

PROPOSED MARKVILLE NORTH REDEVELOPMENT

LEGEND

- EXISTING MALL
- EXISTING SEARS (VACANT)
- EXISTING VEHICULAR ACCESS
- EXISTING PEDESTRIAN ACCESS
- EXISTING TRANSIT STOP
- BUILDING ENTRANCES

STATISTICS

TOTAL LOT AREA: +/- 70.3 ACRES
ZONING DISTRICT: DISTRICT COMMERCIAL ZONE
EXISTING MALL GLA: +/- 93,440 SM
EXISTING PARKING: 5,078 SPACES



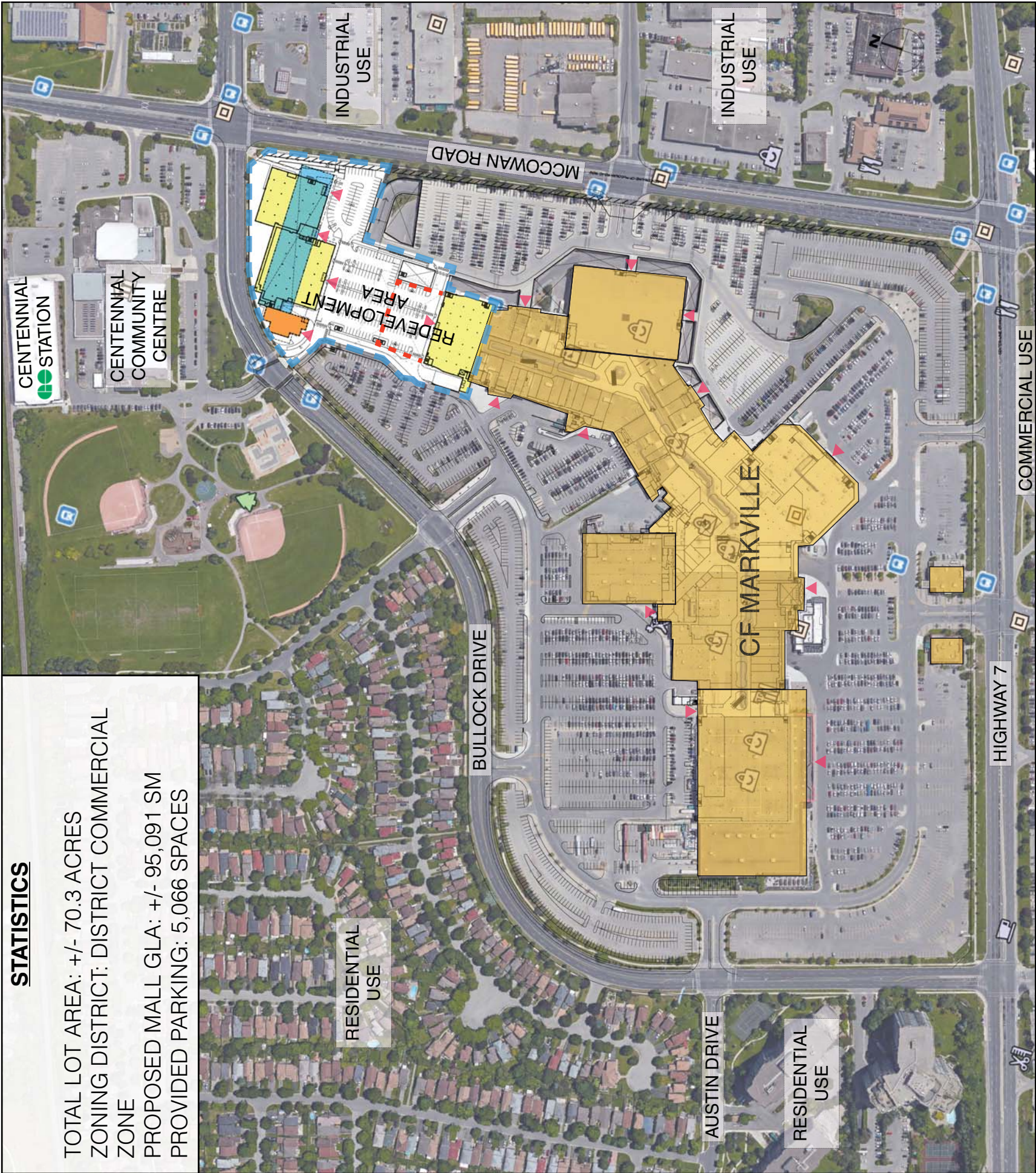
MASTER PLAN - EXISTING CONDITION

LEGEND

- APPROX. LIMIT OF REDEVELOPMENT
- DEMOLISHED SEARS BOUNDARY
- NEW RETAIL
- NEW RESTAURANT
- NEW SECOND FLOOR OFFICE
- EXISTING MALL
- BUILDING ENTRANCES

STATISTICS

TOTAL LOT AREA: +/- 70.3 ACRES
ZONING DISTRICT: DISTRICT COMMERCIAL ZONE
PROPOSED MALL GLA: +/- 95,091 SM
PROVIDED PARKING: 5,066 SPACES



MASTER PLAN - PROPOSED

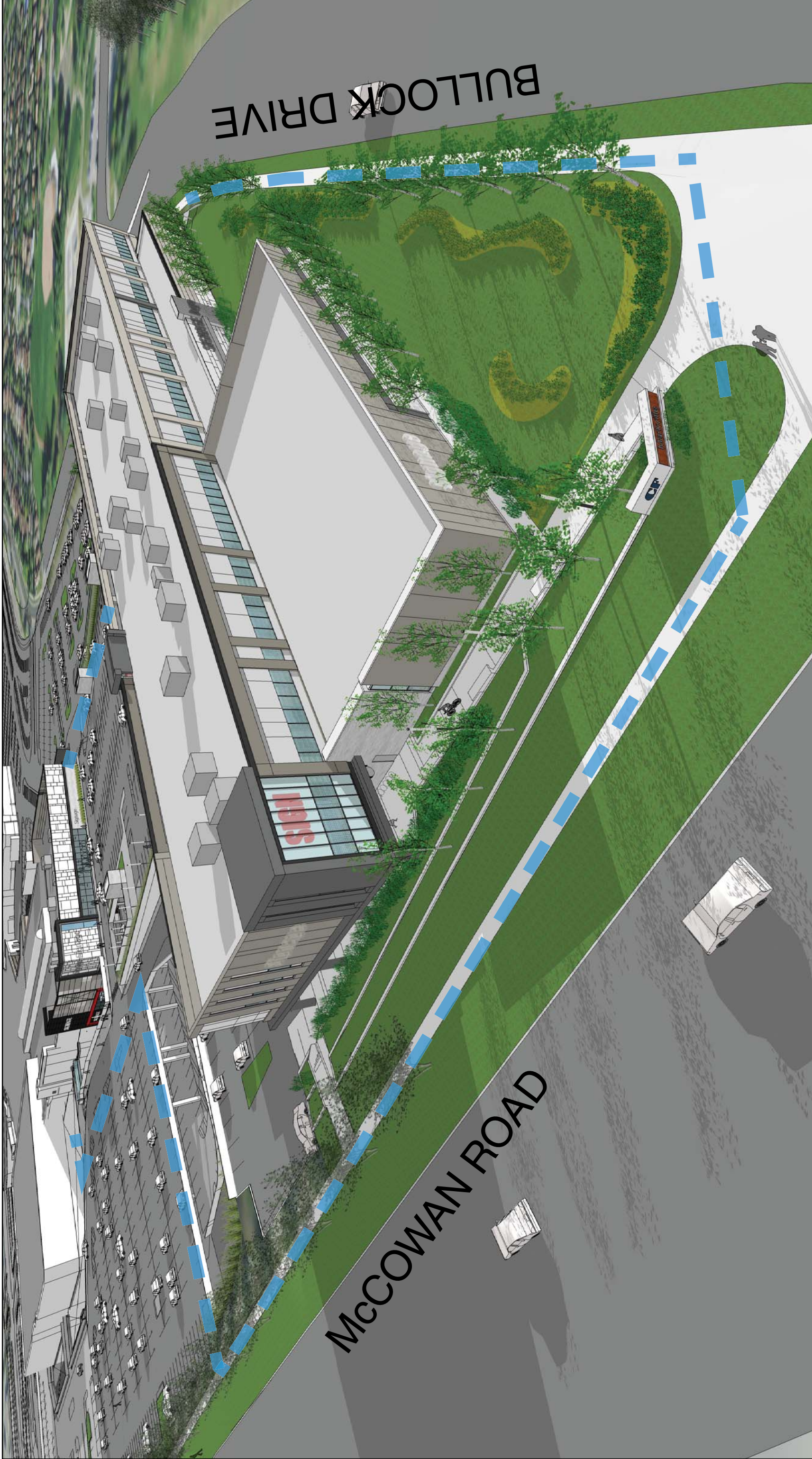
LEGEND

- APPROX. LIMIT OF REDEVELOPMENT
- DEMOLISHED SEARS BOUNDARY
- NEW RETAIL
- NEW RESTAURANT
- NEW SECOND FLOOR OFFICE
- NEW VEHICULAR ACCESS (R/I/RO)
- NEW PEDESTRIAN GATEWAYS
- NEW ENHANCED PEDESTRIAN WALKWAY
- BUILDING ENTRANCES



SITE PLAN

JUNE 20, 2016



BIRD VIEW - SOUTH WEST

ARTIST CONCEPT



PROPOSED MARKVILLE NORTH REDEVELOPMENT

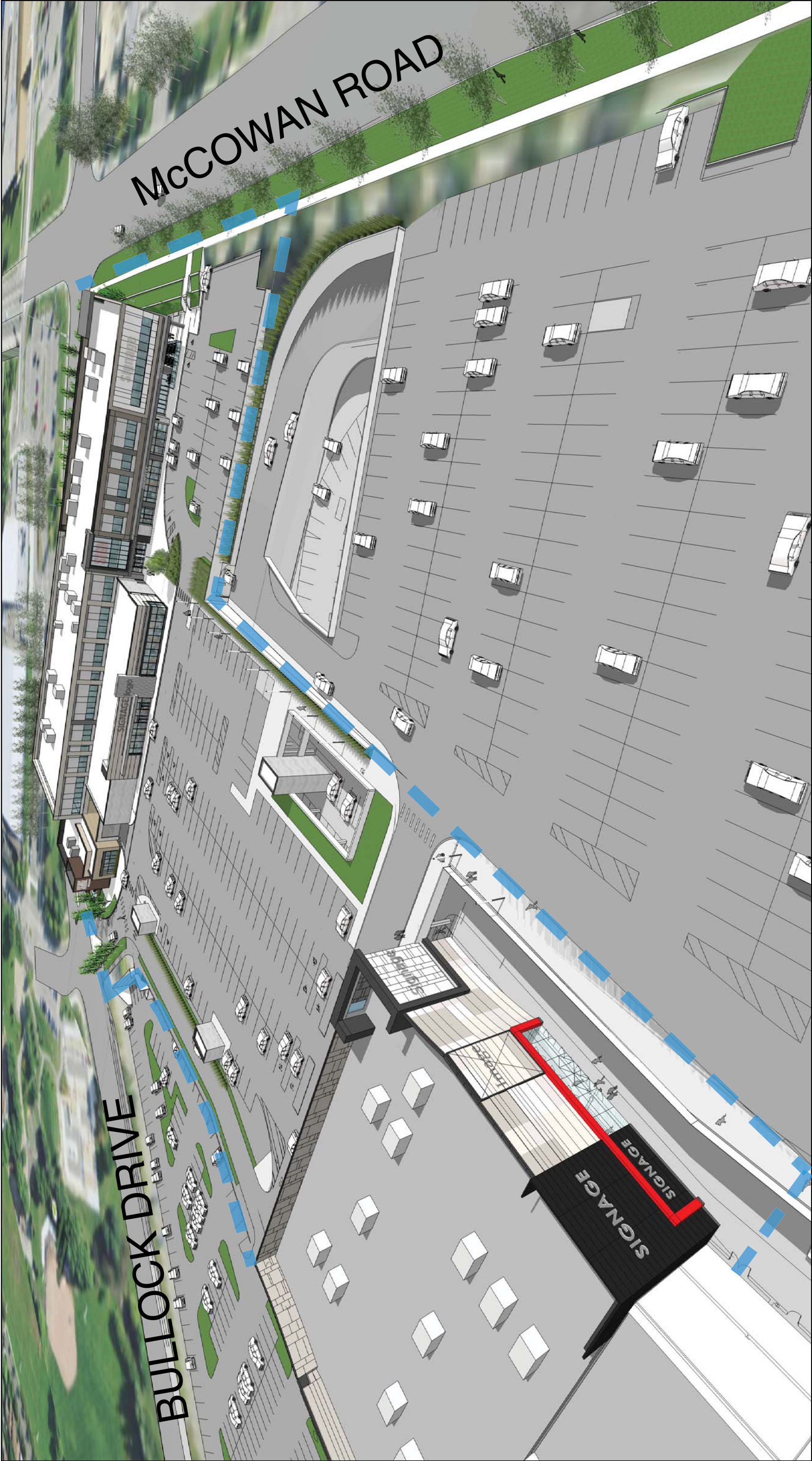


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VIEW DOWN THE PATH



BIRD VIEW - NORTH WEST

ARTIST CONCEPT



PROPOSED MARKVILLE NORTH REDEVELOPMENT



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PROPOSED BUILDING MATERIALS:

- MASONRY
- ALUMINUM PANEL
- EFIS
- CURTAINWALL
- PAINT ON EXISTING PRECAST

VIEW OF RENOVATED SEARS

ARTIST CONCEPT

JUNE 20, 2016



- PROPOSED BUILDING MATERIALS:**
- MASONRY
 - ALUMINUM PANEL
 - EFIS
 - CURTAINWALL

VIEW TO SOUTH ELEVATION

ARTIST CONCEPT



PROPOSED MARKVILLE NORTH REDEVELOPMENT



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EXISTING VIEW

- PROPOSED BUILDING MATERIALS:**
- MASONRY
 - ALUMINUM PANEL
 - EFIS
 - CURTAINWALL



VIEW FROM INTERSECTION OF McCOWAN RD. & BULLOCK DR.

ARTIST CONCEPT



PROPOSED MARKVILLE NORTH REDEVELOPMENT



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PROPOSED BUILDING MATERIALS:

- MASONRY
- ALUMINUM PANEL
- EFIS
- CURTAINWALL



EXISTING VIEW



VIEW FROM INTERSECTION TO GO TRAIN STATION



PROPOSED BUILDING MATERIALS:

- MASONRY
- ALUMINUM PANEL
- EFIS
- CURTAINWALL

VIEW TO NORTH ELEVATION

ARTIST CONCEPT



PROPOSED MARKVILLE NORTH REDEVELOPMENT



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Redevelopment Sustainable Design Features

SITE DESIGN

- Promotes extended use adjacent to the public streets with elaborated walkways and landscaped open space
- Integrated and elaborated walkways, building design and open landscape space enhance and encourage on-site pedestrian, cycling and transit connections
- Replacement of trees for canopy enhancement/green forest
- Provision of bicycle and dedicated carpool parking

WATER CONSERVATION

- Drought tolerant plant species eliminates the need for irrigation
- Minimizes off site storm water runoff and soil erosion through state of the art storm water management methods and natural ground percolation at landscaped open spaces
- Low consumption toilets
- Toilets and faucet fixtures equipped with hands free sensors
- Feasibility of providing a system that will discharge rain water collected on the roof of the new building to the proposed North landscaped area is under review.

ENERGY EFFICIENCY

- Wall assemblies designed to eliminate air infiltration through the thermal envelope
- LED lighting for building interior
- LED lighting with daylighting sensors for exterior surface and structured parking
- Building Automation Systems are utilized to control LED lighting and high efficiency HVAC systems. Current energy management practices have yielded a 20% reduction in total mall energy usage. The existing BAS would tie into the new building for control and monitoring of all base building lighting and HVAC systems.
- Reduction in heat island effect achieved through conversion of existing North parking field to proposed North green space and installation of light coloured cool roofing at proposed buildings.

DURABILITY

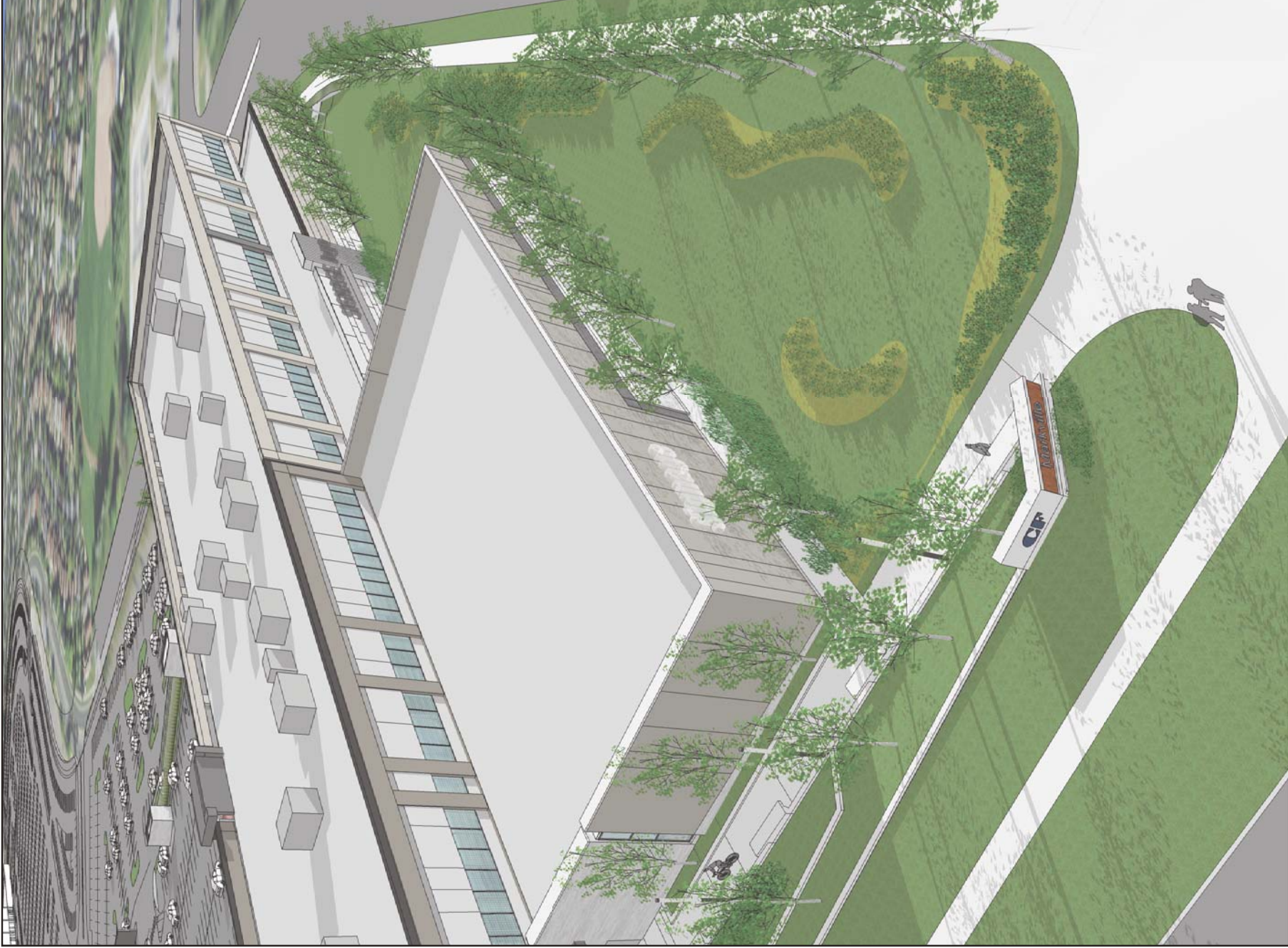
- Wall assemblies control moisture infiltration through rain-screen design and ventilated wall cavities
- Use of highly durable exterior façade finishes including masonry and metal paneling

WASTE REDUCTION

- Robust recycling and waste management plan in place with programs to recycle cardboard, paper, cans and bottles, organics, wood skids and any other recyclable material. Currently the diversion rate is 79%. The new development would participate in the existing waste management programs.

BIRD FRIENDLY DESIGN & DARK SKY COMPLIANCE

- Bird Glass
 - Primary Treatment: Dot patterned frit on 85% of all windows from grade to 16m.
 - Secondary Treatment: Applies to remaining 15% and includes closely spaced mullions and careful placement of vegetation so that vegetation does not reflect in glass.
- Bird Lighting & Dark Sky Compliance
 - Outside Lighting: Down lights only
 - Inside Lighting: Lights out from 11:00 pm to 6:00 am.



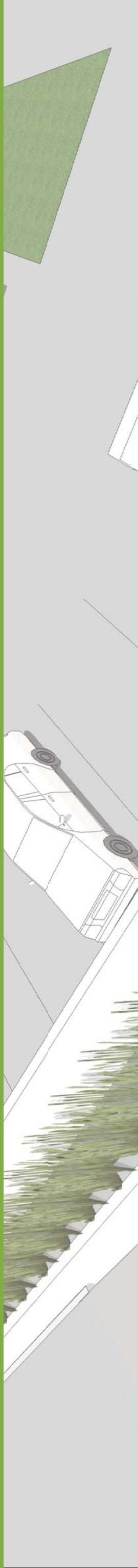
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Schedule & Timing

Window of opportunity is limited based on sequencing for this 20 month construction program to meet projected turnover dates for the new retail spaces:

- Fall 2016 - Sears partial demolition & renovation for spring 2017 turnover.
- Winter 2016 - Parking deck construction completion winter 2017.
- Spring 2017 - North mixed use building construction for spring 2018 turnover.



JUNE 20, 2016

THANK YOU

QUESTIONS