



Site Area (sq.ft.):									107,772		
Total GFA, Excl. Parking (sq.ft.)									1,161,099		
FSI:									10.77		
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	12,450	12,497	5,174	55,903	1	55,903
						Tower A (34 Flrs.)	Tower B (38 Flrs.)	Tower C (40 Flrs.)			
Level 2 - 3	0	0	0	43,922	5,410	13,821			63,153	2	126,306
Level 4	0	0	0	42,976	1,175	13,822			57,973	1	57,973
Level 5	0	0	0	42,029	0	7,761			49,790	1	49,790
Tower A: L6-33	0	0	0	0	0	9,204			9,204	28	257,712
Tower A: L34	0	0	0	0	0	9,179			9,179	1	9,179
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)		1,161,099

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	12,450	Residential	12,497	5,174	Residential
				20,372		Retail + Office
Level 2 - 3	2	27,642	Residential	87,844		Office
Level 4	1	13,822	Residential	42,976		Office
Level 5	1	7,761	Residential	42,029		Office
Tower A: L6-33	28	257,712	Residential			
Tower A: L34	1	9,179	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
		331,099	Total Tower A	193,221		Total Office + Retail Podium B and C
				303,299	310,566	Total Residential Towers B and C

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	30,121
	Tower A	331,099
	Tower B	290,802
	Tower C	305,392
	Total	957,414
Totals	(Excluding parking levels)	1,173,549



Area Schedule (GCA vs GLA)

Residential GCA (sq.ft.)			
Level	Tower A (34 Flrs.)	Tower B (38 Flrs.)	Tower C (40 Flrs.)
Level 1	12,450	12,497	5,174
Level 2 - 3	27,642		
Level 4	13,822		
Level 5	7,761		
Tower A: L6-33	257,712		
Tower A: L34	9,179		
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	331,099	303,299	310,566
Totals			944,964

Res. GLA by Floor Plate (sq.ft.)			
Level	Tower A (34 Flrs.)	Tower B (38 Flrs.)	Tower C (40 Flrs.)
Level 1	0		
Level 2 - 3 (average)	11,205		
Level 4	4,682		
Level 5	0		
Tower A: L6-33	7,731		
Tower A: L34	5,329		
Tower B: L6		4,986	
Tower B: L7-35		7,569	
Tower B: L36-38		7,596	
Tower C: L6			5,035
Tower C: L7-37			7,598
Tower C: L38-40			4,282

Residential GLA Total (sq.ft.)									
Level	Tower A (34 Flrs.)			Tower B (38 Flrs.)			Tower C (40 Flrs.)		
	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	0	0		12,497			5,174		
Level 2 - 3	13,821	11,205	81.07%						
Level 4	13,822	4,580	33.14%						
Level 5	0	0							
Tower A: L6-33	257,712	216,468	84.00%						
Tower A: L34	9,179	5,329	58.06%						
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%
Total	294,534	237,582	80.7%	303,299	247,275	81.5%	302,734	253,419	83.7%
							Total GLA	738,276	

	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%
Totals (excl. Exist Bldg)	1,138,185	917,130	80.6%

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%	8.0%	54	30	0	84	13.4%	9.3%
URBAN 1 BED	12%	11.2%	56	30	32	118	13.9%	9.7%
1 BED	27%	29.2%	119	60	128	307	29.6%	18.7%
1 BED + DEN	14%	12.3%	63	35	31	129	15.7%	10.9%
2 BED	22%	33.5%	99	127	126	352	24.6%	39.6%
2 BED + DEN	7%	4.5%	8	33	6	47	2.0%	10.3%
3 BED	1%	1.4%	3	6	6	15	0.7%	1.9%
GUEST SUITE	1%	0.0%	0			0	0.0%	
Totals	100%	100.0%	402	321	329	1052	100.0%	100.0%



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	62.77%
Balconies	2,350.0	25,295	
Total Amenities	6,312	67,942	
POPS (Privately Owned Public Space)	1,017.7	10,954	

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. (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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Parking Total Anticipated

	# of Units	Total Area (sqft)	Spaces/Unit	Area/1076sqft*ratio	Max allowed	# Spaces
Apartment Bldg	1052		1.75 MAX		1841	436
Office & Existing Building (2.2 per 100m2 of gross floor area)		198,524		2.20	406	46
Retail (3.6 per 100m2 of gross floor area)		17,611		3.60	59	14
Visitor Parking					90	30
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. (250m ²) Gross floor area 216,135 /2691	80
Total Required		606
Total Provided (Anticipated)		694