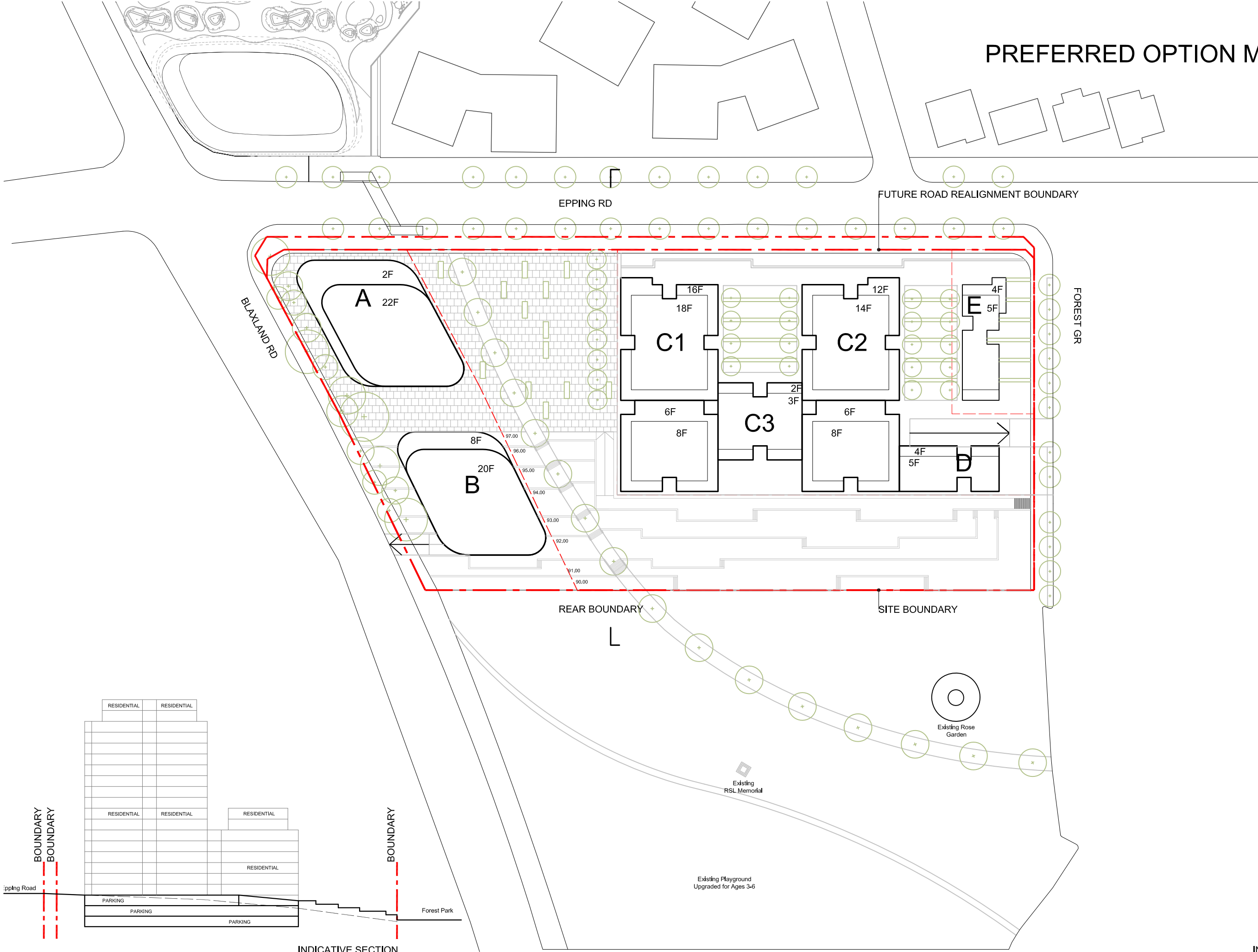


PREFERRED OPTION MASTER PLAN



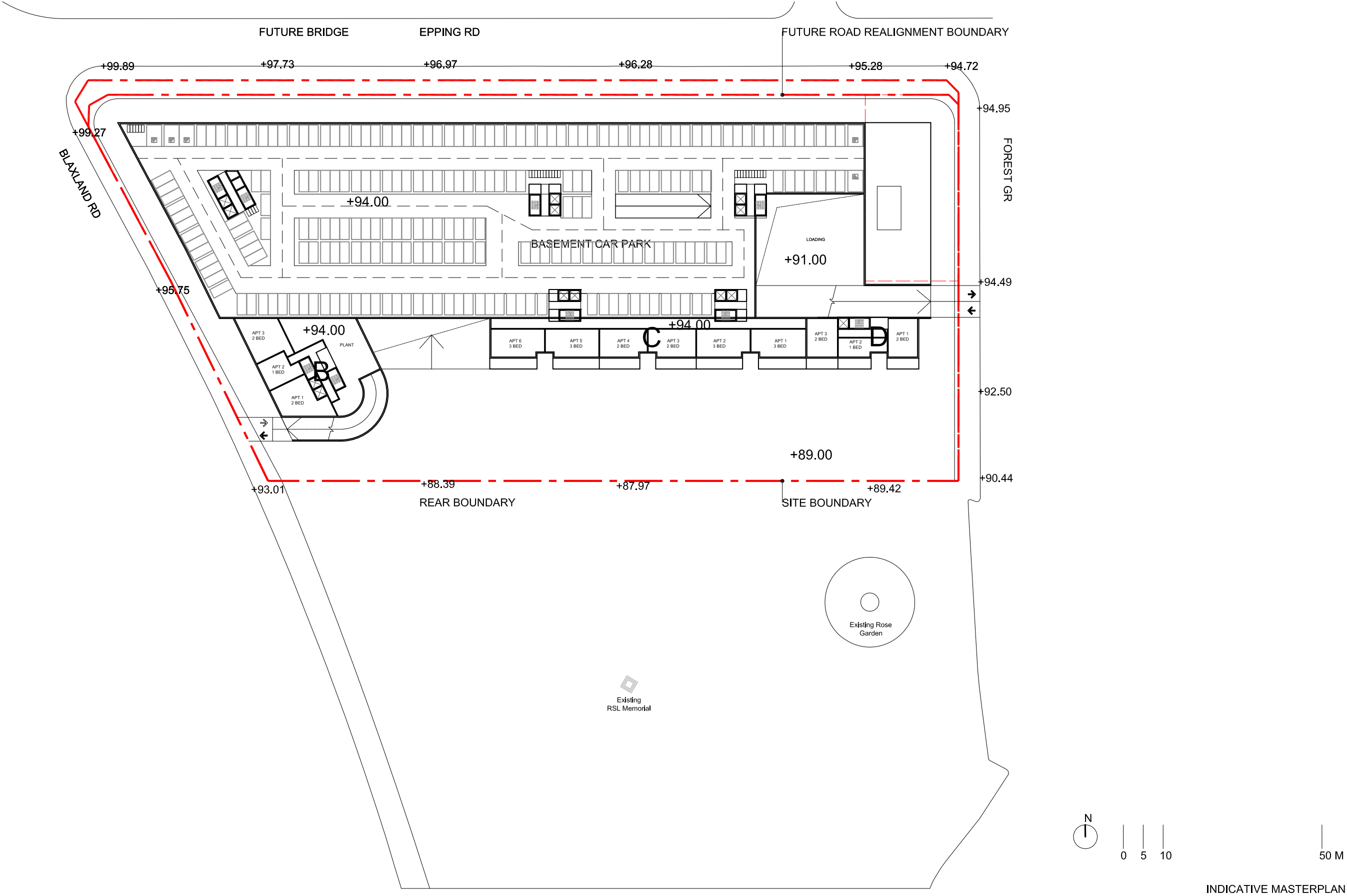
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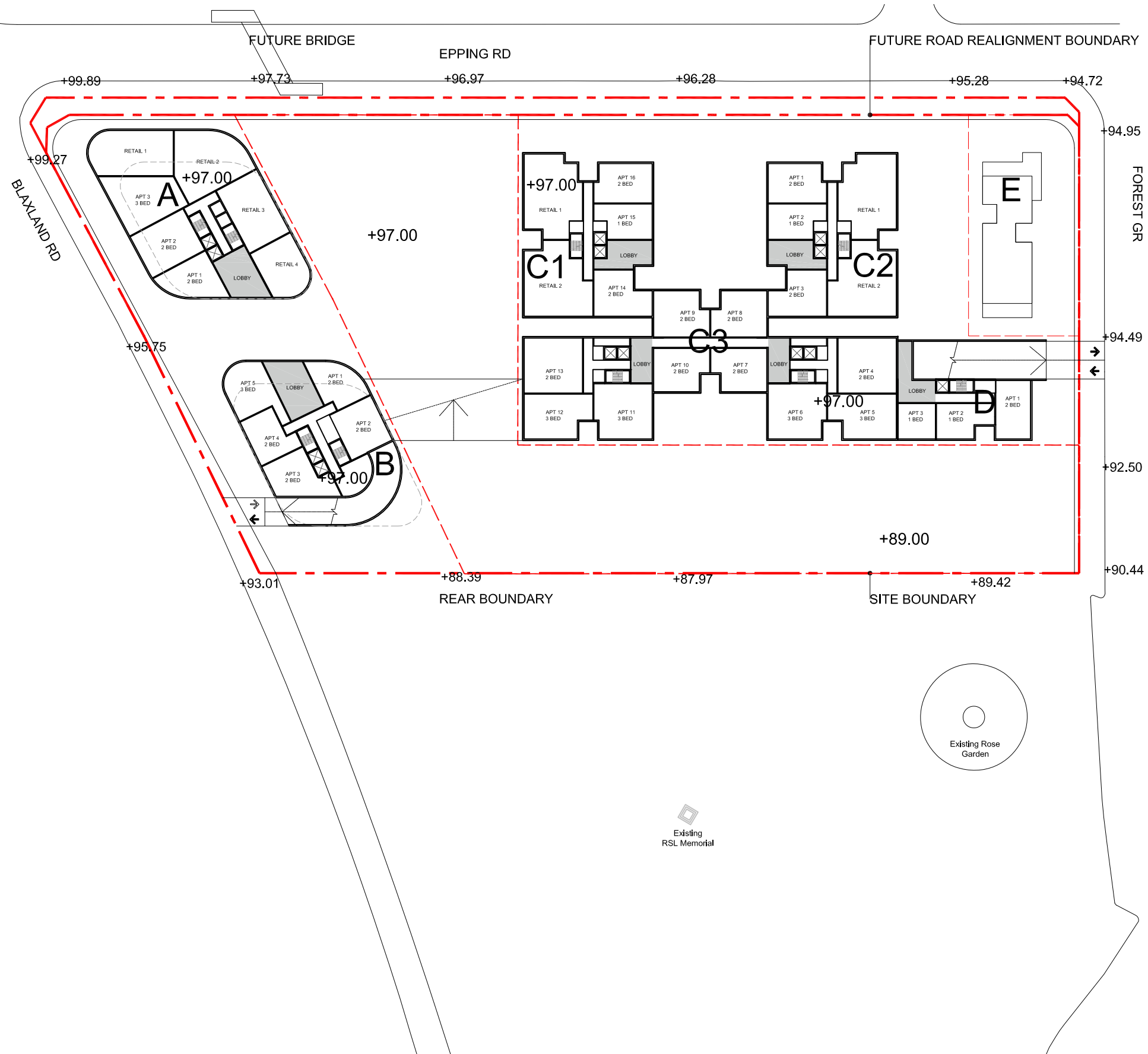
PREFERRED OPTION BASEMENT 1



PREFERRED OPTION LOWER GROUND FLOOR PLAN



PREFERRED OPTION UPPER GROUND FLOOR PLAN



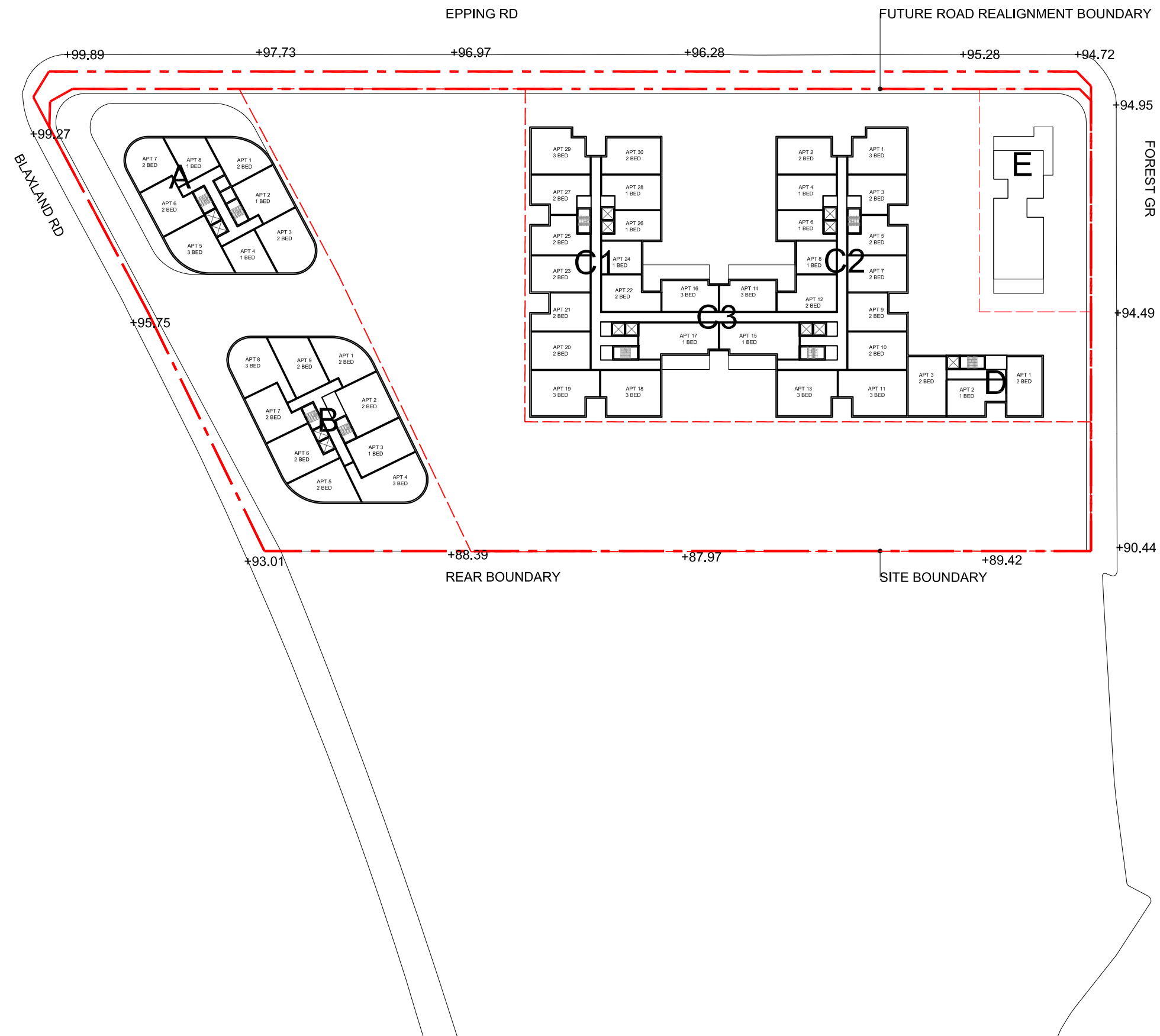
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 1



INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 2



INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 3



INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 4



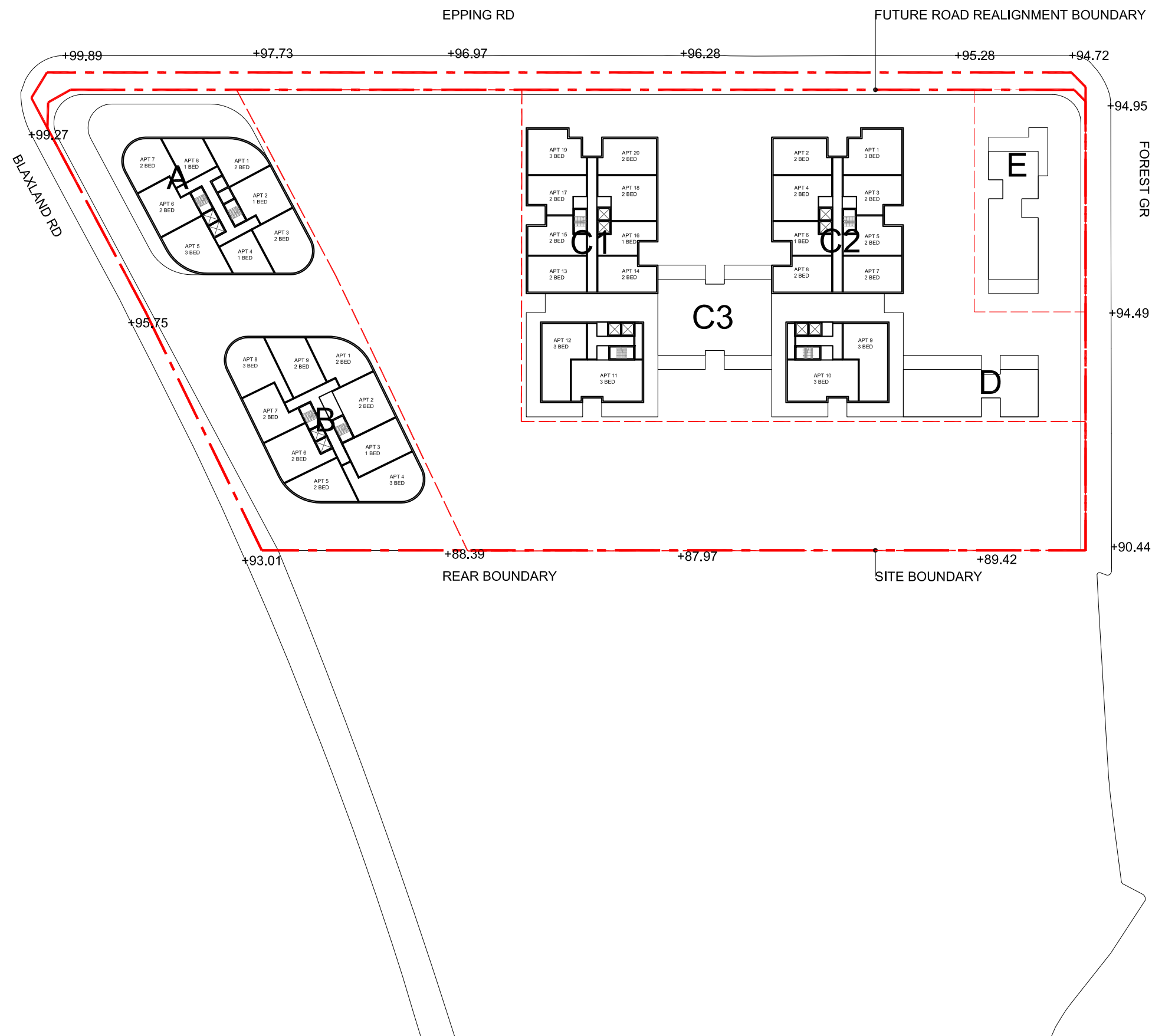
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 5



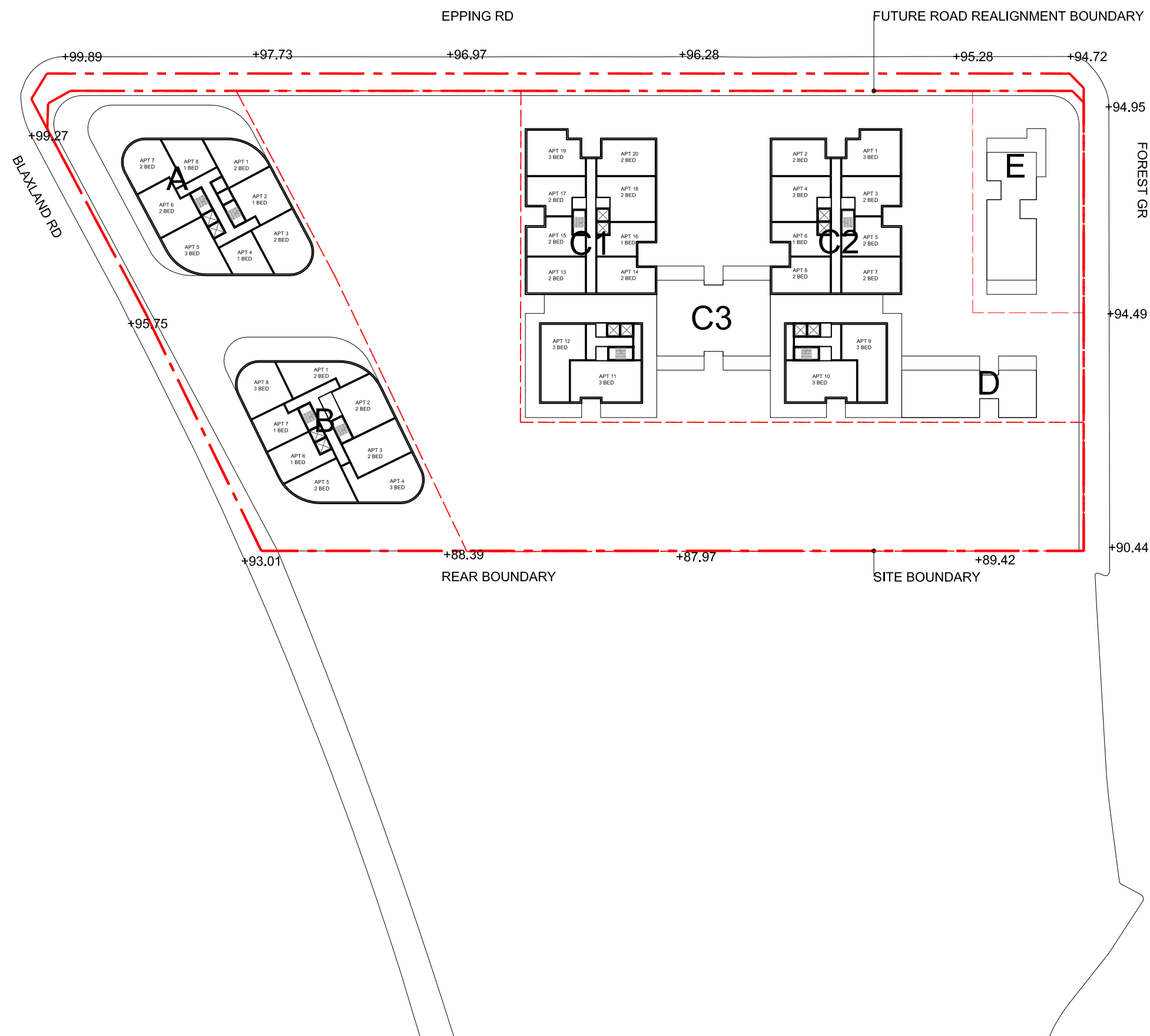
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 6



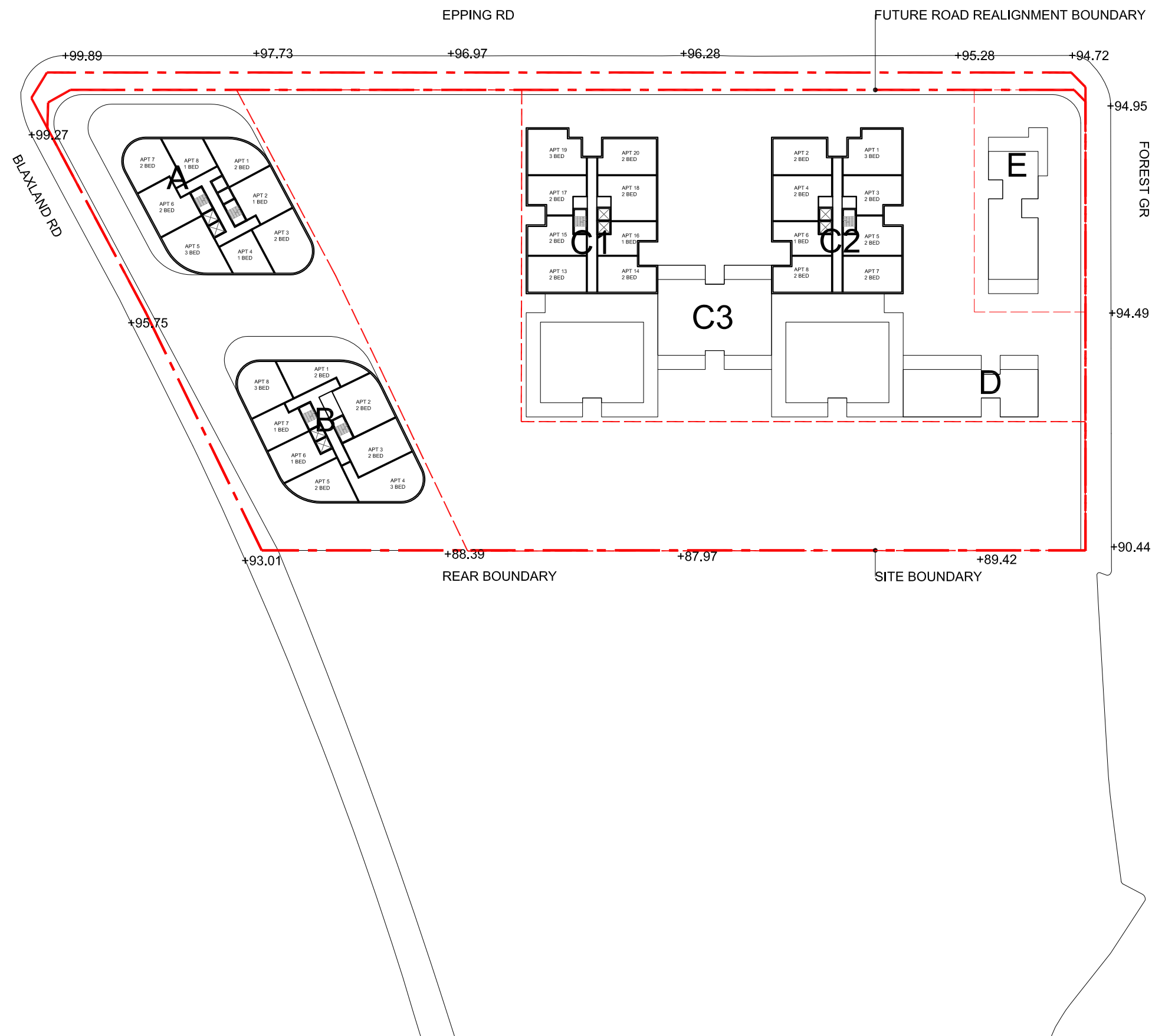
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 7



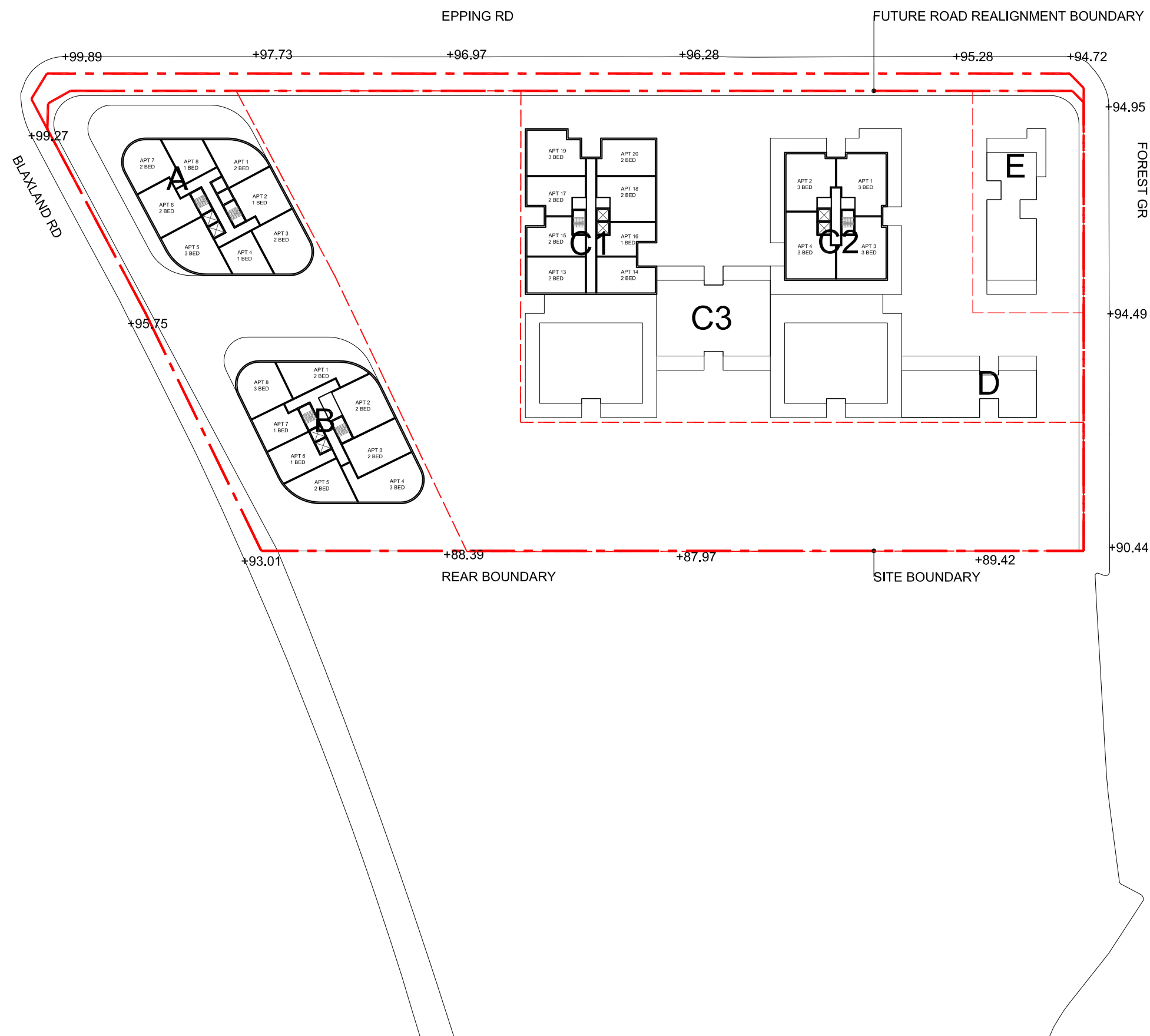
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 8-11



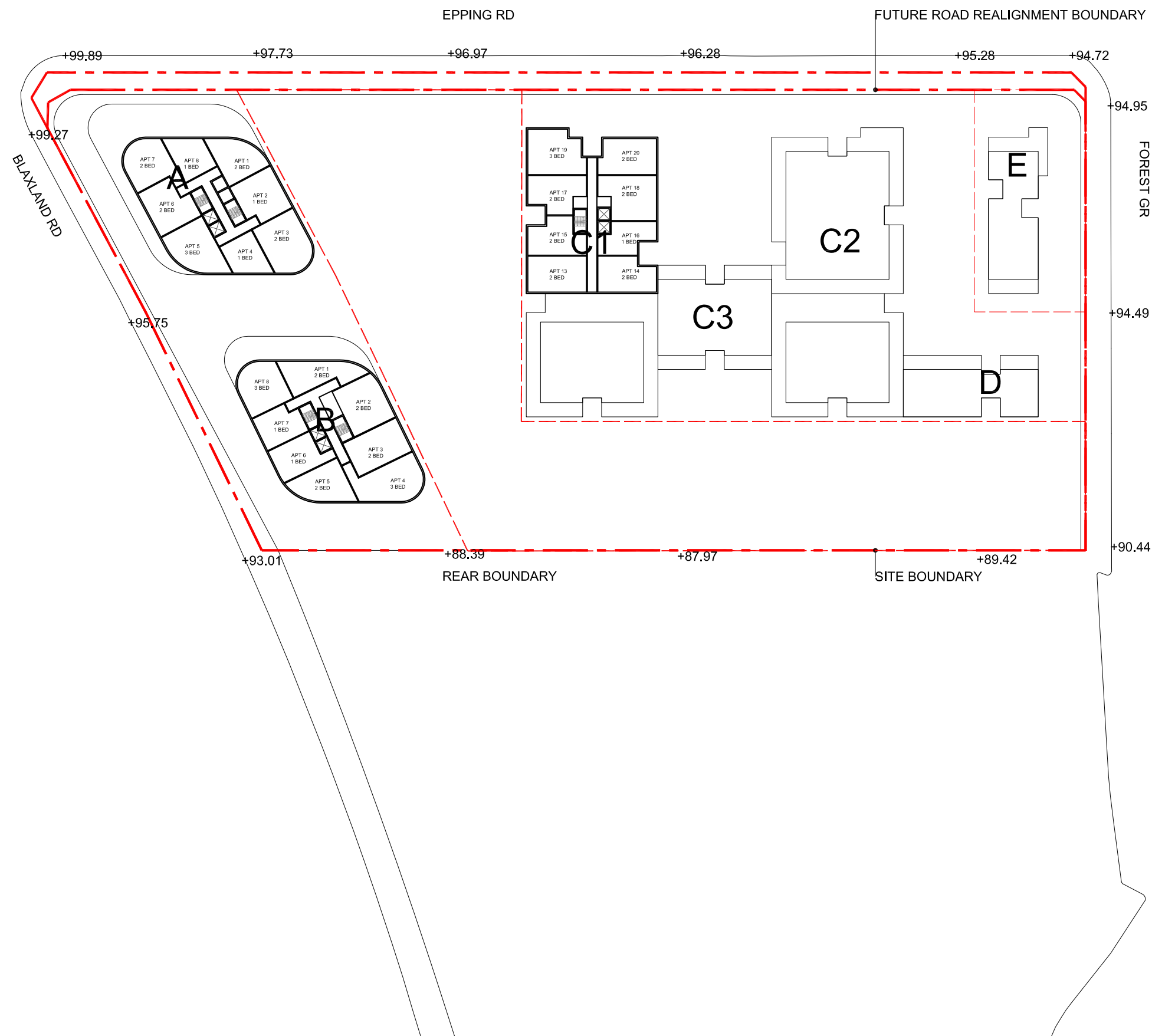
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 12-13



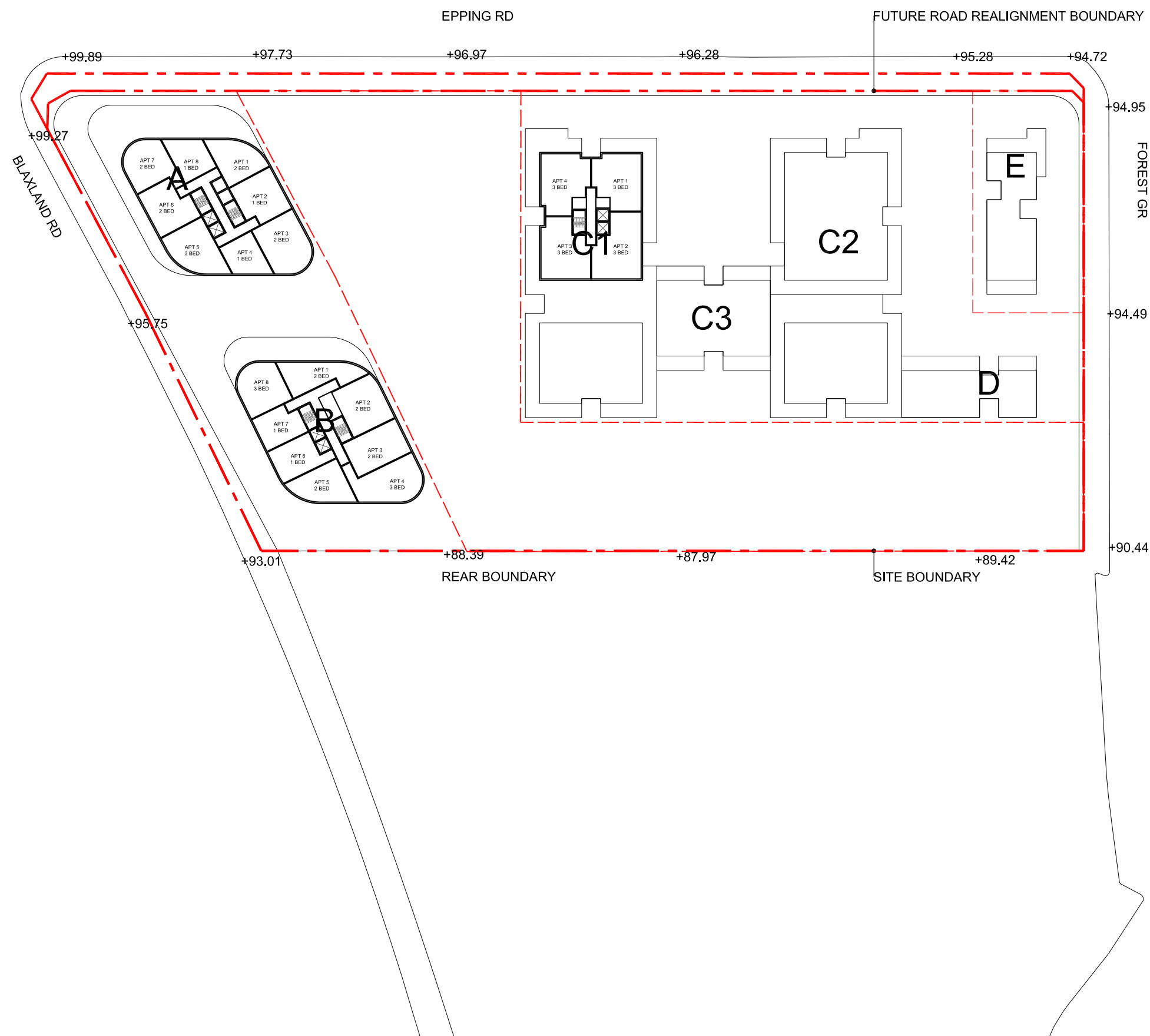
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 14-15



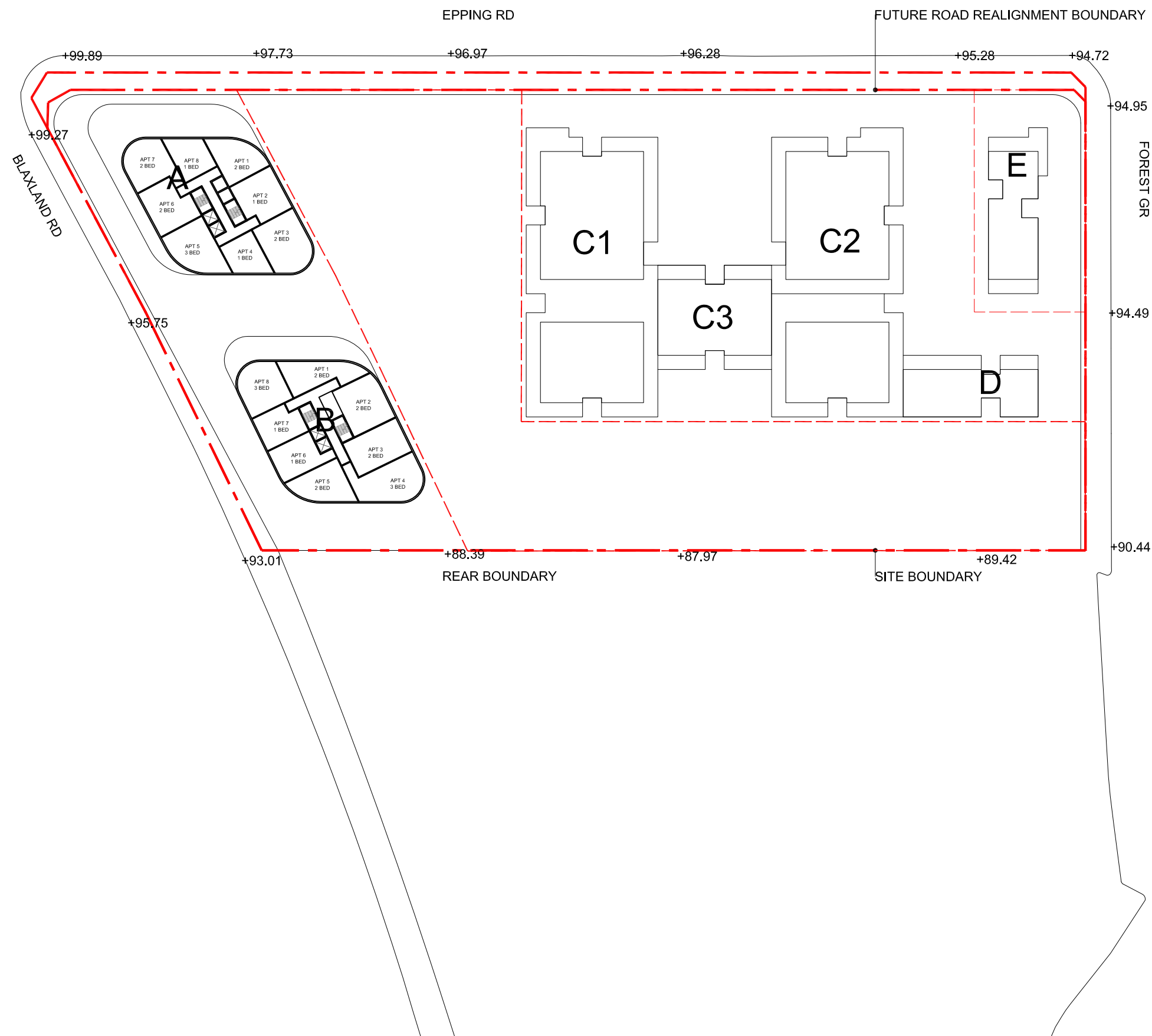
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 16-17



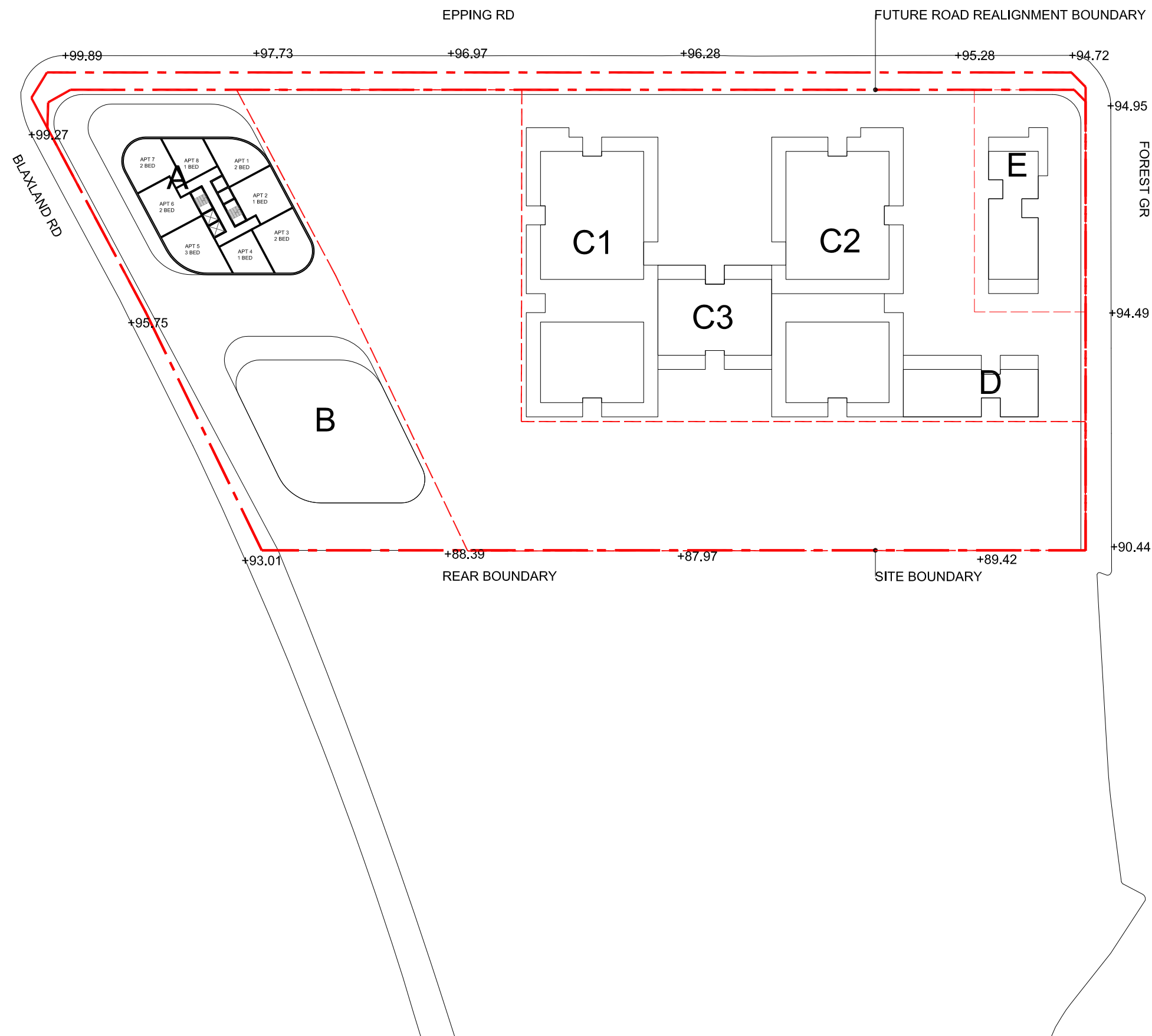
INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 18



INDICATIVE MASTERPLAN

PREFERRED OPTION FLOOR PLAN LEVEL 19-21



INDICATIVE MASTERPLAN

PREFERRED OPTION DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY (PREFERRED OPTION)			
BUILDING	GBA	GFA	NSA
		85% GBA	85%GFA
A	19982	16985	14437
B	18957	16113	13696
C (C1+C2+C3)	38908	33072	28111
D	1983	1686	1433
E	1633	1388	1180
TOTAL	81463	69244	58857
SITE AREA	20040		
GFA	69244		
FSR	3.46		
	BASED ON	20040	
FOOTPRINT	6572	GROUND FLOOR AREA	
COVERAGE	33%		
OPEN SPACE	13468	INCLUDING ROADS	
BOWLING CLUB LAND	6665		
RMS ROAD WIDENING	821		
DEVELOPMENT AREA	12554		
FSR	5.52		
	BASED ON	12554	

PREFERRED OPTION DEVELOPMENT SUMMARY - GBA CALCULATION

BUILDING A	LEVEL	GBA(m2)	BUILDING B	LEVEL	GBA(m2)	BUILDING C (C1+C2+C3)	LEVEL	GBA(m2)	BUILDING	LG	338	LG UG
	LG	0		LG	886		LG	985		UG	366	
	UG	1221		UG	989		UG	3453		UG		
	LEVEL 1	1221		LEVEL 1	1053		LEVEL 1	3641		LEVEL		
	LEVEL 2	877		LEVEL 2	1053		LEVEL 2	3479		LEVEL		
	LEVEL 3	877		LEVEL 3	1053		LEVEL 3	3146		LEVEL		
	LEVEL 4	877		LEVEL 4	1053		LEVEL 4	3146		LEVEL		
	LEVEL 5	877		LEVEL 5	1053		LEVEL 5	3146		LEVEL		
	LEVEL 6	877		LEVEL 6	1053		LEVEL 6	2498		LEVEL		
	LEVEL 7	877		LEVEL 7	897		LEVEL 7	2498		LEVEL		
	LEVEL 8	877		LEVEL 8	897		LEVEL 8	1766		LEVEL		
	LEVEL 9	877		LEVEL 9	897		LEVEL 9	1766		LEVEL		
	LEVEL 10	877		LEVEL 10	897		LEVEL 10	1766		LEVEL		
	LEVEL 11	877		LEVEL 11	897		LEVEL 11	1766		LEVEL		
	LEVEL 12	877		LEVEL 12	897		LEVEL 12	1463		LEVEL		
	LEVEL 13	877		LEVEL 13	897		LEVEL 13	1463		LEVEL		
	LEVEL 14	877		LEVEL 14	897		LEVEL 14	883		LEVEL		
	LEVEL 15	877		LEVEL 15	897		LEVEL 15	883		LEVEL		
	LEVEL 16	877		LEVEL 16	897		LEVEL 16	580		LEVEL		
	LEVEL 17	877		LEVEL 17	897		LEVEL 17	580		LEVEL		
	LEVEL 18	877		LEVEL 18	897		LEVEL 18	0		LEVEL		
	LEVEL 19	877		LEVEL 19	0		LEVEL 19	0		LEVEL		
	LEVEL 20	877		LEVEL 20	0		LEVEL 20	0		LEVEL		
	LEVEL 21	877		LEVEL 21	0		LEVEL 21	0		LEVEL		
TOTAL GBA		19982	TOTAL GBA		18957	TOTAL GBA		38908	TOTAL		1983	
BUILDING D	LEVEL	GBA(m2)	BUILDING E	LEVEL	GBA(m2)	RETAIL UNIT						
	LG	338		LG	0		LEVEL	UNIT TOTAL				
	UG	366		UG	344		UG	8				
	LEVEL 1	338		LEVEL 1	344							
	LEVEL 2	338		LEVEL 2	344		Building A	GFA(m2)				
	LEVEL 3	338		LEVEL 3	344		Retail 1	165				
	LEVEL 4	265		LEVEL 4	257		Retail 2	186				
	LEVEL 5	0		LEVEL 5	0		Retail 3	145				
	LEVEL 6	0		LEVEL 6	0		Retail 4	112				
	LEVEL 7	0		LEVEL 7	0							
	LEVEL 8	0		LEVEL 8	0		Building C1	GFA(m2)				
	LEVEL 9	0		LEVEL 9	0		Retail 1	192				
	LEVEL 10	0		LEVEL 10	0		Retail 2	196				
	LEVEL 11	0		LEVEL 11	0							
	LEVEL 12	0		LEVEL 12	0		Building C2	GFA(m2)				
	LEVEL 13	0		LEVEL 13	0		Retail 1	192				
	LEVEL 14	0		LEVEL 14	0		Retail 2	196				
	LEVEL 15	0		LEVEL 15	0							
	LEVEL 16	0		LEVEL 16	0							
	LEVEL 17	0		LEVEL 17	0							
	LEVEL 18	0		LEVEL 18	0							
	LEVEL 19	0		LEVEL 19	0							
	LEVEL 20	0		LEVEL 20	0							
	LEVEL 21	0		LEVEL 21	0							
TOTAL GBA		1983	TOTAL GBA		1633	Total GFA		1384				

PREFERRED OPTION DEVELOPMENT SUMMARY - UNIT MIX

APARTMENT MIX (PREFERRED OPTION) by Drawing

LEVEL	1B	2B	3B	TOTAL	
LG		2	6	4	12
UG		4	17	6	27
LEVEL 1		11	28	9	48
LEVEL 2		13	26	11	50
LEVEL 3		11	26	9	46
LEVEL 4		10	25	10	45
LEVEL 5		10	24	9	43
LEVEL 6		6	22	9	37
LEVEL 7		7	20	9	36
LEVEL 8		7	20	5	32
LEVEL 9		7	20	5	32
LEVEL 10		7	20	5	32
LEVEL 11		7	20	5	32
LEVEL 12		6	14	7	27
LEVEL 13		6	14	7	27
LEVEL 14		6	14	4	24
LEVEL 15		6	14	4	24
LEVEL 16		5	8	7	20
LEVEL 17		5	8	7	20
LEVEL 18		5	8	3	16
LEVEL 19		3	4	1	8
LEVEL 20		3	4	1	8
LEVEL 21		3	4	1	8
TOTAL APT					
	150	366	138	654	
	0.229357798	0.559633	0.211009		

RETAIL UNIT

LEVEL	UNIT TOTAL
UG	8
TOTAL RETAIL	
	8

PREFERRED OPTION DEVELOPMENT SUMMARY - CARPARK SCHEDULE

CAR PARK SPACE CALCULATION (INLUDE ACCESSIBLE CAR PARK) by Drawing

LEVEL	CAR PARK	
LG	232	
B1	298	
B2	330	
		TOTAL
		860

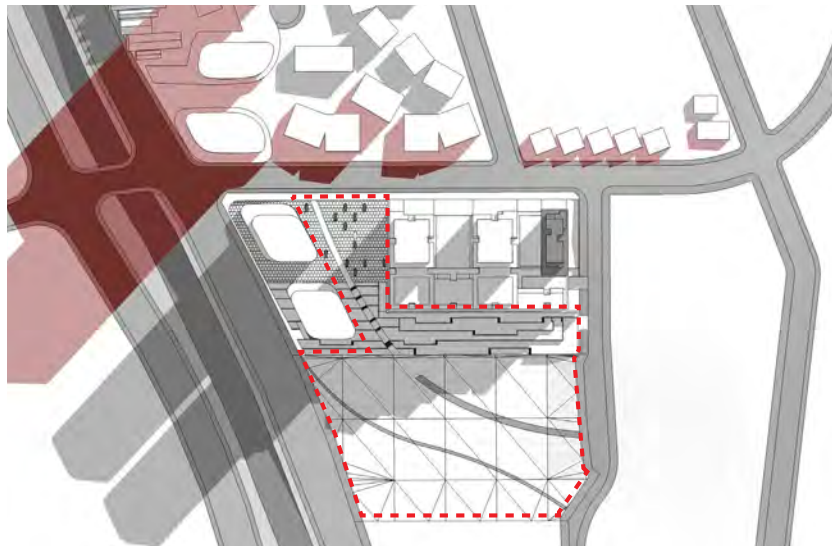
BYCYCLE SPACE CALCULATION by Drawing

LEVEL	BYCYCLE SPACE	
LG	32	
B1	68	
B2	101	
		TOTAL
		201

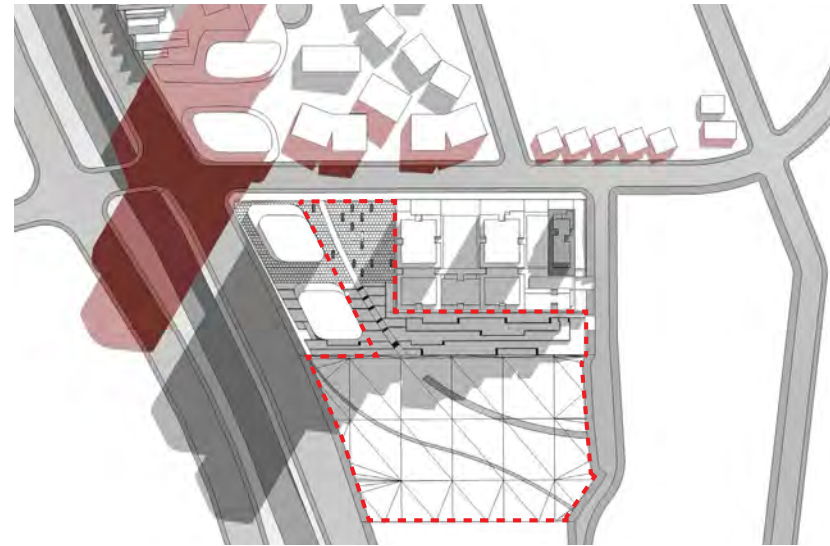
MOTOR CYCLE SPACE CALCULATION by Drawing

LEVEL	MOTOR CYCLE SPACE	
LG	0	
B1	14	
B2	3	
		TOTAL
		17

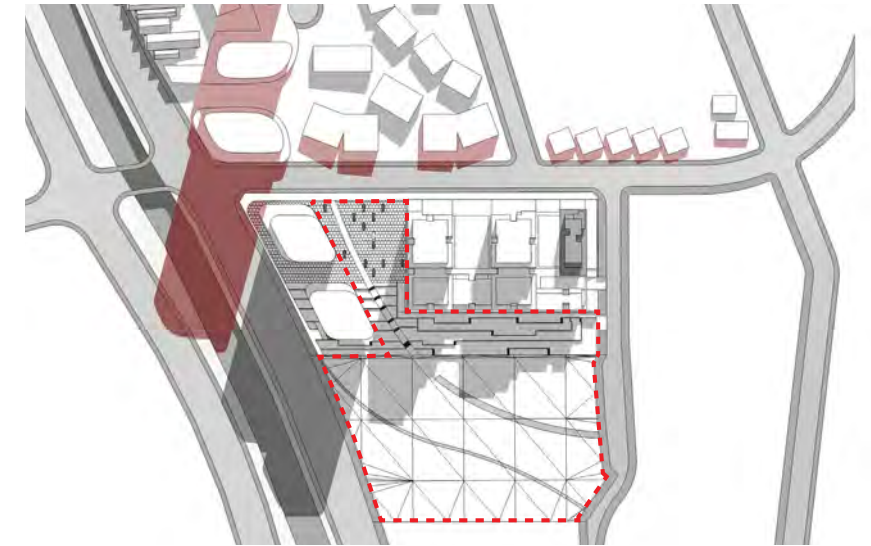
BASED ON GTA parking requirment 20151006



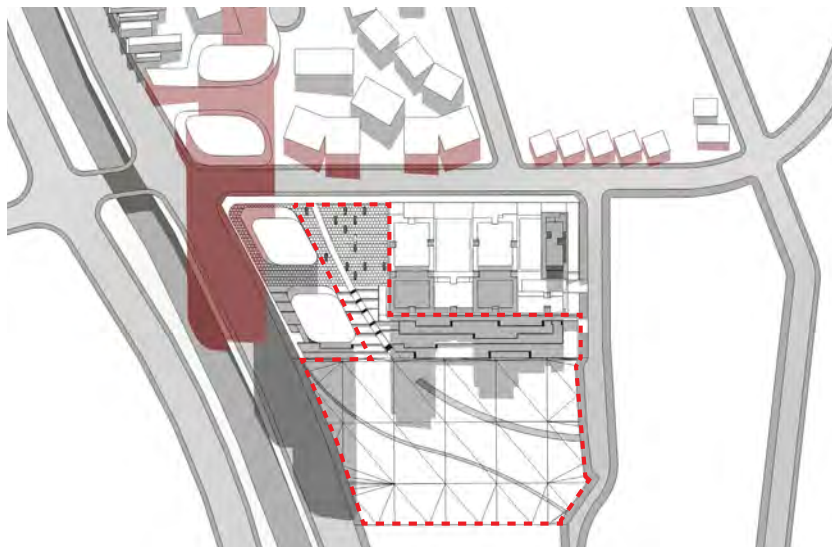
9AM



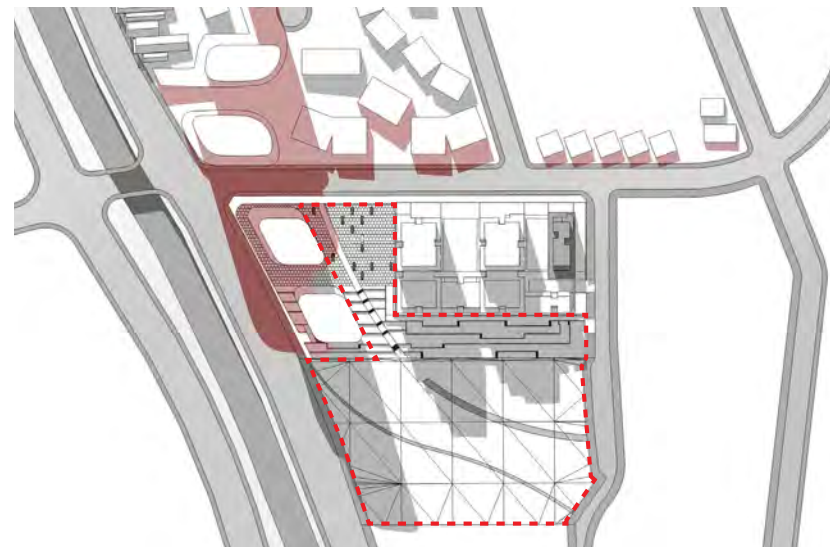
10AM



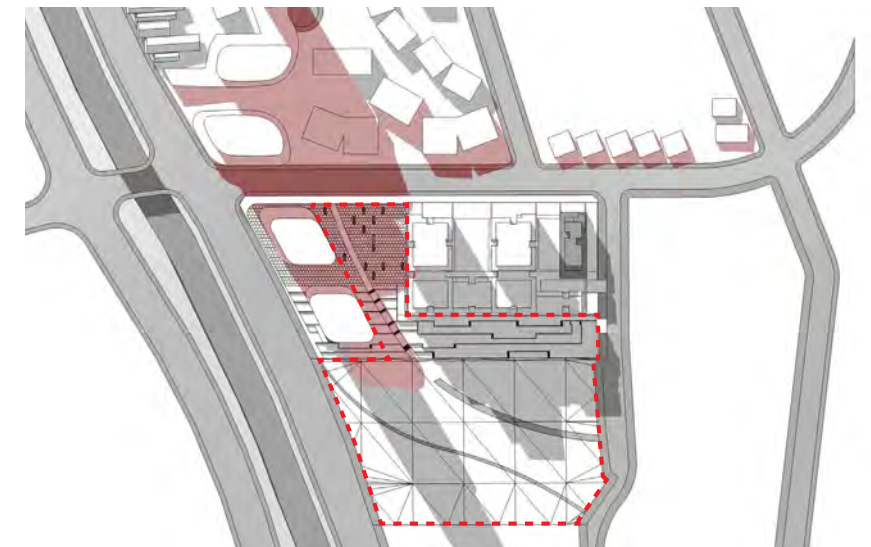
11AM



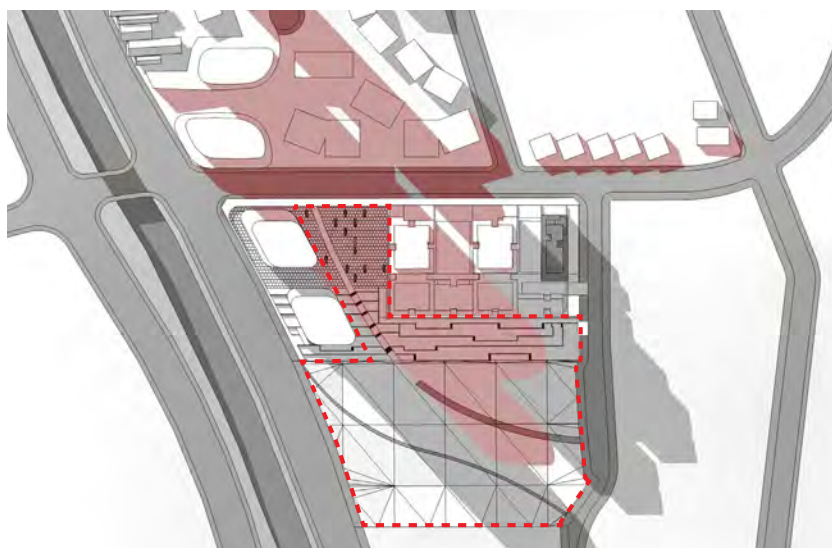
12PM



1PM



2PM



3PM

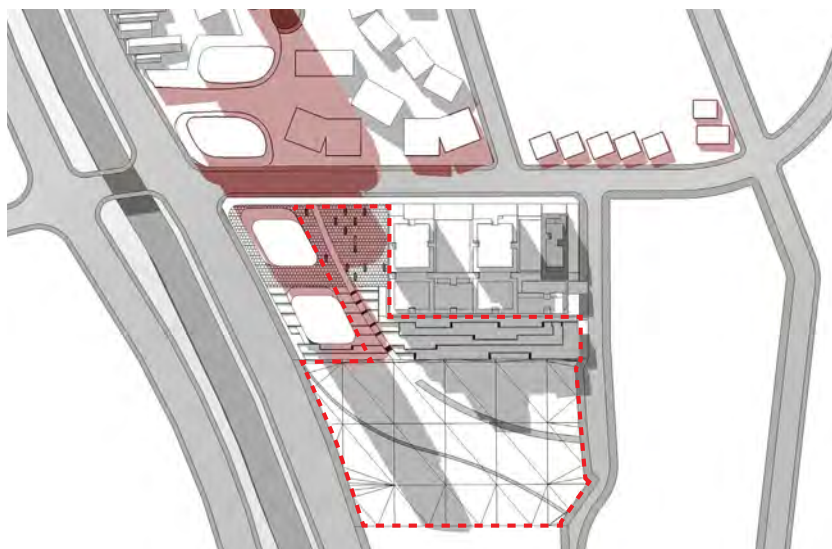
 **PUBLIC SPACE (FOREST PARK PLUS DEDICATED LAND)**

 **SHADOW BY FUTURE CBUS AND EXISTING DEVELOPMENT TO THE NORTH**

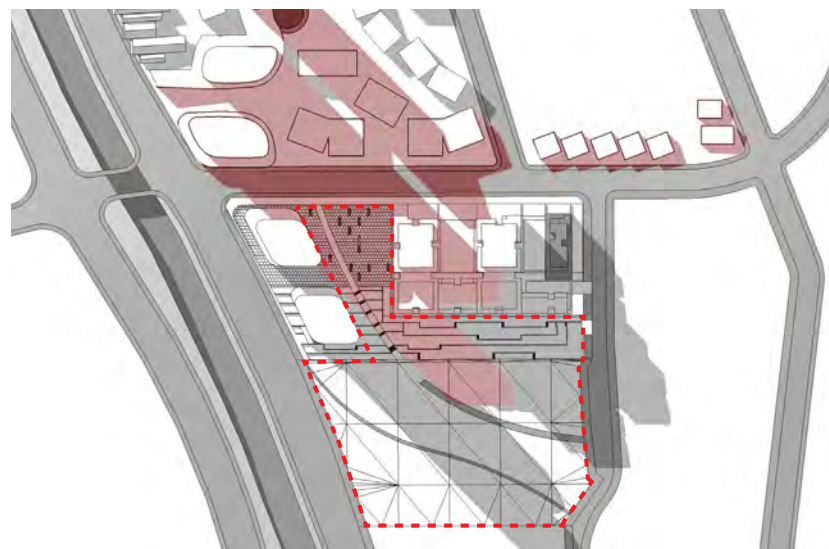
 **ADDITIONAL SHADOW BY PROPOSED DEVELOPMENT**

SHADOW STUDY

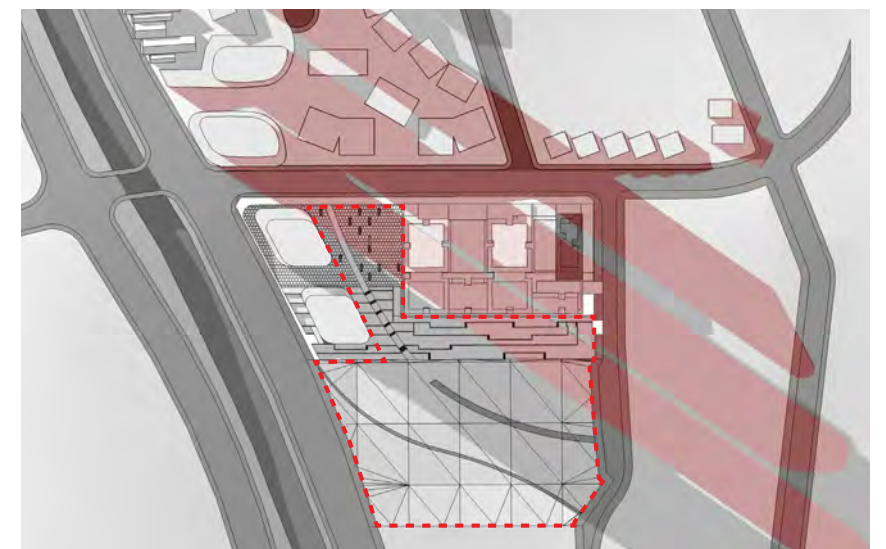
**HOURLY FROM 9AM -3PM AT 21ST JUNE
(PROPOSED DEVELOPMENT ON THE SITE AND
FUTURE CBUS DEVELOPMENT TO THE NORTH)**



2PM



3PM



4PM

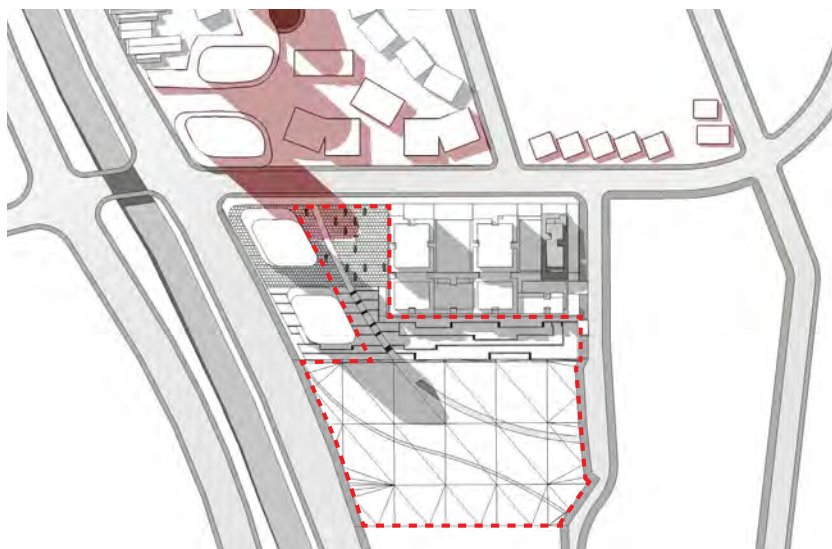
 **PUBLIC SPACE (FOREST PARK PLUS DEDICATED LAND)**

 **SHADOW BY FUTURE CBUS AND EXISTING DEVELOPMENT TO THE NORTH**

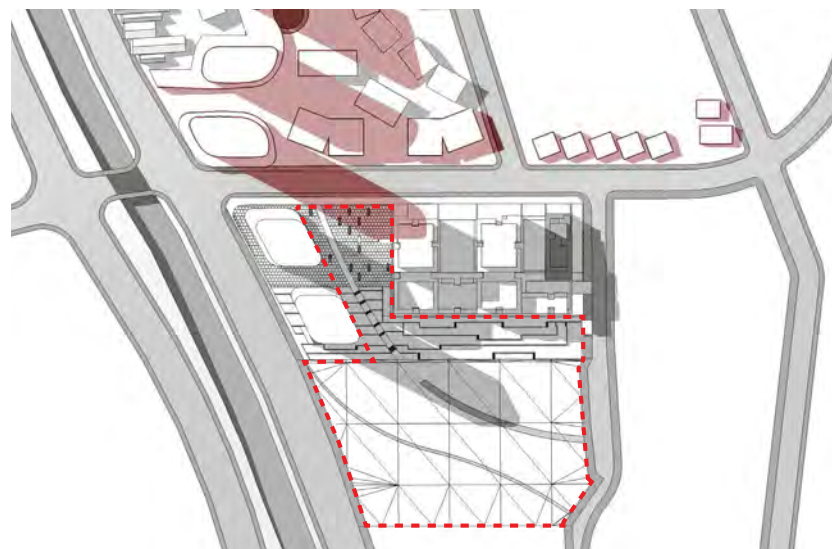
 **ADDITIONAL SHADOW BY PROPOSED DEVELOPMENT**

SHADOW STUDY

**HOURLY FROM 2PM -4PM AT 21ST JULY
(PROPOSED DEVELOPMENT ON THE SITE AND
FUTURE CBUS DEVELOPMENT TO THE NORTH)**



2PM



3PM



4PM

 **PUBLIC SPACE (FOREST PARK PLUS DEDICATED LAND)**

 **SHADOW BY FUTURE CBUS AND EXISTING DEVELOPMENT TO THE NORTH**

 **ADDITIONAL SHADOW BY PROPOSED DEVELOPMENT**

SHADOW STUDY

**HOURLY FROM 2PM -4PM AT 22ND SEPTEMBER
(PROPOSED DEVELOPMENT ON THE SITE AND
FUTURE CBUS DEVELOPMENT TO THE NORTH)**

Shadow Study Area (m2)	
Dedicated Land	6665
Forest Park	15400
Total Area	22065

Calculations of the percentage of the area of Public Space (Forest Park + Dedicated Land) in shade at each hour					
Winter 21st of June	CBUS Development Shadow Area (m2)	CBUS Development Shadow Percentage (%)	Proposed Development Additional Shadow Area (m2)	Proposed Development Additional Shadow Percentage (%)	Total Percentage in Shade (%)
9am	0	0.00%	8589	38.93%	38.93%
10am	0	0.00%	7745	35.10%	35.10%
11am	0	0.00%	6978	31.62%	31.62%
12pm	0	0.00%	6306	28.58%	28.58%
1pm	429	1.94%	9066	41.09%	43.03%
2pm	3985	18.06%	9828	44.54%	62.60%
3pm	9124	41.35%	7744	35.10%	76.45%
Winter 21st of July	CBUS Development Shadow Area (m2)	CBUS Development Shadow Percentage (%)	Proposed Development Additional Shadow Area (m2)	Proposed Development Additional Shadow Percentage (%)	Total Percentage in Shade (%)
2pm	2880	13.05%	9200	41.69%	54.75%
3pm	5334	24.17%	10231	46.37%	70.54%
4pm	4162	18.86%	10127	45.90%	64.76%
Equinox 22st of September	CBUS Development Shadow Area (m2)	CBUS Development Shadow Percentage (%)	Proposed Development Additional Shadow Area (m2)	Proposed Development Additional Shadow Percentage (%)	Total Percentage in Shade (%)
2pm	831	3.77%	4989	22.61%	26.38%
3pm	832	3.77%	6600	29.91%	33.68%
4pm	51	0.23%	7632	34.59%	34.82%

SHADOW STUDY

CALCULATIONS OF THE PERCENTAGE OF THE
AREA OF PUBLIC SPACE IN SHADE AT EACH HOUR