



<b>Site Area (sq.ft.):</b>									<b>107,772</b>		
<b>Total GCA, Excl. Parking (sq.ft.)</b>									<b>1,268,167</b>		
<b>FSI:</b>									<b>11.77</b>		
<b>Area Schedule (GCA by Floor)</b>											
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
						<b>Podium A</b>	<b>Podium B</b>	<b>Podium C</b>			
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
						<b>Tower A (30 Flrs.)</b>	<b>Tower B (33 Flrs.)</b>	<b>Tower C (35 Flrs.)</b>			
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
<b>Total</b>									<b>1,268,167</b>		
<b>Area Schedule (GCA by Type)</b>											
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					
<b>Totals</b>						<b>1,024,302</b>					



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
<b>Total</b>	<b>297,210</b>	<b>259,264</b>	<b>265,926</b>
<b>Totals</b>			<b>822,400</b>

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%
<b>215,859</b>	<b>72.6%</b>	<b>209,430</b>	<b>80.8%</b>	<b>215,429</b>	<b>81.0%</b>
		<b>Total</b>		<b>640,718</b>	<b>0.0%</b>

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
<b>Totals</b>	<b>175,610</b>

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

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			
<b>Totals</b>	<b>100%</b>	<b>100.1%</b>	<b>350</b>	<b>271</b>	<b>279</b>	<b>900</b>			



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: 6m<sup>2</sup> per dwelling unit (x900) = **5400 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)	1,614.7	17,380
<b>Total communal (50% required)</b>	<b>3,056.6</b>	<b>32,901.0</b>
Balconies	2,343.0	25,220
<b>Total Amenities</b>	<b>5,400</b>	<b>58,121</b>
POPS (Privately Owned Public Space)	<b>5,399.6</b>	<b>58,121</b>

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
<b>Total</b>	<b>526</b>

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 <sup>2</sup> ) GCA
(h) Retail	3.6 MAX. spaces per 1076 sq.ft. (100m <sup>2</sup> ) 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 <sup>2</sup> of gross floor area)		198,524		2.20	405	46
Retail (3.6 per 100m <sup>2</sup> of gross floor area)		17,611		3.60	58	14
Visitor Parking					90	30
<b>Total</b>					<b>2128</b>	<b>526</b>

**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 <sup>2</sup> ) Gross floor area	216,135 /2691
Total Required		530
<b>Total Provided (Anticipated)</b>		<b>694</b>