



Site Area (sq.ft.):										107,772	
Total GFA, Excl. Parking (sq.ft.)										1,165,896	
FSI:										10.82	
Area Schedule (GFA by Floor)											
Level	Retail (Incl. Barrier Free Lobby) (sq.ft.)	Retail Loading (sq.ft.)	LW /Amenity (sq. ft.)	Office (sq. ft.)	Existing Building (sq. ft.)	Residential (sq.ft.)			GFA / Level (sq.ft.)	(x) # of Floors	GFA Totals (sq.ft.)
Level P1 - P2									103,476	2	206,952
Level P3 (Tower A)									22,974	1	22,974
						Podium A	Podium B	Podium C			
Existing Basement					5,509				5,509	1	5,509
Level 1	17,611	0	0	2,761	5,410	12,400	12,497	5,174	55,853	1	55,853
						Tower A (34 Flrs.)	Tower B (38 Flrs.)	Tower C (40 Flrs.)			
Level 2 - 3	0	0	0	43,922	5,410	13,820			63,152	2	126,304
Level 4	0	0	0	42,976	1,175	13,820			57,971	1	57,971
Level 5	0	0	0	42,029	0	12,877			54,906	1	54,906
Tower A: L6-34	0	0	0	0	0	9,194			9,194	29	266,626
Tower A: L35 Mech	0	0	0	0	0	2,533			2,533	1	2,533
Tower B: L6-35	0	0	0	0	0		8,807		8,807	30	264,210
Tower B: L36-38	0	0	0	0	0		8,864		8,864	3	26,592
Tower B: L39 Mech	0	0	0	0	0				0	1	0
Tower C: L6-37	0	0	0	0	0			8,928	8,928	32	285,696
Tower C: L38-40	0	0	0	0	0			5,198	5,198	3	15,594
Tower C: L41 Mech	0	0	0	0	0			4,102	4,102	1	4,102
Total										(Excluding parking levels)	1,165,896

Area Schedule (GCA by Type)			
GCA Type		GCA Res.	GCA Totals (sq.ft)
Retail			17,611
Retail Loading			0
Office			175,610
Existing Building			22,914
Residential	Cumulative Ground Floor & Amenity	30,071	
	Tower A	323,496	
	Tower B	290,802	
	Tower C	305,392	
	Total	949,761	216,135
Totals	(Excluding parking levels)		1,165,896

Level	(x) # of Floors	Tower A GCA Totals (sq.ft.)	Tower A use	Tower B GCA Totals (sq.ft.)	Tower C GCA Totals (sq.ft.)	Towers B and C use
Level 1	1	12,400	Residential	12,497	5,174	Residential
				20,372		Retail + Office
Level 2 - 3	2	27,640	Residential	87,844		Office
Level 4	1	13,820	Residential	42,976		Office
Level 5	1	12,877	Residential	42,029		Office
Tower A: L6-34	29	266,626	Residential			
Tower A: L35 Mech	1	2,533	Mech			
Tower B: L6-35	30			264,210		Residential
Tower B: L36-38	3			26,592		Residential
Tower B: L39 Mech	1					
Tower C: L6-37	32				285,696	Residential
Tower C: L38-40	3				15,594	Residential
Tower C: L41 Mech	1				4,102	Mech
		335,896	Total Tower A	193,221		Total Office + Retail Podium B and C
				303,299	310,566	Total Residential Towers B and C



Residential GCA (sq.ft.)			
Level	Tower A (34 Flrs.)	Tower B (38 Flrs.)	Tower C (40 Flrs.)
Level 1	12,400	12,497	5,174
Level 2 - 3	27,640		
Level 4	13,820		
Level 5	12,877		
Tower A: L6-34	266,626		
Tower A: L35 Mech	2,533		
Tower B: L6-35		264,210	
Tower B: L36-38		26,592	
Tower B: L39 Mech			
Tower C: L6-37			285,696
Tower C: L38-40			15,594
Tower C: L41 Mech			4,102
Total	335,896	303,299	310,566
Totals			949,761

	Office GCA (sq.ft.)	Office GLA (sq.ft.)	Efficiency
Level 1	2,761	0	0.0%
Level 2	43,922	41,542	94.6%
Level 3	43,922	41,542	94.6%
Level 4	42,976	40,596	94.5%
Level 5	42,029	39,649	94.3%
Totals	175,610	163,329	93.0%
	Retail GCA (sq.ft.)	Retail GLA (sq.ft.)	Efficiency
Level 1	17,611	15,525	88.2%
	Total GCA (sq.ft)	Total GLA (sq.ft.)	
Totals (excl. Exist Bldg)	1,142,982	930,217	81.4%

Unit Count (Anticipated)			Anticipated Unit count for Phase 1		Anticipated Unit count for Phase 2				
Unit Type	Target %	% of total	TOWER A (34 flrs)		TOWER B (38 flrs)		TOWER C (40 flrs)		RES. TOTALS
BACHELOR	16%	7.9%	53	13.2%	30	9.3%	0	0.0%	83
URBAN 1 BED	12%	11.2%	56	13.9%	30	9.3%	32	9.7%	118
1 BED	27%	29.2%	119	29.6%	60	18.7%	128	38.9%	307
1 BED + DEN	14%	12.3%	63	15.7%	35	10.9%	31	9.4%	129
2 BED	22%	33.5%	99	24.6%	127	39.6%	126	38.3%	352
2 BED + DEN	7%	4.5%	8	2.0%	33	10.3%	6	1.8%	47
3 BED	1%	1.4%	3	0.7%	6	1.9%	6	1.8%	15
GUEST SUITE	1%	0.1%	1	0.2%					1
Totals	100%	100.0%	402	100.0%	321	100.0%	329	100.0%	1052

Area Schedule (GCA vs GLA)

Residential GLA Total (sq.ft.)									
	Tower A (34 Flrs.)			Tower B (38 Flrs.)			Tower C (40 Flrs.)		
Level	Res. GCA (sq.ft.)	Res. GLA (sq.ft.)	Efficiency (%)	Res. GCA (sq.ft.)	Res. GLA (sq.ft.)	Efficiency (%)	Res. GCA (sq.ft.)	Res. GLA (sq.ft.)	Efficiency (%)
Level 1	12,400			12,497			5,174		
Level 2 - 3	27,640	21,948	79.41%						
Level 4	13,820	4,580	33.14%						
Level 5	12,877								
Tower A: L6-34	266,626	224,141	84.07%						
Tower B: L6				8,807	4,986	56.6%			
Tower B: L7-35				255,403	219,501	85.9%			
Tower B: L36-38				26,592	22,788	85.7%			
Tower C: L6							8,928	5035	56.4%
Tower C: L7-37							267,840	235538	87.9%
Tower C: L38-40							20,792	12846	61.8%
			Overall efficiency			Overall efficiency			Overall efficiency
Total	333,363	250,669	75.2%	303,299	247,275	81.5%	302,734	253,419	83.7%
Total GLA								751,363	



Average Unit Size (GLA/# of Units) =		
Total GLA: 751,363 sqft	1052 Units	714 sqft

Bylaw Amenity Requirements (Bylaw 2008-250, Table 137 - "Amenity Area")
(5) Apartment Bldg Mid - High Rise: 6m² per dwelling unit

Total Units (Anticipated)	m²	m²
1052	6	6,312

Amenity Area Provided		
Location of Amenity	Area (m²)	Area (sq.ft.)
Rooftop Terrace	1,441.9	15,520
Indoor Communal Amenity (Ground, 6th, & Skybox)	2,520.1	27,126
Total communal (50% required)	3,962.0	42,646.6
Balconies	2,350.0	25,295
Total Amenities	6,312	67,942
POPS (Privately Owned Public Space)	1,017.7	10,954

62.77%

Parking Information	
No. of Parking Levels (Tower A=3, Towers B&C=2)	3
No. of Spaces:	
Surface	4
(P1)	218
(P2)	251
(P3) Tower A only	56
Total	526

Total parking spaces to be verified once coordination with building services is completed

Bylaw Parking Rates (Bylaw 2008-250, Section 103 - "Maximum Limit on Number of Parking Spaces Near Rapid Transit Stations"):	
(a) Apartment Bldg Mid - High Rise (Combined Resident & Visitor)	1.75 (1.75) MAX. spaces per dwelling unit
(e) Office	2.2 MAX. spaces per 1076 sq.ft. (100m²) GCA
(h) Retail	3.6 MAX. spaces per 1076 sq.ft. (100m²) GCA

Visitor Parking (Bylaw 2008-250, Section 102 - "Minimum Visitor Parking Space Rates"):	
(2) / Table 102	0.1 MIN. spaces per dwelling unit MAX. required per building = 30 spaces (90 total)

Parking Total Anticipated						
	# of Units		Total Area (sqft)	Spaces/Unit	Area/1076sqft*ratio	Max allowed
Apartment Bldg	1052			1.75 MAX		1841
Office & Existing Building (2.2 per 100m2 of gross floor area)			198,524		2.20	406
Retail (3.6 per 100m2 of gross floor area)			17,611		3.60	59
Visitor Parking						90
Total						2396

526

Bylaw Bicycle Parking Rates (Bylaw 2008-250, Section 111 - "Bicycle Parking Space Rates & Provisions"		
(b) Apartment Bldg	0.5 MIN. per dwelling unit (x1052)	526
(e) Office, Retail, & Existing Building	1 MIN. per 2691 sq.ft. (250m²) Gross floor area 216,135 /2691	80
Total Required		606
Total Provided (Anticipated)		694