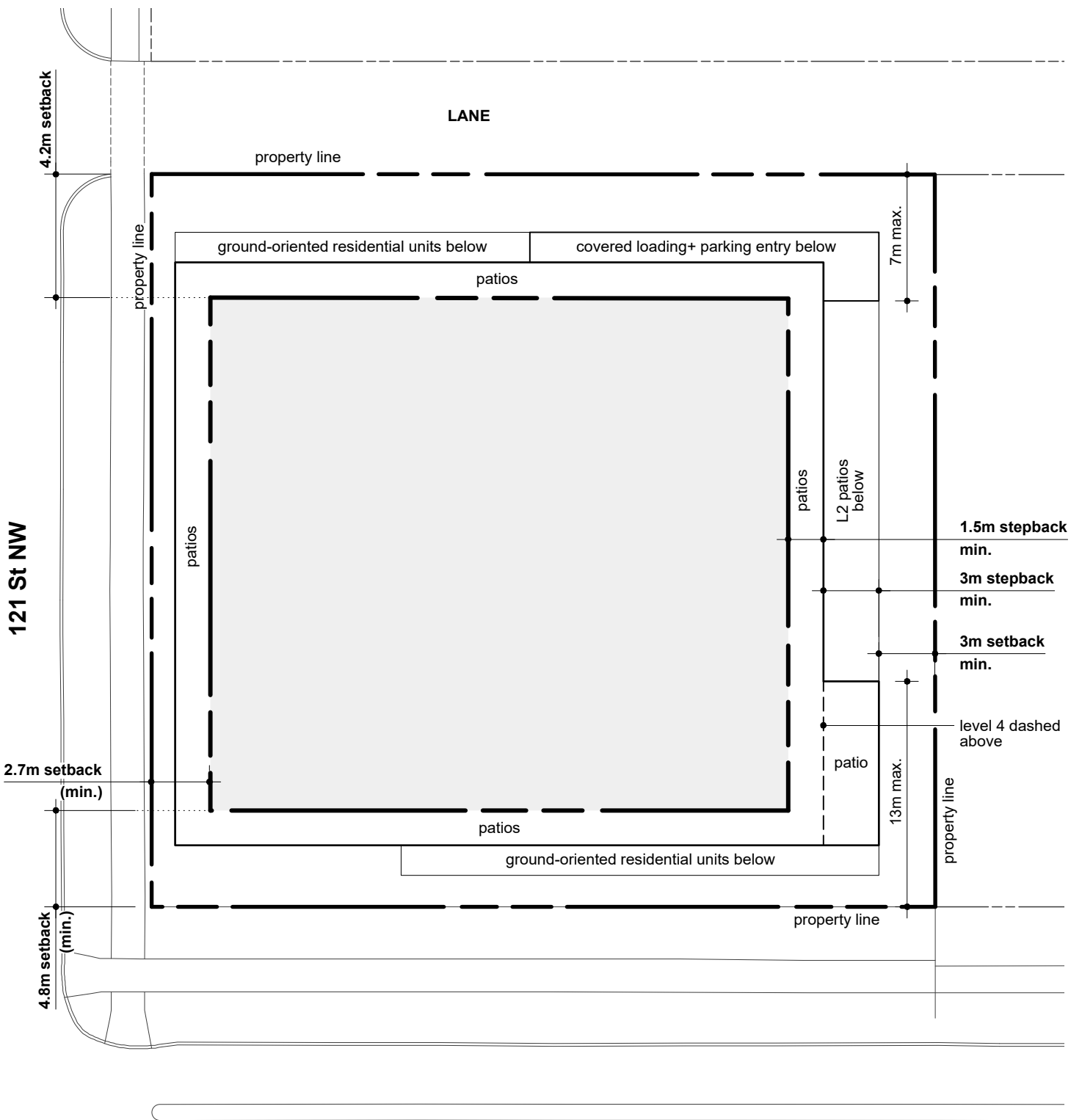


- commercial frontage
- residential frontage

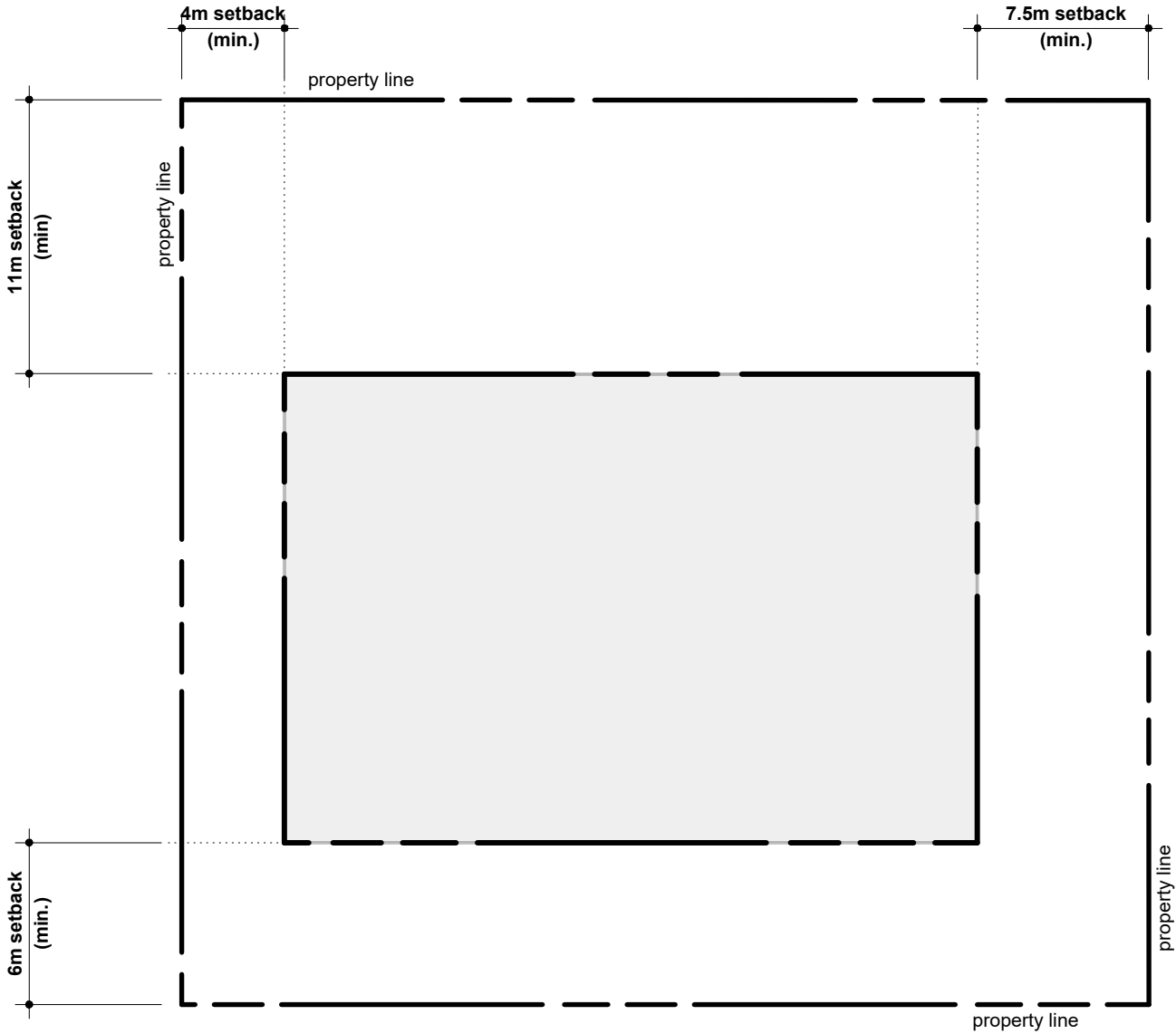
102 Ave NW

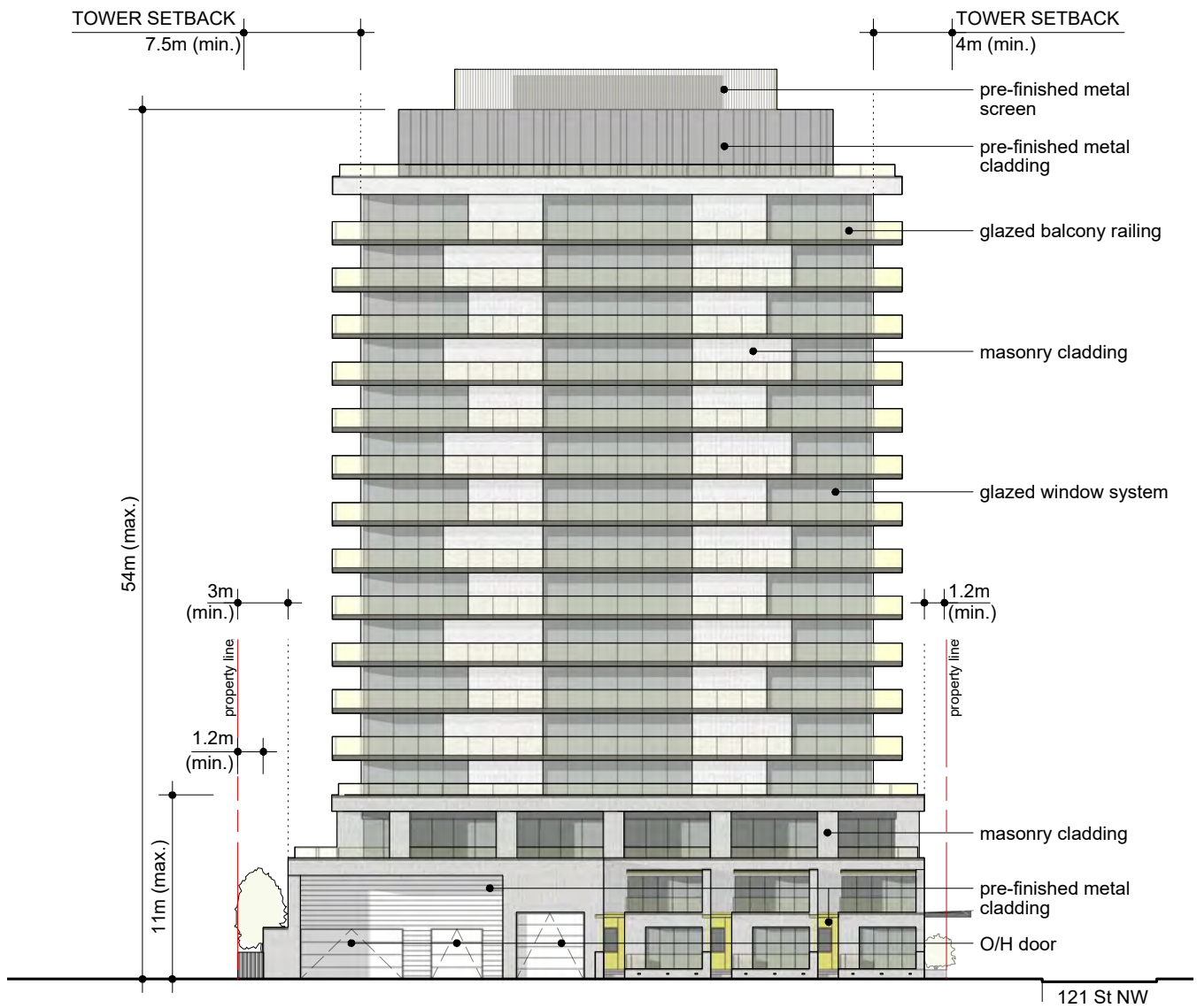


Appendix I - Site Plan (Podium Level 1)

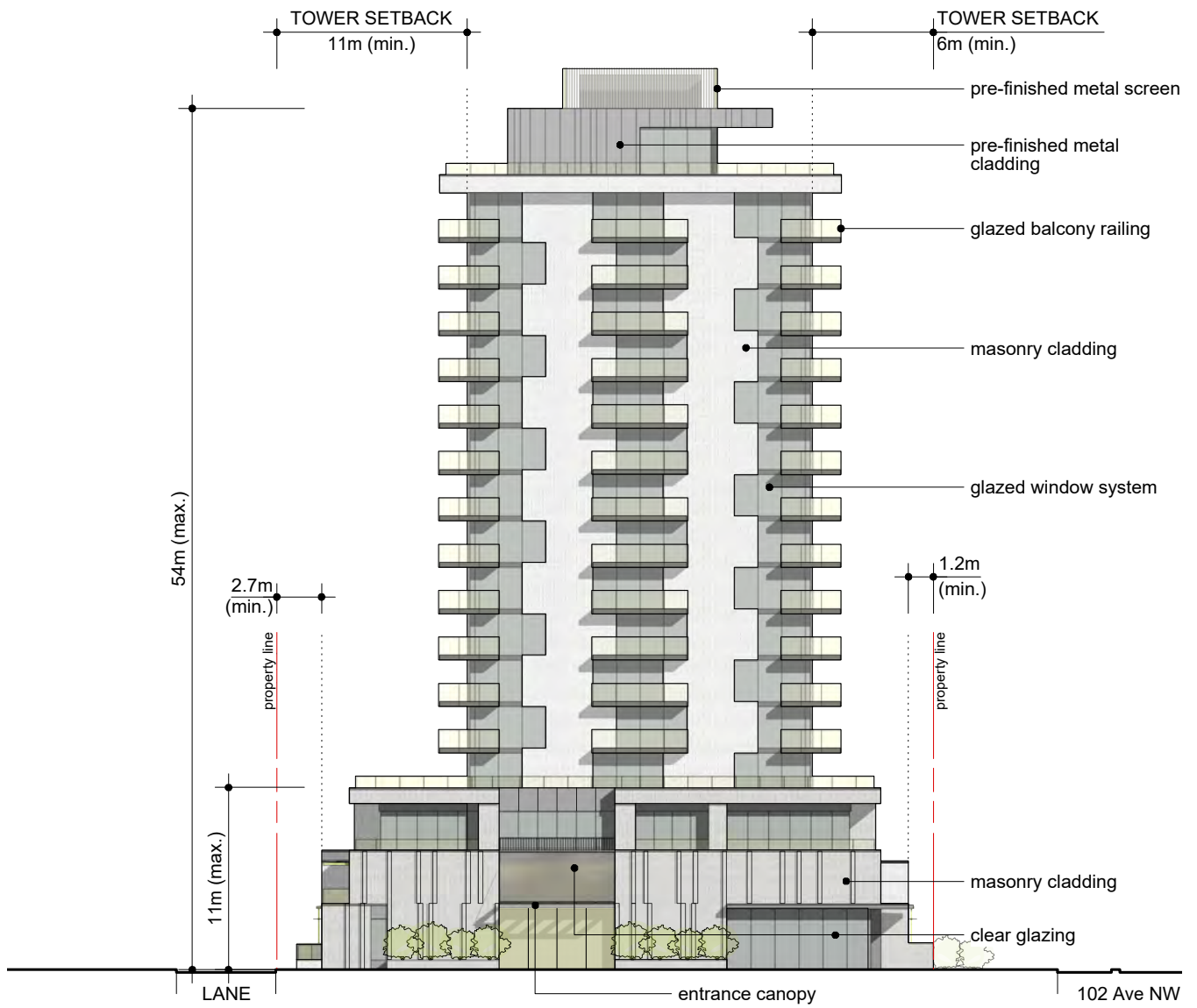


Appendix II - Podium Levels 3 Setbacks and Stepbacks

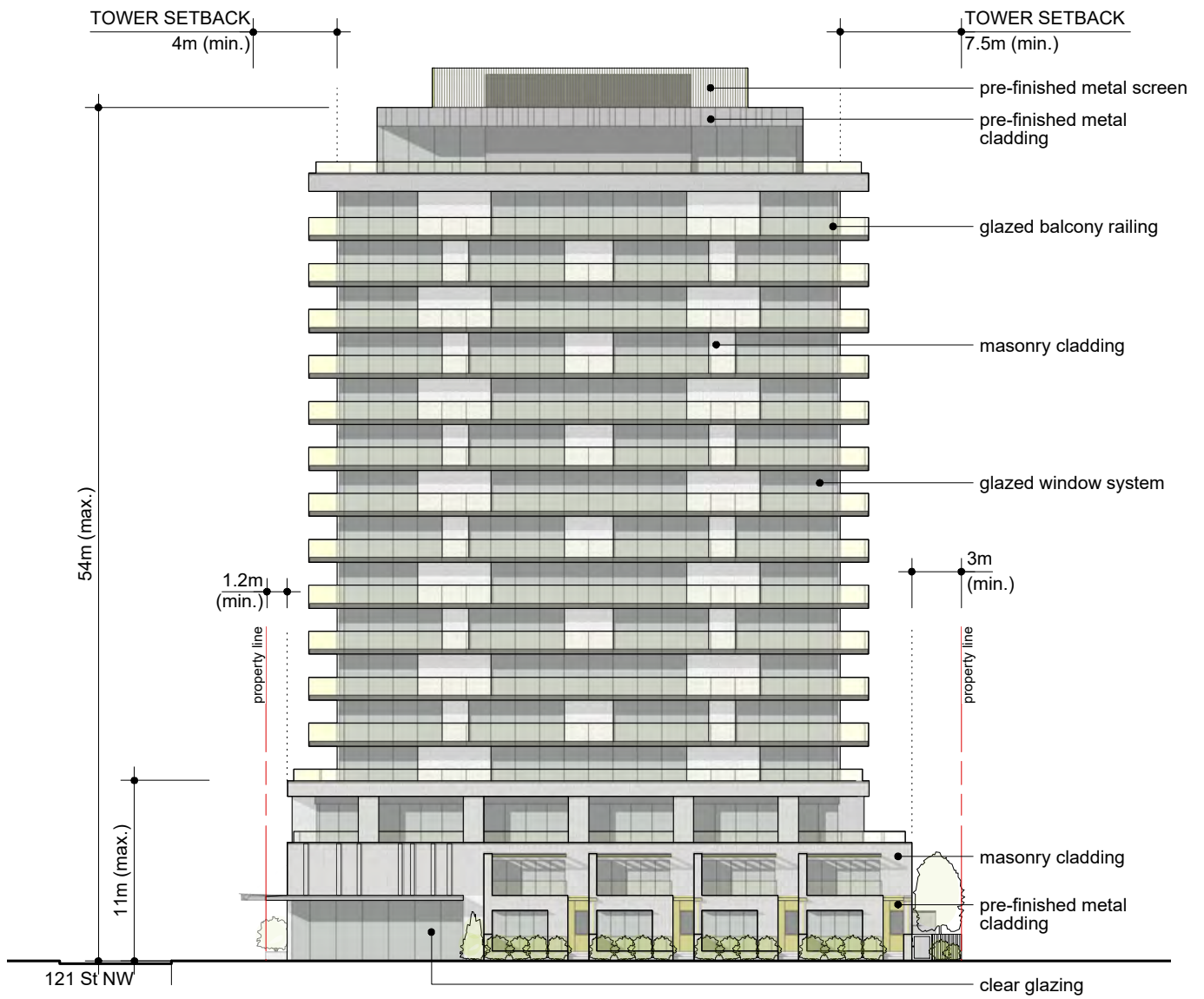




Appendix IV - Elevations (north along lane)



Appendix IV - Elevations (west along 121 St NW)



Appendix IV - Elevations (south along 102 Ave NW)



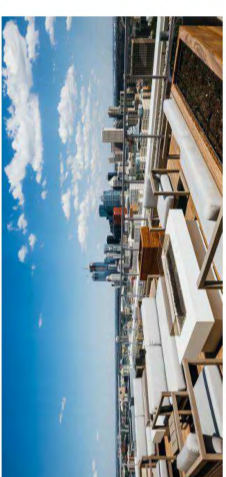
Appendix IV - Elevation (east)



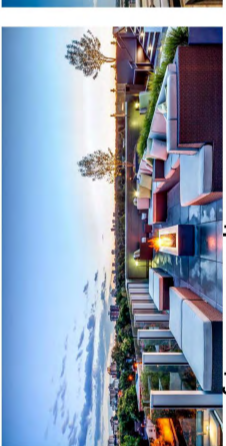
outdoor cafe seating



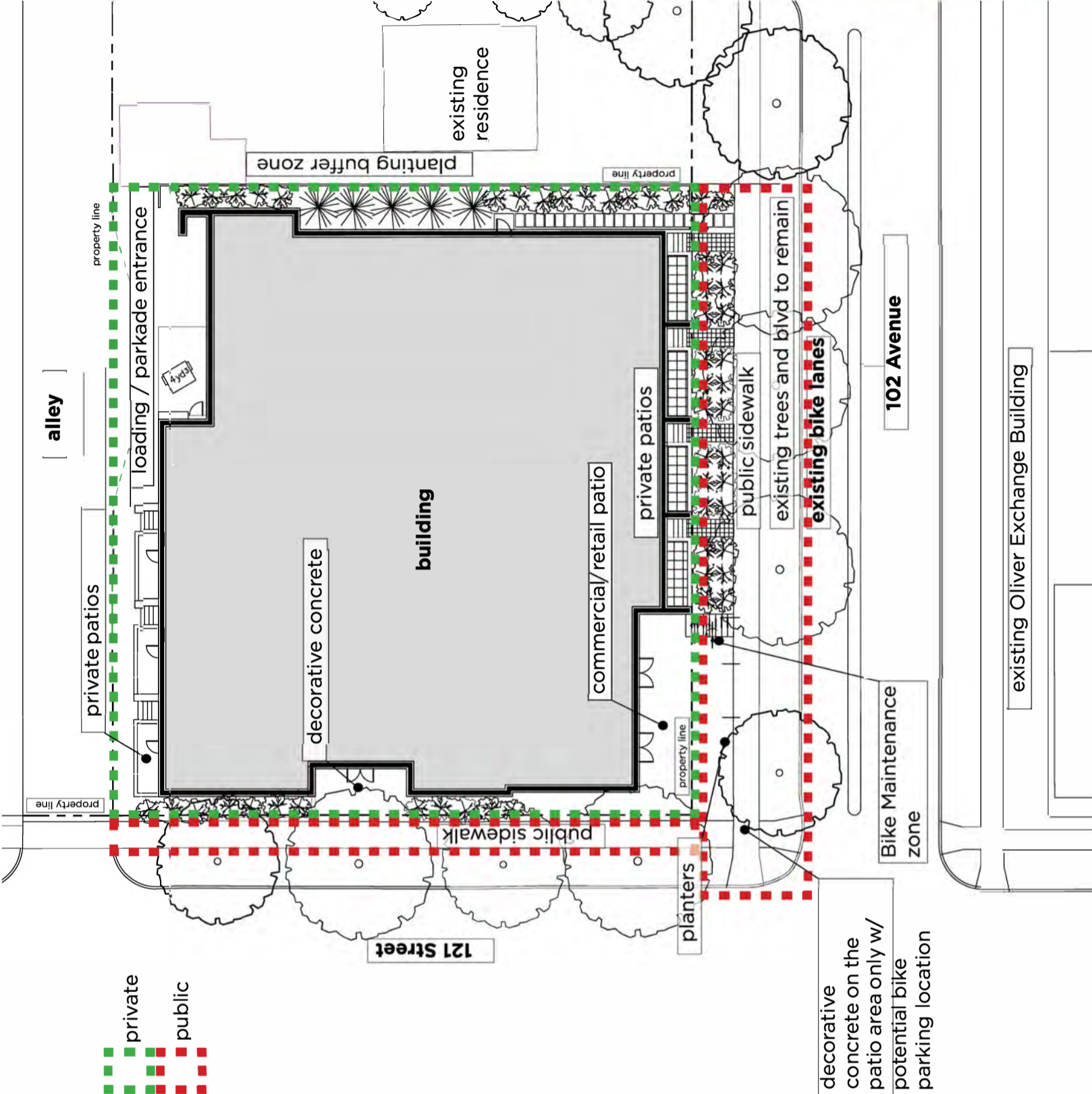
site furnishings



windscreen



roof top amenity space



movable planters



planting buffer



winter interest



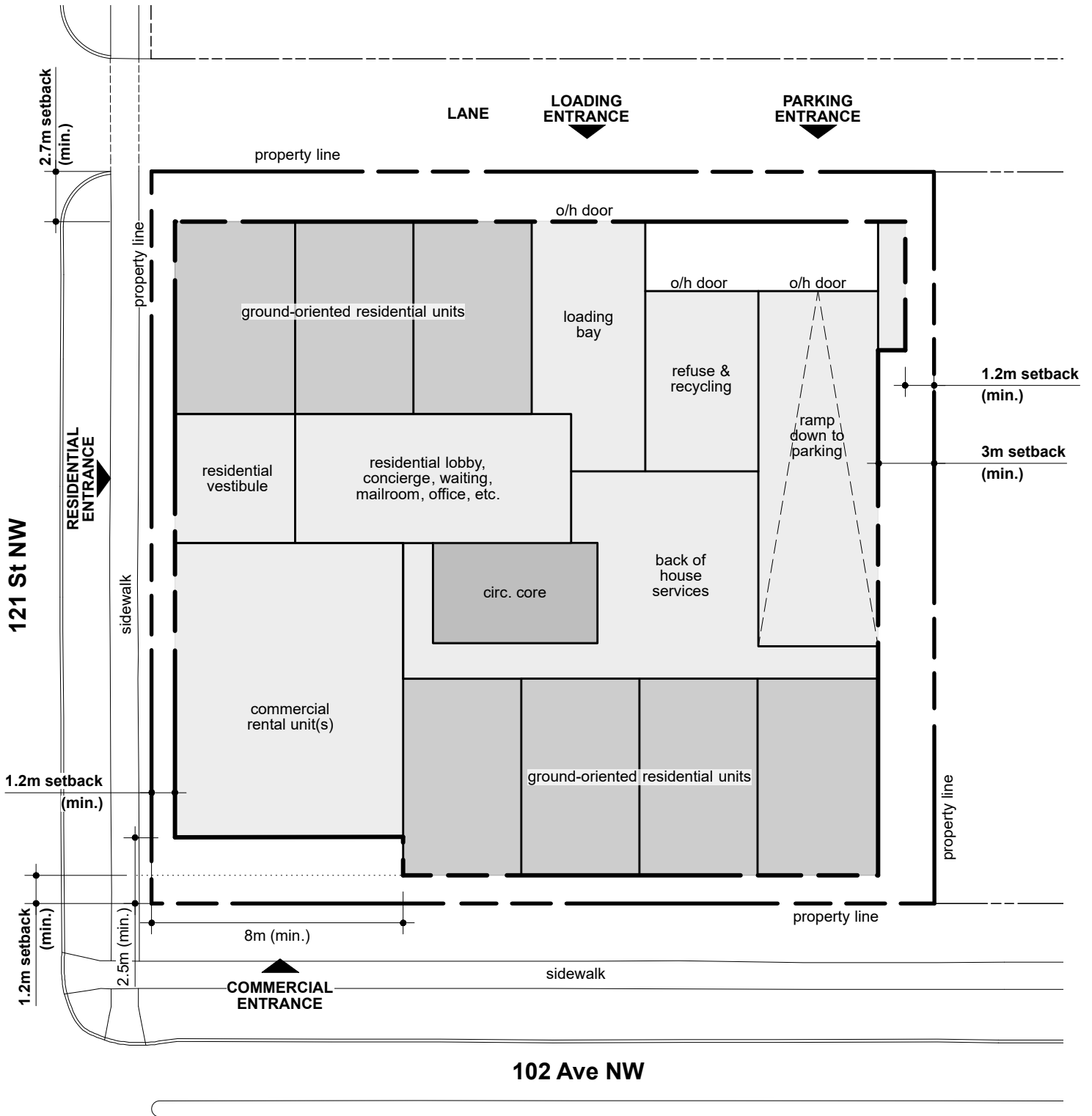
evergreen shrubs



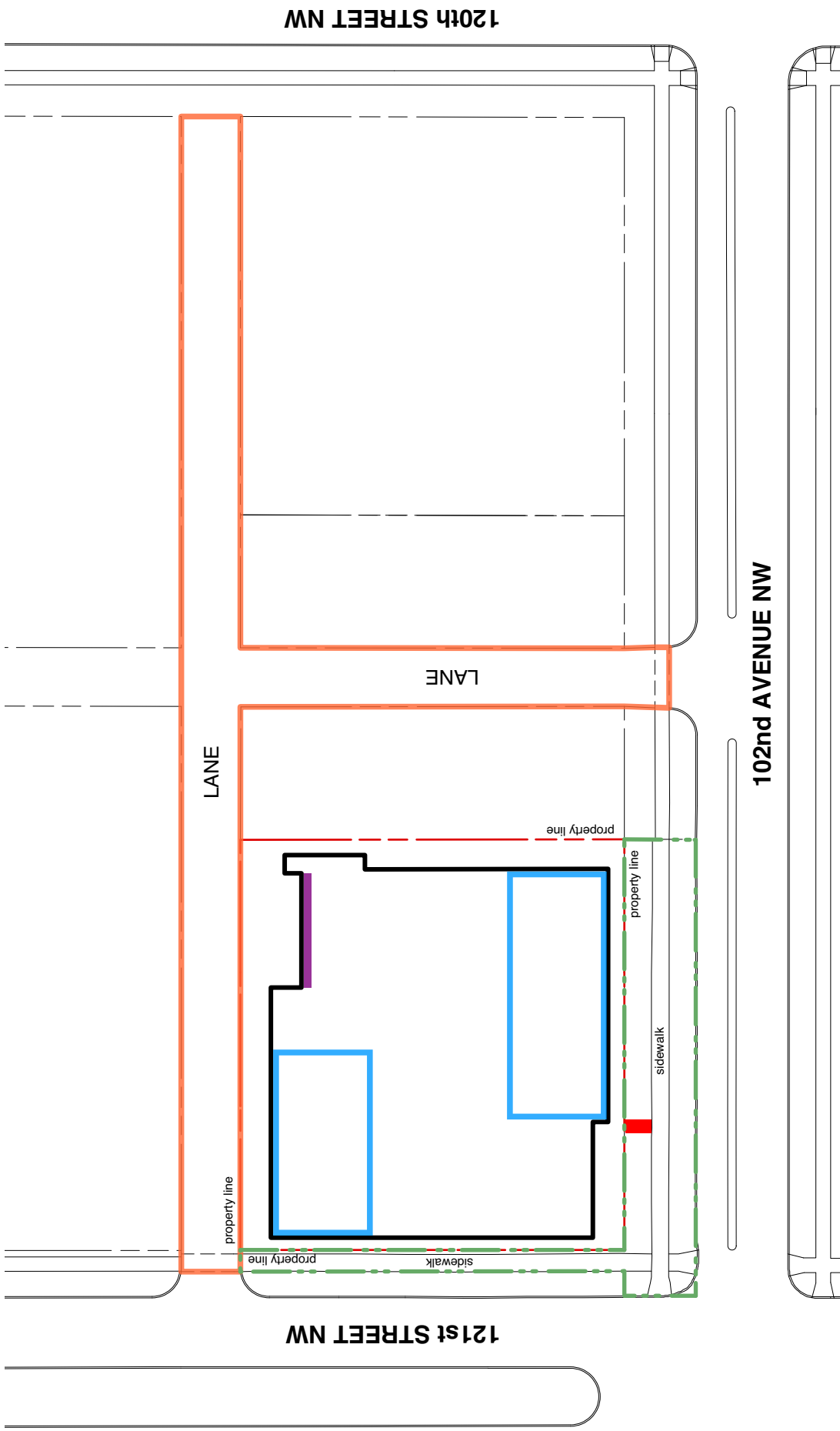
ornamental grasses



winter interest



Appendix VI - Conceptual Ground Level Floor Plan (Podium Level 1)



- Lane upgrades
- Public art location
- - Landscaping on public R/W
- Potential location of family style dwellings
- Potential bicycle repair location
- Building footprint



Appendix VII - Conceptual Public Amenity Contribution Plan