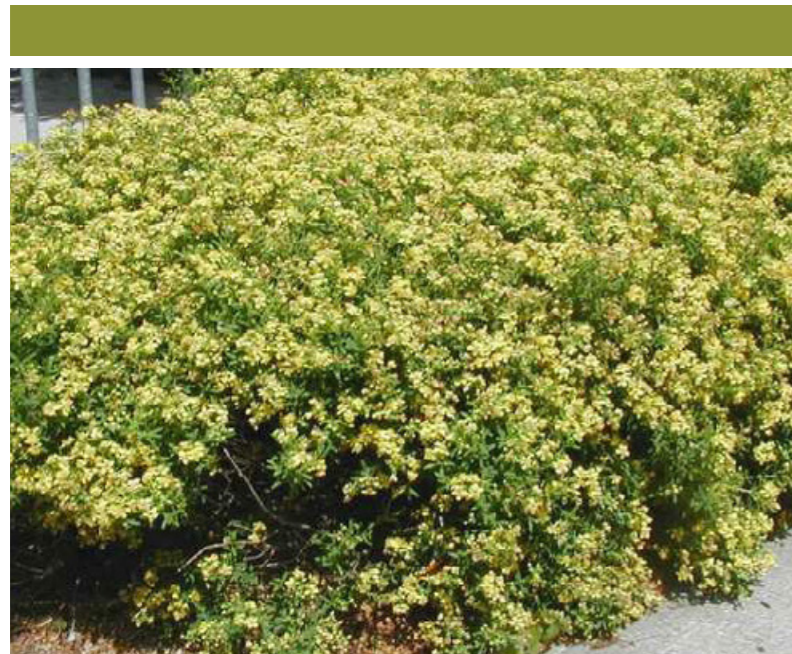
2017.04.19 - Tridel/Hines/3XN Architects/Kirkor Architects/Scott Torrance Landscape — Bayside III



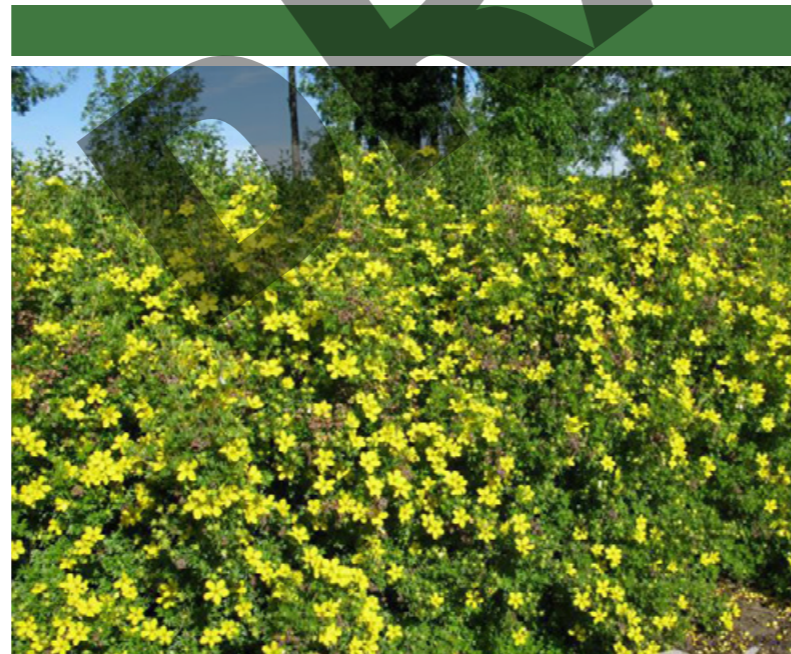
# Planting Plan South-West



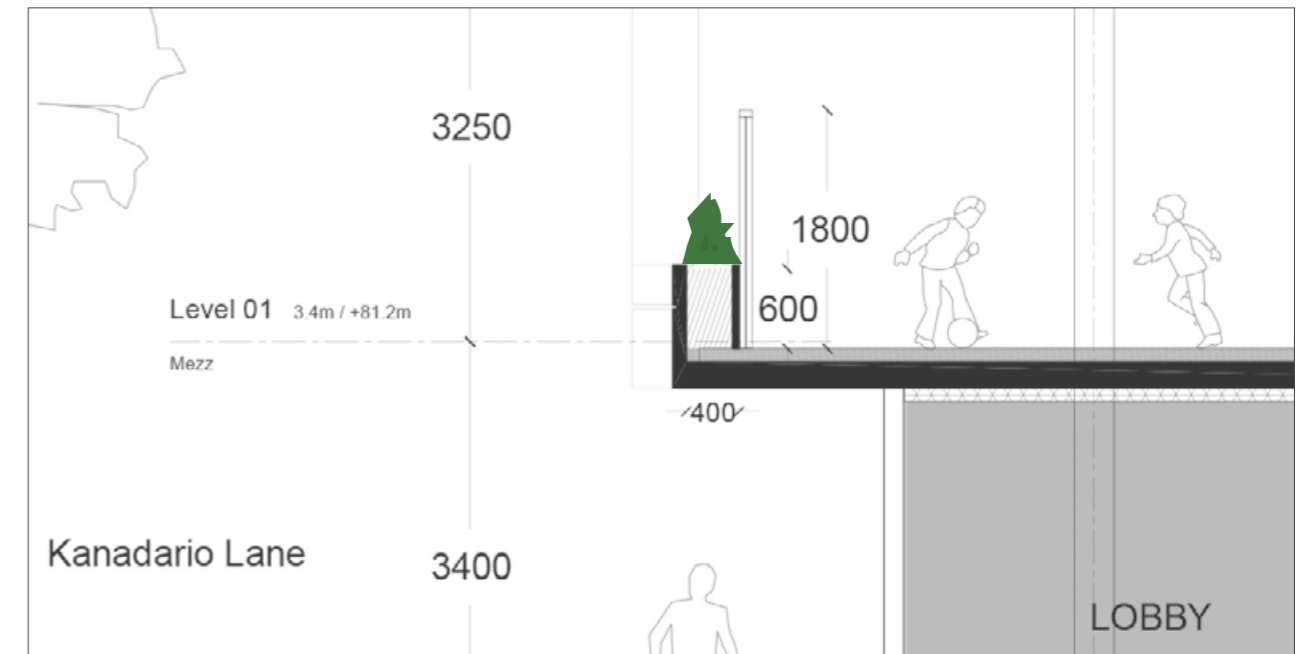
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**Pot O' Gold**  
*Hypericum kalmianum*



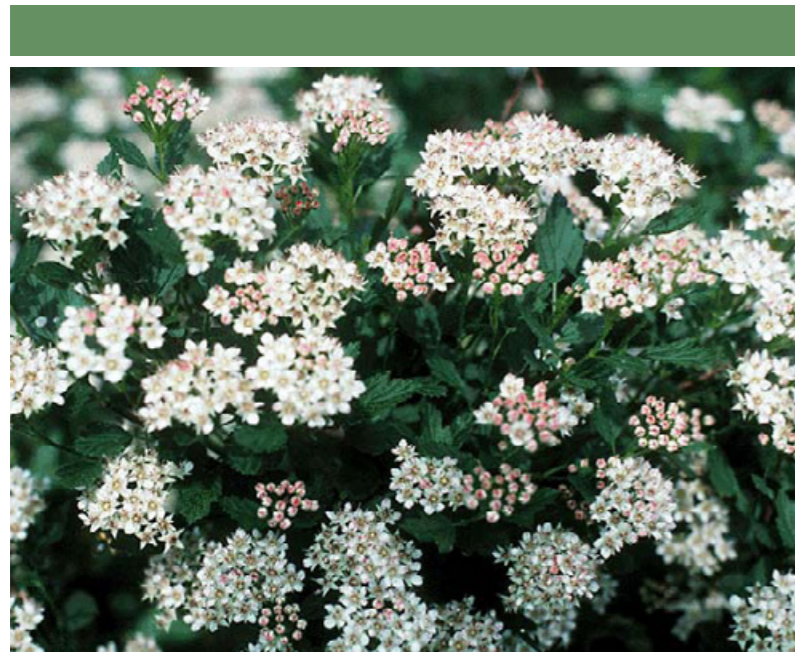
**Shrubby Cinquefoil**  
*Potentilla fruticosa*



\*Selected plants not on the CSA "Plants to be avoided" or Ministry of Health Toxic Plants List



# Planting Plan North-east



**Common Ninebark**  
*Physocarpus opulifolius 'Nanus'*



**Bush Honeysuckle**  
*Diervilla lonicera*



\*Selected plants not on the CSA "Plants to be avoided" or Ministry of Health Toxic Plants List



# Pedestrian Only - Kanadario Lane

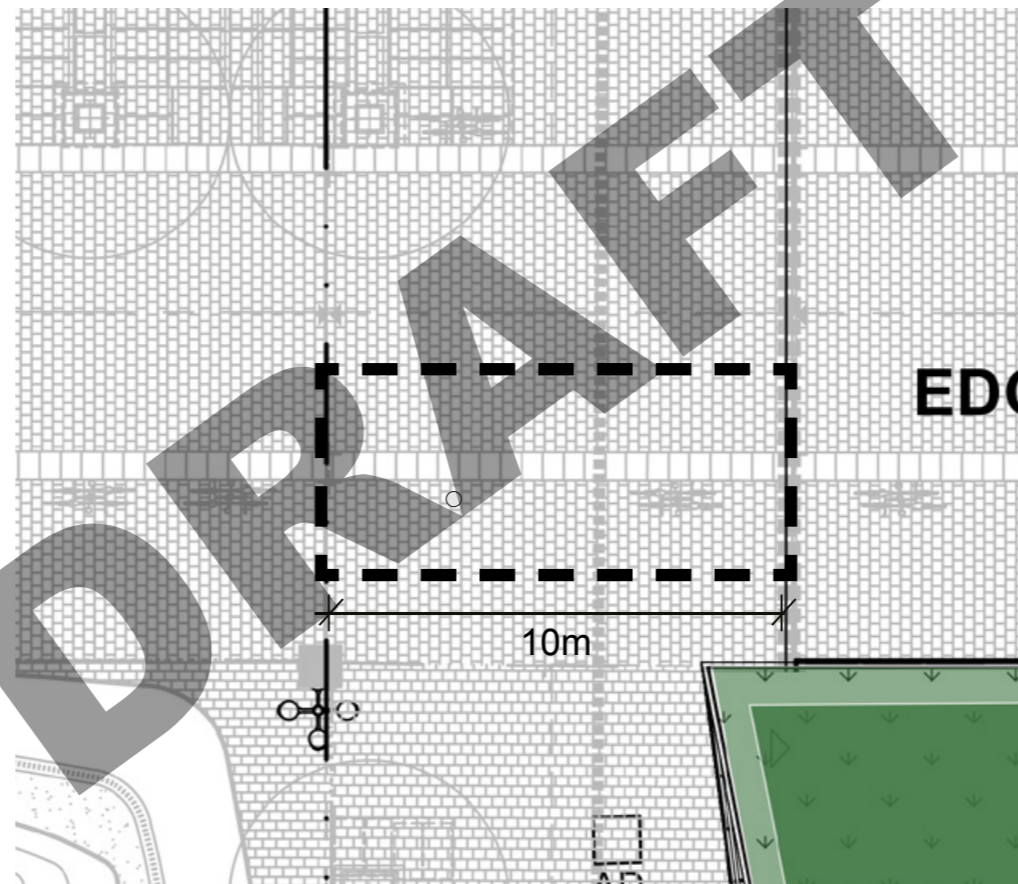




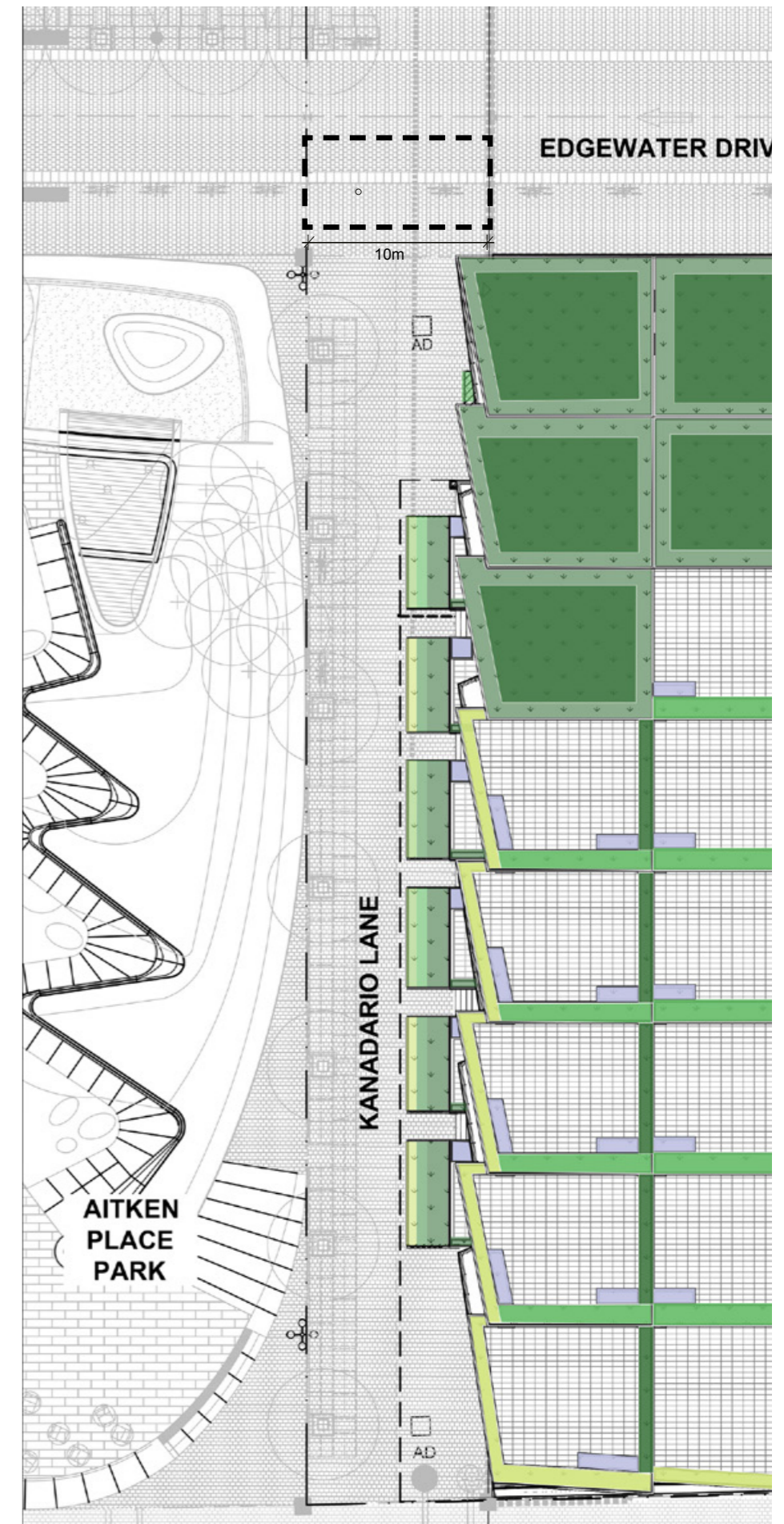
# Removable Bollard and Bike Ring



Bollards at Sugar Beach.



\*Final bollard location and type to be determined by Waterfront Toronto.





# SUSTAINABILITY

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# Key Discussion Items

- ◆ Energy modeling results
- ◆ Innovative systems
- ◆ MGBR Tracking update

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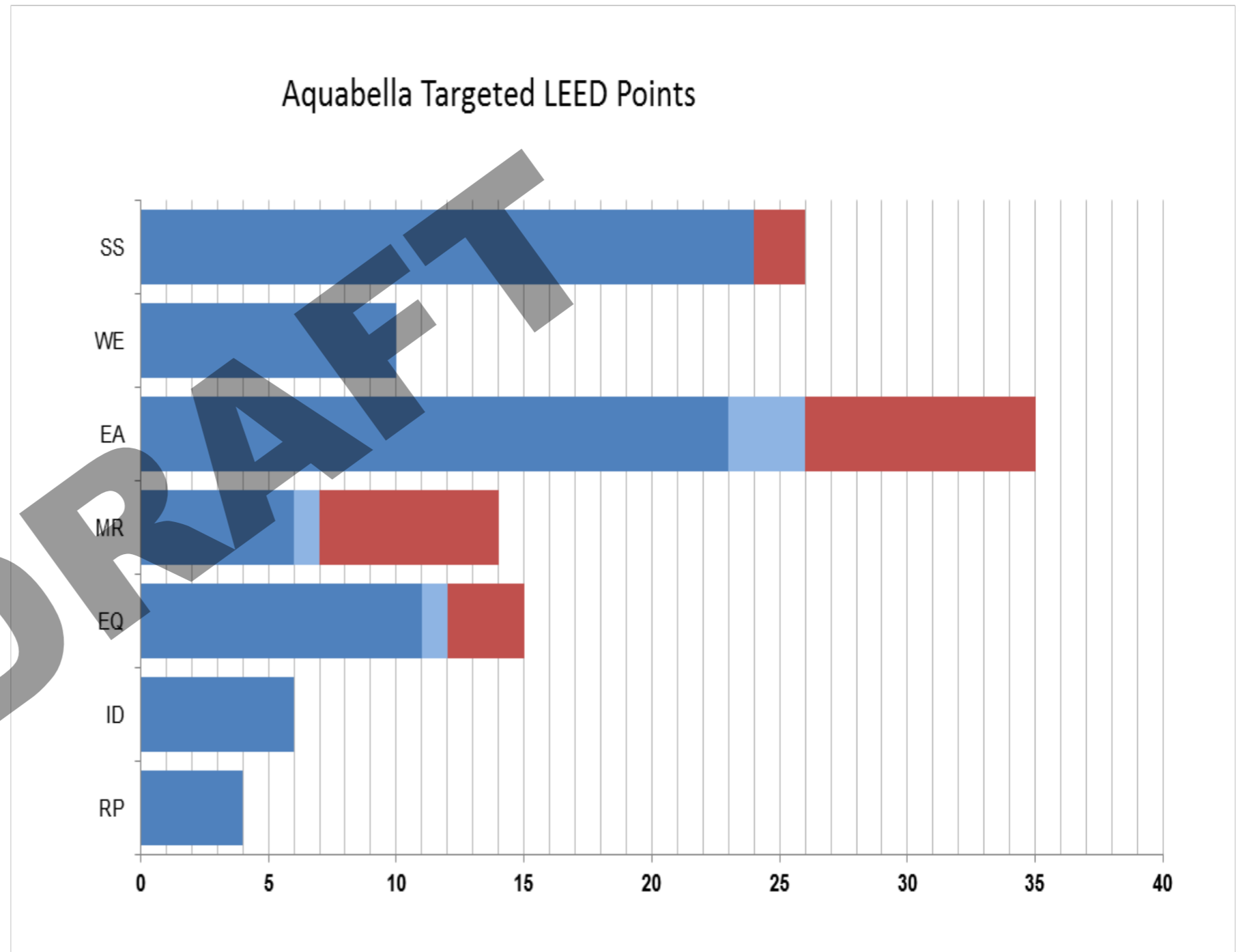




# Sustainability Targets

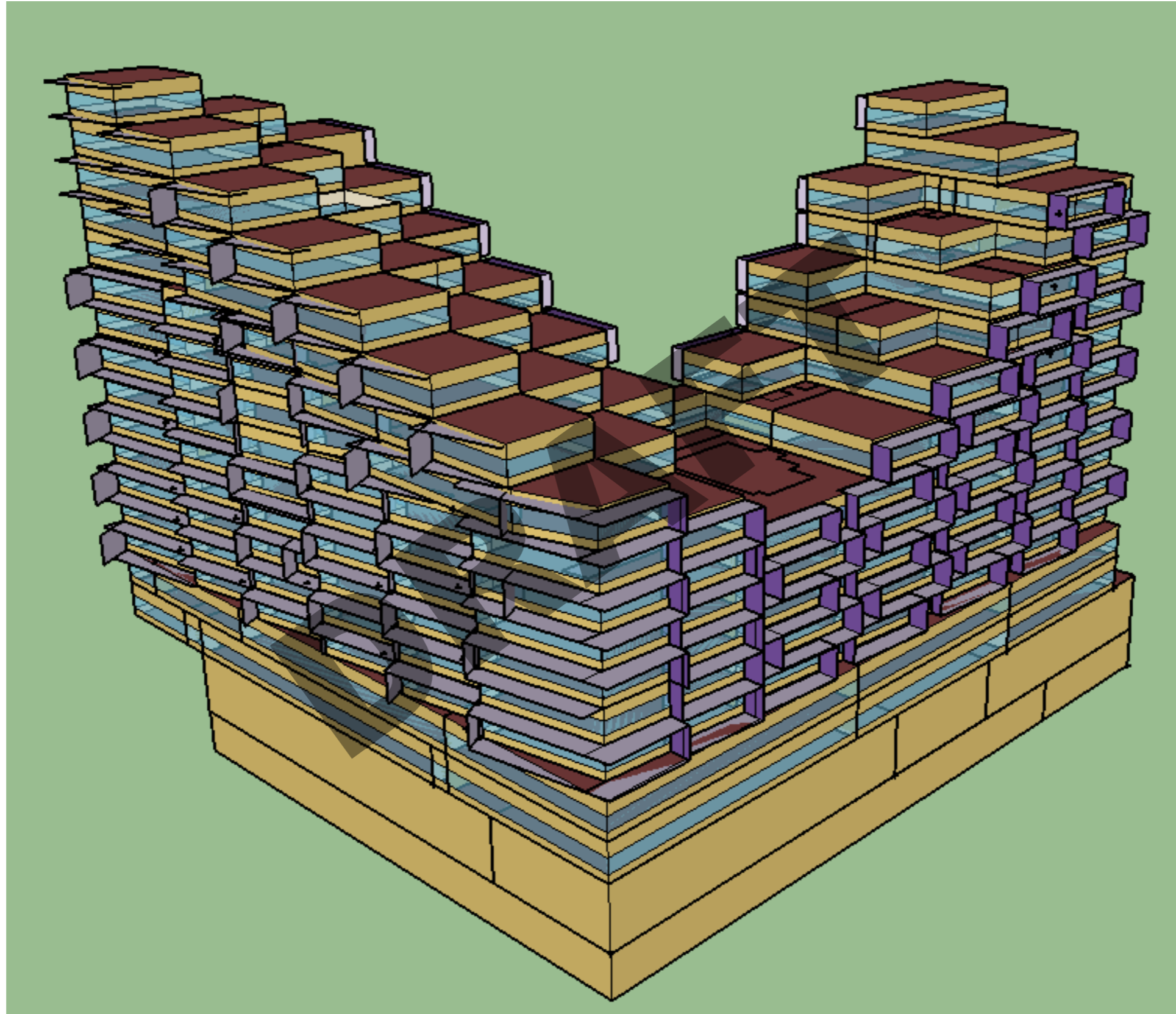


1. MGBR Version 1.0 with amendments
2. Toronto Green Standard Version 2, Tier 2
3. LEED® Canada 2009, on track to achieve LEED® Platinum, with 84 points

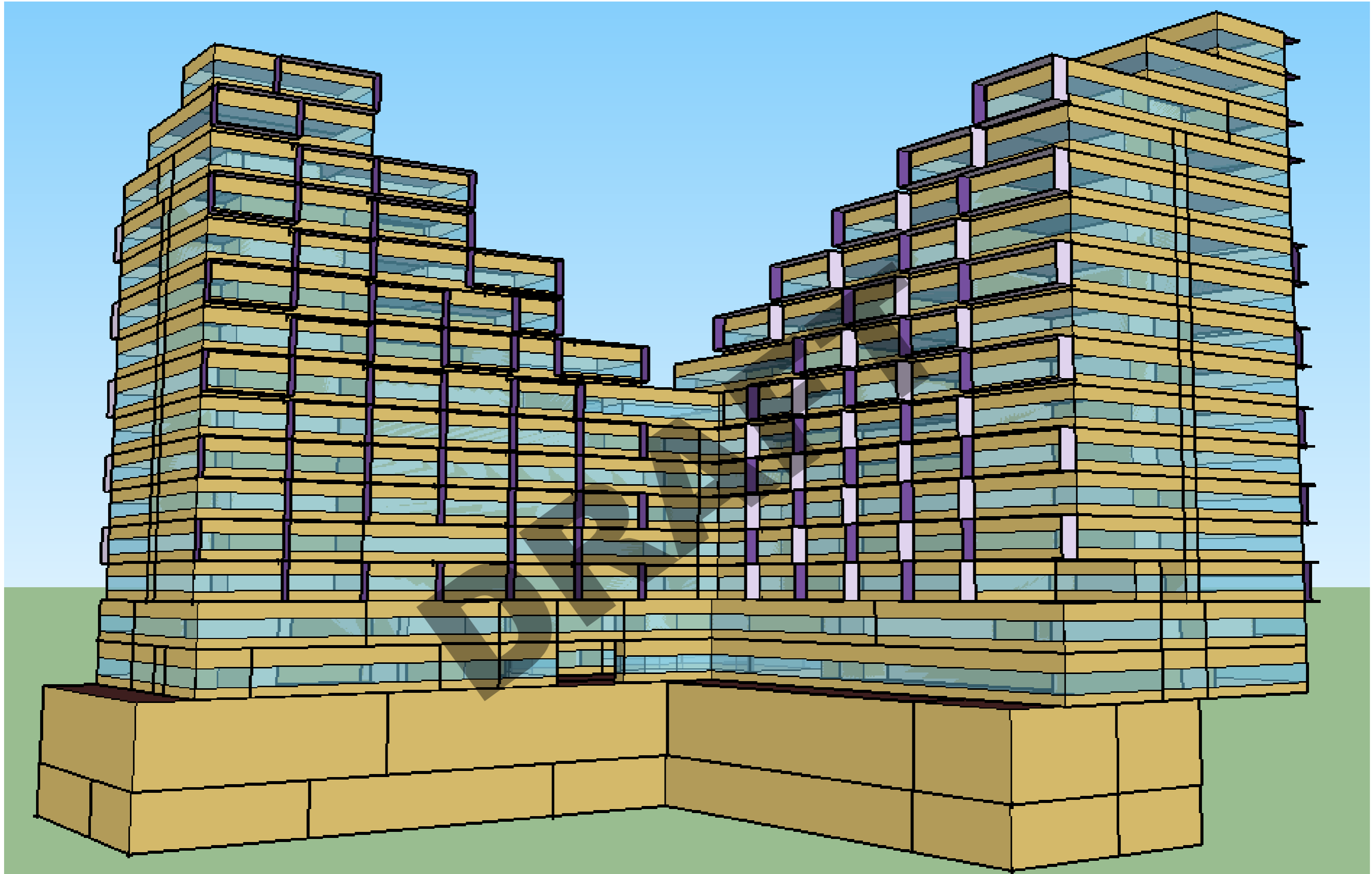




# Energy Model

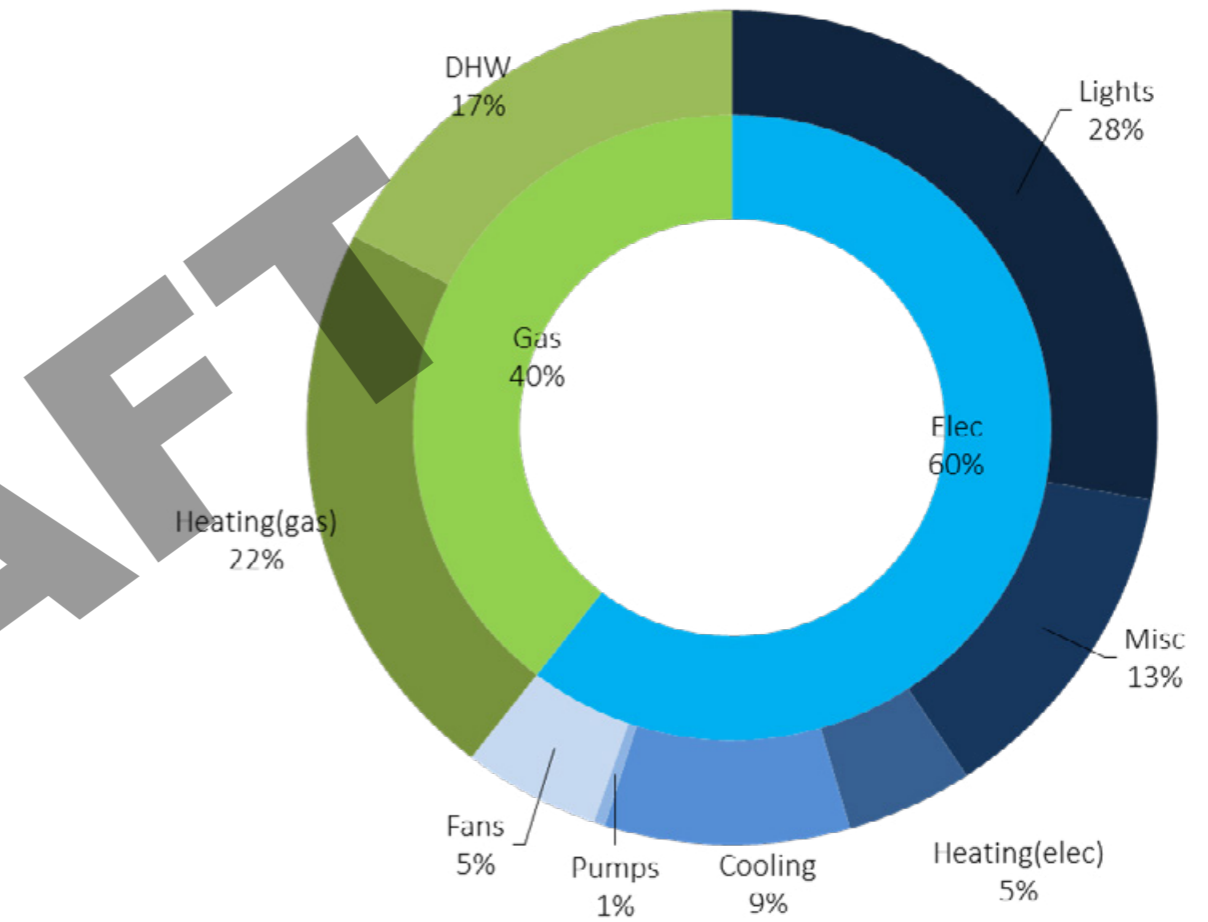
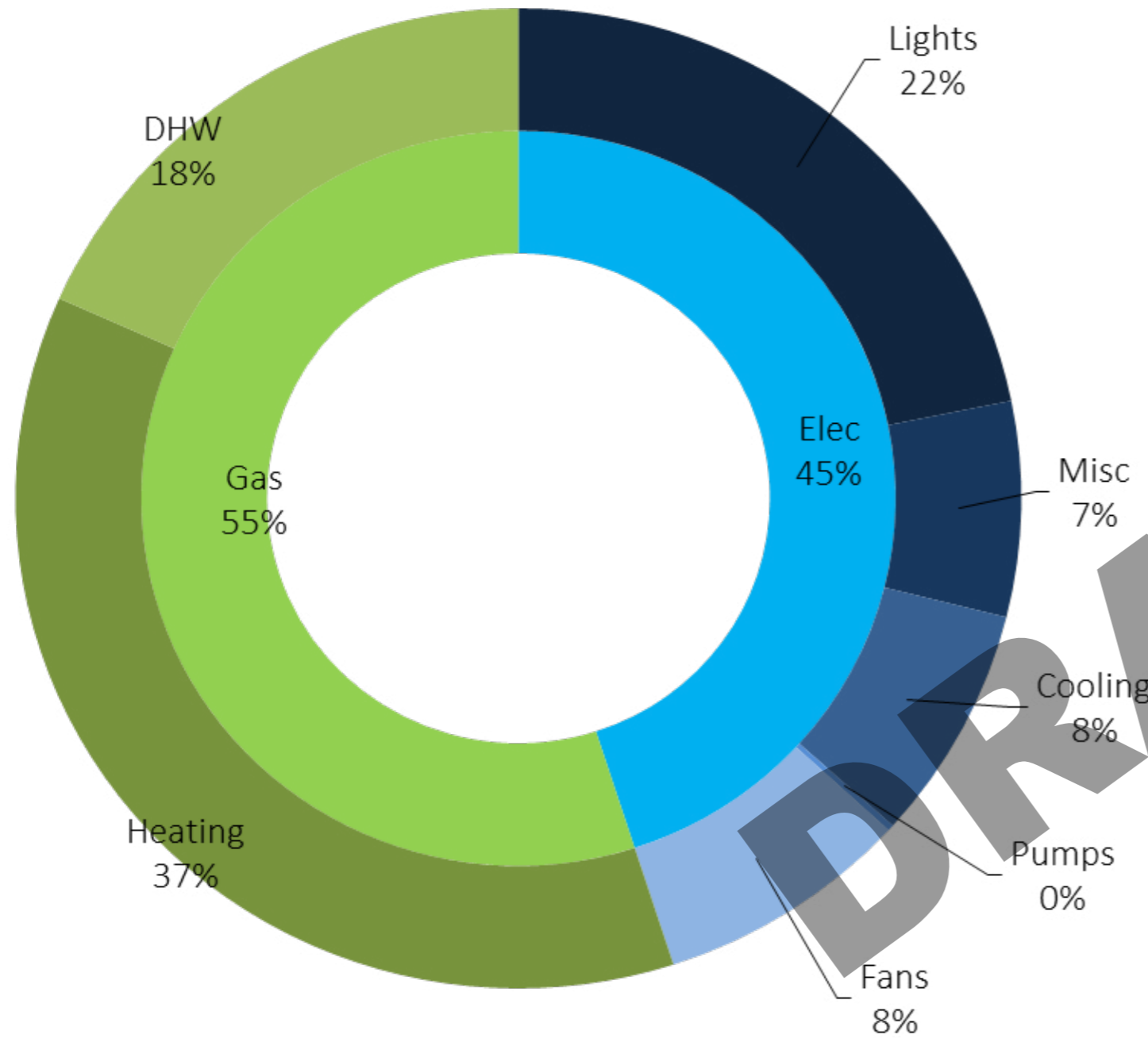








# Energy Modeling Results



## MNECB Reference

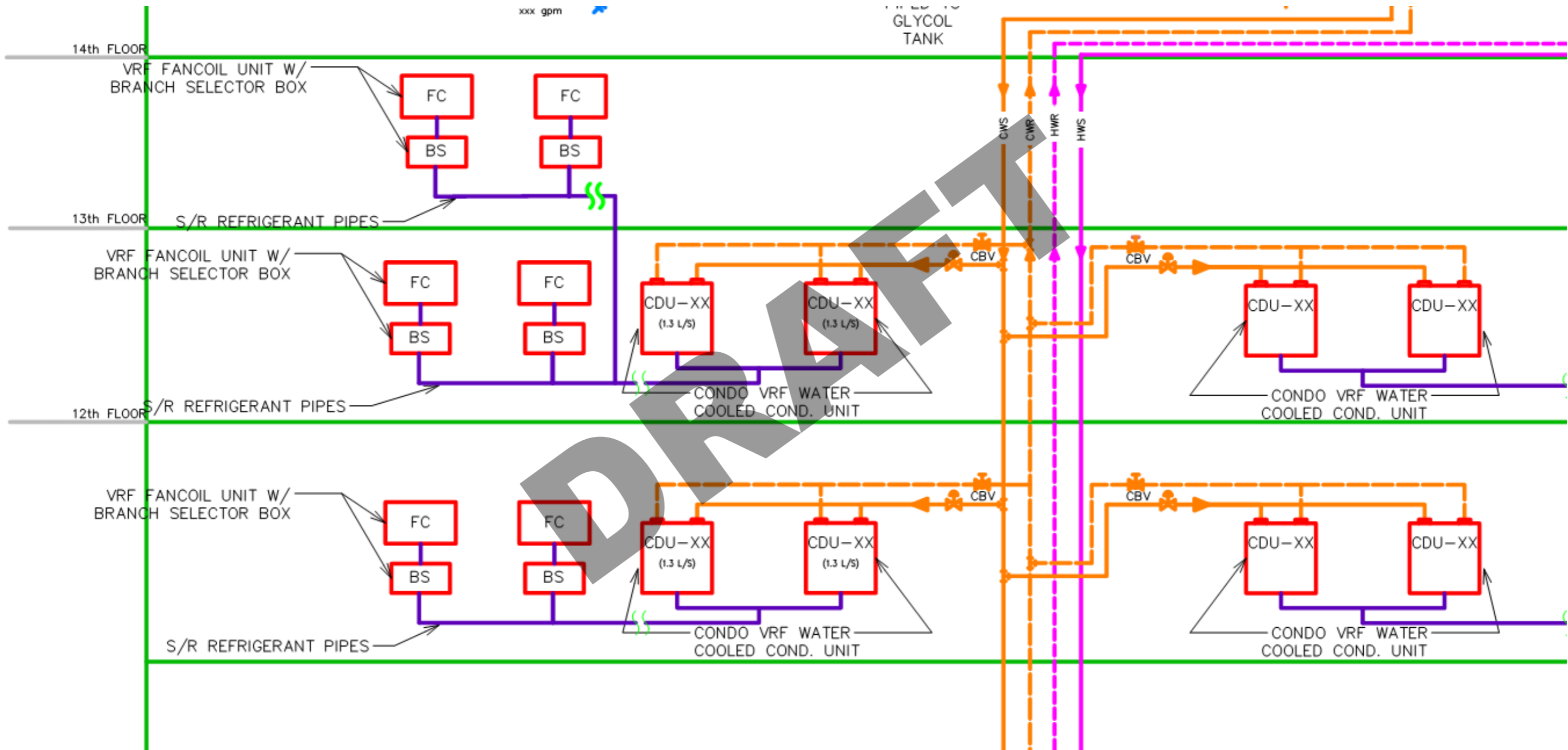
EUI : 224 ekWh/m<sup>2</sup>  
 EUI (w/o process) : 208 ekWh/m<sup>2</sup>  
 Carbon Intensity: 27.7 kg CO<sub>2</sub>/m<sup>2</sup>

## Aquabella Design

		Savings
EUI :	123 ekWh/m <sup>2</sup>	45%
EUI (w/o process) :	107 ekWh/m <sup>2</sup>	48%
Carbon Intensity:	12.7 kg CO <sub>2</sub> /m <sup>2</sup>	54%



# Variable Refrigerant Flow (VRF)





# Sustainability Features



Daylight sensor-controlled lighting in daylit common areas

LED lighting in common areas, including amenity space and lobby

Material selection targeting recycled (20%) and regional (30%) content

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

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



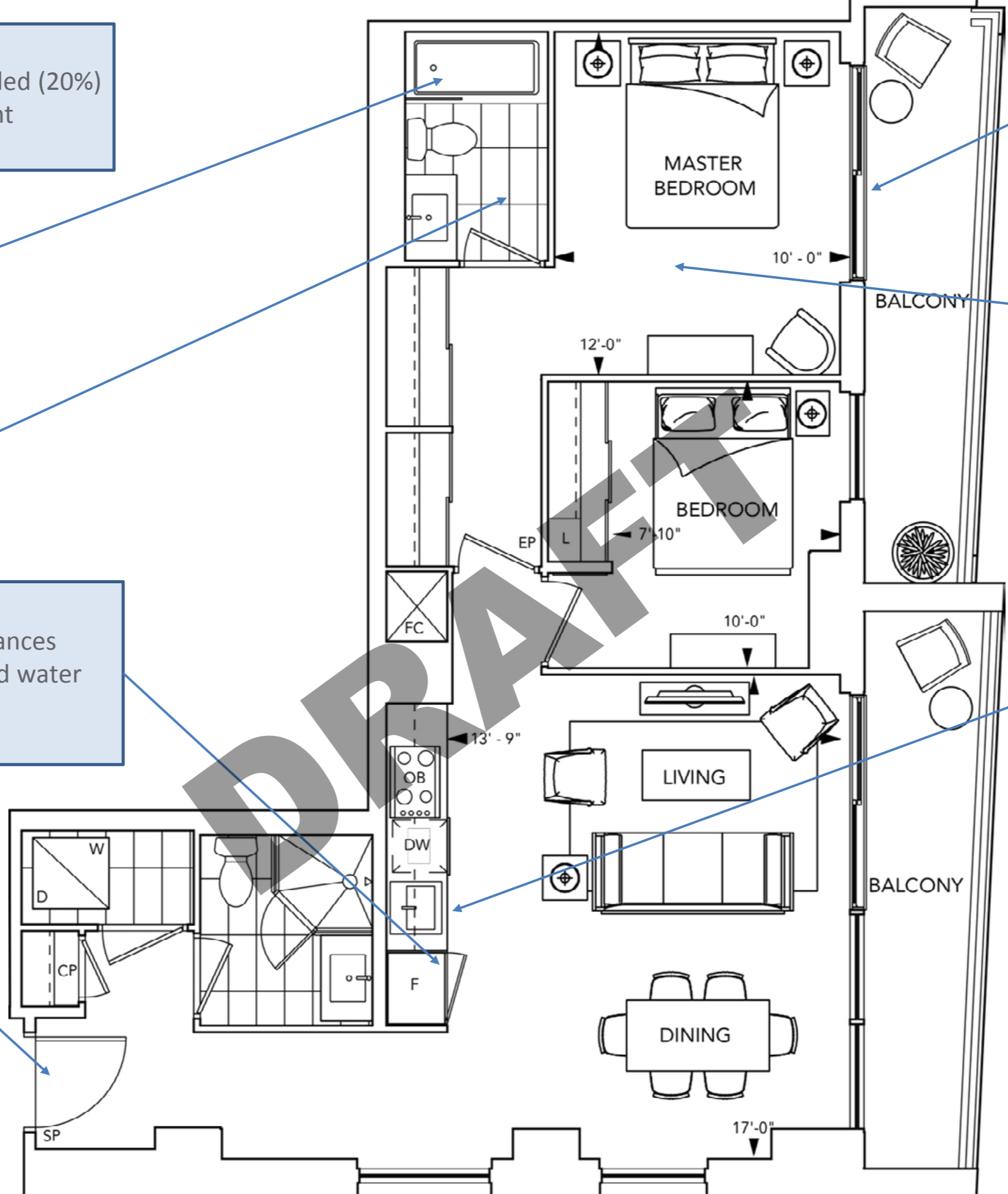
Material selection targeting recycled (20%) and regional (30%) content

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

Reduced air-heating energy: in-suite ERVs with 76% heat recovery and corridor make-up air of 70 cfm/suite

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

Weather-stripping on suite entrance doors to minimize odours and tobacco smoke from migrating between suites



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

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

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

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

Green Cleaning policy promotes long term healthy indoor air quality

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



# Landscaping & Stormwater Reuse



**MGBR#7:** 60% green roof coverage of available roof area

Intensive green roof and terrace planters will consist of native, adaptive, and drought tolerant plant material

100% irrigation demand will be met by reusing rainwater for watering green roofs and terrace planters

Maintenance plan will be provided by green roof/landscape contractors and implemented by the condo



# Long Term Flexibility & Bird Friendly Glazing



**MGBR #6:**  
 Slab-to-slab heights of 2.95m (Regular Suites) and 3.25m (Terrace Suites); ground floor 6.9m

**MGBR #7:**  
 Roof is designed to carry 8.2 kPa deadload, enough to support an intensive green roof

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



# MGBR#2: Integrated Design Process

Topics discussed in IDP meetings:

- Energy efficiency
- Envelope design and specification
- Equipment efficiencies
- Lighting strategies
- Green roof design
- Integration of green roof, terraces, and amenity spaces
- Stormwater management and reuse
- Irrigation strategy
- Water efficiency
- Strategies for achieving LEED Platinum
- Spatial configuration for efficient use of space and function
- Sustainable construction materials selection
- Bird friendly glazing





# Measurement & Verification



## 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.

**QUICK GRAPHS**

The interface shows a tree view on the left with folders for 'Central Meters', 'Commercial (833)', and '202'. Under '202', several meters are listed, including '202 [Cold Water - m3]', '202 [Cooling - kWh]', '202 [Electricity - kWh]', and '202 [Heating - kWh]'. On the right, configuration options include:
 

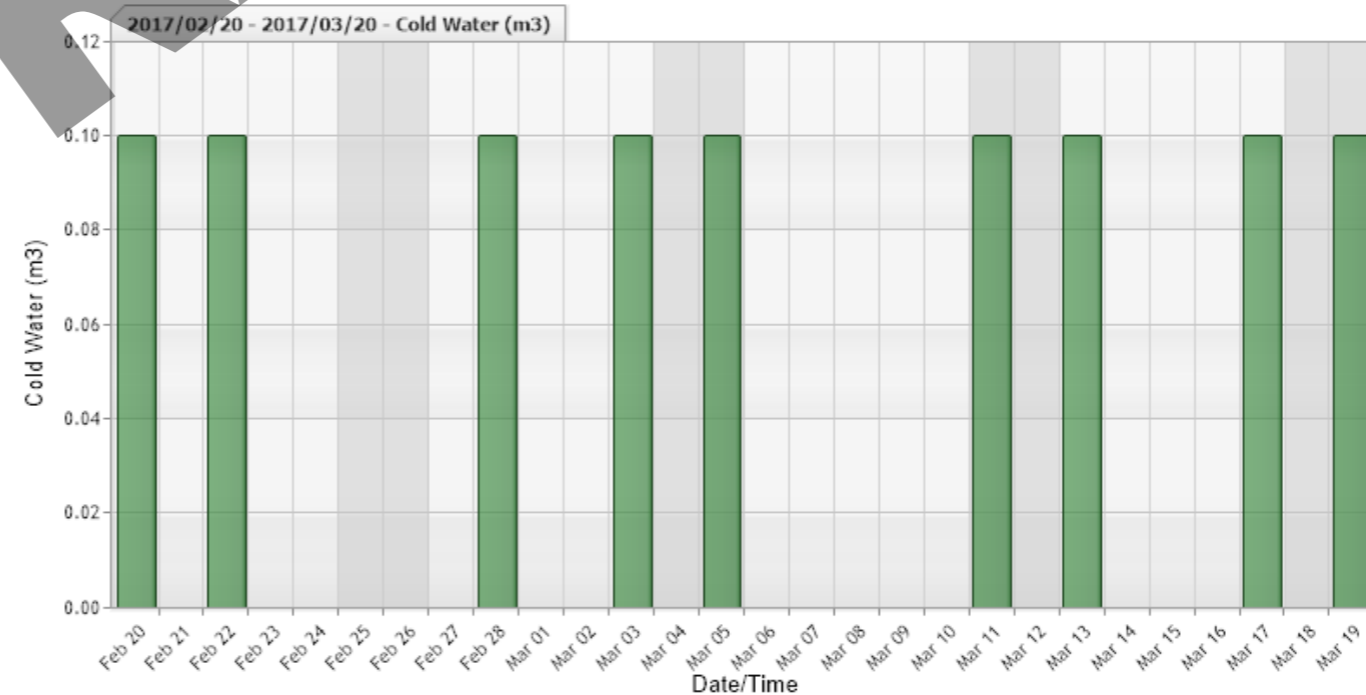
- Bookmark: -- select bookmark --
- Style: Bar Graph
- Period: Custom Period
- Start Date: 2017/02/20
- End Date: 2017/03/20
- Options:
  - Aggregate Groups
  - Use Averages for Aggregate Groups
  - Show sum of all plotted metering points
  - Show average of all metering points

To view a quick graph of your meter(s), select the settings for your graph, and select your meter(s) or metering group(s) on the left to add them to the list. Alternatively, select a "bookmark" to load graph settings from a saved graph.

To save your settings click on "Add Bookmark"

## MGBR#5b: In-Suite Metering

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





# MGBR #8 – Waste Management

- Tandem Triple Waste-sorting bins will be integrated into kitchen design.
- Bi-sorter for separating all three waste streams
- Instructions for sorting waste will be posted beside waste chutes and included within literature provided to new occupants.



**Apartment TORONTO RECYCLES**  
**GO AHEAD!** Mix containers (e.g. bottles and cans) and paper products together in your Blue Bin.

Rinse all containers to remove residue.

**Cardboard cans**  
 such as refrigerated dough, frozen juice, chip, nut, powdered drink mix and powdered cleanser containers. Put loose metal end inside cardboard can and pinch closed. Discard plastic pull-off strip and/or peel-off seal.

**Plastic food jars, tubs & lids**  
 such as margarine, yogurt, ice cream, cottage cheese and sour cream containers.

**Plastic bottles & jugs**  
 with lids securely fastened.

**Milk/Juice cartons.**

**Empty paint cans & lids.**  
 Lids must be separated from the can.

**Metal cans.**  
 Put lid inside can and pinch closed.

**Glass bottles & jars.**  
 Remove and discard lids.

**Rigid aluminum trays, pie plates & roasting pans.**

**Drink boxes.**  
 Remove and discard straws.

**Corrugated cardboard.**  
 Clean, unwaxed, flattened and placed in bin.

**Plastic grocery & retail bags**  
 without drawstrings, metal detailing or hard plastic handles. Remove receipts and put bags in one bag and tie handles closed.

**Foam polystyrene**  
 such as protective packaging, meat trays, takeout food containers, plates, egg cartons and coffee cups.

**Household paper.**  
 Includes junk mail, writing paper, computer paper, flyers and envelopes. Shredded paper – put in clear plastic bag and tie closed.

**Paper gift wrap & cards.**  
 Remove ribbons and bows.

**Paper egg cartons, rolls & bags.**

**Empty aerosol cans.**  
 Remove and discard lids.

**Boxboard boxes**  
 such as cardboard, cereal, tissue and detergent boxes. Remove liners, plastic windows and flatten boxes.

**Newspapers & telephone directories.**

**Magazines, catalogues & books.**

**Do Not Recycle**

**hazardous waste:**  
 gas cylinders, batteries (Must not be put in garbage. Take to Drop-off Depot.)

**plastic:** toys, make-up jars, caulking tubes, food storage containers, pails with metal handles, motor oil jugs, plant trays, flower pots, CD/DVD cases, plates, glasses, cutlery, packing peanuts (i.e. popcorn)

**plastic (clear):** egg cartons, fruit and vegetable containers, takeout food containers, molded bakery item trays

**plastic (bags/wrap):** plastic over wrap (on pop cartons, water bottles, toilet paper, etc.), bags holding flyers, dry cleaning, milk (outer and inner), produce, bread, sandwich and plastic food wrap

**glass:** drinking glasses, dishes, cups, crystal, window glass, light bulbs, mirrors, pottery, pots and pans, make-up jars

**metal:** coat hangers, pots

**aluminum:** foil food wrap, potato chip bags, metallic gift wrap

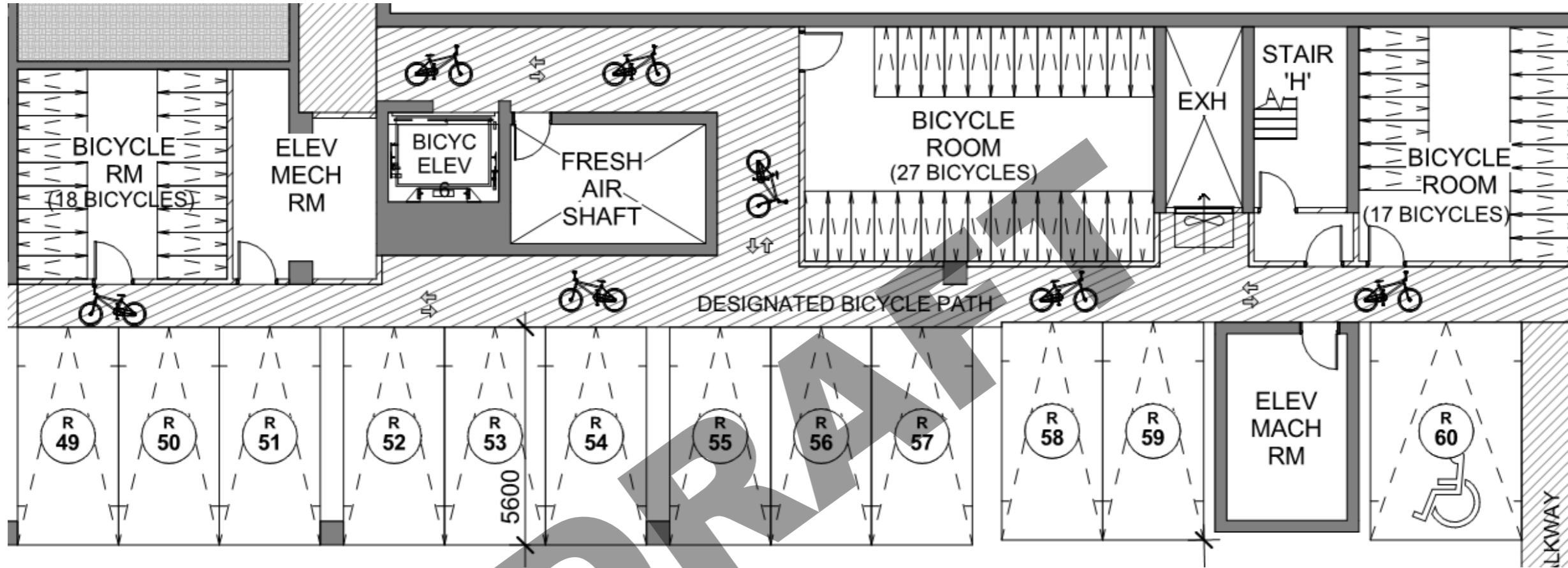
**fibres:** tissues, waxed paper, foil gift wrap, waxed cardboard  
 Note: Some of these items can be recycled at a Drop-off Depot or a Community Environment Day event.

**TORONTO** [www.toronto.ca/recycle](http://www.toronto.ca/recycle) • 416.338.2010 **Live green Toronto**

Recycling containers are located:



# MGBR #9 – Bicycle Parking



Dedicated Bicycle Elevator

Designated bicycle paths

162 long-term bicycle parking spaces provided throughout underground garage levels

18 short-term bicycle parking spaces provided, plus 9 for daycare/retail



# Sustainability Reference Documents

DRAFT



# Current Design & Assumptions

Category	Baseline Assumptions
Exterior Walls	Effective R-18
Roof / Terraces	Effective R-30
Fenestration	Overall U-0.30 SHGC - 0.40
Window-to-Wall Ratio	45%



# Current Design & Assumptions

Category	Baseline Assumptions
Lighting	Suite Lighting: 6 W/m <sup>2</sup> Corridor Lighting: 5 W/m <sup>2</sup> Retail Lighting: 15 W/m <sup>2</sup>
Equipment Loads	Suites: 5 W/ft <sup>2</sup> Retail: 2.5 W/ft <sup>2</sup>



# Current Design & Assumptions

Category	Baseline Assumptions
HVAC	Water Source VRF Heating COP: 3.5 Cooling COP: 3.2 Fan Power: 0.24 W/cfm ERV: eff 76%, 70cfm/suite Boiler: condensing, 98%
Outdoor Air	30 cfm/suite
DHW	98% Efficiency Gas Heaters, low flow fixtures

# MGBR #2 – LEED Platinum

<b>84</b>	<b>5</b>	<b>21</b>	<b>Total Project Score</b>	<b>Possible Points</b>	<b>110</b>
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Y ? N Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points

<b>24</b>	<b>2</b>	<b>Sustainable Sites</b>	<b>Possible Points</b>	<b>26</b>
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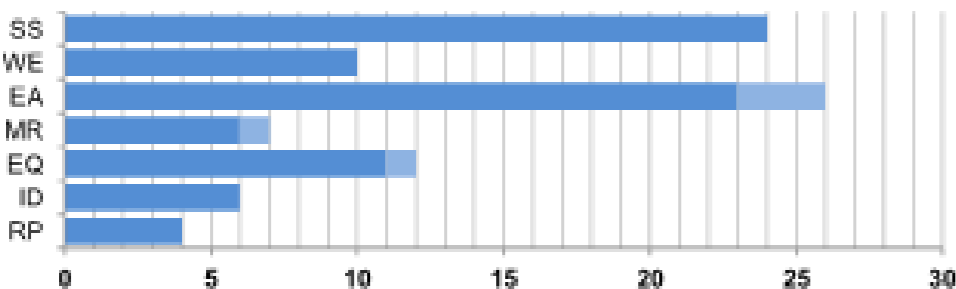
Y	?	N		Possible Points
-	-	-	SSp1 Construction Activity Pollution Prevention	-
1			SSc1 Site Selection	1
5			SSc2 Development Density & Community Connectivity	5
1			SSc3 Brownfield Redevelopment	1
6			SSc4.1 Alternative Transportation. Public Transportation Access	6
1			SSc4.2 Alternative Transportation. Bicycle Storage & Changing Rooms	1
3			SSc4.3 Alternative Transportation. Low-Emitting Fuel Efficient Vehicles	3
		2	SSc4.4 Alternative Transportation. Parking Capacity	2
1			SSc5.1 Site Development. Protect or Restore Habitat	1
1			SSc5.2 Site Development. Development Footprint	1
1			SSc6.1 Stormwater Management. Quantity Control	1
1			SSc6.2 Stormwater Management. Quality Control	1
1			SSc7.1 Heat Island Effect. Non-Roof	1
1			SSc7.2 Heat Island Effect. Roof	1
1			SSc8 Light Pollution Reduction	1

<b>10</b>	<b>0</b>	<b>0</b>	<b>Water Efficiency</b>	<b>Possible Points</b>	<b>10</b>
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Y	?	N		Possible Points
-	-	-	WEp1 Water Use Reduction	-
4			WEc1 Water Efficient Landscaping	4
2			WEc2 Innovative Wastewater Technologies	2
4			WEc3 Water Use Reduction	4

<b>23</b>	<b>3</b>	<b>9</b>	<b>Energy &amp; Atmosphere</b>	<b>Possible Points</b>	<b>35</b>
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Y	?	N		Possible Points
-	-	-	EAp1 Fundamental Commissioning of Building Energy Systems	-
-	-	-	EAp2 Minimum Energy Performance	-
-	-	-	EAp3 Fundamental Refrigerant Management	-
16	3		EAc1 Optimize Energy Performance	19
		7	EAc2 On-Site Renewable Energy	7
2			EAc3 Enhanced Commissioning	2
		2	EAc4 Enhanced Refrigerant Management	2
3			EAc5.1 Measurement and Verification	3
2			EAc6 Green Power	2



<b>6</b>	<b>1</b>	<b>7</b>	<b>Materials &amp; Resources</b>	<b>Possible Points</b>	<b>14</b>
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Y	?	N		Possible Points
-	-	-	MRp1 Storage & Collection of Recyclables	-
		3	MRC1.1 Building Reuse. Maintain Existing Walls, Floors, Roof	3
		1	MRC1.2 Building Reuse. Maintain Interior Nonstructural Elements	1
2			MRC2 Construction Waste Management	2
		2	MRC3 Materials Reuse	2
2			MRC4 Recycled Content	2
2			MRC5 Regional Materials	2
		1	MRC6 Rapidly Renewable Materials	1
	1		MRC7 Certified Wood	1

<b>11</b>	<b>1</b>	<b>3</b>	<b>Indoor Environmental Quality</b>	<b>Possible Points</b>	<b>15</b>
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Y	?	N		Possible Points
-	-	-	EQp1 Minimum IAQ Performance	-
-	-	-	EQp2 Environmental Tobacco Smoke (ETS) Control	-
		1	EQc1 Outdoor Air Delivery Monitoring	1
	1		EQc2 Increased Ventilation	1
1			EQc3.1 Construction IAQ Management Plan. During Construction	1
1			EQc3.2 Construction IAQ Management Plan. Before Occupancy	1
1			EQc4.1 Low-Emitting Materials, Adhesives & Sealants	1
1			EQc4.2 Low-Emitting Materials, Paints	1
1			EQc4.3 Low-Emitting Materials, Flooring Systems	1
1			EQc4.4 Low-Emitting Materials, Composite Wood and Agrifiber Products	1
1			EQc5 Indoor Chemical & Pollutant Source Control	1
1			EQc6.1 Controllability of Systems, Lighting	1
1		1	EQc6.2 Controllability of Systems, Thermal Comfort	1
1			EQc7.1 Thermal Comfort, Design	1
1			EQc7.2 Thermal Comfort, Verification	1
1		1	EQc8.1 Daylight & Views, Daylight	1
1			EQc8.2 Daylight & Views, Views	1

<b>6</b>	<b>0</b>	<b>0</b>	<b>Innovation in Design</b>	<b>Possible Points</b>	<b>6</b>
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Y	?	N		Possible Points
1			IDc1.1 Innovation in Design. Green Education	1
1			IDc1.2 Innovation in Design. Green Cleaning	1
1			IDc1.3 Innovation in Design. Exemplary performance. >45% Water Use Reduction	1
1			IDc1.4 Innovation in Design. Exemplary performance. 100% Underground Parking	1
1			IDc1.5 Innovation in Design. Exemplary performance. 70% Green Power	1
1			IDc2 LEED Accredited Professional	1

<b>4</b>	<b>0</b>	<b>0</b>	<b>Regional Priority</b>	<b>Possible Points</b>	<b>4</b>
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Y	?	N		Possible Points
1			RPc1 Durable Building	1
3			RPc2 Regional Priority Credit	3

Target = LEED Platinum Certification



# MGBR Checklist

MGBR Checklist	Summary of Strategy
2. 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, vegetation and stormwater reuse.
3. District Energy	Not applicable.
4. LEED Gold	Aquabella LEED Platinum will be pursued, with 84 points targeted.
4a) Credit EAc1 Optimize Energy Performance	Building to achieve at least 40% reduction in energy costs over MNECB.
4b) 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.
5a) Energy Star Appliances	Energy Star appliances (or equivalent) will be provided.
5b) 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 2.95m to 3.25m are provided in residential spaces. Ground floor height is 6.9m.
7. Green Roof	Green roof area is at least 60% of available roof space. Roof structure is designed for intensive green roof. A maintenance plan will be established to support health and longevity of the green roof.
8. Waste Management	Kitchens will have segregated cabinet space for waste, recyclables, and organics.
9. Bicycle Parking and Storage	189 bicycle parking spaces are provided for Aquabella. LEED ND requirements will be exceeded.





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2017.04.19 - Tridel/Hines/3XN Architects/Kirkor Architects/Scott Torrance Landscape — Bayside III