Appendix A

a) a mixed use building with a total maximum gross floor area of 36,232 m² resulting in a maximum floor space index of 3.93 times the lot area;

b) a maximum of 500 residential dwelling units;

c) a minimum of 1,068.38 m² of non-residential gross floor area;

d) building heights, setbacks and stepbacks as generally set out in Appendix B;

e) a minimum of 700 m² of privately-owned publically-accessible (POPS) space;

f) limit projecting balconies to within 3. metres of the corners of the towers to minimize shadow impacts; and

g) provide a canopy or colonnade at the northwest corner of the site to minimize wind conditions at grade while putting an entrance to the residential component on Tippett Road.