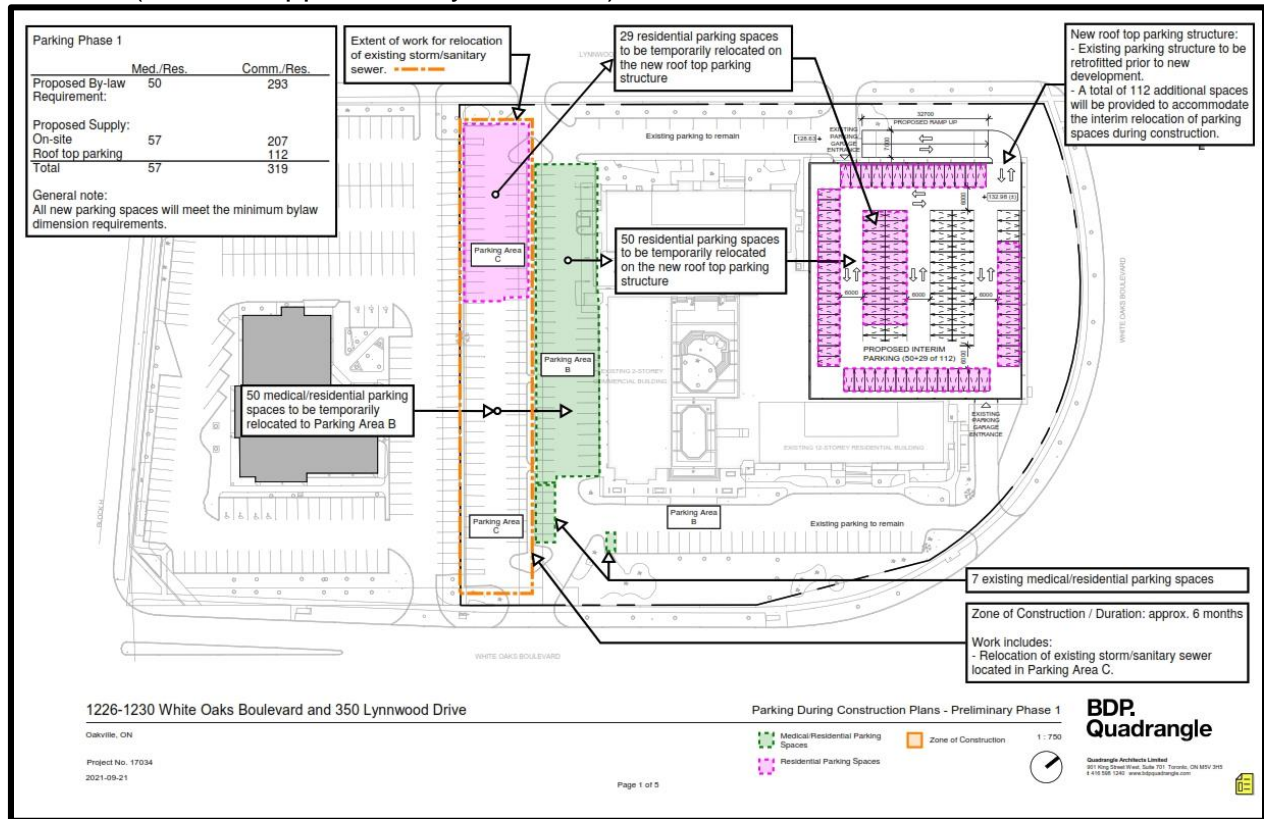


Appendix C: Preliminary Construction Phasing Plan

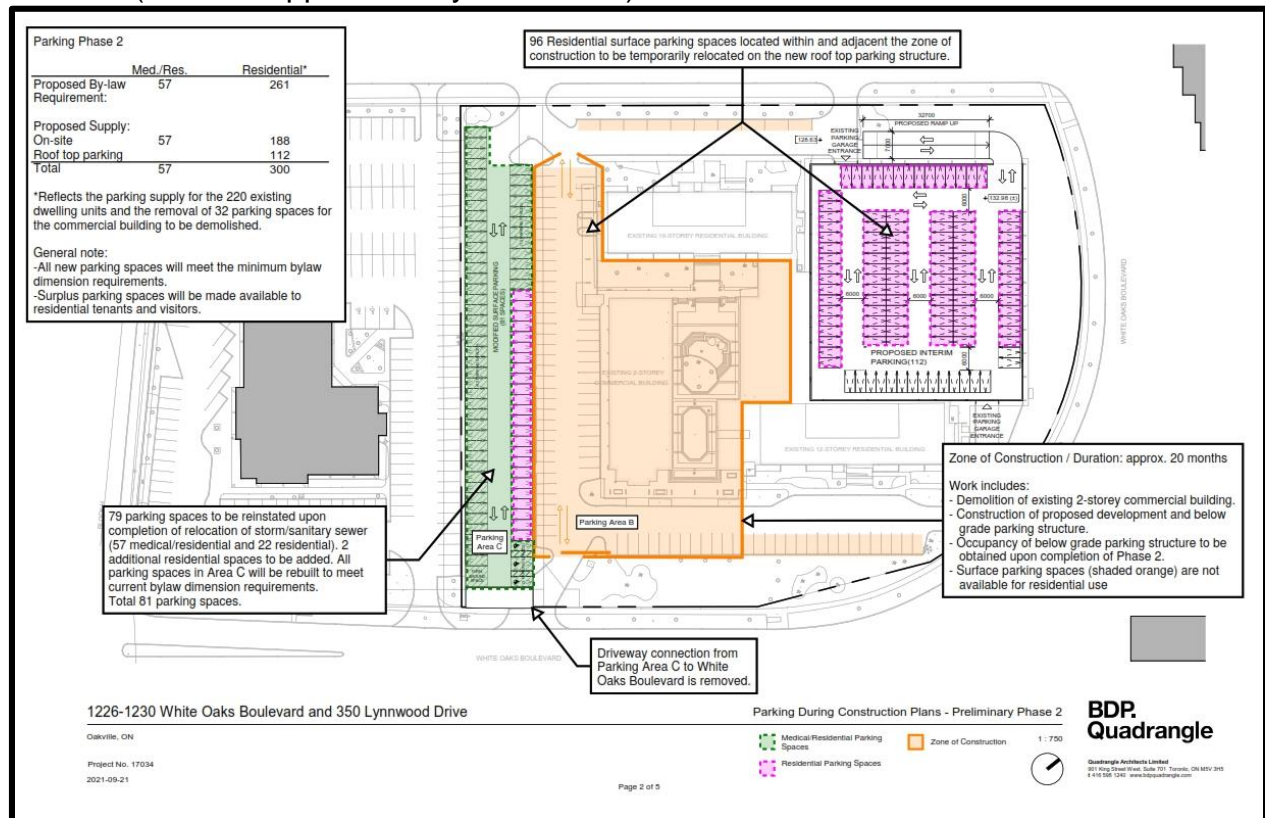
The applicant has provided a preliminary construction phasing plan prepared by BDP Quadrangle dated September 21, 2021, which breaks the proposed development into five phases.

Phase 1 (duration approximately 6 months)



Phase 1, involves the relocation of below grade infrastructure within a portion of existing "Parking Area C". Currently, 79 parking spaces exist within "Parking Area C", of which 57 spaces are part of the shared parking arrangement with the medical building will be relocated to the "Parking Area B" or the 'expanded' "Parking Area C" as described within the staff report. A temporary ramp will be constructed to provide access to the roof of the existing parking garage thereby accommodating the remaining 29 dislocated parking spaces. A total of 112 parking spaces are provided on the garage structure.

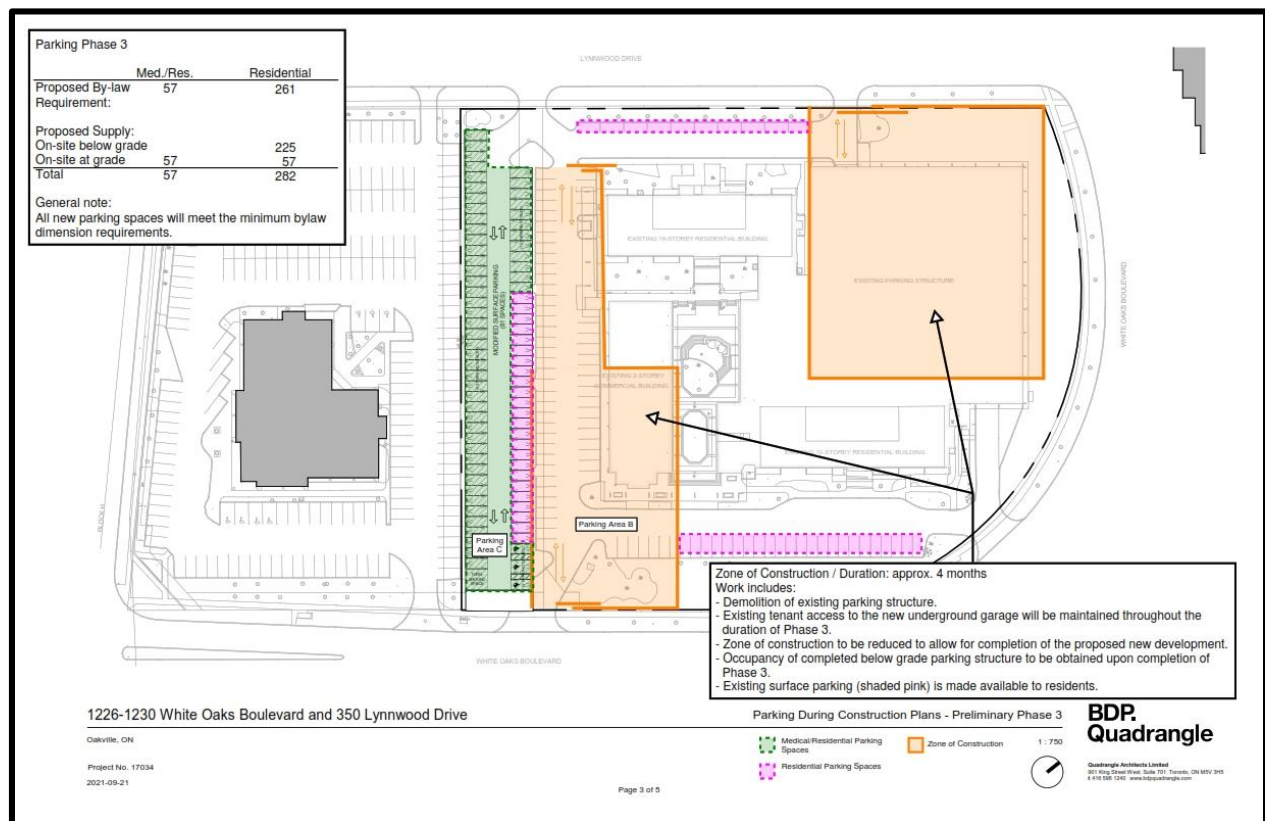
Phase 2 (duration approximately 20 months)



Phase 2, the 79 parking spaces previously relocated as part of Phase 1 are reinstated within the original "Parking Area C".

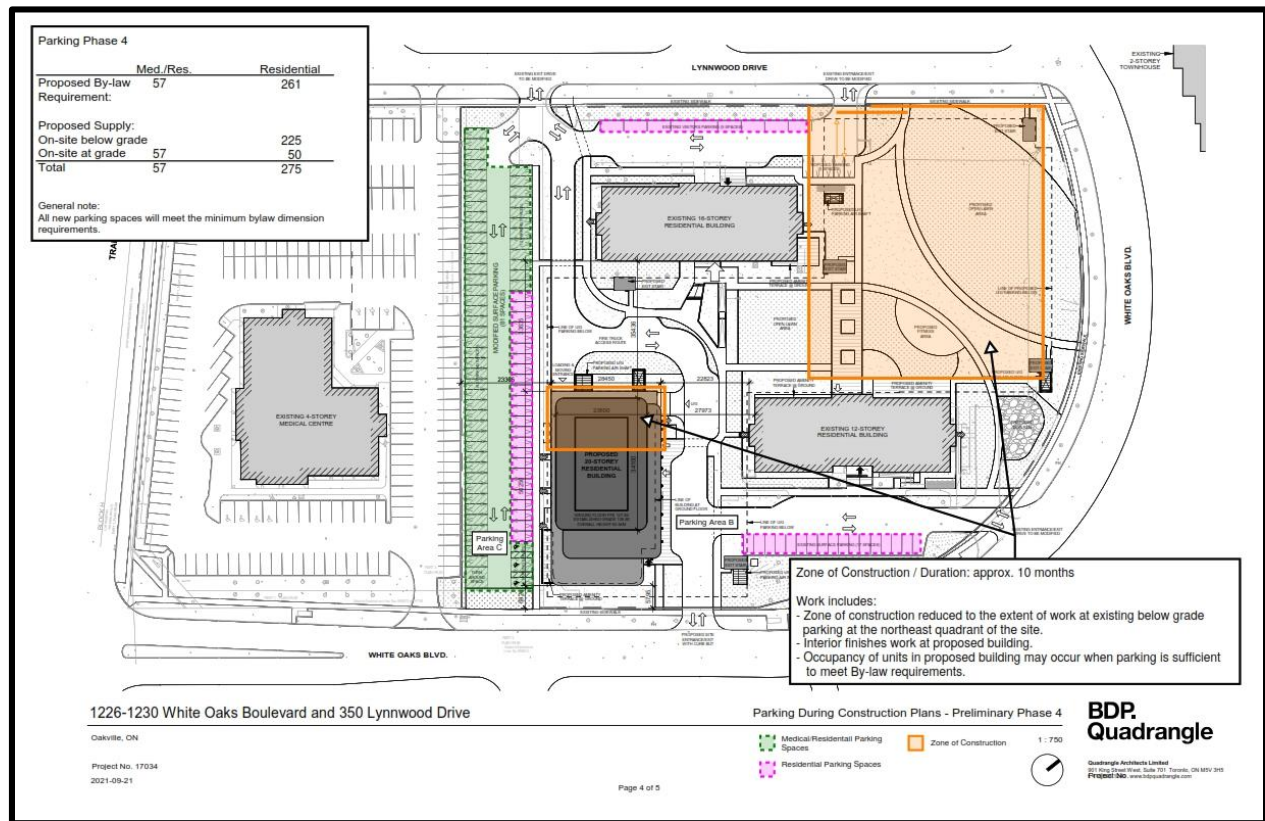
Phase 2 will involve the demolition of the existing 2-storey office/commercial building, construction of the new building and construction of a portion of the below grade parking structure. Existing parking (96 spaces) within the area of construction will be temporarily relocated to the new rooftop parking structure. Occupancy of a portion of the below grade parking structure to be obtained upon completion of Phase 2.

Phase 3 (duration approximately 4 months)



Phase 3, the existing parking structure is demolished and the temporary ramp is removed. Existing access to the new underground parking structure is maintained. The area of construction is reduced and additional dislocated tenant parking will be relocated to the new below grade parking structure. All parking is on-site.

Phase 4 (duration approximately 10 months)



Phase 4, work continues within the new building and below grade parking garage completed. Amenity areas are being completed.

Phase 5 (work completed)

