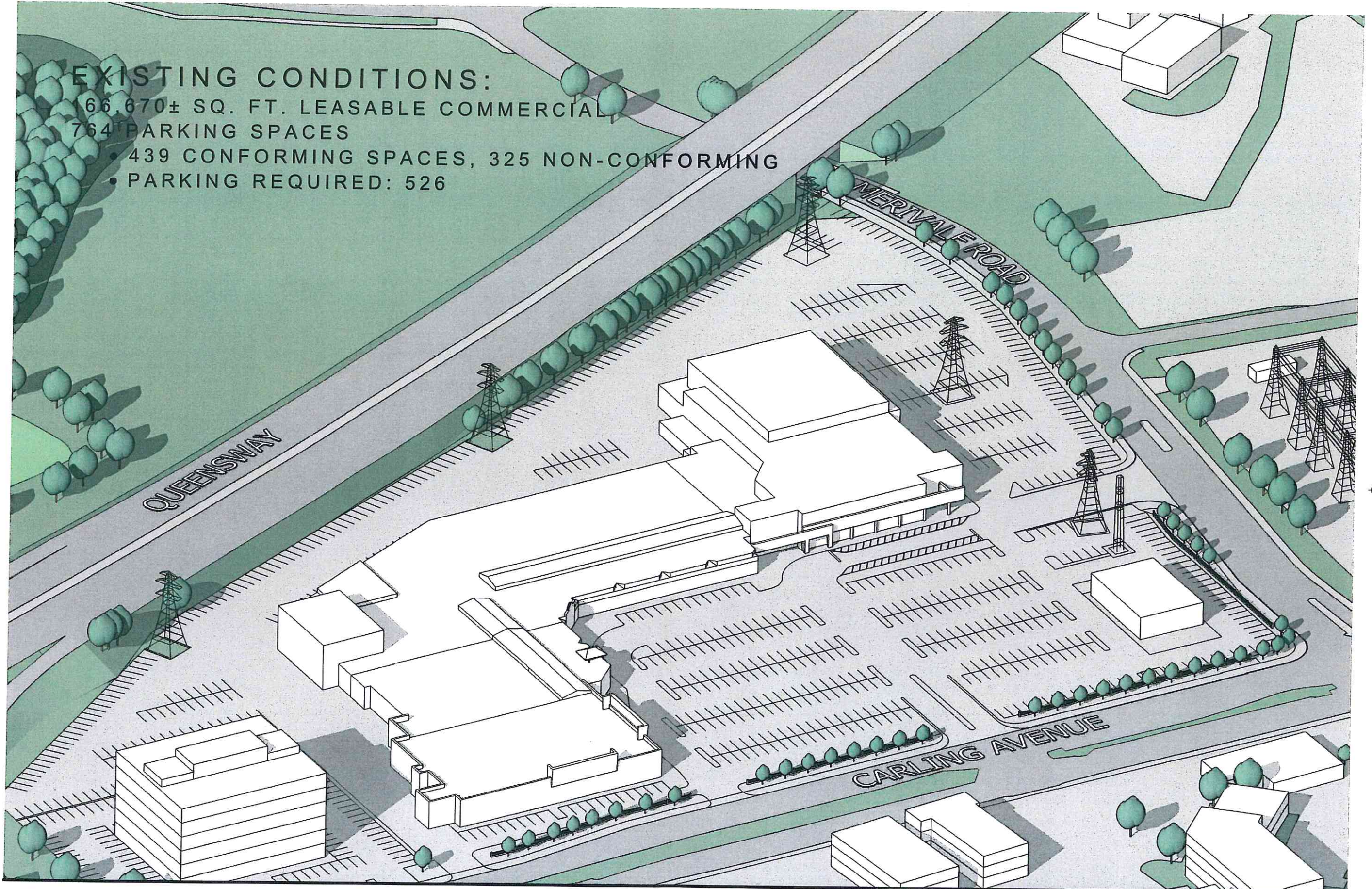
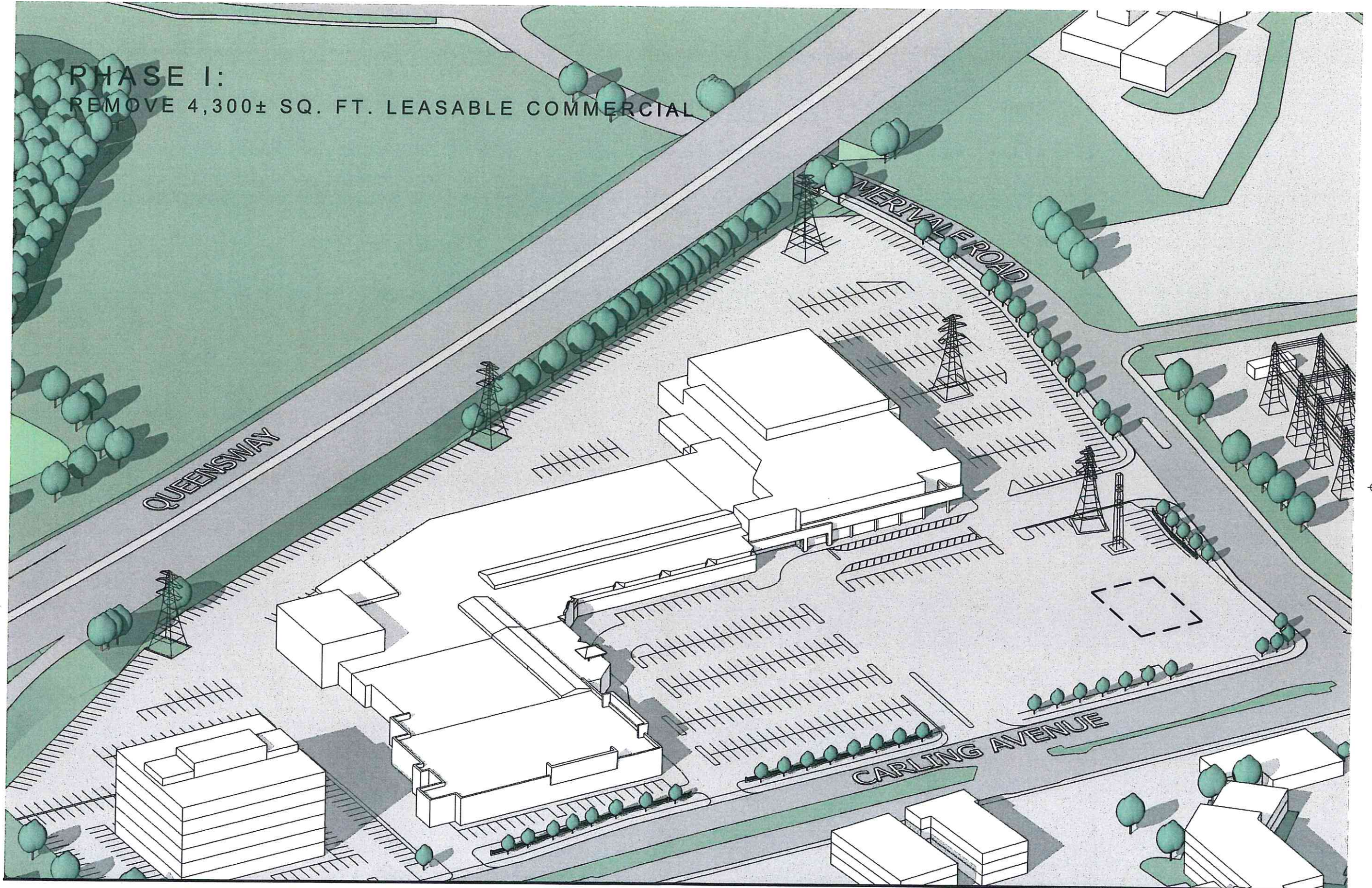


EXISTING CONDITIONS:

- 66,670± SQ. FT. LEASABLE COMMERCIAL
- 764 PARKING SPACES
 - 439 CONFORMING SPACES, 325 NON-CONFORMING
 - PARKING REQUIRED: 526

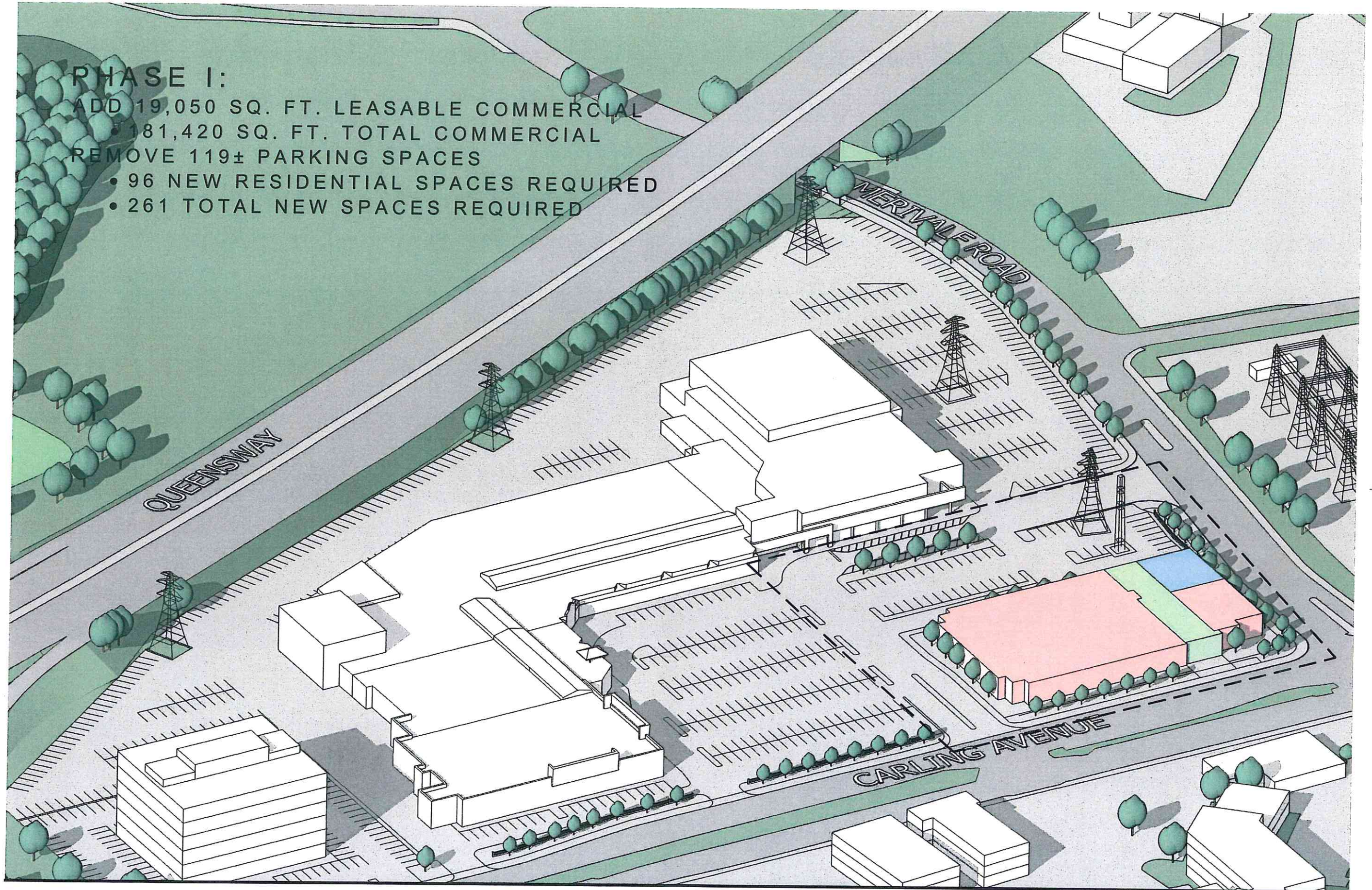


PHASE I:
REMOVE 4,300± SQ. FT. LEASABLE COMMERCIAL



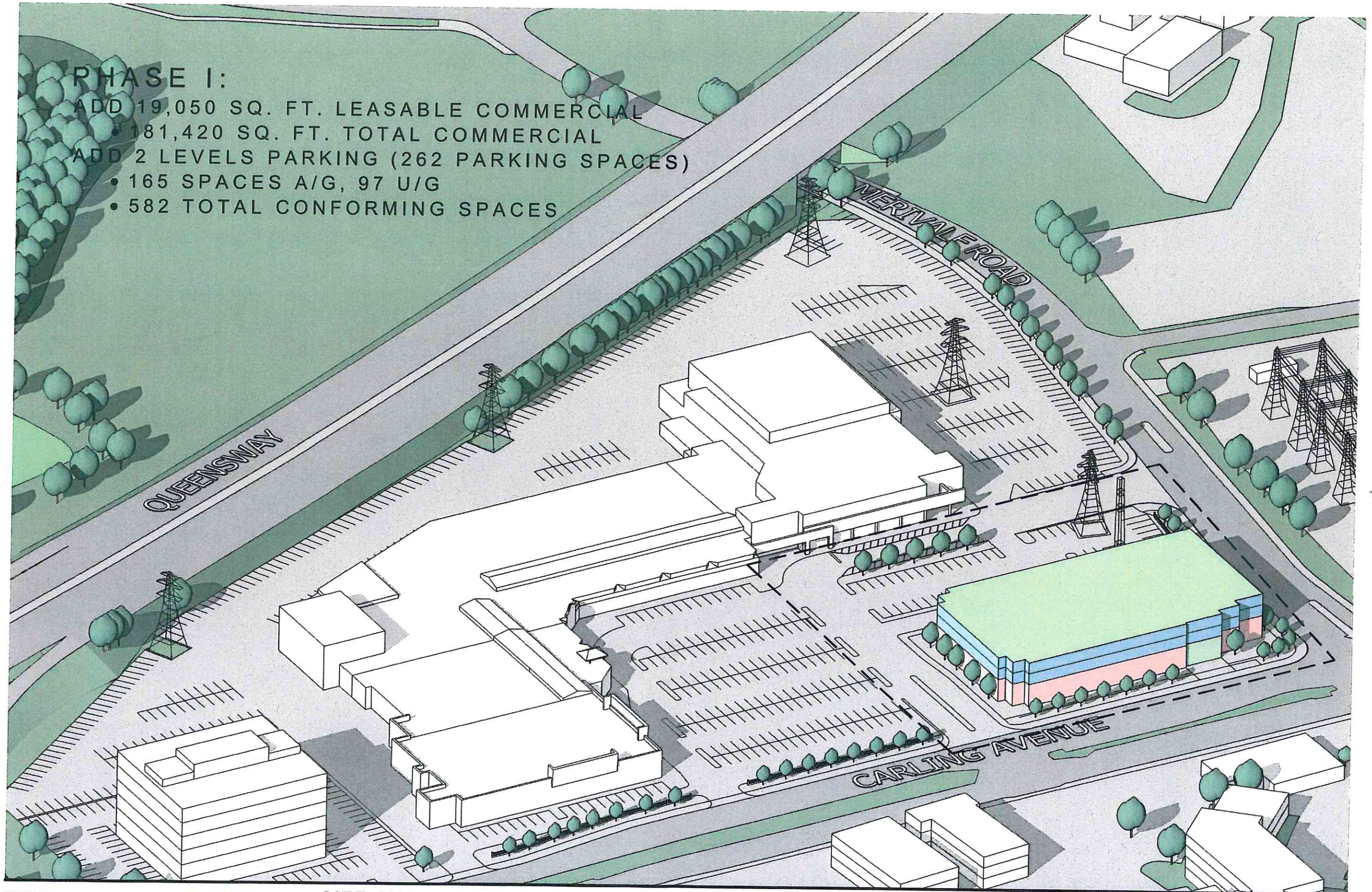
PHASE I:

- ADD 19,050 SQ. FT. LEASABLE COMMERCIAL
- 181,420 SQ. FT. TOTAL COMMERCIAL
- REMOVE 119± PARKING SPACES
- 96 NEW RESIDENTIAL SPACES REQUIRED
- 261 TOTAL NEW SPACES REQUIRED



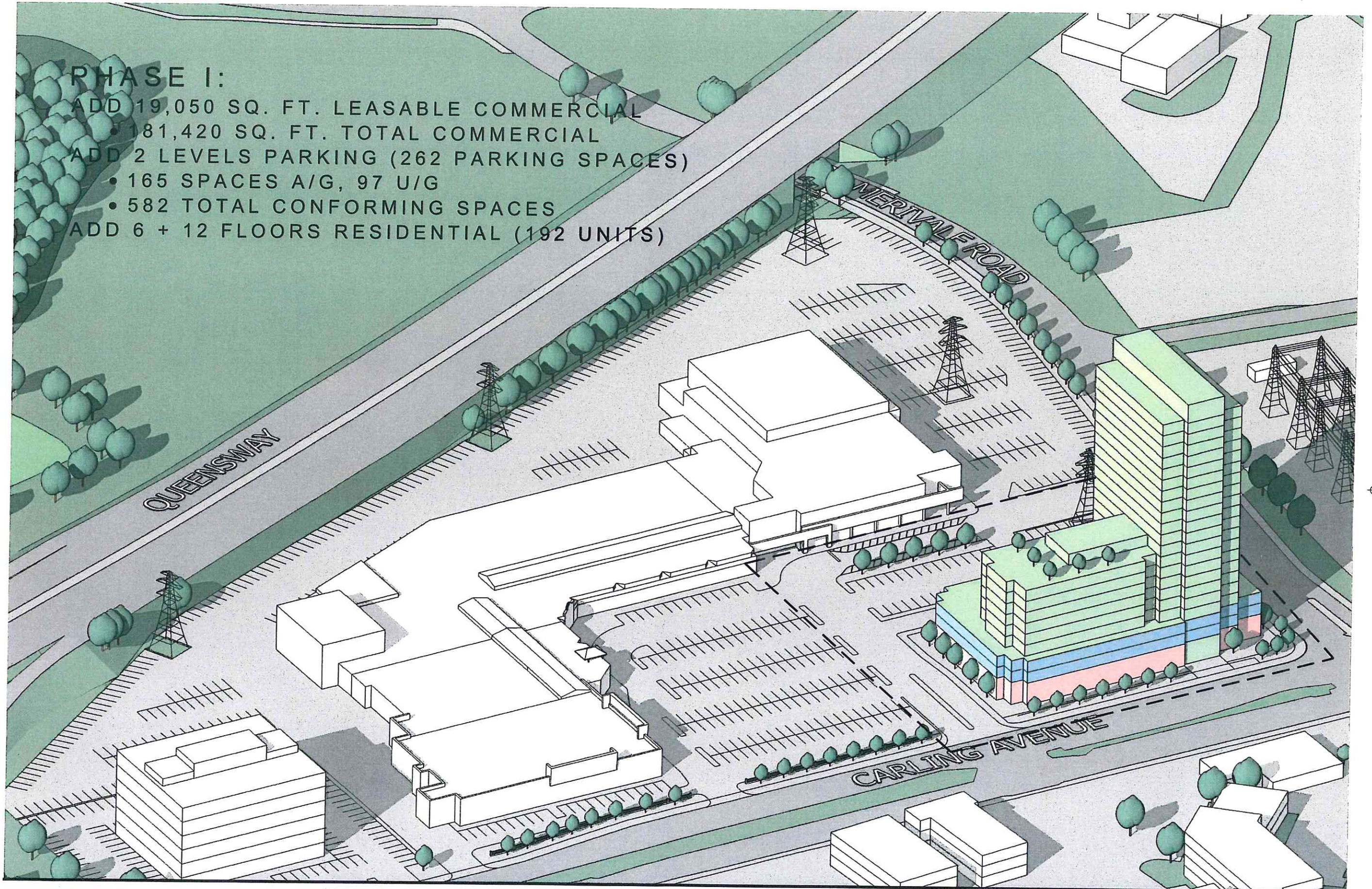
PHASE I:

- ADD 19,050 SQ. FT. LEASABLE COMMERCIAL
- 181,420 SQ. FT. TOTAL COMMERCIAL
- ADD 2 LEVELS PARKING (262 PARKING SPACES)
 - 165 SPACES A/G, 97 U/G
 - 582 TOTAL CONFORMING SPACES

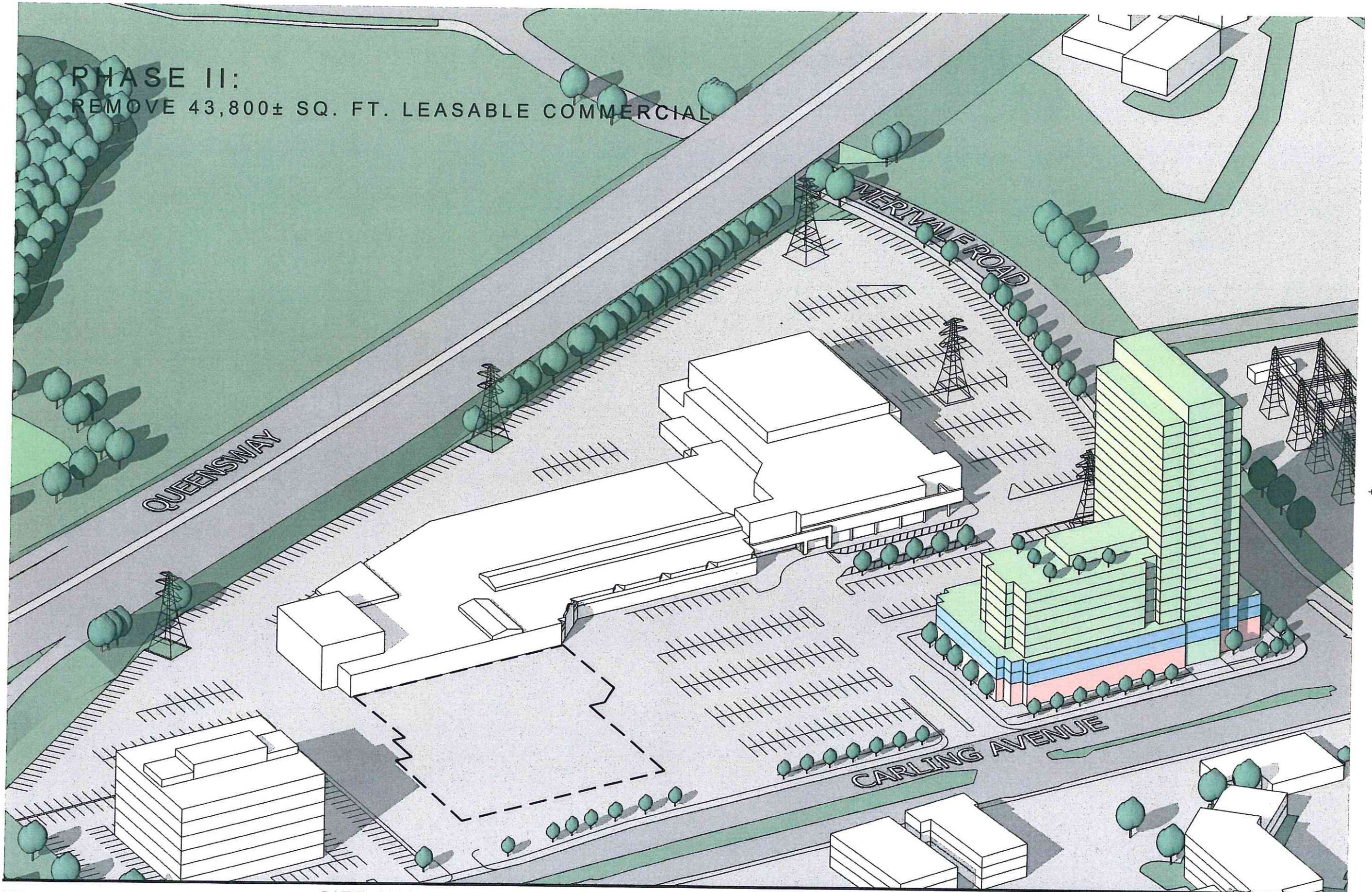


PHASE I:

- ADD 19,050 SQ. FT. LEASABLE COMMERCIAL
- 181,420 SQ. FT. TOTAL COMMERCIAL
- ADD 2 LEVELS PARKING (262 PARKING SPACES)
 - 165 SPACES A/G, 97 U/G
 - 582 TOTAL CONFORMING SPACES
- ADD 6 + 12 FLOORS RESIDENTIAL (192 UNITS)

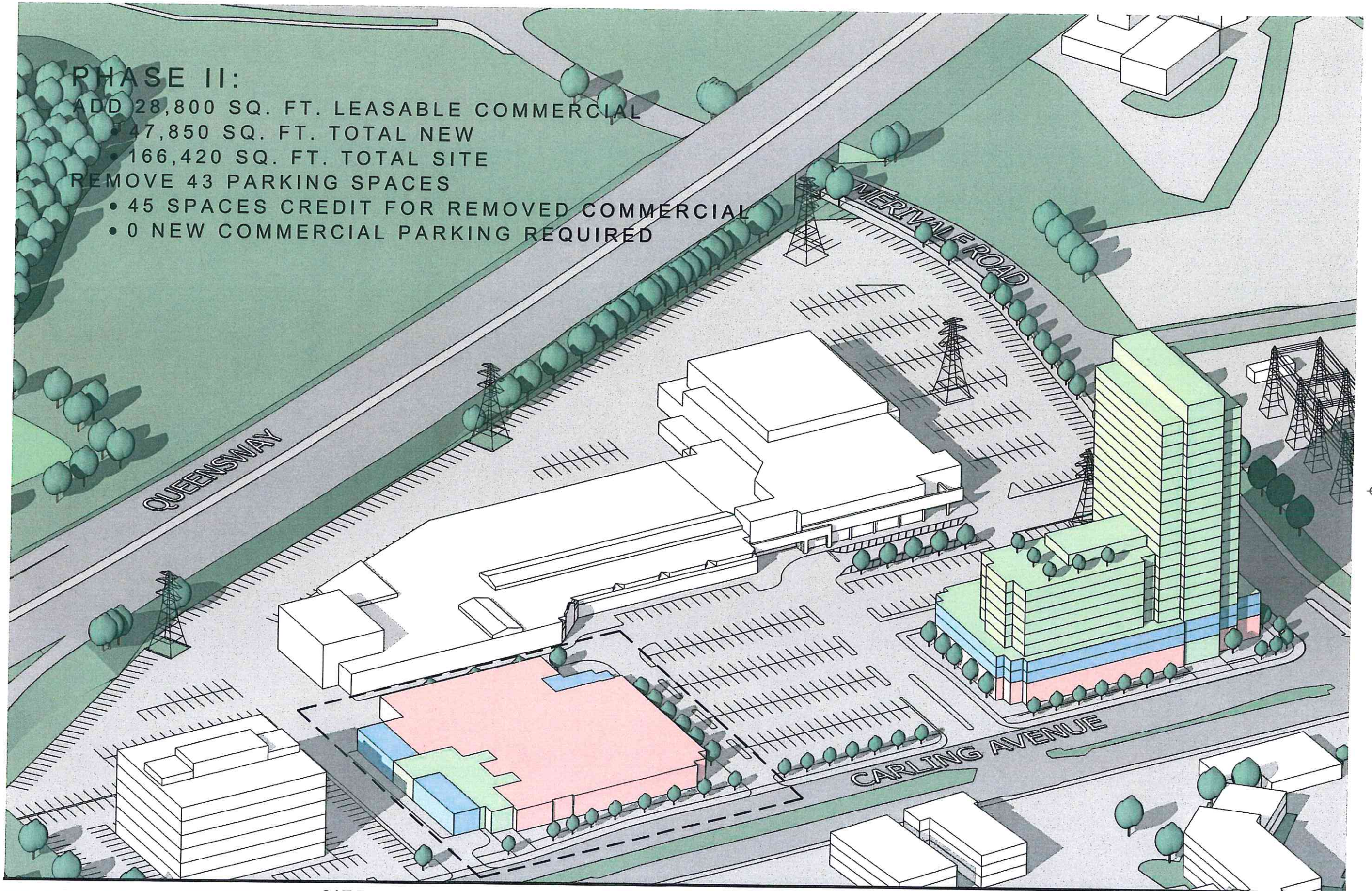


PHASE II:
REMOVE 43,800± SQ. FT. LEASABLE COMMERCIAL



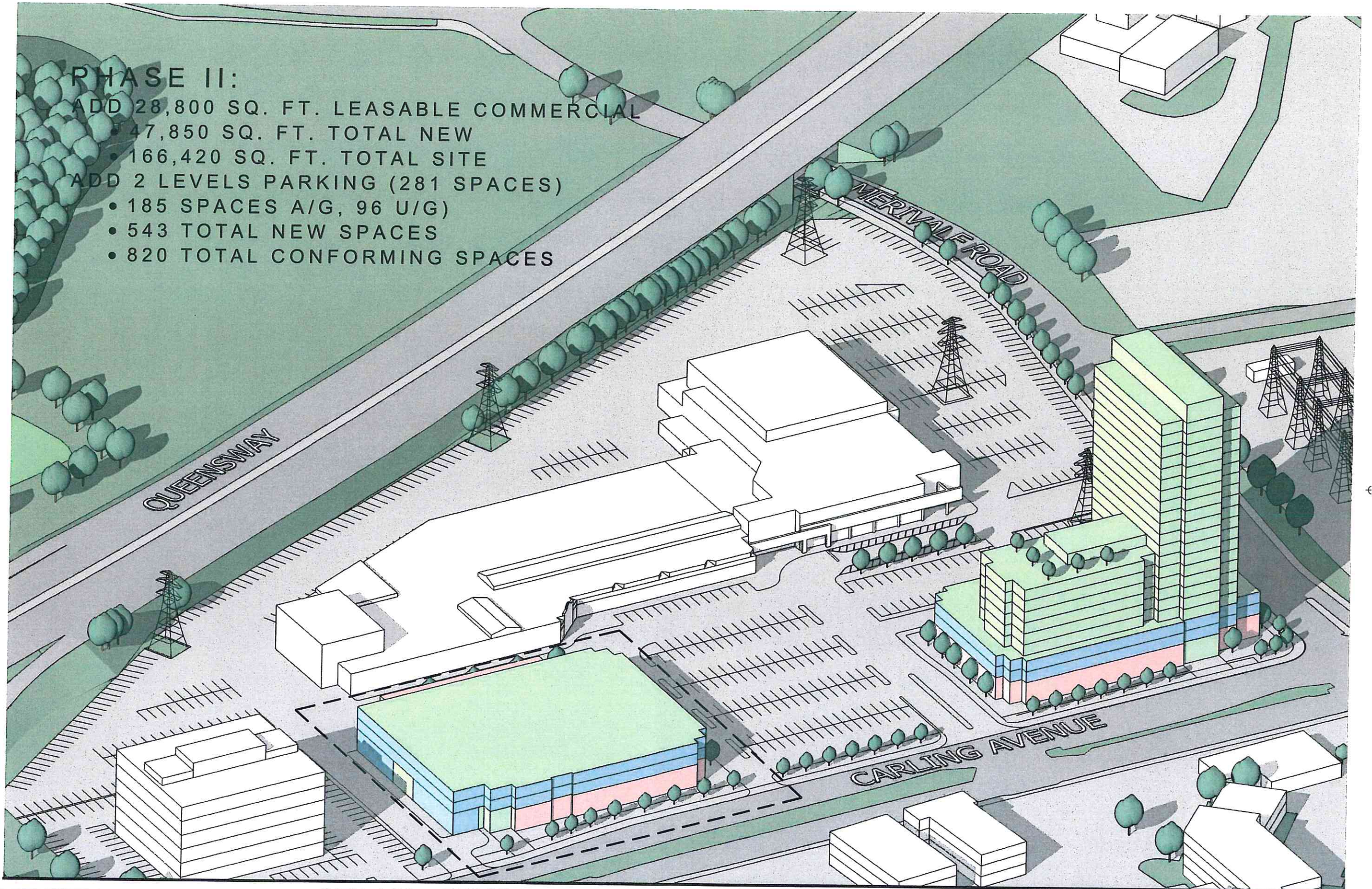
PHASE II:

- ADD 28,800 SQ. FT. LEASABLE COMMERCIAL
- 47,850 SQ. FT. TOTAL NEW
- 166,420 SQ. FT. TOTAL SITE
- REMOVE 43 PARKING SPACES
 - 45 SPACES CREDIT FOR REMOVED COMMERCIAL
 - 0 NEW COMMERCIAL PARKING REQUIRED



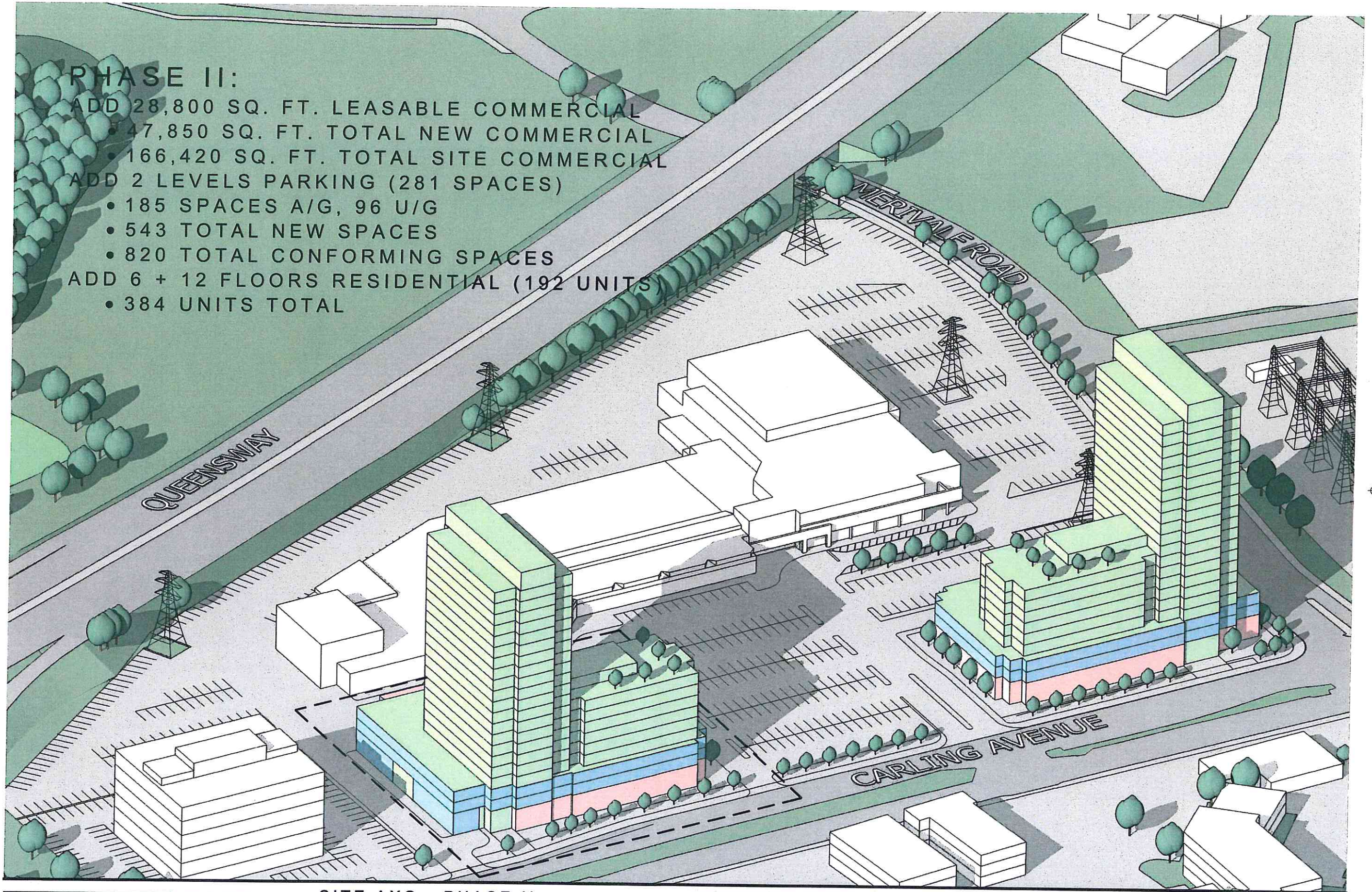
PHASE II:

- ADD 28,800 SQ. FT. LEASABLE COMMERCIAL
- 47,850 SQ. FT. TOTAL NEW
- 166,420 SQ. FT. TOTAL SITE
- ADD 2 LEVELS PARKING (281 SPACES)
 - 185 SPACES A/G, 96 U/G)
 - 543 TOTAL NEW SPACES
 - 820 TOTAL CONFORMING SPACES

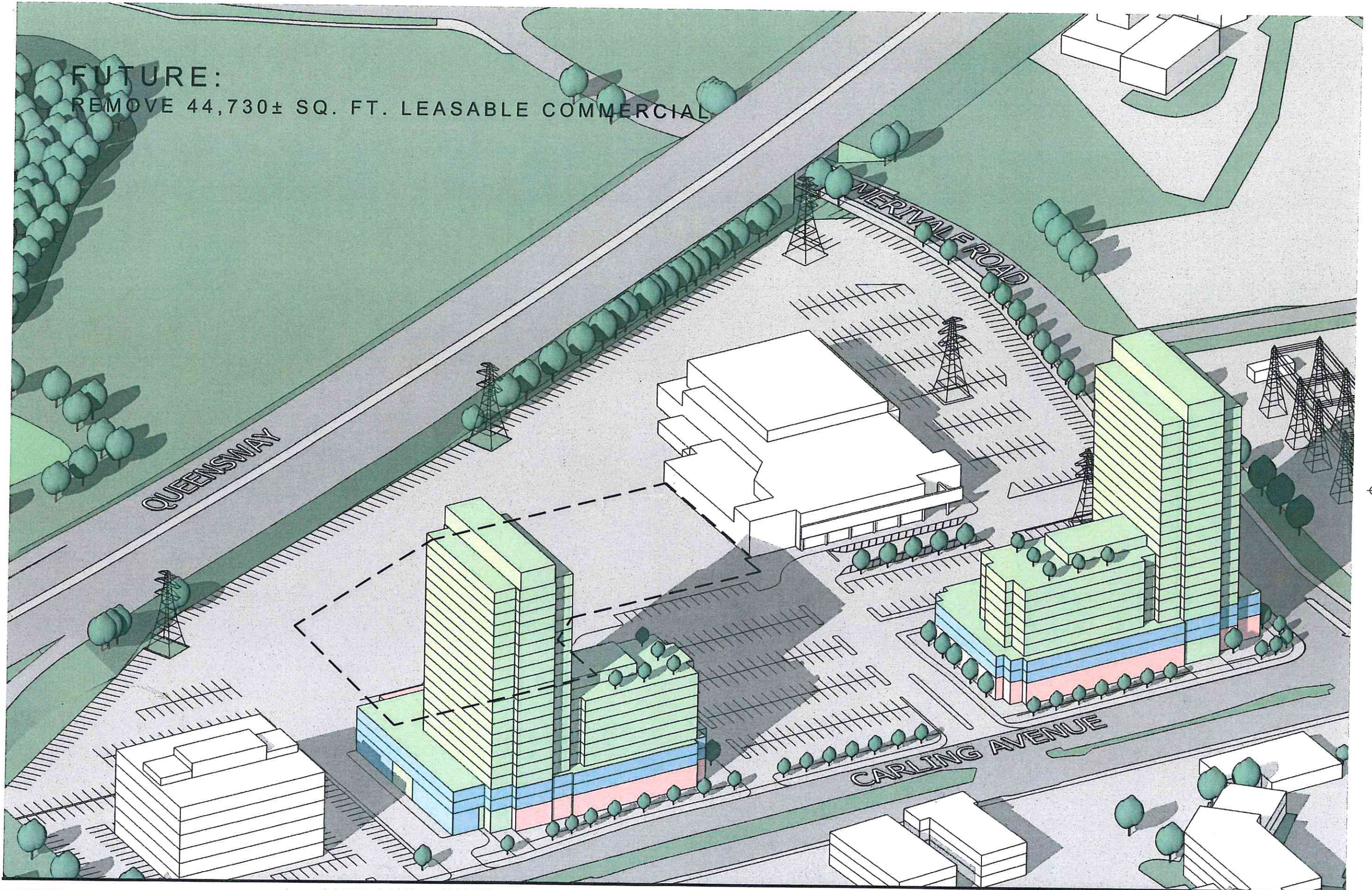


PHASE II:

- ADD 28,800 SQ. FT. LEASABLE COMMERCIAL
- 47,850 SQ. FT. TOTAL NEW COMMERCIAL
- 166,420 SQ. FT. TOTAL SITE COMMERCIAL
- ADD 2 LEVELS PARKING (281 SPACES)
 - 185 SPACES A/G, 96 U/G
 - 543 TOTAL NEW SPACES
 - 820 TOTAL CONFORMING SPACES
- ADD 6 + 12 FLOORS RESIDENTIAL (192 UNITS)
 - 384 UNITS TOTAL

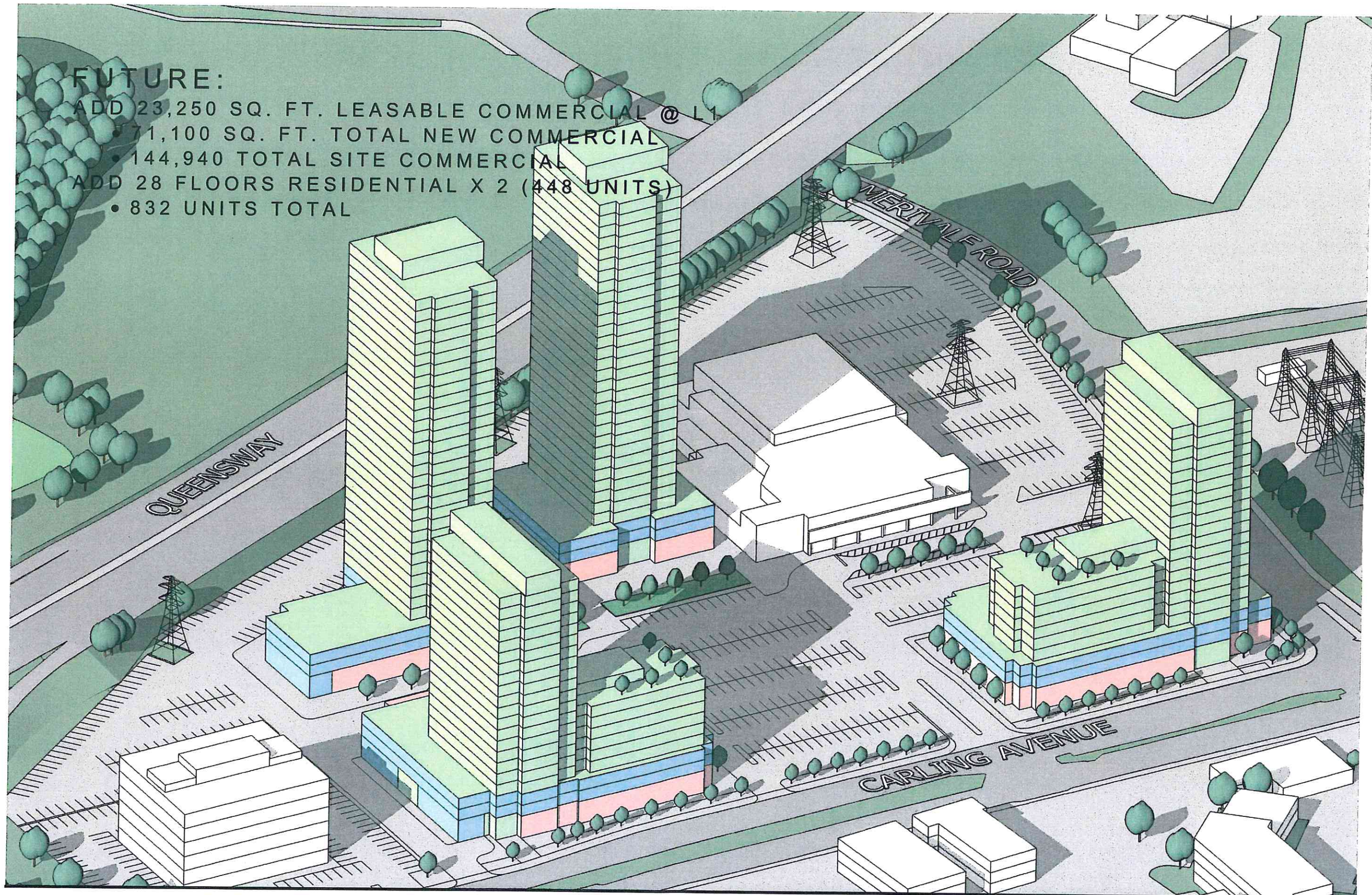


FUTURE:
REMOVE 44,730± SQ. FT. LEASABLE COMMERCIAL

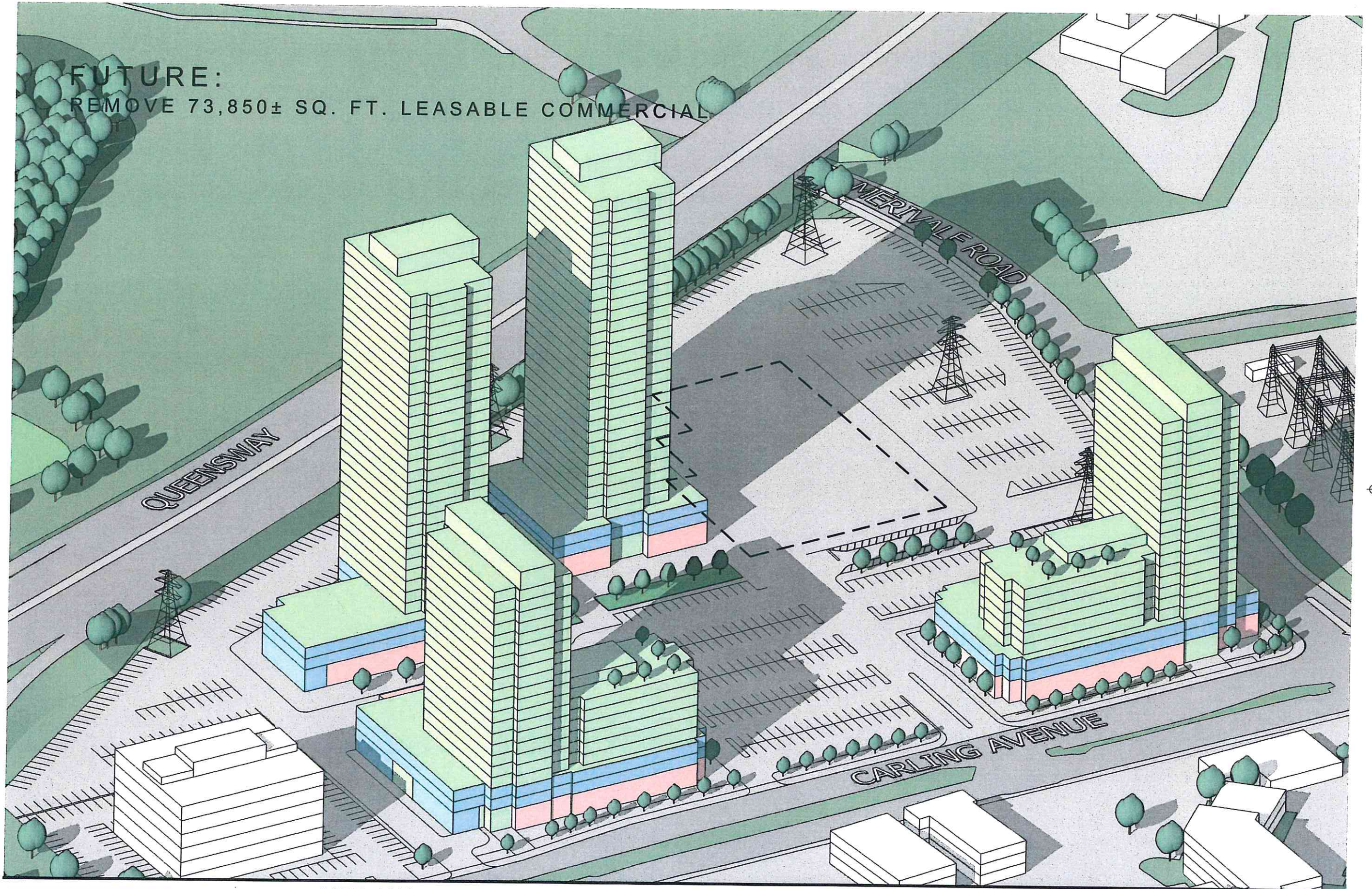


FUTURE:

- ADD 23,250 SQ. FT. LEASABLE COMMERCIAL @ L1
- 71,100 SQ. FT. TOTAL NEW COMMERCIAL
- 144,940 TOTAL SITE COMMERCIAL
- ADD 28 FLOORS RESIDENTIAL X 2 (448 UNITS)
- 832 UNITS TOTAL

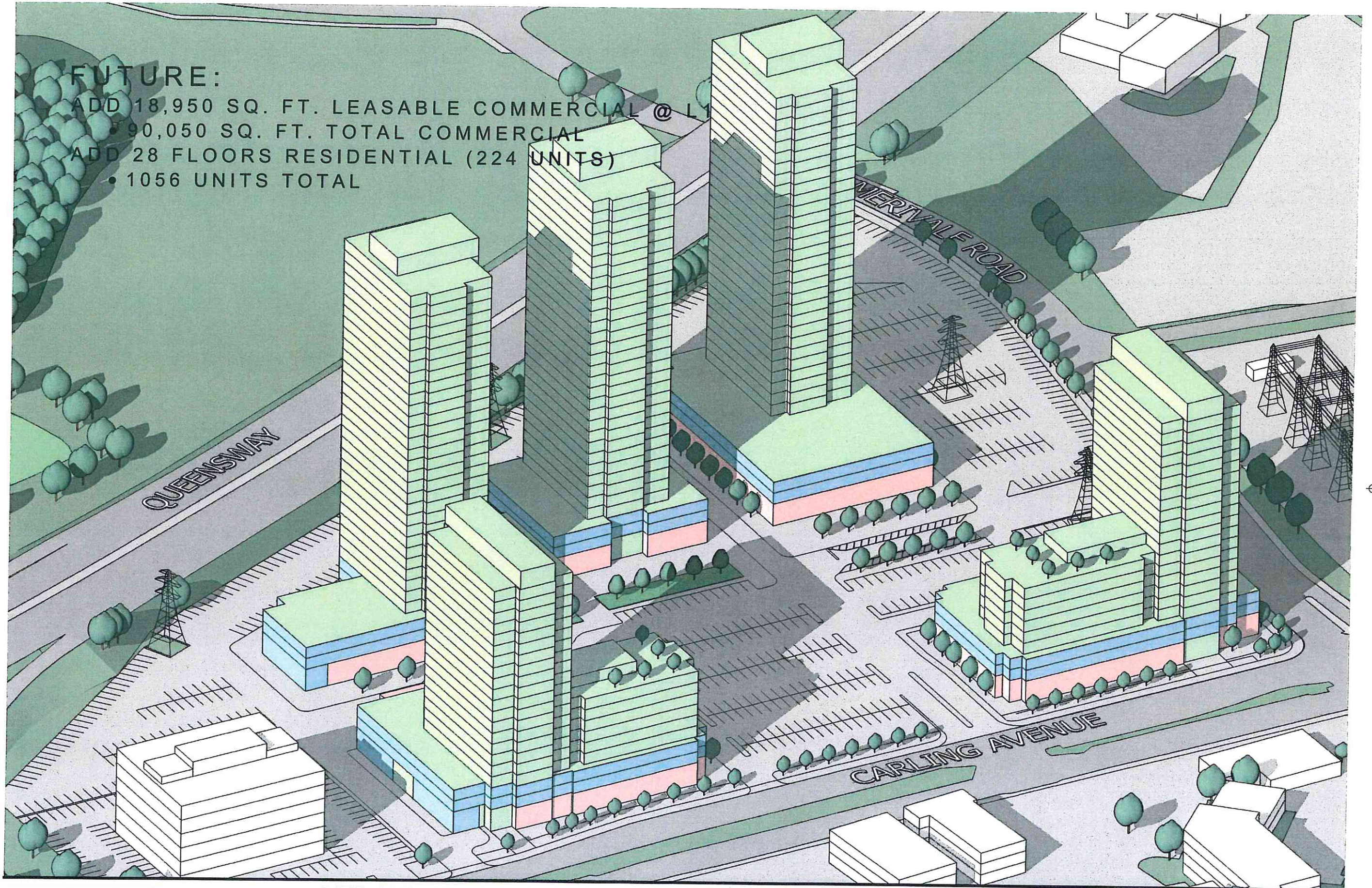


FUTURE:
REMOVE 73,850± SQ. FT. LEASABLE COMMERCIAL



FUTURE:

- ADD 18,950 SQ. FT. LEASABLE COMMERCIAL @ L1
- 90,050 SQ. FT. TOTAL COMMERCIAL
- ADD 28 FLOORS RESIDENTIAL (224 UNITS)
- 1056 UNITS TOTAL





RODERICKLAHEY
ARCHITECT INC

FOTENN
PLANNING+DESIGN

AERIAL PERSPECTIVE - PHASE I

PLOT DATE: Wednesday, July 29, 2015

WESTGATE CENTRE
OTTAWA ONTARIO

RIO CAN
REAL ESTATE INVESTMENT TRUST

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RODERICKLAHEY
ARCHITECT INC.

FOTENN
PLANNING+DESIGN

AERIAL PERSPECTIVE - PHASE II

PLOT DATE: Wednesday, July 29, 2015

WESTGATE CENTRE
OTTAWA
ONTARIO

RIO CAN
REAL ESTATE INVESTMENT TRUST

15



RODERICKLAHEY
ARCHITECT INC

FOTENN
PLANNING+DESIGN

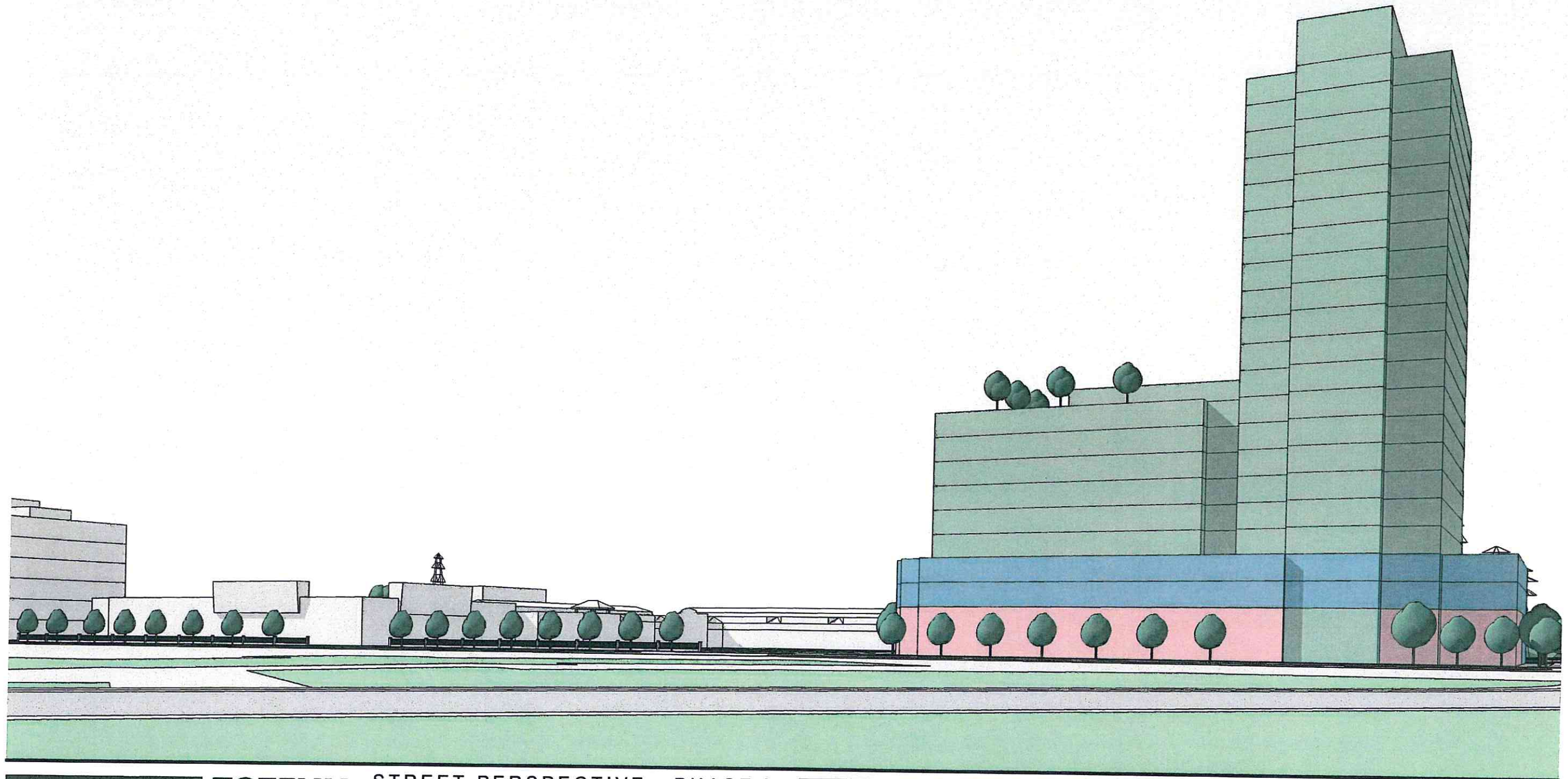
AERIAL PERSPECTIVE - PHASE III

PLOT DATE: Wednesday, July 29, 2015

WESTGATE CENTRE
OTTAWA ONTARIO

RIO CAN
REAL ESTATE INVESTMENT TRUST

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RODERICKLAHEY
ARCHITECT INC

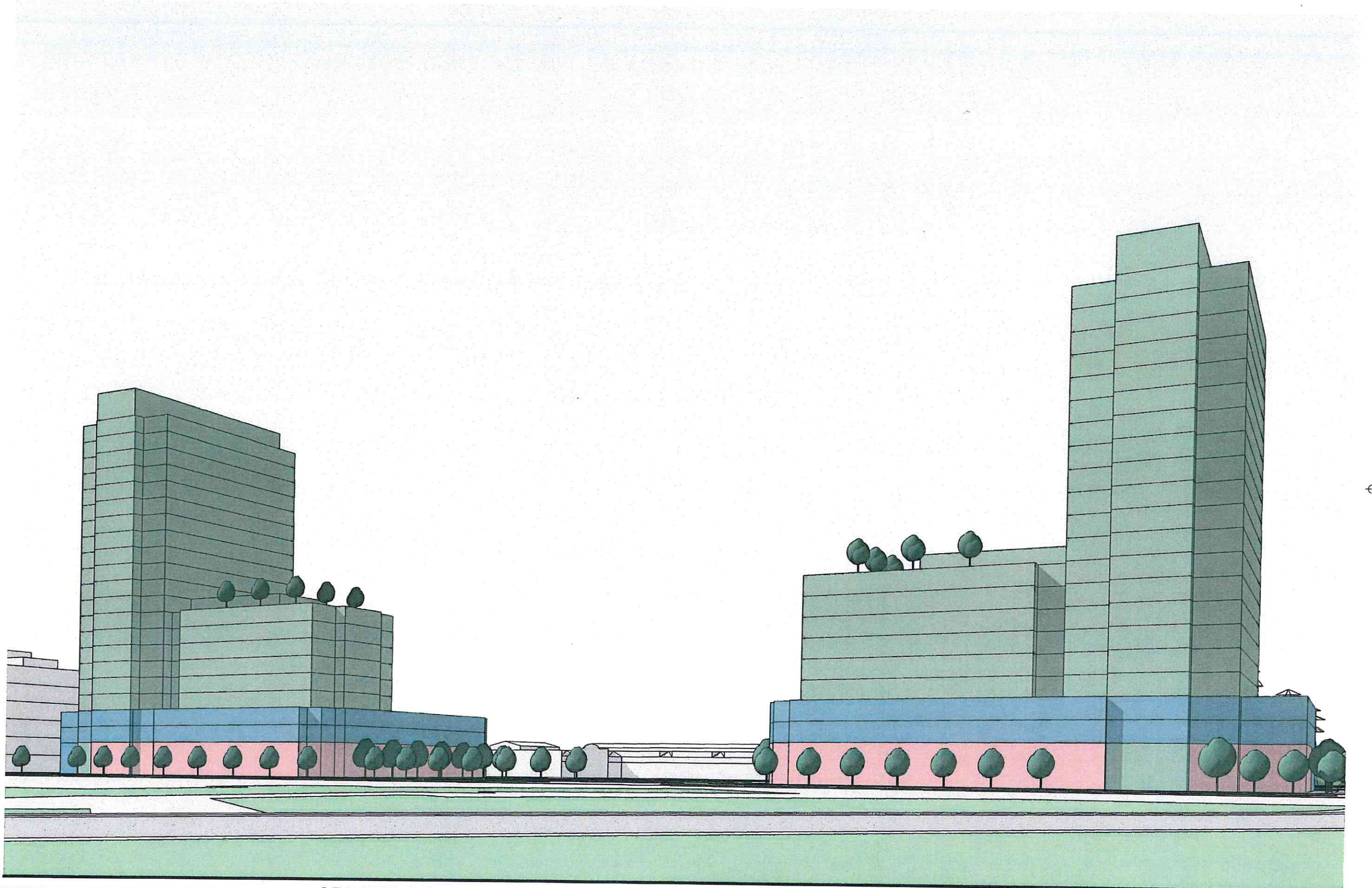
FOTENN
PLANNING+DESIGN

STREET PERSPECTIVE - PHASE I
MERIVALE LOOKING WEST

PLOT DATE: Wednesday, July 29, 2015

WESTGATE CENTRE
OTTAWA ONTARIO

RIO CAN
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RODERICKLAHEY
ARCHITECT INC

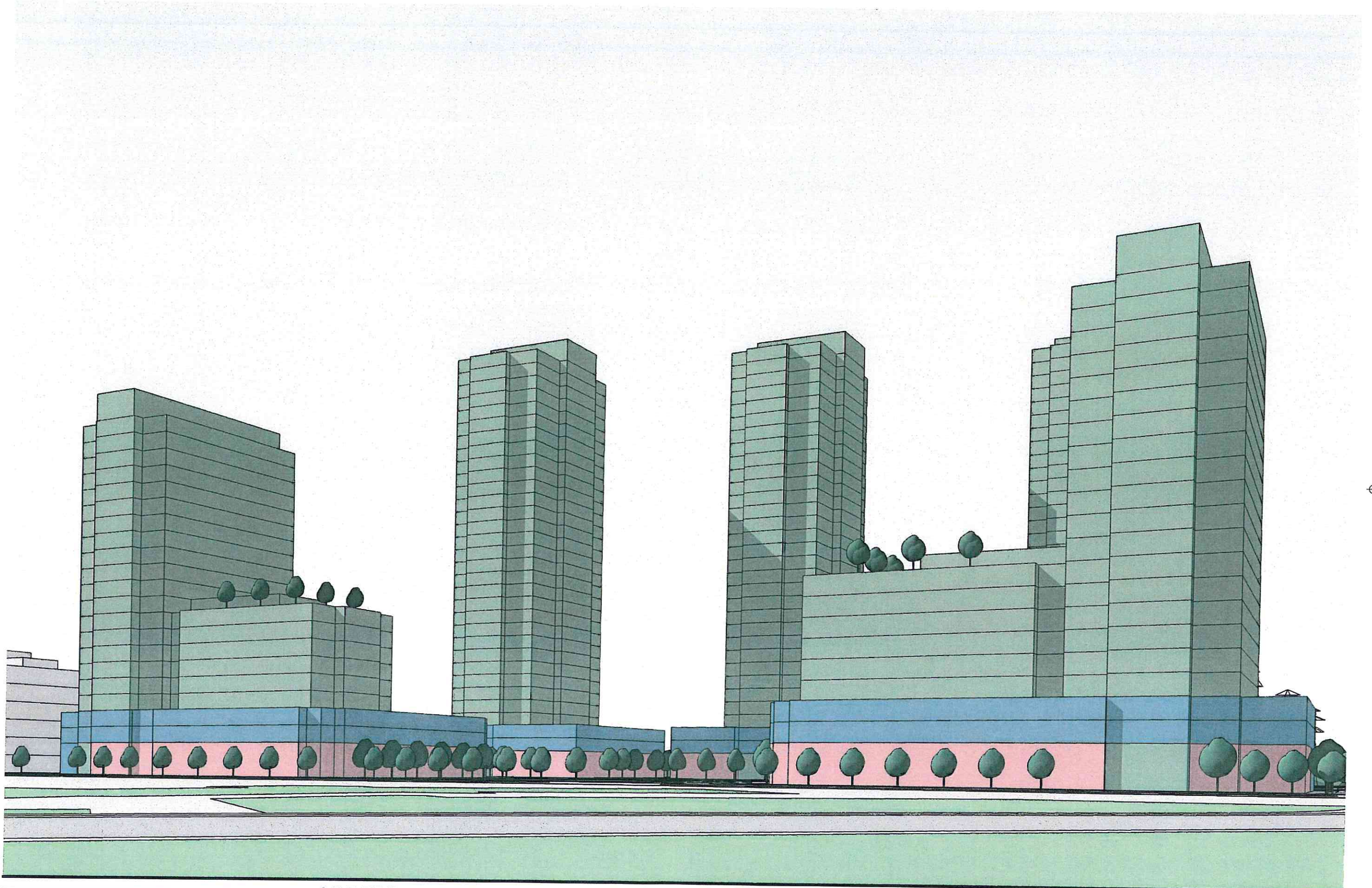
FOTENN
PLANNING+DESIGN

STREET PERSPECTIVE - PHASE II
MERIVALE LOOKING WEST

PLOT DATE: Wednesday, July 29, 2015

WESTGATE CENTRE
OTTAWA ONTARIO

RIO CAN
REAL ESTATE INVESTMENT TRUST



RODERICKLAHEY
ARCHITECT INC

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PLANNING+DESIGN

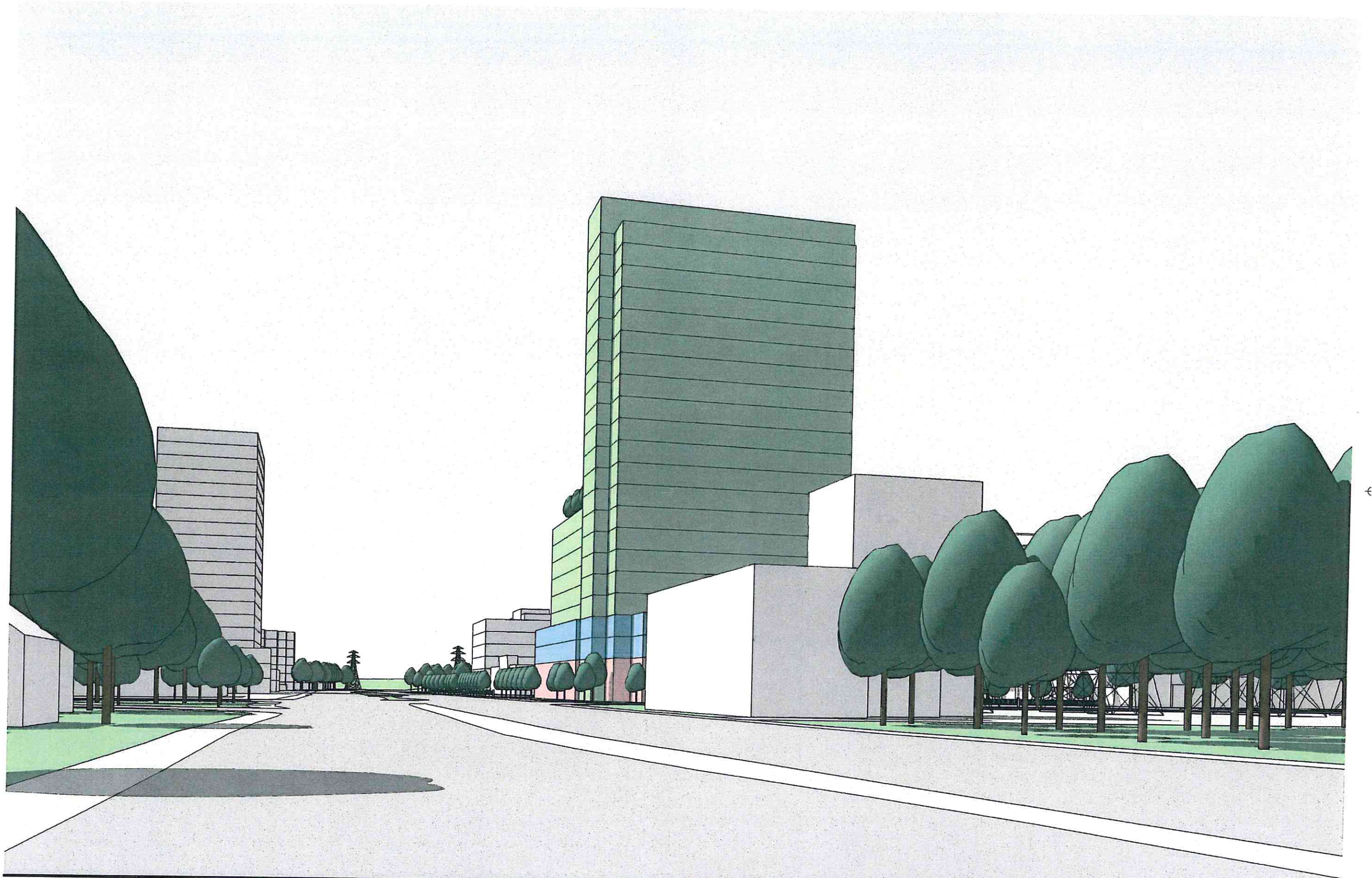
STREET PERSPECTIVE - FUTURE
MERIVALE LOOKING WEST

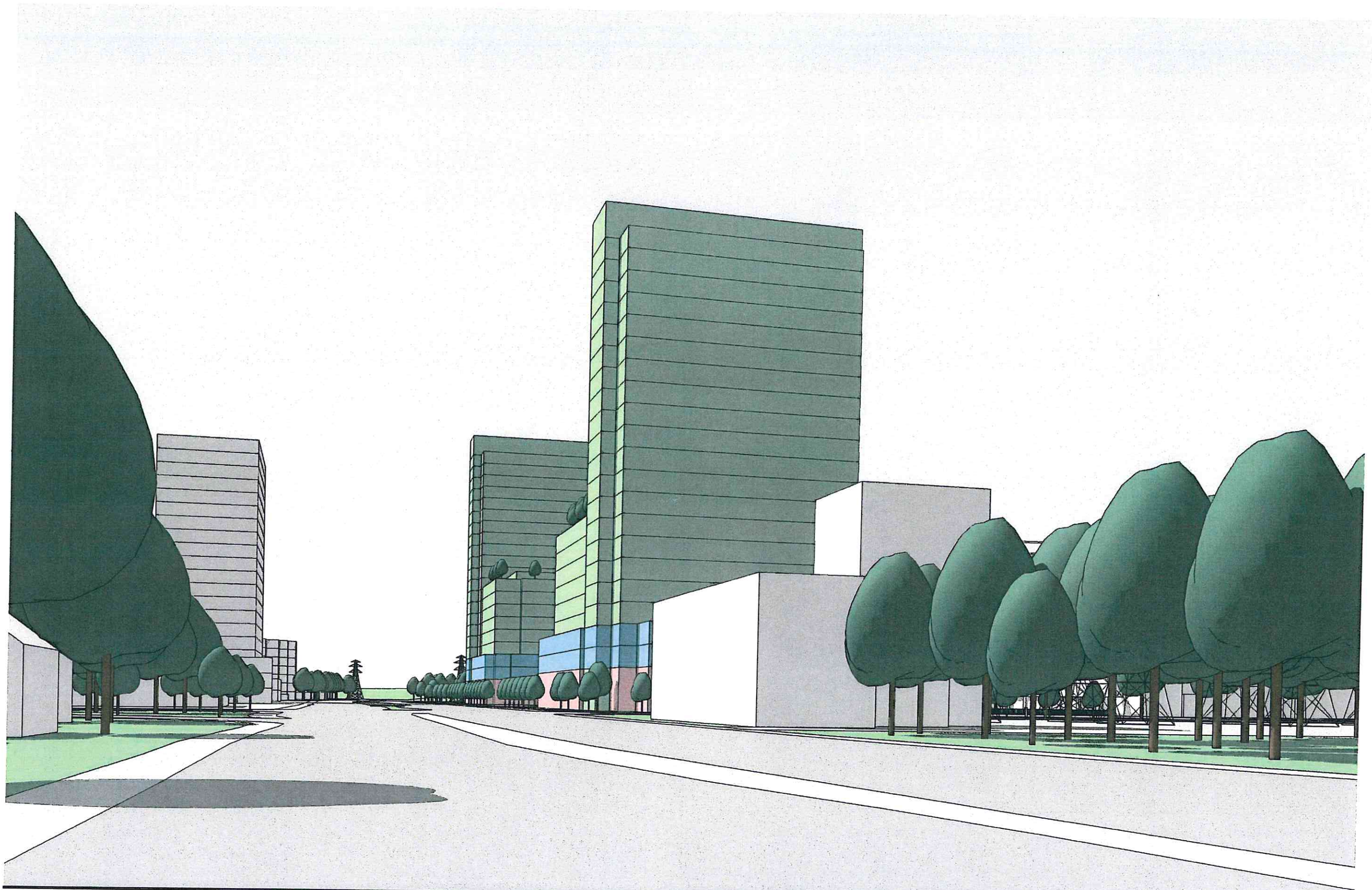
PLOT DATE: Wednesday, July 29, 2015

WESTGATE CENTRE
OTTAWA ONTARIO

RIO CAN
REAL ESTATE INVESTMENT TRUST

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RODERICK LAHEY
ARCHITECT INC

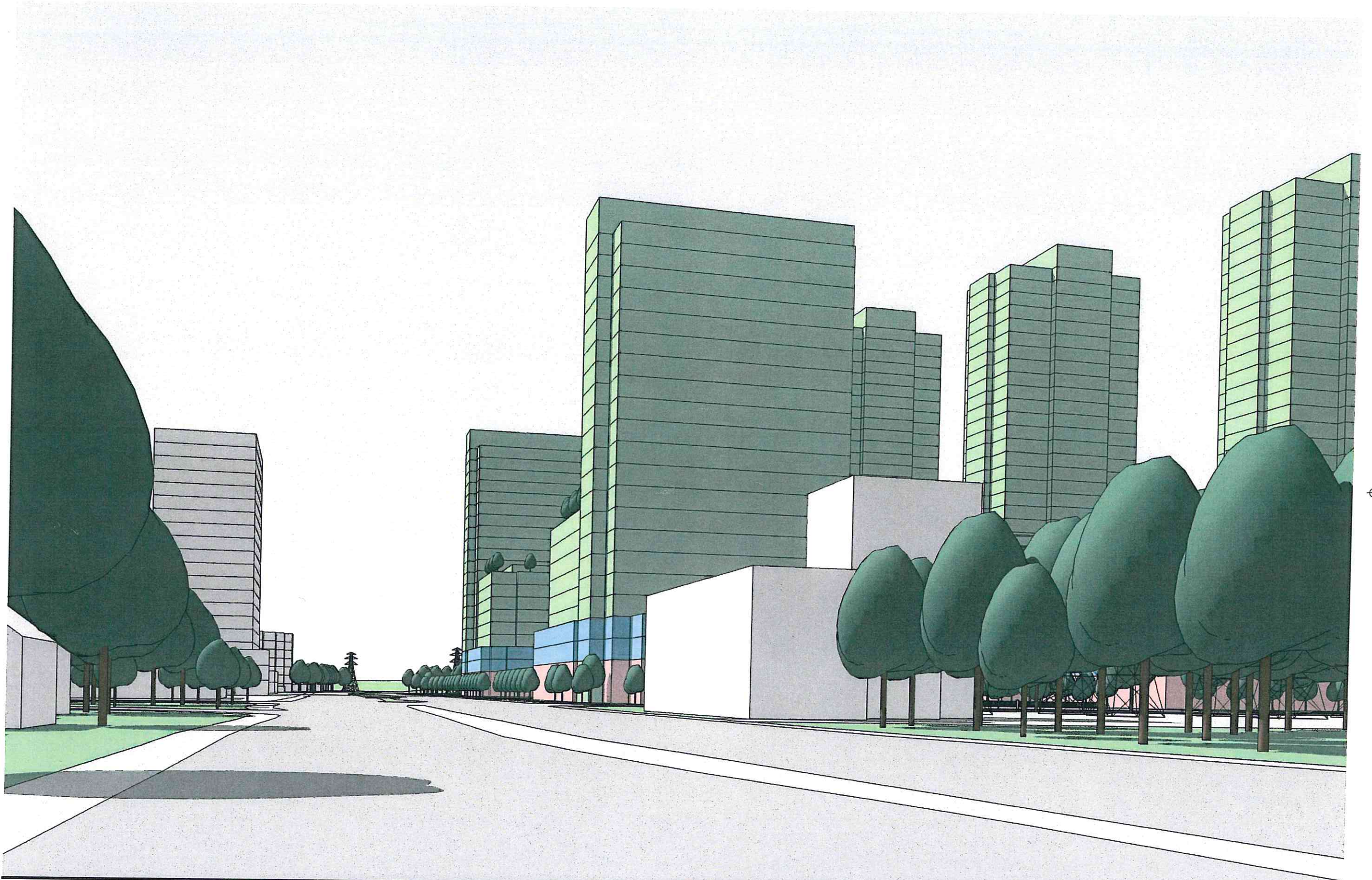
FOTENN
PLANNING+DESIGN

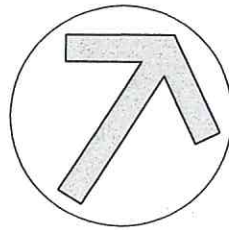
STREET PERSPECTIVE - PHASE II
CARLING LOOKING WEST

PLOT DATE: Wednesday, July 29, 2015

WESTGATE CENTRE
OTTAWA
ONTARIO

RIO CAN
REAL ESTATE INVESTMENT TRUST

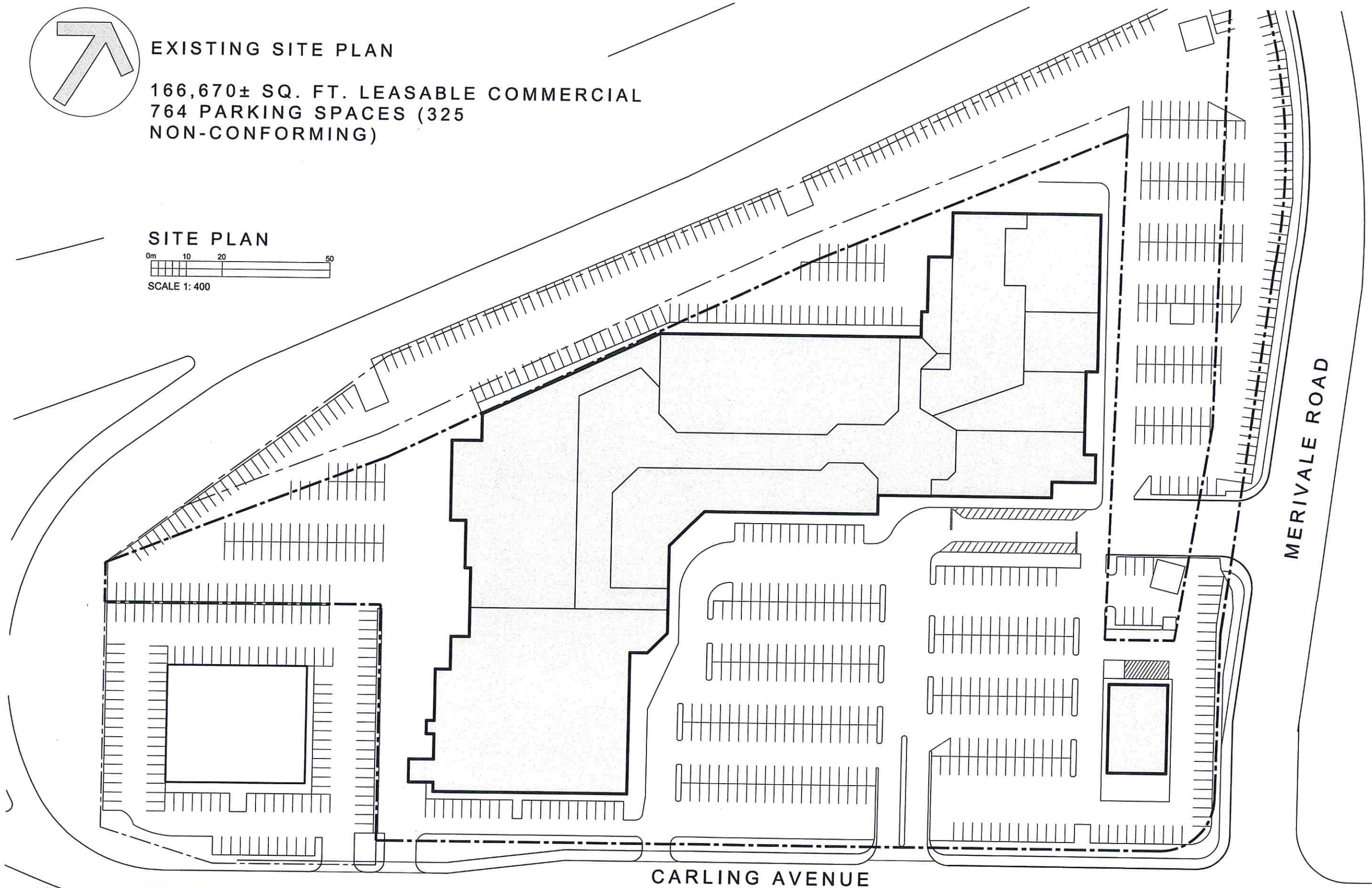
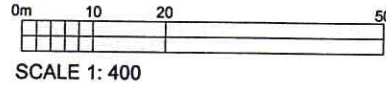




EXISTING SITE PLAN

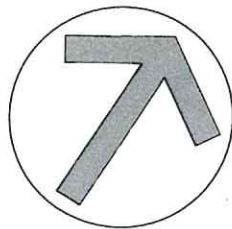
166,670± SQ. FT. LEASABLE COMMERCIAL
764 PARKING SPACES (325
NON-CONFORMING)

SITE PLAN



CARLING AVENUE

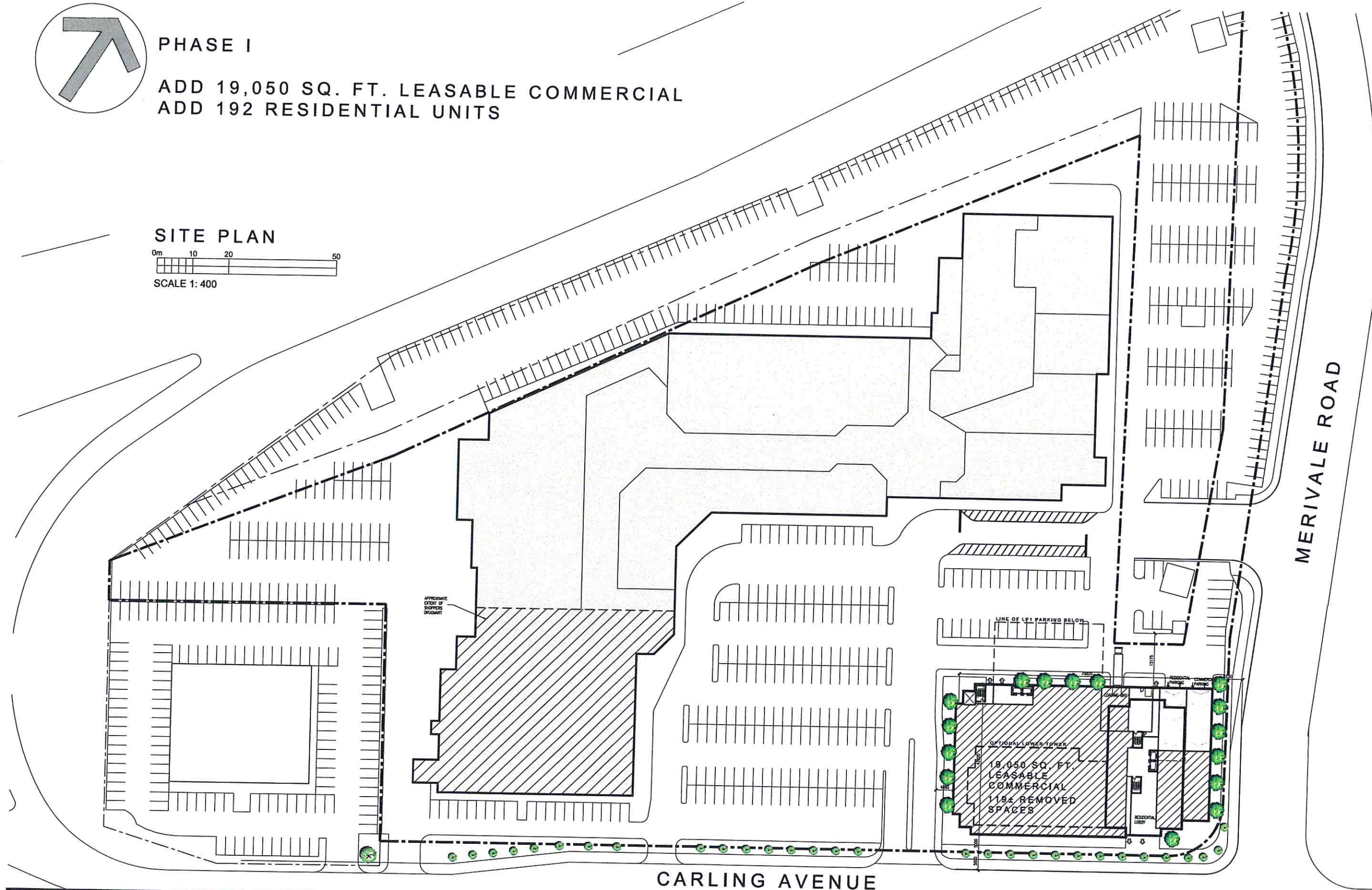
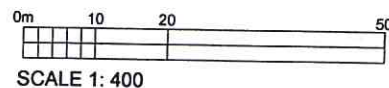
MERIVALE ROAD



PHASE I

**ADD 19,050 SQ. FT. LEASABLE COMMERCIAL
ADD 192 RESIDENTIAL UNITS**

SITE PLAN



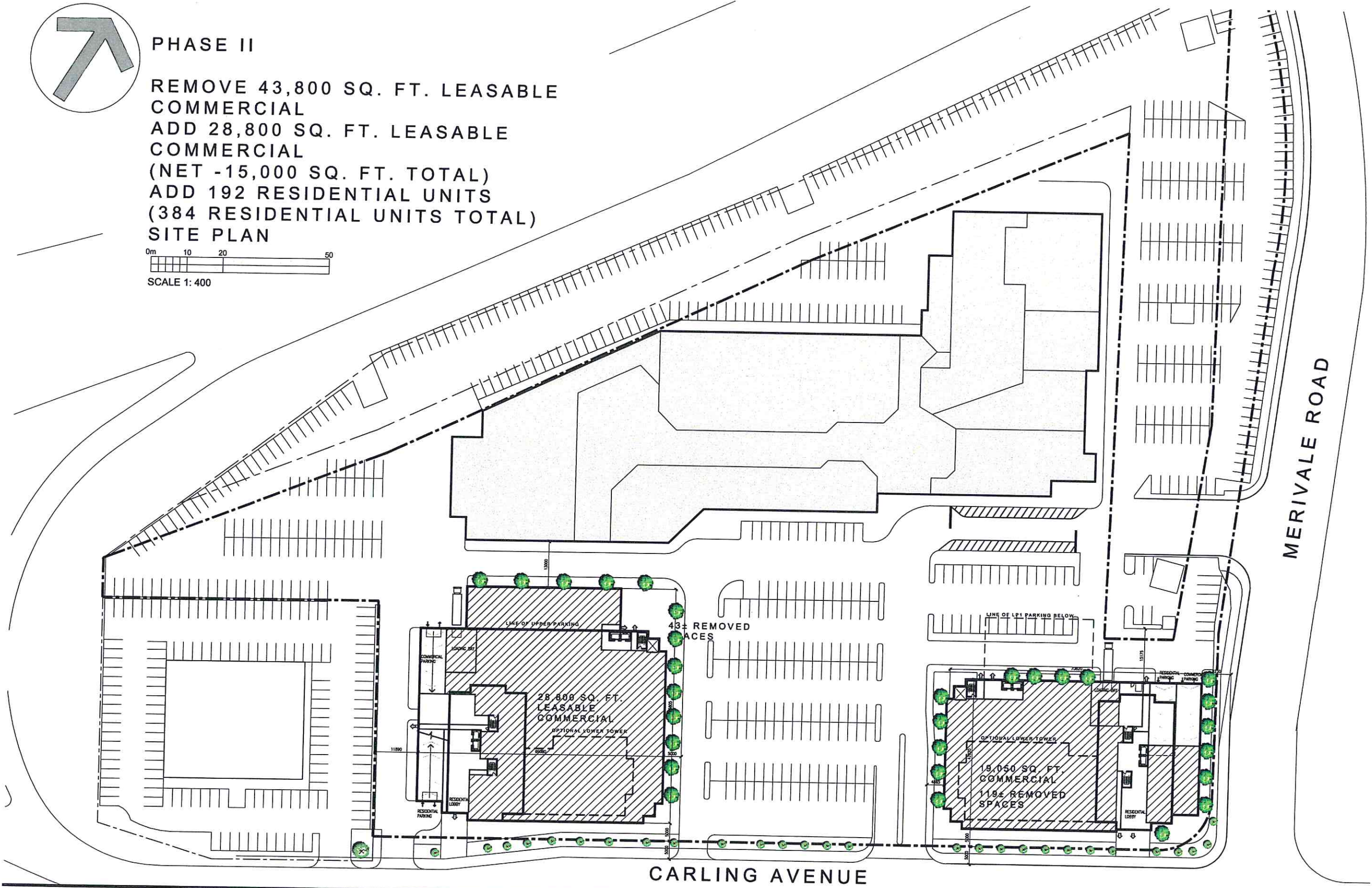
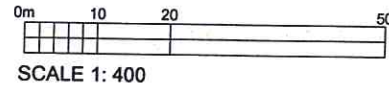
CARLING AVENUE

MERIVALE ROAD



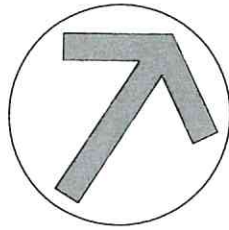
PHASE II

REMOVE 43,800 SQ. FT. LEASABLE
COMMERCIAL
ADD 28,800 SQ. FT. LEASABLE
COMMERCIAL
(NET -15,000 SQ. FT. TOTAL)
ADD 192 RESIDENTIAL UNITS
(384 RESIDENTIAL UNITS TOTAL)
SITE PLAN



CARLING AVENUE

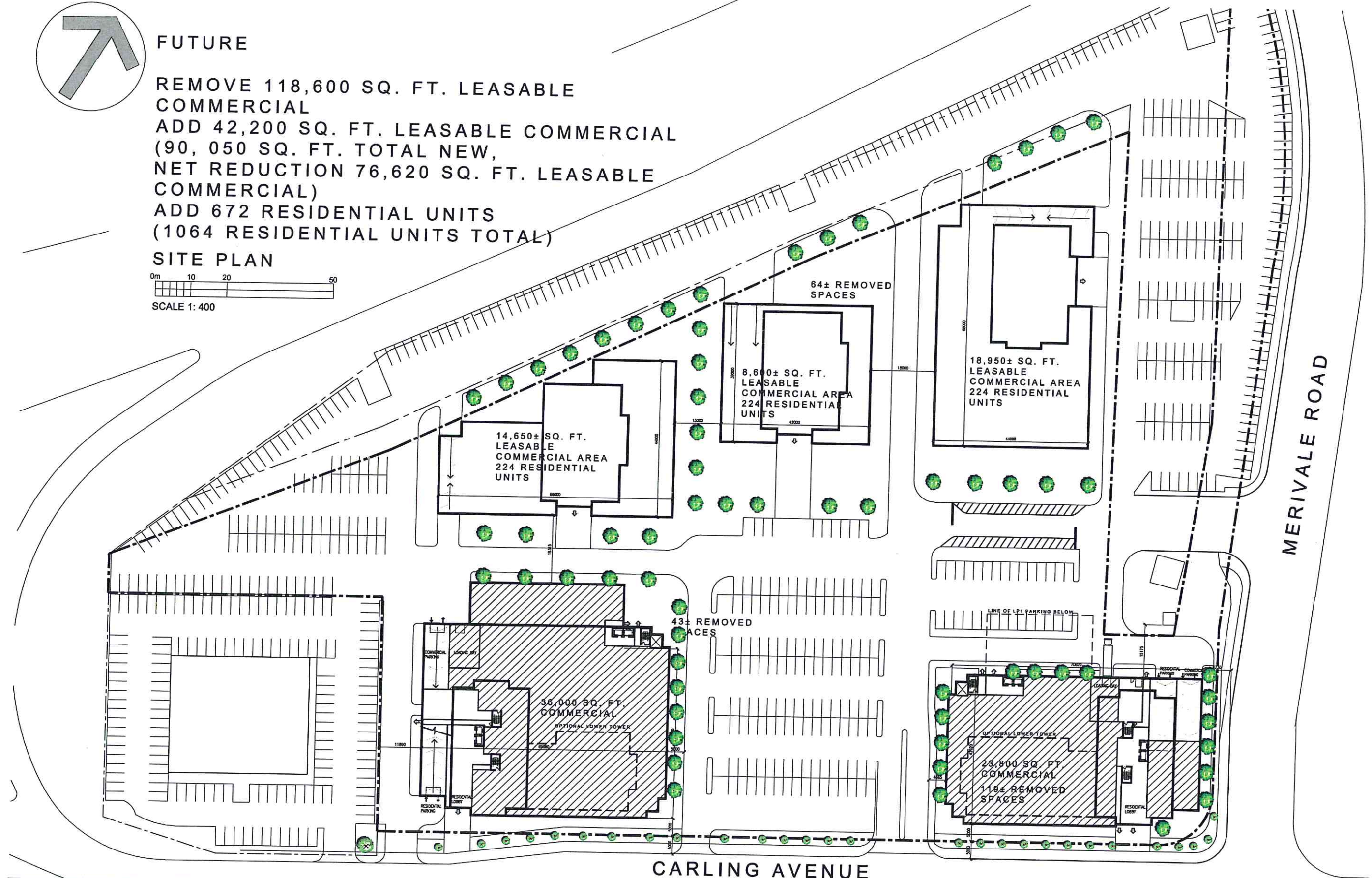
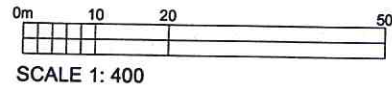
MERIVALE ROAD



FUTURE

REMOVE 118,600 SQ. FT. LEASABLE
 COMMERCIAL
 ADD 42,200 SQ. FT. LEASABLE COMMERCIAL
 (90,050 SQ. FT. TOTAL NEW,
 NET REDUCTION 76,620 SQ. FT. LEASABLE
 COMMERCIAL)
 ADD 672 RESIDENTIAL UNITS
 (1064 RESIDENTIAL UNITS TOTAL)

SITE PLAN



PHASE I:

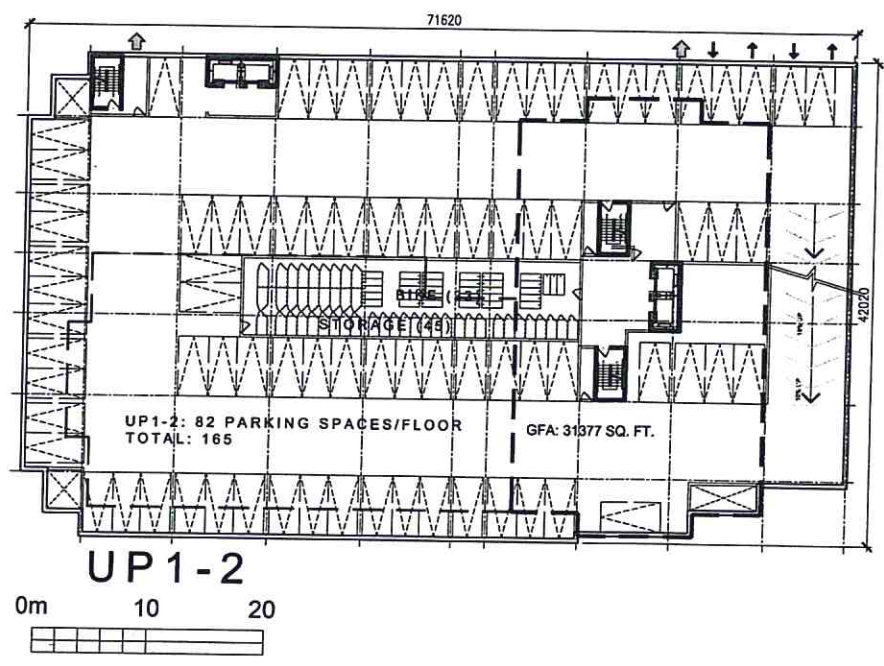
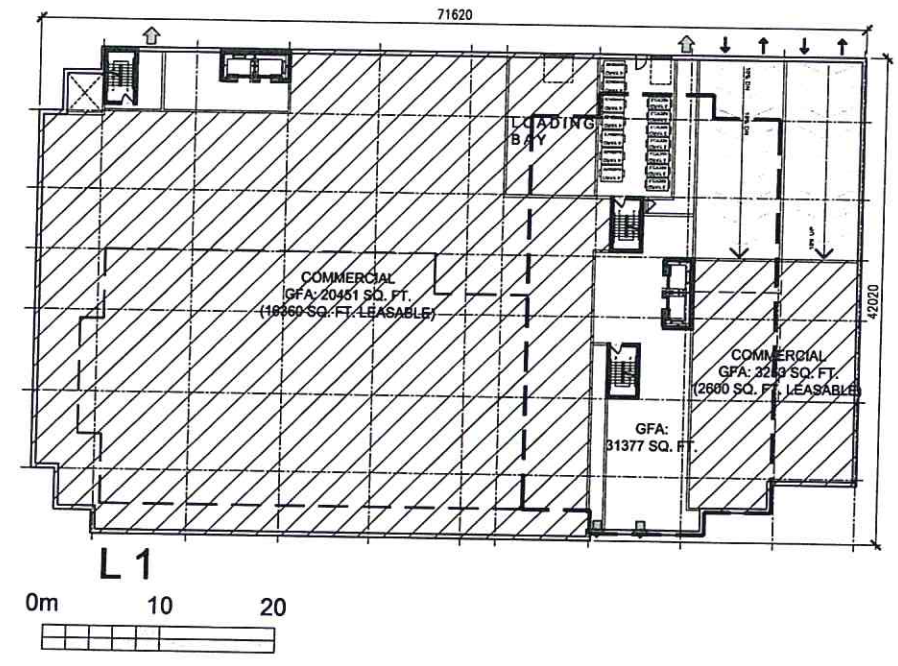
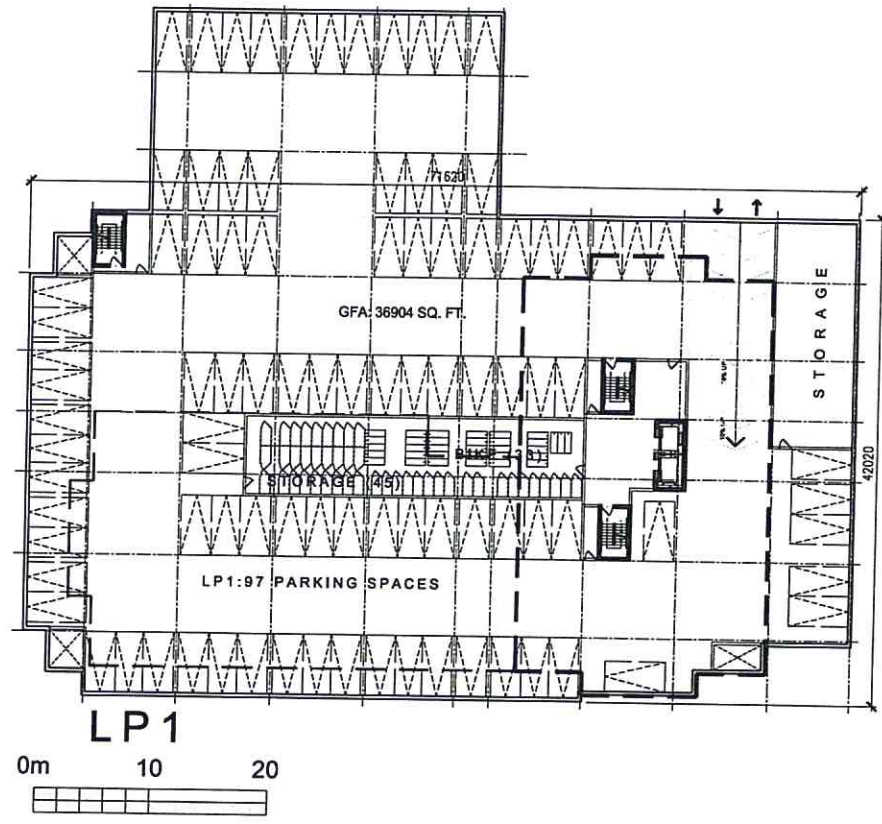
NEW COMMERCIAL: 19, 050 SQ. FT.
 LEASABLE
 REQUIRED PARKING: 60
 REMOVED PARKING: 119±
 CREDIT FOR RESTAURANT: 14

TOTAL NEW COMMERCIAL PARKING: 165

RESIDENTIAL PARKING @ 0.5/UNIT: 192 X
 0.5 = 96

TOTAL REQUIRED PARKING OVERALL:
 COMMERCIAL: 165
 RESIDENTIAL: 96
 TOTAL: 261

PROVIDED:
 COMMERCIAL: 165
 RESIDENTIAL: 97
 TOTAL: 262



PHASE II:

REMOVED COMMERCIAL: 43,800 SQ. FT.
 NEW COMMERCIAL: 28,800 SQ. FT.
 NET LOSS: 15,000 SQ. FT.

REMOVED PARKING: 43±
 CREDIT FOR COMMERCIAL: 45
 NET ADDITIONAL PARKING REQUIRED: 0

RESIDENTIAL PARKING @ 0.5/UNIT: 192 X
 0.5 = 96

TOTAL REQUIRED PARKING OVERALL:
 COMMERCIAL: 0
 RESIDENTIAL: 96
 TOTAL: 96

PROVIDED:
 COMMERCIAL: 185
 RESIDENTIAL: 96
 TOTAL: 281

