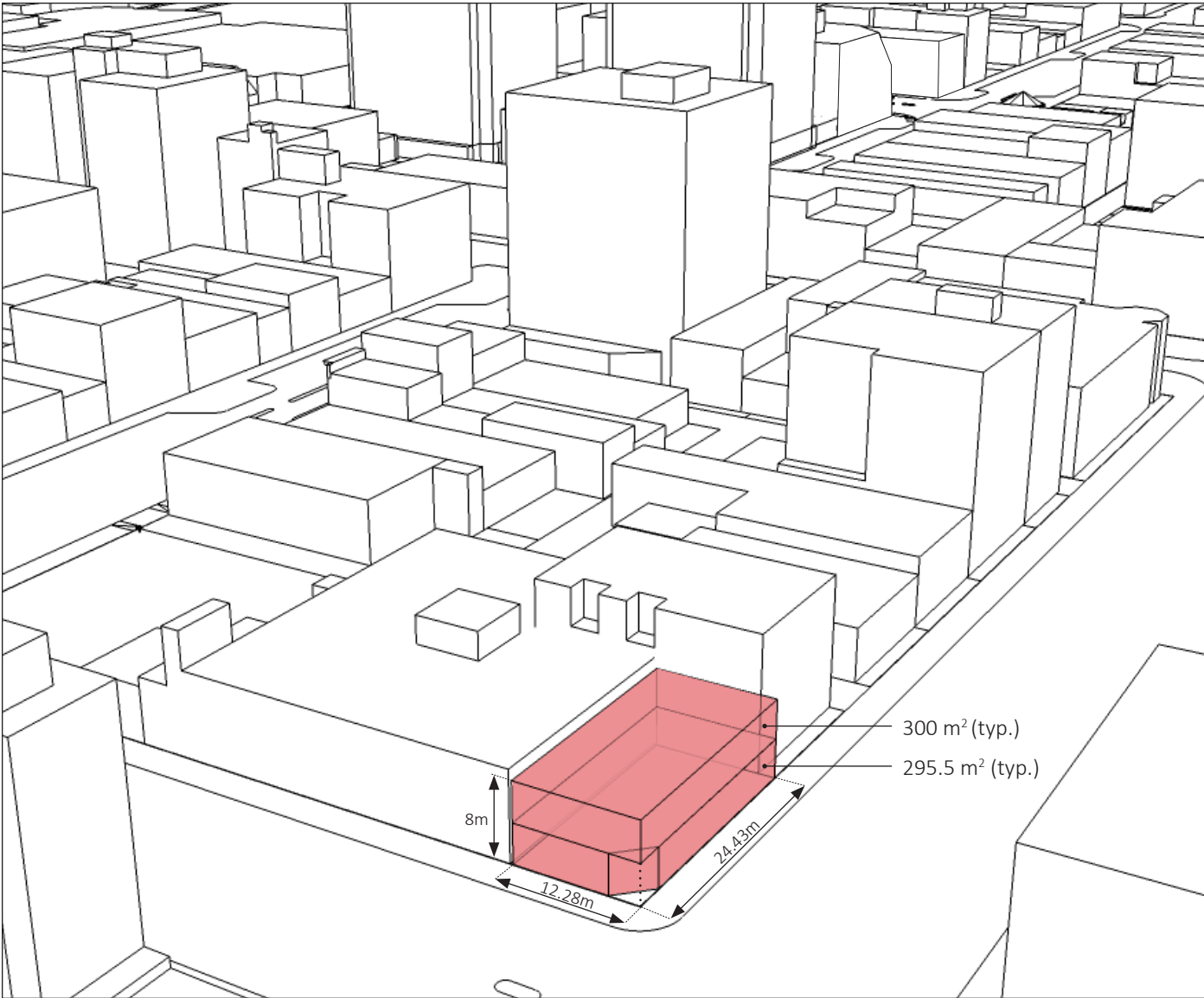


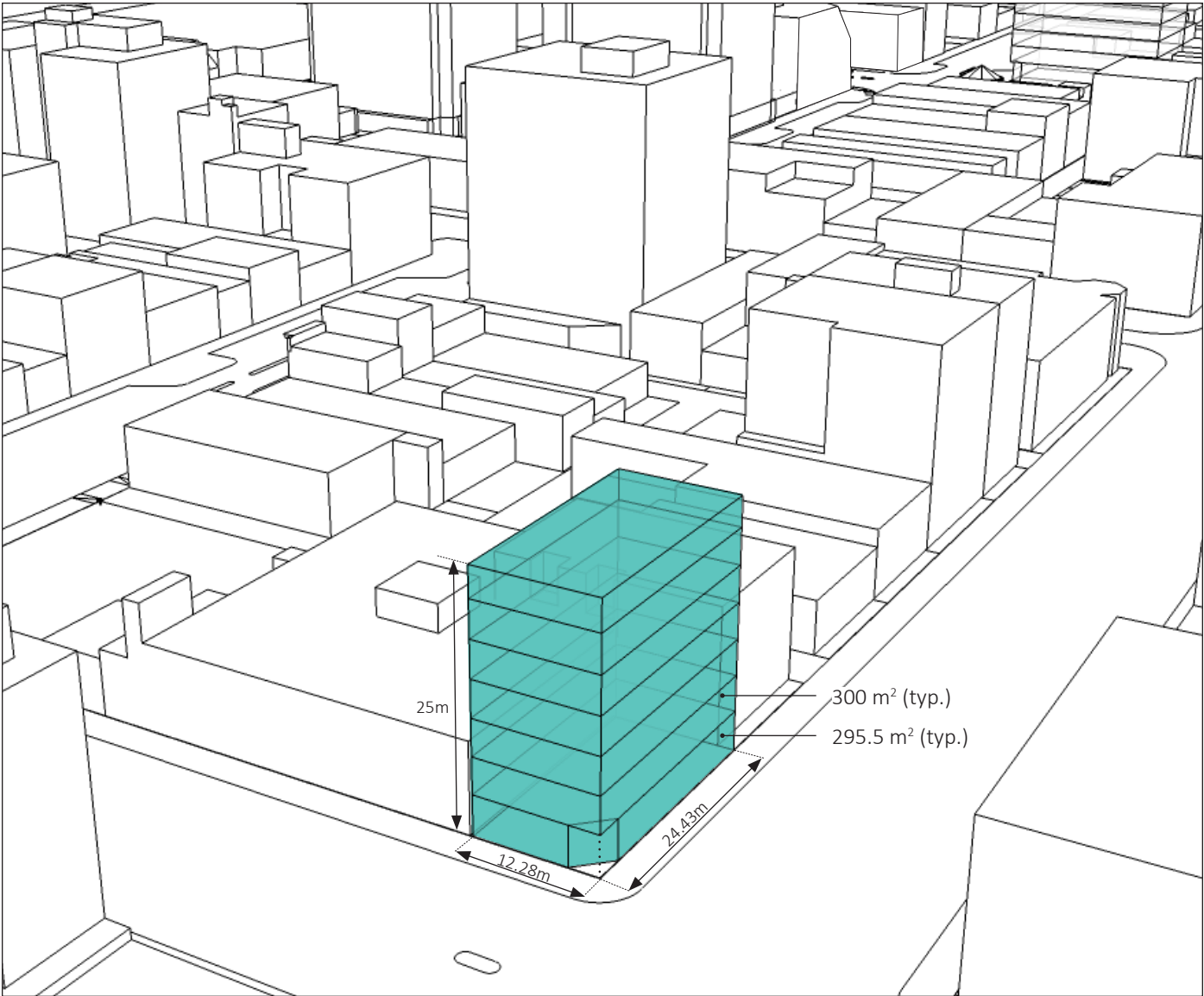
269 3RD AVENUE SOUTH

NOTES

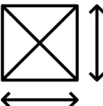
• Commercial use modeled.



Current



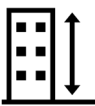
Proposed



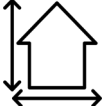
300 m²
SITE SIZE



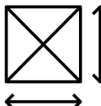
0 %
OPEN VOLUME



8 m
MAX BLDG. HEIGHT



595.5 m²
TOTAL GFA



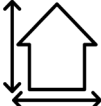
300 m²
SITE SIZE



0 %
OPEN VOLUME



25 m
MAX BLDG. HEIGHT

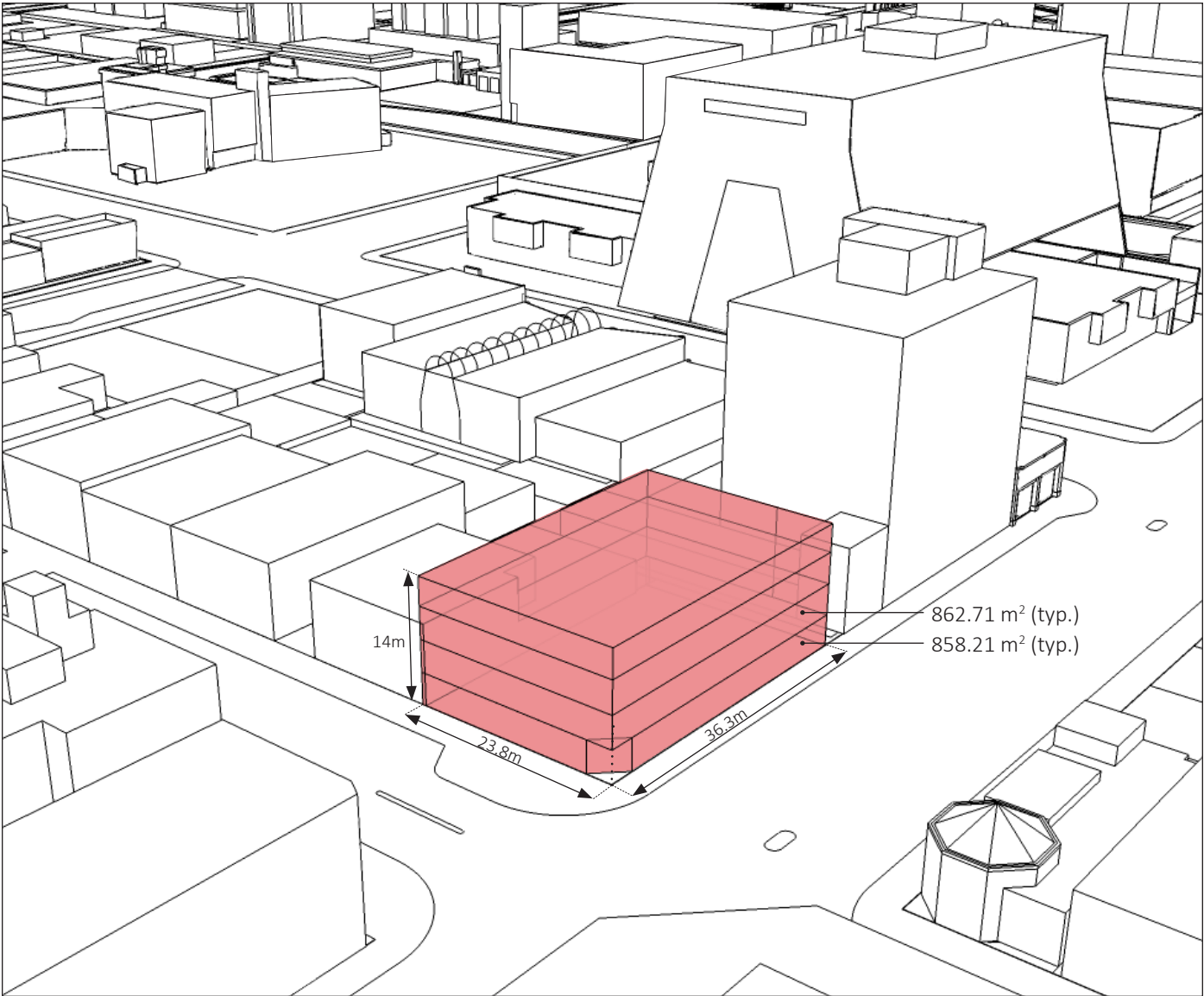


1 795.5 m²
TOTAL GFA

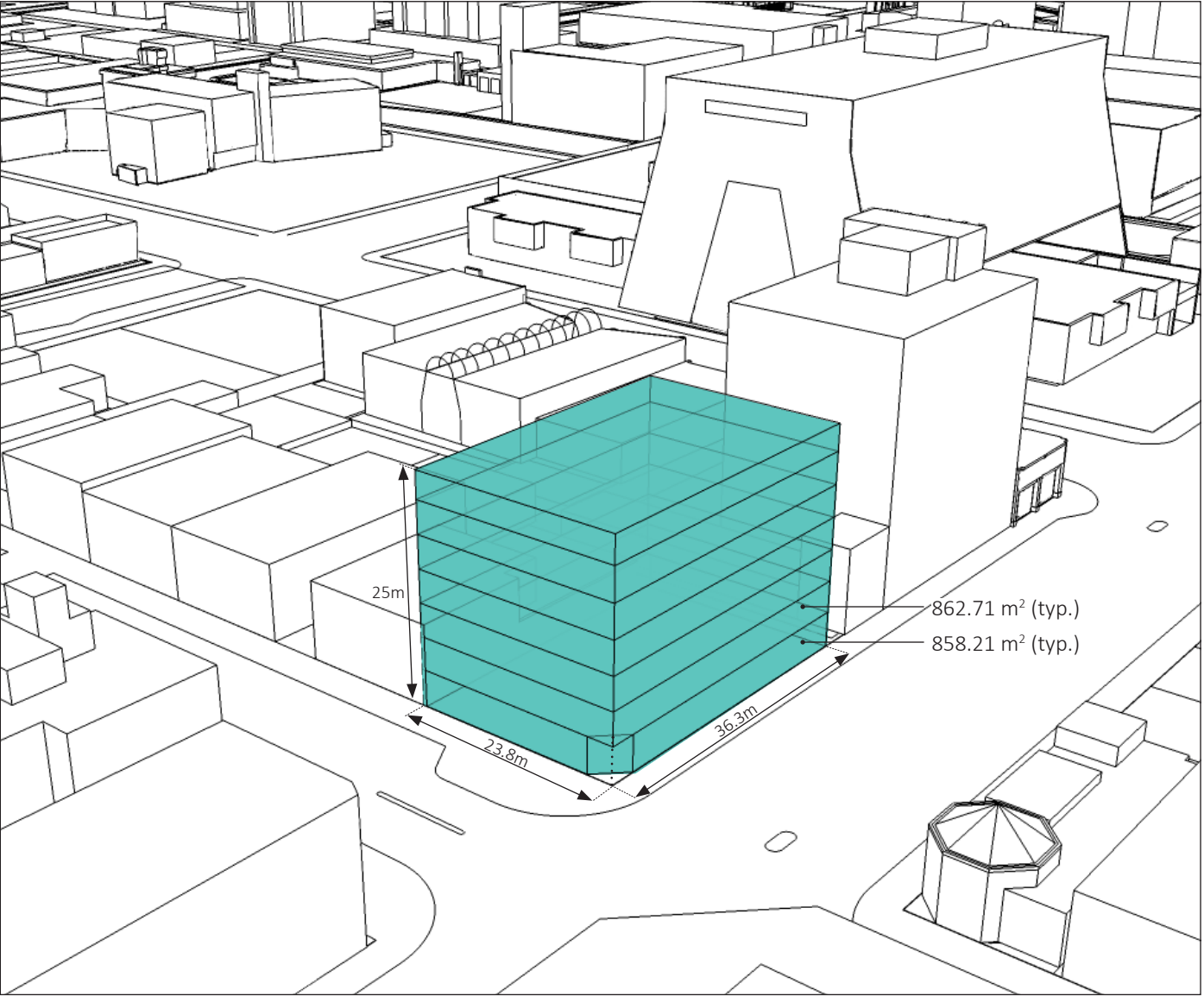
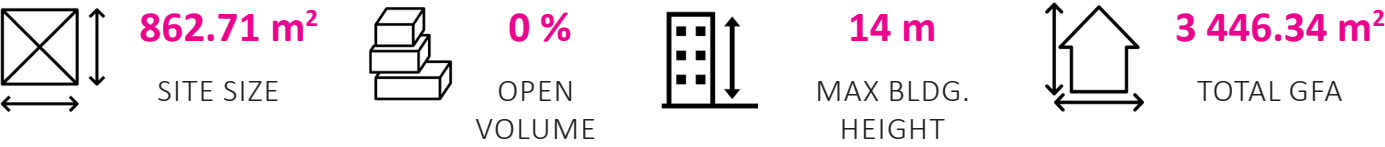
108 2ND AVENUE NORTH

NOTES

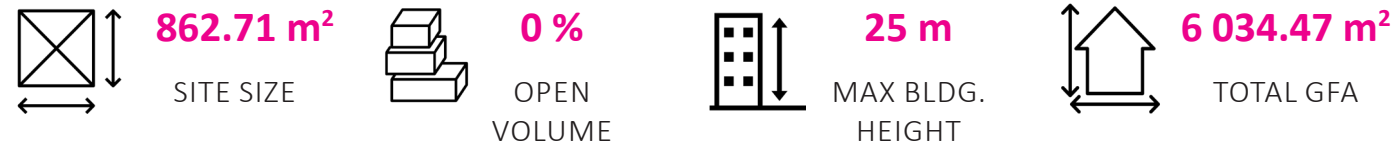
• Commercial use modeled.



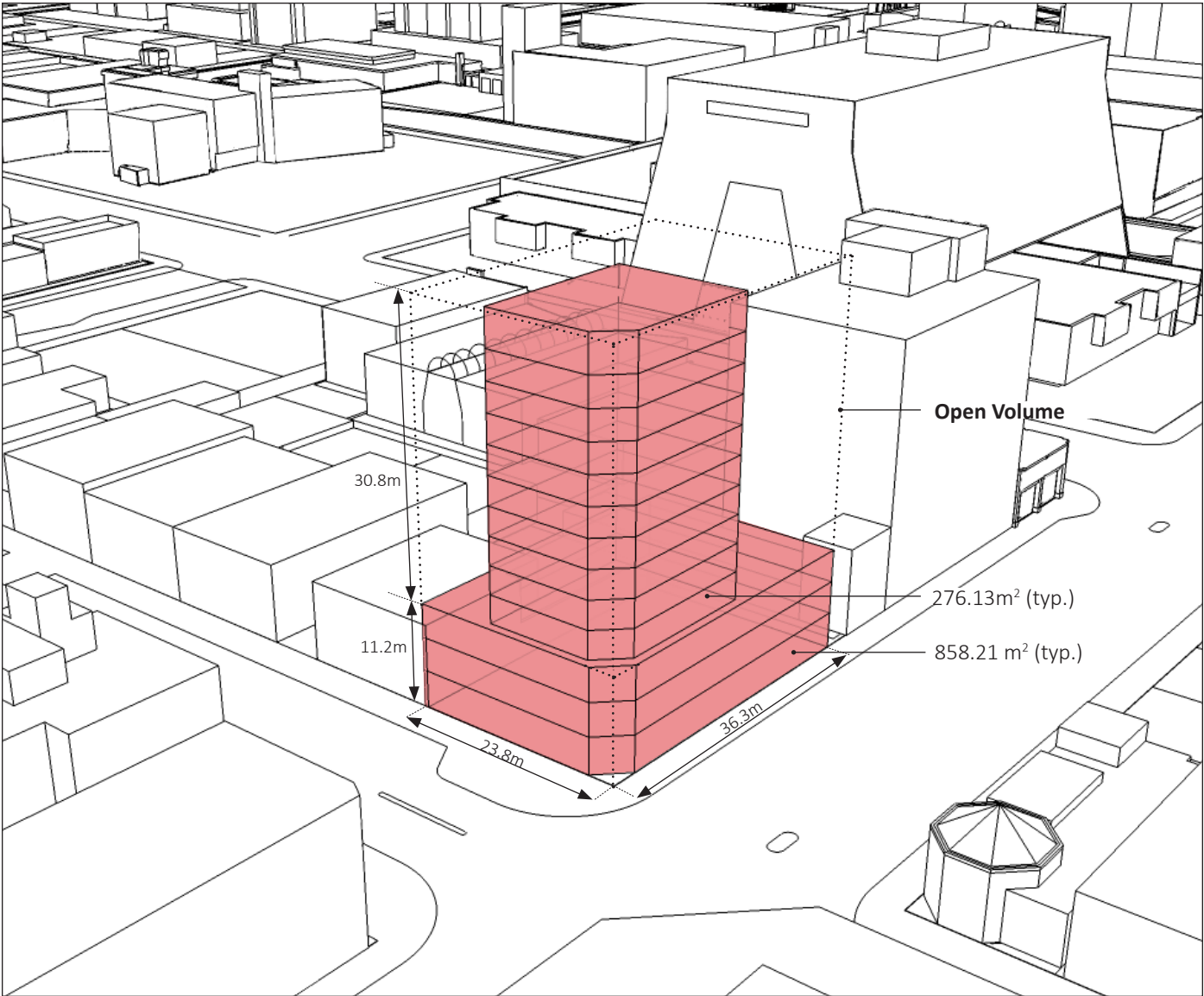
Current



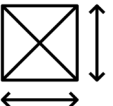
Proposed



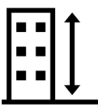
108 2ND AVENUE NORTH

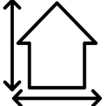


Current

**862.71 m²**
SITE SIZE

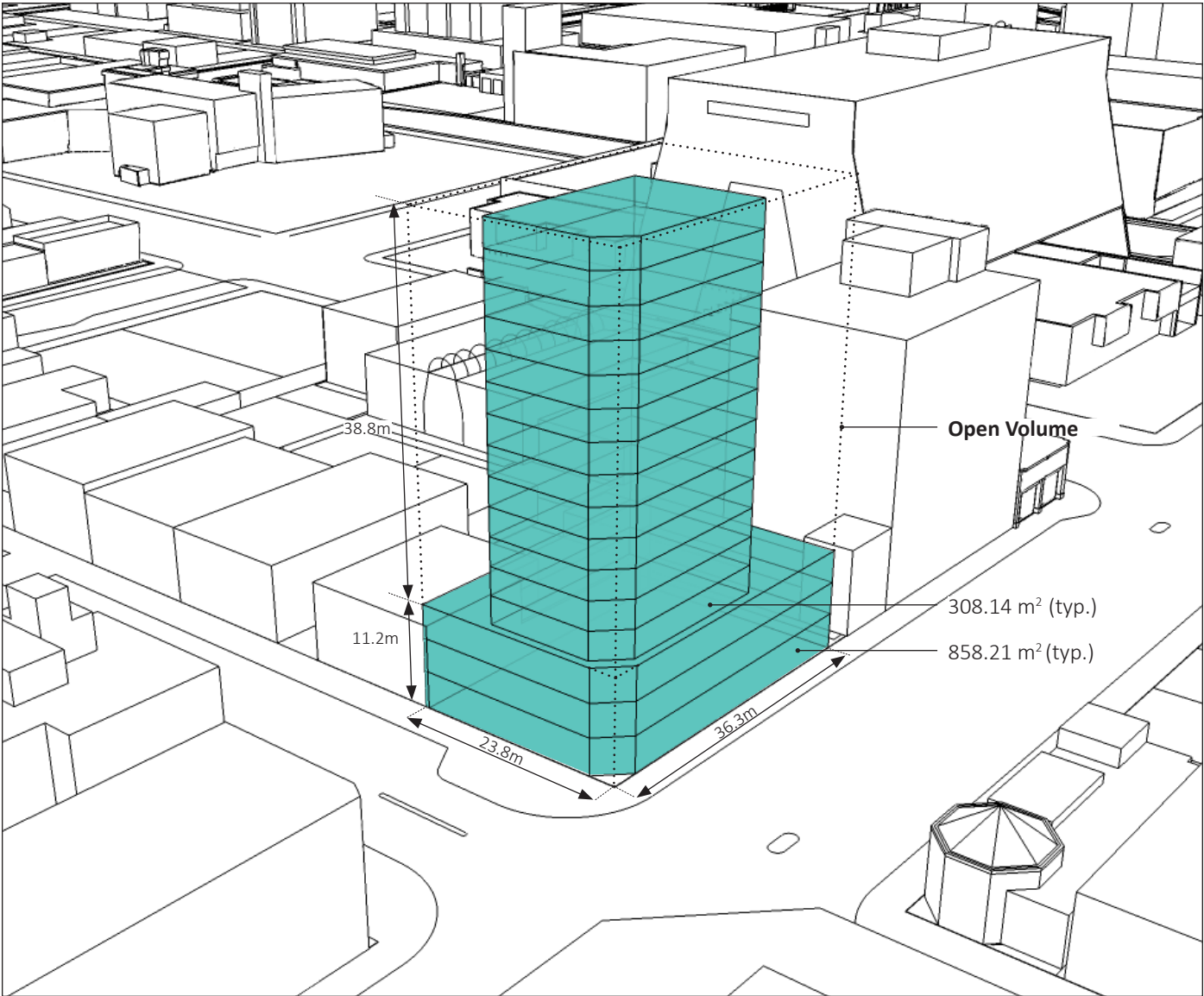
**50 %**
OPEN VOLUME

**42 m**
MAX BLDG. HEIGHT

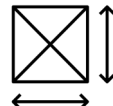
**5 335.93 m²**
TOTAL GFA

NOTES

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

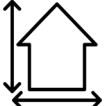


Proposed

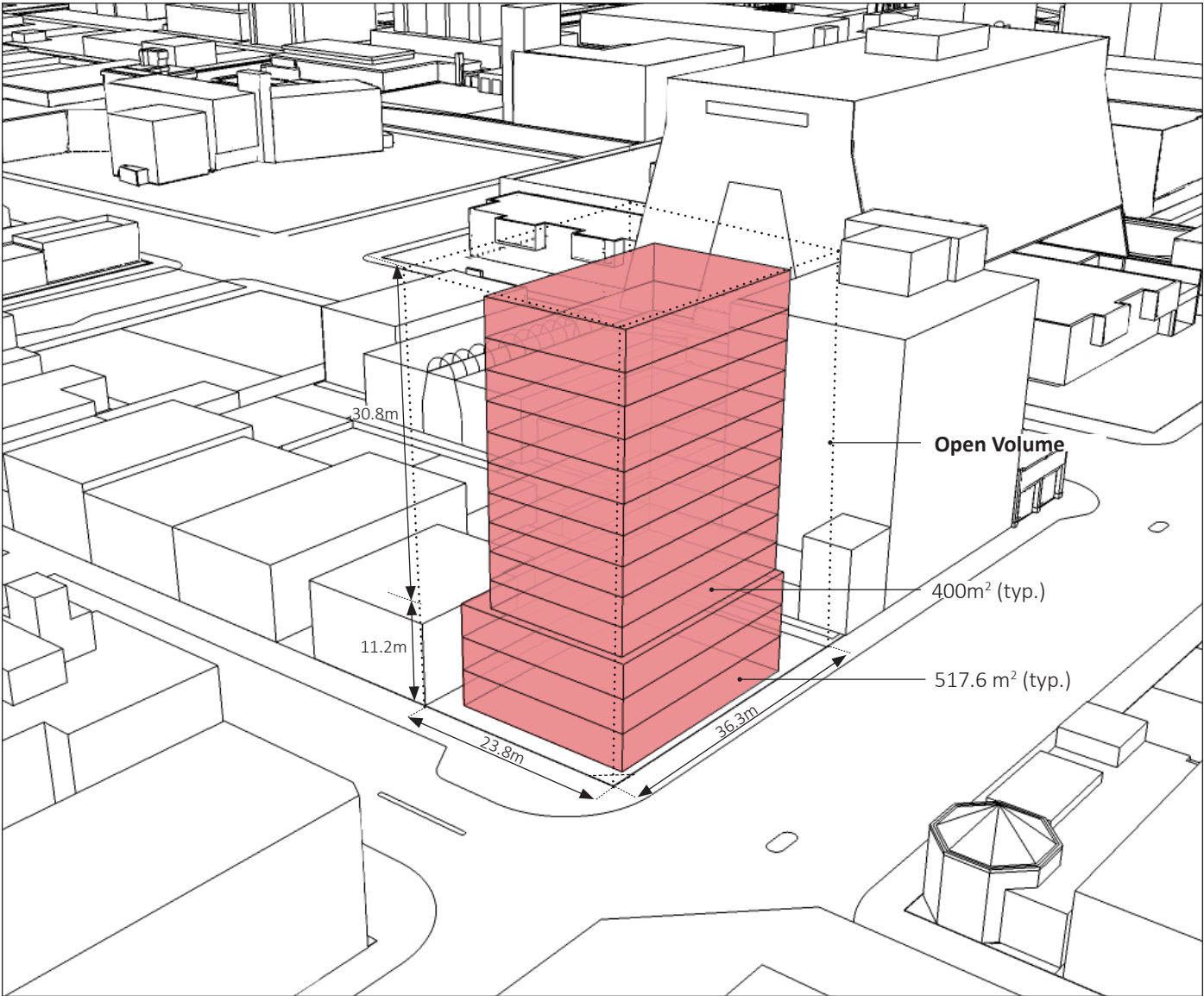
**862.71 m²**
SITE SIZE

**50 %**
OPEN VOLUME

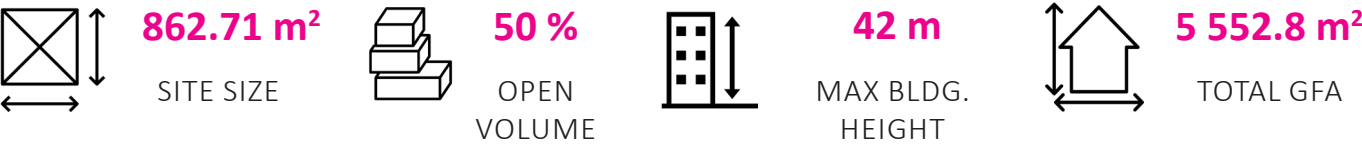
**50 m**
MAX BLDG. HEIGHT

**6 580.45 m²**
TOTAL GFA

108 2ND AVENUE NORTH

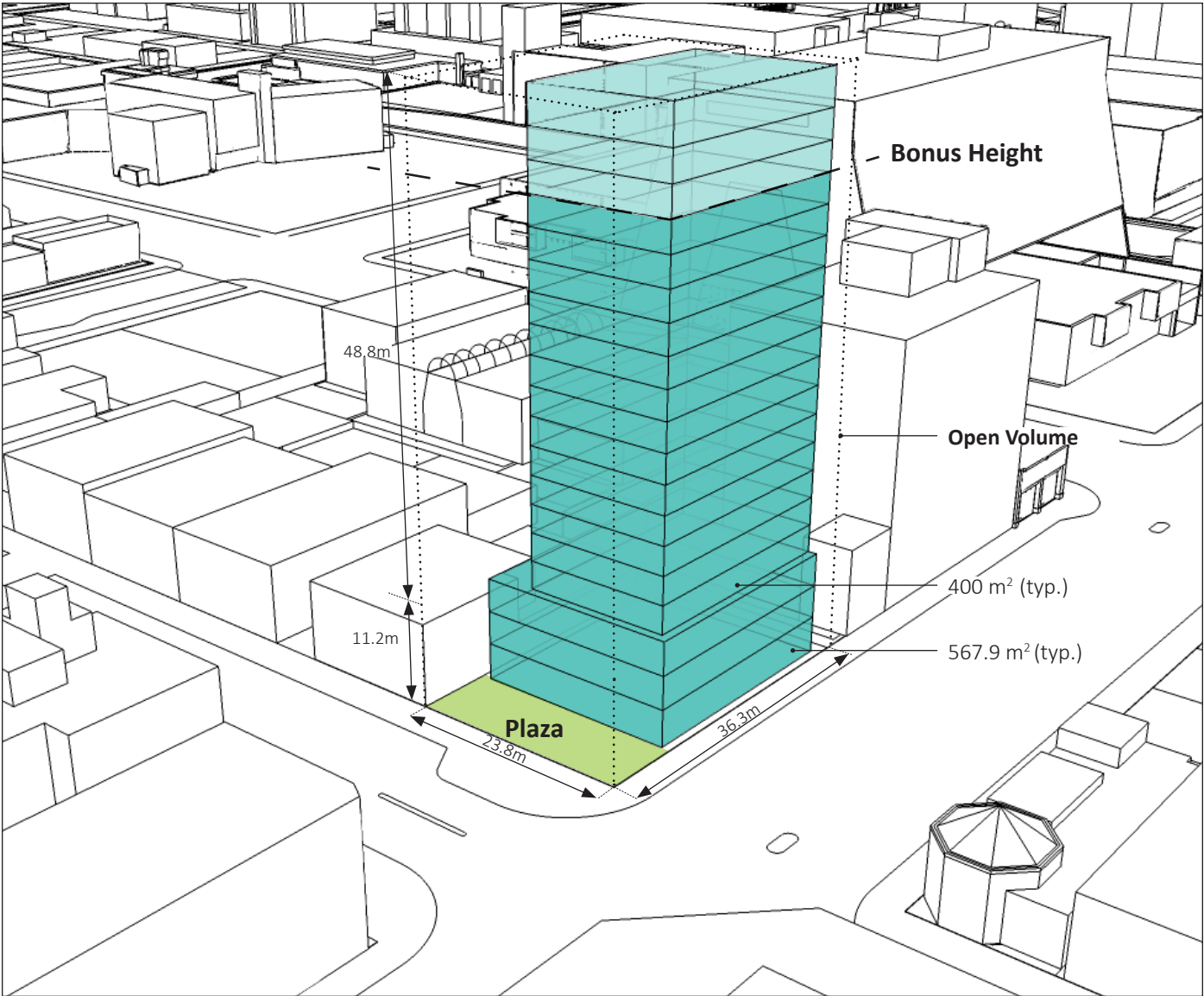


Current



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



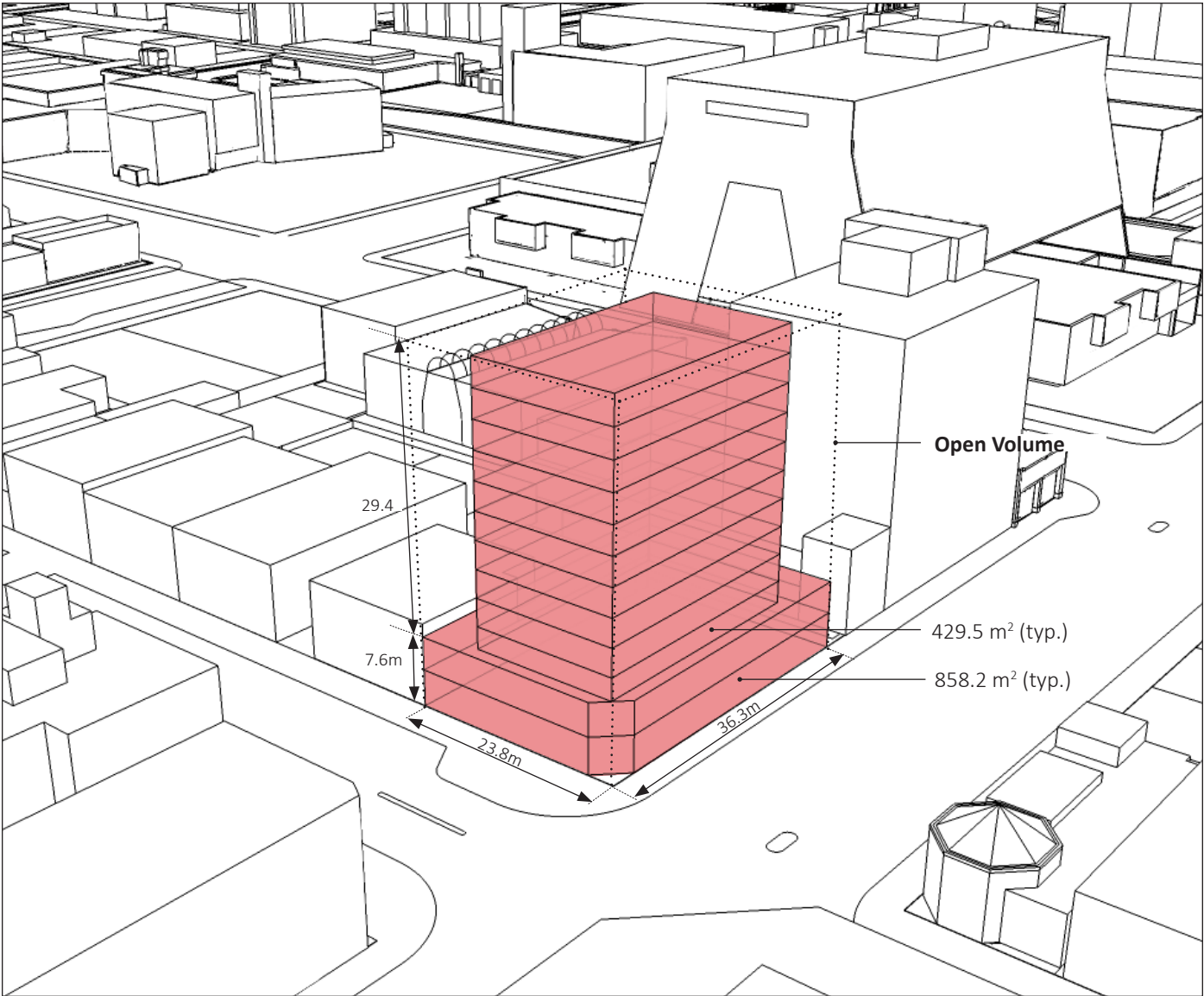
Proposed



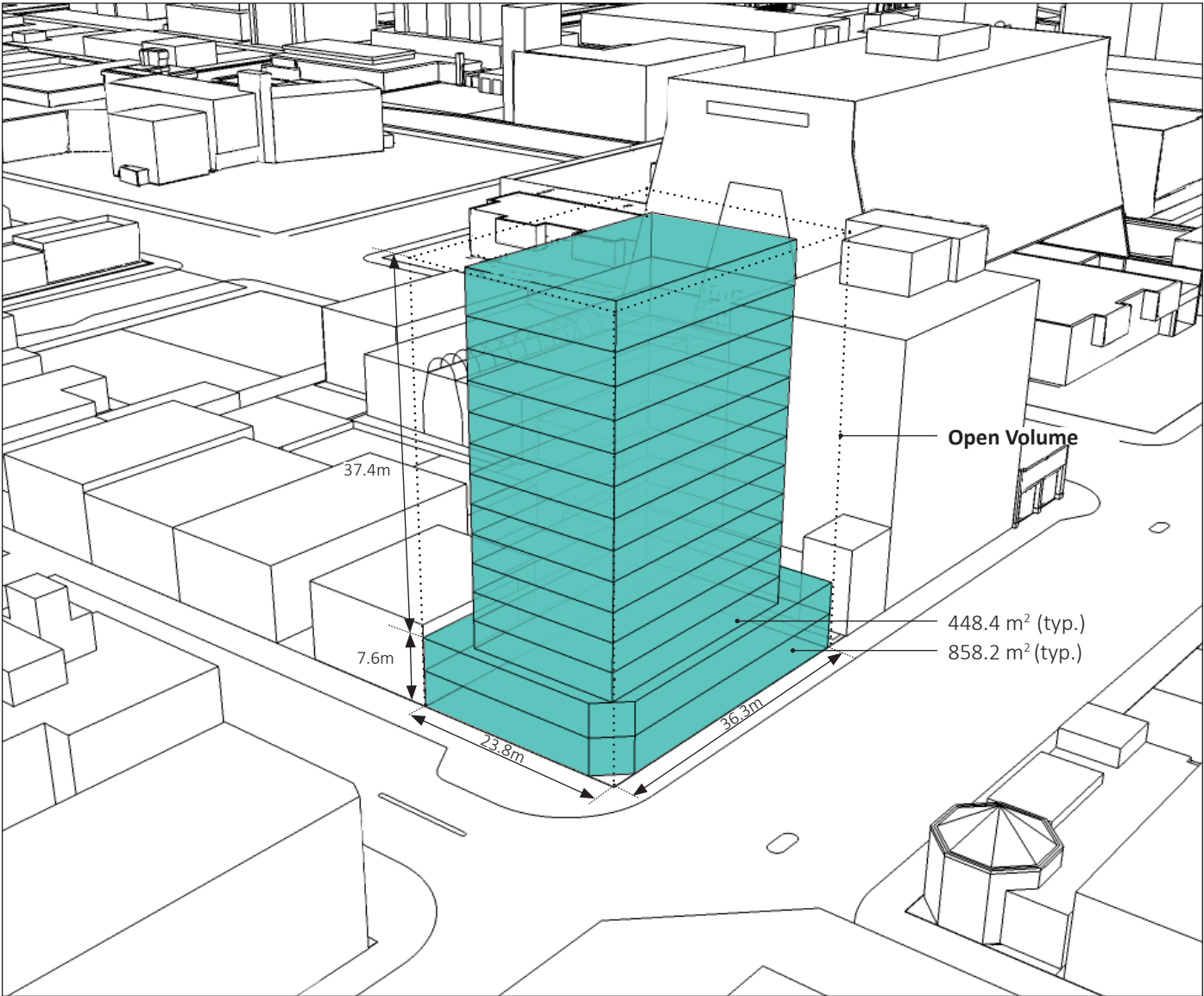
108 2ND AVENUE NORTH

NOTES

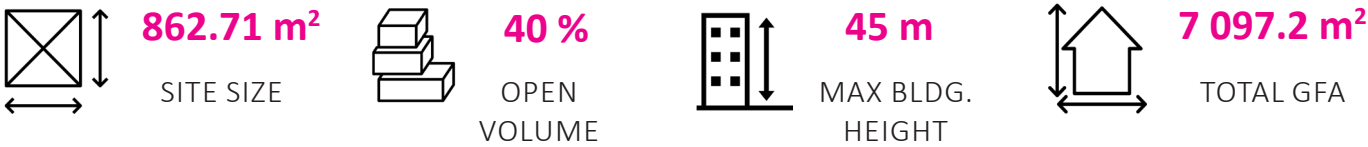
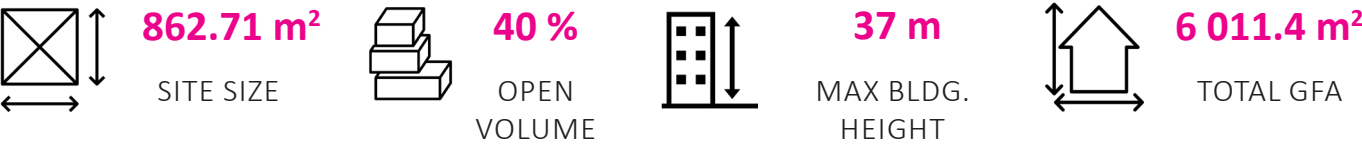
- Multi-use modeled.
- Current and Proposed Residential Tower: 6m east and north setback.



Current



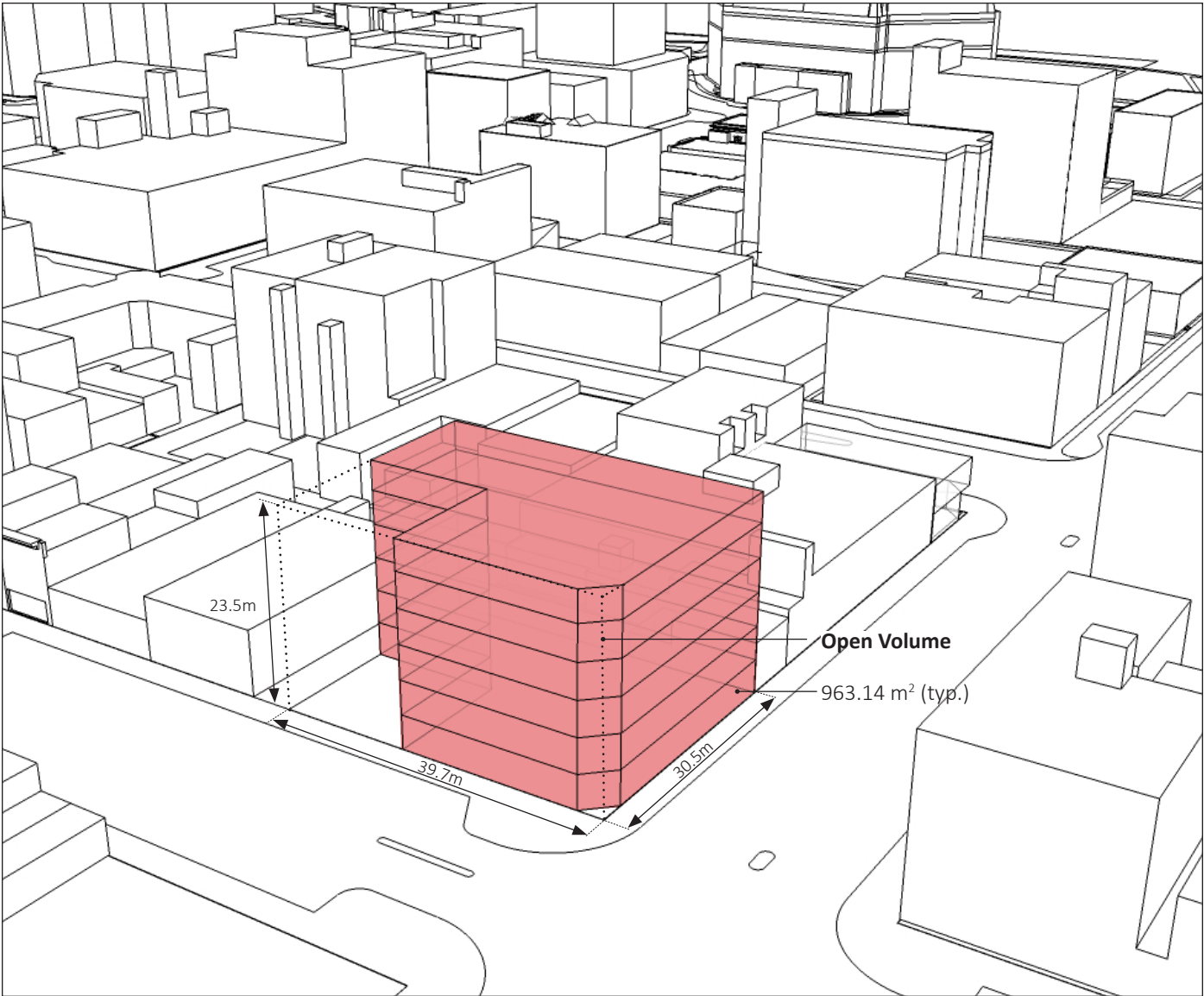
Proposed



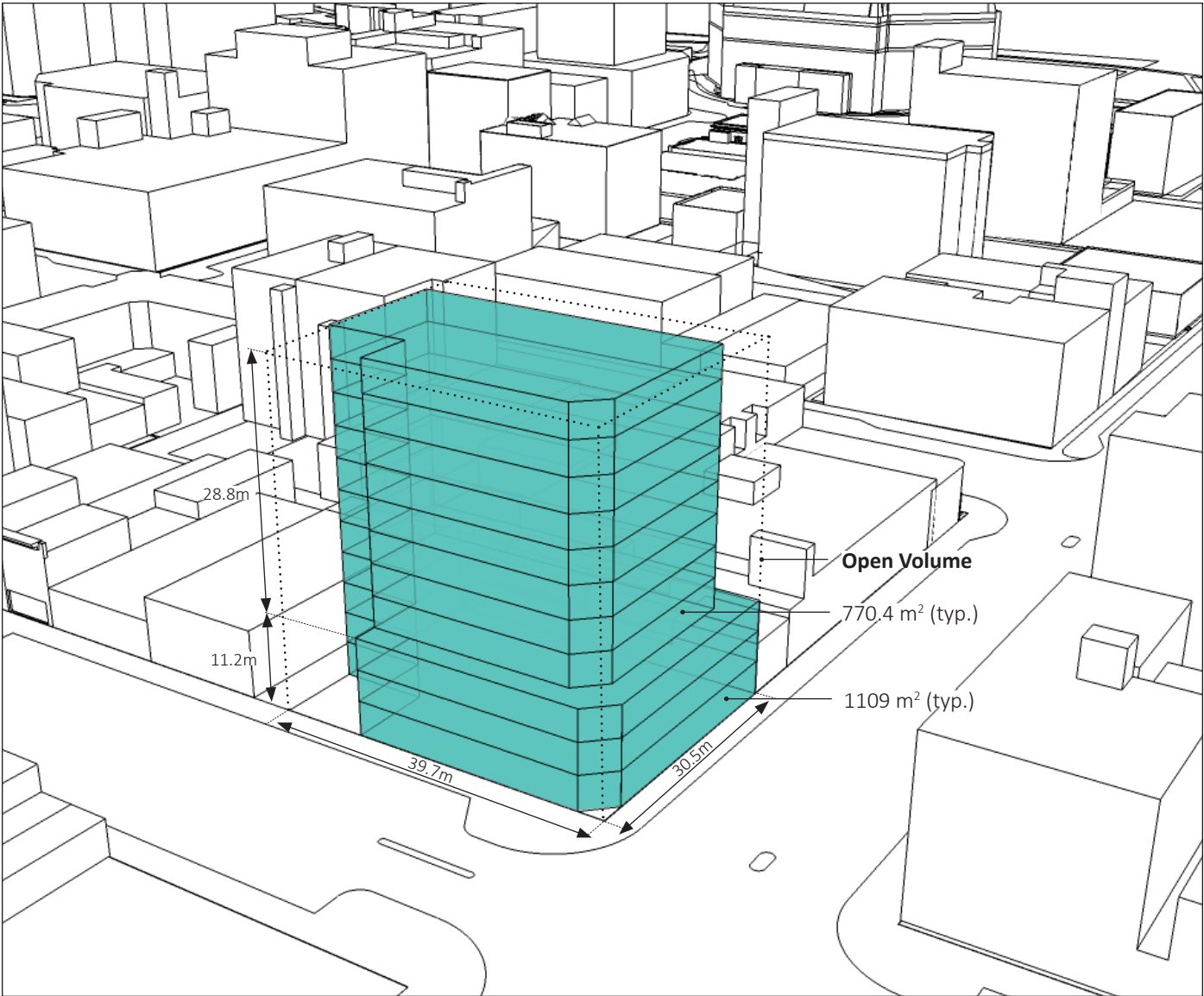
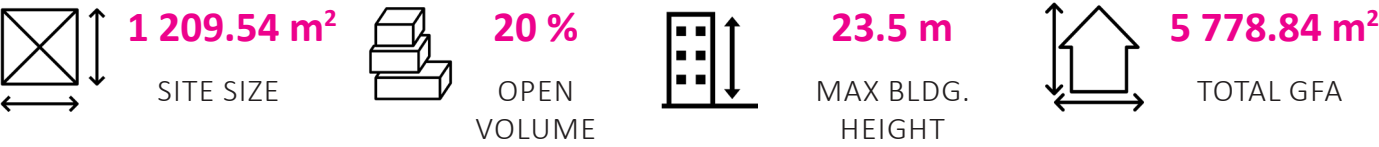
206 20TH STREET EAST

NOTES

- Commercial use modeled



Current



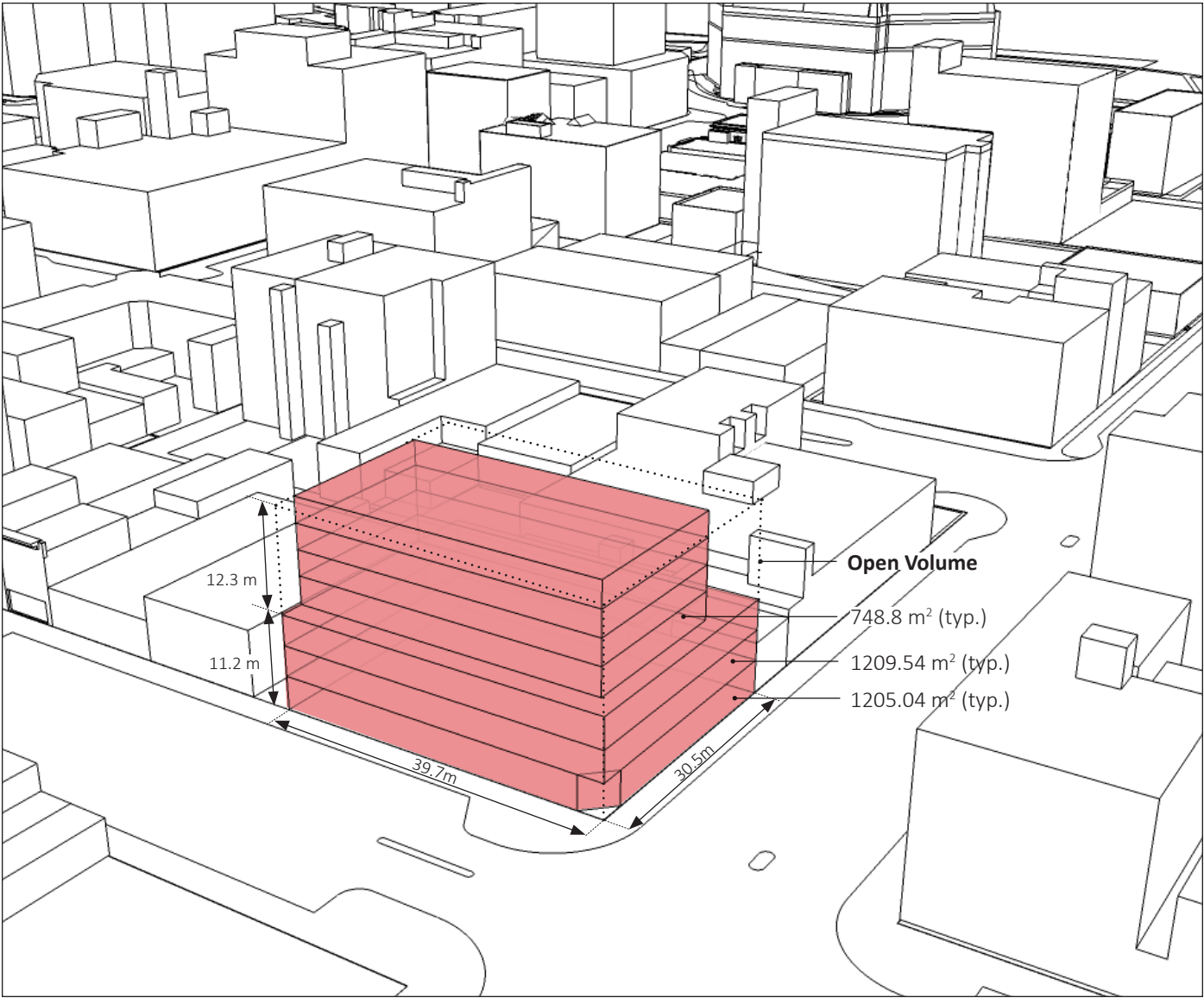
Proposed



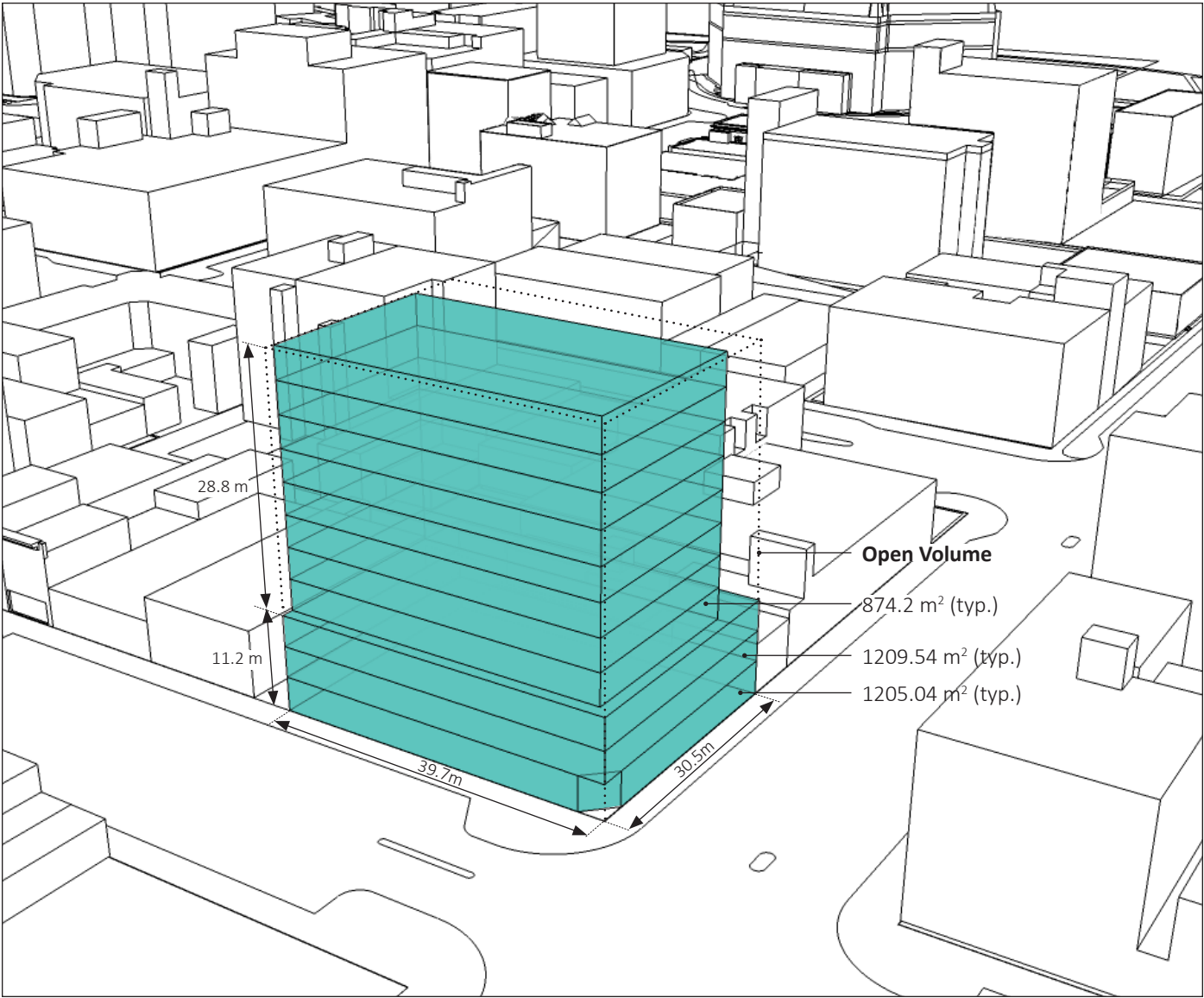
206 20TH STREET EAST

NOTES

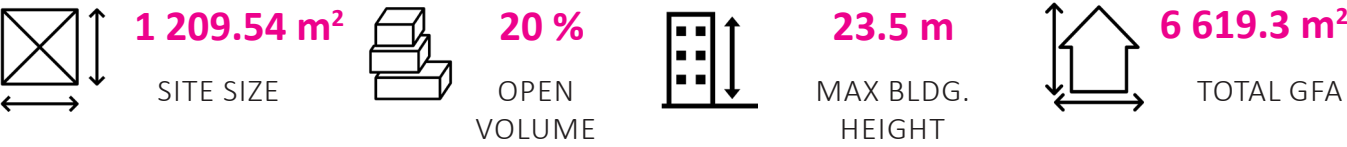
- Mix-use modeled.
- Current Residential Tower: 7.5m east setback; 0m north setback (no windows)
- Proposed Residential Tower: 6.4m east setback; 0m north setback. Lane-way is present on north side, permitting use of windows.



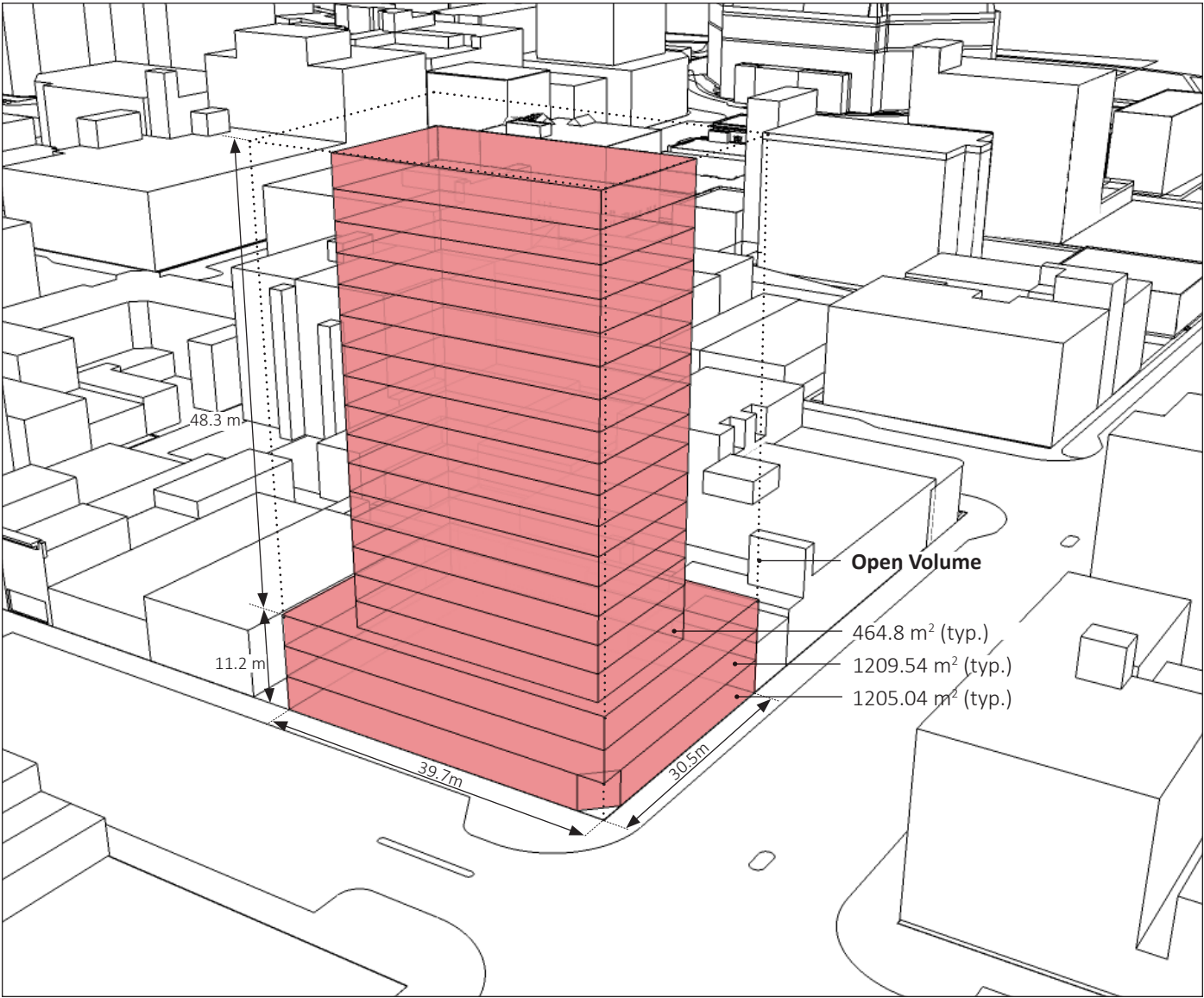
Current



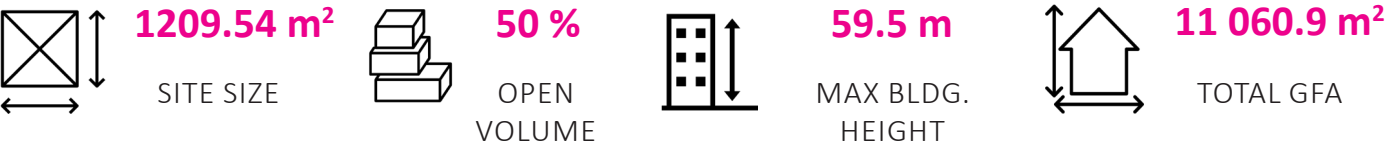
Proposed



206 20TH STREET EAST

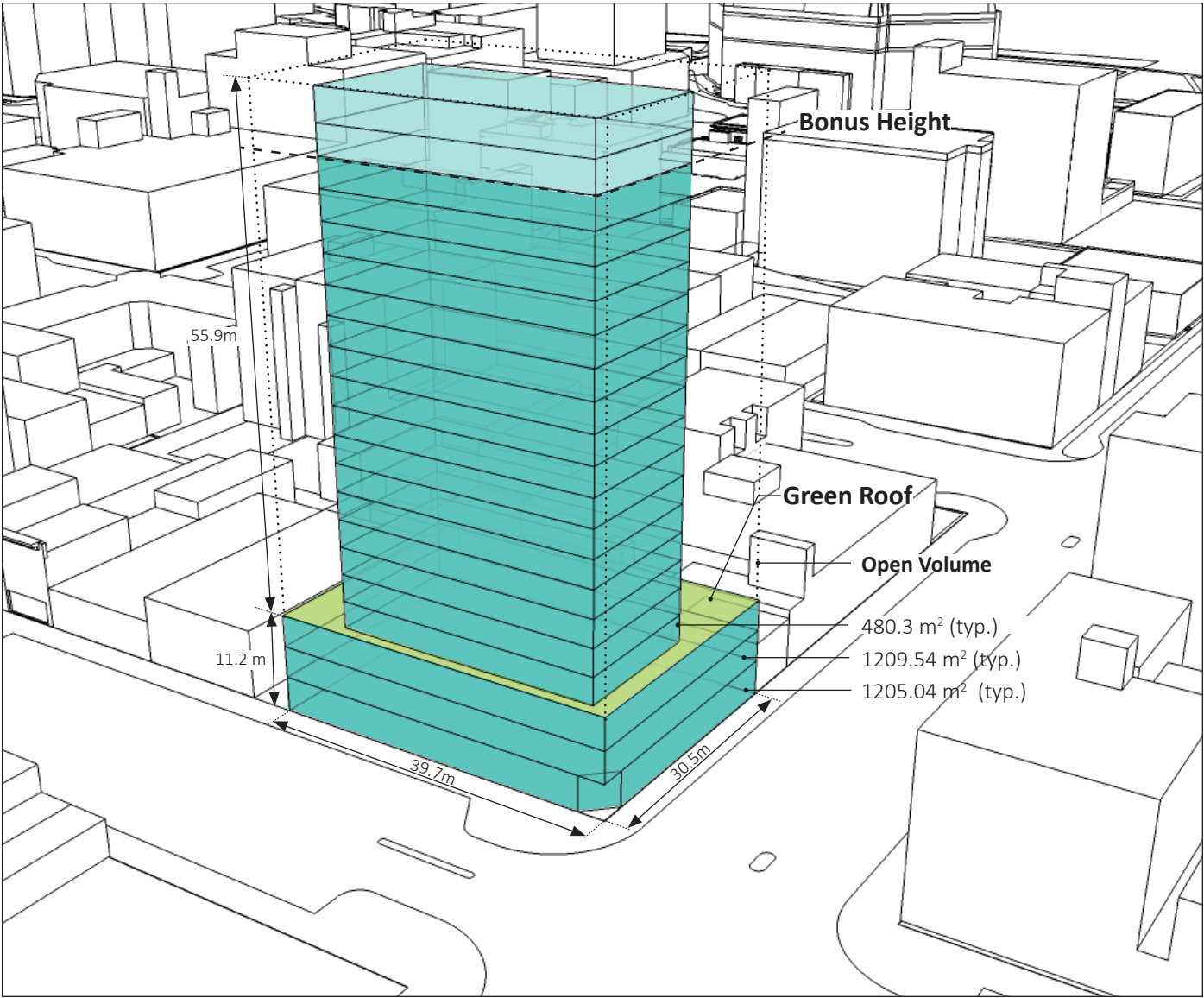


Current

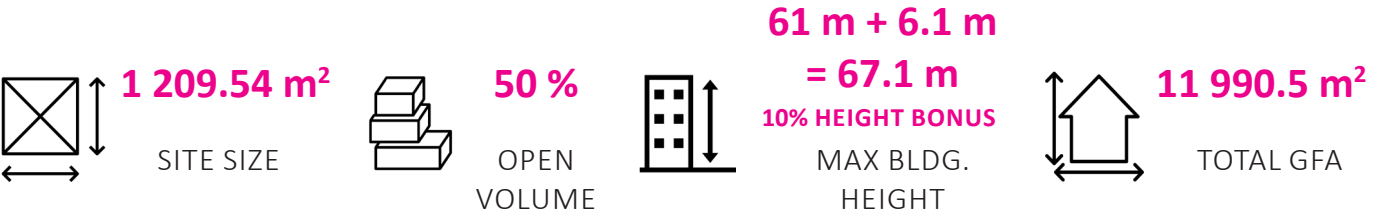


NOTES

- 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; 7.3 north setback.



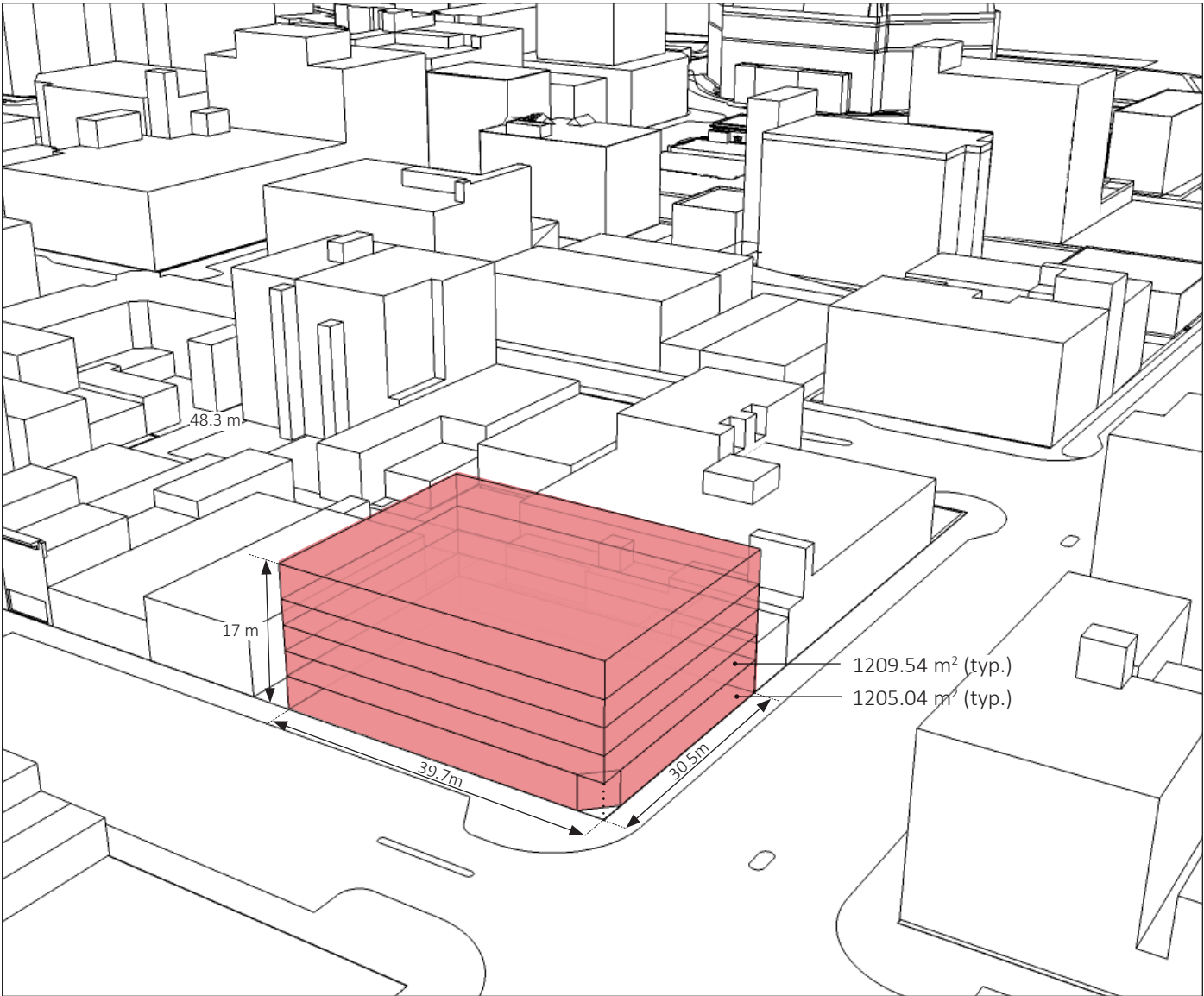
Proposed



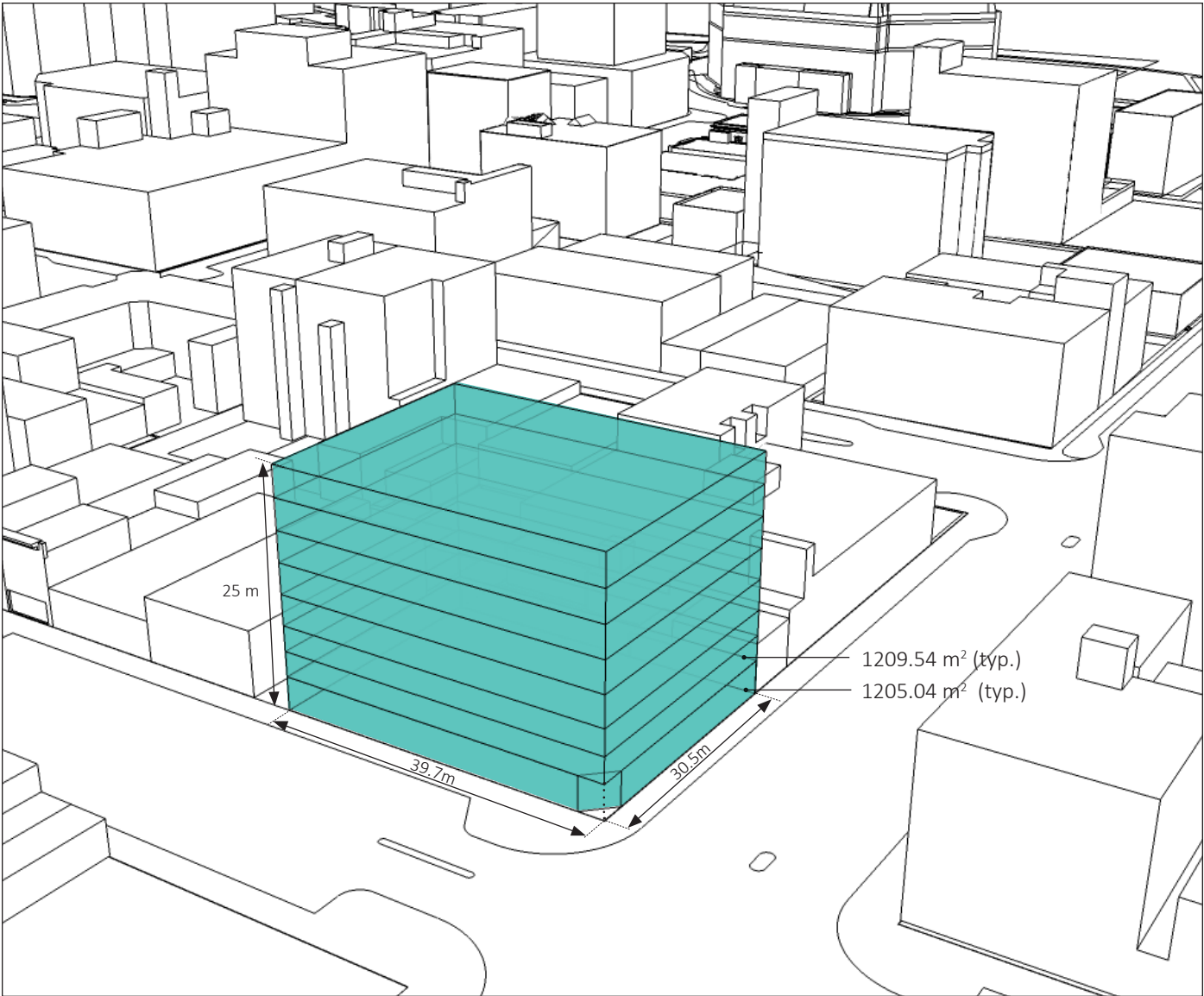
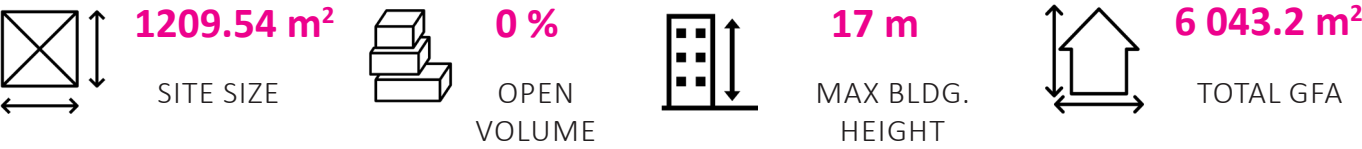
206 20TH STREET EAST

NOTES

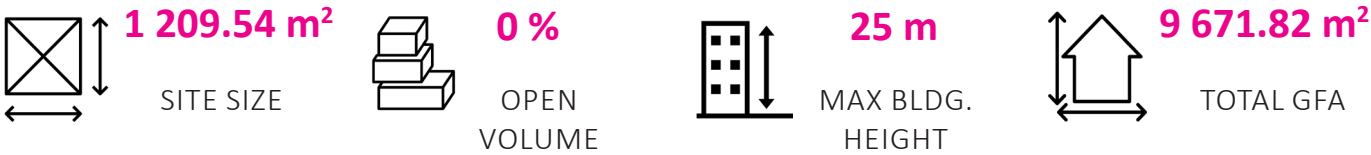
- Commercial-use modeled.



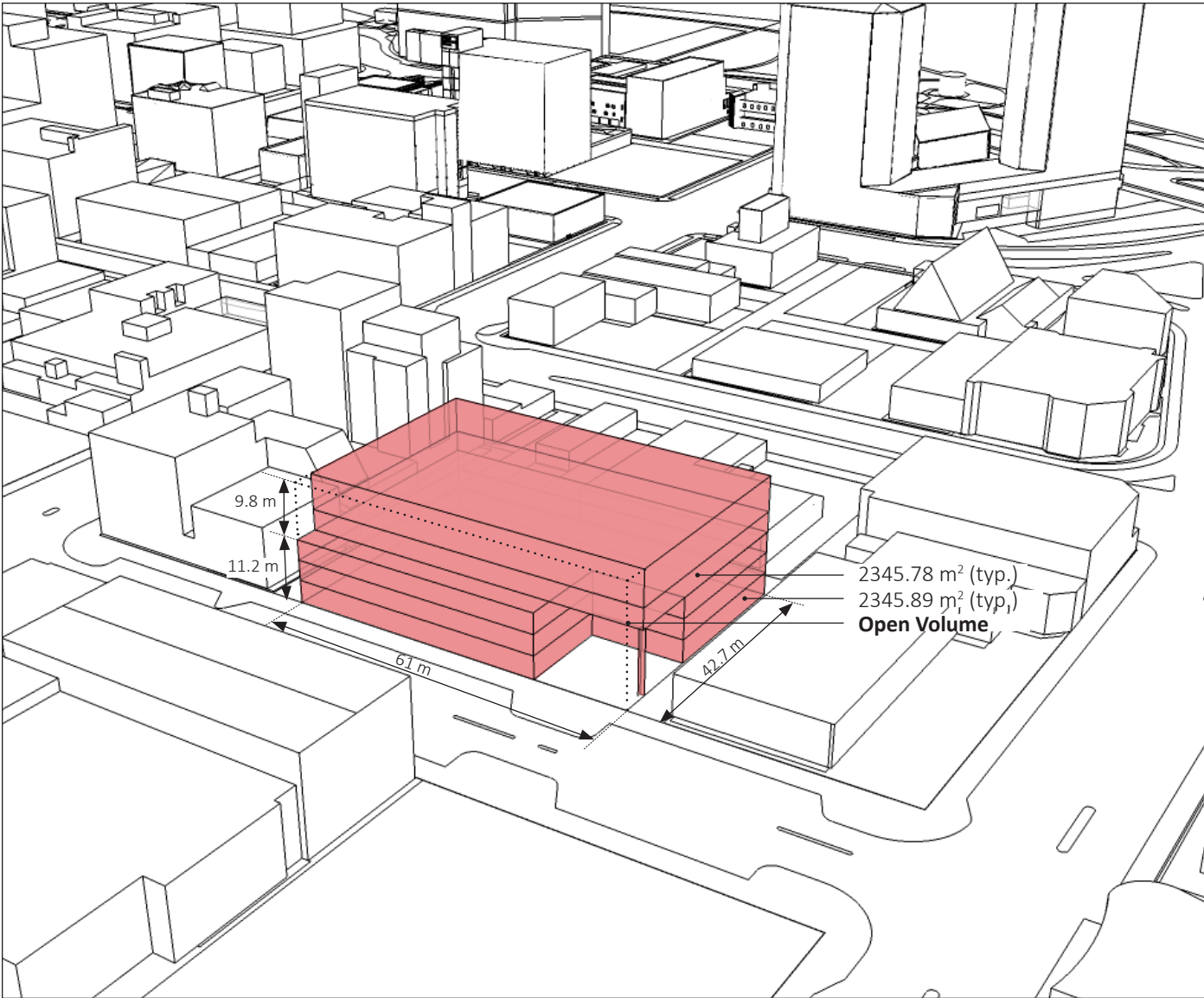
Current



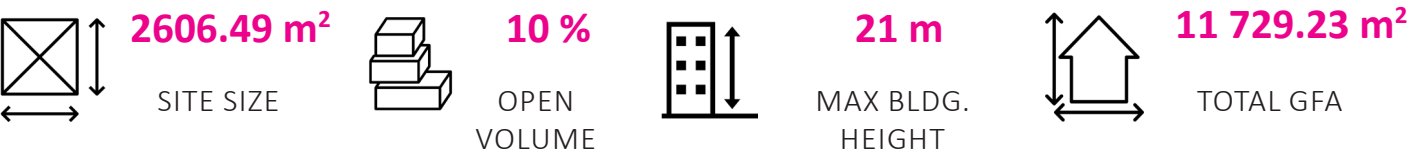
Proposed



330 2ND AVENUE SOUTH

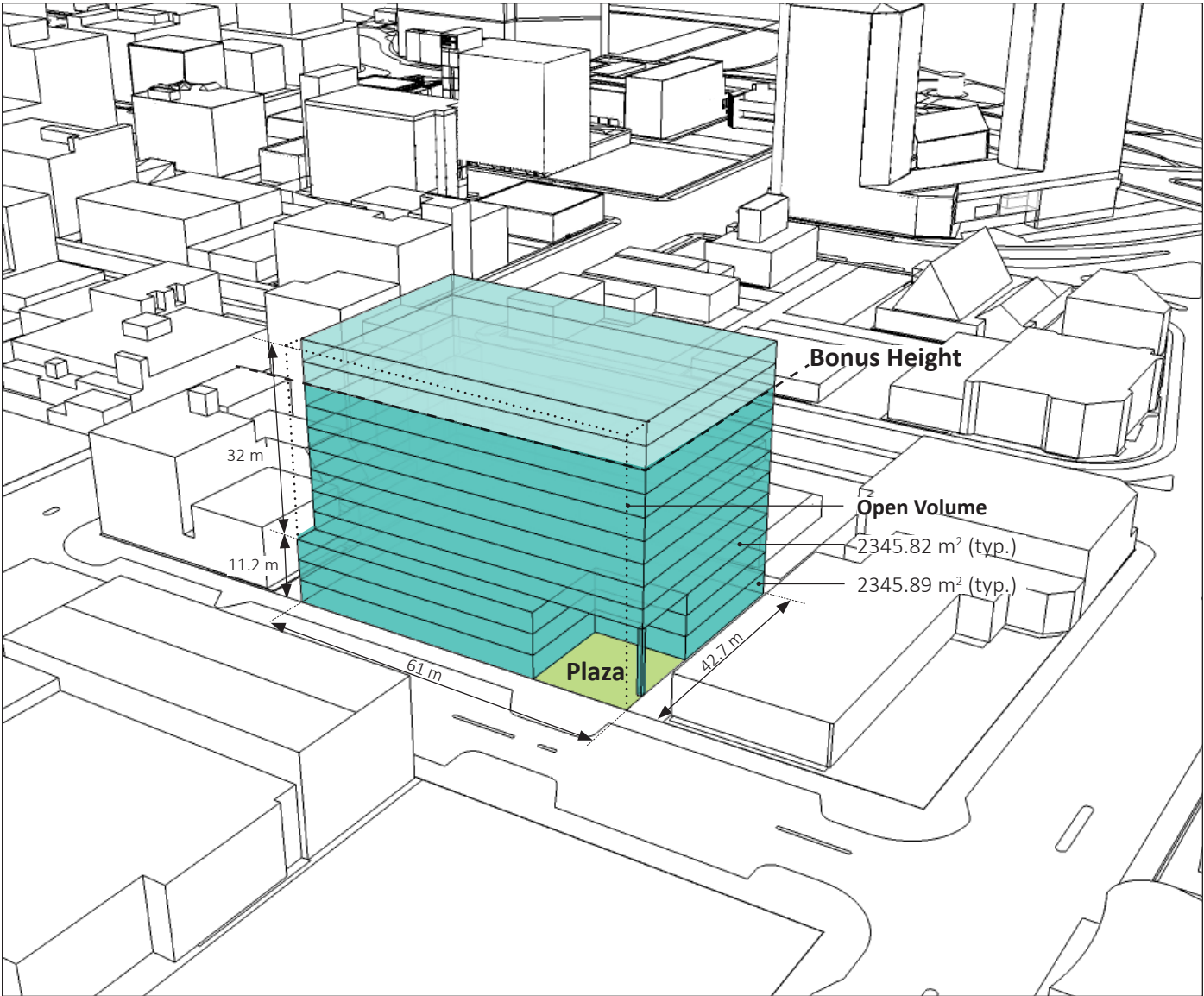


Current

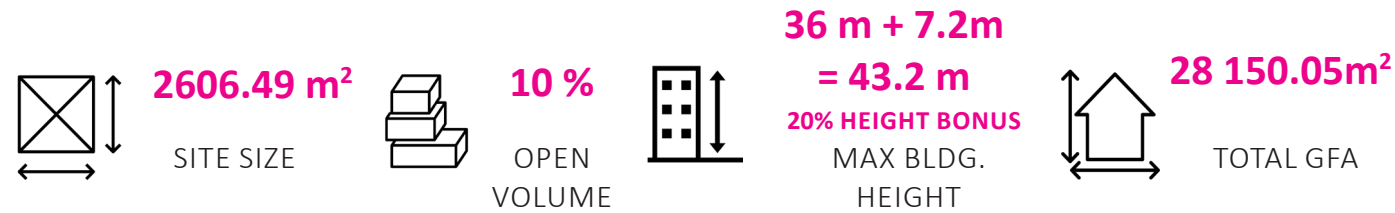


NOTES

- 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.



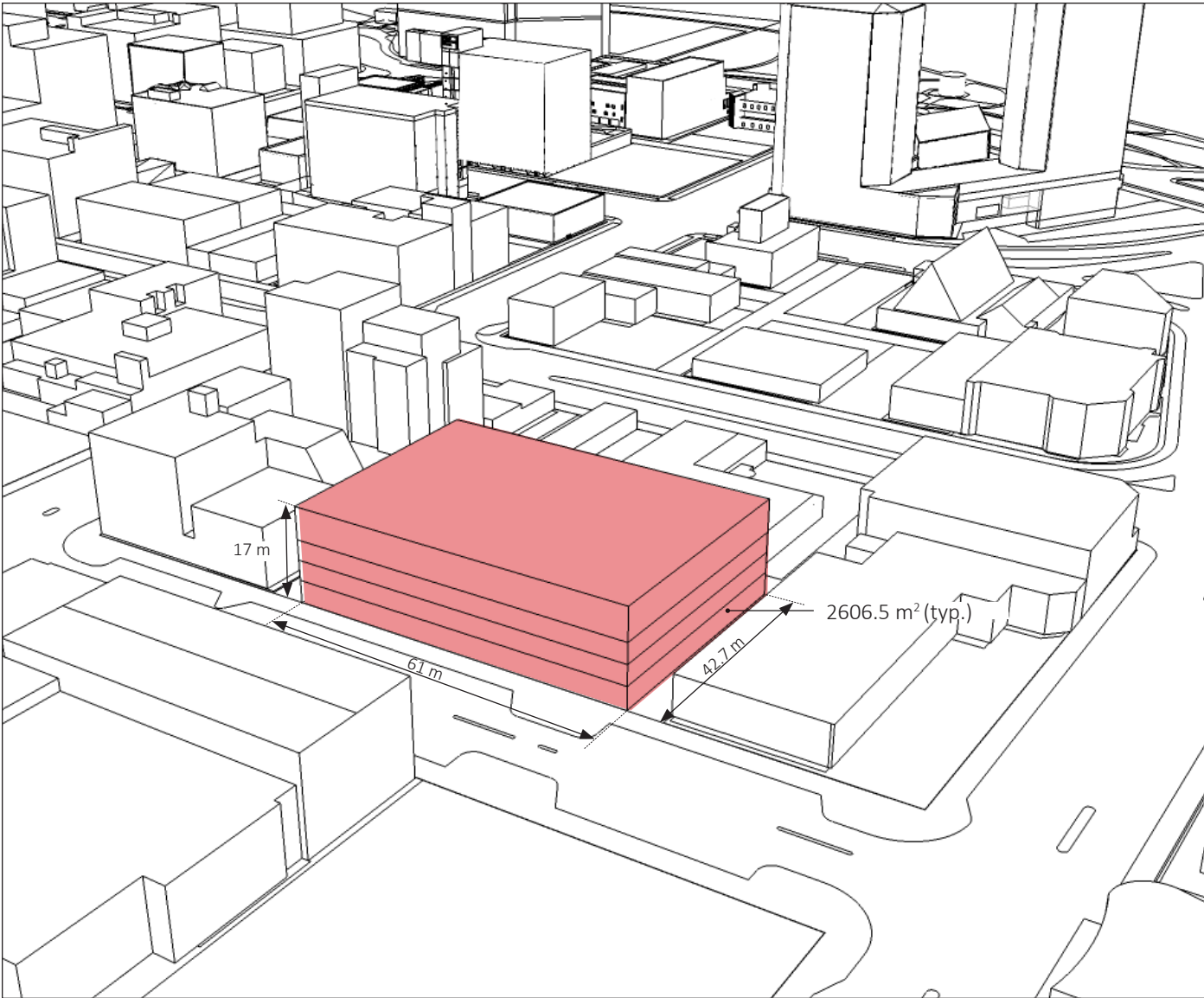
Proposed



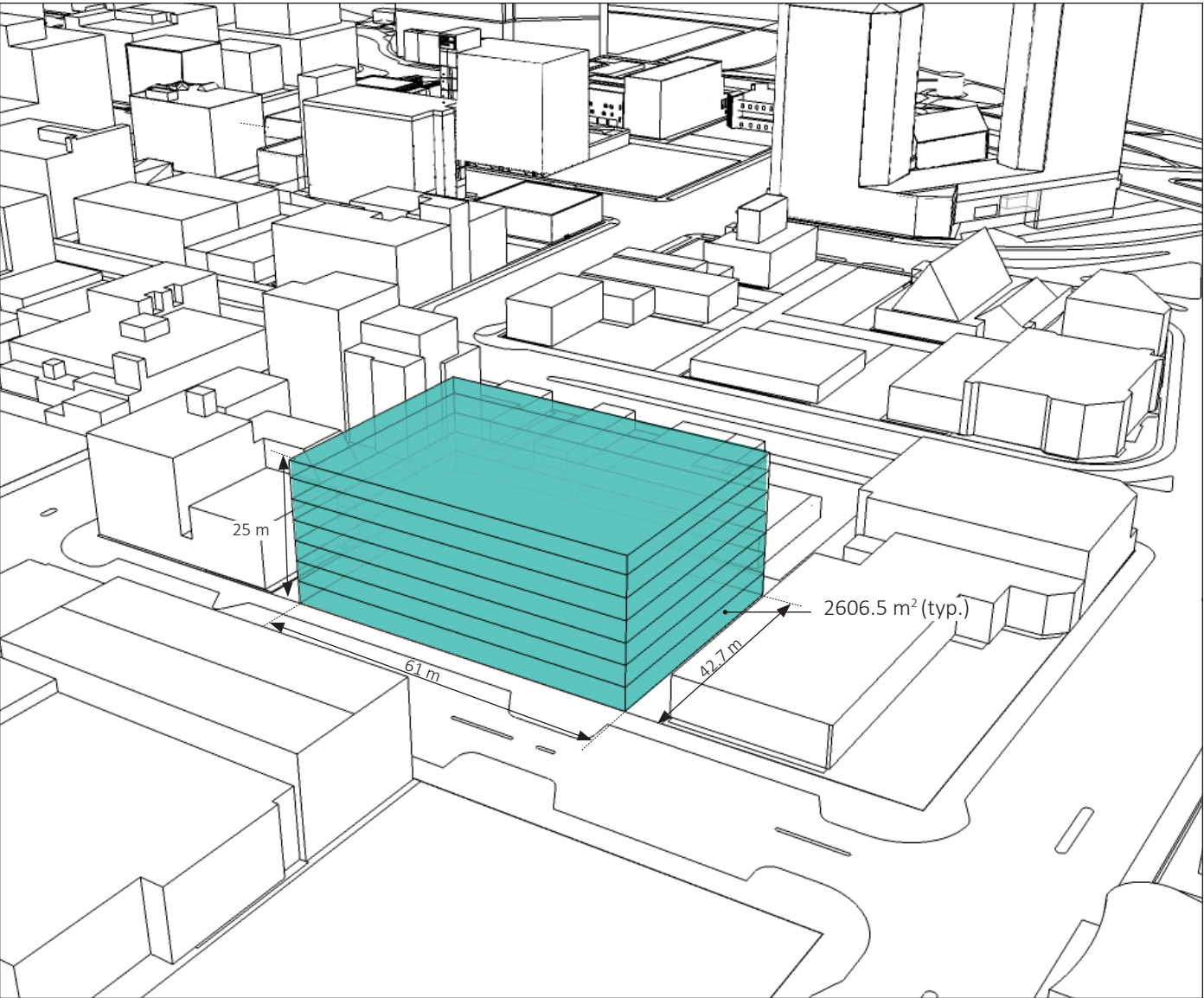
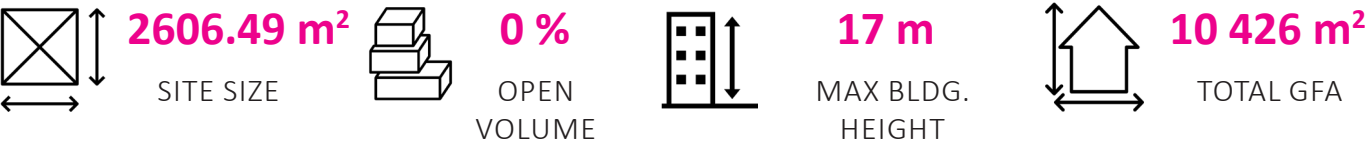
330 2ND AVENUE SOUTH

NOTES

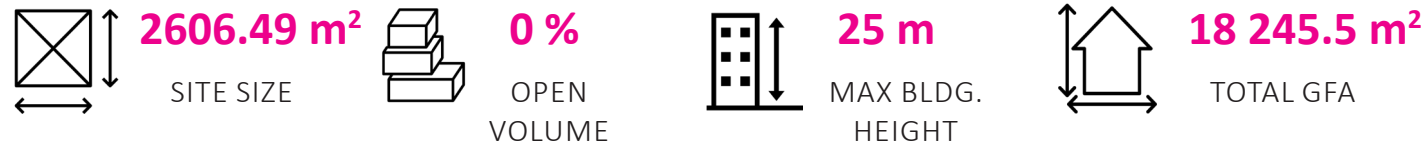
- Commercial-use modeled.



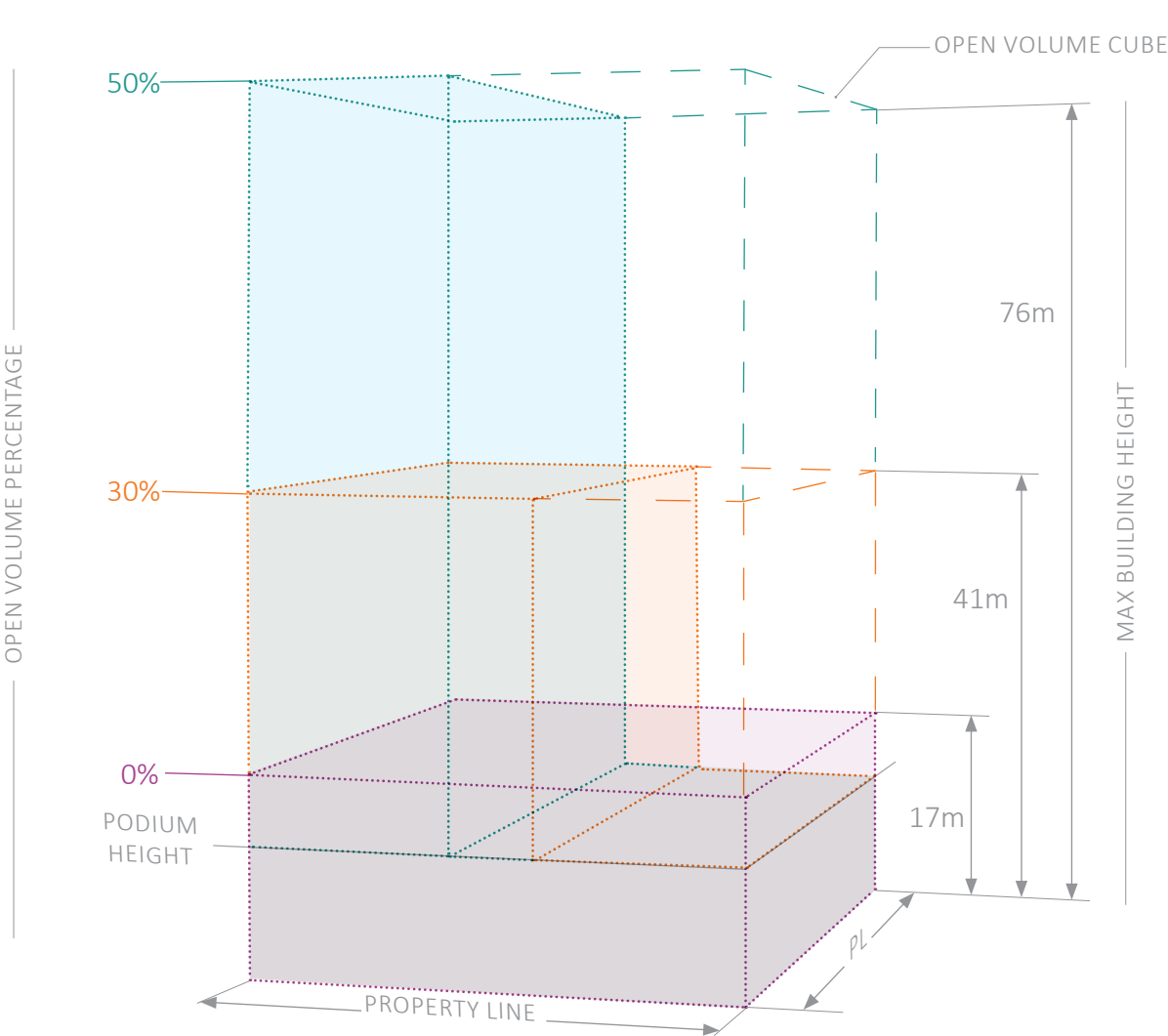
Current



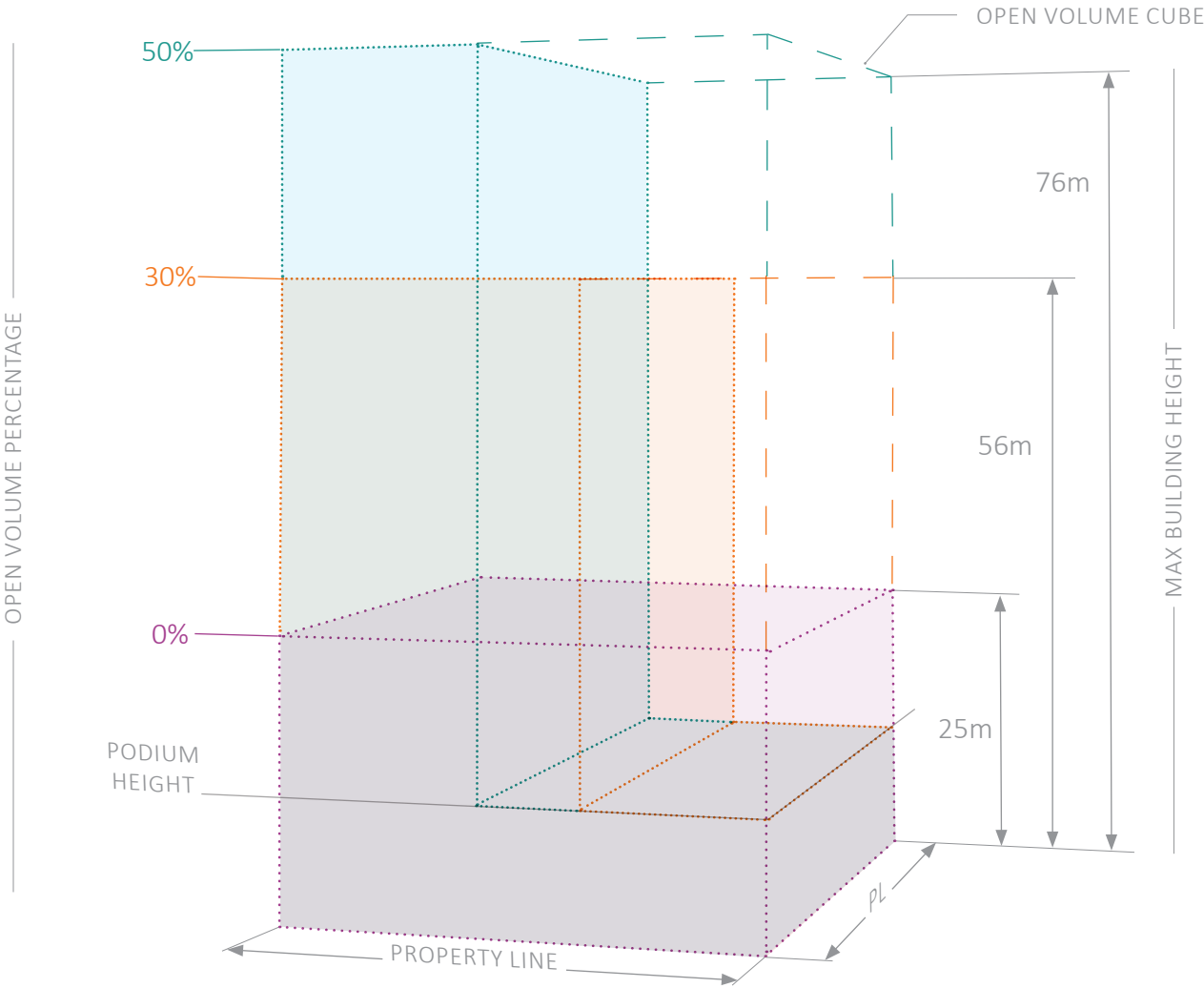
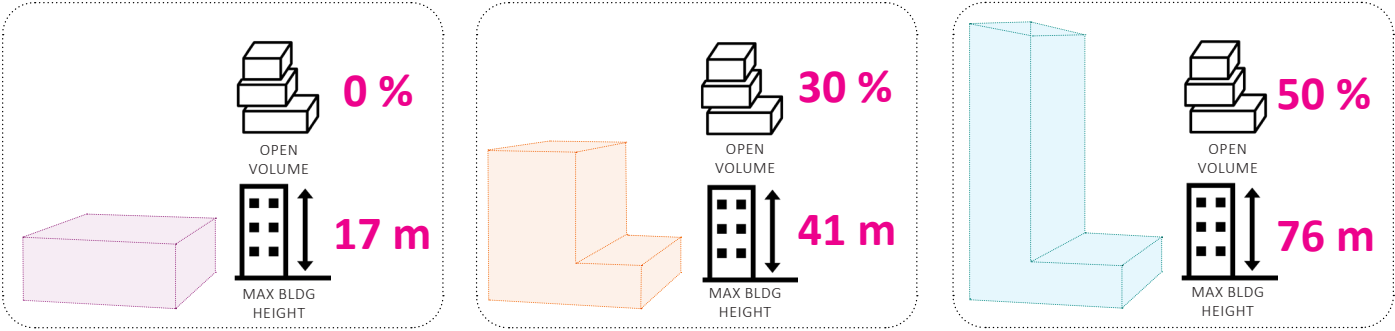
Proposed



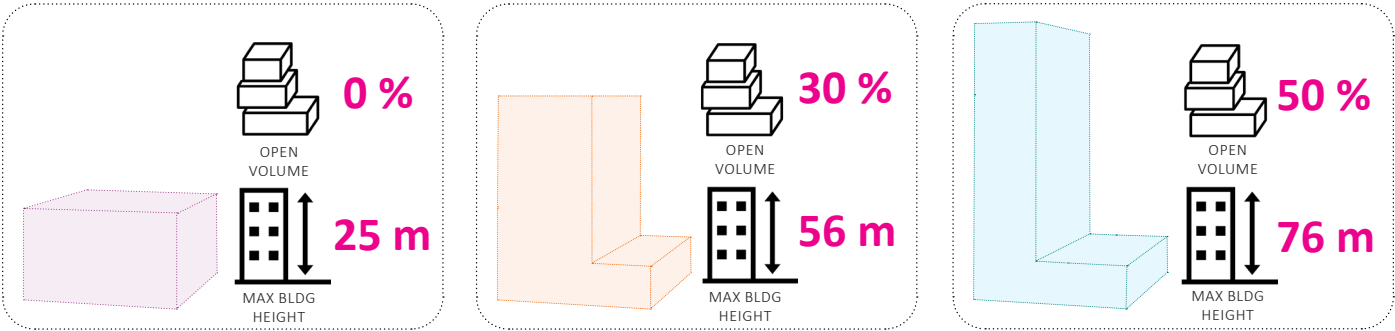
OPEN VOLUME DIAGRAM



Current



Proposed



*PL - PROPERTY LINE