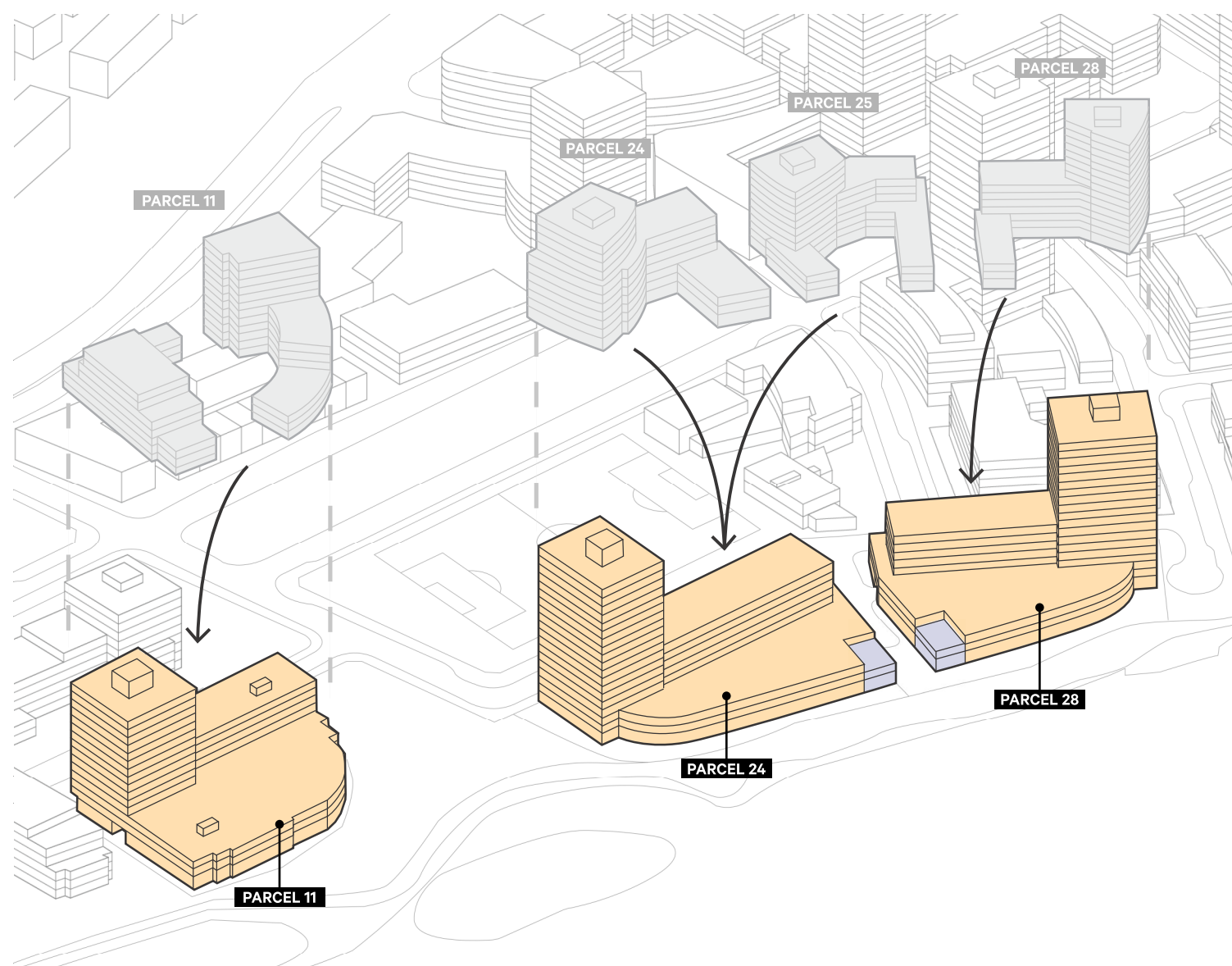


1.4 SUMMARY OF CHANGES



What has stayed the same?

- Overall Density
- Podium Heights
- Street Network

What has changed?

- Building Heights
- Parking is Above Grade (with P1)
- Overall Massing
- Combined Parcels 24 and 25
- Vehicle Access Entry Points

LEGEND

- RESIDENTIAL (STRATA)
- AMENITY

2010 ODP MASSING VS PROPOSED MASSING

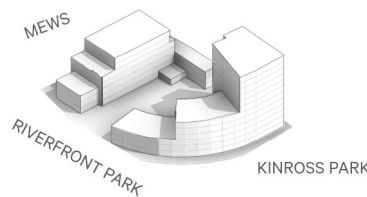
4.2 PARCEL 11

- West-side tower placement minimizes shadow impacts on Kinross Park
- Tower configuration should consider solar access Playfield Park and the school yard
- Building frontages offer opportunities for a unique response to the riverfront location
- Parcel configuration better supports and facilitates above-grade parking by enabling a more efficient parking plan, therefore reducing the overall height of the above-grade parking podiums. This in turn reduces shadows and impacts on the adjacent field while ensuring a viable development form
- Maximum building heights shown below are based on the assumption that above-grade parking levels above Level 1 may not include active wrapping
- As described in the AGP Guidelines (page 18), Level 1 (ground) is intended to be wrapped with active or otherwise engaging uses, except for streets noted as tertiary (such as a lane) in which case AGP may be screened with alternate treatment, rather than wrapped with an active use
- The proposed parcel diagrams illustrate design intent and anticipated form; the final extent of wrapping will be confirmed through detailed design development
- There may be circumstances where active wrapping is not achievable; therefore, flexibility will be required through the detailed design process

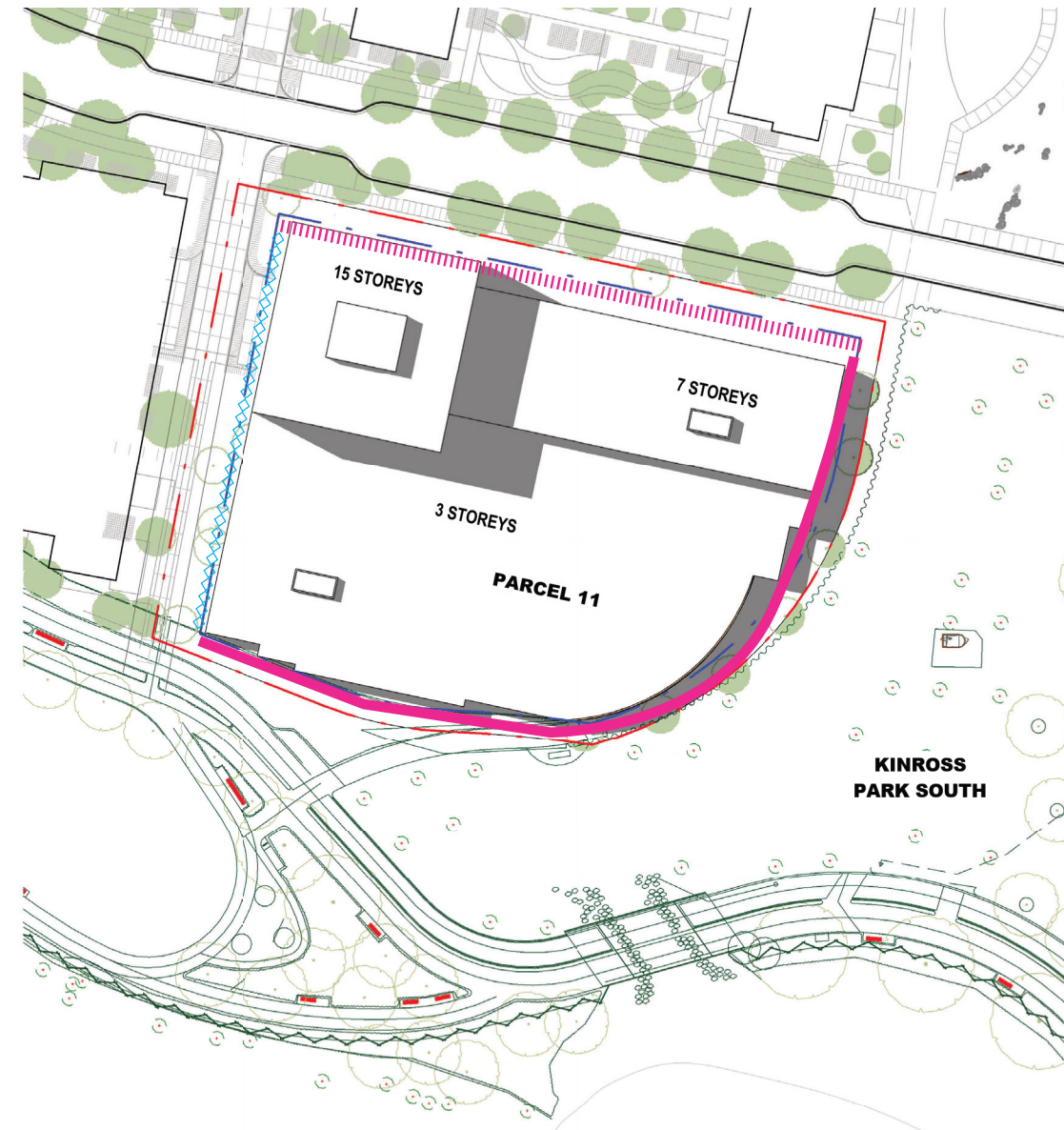
PROPOSED MAX STOREYS	PREVIOUS MAX STOREYS	NET AREA (SQ.FT.)	NET AREA (SQ.M.)
15	15	179,648	16,690



KEY PLAN



PREVIOUS ODP MASSING WITH 10 YEAR UPDATE HEIGHT



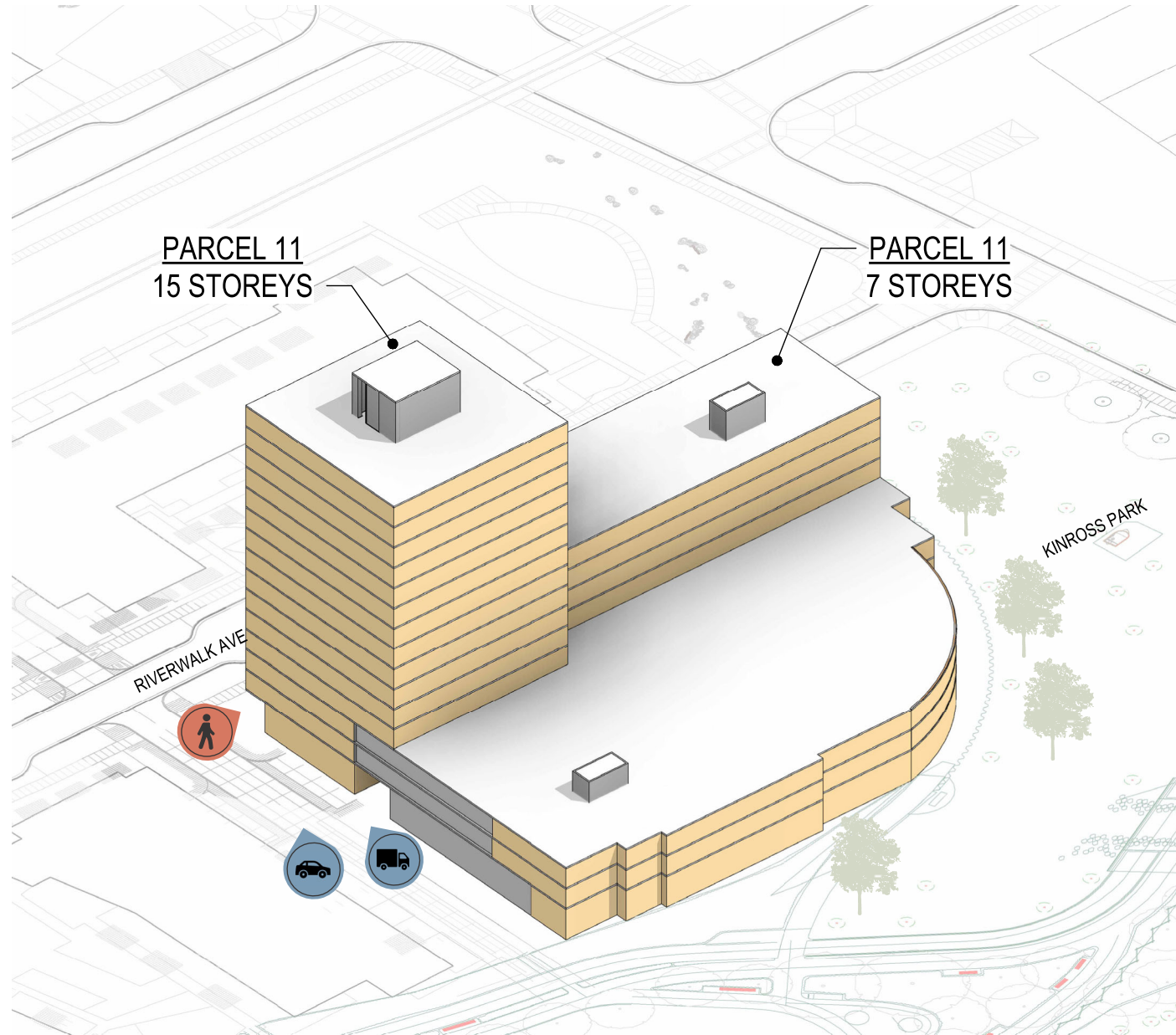
PROPOSED SITE PLAN

*Prioritization of building wrapping will follow the hierarchy outlined on page 18. In certain cases, however, incorporating active uses may not be feasible. In these instances, refer to the Above-Grade Parking Guidelines for alternative screening strategies.

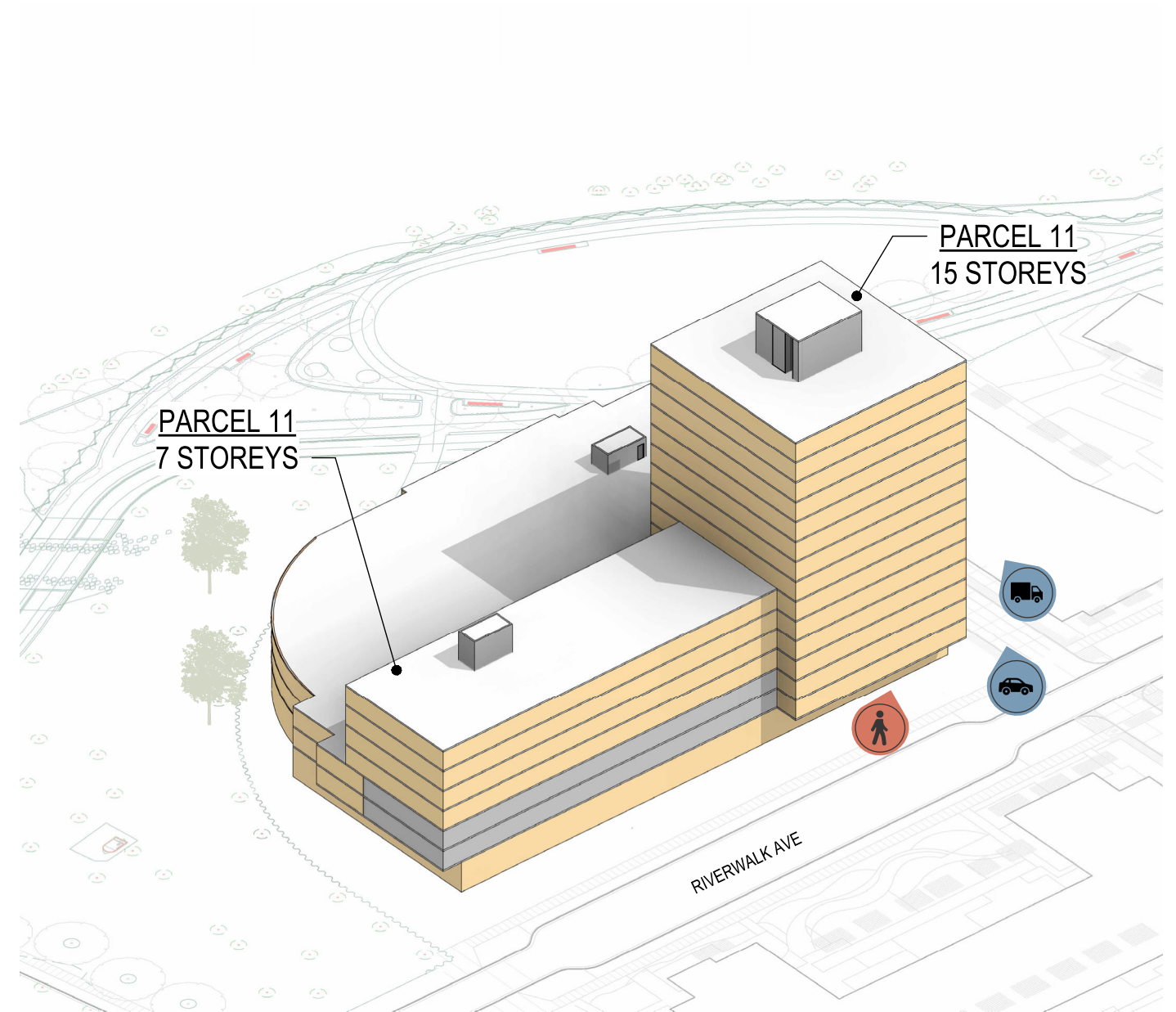
WRAPPING PRIORITY*

- PRIMARY FACADES
- - - SECONDARY FACADES
- ◇◇◇◇ TERTIARY FACADES

4.2 PARCEL 11

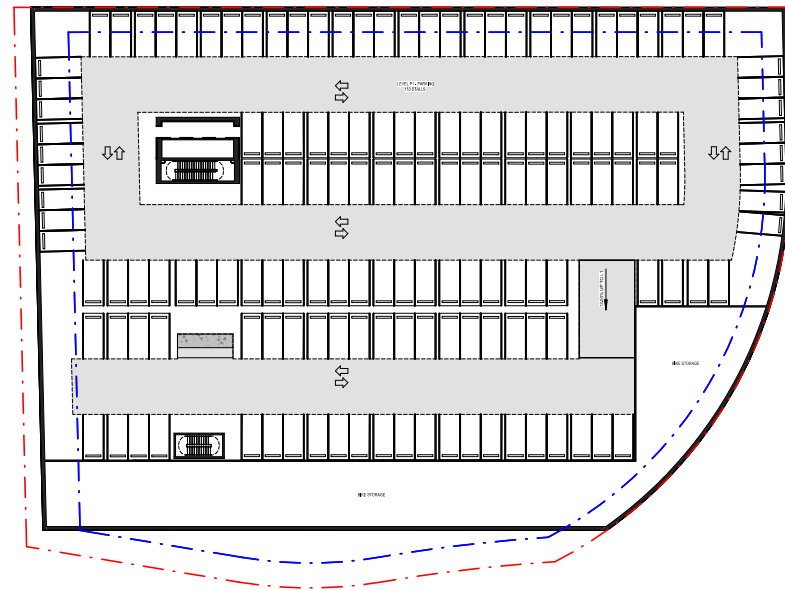


AERIAL VIEW - SOUTHWEST

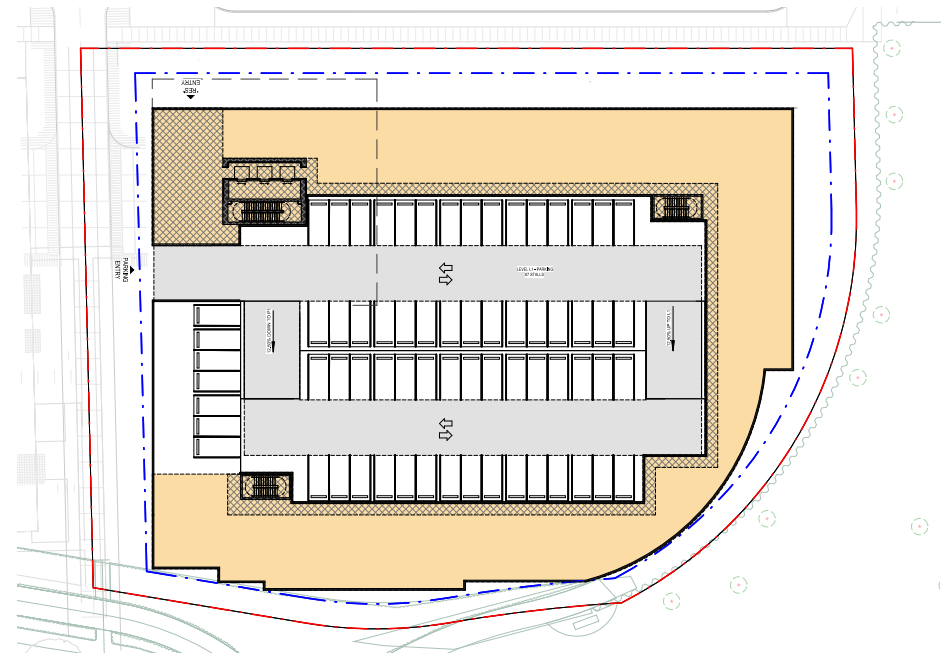


AERIAL VIEW - NORTHEAST

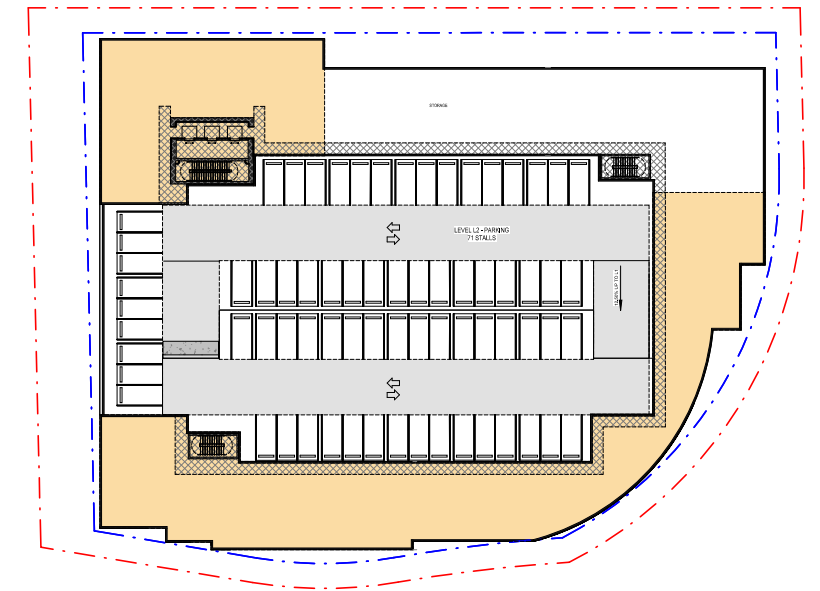
4.2 PARCEL 11



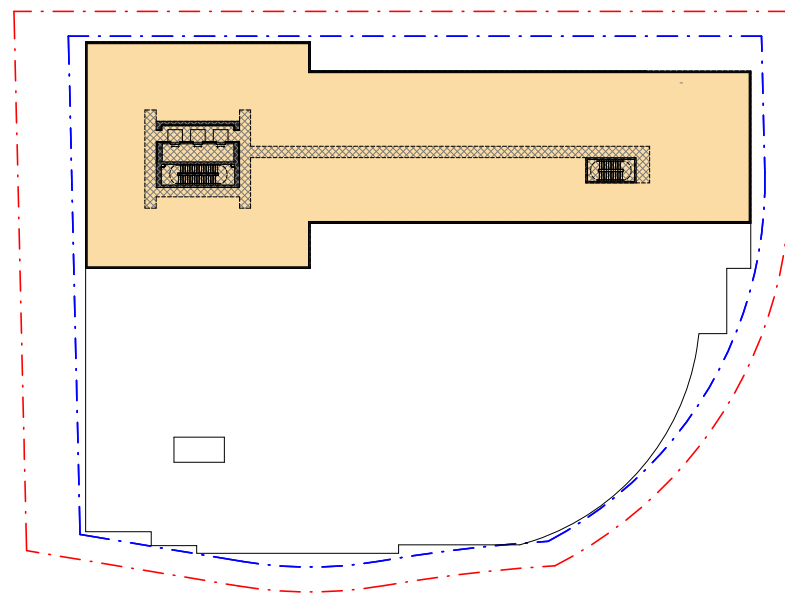
FLOOR PLAN - LEVEL P1



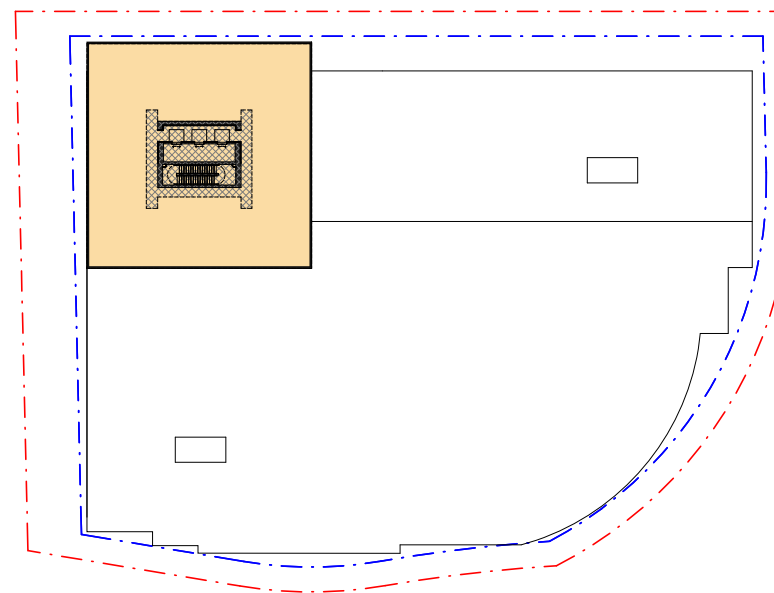
FLOOR PLAN - LEVEL 1



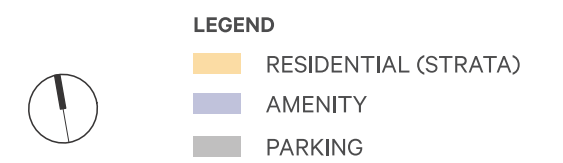
FLOOR PLAN - LEVEL 2-3 TYPICAL



FLOOR PLAN - LEVEL 4-7 TYPICAL



FLOOR PLAN - LEVEL 8-15 TYPICAL



4.5 SHADOW STUDIES



MARCH 21 - 10 AM



MARCH 21 - 12 PM



MARCH 21 - 2 PM



MARCH 12 - 4 PM

- LEGEND**
- - - EXTENT OF ODP SHADOWS
 - EXTENT OF PROPOSED INCREMENTAL SHADOWS

4.5 SHADOW STUDIES



JUNE 21 - 10 AM



JUNE 21 - 12 PM



JUNE 21 - 2 PM



JUNE 21 - 4 PM

- LEGEND**
- - - EXTENT OF ODP SHADOWS
 - EXTENT OF PROPOSED INCREMENTAL SHADOWS

4.5 SHADOW STUDIES



SEPTEMBER 21 - 10 AM



SEPTEMBER 21 - 12 PM



SEPTEMBER 21 - 2 PM



SEPTEMBER 21 - 4 PM

LEGEND
- - - EXTENT OF ODP SHADOWS
 EXTENT OF PROPOSED INCREMENTAL SHADOWS