

PG5.4 - Confidential Attachment 1 on 9 Tippett Road
Appendix A - Made public on July 17, 2015

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.