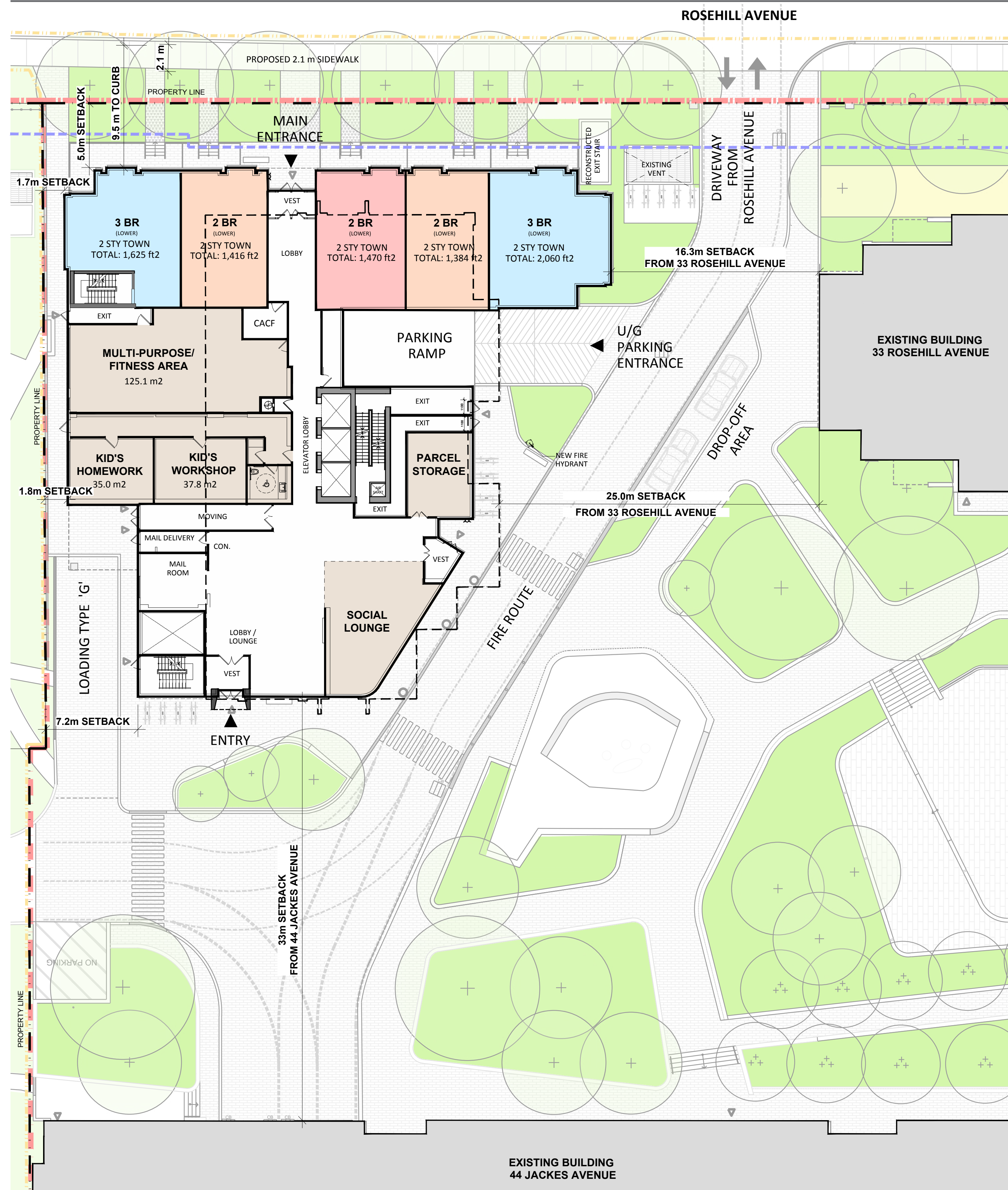


Settlement May 2019

Date: May 3rd, 2019

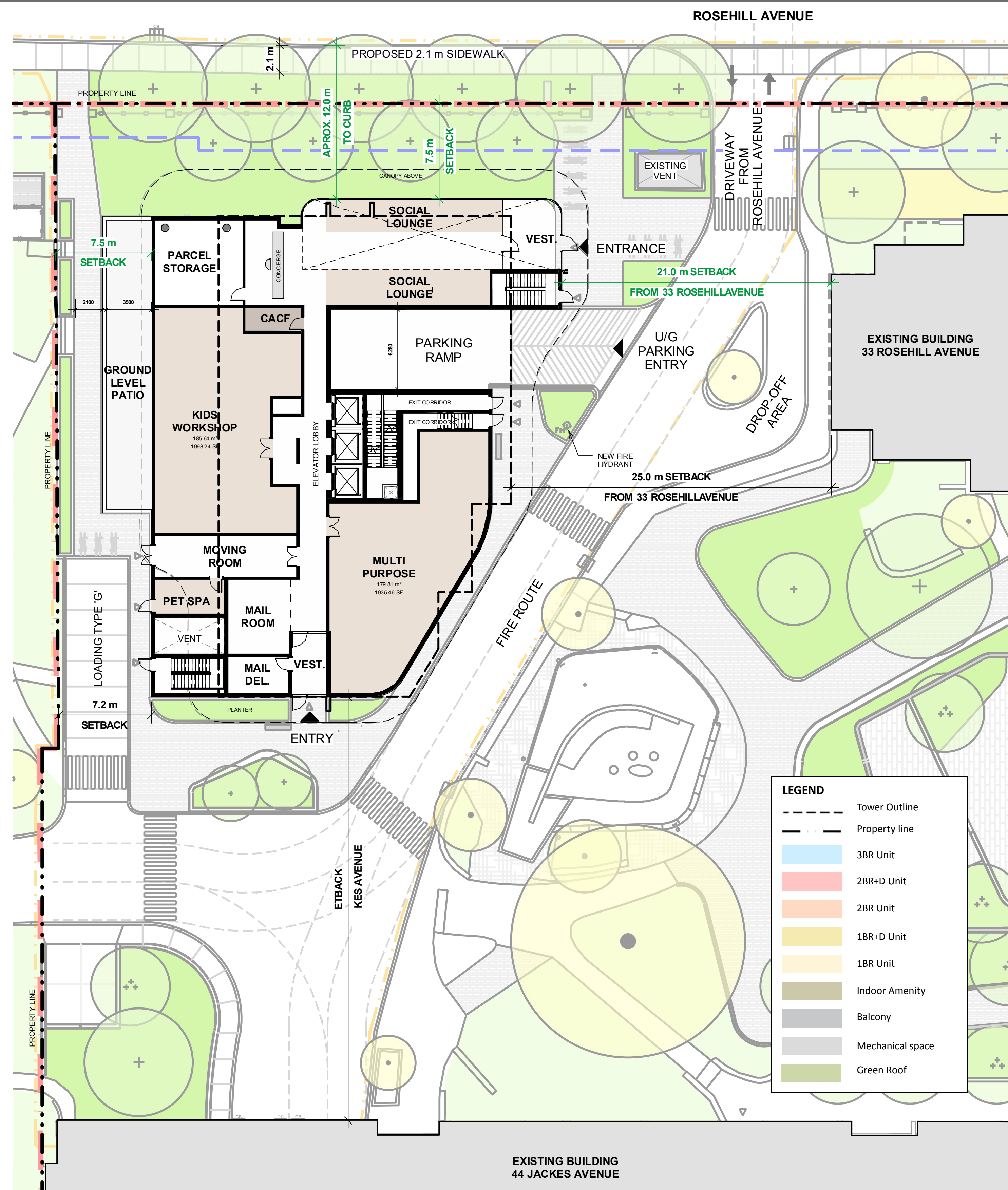
GROUND FLOOR PLAN : COMPARISON



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:400

TOTAL FLOOR AREA(sm): 1,200.3 m²
 TOTAL GROSS FLOOR AREA(sm): 1,125.2 m²
 TOTAL GROSS FLOOR AREA(sf): 12,112 ft²



Settlement (May 2019)

Scale- 1:400

TOTAL FLOOR AREA(sm): 933.0 m²
 TOTAL GROSS FLOOR AREA(sm): 848.0 m²
 TOTAL GROSS FLOOR AREA(sf): 9,128 ft²

LEGEND

- - - -	Tower Outline
- - - -	Property line
Blue	3BR Unit
Red	2BR+D Unit
Orange	2BR Unit
Yellow	1BR+D Unit
Light Yellow	1BR Unit
Green	Indoor Amenity
Grey	Balcony
Light Grey	Mechanical space
Dark Green	Green Roof

LEVEL 02 FLOOR PLAN : COMPARISON

ROSEHILL AVENUE

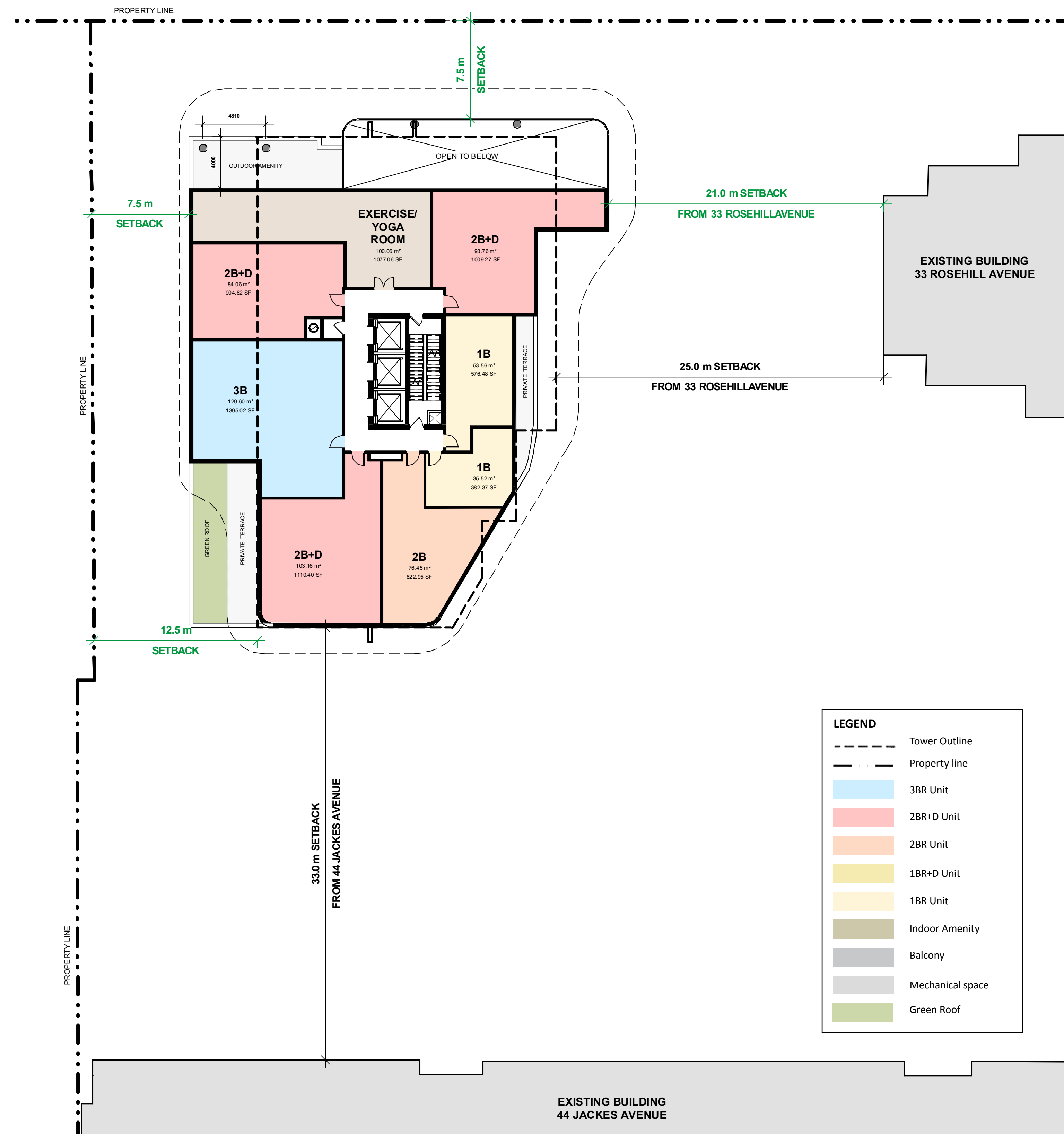


SPA SUBMISSION (February 2018)
STAFF SUPPORTED

TOTAL FLOOR AREA(sm): 1,246.7 m²
TOTAL GROSS FLOOR AREA(sm): 1,195.4 m²
TOTAL GROSS FLOOR AREA(sf): 12,867 ft²

Scale- 1:400

ROSEHILL AVENUE



Settlement (May 2019)

TOTAL FLOOR AREA(sm): 773.0 m²
TOTAL GROSS FLOOR AREA(sm): 732.5 m²
TOTAL GROSS FLOOR AREA(sf): 7,885 ft²

Scale- 1:400

LEGEND	
	Tower Outline
	Property line
	3BR Unit
	2BR+D Unit
	2BR Unit
	1BR+D Unit
	1BR Unit
	Indoor Amenity
	Balcony
	Mechanical space
	Green Roof

LEVEL 03 FLOOR PLAN : COMPARISON

ROSEHILL AVENUE



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

TOTAL FLOOR AREA(sm): 1,084.9 m²
TOTAL GROSS FLOOR AREA(sm): 1,033.6 m²
TOTAL GROSS FLOOR AREA(sf): 11,126 ft²

Scale- 1:400

ROSEHILL AVENUE



Settlement (May 2019)

TOTAL FLOOR AREA(sm): 785.0 m²
TOTAL GROSS FLOOR AREA(sm): 744.5 m²
TOTAL GROSS FLOOR AREA(sf): 8,014 ft²

Scale- 1:400

LEGEND	
	Tower Outline
	Property line
	3BR Unit
	2BR+D Unit
	2BR Unit
	1BR+D Unit
	1BR Unit
	Indoor Amenity
	Balcony
	Mechanical space
	Green Roof

LEVEL 04 FLOOR PLAN : COMPARISON

ROSEHILL AVENUE

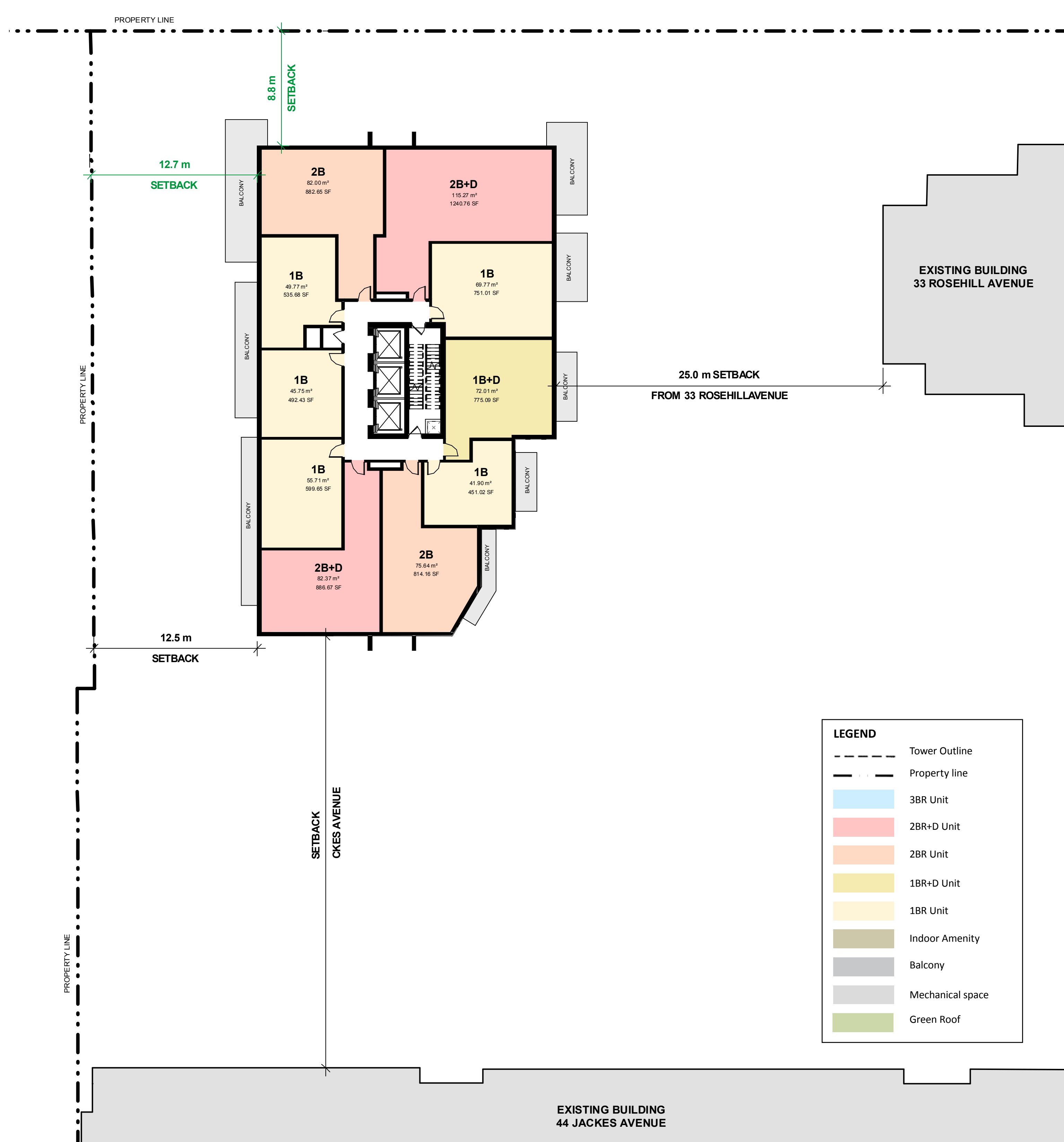


SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:400

TOTAL FLOOR AREA(sm): 1,084.9 m²
TOTAL GROSS FLOOR AREA(sm): 1,044.4 m²
TOTAL GROSS FLOOR AREA(sf): 11,242 ft²

ROSEHILL AVENUE



Settlement (May 2019)

Scale- 1:400

TOTAL FLOOR AREA(sm): 785.0 m²
TOTAL GROSS FLOOR AREA(sm): 744.5 m²
TOTAL GROSS FLOOR AREA(sf): 8,014 ft²

LEGEND	
	Tower Outline
	Property line
	3BR Unit
	2BR+D Unit
	2BR Unit
	1BR+D Unit
	1BR Unit
	Indoor Amenity
	Balcony
	Mechanical space
	Green Roof

LEVEL 05 FLOOR PLAN : COMPARISON

ROSEHILL AVENUE



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

TOTAL FLOOR AREA(sm): 790.9 m²
TOTAL GROSS FLOOR AREA(sm): 750.4 m²
TOTAL GROSS FLOOR AREA(sf): 8,077 ft²

Scale- 1:400

ROSEHILL AVENUE



Settlement (May 2019)

TOTAL FLOOR AREA(sm): 785.0 m²
TOTAL GROSS FLOOR AREA(sm): 744.5 m²
TOTAL GROSS FLOOR AREA(sf): 8,014 ft²

Scale- 1:400

LEGEND	
	Tower Outline
	Property line
	3BR Unit
	2BR+D Unit
	2BR Unit
	1BR+D Unit
	1BR Unit
	Indoor Amenity
	Balcony
	Mechanical space
	Green Roof

LEVEL 06 FLOOR PLAN : COMPARISON

ROSEHILL AVENUE



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:400

TOTAL FLOOR AREA(sm): 790.9 m²
TOTAL GROSS FLOOR AREA(sm): 750.4 m²
TOTAL GROSS FLOOR AREA(sf): 8,077 ft²

ROSEHILL AVENUE



Settlement (May 2019)

Scale- 1:400

TOTAL FLOOR AREA(sm): 785.0 m²
TOTAL GROSS FLOOR AREA(sm): 744.5 m²
TOTAL GROSS FLOOR AREA(sf): 8,014 ft²

LEGEND	
	Tower Outline
	Property line
	3BR Unit
	2B+D Unit
	2BR Unit
	1B+D Unit
	1BR Unit
	Indoor Amenity
	Balcony
	Mechanical space
	Green Roof

LEVELS 07-17 FLOOR PLAN : COMPARISON

ROSEHILL AVENUE



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

TOTAL FLOOR AREA(sm): 790.9 m²
TOTAL GROSS FLOOR AREA(sm): 750.4 m²
TOTAL GROSS FLOOR AREA(sf): 8,077 ft²

Scale- 1:400

ROSEHILL AVENUE



Settlement (May 2019)

TOTAL FLOOR AREA(sm): 785.0 m²
TOTAL GROSS FLOOR AREA(sm): 744.5 m²
TOTAL GROSS FLOOR AREA(sf): 8,014 ft²

Scale- 1:400

LEGEND

- Tower Outline
- Property line
- 3BR Unit
- 2BR+D Unit
- 2BR Unit
- 1BR+D Unit
- 1BR Unit
- Indoor Amenity
- Balcony
- Mechanical space
- Green Roof

LEVELS 18-28 FLOOR PLAN : COMPARISON

ROSEHILL AVENUE

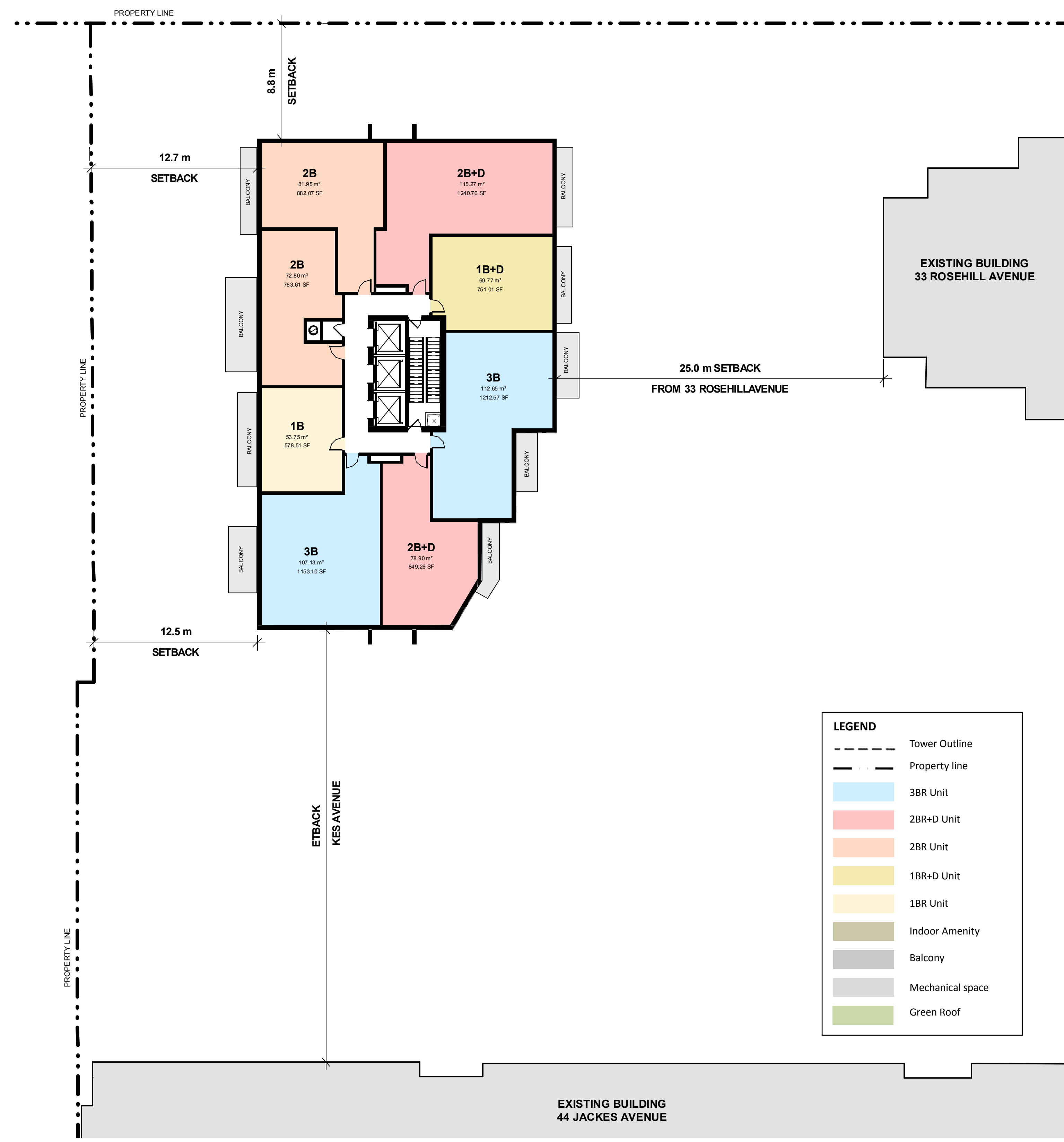


SPA SUBMISSION (February 2018)
STAFF SUPPORTED

TOTAL FLOOR AREA(sm): 790.9 m²
TOTAL GROSS FLOOR AREA(sm): 750.4 m²
TOTAL GROSS FLOOR AREA(sf): 8,077 ft²

Scale- 1:400

ROSEHILL AVENUE



Settlement (May 2019)

TOTAL FLOOR AREA(sm): 785.0 m²
TOTAL GROSS FLOOR AREA(sm): 744.5 m²
TOTAL GROSS FLOOR AREA(sf): 8,014 ft²

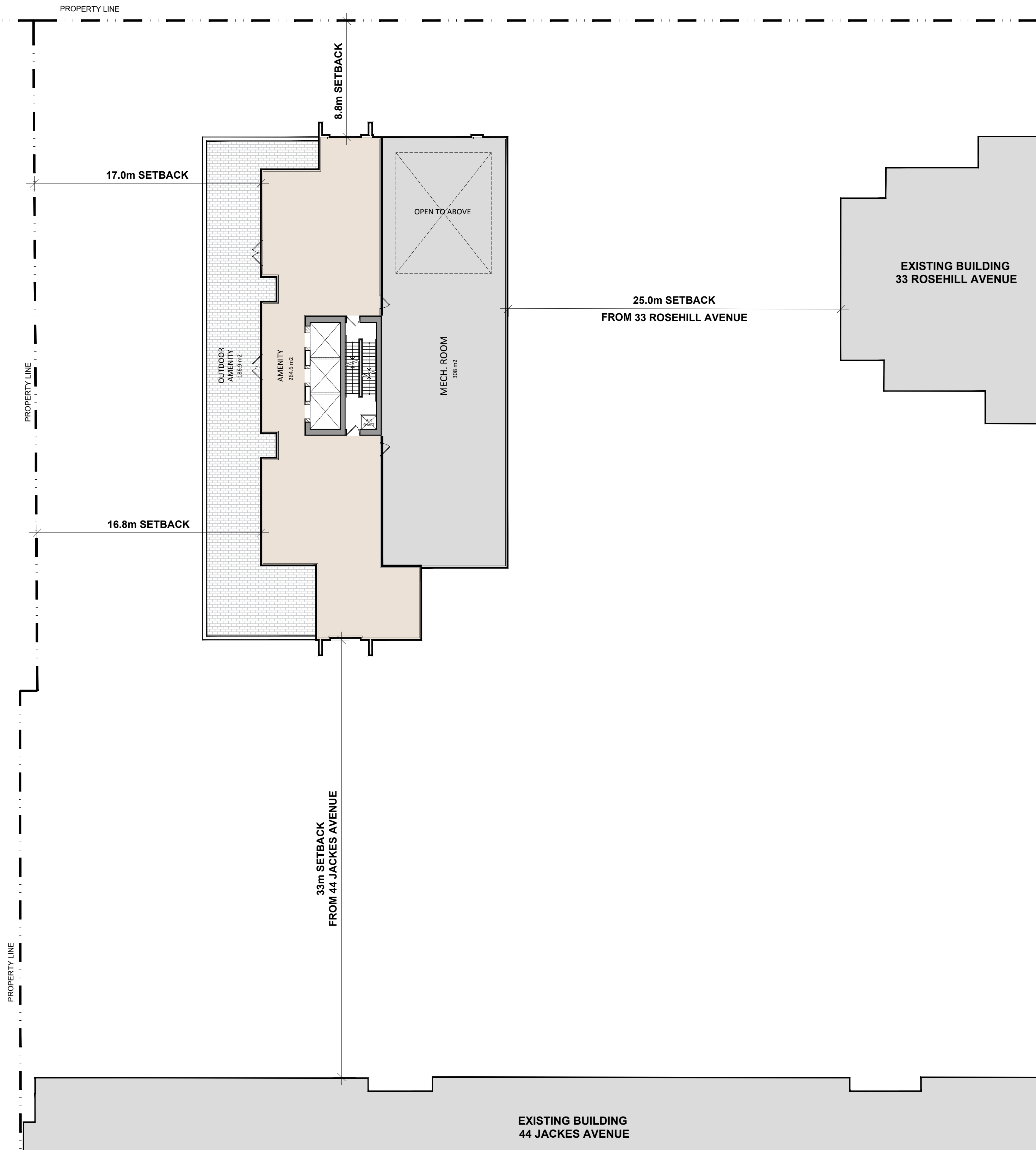
Scale- 1:400

LEGEND

- Tower Outline
- Property line
- 3BR Unit
- 2BR+D Unit
- 2BR Unit
- 1BR+D Unit
- 1BR Unit
- Indoor Amenity
- Balcony
- Mechanical space
- Green Roof

LEVEL 29 FLOOR PLAN : COMPARISON

ROSEHILL AVENUE

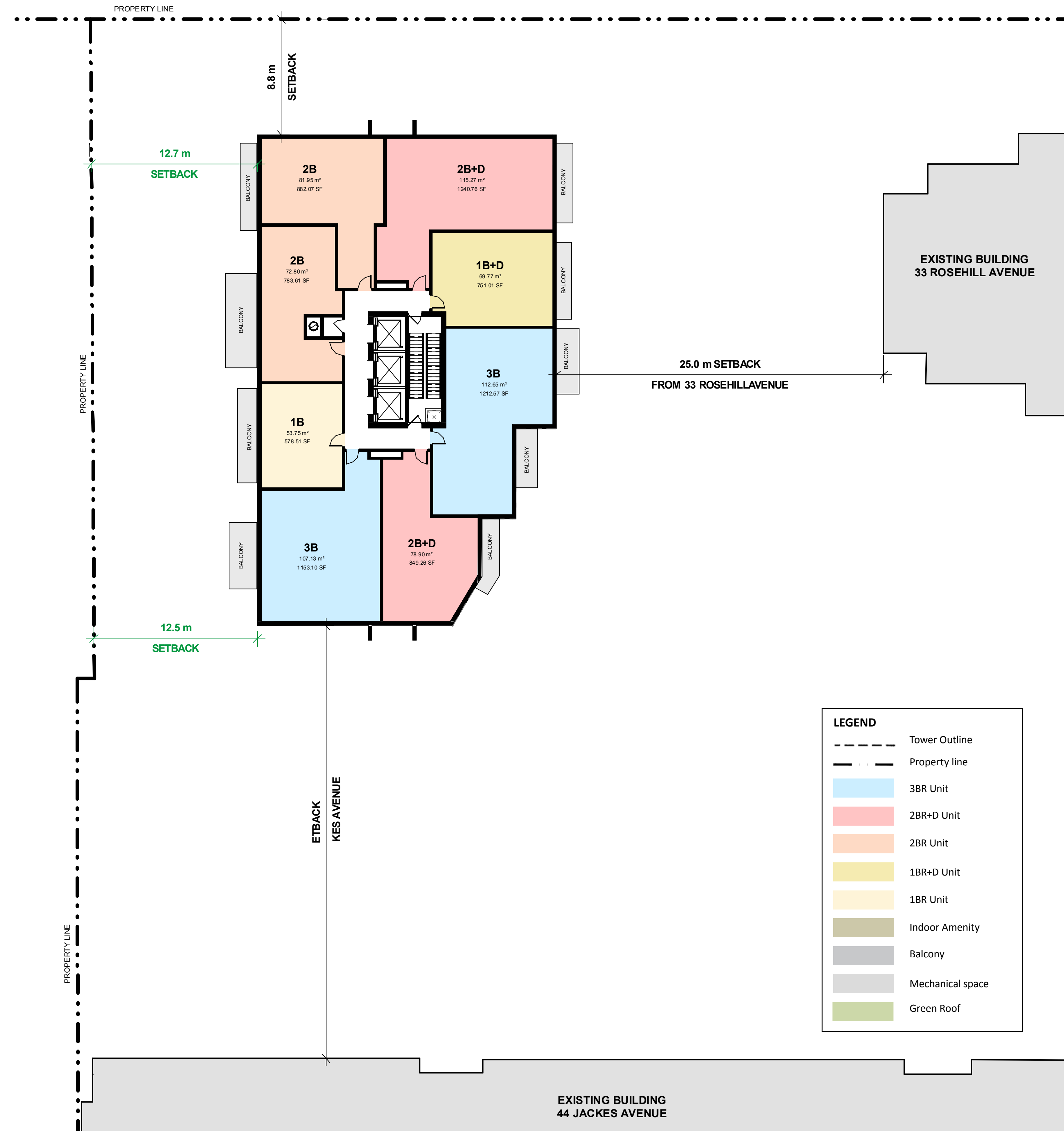


SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:400

TOTAL FLOOR AREA(sm): 626.9 m²
TOTAL GROSS FLOOR AREA(sm): 280.6 m²
TOTAL GROSS FLOOR AREA(sf): 3,020 ft²

ROSEHILL AVENUE



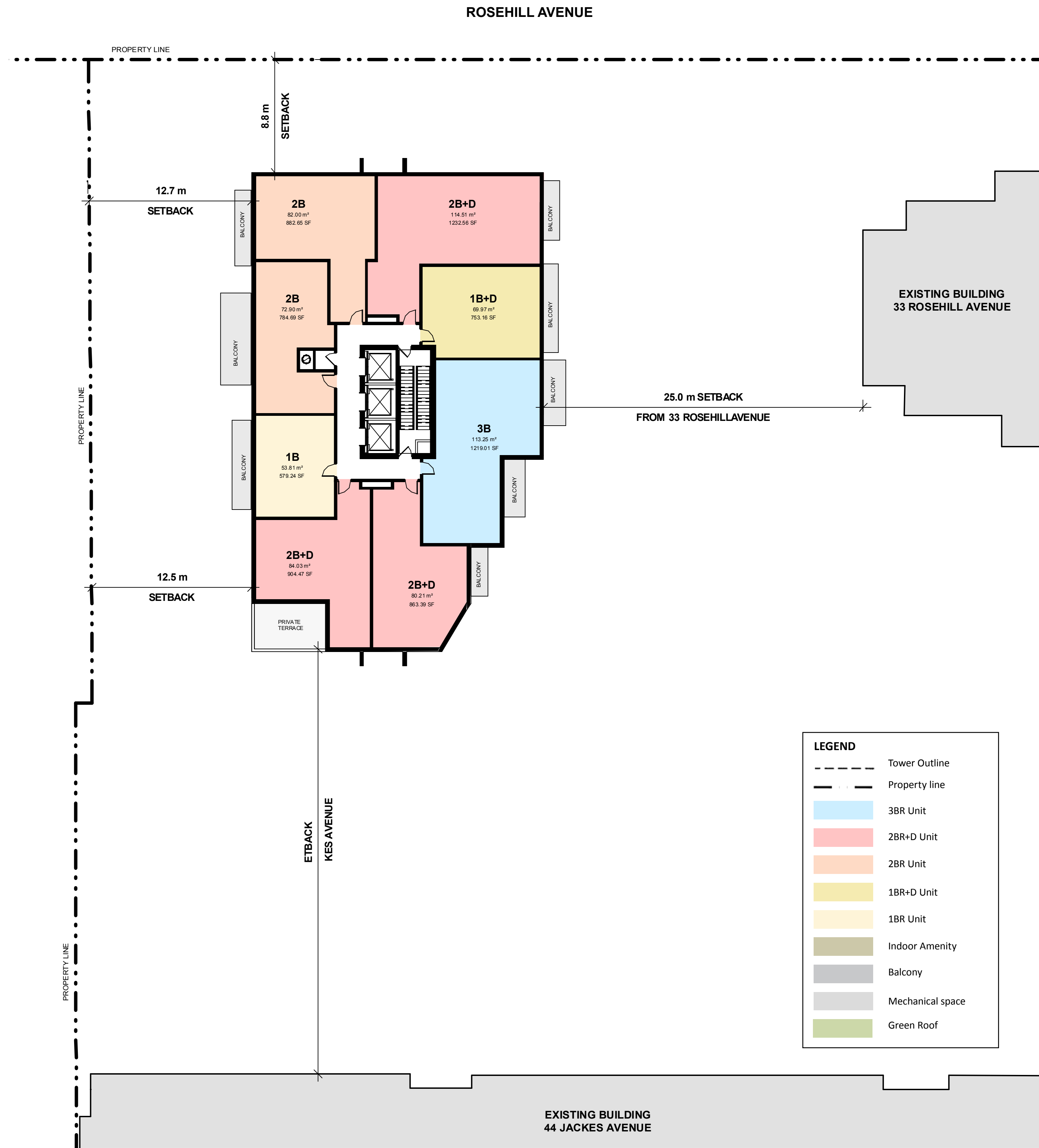
Settlement (May 2019)

Scale- 1:400

TOTAL FLOOR AREA(sm): 785.0 m²
TOTAL GROSS FLOOR AREA(sm): 744.5 m²
TOTAL GROSS FLOOR AREA(sf): 8,014 ft²

LEGEND	
	Tower Outline
	Property line
	3BR Unit
	2BR+D Unit
	2BR Unit
	1BR+D Unit
	1BR Unit
	Indoor Amenity
	Balcony
	Mechanical space
	Green Roof

LEVEL 30 FLOOR PLAN : COMPARISON



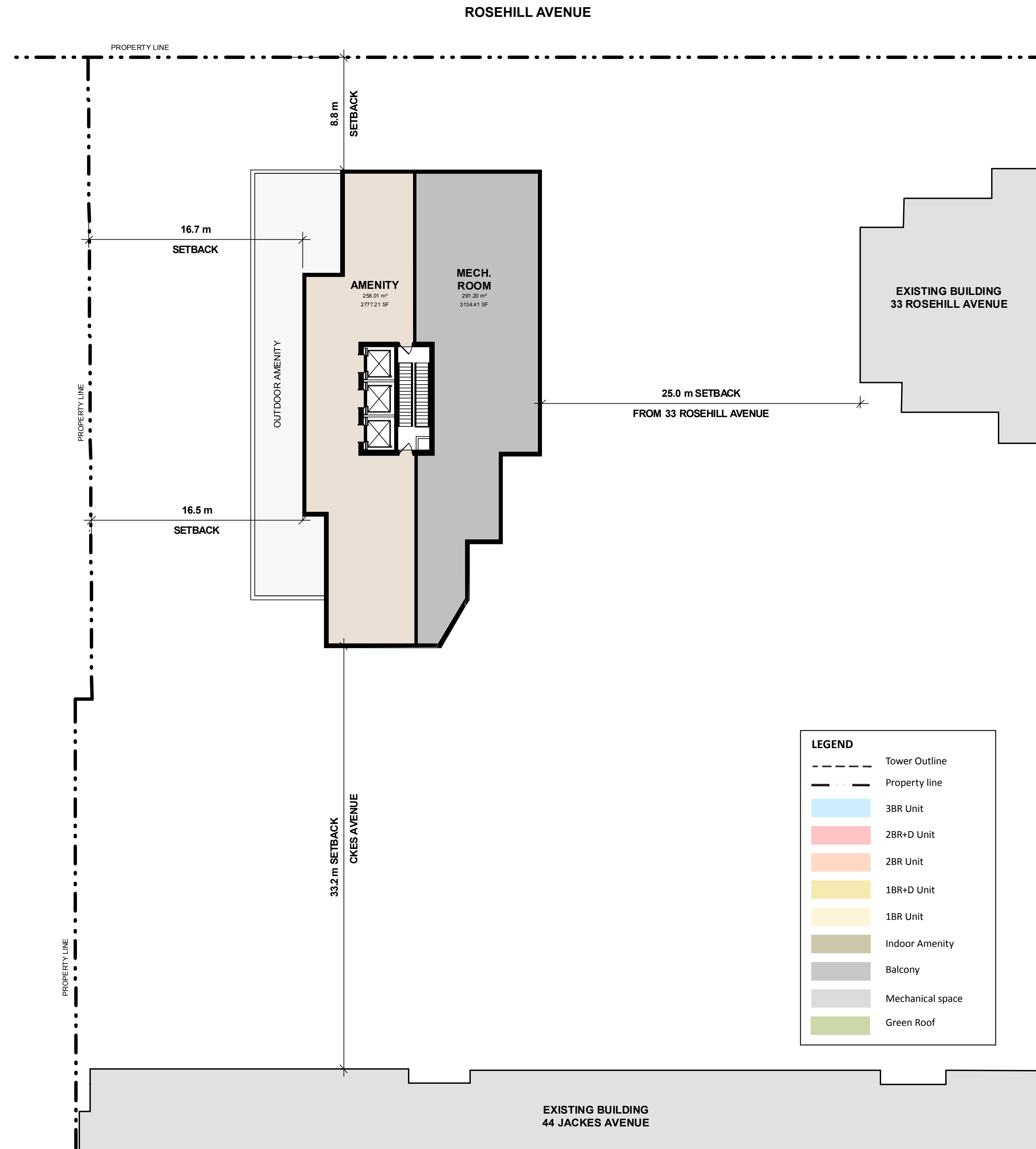
SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Settlement (May 2019)

TOTAL FLOOR AREA(sm): 763.0 m²
TOTAL GROSS FLOOR AREA(sm): 722.5 m²
TOTAL GROSS FLOOR AREA(sf): 7,777 ft²

Scale- 1:400

LEVEL 31 FLOOR PLAN : COMPARISON



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Settlement (May 2019)

TOTAL FLOOR AREA(sm): 591.0 m²
 TOTAL GROSS FLOOR AREA(sm): 258.0 m²
 TOTAL GROSS FLOOR AREA(sf): 2,777 ft²

Scale- 1:400

ROOF PLAN : COMPARISON

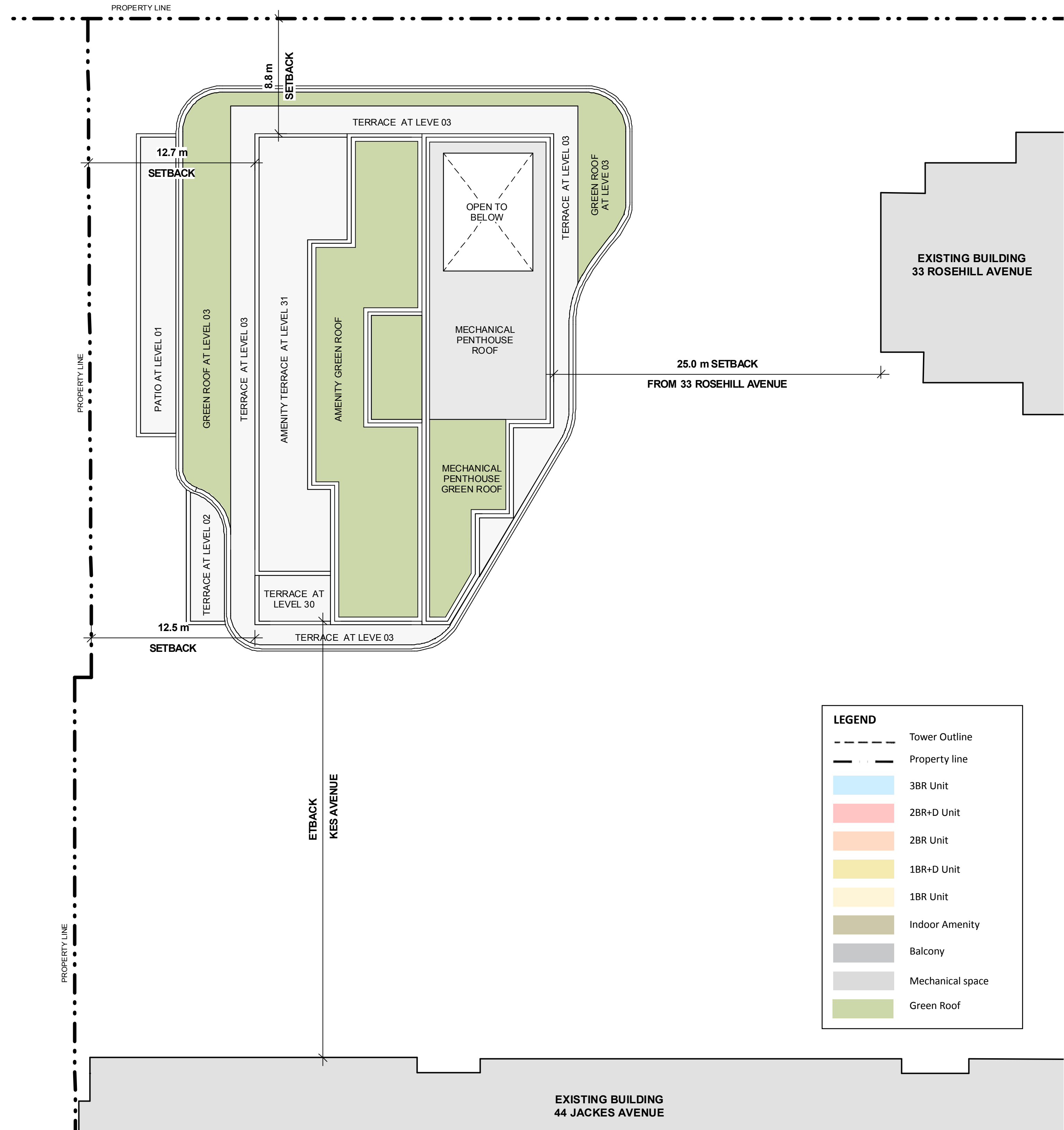
ROSEHILL AVENUE



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:400

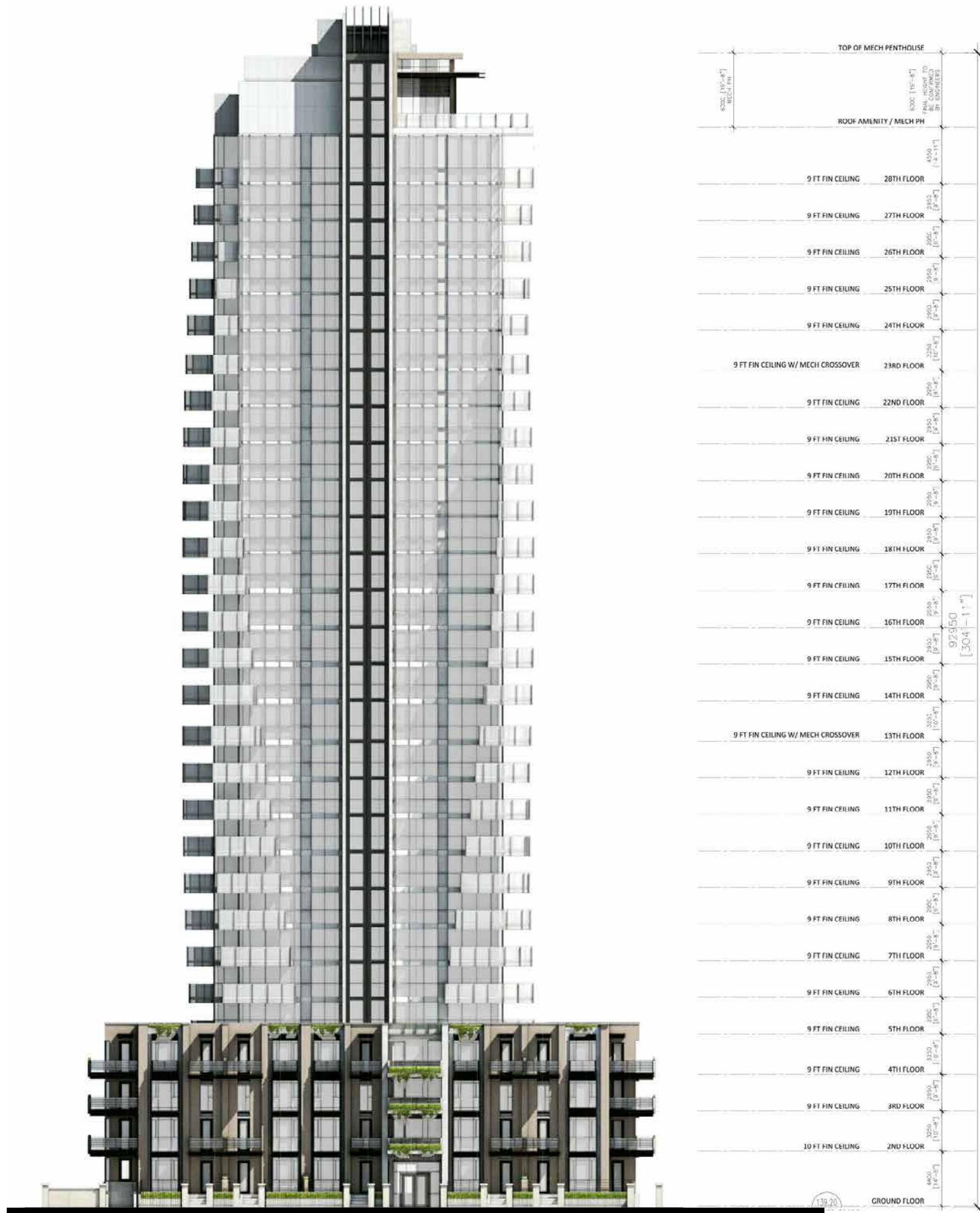
ROSEHILL AVENUE



Settlement (May 2019)

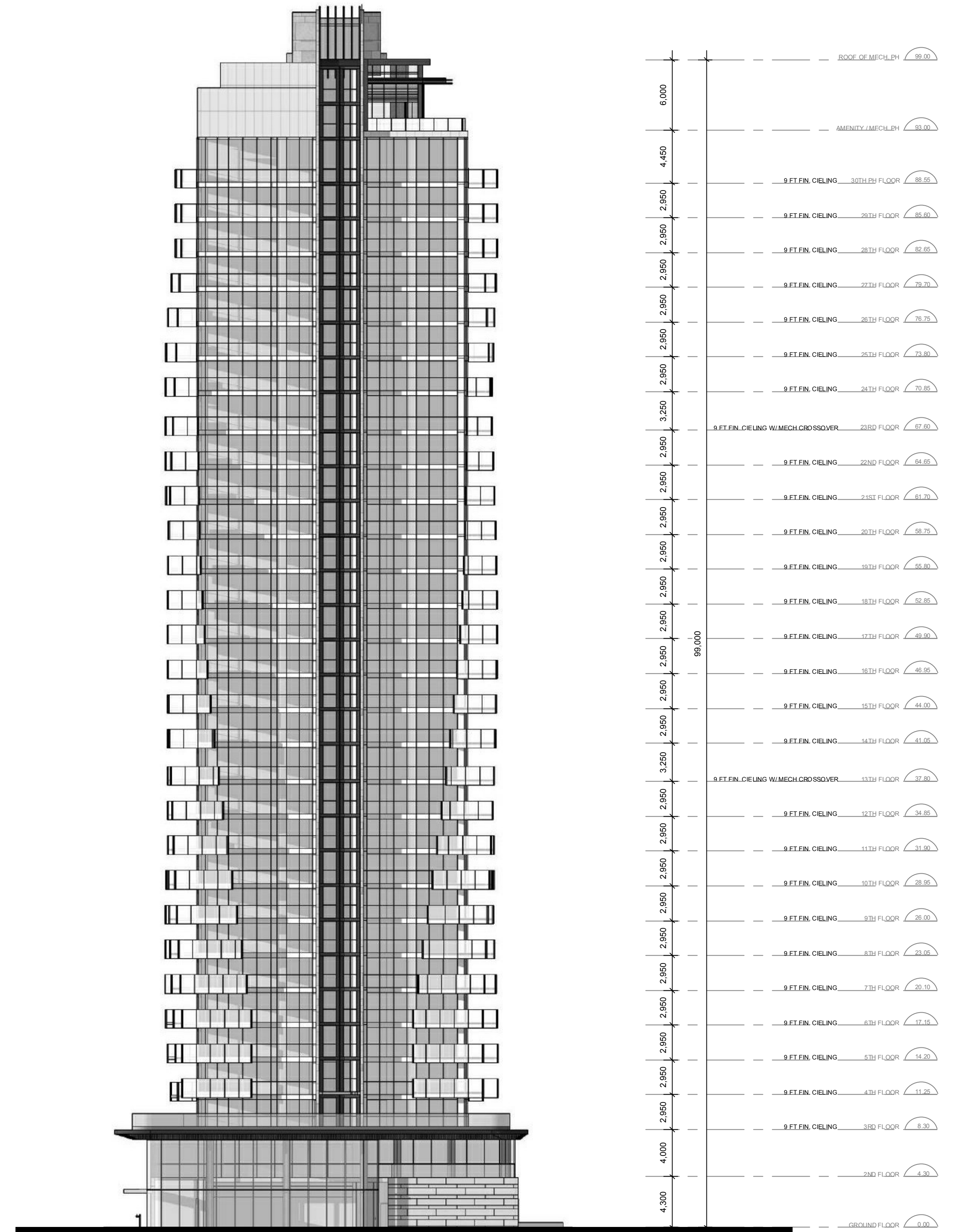
Scale- 1:400

NORTH ELEVATION : COMPARISON



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

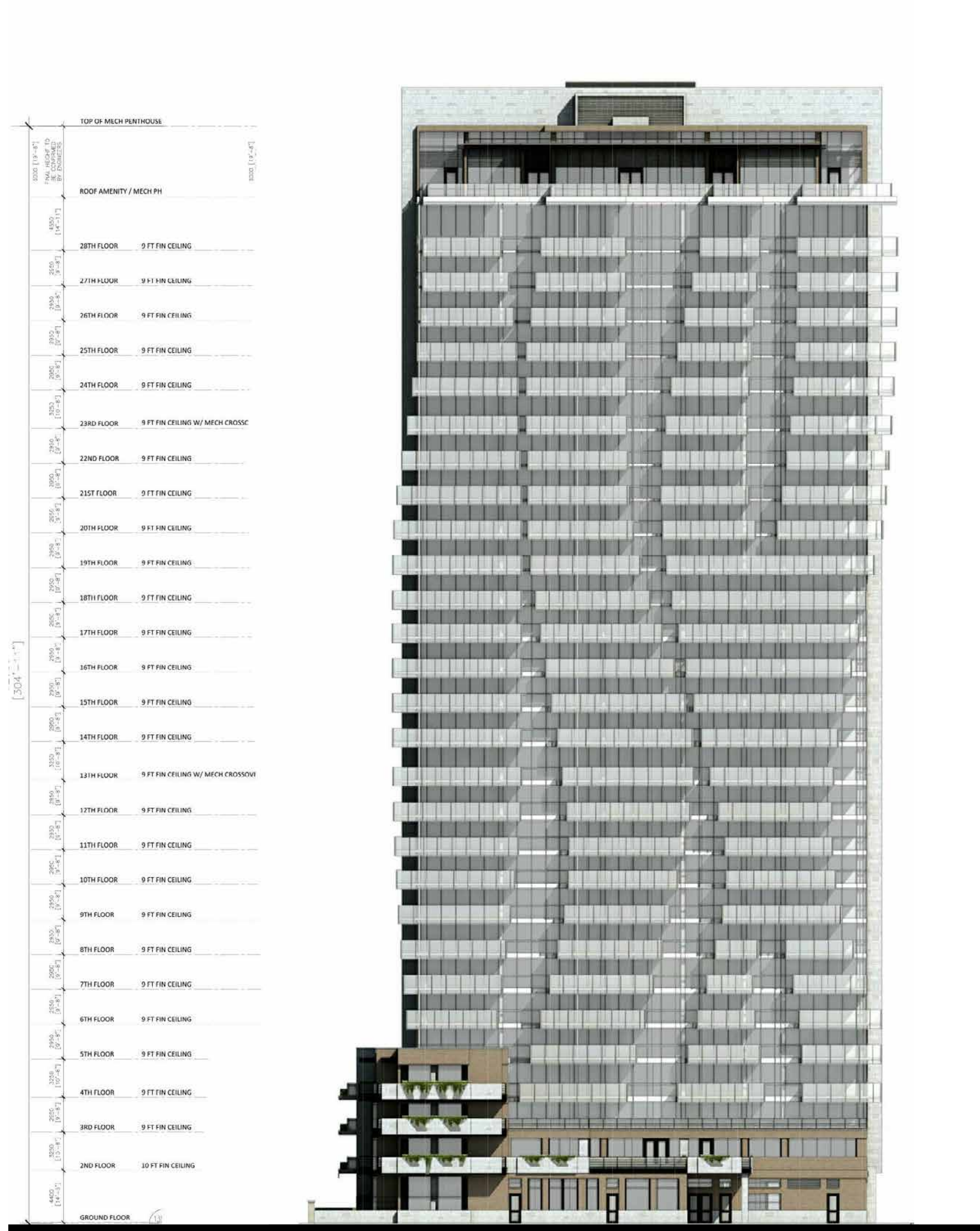
Scale- 1:500



Settlement (May 2019)

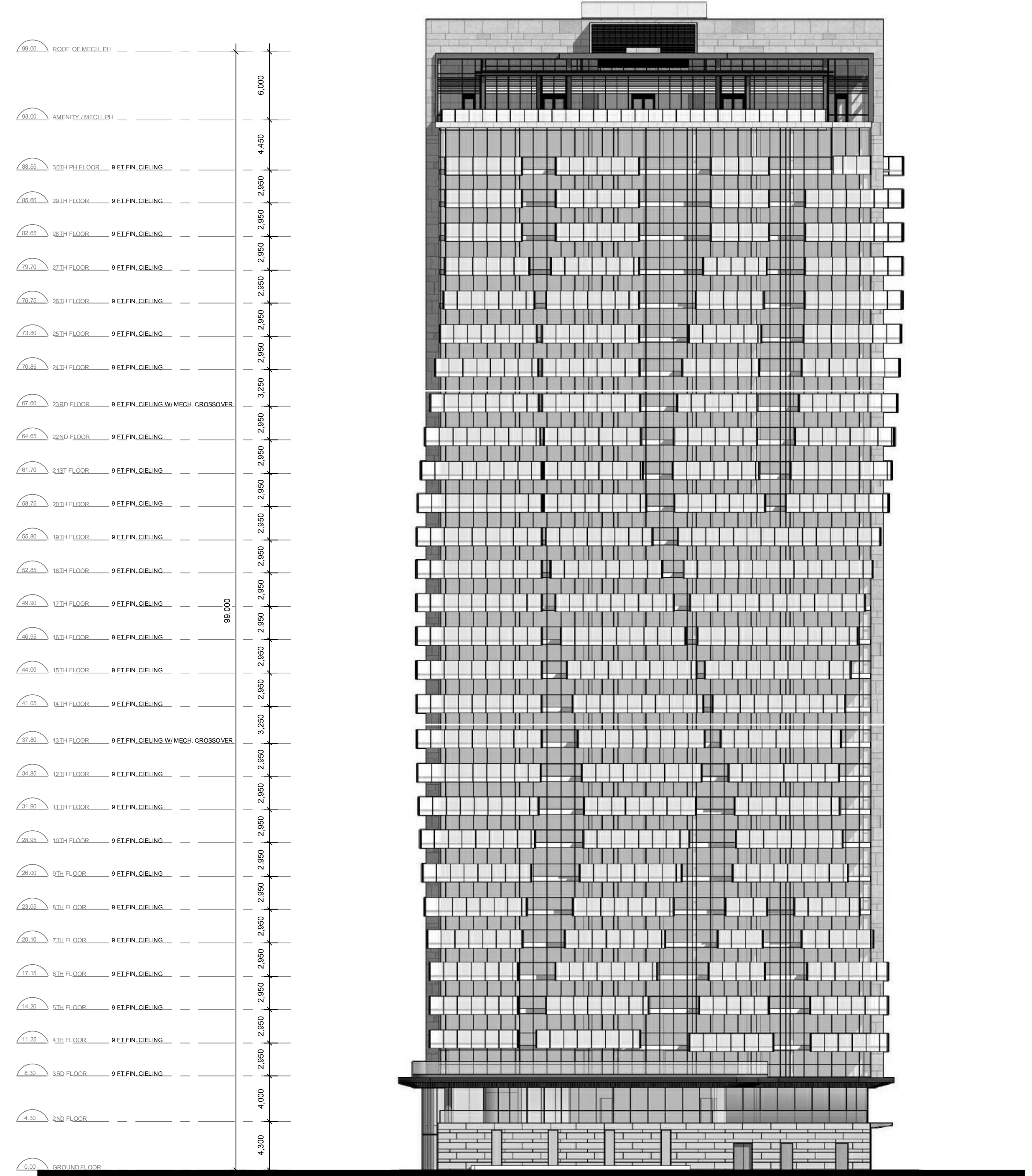
Scale- 1:500

WEST ELEVATION : COMPARISON



SPA SUBMISSION (February 2018)
STAFF SUPPORTED

Scale- 1:500



Settlement (May 2019)

Scale- 1:500

February 2018 Submission- 5.0m setback (29 floors)				
Level	TFA (m ²)	Deductions (m ²)	GFA (m ²)	GFA (SF)
P2	130.0	37.2	92.8	999
P1	117.0	37.2	79.8	859
Ground	1,200.3	75.1	1,125.2	12,112
Level 02	1,246.7	51.3	1,195.4	12,867
Level 03	1,084.9	51.3	1,033.6	11,126
Level 04	1,084.9	40.5	1,044.4	11,242
Level 05-28 x(24 floors)	18,981.6	972.0	18,009.6	193,854
Level 29 (Mech. & Amenity)	626.9	346.3	280.6	3,020
Total			22,861.4	246,078
Amenity GFA deduction (req. 2 m ² /Unit)			502.0	5,403
Total GFA			22,359.4	240,675
Amenity Pavilion			521.1	5,609
Total Unit Count				251
Total Parking Count				442
Building Height (m) <small>Excluding Elevator Over run, etc.</small>				92.95
Tower Floor Area (m²)				790.9

May 2019 Settlement - 7.5m Setback (31 Floors)				
Level	TFA (m ²)	Deductions (m ²)	GFA (m ²)	GFA (SF)
P2	130.0	37.2	92.8	999
P1	117.0	37.2	79.8	859
Ground	933.0	85.0	848.0	9,128
Level 02	773.0	40.5	732.5	7,885
Level 03	785.0	40.5	744.5	8,014
Level 04	785.0	40.5	744.5	8,014
Level 05-28 x (24 floors)	18,840.0	972.0	17,868.0	192,330
Level 29	785.0	40.5	744.5	8,014
Level 30 (PH, 2.3m south Terrace)	763.0	40.5	722.5	7,777
Level 31 (Mech. & Amenity)	591.0	333.0	258.0	2,777
Total			22,835.1	245,795
Amenity GFA deduction (req. 2 m ² /Unit)			520.0	5,597
Total GFA			22,315.1	240,198
Amenity Pavilion			569.0	6,125
Total Unit Count				Aprox. 260
Total Parking Count				439
Building Height <small>Excluding Elevator Over run, etc.</small>				99.00
Tower Floor Area (m²)				785.0

STREET VIEW: COMPARISON



SPA SUBMISSION (February 2018)
STAFF SUPPORTED



Settlement (May 2019)

OVERALL VIEW: COMPARISON



SPA SUBMISSION (February 2018)
STAFF SUPPORTED



Settlement (May 2019)

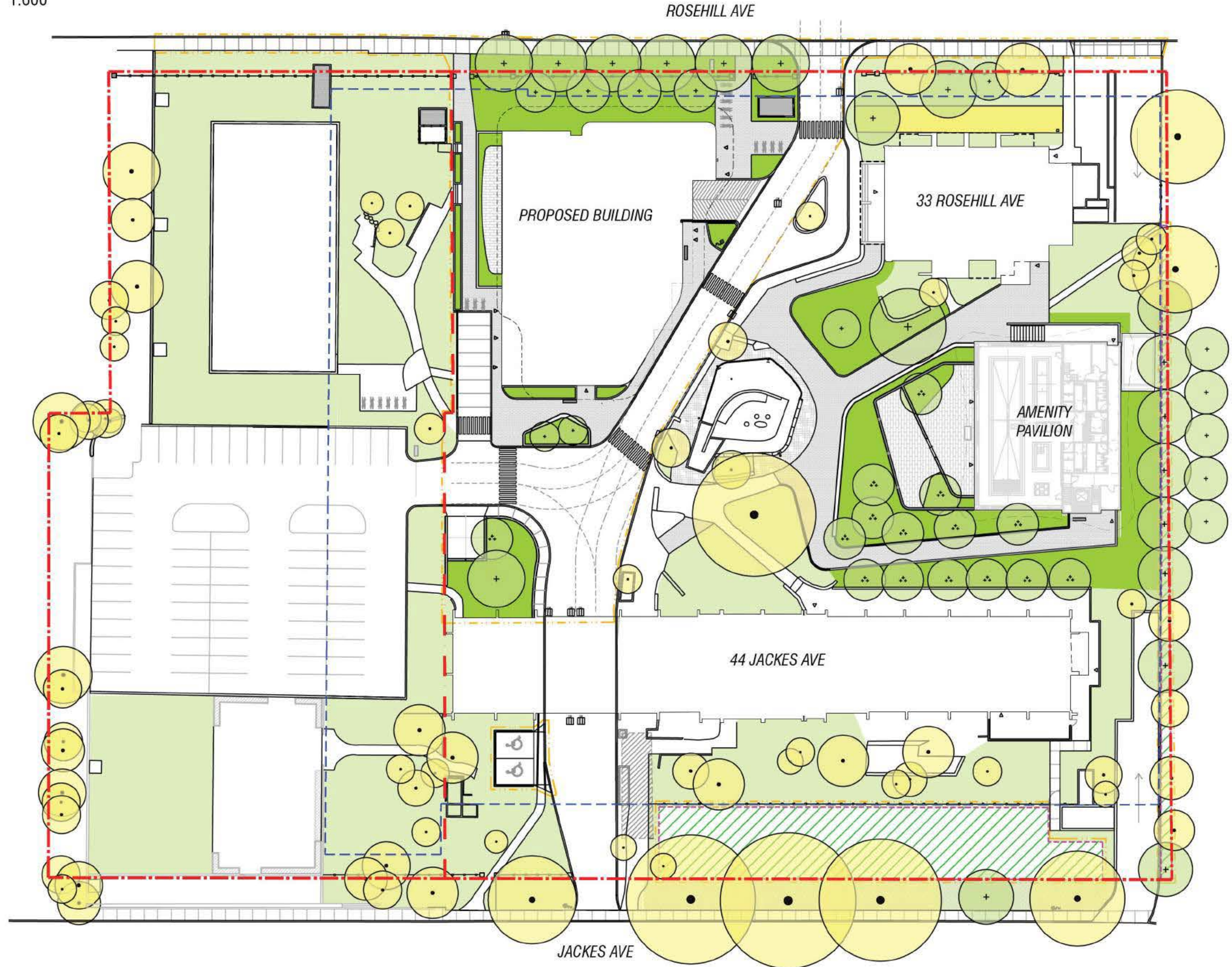
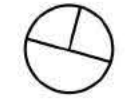


ROSEHILL BRETTON PLACE
LANDSCAPE DRAWINGS
SETTLEMENT

PROJECT: 16-013
DATE: MAY 3RD, 2019

LANDSCAPE PLAN: Settlement (May 2019)

1:600

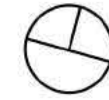


LEGEND

-  PROPERTY LINE
-  EXTENT OF PARKING GARAGE BELOW
-  LIMIT OF WORK
-  PROPOSED LANDSCAPE
-  EXISTING LANDSCAPE
(SUBJECT TO FUTURE MEMBRANE REPLACEMENT AS REQUIRED)
-  DOG AREA
-  PARKLAND DEDICATION AREA
(DESIGN TO BE DETERMINED BY CITY)
-  EXISTING TREES
-  PROPOSED TREES

TREE REMOVALS: SPA Submission (February 2018)

1:600



LEGEND

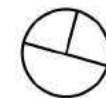
-  PROPERTY LINE
-  EXTENT OF PARKING GARAGE BELOW
-  LIMIT OF WORK
-  PARKLAND DEDICATION AREA
(DESIGN TO BE DETERMINED BY CITY)
-  TREES PROPOSED FOR REMOVAL
-  TREES TO REMAIN
(SUBJECT TO FUTURE MEMBRANE REPLACEMENT AS REQUIRED)
-  PROPOSED NEW TREES

68 - TREES REMOVED
 42 - EXISTING TREES TO REMAIN
 57 - NEW TREES (AT GRADE)

42 EXISTING TREES
+ 57 NEW TREES
<hr/>
99 TREES

TREE REMOVALS: Settlement (May 2019)

1:600



LEGEND

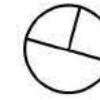
-  PROPERTY LINE
-  EXTENT OF PARKING GARAGE BELOW
-  LIMIT OF WORK
-  PARKLAND DEDICATION AREA
(DESIGN TO BE DETERMINED BY CITY)
-  TREES PROPOSED FOR REMOVAL
-  TREES TO REMAIN
(SUBJECT TO FUTURE MEMBRANE REPLACEMENT AS REQUIRED)
-  PROPOSED NEW TREES

35 - TREES TO BE REMOVED
 76 - EXISTING TREES TO REMAIN
 47 - NEW TREES (AT GRADE)

76 EXISTING TREES
+ 47 NEW TREES
<hr/>
123 TREES



EXISTING SITE PATH NETWORK

1:600



ROSEHILL AVE

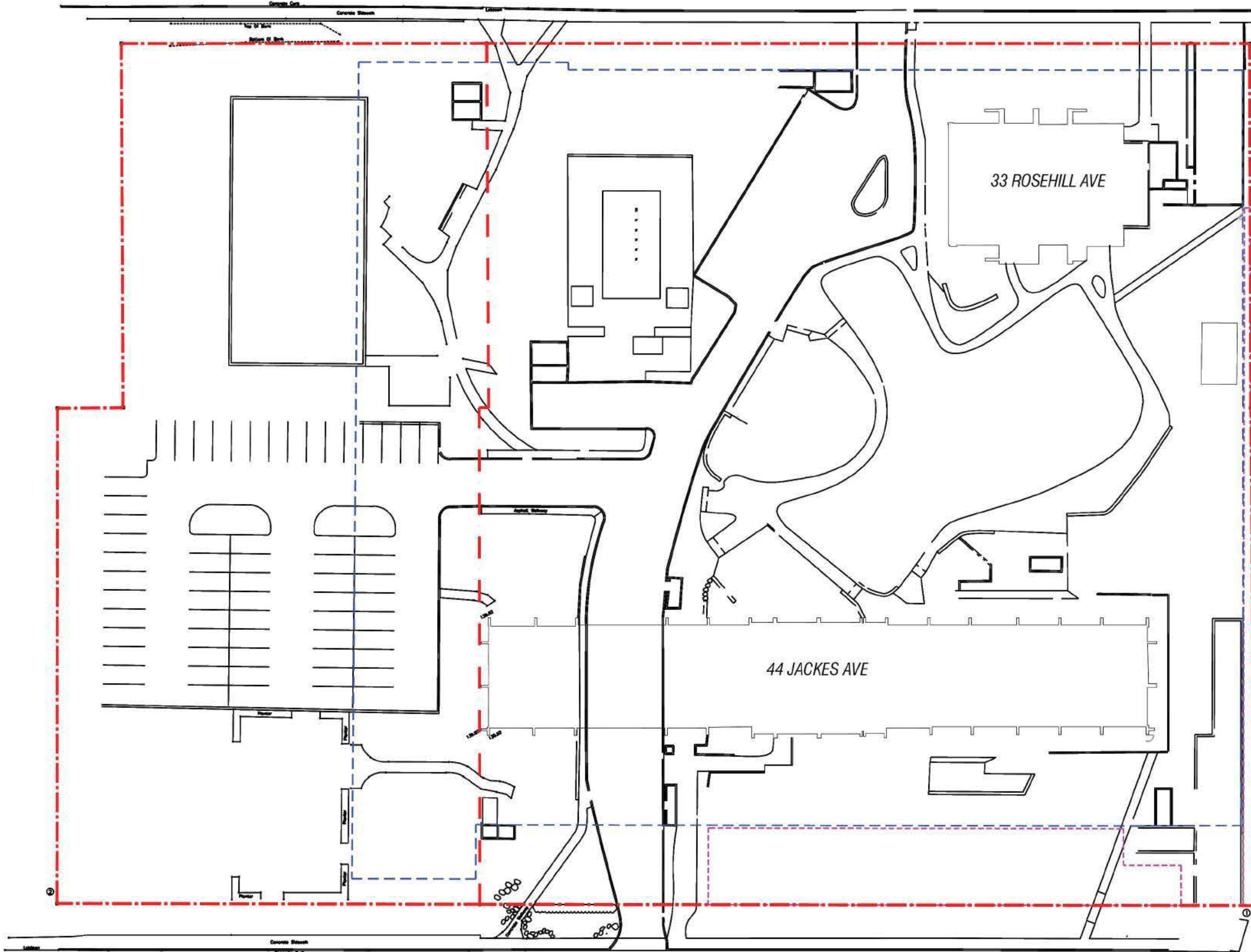
LEGEND

-  PROPERTY LINE
-  EXTENT OF PARKING GARAGE BELOW

33 ROSEHILL AVE

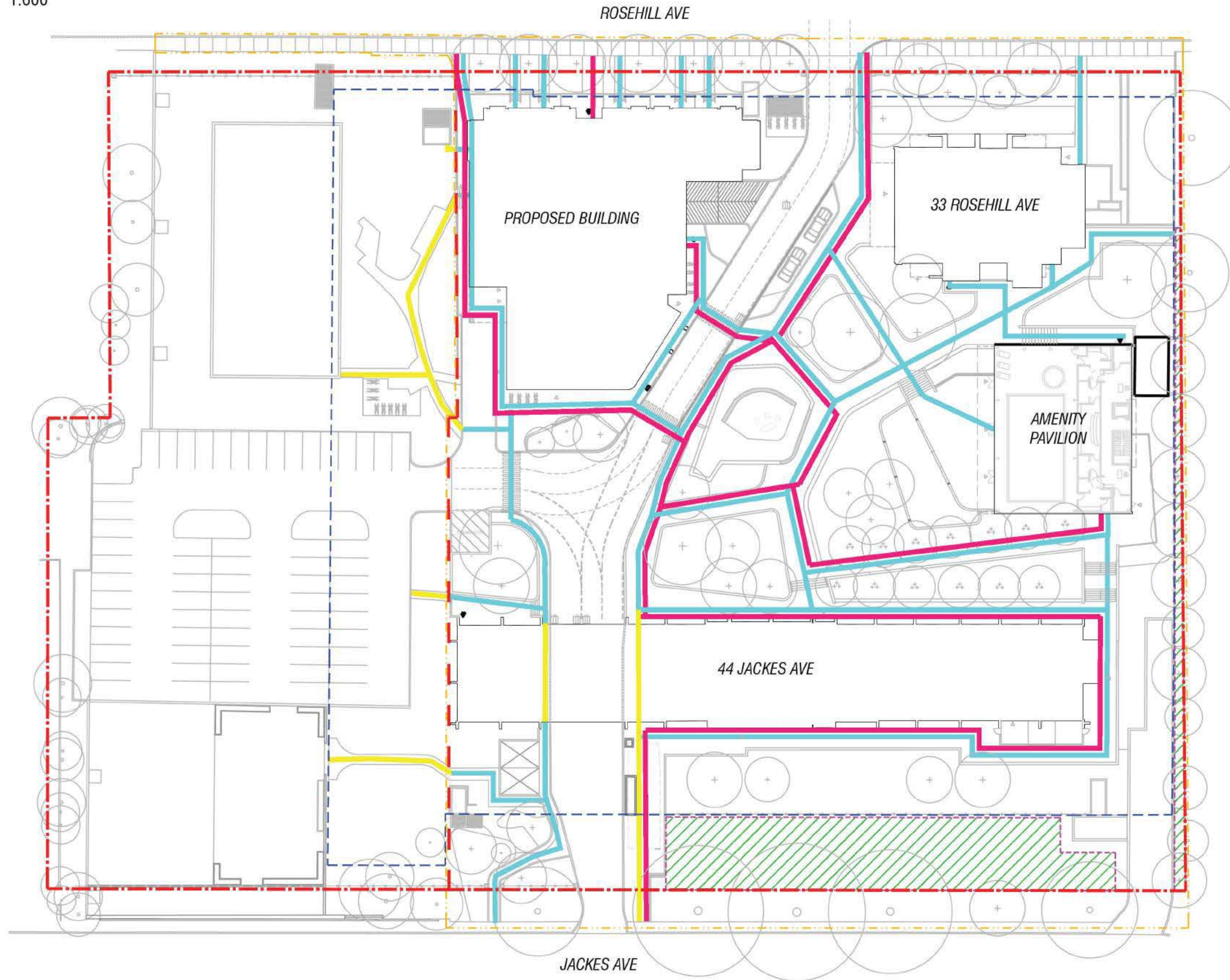
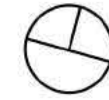
44 JACKES AVE

JACKES AVE



CIRCULATION PLAN: SPA Submission (February 2018)

1:600

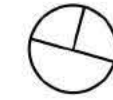


LEGEND

-  PROPERTY LINE
-  EXTENT OF PARKING GARAGE BELOW
-  LIMIT OF WORK
-  PARKLAND DEDICATION AREA
(DESIGN TO BE DETERMINED BY CITY)
-  BARRIER FREE ROUTE
-  PROPOSED PATH
-  EXISTING PATH

CIRCULATION PLAN: Settlement (May 2019)

1:600



ROSEHILL AVE

PROPOSED BUILDING

33 ROSEHILL AVE

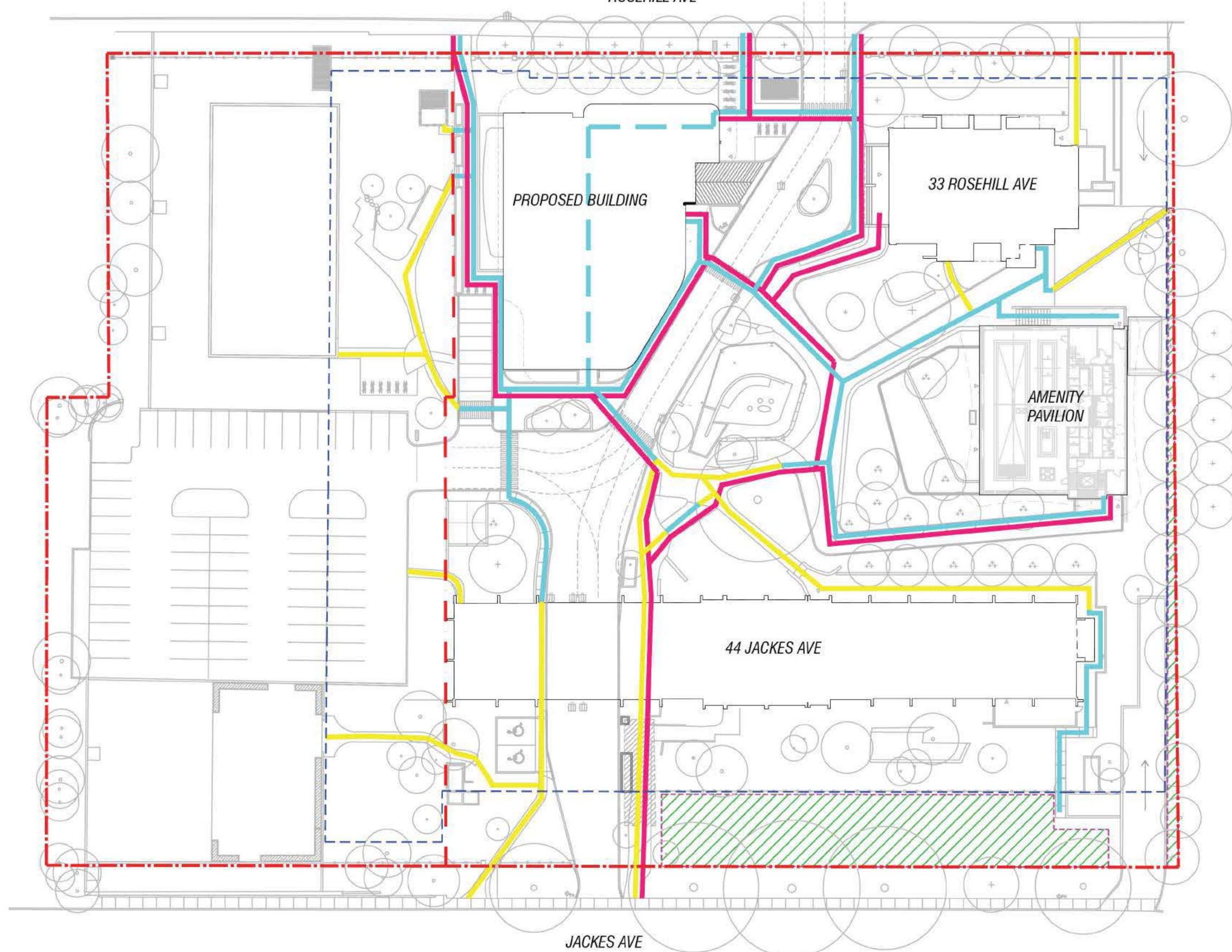
AMENITY PAVILION

44 JACKES AVE

JACKES AVE

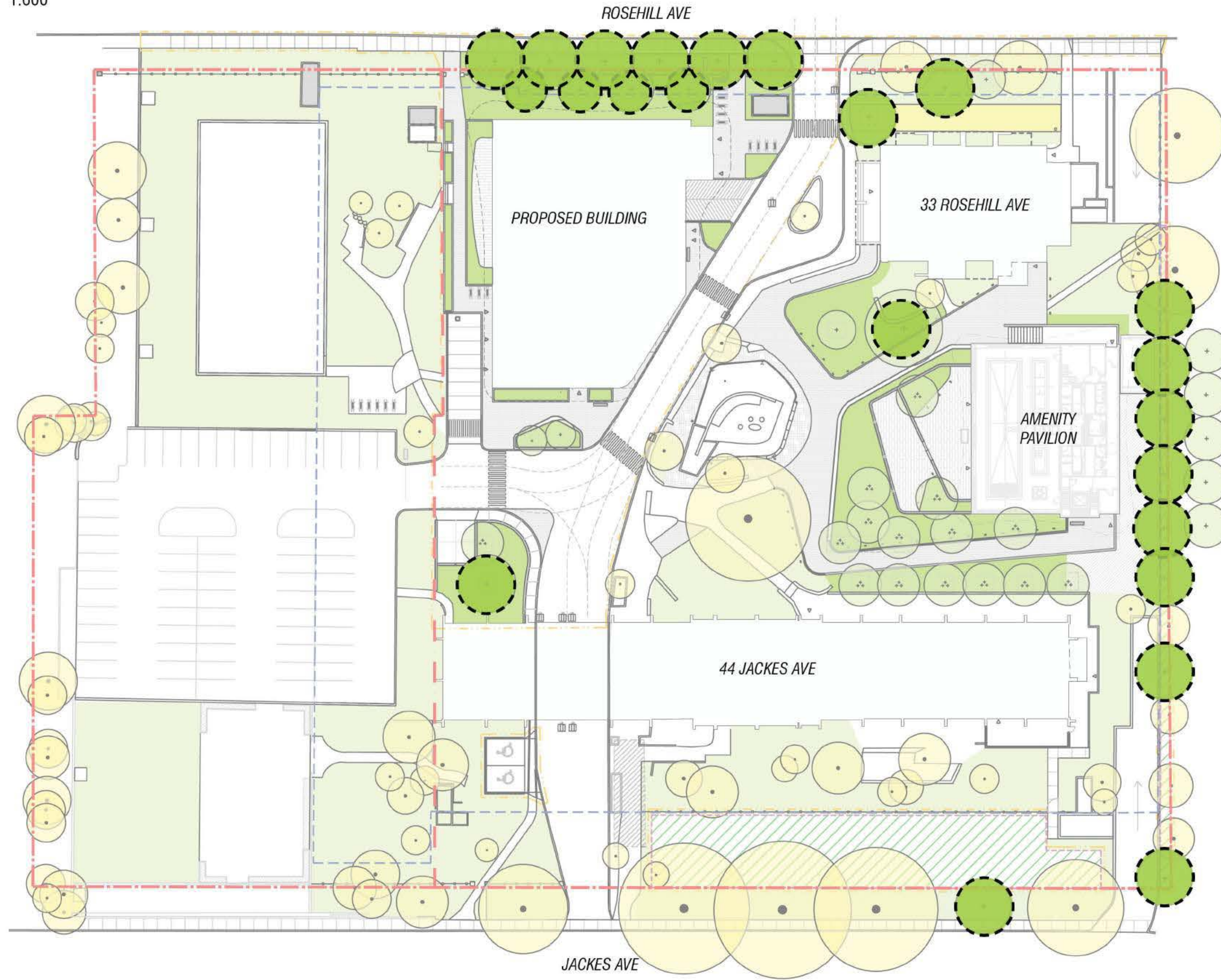
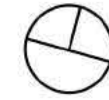
LEGEND

-  PROPERTY LINE
-  EXTENT OF PARKING GARAGE BELOW
-  LIMIT OF WORK
-  PARKLAND DEDICATION AREA
(DESIGN TO BE DETERMINED BY CITY)
-  BARRIER FREE ROUTE
-  PROPOSED PATH
-  EXISTING PATH



PROPOSED LARGER TREES: Settlement (May 2019)

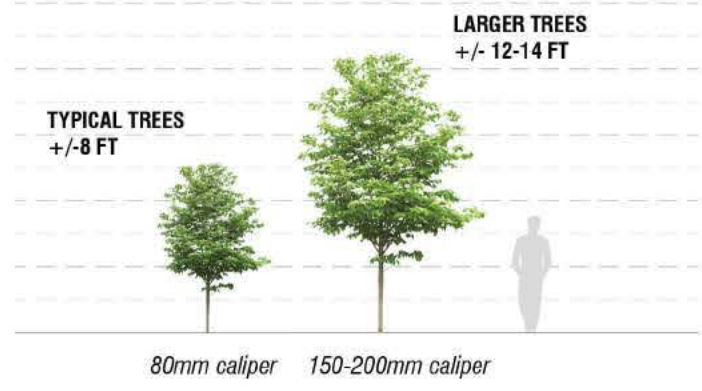
1:600



LEGEND



23 PROPOSED NEW LARGE TREES



Note
Species and final tree locations subject to City approval.

LANDSCAPE PLANS: COMPARISON








SPA Submission (February 2018)



Settlement (May 2019)



LEGEND

-  PROPERTY LINE
 -  EXTENT OF PARKING GARAGE BELOW
 -  LIMIT OF WORK
 -  MEMBRANE REPLACEMENT AND NEW CONSTRUCTION
 -  EXISTING LANDSCAPE (SUBJECT TO FUTURE MEMBRANE REPLACEMENT AS REQUIRED)
 -  DOG AREA
 -  PARKLAND DEDICATION AREA (DESIGN TO BE DETERMINED BY CITY)
1. Total replacement of membrane and landscape overburden.

- 1. No change to Parkland Dedication Areas.
- 2. Selective repair of membrane and replacement to effect construction of the amenity pavilion.
- 3. Selective repair of the membrane and replacement of the landscape to effect construction of vehicular circulation.
- 4. Selective repair of the membrane to effect construction of the new building.
- 5. Selective improvements to landscape, as requested by the City (dog relief, wider Rosehill Ave sidewalk, parking spots, etc)
- 6. Selective removal of the membrane to effect construction of new building and repair of membrane.
- 7. Existing landscape subject to future membrane repair work, as required.