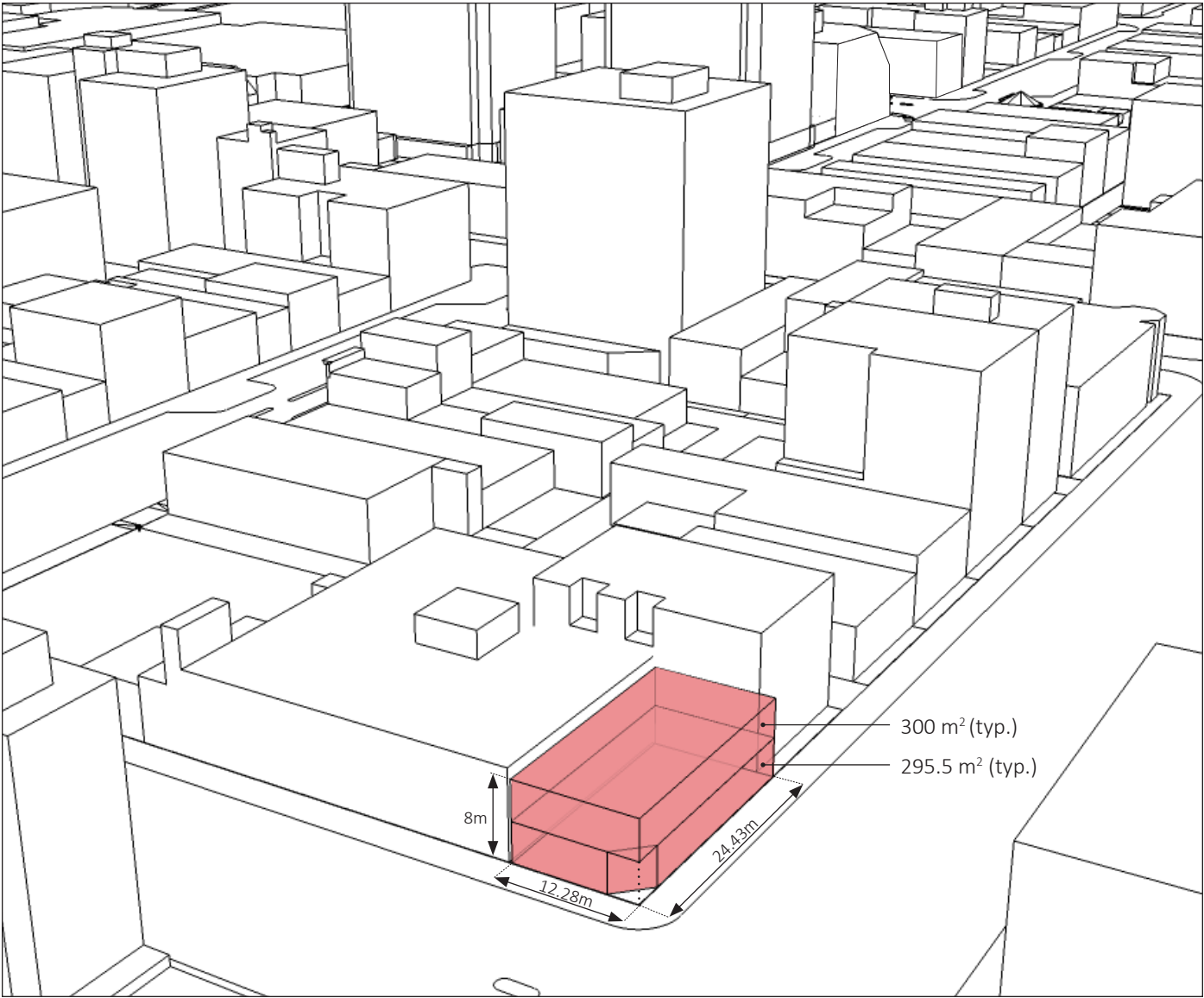


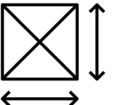


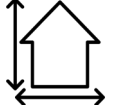
269 3RD AVENUE SOUTH

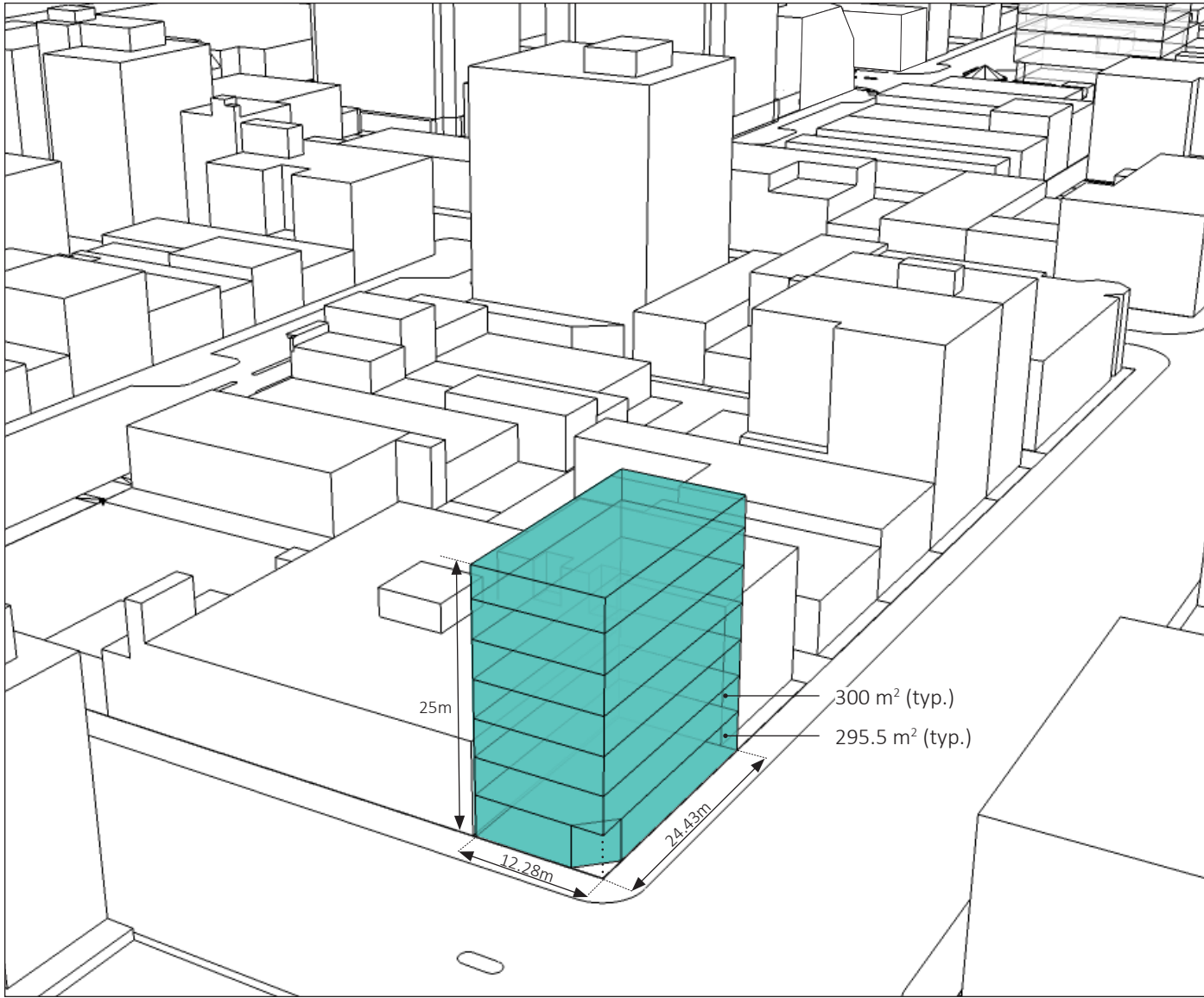
NOTES

- Commercial use modeled.

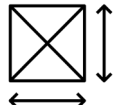


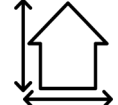


Current

 300 m² SITE SIZE	 0 % OPEN VOLUME	 8 m MAX BLDG. HEIGHT	 595.5 m² TOTAL GFA
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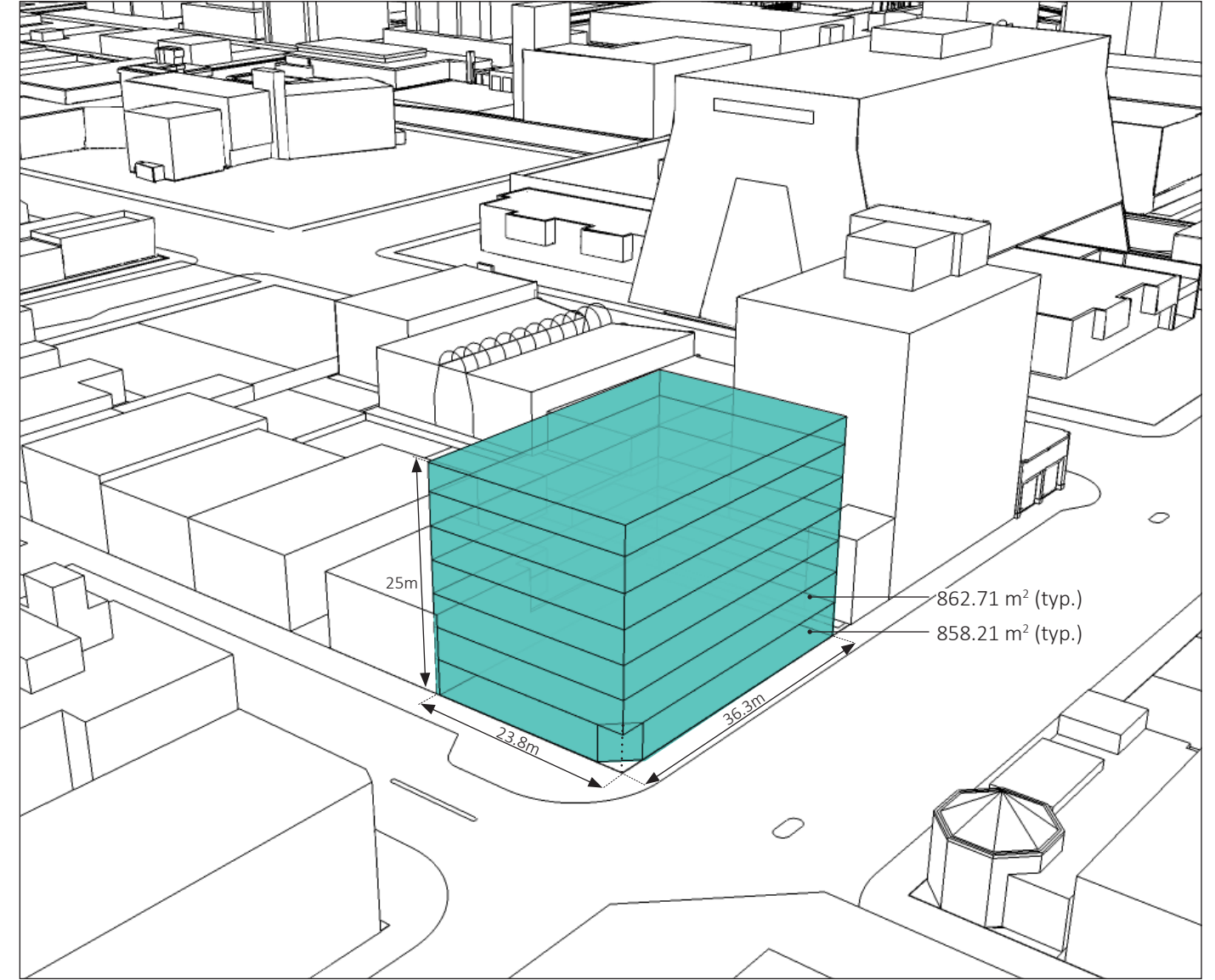
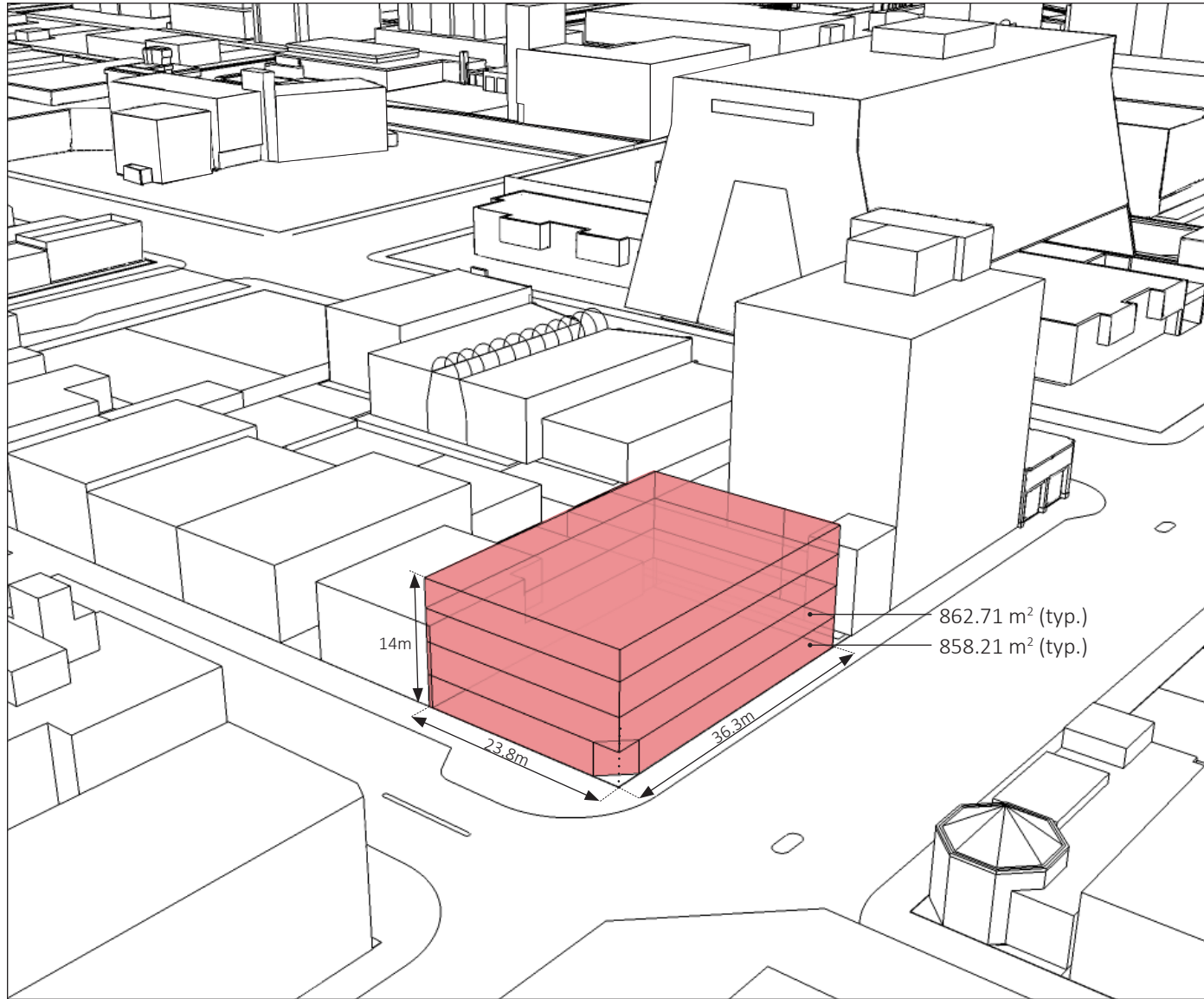
Proposed

 300 m² SITE SIZE	 0 % OPEN VOLUME	 25 m MAX BLDG. HEIGHT	 1 795.5 m² TOTAL GFA
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108 2ND AVENUE NORTH

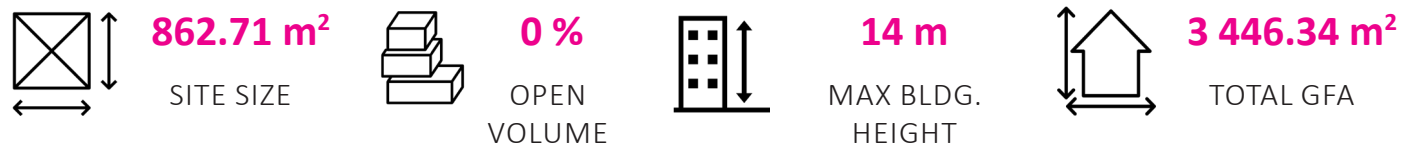
NOTES

- Commercial use modeled.



Current

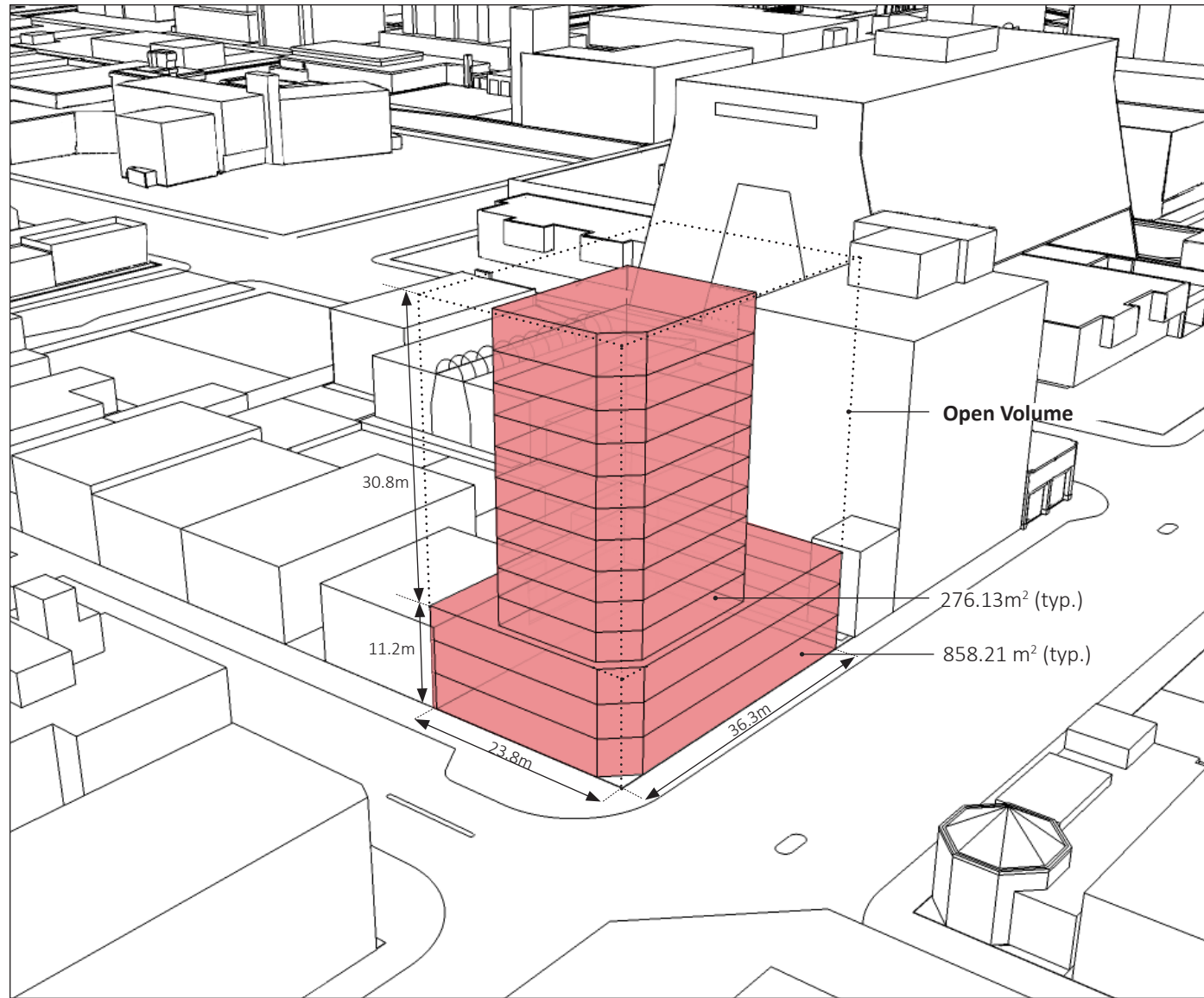
Proposed



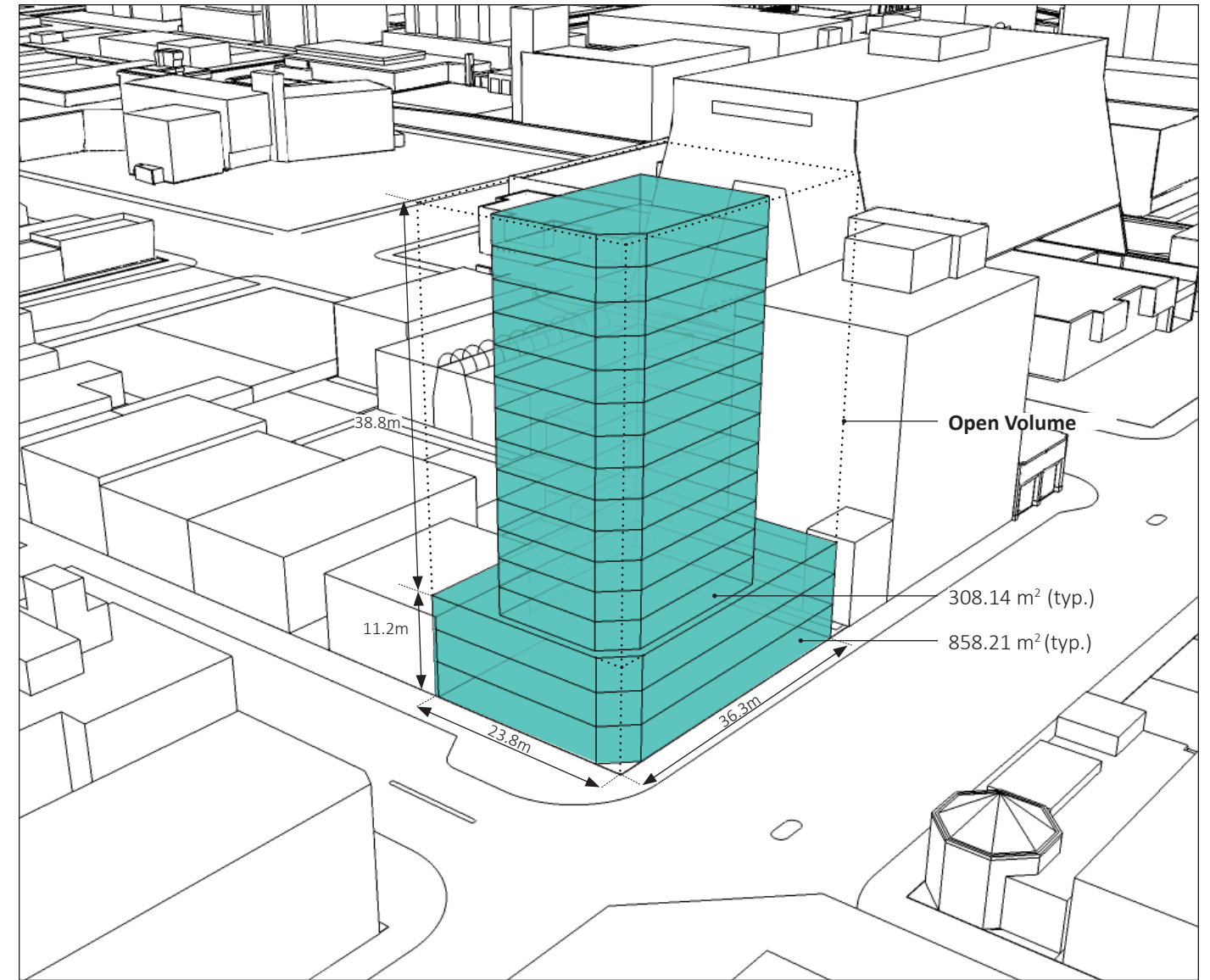
108 2ND AVENUE NORTH

NOTES

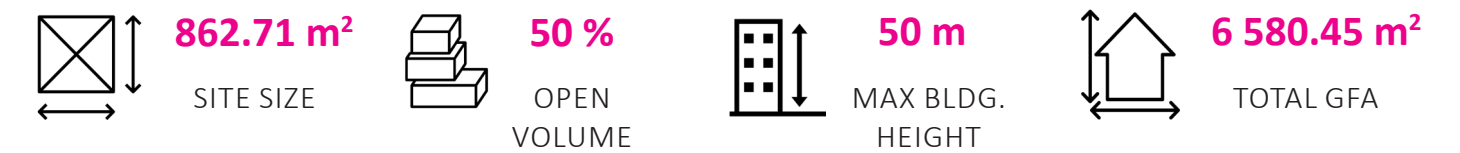
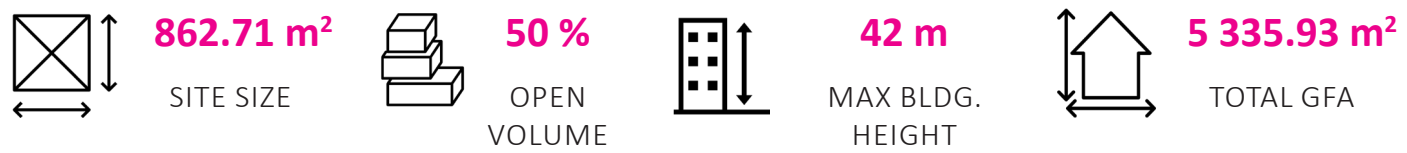
- Multi-use modeled.
- Current Residential Tower: 16.3m east setback; 8m north setback.
- Proposed Residential Tower: 14.1m east setback; 8m north setback.



Current



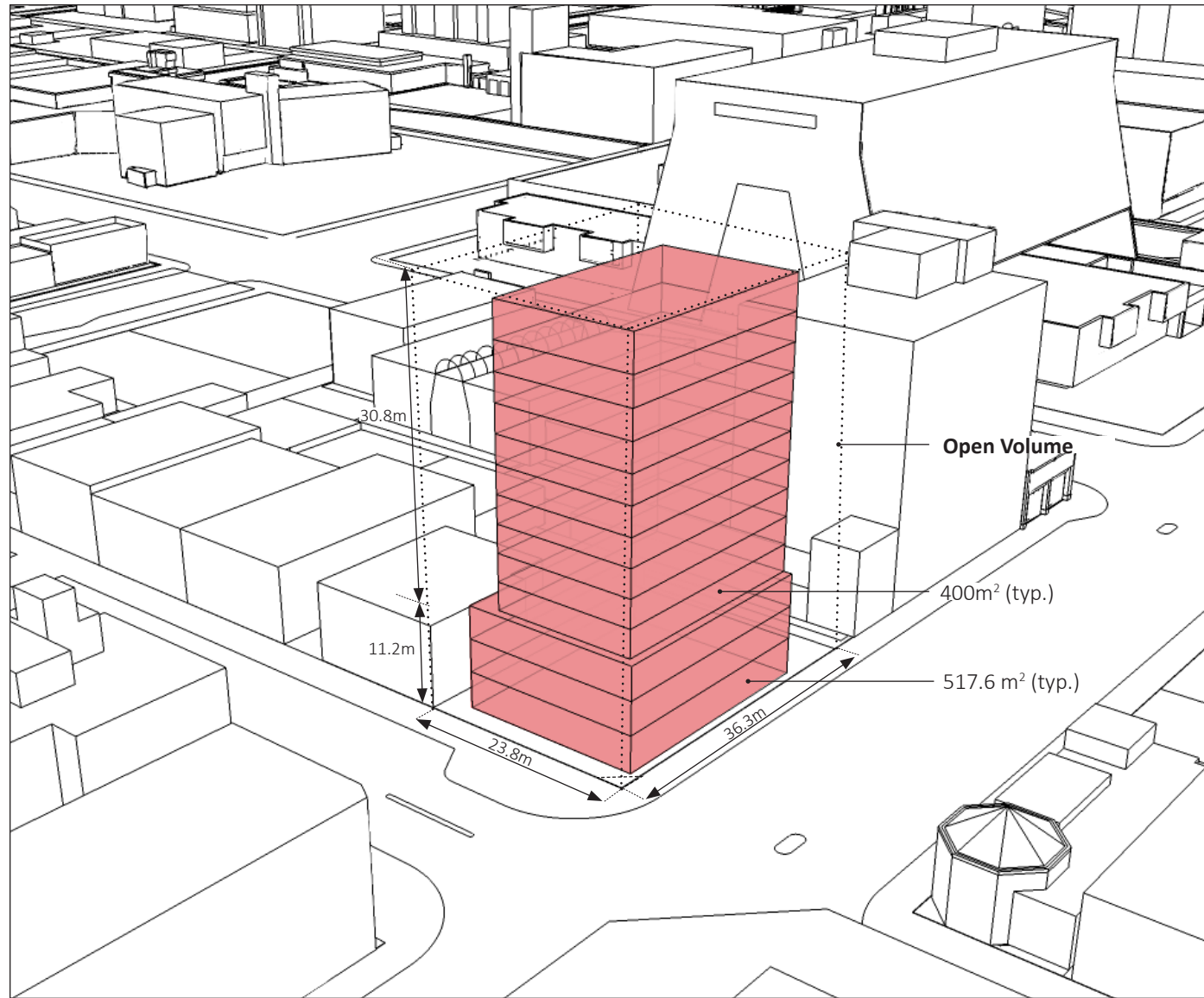
Proposed



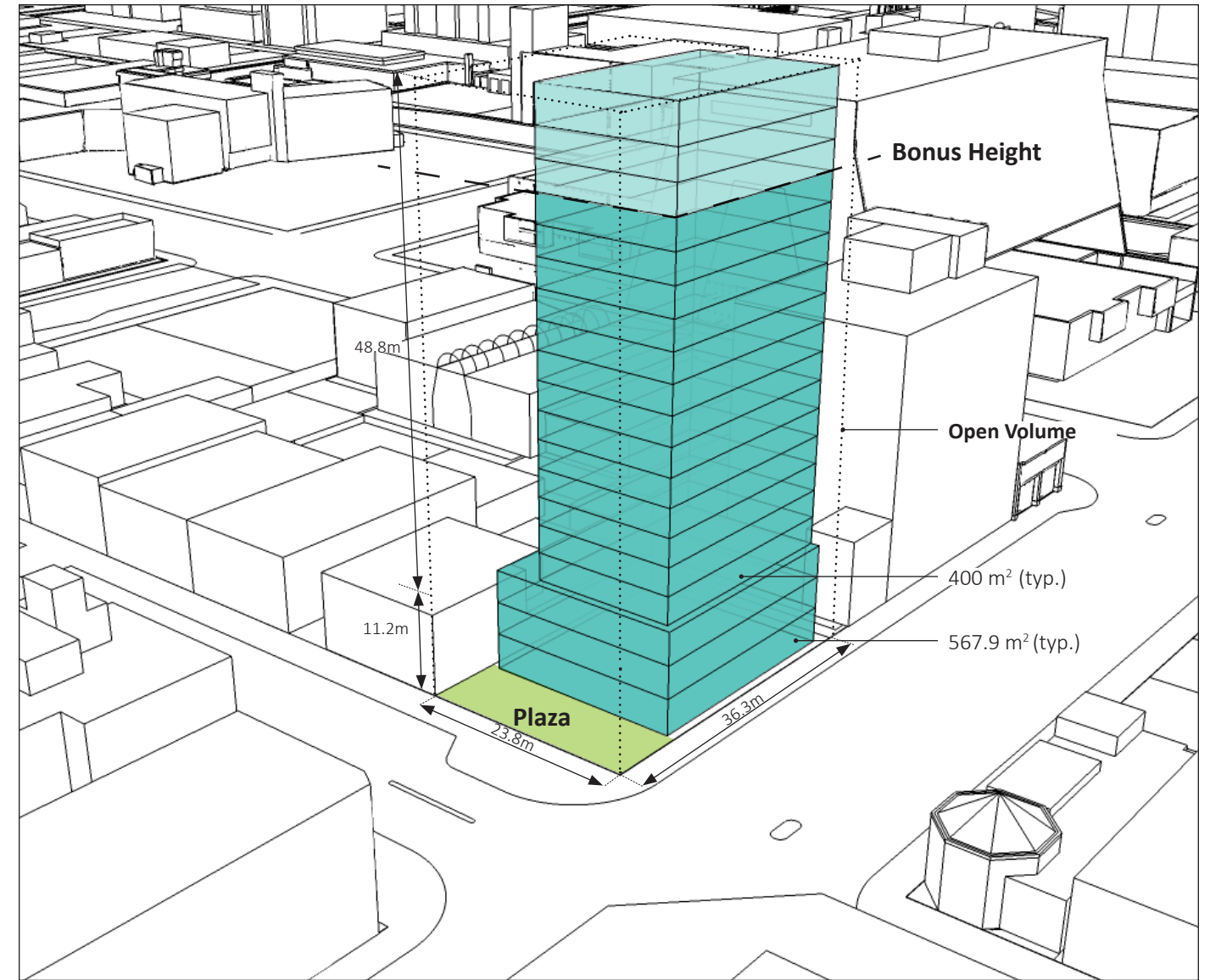
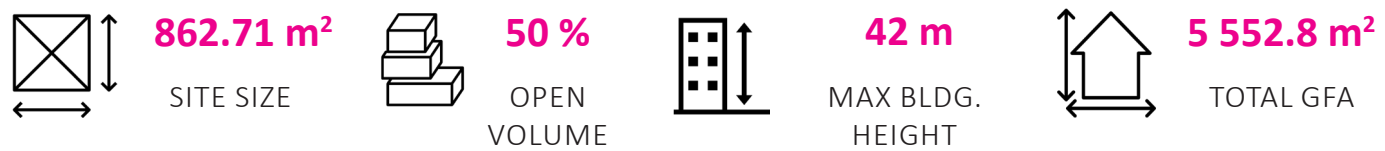
108 2ND AVENUE NORTH

NOTES

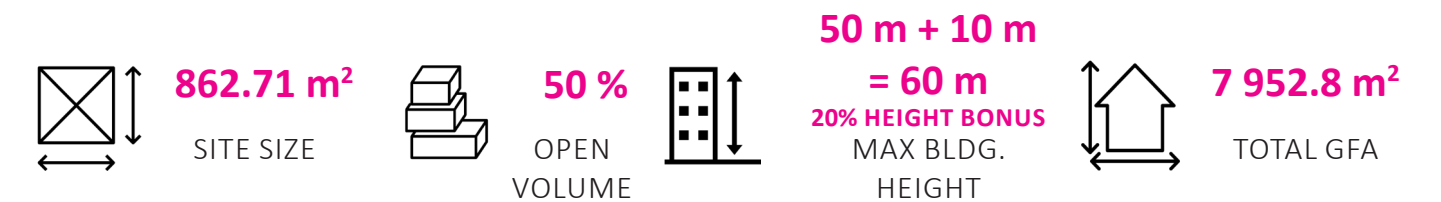
- Multi-use modeled.
- Current Residential Tower: 6m east and north setback.
- Proposed Residential Tower: 6m north setback; 0m east setback. Lane-way is present on north side, permitting use of windows.
- Appendix E: Density Bonus Provisions- Public Plaza Min. Plaza area calculated at a rate of 10% of the total site area = 86.27 m²



Current



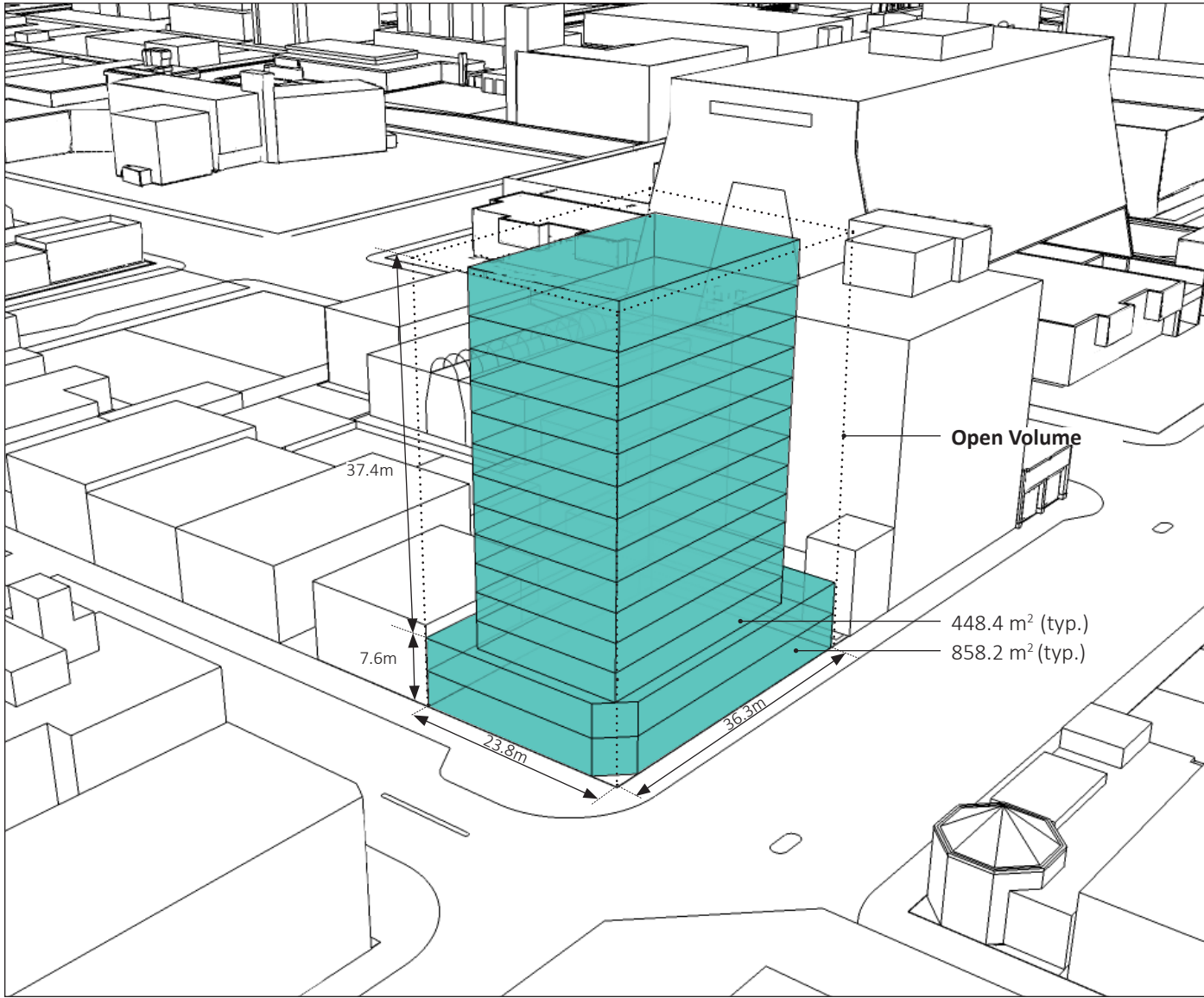
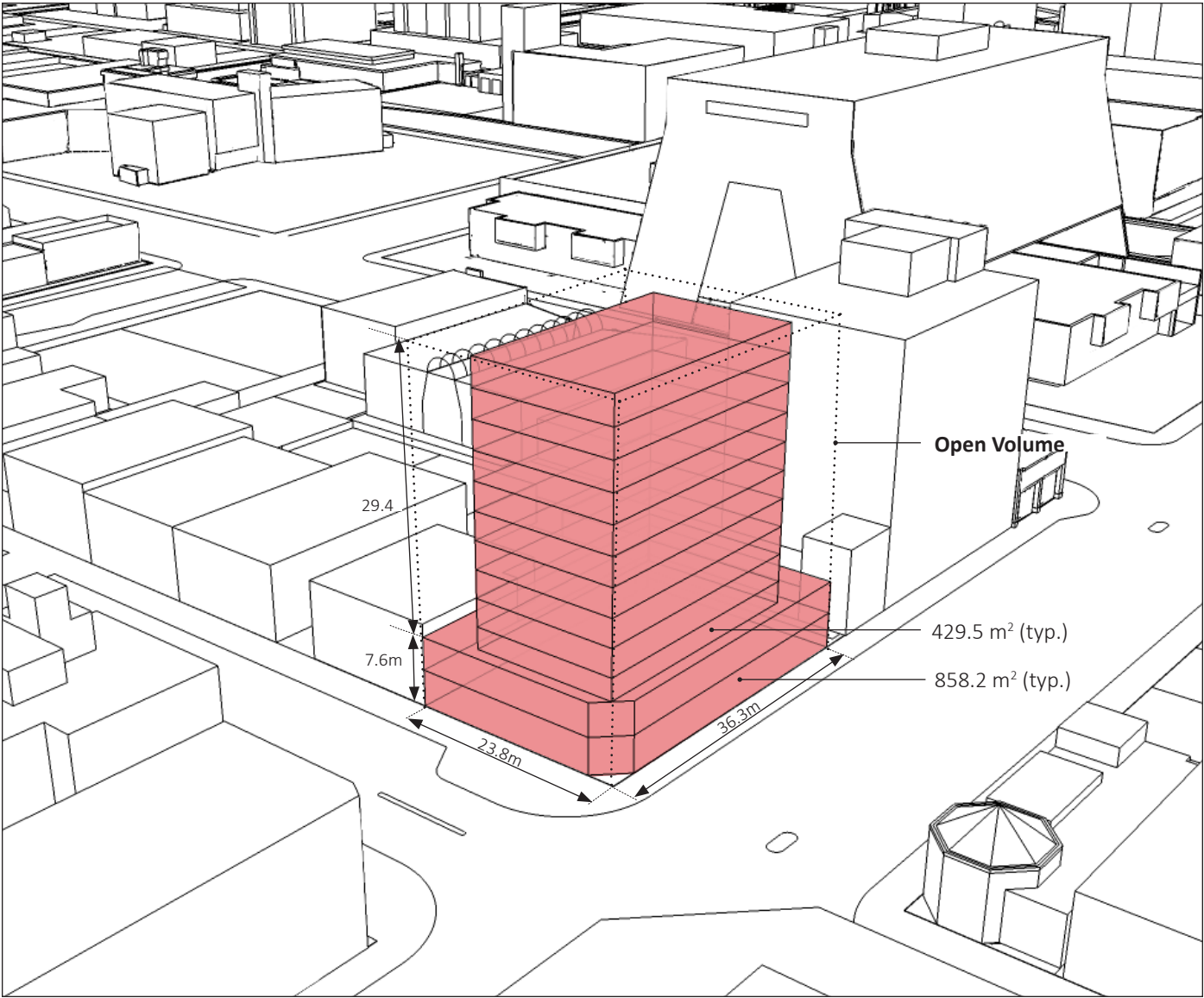
Proposed



108 2ND AVENUE NORTH

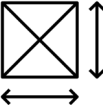

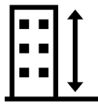

NOTES

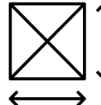

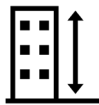

- Multi-use modeled.
- Current and Proposed Residential Tower: 6m east and north setback.



Current

Proposed

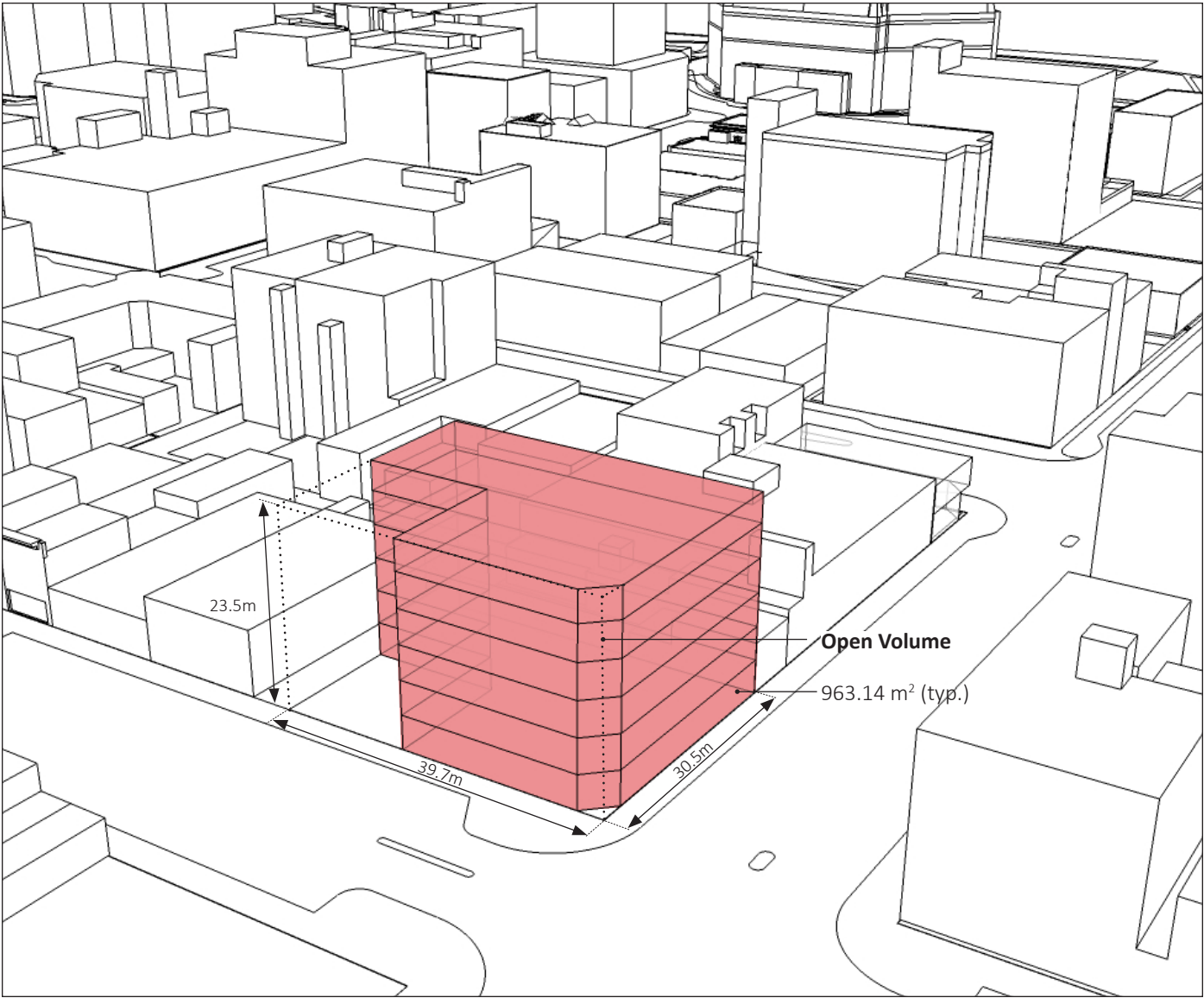
 **862.71 m²** SITE SIZE
  **40 %** OPEN VOLUME
  **37 m** MAX BLDG. HEIGHT
  **6 011.4 m²** TOTAL GFA

 **862.71 m²** SITE SIZE
  **40 %** OPEN VOLUME
  **45 m** MAX BLDG. HEIGHT
  **7 097.2 m²** TOTAL GFA

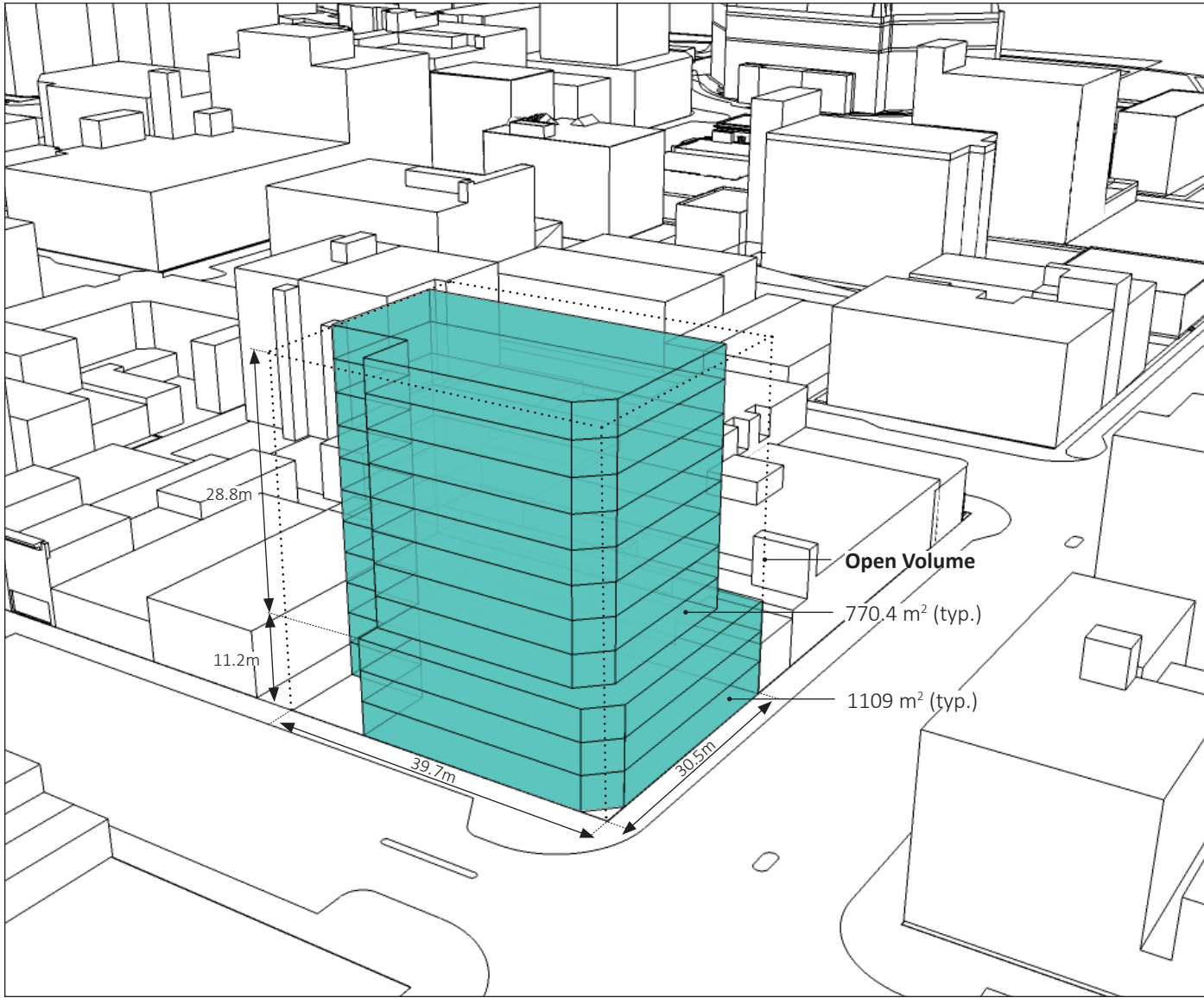
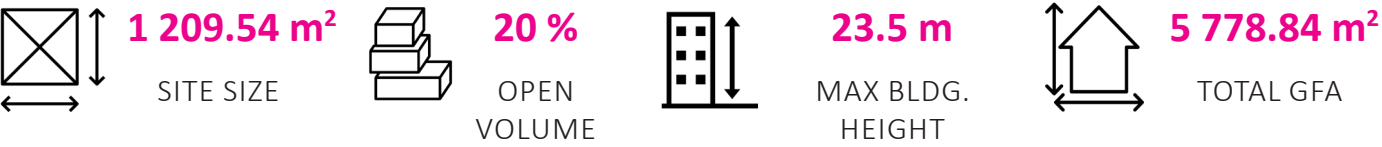
206 20TH STREET EAST

NOTES

- Commercial use modeled



Current



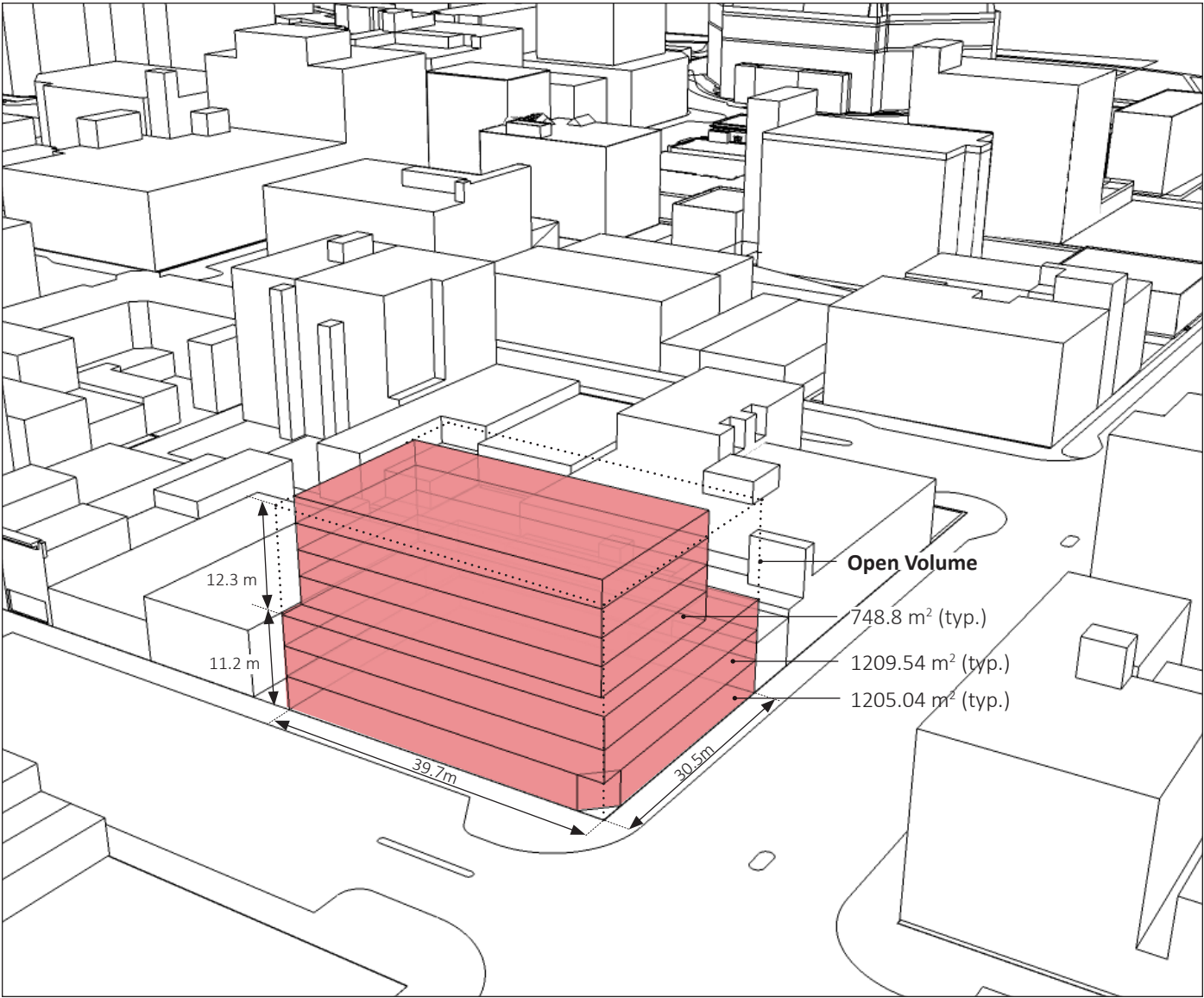
Proposed



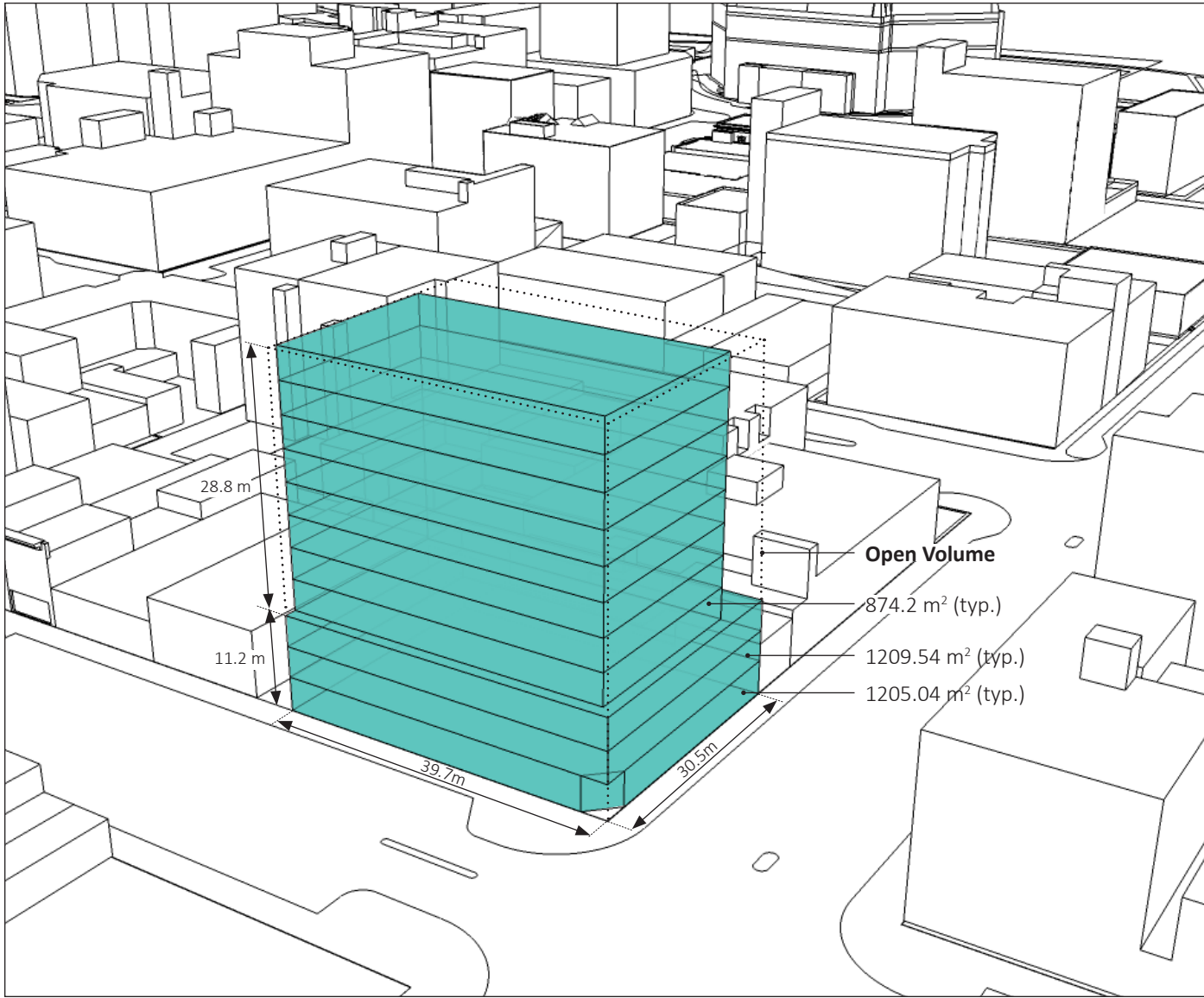
206 20TH STREET EAST

NOTES

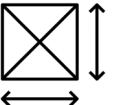

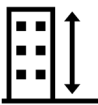

- Mix-use modeled.
- Current Residential Tower: 7.5m east setback; 0m north setback (no windows)
- Proposed Residential Tower: 6.4m east setback; 0m north setback. Lane-way is present on north side, permitting use of windows.



Current



Proposed

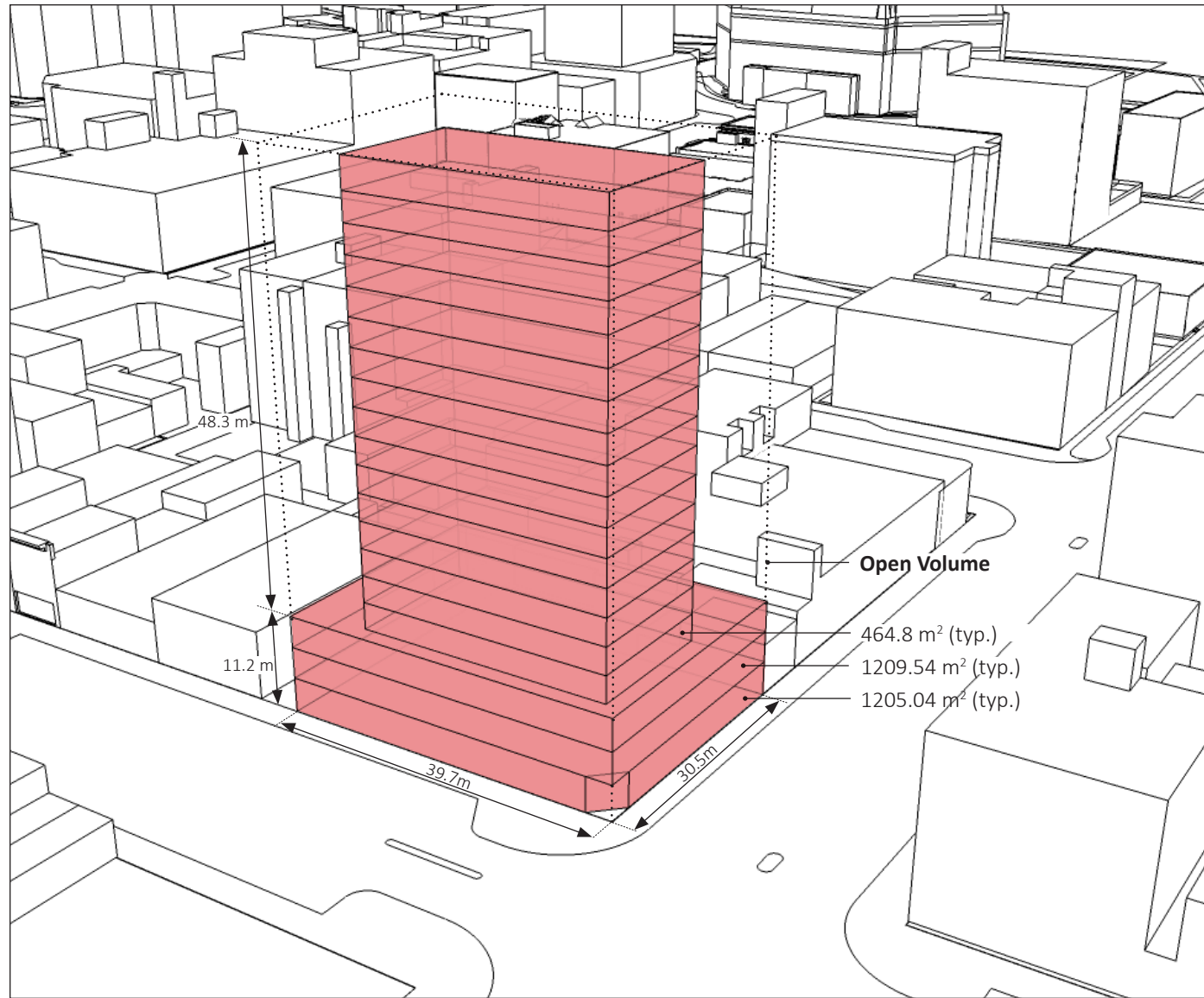
 **1 209.54 m²**  **20 %**  **23.5 m**  **6 619.3 m²**
 SITE SIZE OPEN VOLUME MAX BLDG. HEIGHT TOTAL GFA

 **1 209.54 m²**  **20 %**  **40 m**  **10 617.7 m²**
 SITE SIZE OPEN VOLUME MAX BLDG. HEIGHT TOTAL GFA

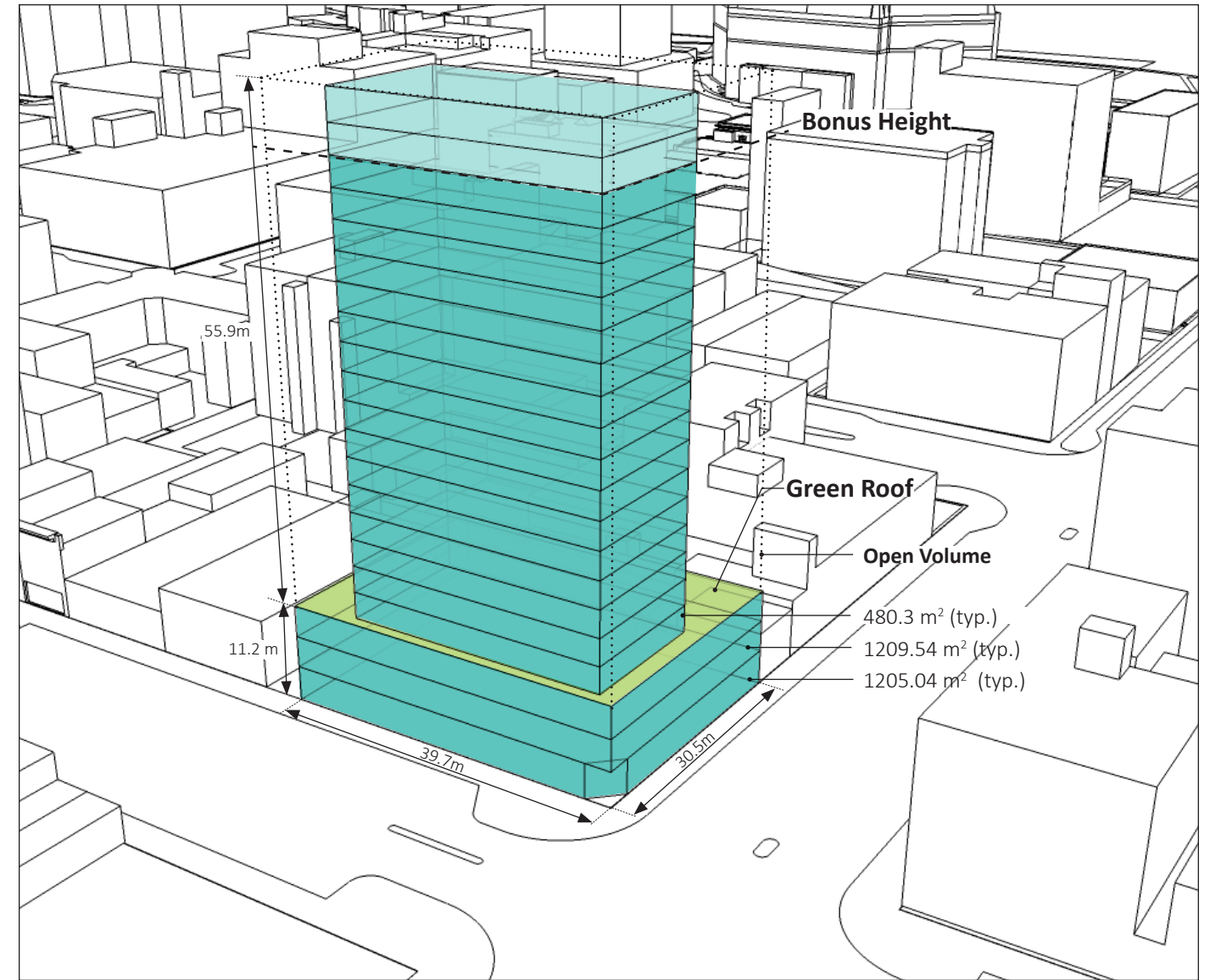
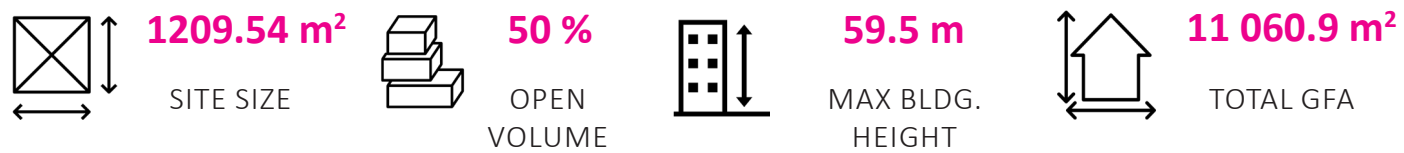
206 20TH STREET EAST

NOTES

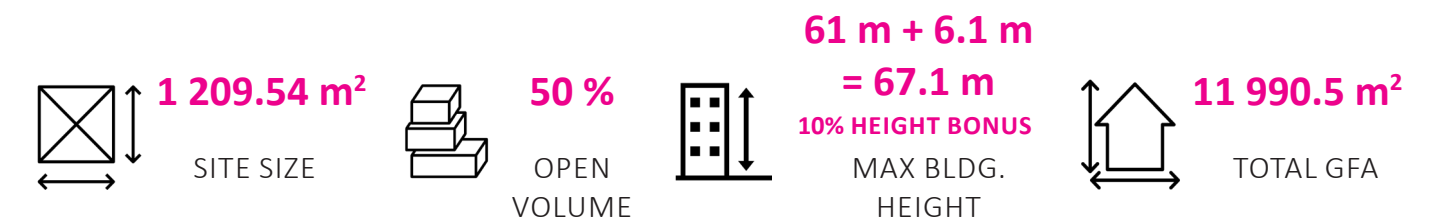
- Mix-use modeled.
- Appendix E: Density Bonus Provisions- 10% Height Bonus for green roof. Green roof area calculated at minimum 50% of the building footprint at grade level = 726 m².
- Current Residential Tower: 12.5m east setback; 8.4m north setback.
- Proposed Residential Tower: 13.2m east setback; 7.3m north setback.



Current



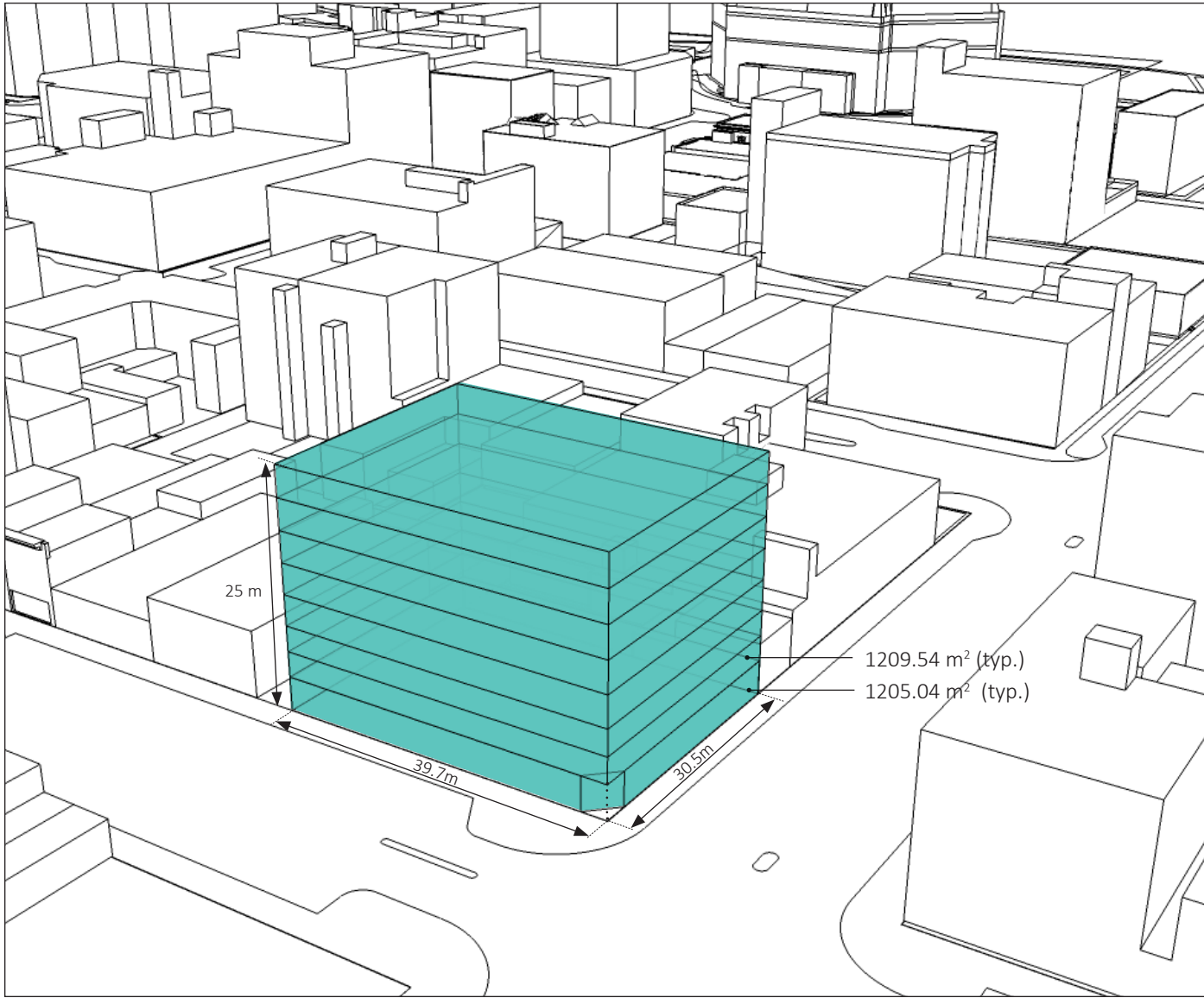
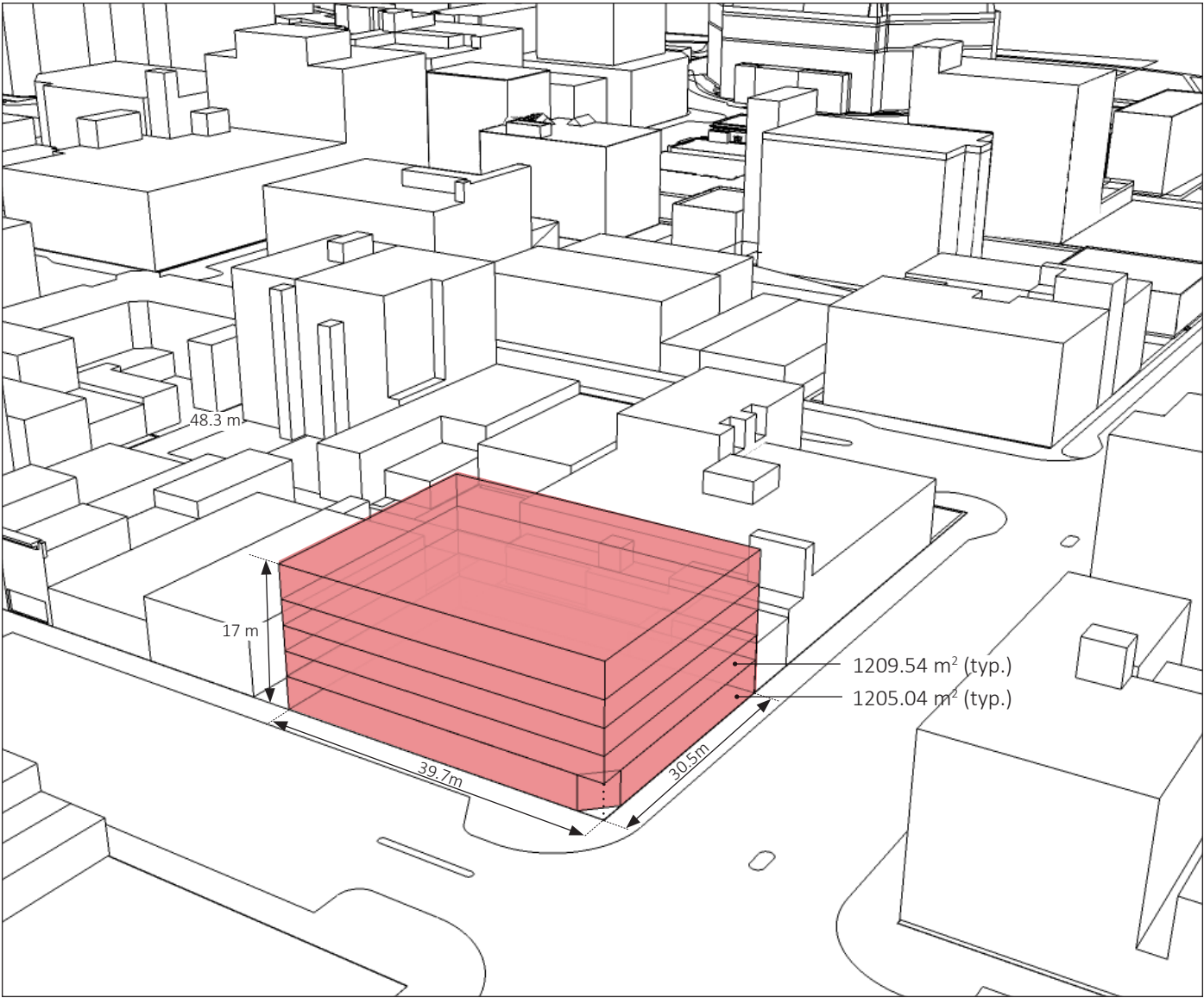
Proposed



206 20TH STREET EAST

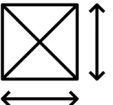
NOTES


- Commercial-use modeled.

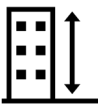


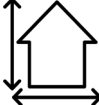
Current

Proposed

 **1209.54 m²**
 SITE SIZE

 **0 %**
 OPEN VOLUME

 **17 m**
 MAX BLDG. HEIGHT

 **6 043.2 m²**
 TOTAL GFA

 **1 209.54 m²**
 SITE SIZE

 **0 %**
 OPEN VOLUME

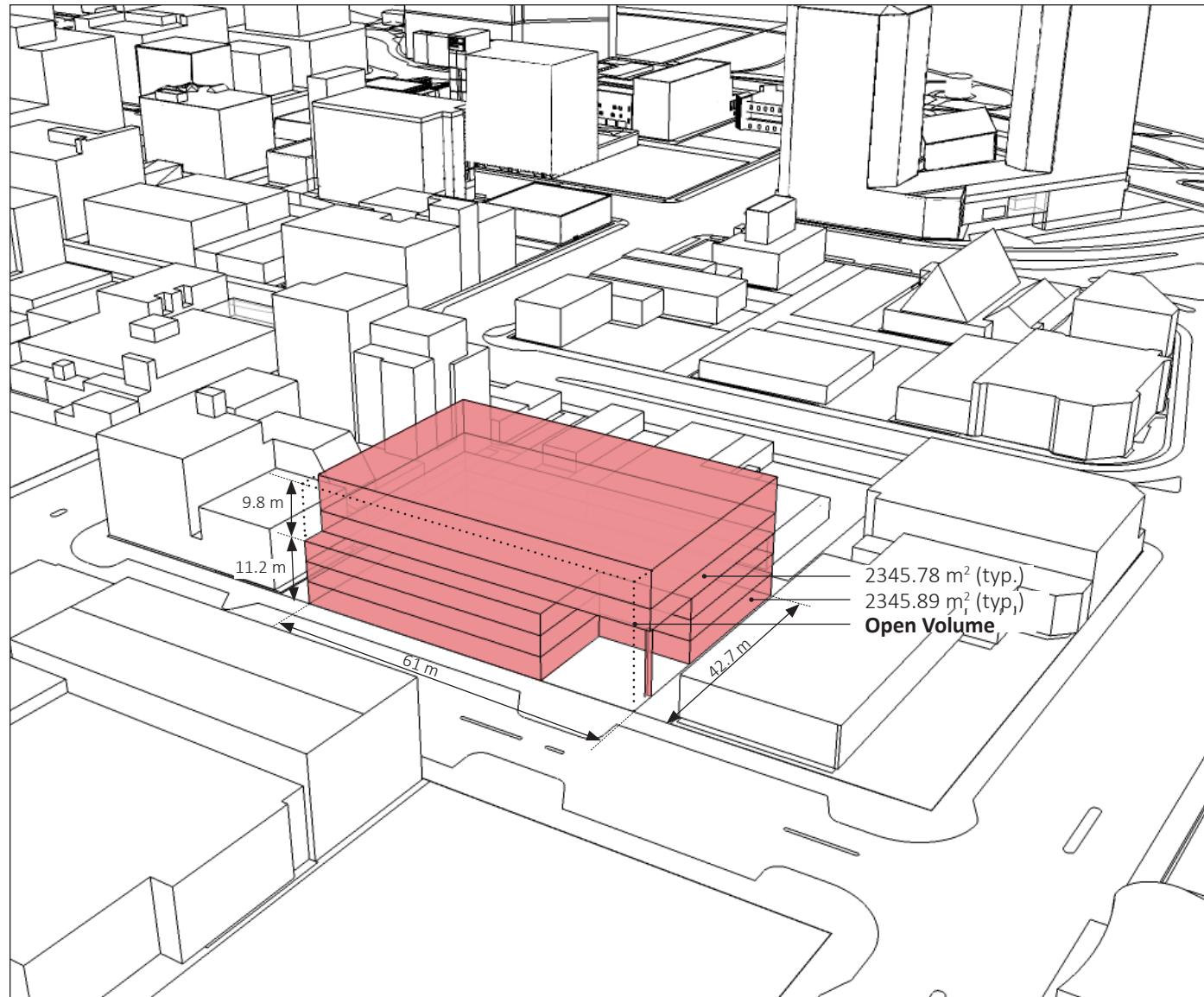
 **25 m**
 MAX BLDG. HEIGHT

 **9 671.82 m²**
 TOTAL GFA

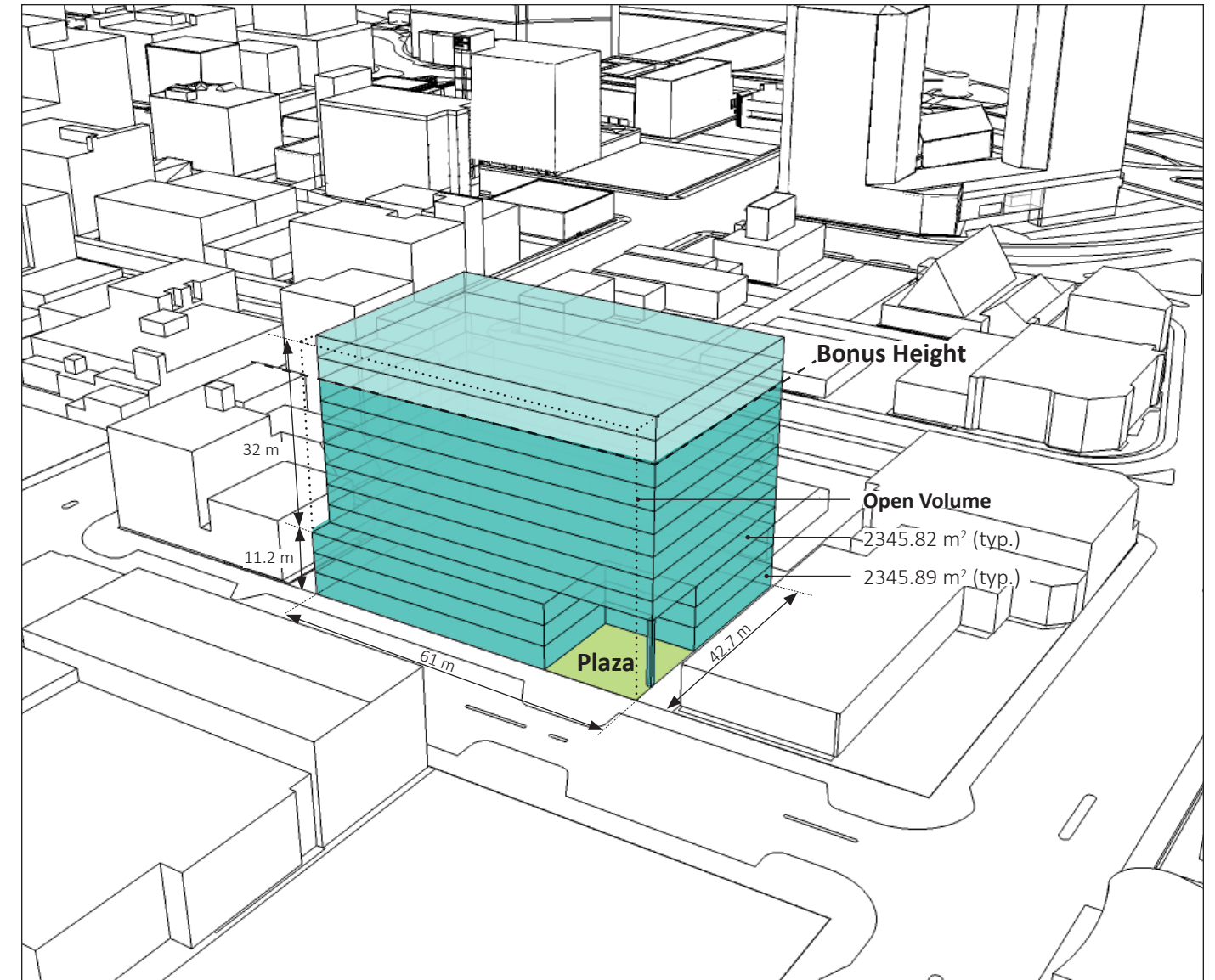
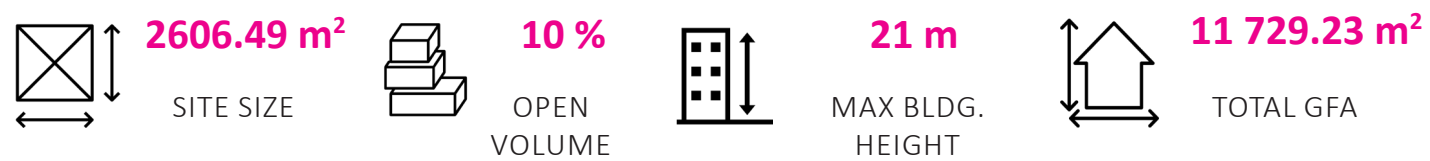
330 2ND AVENUE SOUTH

NOTES

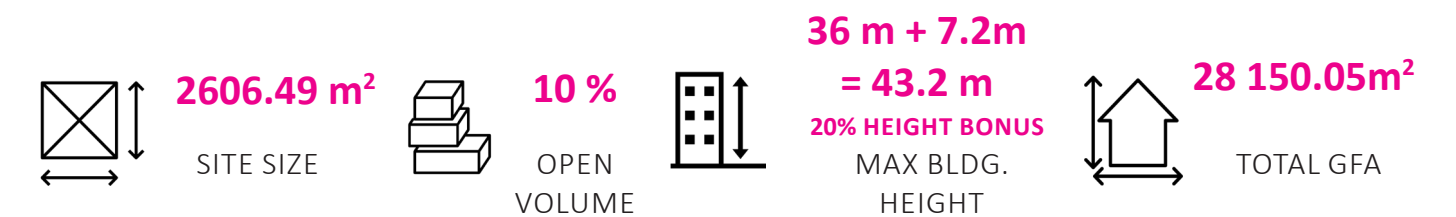
- 20% height bonus for outdoor public plaza **included** in open volume calculation.
- Appendix E: Density Bonus Provisions- Public Plaza Min. Plaza area calculated at a rate of 10% of the total site area = 260 m²
- Commercial use modeled.



Current



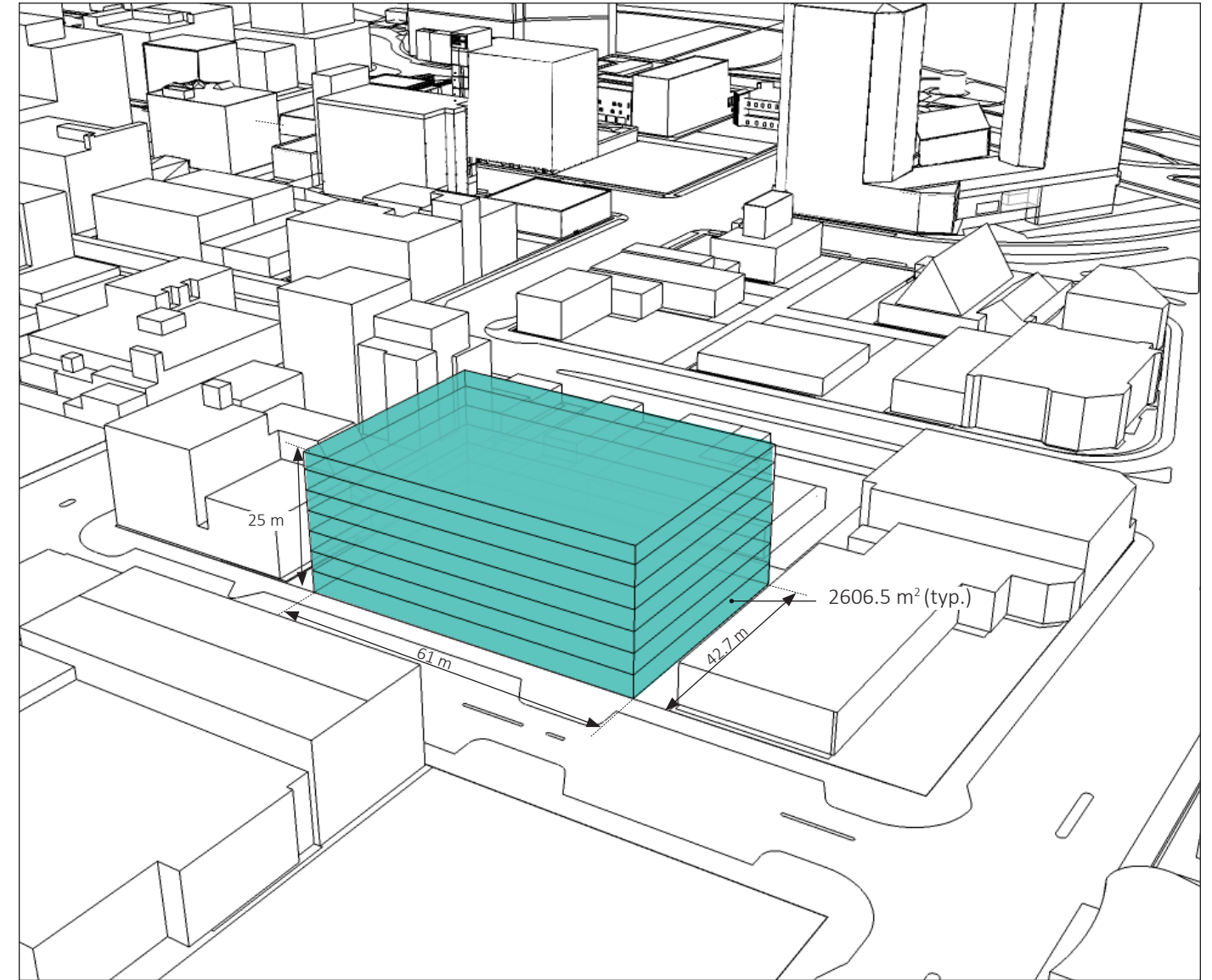
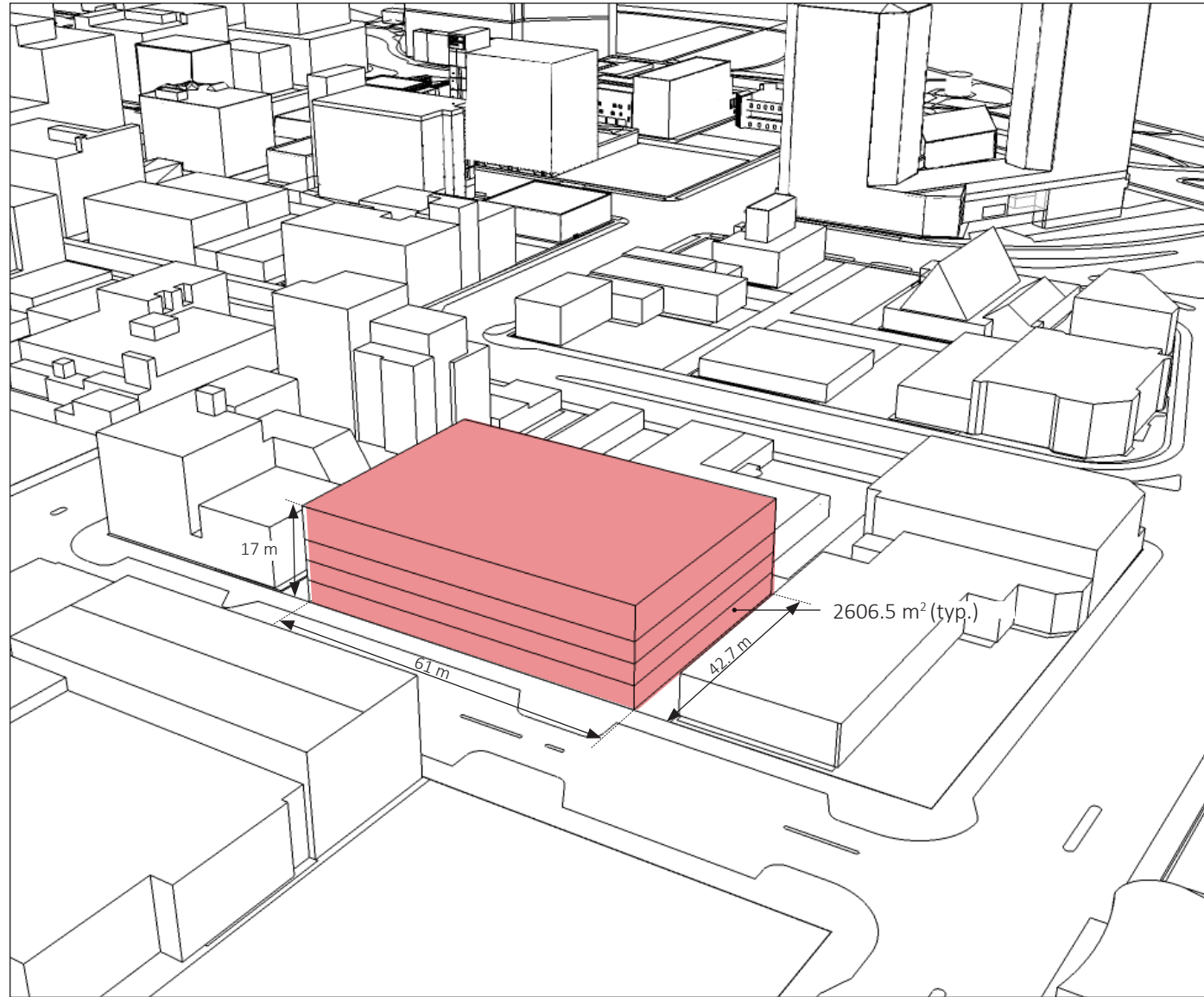
Proposed



330 2ND AVENUE SOUTH

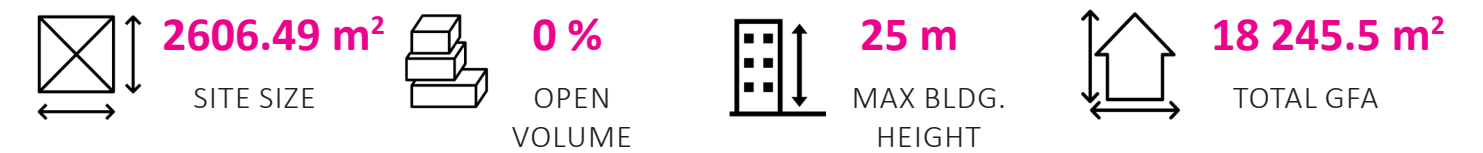
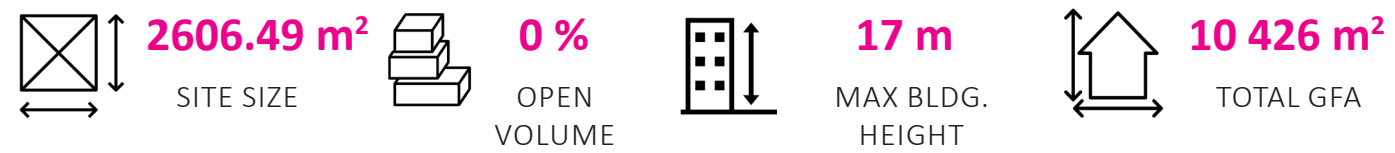
NOTES

- Commercial-use modeled.

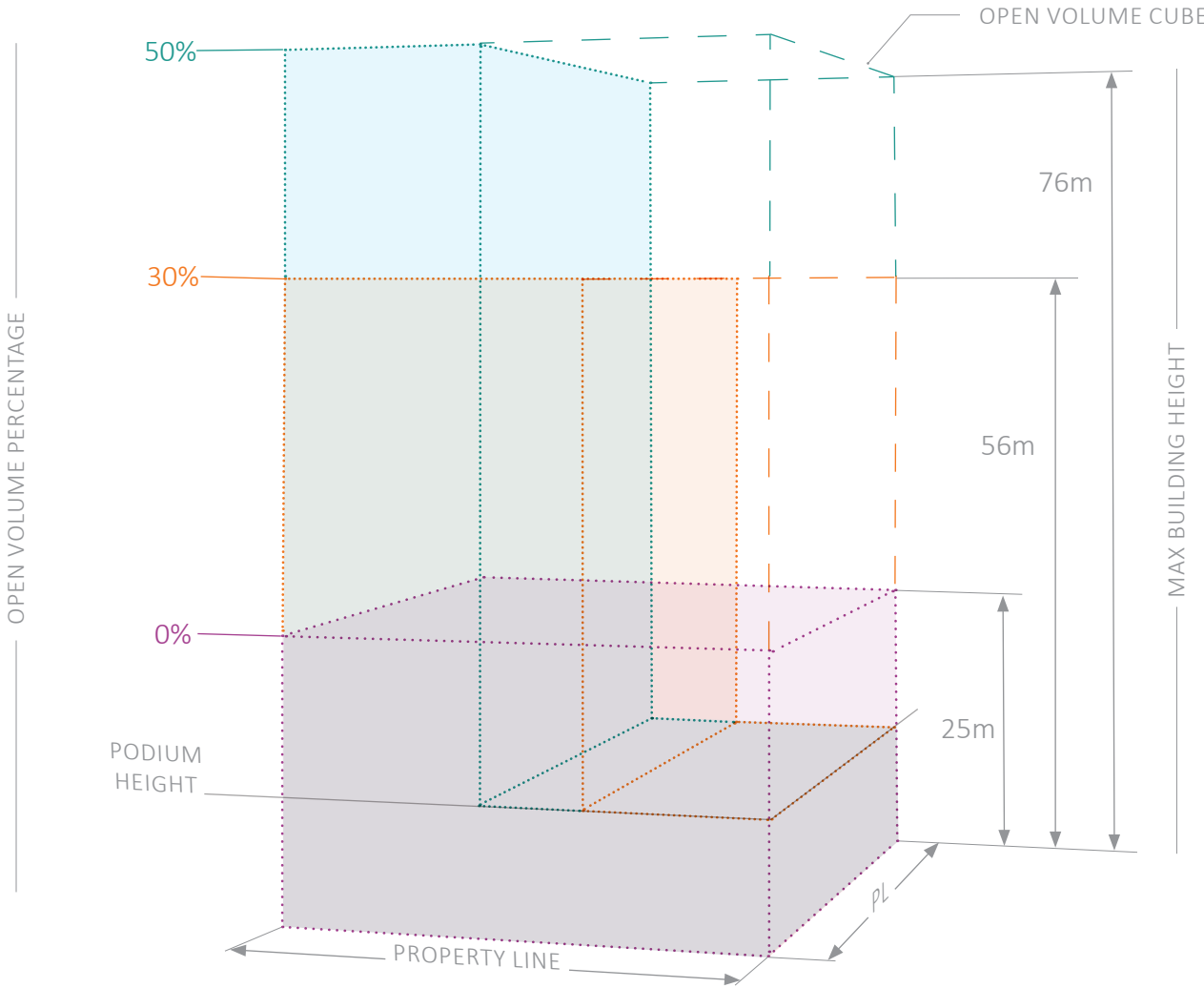
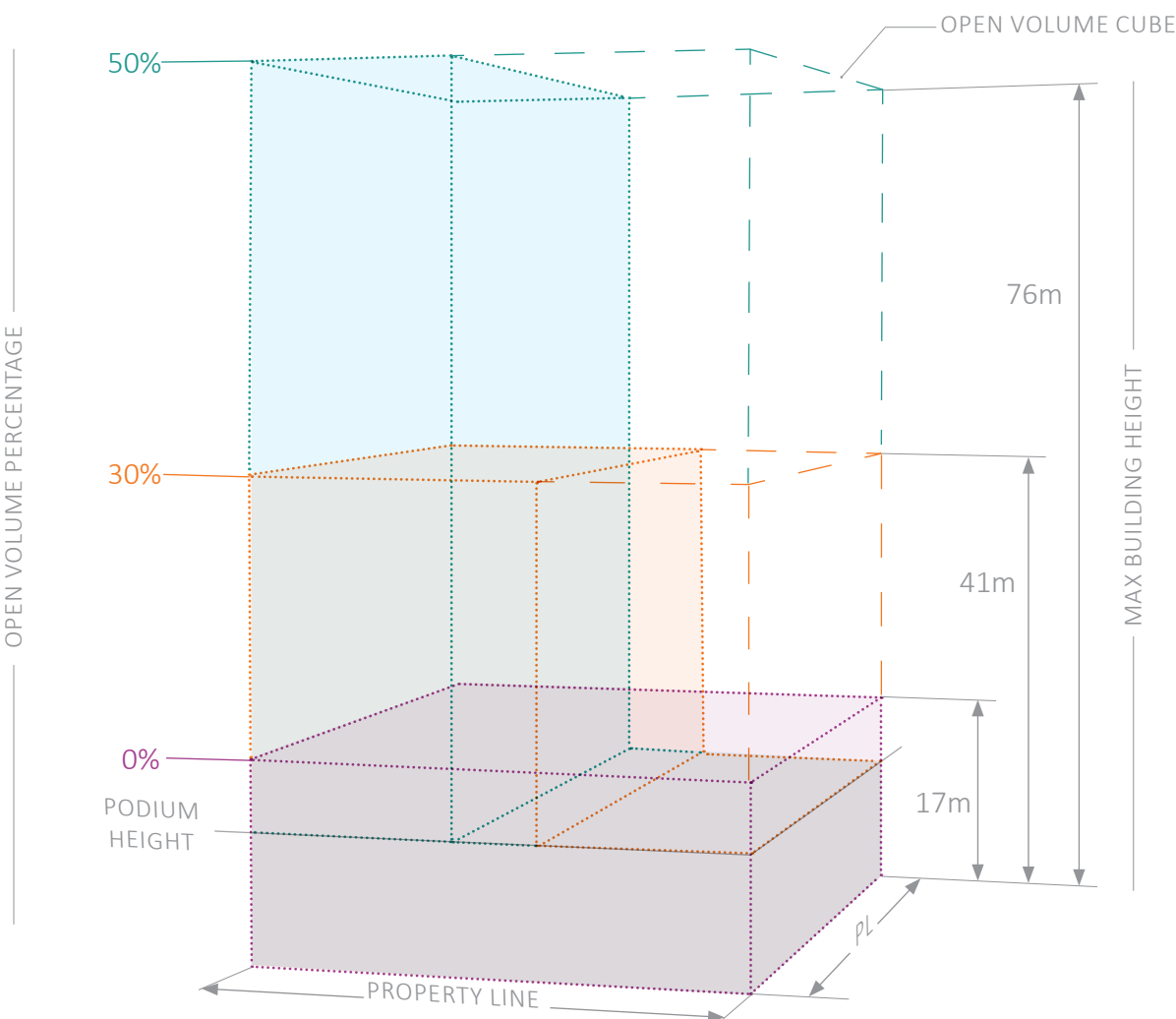


Current

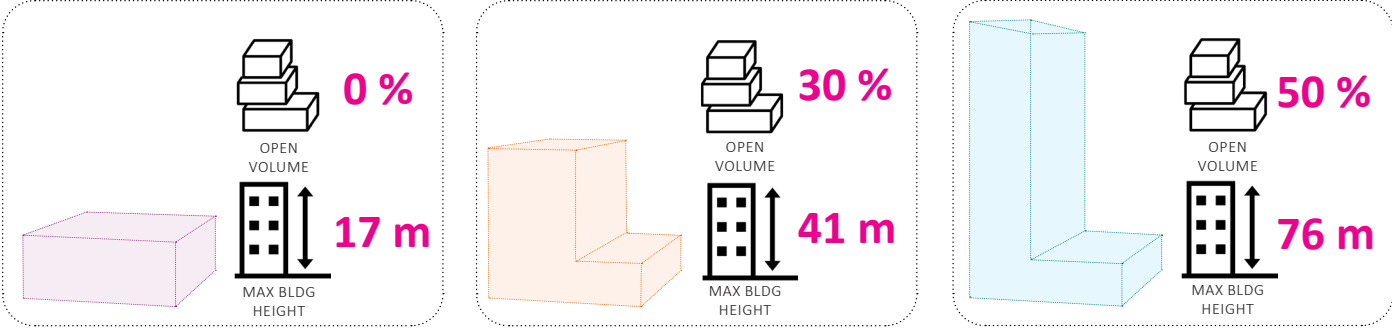
Proposed



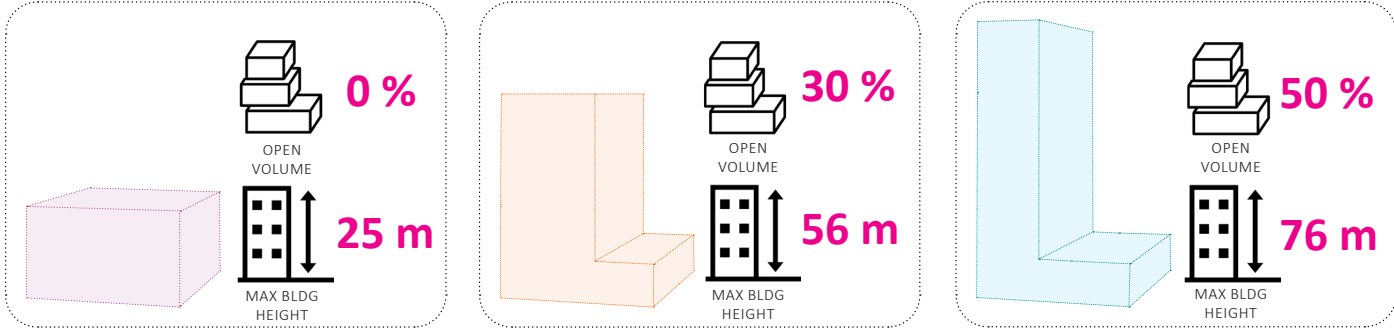
OPEN VOLUME DIAGRAM



Current



Proposed



*PL - PROPERTY LINE