
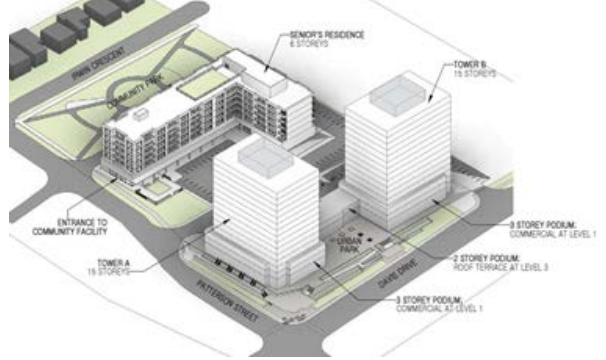


Comparison Sheet of Redevelopment Scenarios 1 & 2

Scenario 1	Scenario 2
Properties: 693 Davis Drive, 713 Davis Drive and the southerly 21m of 35 Patterson Street	Properties: 693 Davis Drive, 713 Davis Drive and 35 Patterson Street
Conceptual Rendering	
	
Implement the vision of the Secondary Plan?	
Yes, in a staged manner. Davis Drive / tower portions are redeveloped without precluding future redevelopment of the arena portion.	Yes, in a comprehensive manner.
Building Heights	
<p>Towers:</p> <ul style="list-style-type: none"> • Tower A: 15 Storeys (47m) • Tower B: 15 Storeys (47m) <p>Podium:</p> <ul style="list-style-type: none"> • 2-3 storeys (max 11m) 	<p>Towers:</p> <ul style="list-style-type: none"> • Tower A: 15 Storeys (47m) • Tower B: 15 Storeys (47m) <p>Podium:</p> <ul style="list-style-type: none"> • 2-3 storeys (max 11m) <p>Mid-rise:</p> <ul style="list-style-type: none"> • 6 storeys (22m)
Density	
<p>Tower portion:</p> <ul style="list-style-type: none"> • 3.0 	<p>Tower portion:</p> <ul style="list-style-type: none"> • 3.0 <p>Mid-rise portion:</p> <ul style="list-style-type: none"> • 2.0
Section 37 Bonusing Required?	
Yes, for Davis Drive tower portions	Yes, for Davis Drive tower portions
Total Number of Residential Units	
<p>Tower portion: 289</p> <p>TOTAL: 289</p>	<p>Tower portion: 289</p> <p>Mid-rise portion: 120</p> <p>TOTAL: 409</p>
Inclusion of Mid-rise?	
No	Yes
Inclusion of Commercial Presence along Davis Drive?	
Yes, 1260 sq m	Yes, 1260 sq m
Inclusion of indoor Community Facility area?	
No	Yes, 798 sq m
Parkland	
1. Urban Park fronting on Davis Drive	1. Urban Park fronting on Davis Drive 2. Community Park fronting on Irwin Crescent
Require Sale of Arena Property?	
Yes, the southernmost 21m at a minimum.	Yes, in its entirety.