



Site Area (sq.ft.):									107,772		
Total GCA, Excl. Parking (sq.ft.)									1,268,167		
FSI:									11.77		
Area Schedule (GCA 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.)			GCA / Level (sq.ft.)	(x) # of Floors	GCA 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 (30 Flrs.)	Tower B (33 Flrs.)	Tower C (35 Flrs.)			
Level 2 - 3	0	0	0	43,922	5,410	13,830			63,162	2	126,324
Level 4	0	0	0	42,976	1,175	13,830			57,981	1	57,981
Level 5	0	0	0	42,029	0	12,610			54,639	1	54,639
Level 6	0	0	0	0	0	9,190	8,807	8,928	26,925	1	26,925
Level 7 - 26	0	0	0	0	0	9,212	8,807	8,928	26,947	20	538,940
Level 27-29	0	0	0	0	0	8,685	8,807	8,928	26,420	3	79,260
Level 30	0	0	0	0	0	8,614	8,807	8,928	26,349	1	26,349
Level 31	0	0	0	0	0	2,317	8,864	8,928	20,109	1	20,109
Level 32	0	0	0	0	0		8,864	8,928	17,792	1	17,792
Level 33	0	0	0	0	0		8,864	5,198	14,062	1	14,062
Level 34	0	0	0	0	0			5,198	5,198	1	5,198
Level 35	0	0	0	0	0			5,198	5,198	1	5,198
Level 36	0	0	0	0	0			4,102	4,102	1	4,102
Total									1,268,167		
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	28,257					
					Ground Floor Residential Units (Tower C)	2,802					
					Tower A (28 / 30 Flrs.)	269,589					
					Tower B (29 / 33 Flrs.)	246,767					
					Tower C (30 / 35 Flrs.)	260,752					
					Total Res.	808,167					
Totals						1,024,302					



Area Schedule (GCA vs GLA)			
Residential GCA (sq.ft.)			
Level	Tower A (30 Flrs.)	Tower B (33 Flrs.)	Tower C (35 Flrs.)
Level 1	12,400	12,497	5,174
Level 2 - 3	27,660		
Level 4	13,830		
Level 5	12,610		
Level 6	9,190	8,807	8,928
Level 7 - 26	184,240	202,504	205,344
Level 27-29	26,349		
Level 30	8,614	8,864	8,928
Level 31	2,317	8,864	8,928
Level 32		8,864	8,928
Level 33		8,864	5,198
Level 34			5,198
Level 35			5,198
Level 36			4,102
Total	297,210	259,264	265,926
Totals			822,400

Res. GLA by Floor Plate (sq.ft.)		
Tower A (30 Flrs.)	Tower B (33 Flrs.)	Tower C (35 Flrs.)
0	0	0
21,959		
4,471		
0		
7,668	4,986	5,035
153,820	181,656	182,352
22,683	7,596	7,598
5,258	7,596	7,598
0	7,596	7,598
	7,596	7,598
	7,596	4,282
		4,282
		4,282
		0

Residential GLA Total (sq.ft.)					
Tower A (30 Flrs.)	%	Tower B (33 Flrs.)	%	Tower C (35 Flrs.)	%
0	0.0%	0	0.0%	0	0.0%
21,959	79.4%				
4,471	32.3%				
0	0.0%				
7,668	83.4%	4,986	56.6%	5035	56.4%
153,820	83.5%	181,656	85.9%	182352	85.1%
22,683	86.1%				
5,258	61.0%	7,596	85.7%	7598	85.1%
0	0.0%				
		7,596	85.7%	7598	85.1%
		7,596	85.7%	4282	82.4%
				4282	82.4%
				4282	82.4%
				0	0.0%
215,859	72.6%	209,430	80.8%	215,429	81.0%
		Total		640,718	0.0%

Office GCA (sq.ft.)	Office GLA (sq.ft.)
Level 1	2,761
Level 2	43,922
Level 3	43,922
Level 4	42,976
Level 5	42,029
Totals	175,610

Retail GCA (sq.ft.)	Retail GLA (sq.ft.)
Level 1	17,611
	15,525
Totals (excl. Exist Bldg)	1,000,955

Unit Count									
Unit Type	Target %	% of total	TOWER A	TOWER B	TOWER C	RES. TOTALS			
BACHELOR	16%	8.8%	54	25	0	79			
URBAN 1 BED	12%	10.4%	42	25	27	94			
1 BED	27%	31.0%	121	50	108	279			
1 BED + DEN	14%	9.8%	32	30	26	88			
2 BED	22%	32.3%	77	107	106	290			
2 BED + DEN	7%	5.8%	18	28	6	52			
3 BED	1%	1.7%	3	6	6	15			
GUEST SUITE	1%	0.3%	3			3			
Totals	100%	100.1%	350	271	279	900			



Average Unit Size (GLA/# of Units) = **712 sq.ft.**

Bylaw Amenity Requirements (Bylaw 2008-250, Table 137 - "Amenity Area")

(5) Apartment Bldg Mid - High Rise: 6m² per dwelling unit (x900) = **5400 m²**

Amenity Area Provided

Location of Amenity	Area (m ²)	Area (sq.ft.)
Rooftop Terrace	1,441.9	15,520
Indoor Communal Amenity (Ground, 6th, & Skybox)	1,614.7	17,380
Total communal (50% required)	3,056.6	32,901.0
Balconies	2,343.0	25,220
Total Amenities	5,400	58,121
POPS (Privately Owned Public Space)	5,399.6	58,121

56.61%

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 MAX. spaces per dwelling unit
(e) Office	2.2 MAX. spaces per 1076 sq.ft. (100m ²) GCA
(h) Retail	3.6 MAX. spaces per 1076 sq.ft. (100m ²) 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)
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Total Anticipated

	# of Units	Total Area (sqft)	Spaces/Unit	Area/1076sqft*ratio	Max allowed	# Spaces
Apartment Bldg	900		1.75 MAX		1575	436
Office & Existing Building (2.2 per 100m ² of gross floor area)		198,524		2.20	405	46
Retail (3.6 per 100m ² of gross floor area)		17,611		3.60	58	14
Visitor Parking					90	30
Total					2128	526

Bylaw Bicycle Parking Rates (Bylaw 2008-250, Section 111 - "Bicycle Parking Space Rates & Provisions")

(b) Apartment Bldg	0.5 MIN. per dwelling unit (x900)	450
(e) Office, Retail, & Existing Building	1 MIN. per 2691 sq.ft. (250m ²) Gross floor area	216,135 /2691
Total Required		530
Total Provided (Anticipated)		694