

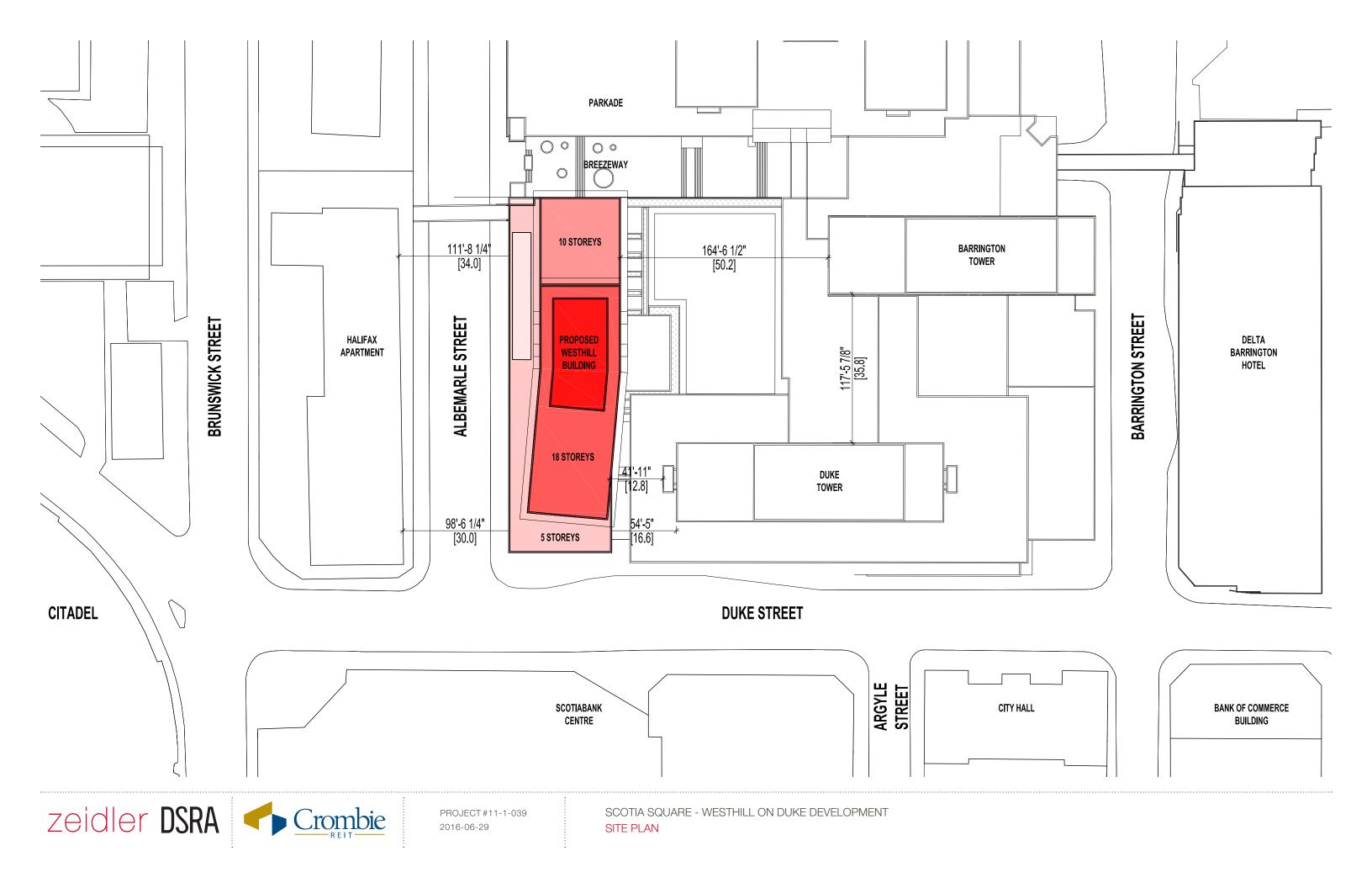


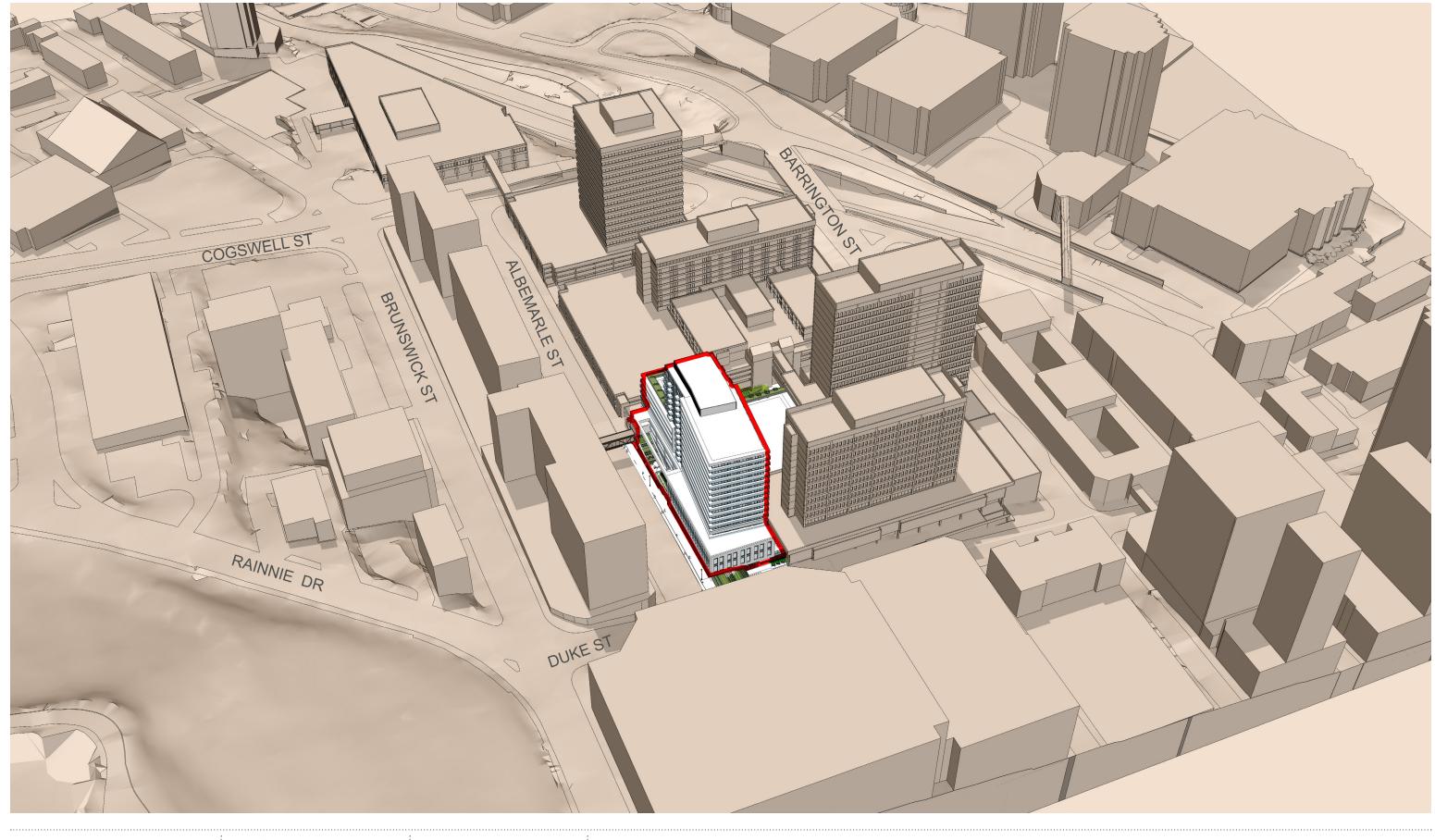
SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT EXISTING DUKE STREET





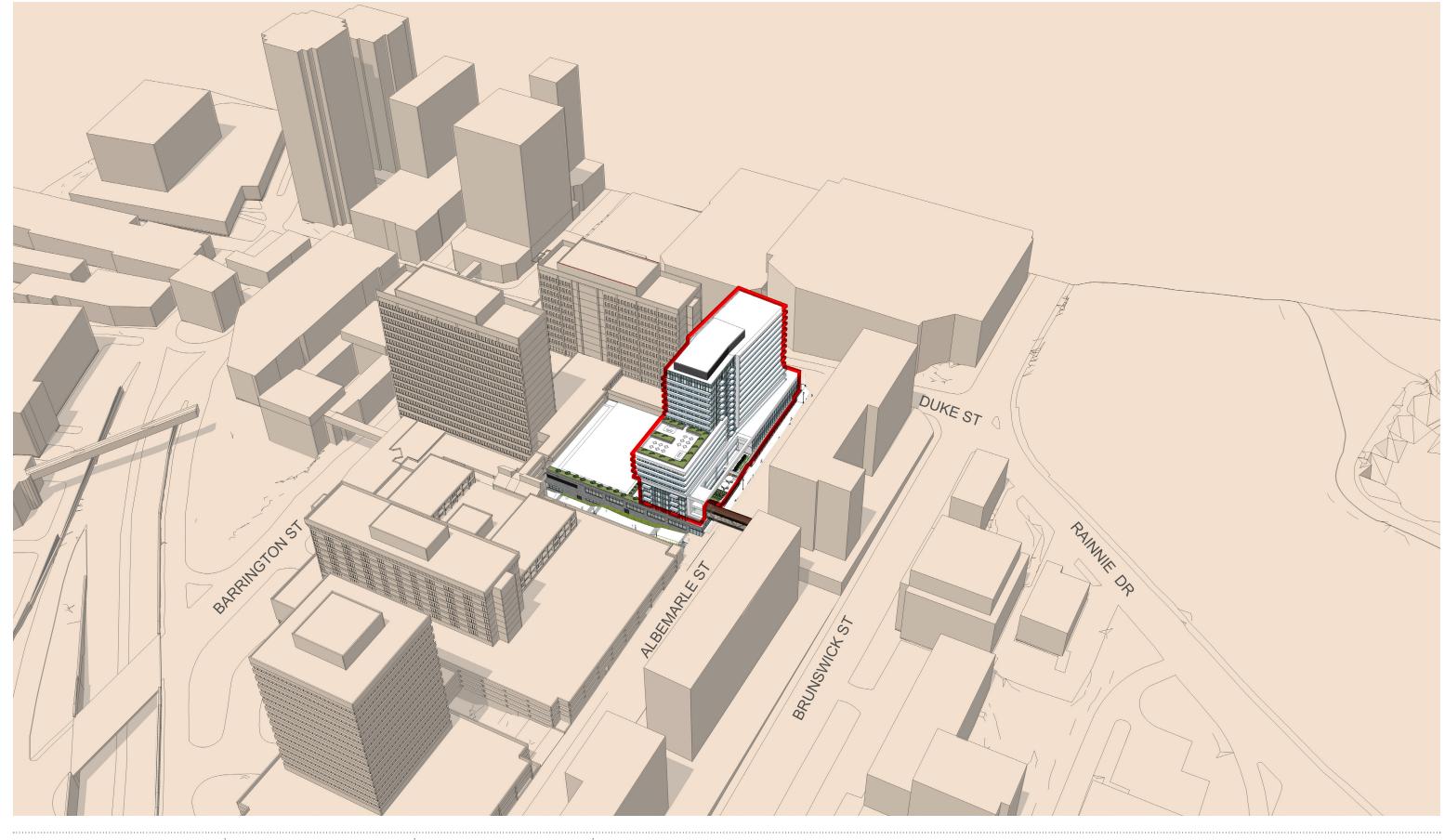
SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT EXISTING ALBEMARLE STREET





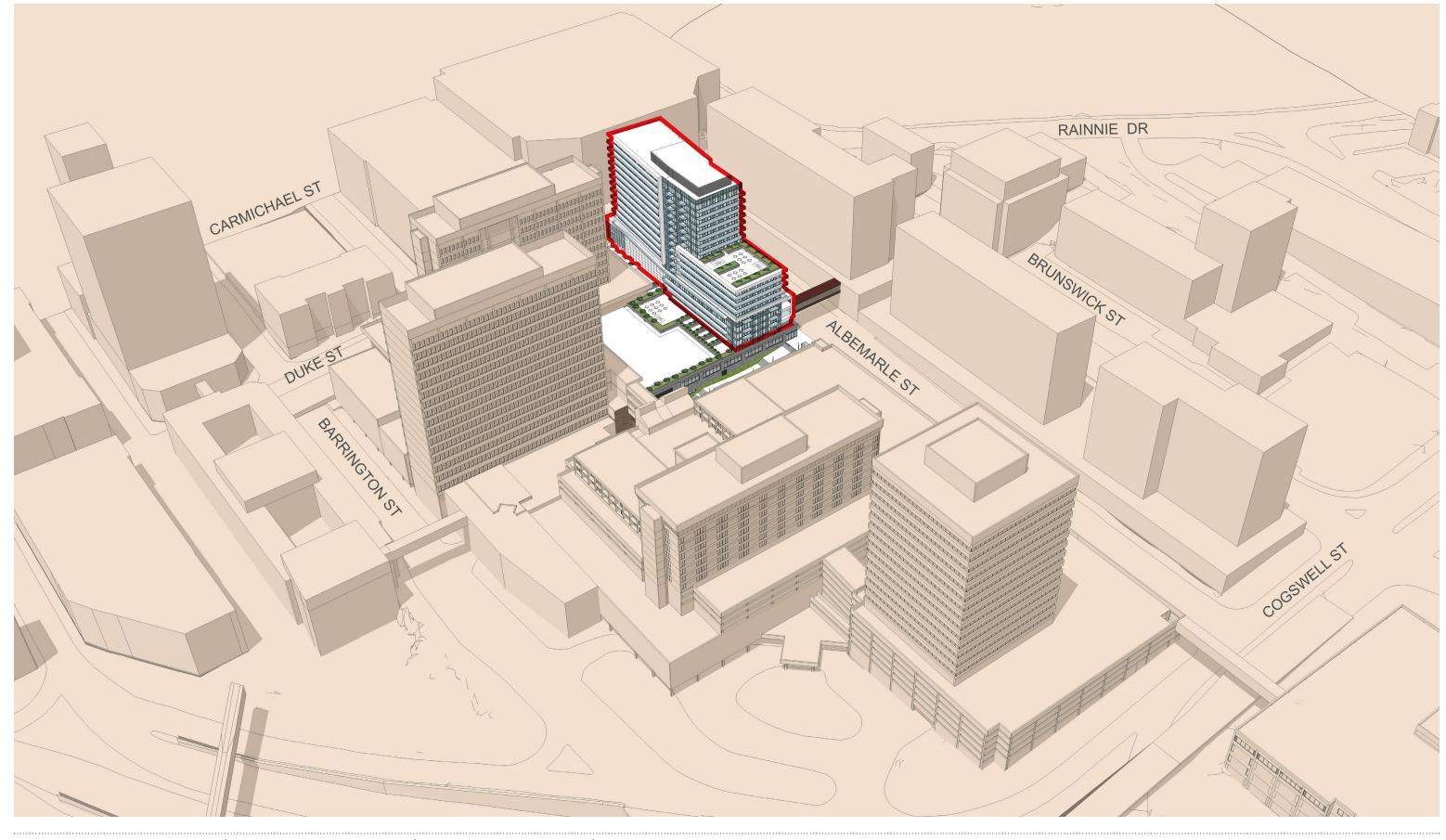


SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT SITE CONTEXT



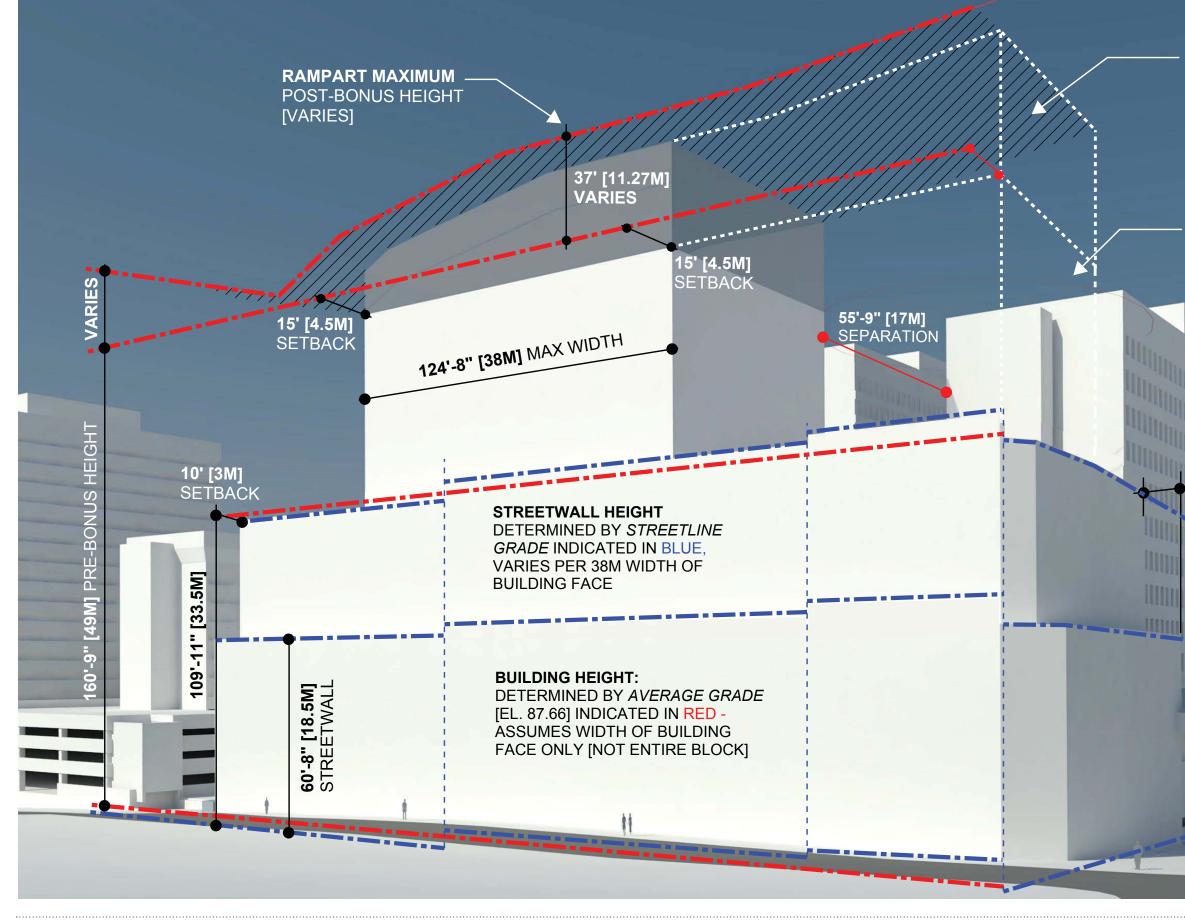


SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT SITE CONTEXT





SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT SITE CONTEXT



PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT AS-OF-RIGHT BUILDABLE VOLUME

HATCHED AREA REPRESENTS EXTRUDED PLANE OF RAMPART MAXIMUM BACK FROM PROPRTY LINE

UPPER VOLUME CAN SHIFT SOUTH OR NORTH, HOWEVER 17M SEPARATION FROM ADJACENT TOWER IS IMPACTED TO THE NORTH



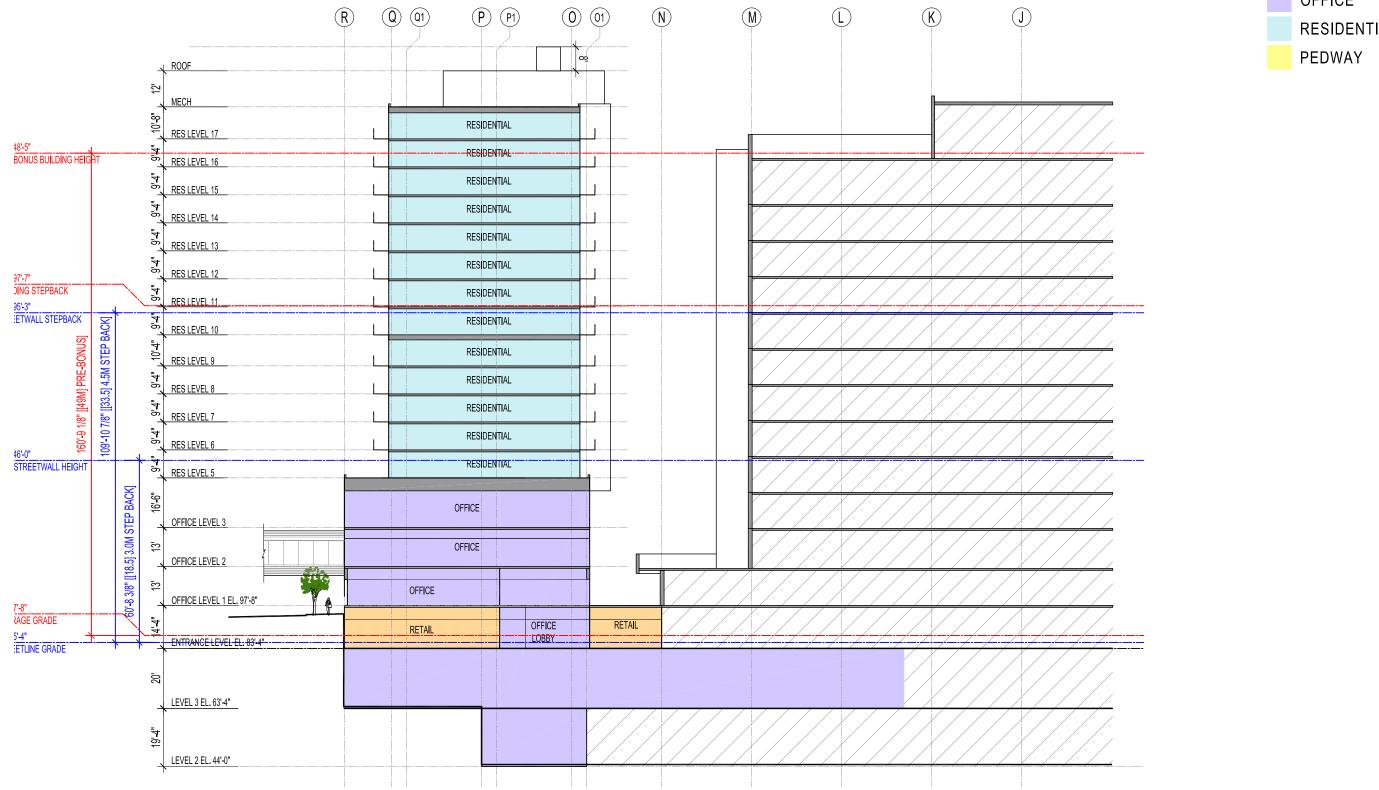


PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT VIEW FROM DUKE AND ALBEMARLE





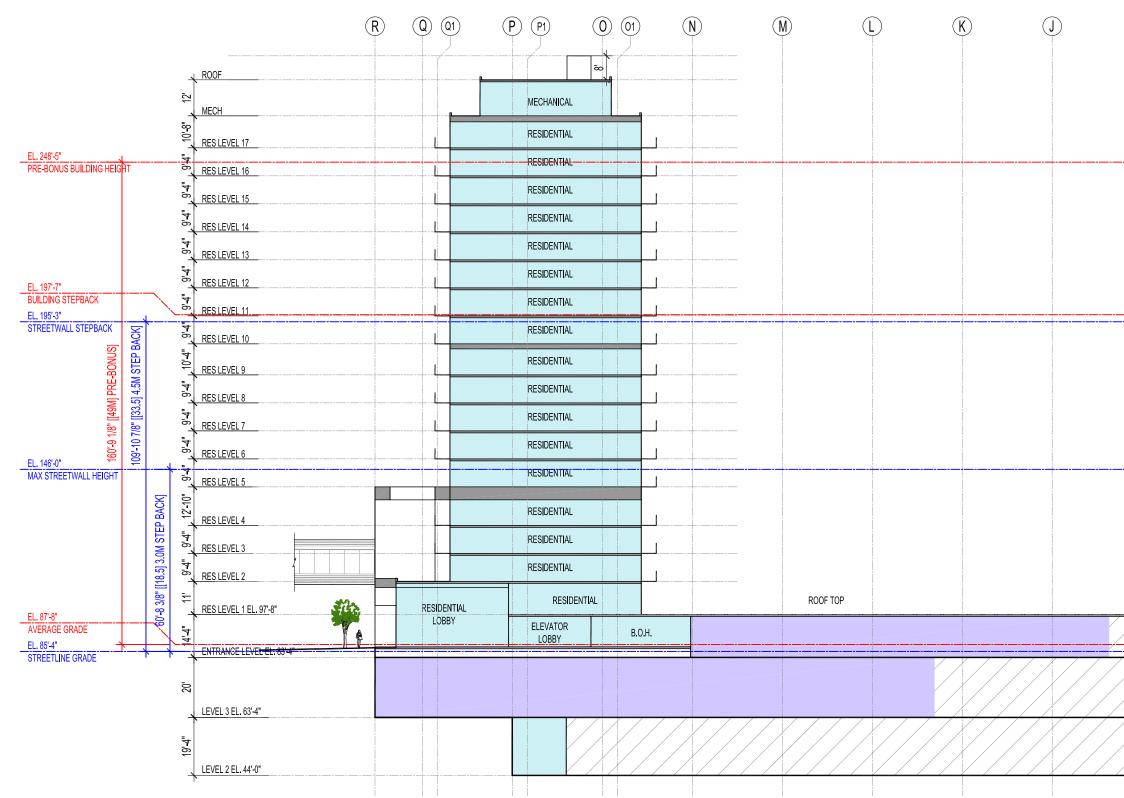
SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT VIEW FROM ALBEMARLE AND BREEZEWAY



PROJECT #11-1-039 2016-06-29

SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT SECTION A - EAST-WEST SECTION AT OFFICE AND RESIDENTIAL



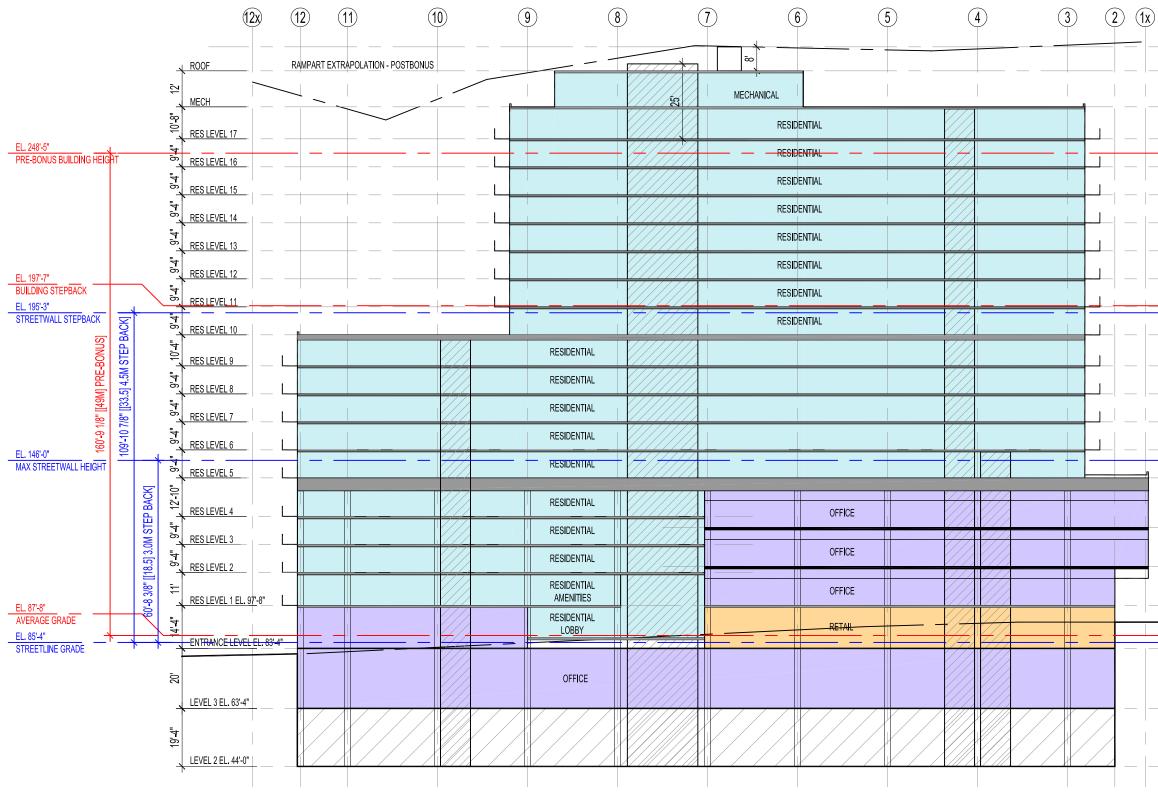


PROJECT #11-1-039 2016-06-29

SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT SECTION B - EAST-WEST SECTION AT RESIDENTIAL







PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT SECTION C - NORTH-SOUTH BUILDING SECTION

RETAIL
OFFICE
RESIDENTIAL
PEDWAY

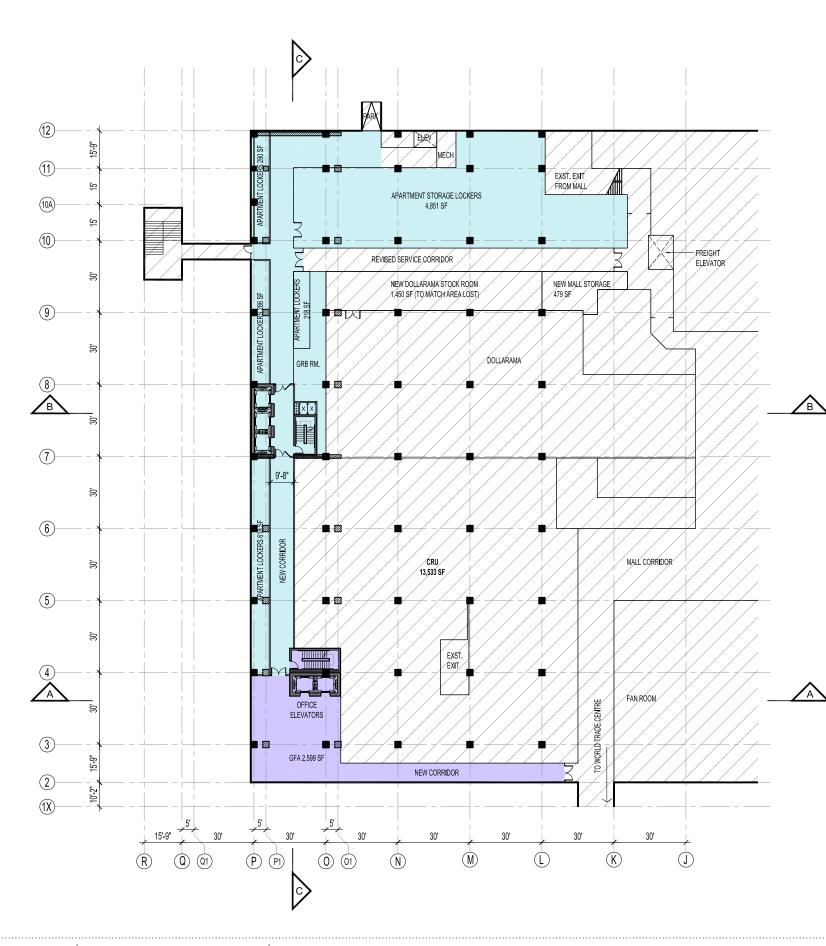
			_
		=	
OFFICE LEVEL 3		16'-6	
OFFICE LEVEL 2		13'	
	07.0"	13.	
OFFICE LEVEL 1 E	\rightarrow		

ENTRANCE LEVEL EL. 83'-4"

LEVEL 3 EL. 63'-4"

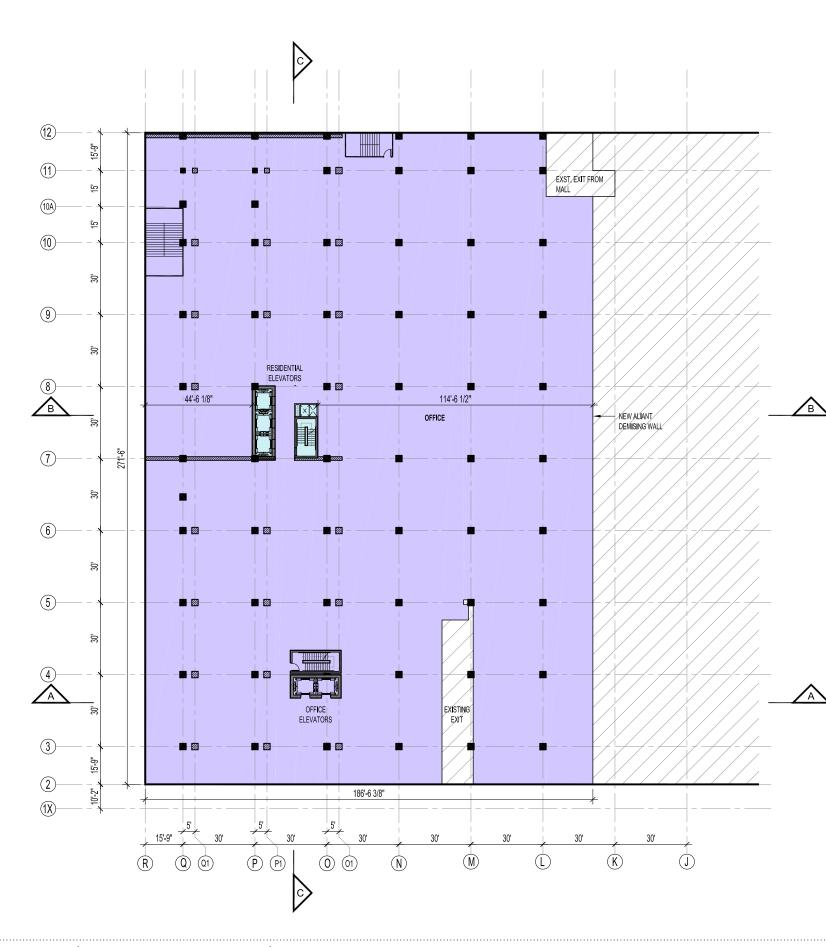
LEVEL 2 EL. 44'-0"

.....



PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT LEVEL 2 (MALL LEVEL, EL. 148'-0")







SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT LEVEL 3 (OFFICE LEVEL, EL. 163'-4")







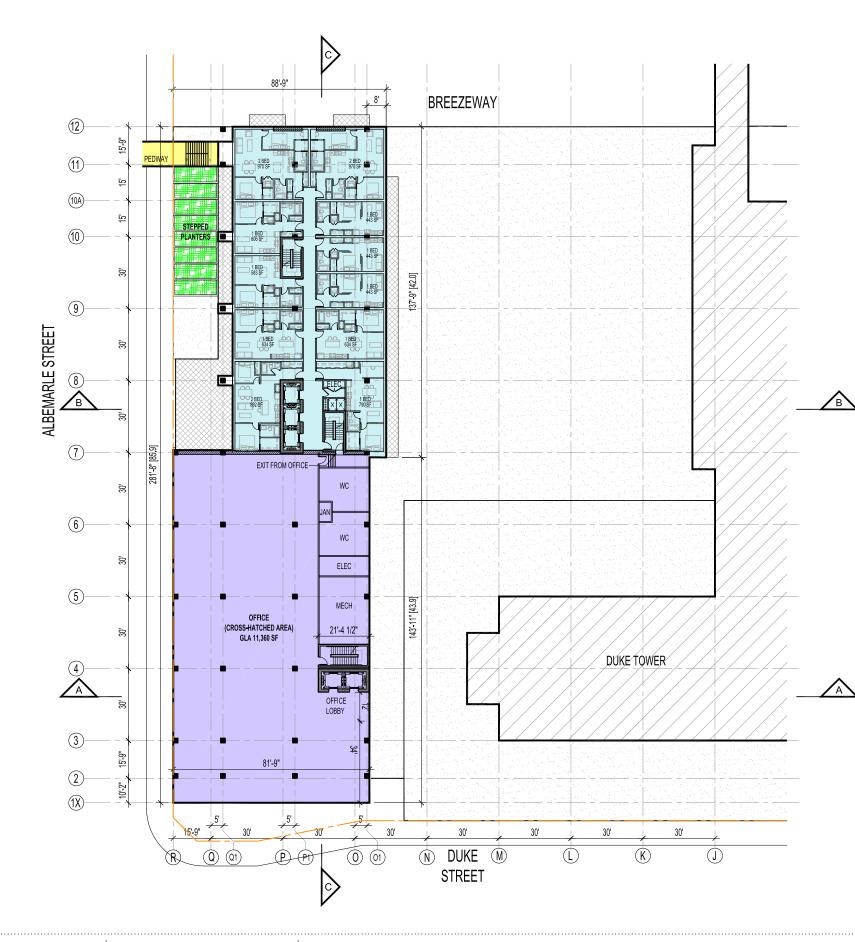
SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT GROUND LEVEL (ENTRANCE AT GRADE, EL. 183'-4")





PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT OFFICE LEVEL 1 + RESIDENTIAL LEVEL 1 (EL. 197'-8")







SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT OFFICE LEVELS 2-3 + RESIDNETIAL LEVELS 2-4







SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT RESIDENTIAL LEVELS 5-9







SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT RESIDENTIAL LEVEL 10

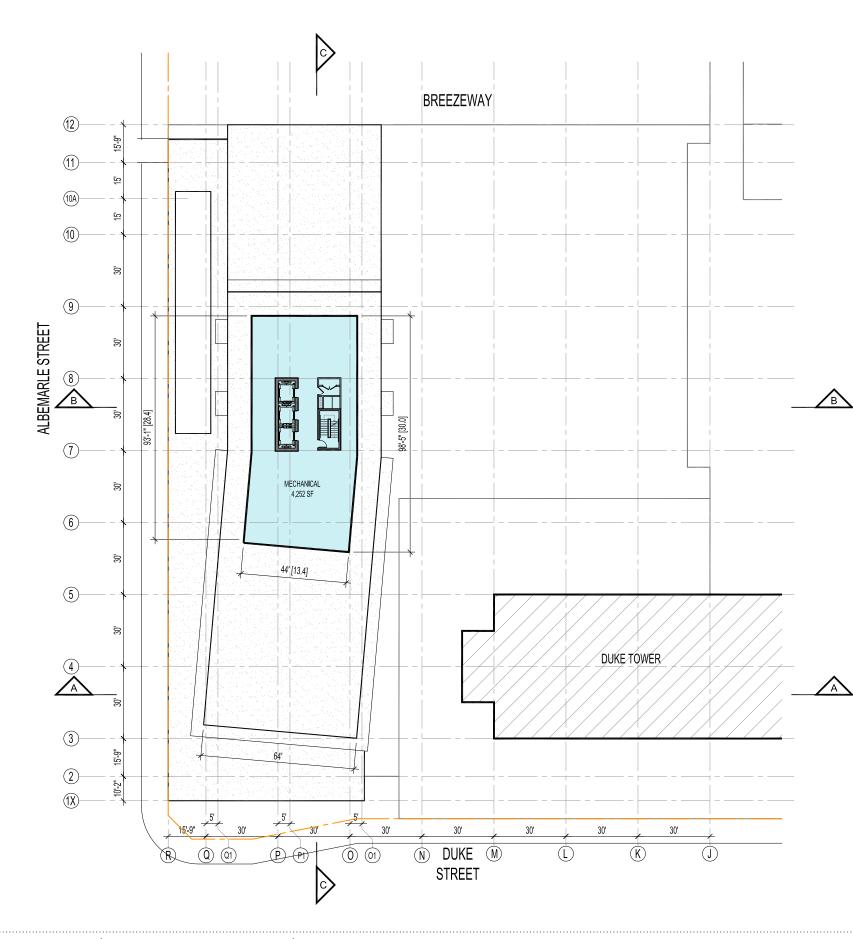






SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT RESIDENTIAL LEVELS 11-17

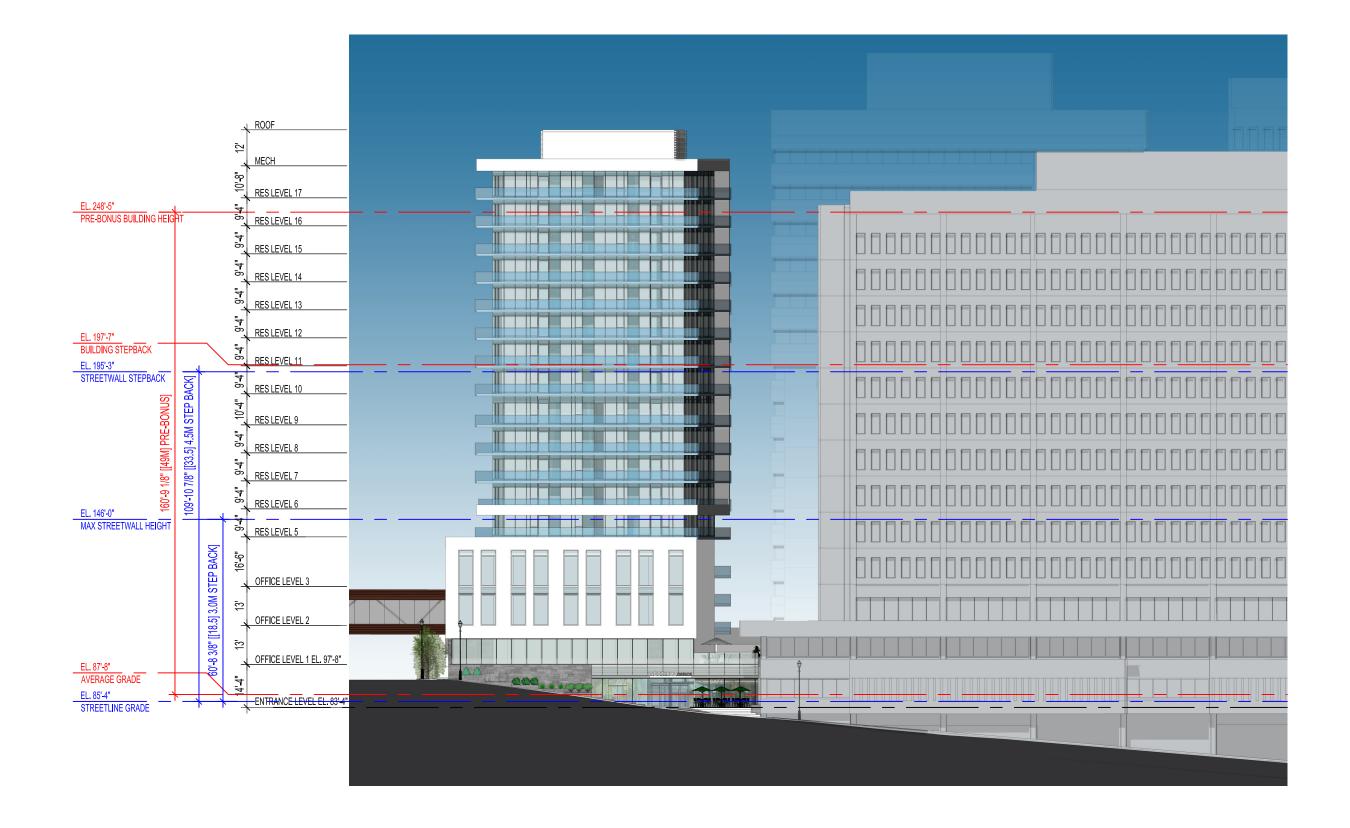




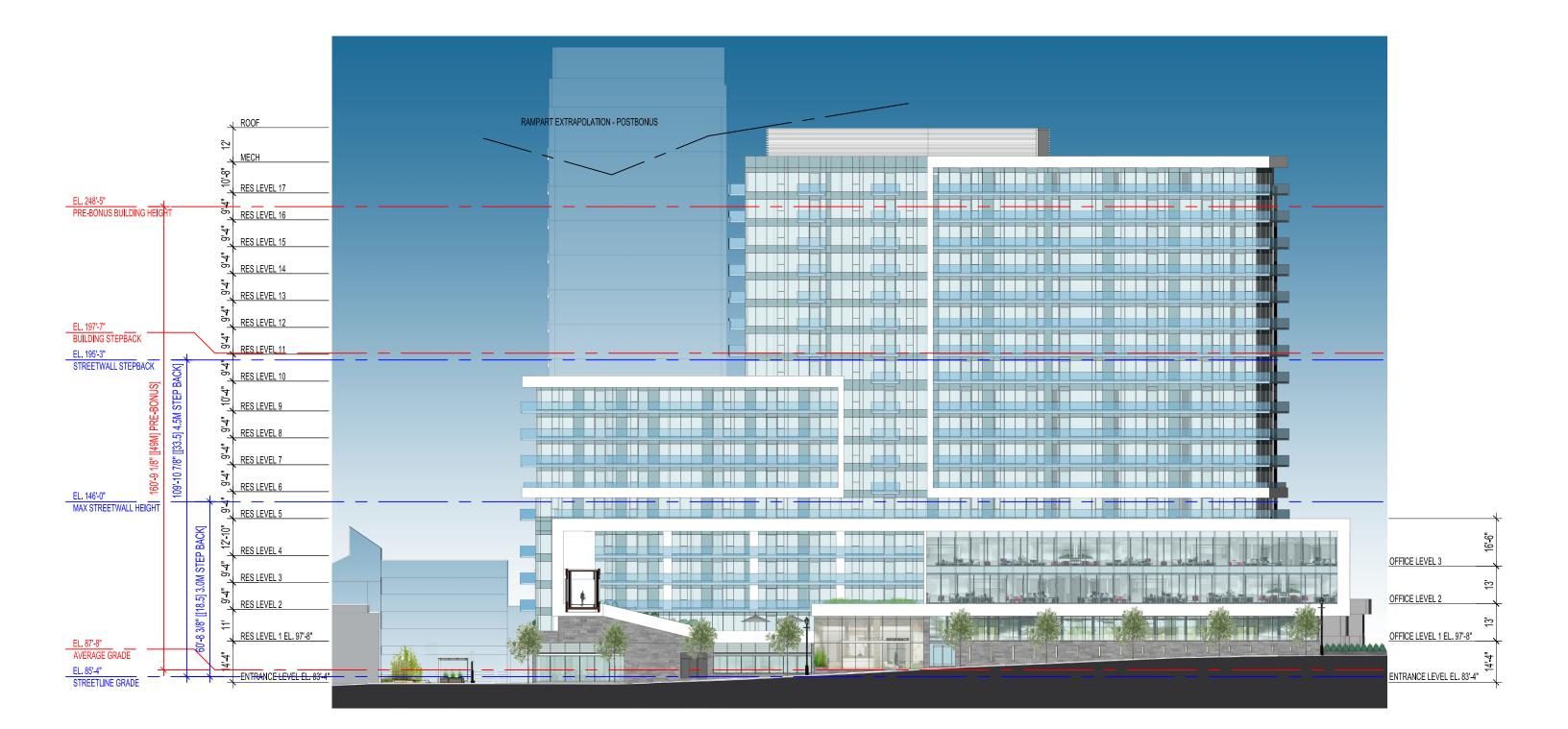


SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT MECHANICAL LEVEL



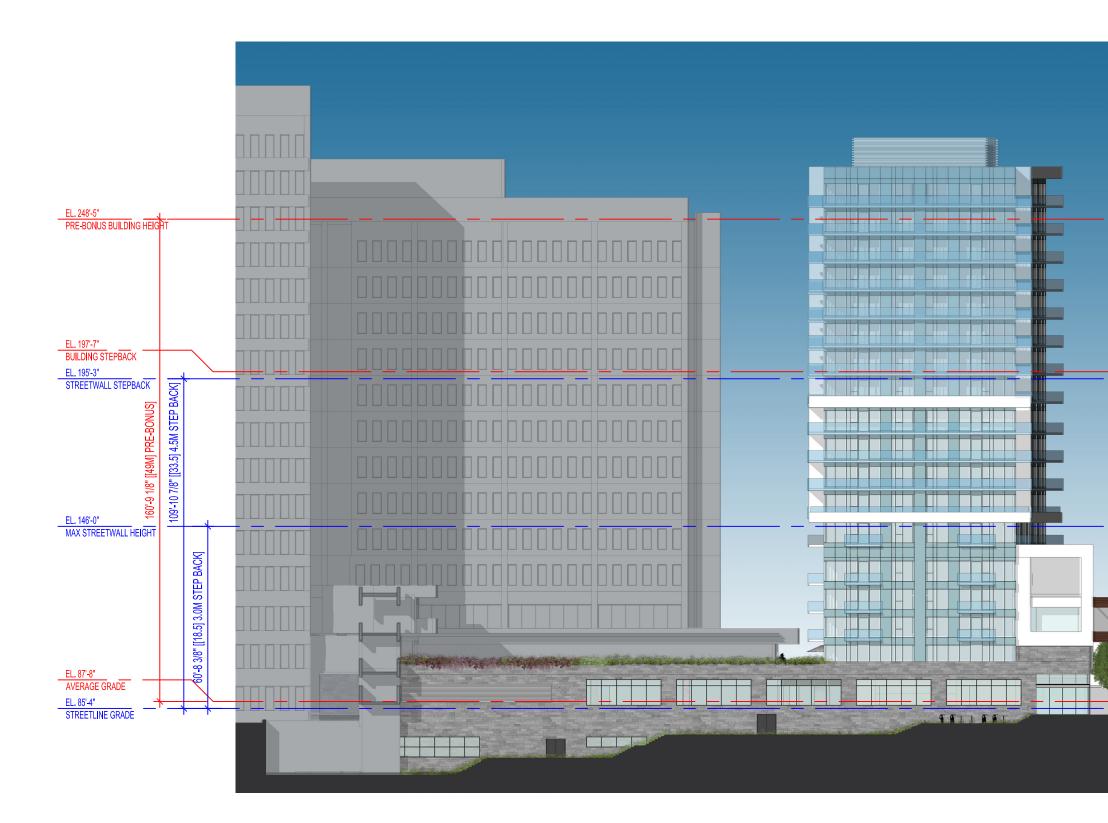


PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT SOUTH ELEVATION (DUKE STREET)





SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT WEST ELEVATION (ALBEMARLE STREET)



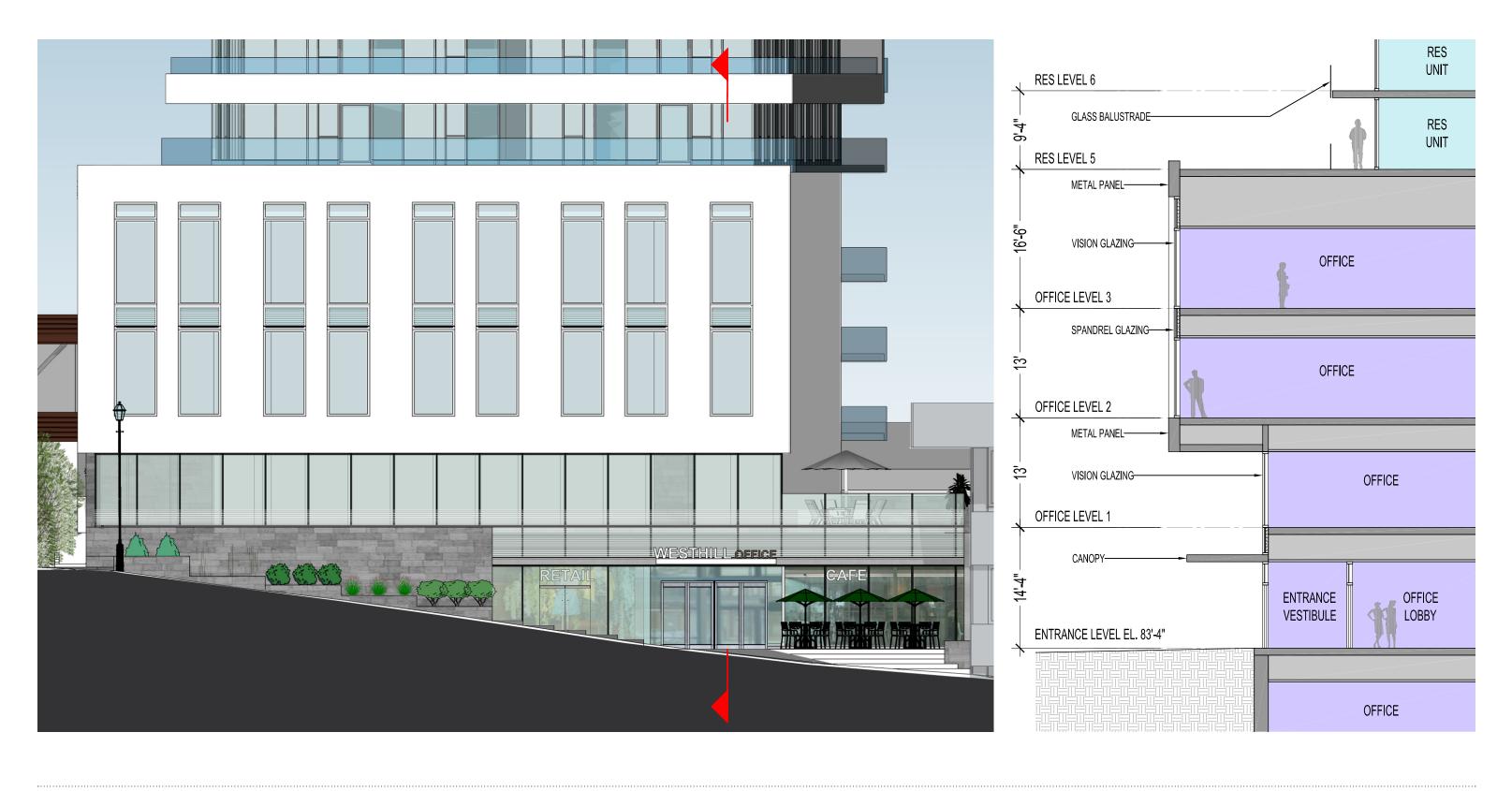
PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT NORTH ELEVATION (BREEZEWAY)

ROOF	_
	12.
MECH	=
RES LEVEL 17	10'-8"
RES LEVEL 16	9'4"
RES LEVEL 15	9'4"
RES LEVEL 14	9'4"
REGLEVEL 14	<u> </u>
RES LEVEL 13	^{9'4}
RES LEVEL 12	9.4
RES LEVEL 11	9'4"
	9'4"
RES LEVEL 10	<u> </u>
RES LEVEL 9	10'4"
	9.4"
RES LEVEL 8	_
RES LEVEL 7	^{6,4} "
RES LEVEL 6	9'4"
	14
RES LEVEL 5	=
	2'-10
RES LEVEL 4	-
RES LEVEL 3	9'4"
	4
RES LEVEL 2	<u> </u>
RES LEVEL 1 EL. 97'-8"	1
	4
ENTRANCE LEVEL EL. 83'-4"	14
	\rightarrow
	20'
LEVEL 3 EL. 63'-4"	





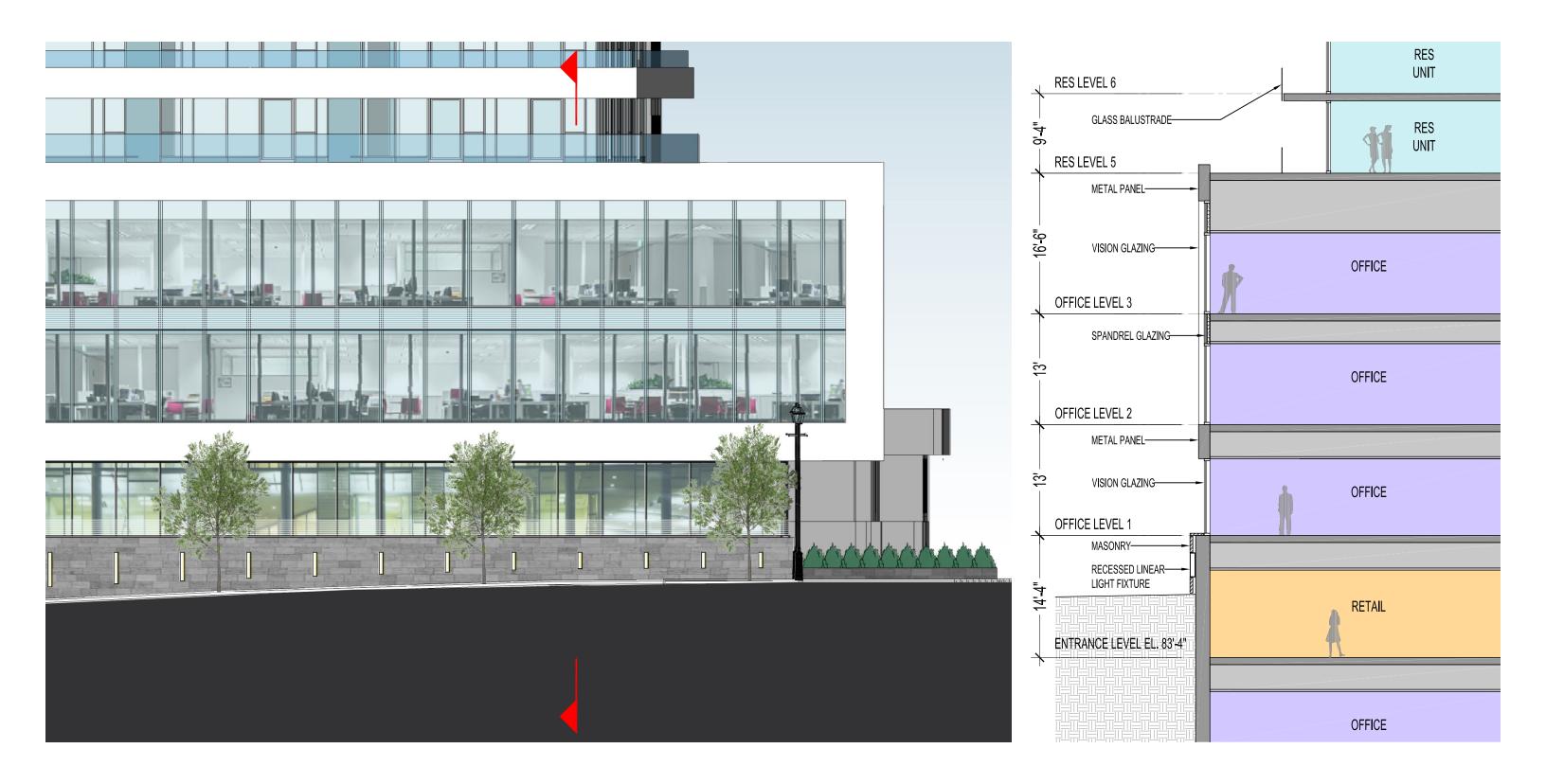
SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT OFFICE AND RETAIL ENTRANCE ON DUKE STREET



PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT OFFICE ENTRANCE ON DUKE STREET



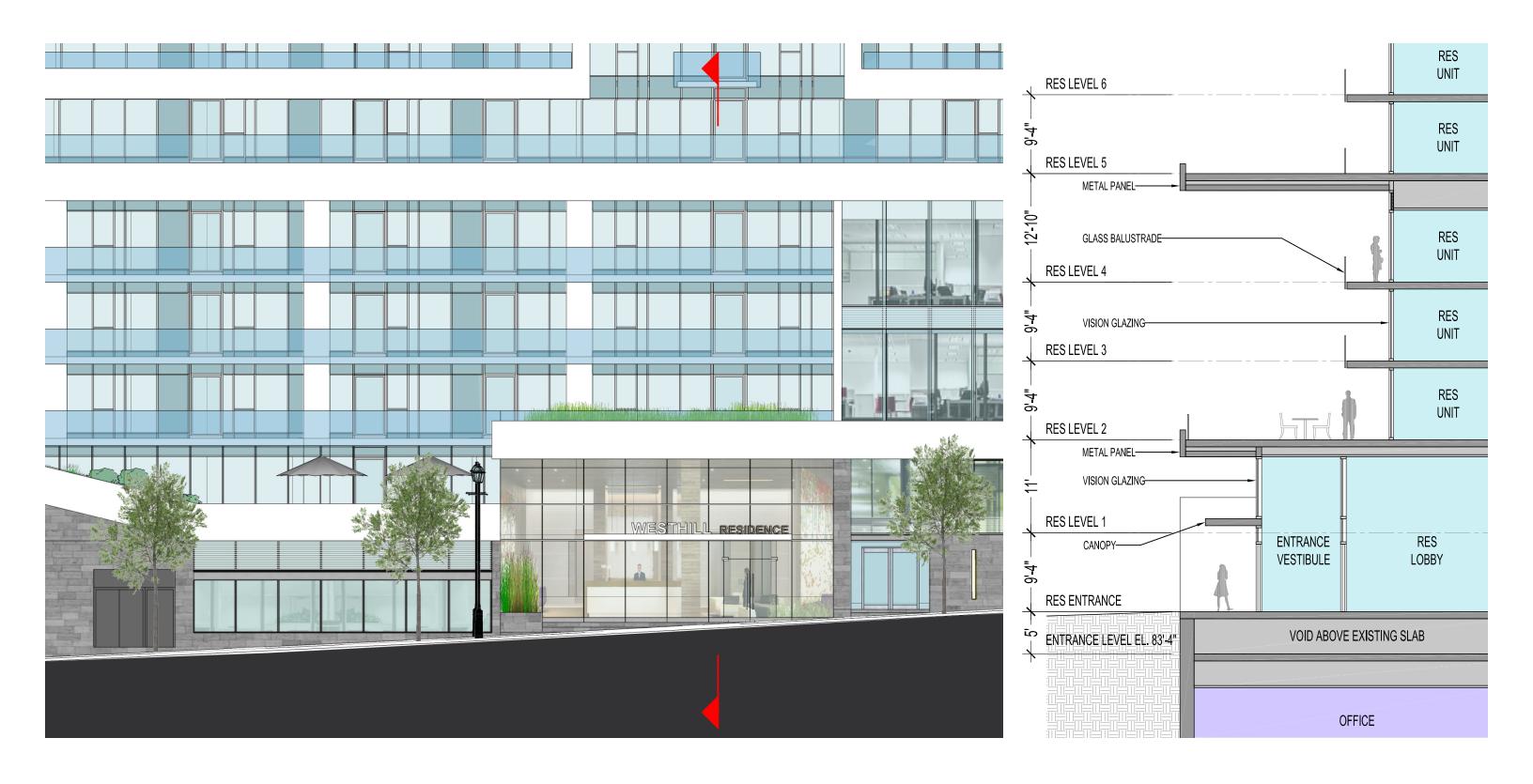
PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT CORNER OF DUKE AND ALBEMARLE



PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT FEATURE WALL ON ALBEMARLE STREET



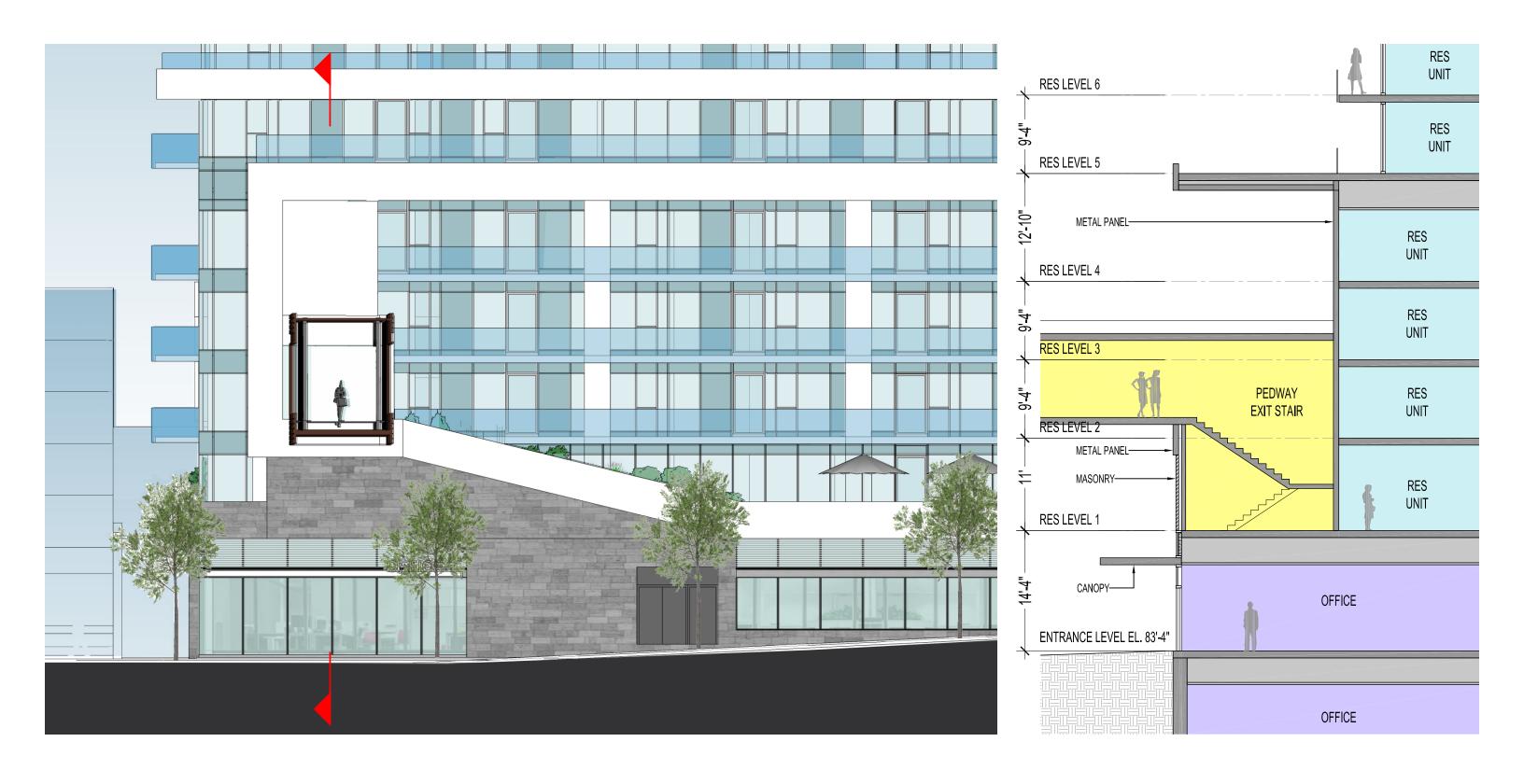
PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT RESIDENTIAL ENTRANCE ON ALBEMARLE STREET



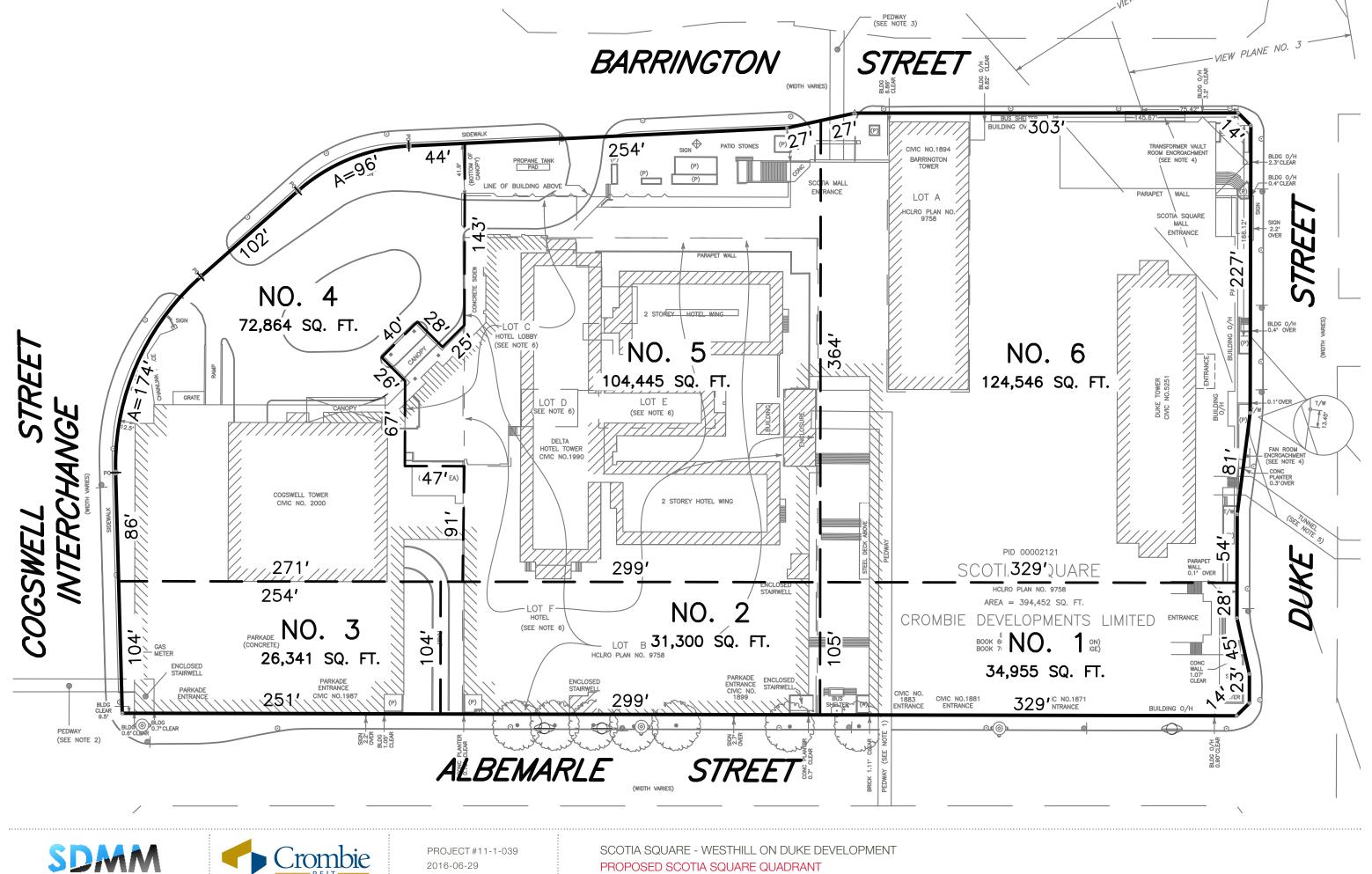
PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT RESIDENTIAL ENTRANCE ON ALBEMARLE STREET



PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT OFFICE ENTRANCE AND PEDWAY ON ALBEMARLE STREET

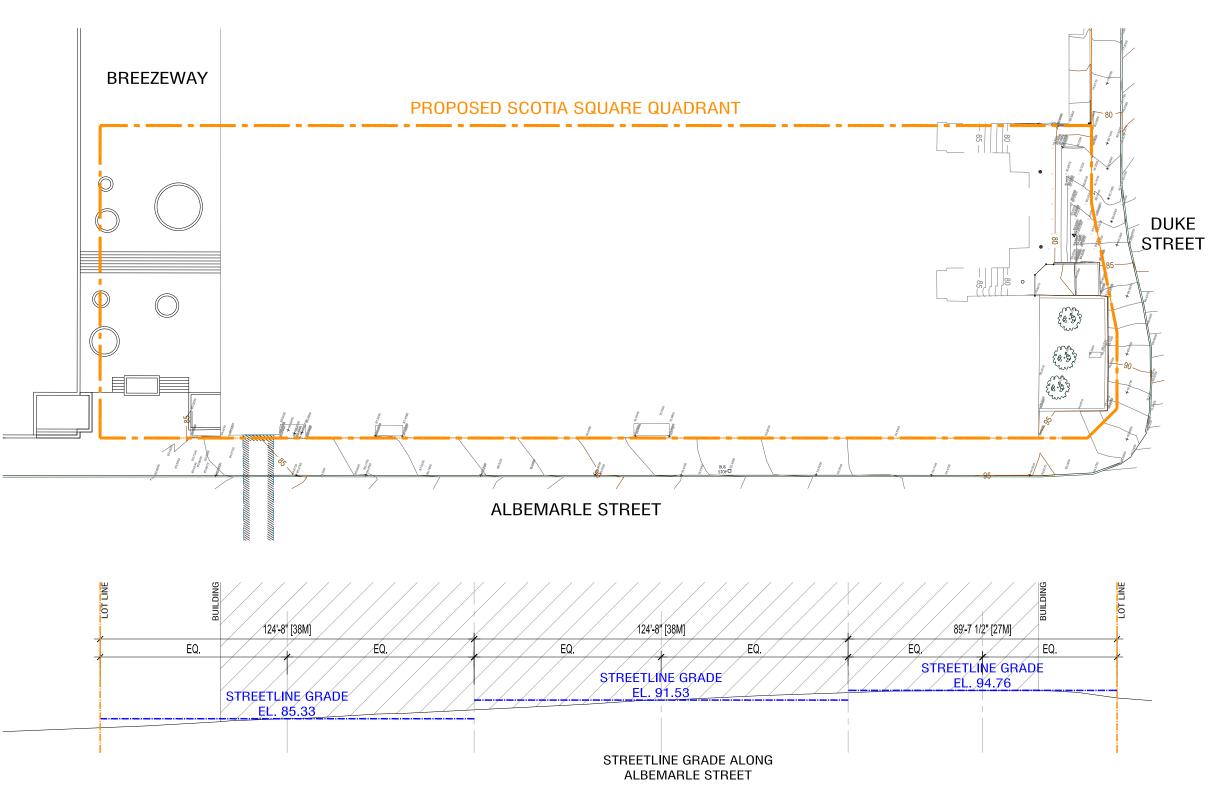


PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT OFFICE ENTRANCE AND PEDWAY ON ALBEMARLE STREET



Crombie

SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT PROPOSED SCOTIA SQUARE QUADRANT





SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT STREETWALL CALCULATION

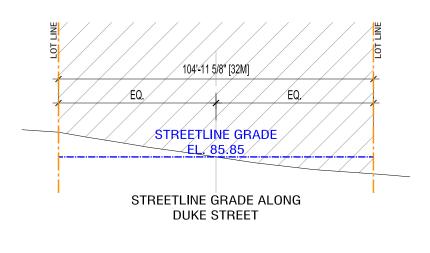


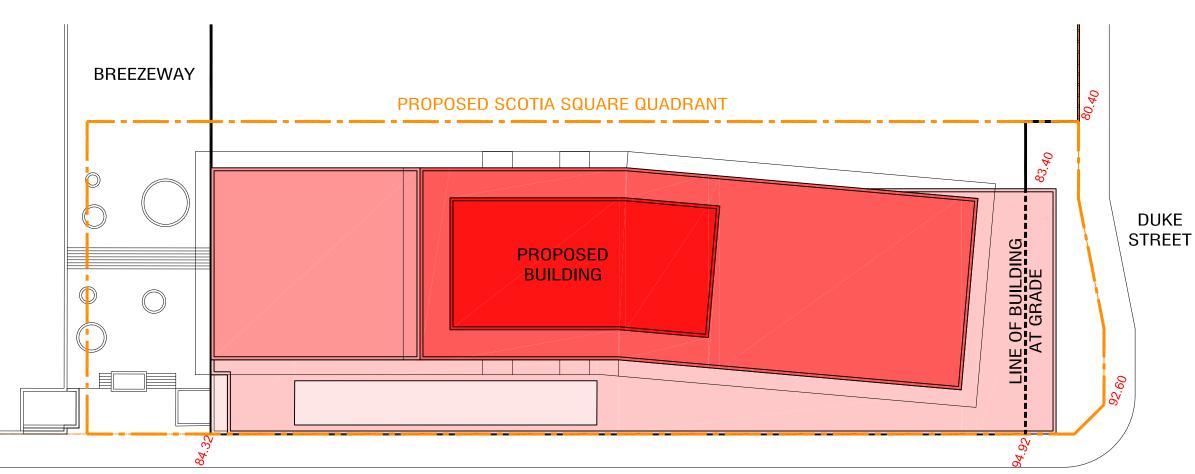
STREETLINE - LOT LINE

LOWEST STREETLINE GRADE - EL. 85.33

MAXIMUM STREETWALL HEIGHT - EL. 146.03 18.5M / 60.70' AS PER LAND USE BY-LAW MAP 7

STREETWALL STEPBACK ABOVE STREET WALL MIN. 3M BETWEEN 18.5M / 60.70' AND 33.5M / 109.91' IN HEIGHT BETWEEN EL. 146.03 AND EL. 195.24 MIN. 4.5M ABOVE 33.5M / 109.91' IN HEIGHT ABOVE EL. 195.24





ALBEMARLE STREET



PROJECT #11-1-039 2016-06-29

SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT BUILDING HEIGHT CALCULATION

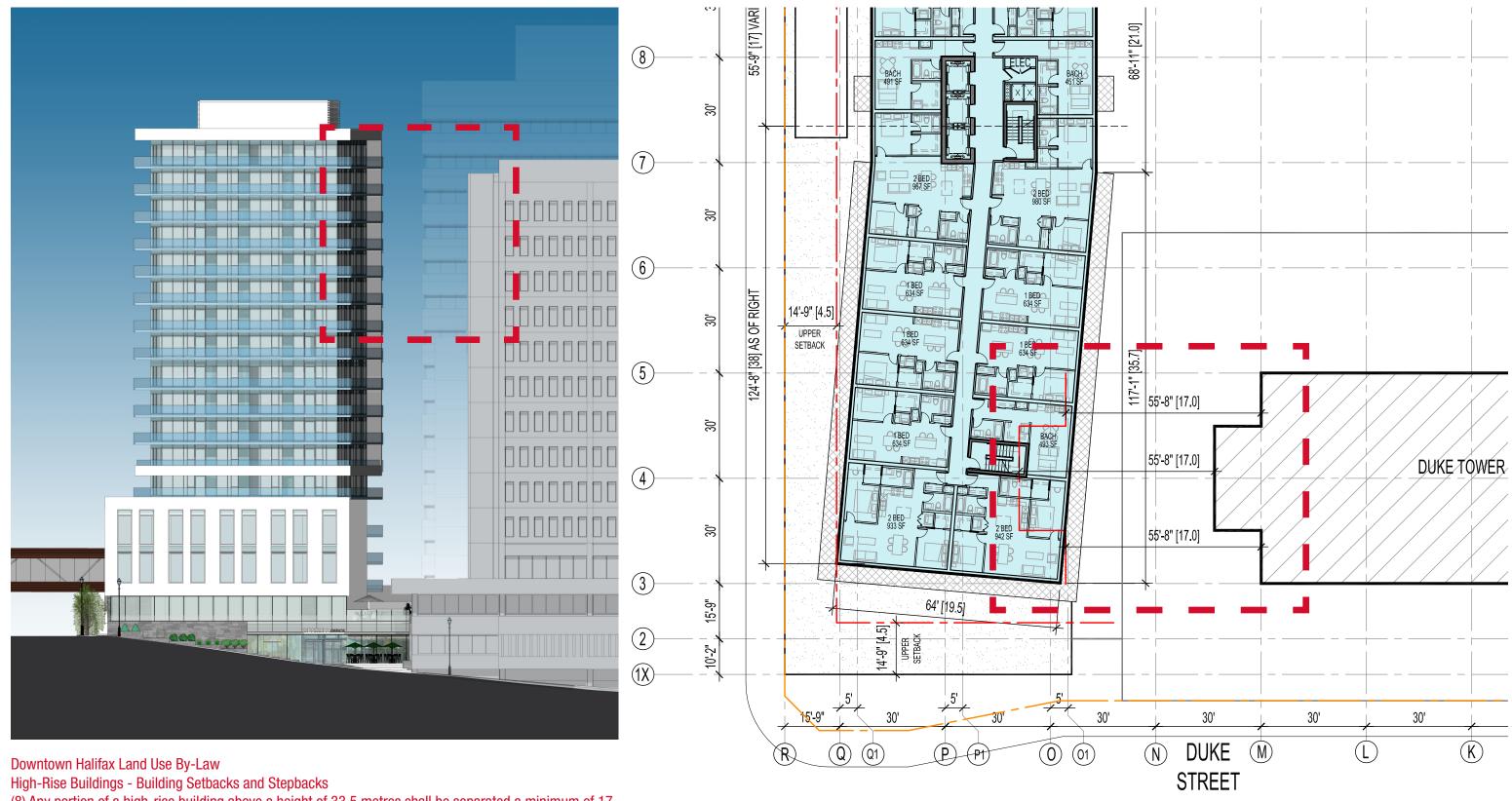


FINISHED ELEVATION HIGH POINT - EL. 94.92 FINISHED ELEVATION LOW POINT - EL. 80.40 AVERAGE GRADE - EL. 87.66

PRE-BONUS BUILDING HEIGHT - EL. 248.42 49M / 160.76' AS PER LAND USE BY-LAW MAP 4

POST-BONUS BUILDING HEIGHT - RAMPART MAXIMUM AS PER LAND USE BY-LAW MAP 5

HIGHRISE BUILDING SETBACKS AND STEP BACKS - EL. 248.42 MIN. 17M SEPARATION ABOVE 33.5M / 109.91' IN HEIGHT MAX. WIDTH AND DEPTH OF 38M ABOVE 33.5M / 109.91' IN HEIGHT

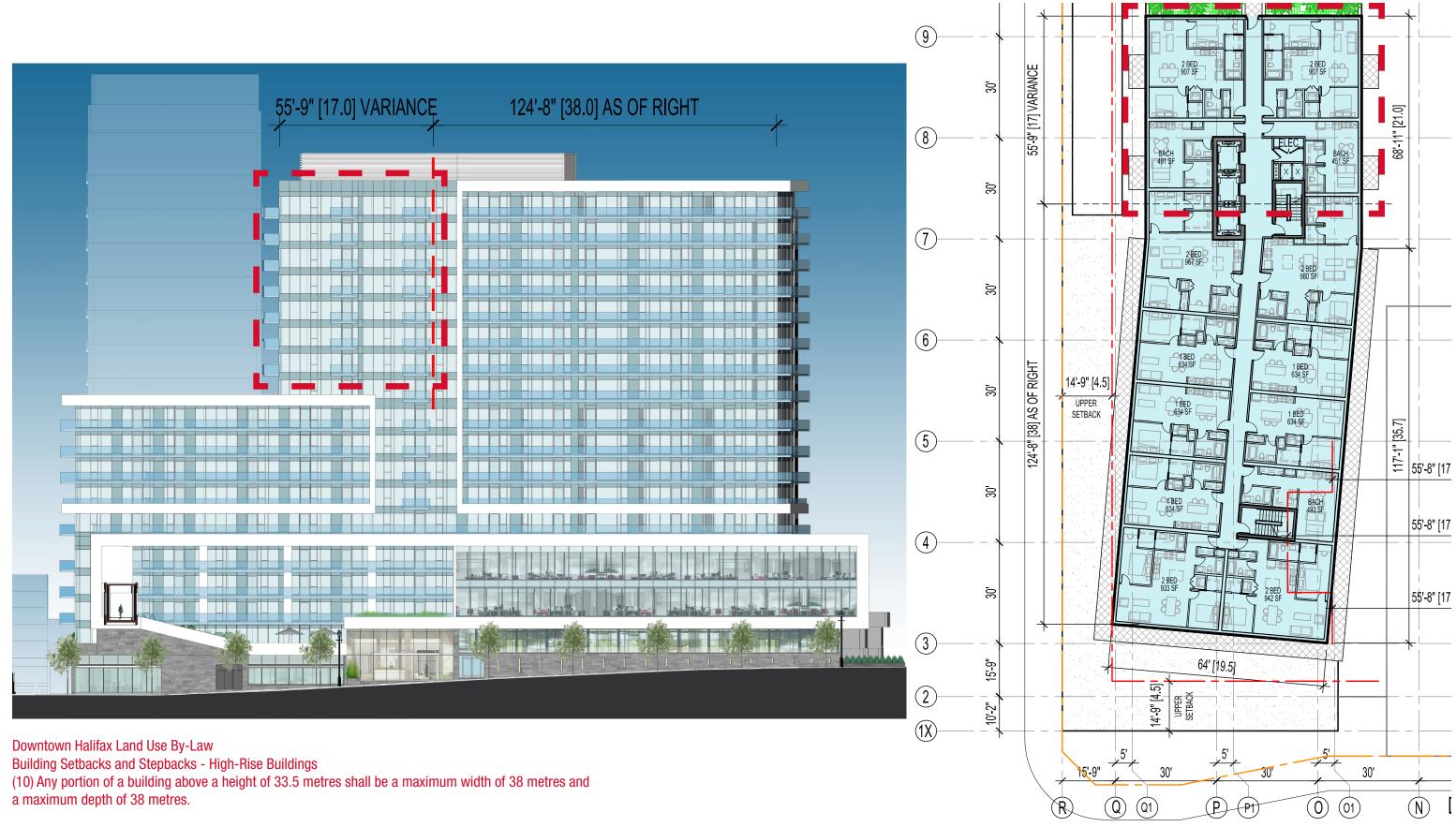


(8) Any portion of a high-rise building above a height of 33.5 metres shall be separated a minimum of 17 metres between the high-rise portion of other buildings on the same lot or the high-rise portion of the same building on the same lot.



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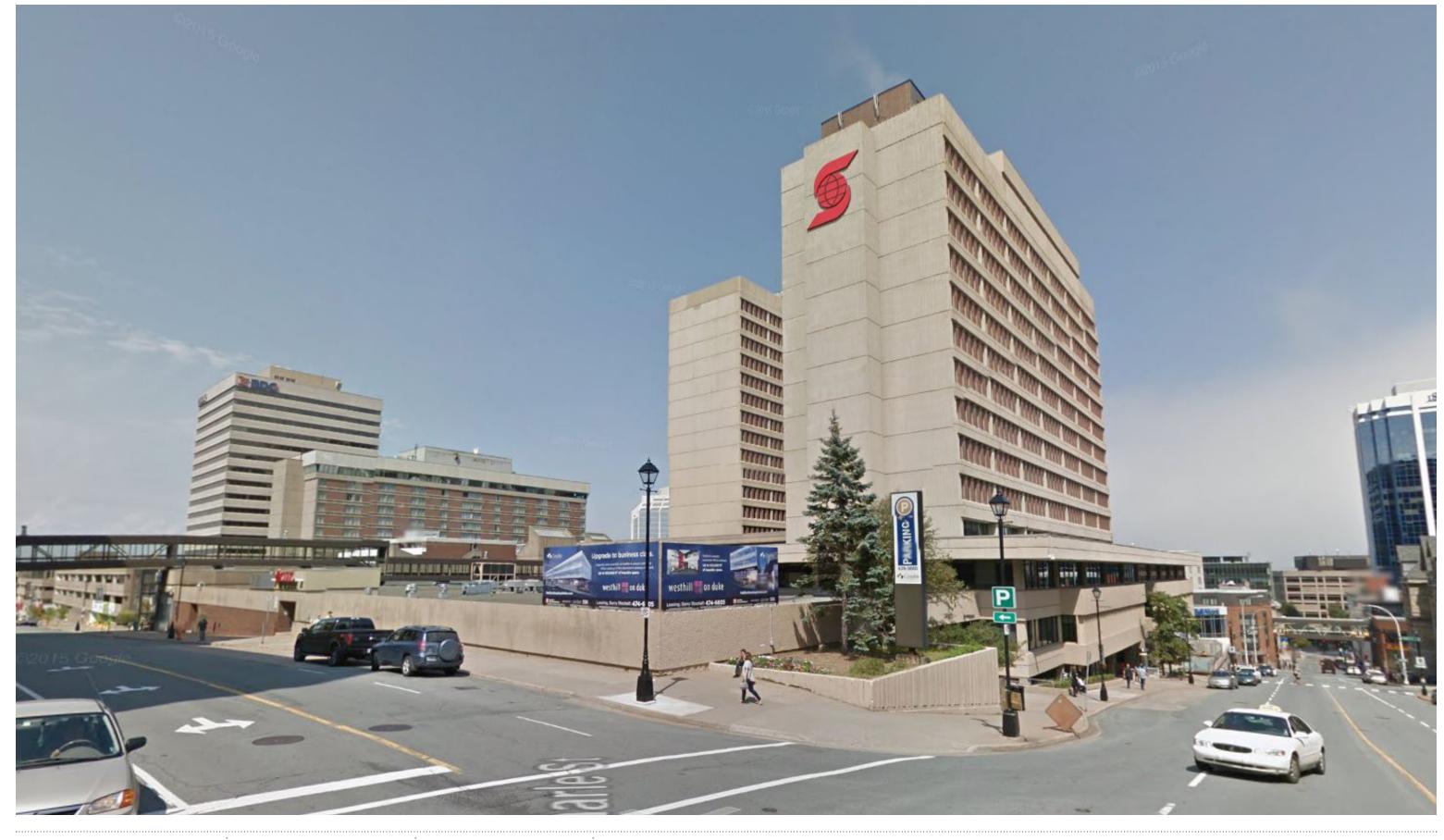
SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT HIGH-RISE BUILDINGS - SEPARATION VARIANCE



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PROJECT #11-1-039 2016-06-29

SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT HIGH-RISE BUILDINGS - MAXIMUM WIDTH VARIANCE





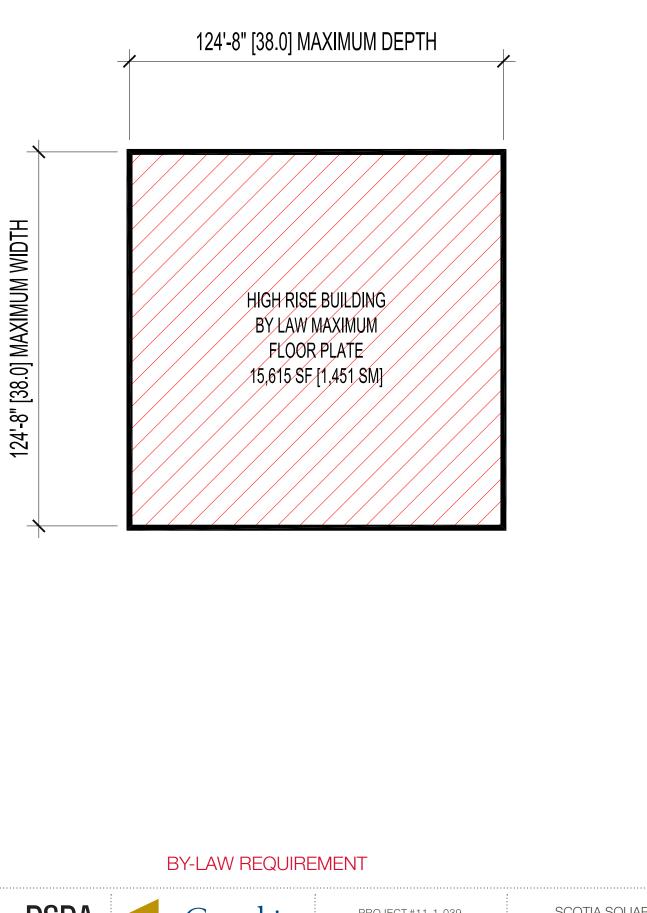
PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT HIGH-RISE BUILDINGS - VARIANCE - EXISTING BLANK BUILDING WALL



zeidler DSRA Crombie

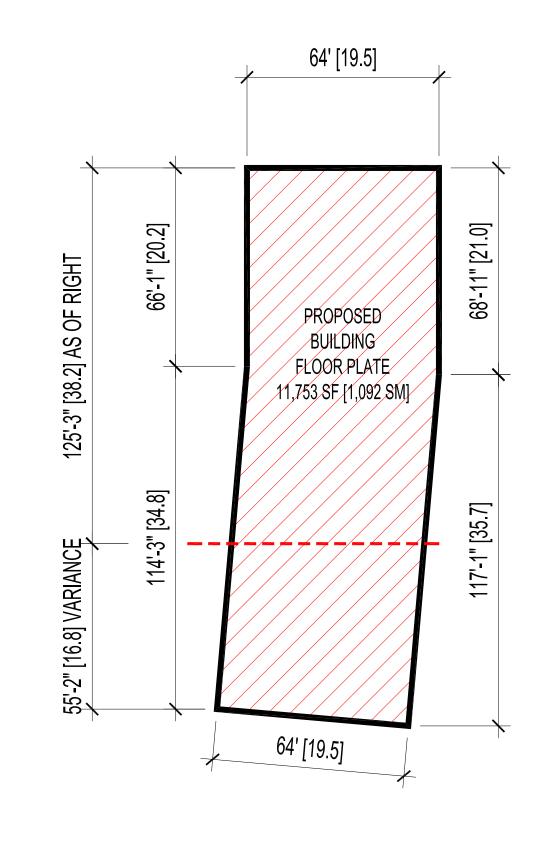
PROJECT #11-1-039 2016-06-29

SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT HIGH-RISE BUILDINGS - VARIANCE - CONCEALMENT OF EXISTING BLANK BUILDING WALL





PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT HIGH-RISE BUILDINGS - VARIANCE - FLOOR PLATE COMPARISON



PROPOSED BUILDING

SCOTIA SQUARE BREEZEWAY



PROJECT #11-1-039 2016-06-29





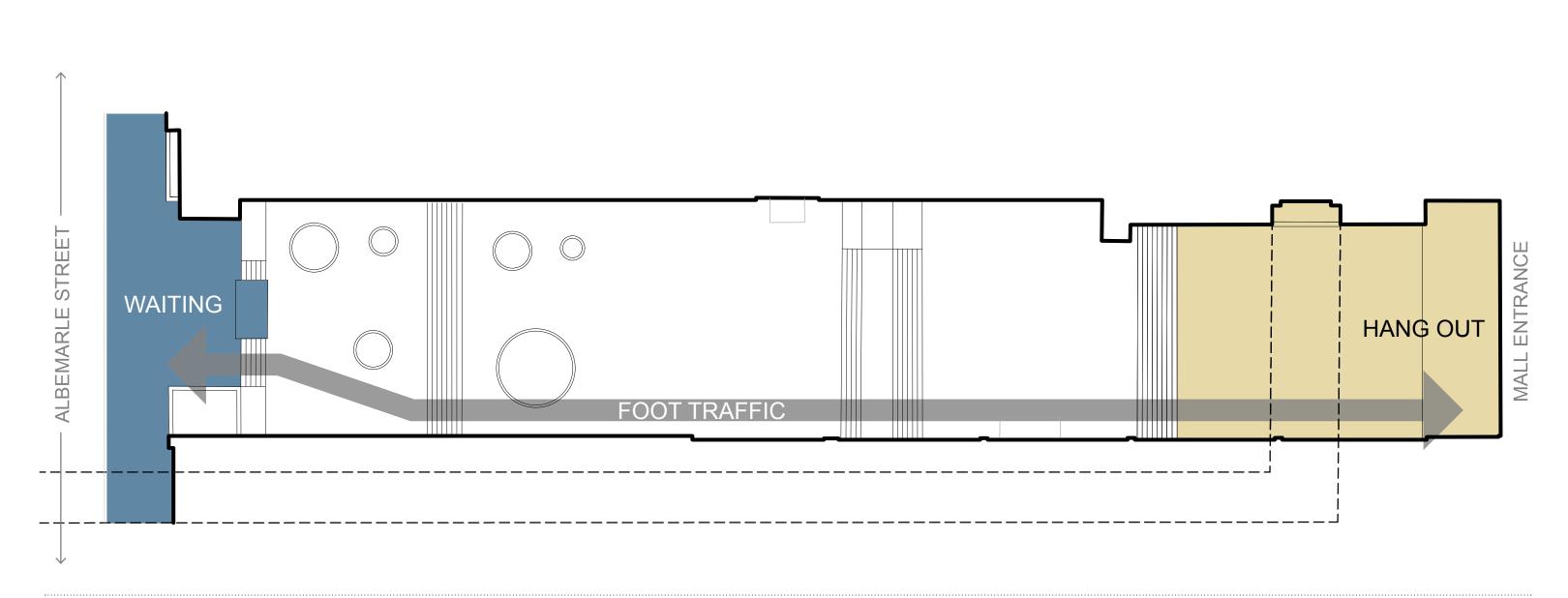
TODAY





PROJECT #11-1-039 2016-06-29

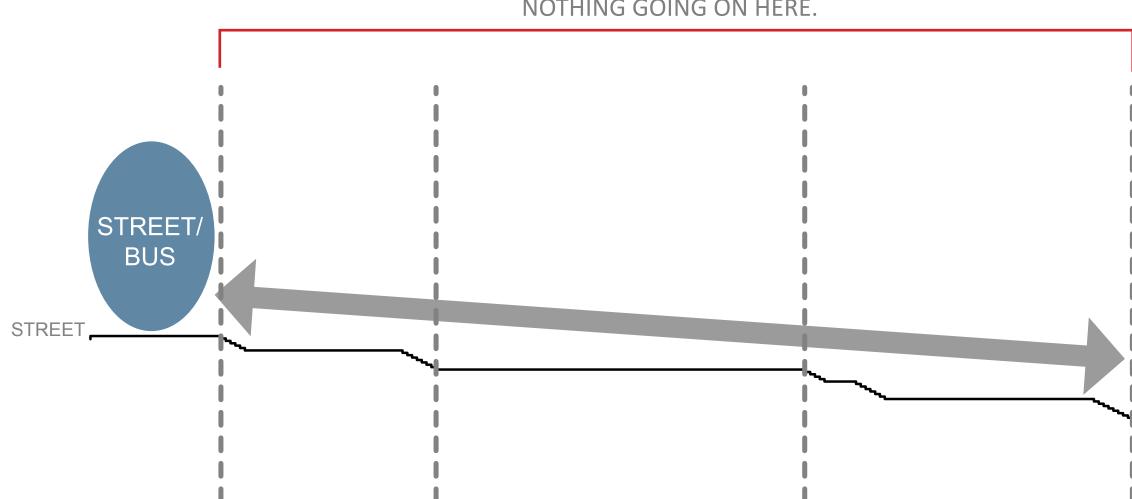




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DIVIDED INTO PLATFORMS



NOTHING GOING ON HERE.



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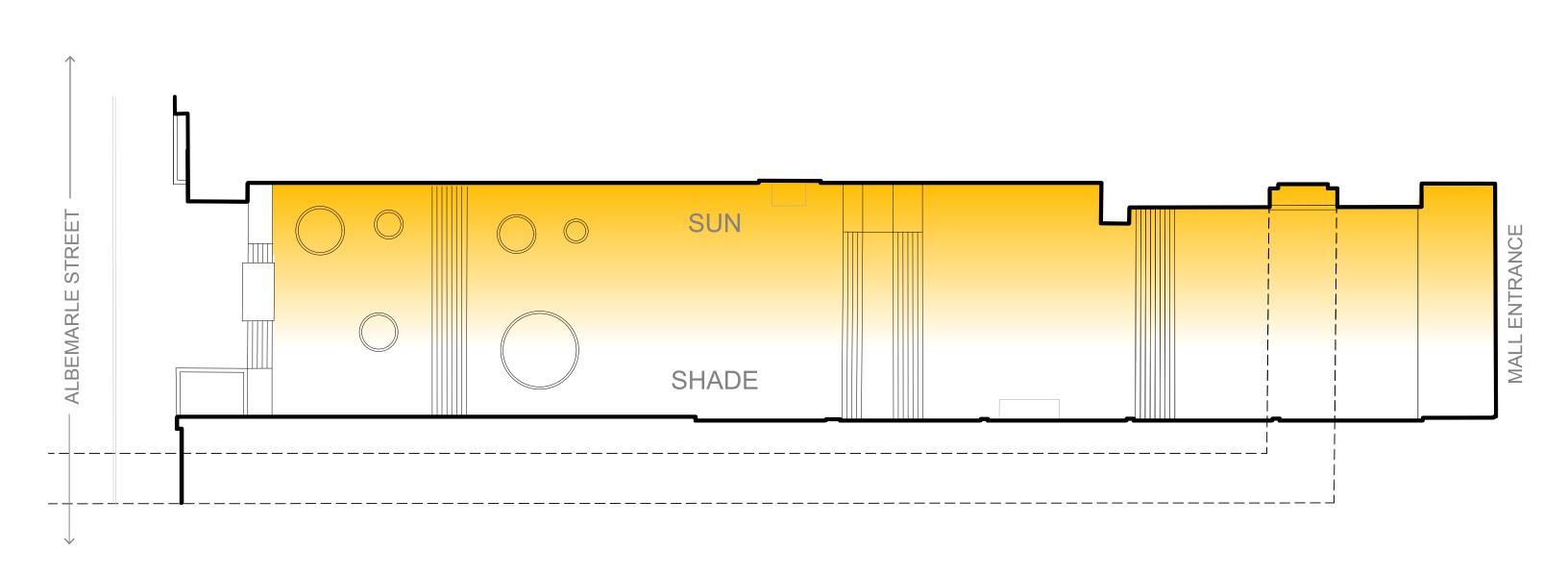
THE ENVIRONMENT SUN DIVIDES SPACE



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ALWAYS A SUNNY SIDE



Breakhouse[®] Crombie

PROJECT #11-1-039 2016-06-29

THIS CAN BE MORE THAN JUST A PATH?

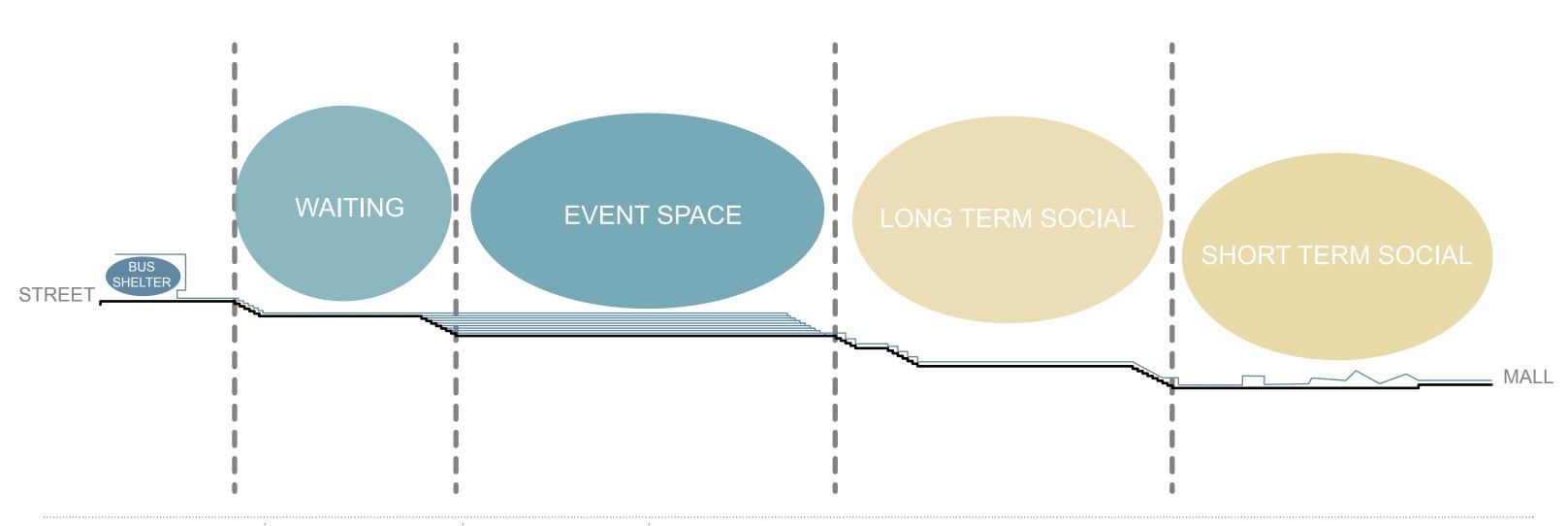
Breakhouse[®]



PROJECT #11-1-039 2016-06-29



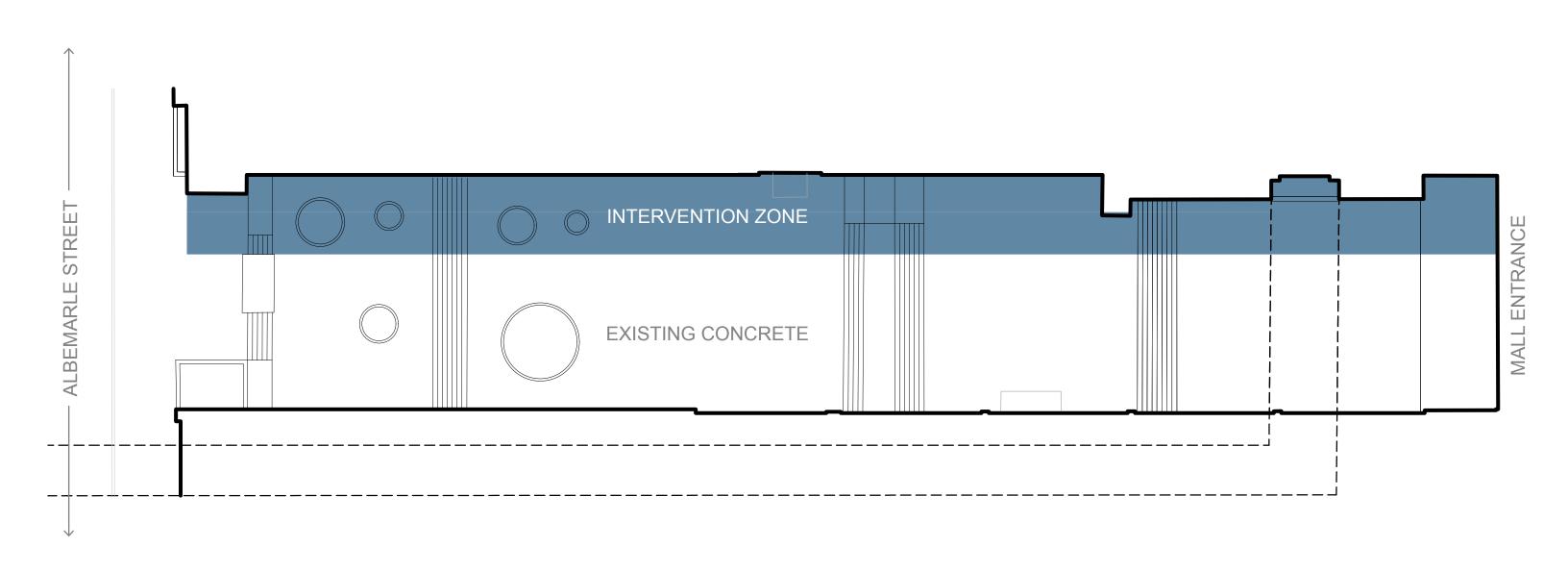
BRINGING PURPOSE MEANDER UP THE TERRAIN CONNECT STREET TO MALL ENTRANCE





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ALONG SUNNY SIDE



Breakhouse[®] Crombie

PROJECT #11-1-039 2016-06-29

URBAN PRECEDENT

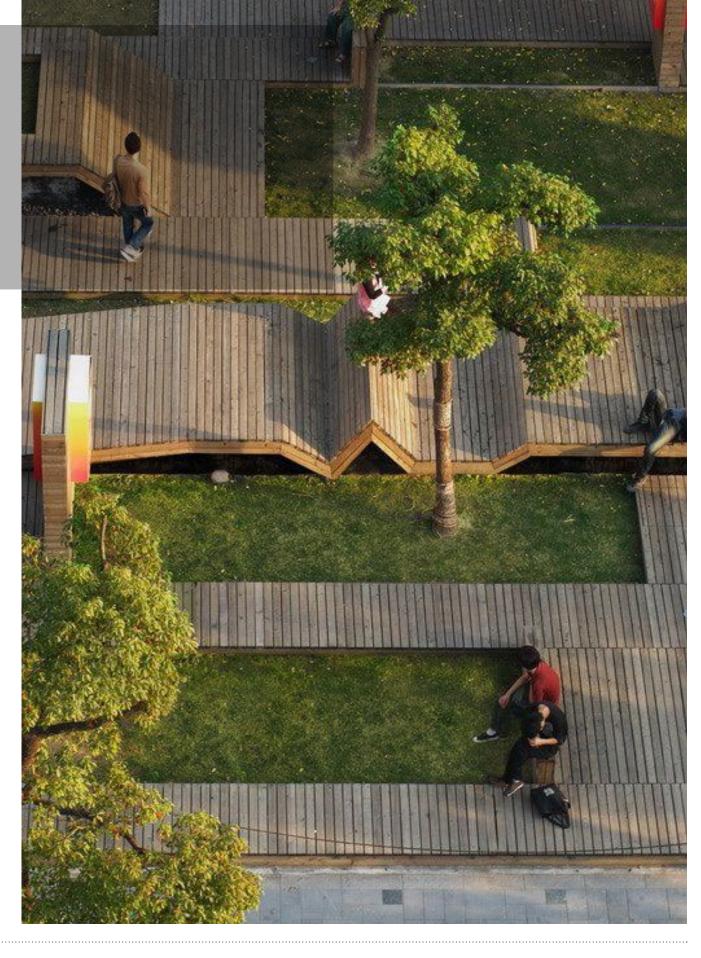


PROJECT #11-1-039 2016-06-29



SOCIAL SPACES



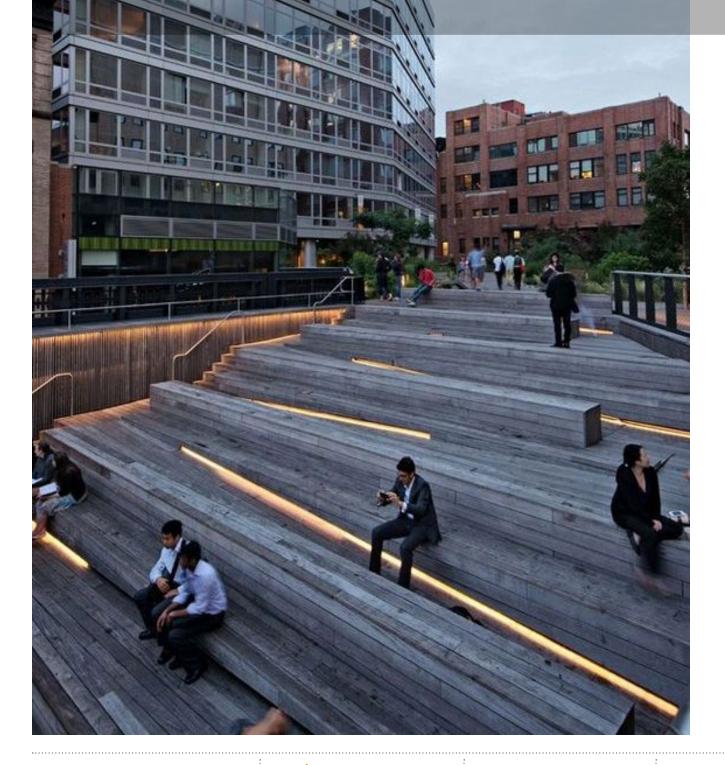


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PROJECT #11-1-039 2016-06-29











PROJECT #11-1-039 2016-06-29



PLAYFUL





PROJECT #11-1-039 2016-06-29

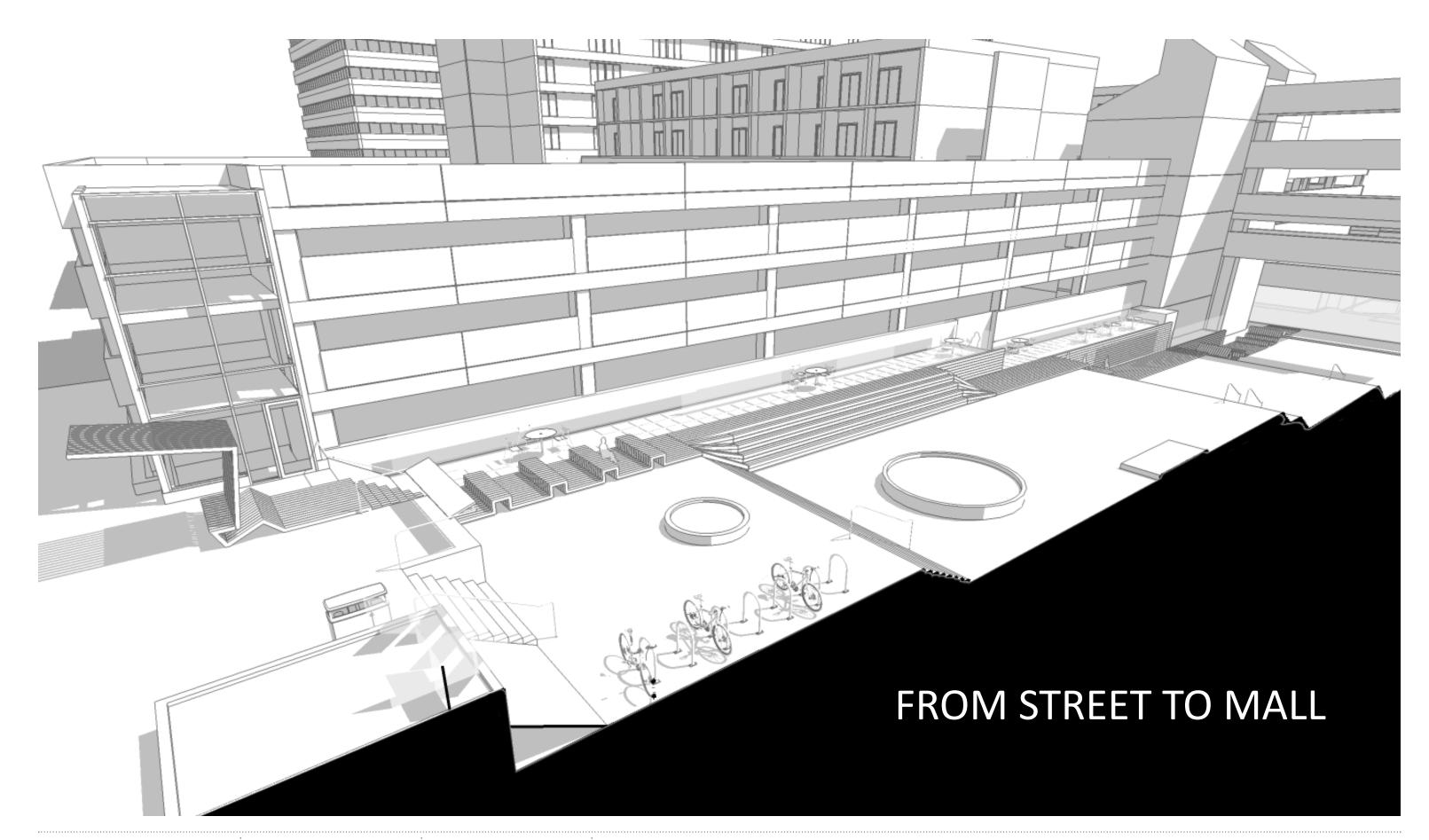


PROPOSED DESIGN



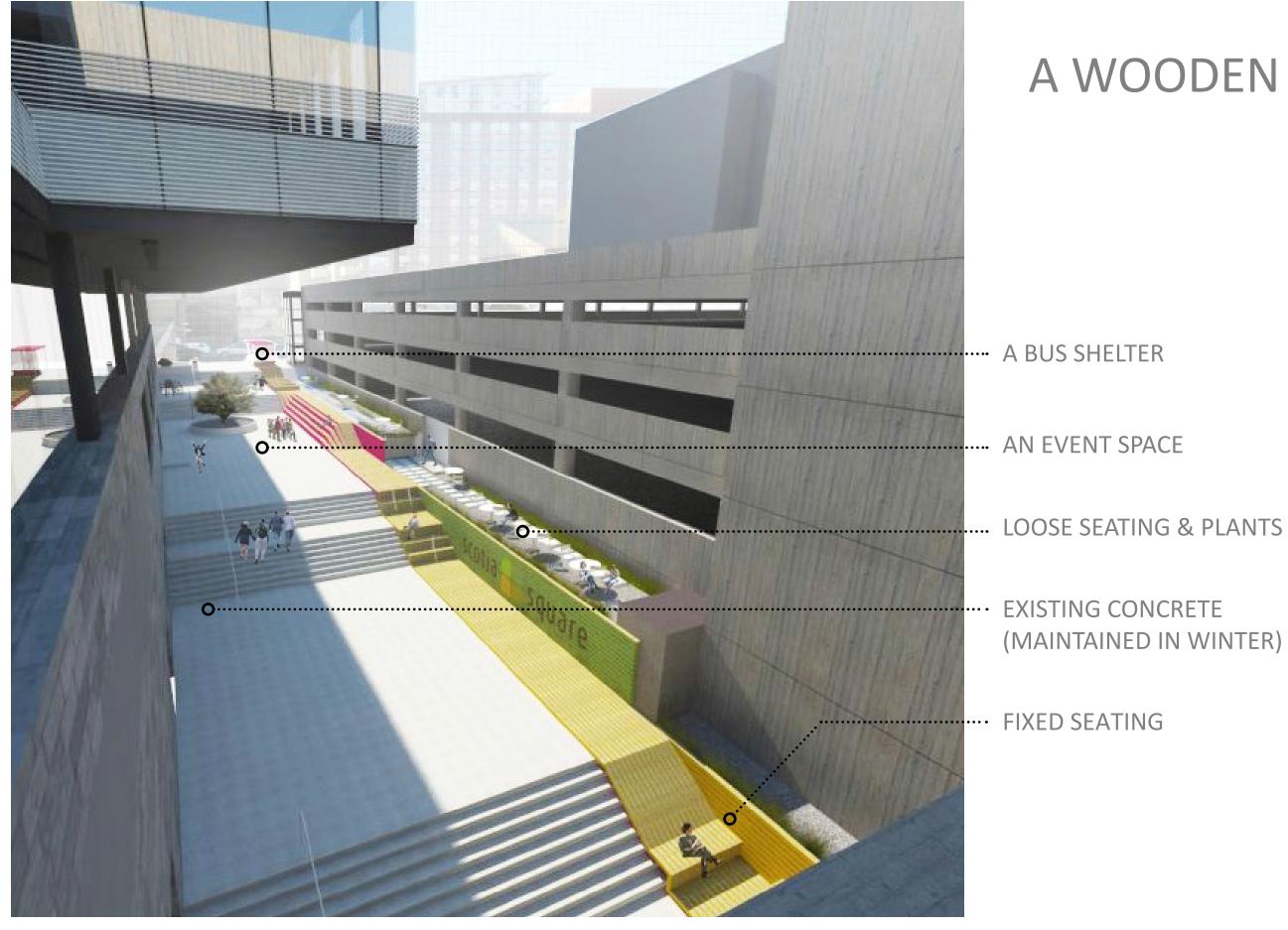
PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT BREEZEWAY STUDY - OPTION 1

OPTION 1





PROJECT #11-1-039 2016-06-29



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SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT BREEZEWAY STUDY - OPTION 1

A WOODEN RIBBON

SHORT TERM SOCIAL SPACE



PROJECT #11-1-039 2016-06-29



EVENT SPACE



PROJECT #11-1-039 2016-06-29

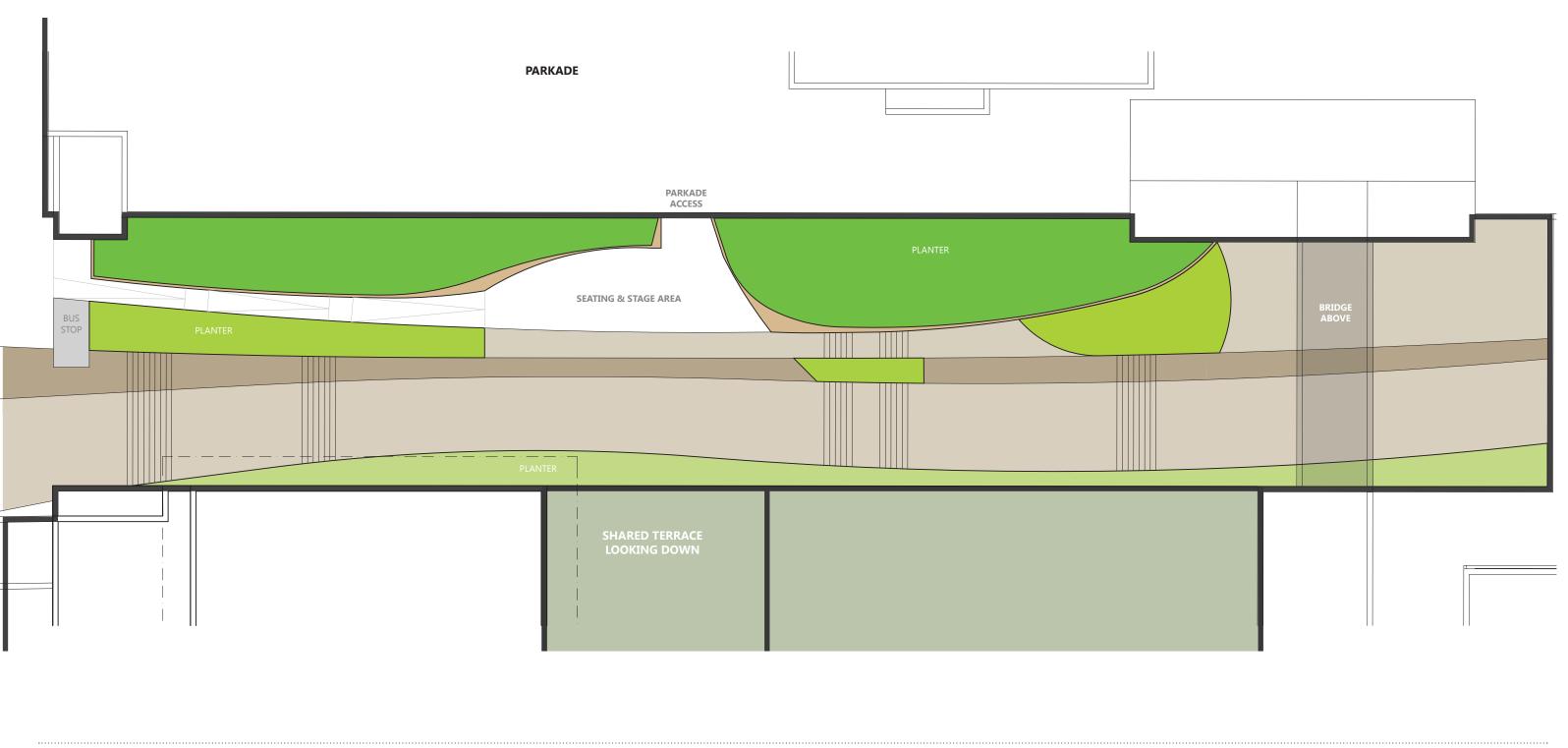


PROPOSED DESIGN



PROJECT #11-1-039 2016-06-29 SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT BREEZEWAY STUDY - OPTION 2

OPTION 2



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PROJECT #11-1-039 2016-06-29







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