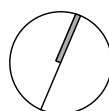
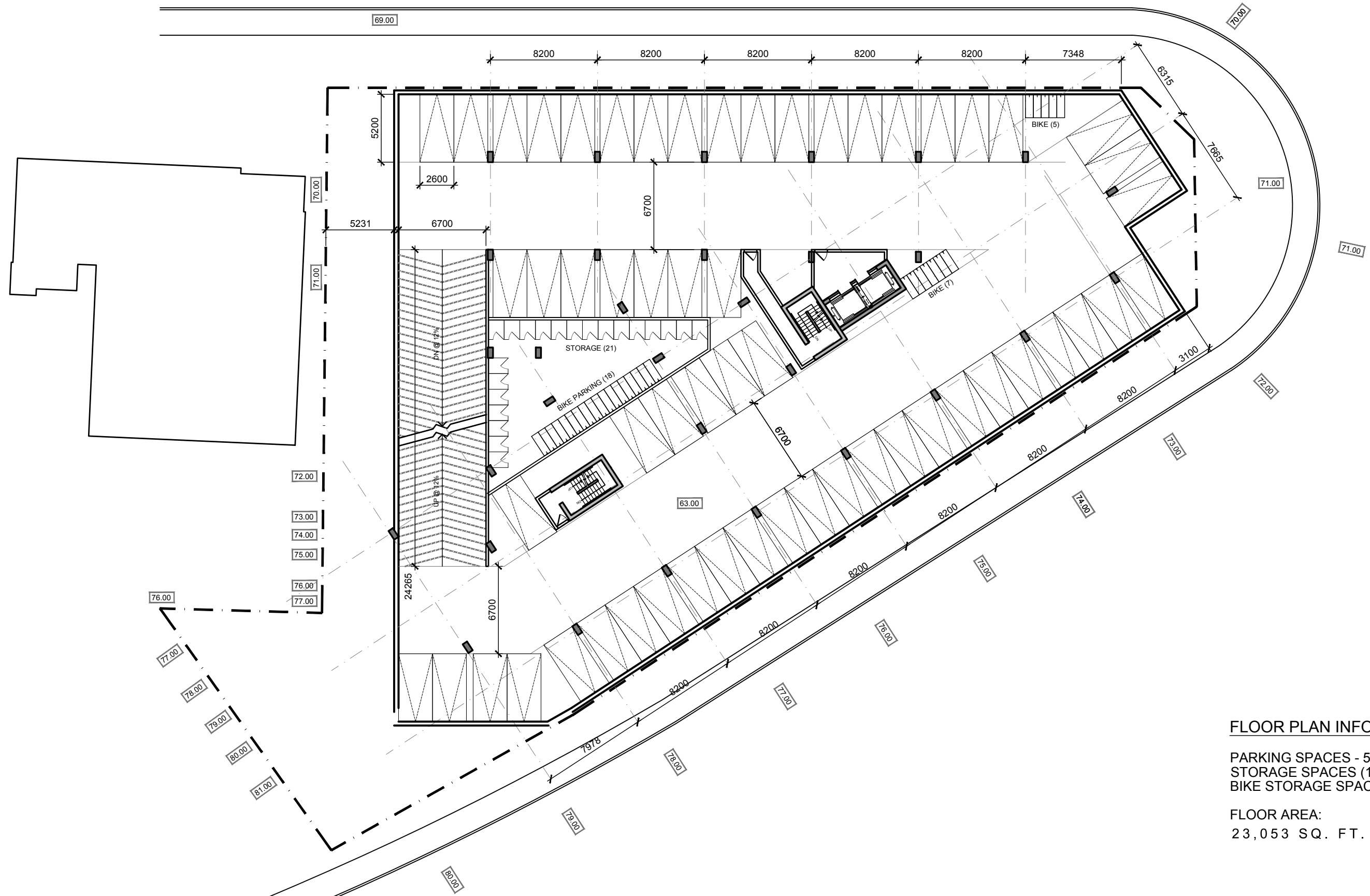


FLOOR PLAN INFORMATION:

PARKING SPACES - 33
 STORAGE SPACES (1.5x1.2m) - 13
 BIKE STORAGE SPACES - 14

FLOOR AREA:
 13,178 SQ. FT.

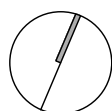




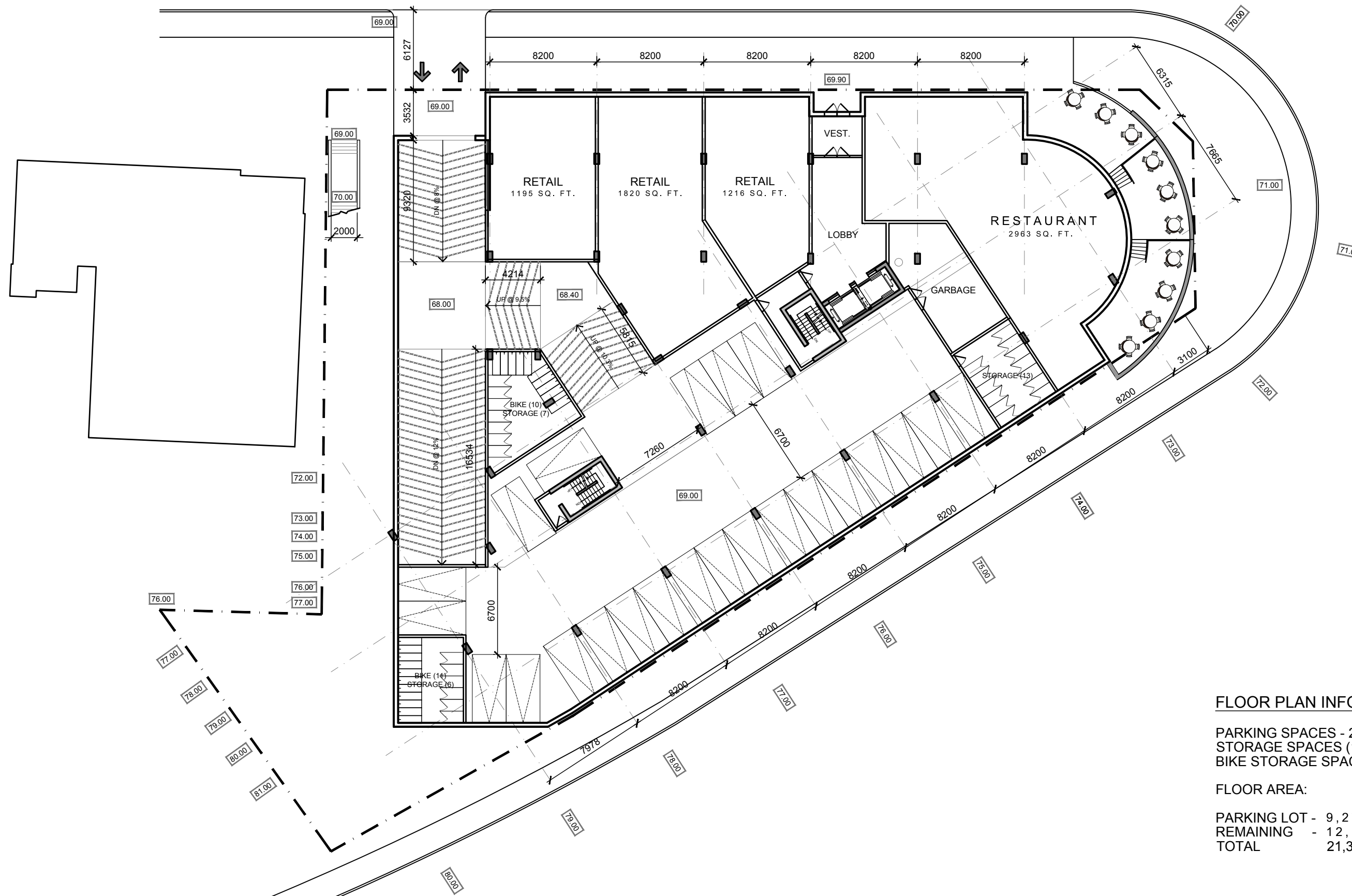
FLOOR PLAN INFORMATION:

PARKING SPACES - 57
 STORAGE SPACES (1.5x1.2m) - 21
 BIKE STORAGE SPACES - 30

FLOOR AREA:
 23,053 SQ. FT.



St. JOSEPH BLVD.

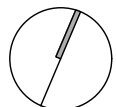


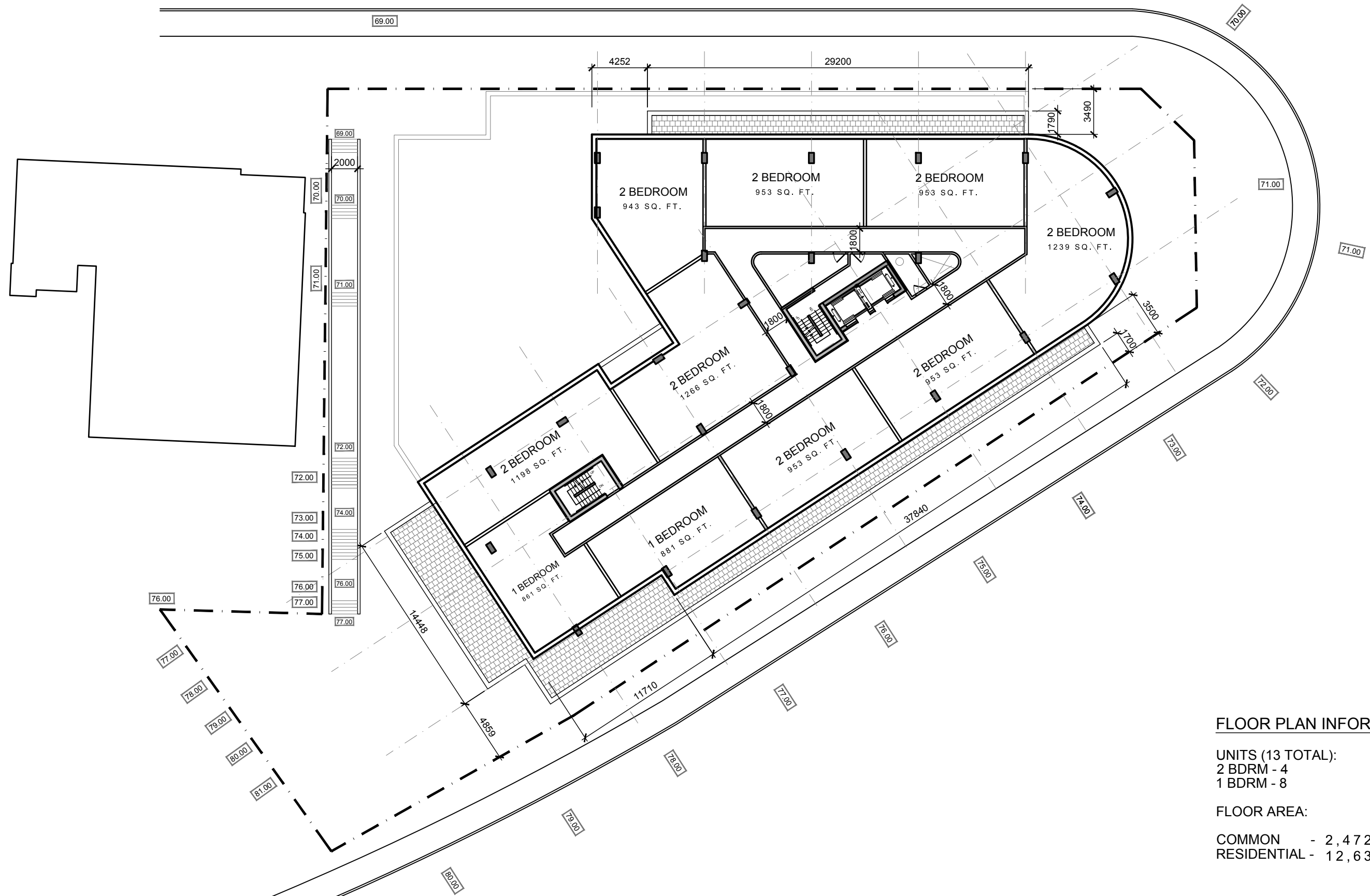
FLOOR PLAN INFORMATION:

PARKING SPACES - 23
STORAGE SPACES (1.5x1.2m) - 26
BIKE STORAGE SPACES - 21

FLOOR AREA:

PARKING LOT - 9,277 SQ. FT.
REMAINING - 12,101 SQ. FT.
TOTAL 21,378 SQ.FT





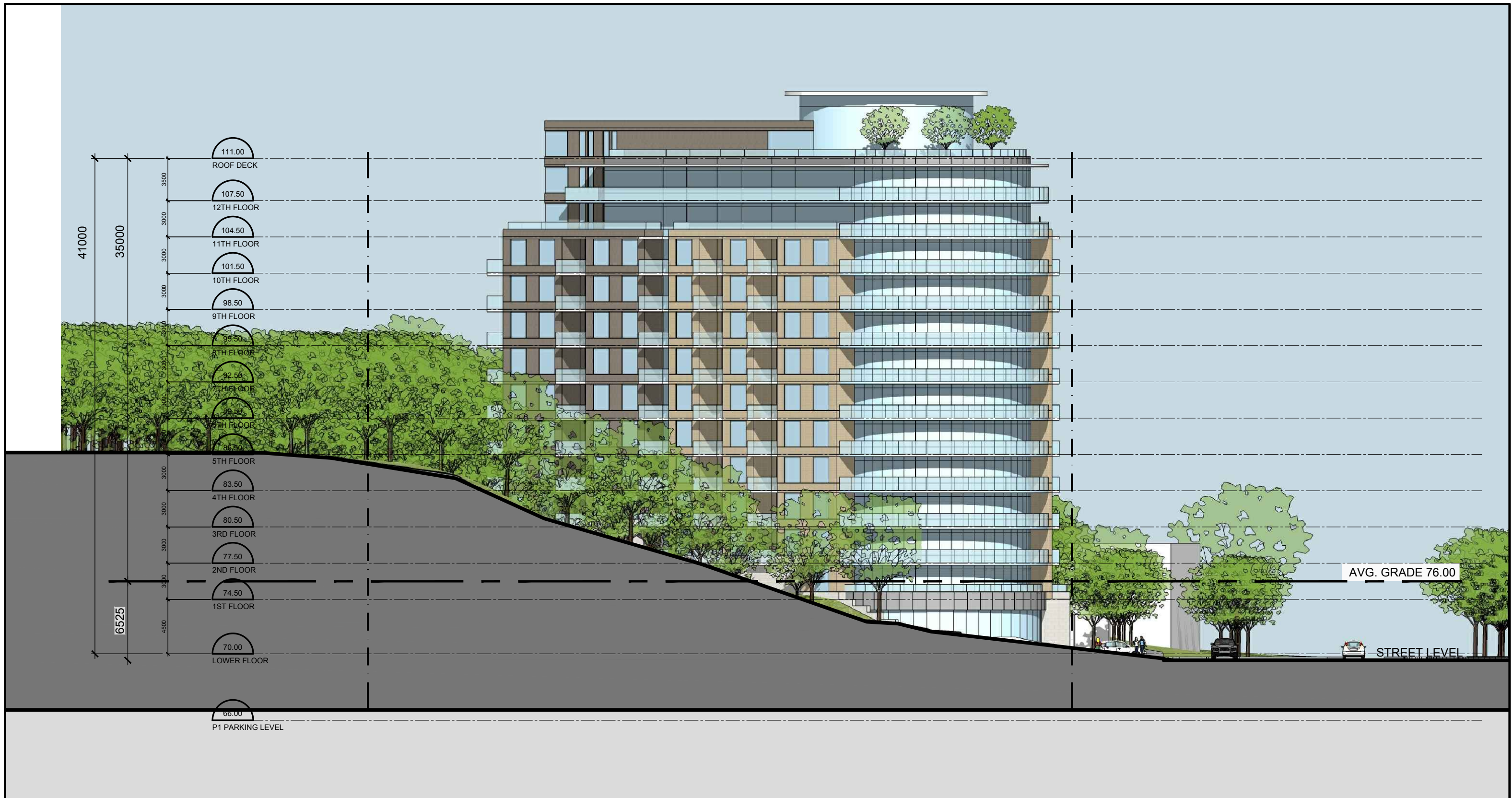
FLOOR PLAN INFORMATION:

UNITS (13 TOTAL):
 2 BDRM - 4
 1 BDRM - 8

FLOOR AREA:

COMMON - 2,472 SQ. FT.
 RESIDENTIAL - 12,638 SQ. FT.





NORTH ELEVATION
(DUFORD DRIVE)



SOUTH ELEVATION
(DUFORD DRIVE)



EAST ELEVATION
(DUFORD DRIVE)



WEST ELEVATION
(ST. JOSEPH BOULEVARD)



VIEW FROM PARKING LOT LOOKING EAST



VIEW LOOKING SOUTH WEST



VIEW ABOVE PARKING LOT LOOKING EAST



VIEW FROM TOP OF HILL LOOKING NORTH

PROJECT STATISTICS TABLE (SEPTEMBER 2017)

LEVEL	GROSS AREA	COMMON AREA	SELLABLE AREA	EFFICIENCY	1 BED UNIT	2 BED UNIT	TOTAL	COMMENTS	AMENITY SPACE	
									<div>Requirements / Information:</div> <div><div>- Mid-high rise</div><div>- 6m2 / dwelling unit and 10% of GFA of each unit</div><div>- Min. 50% of Req'd Total Amenity Area</div><div>- 114 units x 6m2 = 864m2</div><div>- (432m2 private 432m2 shared)</div></div>	
Parking Level P3	13,178 sq. ft.	Parking spaces = 33		Bike spaces = 0			Storage Lockers = 0			
Parking Level P2	23,053 sq. ft.	Parking spaces = 57		Bike spaces = 30			Storage Lockers = 21			
Parking Level P1	23,053 sq. ft.	Parking spaces = 57		Bike spaces = 30			Storage Lockers = 27			
1st FLOOR PARKING	12,101 sq. ft.	Parking spaces = 25		Bike spaces = 15			Storage Lockers = 10		PRIVATE	SHARED
1st FLOOR (REMAINDER)	9,277 sq. ft.	2,083 sq. ft.	7,194 sq. ft.	77.5%	0	0	0	6,897sq. ft. RETAIL AREA	N/A	N/A
2nd FLOOR	14,928 sq. ft.	7,762 sq. ft.	7,236 sq. ft.	48.2%	5	3	8	Storage Lockers = 77 / 3,000sq. ft. AMENITY ROOM	71.9m2	278.1m2 (indoor) 394.2m2 (outdoor)
3rd FLOOR	14,719 sq. ft.	4,083 sq. ft.	10,636 sq. ft.	72.4%	8	4	12	Bike Parking Spaces = 28	69.1m2	N/A
4th FLOOR	14,587 sq. ft.	2,472 sq. ft.	12,115 sq. ft.	83.1%	7	6	13		90.1m2	N/A
5th FLOOR	14,587 sq. ft.	2,472 sq. ft.	12,115 sq. ft.	83.1%	7	6	13		90.1m2	N/A
6th FLOOR	14,587 sq. ft.	2,472 sq. ft.	12,115 sq. ft.	83.1%	7	6	13		90.1m2	N/A
7th FLOOR	14,587 sq. ft.	2,472 sq. ft.	12,115 sq. ft.	83.1%	7	6	13		90.1m2	N/A
8th FLOOR	14,587 sq. ft.	2,472 sq. ft.	12,115 sq. ft.	83.1%	7	6	13		90.1m2	N/A
9th FLOOR	14,587 sq. ft.	2,472 sq. ft.	12,115 sq. ft.	83.1%	7	6	13		90.1m2	N/A
10th FLOOR	14,587 sq. ft.	2,472 sq. ft.	12,115 sq. ft.	83.1%	7	6	13		90.1m2	N/A
11th FLOOR	14,587 sq. ft.	2,472 sq. ft.	12,115 sq. ft.	83.1%	7	6	13		135.2m2	N/A
12th FLOOR	12,638 sq. ft.	2,441 sq. ft.	10,197 sq. ft.	80.7%	0	10	10		N/A	N/A
13th FLOOR	12,638 sq. ft.	2,441 sq. ft.	10,197 sq. ft.	80.7%	0	10	10		N/A	N/A
									906.9m2 (209.9%)	672.3m2 (156%)
TOTAL - WITHOUT PARKING	180,896 sq. ft.	38,586 sq. ft.	142,380 sq. ft.	78.8%	69	75	144			
TOTAL SITE AREA: 28,675 SQ. FT.		TOTAL Parking spaces = 172		TOTAL Bike spaces = 75			TOTAL Storage Lockers = 58			

FSI TABLE (SEPTEMBER 2017)

LEVEL	GFA AREA	TOLERANCE %	FSI AREA
Parking Level P3	-	-	-
Parking Level P2	-	-	-
Parking Level P1	-	-	-
COMMERICAL FLOOR	9,277 sq. ft.	90%	8,349 sq. ft.
1st FLOOR	10,585 sq. ft.	83%	8,787 sq. ft.
2nd FLOOR	11,555 sq. ft.	83%	9,591 sq. ft.
3rd FLOOR	12,623 sq. ft.	83%	10,477 sq. ft.
4th FLOOR	12,623 sq. ft.	83%	10,477 sq. ft.
5th FLOOR	12,623 sq. ft.	83%	10,477 sq. ft.
6th FLOOR	12,623 sq. ft.	83%	10,477 sq. ft.
7th FLOOR	12,623 sq. ft.	83%	10,477 sq. ft.
8th FLOOR	12,623 sq. ft.	83%	10,477 sq. ft.
9th FLOOR	12,623 sq. ft.	83%	10,477 sq. ft.
10th FLOOR	12,623 sq. ft.	83%	10,477 sq. ft.
11th FLOOR	10,674 sq. ft.	83%	8,859 sq. ft.
12th FLOOR	10,674 sq. ft.	83%	8,859 sq. ft.
TOTALS	153,759 sq. ft.		128,261 sq. ft.
TOTAL SITE AREA: 28,675 SQ. FT.		FSI = 4.5%	