



GLADSTONE + LORETTA SITE STATS

2024-04-18

Site Area (sq.ft.):

107,772

Total GCA, Excl. Parking (sq.ft.)

1,023,526

FSI:

9.50

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
						Podium 1 Ground Flr	Podium 2 Ground Flr	Podium 3 Ground Flr			
Existing Basement					5,509				5,509	1	5,509
Level 1	17,611	0	0	2,761	5,410	5,174	12,497	12,596	56,049	1	56,049
						Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)			
Level 2 - 3	0	0	0	43,922	5,410			13,660	62,992	2	125,984
Level 4	0	0	0	42,976	1,175			13,660	57,811	1	57,811
Level 5	0	0	0	42,029	0			8,569	50,598	1	50,598
Level 6						8,928	8,807	8,569	26,304	1	26,304
Level 7 - 30	0	0	0	0	0	8,928	8,807	8,569	26,304	24	631,296
Level 31	0	0	0	0	0	8,928	8,864	5,176	22,968	1	22,968
Level 32	0	0	0	0	0	8,928	8,864	998	18,790	1	18,790
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
											1,023,869

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	28,120
	Ground Floor Residential Units (Tower 3)	2,802
	Tower 1 (30 / 35 Flrs.)	260,752
	Tower 2 (29 / 33 Flrs.)	246,767
	Tower 3 (26 / 30 Flrs.)	268,950
	Total Res.	807,391
Totals		1,023,526



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Area Schedule (GCA vs GLA)

Level	Residential GCA (sq.ft.)		
	Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)
Level 1	5,174	12,497	12,596
Level 2 - 3			27,320
Level 4			13,660
Level 5			8,569
Level 6	8,928	8,807	8,569
Level 7 - 30	214,272	211,368	205,656
Level 31	8,928	8,864	5,176
Level 32	8,928	8,864	998
Level 33	5,198	8,864	
Level 34	5,198		
Level 35	5,198		
Level 36	4,102		
Totals	265,926	259,264	807,734

Res. GLA by Floor Plate (sq.ft.)		
Tower 1 (35 Flrs.)	Tower 2 (33 Flrs.)	Tower 3 (30 Flrs.)
0	0	0
		10,821
		10,821
		7,304
5,035	4,986	7,304
7,598	7,569	7,304
7,598	7,596	0
7,598	7,596	0
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%	0	0.0%
				21,642	79.2%
				10,821	79.2%
				7,304	85.2%
5,035	56.4%	4,986	56.6%	7,304	85.2%
182,352	85.1%	181,656	85.9%	175,296	85.2%
7,598	85.1%	7,596	85.7%	0	0.0%
7,598	85.1%	7,596	85.7%	0	0.0%
4,282	82.4%	7,596	85.7%		
4,282	82.4%				
4,282	82.4%				
0	0.0%				
215,429	81.0%	209,430	80.8%	222,367	78.7%
				647,228	80.1%

Level	Office GCA (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%
Totals	175,610	163,329	93.0%

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

	Total GCA (sq.ft.)	Total GLA (sq.ft.)	%
Totals (excl. Exist Bldg)	1,000,955	826,082	82.5%

Unit Count

Unit Type	Target %	% of total	TOWER 1		TOWER 2		TOWER 3		RES. TOTALS
BACHELOR	4%	8.8%	0	0.00%	25	2.87%	52	5.96%	77
URBAN 1 BED	8%	6.0%	27	3.10%	25	2.87%	0	0.00%	52
1 BED	30%	26.7%	108	12.39%	50	5.73%	75	8.60%	233
1 BED + DEN	10%	17.8%	26	2.98%	30	3.44%	99	11.35%	155
2 BED	41%	34.4%	106	12.16%	107	12.27%	87	9.98%	300
2 BED + DEN	4%	4.2%	6	0.69%	28	3.21%	3	0.34%	37
3 BED	2%	2.1%	6	0.69%	6	0.69%	6	0.69%	18
LW	1%								
Totals	100%	100.0%	279	32.00%	271	31.08%	322	36.93%	872

Average Unit Size (GLA/# of Units) = **742 sq.ft.**

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

(5) Apartment Bldg Mid - High Rise: 6m² per dwelling unit (x872) = **5,232 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)	2,022.7	21,772
Balconies	3,548.2	38,193
Total	7,012.8	75,485

POPS (Privately Owned Public Space)	1,017.7	10,954
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Parking Information

No. of Parking Levels:	2
No. of Spaces:	4
Surface	4
(P1)	218
(P2)	251
(P3)	53
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 MAX. required =30 spaces

Total Anticipated

	# of Units	Total Area	Spaces/Unit	Spaces/1076ft ²	# Spaces
Apartment Bldg	872		0.50		436
Office & Existing Building		198,524		0.25	46
Retail		17,611		0.86	14
Visitor Parking					30
Total					526

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

(b) Apartment Bldg	0.5 MIN. per dwelling unit (x872)	436
(e) Office, Retail, & Existing Building	1 MIN. per 2691 sq.ft. (250m ²) GCA	80.3
Total Required		516.3
Total Provided (Anticipated)		516