

Ridgeway Annex Redevelopment Proposal

November 20, 2012

Who we are

- Investment, management and development company, vertically integrated
- Vancouver based, established 20 years ago
- 120 people
- Typically work in residential and retail
- In metropolitan Vancouver and Alberta
- Have led the creation of over 200 projects, including Local on Lonsdale
- We have mojo

Local on Lonsdale



The Rockwoods



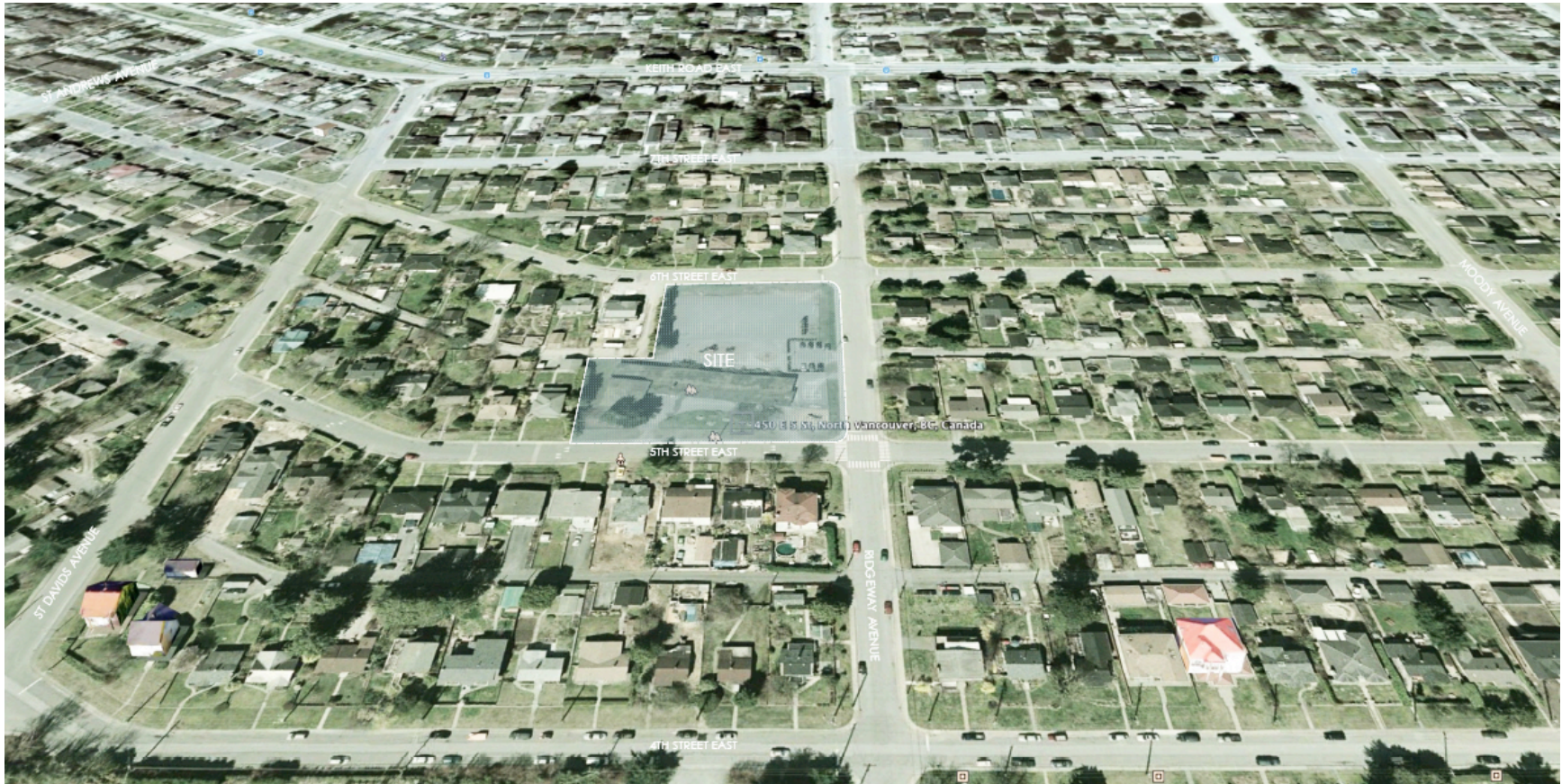
Mission

- Creating Real Estate That works
 - For its ultimate users
 - For the community
 - For its investors
 - For it's stakeholders, District 44 and the Anthem team

Why we like this site

- Residential and it's within metro Vancouver
- A great community to be involved in
- Where my family grew up
- A great opportunity to reinvigorate land in an already great neighbourhood
- Compelling

Existing Neighbourhood



Existing Neighbourhood



Existing Neighbourhood



Existing Neighbourhood



Existing Neighbourhood



5TH STREET STREETScape



6TH STREET STREETScape

Development Approach

- Urban planning principle based
- Architecturally appropriate for neighbourhood
- Flexible
- Community driven
- Creative
- Build it all in one shot as one comprehensive development

Key urban planning principles

- Fit into and compliment the existing neighbourhood!!!!
- Respect existing CNV planning guidelines
- Homes for families – owners and renters
- Organic re: materials and landscaping

Four options

- Option 1: 50' lots, some with laneway houses
 - Option 2: 30' lots, some with laneway houses
 - Option 3: Townhouses
 - Option 4: Pocket neighbourhood
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- Anthem's preferred option is option 1 because it best fits into the existing neighbourhood, but...

Option 1 - 50' lots



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Option 1 - 50' lots



Option 2- 30' lots



Option 2- 30' lots



Option 2- 30' lots



Option 2- 30' lots



Option 3- Townhouses



Option 3- Townhouses



Option 3- Townhouses



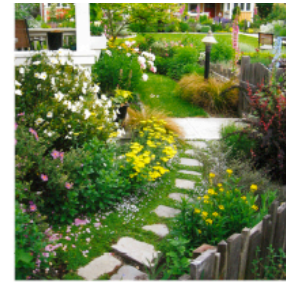
Option 4- Pocket Neighbourhood



Option 4- Pocket Neighbourhood



Option 4- Pocket Neighbourhood



Summary

- Enthusiastic developer
- Love North Van
- Community centred approach
- Flexible with options notwithstanding our bias