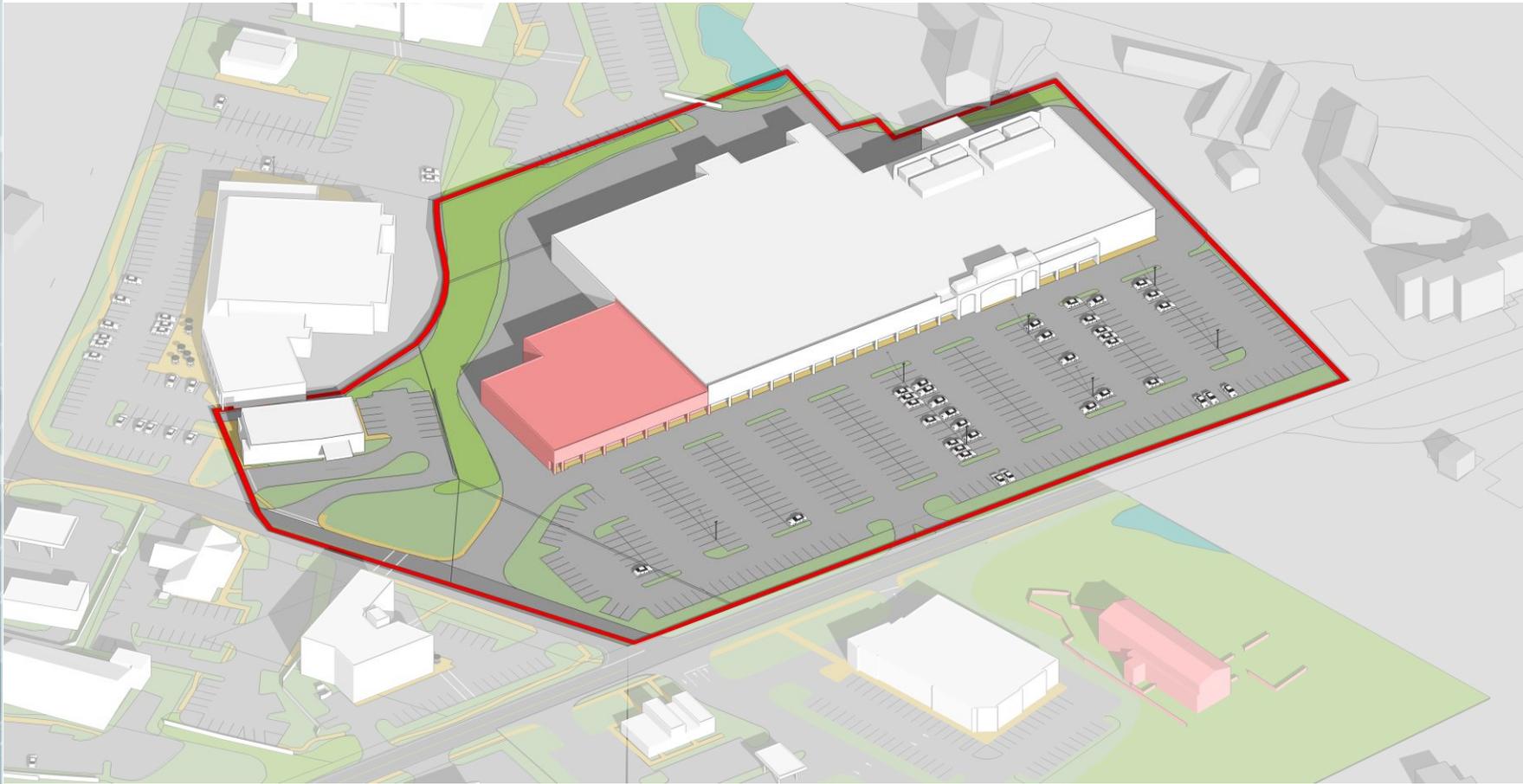


Key Site 1 Roche Bros Parcels - FAR

For Illustrative Purposes Only

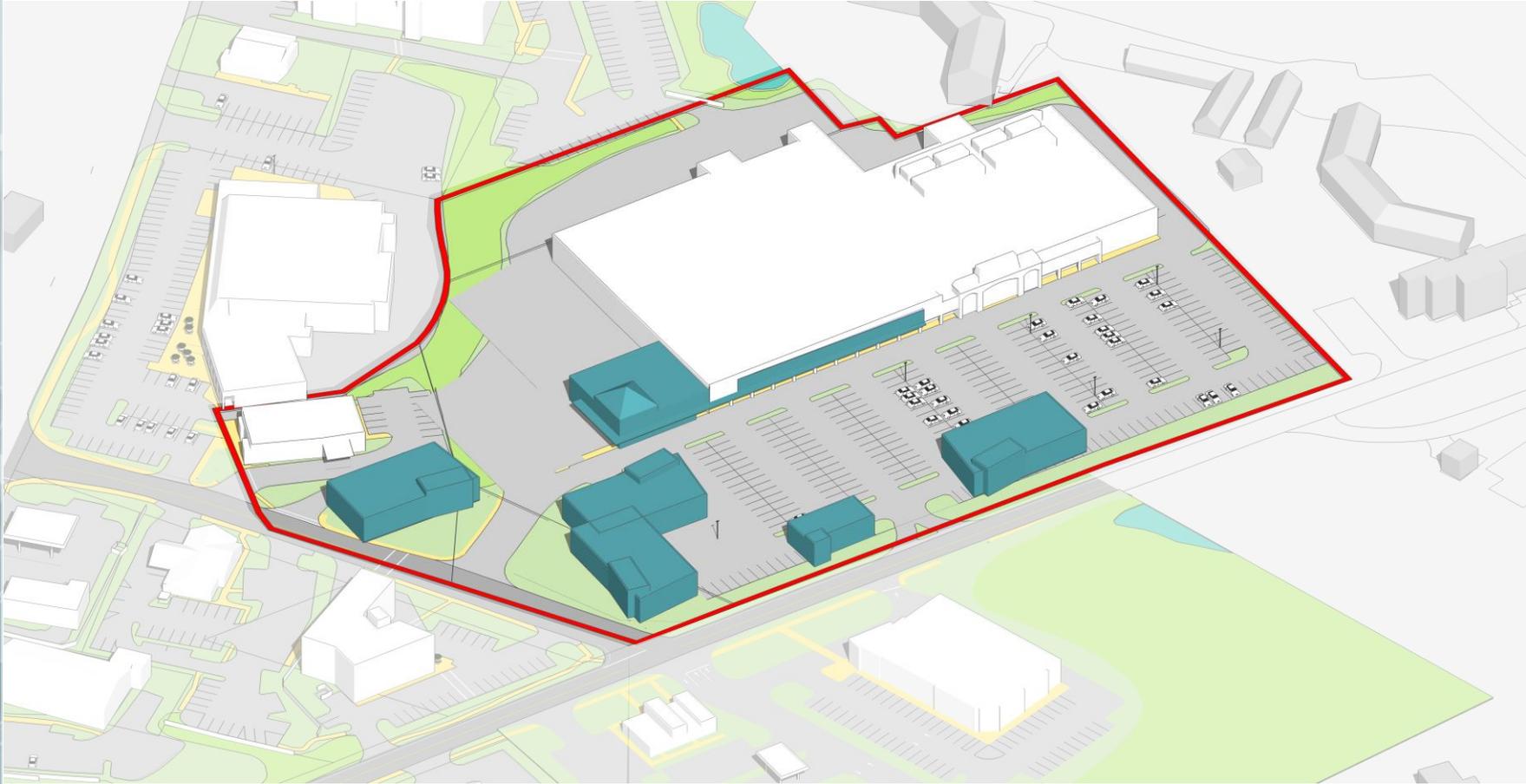


TOTAL BUILDING AREA: 122,118 SF
TOTAL LOT AREA: 406,976 SF

EXISTING FAR: 0.30

Key Site 1 Roche Bros Parcels - FAR

For Illustrative Purposes Only



TOTAL BUILDING AREA: 122,118 SF
TOTAL LOT AREA: 406,976 SF

TOTAL BUILDING AREA: 136,850 SF
TOTAL LOT AREA: 406,976

FEASIBILITY:
NEGATIVE

EXISTING FAR: 0.30

PROPOSED FAR: 0.34



TOTAL BUILDING AREA: 91,660 SF
TOTAL LOT AREA: 372,714 SF

EXISTING FAR: 0.25

Key Site 2 Kmart Parcels - FAR

For Illustrative Purposes Only



TOTAL BUILDING AREA: 91,660 SF
TOTAL LOT AREA: 372,714 SF

EXISTING FAR: 0.25

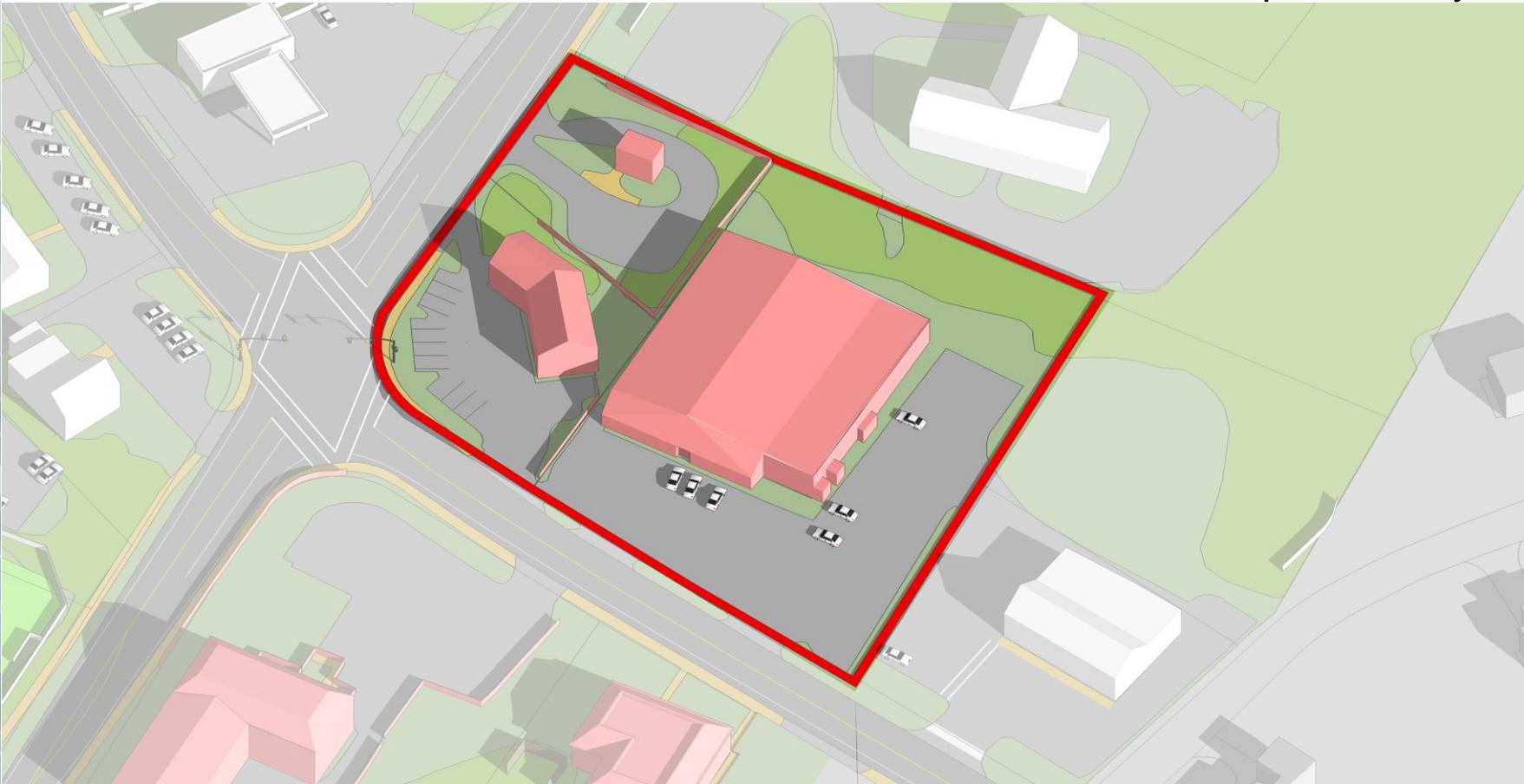
TOTAL BUILDING AREA: 210,538 SF
TOTAL LOT AREA: 372,714 SF

PROPOSED FAR: 0.56

FEASIBILITY:
NEGATIVE

Key Site 3 **Bowladrome** Parcels - FAR

For Illustrative Purposes Only

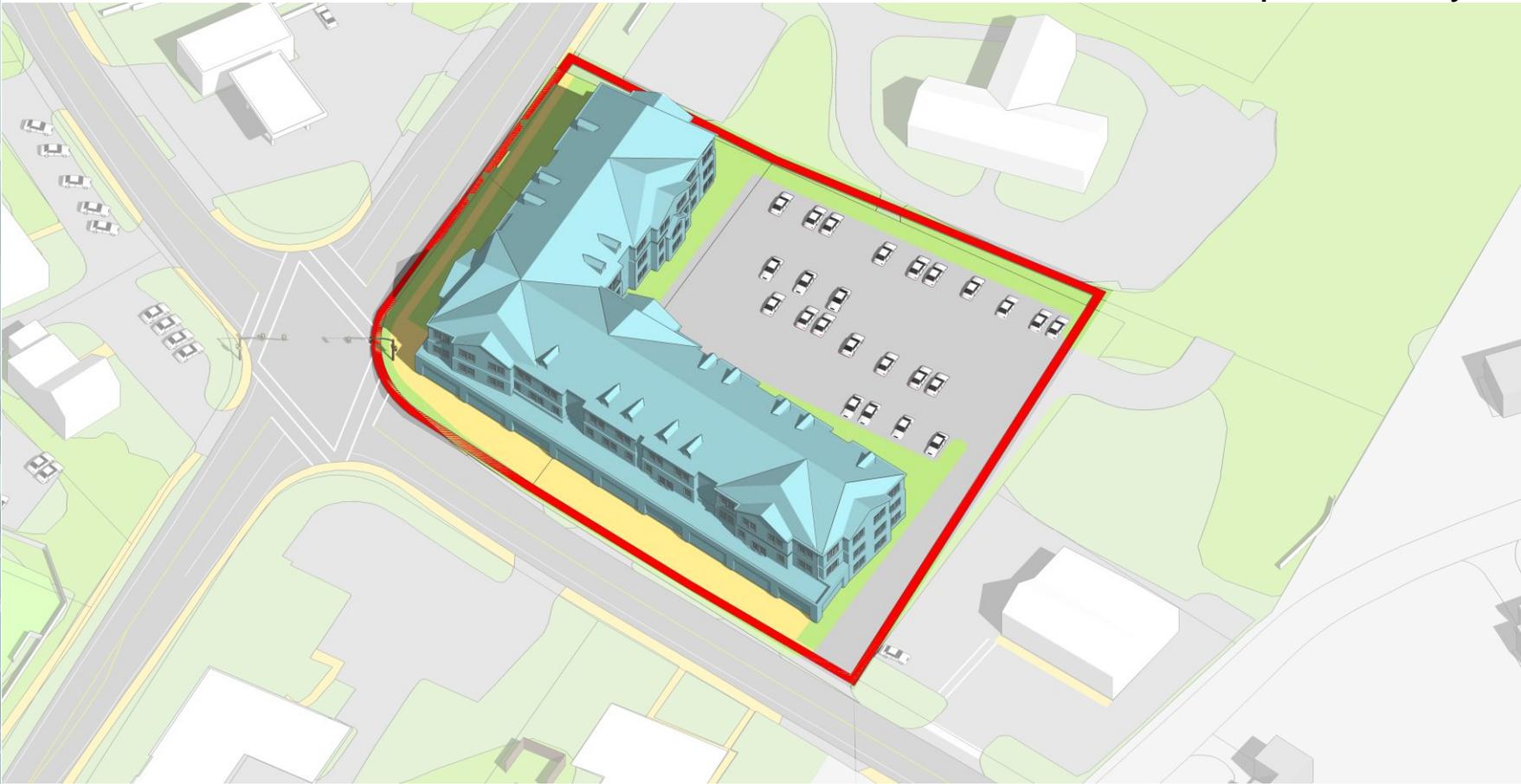


TOTAL BUILDING AREA: 21,519 SF
TOTAL LOT AREA: 83,961 SF

EXISTING FAR: 0.26

Key Site 3 Bowladrome Parcels - FAR

For Illustrative Purposes Only



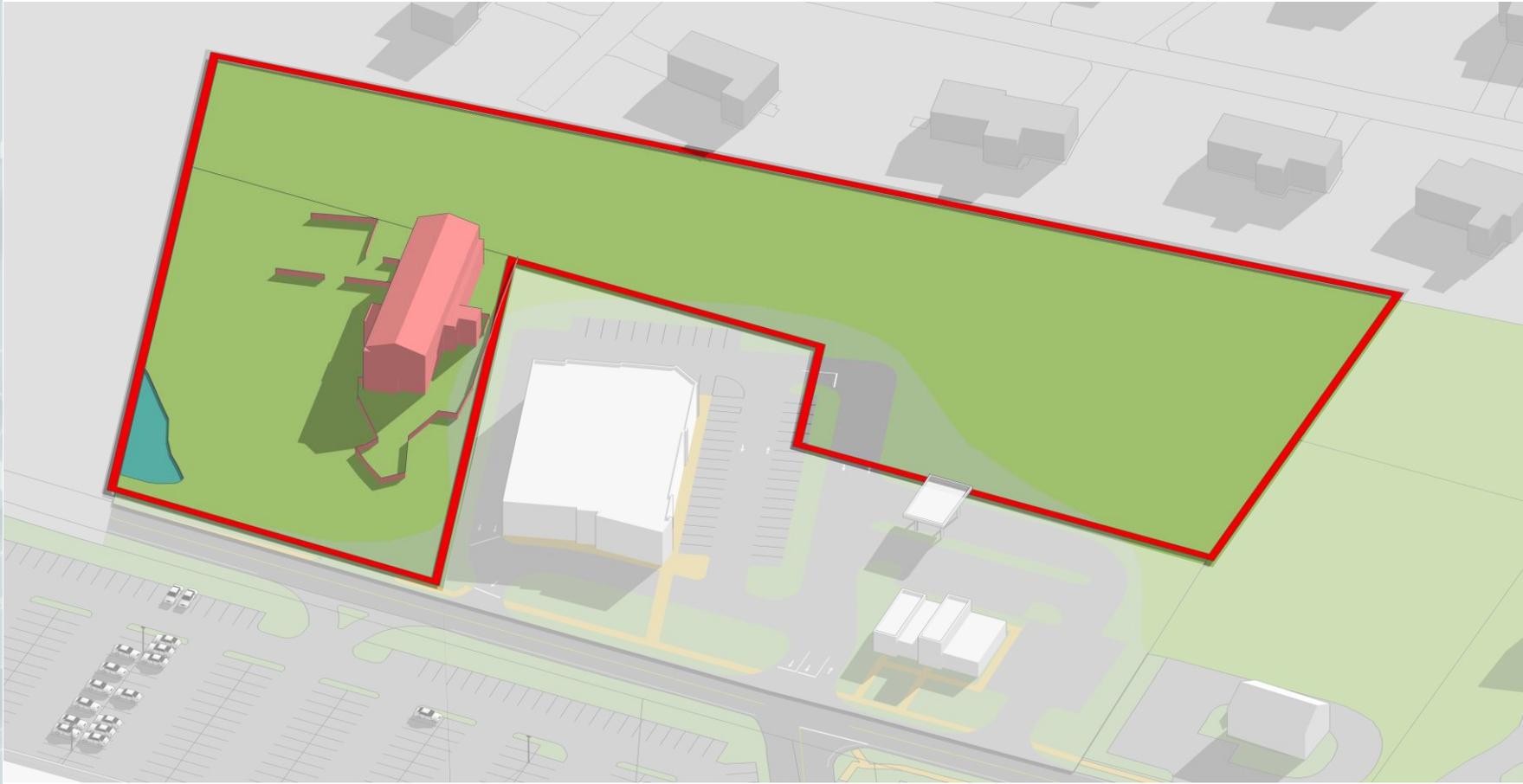
TOTAL BUILDING AREA: 21,519 SF
TOTAL LOT AREA: 83,961 SF

TOTAL BUILDING AREA: 86,586 SF
TOTAL LOT AREA: 83,961 SF

FEASIBILITY:
POSITIVE

EXISTING FAR: 0.26

PROPOSED FAR: 1.03



TOTAL BUILDING AREA: 10,229 SF
TOTAL LOT AREA: 176,740 SF

EXISTING FAR: 0.06

Key Site 4 **CVS Rear Parcels** - FAR

For Illustrative Purposes Only



TOTAL BUILDING AREA: 10,229 SF
TOTAL LOT AREA: 176,740 SF

EXISTING FAR: 0.06

TOTAL BUILDING AREA: 30,713 SF
TOTAL LOT AREA: 176,740 SF

PROPOSED FAR: 0.17

FEASIBILITY:
NEGATIVE

Key Site 4 CVS Rear Parcels - FAR

For Illustrative Purposes Only



TOTAL BUILDING AREA: 10,229 SF
TOTAL LOT AREA: 176,740 SF

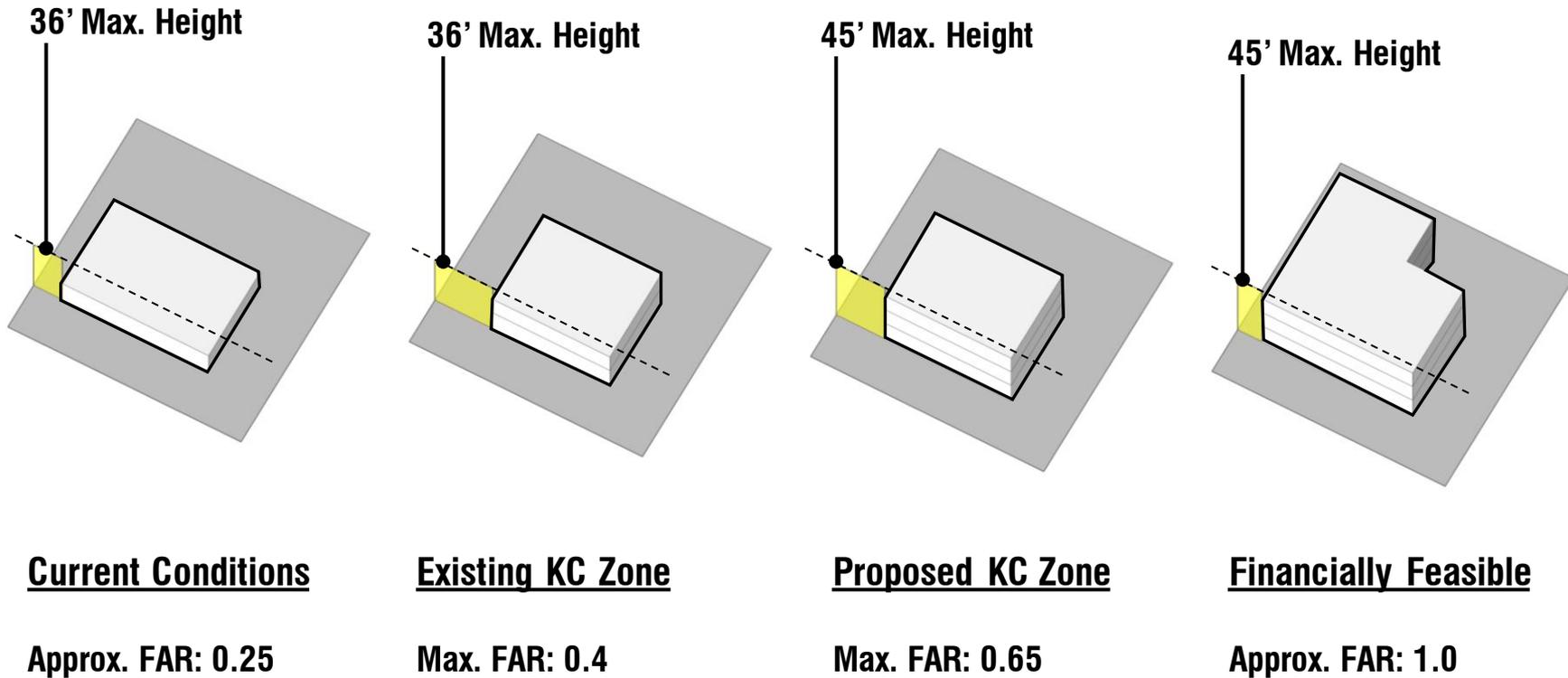
EXISTING FAR: 0.06

TOTAL BUILDING AREA: 58,811 SF
TOTAL LOT AREA: 176,740 SF

PROPOSED FAR: 0.33

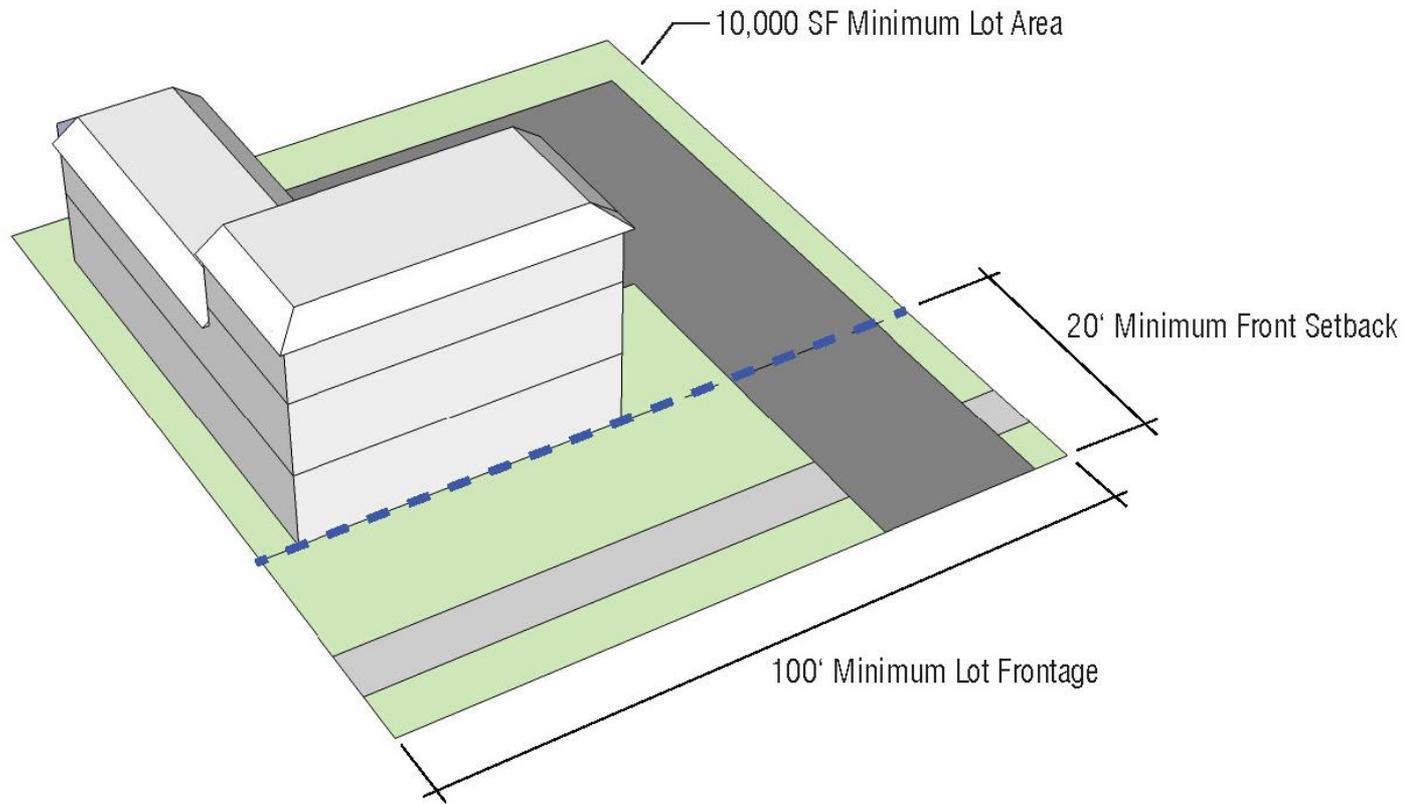
FEASIBILITY:
NEGATIVE

Dimensional Standards – FAR and Building Height



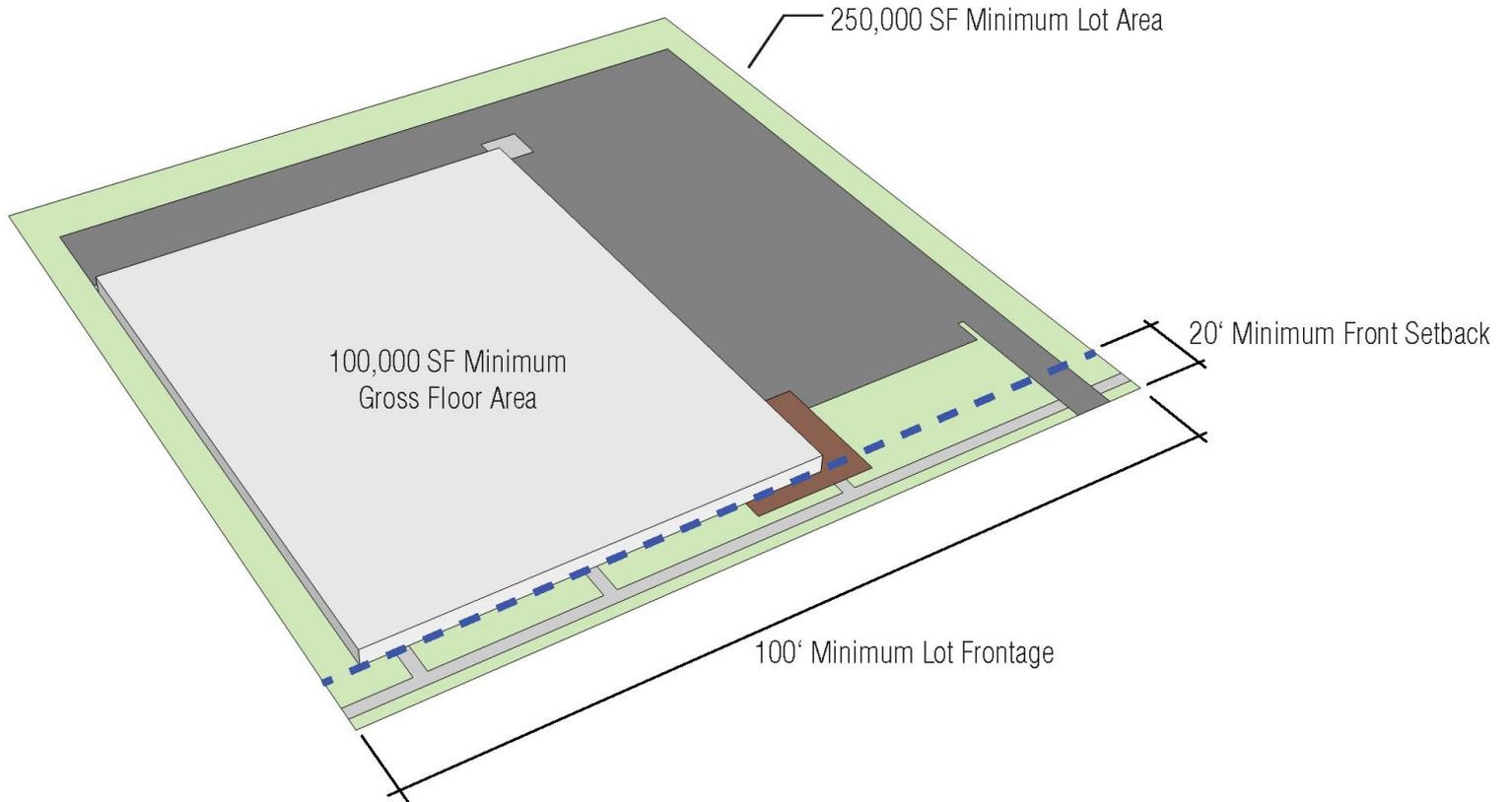
Design Guidelines – Lot Area and Setbacks

AC Zone

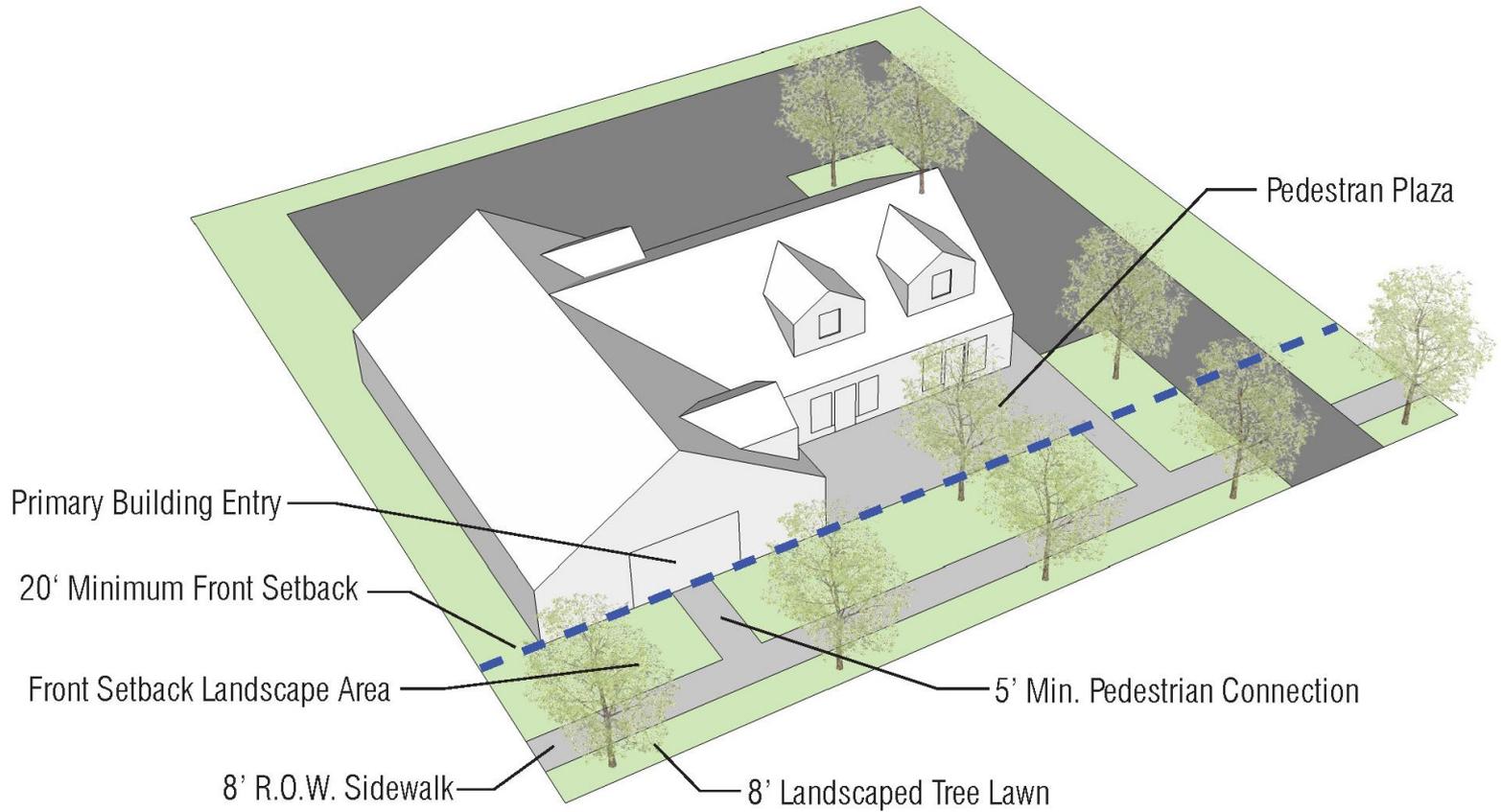


Design Guidelines – Lot Area and Setbacks

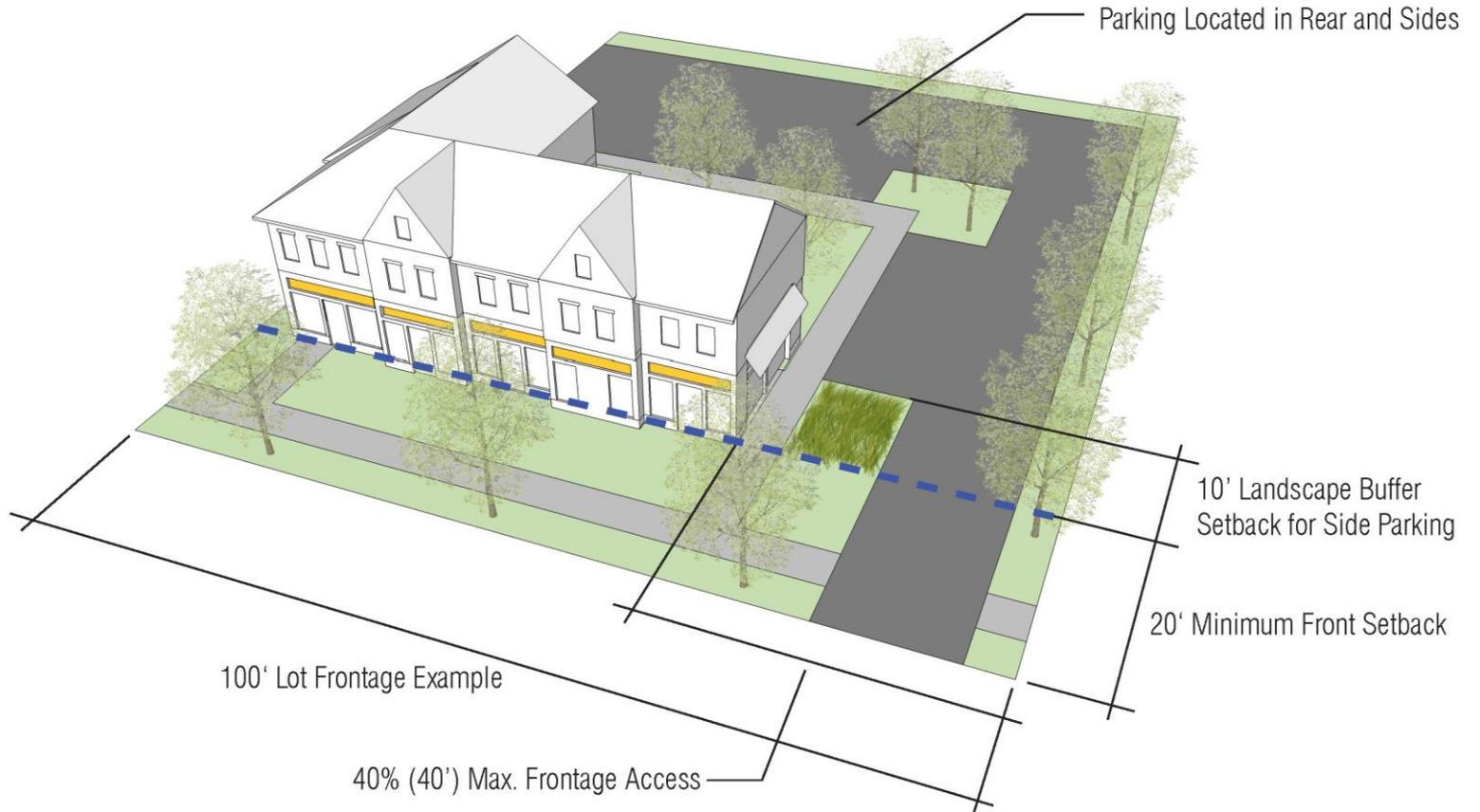
Master Plan Development (MPD) Bylaw



Design Guidelines – Frontage, Building Entry and Plaza

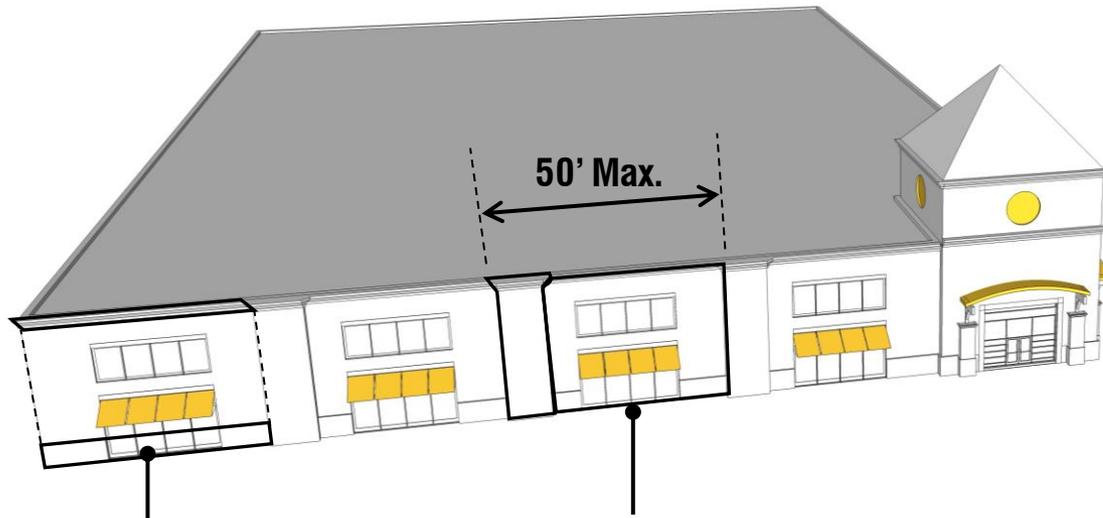


Design Guidelines – Access, Parking and Landscape



Design Guidelines – Building Form

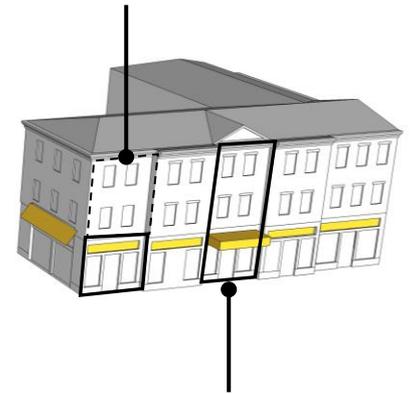
Façade articulation Rhythm and balance



Façade articulation
Base, middle and top

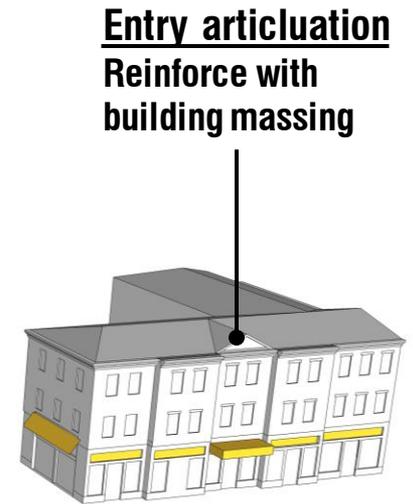
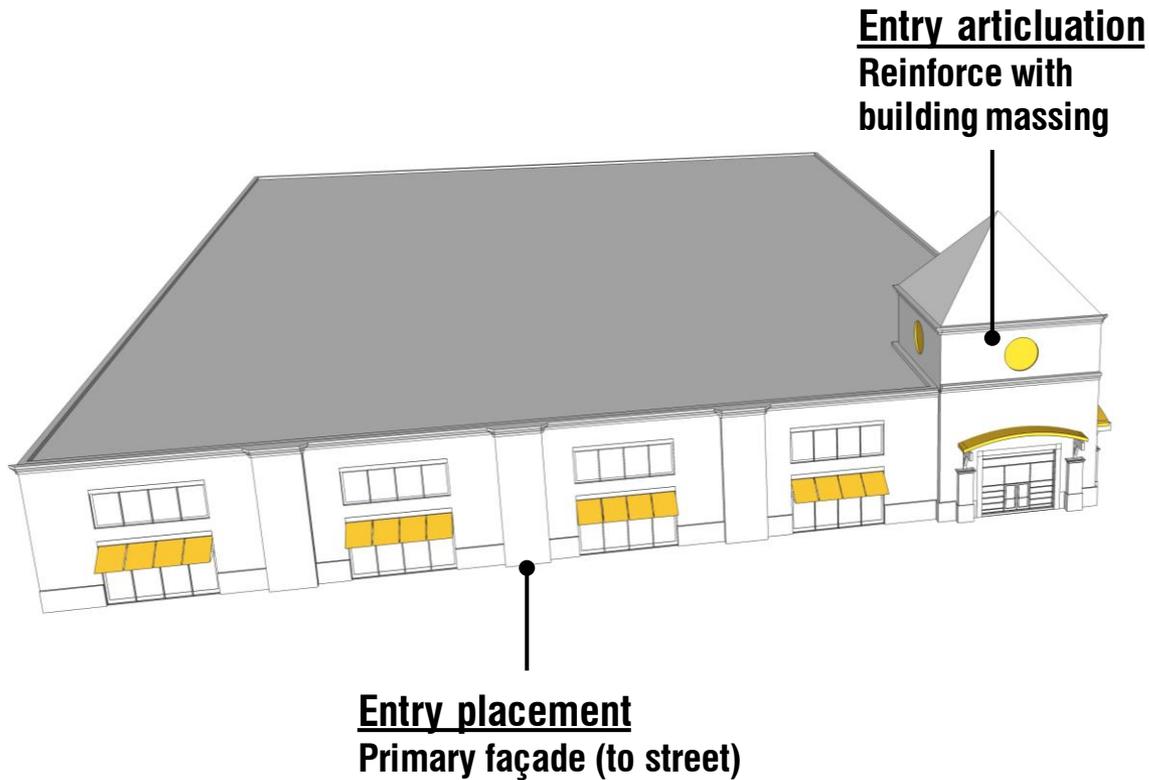
Façade articulation
Smaller modules

Façade articulation Base, middle and top



Façade articulation
Smaller modules

Design Guidelines – Articulation of Entries

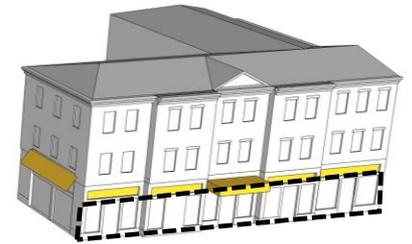


Entry articulation
Articulate with canopies or other elements

Design Guidelines – Ground Floor Transparency

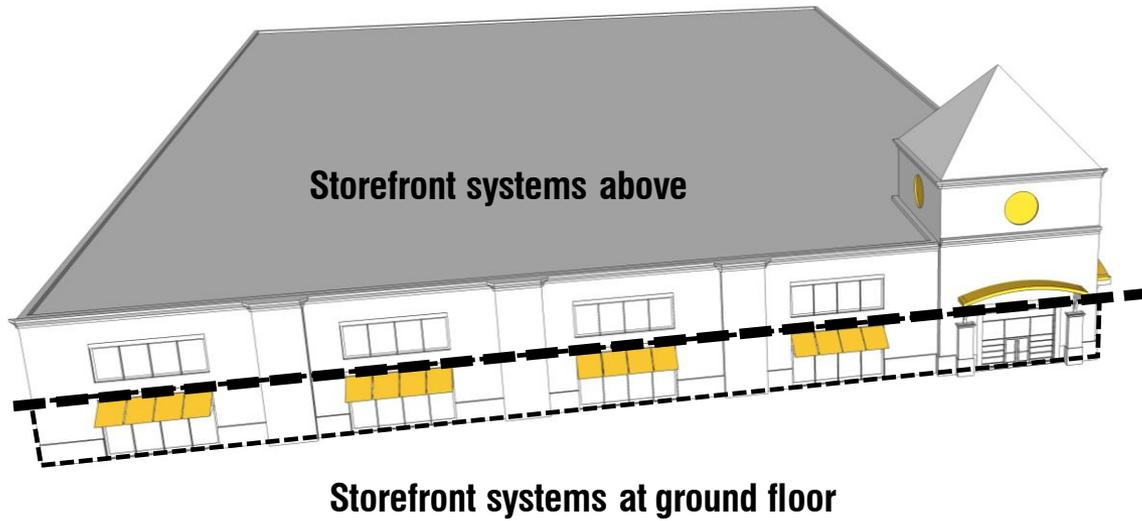


41% transparent

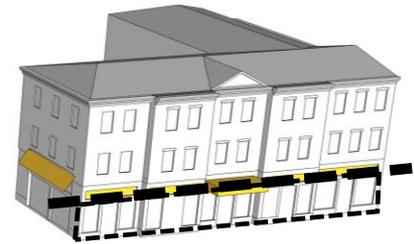


60% transparent

Design Guidelines – Residential and Commercial Windows



Punched openings above



Storefront systems at ground floor