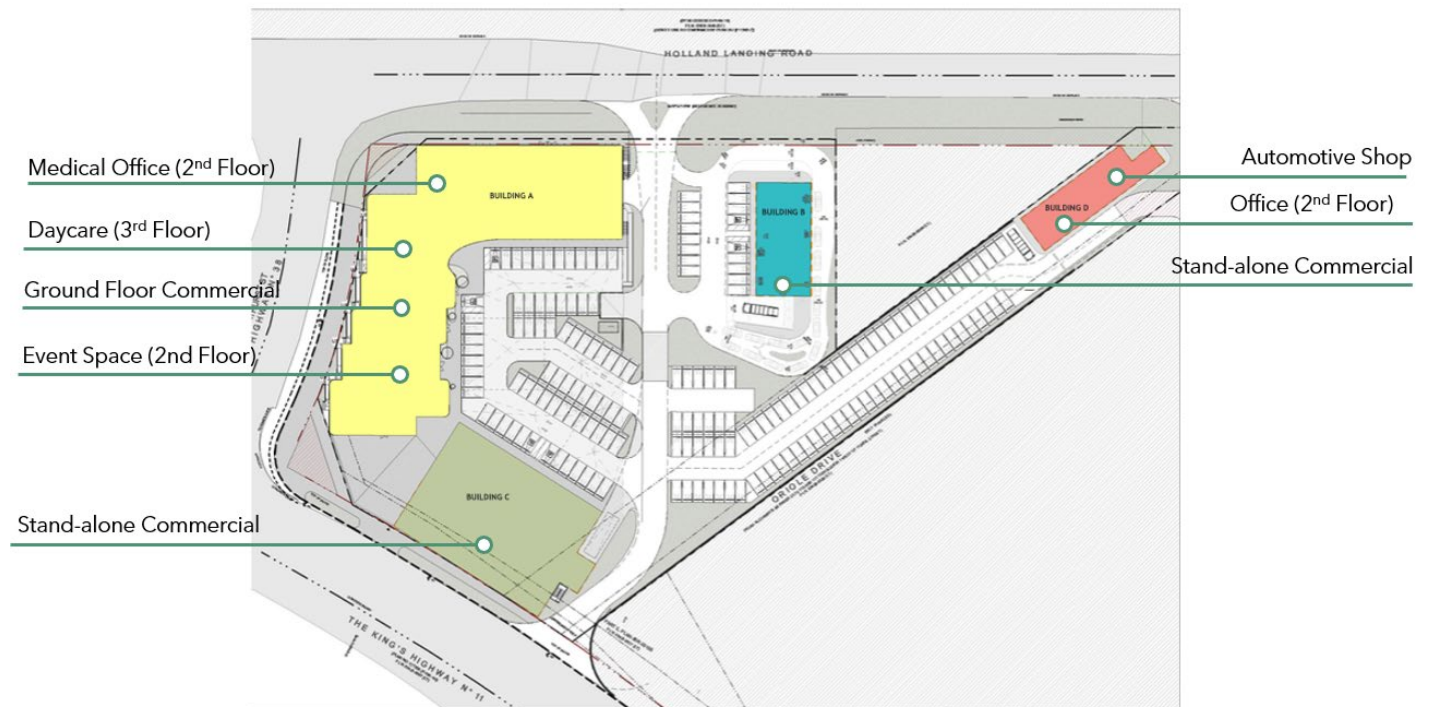


Figure 1.1  
 Concept Plan for the Subject Site



Source: 6ix Design Architecture and Engineering

The updated proposal comprises upwards of 15,000 square metres of non-residential gross floor area (“GFA”), including:

- Approximately 3,500 square metres of retail / service commercial space within three standalone buildings (including an automotive facility), as well as integrated into the base of a mixed-use office, retail and daycare space;
- Approximately 4,600 square metres of office space, contained on the second and third floors of a mixed-use building with retail at grade; and
- Approximately 7,000 square metres of below grade space, accommodating parking stalls and storage.

Compared to the 2022 Report, the updated development concept proposes an increase in space and the removal of the gas station. In its place, an automotive repair facility is proposed.