

Aquabella

BAYSIDE TORONTO

DRAFT

DESIGN REVIEW PANEL - STAGE 4

March 21st 2018

Aquabella

BAYSIDE TORONTO



DRP session III - May 17th 2017

Consensus comments

- Beautiful piece of architecture and a great addition to the waterfront.
- Building details are fundamental to project's success. Purity of white building material over time, importance of retail strategy, and detailing of the balconies.
- Ensure seasonal change is considered when choosing species for the planters, consider adding a few more plant species to ensure success of the planters, and the maintenance strategy is critical.
- Explore the use of thermal breaks on the balconies

Table of Contents

1. Introduction
2. Facade - Material Palette
3. Facade - Details
4. Landscape Strategy
5. Sustainability

Appendix A: Landscape Drawings

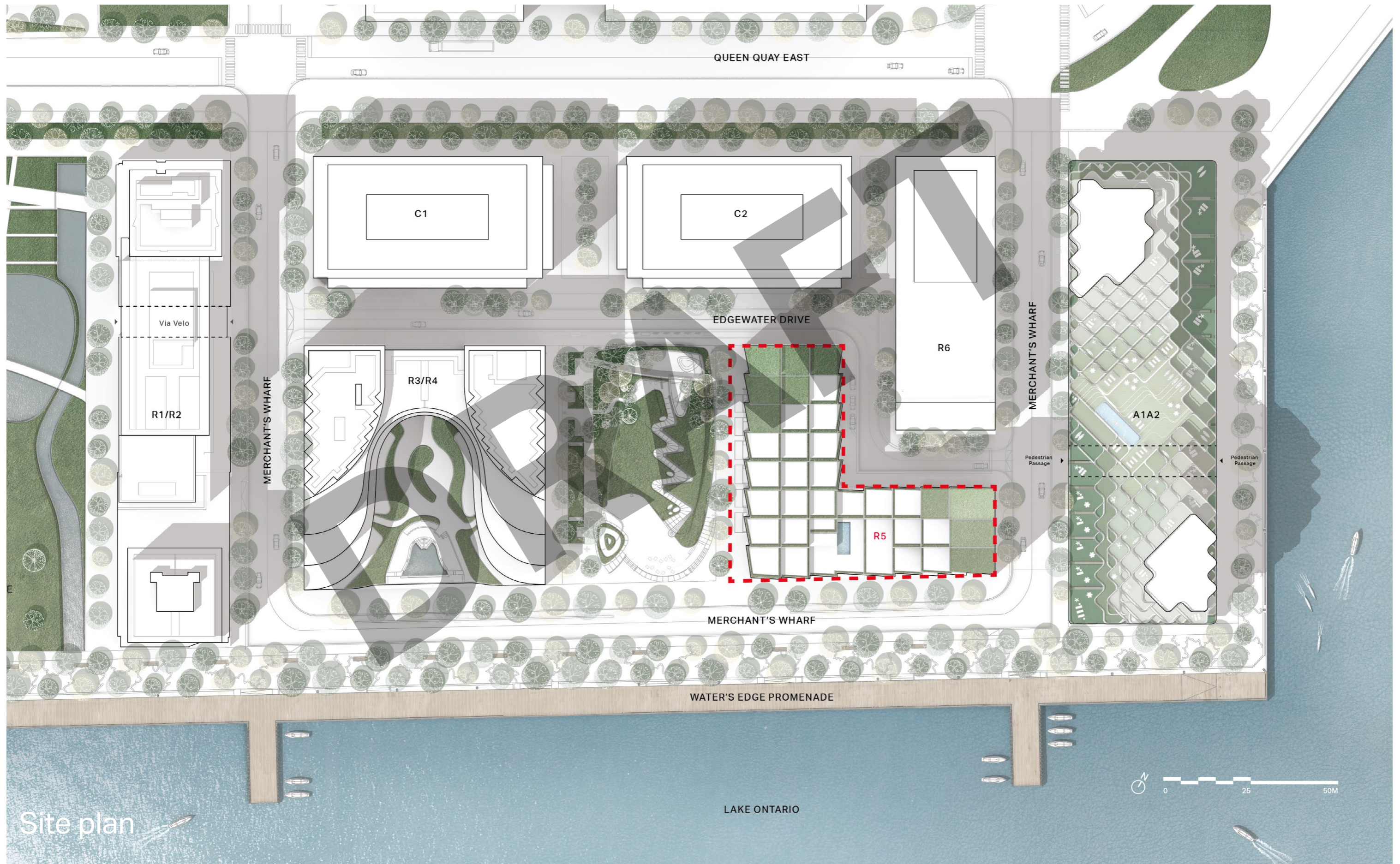
DRAFT

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.





Site plan



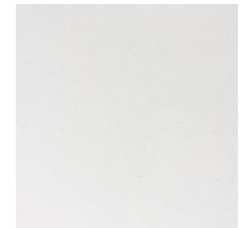
2. Facade - Material Palette

Facade - Material Palette



Balcony Frame Exterior

Porcelain panel - Pure white
Polished Surface



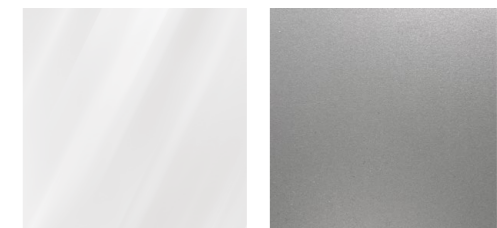
Balcony Frame Interior

Coloured slats - 3 warm earth tones
Sandblasted texture



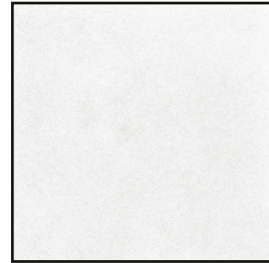
Window Wall and Balcony Railing

Clear glass + Grey Aluminum



Facade - Material Palette

BALCONIES



Balcony Frame
Porcelain Panel
Polished Pure White

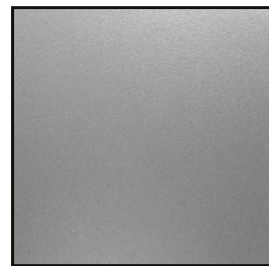


Coloured panels/slats
3 Colours
Sandblast Texture



Glass railing/Vision Panel
Colour Neutral

FACADE

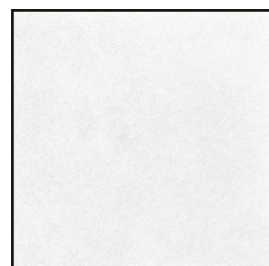


Window wall panel
Aluminum
Grey

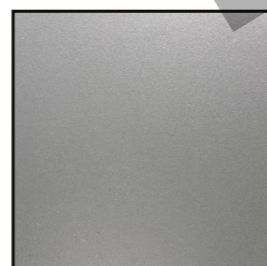


Glass railing /Vision Panel
Colour Neutral

ROOF TOP FACADES



Porcelain Panel
Polished Pure White



Window wall panel
Aluminum
Grey



Coloured panels/slats
3 Colours
Sandblast Texture



Glass railing /Vision Panel
Colour Neutral



Stone Pavers
Umbriano Summer Wheat

Facade - Material Palette

TOWN HOUSE



Canopy / Mullions
Aluminum
Colour White



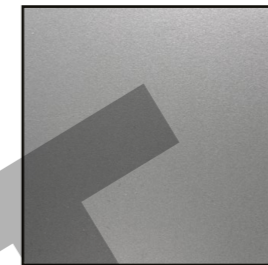
Coloured panels/slats
3 Colours
Sandblast Texture



Window glass
Colour Neutral



Stone Pavers
Umbriano Summer Wheat



Aluminum
Grey
Townhouse door

RETAIL - LOBBY - DAYCARE



Canopy / Mullions
Aluminum
Colour White



Coloured panels/slats
3 Colours
Sandblast Texture



Window glass
Colour Neutral



Aluminum
Grey
Mechanical louvres

3. Facade Typologies Details

Balconies

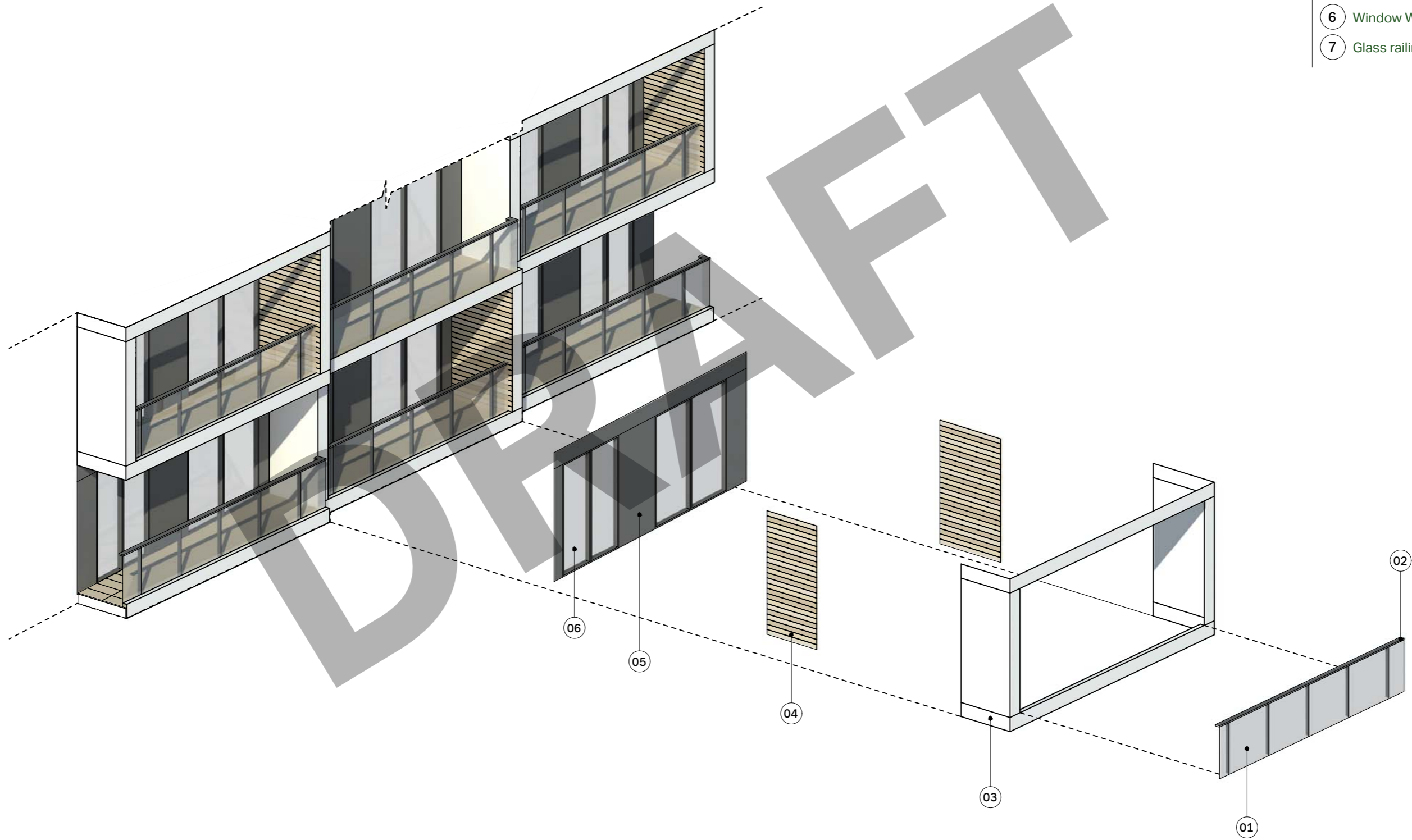


Balconies

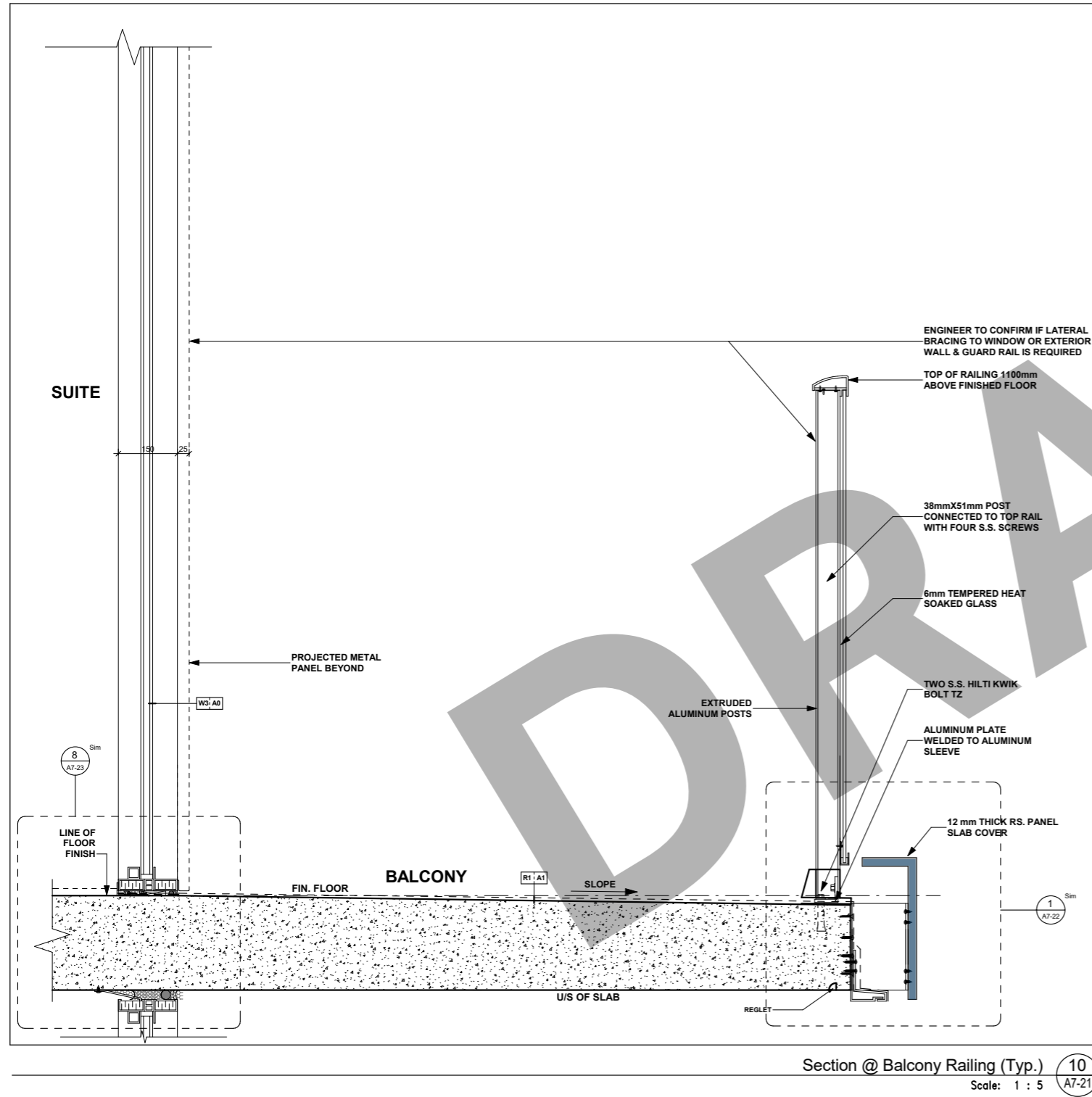


Balconies

- ① Glass railing
- ② Aluminum handrail
- ③ Porcelain panel
- ④ Slats - Warm earth tones
- ⑤ Window Wall - Aluminum
- ⑥ Window Wall - Sliding doors
- ⑦ Glass railing



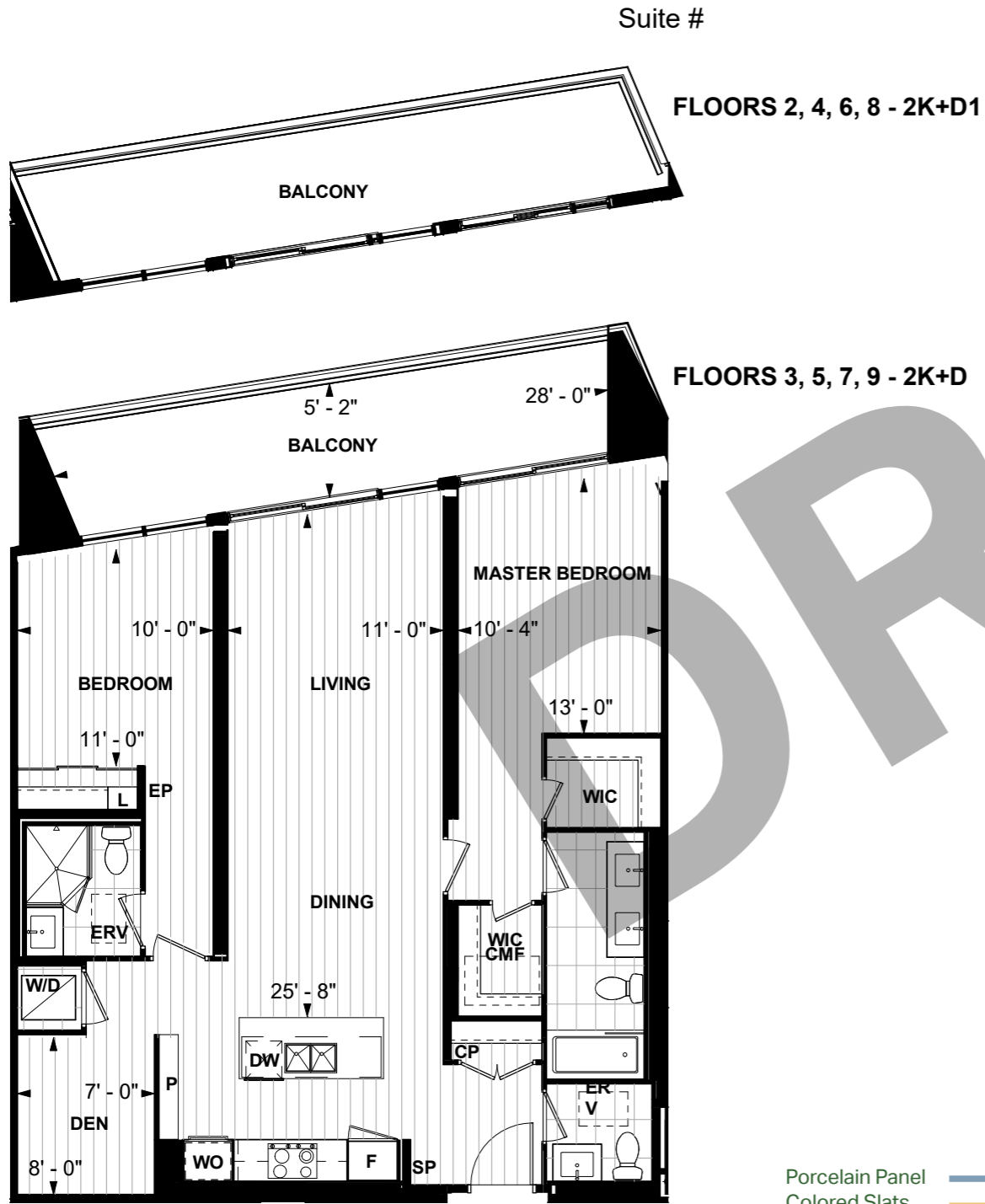
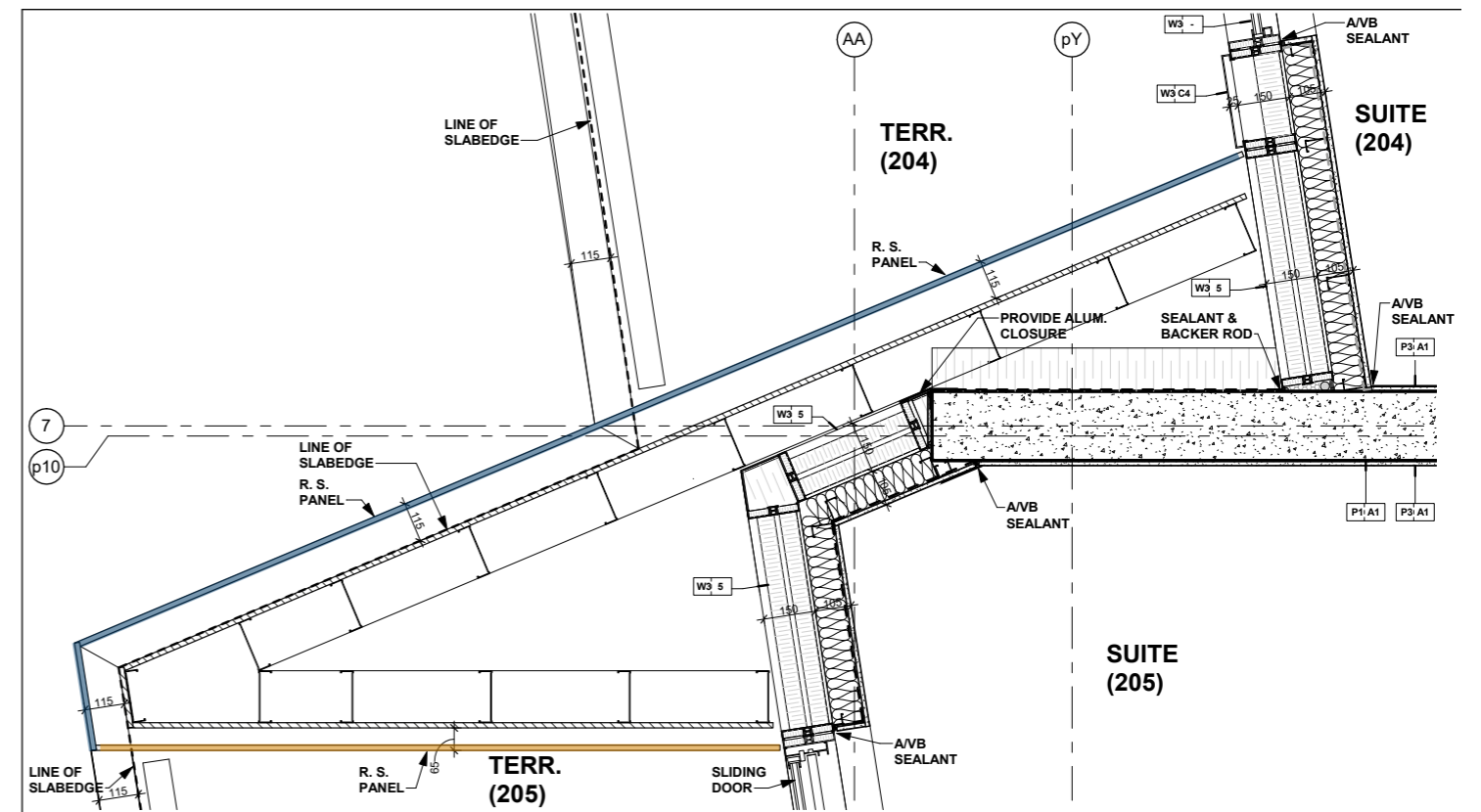
Balconies



Porcelain Panel

Balconies

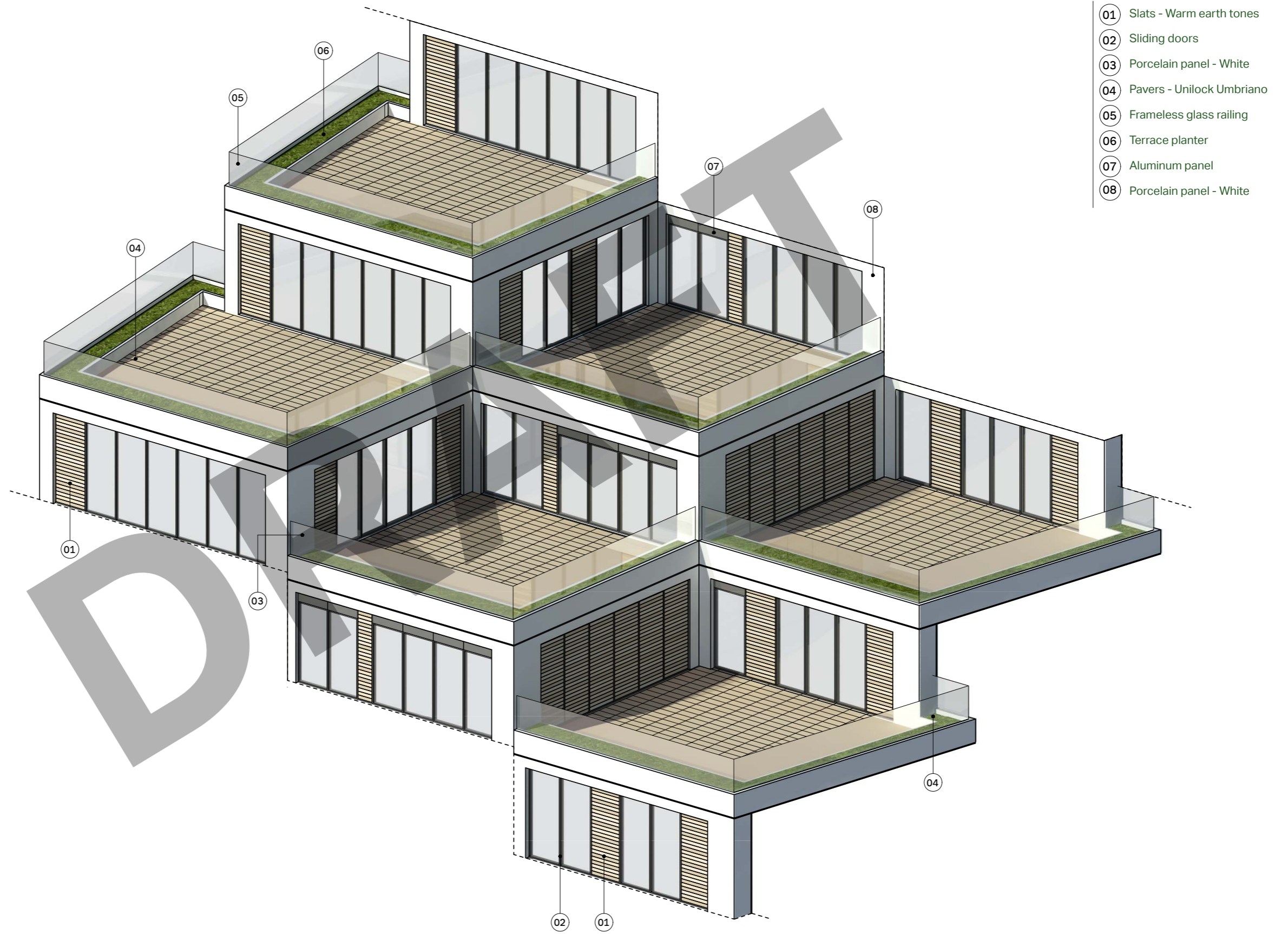
Typical balconies - West elevation



Terraces



Terraces



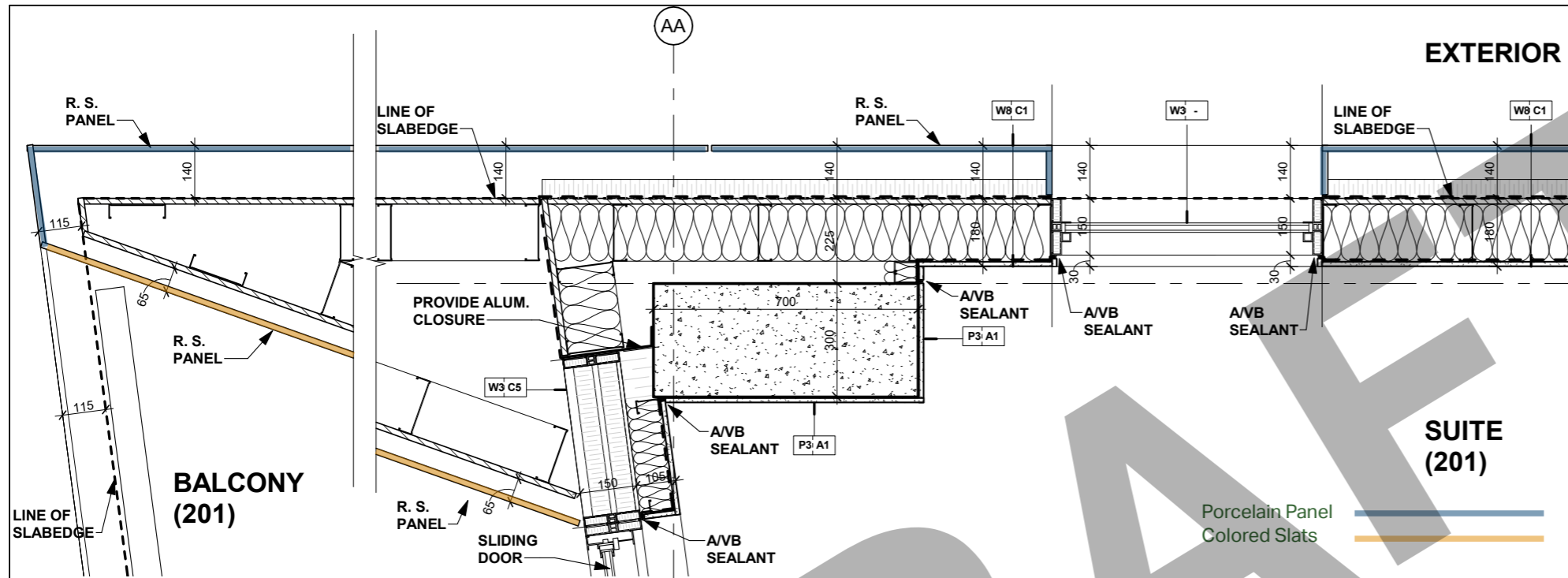


Gable Facades

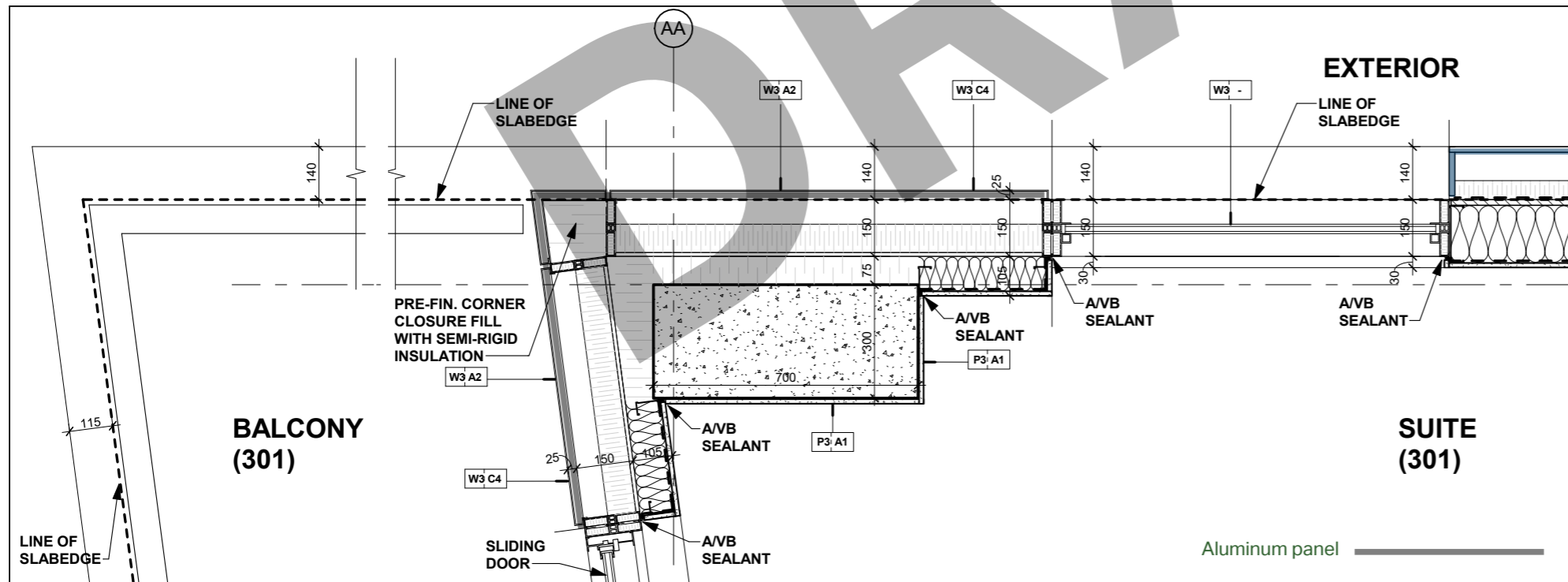


Gable Facades

Balcony / Gable transition - A



Balcony / Gable transition - B



Lobby - East

Merchant's Wharf



Lobby - East

Elevation

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



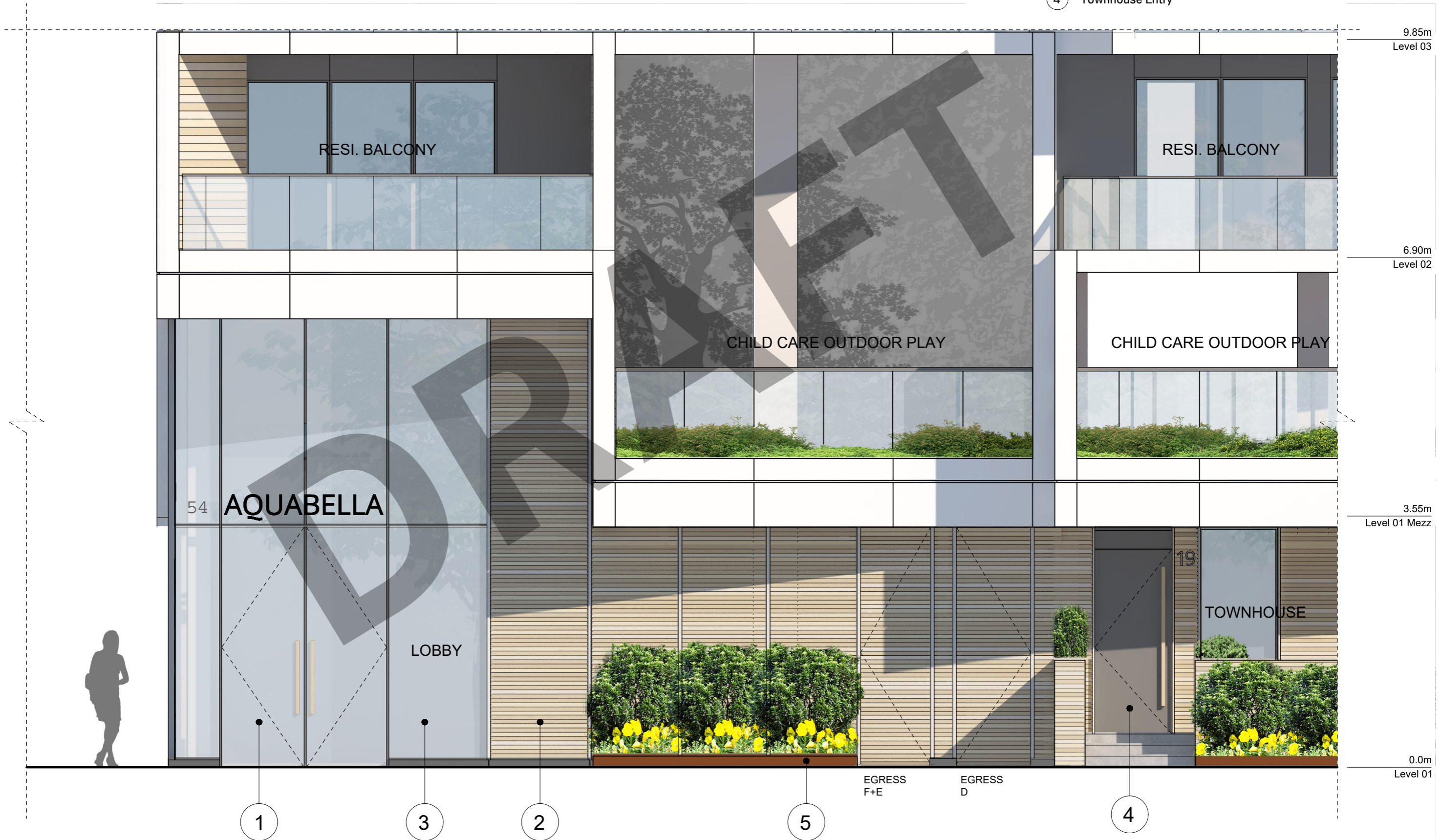
Lobby - West

Aitken Place Park



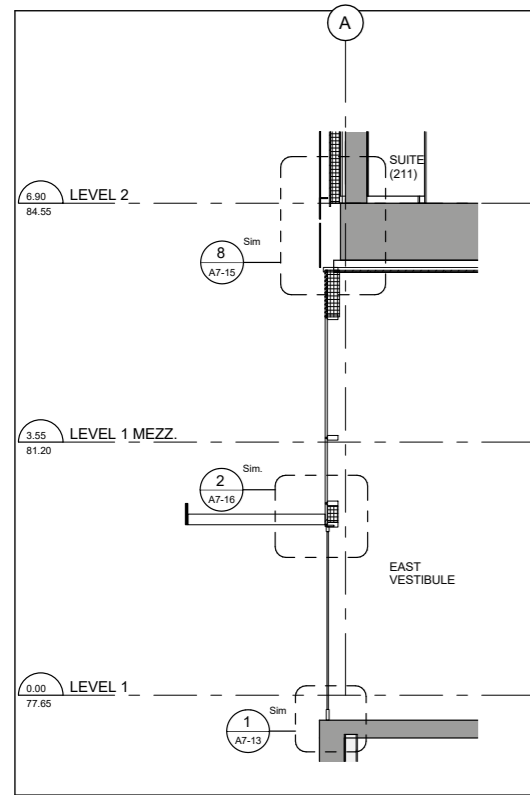
Lobby - West Elevation

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

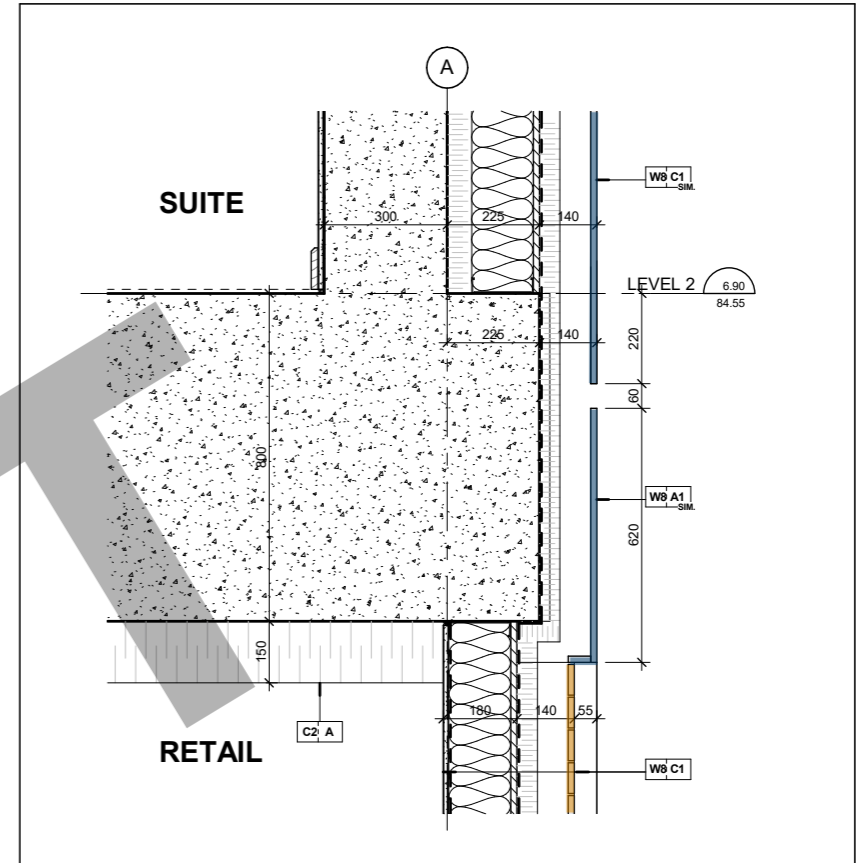


Lobby - East

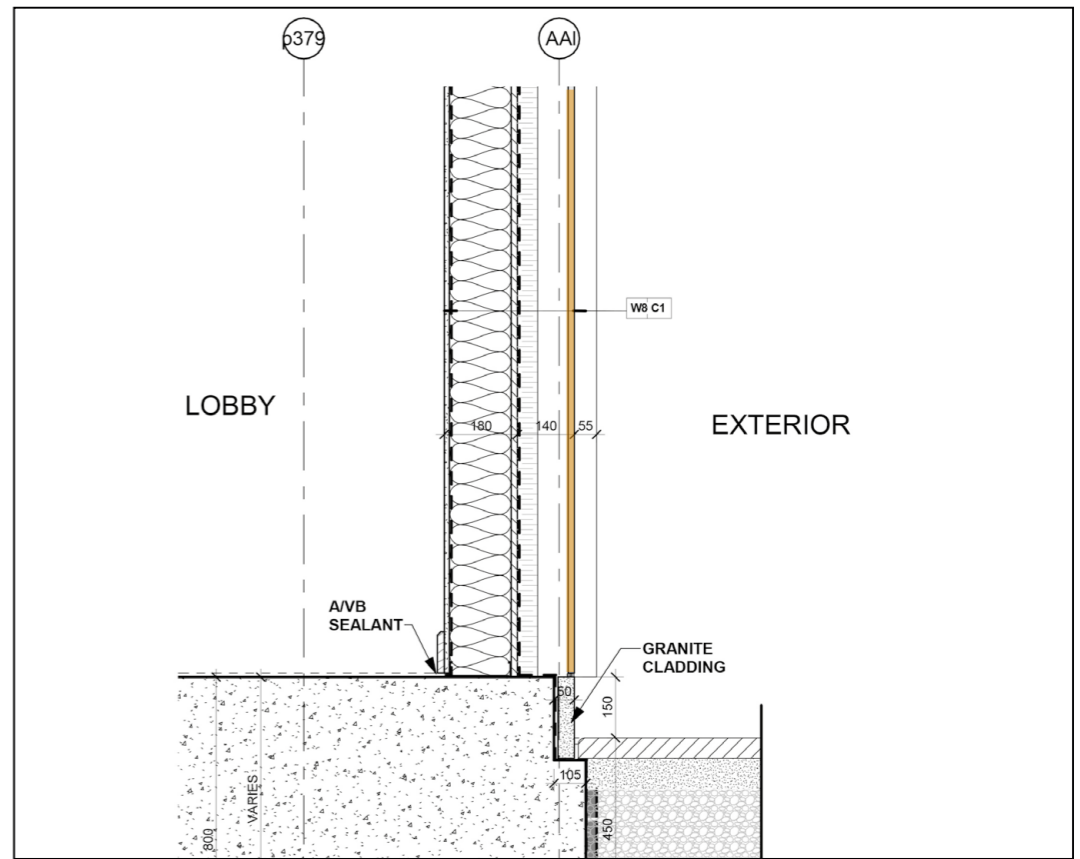
Typical Ground floor Sections



Wall Sect. @ Retail Canopy, Grids 4 & 5 (20)
 (Ref. Floor Plan 4/A3-01.3) Scale: 1 : 50 (A7-03)



R. S. Panel @ East Slabedge Level 2 (8)
 (Ref. Building Section 4/A5-02) Scale: 1 : 10 (A7-15)



Section @ West between Grids 8 & 7 - Level 1 (1)
 Scale: 1 : 10 (A7-11)

Porcelain Panel
 Colored Slats

Retail



Retail

Elevation

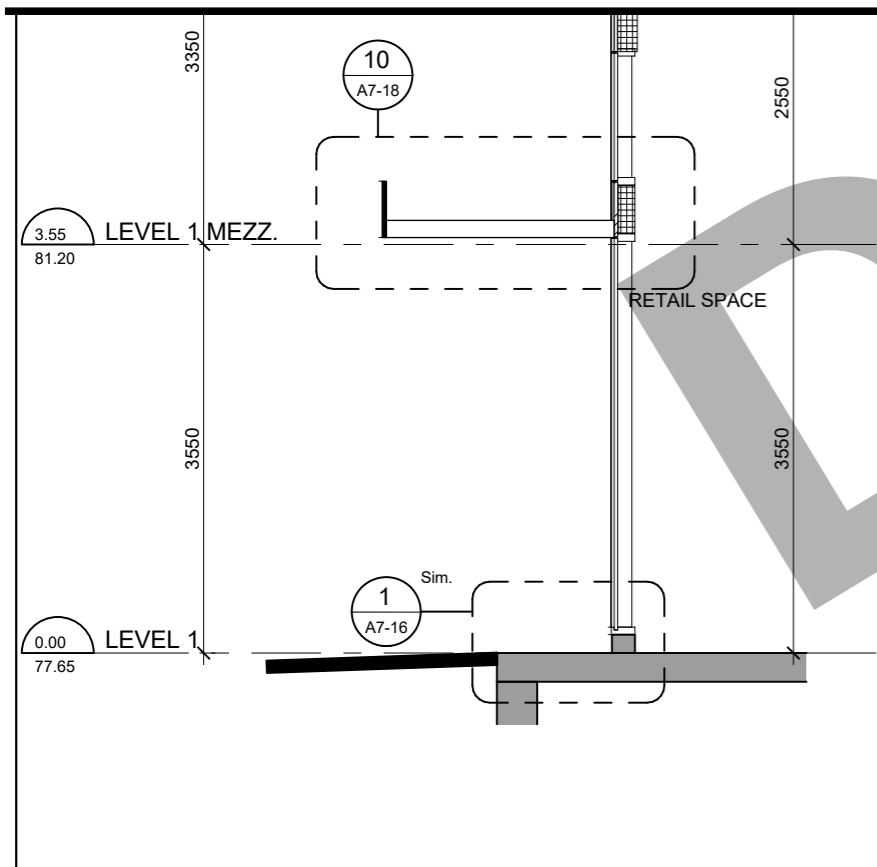
- ① Retail Entry Canopy
- ② Curtainwall - Coloured panel
- ③ Curtainwall - Vision
- ④ Retail Canopy
- ⑤ Porcelain panel - White
- ⑥ Retail Canopy + Signage



Retail

Canopy details

View - Retail Canopy



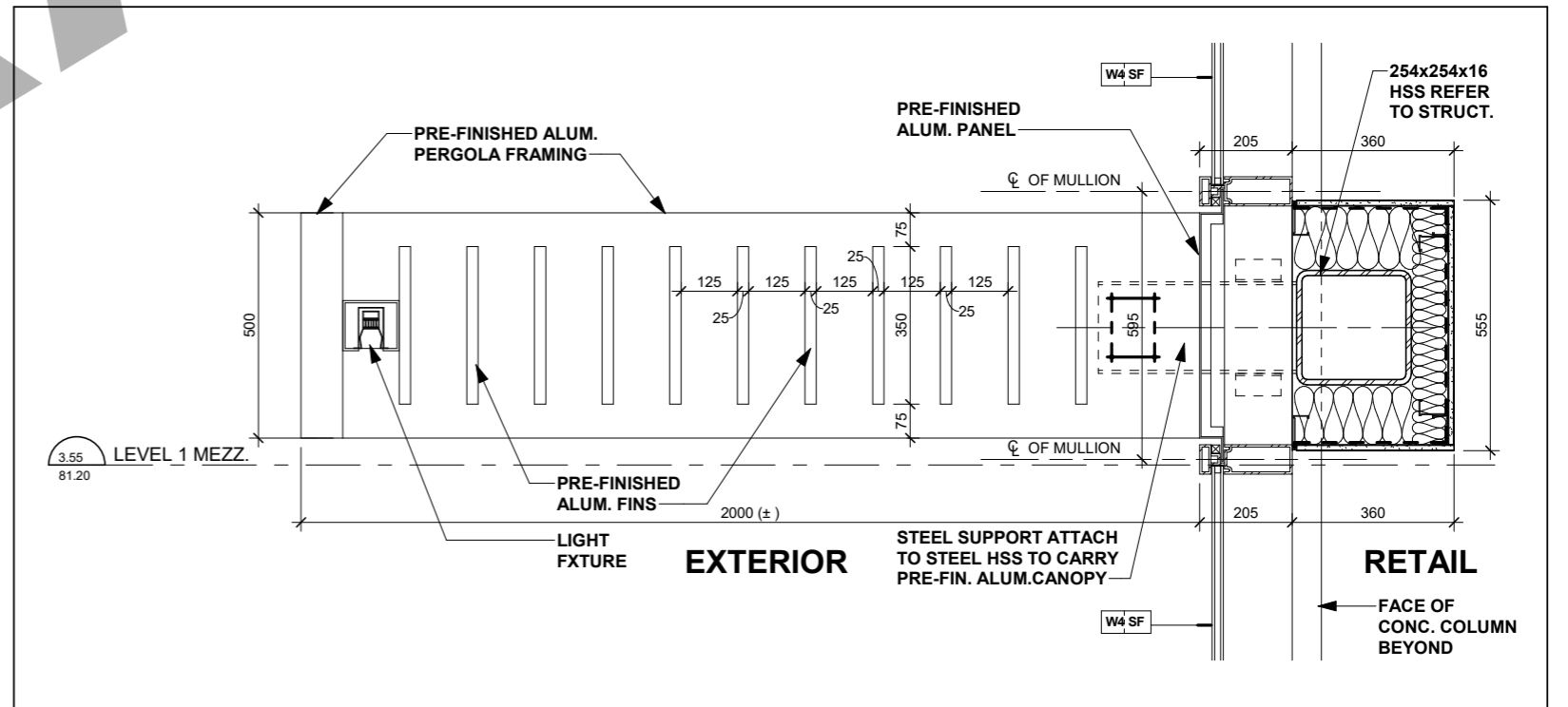
Wall Sect. @ Retail Canopy, Grids pP & P
(Ref. Floor Plan 4/A3-01.2)

5

Scale: 1 : 50

A7-05

Section - Retail Canopy



(Ref. Wall Section 5/A7-05)

Canopy (Pre-Fin. Alum. Trellis) @ Retail South

10

Scale: 1 : 10

A7-18

Townhome



Townhome

Elevation

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



Townhome

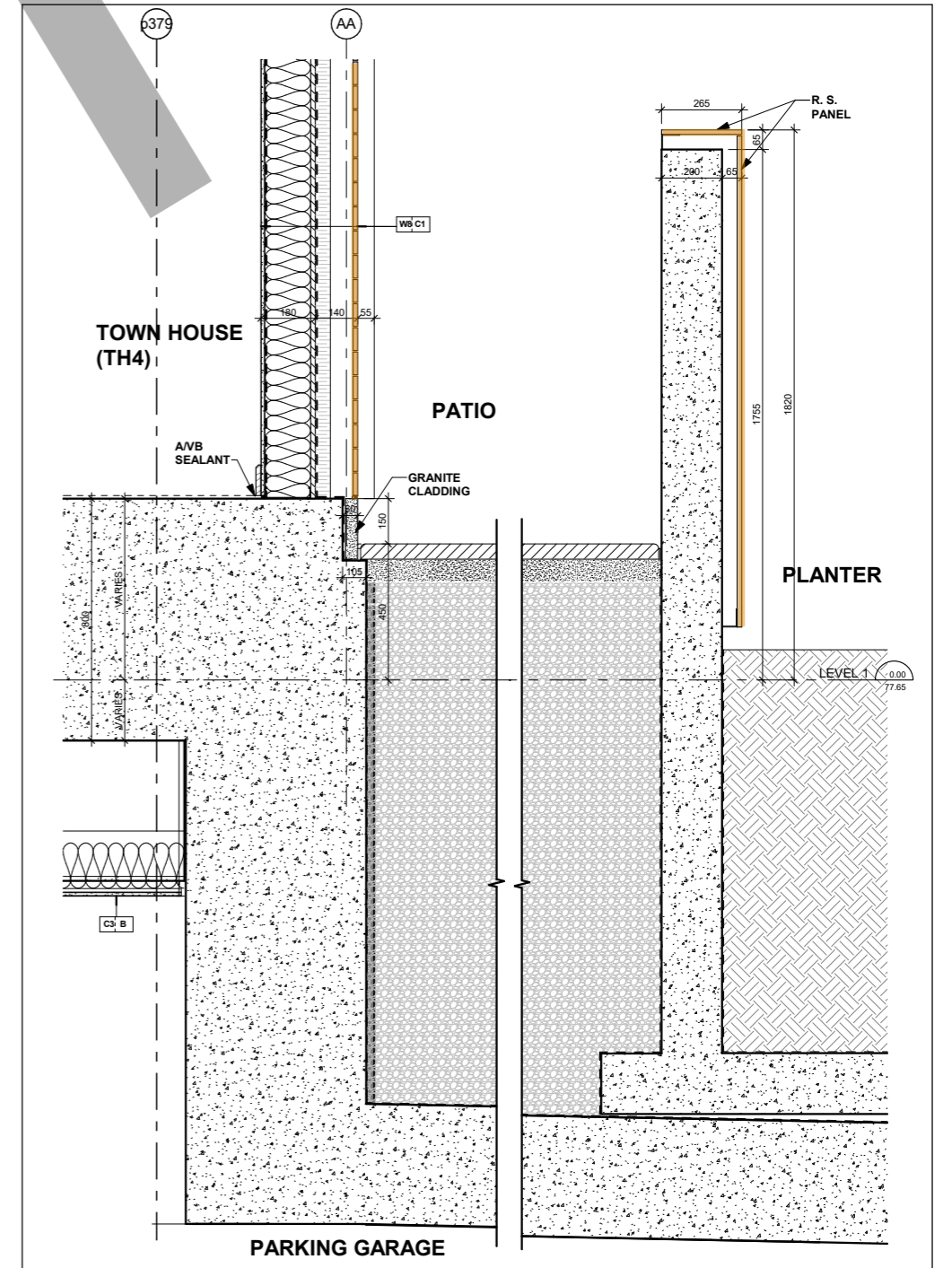
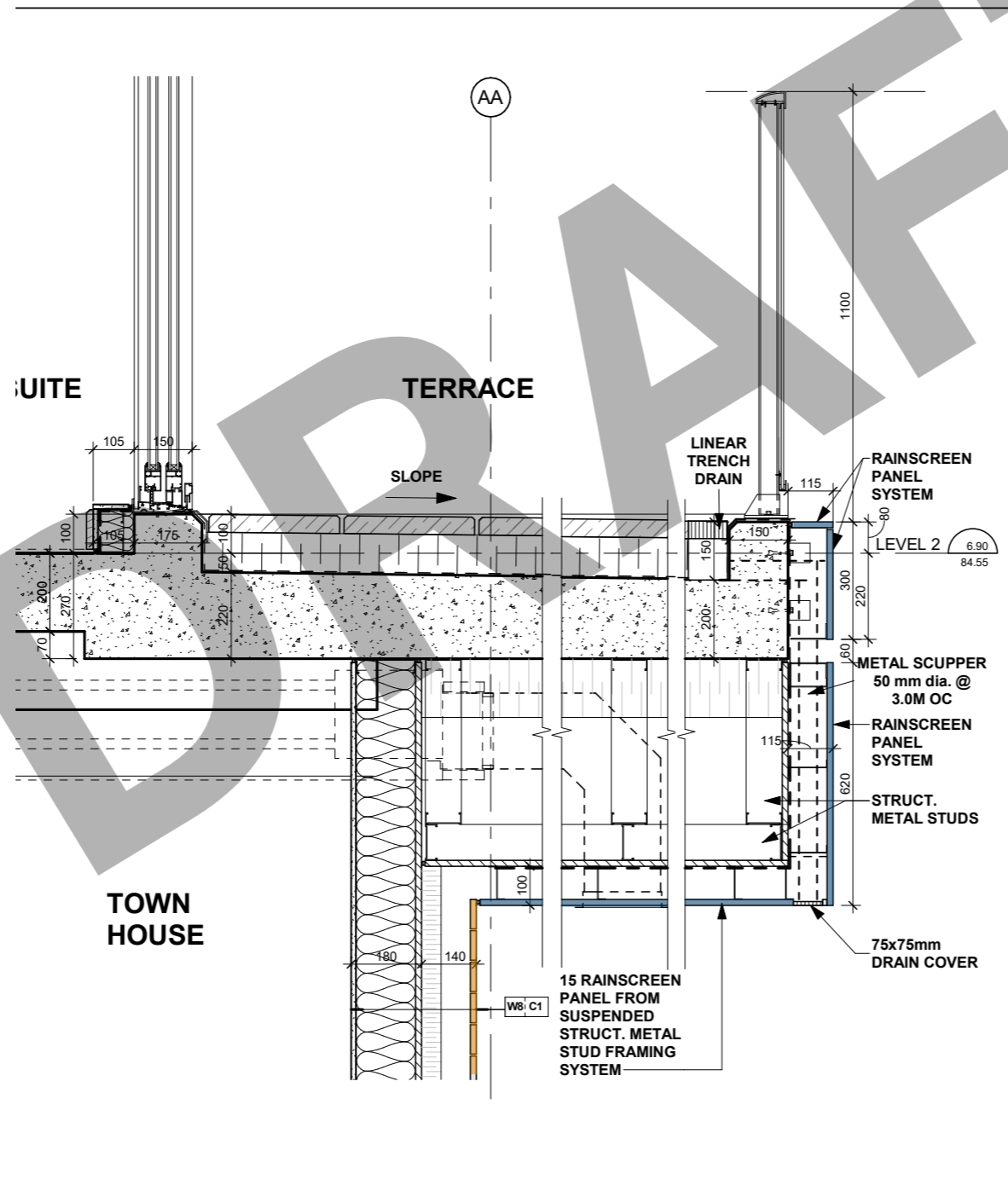
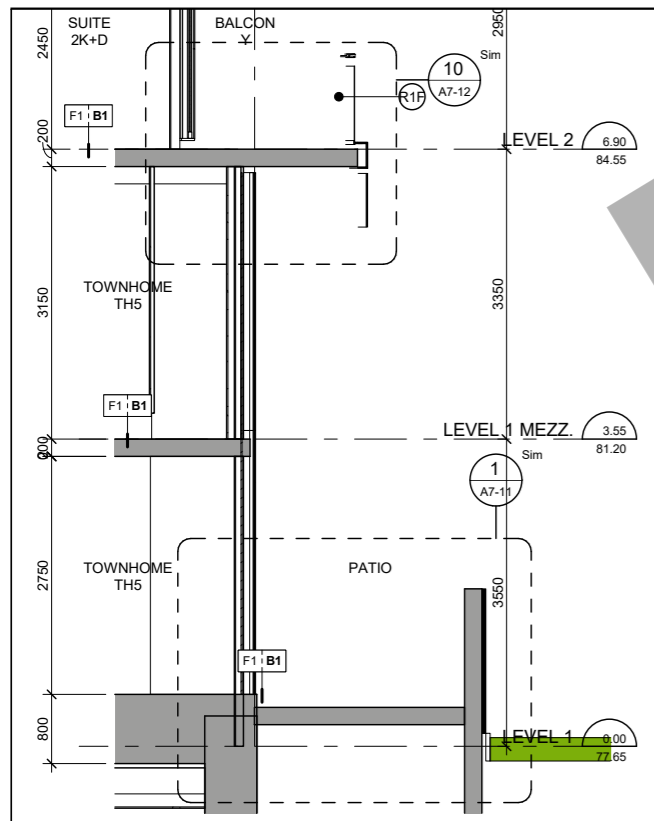
Typical Details

Terrace above Townhome

Wall Section - Townhome patio

Porcelain Panel
Colored Slats

Section Legend - Townhome



Wall Section @ Townhouse, Grids 3 & p7 5
(Ref. Floor Plan 4/A3-01.2) Scale: 1 : 50 A7-02

Child care



Child care

Elevation

- ① Daycare Entry
- ② Curtainwall - Coloured panel
- ③ Curtainwall - Vision
- ④ Porcelain panel - White
- ⑤ Daycare Glass Balustrade
- ⑥ Daycare Planter



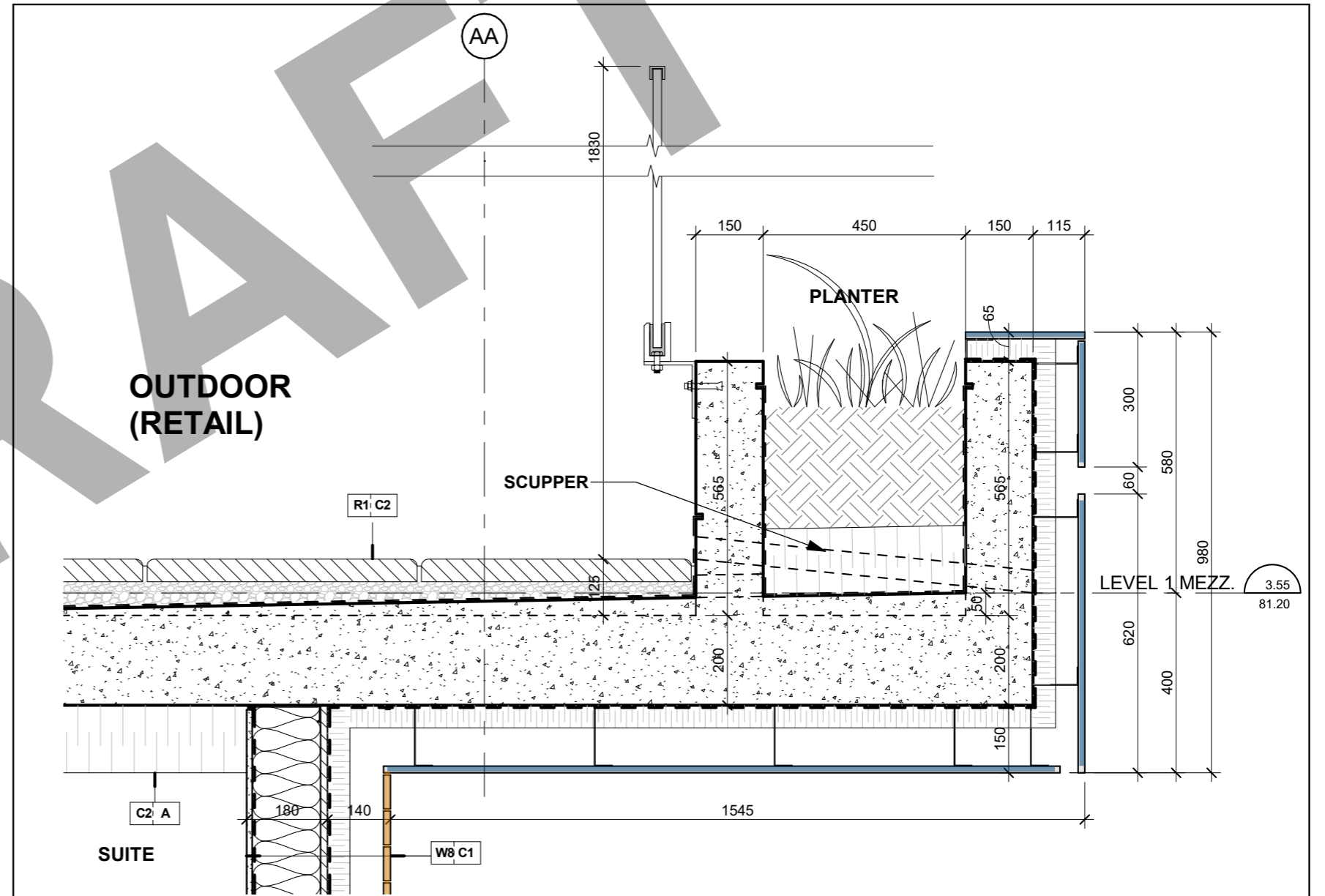
Child care

View - Child care outdoor play area



Section - Planter and Railing

Porcelain Panel
Colored Slats



Section @ West Terrace between Grids 20 & 19 - Level 1 Mezz.

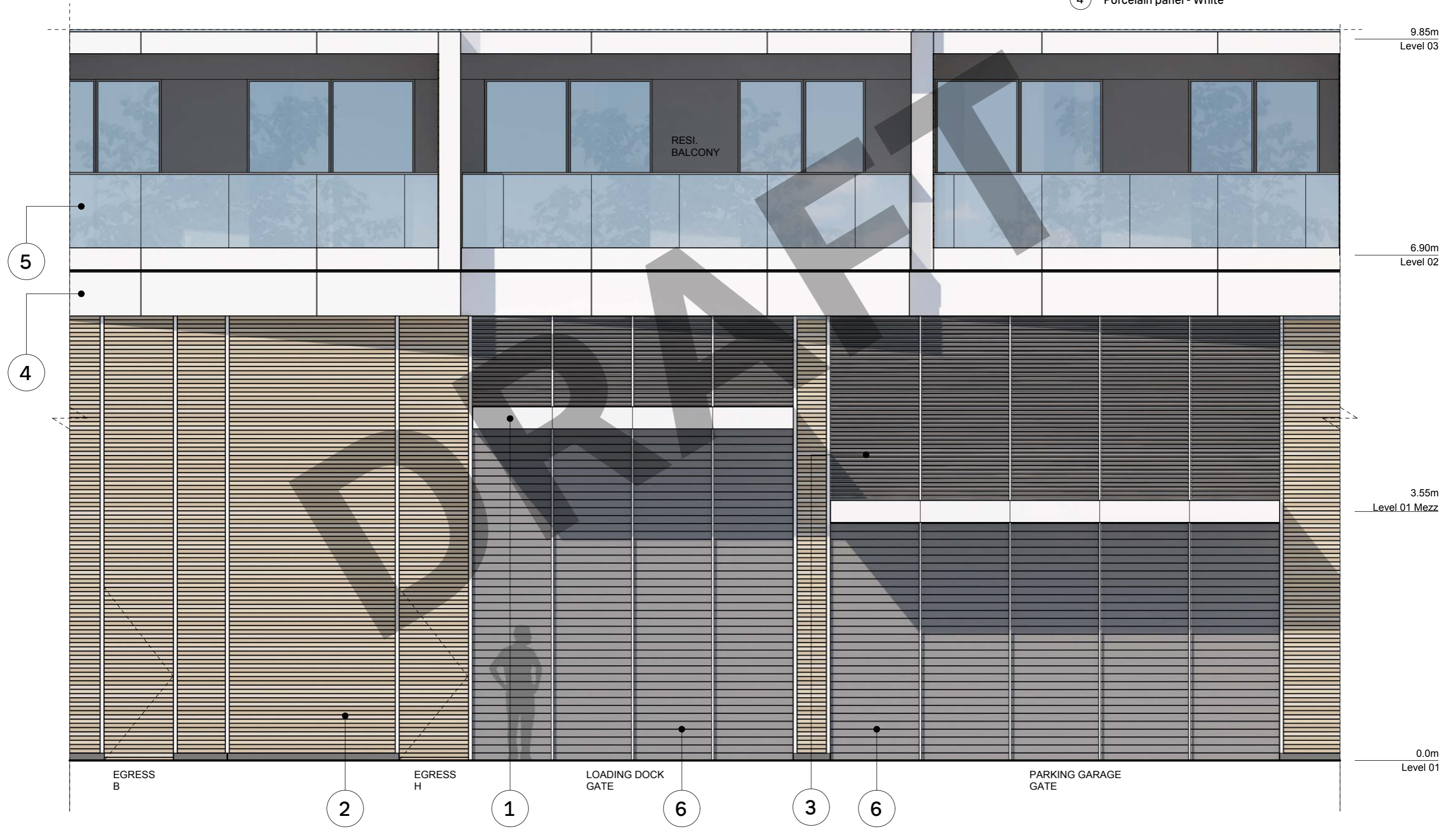
(Ref. Wall Section 12/A7-01)

Scale: 1 : 10

Loading / Parking

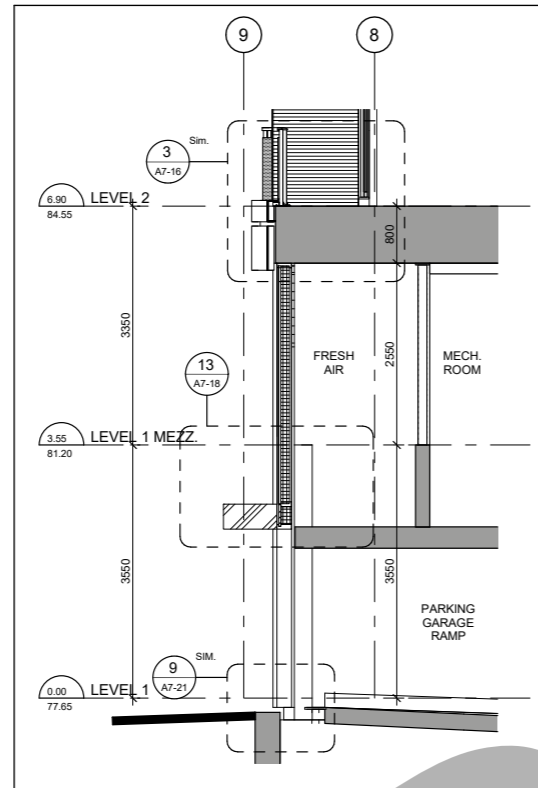
Elevation

- ① Loading / Carpark Canopy
- ② Curtainwall - Coloured panel
- ③ Louvres - Exhaust
- ④ Porcelain panel - White
- ⑤ Glass Railing
- ⑥ Slatted roll up door

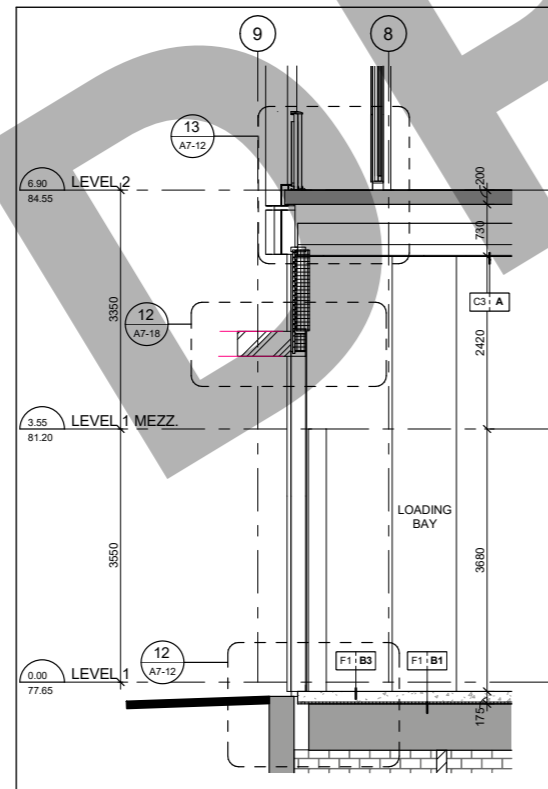


Loading / Parking

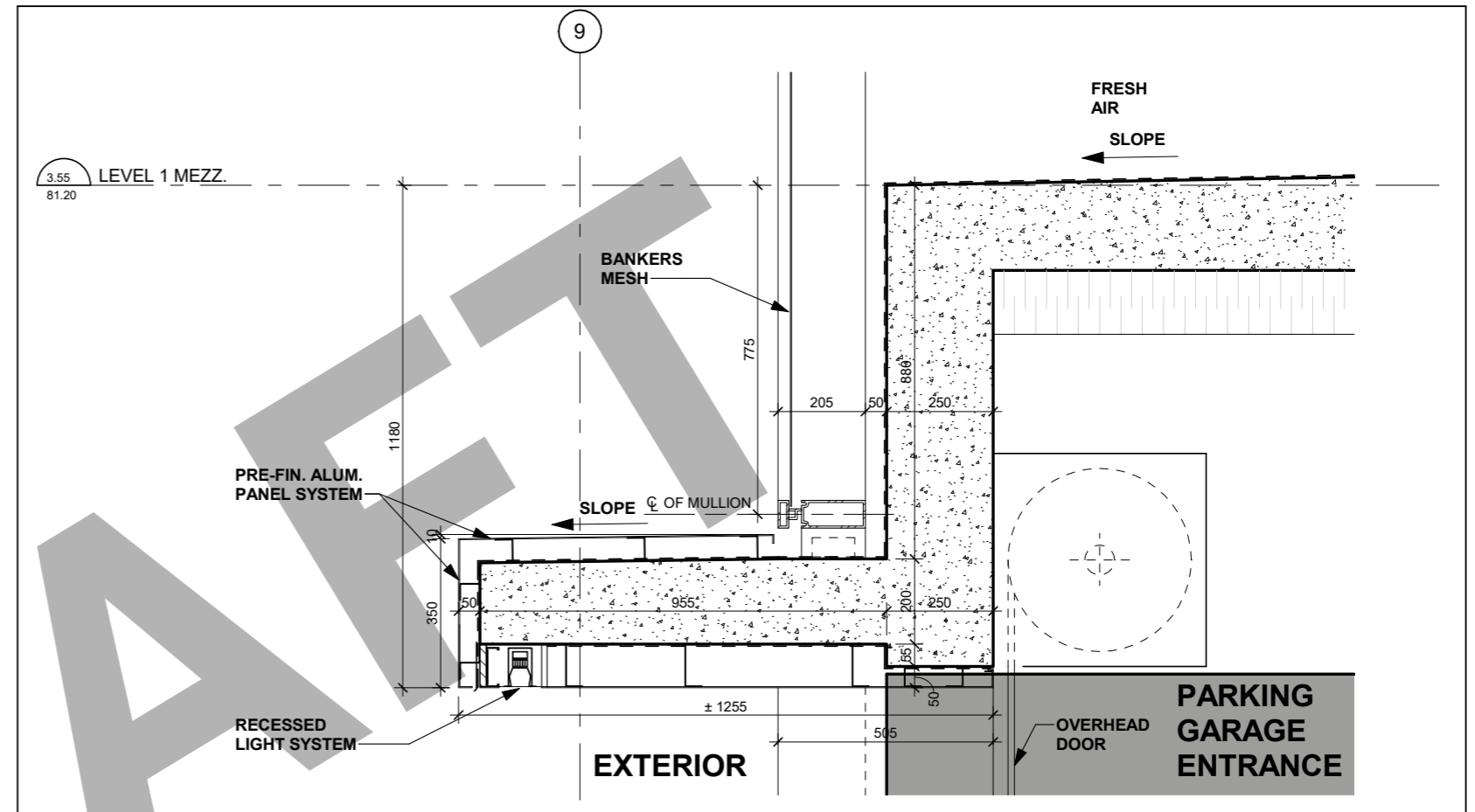
Canopy Details



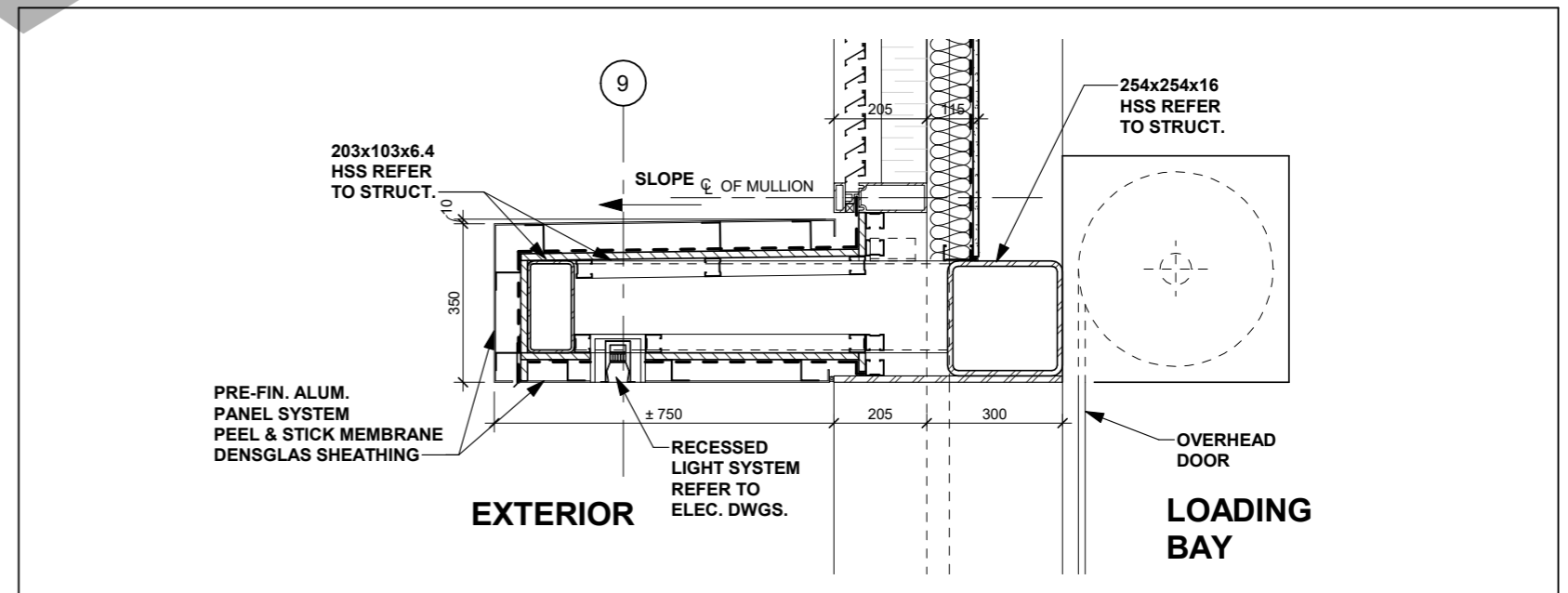
Wall Sect. @ Parking Ramp, Grids K & M (19)
 (Ref. Floor Plan 4/A3-01.3) Scale: 1 : 50 (A7-06)



Wall Section @ Loading Bay, Grids G & K (6)
 (Ref. Floor Plan 4/A3-01.3) Scale: 1 : 50 (A7-06)



Canopy @ Parking Garage (North) (13)
 (Ref. Wall Section 19/A7-06) Scale: 1 : 10 (A7-18)



Canopy @ Loading Bay (12)
 (Ref. Wall Section 6/A7-06) Scale: 1 : 10 (A7-18)

4. Landscape Strategy

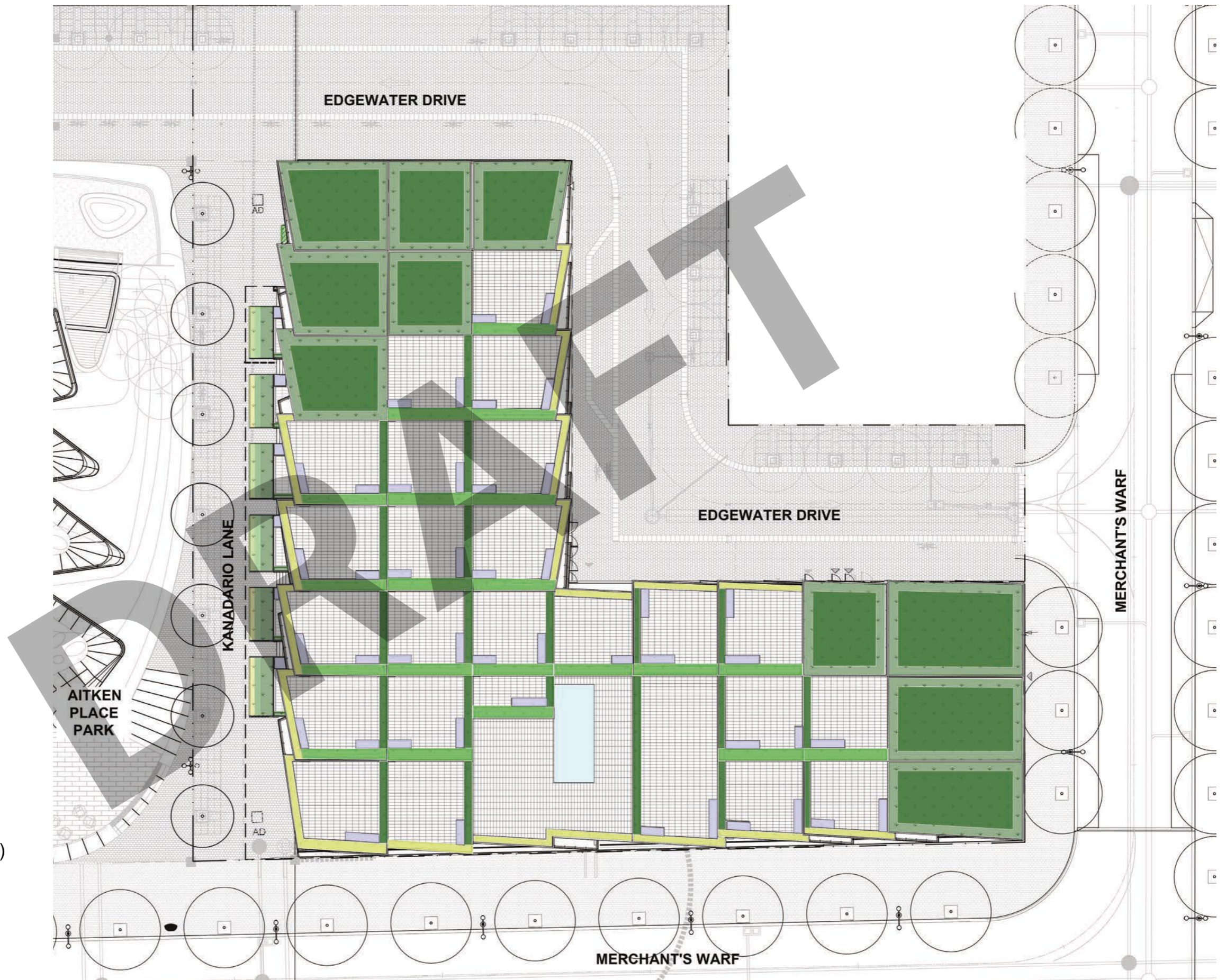
DRAFT

Landscape Planting Concept

- 01 Terrace Concept + Species
- 02 Daycare Planting
- 03 Kanadario Planting
- 04 Planting Schedule

DRAFT

Terrace Plan



Privacy and Views

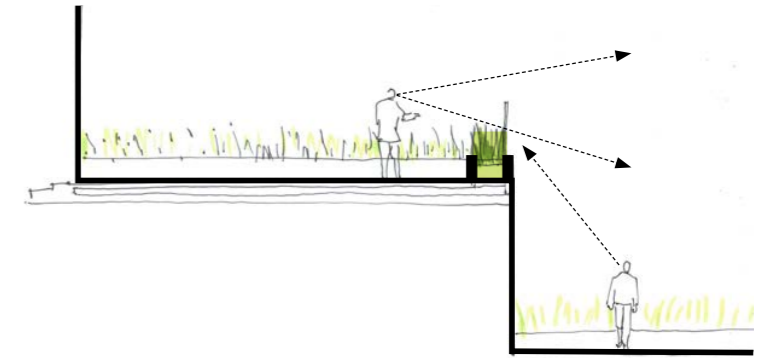
Plant heights and planter widths determined by views and screening



LEGEND

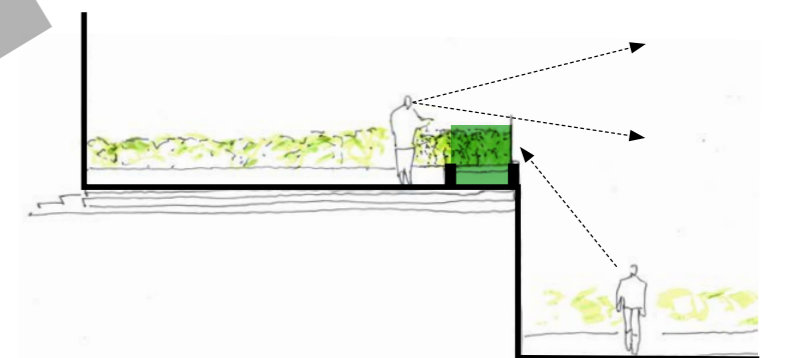
Low 100-400

Narrow Planter



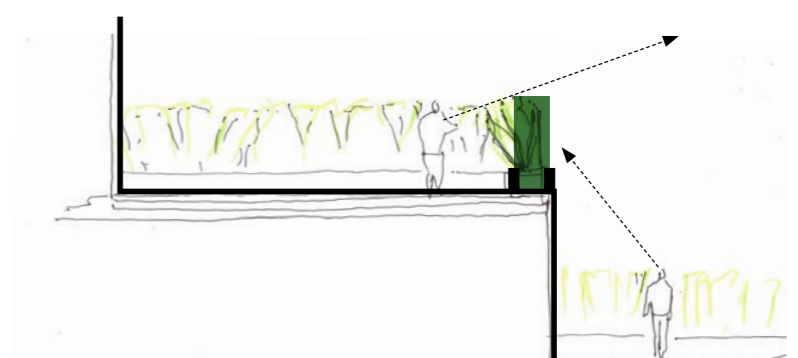
Medium 500-800

Wide Planter



High 900-1500

Narrow Planter



Seasonal Planter



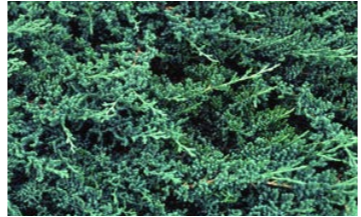

Planted and Maintained by Resident

Plant Selection

LEGEND

- Pollinator
- Native
- Birds
- Winter Interest
- Aromatic

Low 100-400 mm

			
Arctostaphylos uva-ursi	Coreopsis verticillata	Juniperus horizontalis	Erica carnea

Medium 500-800 mm

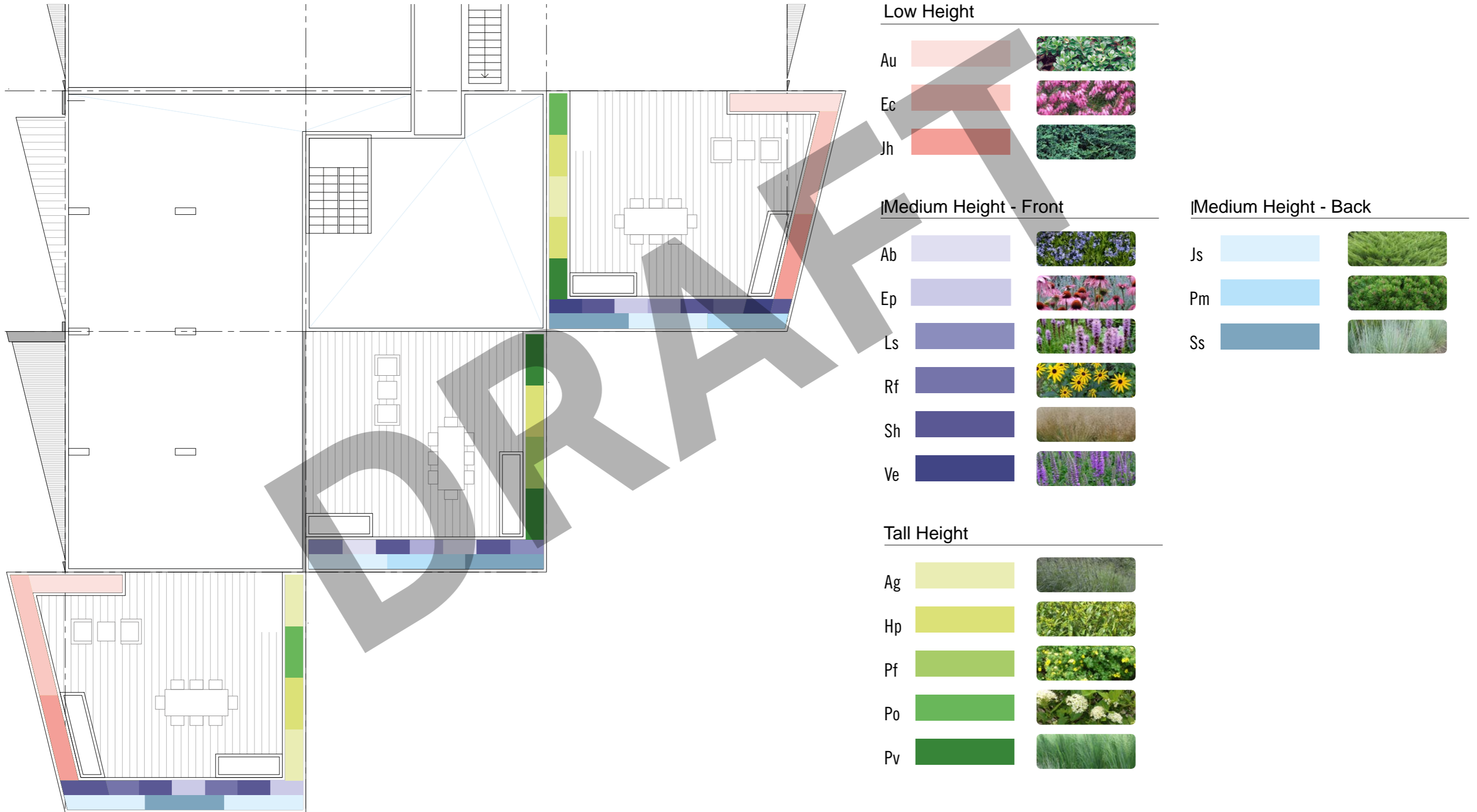
					
Echinacea purpurea	Sporobolus heterolepis	Rudbeckia fulgida	Veronica 'Eveline'	Amsonia 'Blue Ice'	Liatris spicata 'Kobold'
					
Juniperus sabina 'Skandia'	Pinus mugo 'Slowmound'	Schizachyrium scoparium			

High 900-1500 mm

					
Hypericum prolificum	Physocarpus opulifolius 'Nanus'	Potentilla fruticosa 'cv.'	Andropogon gerardii	Panicum virgatum 'Northwind'	Penstemon digitalis

Planting Plan






Three Layouts



Plant Seasonality

Seasonal Qualities

LEGEND

-  Pollinator
-  Native
-  Birds
-  Winter Interest
-  Aromatic



Spring








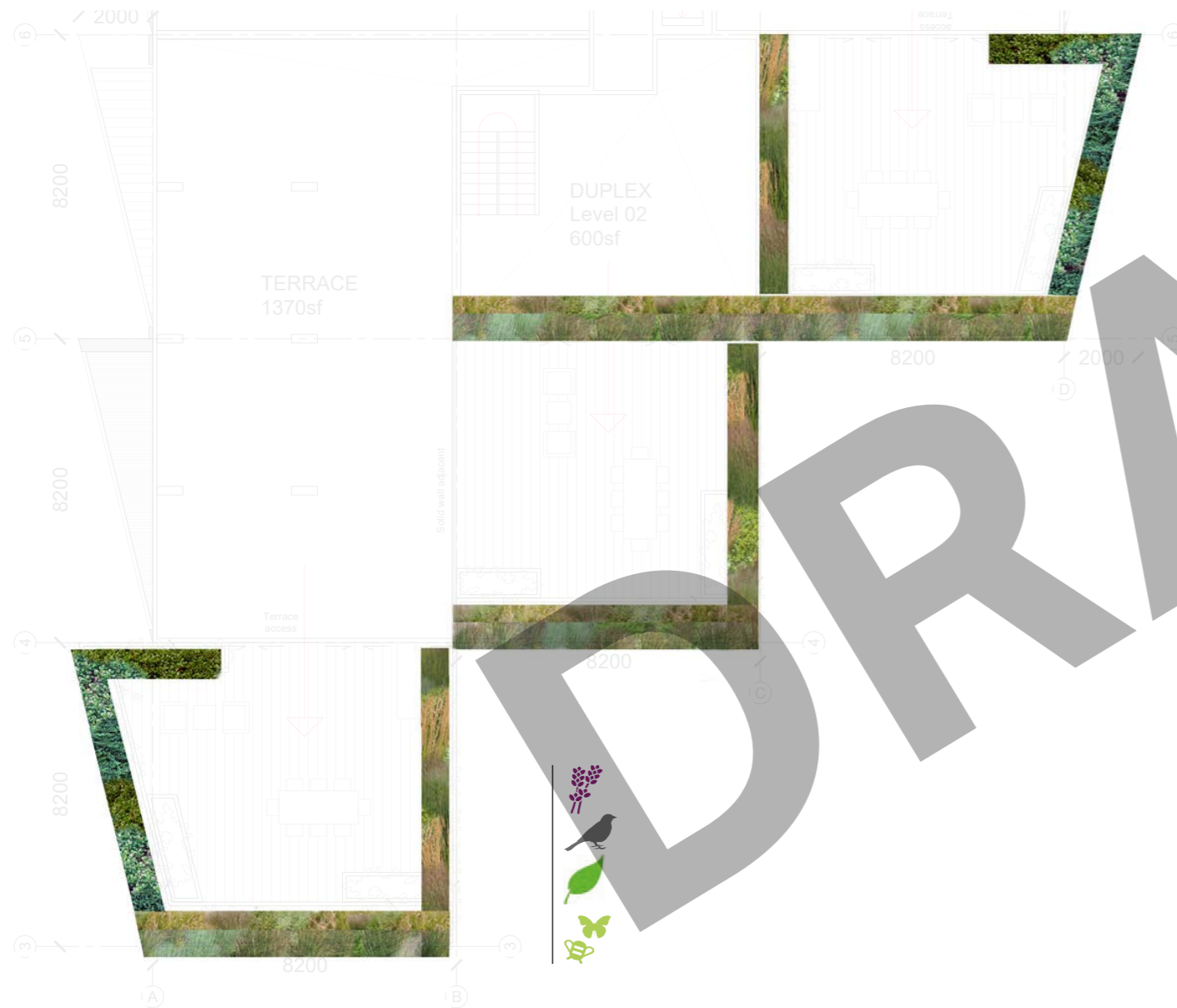
Summer

Plant Seasonality

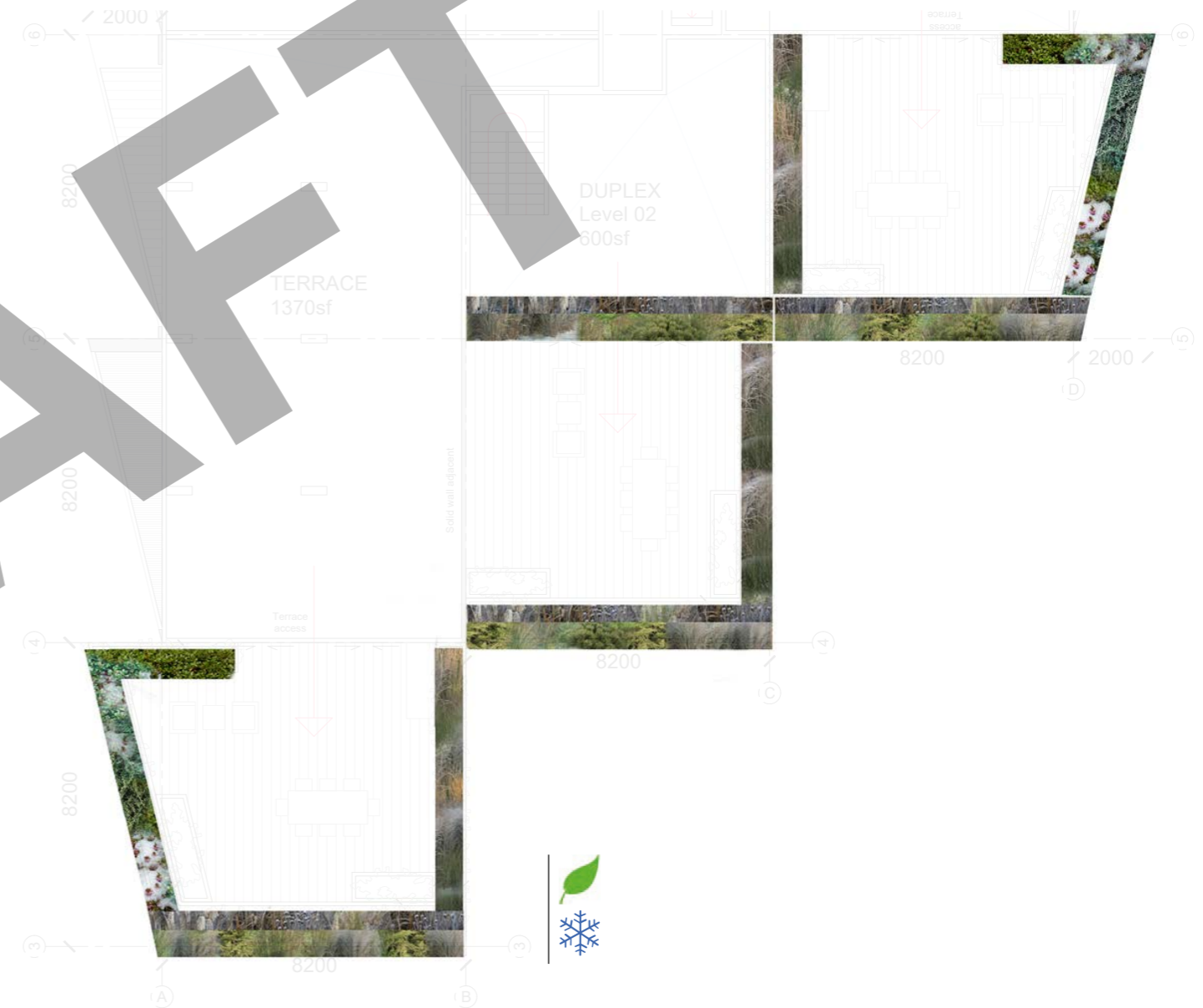
Seasonal Qualities

LEGEND

-  Pollinator
-  Native
-  Birds
-  Winter Interest
-  Aromatic

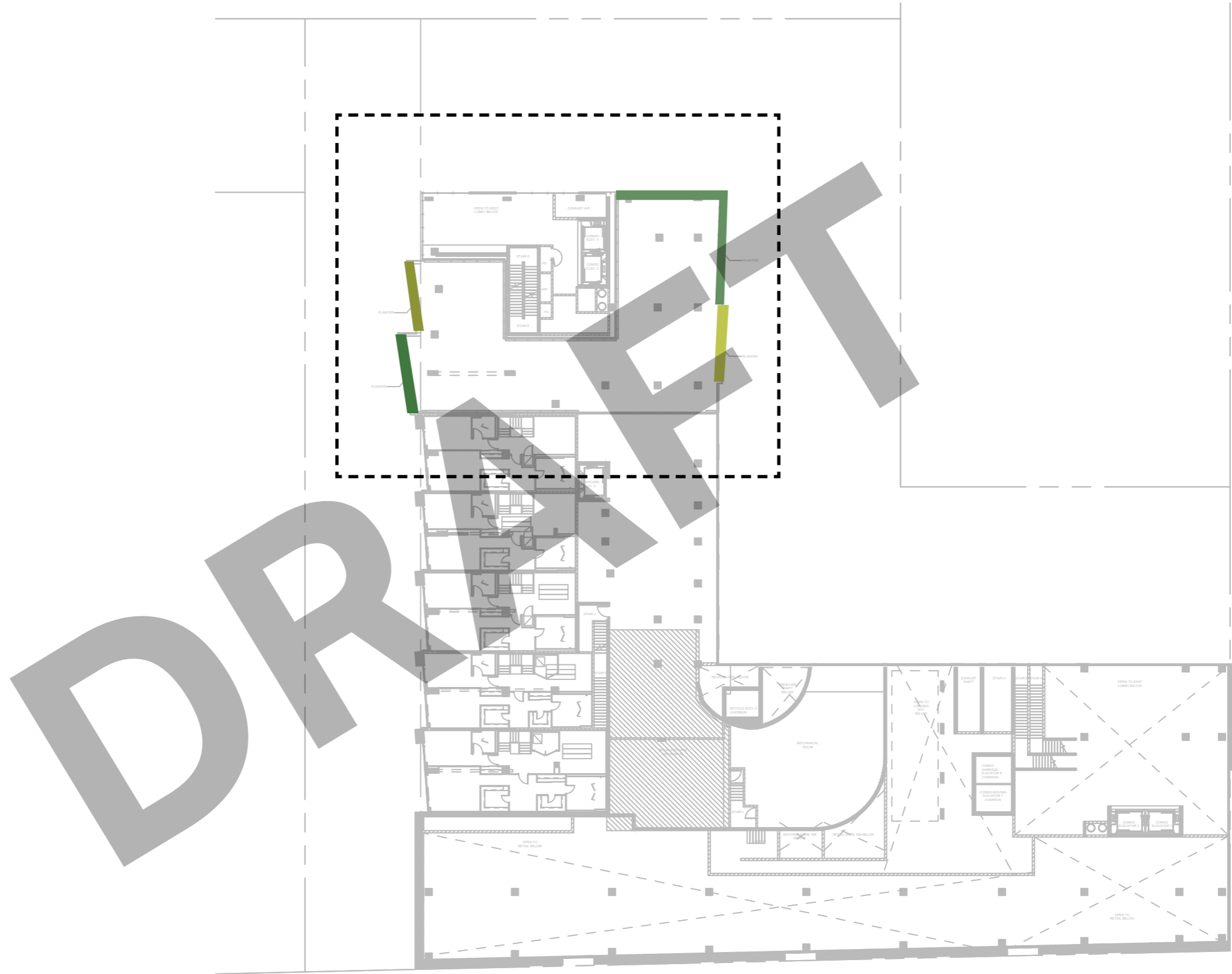


Fall

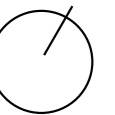


Winter

Daycare Planters

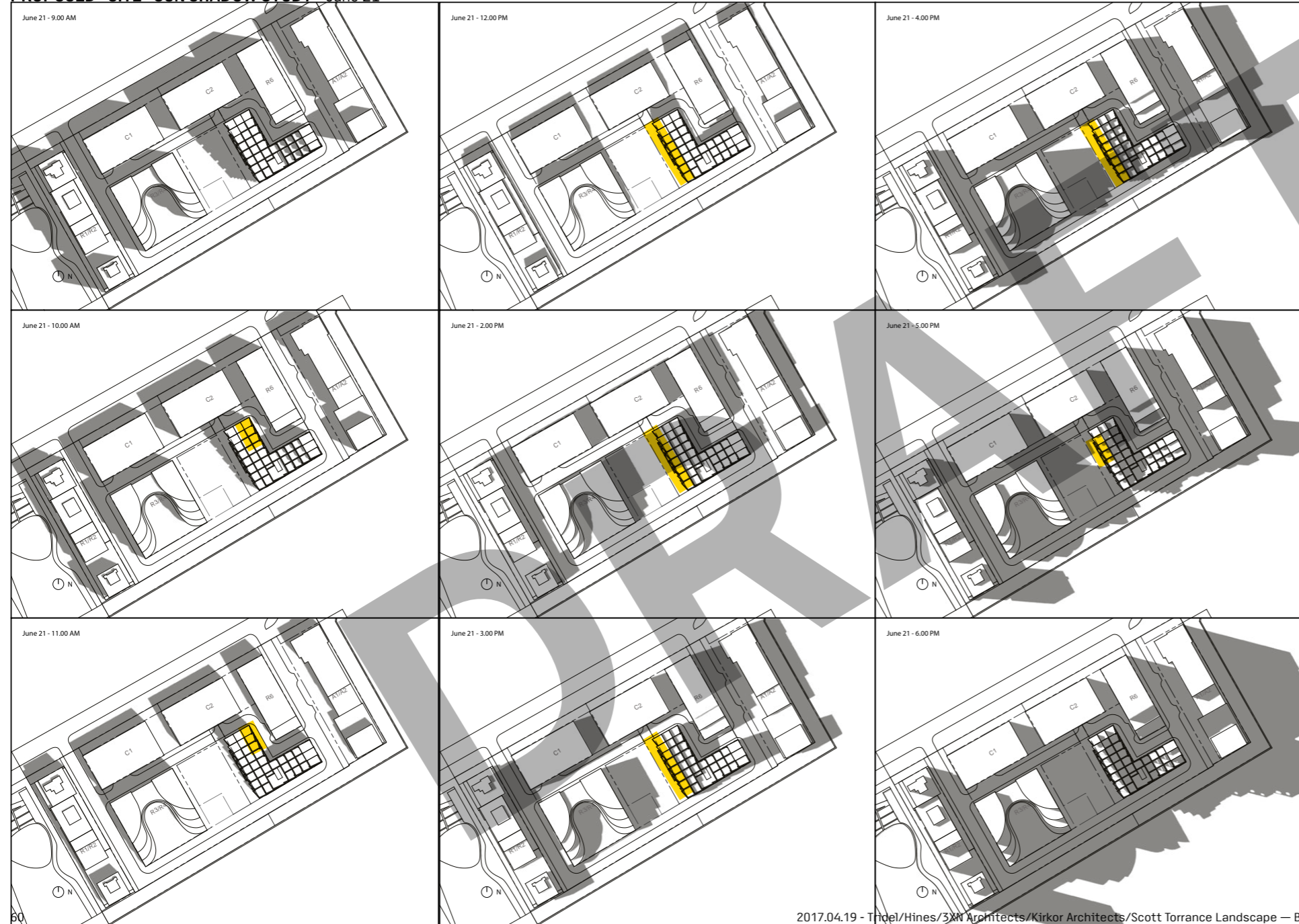


LEVEL 1 MEZZ



Growing Conditions

PROPOSED - SITE - SUN SHADOW STUDY June 21



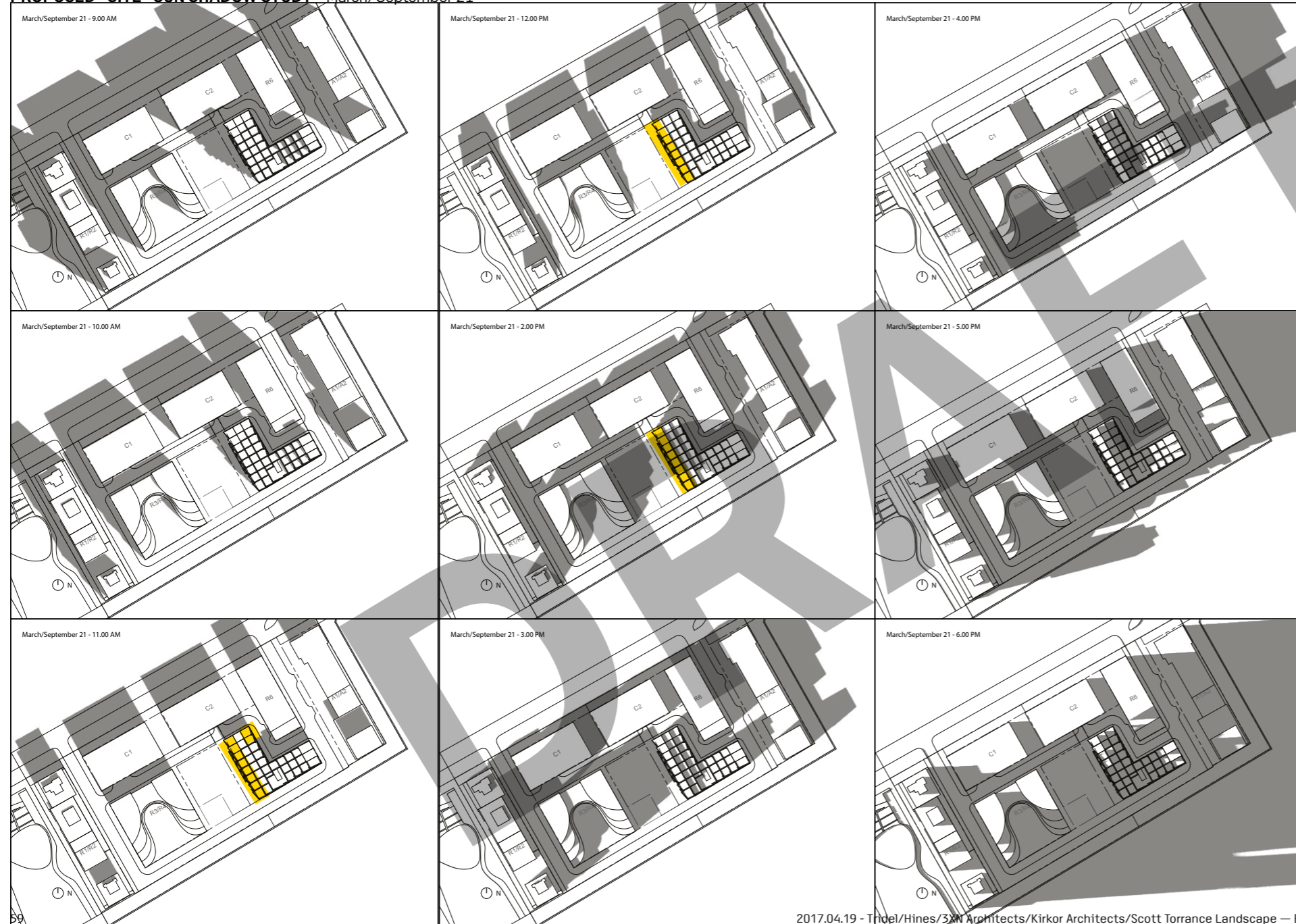
June 21 Summary:

North-east orientation receives sunlight from 10am to 11:30 am.

South-west receives sunlight between 12 to 5pm.

Growing Conditions

PROPOSED - SITE - SUN SHADOW STUDY March/September 21

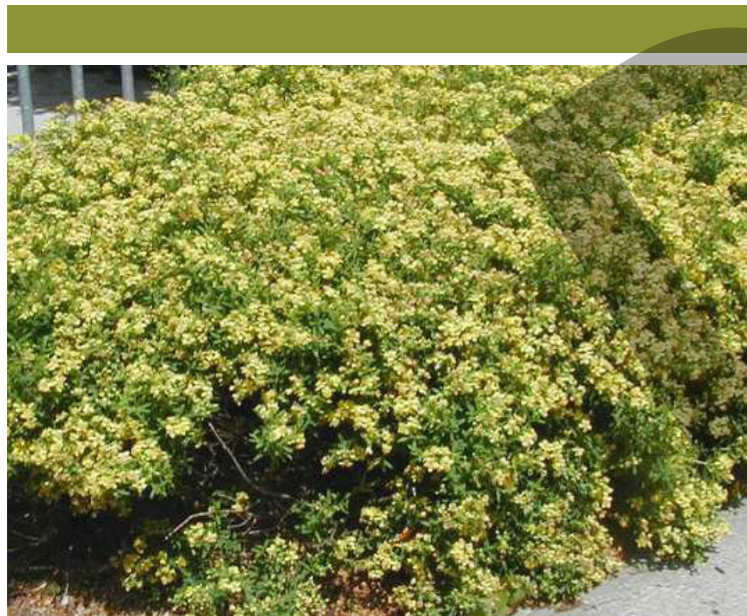
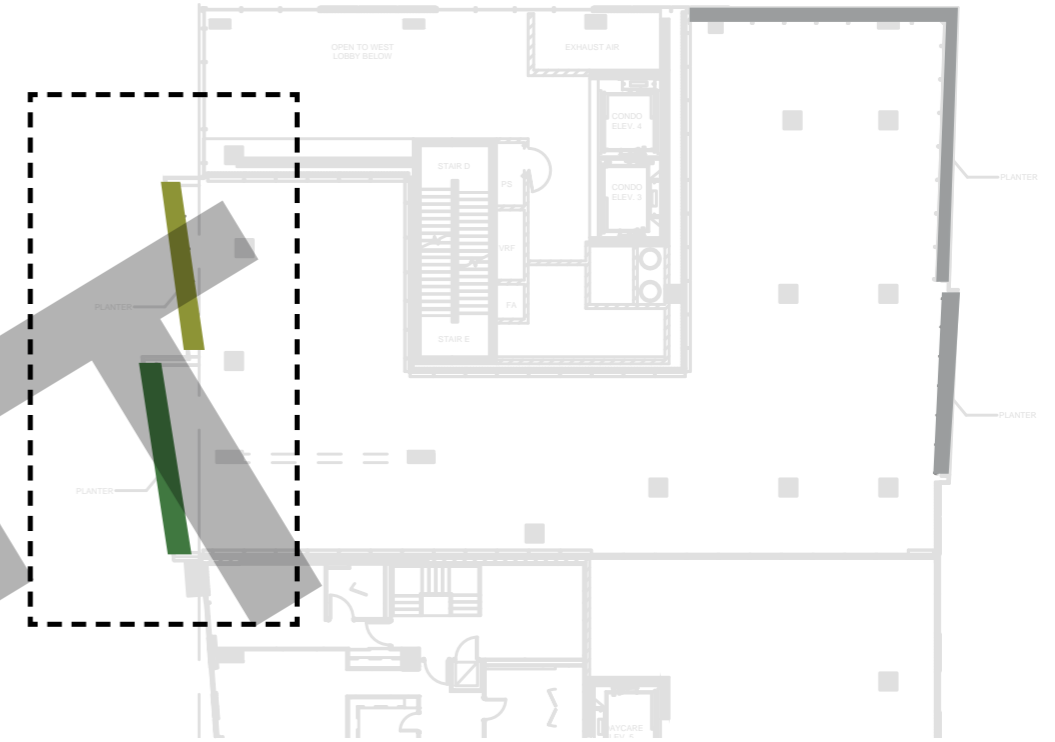


March/Sept. 21 Summary:

North-east orientation receives sunlight at 11am.

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

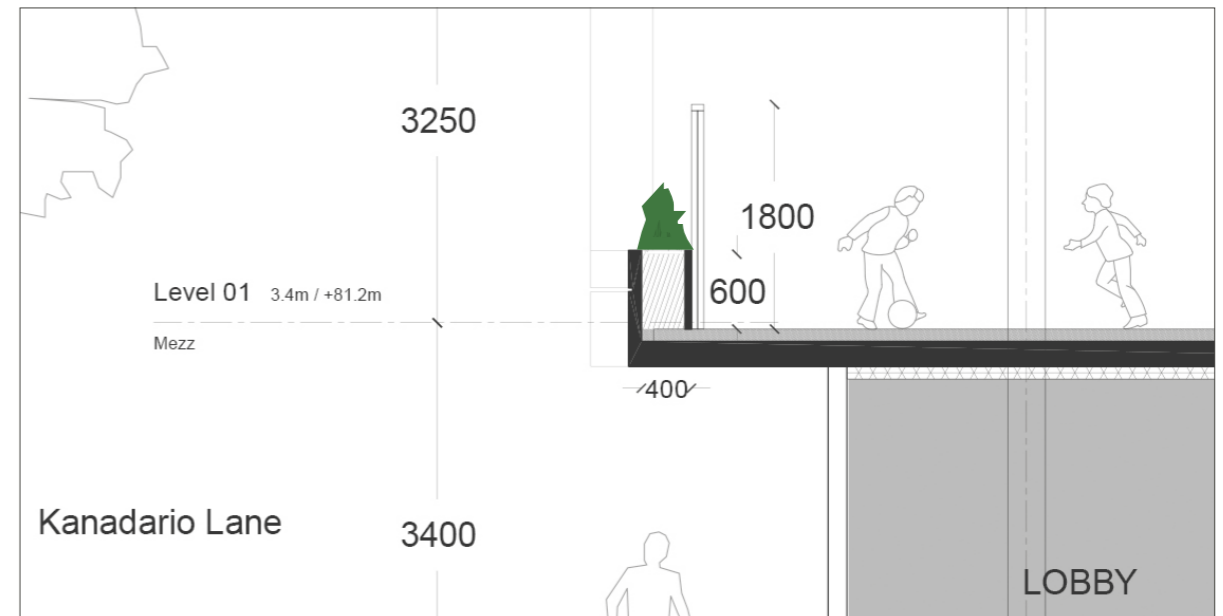
Planting Plan South-West



Kalm's St. John's Wort
Hypericum kalmianum

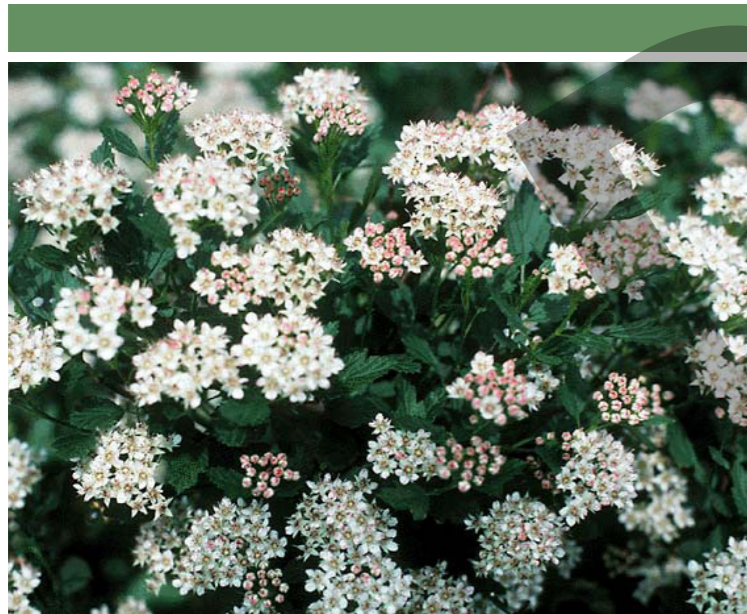
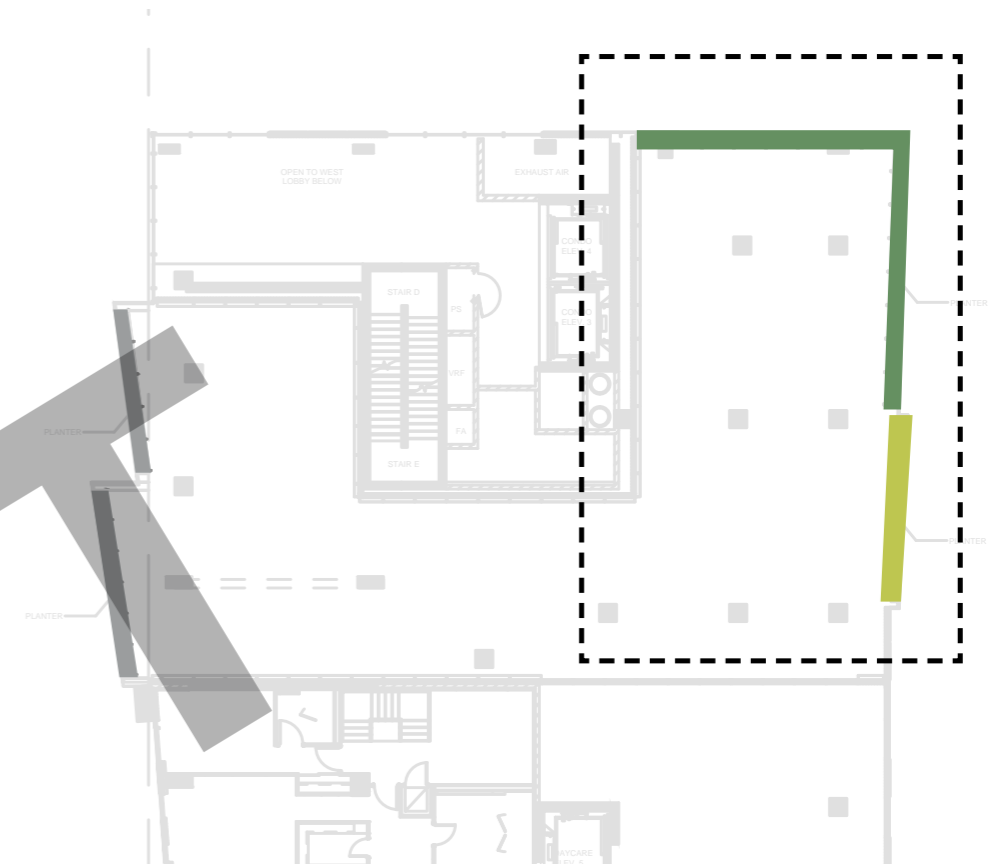


Primrose Beauty Cinquefoil
Potentilla fruticosa



*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

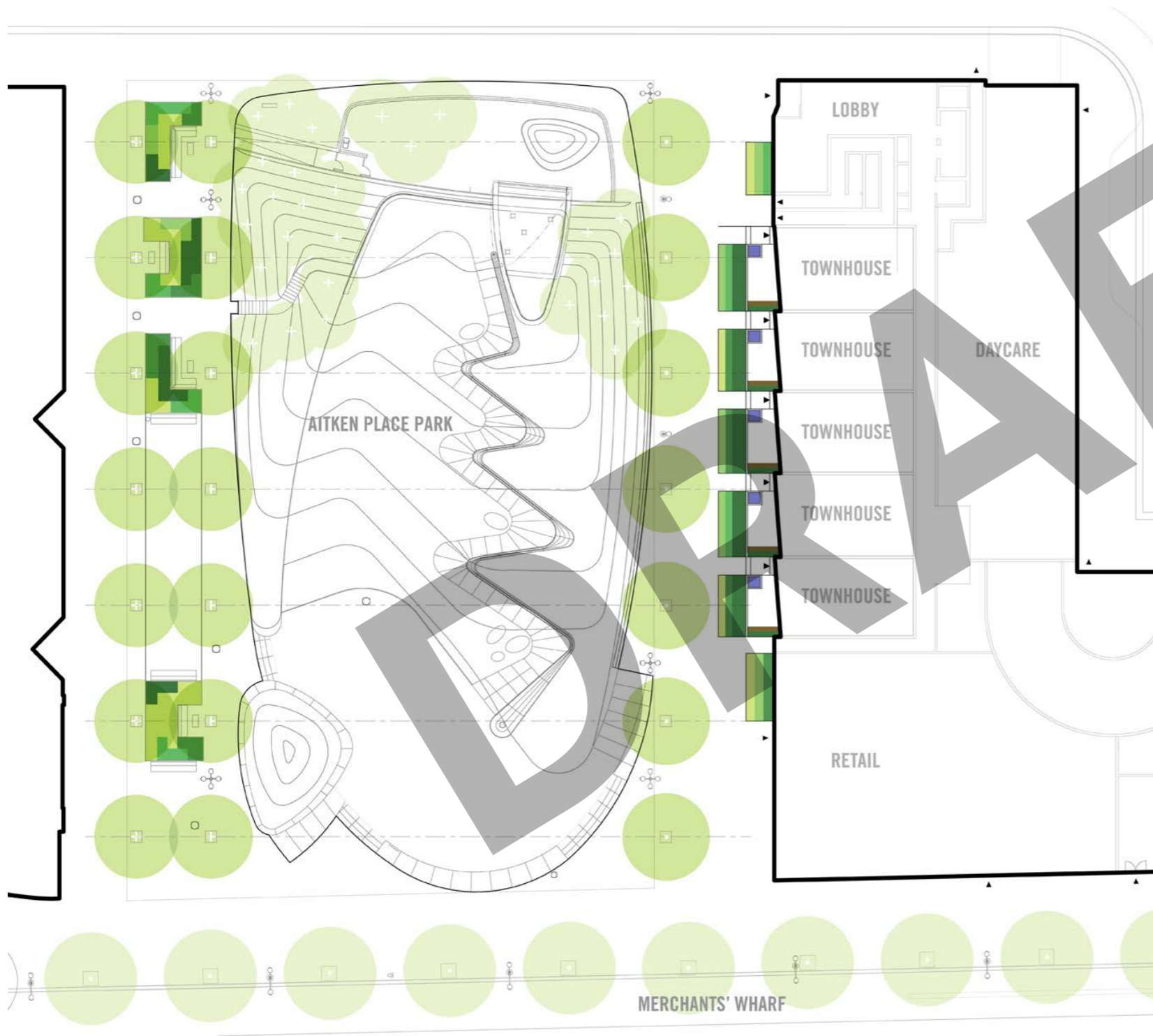
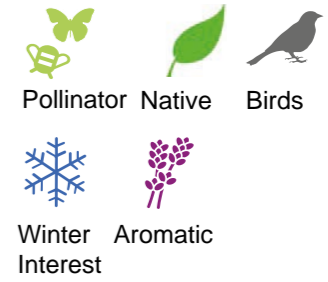
Kanadario Lane



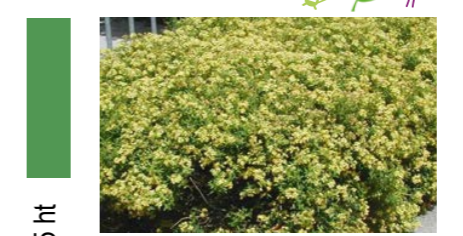
Kanadario Lane Planting

Species Relate to Garden Promenade

LEGEND



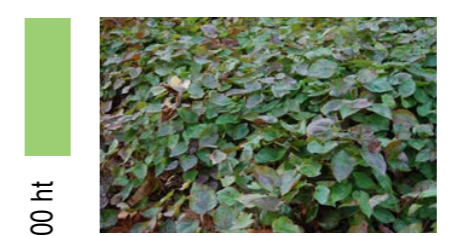
~ 1220 ht
Potentilla fruticosa 'cv.'



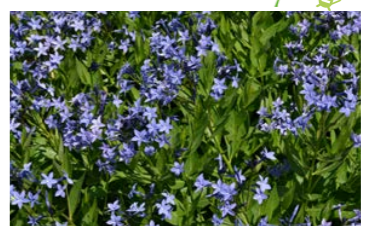
~ 915 ht
Hypericum kalmianum



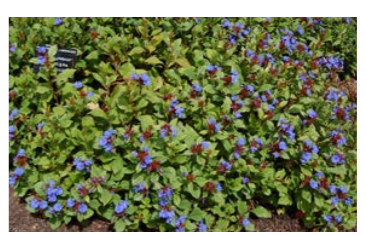
~ 450 ht
Hakonechloa macra 'Aureola'



~ 300 ht
epimedium x versicolor



Amsonia 'Blue Ice'



Ceratostigma plumbaginoides

Personal planter for seasonal planting

Planting Schedule

- 24 plant species
- 17 native species (71%), 7 non-native species (29%)

Key	Botanical Name	Common Name	Native	Drought Tolerant	Notes
TERRACES					
Shrubs					
Pd	<i>Penstemon digitalis</i>	Beardtongue	Y	Y	herbaceous perennial, white blooms from april to june, attracts birds and butterflies
Hp	<i>Hypericum prolificum</i>	Shrubby St. John's Wort	Y	Y	yellow blooms june to august
Po	<i>Physocarpus opulifolius 'Nanus'</i>	Ninebark	Y	Y	white blooms, may to june, red fall color
Pf	<i>Potentilla fruticosa 'Primrose Beauty'</i>	Primerose Beauty Cinquefoil	Y	Y	white, blooms june to september, attracts butterflies
Au	<i>Arctostaphylos uva-ursi 'Vancouver Jade'</i>	Bearberry	Y	Y	Full sun. partial shade, very dainty pinkish flowers in spring and bright red berries in summer through fall
Ec	<i>Erica carnea 'Springwood Pink'</i>	Springwood Pink Heath	N	Y	broadleaf evergreen, pink blooms, january to march,
Jh	<i>Juniperus horizontalis</i>	Prince of Whales Juniper	Y	Y	Winter Interest, ground cover
Js	<i>Juniperus sabina 'Skandia'</i>	Savin Juniper	N	Y	Non flowering, pollen cones and fleshy berry-like seed cones, retains colour in winter
Pm	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	N	Y	Needled evergreen, non flowering, bushy, multi-stemmed shrub, bright green
Grasses and Perennials					
ab	<i>Amsonia 'Blue Ice'</i>	Blue Star	Y	Y	yellow in fall, blooms in late spring and early summer, blue
ag	<i>Andropogon gerardii</i>	Big Bluestem	Y	Y	blue green, bloming august to september
cv	<i>Coreopsis verticillata 'Zagreb'</i>	Threadleaf coreopsis	Y	Y	Yellow blooms may to june, showy, herbaceous perennial, heat tolerant,
ep	<i>Echinacea purpurea 'Magnus'</i>	Purple coneflower	Y	Y	Attracts butterflies, blooms june to august, rosy purple,
ls	<i>Liatris spicata 'Kobold'</i>	Blazing Star	Y	Y	Herbaceous perennial, blooms july to august, deep purple, attracts hummingbirds and butterflies
pv	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	Y	Y	august to winter, green
rf	<i>Rudbeckia fulgida 'goldsturm'</i>	Goldsturm Coneflower	Y	Y	gold, orange flower, mid summer to early fall, green foliage, attracts butterflies and hummingbirds
ss	<i>Schizachyrium scoparium</i>	Little Bluestem	Y	Y	fine foliage, upright flowers, grey-green turning to red and purple, showy in winter, interst from august to winter
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	Y	Y	showy, fragrant, attracts birds
ve	<i>Veronica 'Eveline'</i>	Speedwell	N	Y	Blooms may to july, pink - purple, showy

Key	Botanical Name	Common Name	Native	Drought Tolerant	Notes
TOWNHOUSES					
Shrubs					
Pf	<i>Potentilla fruticosa 'Primrose Beauty'</i>	Primerose Beauty Cinquefoil	Y	Y	white, blooms june to september, attracts butterflies
Hk	<i>Hypericum kalmianum</i>	Kalm's St. John's wort	Y	Y	yellow flowers, attracts pollinators
Grasses and Perennials					
ab	<i>Amsonia 'Blue Ice'</i>	Blue Star	Y	Y	yellow in fall, blooms in late spring and early summer, blue
cpl	<i>Ceratostigma plumbaginoides</i>	Blue-flowered leadwort	N	Y	Blue flowers from July to September
ev	<i>Epimedium x versicolor</i>	Barrenwort	N	Y	Creamy yellow blooms in spring
Hm	<i>Hakonechloa macra 'Aureola'</i>	Japanese Forest Grass	N	Y	Golden-striped, mid-summer yellow flowers
DAYCARE PLANTERS					
Shrubs					
Pf	<i>Potentilla fruticosa 'Primrose Beauty'</i>	Primerose Beauty Cinquefoil	Y	Y	white, blooms june to september, attracts butterflies
Hk	<i>Hypericum kalmianum</i>	Kalm's St. John's wort	Y	Y	yellow flowers, attracts pollinators
Po	<i>Physocarpus opulifolius 'Nanus'</i>	Ninebark	Y	Y	White blooms June to July, attracts birds and bees
DI	<i>Diervilla lonicera</i>	Bush Honeysuckle	Y	Y	yellow, fragrant flowers
GREENROOFS (LEVELS 13-16)					
Shrubs					
Pf	<i>Potentilla fruticosa 'Primrose Beauty'</i>	Primerose Beauty Cinquefoil	Y	Y	white, blooms june to september, attracts butterflies
Jh	<i>Juniperus horizontalis 'Prince of Whales'</i>	Prince of Whales Juniper	Y	Y	Winter Interest, ground cover
Ec	<i>Erica carnea 'Springwood Pink'</i>	Springwood Pink Heath	N	Y	broadleaf evergreen, pink blooms, january to march,
Grasses and Perennials					
pv	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	Y	Y	august to winter, green
rf	<i>Rudbeckia fulgida 'goldsturm'</i>	Goldsturm Coneflower	Y	Y	gold, orange flower, mid summer to early fall, green foliage, attracts butterflies and hummingbirds
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	Y	Y	showy, fragrant, attracts birds

Maintenance Strategy

Summary of Maintenance and Irrigation Agreement - Part 1

1. Planting to be maintained by Condominium.

- a) The Special Terrace Landscaping shall be maintained only by this Condominium's authorized landscaping personnel (hereinafter referred to as the "Designated Landscaping Staff").

2. Regular maintenance during the growing season (min. four times).

- a) Maintenance shall be performed by the Designated Landscaping Staff not less than four times per year (namely in April, June, September and November) during the first year following the registration of this Condominium, and thereafter not less than three times per year (namely in April, June and September).
 - b) The designated landscaping consultant's qualifications shall consist of a diploma in horticulture or a certified landscape technician designation, as well as accreditation as a green roof professional and a minimum of 5 years experience dealing with landscape design, ornamental plants, balcony and terrace planters, and green roofs in an urban environment (hereinafter referred to as the "Landscape Specialist"), and who shall be retained by this Condominium on an annual basis to oversee, manage and coordinate the planting/pruning/trimming, fertilization, weed control, irrigation, maintenance and winterization activities and/or services involving the Special Terrace Landscaping, and to assist the Condominium in creating a projected annual landscaping budget for such services and related costs.
 - c) The Landscape Specialist shall personally observe the condition of the Special Terrace Landscaping in late summer or early fall and determine what special maintenance work or services (if any) is required, and correspondingly prepare a list of all new or replacement plants, shrubs and/or trees to be planted or installed in the following spring by the Designated Landscaping Staff.
-

Part 2

3. Regular, automatic irrigation.

- a) Irrigation shall be regularly, and by an automatic irrigation system installed within same, that will have rain sensors and soil sensors to ensure that the plants and other landscaping materials are adequately watered throughout the season. Slow release fertilizer pellets shall be utilized in connection with the Special Terrace Landscaping, as and when recommended by the Landscape Specialist (in lieu of a fertilizer injection system that's integrated with the irrigation system, so as to avoid potential back flow problems).

4. Scheduled maintenance visits.

- a) In the first annual visit (sometime in April):
 - i. remove all debris
 - ii. cut back all grasses and perennials
 - iii. divide perennials and/or grasses as recommend
 - iv. prune shrubs only as recommended
 - v. apply fertilizer and integrated pest management as recommended
 - vi. clean and remove all debris from said maintenance work
- b) In the second annual visit (sometime in June):
 - i. weeding as required
 - ii. and provide support for perennials
 - iii. prune shrubs only as recommended
 - iv. replace dead plants
 - v. undertake integrated pest control/management
 - vi. clean and remove all debris from said maintenance work

Part 3

- c) In the third annual visit (sometime in September)
 - i. weeding as required
 - ii. replace dead plants
 - iii. undertake integrated pest control/management
 - iv. clean and remove all debris from said maintenance work
- d) In the first year following registration, there shall be a fourth and final annual visit during the late fall or early winter (sometime in late November)
 - i. inspect the Special Terrace Landscaping and undertake any clean-up work and provide winter protection for any evergreen shrubs comprising part of the Special Terrace Landscaping
 - ii. In subsequent years, the board of directors may (in consultation with the Landscape Specialist) decide to dispense with the fourth scheduled visit/attendance by the Designated Landscaping Staff altogether, particularly if there are not enough evergreen shrubs in need of winter protection (and corresponding wrapping) to warrant same.

5. Planting regulations for occupant's private landscaping features.

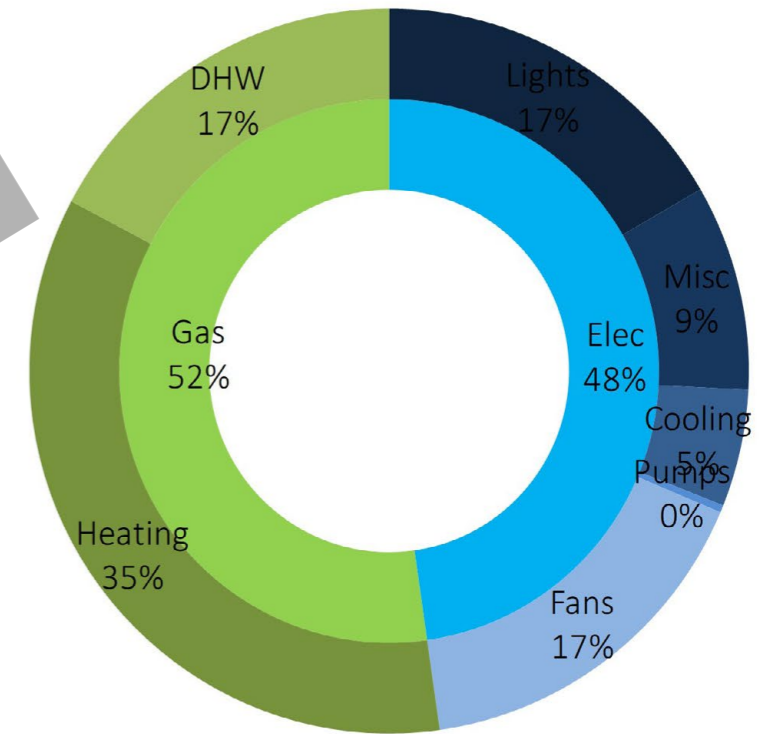
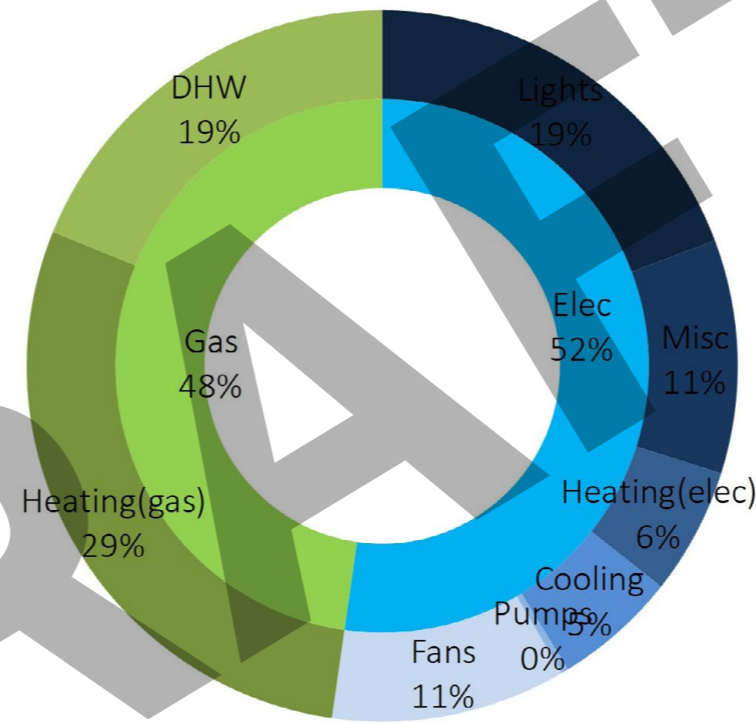
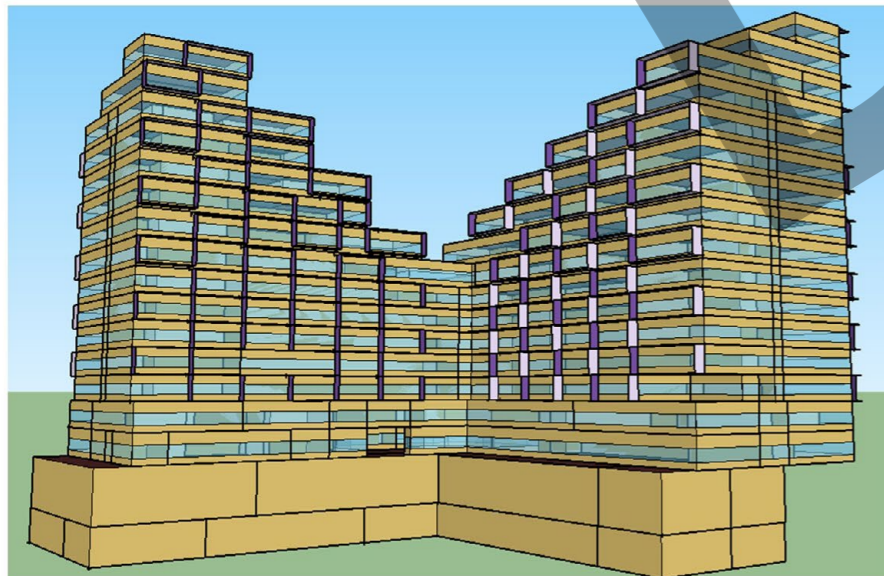
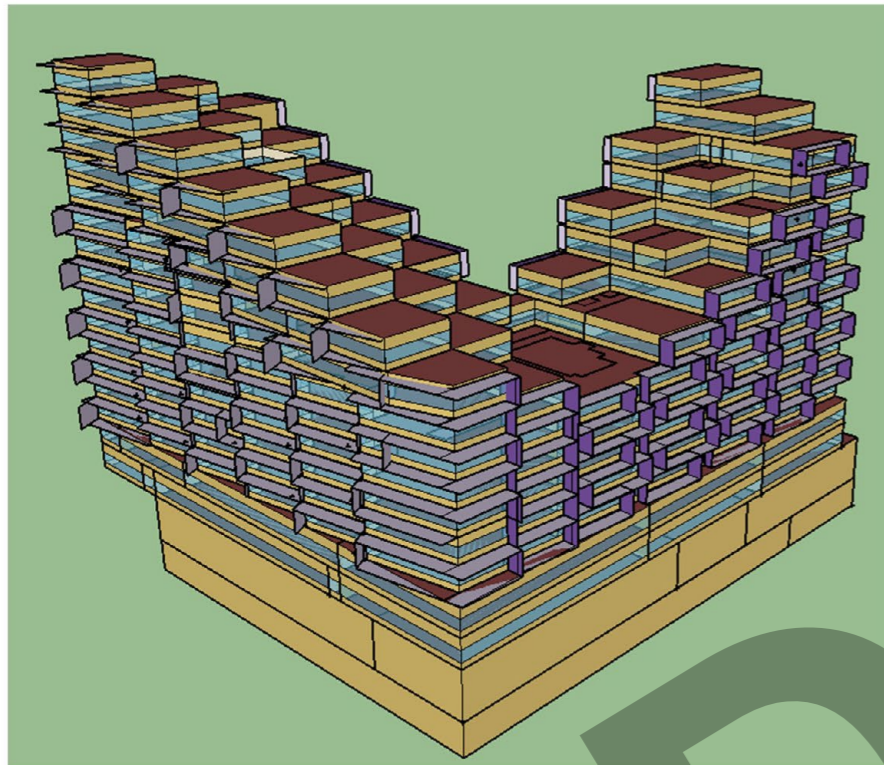
- a) Each of the owners or residents of the Special Landscaped Units shall also be entitled to have and maintain their own private landscaping features or elements situate within their own exclusive use common element terrace area:
 - i. not easily moveable, and that are no larger than 500 mm by 500 mm each; and
 - ii. not visible from the exterior of the building, and the maximum plant height shall not exceed 1,000 mm: and
 - iii. to be irrigated, fertilized, pruned and maintained exclusively by each unit owner or resident
-

5. Sustainability

DRAFT

Sustainability Highlights

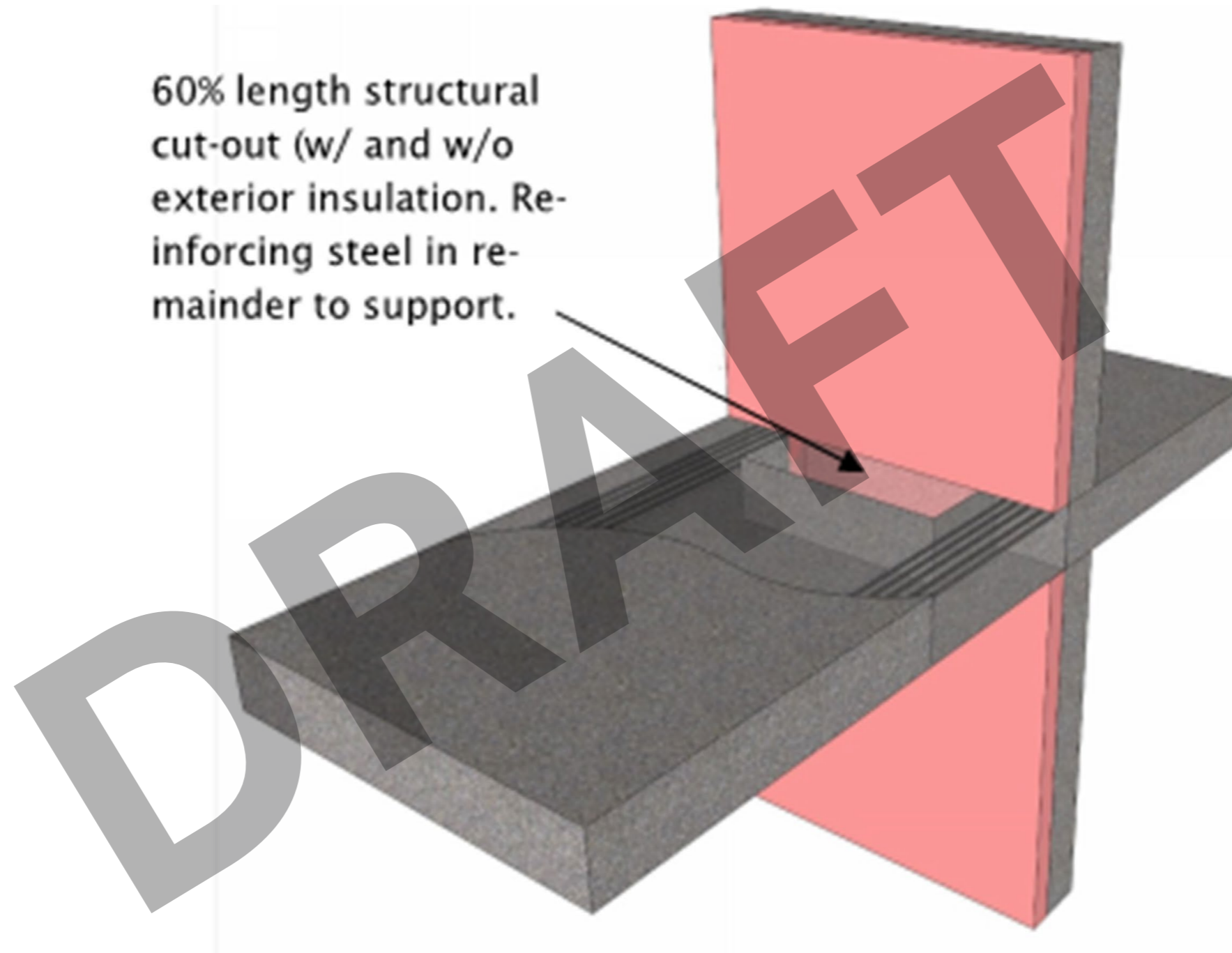
1. MGBR Version 1.0 with amendments
2. Toronto Green Standard Version 2, Tier 2
3. LEED® Canada 2009, on track to achieve LEED® Platinum, with 84 points



	<u>NECB 2015 + SB-10</u>	<u>Aquabella Design</u>
EUI (ekWh/m ²)	212	183
GHGI (kg CO ₂ /m ²)	25.4	20.85

Balcony Thermal Break

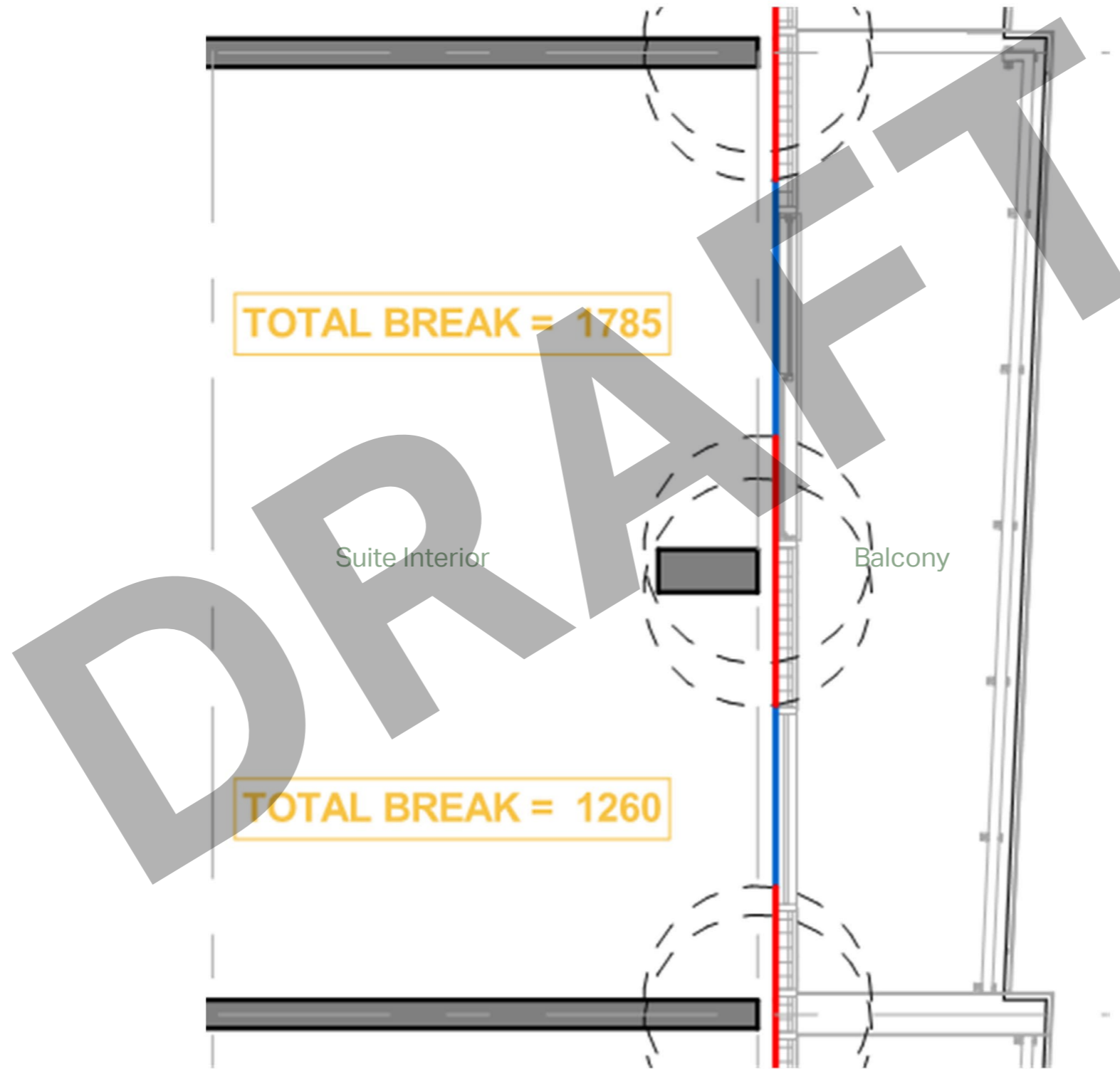
Diagram



Structural cut-outs with beam reinforcement

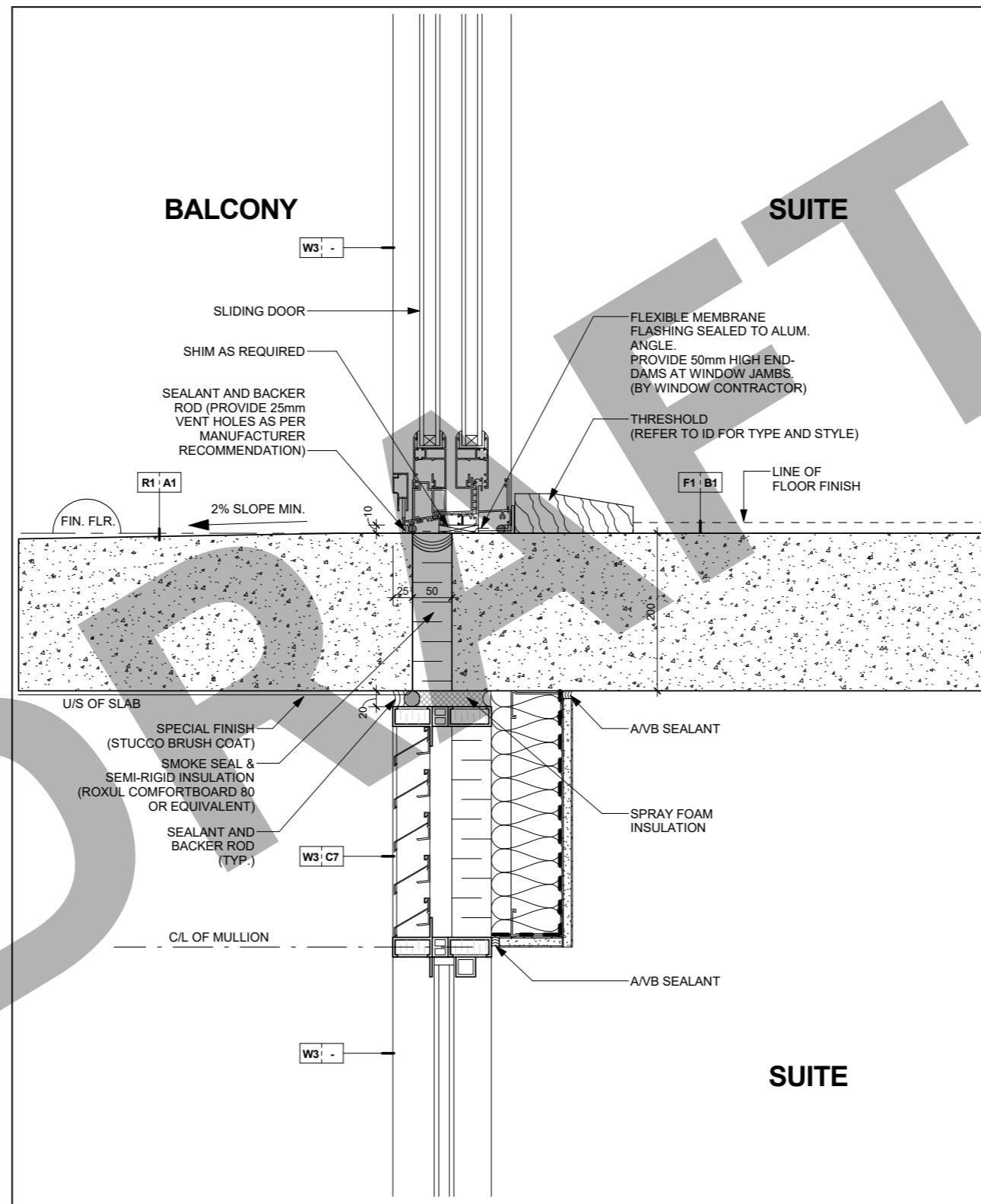
Balcony Thermal Break

Plan View



Balcony Thermal Break

Typical Detail Section



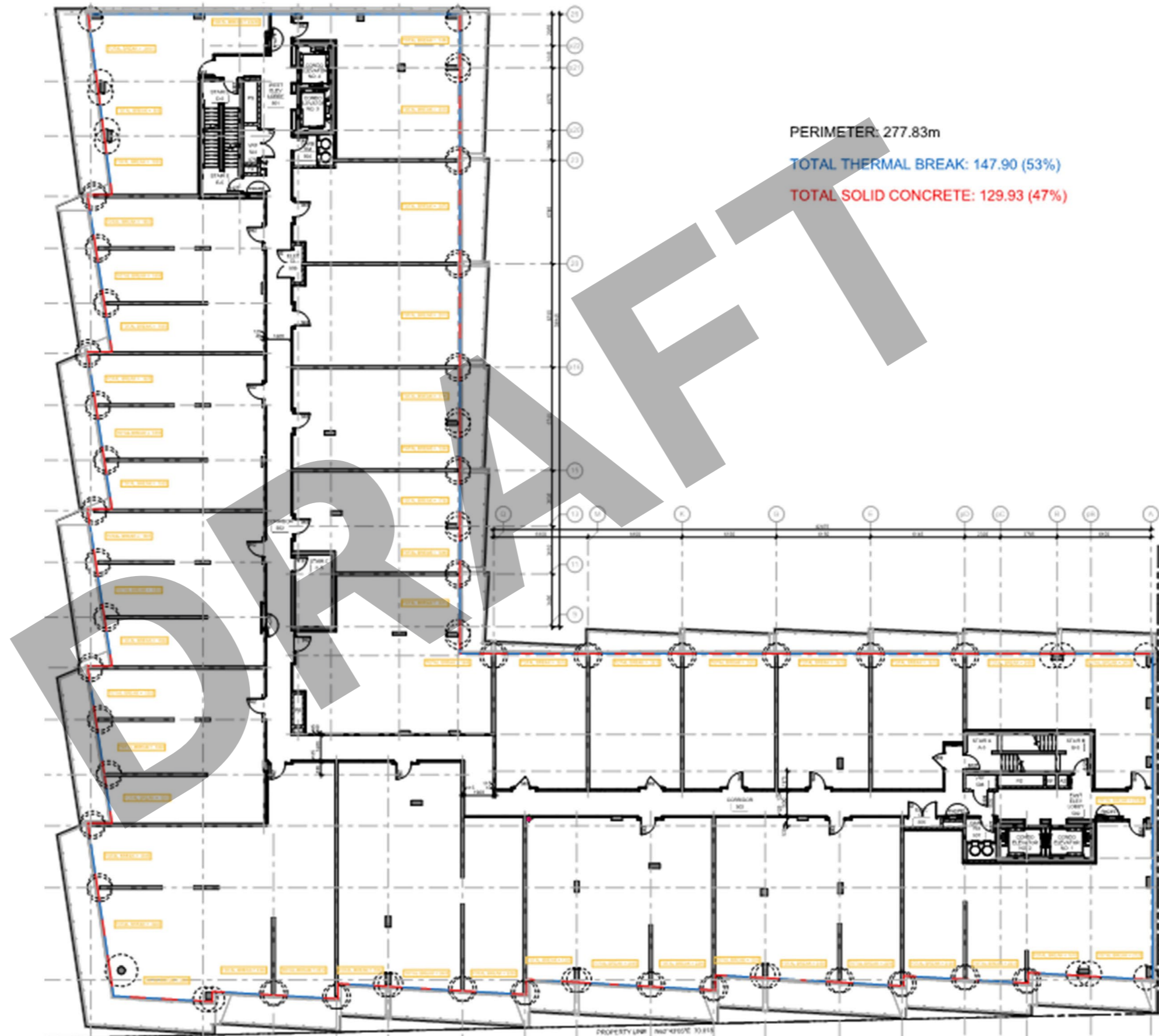
In-Slab Thermal Break - Window wall over Window Wall

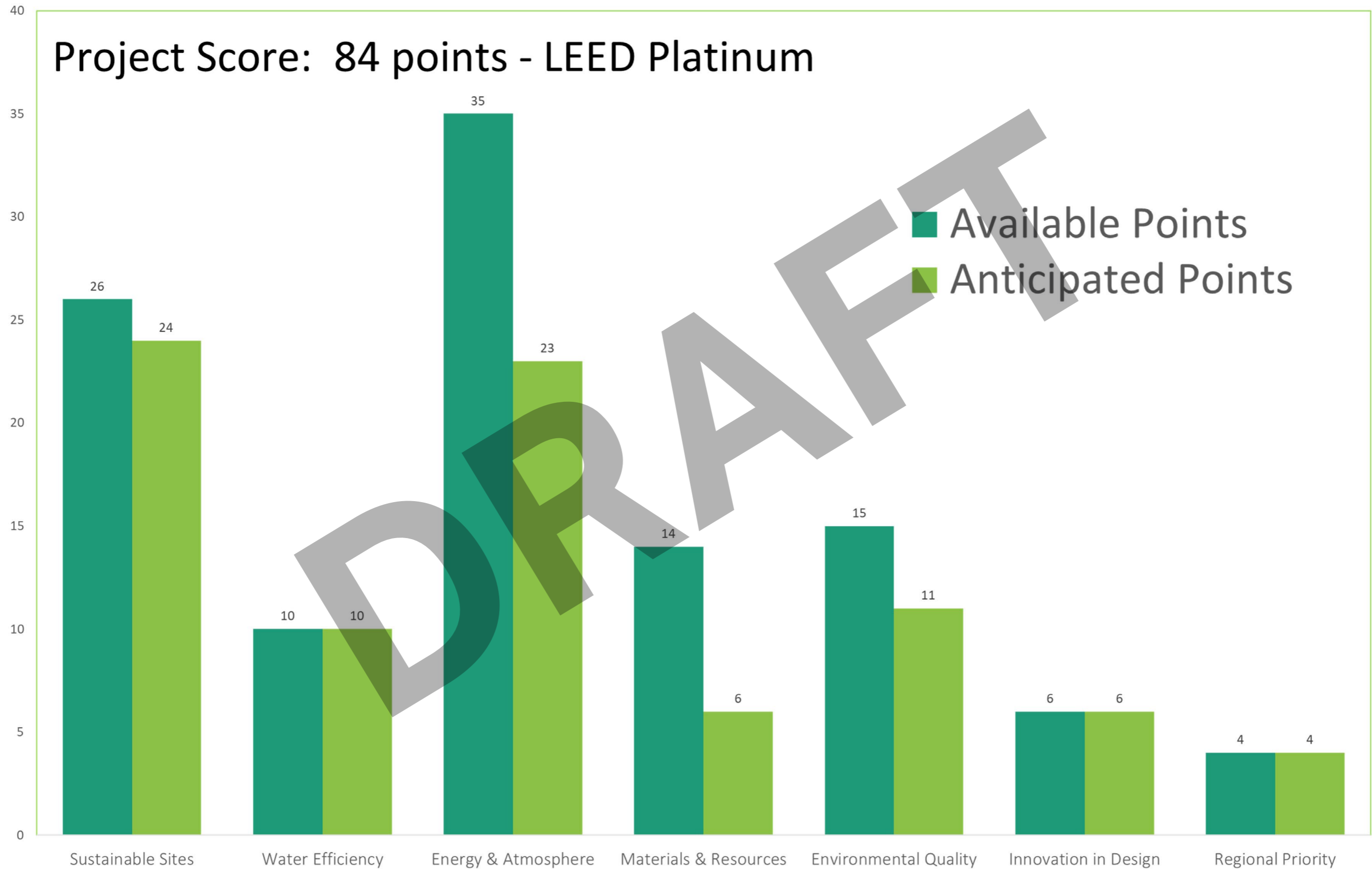
Scale: 1 : 5

2
A7_03

Typical Floor Plan

Thermal Break Diagram





LEED NC 2009 SCORECARD

SUSTAINABLE SITES

-	-	-	SSp1: Construction Activity Pollution Prevention
1			SSc1: Site Selection
5			SSc2: Development Density & Community Connectivity
1			SSc3: Brownfield Redevelopment
6			SSc4.1: Public Transportation Access
1			SSc4.2: Bicycle Storage & Changing Rooms
3			SSc4.3: Low-Emitting Fuel Efficient Vehicles
		2	SSc4.4: Parking Capacity
1			SSc5.1: Protect or Restore Habitat
1			SSc5.2: Maximize Open Space
1			SSc6.1: Stormwater Quantity Control
1			SSc6.2: Stormwater Quality Control
1			SSc7.1: Heat Island Effect, Non-Roof
1			SSc7.2: Heat Island Effect, Roof
1			SSc8: Light Pollution Reduction

WATER EFFICIENCY

-	-	-	WEp1: Water Use Reduction
4			WEc1: Water Efficient Landscaping
2			WEc2: Innovative Wastewater Technologies
4			WEc3: Water Use Reduction

ENERGY & ATMOSPHERE

-	-	-	EAp1: Fundamental Commissioning
-	-	-	EAp2: Minimum Energy Performance
-	-	-	EAp3: Fundamental Refrigerant Management
16	3		EAc1: Optimize Energy Performance
		7	EAc2: On-Site Renewable Energy
2			EAc3: Enhanced Commissioning
		2	EAc4: Enhanced Refrigerant Management
3			EAc5: Measurement & Verification
2			EAc6: Green Power

MATERIALS & RESOURCES

-	-	-	MRp1: Storage & Collection of Recyclables
		3	MRc1.1: Building Reuse – Structural
		1	MRc1.2: Building Reuse – Non-structural
2			MRc2: Construction Waste Management
		2	MRc3: Materials Reuse
2			MRc4: Recycled Content
2			MRc5: Regional Materials
		1	MRc6: Rapidly Renewable Materials
		1	MRc7: Certified Wood

LEED NC 2009 SCORECARD

INDOOR ENVIRONMENTAL QUALITY			
-	-	-	EQp1: Minimum IAQ Performance
-	-	-	EQp2: Environmental Tobacco Smoke Control
		1	EQc1: Outdoor Air Delivery Monitoring
		1	EQc2: Increased Ventilation
1			EQc3.1: IAQ Management Plan
1			EQc3.2: IAQ Testing
1			EQc4.1: Low-Emitting Adhesives & Sealants
1			EQc4.2: Low-Emitting Paints & Coatings
1			EQc4.3: Low-Emitting Flooring
1			EQc4.4: Low-Emitting Composite Wood
1			EQc5: Indoor Chemical & Pollutant Source Control
1			EQc6.1: Lighting Controllability
		1	EQc6.2: Thermal Comfort Controllability
1			EQc7.1 Thermal Comfort Design
1			EQc7.2: Thermal Comfort Verification
		1	EQc8.1: Daylight Simulation
1			EQc8.2: Views

INNOVATION IN DESIGN			
1			IDc1.1: Green Education
1			IDc1.2: Green Cleaning
1			IDc1.3: >45% Water Use Reduction
1			IDc1.4: 100% Underground Parking
1			IDc1.5: 70% Green Power
1			IDc2: LEED Accredited Professional

REGIONAL PRIORITY			
1			RPc1: Durable Building Plan
1			RPc2.1: SSc2 Development Density
1			RPc2.2: SSc7.1 Heat Island Effect
1			RPc2.3: EAc1 Optimize Energy Performance

Y	M	N	
84	4	22	TOTAL PROJECT SCORE



Aquabella

Appendix A

Landscape Drawings

DRAFT

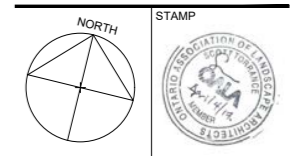
Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.
219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8686 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:
1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC Ltd.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	17-10-26	REISSUED FOR COT SPA
11	17-12-19	REISSUED FOR WT SPA
12	18-01-05	ISSUED FOR SPA RESUBMISSION



TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290

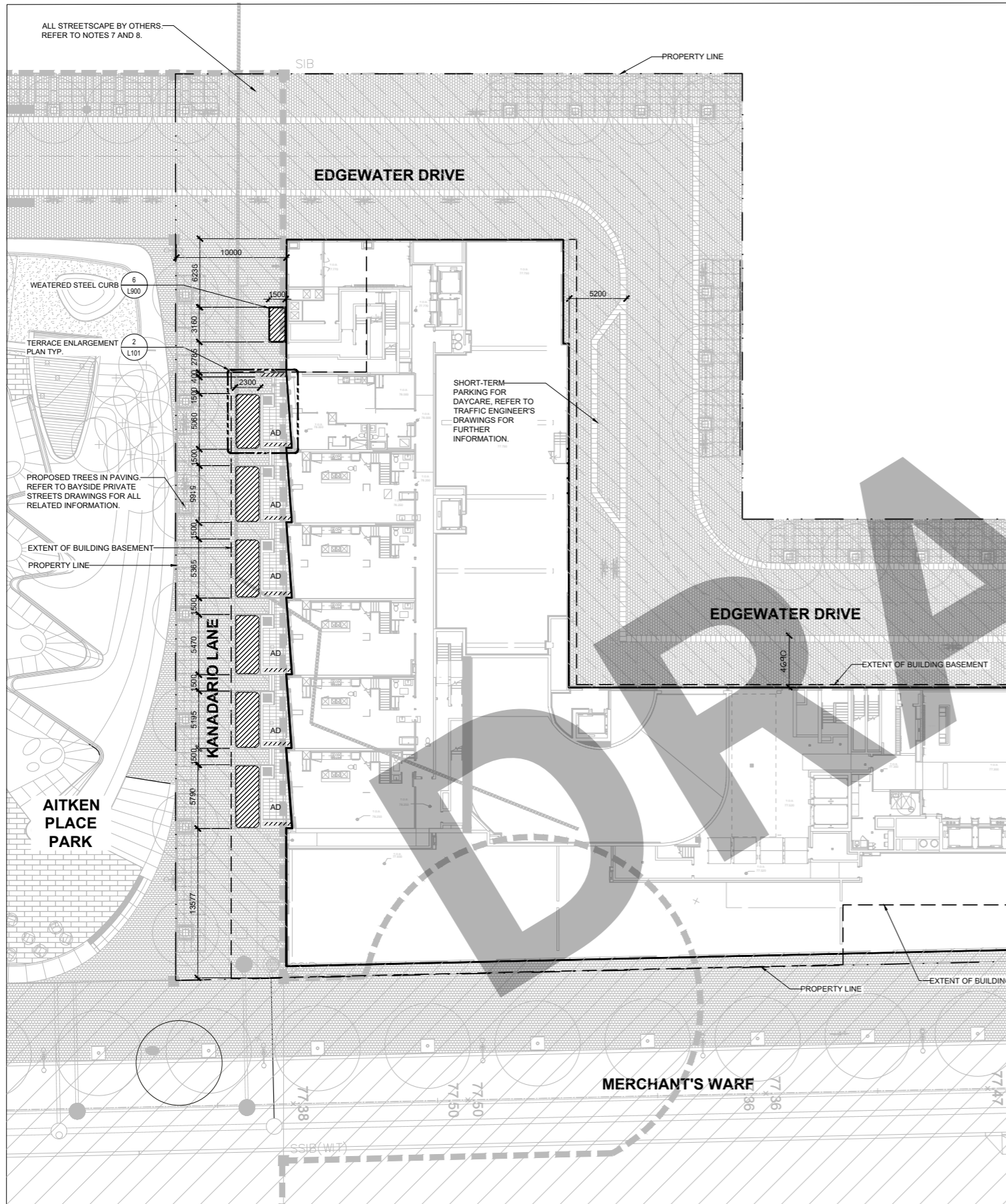


PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

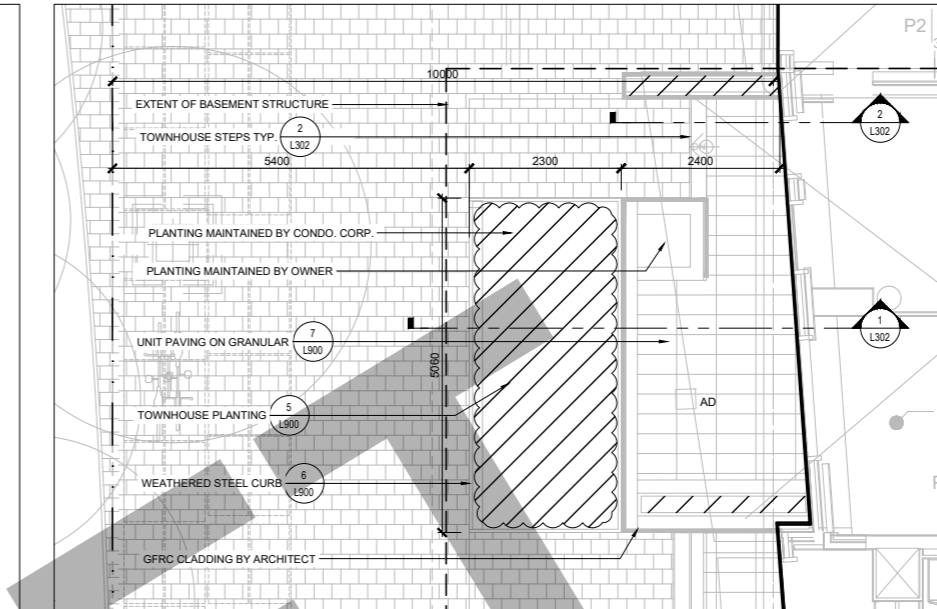
STAMP
LAYOUT PLAN

DATE	SCALE
2016-03-23	AS NOTED
DRAWN BY SK	CHECKED BY LC
PROJECT NO. 16-758	DRAWING NO.

L 101



1 GROUND FLOOR PLAN
L101 1:200



2 GROUND FLOOR TERRACE ENLARGEMENT PLAN, TYP.
L101 1:50

- LEGEND**
- EDGEWATER DRIVE AND KANADARIO LANE, PRIVATE STREETS: DESIGNED BY WT AND BUILT BY AQUABELLA BAYSIDE TORONTO INC.
 - MERCHANTS WHARF: DESIGNED AND BUILT BY WT.

- NOTES:**
1. ALL LIGHT FIXTURES TO BE FULL CUTOFF LIGHTING. NO UP-LIGHTING FROM EXTERIOR LIGHT FIXTURES.
 2. ALL EXTERIOR LIGHTING TO BE TRUE COLOUR RENDITION LIGHTING.
 3. 100% OF AT GRADE PAVED AREA TO BE EITHER SHADED BY BUILDING CANOPY OR USE HIGH ALBEDO MATERIALS WITH >29 SRI.
 4. 2-YEAR WATERING PROGRAM TO BE IMPLEMENTED.
 5. REFER TO CIVIL DRAWINGS FOR DETAILED PROPOSED GRADING AND COMPOSITE UTILITY PLAN.
 6. REFER TO L103.3 FOR PLANTING SCHEDULE
 7. REFER TO EAST BAYSIDE PRIVATE DRIVE AND PRIVATE STREETS BY WATERFRONT TORONTO FOR STREETSCAPE DESIGN, INCLUDING KANADARIO LANE AND EDGEWATER DRIVE.
 8. REFER TO EAST BAYSIDE PUBLIC STREETS FOR MERCHANT'S WHARF STREETSCAPE DESIGN AND CONSTRUCTION DOCUMENTS.

Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.

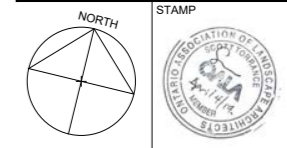
219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8866 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:
1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC Ltd.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION



TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290



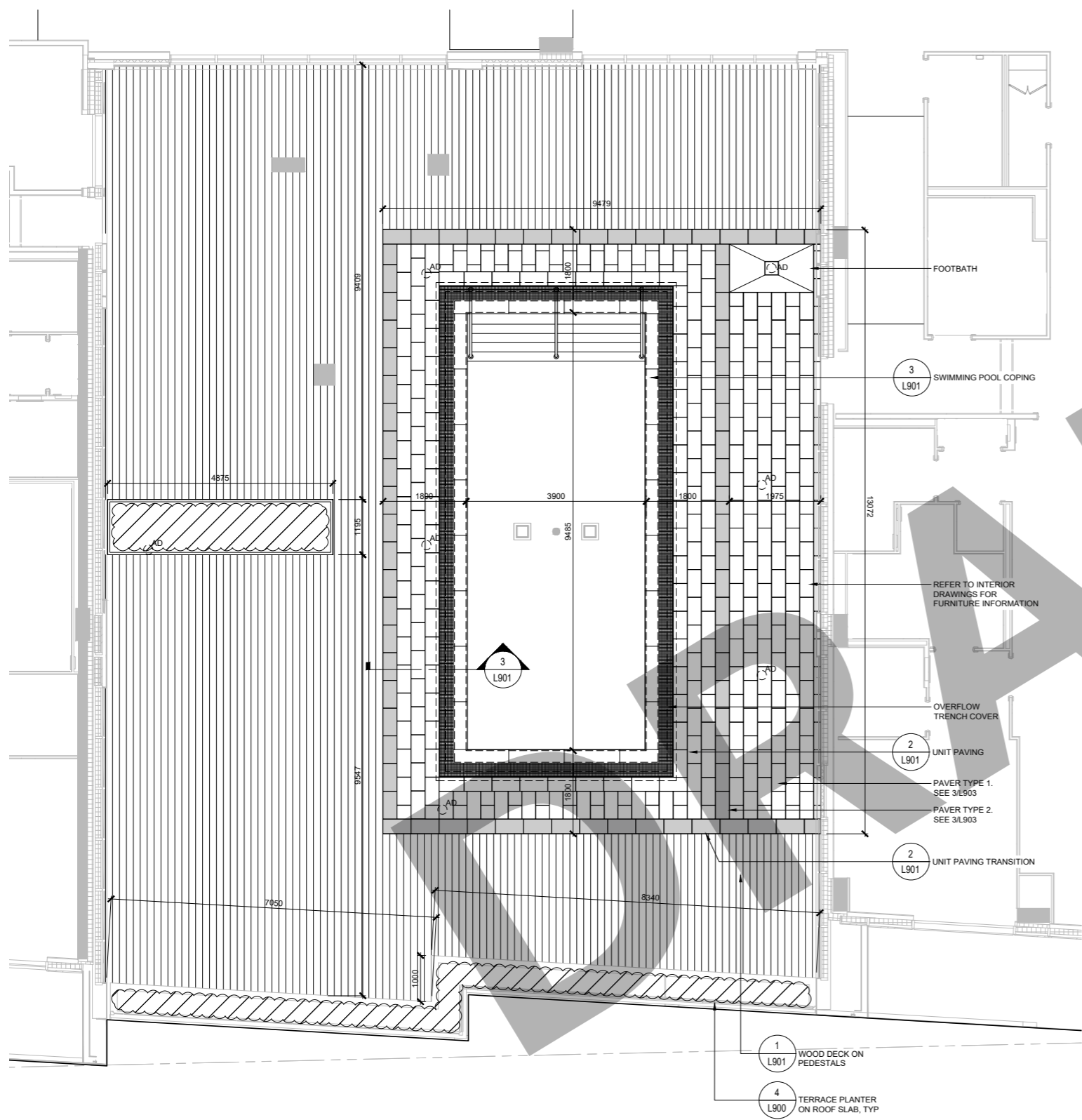
PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

LEVEL 7 AMENITY LAYOUT PLAN

DATE	SCALE
2016-03-23	AS NOTED
DRAWN BY	CHECKED BY
SK	LC

PROJECT NO.
16-758

DRAWING NO.
L 102



NOTE:
REFER TO PAVER NOTES IN DETAIL 3/L903 FOR PAVER SPECIFICATIONS

1 LEVEL 7 AMENITY
L102 1:50

NOTE:

1. REFER TO L103 FOR PLANTING PLAN.
2. FOR ALL POOL RELATED ELECTRICAL, WATER SYSTEM, AND CONSTRUCTION DETAILS REFER TO DRAWINGS PROVIDED PPL GROUP.

PPL AQUATIC, FITNESS AND SPA GROUP INC.
135 MATHESON BLVD E
MISSISSAUGA ON L4Z 1R2
PHONE - (905) 501-7210 EXT 741
FAX - (905) 501-7211

FILE NAME: F:\01-Clients\Projects\2016\16-758\Package\L102.dwg
PLOT DATE: Jan 08, 2018 - 4:55pm

Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.

219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8866 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:
1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC LTD.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION

Hines TRIDEL

TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290

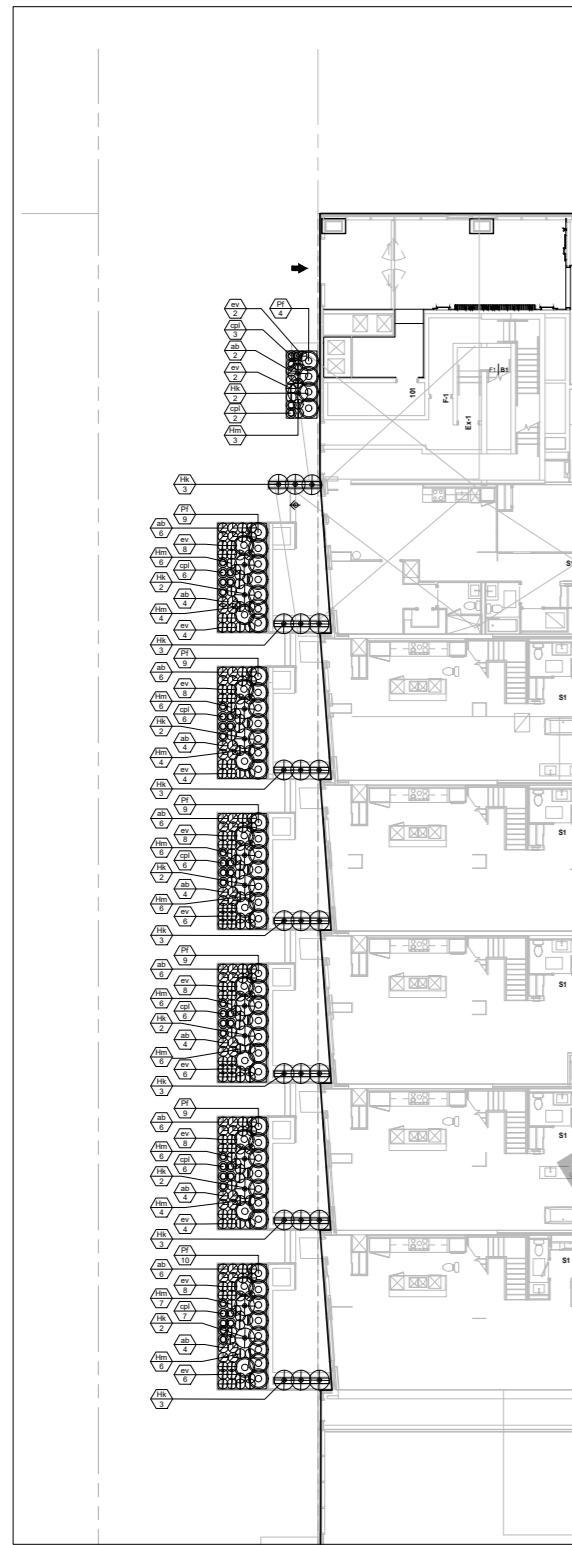
STAMP
ASSOCIATION OF LANDSCAPE ARCHITECTS

PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

PLANTING PLAN - LEVELS 1, 7, 8

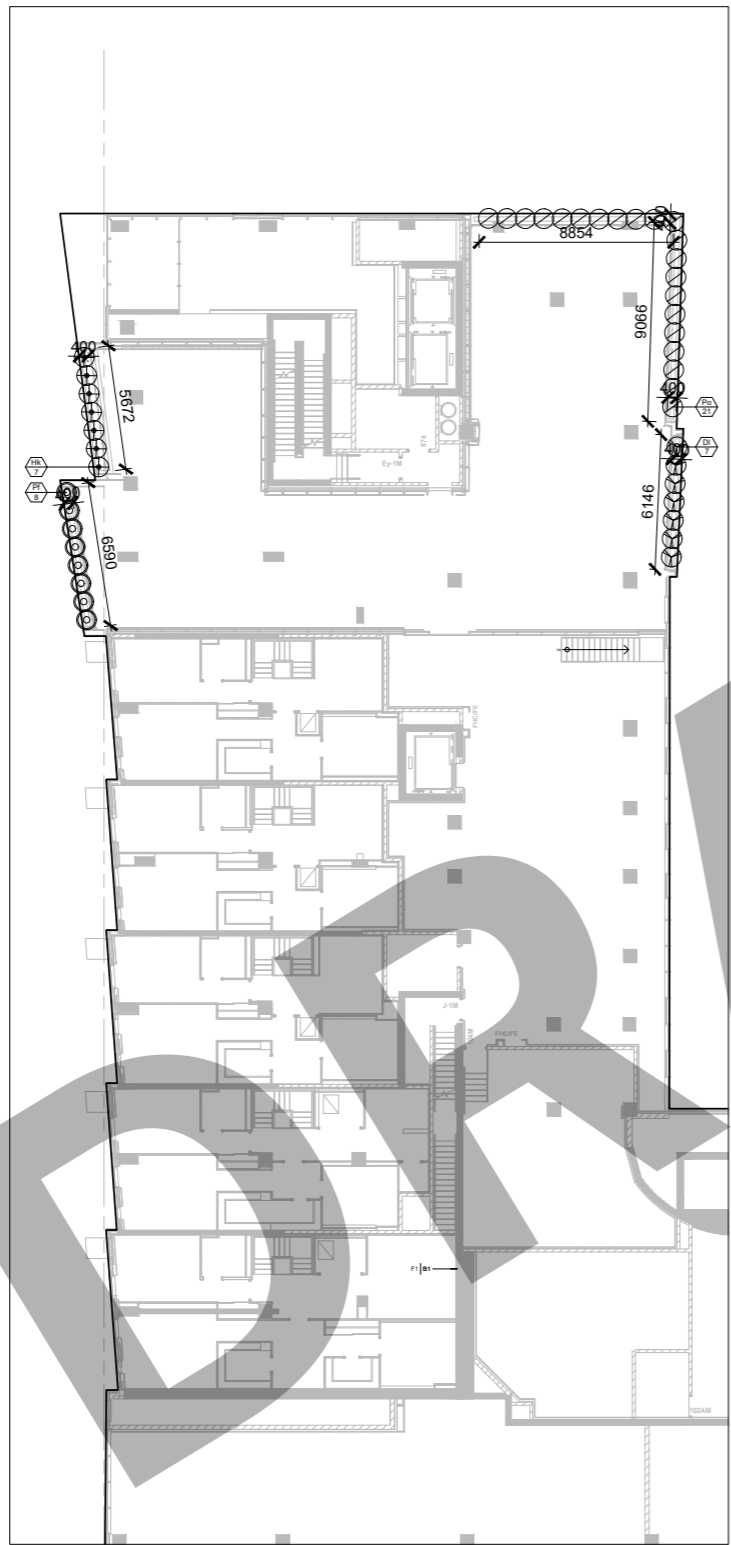
DATE	SCALE
2016-03-23	AS NOTED
DRAWN BY	CHECKED BY
SK	LC
PROJECT NO. 16-758	
DRAWING NO.	

L 103.0

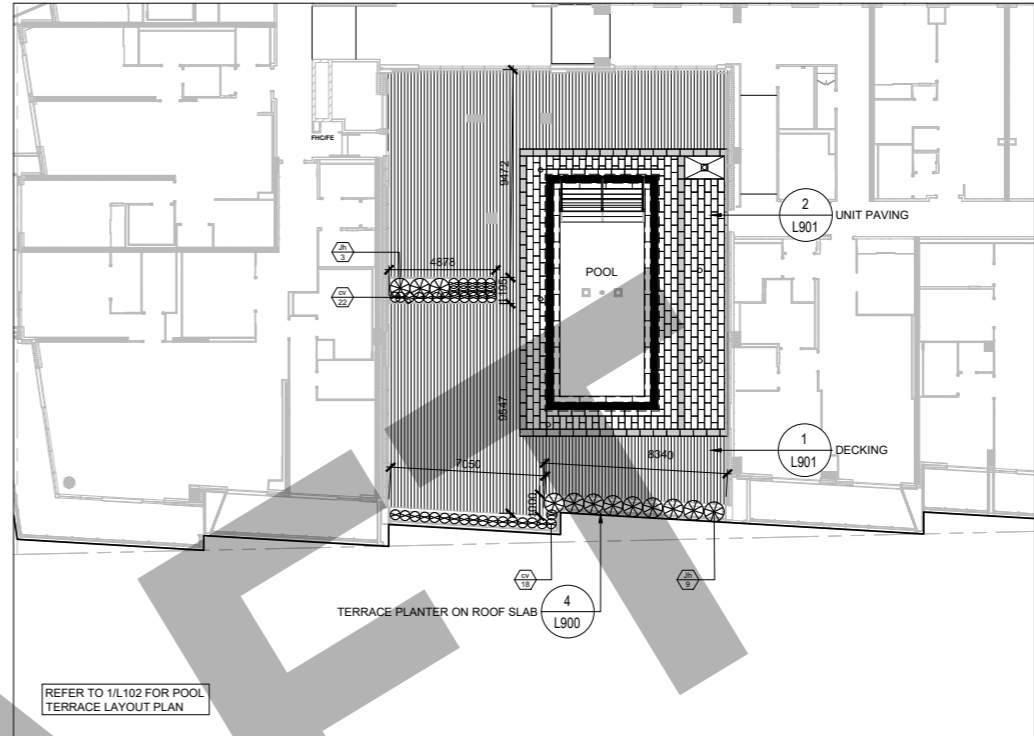


1 LEVEL 1 KANADARIO
L103.0 1:150

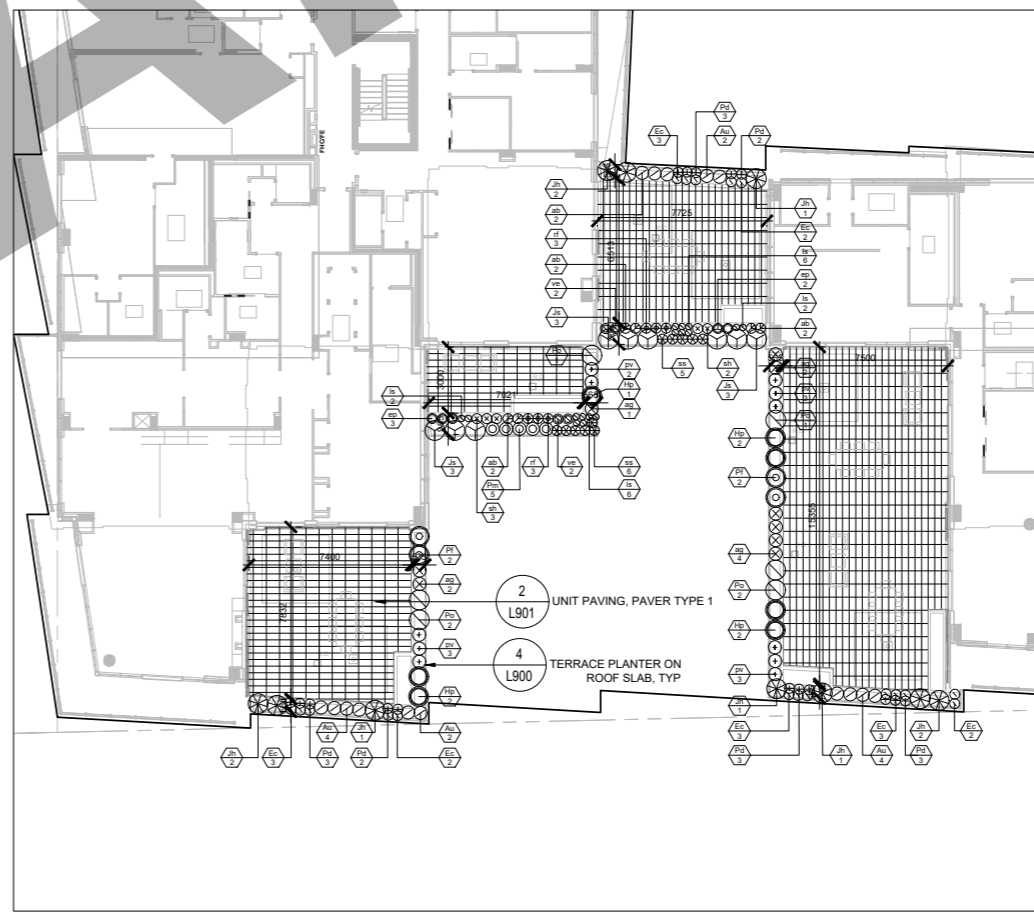
NOTES:
1. REFER TO DRAWING L103.3 FOR PLANTING SCHEDULE.



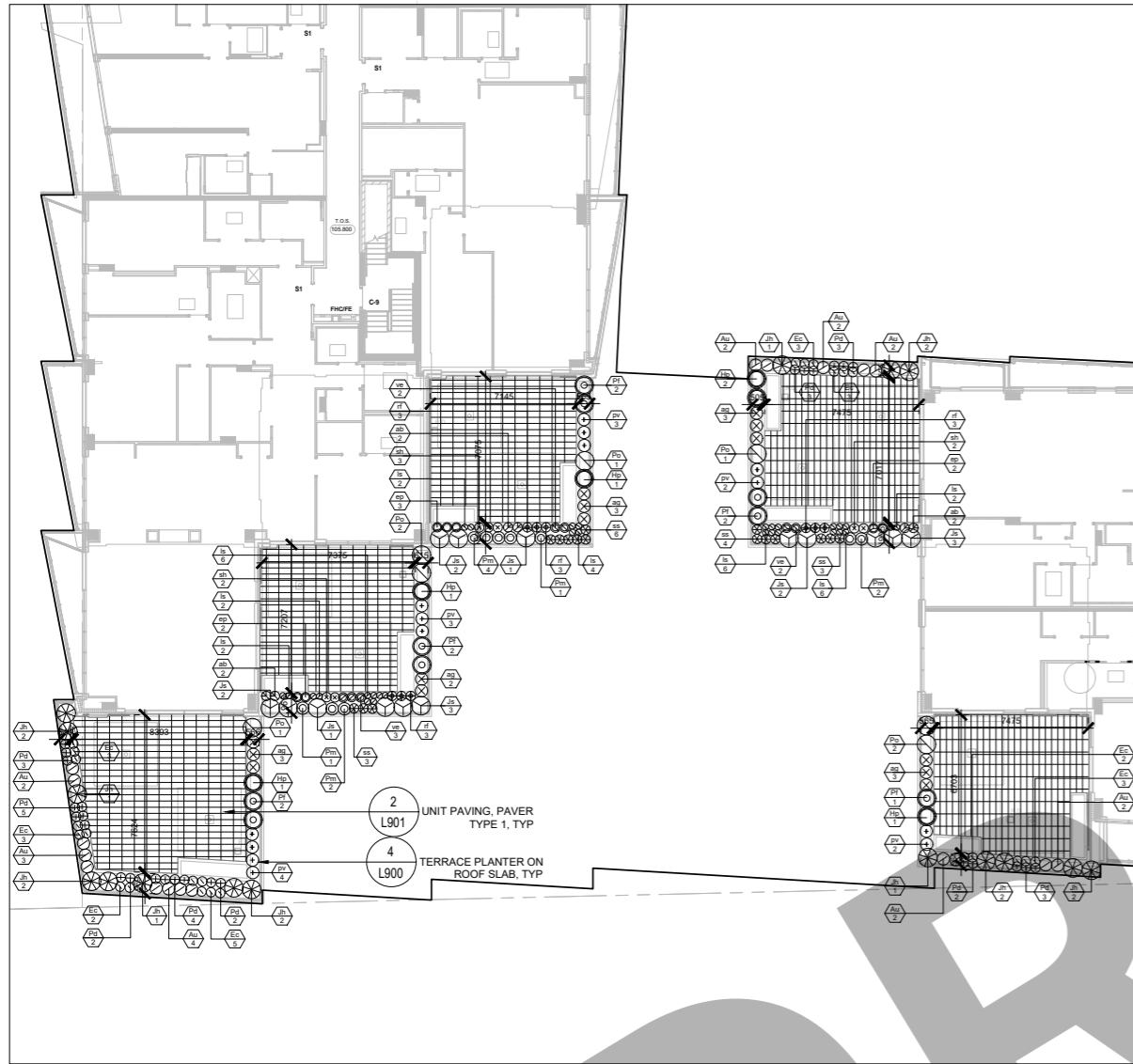
2 LEVEL 1 MEZZANINE
L103.0 1:150



3 LEVEL 7 AMENITY
L103.0 1:150



4 LEVEL 8 TERRACE
L103.0 1:150



1 LEVEL 9 TERRACE
L103.1 1:150

2 LEVEL 10 TERRACE
L103.1 1:150

DRP

Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.

219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8866 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

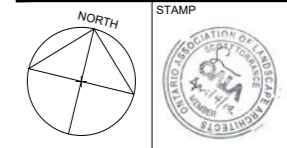
NOTES:

1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC LTD.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION



TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290



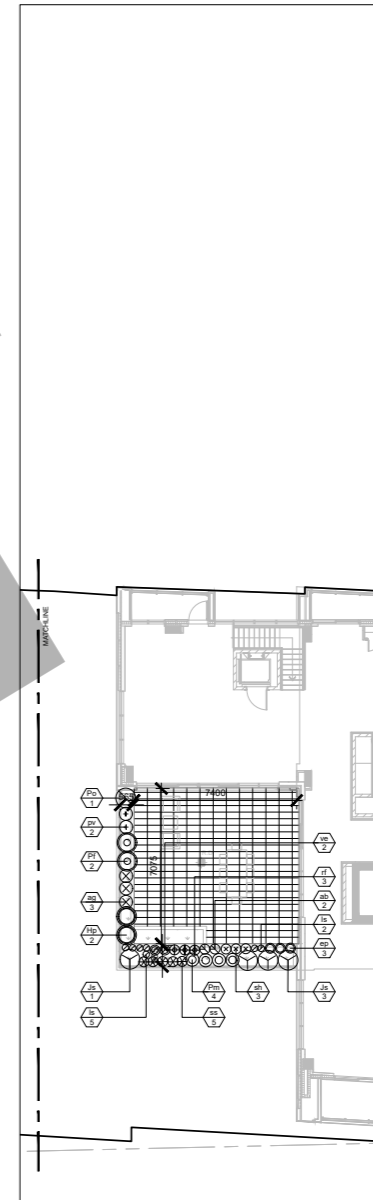
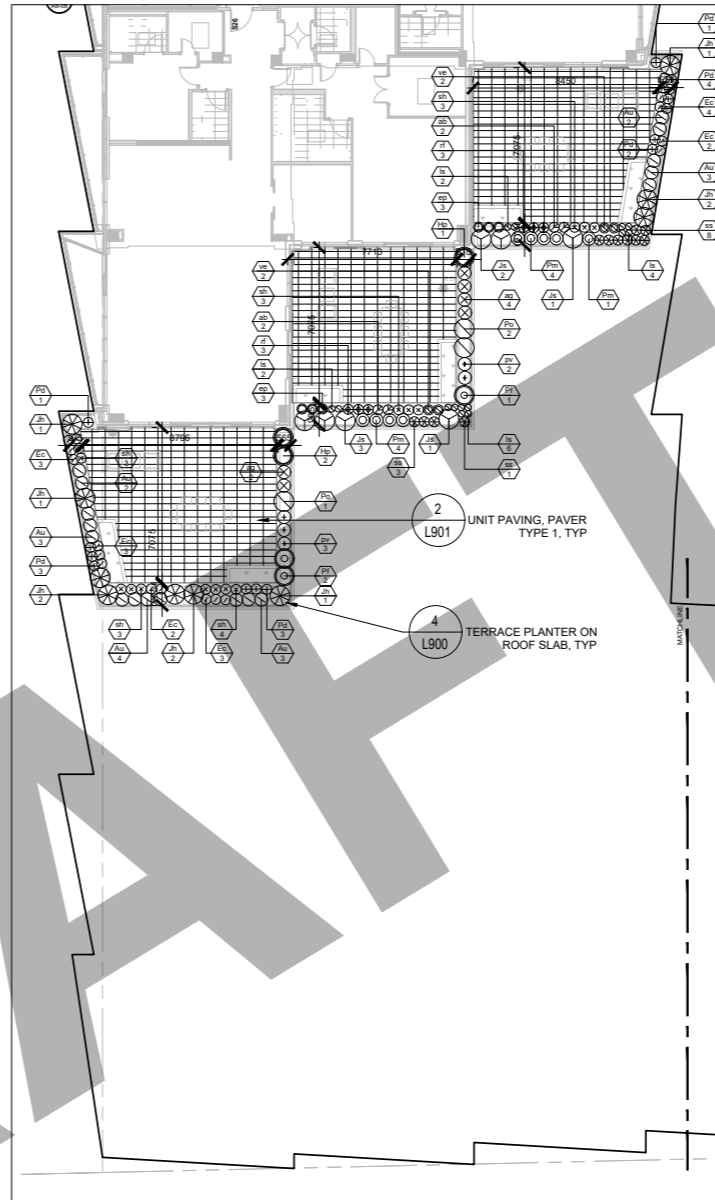
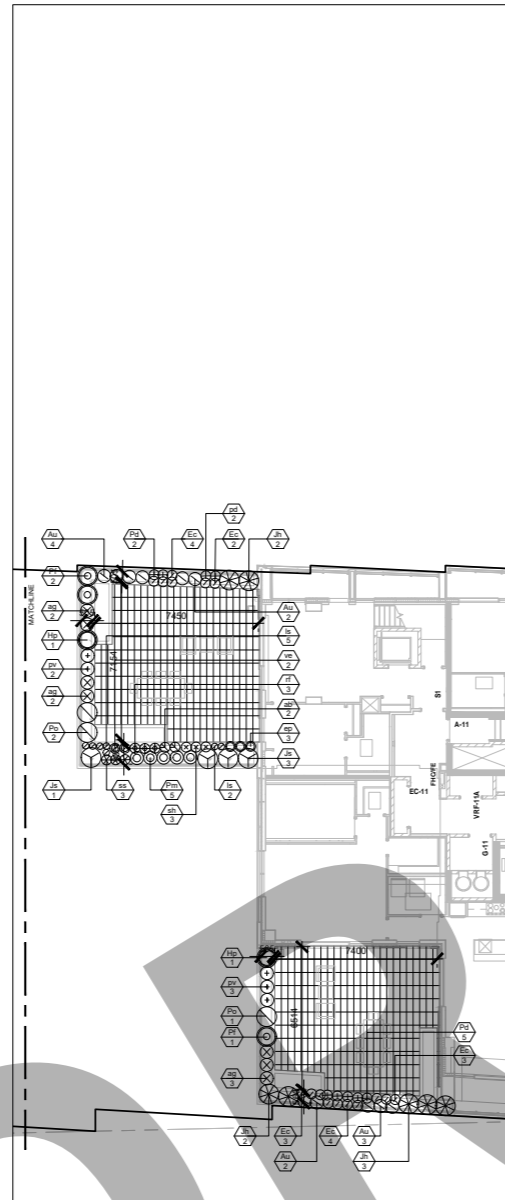
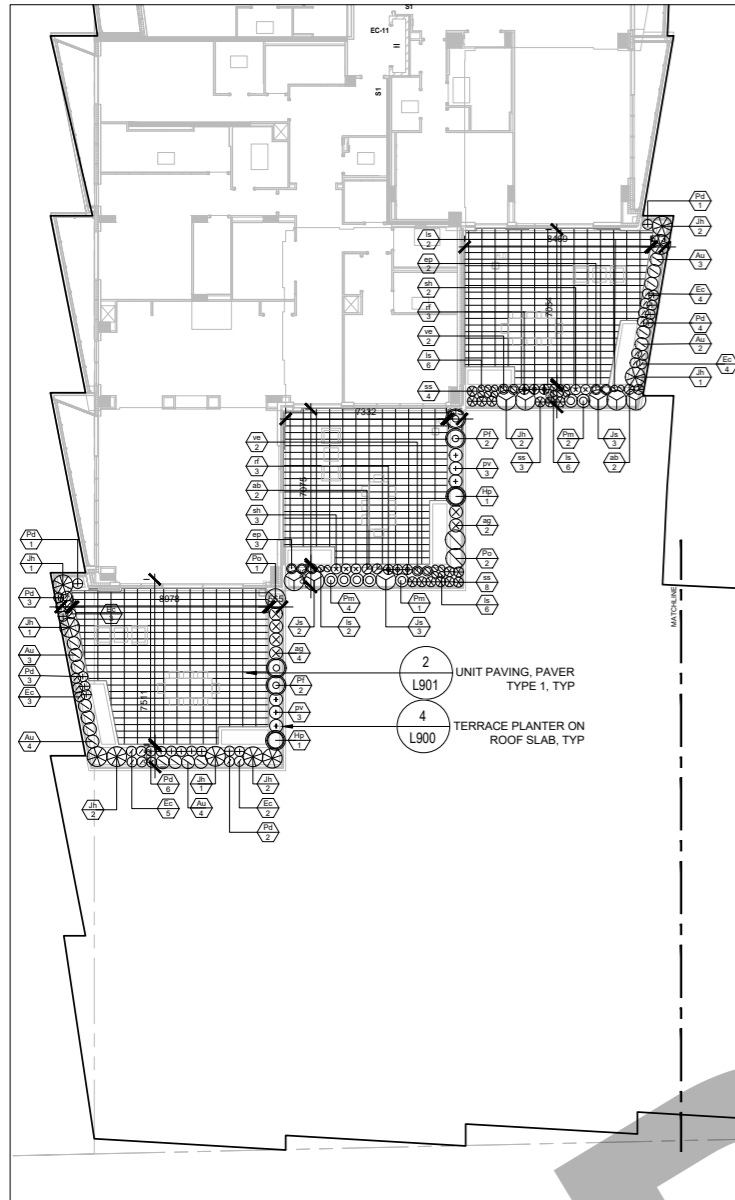
PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

PLANTING PLAN - LEVELS 9,10

DATE	SCALE
2016-03-23	AS NOTED
DRAWN BY	CHECKED BY
SK	LC
PROJECT NO.	
16-758	
DRAWING NO.	

L 103.1

NOTES:
1. REFER TO DRAWING L103.3 FOR PLANTING SCHEDULE.



1 LEVEL 9 TERRACE
L103.2 1:150

2 LEVEL 12 TERRACE
L103.2 1:150

NOTES:
1. REFER TO DRAWING L103.3 FOR PLANTING SCHEDULE.

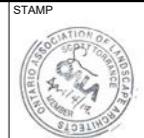
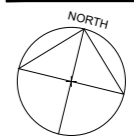
Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.
219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8886 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:**
1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC Ltd.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION



TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290

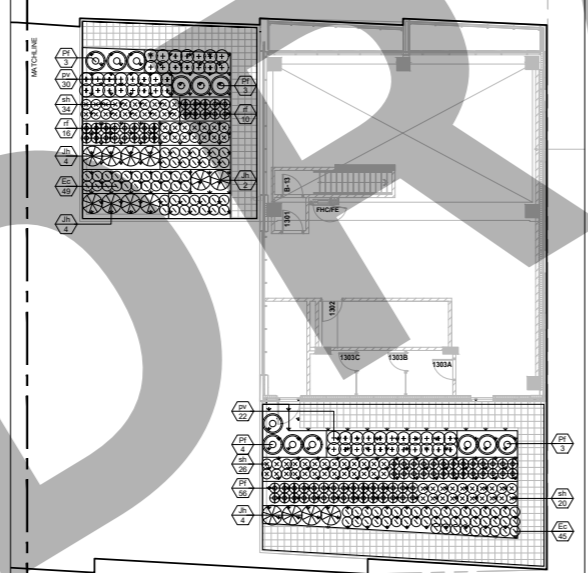
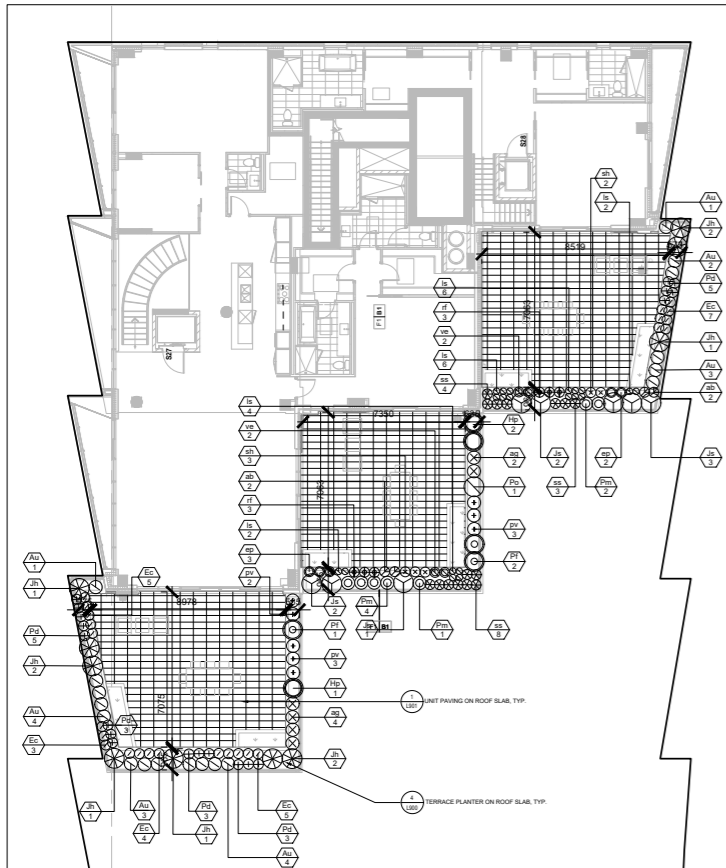


PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

PLANTING PLAN - LEVELS 11, 12

DATE	SCALE
2016-03-23	AS NOTED
DRAWN BY SK	CHECKED BY LC
PROJECT NO. 16-758	
DRAWING NO.	

L 103.2



Key	Botanical Name	Common Name	Native	Drought Tolerant	Notes	Seasonal Character				CSA Approved	Quantity	Size	Spacing
						SP	S	F	W				
TERRACES													
Shrubs													
Pd	<i>Penstemon digitalis</i>	Beardtongue	Y	Y	herbaceous perennial, white blooms from april to june, attracts birds and butterflies	x	x			n/a	120	1 gal.	450mm OC
Hp	<i>Hypericum prolificum</i>	Shrubby St. John's Wort	Y	Y	yellow blooms june to august		x			n/a	31	50cm 3 gal.	900mm OC
Po	<i>Physocarpus opulifolius 'Nanus'</i>	Ninebark	Y	Y	white blooms, may to june, red fall color	x	x			n/a	31	50cm 3 gal.	900mm OC
Pf	<i>Potentilla fruticosa 'Primrose Beauty'</i>	Primerose Beauty Cinquefoil	Y	Y	white, blooms june to september, attracts butterflies		x			n/a	35	40cm 3 gal.	900mm OC
Au	<i>Arctostaphylos uva-ursi 'Vancouver Jade'</i>	Bearberry	Y	Y	Full sun, partial shade, very dainty pinkish flowers in spring and bright red berries in summer through fall	x	x	x		n/a	104	10cm pot	600mm OC
Ec	<i>Erica carnea 'Springwood Pink'</i>	Springwood Pink Heath	N	Y	broadleaf evergreen, pink blooms, january to march,	x	x	x	x	n/a	134	1 gal.	450mm OC
Jh	<i>Juniperus horizontalis</i>	Prince of Whales Juniper	Y	Y	Winter interest, ground cover	x	x	x	x	n/a	83	40cm 3 gal.	900mm OC
Js	<i>Juniperus sibirica 'Skandia'</i>	Savin Juniper	N	Y	Non flowering, pollen cones and fleshy berry-like seed cones, retains colour in winter	x	x	x	x	n/a	66	50cm, 3 gal	900mm OC
Pm	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	N	Y	Needled evergreen, non flowering, bushy, multi-stemmed shrub, bright green	x	x	x	x	n/a	58	40cm 3 gal.	600mm OC
Grasses and Perennials													
ab	<i>Amsonia 'Blue Ice'</i>	Blue Star	Y	Y	yellow in fall, blooms in late spring and early summer, blue	x	x	x		n/a	35	1 gal	450mm OC
ag	<i>Andropogon gerardii</i>	Big Bluestem	Y	Y	blue green, blooming august to september		x			n/a	63	1 gal	600mm OC
cv	<i>Coreopsis verticillata 'Zagreb'</i>	Threadleaf coreopsis	Y	Y	Yellow blooms may to june, showy, herbaceous perennial, heat tolerant,		x			n/a	40	1 gal	450mm OC
ep	<i>Echinacea purpurea 'Magnus'</i>	Purple coneflower	Y	Y	Attracts butterflies, blooms june to august, rosy purple.		x	x		n/a	42	1 gal	450mm OC
ls	<i>Liatris spicata 'Kobold'</i>	Blazing Star	Y	Y	Herbaceous perennial, blooms july to august, deep purple, attracts hummingbirds and butterflies		x			n/a	148	1 gal	300mm OC
pv	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	Y	Y	august to winter, green		x	x	x	n/a	62	1 gal	600mm OC
rf	<i>Rudbeckia fulgida 'goldsturm'</i>	Goldsturm Coneflower	Y	Y	gold, orange flower, mid summer to early fall, green foliage, attracts butterflies and hummingbirds		x	x		n/a	47	1 gal	450mm OC
ss	<i>Schizachyrium scoparium</i>	Little Bluestem	Y	Y	fine foliage, upright flowers, grey-green turning to red and purple, showy in winter, interest from august to winter		x	x		n/a	94	1 gal	450mm OC
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	Y	Y	showy, fragrant, attracts birds		x	x	x	n/a	52	1 gal	450mm OC
ve	<i>Veronica 'Eveline'</i>	Speedwell	N	Y	Blooms may to july, pink - purple, showy		x	x		n/a	31	1 gal	450mm OC
TOWNHOUSES													
Shrubs													
Pf	<i>Potentilla fruticosa 'Primrose Beauty'</i>	Primerose Beauty Cinquefoil	Y	Y	white, blooms june to september, attracts butterflies		x	x	x	Yes	59	40cm 3 gal.	900mm OC
Hk	<i>Hypericum kalmianum</i>	Kalm's St. John's wort	Y	Y	yellow flowers, attracts pollinators		x	x	x	Yes	35	50cm 3 gal.	900mm OC
Grasses and Perennials													
ab	<i>Amsonia 'Blue Ice'</i>	Blue Star	Y	Y	yellow in fall, blooms in late spring and early summer, blue		x	x	x	n/a	62	1 gal	450mm OC
cpi	<i>Ceratostigma plumbaginoides</i>	Blue-flowered leadwort	N	Y	Blue flowers from July to September		x	x		n/a	42	1 gal	450mm OC
ev	<i>Epimedium x versicolor</i>	Barrenwort	N	Y	Creamy yellow blooms in spring		x	x		n/a	82	1 gal	450mm OC
Hm	<i>Hakonechloa macra 'Aureola'</i>	Japanese Forest Grass	N	Y	Golden-stripped, mid-summer yellow flowers		x			n/a	70	1 gal	450mm OC
DAYCARE PLANTERS													
Shrubs													
Pf	<i>Potentilla fruticosa 'Primrose Beauty'</i>	Primerose Beauty Cinquefoil	Y	Y	white, blooms june to september, attracts butterflies		x	x	x	Yes	8	40cm 3 gal.	900mm OC
Hk	<i>Hypericum kalmianum</i>	Kalm's St. John's wort	Y	Y	yellow flowers, attracts pollinators		x	x	x	Yes	7	50cm 3 gal.	900mm OC
Po	<i>Physocarpus opulifolius 'Nanus'</i>	Ninebark	Y	Y	White blooms June to July, attracts birds and bees		x	x	x	Yes	21	50cm 3 gal.	900mm OC
Di	<i>Diervilla lonicera</i>	Bush Honeysuckle	Y	Y	yellow, fragrant flowers		x	x	x	Yes	7	1 gal	900mm OC
GREENROOFS (LEVELS 13-16)													
Shrubs													
Pf	<i>Potentilla fruticosa 'Primrose Beauty'</i>	Primerose Beauty Cinquefoil	Y	Y	white, blooms june to september, attracts butterflies		x	x	x	n/a	76	40cm 3 gal.	900mm OC
Jh	<i>Juniperus horizontalis 'Prince of Whales'</i>	Prince of Whales Juniper	Y	Y	Winter interest, ground cover		x	x	x	n/a	96	40cm 3 gal.	900mm OC
Ec	<i>Erica carnea 'Springwood Pink'</i>	Springwood Pink Heath	N	Y	broadleaf evergreen, pink blooms, january to march,		x	x	x	n/a	589	1 gal.	450mm OC
Grasses and Perennials													
pv	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	Y	Y	august to winter, green		x	x	x	n/a	356	1 gal	600mm OC
rf	<i>Rudbeckia fulgida 'goldsturm'</i>	Goldsturm Coneflower	Y	Y	gold, orange flower, mid summer to early fall, green foliage, attracts butterflies and hummingbirds		x	x		n/a	384	1 gal	450mm OC
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	Y	Y	showy, fragrant, attracts birds		x	x	x	n/a	388	1 gal	450mm OC

PLANTING SCHEDULE

1 LEVEL 13 TERRACES AND GREEN ROOFS
L103.3 1:150

- NOTES:**
- GREEN ROOFS TO BE INTENSIVE. REFER TO 2,3/L900 FOR DETAILS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR GREEN ROOF ASSEMBLY.



219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8866 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:**
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC LTD.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 - BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 - CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION

Hines TRIDEL

TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290

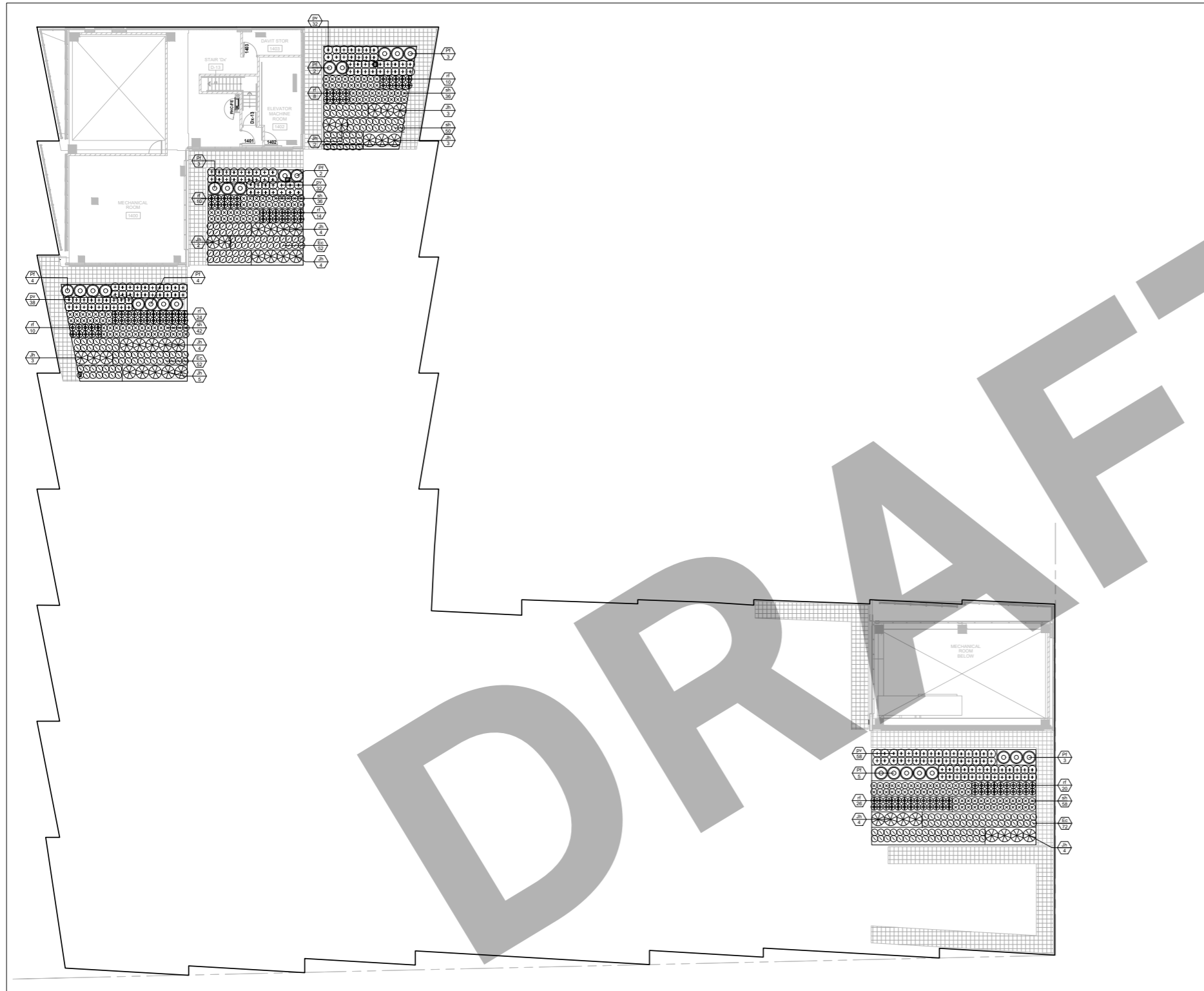
STAMP
ASSOCIATION OF LANDSCAPE ARCHITECTS

PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

PLANTING PLAN - LEVEL 13

DATE	SCALE
2016-03-23	AS NOTED
DRAWN BY SK	CHECKED BY -- LC
PROJECT NO. 16-758	
DRAWING NO.	

L 103.3



1 LEVEL 14 GREEN ROOFS
L103.4 1:150

NOTES:

1. GREEN ROOFS TO BE INTENSIVE. REFER TO 2,3/L900 FOR DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR GREEN ROOF ASSEMBLY.

Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.

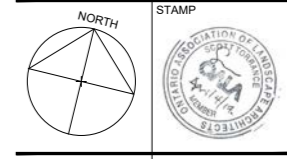
219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8866 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:
1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC Ltd.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION

Hines TRIDEL

TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290



PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

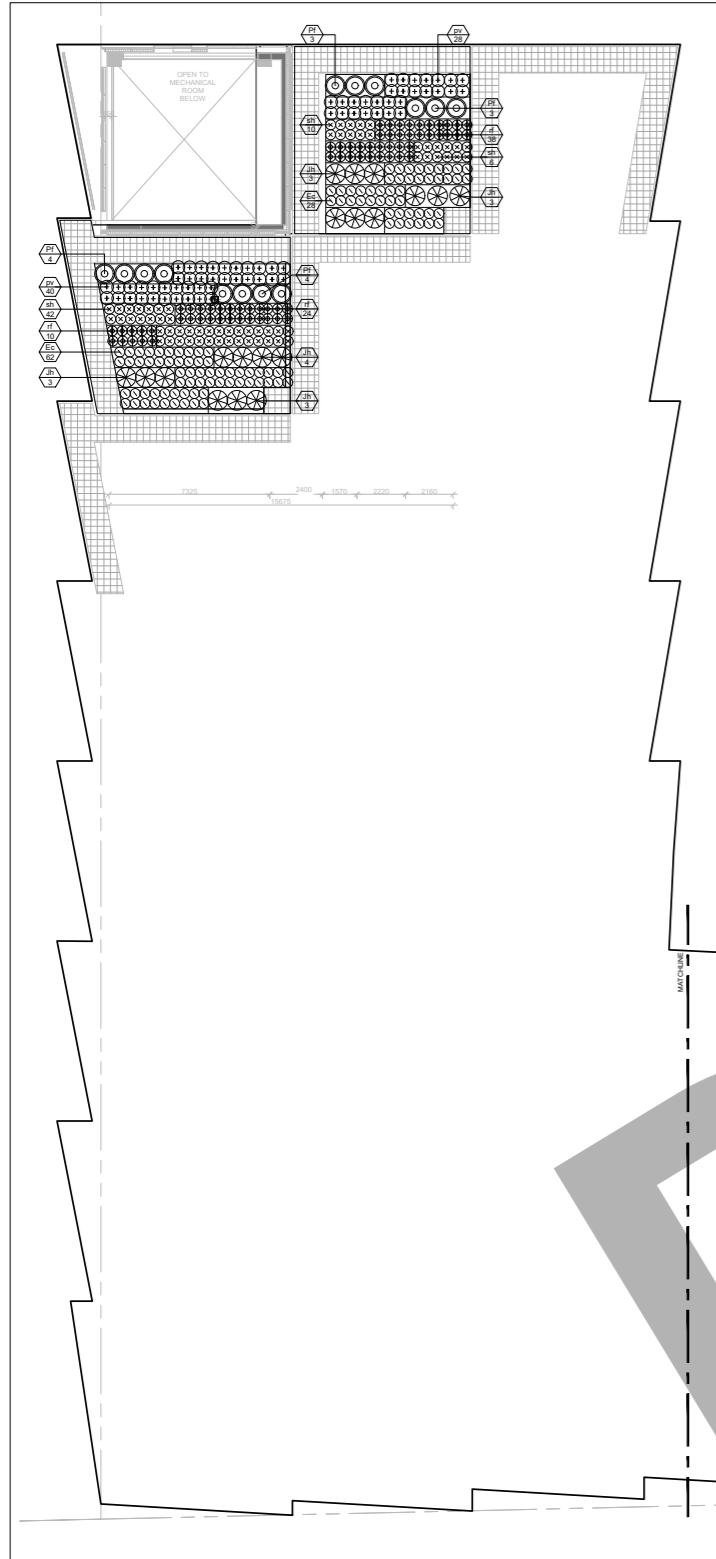
STAMP

PLANTING PLAN - LEVEL 14

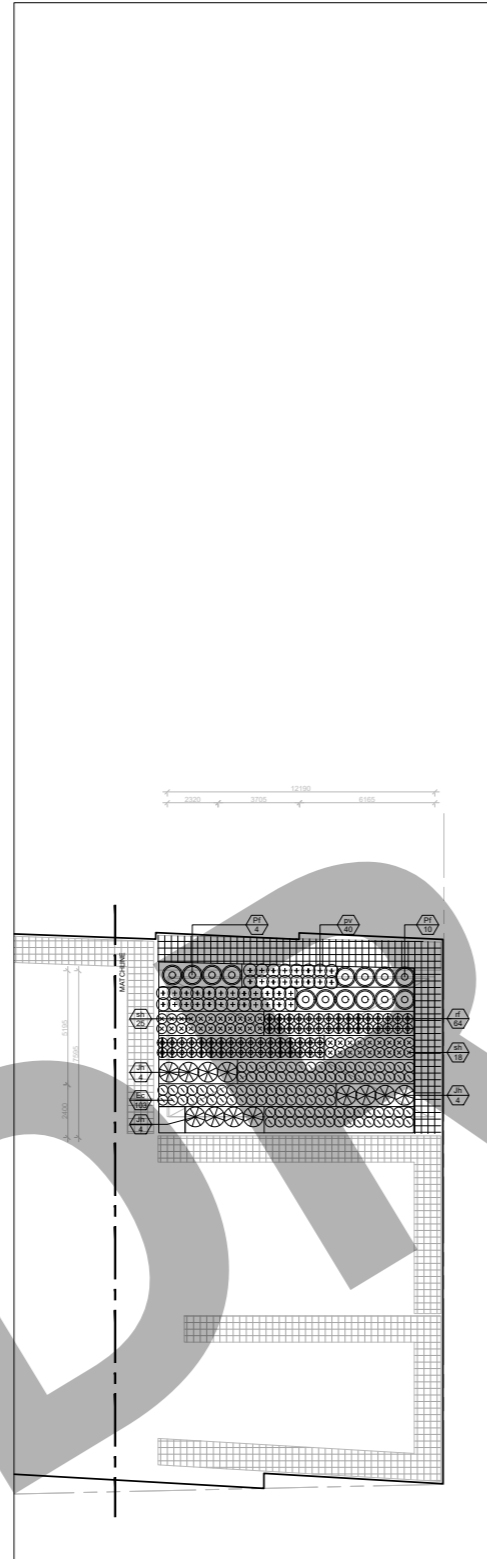
DATE	SCALE
2016-03-23	AS NOTED
DRAWN BY	CHECKED BY
SK	-- LC

PROJECT NO.
16-758

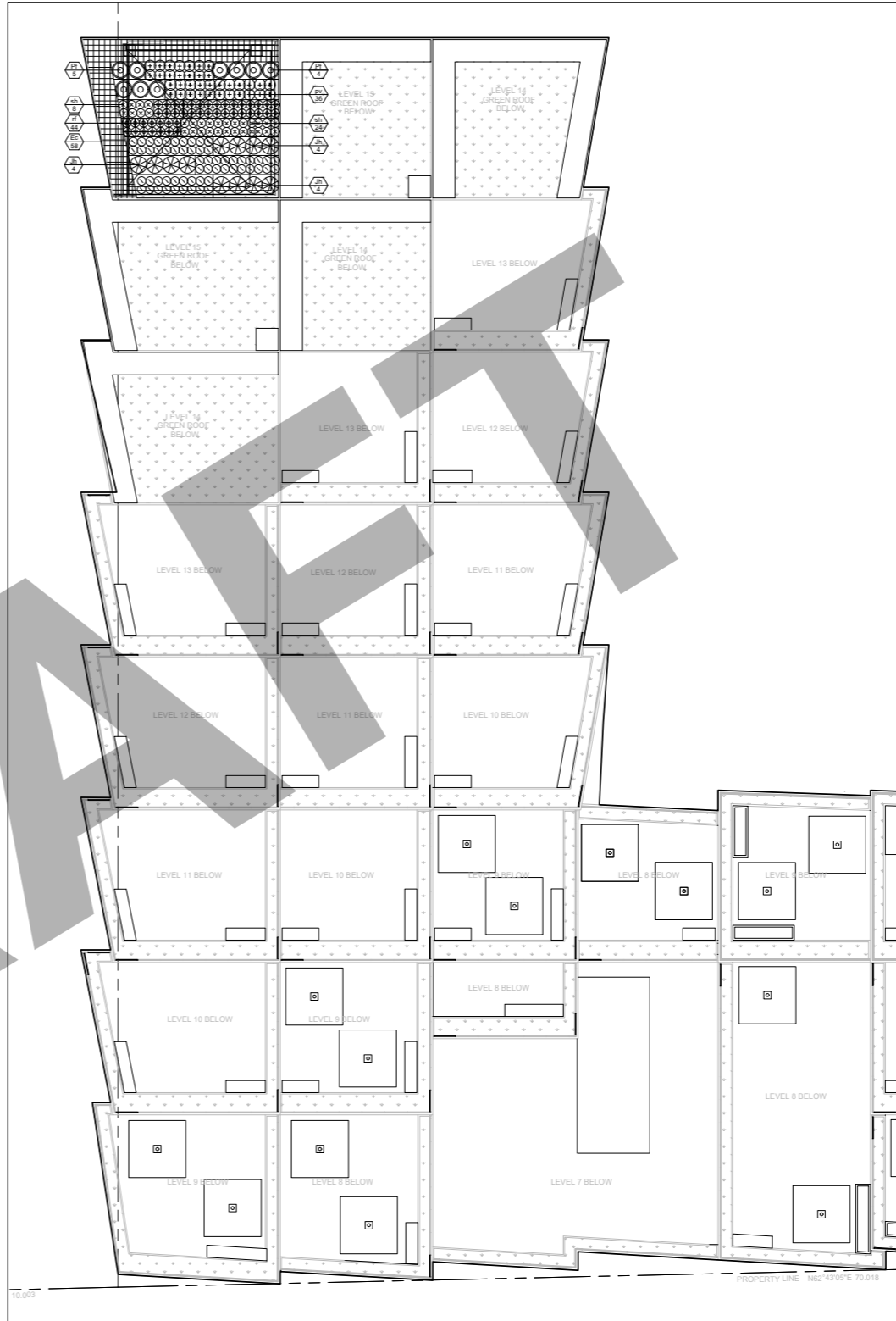
DRAWING NO.
L 103.4



1 LEVEL 15 GREEN ROOFS
L103.5 1:150



2 LEVEL 16 GREEN ROOFS
L103.5 1:150



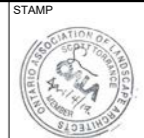
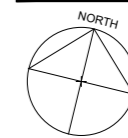
Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.
219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8886 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:
1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC LTD.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION



TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290

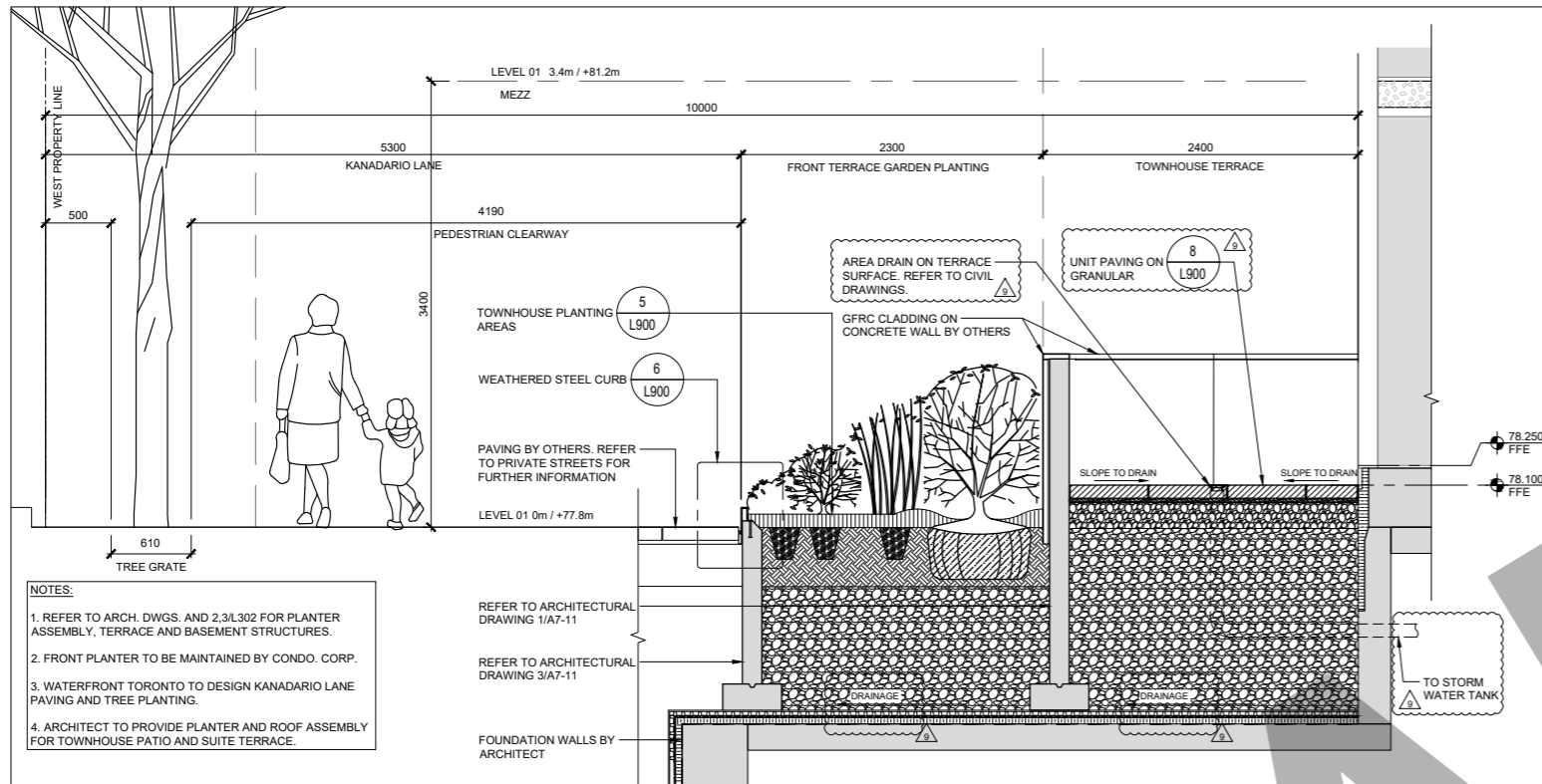


PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

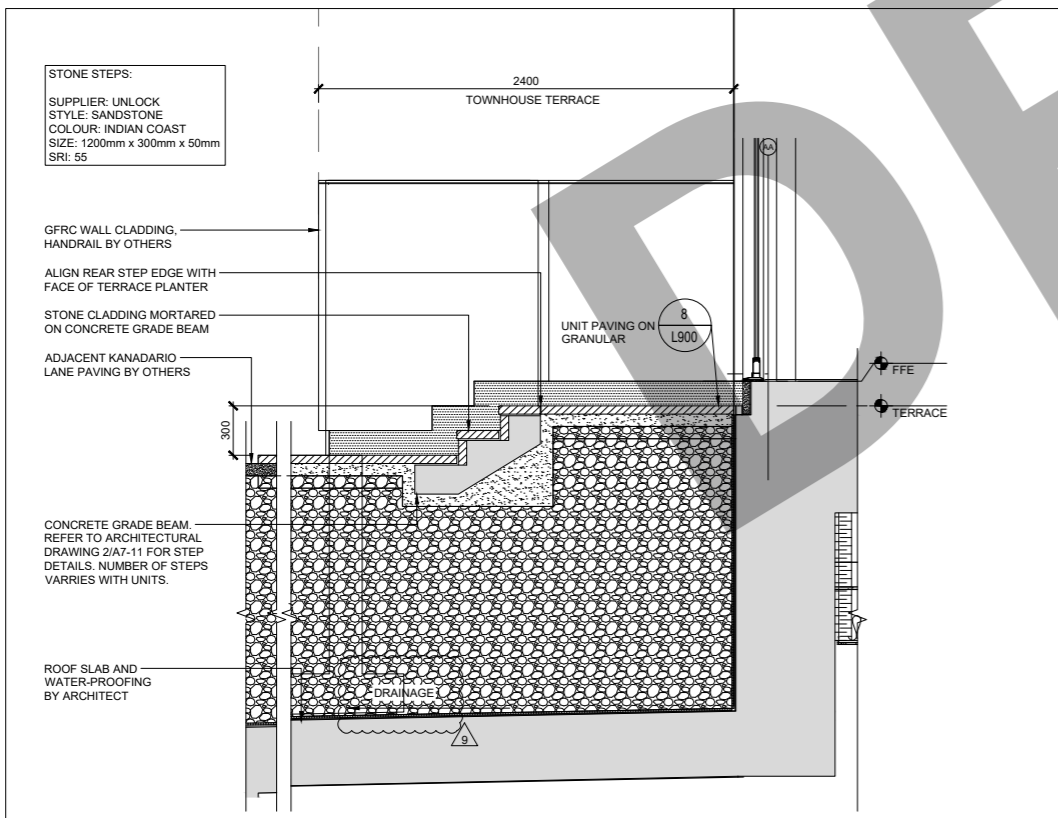
PLANTING PLAN - LEVEL 15, 16

DATE	SCALE
2016-03-23	AS NOTED
DRAWN BY SK	CHECKED BY LC
PROJECT NO. 16-758	
DRAWING NO.	

L 103.5



1 SECTION 1-A TOWNHOUSE PLANTER ON KANADARIO LANE
L302 NTS



2 TOWNHOUSE STEPS - TYPICAL
L302 NTS

Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.

219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8866 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

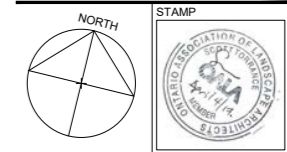
NOTES:

1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC Ltd.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION



TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290



PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

SECTIONS

DATE 2016-03-23	SCALE AS NOTED
DRAWN BY SK	CHECKED BY LC
PROJECT NO. 16-758	
DRAWING NO.	

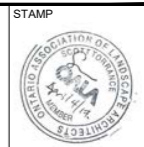
L302

Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.
219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8866 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:
1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC LTD.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 3. BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 4. CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 6. CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION

Hines TRIDEL
TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290

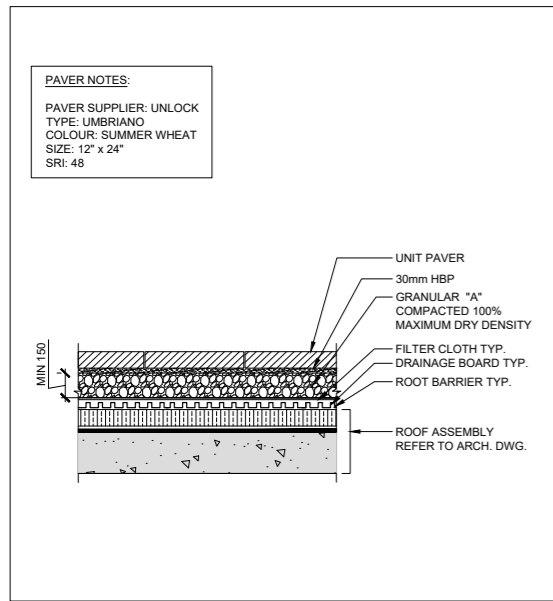


PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

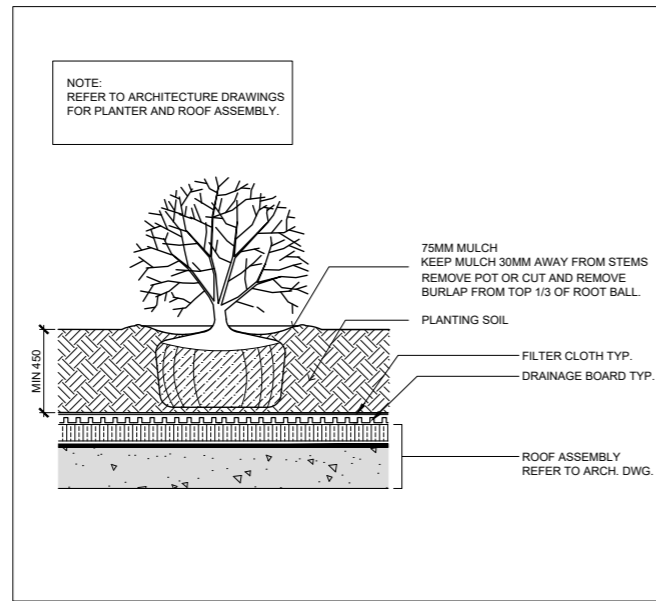
DETAILS

DATE	SCALE
2016-03-23	NTS
DRAWN BY	CHECKED BY
SK	-- LC
PROJECT NO.	
16-758	
DRAWING NO.	

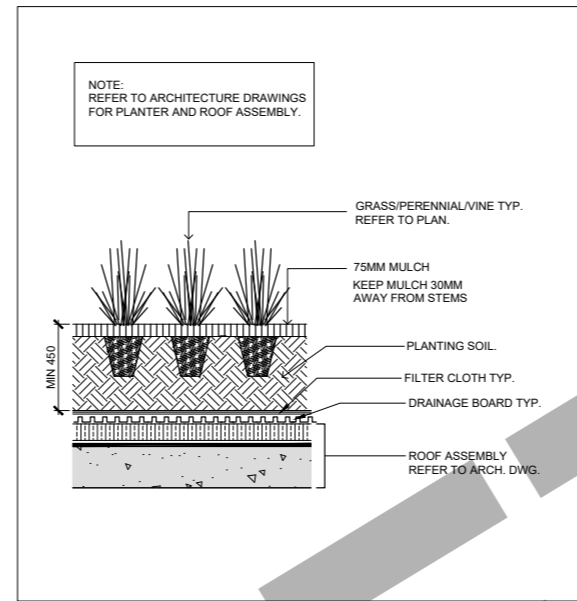
L 900



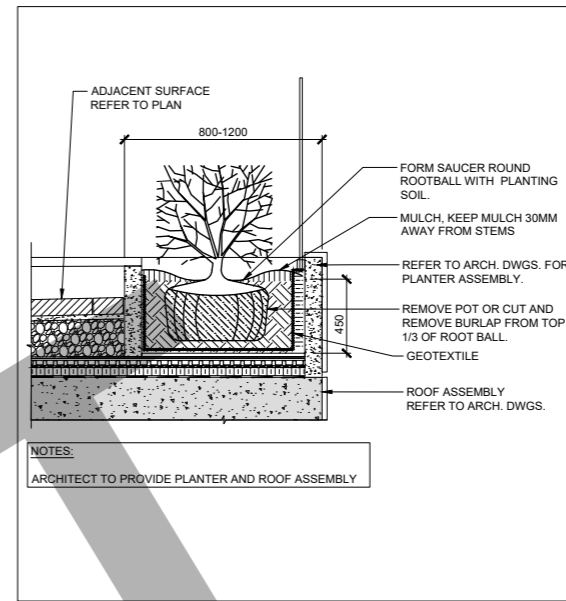
1 UNIT PAVING ON ROOF SLAB
L900 NTS



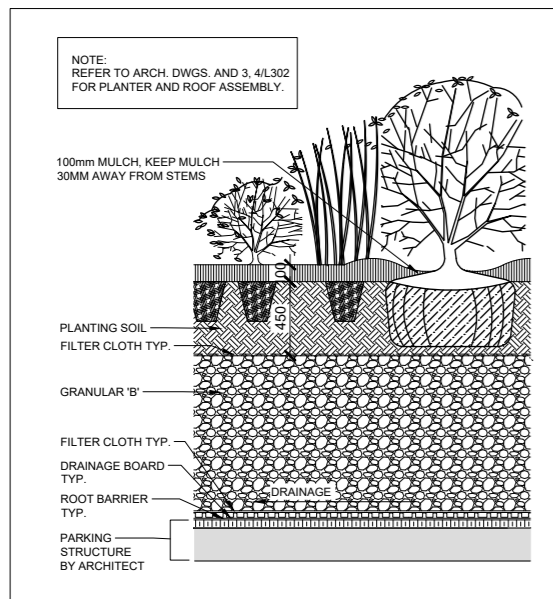
2 SHRUB PLANTING ON ROOF SLAB
L900 NTS



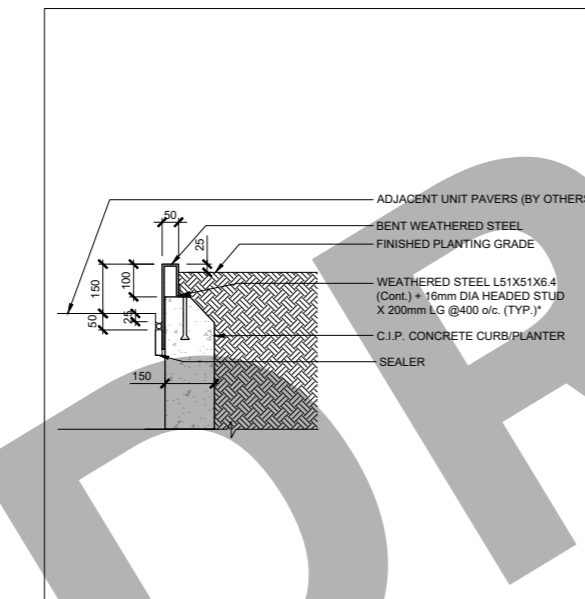
3 PERENNIAL PLANTING ON ROOF SLAB
L900 NTS



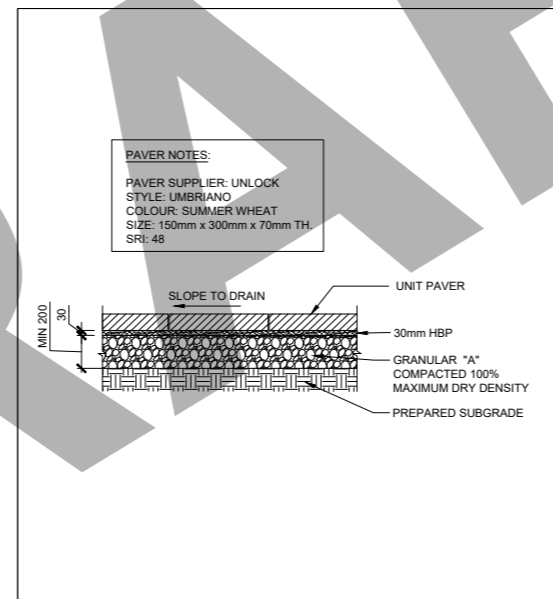
4 TERRACE PLANTER ON ROOF SLAB
L900 NTS



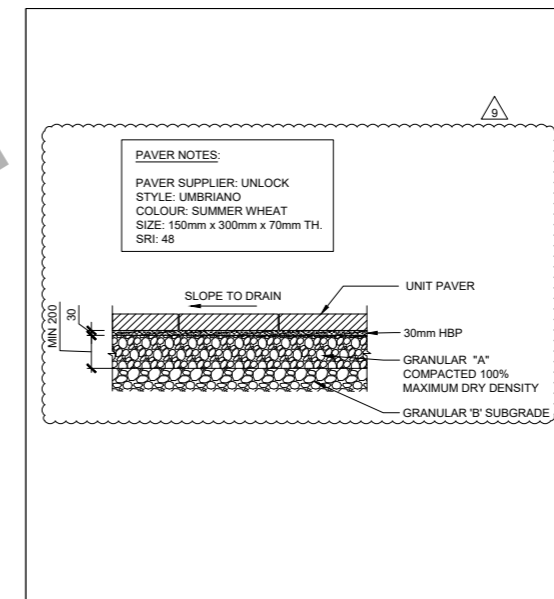
5 TOWNHOUSE PLANTING
L900 NTS



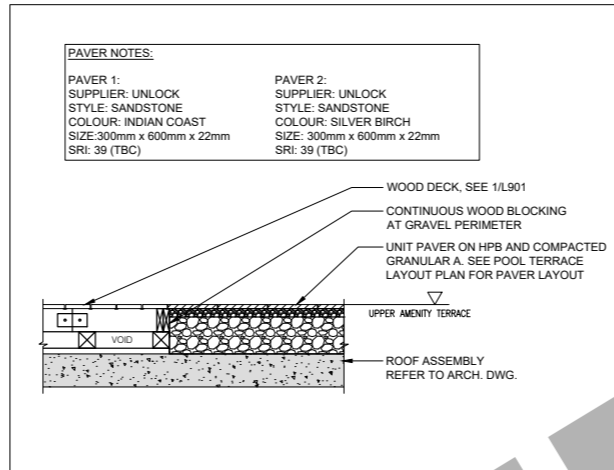
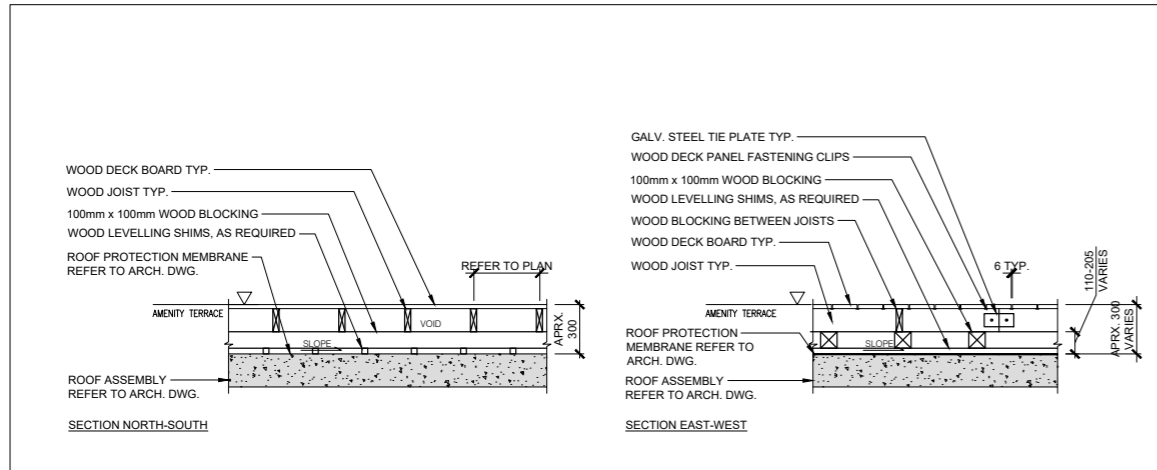
6 WEATHERED STEEL CURB
L900 NTS



7 UNIT PAVING ON GRANULAR
L900 NTS



8 TERRACE UNIT PAVING ON GRANULAR
L900 NTS

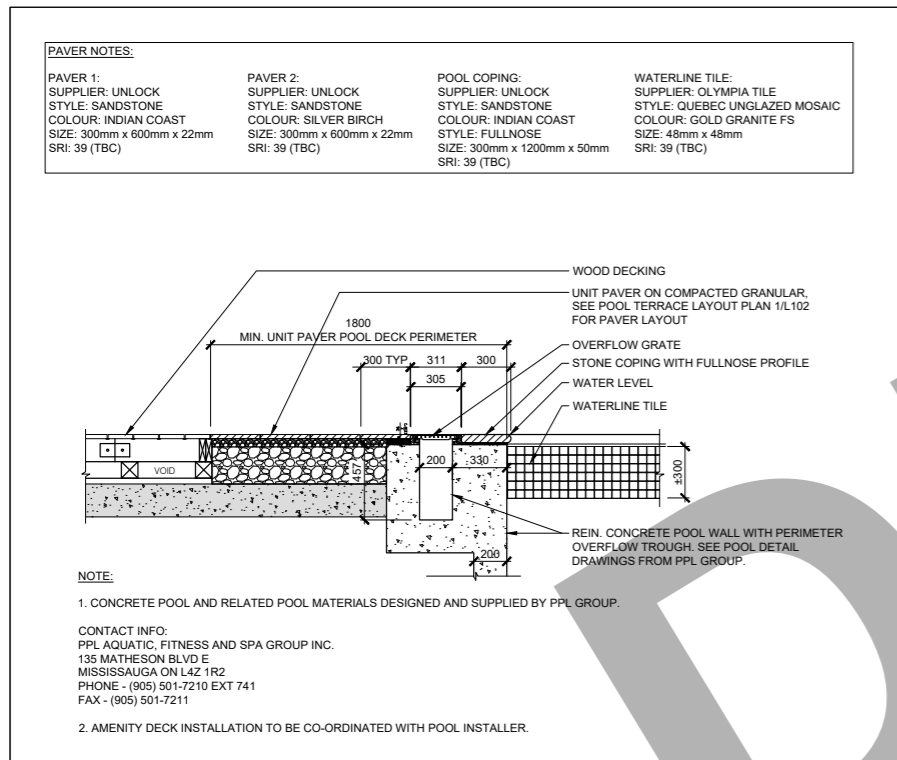


PAVER NOTES:

PAVER 1: SUPPLIER: UNLOCK STYLE: SANDSTONE COLOUR: INDIAN COAST SIZE: 300mm x 600mm x 22mm SRI: 39 (TBC)	PAVER 2: SUPPLIER: UNLOCK STYLE: SANDSTONE COLOUR: SILVER BIRCH SIZE: 300mm x 600mm x 22mm SRI: 39 (TBC)
---	---

1 WOOD DECK
L901 NTS

2 UNIT PAVING TRANSITION
L901 NTS



3 SWIMMING POOL COPING
L901 NTS

Scott TORRANCE
LANDSCAPE ARCHITECT
a division of FORREC Ltd.

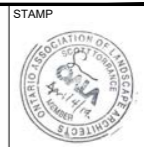
219 Dufferin Street Suite 100C
Toronto Ontario Canada M6K 3J1
T 416 696 8866 F 416 696 8866
www.scotttorrance.ca
www.forrec.com

- NOTES:
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORREC LTD.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
 - BASE INFORMATION BASED UPON TOPOGRAPHIC SURVEY DRAWING PROVIDED BY THE CLIENT AND FIELD DATA COLLECTED BY THE LANDSCAPE ARCHITECT ON SITE.
 - CONTRACTOR TO VERIFY LEGAL PROPERTY LINES AND UTILITIES IN FIELD PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR TO LOCATE AND PROTECT ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. CONTRACTOR TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND INTERIM CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION
1	16-09-16	ISSUED FOR WT SPA COORD.
2	16-09-22	ISSUED FOR WT SPA SUB.
3	16-12-07	ISSUED FOR SPA
4	17-03-13	ISSUED FOR CLIENT REVIEW
5	17-04-07	ISSUED FOR CLIENT REVIEW
6	17-06-09	WT SITE PLAN RESUBMISSION
7	17-06-21	CITY OF TORONTO SPA
8	17-07-20	ISSUED FOR COORDINATION
9	17-09-28	REISSUED FOR WT SPA
10	18-01-05	ISSUED FOR SPA RESUBMISSION



TRIDEL
4800 Dufferin Street
Toronto Ontario Canada M3H 5S9
T 416 661 9290



PROJECT
**BAYSIDE R5
AQUABELLA**
BLOCK 3, PHASE 2, AQUABELLA, 261 QUEENS QUAY EAST
TORONTO, ONTARIO

DETAILS

DATE 2016-03-23	SCALE NTS
DRAWN BY SK	CHECKED BY LC
PROJECT NO. 16-758	
DRAWING NO. L 901	