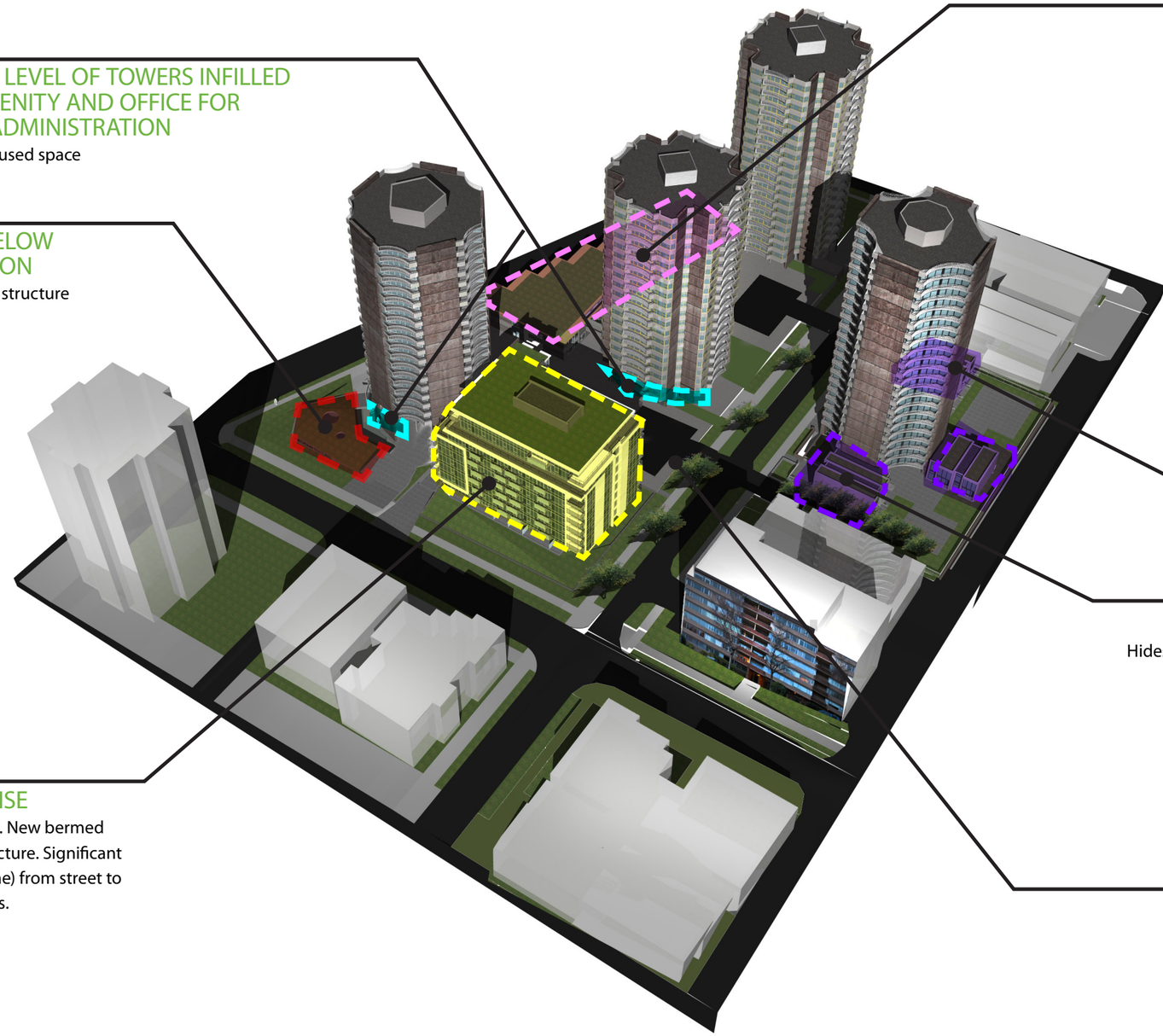
Summary of Proposal



GROUND LEVEL OF TOWERS INFILLED WITH AMENITY AND OFFICE FOR RENTAL ADMINISTRATION

Programs unused space

NEW TWO STOREY TOWNHOMES ON BEACH AVENUE & A TWO STOREY LOWRISE ON PODIUM

Replaces exposed parking structure, creates more eyes on the street & creates more useable landscaped podium

NEW SUBSTANTIALLY BELOW GRADE AMENITY PAVILION

Covers existing exposed parking structure

NEW 2 STOREY TOWNHOMES

Hides exposed parking structure. More eyes on the street.

NEW 9 STOREY MIDRISE

Replaces at grade parking lot. New bermed landscape hides parking structure. Significant setback (25' from property line) from street to improve views for neighbours.

NEW LANDSCAPE THROUGHOUT

Unifies the design and improves the neighbourhood.