

Scenario 1: A three and four-storey condominium apartment building with 5,000 square feet of ground floor retail along Broadway.

Parking for the proposed private development would be within an underground garage while Town-owned public parking would be provided as a mix of surface parking and within an underground parking garage.

This scenario represents the least complex development scenario due to its limited footprint covering less than half of the site and lower scale. Due to its lower building height, portions of the above-grade construction can be done in woodframe, thereby lowering costs.

Scenario 2: An eight-storey condominium apartment building positioned along Armstrong Street, with terracing at the second, sixth and seventh storeys. 5,000 square feet of retail commercial space has been provided on the north side of the building overlooking a large public surface parking lot which extends north to Broadway. The surface parking area is intended to provide a weekend outdoor farmers' market/ event space, an option which was discussed in the draft Recreational Master Plan.

Parking for the proposed private development would be within an underground garage while Town-owned public parking would be provided as a mix of surface parking (north half of the site) and underground garage parking.

Scenario 3: This scenario combines the two mixed-use development forms described in Scenarios 1 and 2 and inserts two levels of structured public parking garage between and partially underneath them, as well as below-grade parking within an underground garage. A total of 5,000 square feet of retail commercial space is proposed along the Broadway frontage and all required residential parking would be provided within an underground parking garage.

Scenario 3 represents the complex development form of the three, due to the integration of the structured parking between the residential buildings, and the requirement for shared-use agreements to allow residents to utilize the roof the structured garage as an outdoor amenity area.

The scenarios are illustrated in Figures 13, 14 and 15, and described in Table 5, with each providing vehicular and pedestrian access through the site and ingress/ egress from/ to Broadway and Armstrong Street.

Figure 13

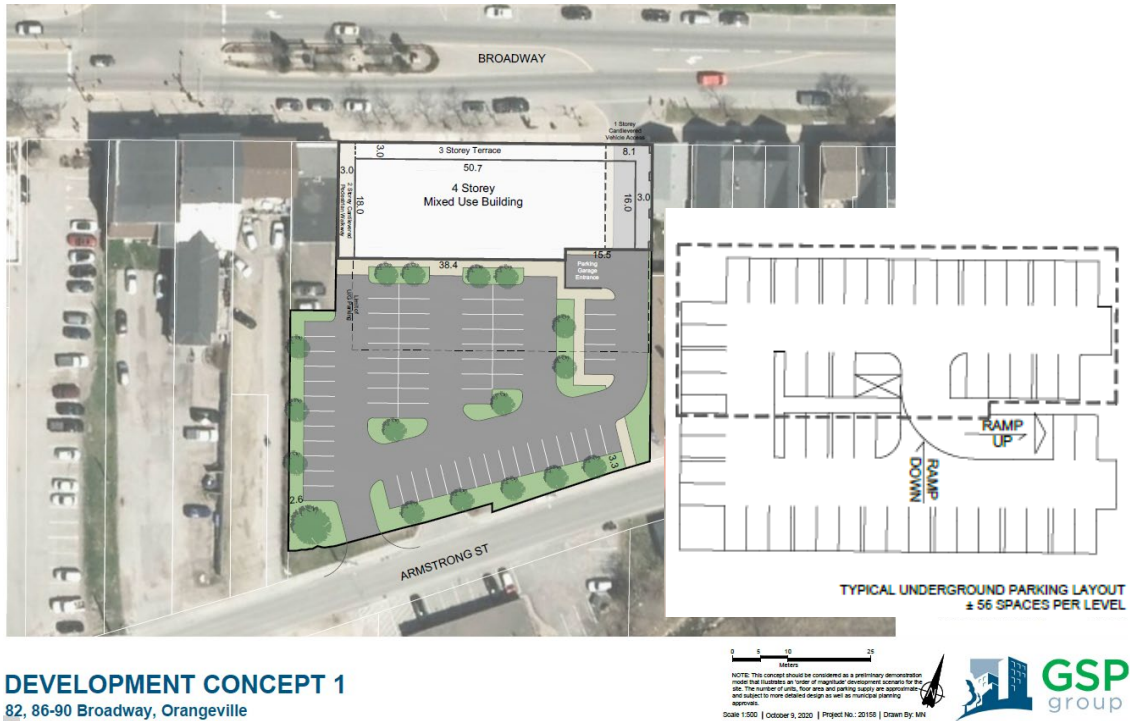


Figure 14

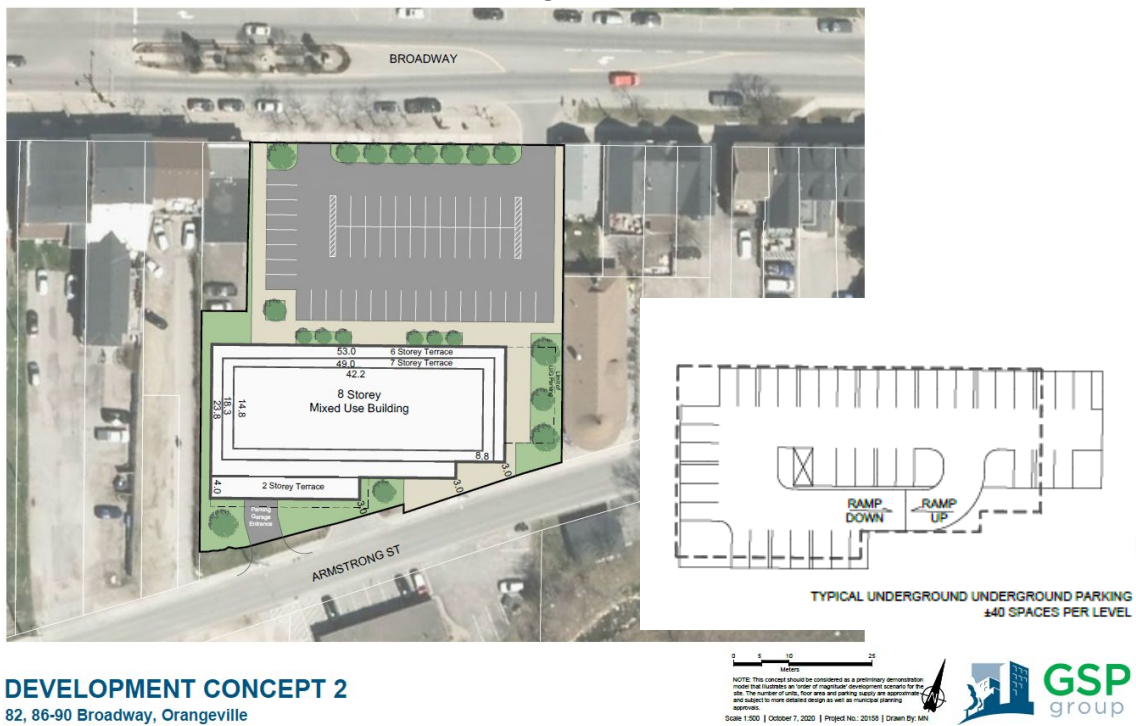


Figure 15

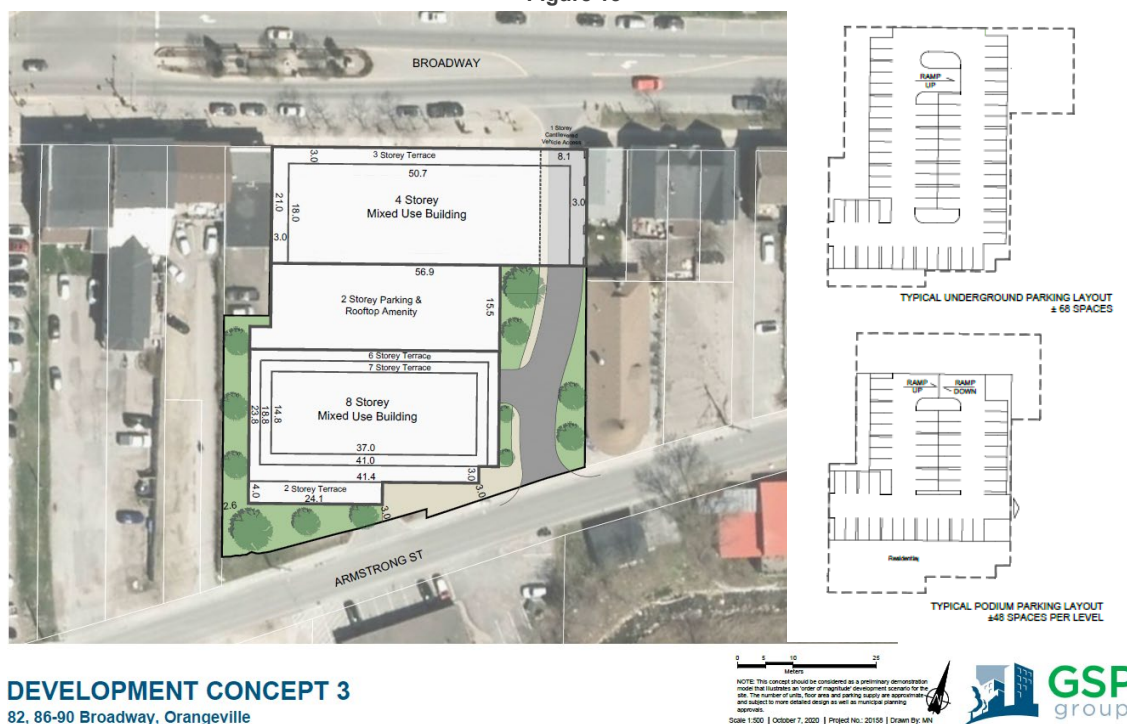


Table 5

Scenario Development Statistics (Excluding Public & Private Parking)
82, 86 & 90 Broadway

Scenario	No. Floors	Overall Height (m)	Gross Constructible Floor Area (sf)		
			Residential	Retail/ Service	Total
Scenario 1					
Broadway Building	4	13.5	42,300	5,000	47,300
Scenario 2					
Armstrong Building	8	25.5	94,100	5,000	99,100
Scenario 3					
Broadway Building	4	13.5	35,300	5,000	40,300
Armstrong Building	8	25.5	84,600	0	84,600
Total			119,900	5,000	124,900
Source: N. Barry Lyon Consultants Limited/ GSP Group Limited					