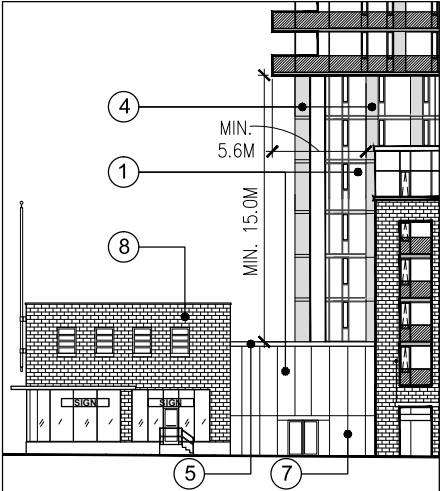


+146000 MAX. HEIGHT REQUIREMENT

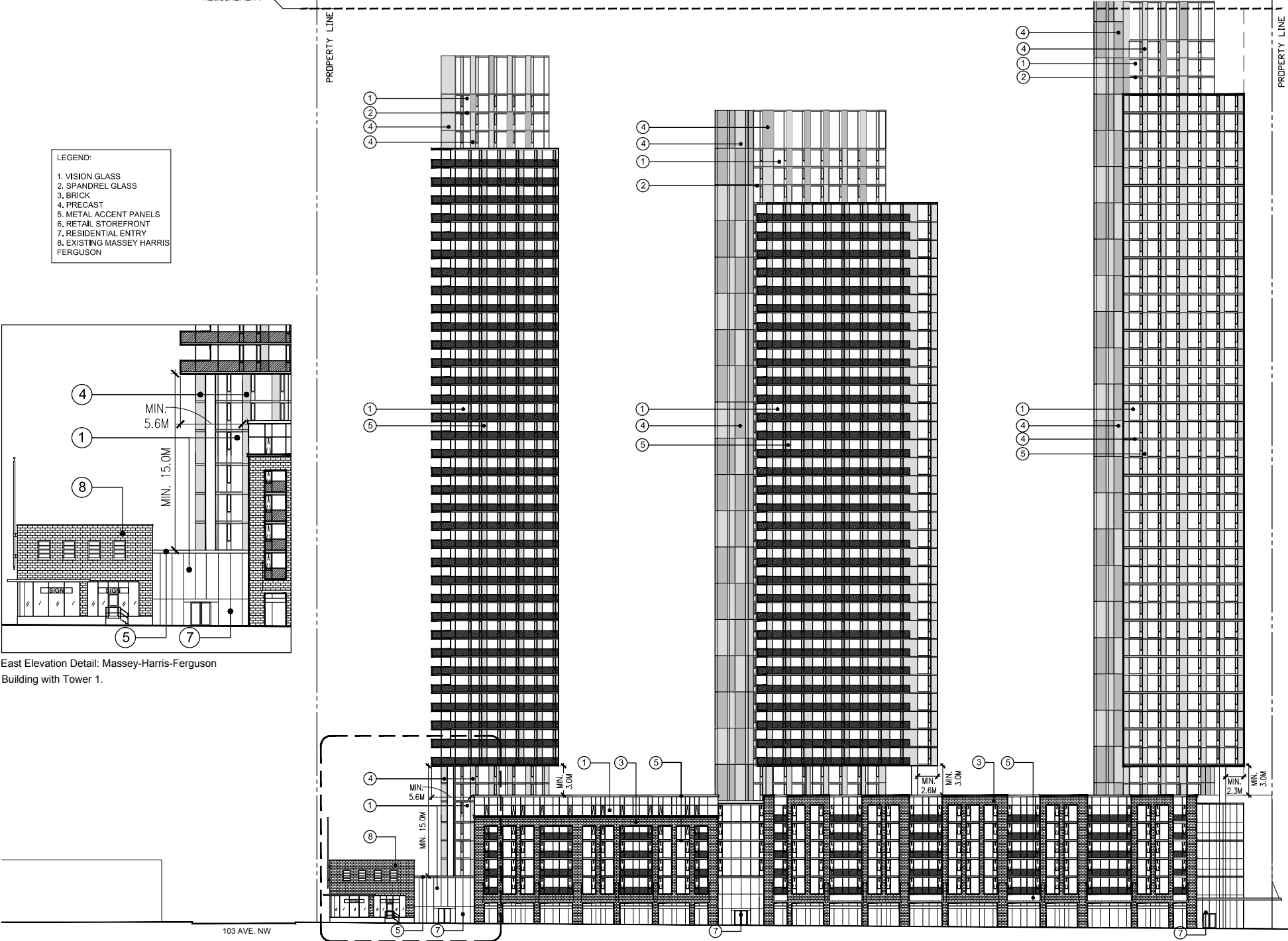
PROPERTY LINE

PROPERTY LINE

- LEGEND:
- 1. VISION GLASS
 - 2. SPANDREL GLASS
 - 3. BRICK
 - 4. PRECAST
 - 5. METAL ACCENT PANELS
 - 6. RETAIL STOREFRONT
 - 7. RESIDENTIAL ENTRY
 - 8. EXISTING MASSEY HARRIS FERGUSON



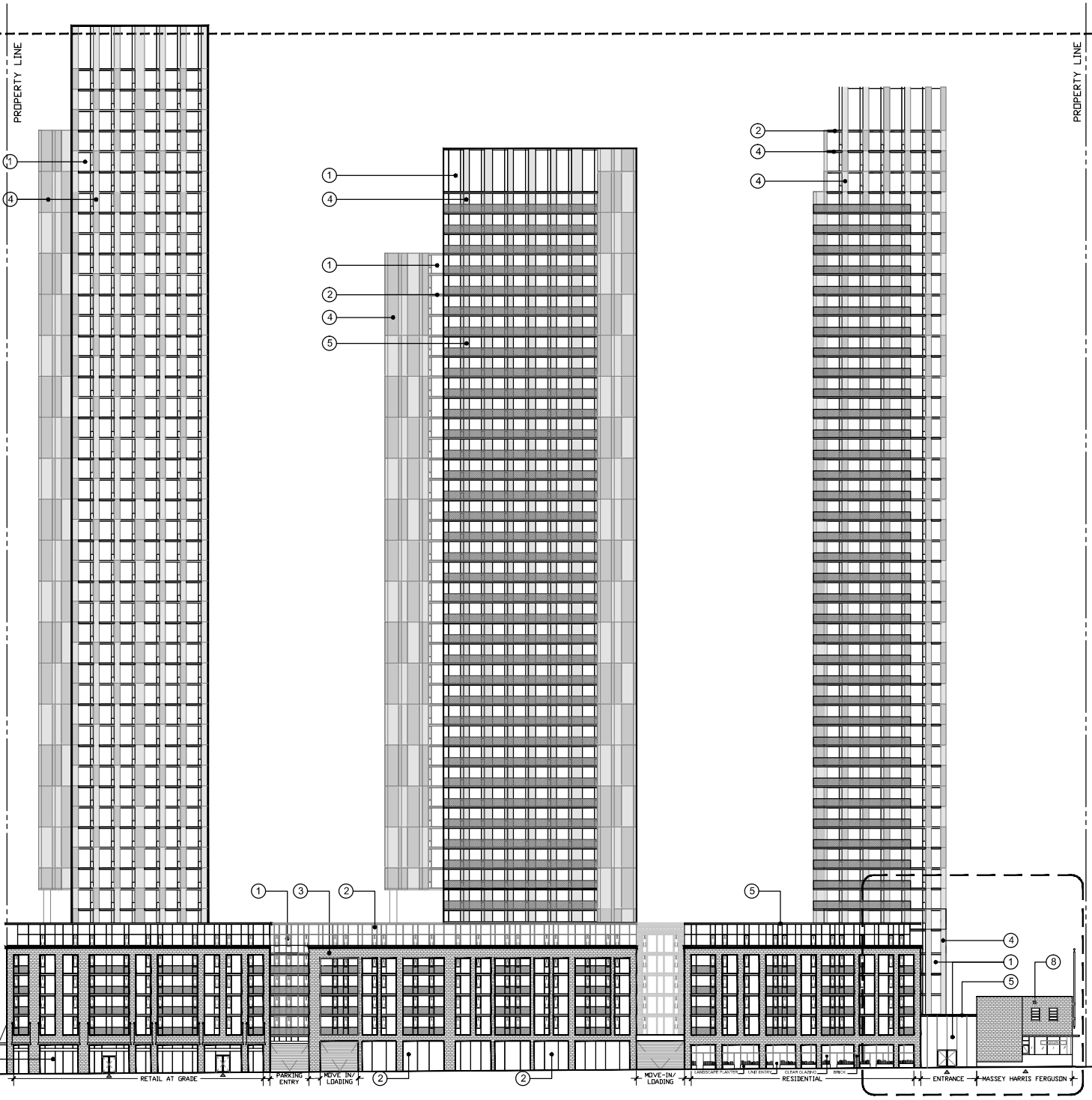
East Elevation Detail: Massey-Harris-Ferguson Building with Tower 1.



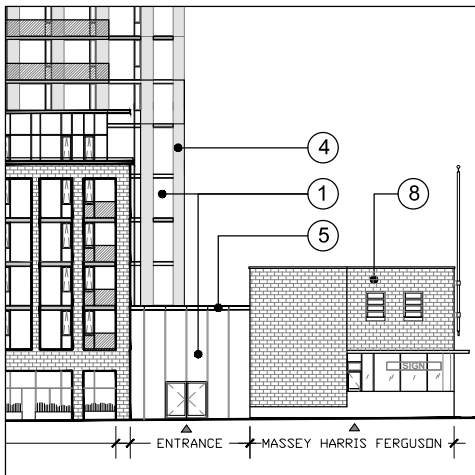
103 AVE. NW

104 AVE. NW

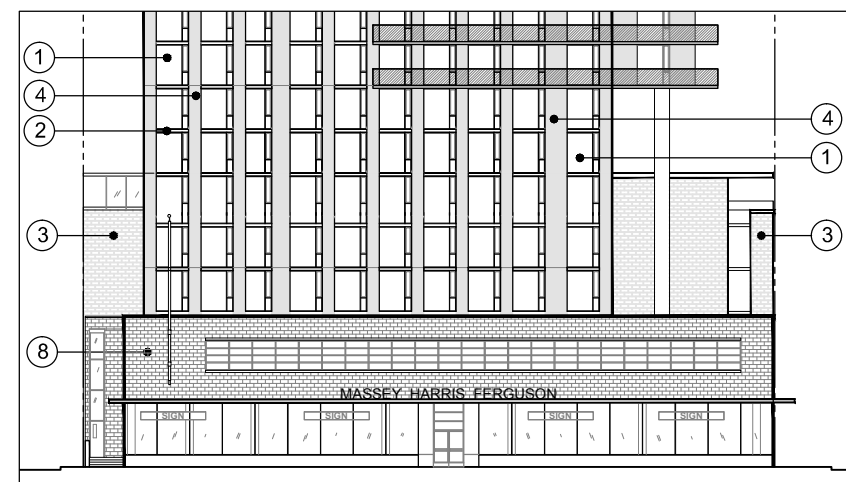
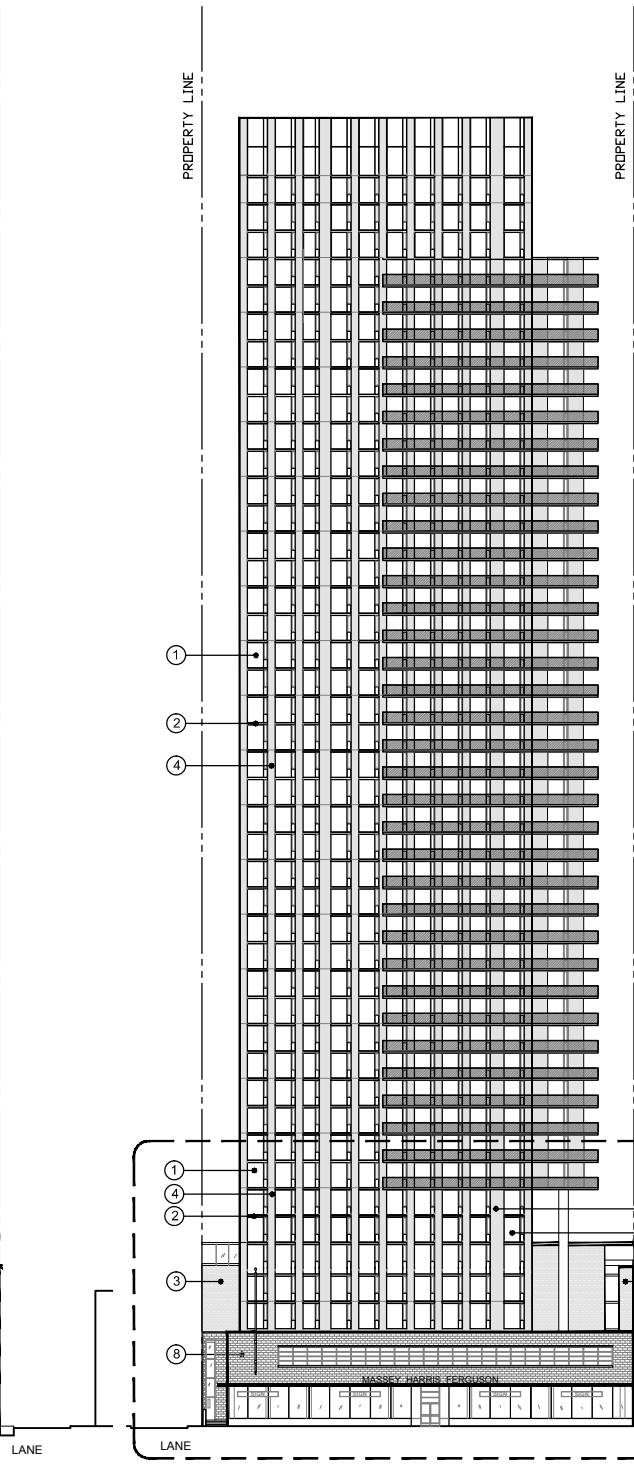
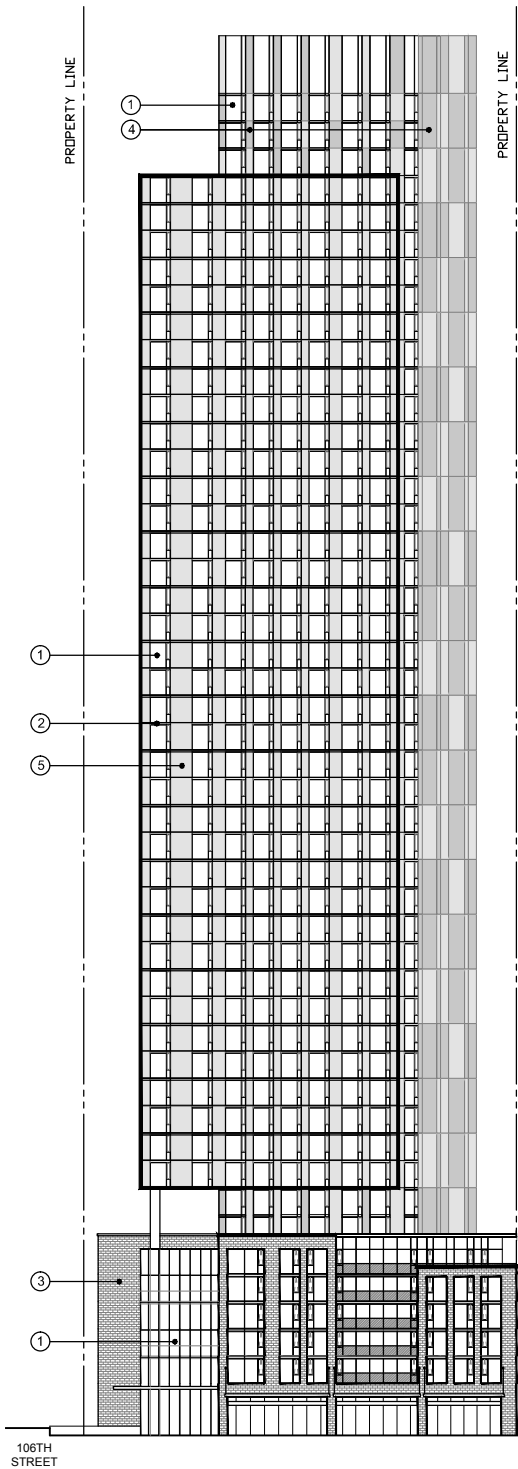
+146000 MAX. HEIGHT
REQUIREMENT



- LEGEND:
- 1. VISION GLASS
 - 2. SPANDREL GLASS
 - 3. BRICK
 - 4. PRECAST
 - 5. METAL ACCENT PANELS
 - 6. RETAIL STOREFRONT
 - 7. RESIDENTIAL ENTRY
 - 8. EXISTING MASSEY HARRIS FERGUSON



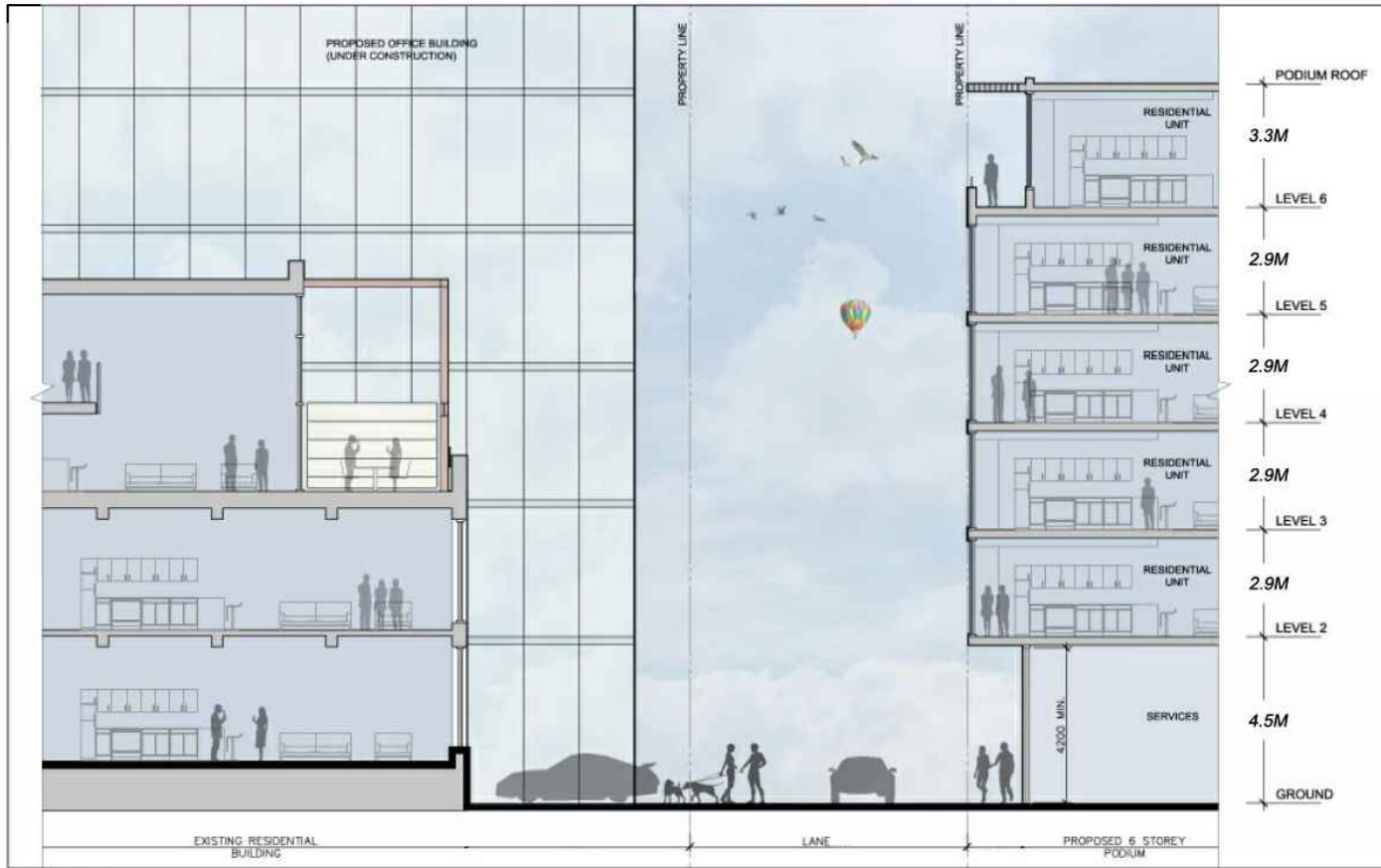
West Elevation Detail: Massey-Harris-Ferguson Building with Tower 1.



- LEGEND:
- 1. VISION GLASS
 - 2. SPANDREL GLASS
 - 3. BRICK
 - 4. PRECAST
 - 5. METAL ACCENT PANELS
 - 6. RETAIL STOREFRONT
 - 7. RESIDENTIAL ENTRY
 - 8. EXISTING MASSEY HARRIS FERGUSON

South Elevation Detail: Massey-Harris-Ferguson Building with Tower 1

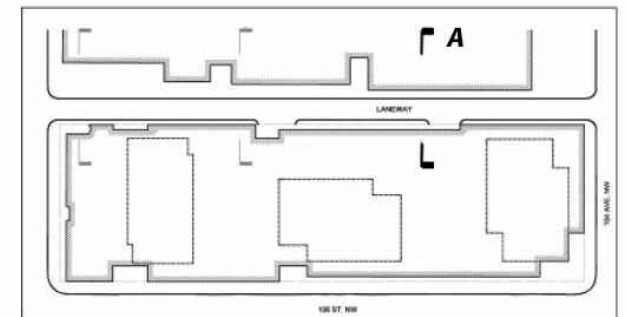




SECTION A



PHOTO OF LANE #1



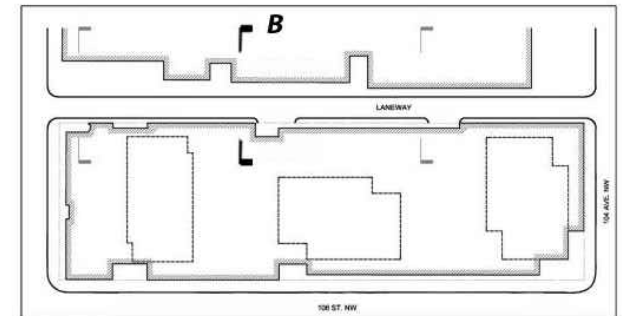
KEY PLAN



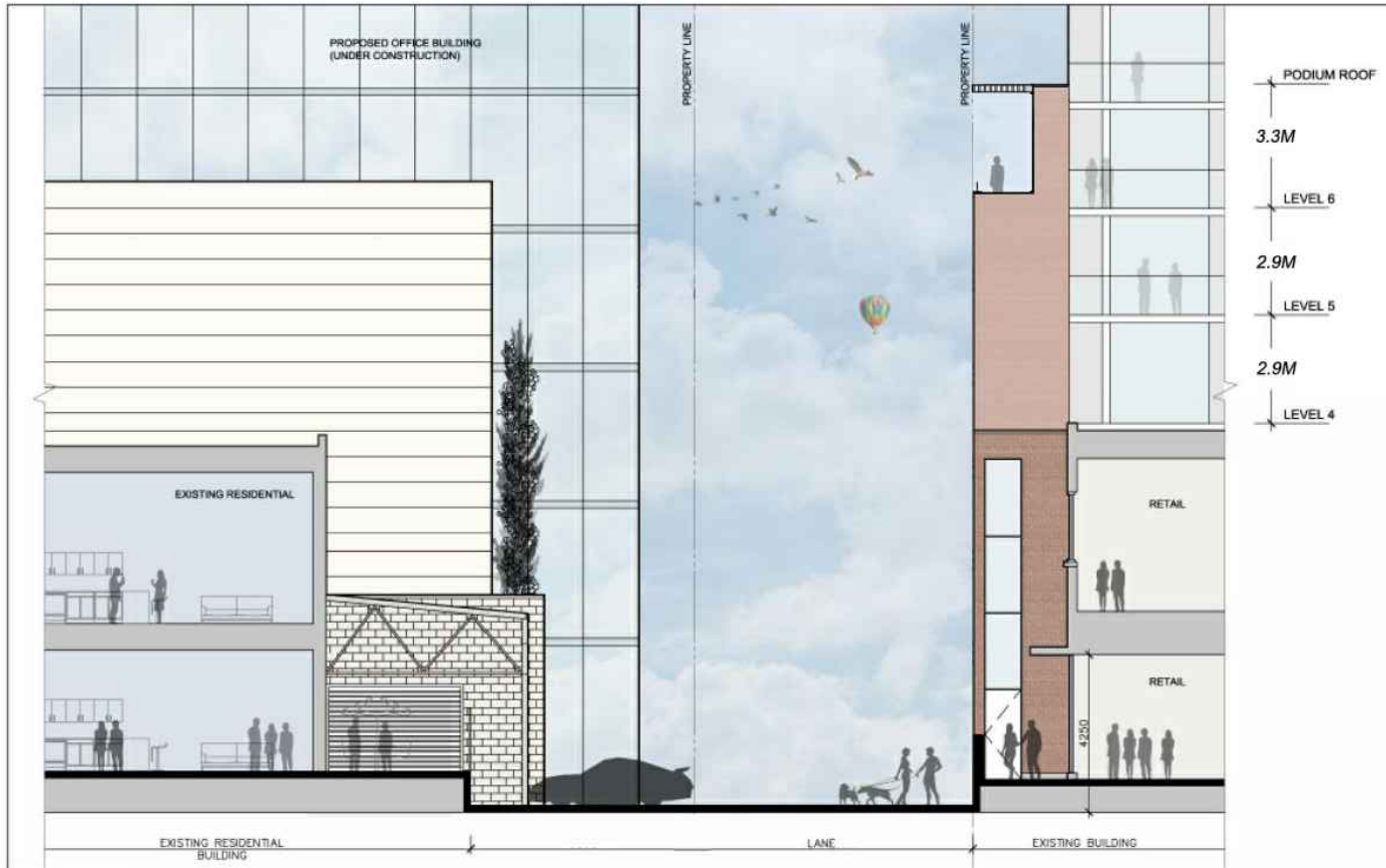
SECTION B



PHOTO OF LANE #2



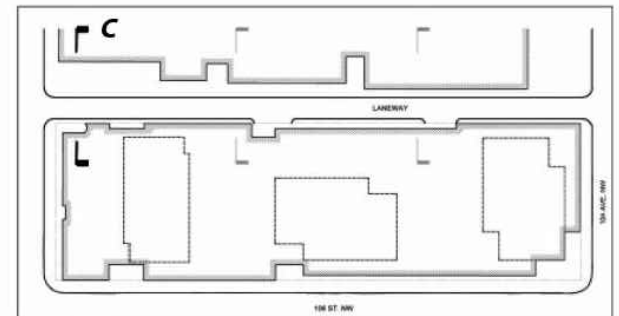
KEY PLAN



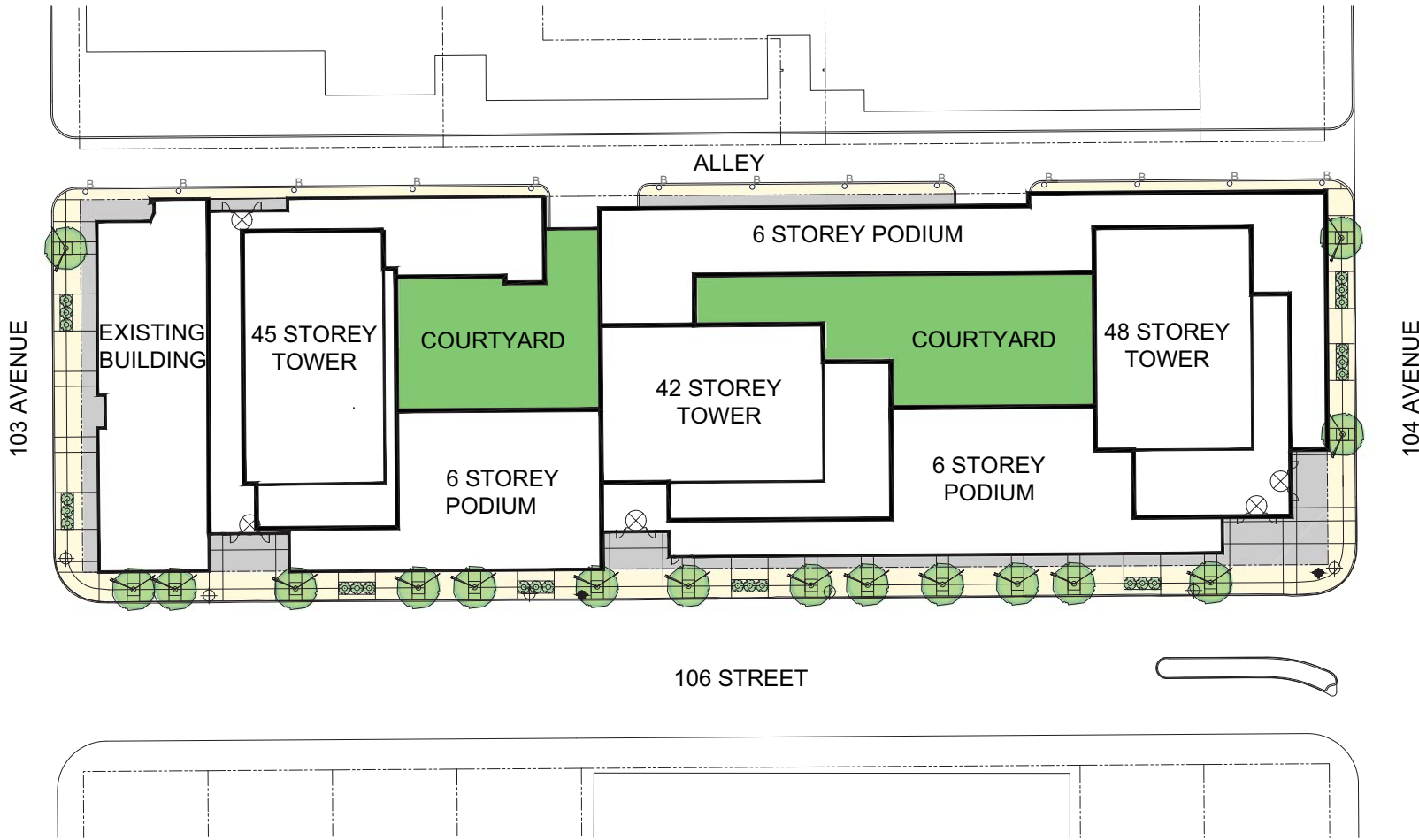
SECTION C













PHOTO OF LANE #3



KEY PLAN

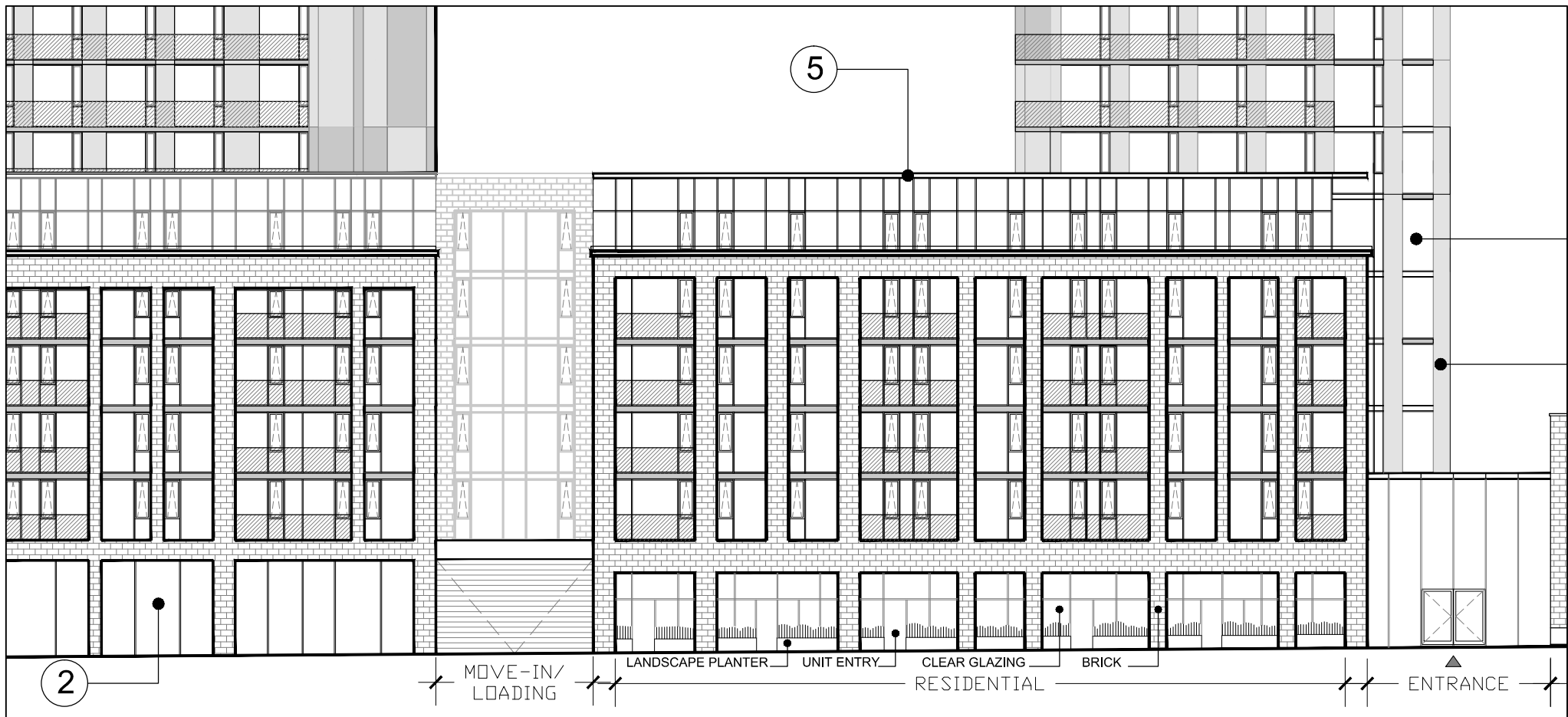


LEGEND

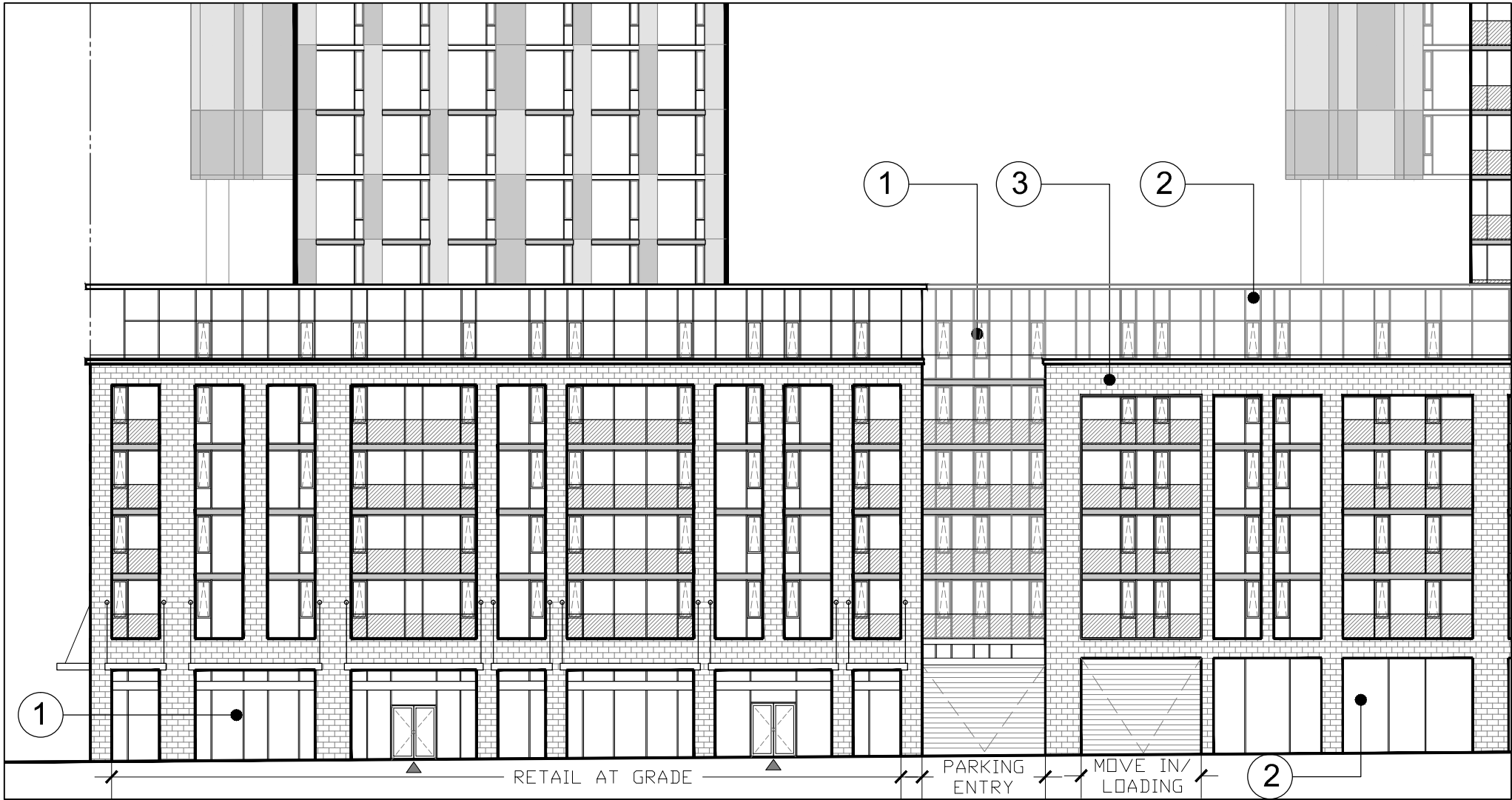
-  PUBLIC REALM IMPROVEMENTS
-  DECORATIVE PAVING
-  COURTYARD + AMENITIES
-  BOULEVARD TREE PLANTINGS
-  COLUMNAR TREE PLANTINGS
-  LARGE TREE GRATE
-  SMALL TREE GRATE
-  PEDESTRIAN BOLLARD - ILLUMINATED
-  EXISTING LIGHT STANDARD
-  EXISTING HYDRANT



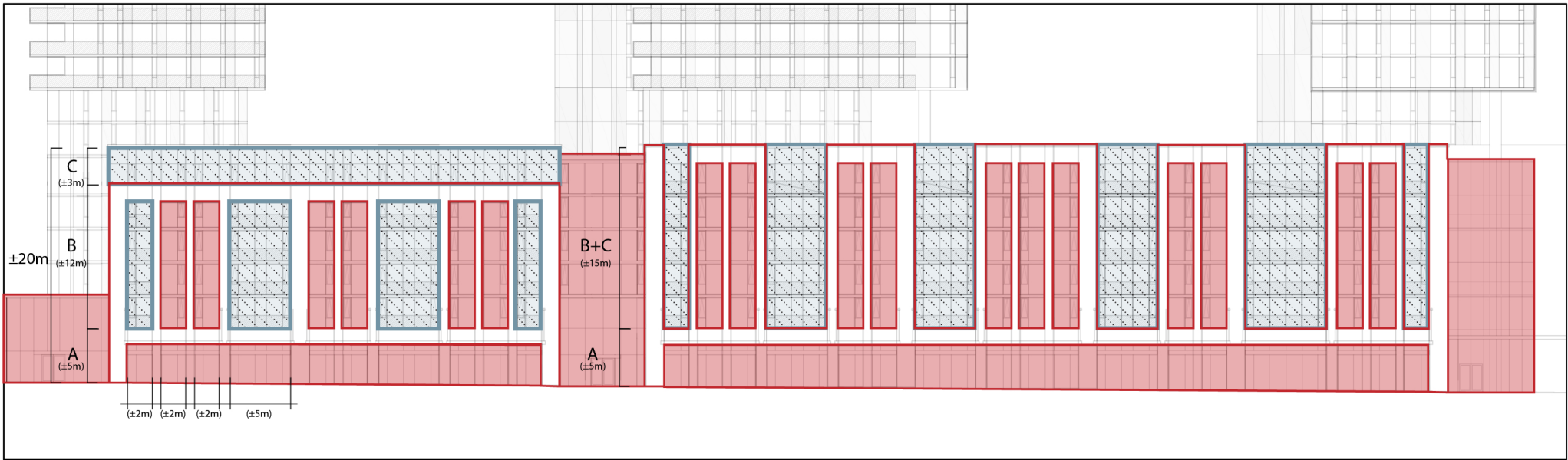
Example of lane facing residential units at 10 Capreal Ct. near Fort York Blvd and Spadina Ave. in Toronto Ontario.



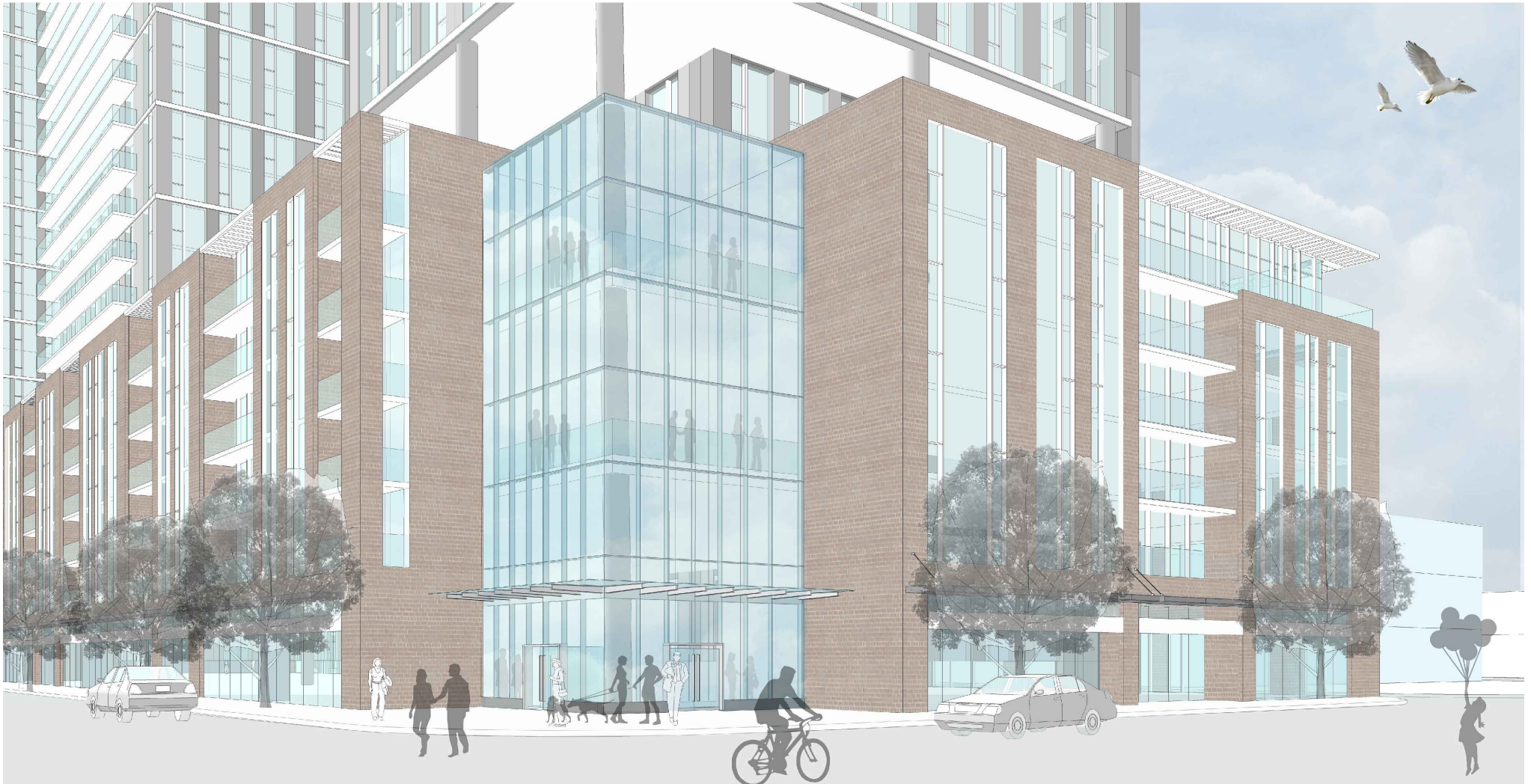
LANE ELEVATION OF RESIDENTIAL T1 & T2

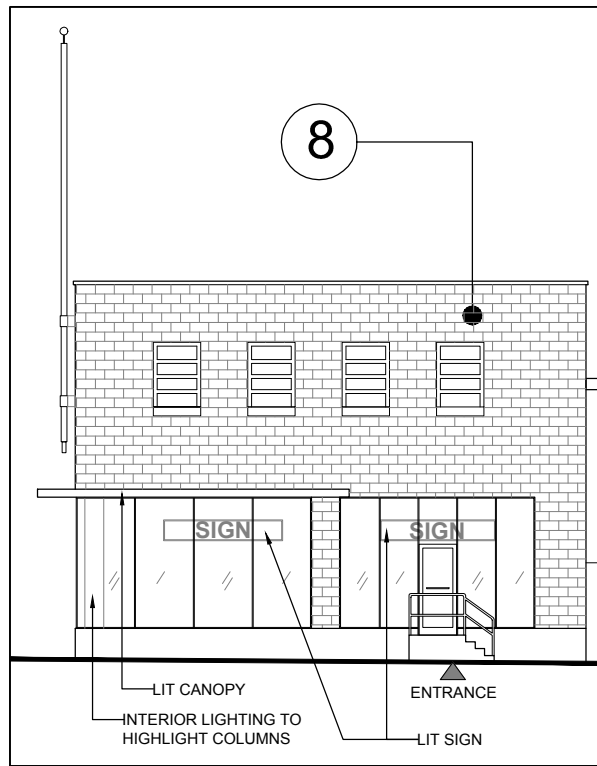
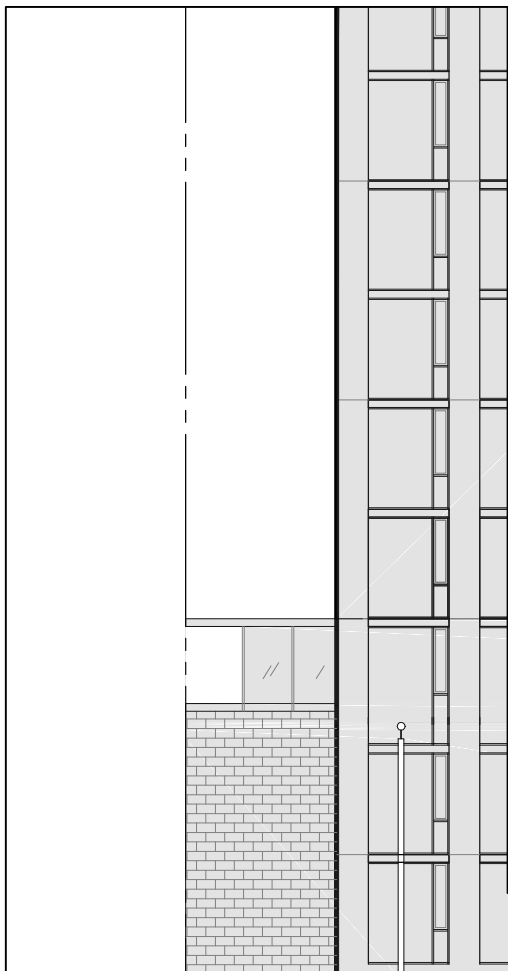


LANE ELEVATION OF RETAIL AT GRADE

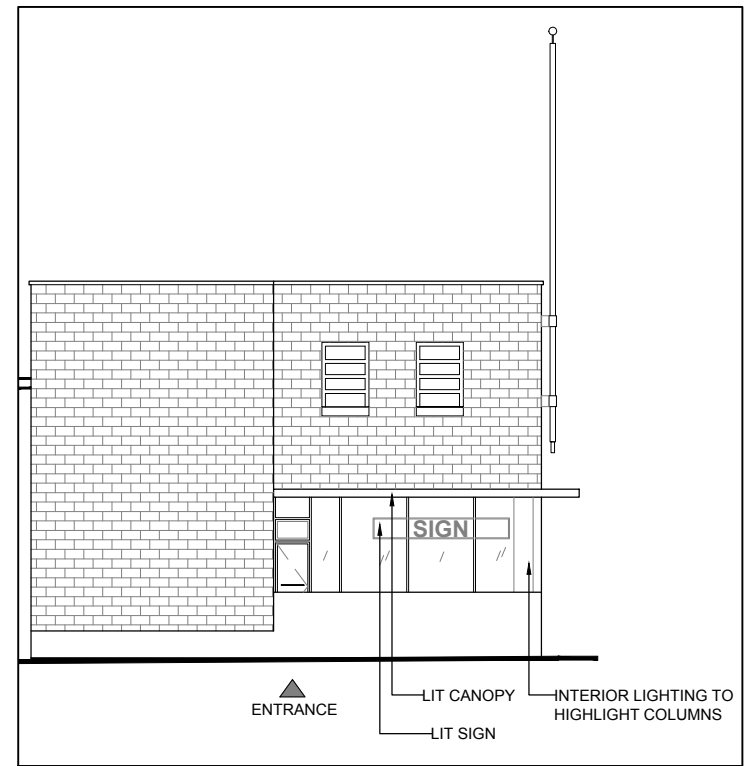


EAST ELEVATION PODIUM PROPORTIONS (Approximate)

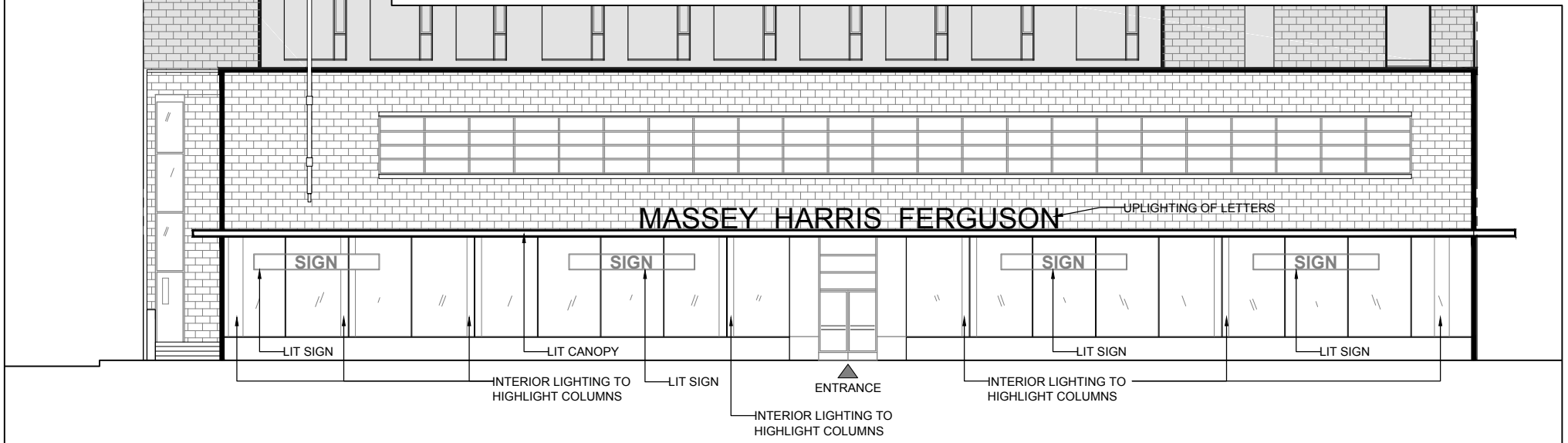




MASSEY HARRIS FERGUSON EAST ELEVATION



MASSEY HARRIS FERGUSON WEST ELEVATION



MASSEY HARRIS FERGUSON SOUTH ELEVATION