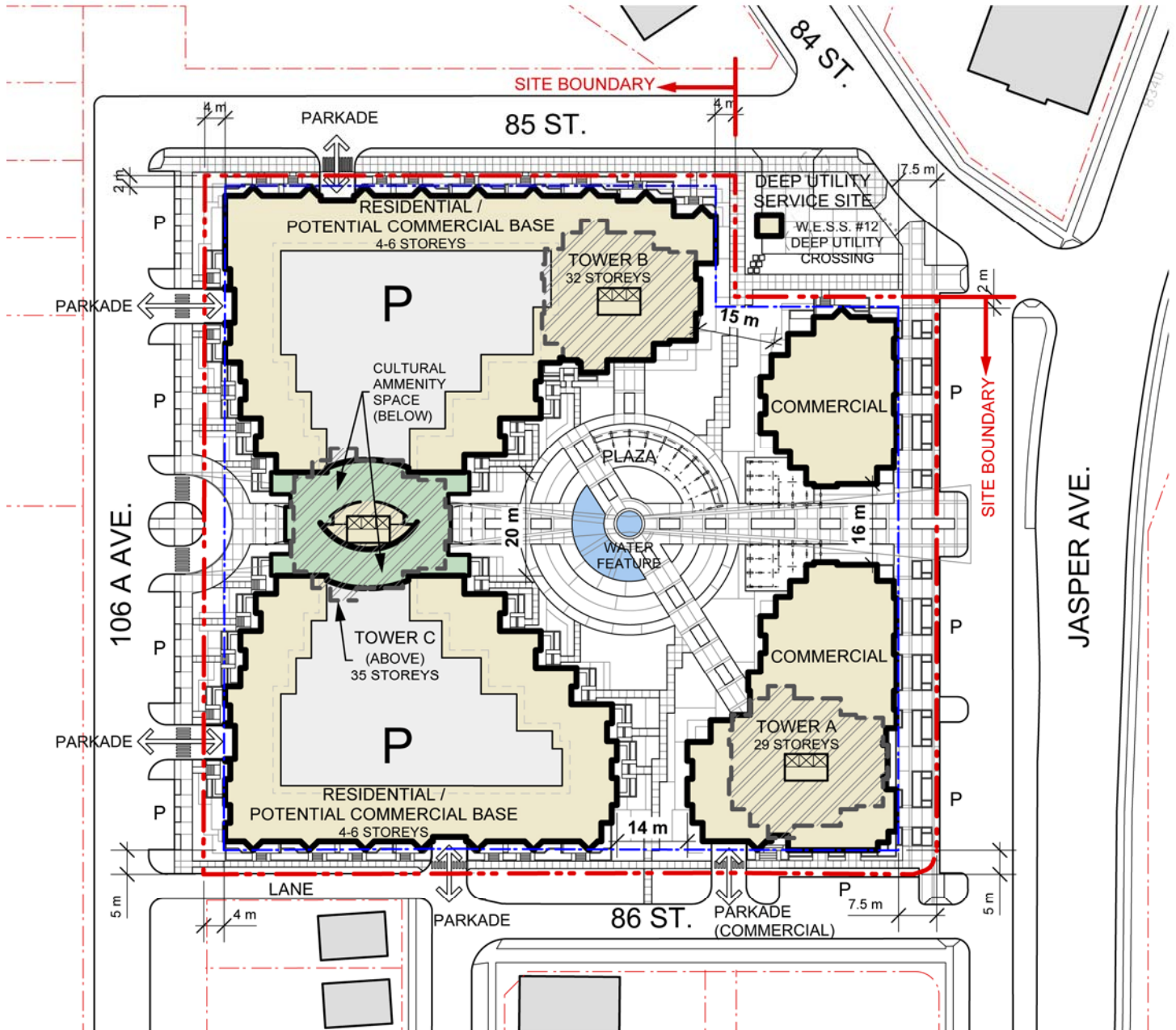


Illustrative Site Plan: Podium Base Setbacks



LEGEND

--- PROPERTY BOUNDARY xx m LOWER PODIUM SETBACK DIMENSION

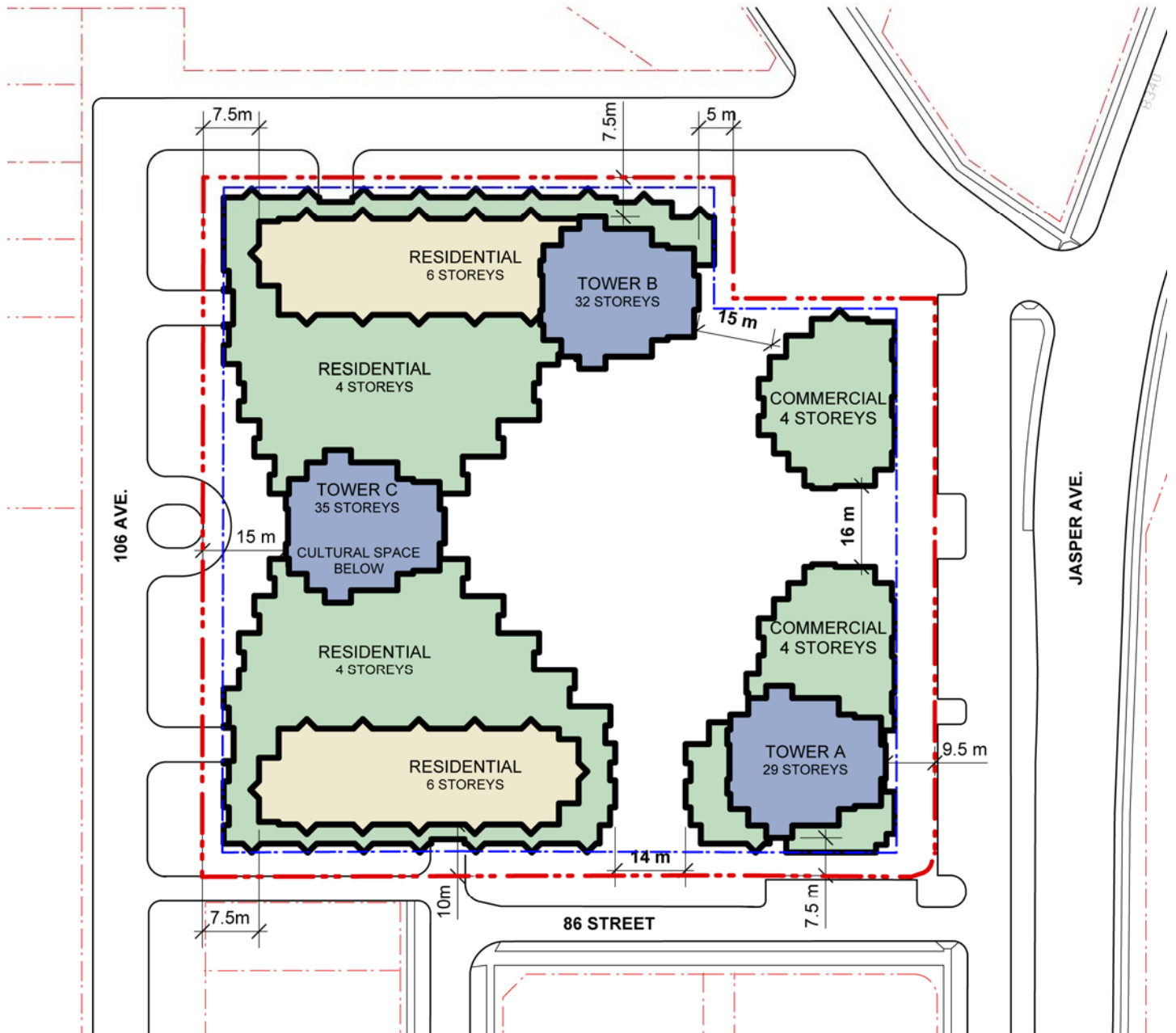
--- PODIUM SETBACKS

 PODIUM LOCATION







 TOWER LOCATION



Illustrative Roof Plan: Tower Setbacks

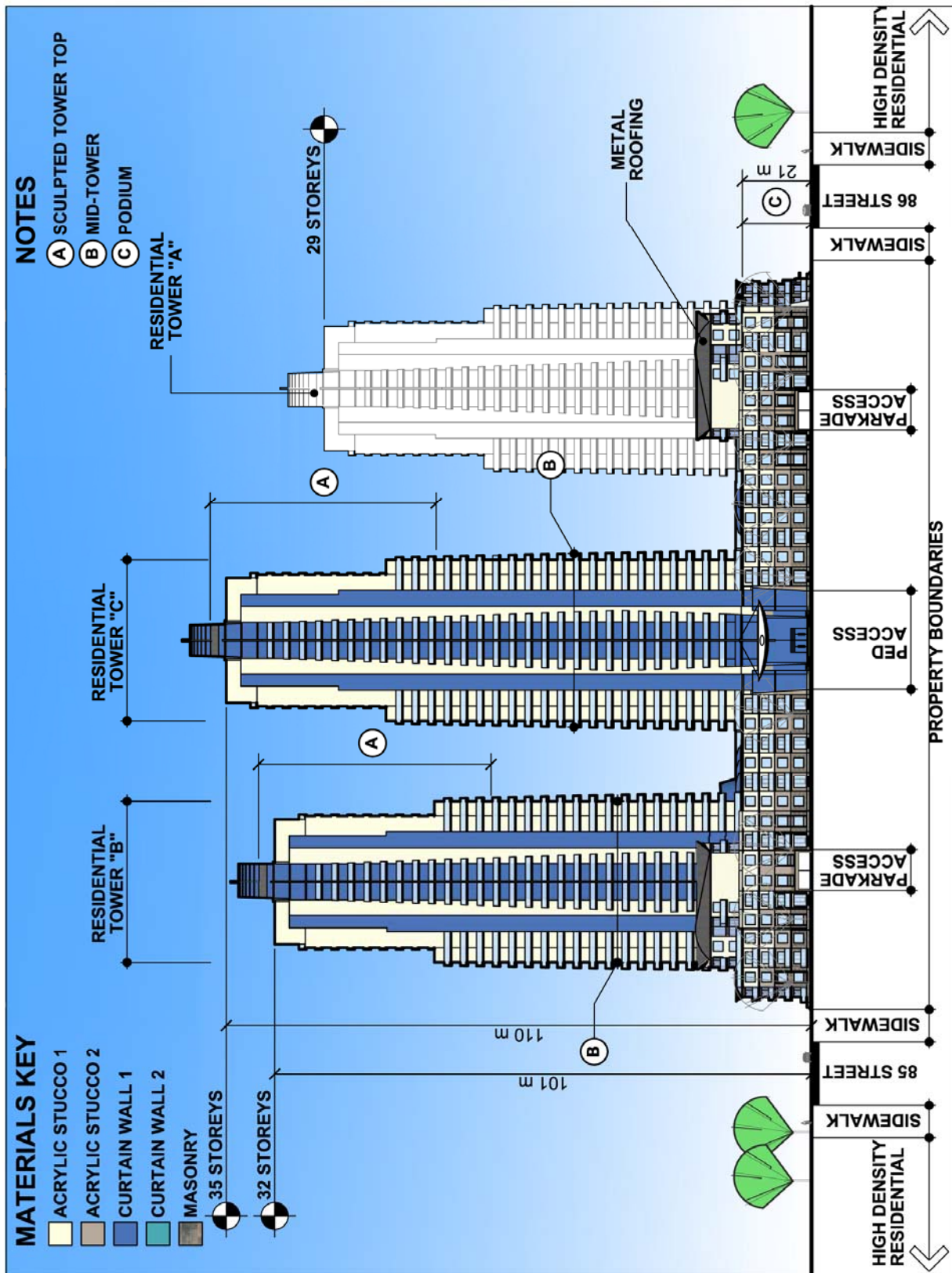


LEGEND

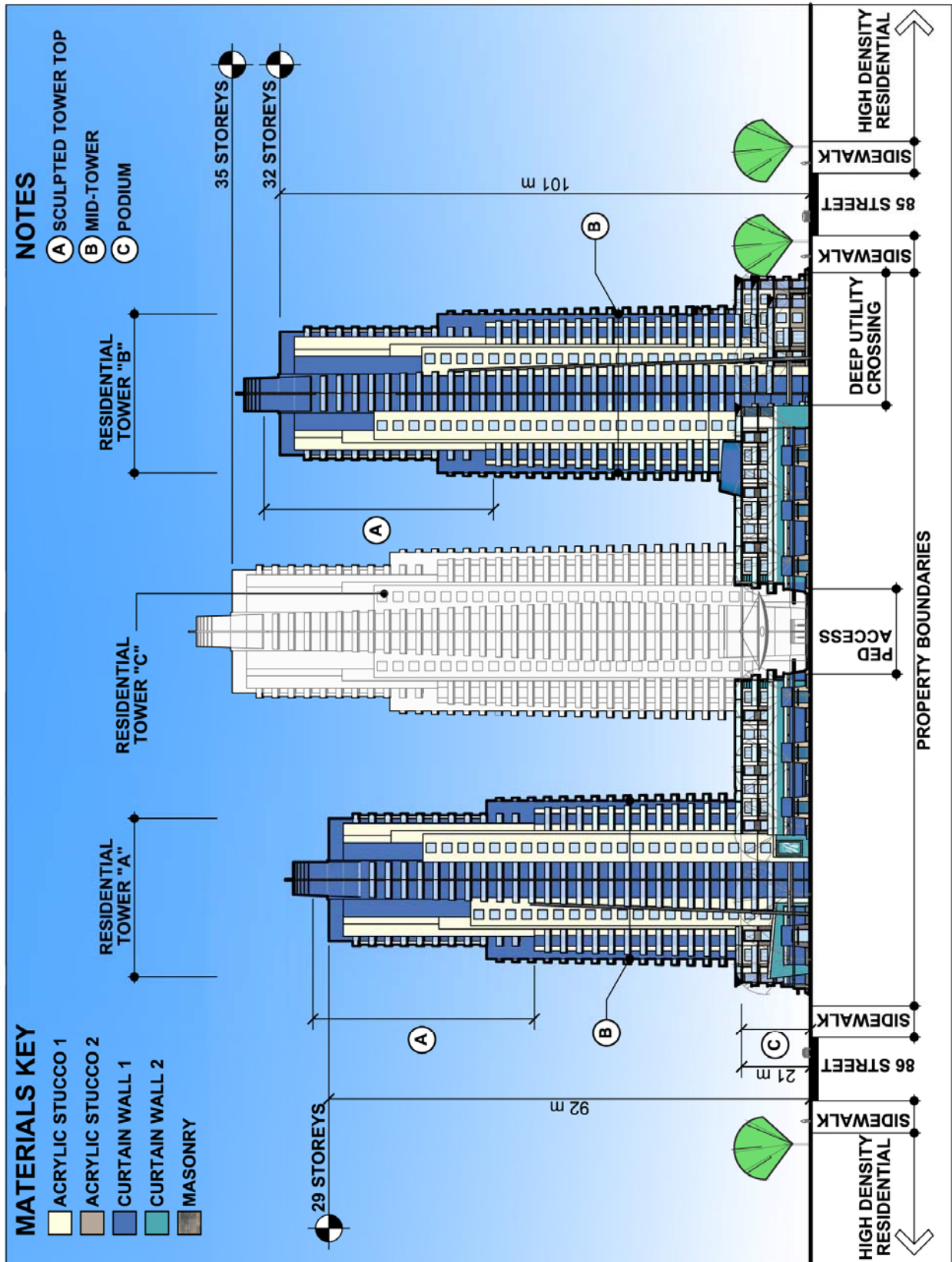
-  PROPERTY BOUNDARY
-  PODIUM SETBACKS
-  PODIUM
-  TOWER LOCATION
-  xx m UPPER PODIUM AND TOWER SETBACK DIMENSION
-  xx m SEPARATION SPACE DIMENSION



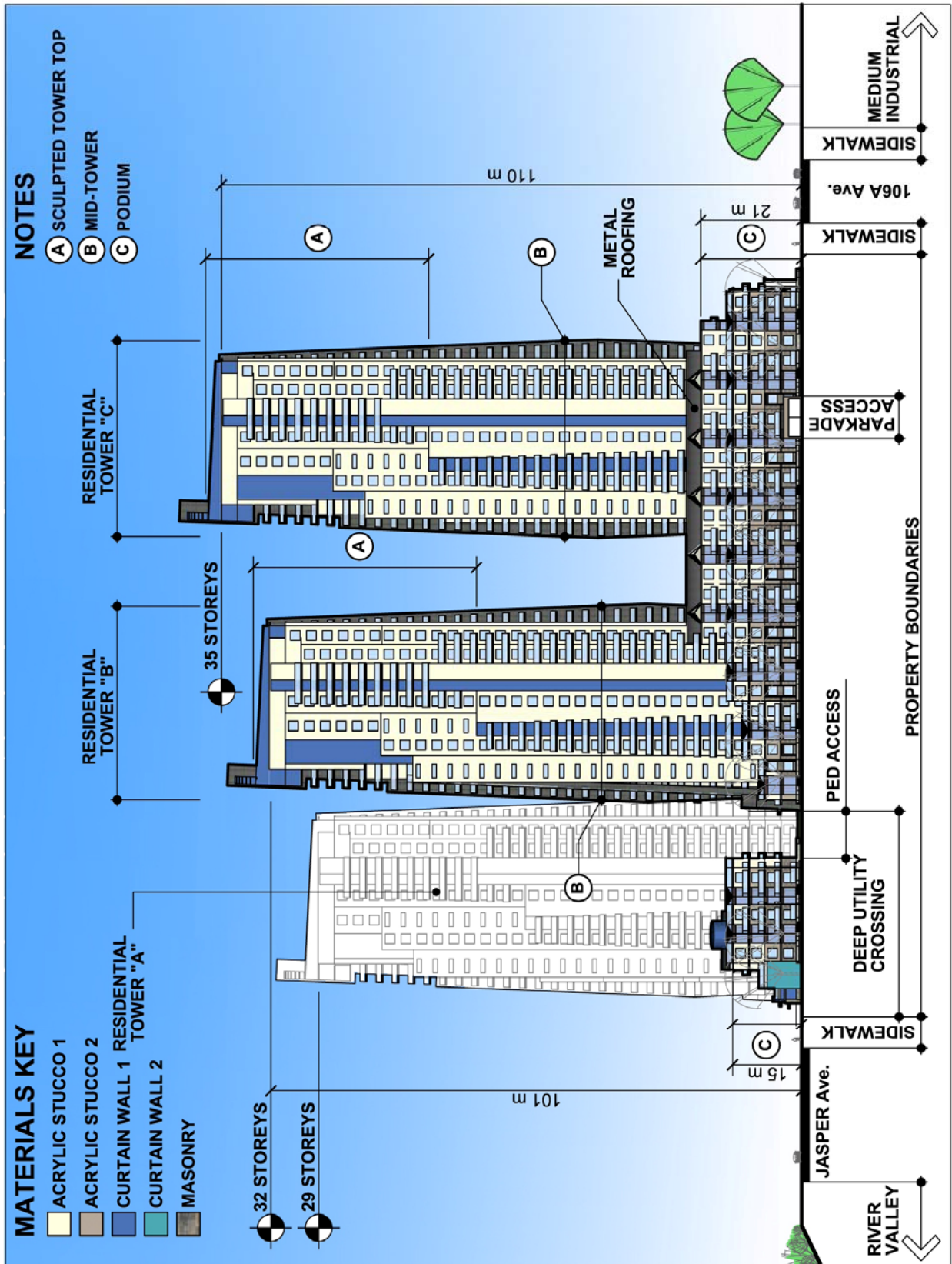
Project North Elevation



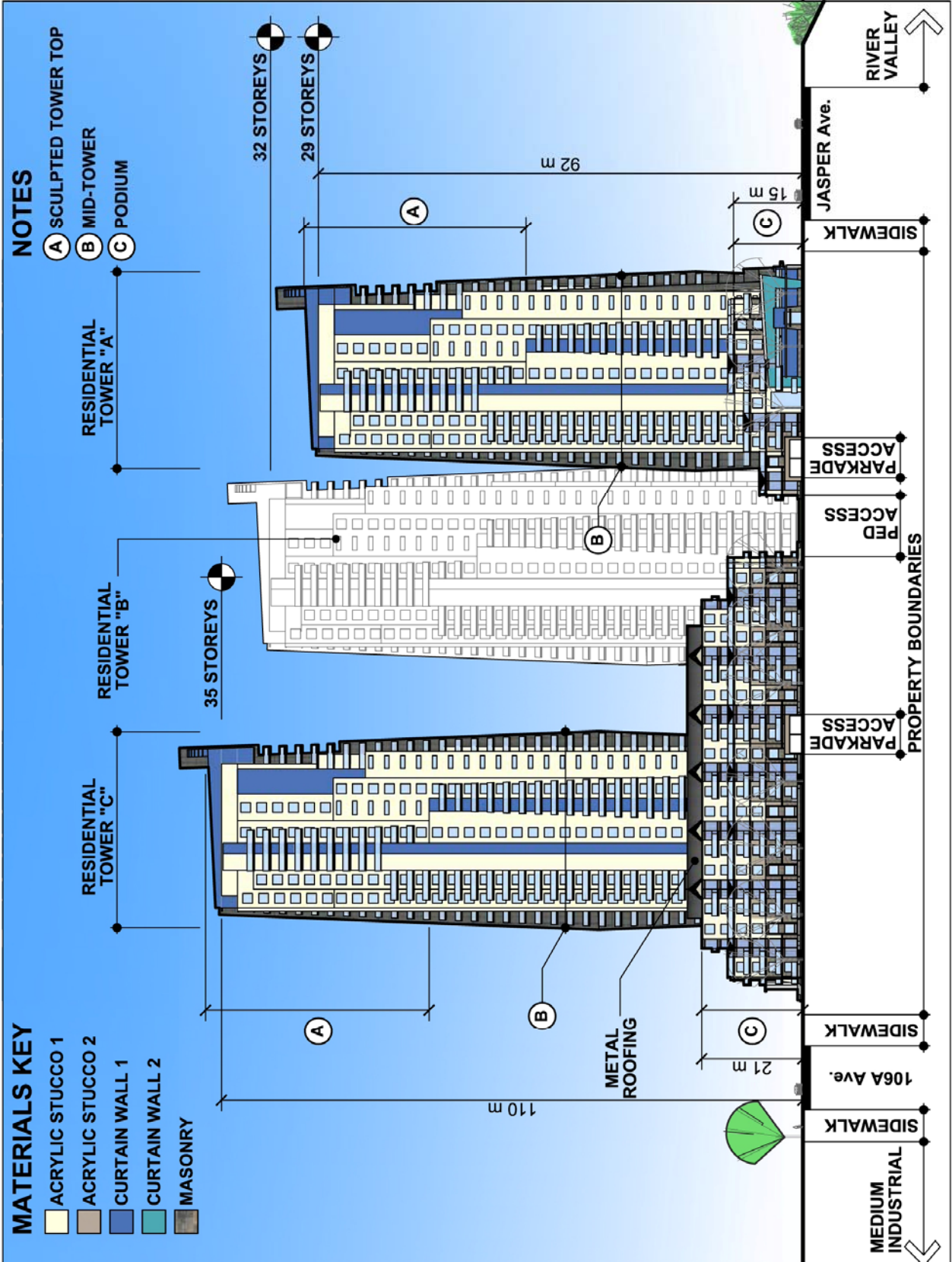
Project South Elevation



Project East Elevation



Project West Elevation



Illustrative Pedestrian Connections



LEGEND



- PROPERTY BOUNDARY
- PODIUM SETBACKS
- PERIMETER PEDESTRIAN WALKWAYS
- INTERNAL PEDESTRIAN WALKWAYS
- PODIUM LOCATION
- TOWER LOCATION

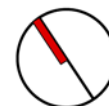


Active Street Frontages

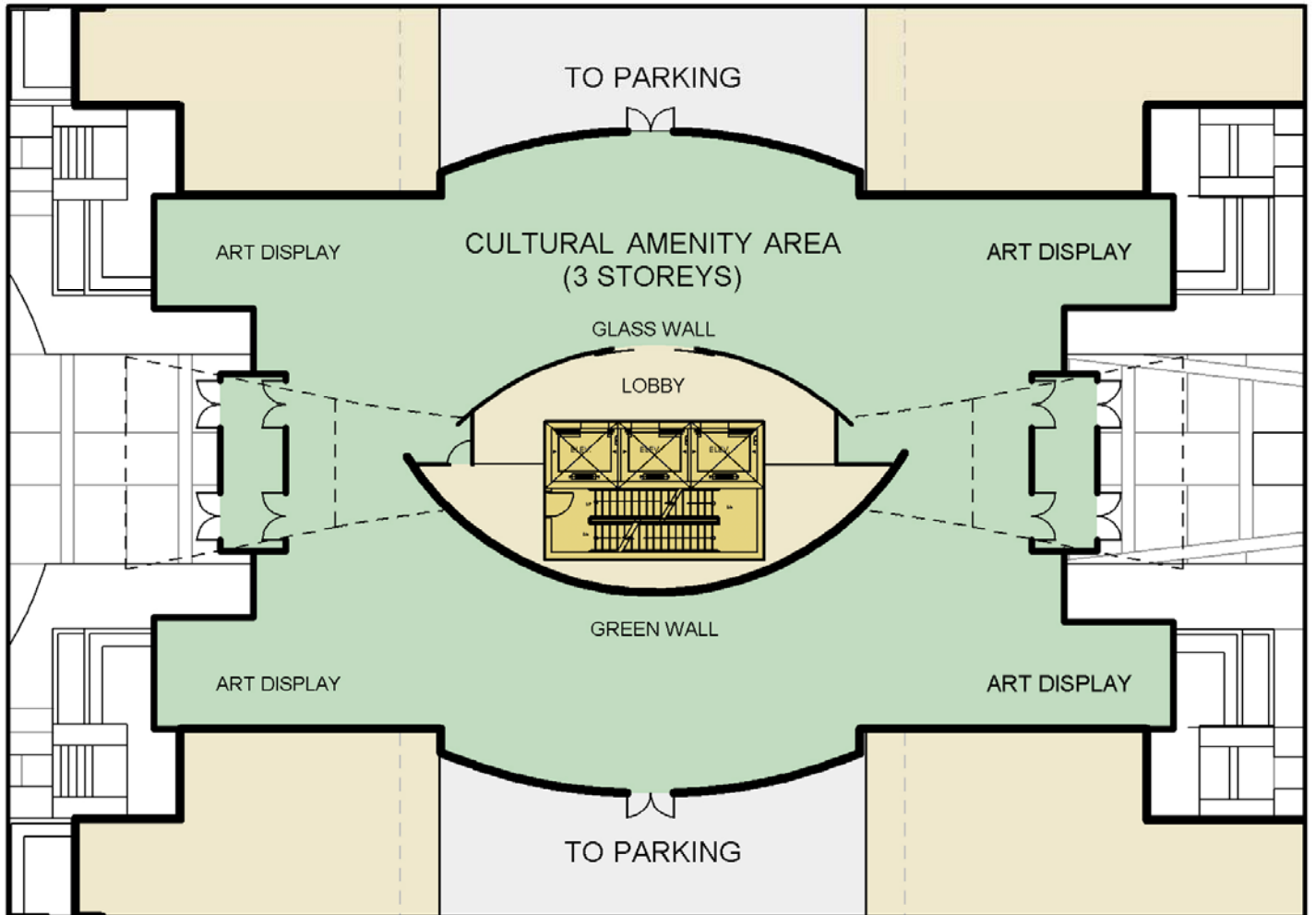


LEGEND

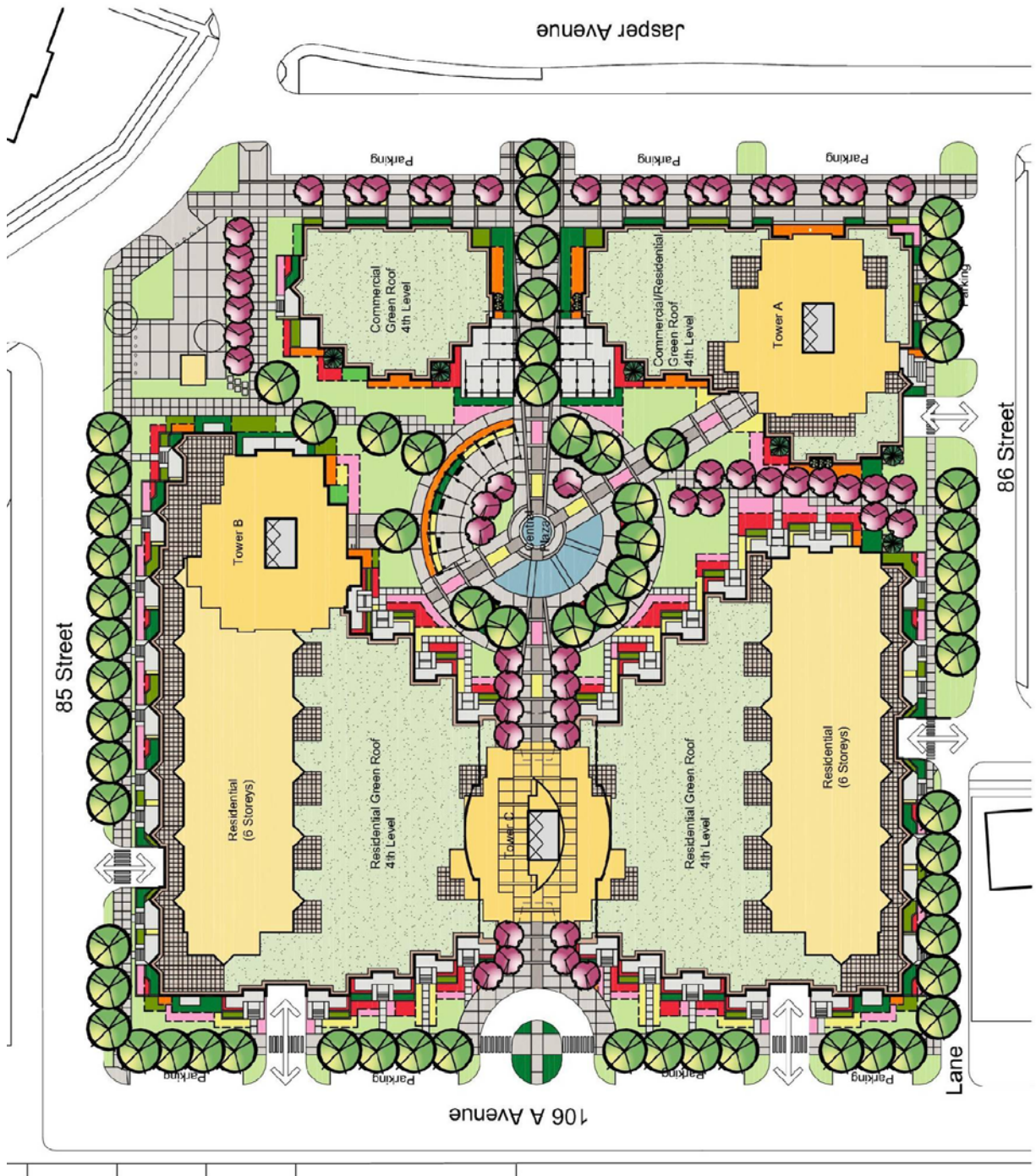
- - - PROPERTY BOUNDARY
- - - PODIUM SETBACKS
- ● ● COMMERCIAL FRONTAGE
- ○ ○ RESIDENTIAL OR COMMERCIAL FRONTAGE
-  PODIUM LOCATION
-  TOWER LOCATION



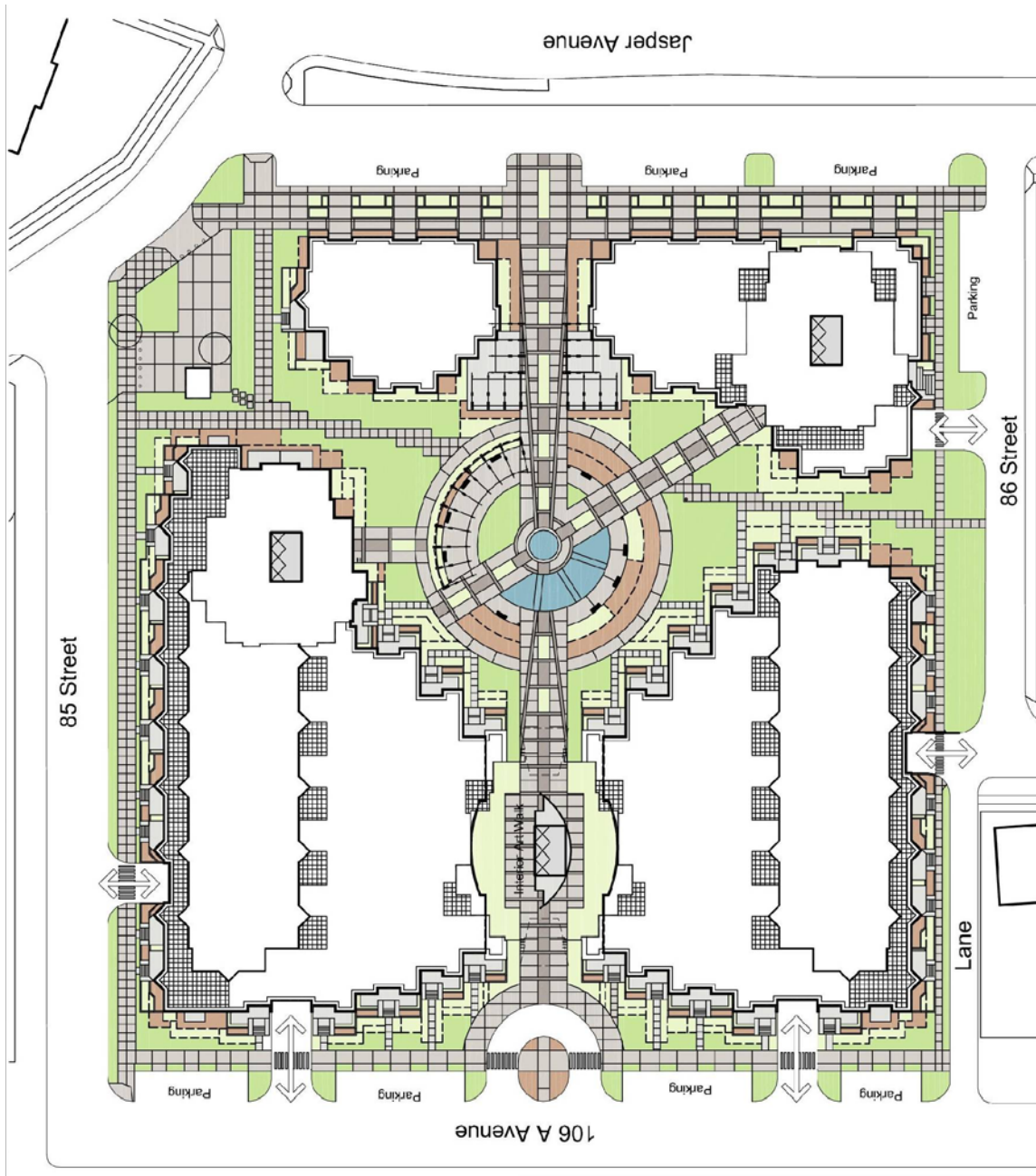
Cultural Amenity Space









Comprehensive Landscape Plan (LA01)






Comprehensive Landscape Plan (LA02)



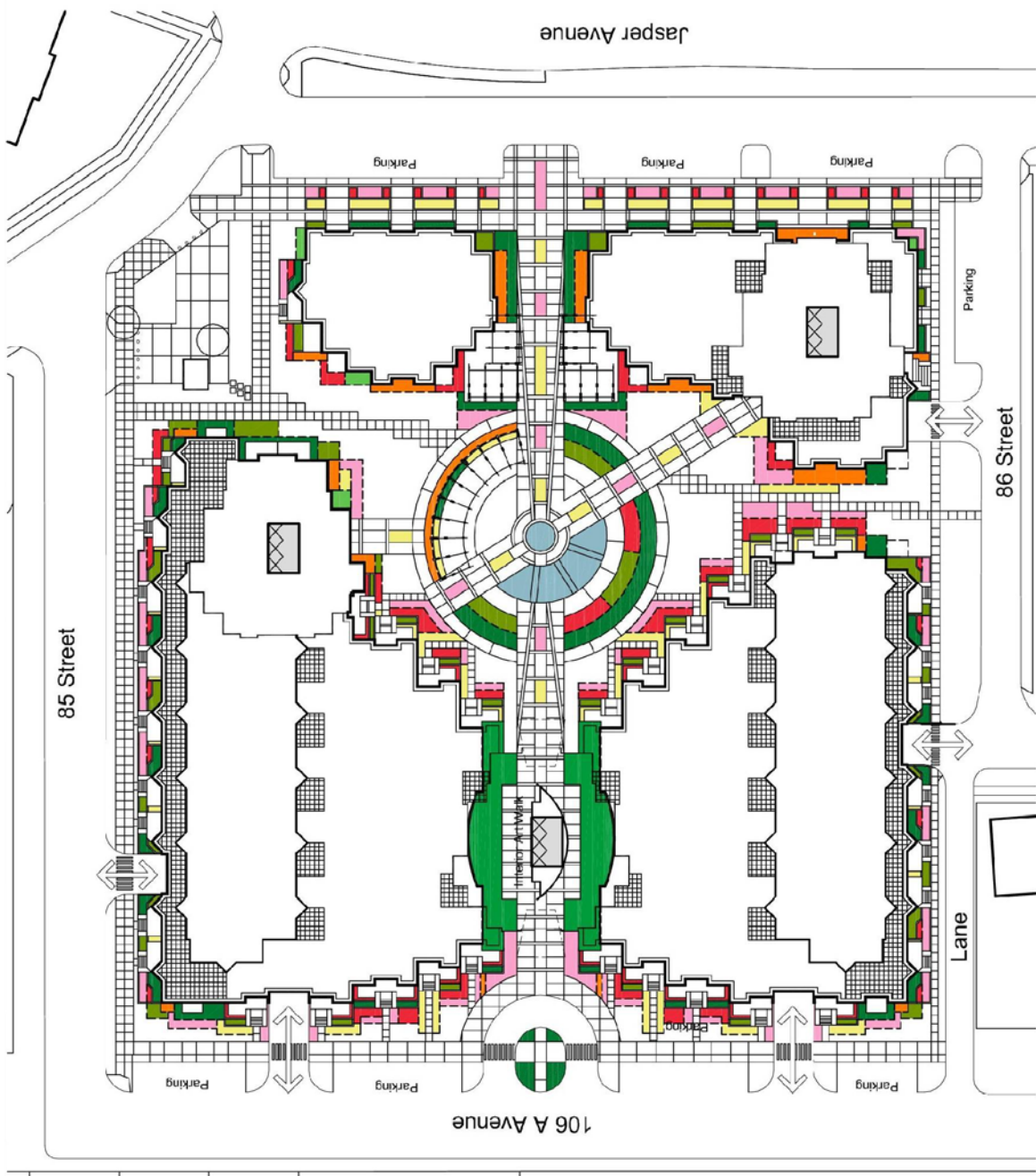
Legend

-  Wood Mulch
-  Perennial / Interior Areas (No Wood Mulch)
-  Sod
-  Sandblasted Concrete
-  Exposed Aggregate Concrete
-  Broom Finished Concrete

Furniture Schedule

-  Bench
Available From:
Maglin Site Furniture Inc.
1-888-271-8666
-  Trash Receptacle
Available From:
Maglin Site Furniture Inc.
1-888-271-8666
-  Bike Rack
Available From:
Maglin Site Furniture Inc.
1-888-271-8666

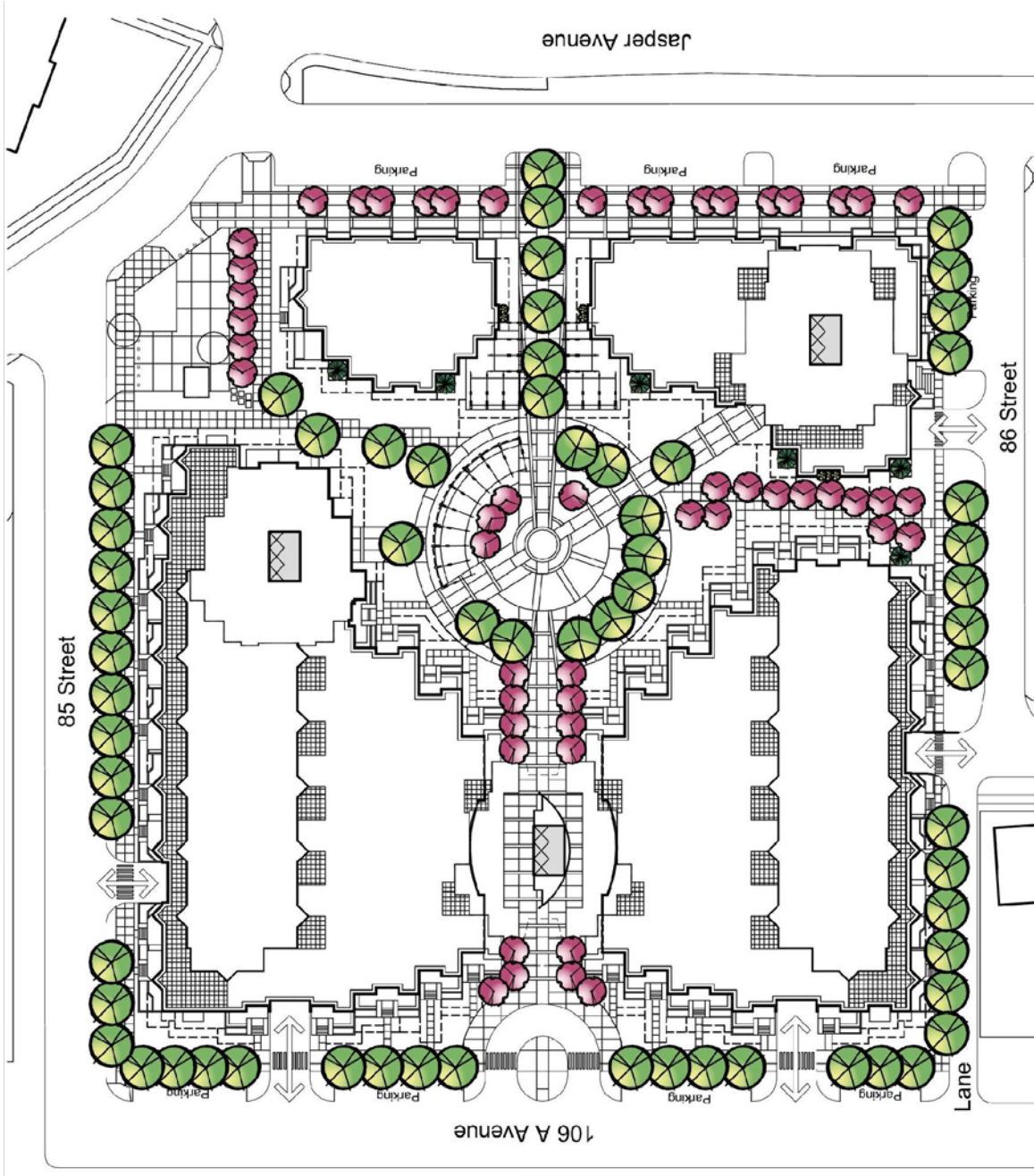
Comprehensive Landscape Plan (LA03)



Legend

- Low / Edge Shrubs
- Tall Shrubs
- Coniferous Shrubs
- Low / Edge Perennials
- Daylily
- Medium Grass
- Tall Grass
- Interior Planting

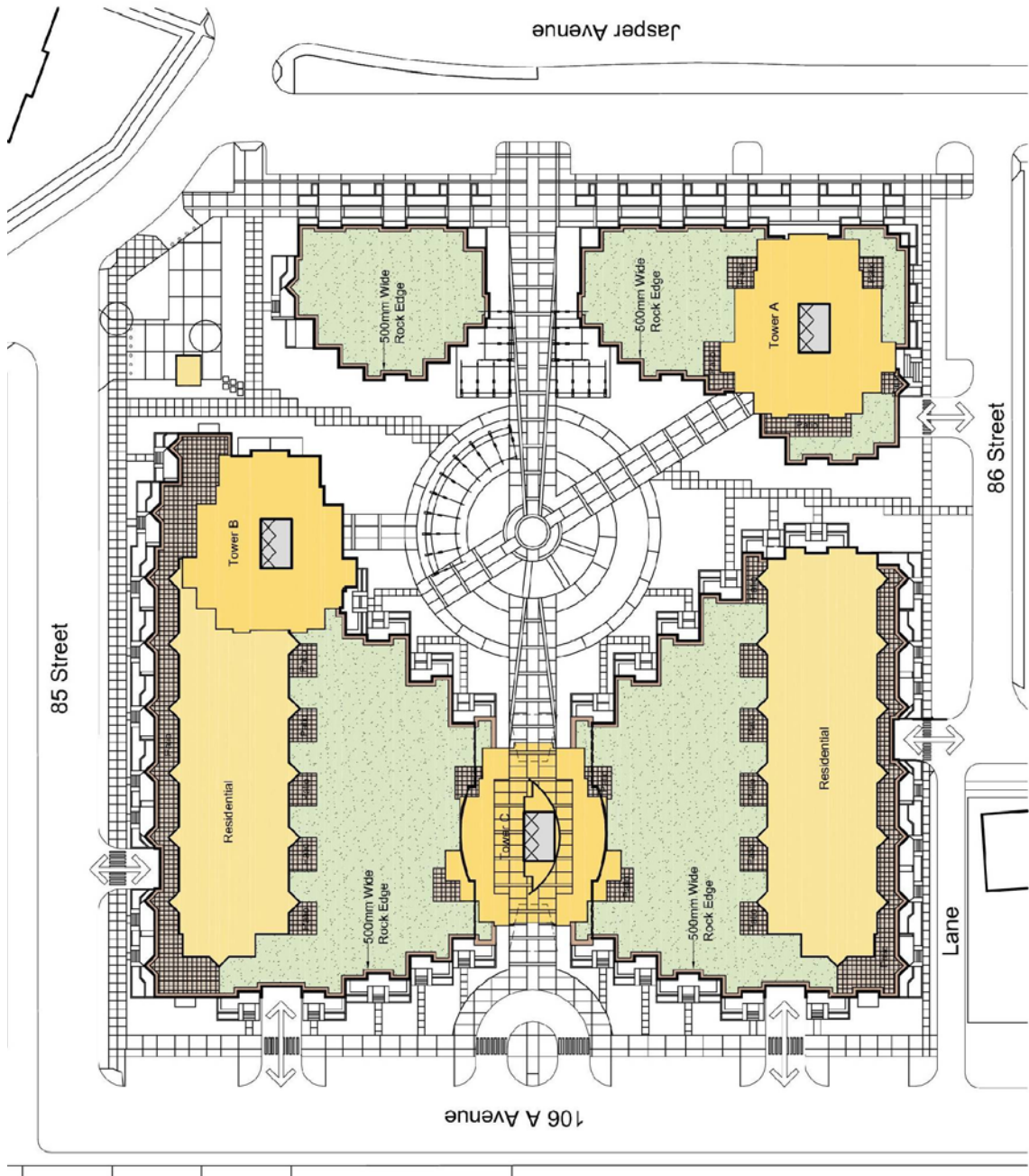
Comprehensive Landscape Plan (LA04)



Legend

-  Canopy Trees
-  Ornamental Deciduous Trees
-  Coniferous Trees
-  Columnar Deciduous Trees

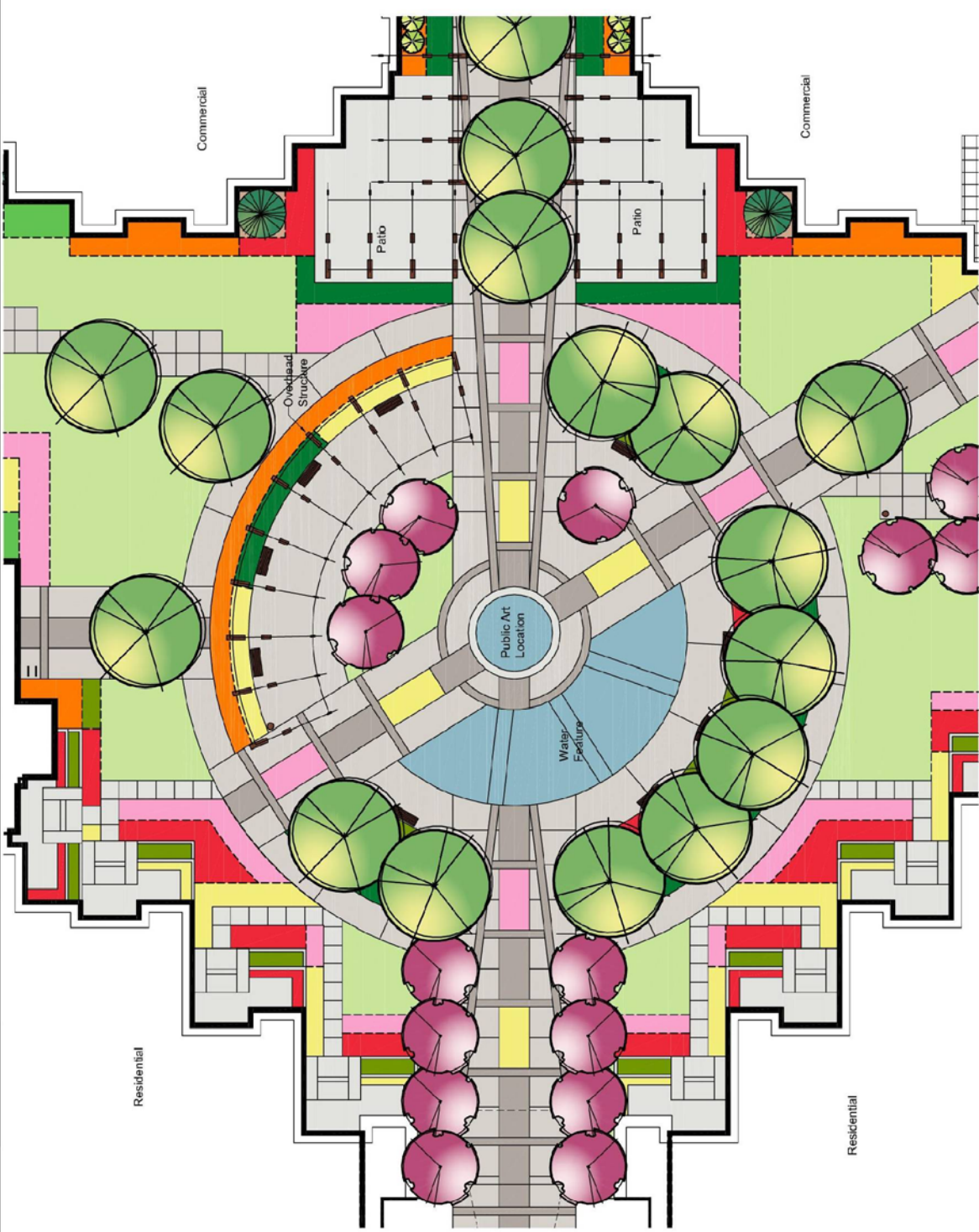
Comprehensive Landscape Plan (LA05)



Legend

- Green Roof Area
- Sedum
- Ornamental Grasses
- Jumpers
- Drylilies

Comprehensive Landscape Plan (LA06)



Sustainable Strategies and Targets

| Design Component | Sustainable Initiative | Specific Target |
|------------------------------|------------------------------------|---|
| Sustainable Sites | Stormwater Management | The development shall implement a stormwater management plan that results in a 25% decrease in the rate and quantity of stormwater runoff when compared to the existing site. |
| | Heat Island Effect | A minimum of 50% of the building roof area shall be covered with high emissivity roofing (emissivity of .9 or greater), vegetated roofing, or a combination thereof. |
| | Light Pollution Reduction | The development shall avoid light trespass from the building and site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security and shall meet or exceed the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99). |
| Water Efficiency | Water Efficient Landscaping | The design shall apply high-efficiency irrigation technology, captured rain water, and/or drought tolerant landscaping to reduce potable water consumption for irrigation by 50% over conventional means, factored over the course of a typical year. |
| | Innovative Wastewater Technologies | The design shall reduce the use of municipally provided potable water for building sewage conveyance by 20% as calculated per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation). |
| | Water Use Reduction | The design shall employ strategies that in aggregate use 20% less potable water than water use baseline calculated for the building per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation). |
| Energy and Atmosphere | Reduced Energy Consumption | The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (1997). |
| | Lighting | Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings by 10%. (1997). |
| Materials and Resources | Regional Materials | The design shall specify building materials such that 80% of all aggregates used in the development are extracted, processed and manufactured within 800 km of the development. |
| Indoor Environmental Quality | Low-Emitting Materials | The design shall specify paints with VOC emissions that do not exceed the VOC and chemical component limits of Green Seal's Standard SS-11 January 1997 requirements or acceptable alternate standard. |