



# GLADSTONE + LORETTA SITE STATS

2021-12-23

Site Area (sq.ft.): 107,772  
 Total GFA, Excl. Parking (sq.ft.) 1,013,517  
 FSI: 9.40

### Area Schedule (GFA by Floor)

Level	Retail (Incl. Barrier Free Lobby) (sq.ft.)	Retail Loading (sq.ft.)	L/W Studio (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
						Podium 1 Ground Flr    Podium 2 Ground Flr    Podium 3 Ground Flr			
Level 1	17,611	0	2,167	2,761	5,410	5,174    12,497    11,084	56,704	1	56,704
						Tower 1 (35 Flrs.)    Tower 2 (33 Flrs.)    Tower 3 (30 Flrs.)			
Level 2 - 3	0	0	0	43,922	5,410		13,433	2	125,530
Level 4	0	0	0	42,976	1,175		13,433	1	57,584
Level 5	0	0	0	42,029	0		8,464	1	50,493
Level 6						8,928    8,807    8,464	26,199	1	26,199
Level 7 - 30	0	0	0	0	0	8,928    8,807    8,464	26,199	24	628,776
Level 31	0	0	0	0	0	8,928    8,864    4,087	21,879	1	21,879
Level 32	0	0	0	0	0	8,928    8,864	17,792	1	17,792
Level 33	0	0	0	0	0	5,198    8,864	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
									1,013,517

### Area Schedule (GFA by Type)

GFA Type	GFA Res.	GFA Totals (sq.ft)
Retail		17,611
Retail Loading		0
Office		175,610
Existing Building		17,405
Residential	Cumulative Ground Floor & Amenity	28,755
	Ground Floor Live/Work (Tower 3)	2,167
	Tower 1 (30 / 35 Flrs.)	260,752
	Tower 2 (29 / 33 Flrs.)	246,767
	Tower 3 (26 / 30 Flrs.)	264,450
	Total Res.	802,891
<b>Totals</b>		<b>1,013,517</b>



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### Area Schedule (GFA vs GLA)

Level	Residential GFA (sq.ft.)		
	Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)
Level 1	5,174	12,497	13,251
Level 2 - 3			26,866
Level 4			13,433
Level 5			8,464
Level 6	8,928	8,807	8,464
Level 7 - 30	214,272	211,368	203,136
Level 31	8,928	8,864	4,087
Level 32	8,928	8,864	
Level 33	5,198	8,864	
Level 34	5,198		
Level 35	5,198		
Level 36	4,102		
<b>Totals</b>	<b>265,926</b>	<b>259,264</b>	<b>802,891</b>

Res. GLA by Floor Plate (sq.ft.)		
Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)
0	0	2,167
		10,633
		10,633
		7,180
5,035	4,986	7,180
7,598	7,569	7,180
7,598	7,596	0
7,598	7,596	
4,282	7,596	
4,282		
4,282		
0		

Residential GLA Total (sq.ft.)					
Tower 1 (35 Flrs.)	%	Tower 2 (33 Flrs.)	%	Tower 3 (30 Flrs.)	%
0	0.0%	0	0.0%	2,167	16.4%
				21,266	79.2%
				10,633	79.2%
				7,180	84.8%
5,035	56.4%	4,986	56.6%	7,180	84.8%
182,352	85.1%	181,656	85.9%	172,320	84.8%
7,598	85.1%	7,596	85.7%	0	0.0%
7,598	85.1%	7,596	85.7%		
4,282	82.4%	7,596	85.7%		
4,282	82.4%				
4,282	82.4%				
0	0.0%				
<b>215,429</b>	<b>81.0%</b>	<b>209,430</b>	<b>80.8%</b>	<b>220,746</b>	<b>79.5%</b>
				<b>645,607</b>	<b>80.4%</b>

Level	Office GFA (sq.ft.)	Office GLA (sq.ft.)	%
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%
<b>Totals</b>	<b>175,610</b>	<b>163,329</b>	<b>93.0%</b>

Level	Retail GFA (sq.ft.)	Retail GLA (sq.ft.)	%
Level 1	17,611	15,525	88.2%

	Total GFA (sq.ft.)	Total GLA (sq.ft.)	%
<b>Totals (excl. Exist Bldg)</b>	<b>996,112</b>	<b>824,461</b>	<b>82.8%</b>

### Unit Count

Unit Type	Target %	% of total	TOWER 1		TOWER 2		TOWER 3		RES. TOTALS
BACHELOR	4%	6.0%	0	0.00%	25	2.96%	26	3.07%	51
URBAN 1 BED	8%	6.1%	27	3.19%	25	2.96%	0	0.00%	52
1 BED	30%	32.7%	108	12.77%	50	5.91%	119	14.07%	277
1 BED + DEN	10%	10.4%	26	3.07%	30	3.55%	32	3.78%	88
2 BED	41%	37.1%	106	12.53%	107	12.65%	101	11.94%	314
2 BED + DEN	4%	4.7%	6	0.71%	28	3.31%	6	0.71%	40
3 BED	2%	2.8%	6	0.71%	6	0.71%	12	1.42%	24
LW	1%								
<b>Totals</b>	<b>100%</b>	<b>100.0%</b>	<b>279</b>	<b>32.98%</b>	<b>271</b>	<b>32.03%</b>	<b>296</b>	<b>34.99%</b>	<b>846</b>

Average Unit Size (GLA/# of Units) = **763 sq.ft.**



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

(5) Apartment Bldg Mid - High Rise: 6m<sup>2</sup> per dwelling unit (x846) = 5,076 m<sup>2</sup>

**Amenity Area Provided**

Location of Amenity	Area (m <sup>2</sup> )	Area (sq.ft.)
Rooftop Terrace	1,441.9	15,520
Indoor Communal Amenity (Ground, 6th, & Skybox)	2,137.3	21,005
Balconies	3,548.2	38,193
<b>Total</b>	<b>7,127.4</b>	<b>74,718</b>

**Parking Information**

No. of Parking Levels:		2
No. of Spaces:	Surface	4
	(P1)	274
	(P2)	282
<b>Total</b>		<b>560</b>

**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 <sup>2</sup> ) GFA
(h) Retail	3.6 MAX. spaces per 1076 sq.ft. (100m <sup>2</sup> ) GFA

**Visitor Parking (Bylaw 2008-250, Section 102 - "Minimum Visitor Parking Space Rates"):**

(2) / Table 102 0.1 MIN. spaces p MAX. required =30 spaces

**Total Anticipated**

	# of Units	Total Area	Spaces/Unit	Spaces/1076ft <sup>2</sup>	# Spaces
Apartment Bldg	846		0.50		423
Office, Existing & L/W Studio		195,182		0.50	91
Retail		17,611		1	16
Visitor Parking					30
<b>Total</b>					<b>560</b>

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

(b) Apartment Bldg	0.5 MIN. per dwelling unit (x846)		423
(e) Office, Retail, Existing & L/W Studio	1 MIN. per 2691 sq.ft. (250m <sup>2</sup> ) G	212,793 /2691	79.1
<b>Total Required</b>			<b>502.1</b>
<b>Total Provided (Anticipated)</b>			<b>502</b>