



# East Bayfront C2 (T3)

Detailed Design

July 24<sup>th</sup>, 2019

## Project Description & Background

- Waterfront Toronto conducted a two stage RFQ/RFP process to select a development partner for Bayside – Hines was selected in 2010
- This is Hines' first commercial building in Bayside
- Project is presenting to the Design Review Panel for Detailed Design review. The Project presented Schematic Design review in March 2019.

### **Key Milestones for other buildings in Bayside:**

- R1/R2 (Aqualina) occupancy started in September 2017
- R3/R4 (Aquavista) occupancy began in February 2019
- R5 (Aquabella) construction started February 2018
- A1/A2 (Aqualuna) targeted construction start – October 2019

### **The remaining developments in Bayside are:**

- R6 is targeted to be a purpose built rental building with affordable rental units
- C1, second commercial building

### **Key Dates for Bayside C2:**

- Target construction start – Q1, 2020

# Site Context

## East Bayfront Precinct Plan

# EBF Bayside C2 (T3)

Proponent: Hines

Design Team: 3XN, Janet Rosenberg, Purpose Building

Review Stage: Detailed Design



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# 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.

(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.

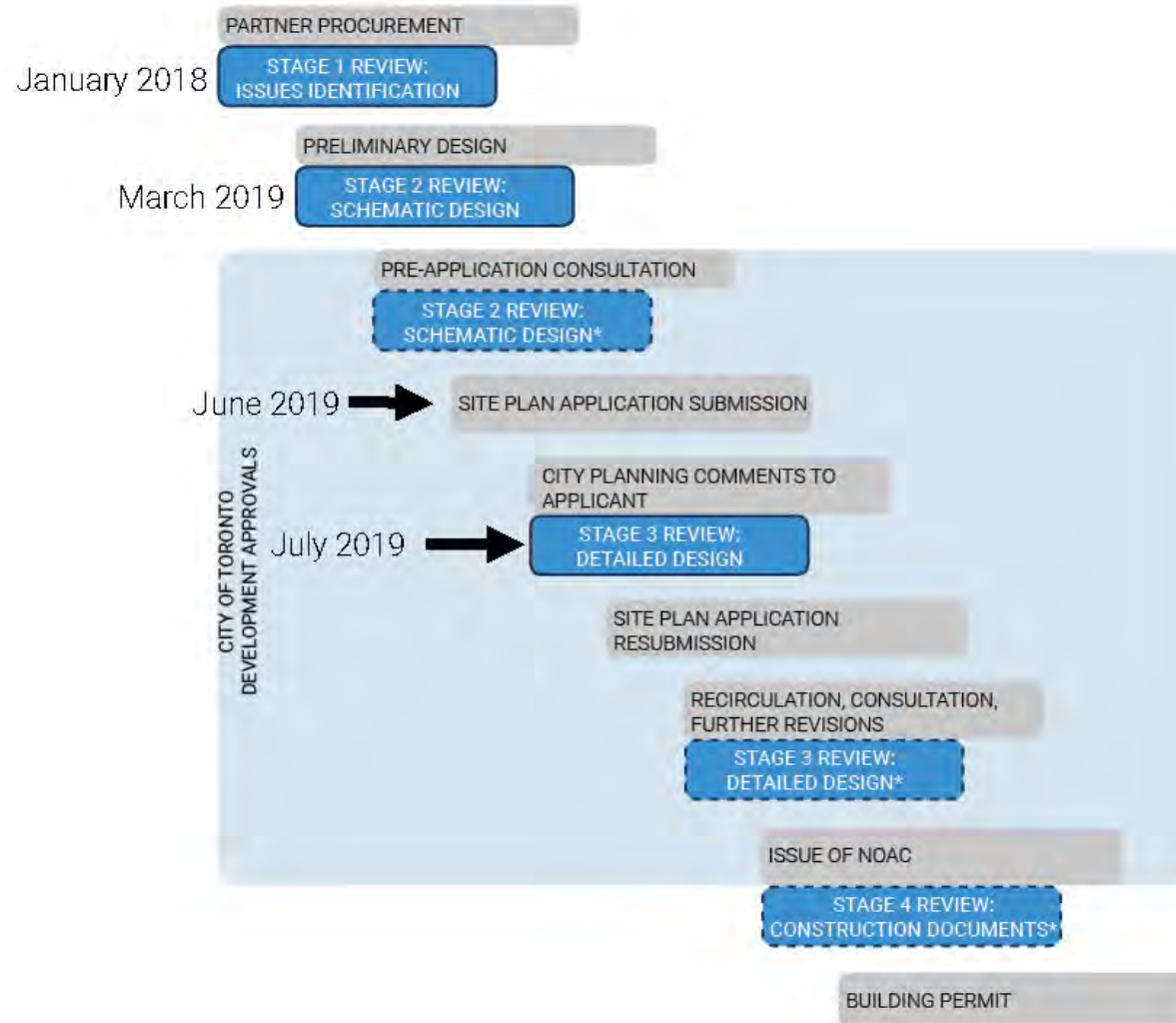
# Project Approval Stage

## DRP Stream 2: Public land – Site Plan Approval

Proponent: Hines

Design Team: 3XN, Janet Rosenberg, Purpose Building

Review Stage: Detailed Design



# Key Project Updates

## EBF Bayside C2 (T3)

Proponent: Hines

Design Team: 3XN, Janet Rosenberg, Purpose Building

Review Stage: Detailed Design

### Parking

- Parking spaces on north side used as staging area (approx. 9 spaces + 2 accessible parking stalls).
- Valets move cars from staging area to stackers located on the south side.
- A high level outline of Hines' parking to office conversion strategy was included in the Site Plan Application submission addressing parking ramp, façade louvers (intake/ exhaust), and HVAC (ventilation/ ductwork).

### Ground Floor

- Bike parking area extended to south east corner replacing orphaned retail area.
- Ground floor slab updated to address Queens Quay and Edge Water Drive grade levels. *See side diagram.*

### Public Realm

- Landscape design updated significantly to incorporate more wood, planting, and uses.



# Recap from March 2019

## Schematic Design Review Consensus Comments

EBF Bayside C2 (T3)

Proponent: Hines

Design Team: 3XN, Janet Rosenberg, Purpose Building

Review Stage: Detailed Design

### Building

- Encouraged further design exploration on the articulation of massing, symmetry, colors and materiality of the project.
- Retail is vital for this site- consider reconfiguring ground floor to maintain retail continuity along Queens Quay East and provide design strategy to ensure ground floor and street animation.
- Consider shifting the loading entrance to avoid a direct visual alignment with the park.
- Relationship between C2 ground floor and future affordable housing block R6 on the east is unclear– provide more information and carefully consider interface including access, program adjacencies and facades.

### Plaza Landscape

- Supportive of the idea of a transitional landscape design.
- East plaza has high number of bicycle parking, consider alternative distribution
- Consider a more aggressive landscape design approach that will ensure a strong identity and integration of landscape as part of the public realm experience.
- Encouraged more colors, tones and less greys in the material palette.

### Parking

- Concerned with above ground parking setting precedent for future developments.
- Provide design details for parking level, including structure and finishes, in response to the OBC fire-rating requirements, parking functionality, and future adaptability.
- Provide clarification on C1 and C2 parking strategy rationale.

### Energy and Sustainability

- Appreciated the preliminary energy performance study; consider pushing the sustainability strategies further to ensure high performance in the future.
- Ensure the wood structure is highly visible from the building exterior while maintaining performance criteria of the glazing system.



# Recap from March 2019

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- Encouraged further design exploration on the articulation of massing, symmetry, colors and materiality of the project.
- Retail is vital for this site- consider reconfiguring ground floor to maintain retail continuity along Queens Quay East and provide design strategy to ensure ground floor and street animation.
- Reconsider the Southeast corner retail as current space feels orphaned.
- Consider shifting the loading entrance to avoid a direct visual alignment with the park.
- Relationship between C2 ground floor and future affordable housing block R6 on the east is unclear– provide more information and carefully consider interface including access, program adjacencies and facades.

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- Ensure the wood structure is highly visible from the building exterior while maintaining performance criteria of the glazing system.

# Areas for Panel Consideration

## Building

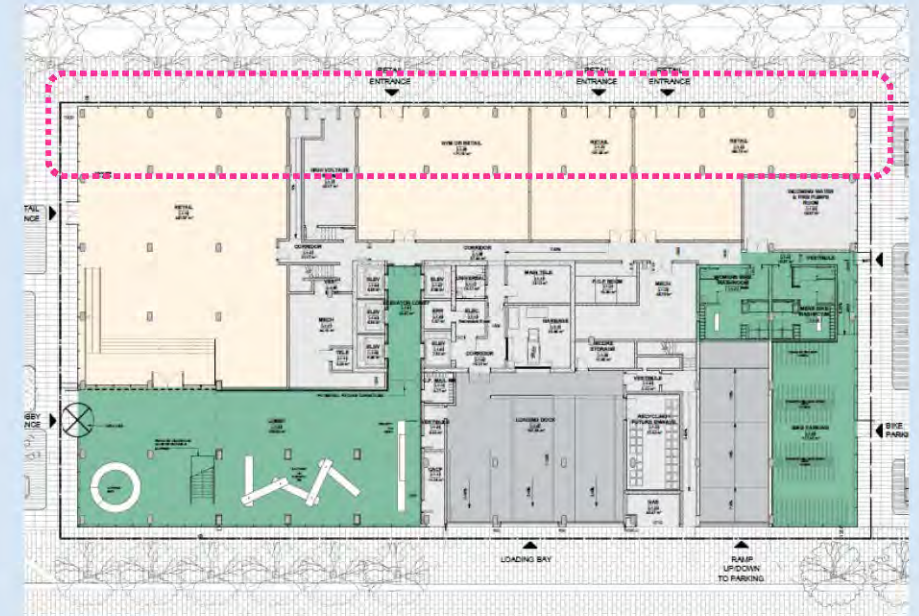
- Has the team adequately addressed **building frontage, retail** and **grade relationships** for the site and area adjacent to Queens Quay? i.e. retail access from QQ, internal stairs/ramp system. See *side diagram*.
- Does the **envelope and façade design** support WT's mandate of design excellence and sustainability objectives?
- Does the detail design of the **parking floor and conversion** strategy support WT's objective of design excellence? Are there other elements the team should consider?

## Public Realm

- Does the **revised plaza proposal** ensure activation and animation of public realm with adjacent Bayside buildings?
- Does the **temporary landscape** proposal support WT's public realm objectives?

## Sustainability

- Has the team adequately addressed the visibility of the wood structure from the **building exterior** while maintaining performance criteria of glazing system?



# T3 BAYSIDE

3Xn

DRP 3

DRAFT SUBMISSION - 10 JULY 2019

FINAL SUBMISSION - 17 JULY 2019

PRESENTATION - 24 JULY 2019

DRAFT



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Elevations and Sections

Ground Floor

Office Space

Facade Development

Landscape

Sustainability

Appendix A: Sun Shadow Analysis

Appendix B: Building Statistics

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## Architectural Consensus Comments from DRP 2 on March 20, 2019

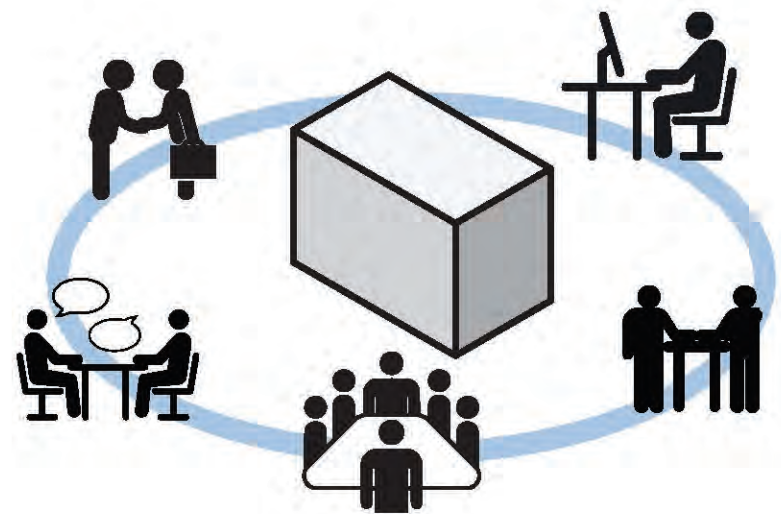
1. Supportive of presentation and encouraging of further design articulation.
2. Clarify parking strategy and design details.
3. Consider retail continuity along Queens Quay East to ensure ground activation.
4. Reconsider southeast corner retail.
5. Consider shifting loading to avoid alignment with Aitken Place Park.
6. Consider C2-R6 interface at ground level.
7. Ensure timber structure is visible from exterior, while maintaining performance criteria.

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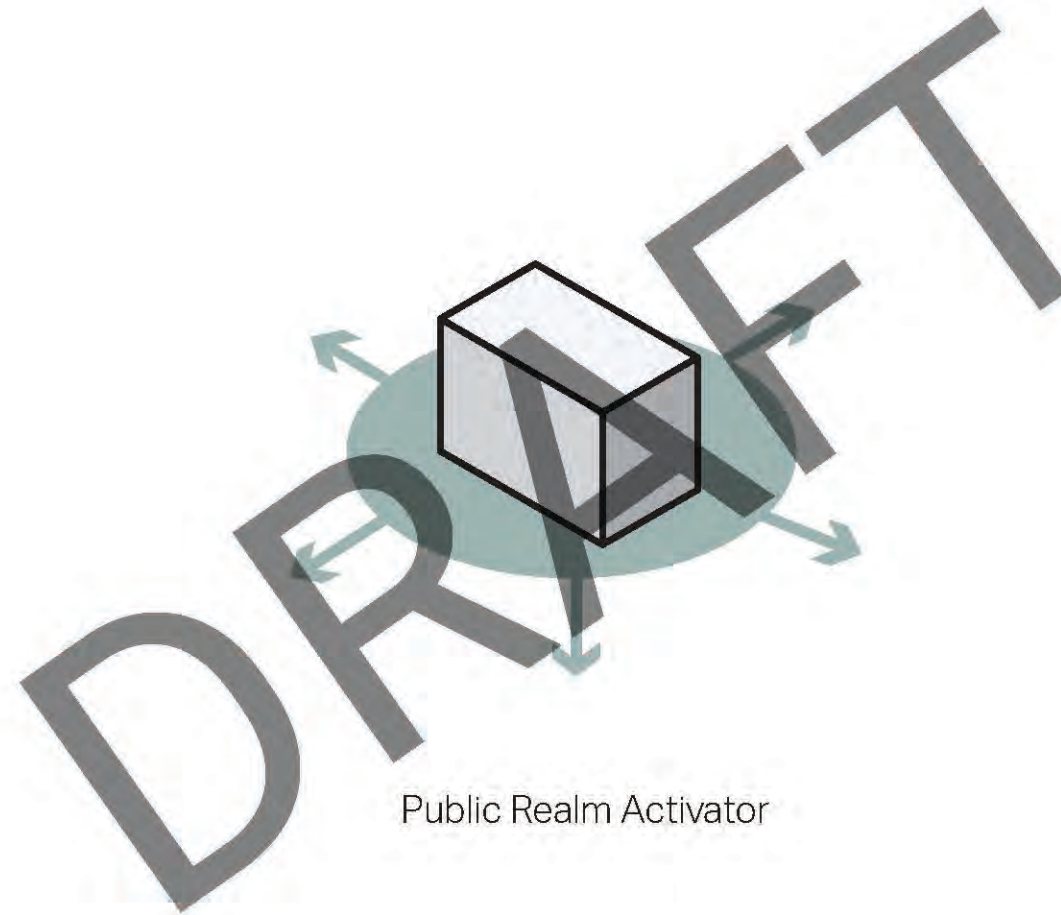


# Introduction

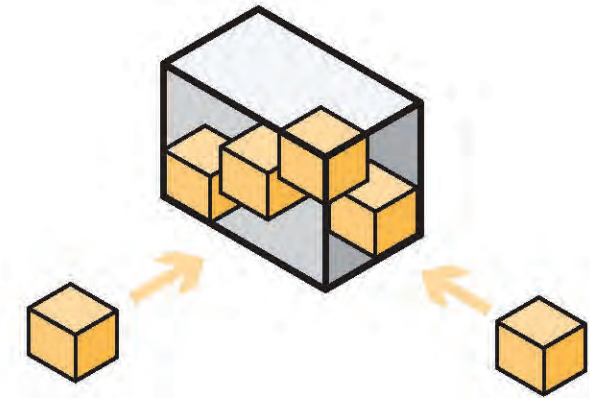
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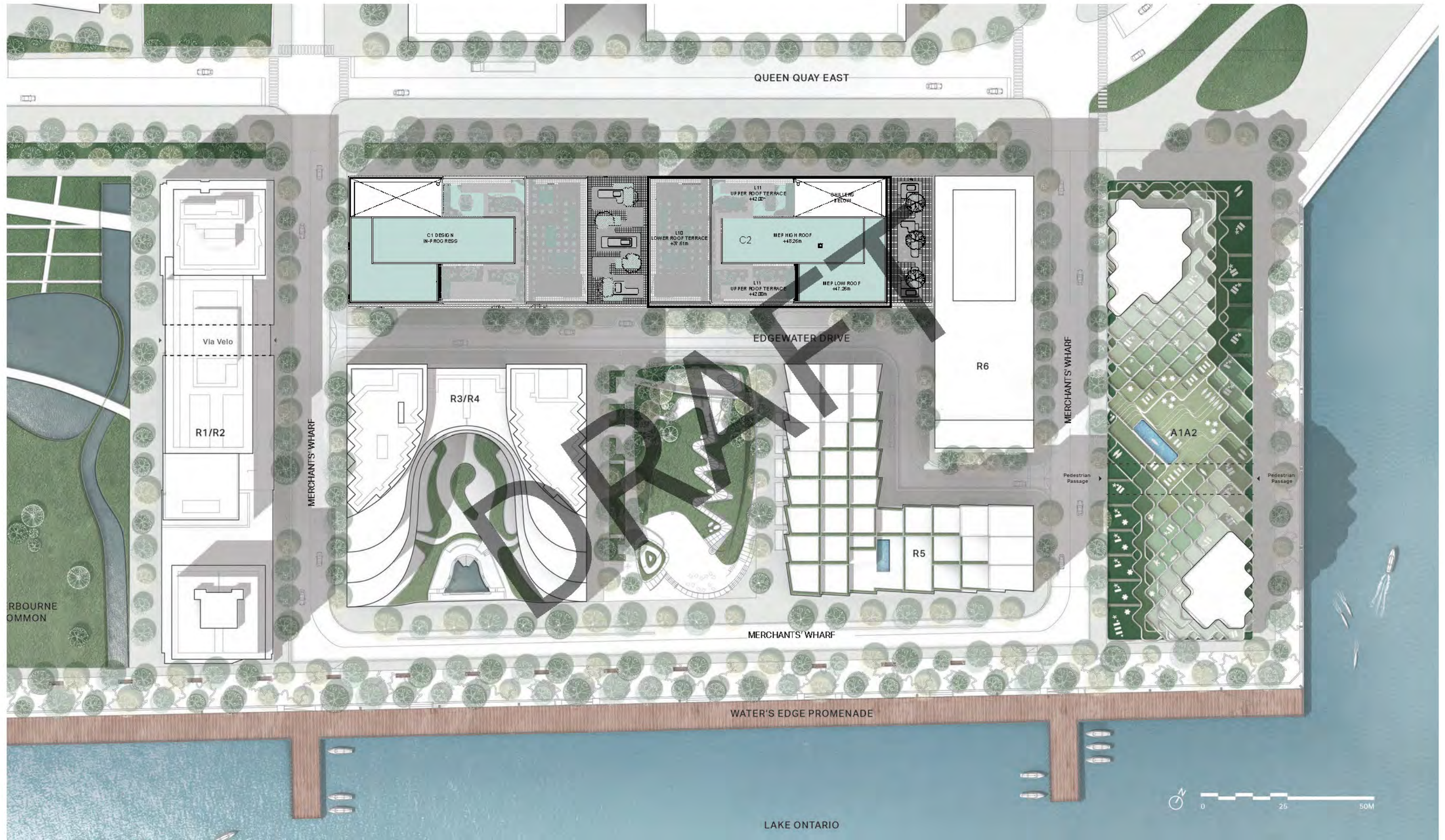
Synergies and Workspaces



Public Realm Activator



Flexibility







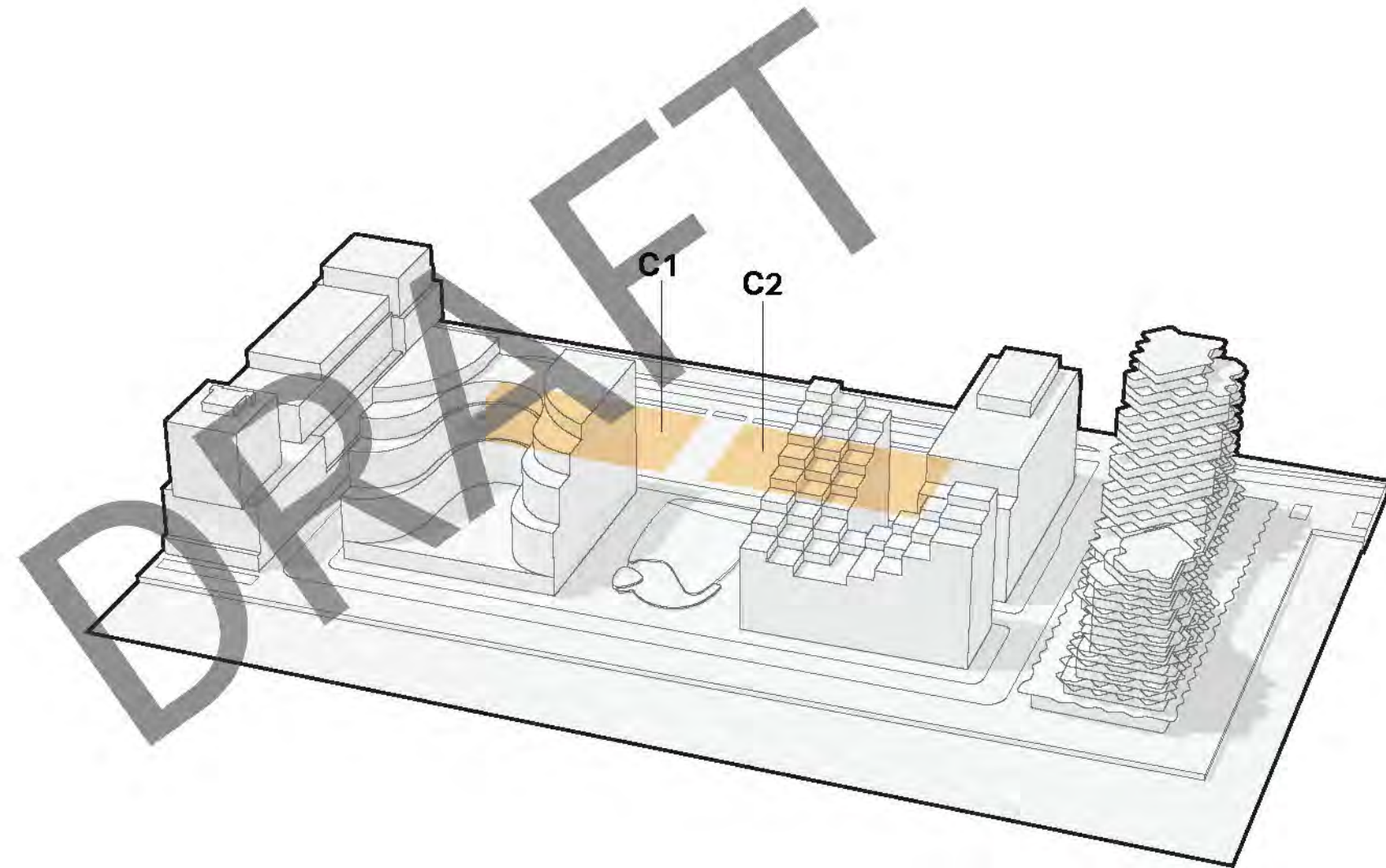


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Concept

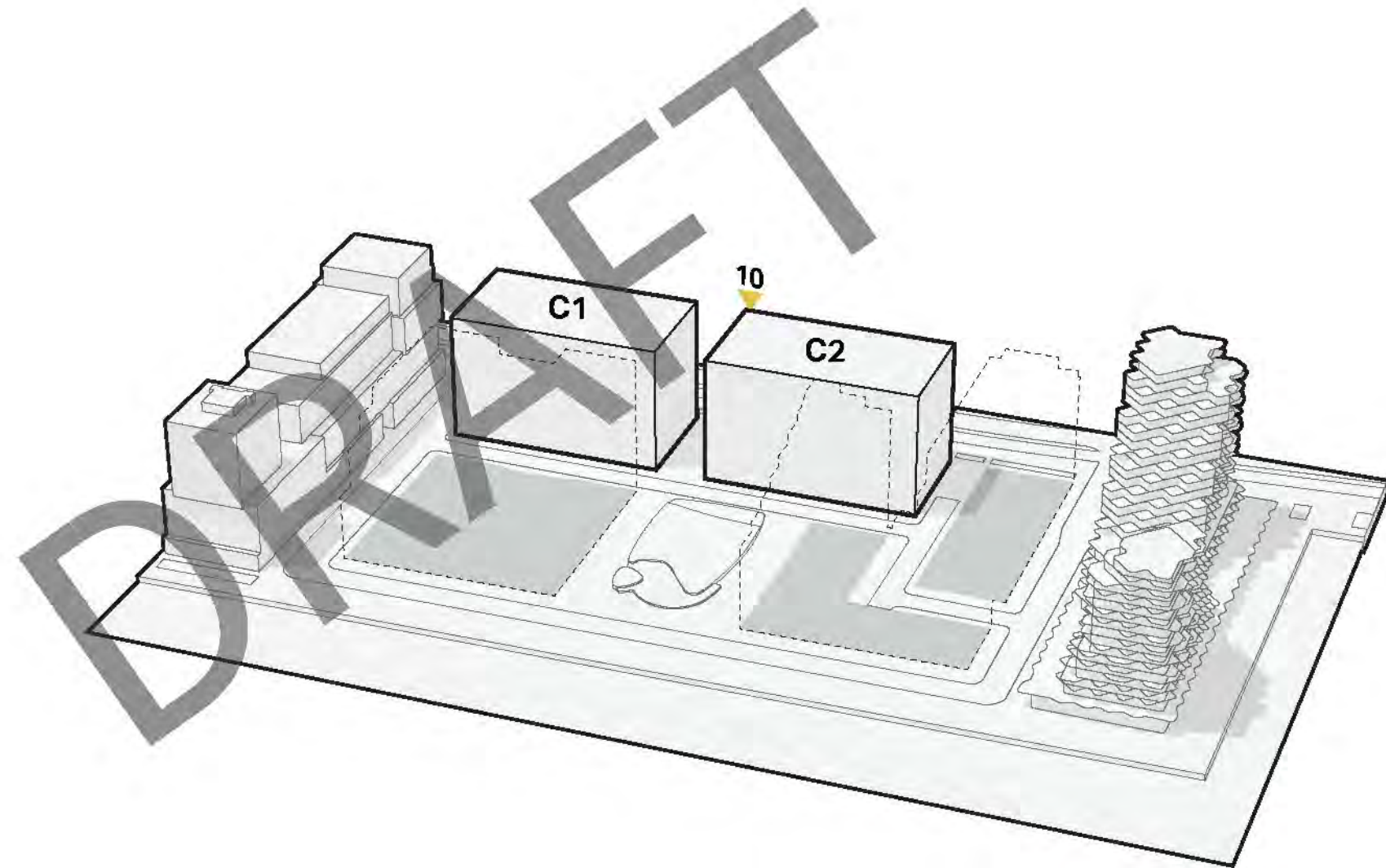
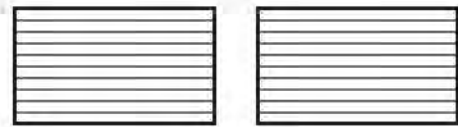
## Zoning

The C1 and C2 sites form the entrance of the Bayside area. When visitors arrive from Queens Quay East, these two buildings will be the first that you see.



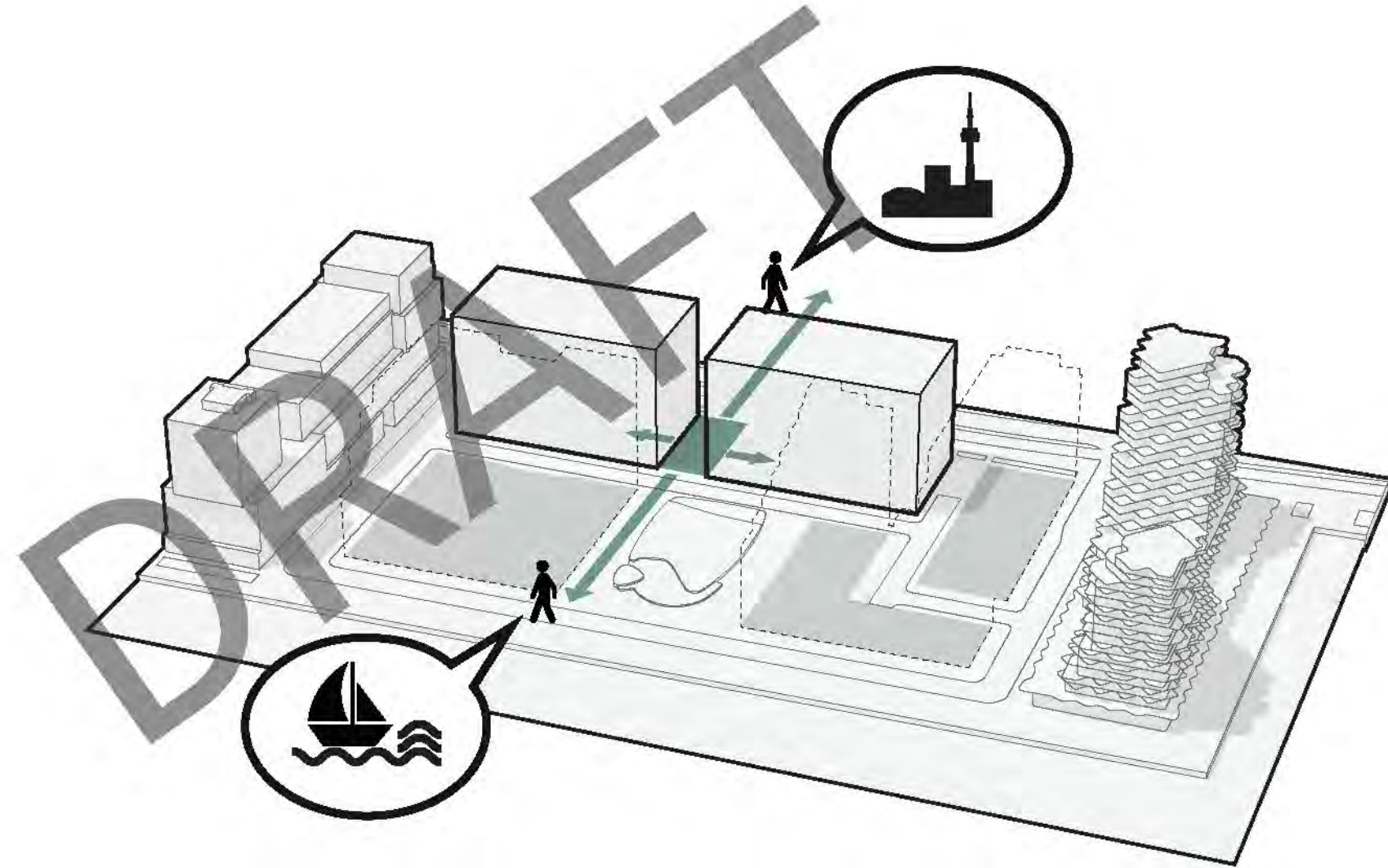
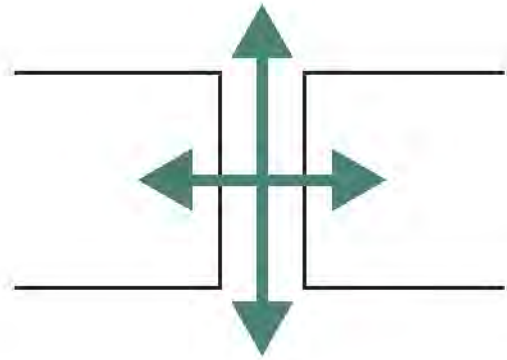
# Volume

T3 Bayside (C2) will be 10 floors and will provide over 25,000m<sup>2</sup> of floor area.



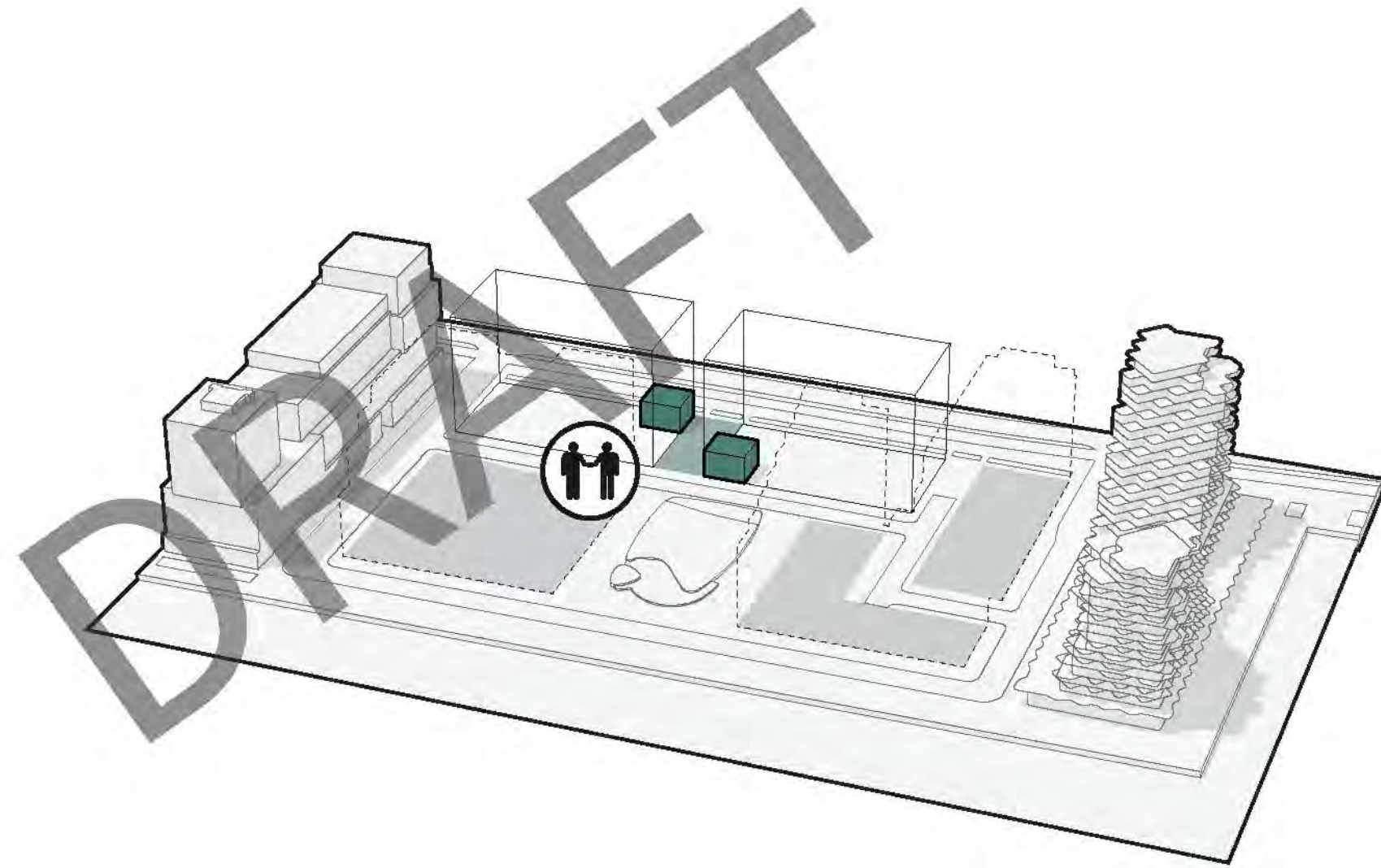
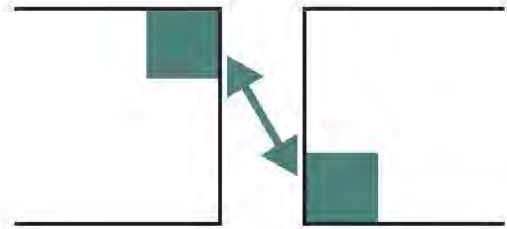
## Main Axis

The plaza between the two buildings present a connection between the city of Toronto and Lake Ontario. Visitors and residents of the Bayside area are encouraged to move through the site, invigorating the space with activity and life.



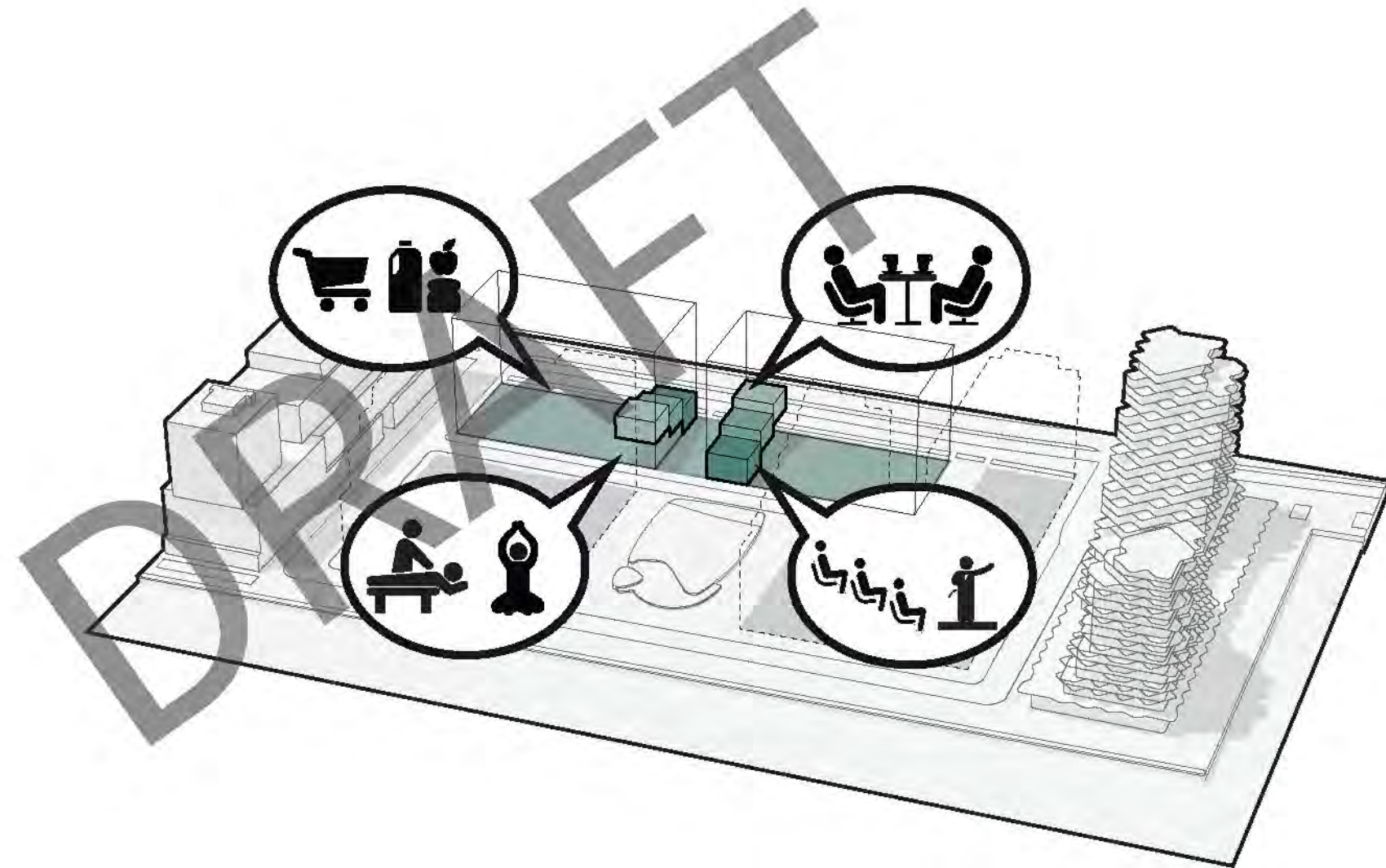
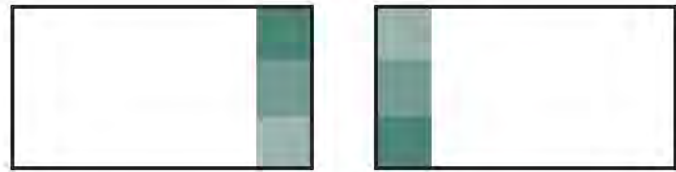
## Lobbies

The lobbies of the office blocks are located on opposite ends of the plaza, inciting a dialogue between the two buildings. The plaza becomes a meeting point and node of interaction between workers, visitors and residents alike.



## Public Program

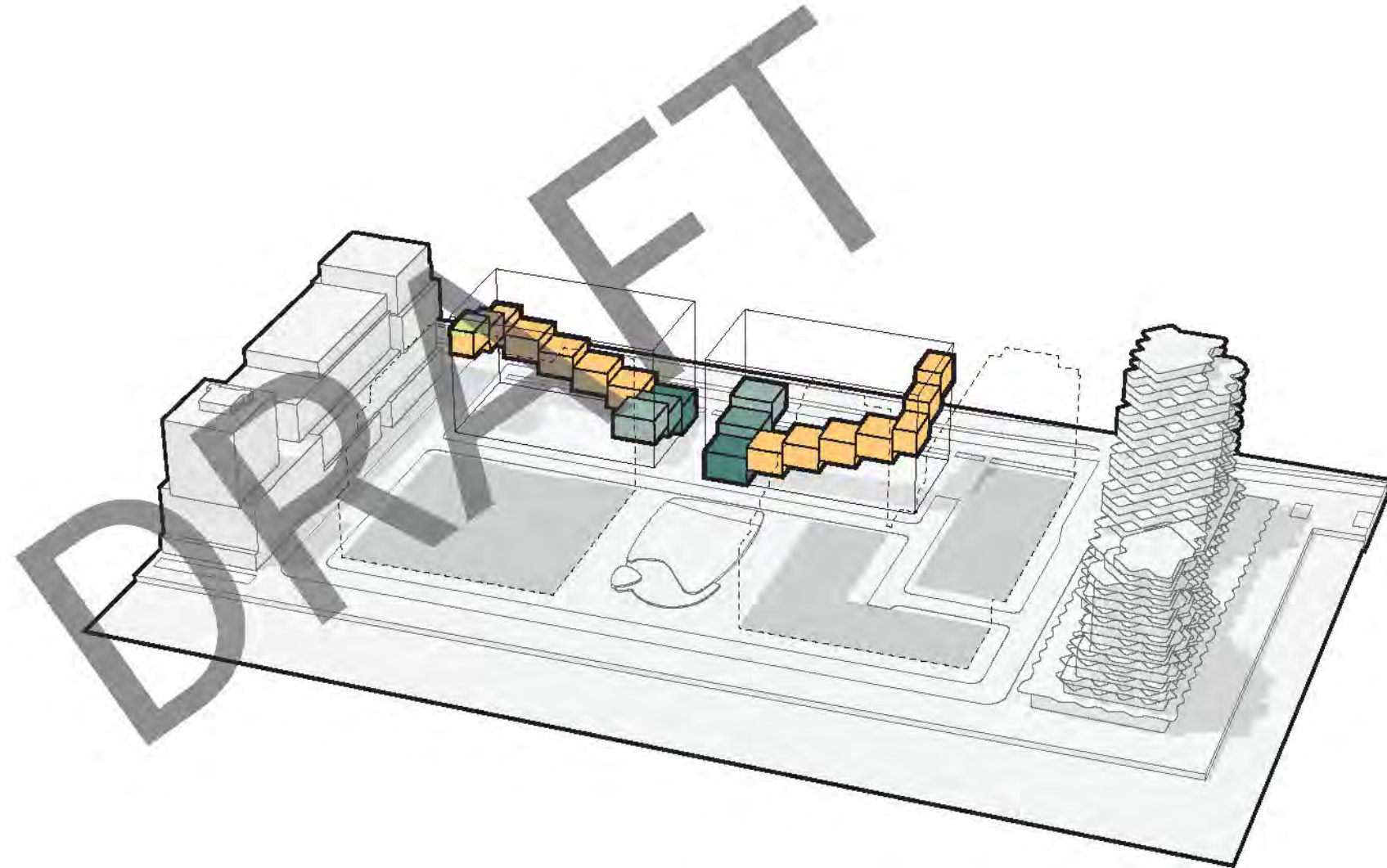
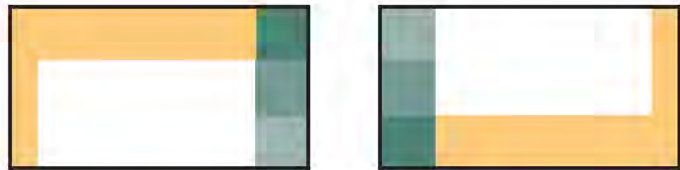
Emerging from the lobbies are the public programs. These include retail spaces, cafés, restaurants, and workshops. Connecting to the public park and promenade induce further activity and life in the area.





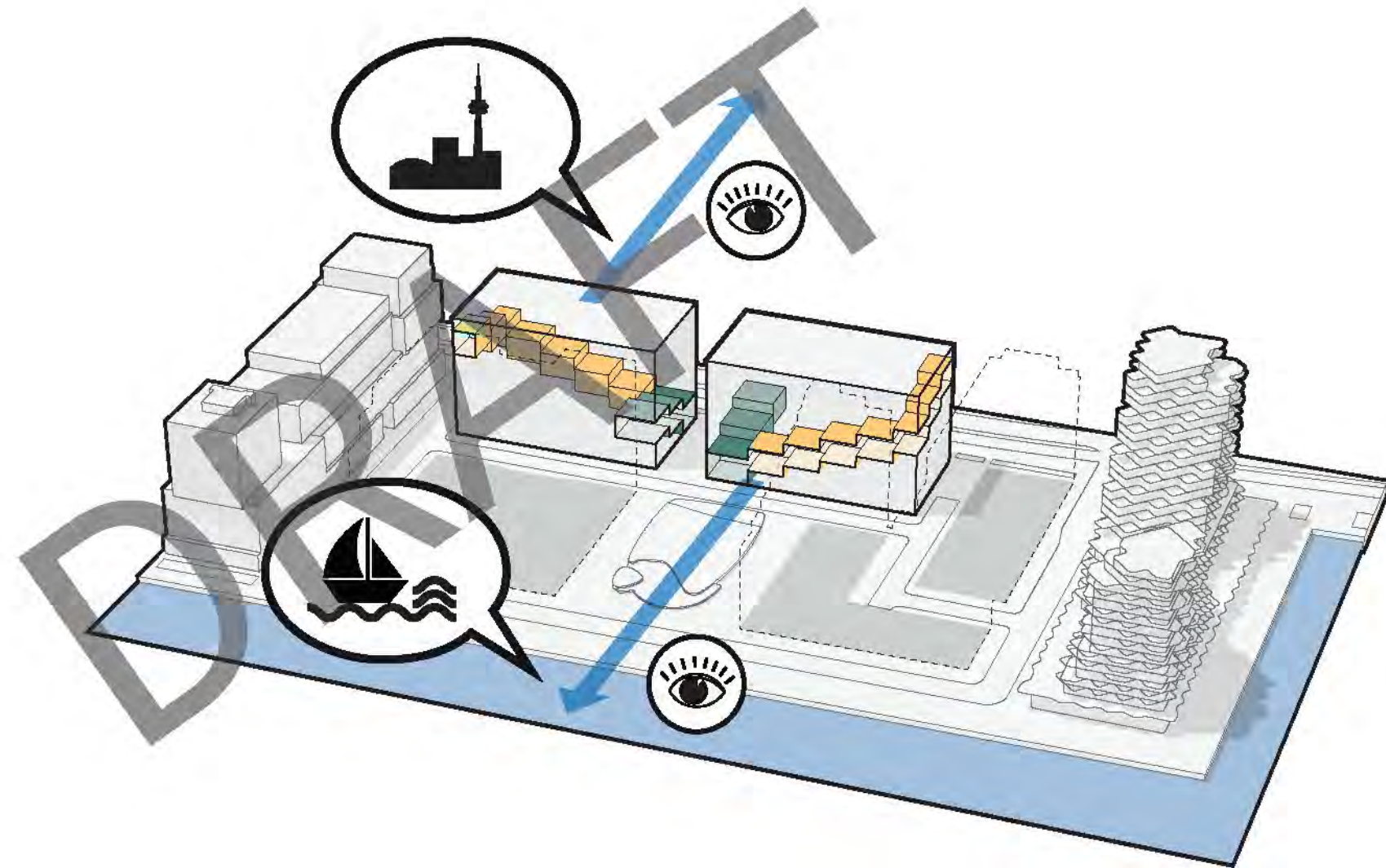
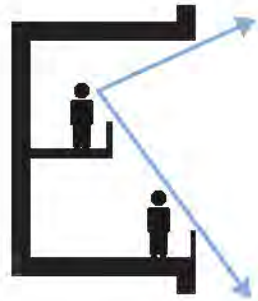
## Steps

Spiraling up the sides of the office buildings are common meeting and working areas. These large, double-height spaces promote open connection and co-working opportunities between tenants. The extent to which the double-height spaces are integrated into the project will be tenant-driven.



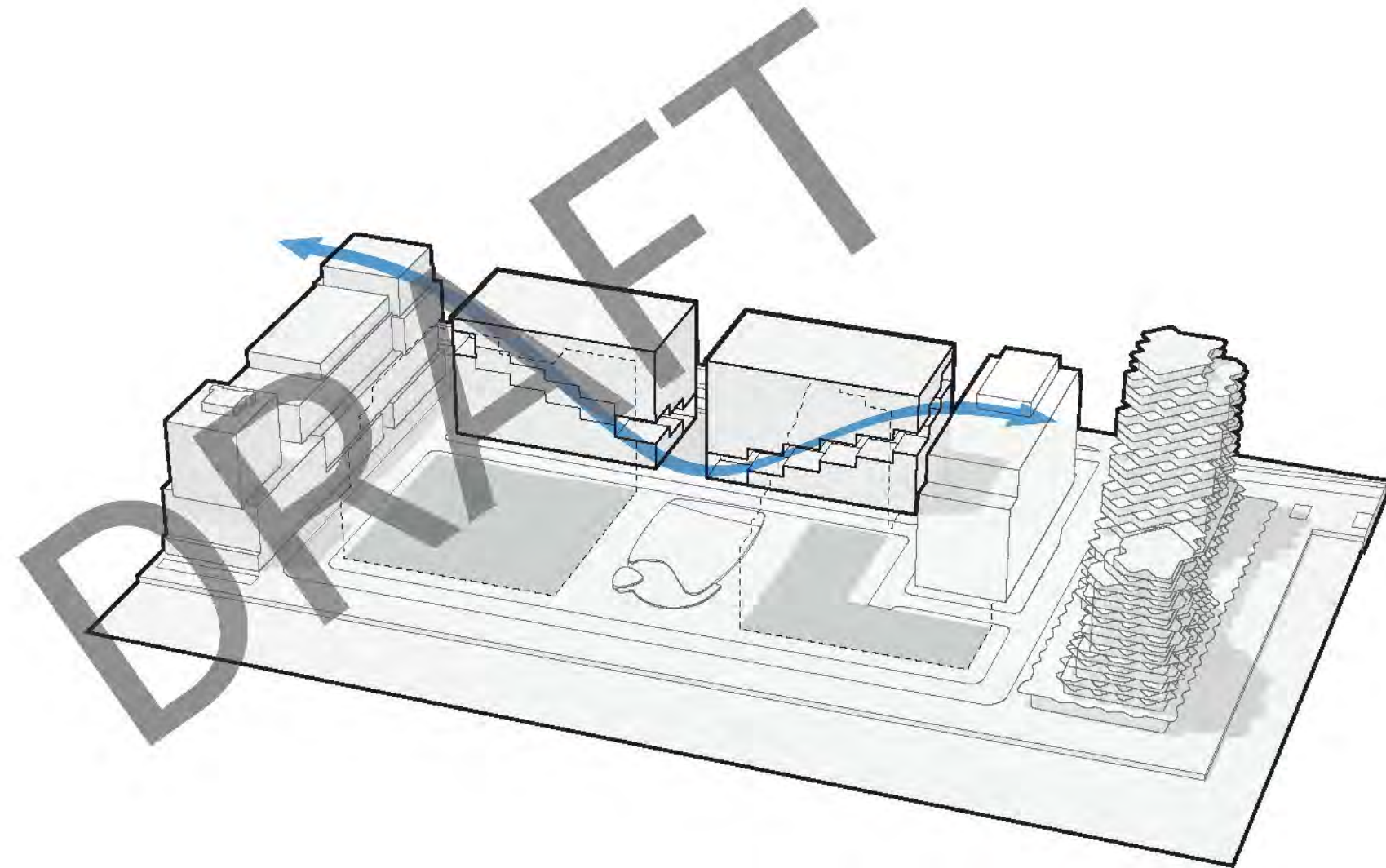
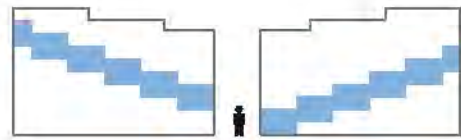
## Views

The spaces spiral up opposite sides of the two offices in order to maximize each view: C1 faces towards downtown Toronto, and C2 towards the lake and public park. The extent to which the double-height spaces are integrated into the project will be tenant-driven.



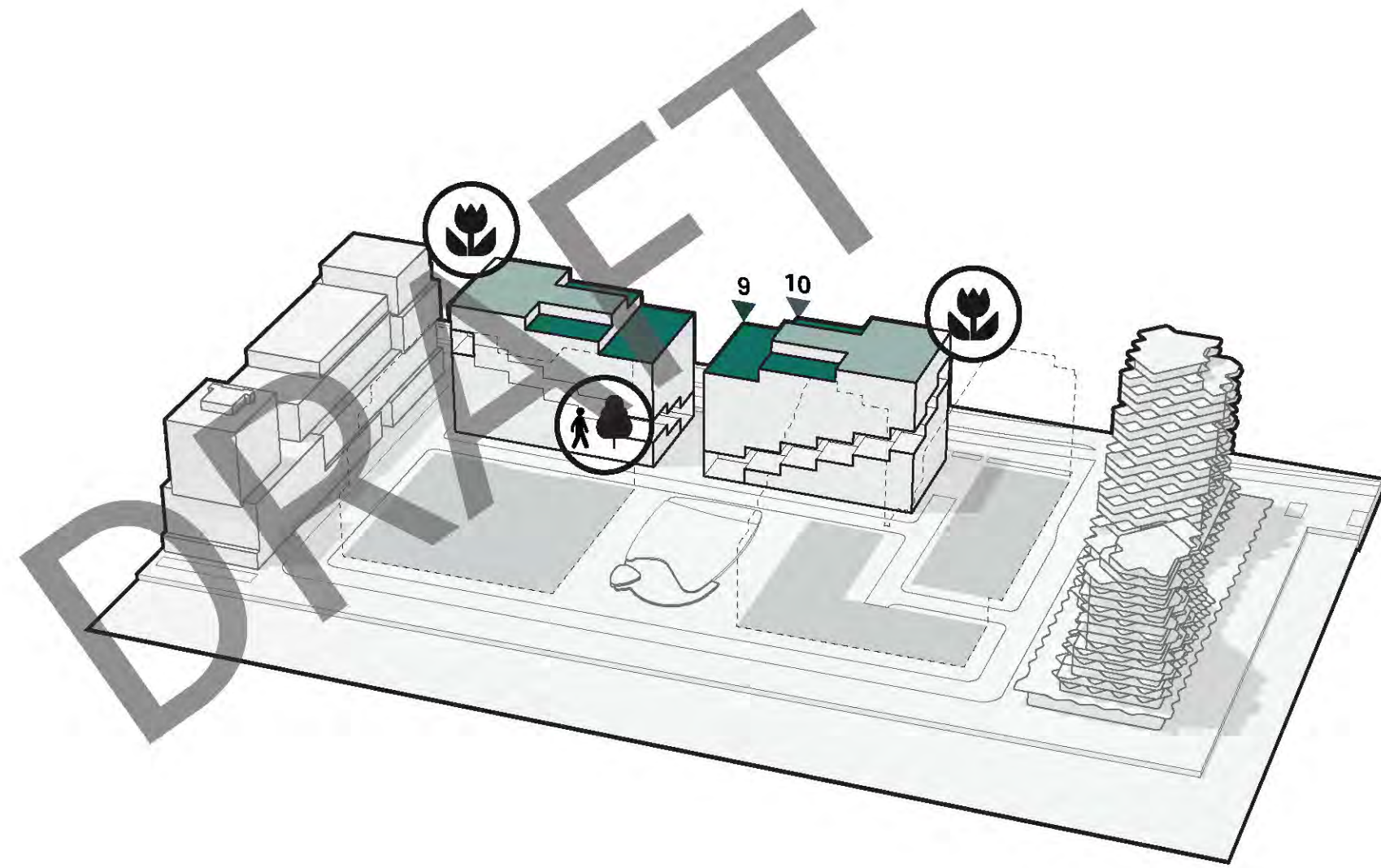
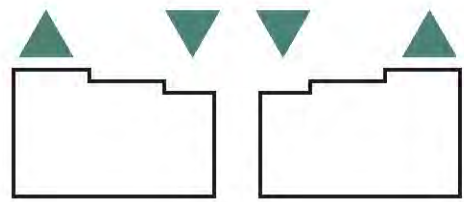
## Building Connection

The diagonal cuts in the building volume break the massing down to a more human scale around the plaza and builds up to city scale as they rise across the facade.



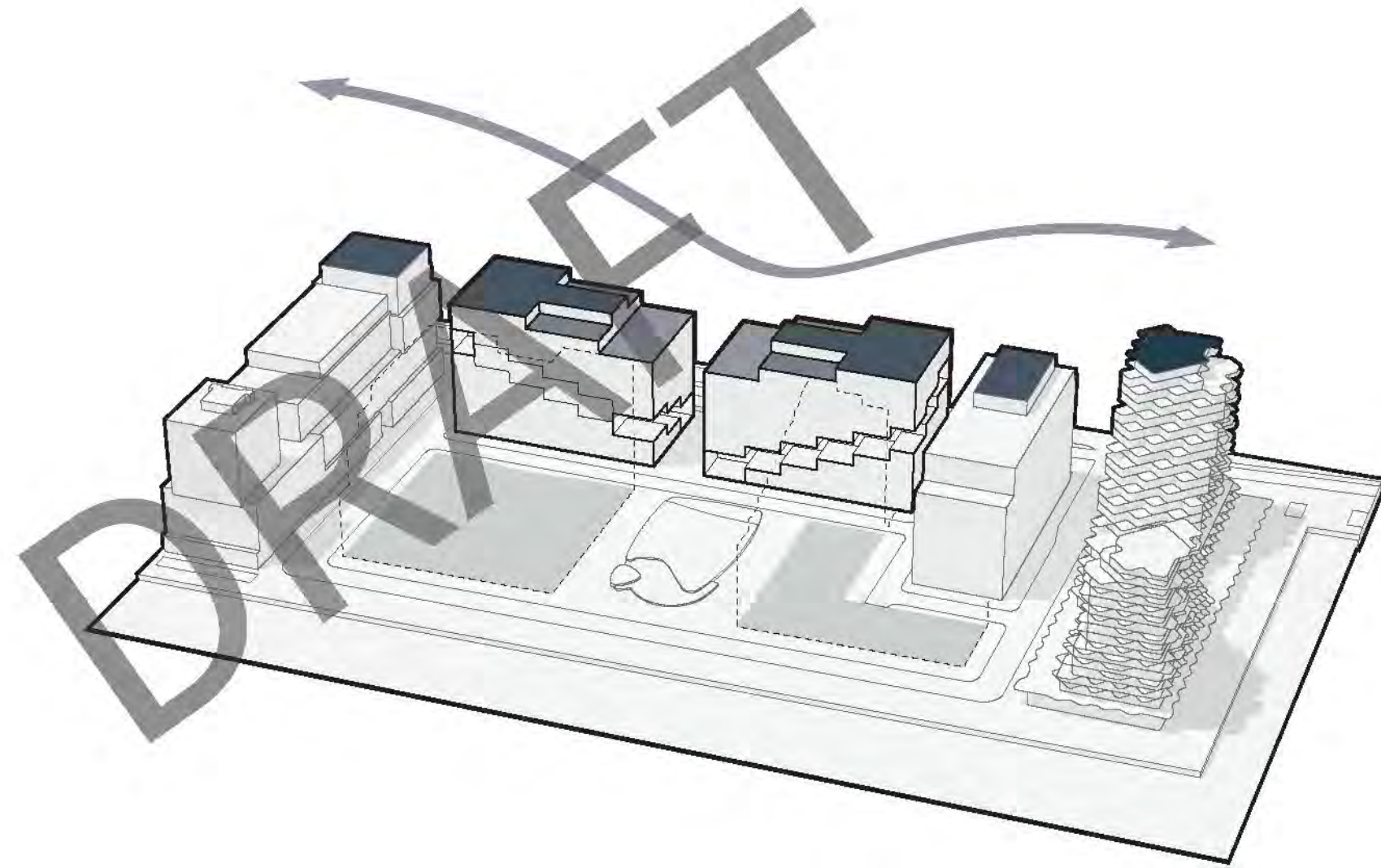
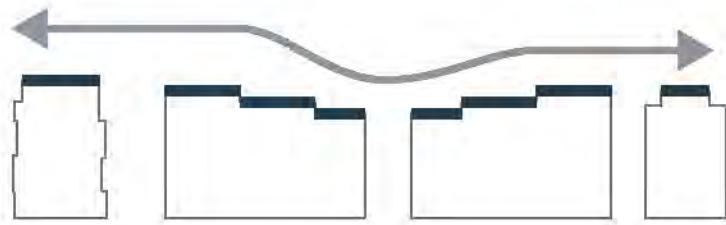
# Rooftop

Pushing down the inside edge of C1 and lifting the outside edge of C2 create a series of stepped terraces. The lower two are open to the tenants and provide excellent views of both Toronto and Lake Ontario.



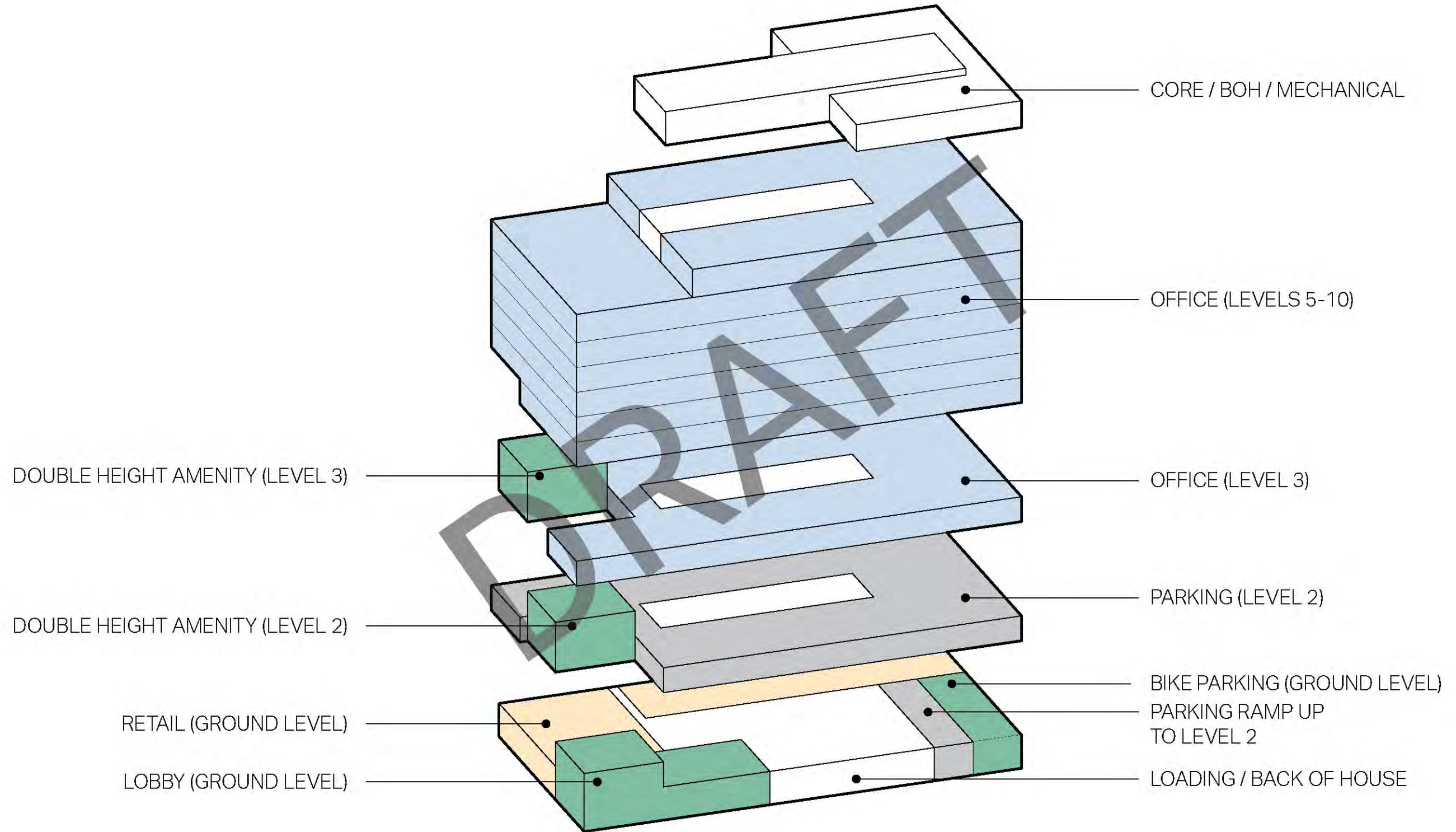
## Site Plan Connection

The top levels of C1 and C2 reach the heights of the surrounding buildings, blending into the local skyline and integrating themselves into the fabric of the area. The dip in floor levels created by the terraces indicate the entrance into the Bayside area.



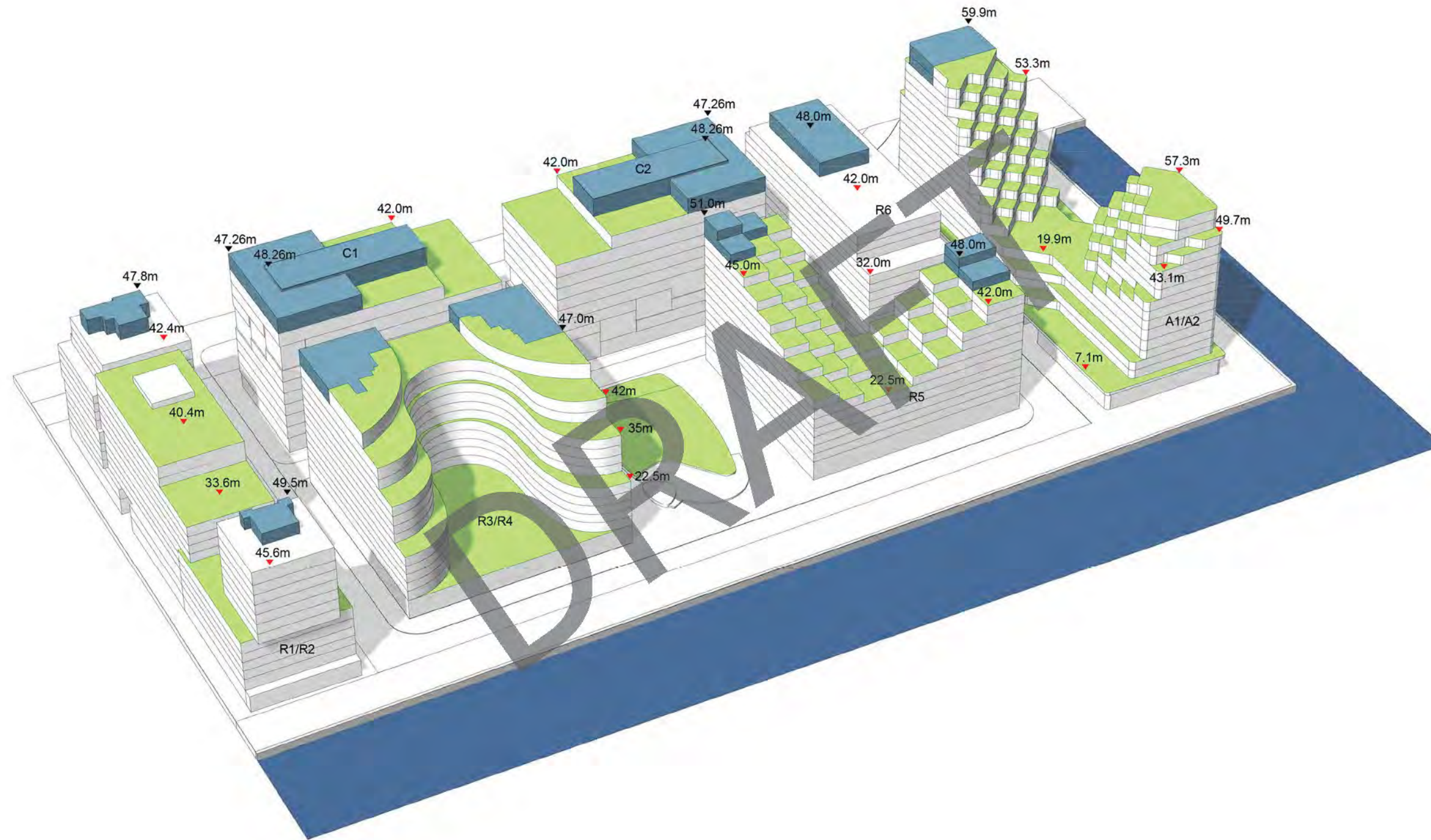
# Program Diagram

■ Lobby / Public Space   ■ Retail   ■ Office   ■ Parking   ■ B.O.H



# Zoning / Massing

# Context Heights

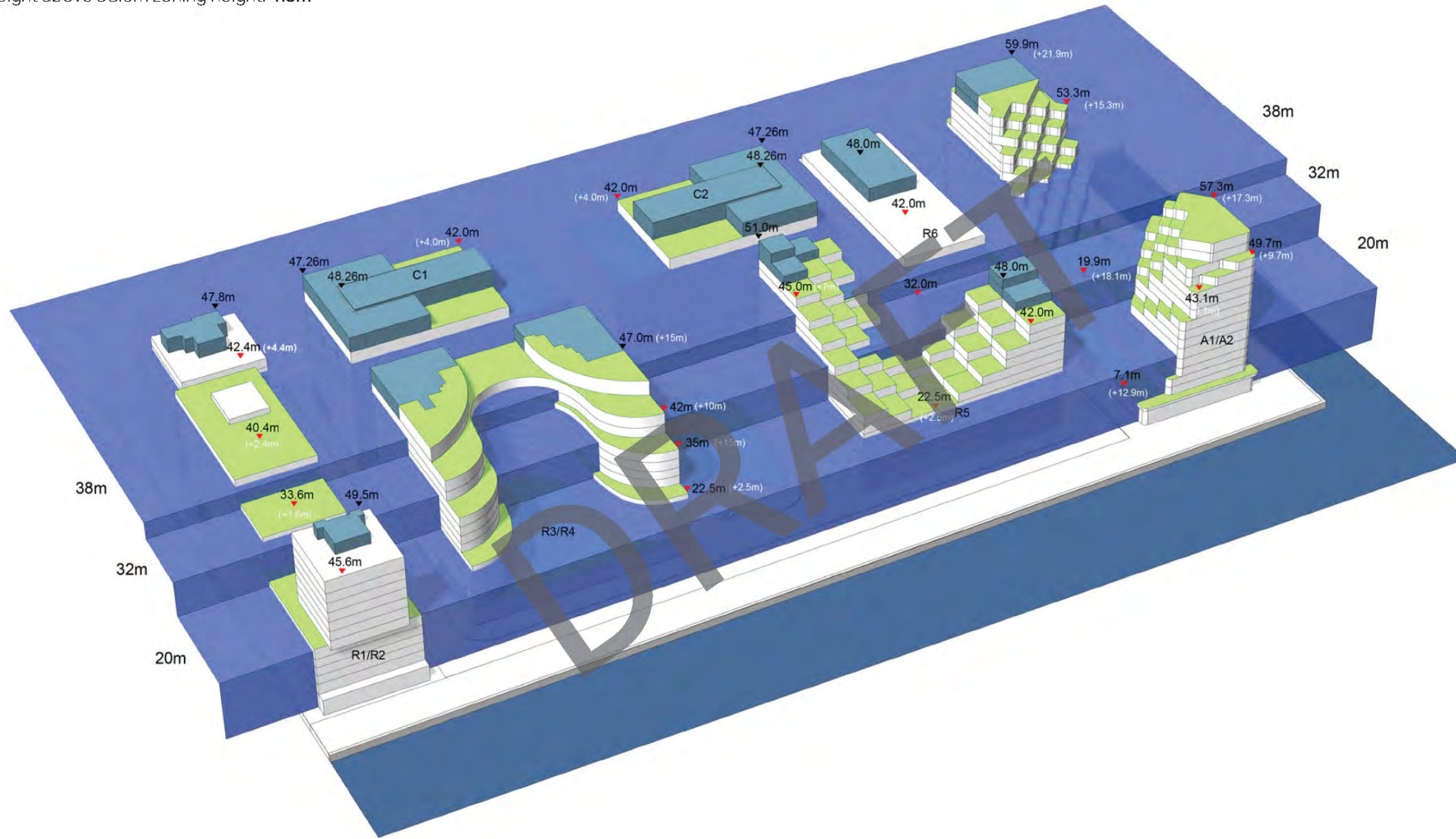


- ▼ Top of Mechanical
- ▼ Top of Residential / Office
- Zoning heights as per By-Law



# Context Heights - Zoning Overlay

Building height above 38.0m zoning height: **4.0m**

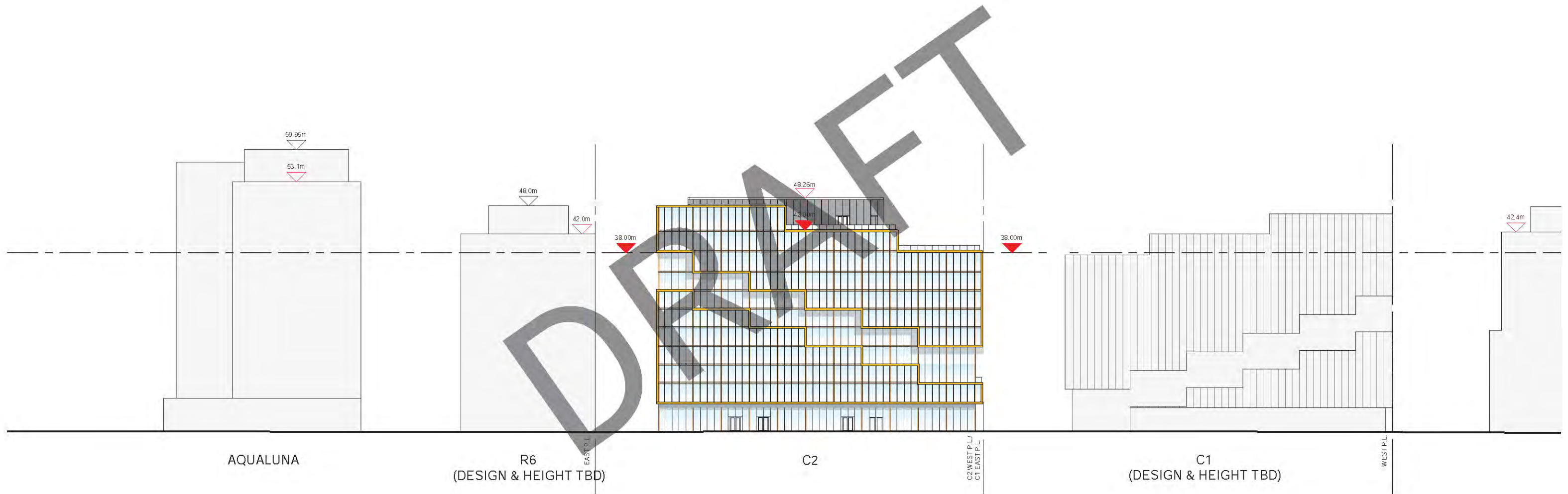


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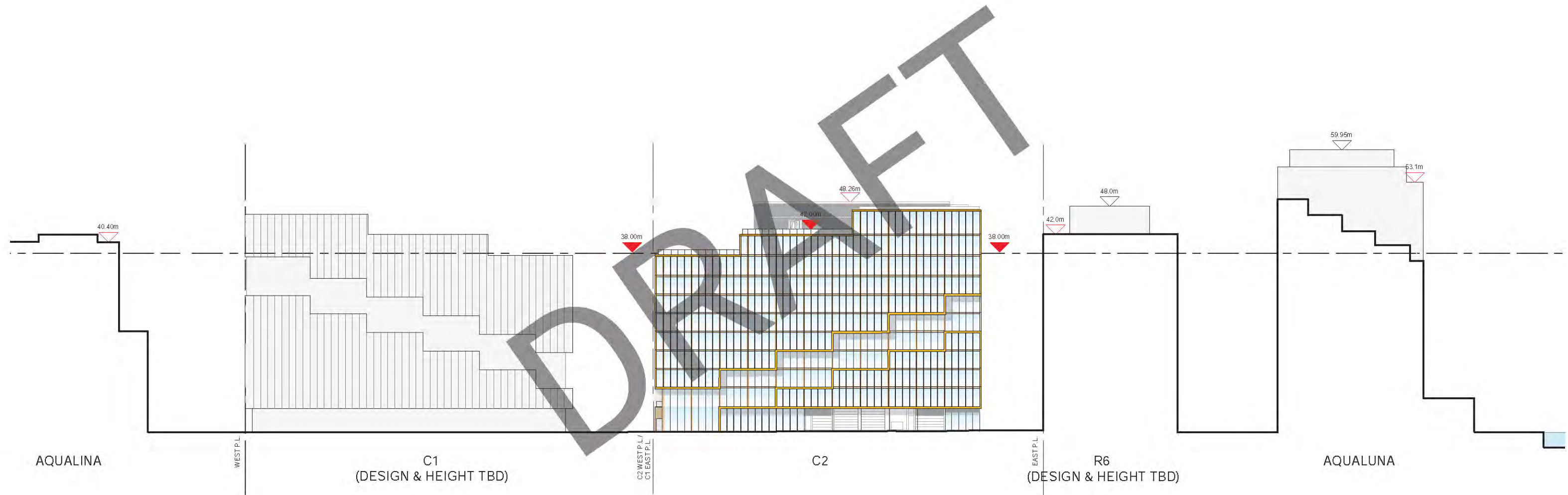
# Elevations

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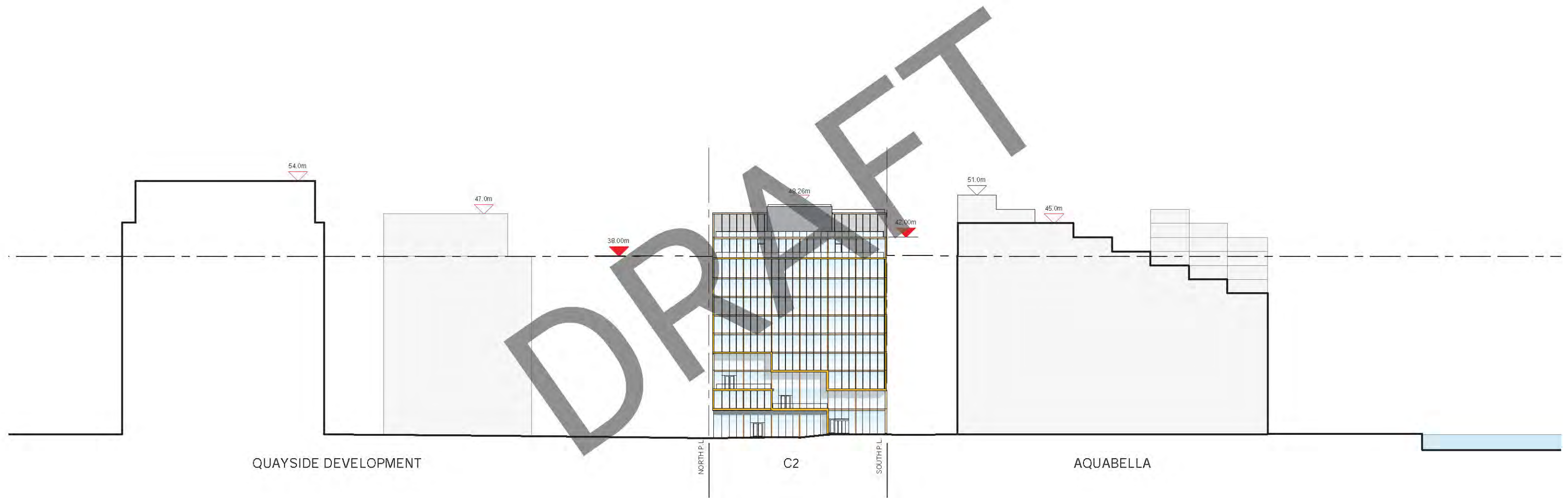
# North Elevation



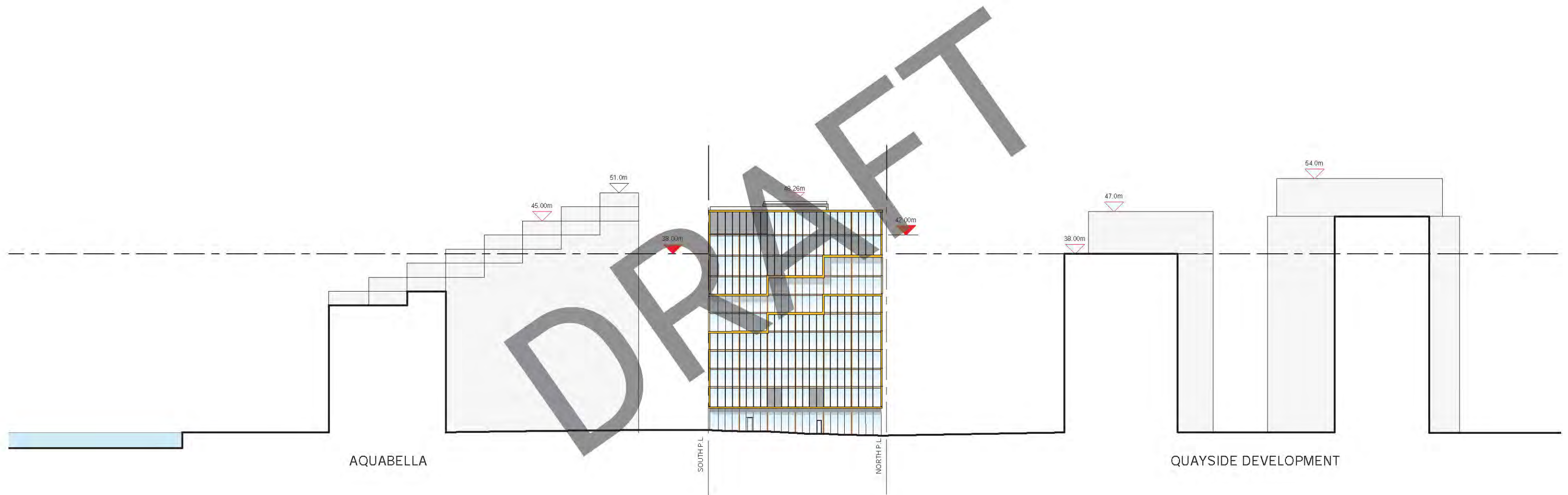
# South Elevation



# West Elevation



# East Elevation



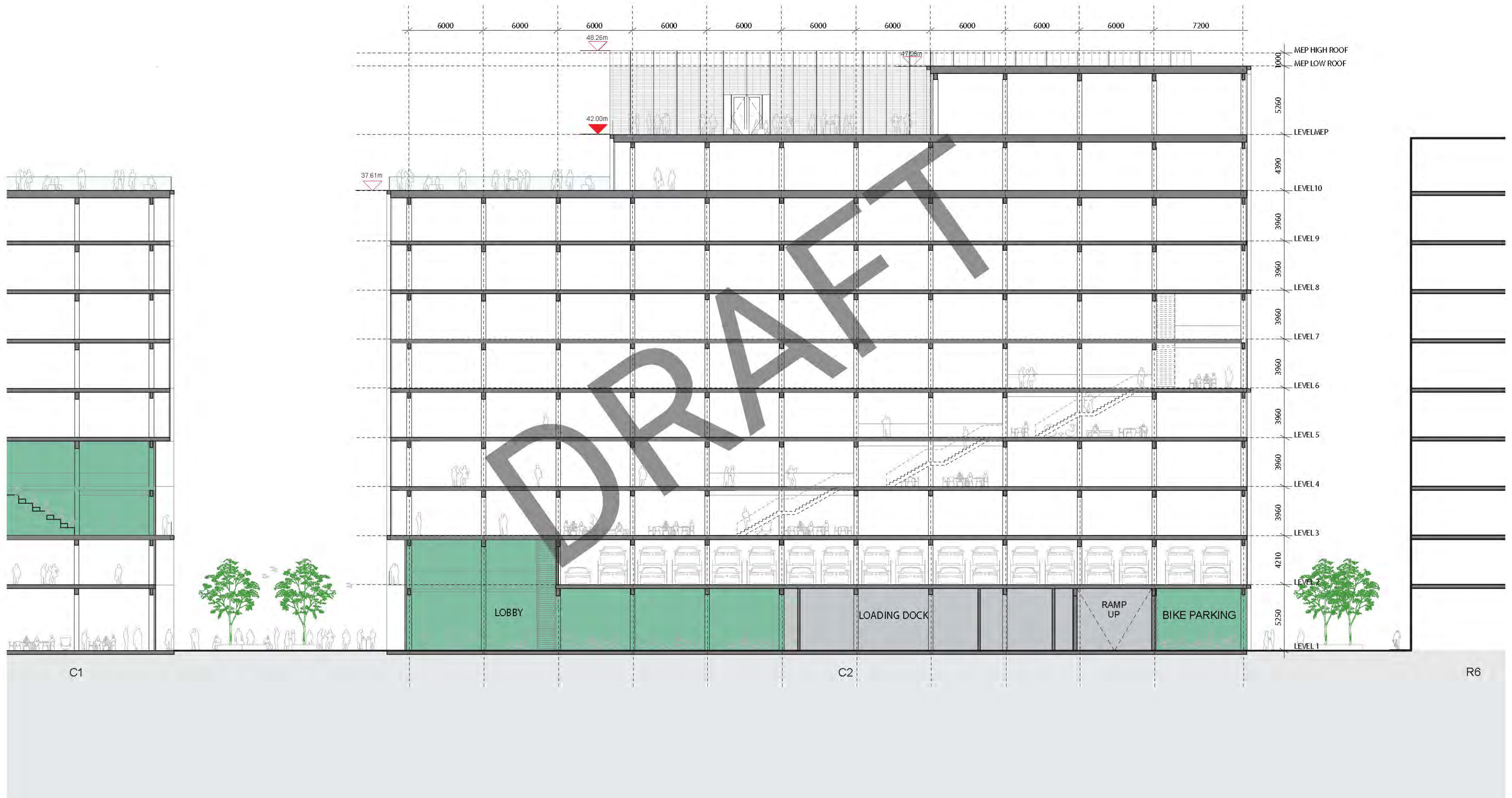
**Ground Floor  
+ Parking**



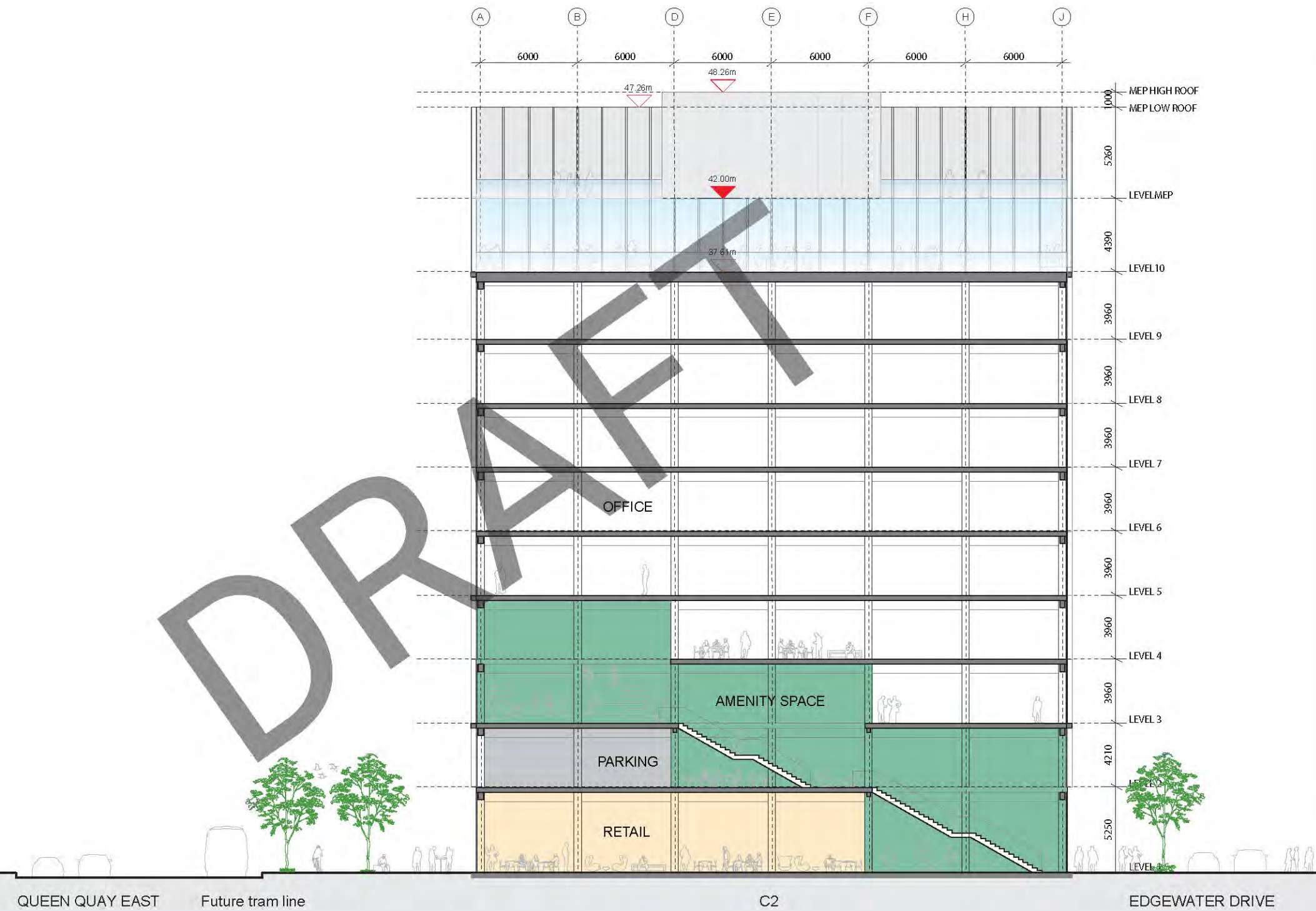




# Sectional Relationship to Public Realm



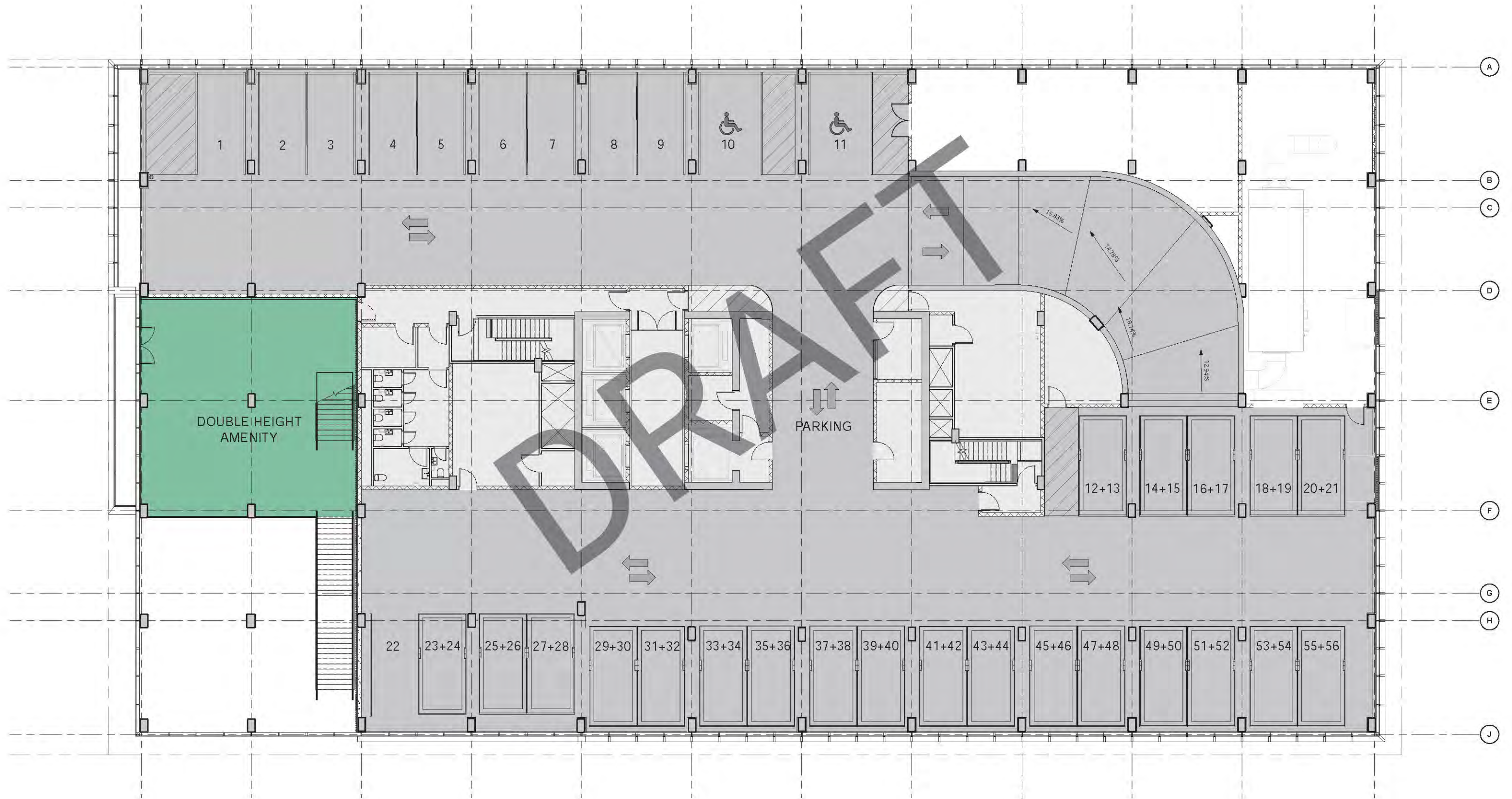
# Sectional Relationship to Public Realm





# Level 2 - Amenity Space, Parking

■ Lobby / Public Space   ■ Retail   ■ Office   ■ Parking   ■ B.O.H

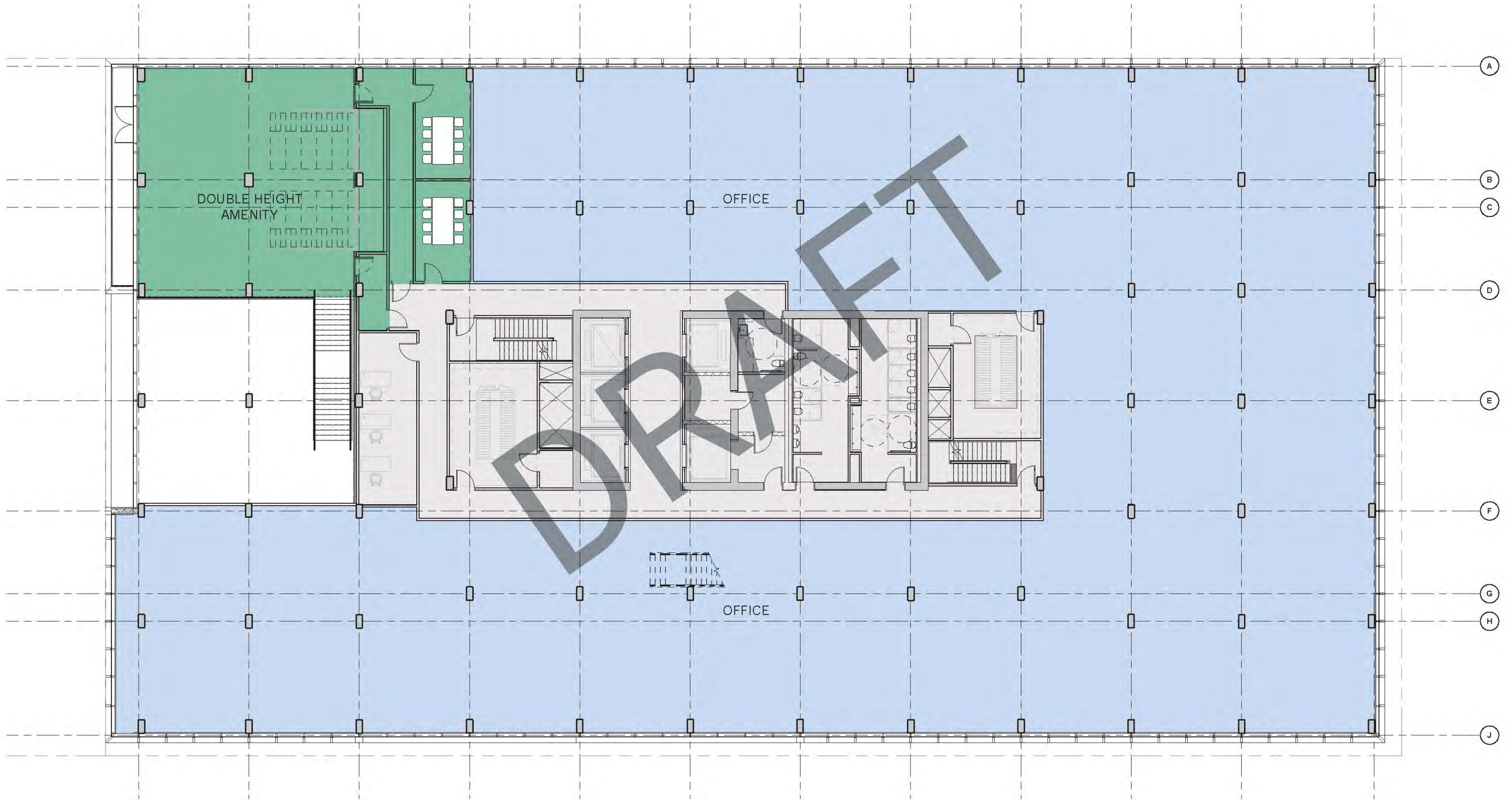


# Office Space

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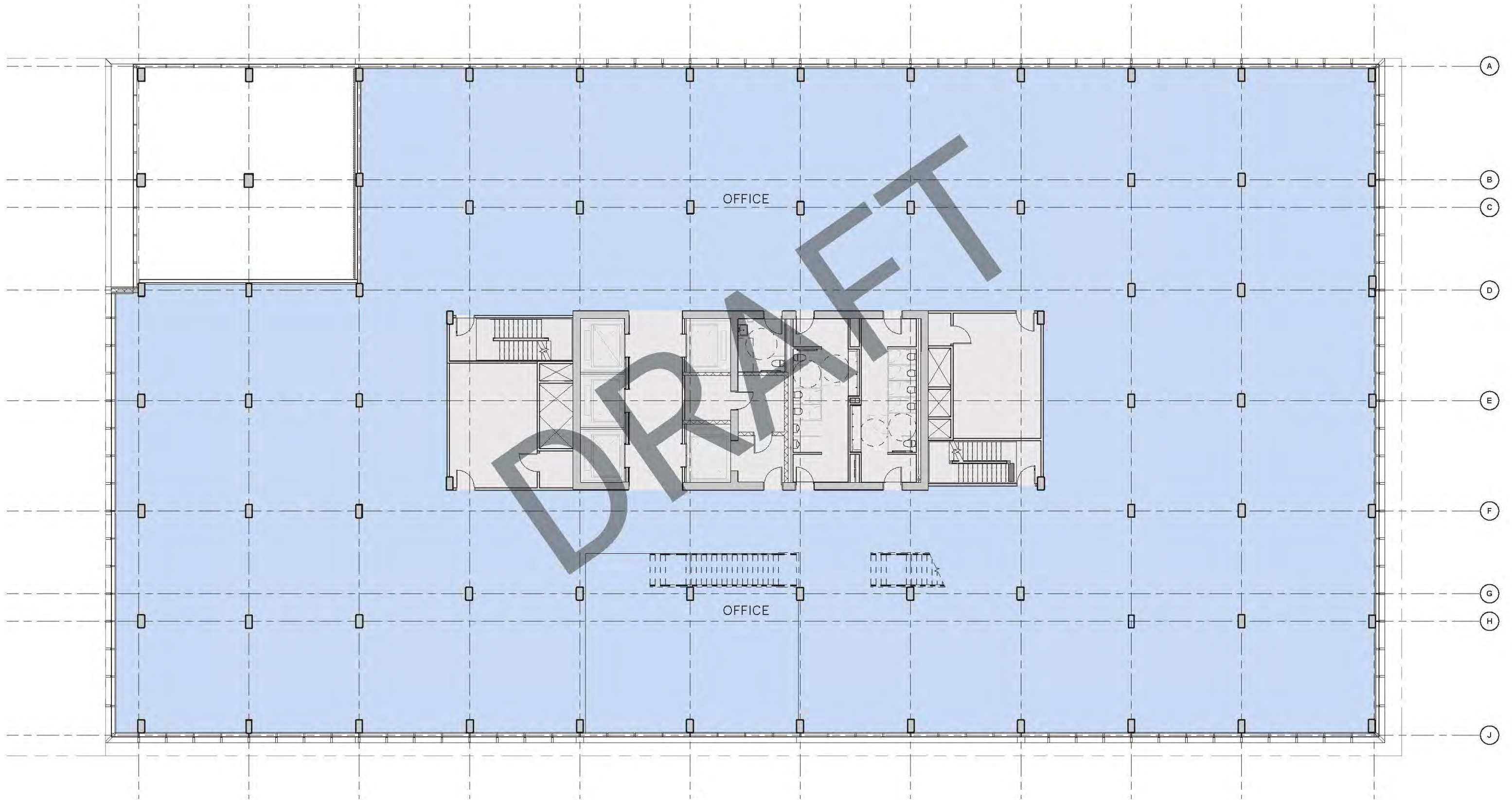
# Level 3 - Amenity Space, Office

■ Lobby / Public Space   ■ Retail   ■ Office   ■ Parking   ■ B.O.H



# Level 4 - Office

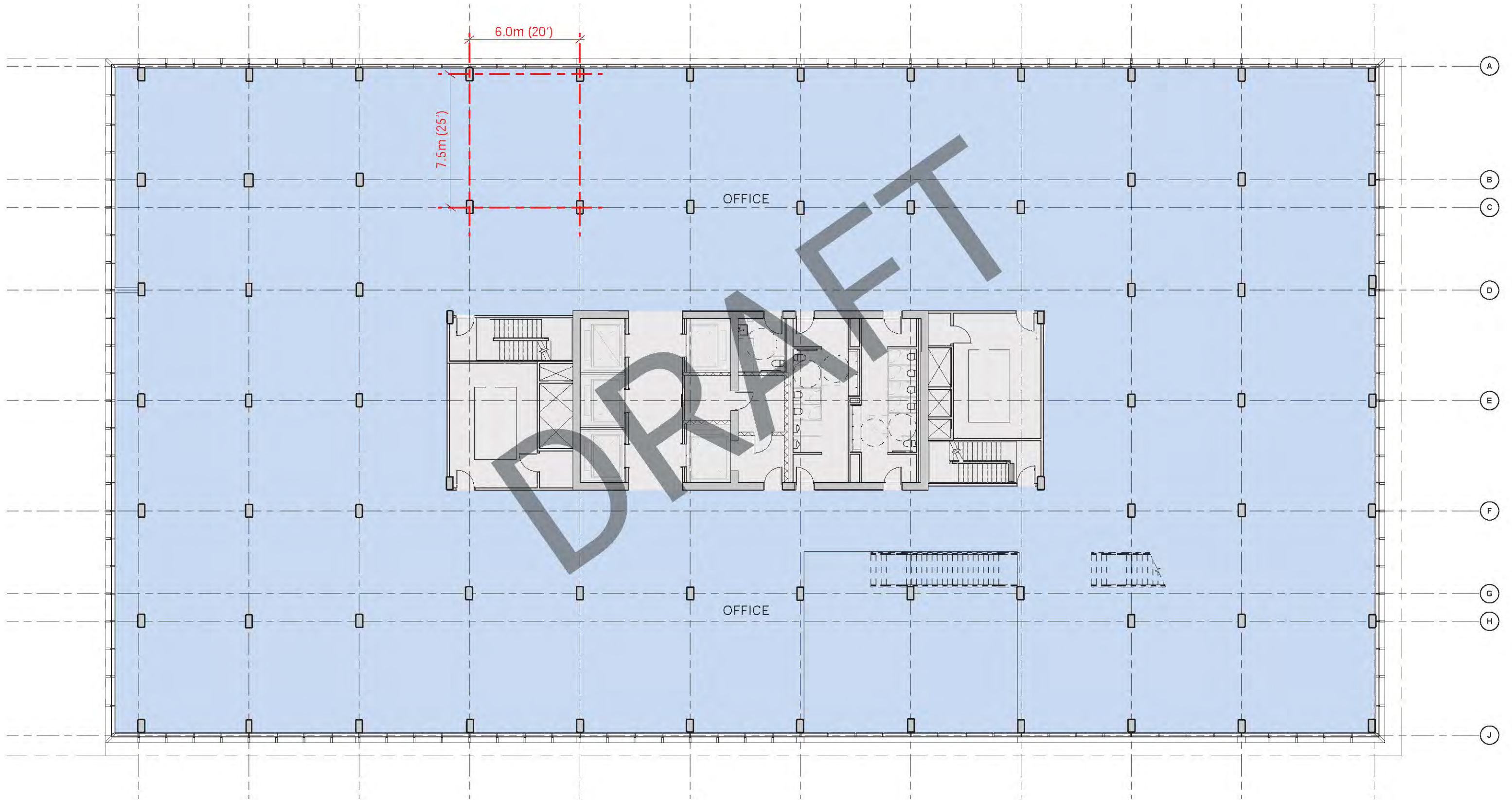
■ Lobby / Public Space   ■ Retail   ■ Office   ■ Parking   ■ B.O.H





# Level 5 - Typical Office

■ Lobby / Public Space   ■ Retail   ■ Office   ■ Parking   ■ B.O.H

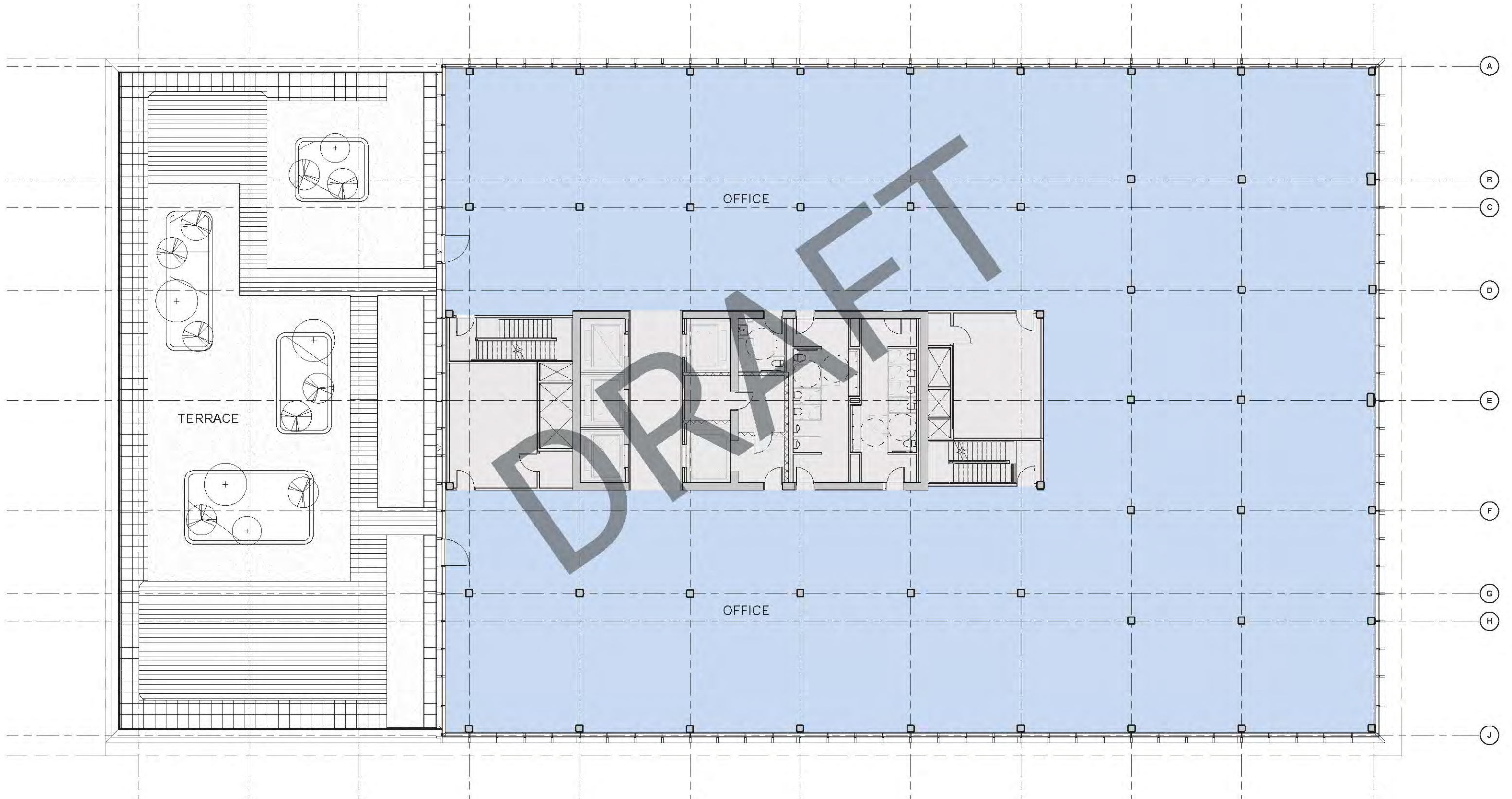




# Roof Terraces + MEP

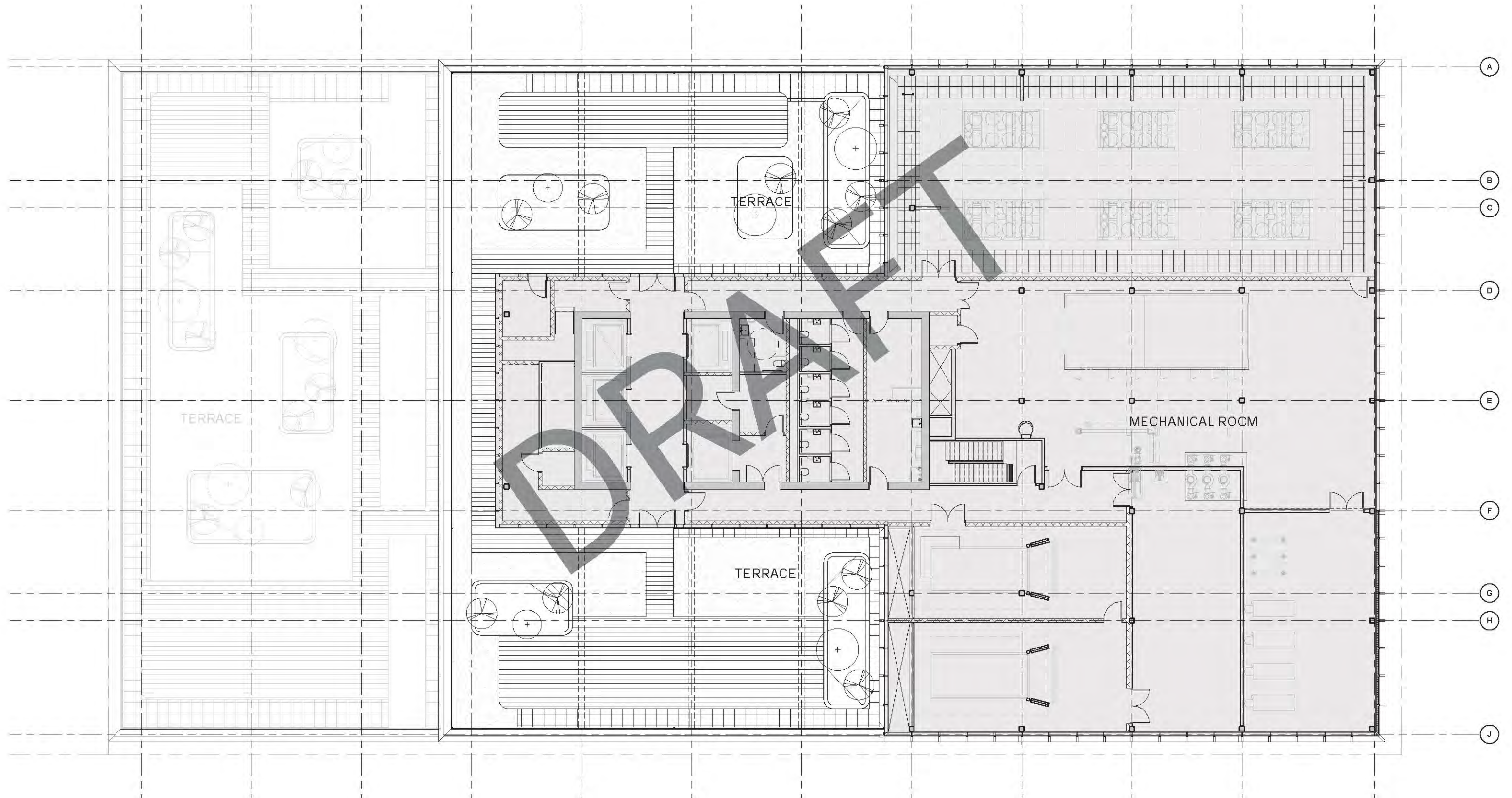
# Level 10 - Office / Roof Terrace

■ Lobby / Public Space   ■ Retail   ■ Office   ■ Parking   ■ B.O.H

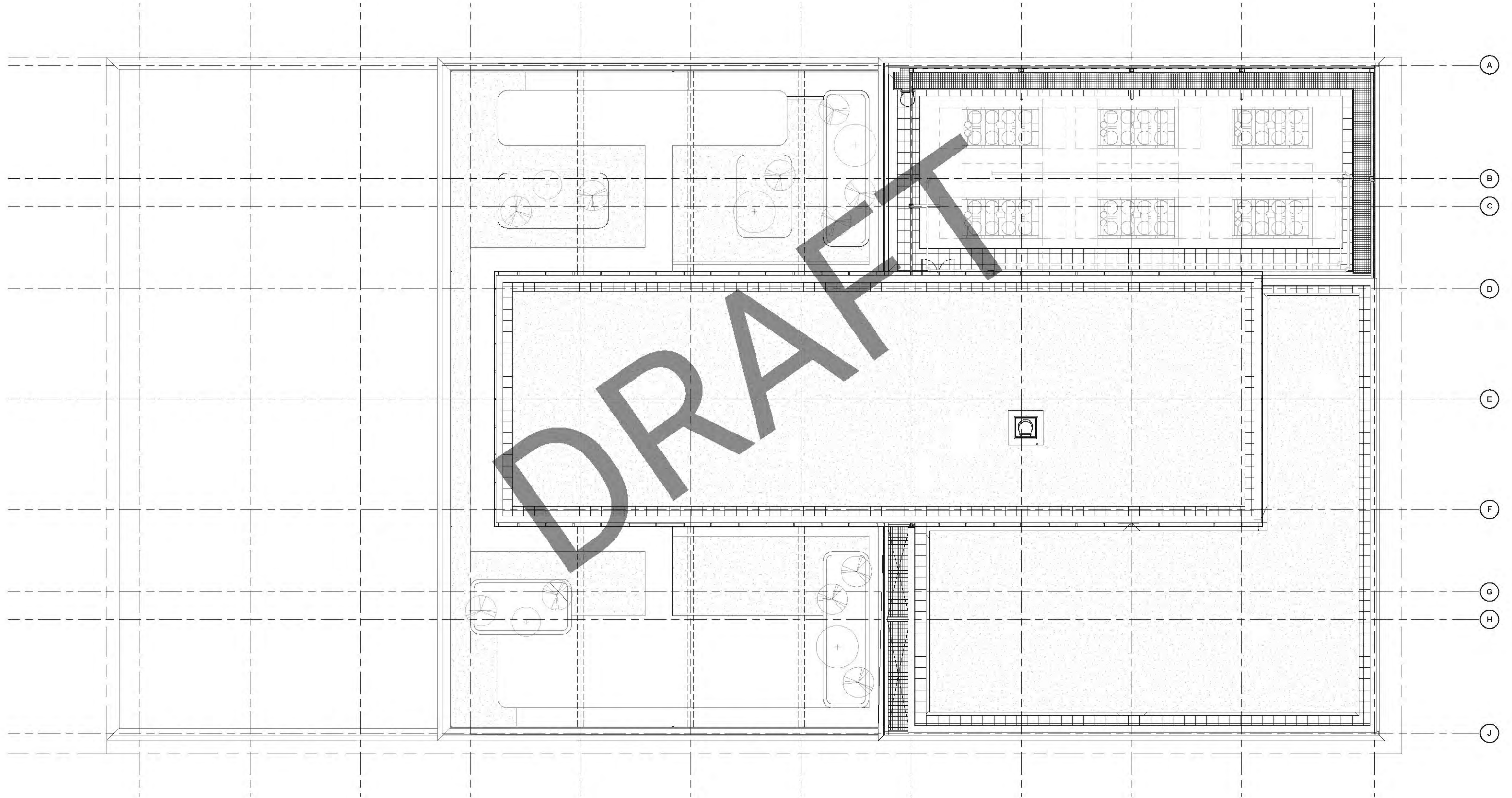


# Penthouse Level - Mechanical / Roof Terrace

■ Lobby / Public Space   ■ Retail   ■ Office   ■ Parking   ■ B.O.H



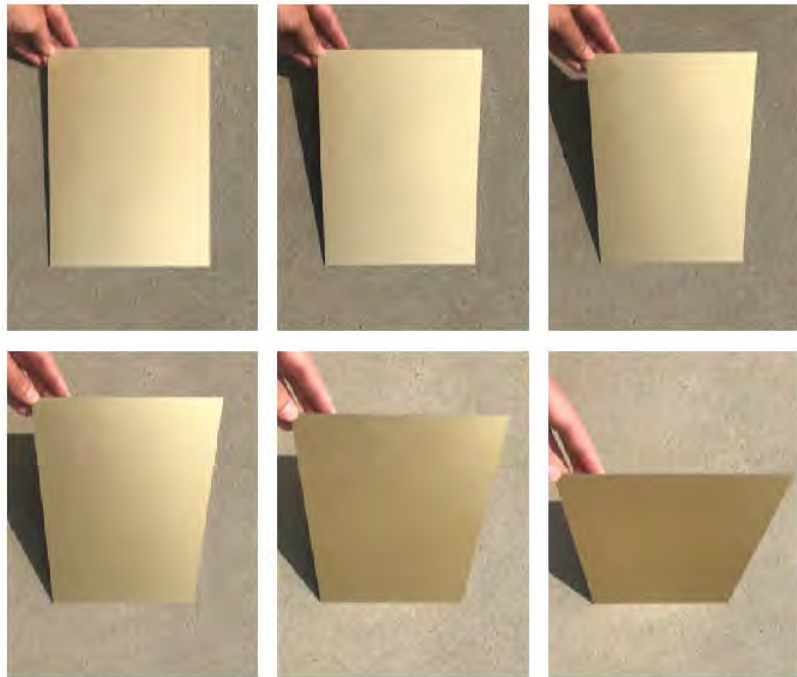
# Roof Plan



# Facade Development

## Facade Materials

For exterior fins and ribbons:  
Aluminum in champagne gold colour  
Studying possibility of adding texture or pattern

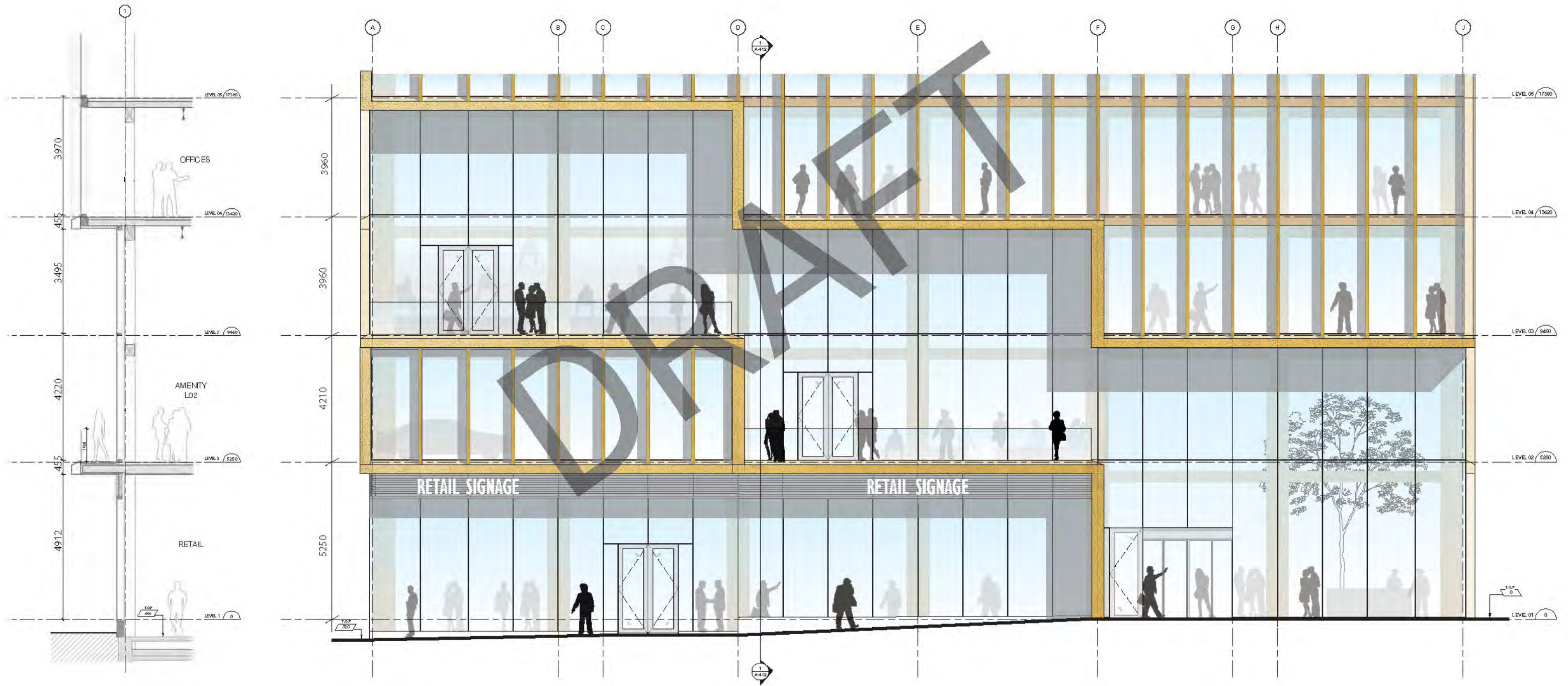


For exterior louvers, doors and panels and interior mullions:  
Aluminum in natural/extra light bronze colour





# Lobby, Retail + Public Spaces West Elevation



# Facade & Public Plaza Axonometric



# Interior Double Height Amenity Axonometric

Lamella Wall

Raked Seating

Social Work Amenity

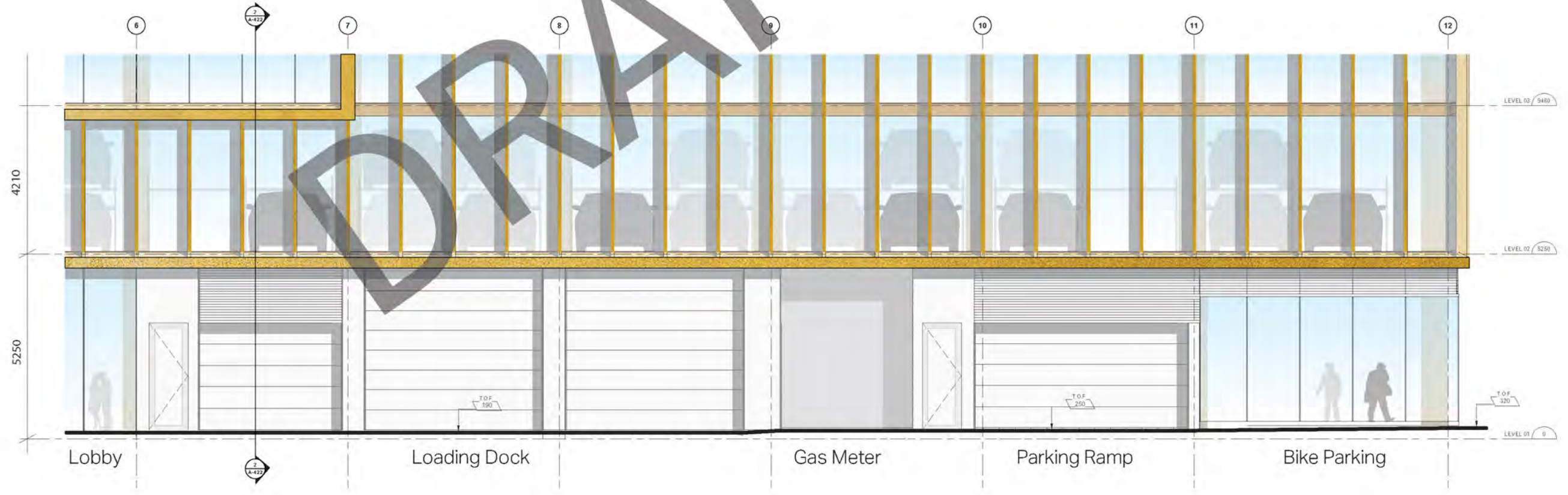
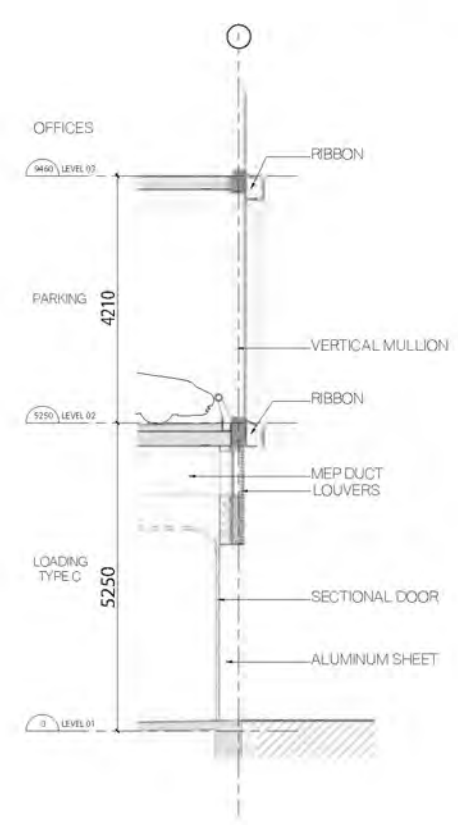
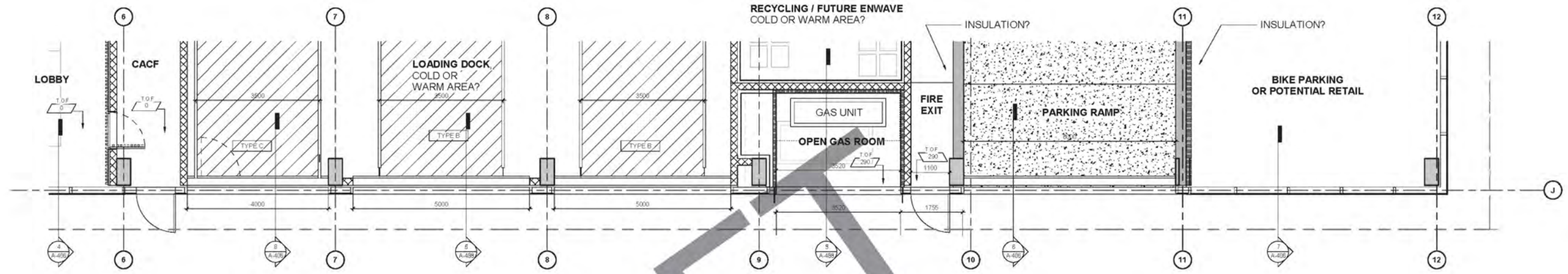
Retail

Entrance Lobby

Vestibule



# Loading + Parking Ramp South Elevation









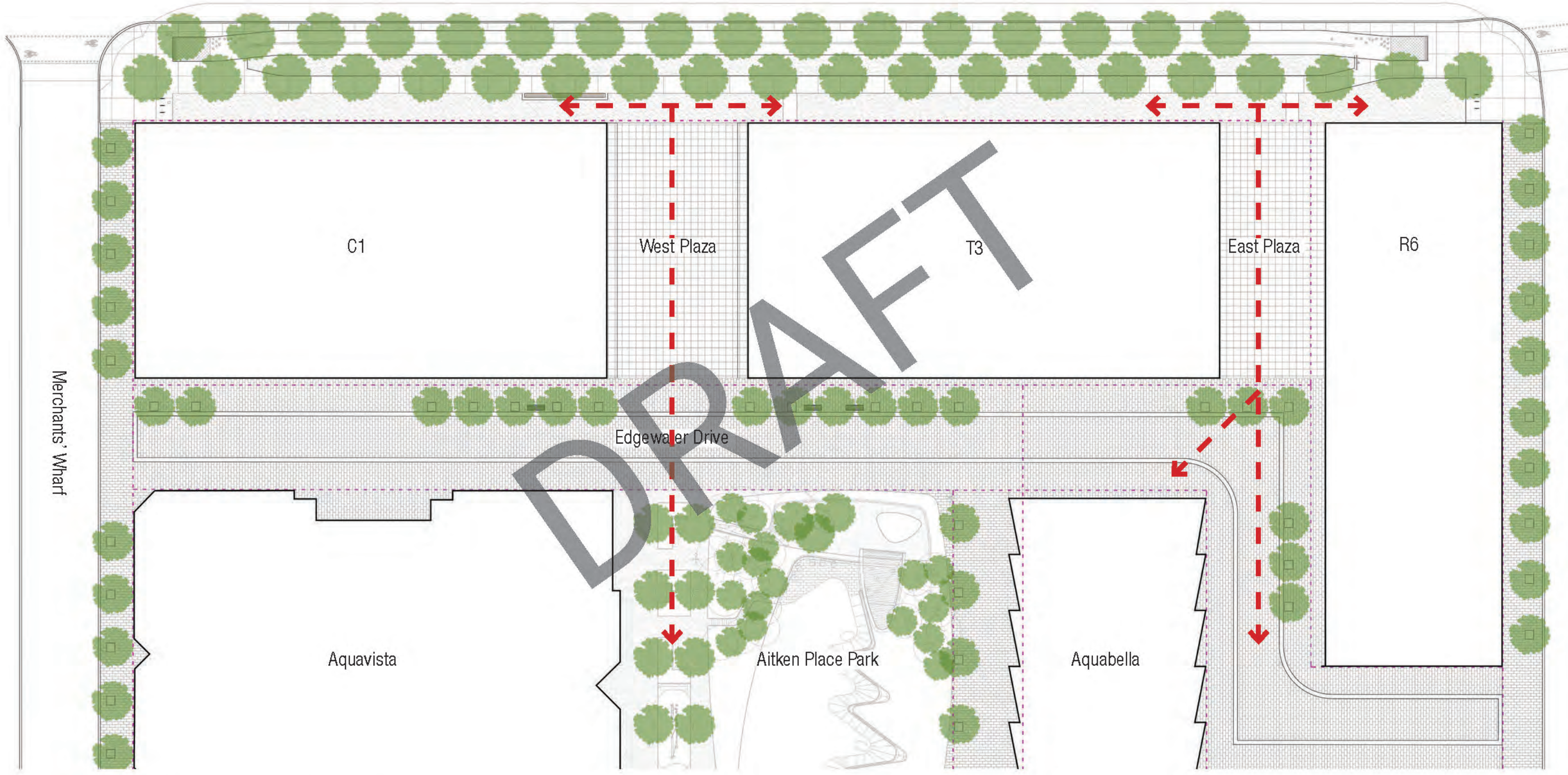
**Landscape**



# T3 BAYSIDE | LANDSCAPE

WATERFRONT TORONTO DESIGN REVIEW PANEL | JULY 24, 2019

Queens Quay East



Merchants' Wharf

C1

West Plaza

T3

East Plaza

R6

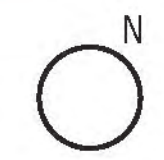
Edgewater Drive

Aquavista

Aitken Place Park

Aquabella

T3 BAYSIDE - LANDSCAPE CONTEXT



QUEENS QUAY EAST

LOBBY

C1

RETAIL

RETAIL

RETAIL

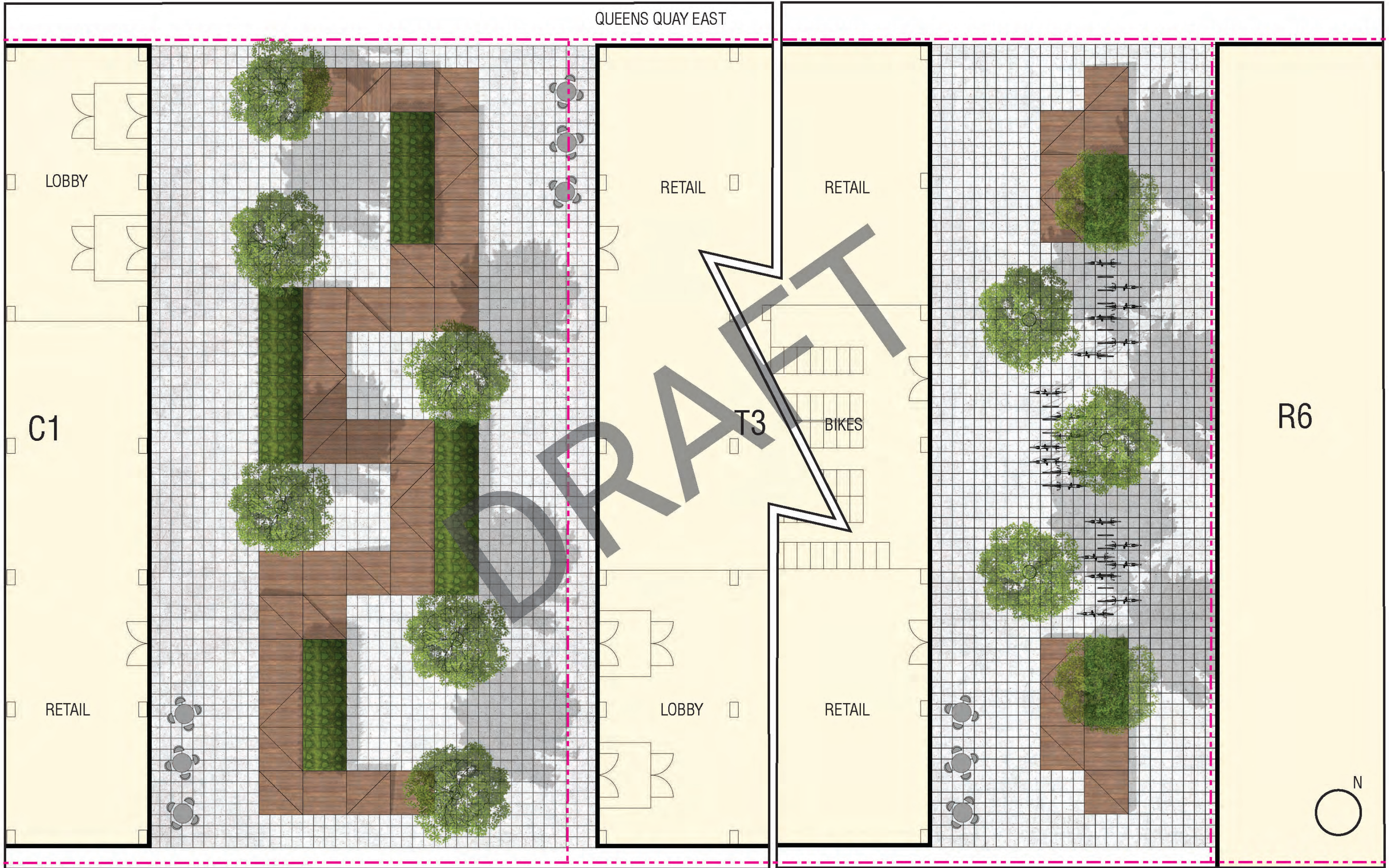
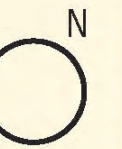
T3

BIKES

LOBBY

RETAIL

R6





- More aggressive design approach that will ensure a strong identity
- More colors, tones and less greys in the material palette
- Redistributing bicycle parking to reduce the bikes in the East Plaza
- Ensure the East Plaza design creates appropriate frontage to whatever at-grade use is developed for R6.



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QUEENS QUAY EAST

LOBBY

RETAIL

RETAIL

WATER

C1

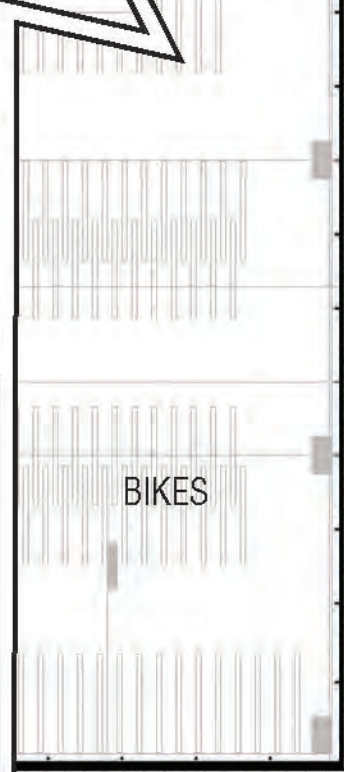
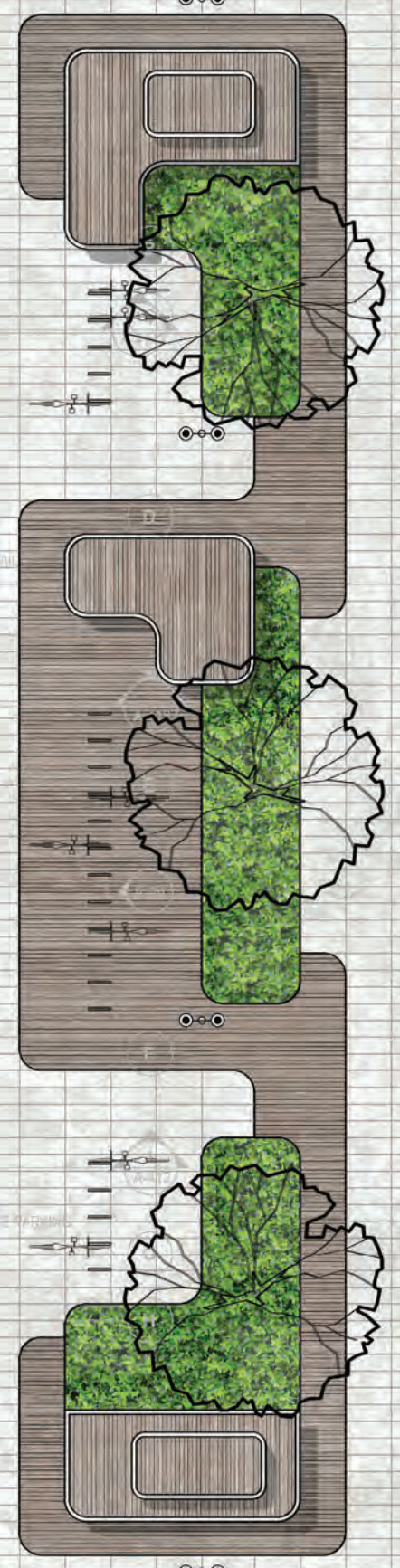
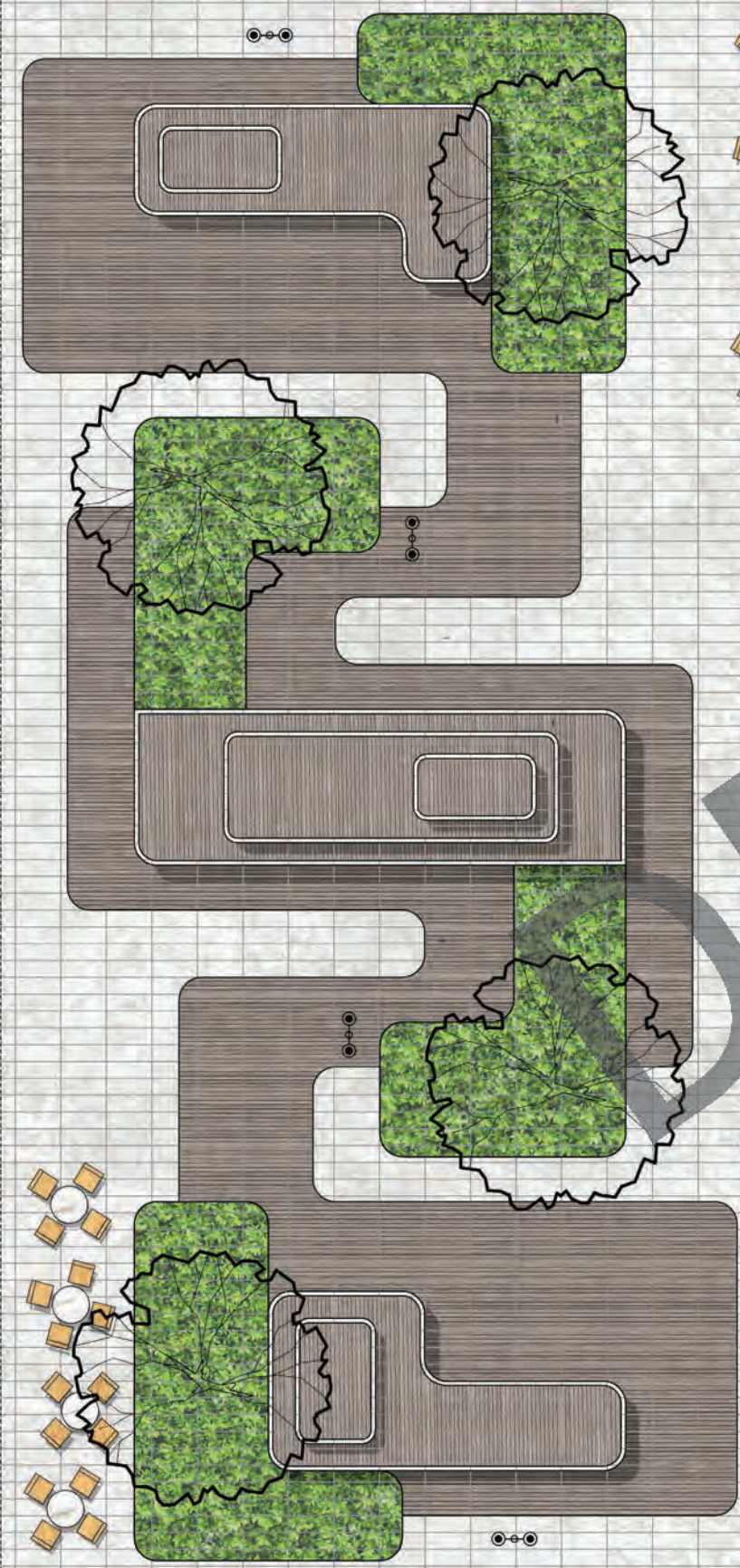
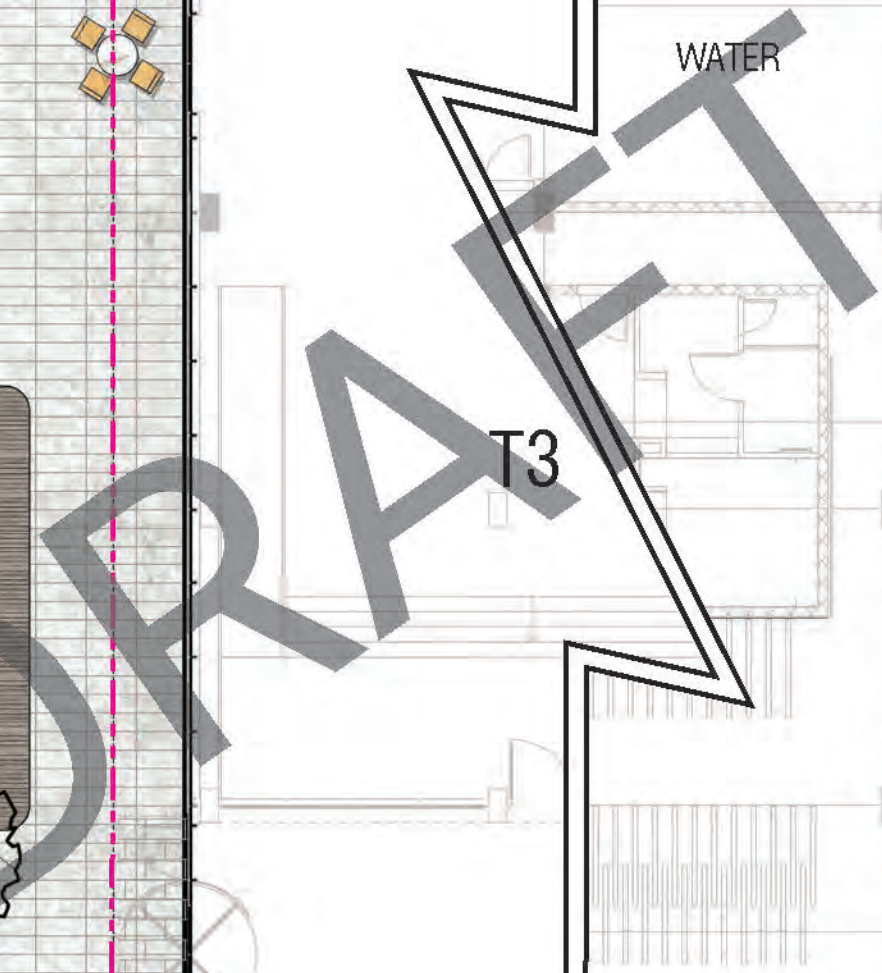
T3

R6

RETAIL

LOBBY

BIKES



RETAIL

RETAIL



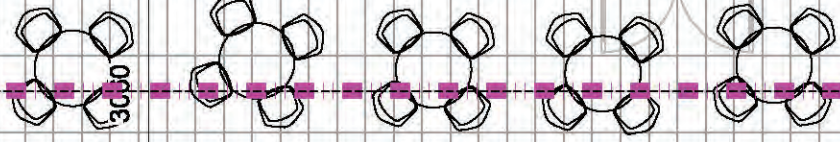
T3 BAYSIDE - WEST PLAZA

Janet  
Rosenberg  
& Studio

RETAIL

T3

LOBBY

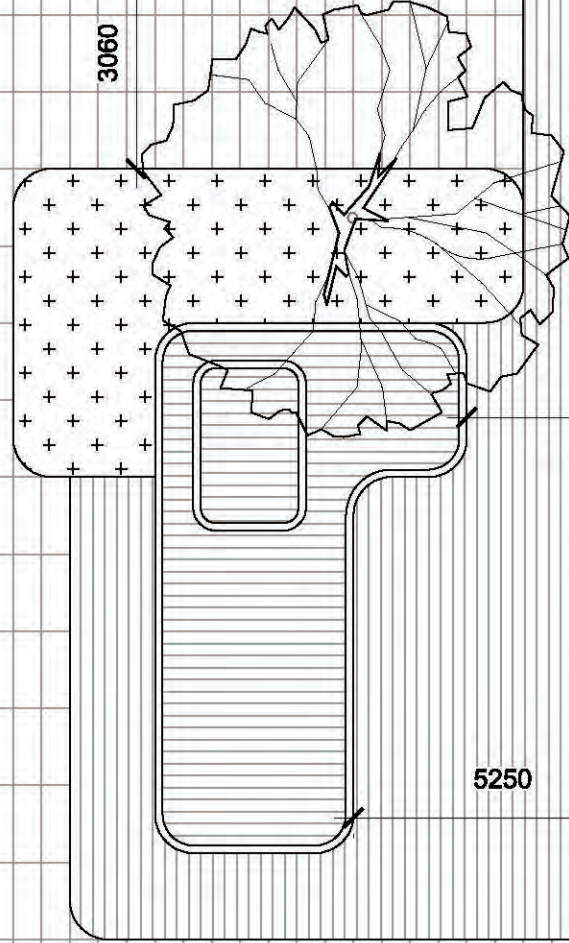


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5110

5110

3060



3750

5250

2385

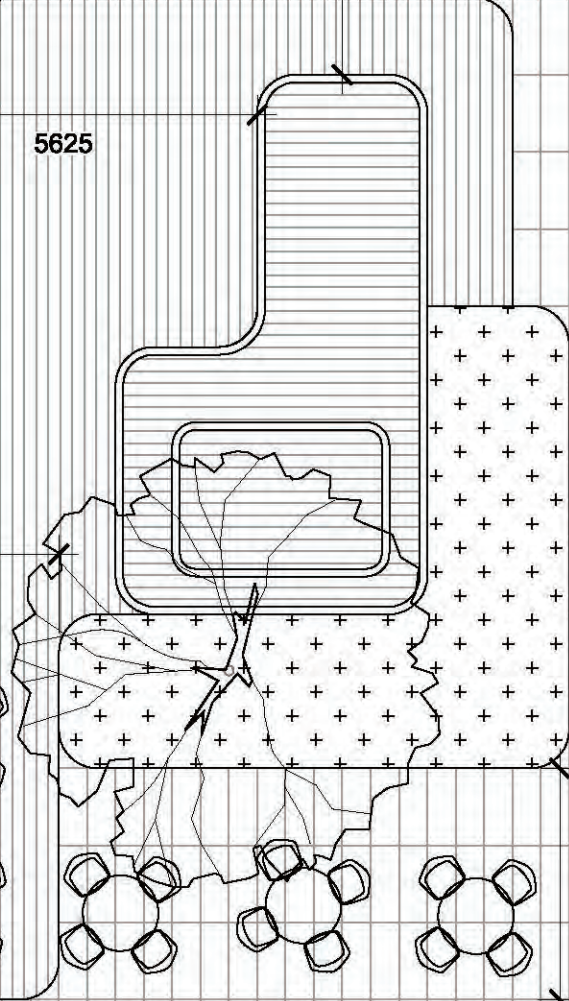
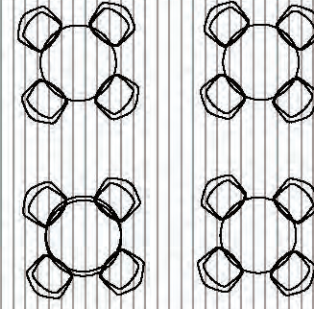
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5625



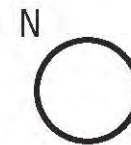
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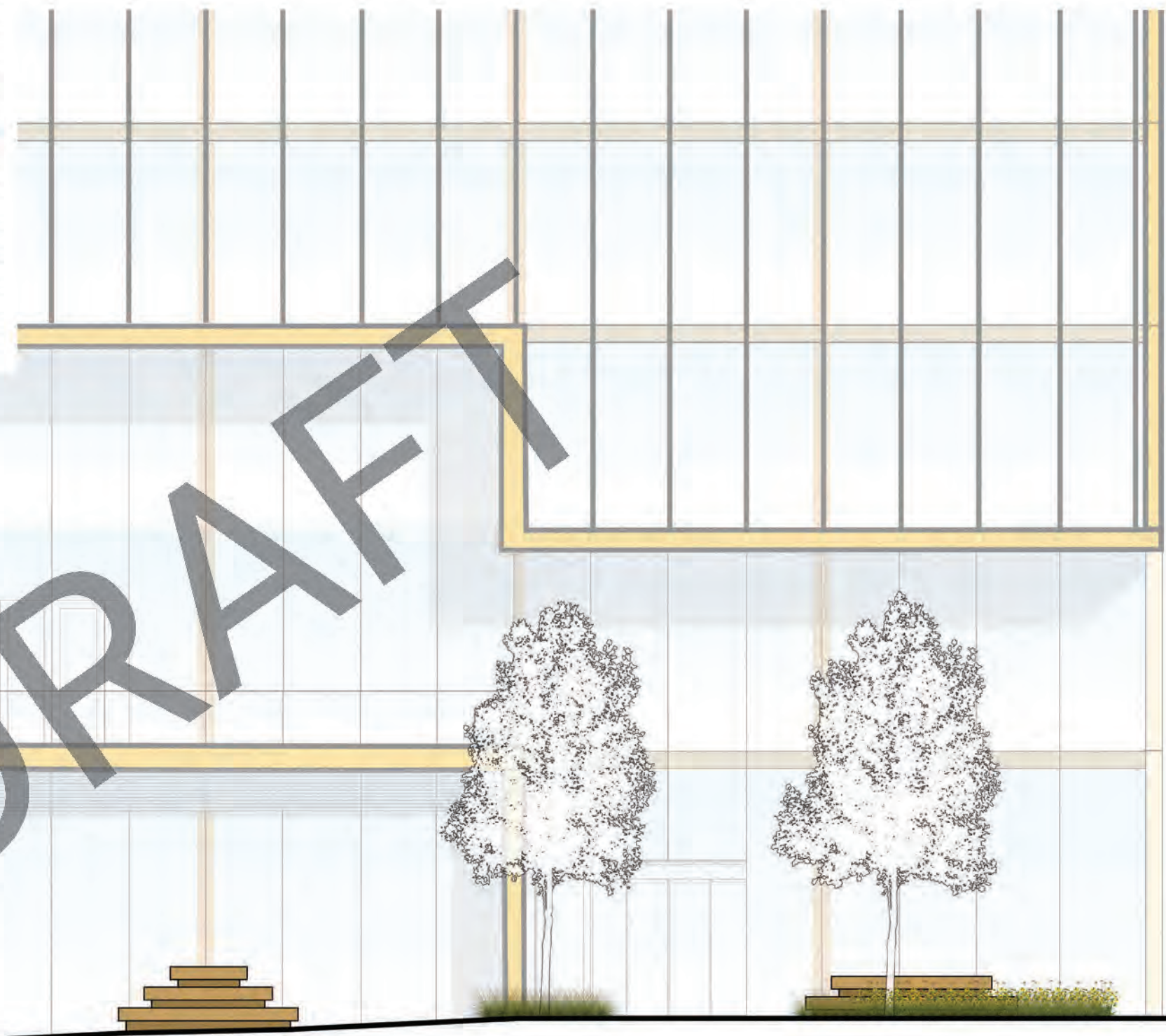
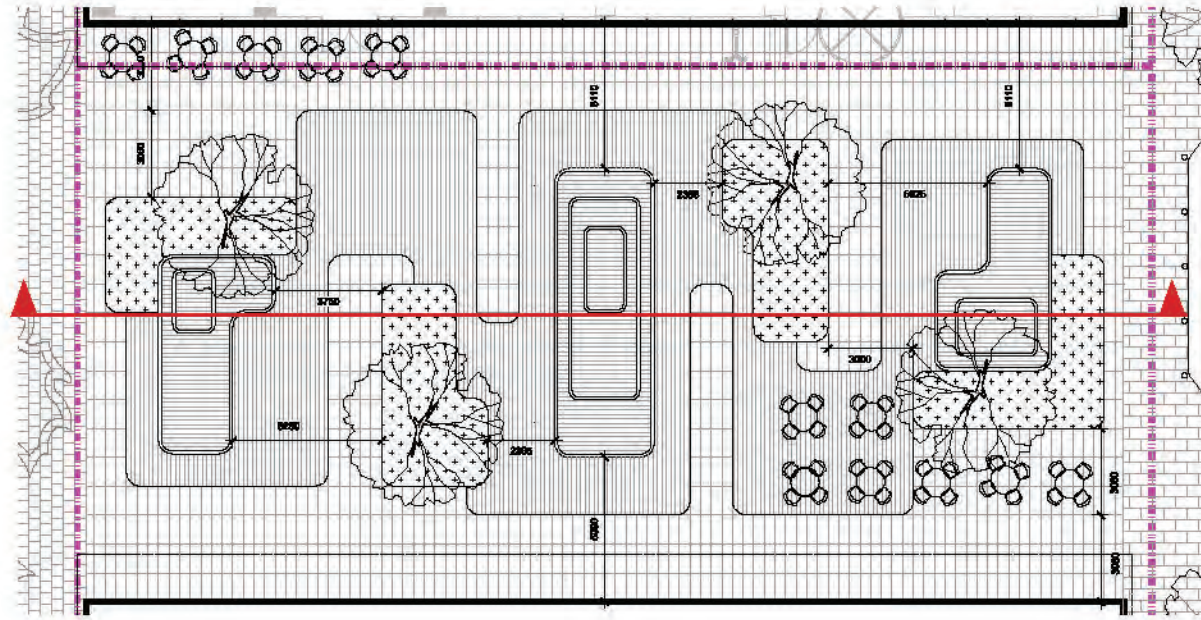
C1

RETAIL



Janet  
Rosenberg  
& Studio





QUEENS QUAY

EDGEWATER

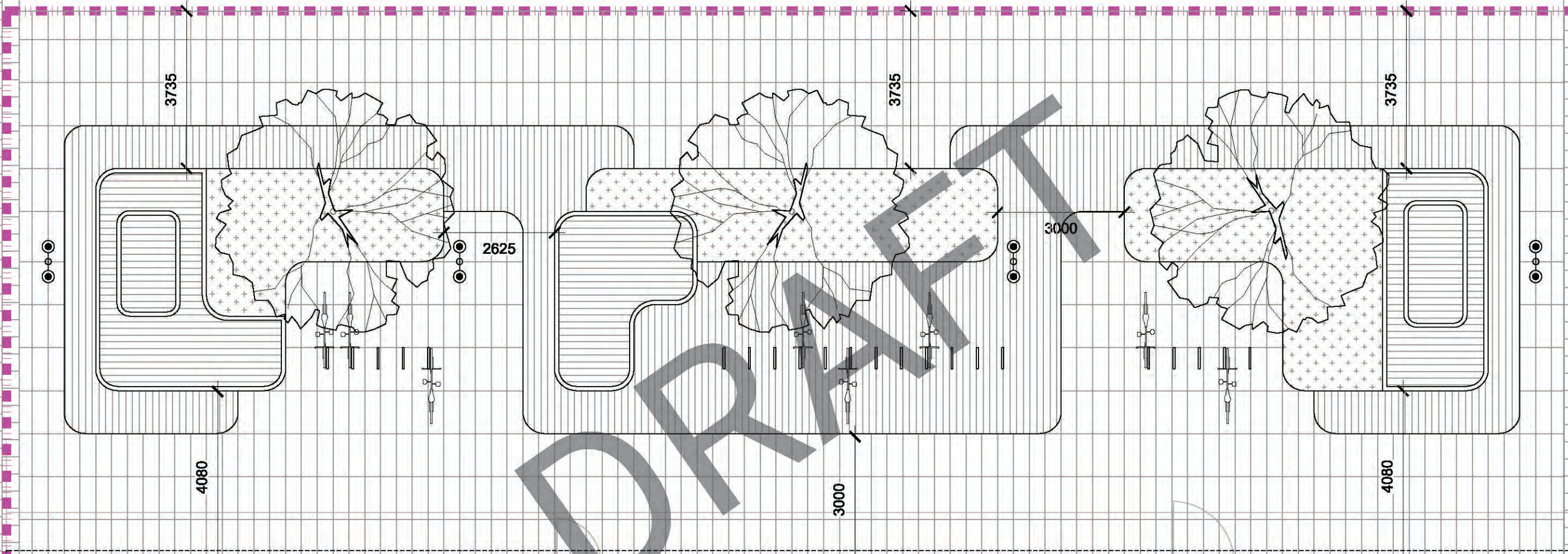
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77.56

T3 BAYSIDE - WEST PLAZA SECTION



R6



RETAIL

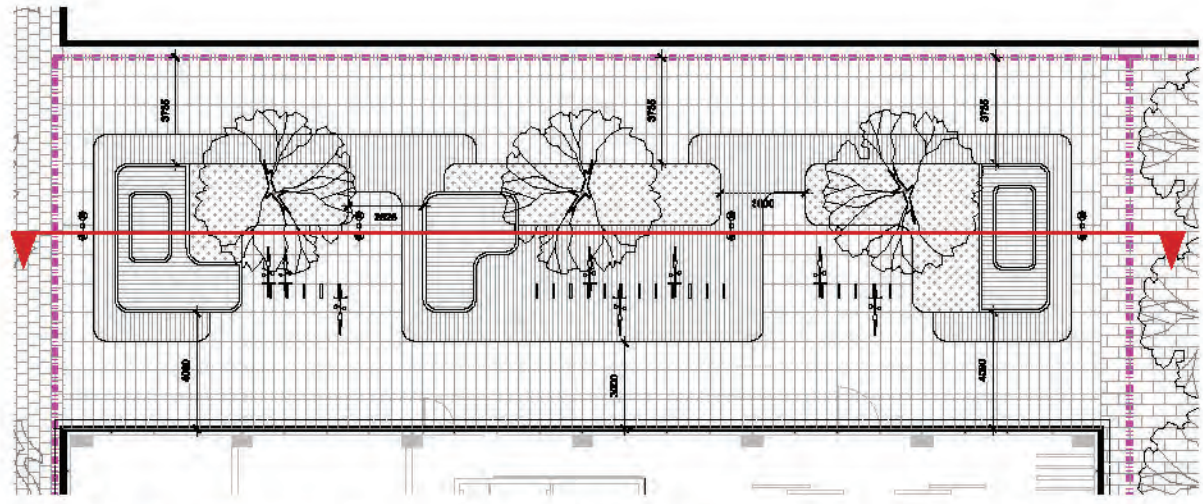
WATER

T3

BIKE STORAGE



Janet  
Rosenberg  
& Studio



T3 BAYSIDE - EAST PLAZA SECTION

Janet  
Rosenberg  
& Studio



T3 BAYSIDE - PLAZA MATERIALS



T3 BAYSIDE - PLAZA MATERIALS



T3 BAYSIDE - PLAZA MATERIALS



T3 BAYSIDE - PLAZA MATERIALS





HEARTLEAF BERGENIA - MAY-JUNE



AMETHYST ASTILBE - JUNE-JULY



MAGGIE DALEY ASTILBE - JULY-AUGUST



CINNAMON FERN - TEXTURE 1



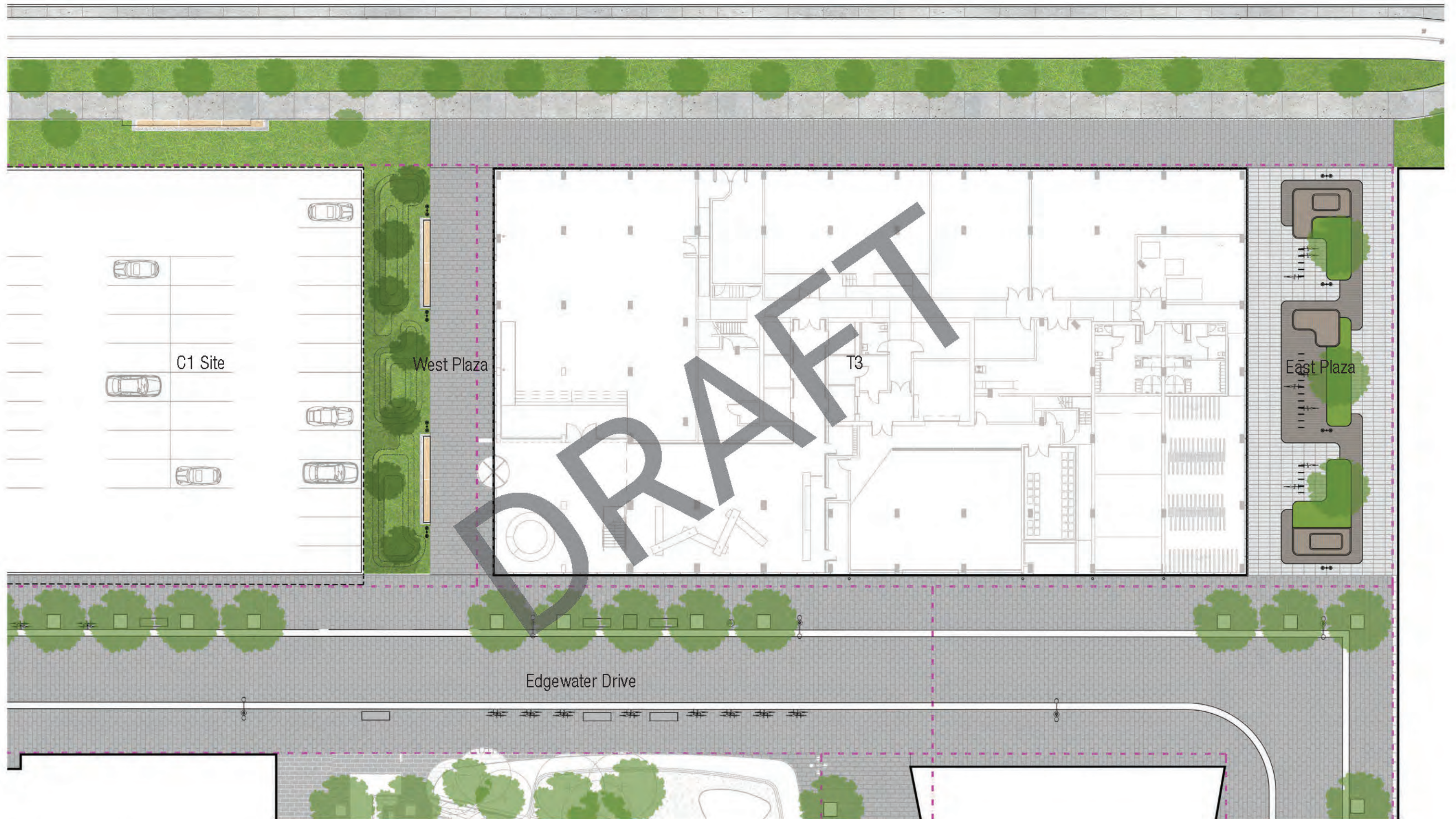
ROYAL FERN - TEXTURE 2



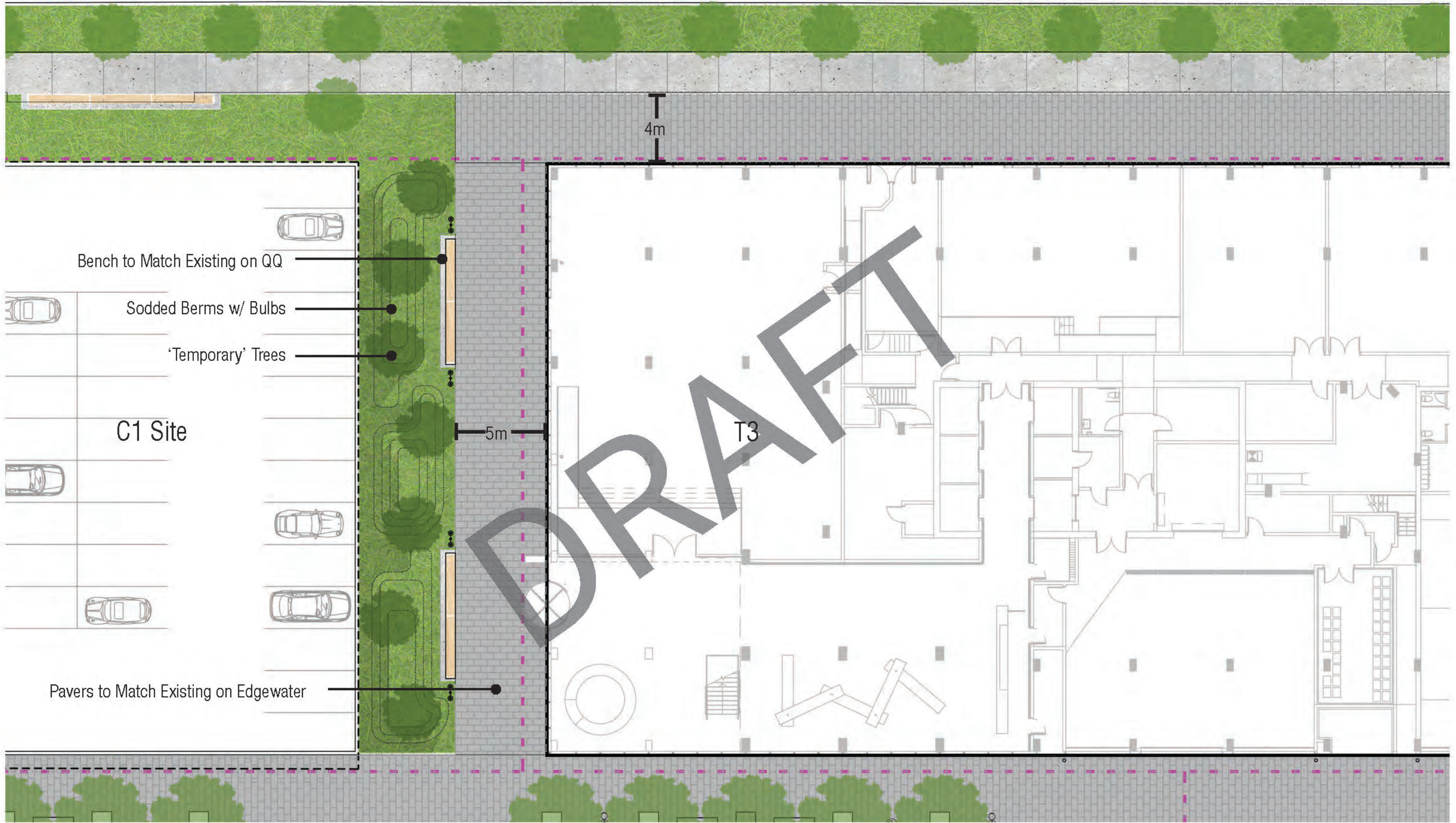
DENSE YEW - WINTER FORM

T3 BAYSIDE - EAST PLAZA PLANTING

Queens Quay East



T3 BAYSIDE - INTERIM LANDSCAPE



T3 BAYSIDE - INTERIM LANDSCAPE



T3 BAYSIDE - INTERIM LANDSCAPE

# Sustainability

# T3 BAYSIDE SUSTAINABLE DESIGN

JULY 24, 2019

**PURPOSE**  
BUILDING

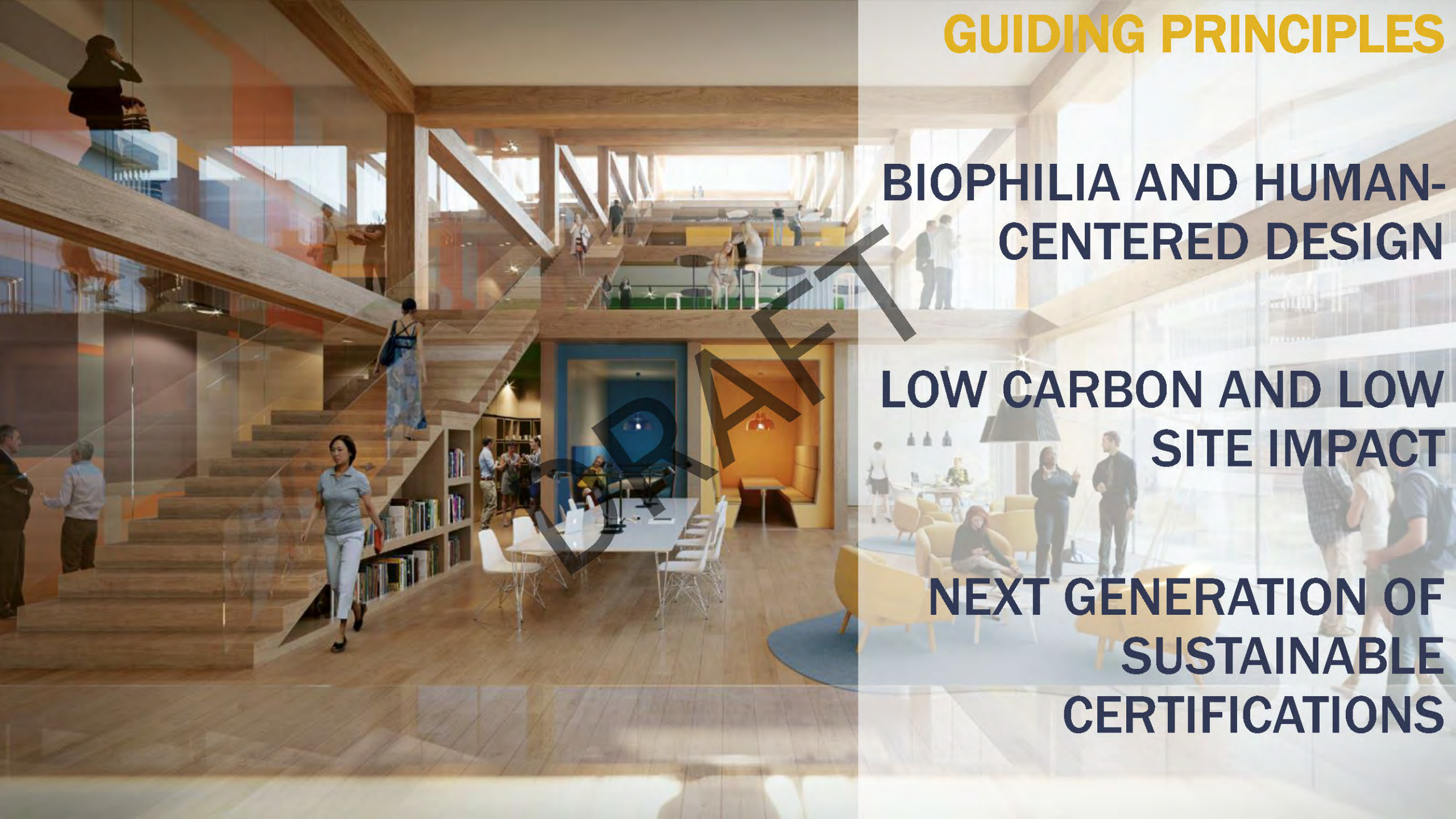


# GUIDING PRINCIPLES

**BIOPHILIA AND HUMAN-CENTERED DESIGN**

**LOW CARBON AND LOW SITE IMPACT**

**NEXT GENERATION OF SUSTAINABLE CERTIFICATIONS**





# **BIOPHILIC DESIGN CREATES A DEEP CONNECTION TO NATURE**

**REDUCE STRESS**

**IMPROVE COGNITIVE FUNCTION**

**INCREASE PRODUCTIVITY**

**EXPEDITE HEALING**





# CERTIFICATION TARGETS

**LEED VERSION 4 GOLD**  
(COMPARABLE TO 2009 PLATINUM)

**TORONTO GREEN  
STANDARD V3 TIER 1**  
(COMPARABLE TO PREVIOUS TGS  
TIER 2)

**ASSESSING WELL  
STANDARD 2.0**

DRYTEXT



# ENERGY PERFORMANCE

## DESIGN DEVELOPMENT ENERGY MODEL RESULTS

**26%**

ENERGY SAVINGS

**+5%**

Improvement Since SD

**21%**

ENERGY COST SAVINGS

**+3%**

Improvement Since SD

**20%**

PEAK DEMAND SAVINGS

**-1%**

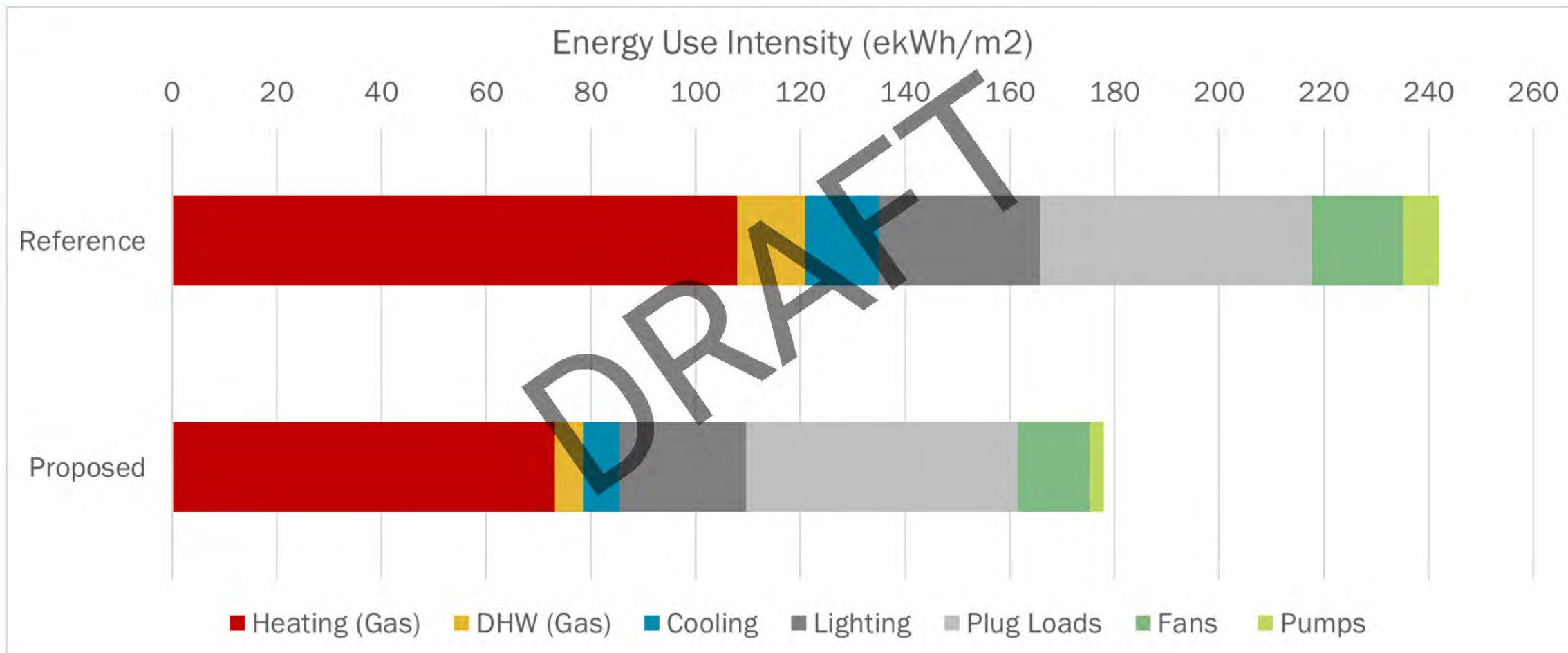
Improvement Since SD

DRYTEXT



# ENERGY PERFORMANCE

## DESIGN DEVELOPMENT ENERGY MODEL RESULTS





# SUSTAINABLE FEATURES OVERVIEW

EACH SUSTAINABLE DESIGN FEATURE IS GROUPED IN ONE OF 4 CATEGORIES AND CONTRIBUTES TO AS MANY AS 3 COMPLIANCE STANDARDS:

 **SITE**

 **ENERGY**

 **WATER**

 **MATERIALS**

 **LEED v4 C&S Gold**

 **TGS v3 TIER 1**

 **MGBR v1**

DRAFT

# SUSTAINABLE FEATURES OVERVIEW

## SITES

1. Light pollution reduction (LT)
2. Green Roof (LTM)
3. Long-term Flexibility (M)
4. Bicycle Parking & Showers (LTM)
5. Electric Vehicles (LT)
6. High Albedo Pavers (LT)
7. Bird-Friendly Glazing (T)

## ENERGY AND CARBON

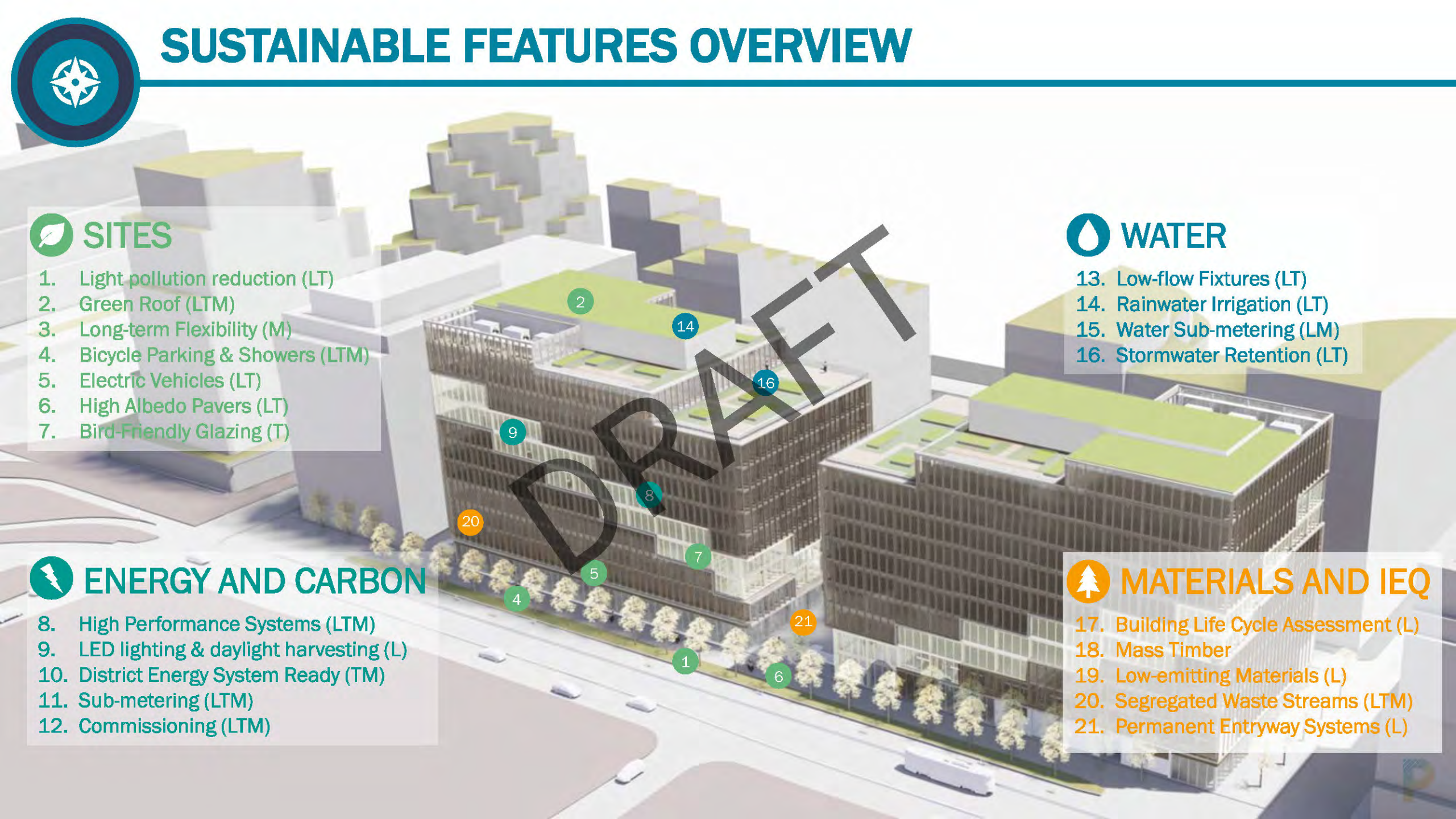
8. High Performance Systems (LTM)
9. LED lighting & daylight harvesting (L)
10. District Energy System Ready (TM)
11. Sub-metering (LTM)
12. Commissioning (LTM)

## WATER

13. Low-flow Fixtures (LT)
14. Rainwater Irrigation (LT)
15. Water Sub-metering (LM)
16. Stormwater Retention (LT)

## MATERIALS AND IEQ

17. Building Life Cycle Assessment (L)
18. Mass Timber
19. Low-emitting Materials (L)
20. Segregated Waste Streams (LTM)
21. Permanent Entryway Systems (L)





# MGBR CHECKLIST

REQUIREMENT	COMMENT
Experienced Team	All team members have experience in creating high performance, green buildings
Integrated Design Process	An integrated design process will be carried out as per LEED credit IPc1
District Energy	Design to accommodate future DES connection
LEED Gold Certification	LEED v4 BD+C (Core & Shell) Gold level certification
Optimize Energy Performance	Minimum 6 LEED v4 EAc1 points will be pursued (50% better than MNECB)
Measurement and Verification	Monitoring-based commissioning
Energy Star Appliances	Tenant design guidelines will specify all tenant installed appliances to be Energy-Star rated
Energy and Water Metering	Energy and water sub-meter infrastructure for each commercial suite (domestic water (hot and cold separately), heating energy, cooling energy and electricity)
Long Term Flexibility	Ground floor space: 5m Above grade parking decks: 2.4m (after leveling the deck)
Green Roofs	60% intensive green roof
Waste Management	Tenant design guidelines will specify separate cabinet space for each of the three waste streams
Bicycle Parking and Storage	Short-term and long term bicycle parking spaces to meet LEED and TGS
Sustainability Progress Tracking System	Future reporting under Waterfront Toronto's Sustainability Progress Tracking System

# LEED CHECKLIST

Possible Points				LEED® BD+C Core and Shell Scorecard				
Target	Decision/Info Req'd	Not Pursued	T3 BAYSIDE					
Gold Level Certification Target				July 9, 2019				
110	66	13	31	Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80+ points				
<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>INTEGRATED PROCESS (IP)</b>				
1	1			18	6	2	10	EAc2 Optimize Energy Performance
				1	1			EAc3 Advanced Energy Metering
				2			2	EAc4 Demand Response
				3			3	EAc5 Renewable Energy Production
				1	1			EAc6 Enhanced Refrigerant Management
				2			2	EAc7 Green Power and Carbon Offsets
<b>20</b>	<b>15</b>	<b>3</b>	<b>2</b>	<b>LOCATION AND TRANSPORTATION (LT)</b>				
20			20	LTc1 LEED for Neighbourhood Development Location				
2	2			LTc2 Sensitive Land Protection				
3		3		LTc3 High Priority Site				
6	6			LTc4 Surrounding Density and Diverse Uses				
6	4		2	LTc5 Access to Quality Transit (v4.1)				
1	1			LTc6 Bicycle Facilities				
1	1			LTc7 Reduced Parking Footprint				
1	1			LTc8 Green Vehicles (v4.1)				
<b>11</b>	<b>6</b>	<b>1</b>	<b>4</b>	<b>SUSTAINABLE SITES (SS)</b>				
P	P			SSp1 Construction Activity Pollution Prevention				
1			1	SSc1 Site Assessment				
2			2	SSc2 Site Development - Protect or Restore Habitat				
1			1	SSc3 Open Space				
3	2	1		SSc4 Rainwater Management (v4.1)				
2	2			SSc5 Heat Island Reduction				
1	1			SSc6 Light Pollution Reduction				
1	1			SSc7 Tenant Design and Construction Guidelines				
<b>11</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>WATER EFFICIENCY (WE)</b>				
P	P			WEp1 Outdoor Water Use Reduction				
P	P			WEp2 Indoor Water Use Reduction				
P	P			WEp3 Building-Level Water Metering				
3	3			WEc1 Outdoor Water Use Reduction (v4.1)				
4	4			WEc2 Indoor Water Use Reduction (v4.1)				
3	2		1	WEc3 Cooling Tower Water Use (v4.1)				
1	1			WEc4 Water Metering				
<b>33</b>	<b>12</b>	<b>4</b>	<b>17</b>	<b>ENERGY AND ATMOSPHERE (EA)</b>				
P	P			EAp1 Fundamental Commissioning and Verification				
P	P			EAp2 Minimum Energy Performance				
P	P			EAp3 Building-Level Energy Metering				
P	P			EAp4 Fundamental Refrigerant Management				
6	4	2		EAc1 Enhanced Commissioning				
				<b>MATERIALS AND RESOURCES (MR)</b>				
				14	8	1		MRp1 Storage and Collection of Recyclables
				P	P			MRp2 Construction and Demolition Waste Management Planning
				P	P			MRc1 Building Life-Cycle Impact Reduction (v4.1)
				6	3		3	MRc2 Building Product Disclosure and Optimization - EPD (v4.1)
				2	1		1	MRc3 Building Product Disclosure & Optimization - Sourcing of Raw Materials (v4.1)
				2	2			MRc4 Building Product Disclosure and Optimization - Material Ingredients (v4.1)
				2	1		1	MRc5 Construction and Demolition Waste Management (v4.1)
				2	1	1		
				2	1	1		
				<b>10</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>INDOOR ENVIRONMENTAL QUALITY (EQ)</b>
				P	P			EQp1 Minimum Indoor Air Quality Performance
				P	P			EQp2 Environmental Tobacco Smoke Control
				2	1	1		EQc1 Enhanced Indoor Air Quality Strategies
				3	2		1	EQc2 Low-Emitting Materials (v4.1)
				1	1			EQc3 Construction Indoor Air Quality Management Plan
				3	1	1	1	EQc4 Daylight (v4.1)
				1	1			EQc5 Quality Views
				<b>6</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>INNOVATION (ID)</b>
				1	1			IDc1 Lighting Purchasing Plan
				1	1			IDc2 Green Education
				1	1			IDc3 O+M Starter Kit
				1	1			IDc4 O+M Starter Kit
				1		1		IDc5 Assessment and Planning for Resilience Pilot Credit
				1	1			IDc6 LEED Accredited Professional
				<b>4</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>REGIONAL PRIORITY (RP)</b>
				1	1			RPc1: Achieve WEc2 Indoor Water Use Reduction, >40% reduction
				1	1			RPc2: Achieve MRc1 Building Life-Cycle Impact Reduction, min 3 point threshold
				1		1		RPc3: Achieve SSc4 Rainwater Management, min 2 point threshold
				1	1			RPc4: Achieve SSc5 Heat Island Reduction, min 2 point threshold

Possible Points	110
Gold Target	66
Decision/Info Req'd	12
Not Pursued	32

LEED Strategy is still under development – final scorecard may differ from credits shown here



# Appendix A

## Sun Shadow Analysis



March / September 21 - 9am - 5pm

Context C2 Building



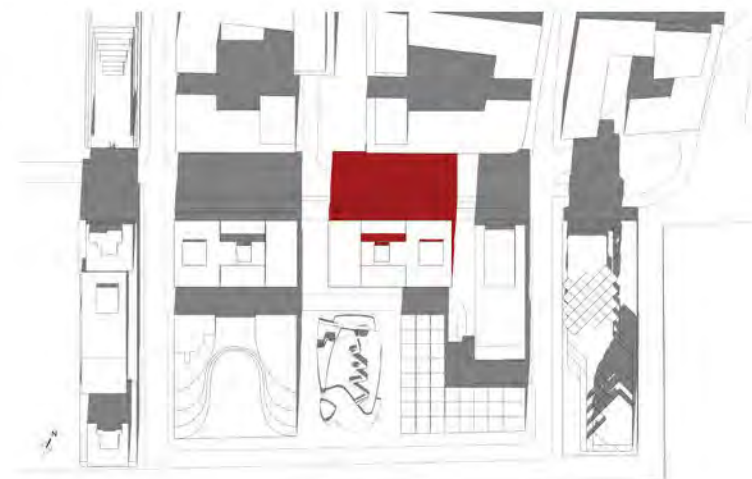
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10:18



11:18



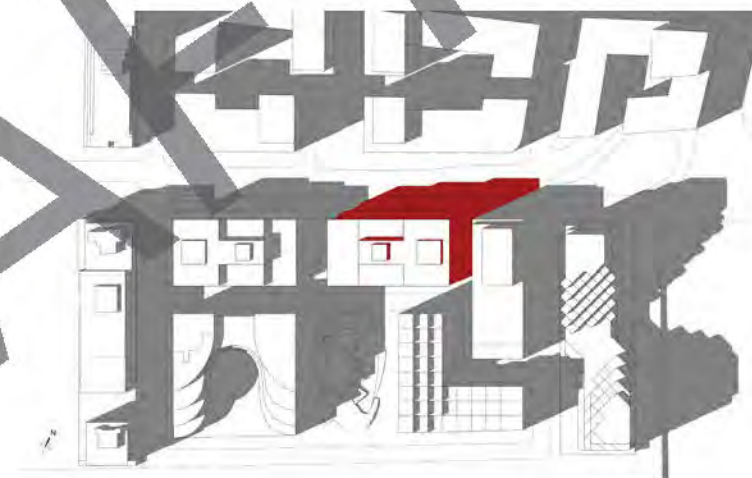
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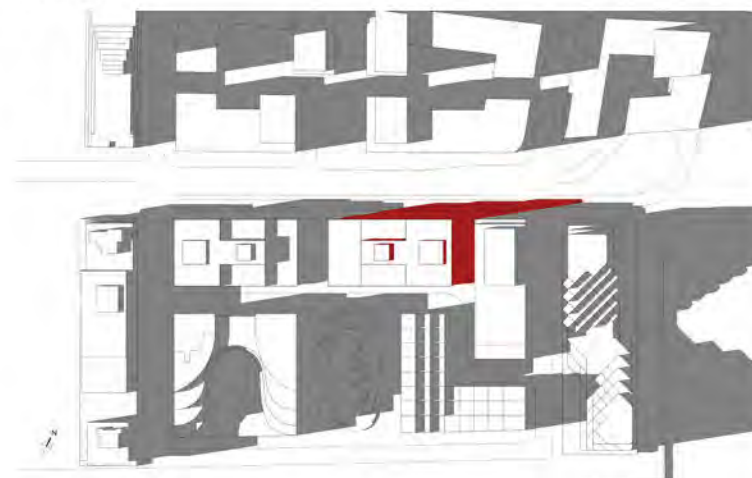
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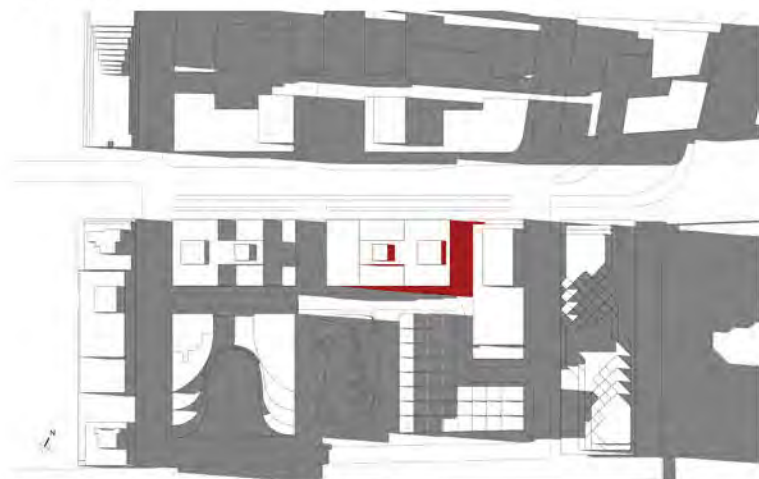
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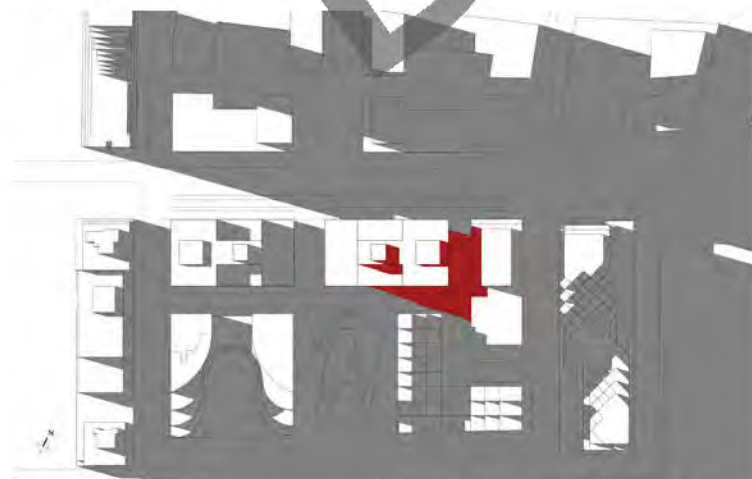
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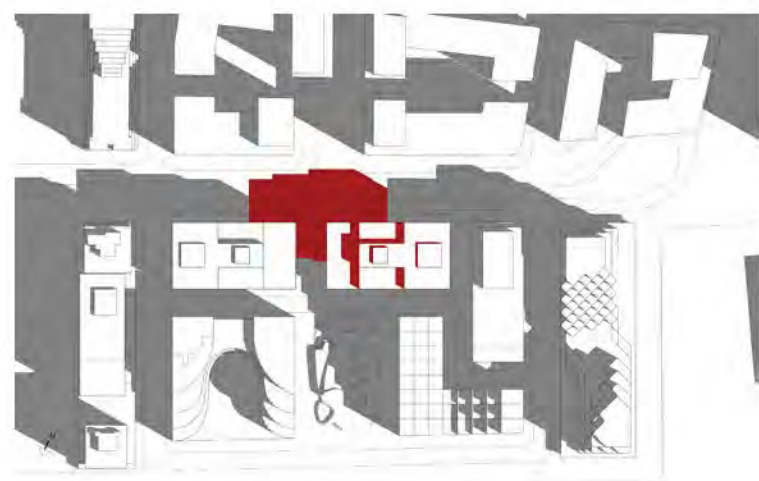
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18:18

June 21 - 9am - 5pm

Context C2 Building



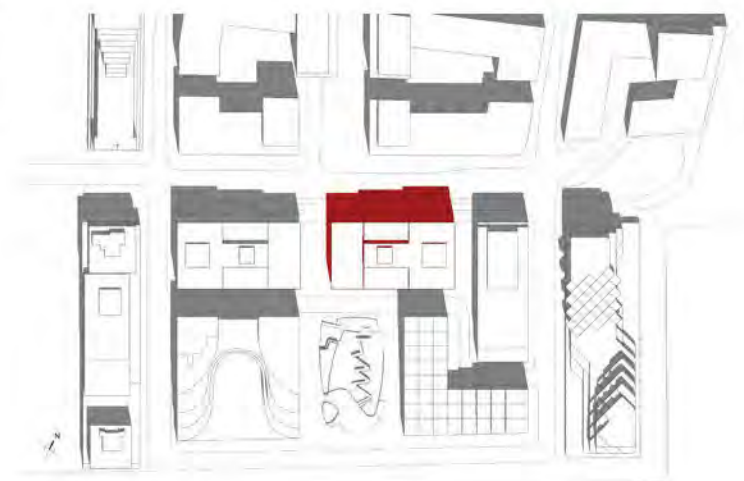
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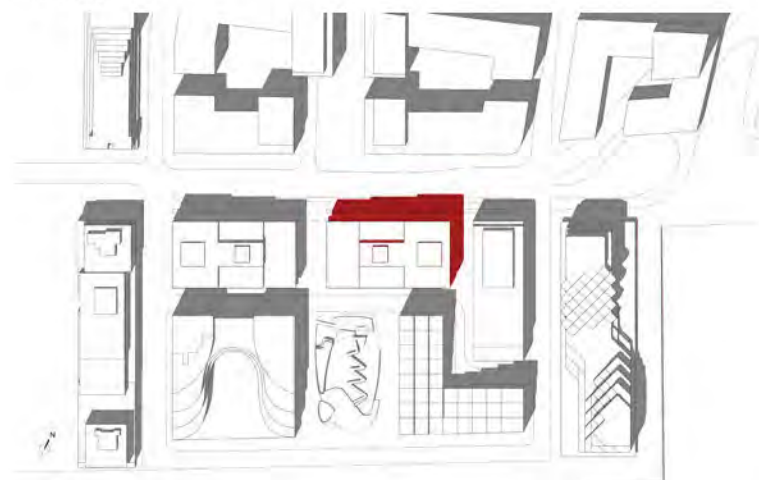
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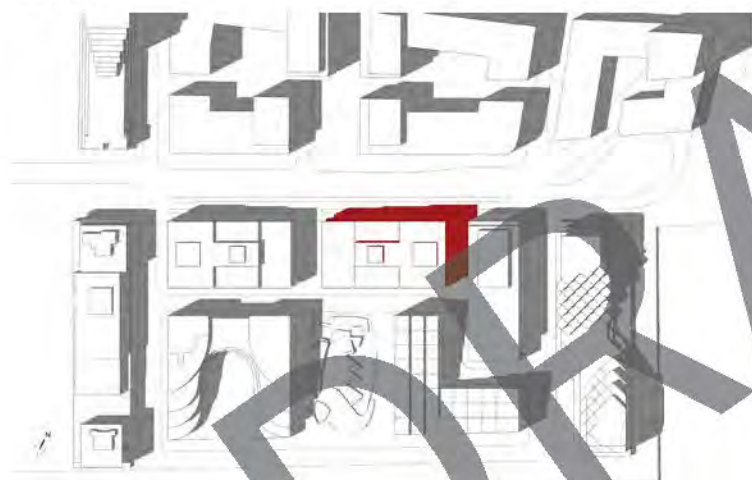
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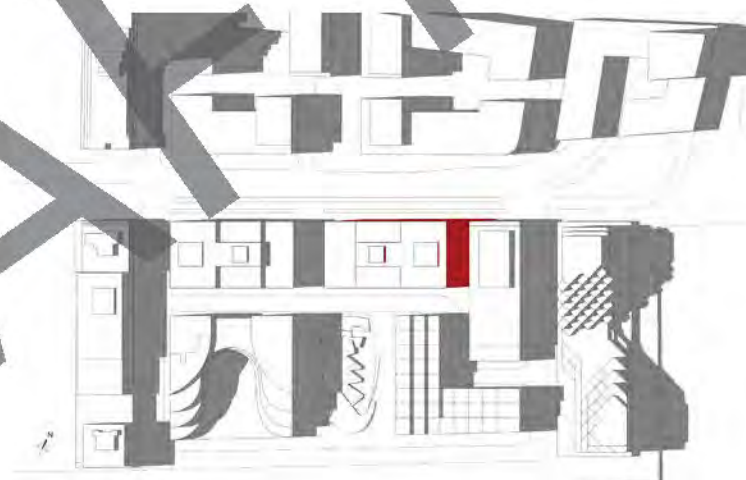
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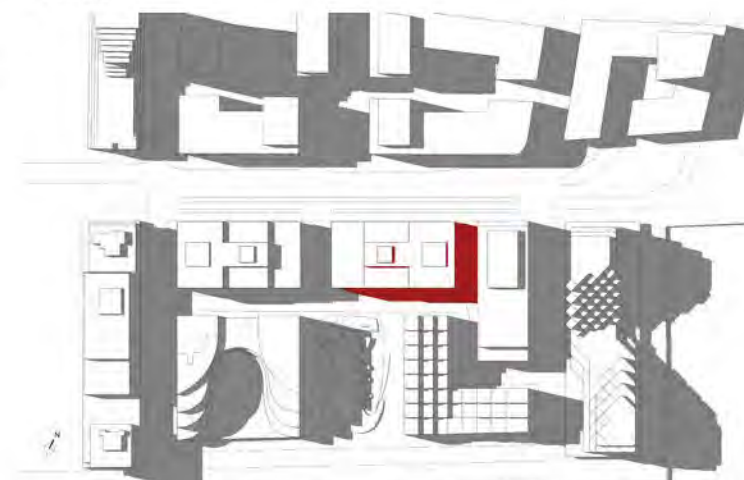
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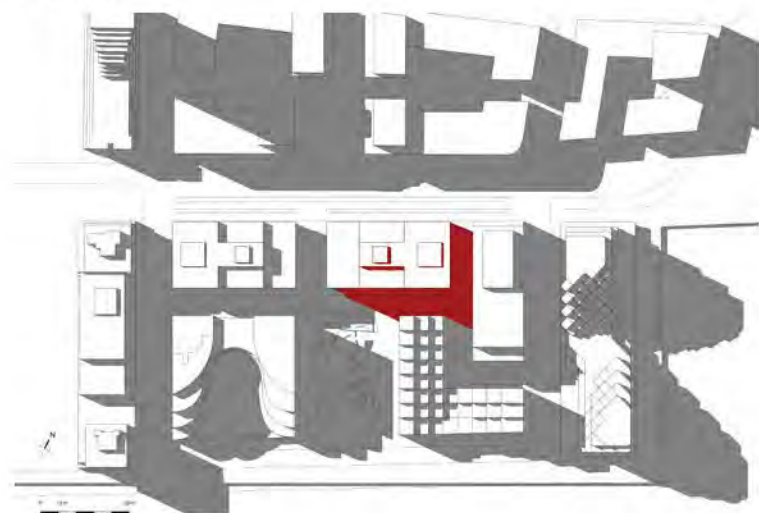
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16:18



17:18



18:18

December 21 - 9am - 5pm

Context C2 Building



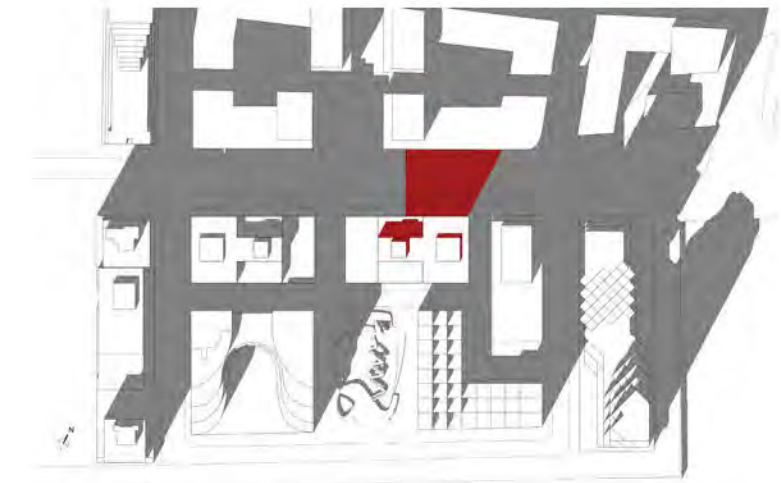
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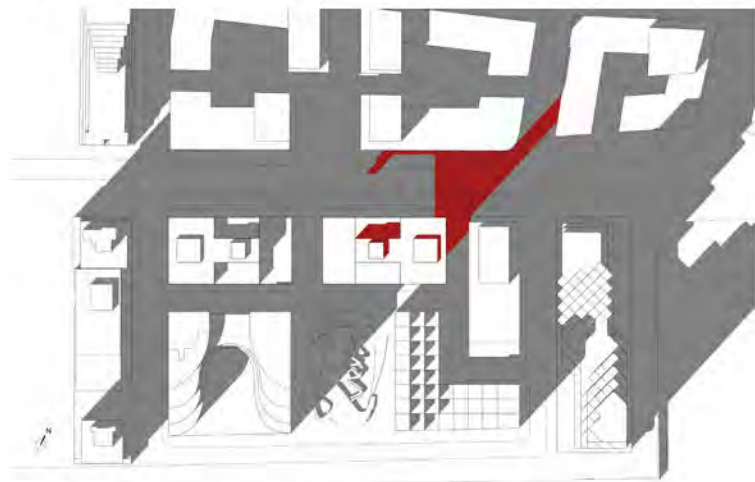
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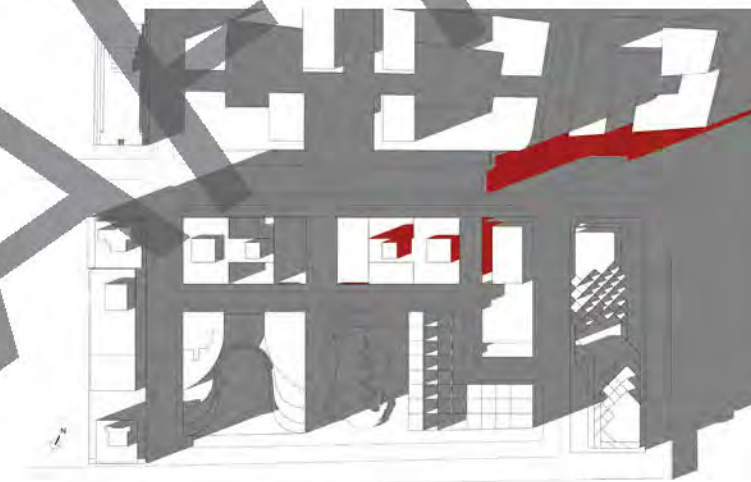
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13:18



14:18



15:18



16:18



17:18



18:18

# Appendix B

## Building Statistics

# Building Statistics

### T3 Bayside; Floor Area Calculations

Site area	3,129 m2		
Parking spaces required	61	Parking spaces provided	53
Long-term bicycle parking required	40	Long-term bicycle parking provided	150
Short-term bicycle parking required	43	Long-term bicycle parking provided	43
Loading spaces required	2 Type B, 2 Type C	Loading spaces provided	2 Type B, 1 Type C

Level	A	B	C (A-B)	D	E (C-D)	F	G (A-F)
	Gross Built Area	Total Floor Area Deduc.	Total Floor Area	Net Floor Area Deduc.	Net Floor Area	NRGFA Deduc.	NRGFA
	GBA	Deductions <sup>1</sup>	TFA	Deductions <sup>2</sup>	NFA	Deductions <sup>3</sup>	
1	2,481	688	1,794	673	1,121	720	1,761
2	2,496	2,041	456	106	349	462	2,035
3	2,496	148	2,348	288.70	2,060	148	2,348
4	2,511	158	2,353	111	2,242	158	2,353
5	2,525	158	2,367	111	2,256	158	2,367
6	2,525	158	2,367	111	2,256	158	2,367
7	2,525	158	2,367	111	2,256	158	2,367
8	2,525	158	2,367	111	2,256	158	2,367
9	2,525	158	2,367	111	2,256	158	2,367
10	1,867	158	1,709	111	1,597	158	1,709
PH	974	83	891	102.90	788	83	891
<b>TOTAL</b>	<b>25,453</b>	<b>4,065</b>	<b>21,387</b>	<b>1,558</b>	<b>19,438</b>	<b>2,519</b>	<b>22,934</b>

Note: GBA (Gross Building Area) does not include the area of the floor openings of the three double-height spaces along the west or the area of the chillers on the Penthouse level.

**<sup>1</sup> Total Floor Area Deductions (from Gross Building Area), per Zoning By-law 483-86**

- Any room or enclosed area above or below grade used for HVAC, electrical, mechanical or telecom
- Any part below grade used for storage
- Any part used for parking or loading

**<sup>2</sup> Net Floor Area Deductions (from Total Floor Area), per Zoning By-law 483-86**

- Stairs
- Ground floor lobbies
- Public pedestrian corridors
- Public washrooms

**<sup>3</sup> Non Residential Gross Floor Area Deductions (from Gross Building Area), per Zoning By-law 483-86**

- Any room or enclosed area above or below grade used for HVAC, electrical, mechanical or telecom
- Loading facilities above or below grade required by the Zoning Bylaw
- Below grade car, bicycle parking, storage, or accessory use
- Above grade bicycle parking areas
- Below grade areas for non-residential use erected before January 31 1976