



GLADTONE + LORETTA
SITE STATS

10/19/2018

Site Area (sq.ft.):	107,772
Total GFA, Excl. Parking (sq.ft.)	1,053,797
FSI:	9.78

Area Schedule (GFA by Floor)

Level	Retail (Incl. Pedestrian Street) (sq.ft.)	Retail Loading (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
					Cumulative Level 1 Res.					
Level 1	21,626	8,970	0	5,790	23,946			60,332	1	60,332
					Tower 1 (34/41 Flrs.)	Tower 2 (34 /35 Flrs.)	Tower 3 (29/30 Flrs.)			
Level 2 - 3	0	0	28,350	5,790	0	8,750	8,310	51,200	2	102,400
Level 4 - 6	0	0	28,350	0	0	8,750	8,310	45,410	3	136,230
Level 7 - 23	0	0	0	0	8,800	8,750	8,310	25,860	17	439,620
Level 24 - 29	0	0	0	0	9,300	8,750	8,600	26,650	6	159,900
Level 30	0	0	0	0	9,300	9,090	8,600	26,990	1	26,990
Level 31 - 34	0	0	0	0	9,300	9,090	0	18,390	4	73,560
Level 35	0	0	0	0	8,790	9,090	0	17,880	1	17,880
Level 36 - 37	0	0	0	0	8,790	0	0	8,790	2	17,580
Level 38 - 40	0	0	0	0	5,060	0	0	5,060	3	15,180
Level 41	0	0	0	0	4,125	0	0	4,125	1	4,125
1,260,749										

Area Schedule (GFA by Type)

GFA Type	GFA Totals (sq.ft.)
Retail	21,686
Retail Loading	8,970
Office	141,750
Existing Building	17,370
Residential	Cumulative Level 1 Res. 23,886
	Tower 1 (34 / 41 Flrs.) 297,575
	Tower 2 (34 / 35 Flrs.) 299,540
	Tower 3 (29 / 30 Flrs.) 243,020
	Total Res. 864,021
1,053,797	

Residential GFA vs Net Area Comparison

Area Type	GFA	Net Area	Efficiency
Tower 1 (34 / 41 Flrs.)	297,575	247,155	83.1%
Tower 2 (34 / 35 Flrs.)	299,540	257,410	85.9%
Tower 3 (29 / 30 Flrs.)	243,020	207,000	85.2%
	840,135	711,565	84.7%

Unit Count

Unit Type	% of total	TOWER 1	TOWER 2	TOWER 3	RES. TOTALS
BACHELOR	20.6%	62	68	60	190
1 BED	36.7%	112	138	88	338
2 BED	42.3%	136	137	117	390
3 BED	0.3%	3	0	0	3
Totals		313	343	265	921



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Parking Information

No. of Parking Levels:		2
No. of Spaces:	Surface	14
	(P1)	267
	(P2)	267
Total		548

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. (100m²) GFA
(h) Retail	3.6 MAX. spaces per 1076 sq.ft. (100m²) GFA

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

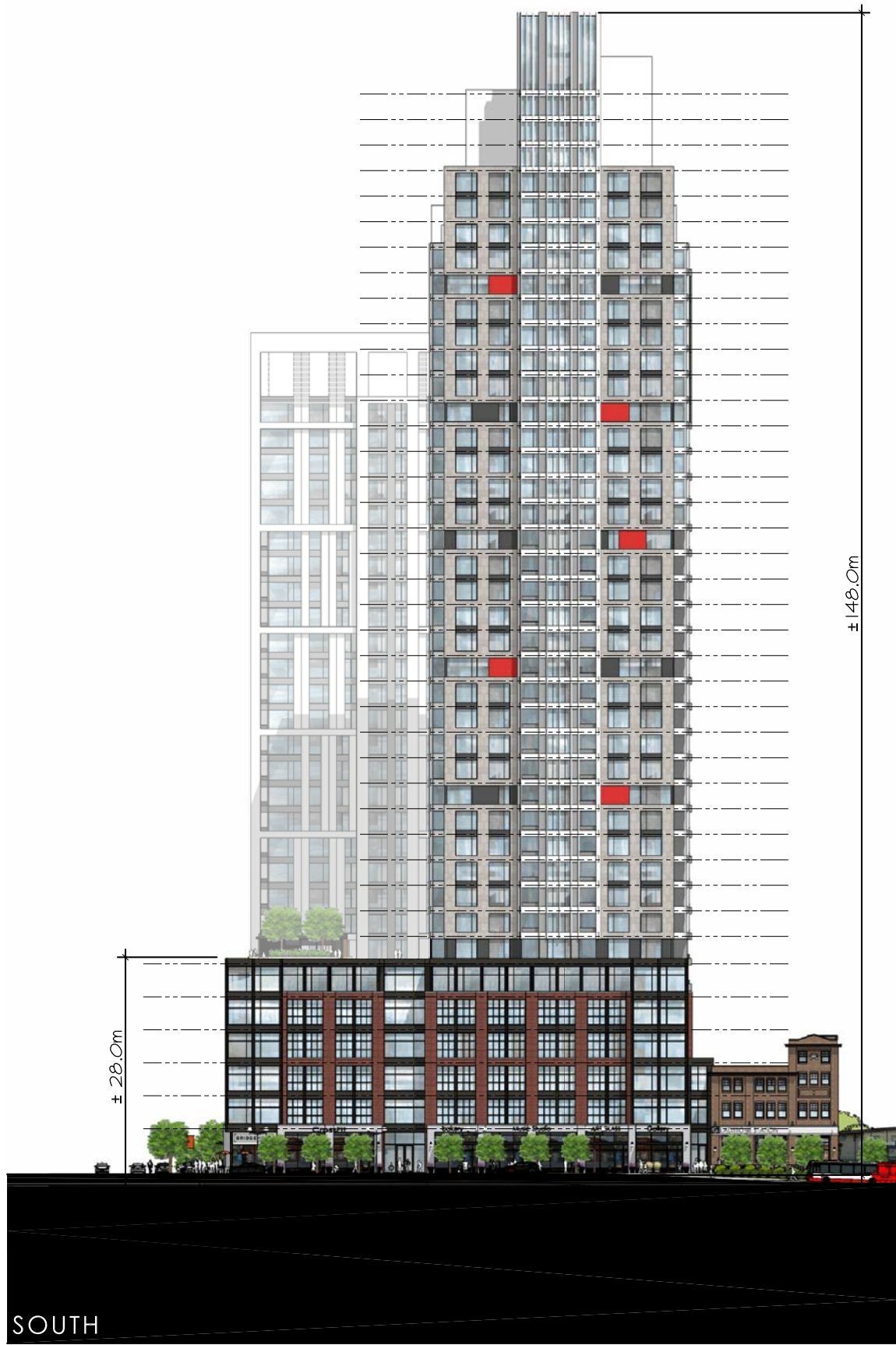
(b) Apartment Bldg	0.5 MIN. per dwelling unit (x921)	461
(e) Office & Retail	1 MIN. Space per 2691 sq.ft. (250m²) GFA (154,468 / 2,691)	57
Total Required		518
Total Provided (Anticipated)		518

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

(5) Apartment Bldg Mid - High Rise: 6m² per dwelling unit (x921) = 5,526 m²

Amenity Area Provided

Location of Amenity	Area (m²)
Landscape Area at Grade	1,616
Rooftop Terrace	1,171
Indoor Communal Amenity	772
Balconies	2,234
Total	5,793



SOUTH



WEST

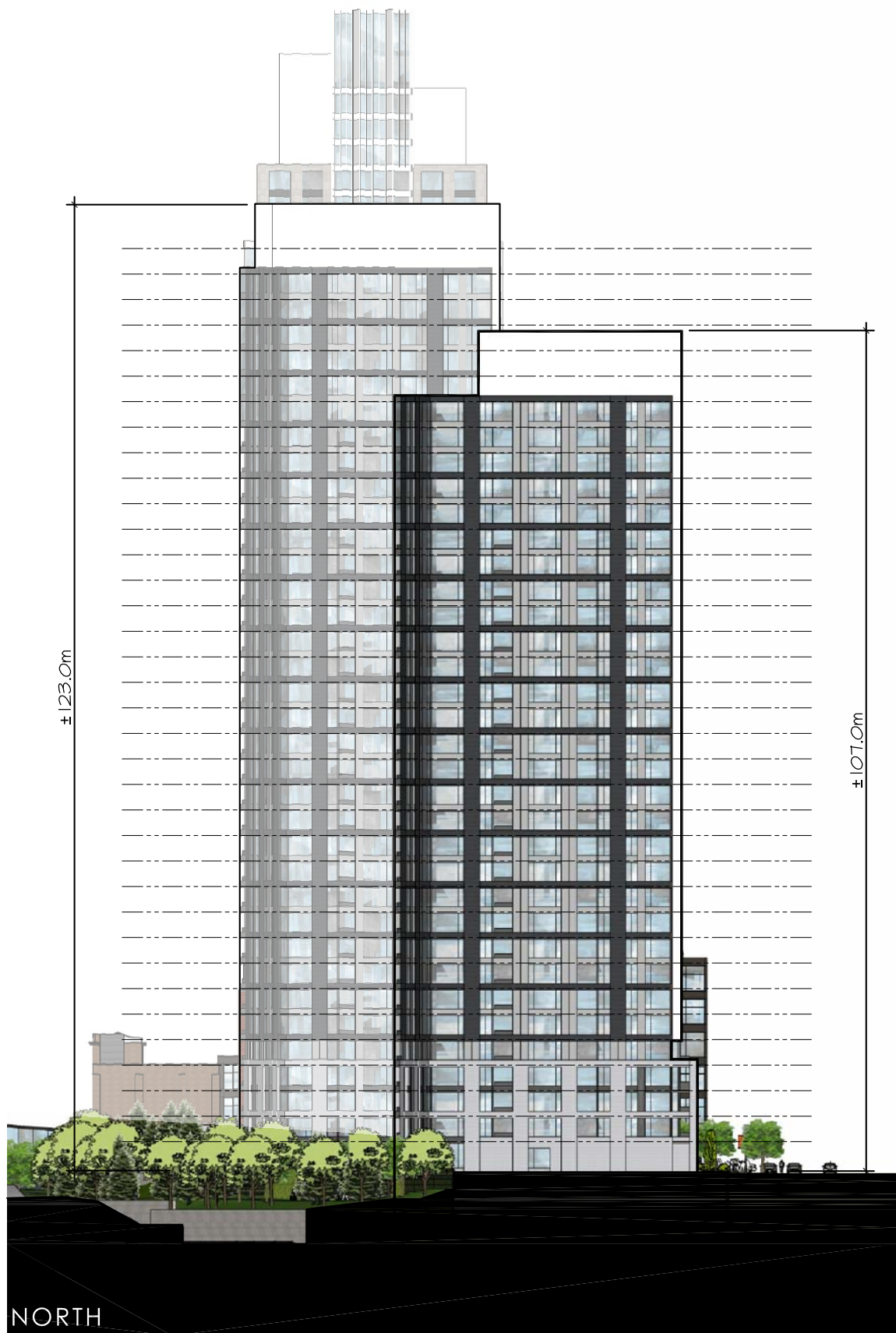


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Site Elevations

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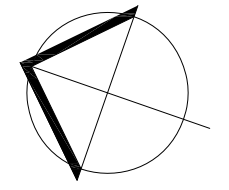
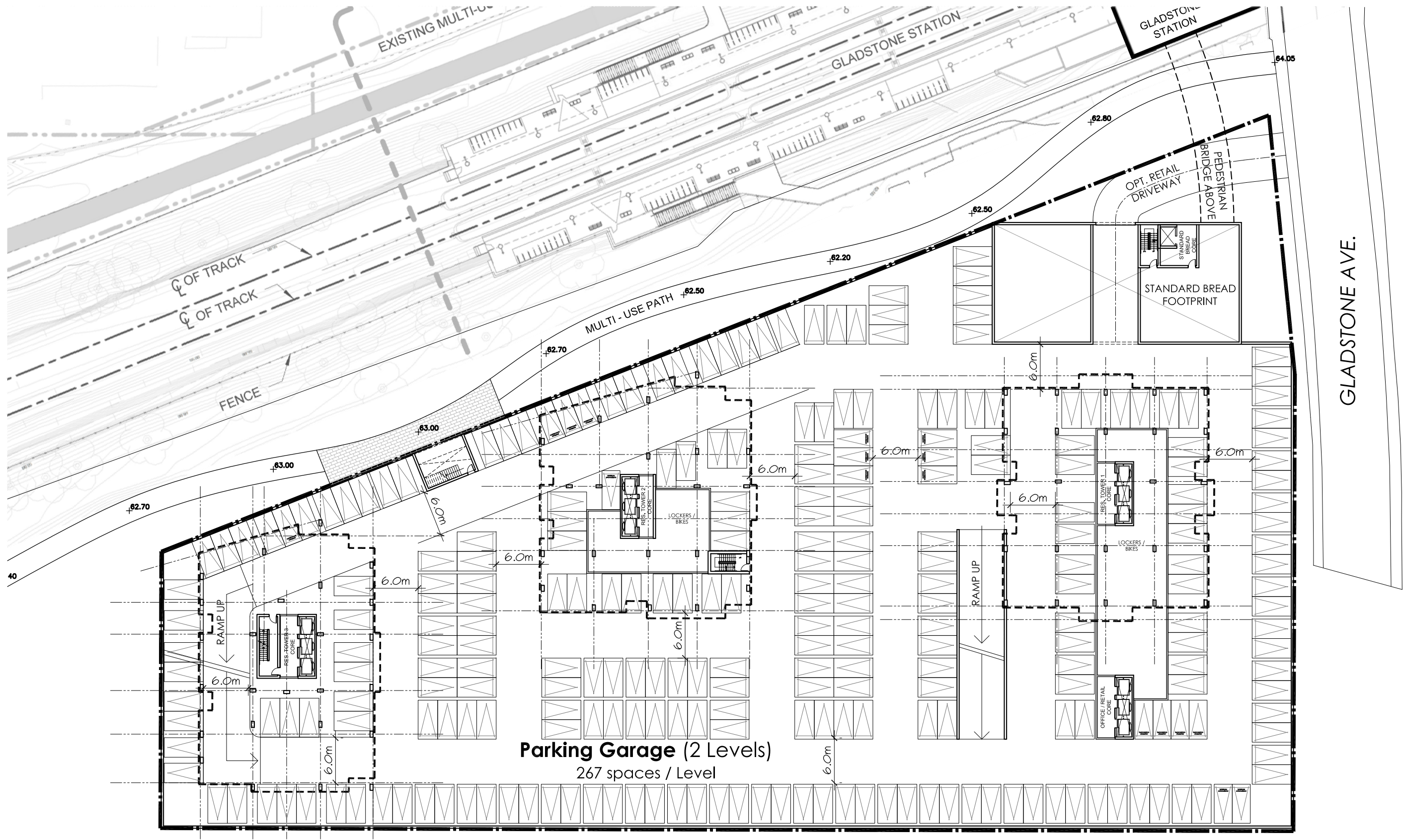


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Site Elevations

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Garage Plan

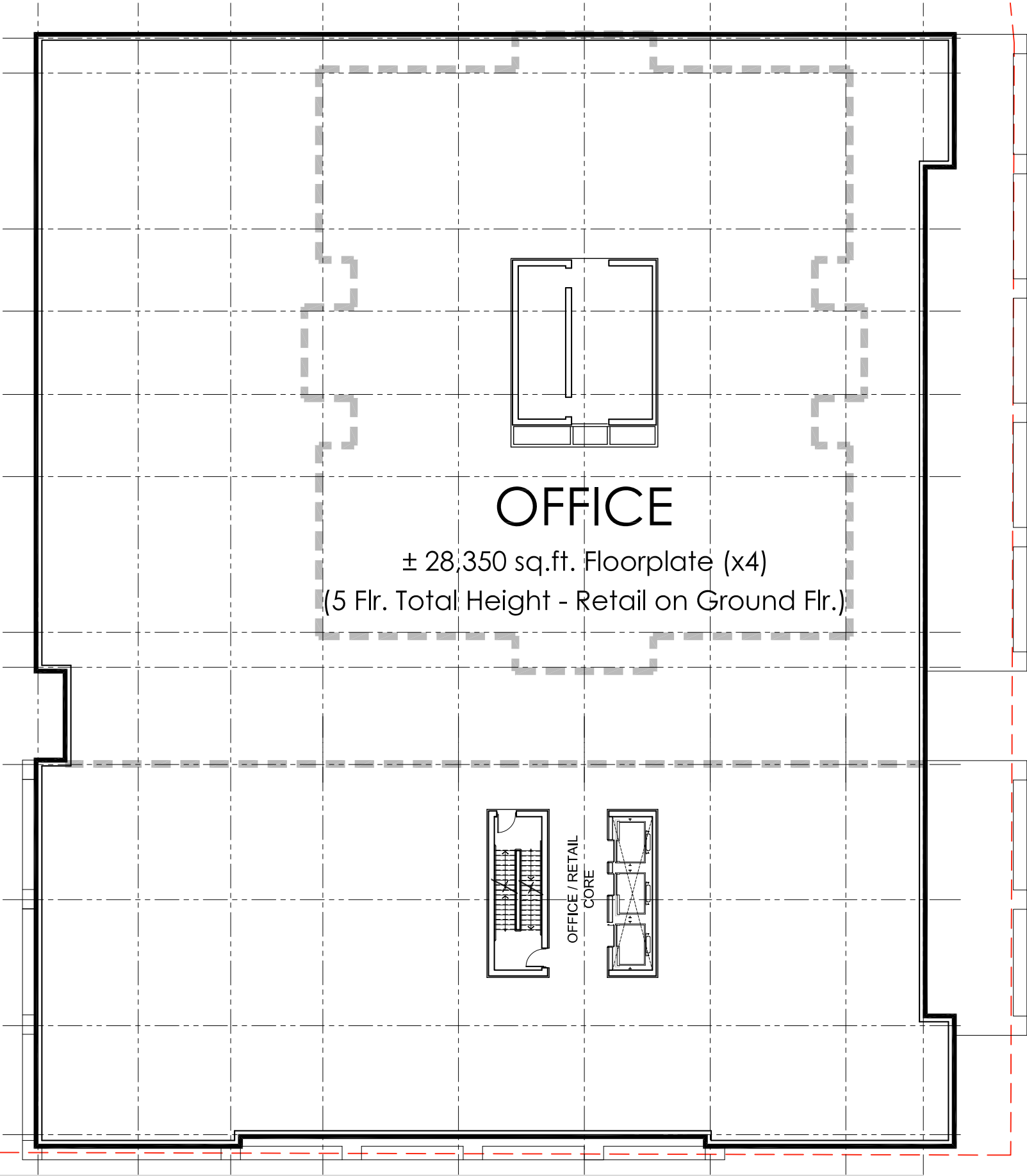
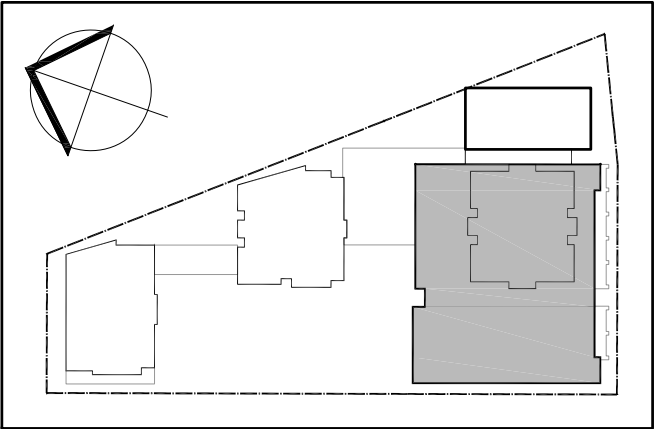
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TRINITY

TYPICAL OFFICE FLOOR x5 (Flr. 2-6)		
GFA	28,350 ft ²	(2633.8 m ²)

OFFICE BUILDING TOTALS (5 Flrs. Office - 6 Flrs. Total Height)		
GFA	141,750 ft ²	(13,169.0m ²)



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Office Building

Typical Plan (Flr. 2 - 6)

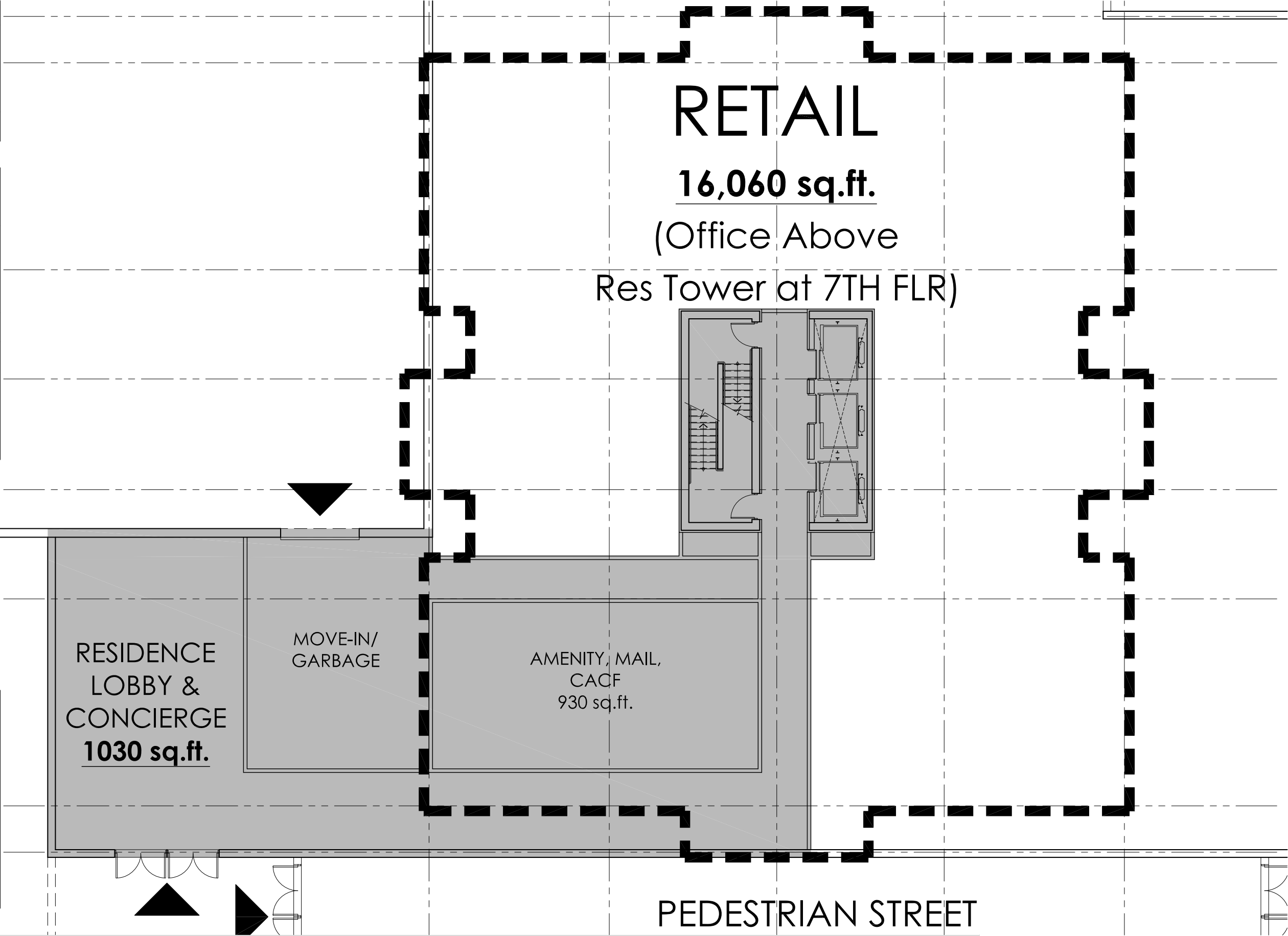
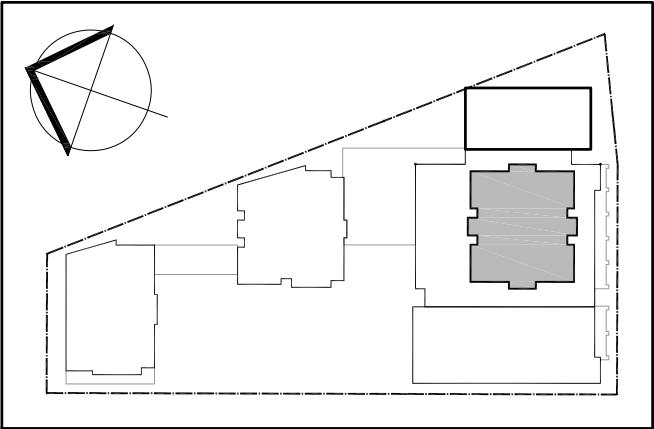
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TRINITY

GROUND FLOOR x1 (Flr. 1)		
GFA	4,690 ft²	(435.8 m²)
NET RES.	0	
EFFICIENCY	NA	
UNITS	0	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



GLADSTONE + LORETTA
Residential Tower 1

PEDESTRIAN STREET
Ground Floor Plan

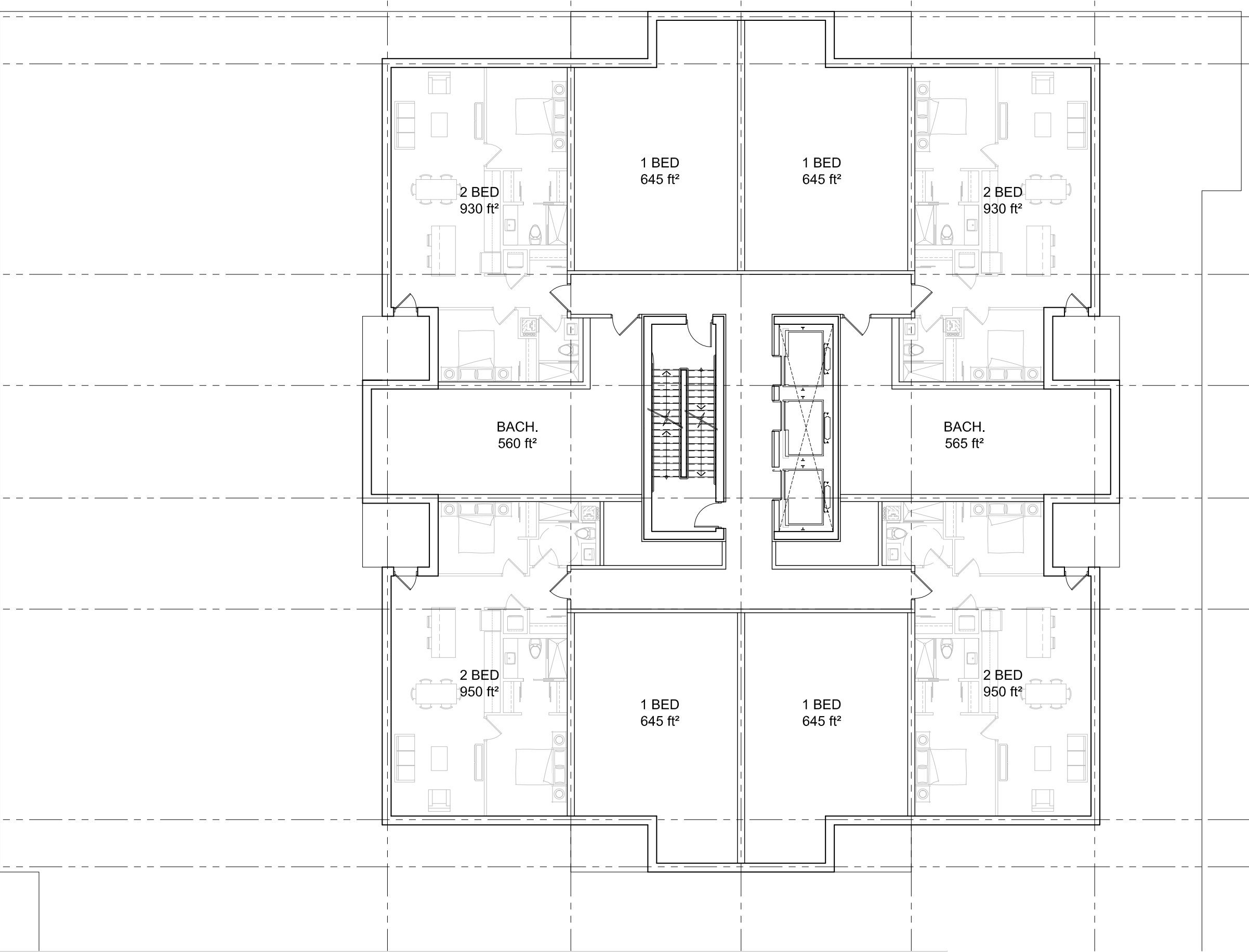
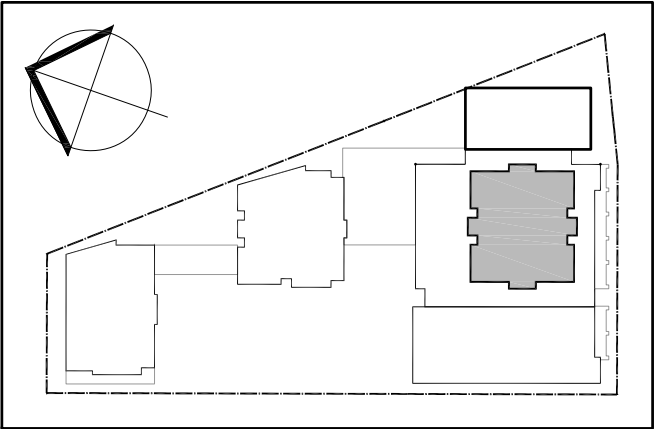
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TRINITY

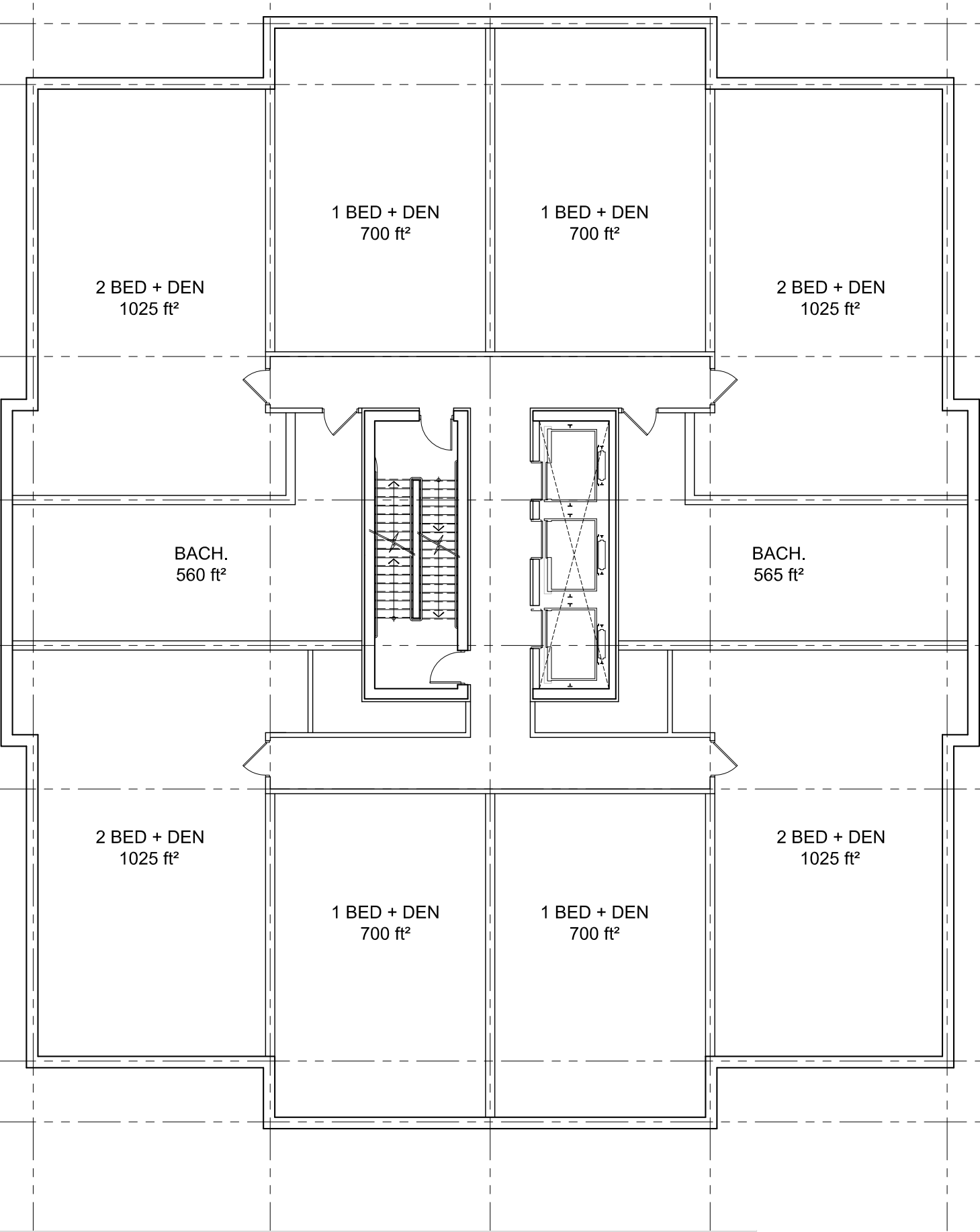
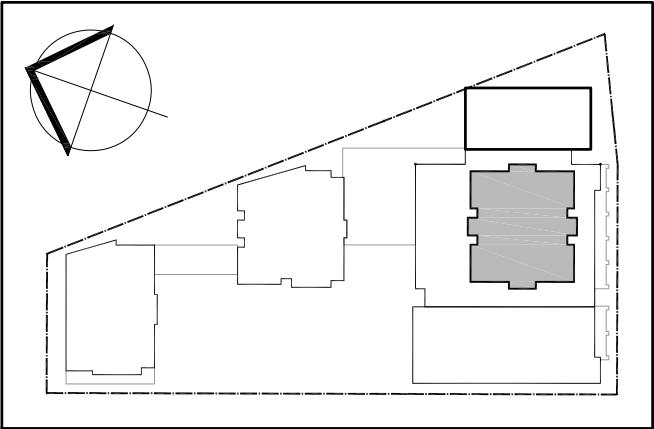
TYPICAL FLOOR x17 (Flr. 7-23)		
GFA	8,800 ft ²	(817.5 m ²)
NET RES.	7,470 ft ²	(694.0 m ²)
EFFICIENCY	84.9 %	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft ²	(27,262.4m ²)
NET RES.	250,240 ft ²	(23,248.1m ²)
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UNITS	323 (Total)	
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1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



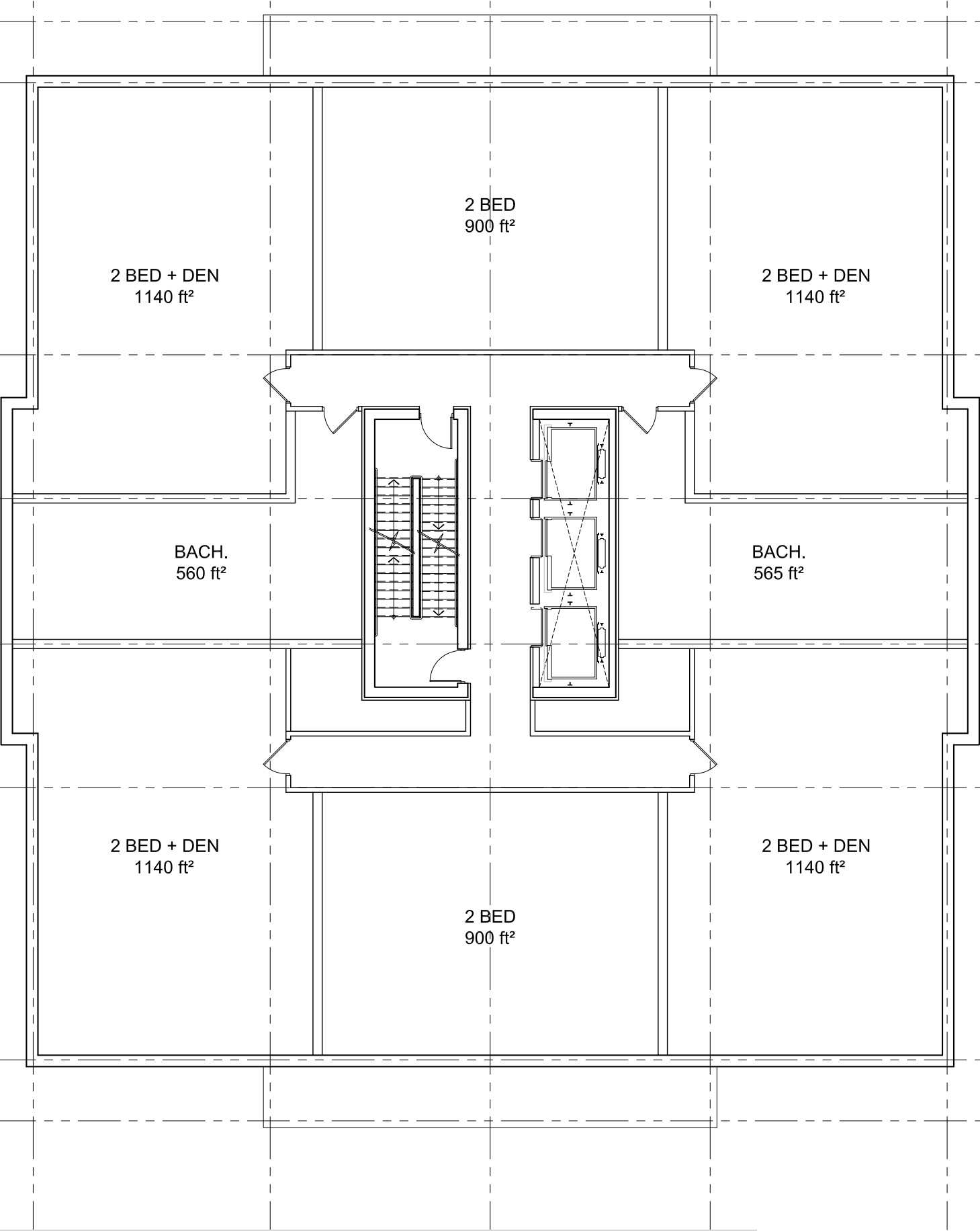
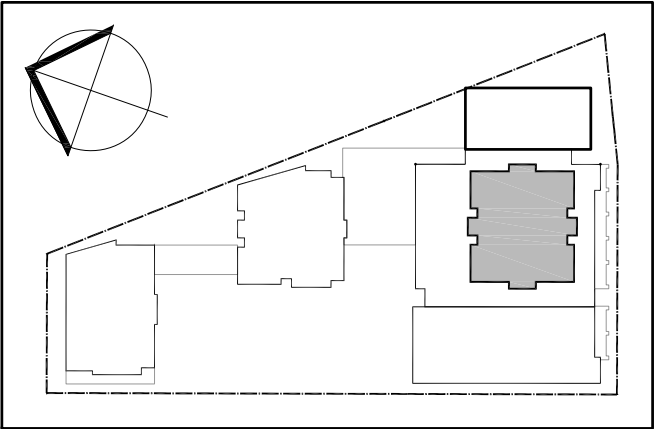
UPPER FLOOR A x11 (Flr. 24-34)		
GFA	9,300 ft ²	(864.0 m ²)
NET RES.	8,030 ft ²	(746.0 m ²)
EFFICIENCY	86.3 %	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft ²	(27,262.4m ²)
NET RES.	250,240 ft ²	(23,248.1m ²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



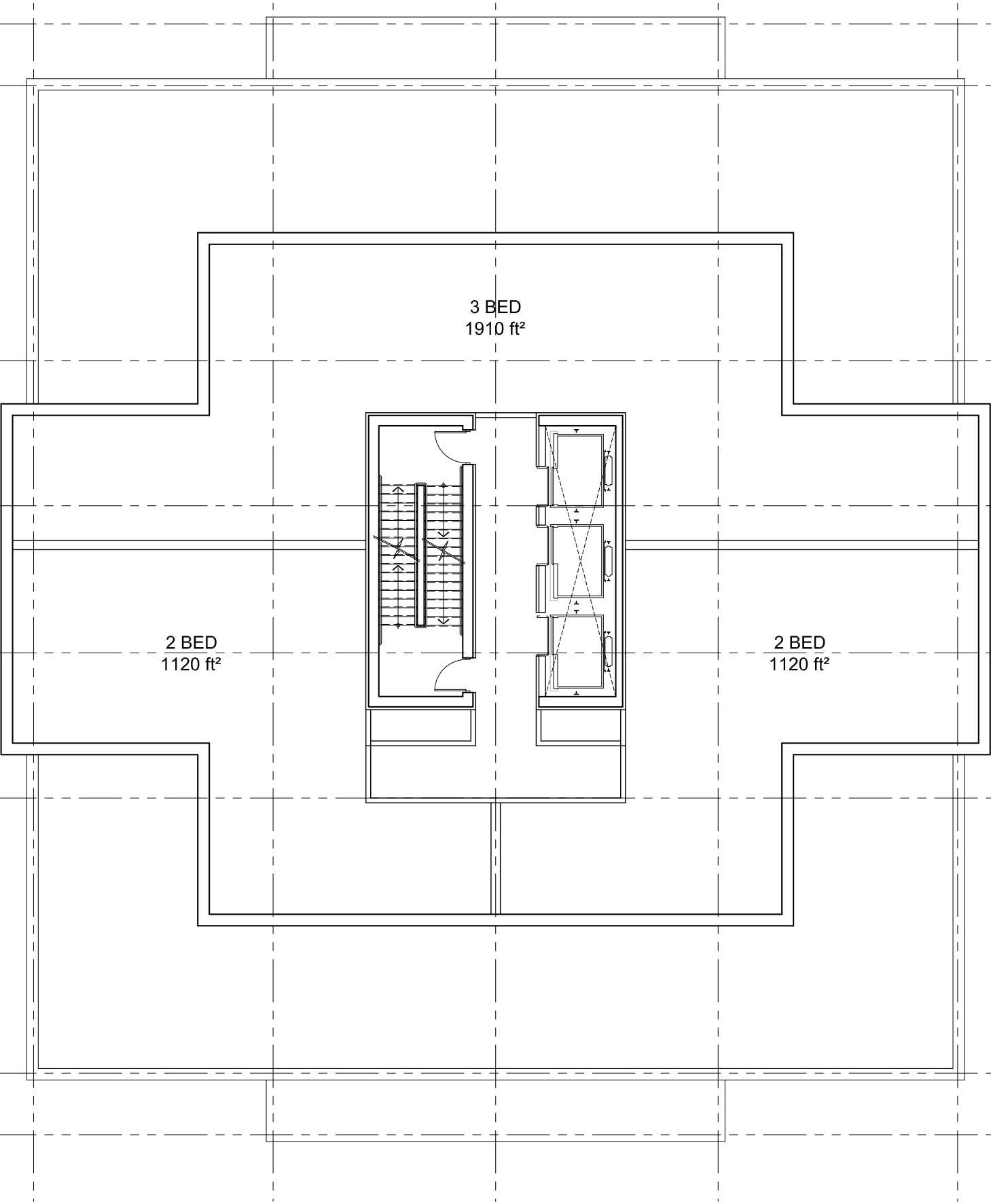
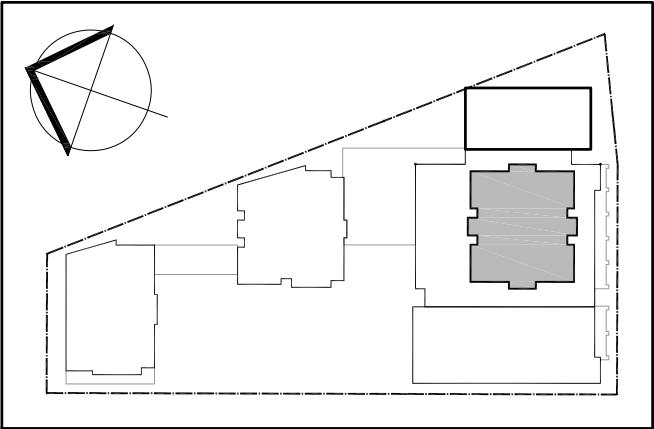
UPPER FLOOR B x3 (Flr. 35-37)		
GFA	8,790 ft²	(816.6 m²)
NET RES.	7,490 ft²	(695.8 m²)
EFFICIENCY	85.2 %	
UNITS	8	
Bachelor	2	
1 Bed	0	
2 Bed	6	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



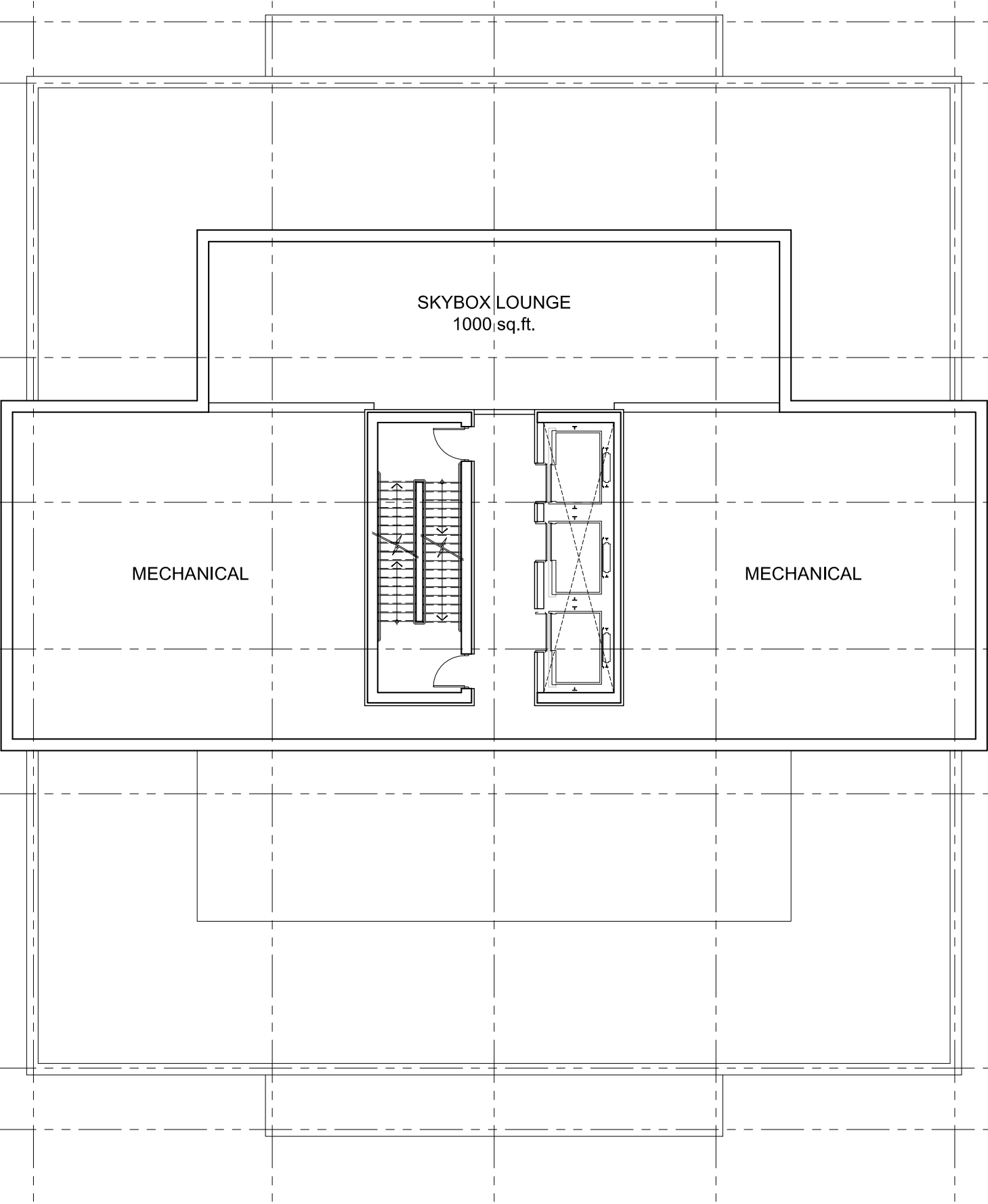
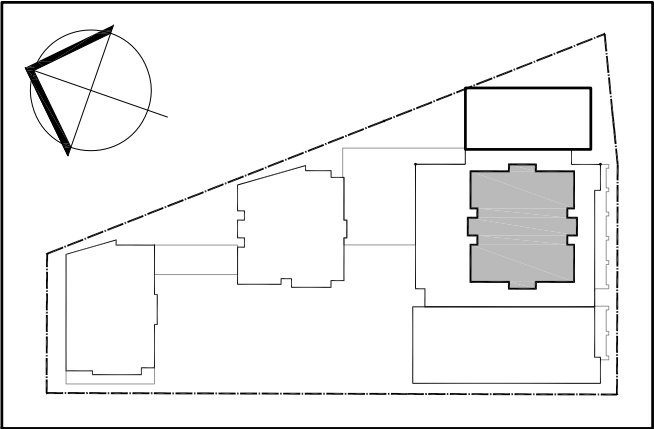
PENTHOUSE FLOOR x3 (Flr. 38-40)		
GFA	5,060 ft²	(470.0 m²)
NET RES.	4,150 ft²	(385.5 m²)
EFFICIENCY	82.0 %	
UNITS	3	
2 Bed	2	
3 Bed	1	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



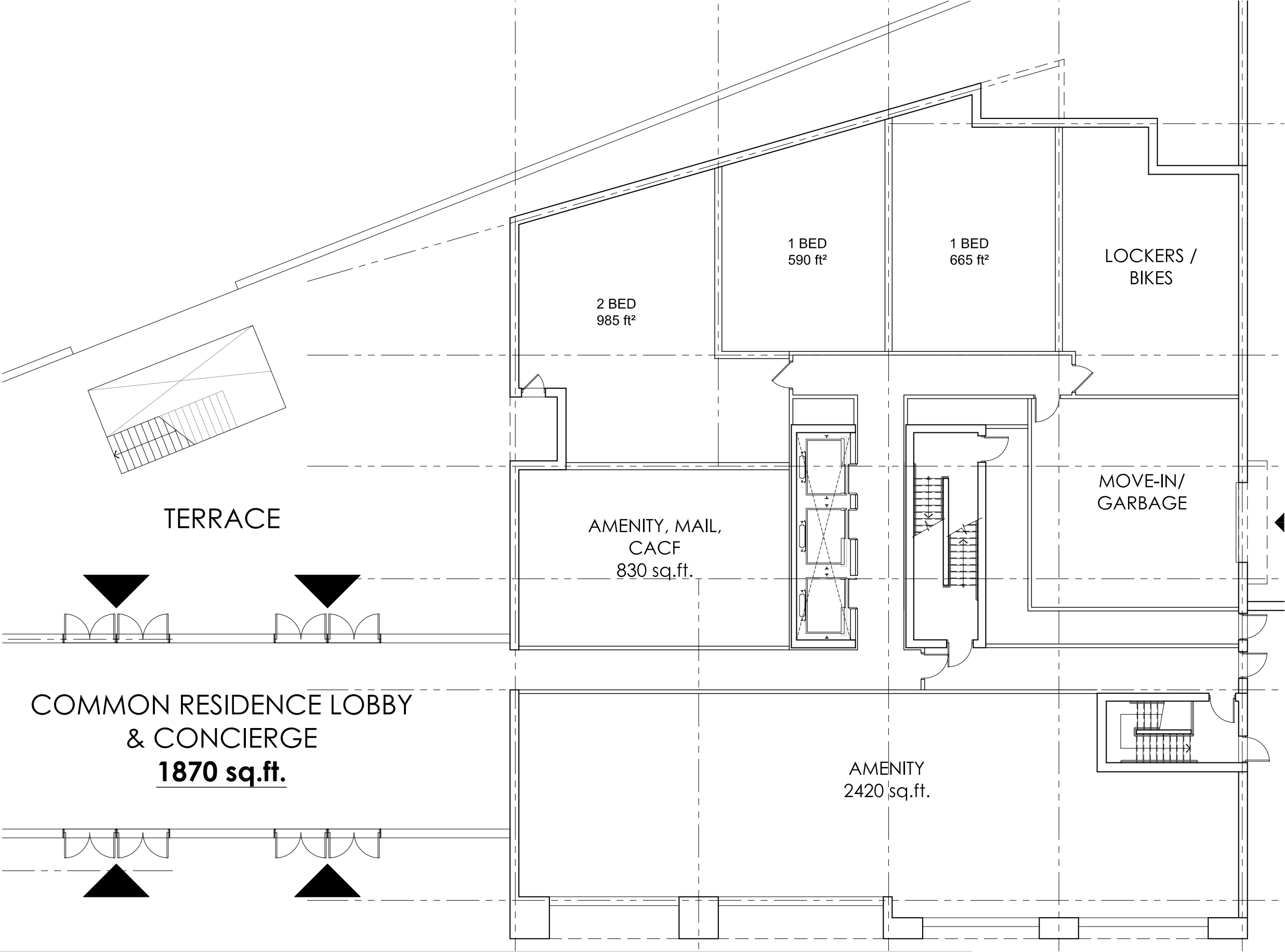
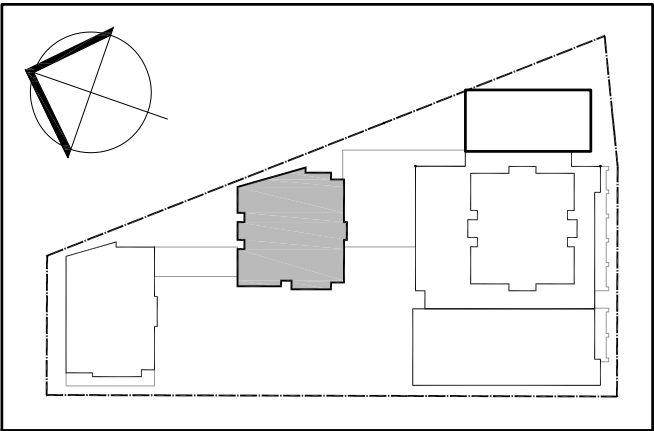
SKYBOX & MECH. x1 (Flr. 1)		
GFA	4,125 ft²	(435.8 m²)
NET RES.	0	
EFFICIENCY	NA	
UNITS	0	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
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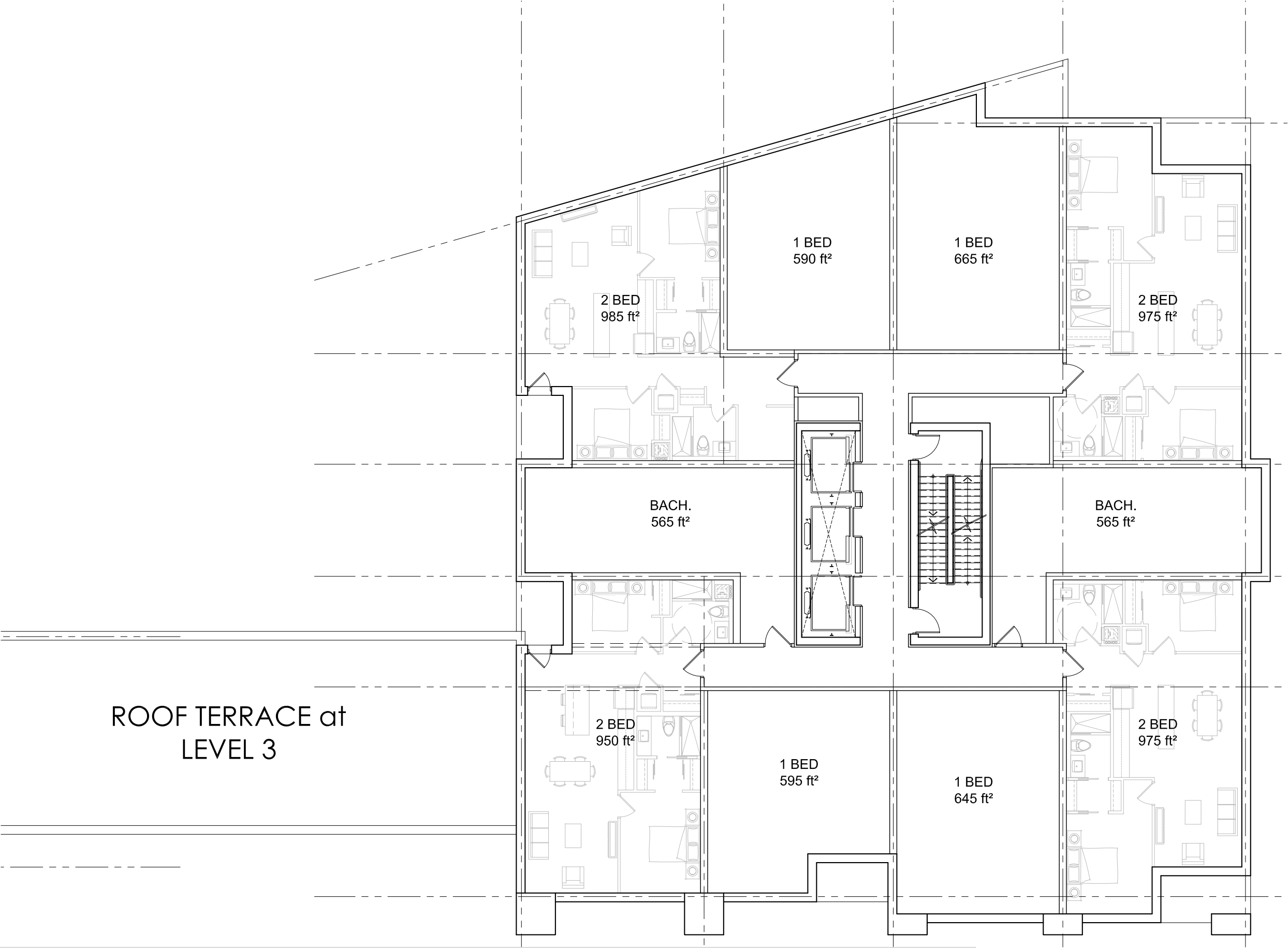
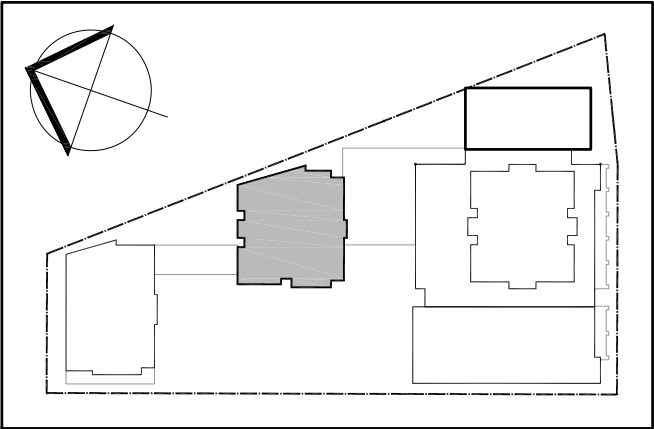
GROUND FLOOR x1 (Flr. 1)		
GFA	8,870 ft²	(824.0 m²)
NET RES.	2,240 ft²	(208.1 m²)
EFFICIENCY		
UNITS	3	
Bachelor	0	
1 Bed	2	
2 Bed	1	

RES. TOWER 2 TOTALS (35 Flrs.)		
GFA	308,400 ft²	(28,651m²)
NET RES.	259,650 ft²	(24,122m²)
EFFICIENCY	84.2 %	
UNITS	343 (Total)	
Bachelor	68	(~20%)
1 Bed	138	(~40%)
2 Bed	137	(~40%)



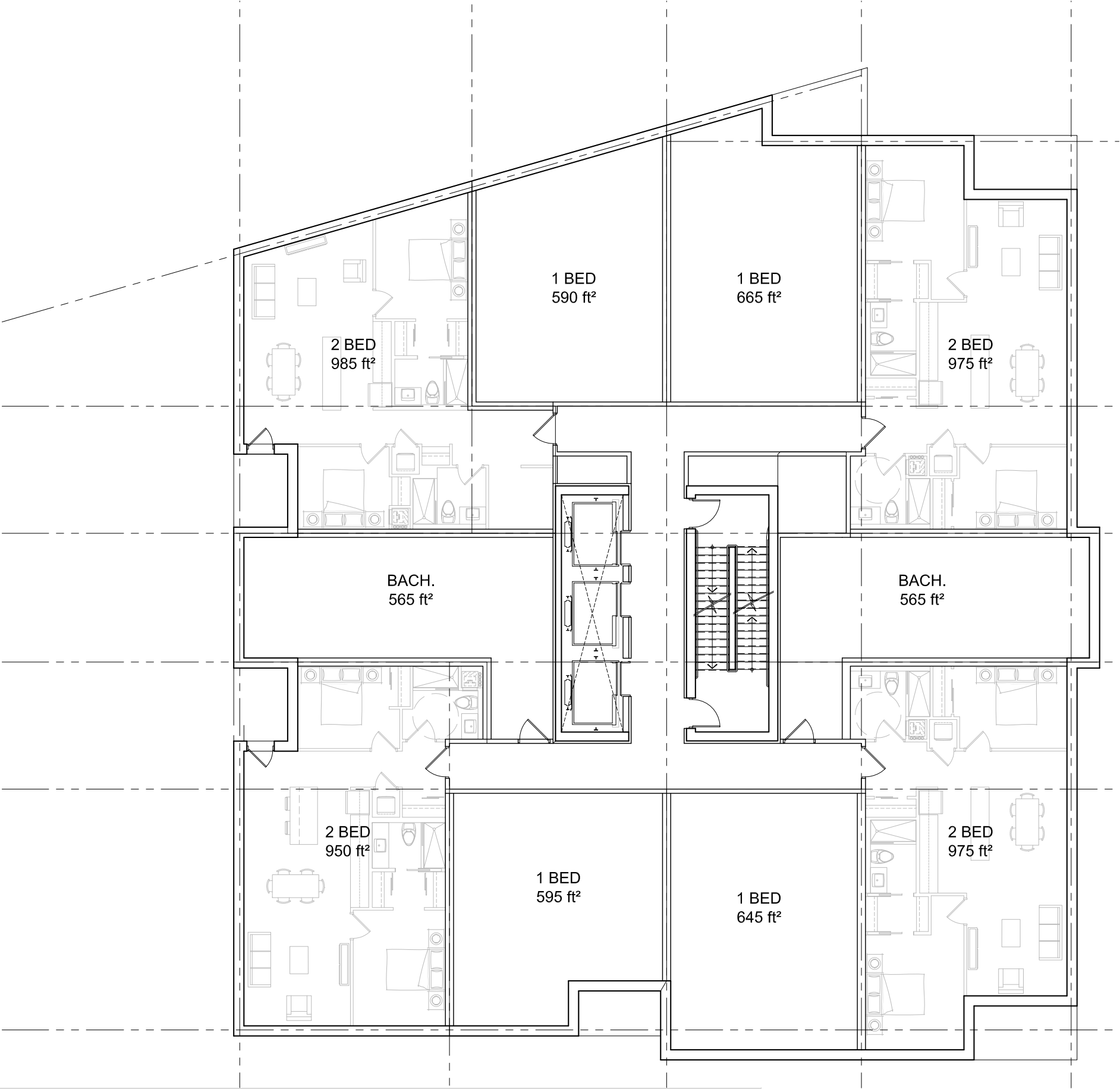
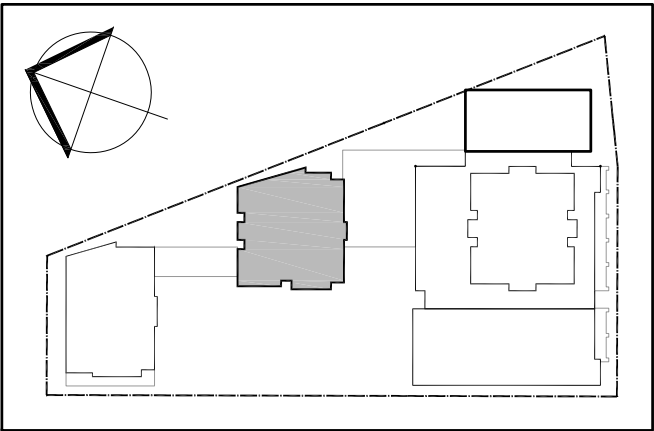
PODIUM FLOOR x3 (Flr. 2-4)		
GFA	8,750 ft²	(812.9 m²)
NET RES.	7,510 ft²	(697.7 m²)
EFFICIENCY	85.8%	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 2 TOTALS (35 Flrs.)		
GFA	308,400 ft²	(28,651m²)
NET RES.	259,650 ft²	(24,122m²)
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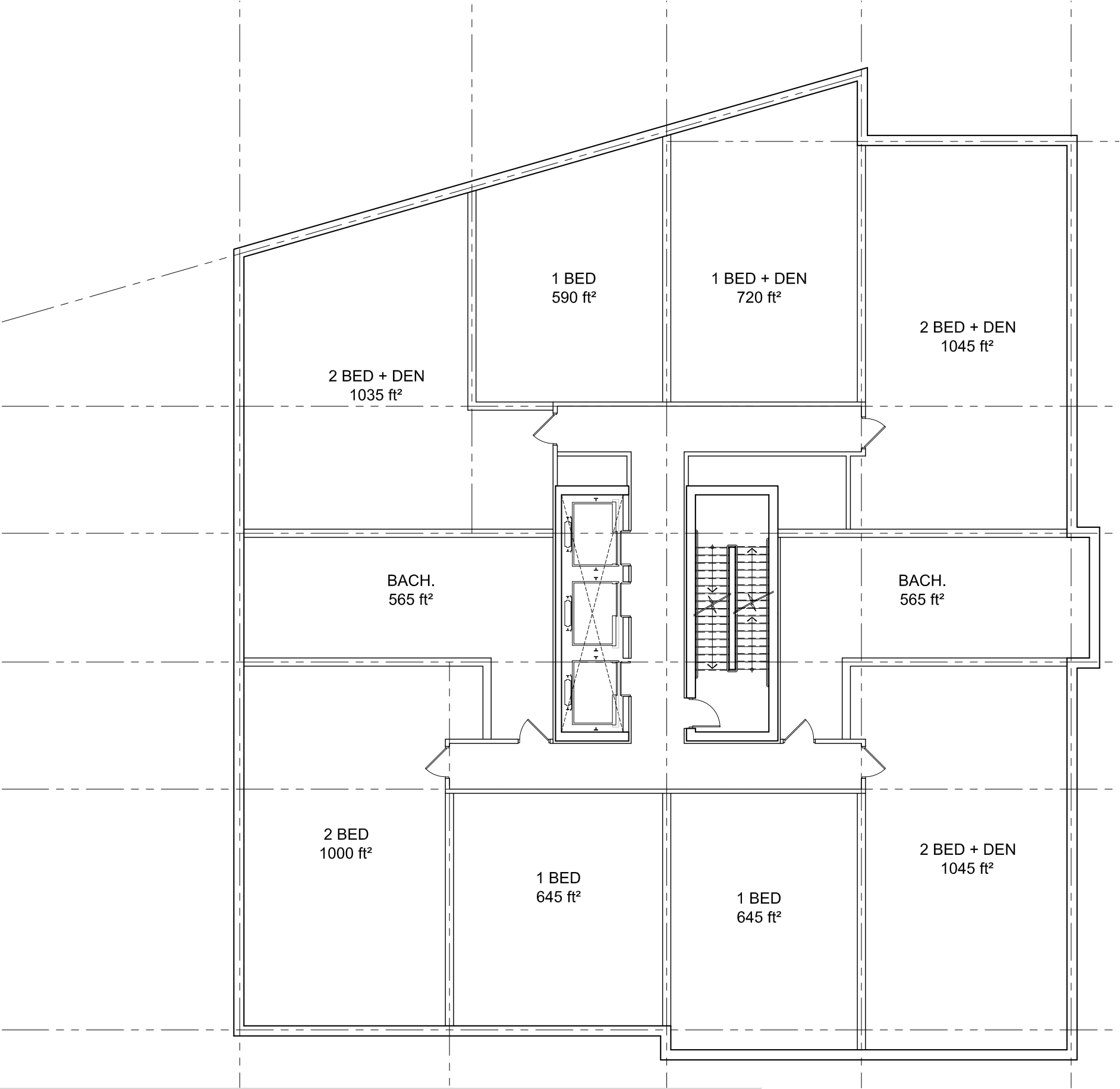
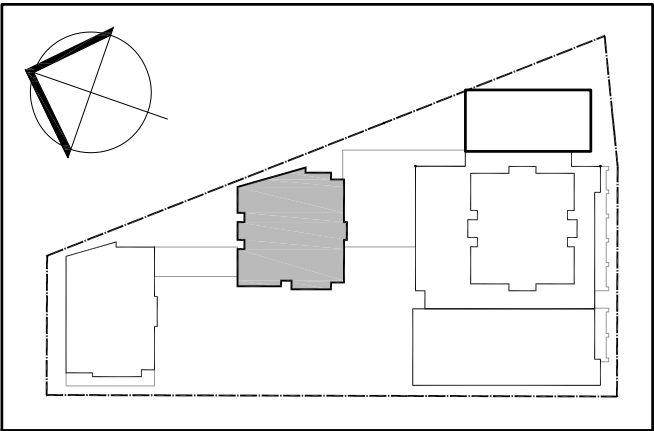
TYPICAL FLOOR x25 (Flr. 5-29)		
GFA	8,750 ft²	(812.9 m²)
NET RES.	7,510 ft²	(697.7 m²)
EFFICIENCY	85.8%	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

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NET RES.	259,650 ft²	(24,122m²)
EFFICIENCY	84.2 %	
UNITS	343 (Total)	
Bachelor	68	(~20%)
1 Bed	138	(~40%)
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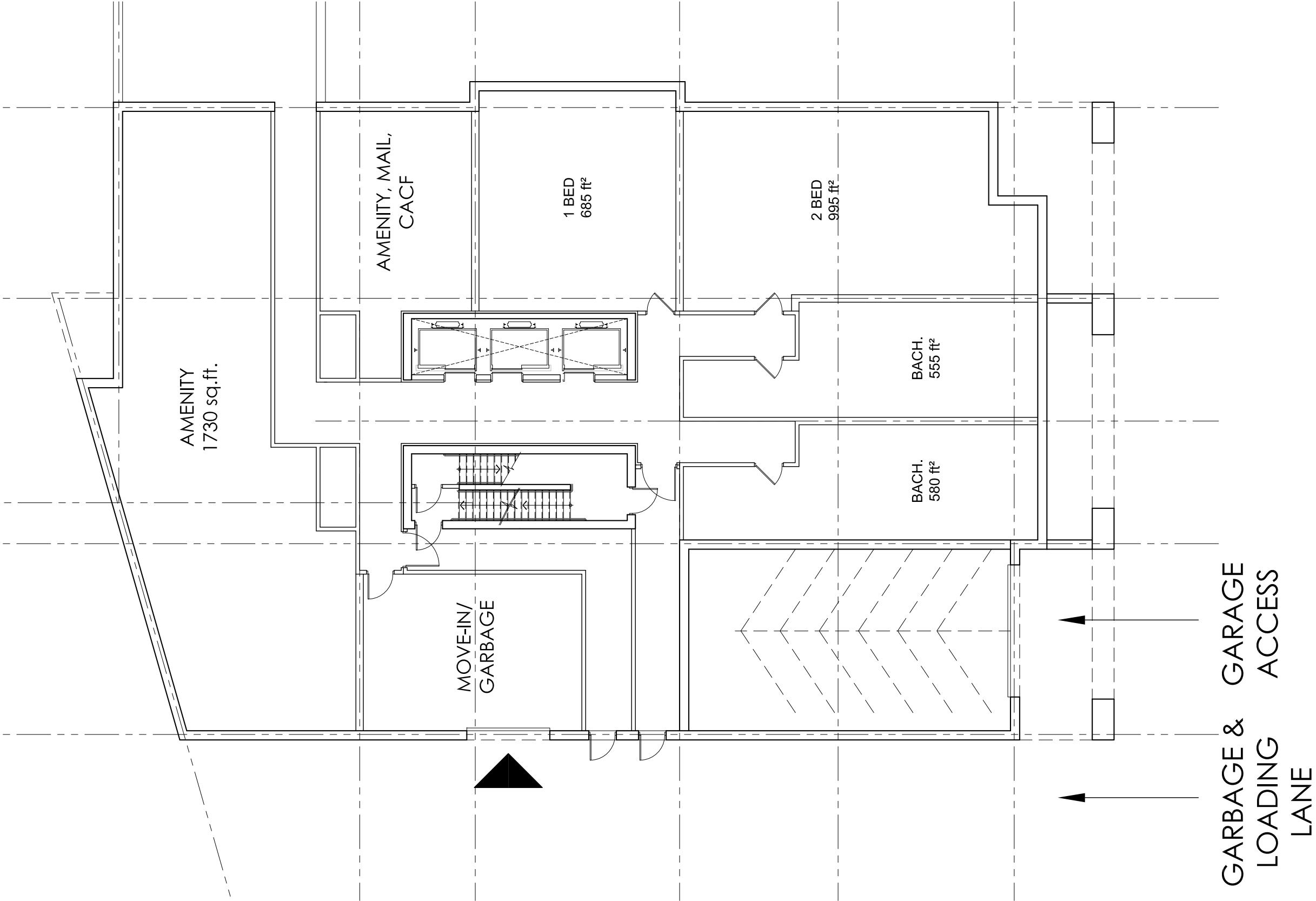
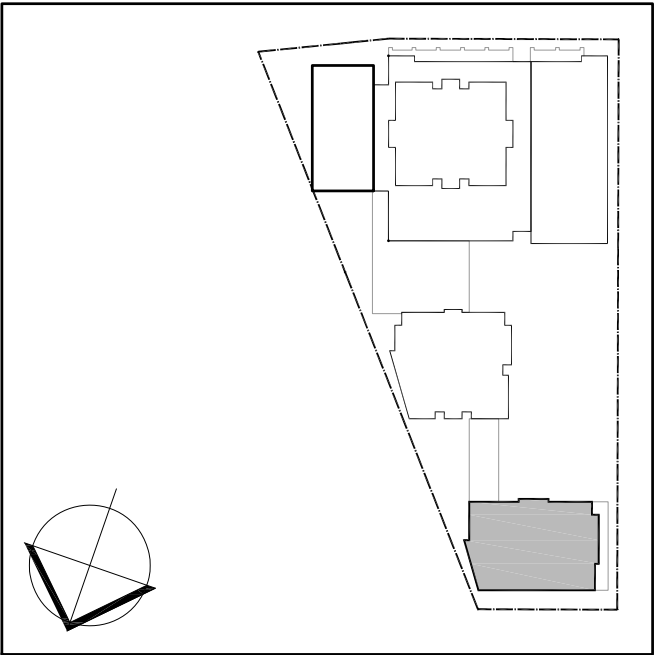
UPPER FLOOR x6 (Flr. 30-35)		
GFA	9,090 ft²	(844.5 m²)
NET RES.	7,855 ft²	(730.0 m²)
EFFICIENCY	86.4%	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 2 TOTALS (35 Flrs.)		
GFA	308,400 ft²	(28,651m²)
NET RES.	259,650 ft²	(24,122m²)
EFFICIENCY	84.2 %	
UNITS	343 (Total)	
Bachelor	68	(~20%)
1 Bed	138	(~40%)
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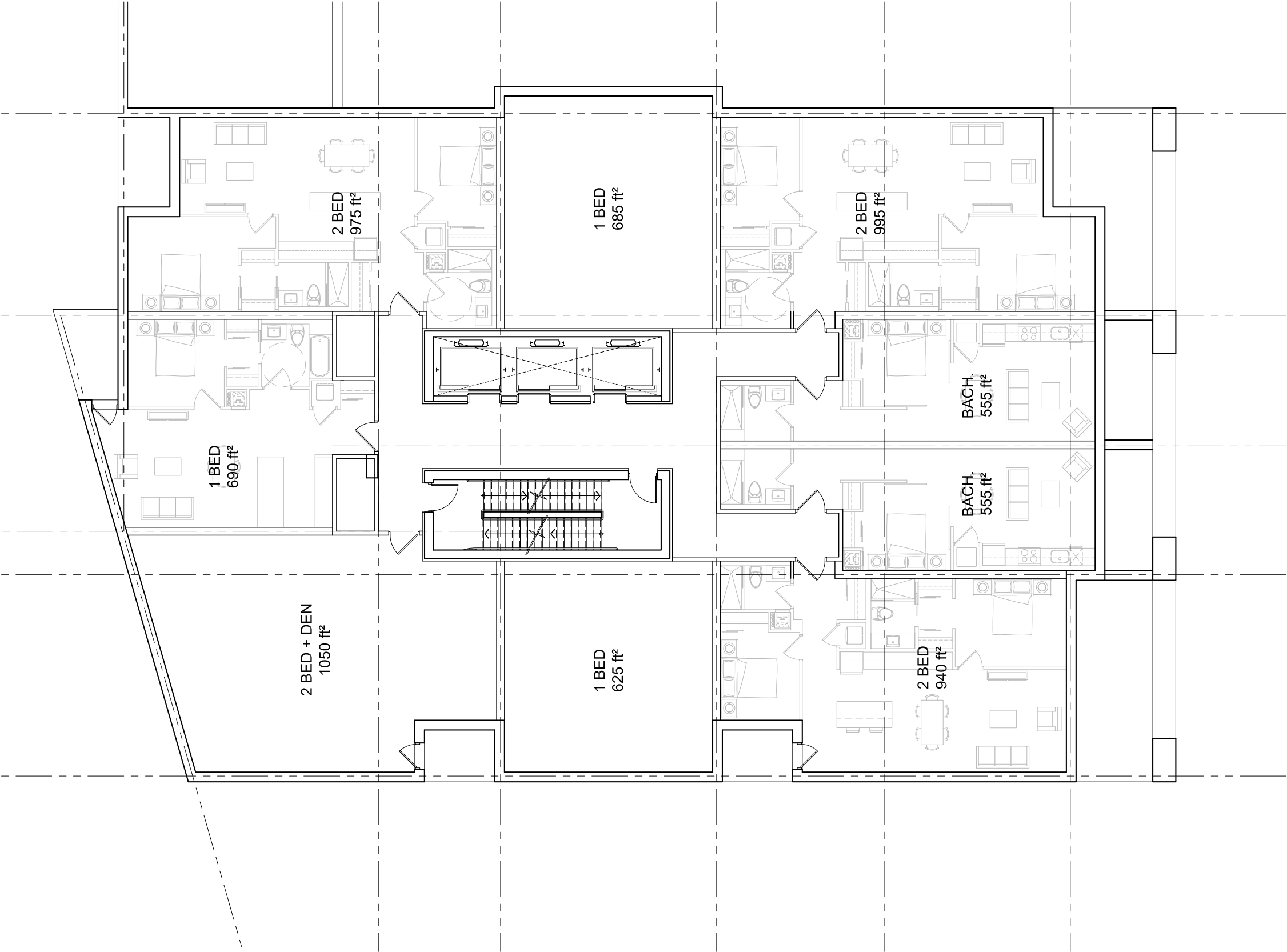
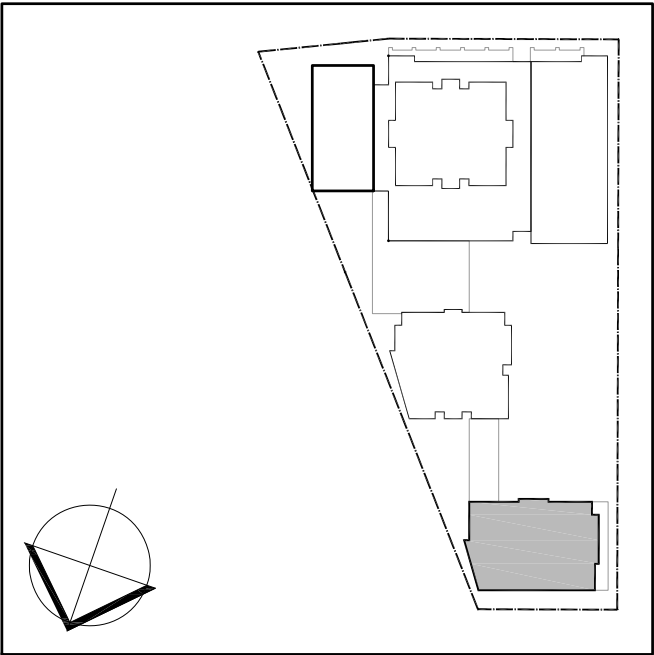
GROUND FLOOR x1 (Flr. 1)		
GFA	7,560 ft ²	(702.3 m ²)
NET RES.	2,815 ft ²	(261.5 m ²)
EFFICIENCY	37.2 %	
UNITS	4	
Bachelor	2	
1 Bed	1	
2 Bed	1	

RES. TOWER 3 TOTALS (30 Flrs.)		
GFA	250,290 ft ²	(23,253m ²)
NET RES.	209,815 ft ²	(19,492m ²)
EFFICIENCY	84.0 %	
UNITS	265 (Total)	
Bachelor	60	(~23%)
1 Bed	88	(~33%)
2 Bed	117	(~44%)



PODIUM FLOOR x3 (Flr. 2-4)		
GFA	8,310 ft ²	(772.0 m ²)
NET RES.	7,080 ft ²	(657.7 m ²)
EFFICIENCY	85.1 %	
UNITS	9	
Bachelor	2	
1 Bed	3	
2 Bed	4	

RES. TOWER 3 TOTALS (30 Flrs.)		
GFA	250,290 ft ²	(23,253m ²)
NET RES.	209,815 ft ²	(19,492m ²)
EFFICIENCY	84.0 %	
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Residential Tower 3

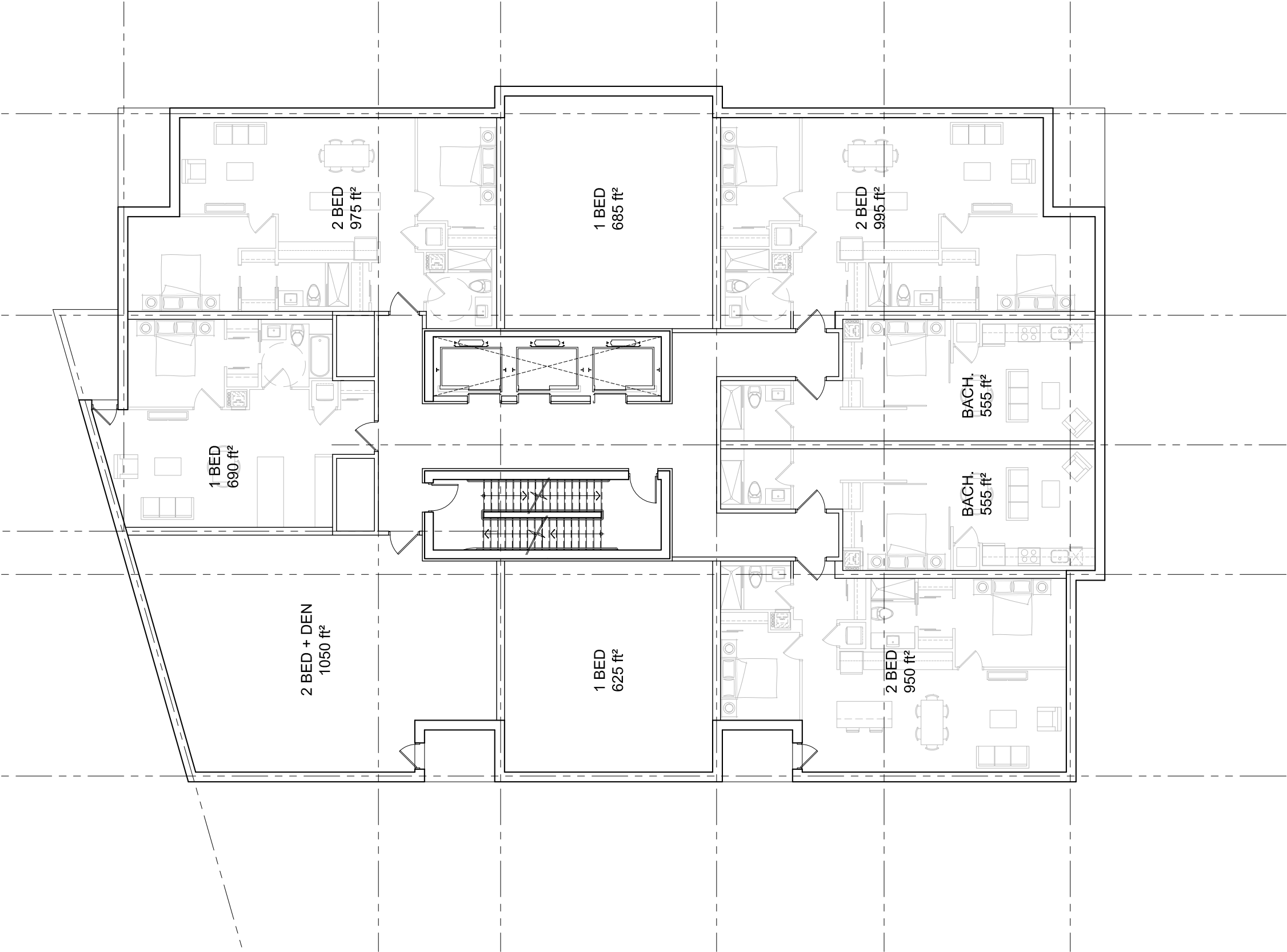
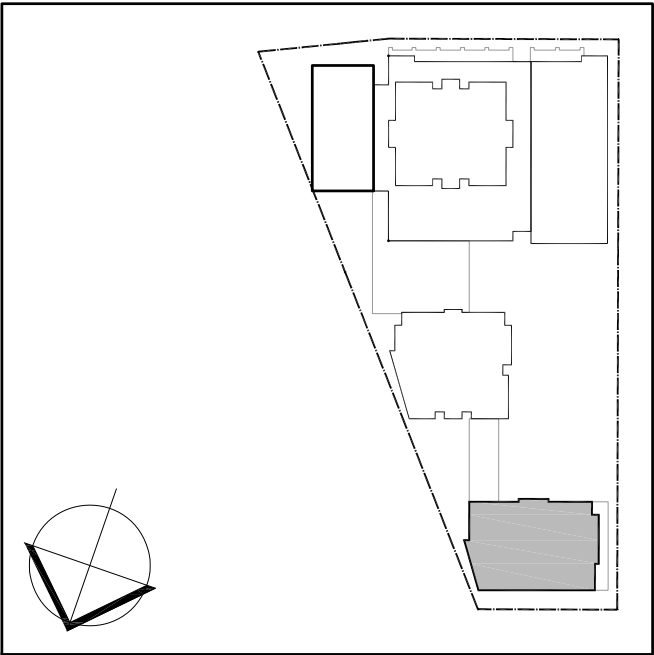
Podium Floor Plan (Flr. 2 - 4)



scale 1:150

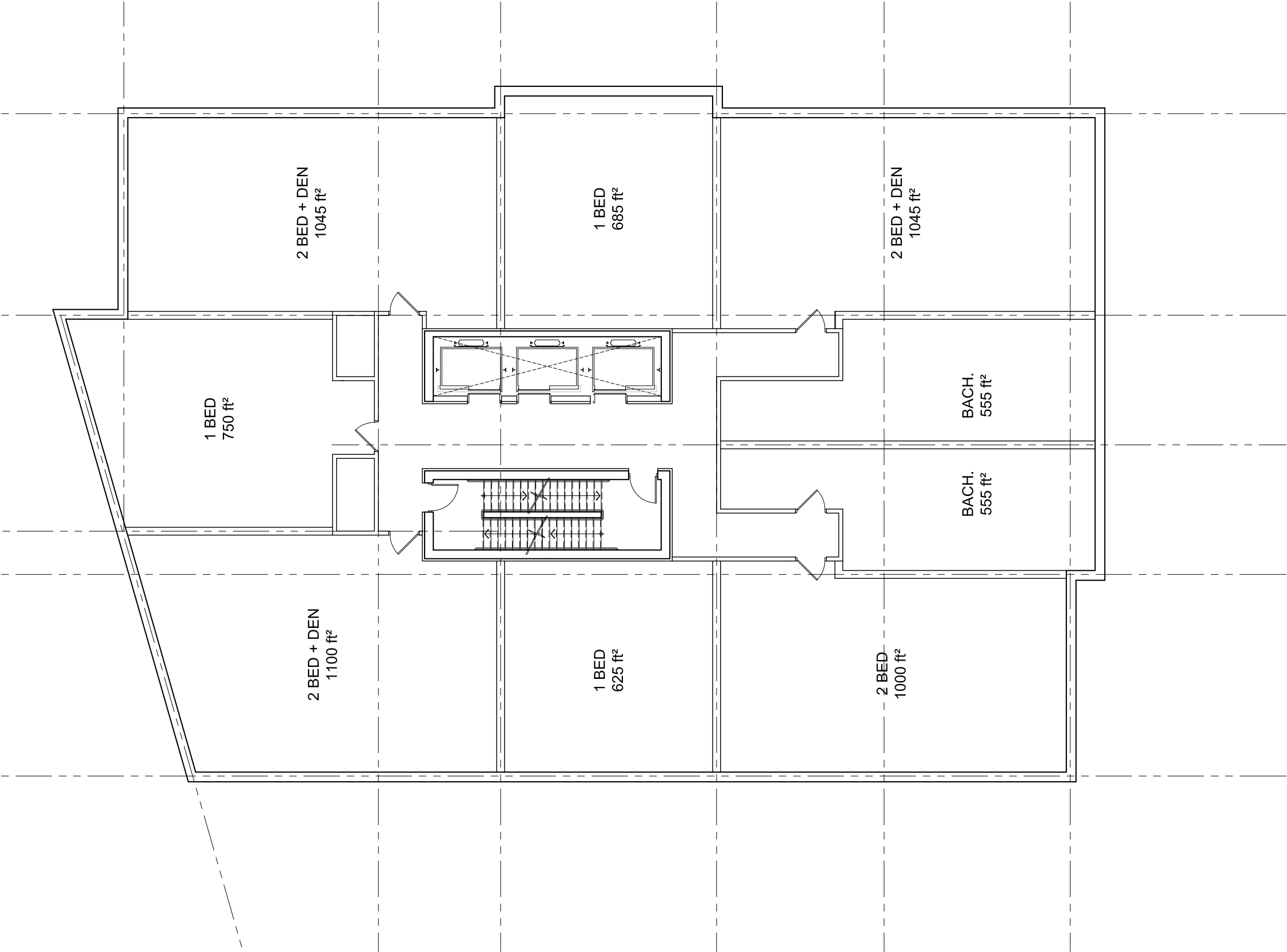
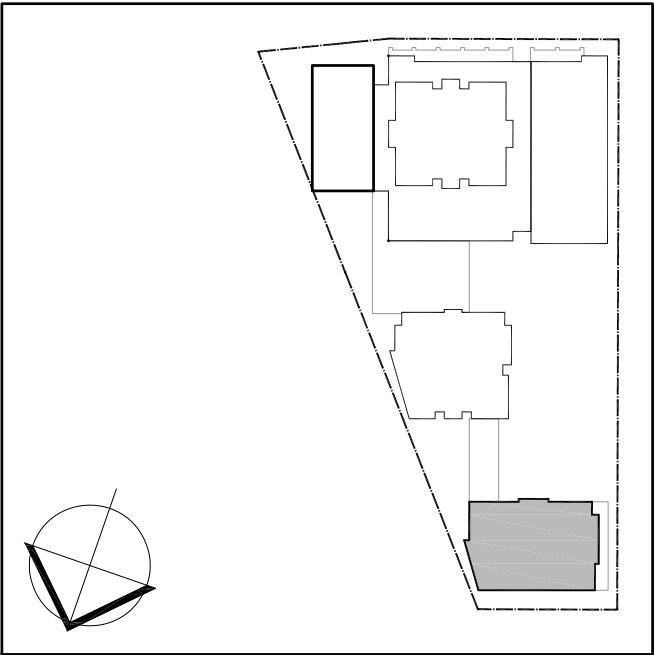
TYPICAL FLOOR x20 (Flr. 5-24)		
GFA	8,310 ft ²	(772.0 m ²)
NET RES.	7,080 ft ²	(657.7 m ²)
EFFICIENCY	85.1 %	
UNITS	9	
Bachelor	2	
1 Bed	3	
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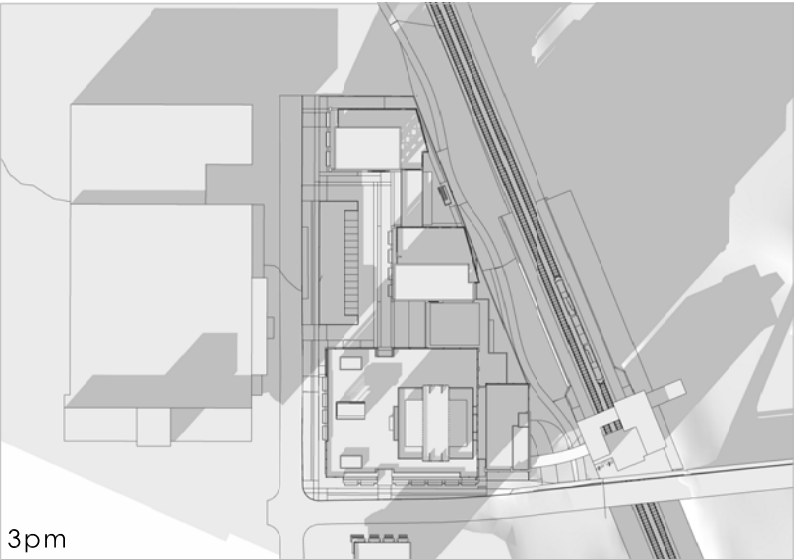
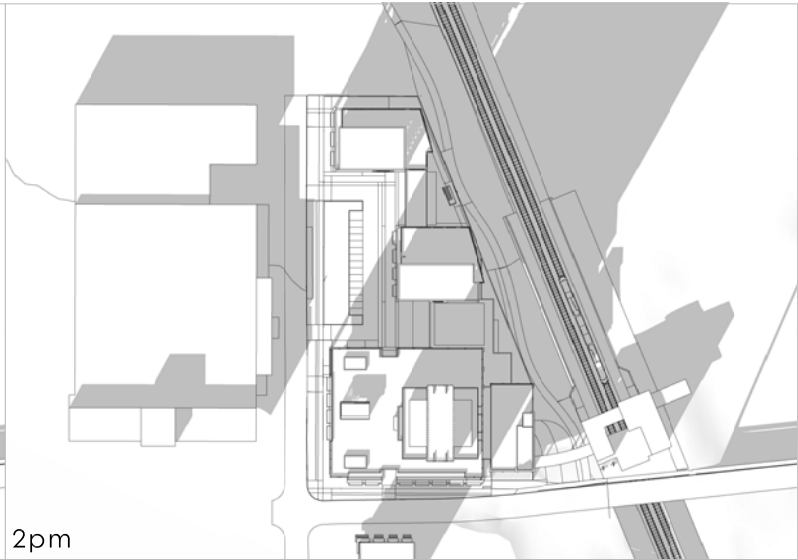
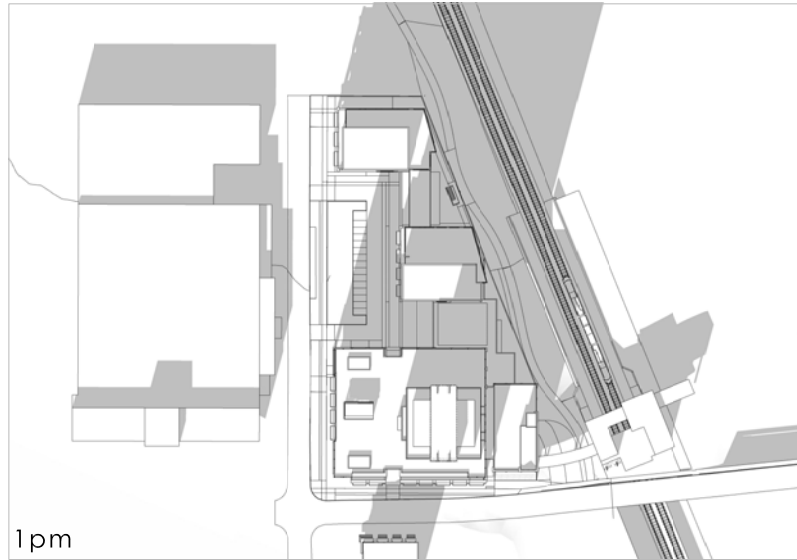
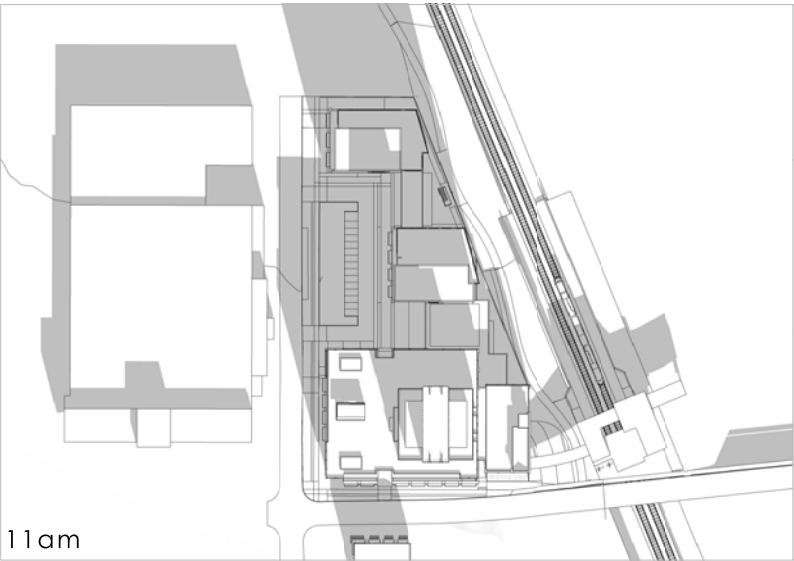
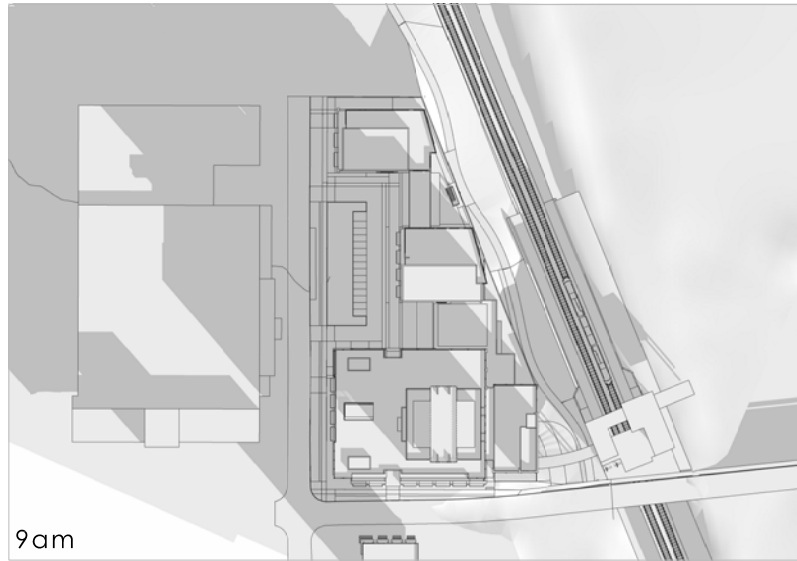
RES. TOWER 3 TOTALS (30 Flrs.)		
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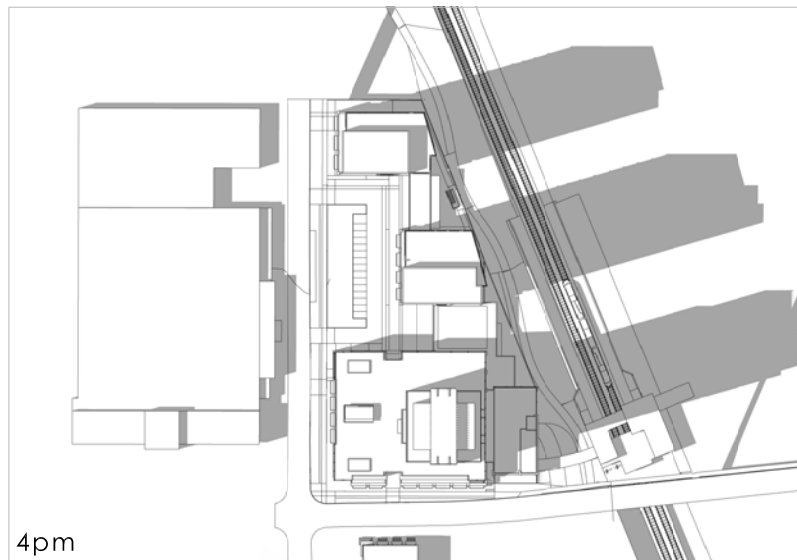
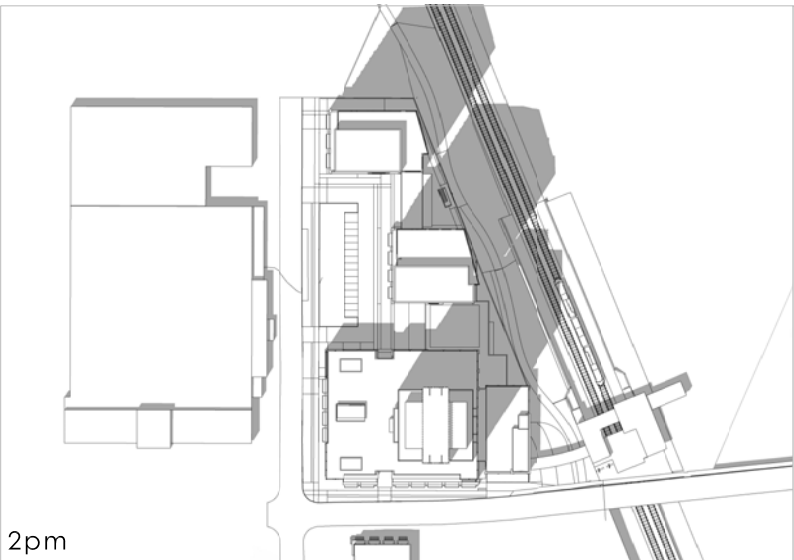
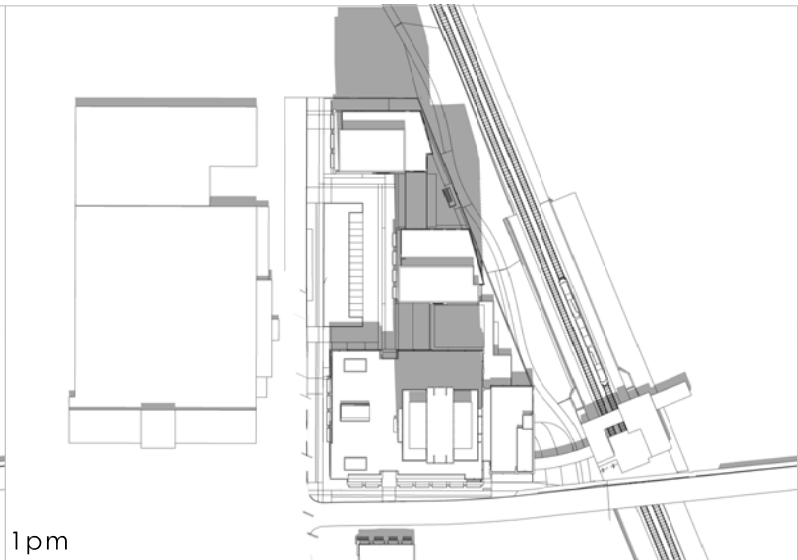
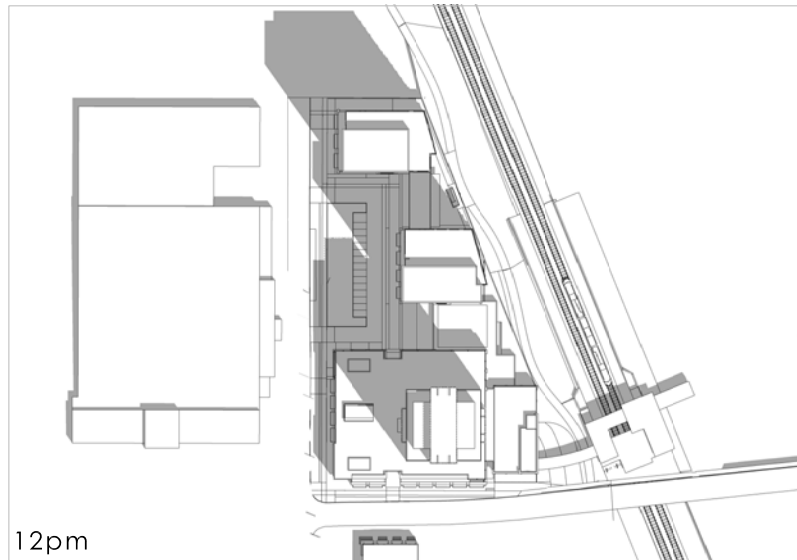
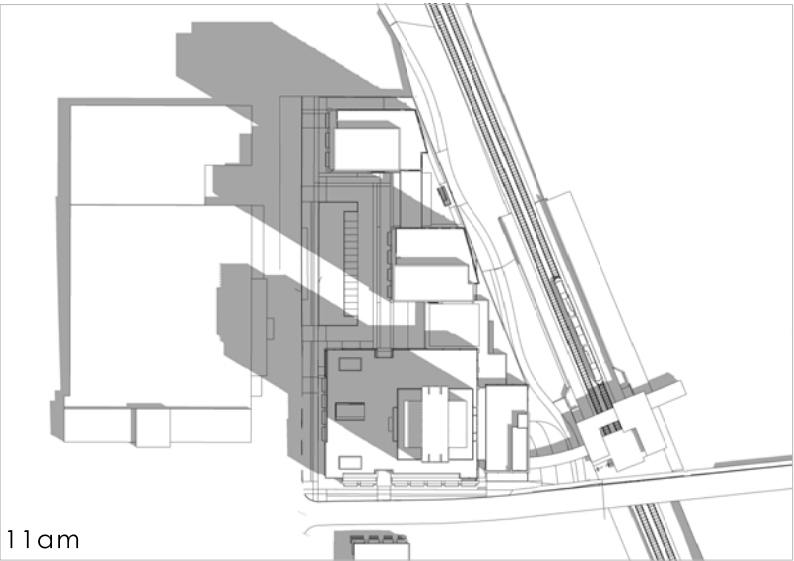
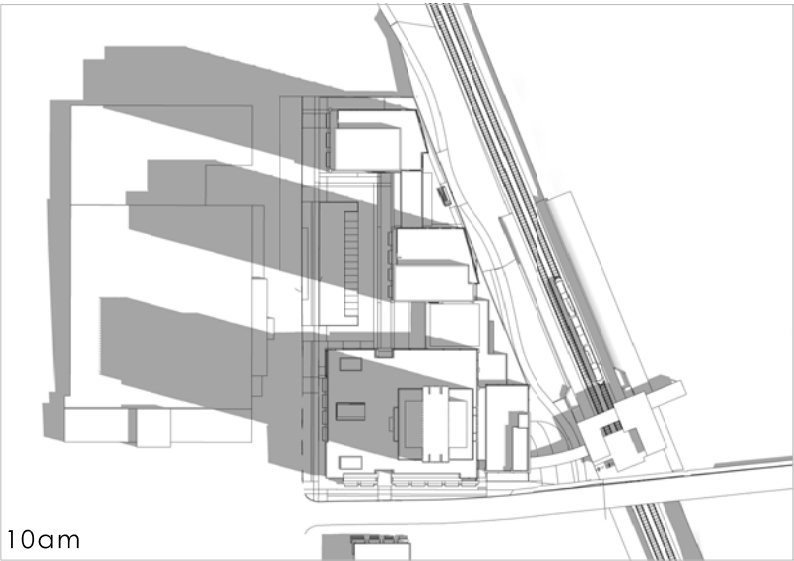
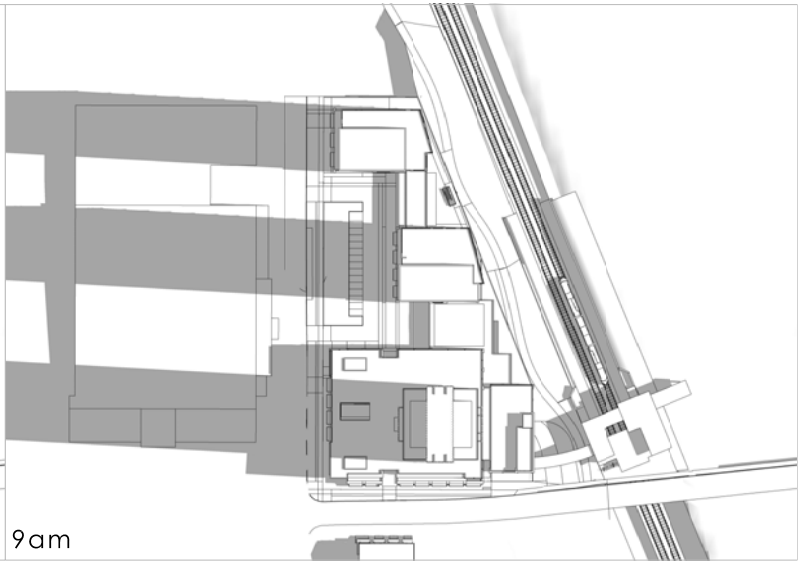


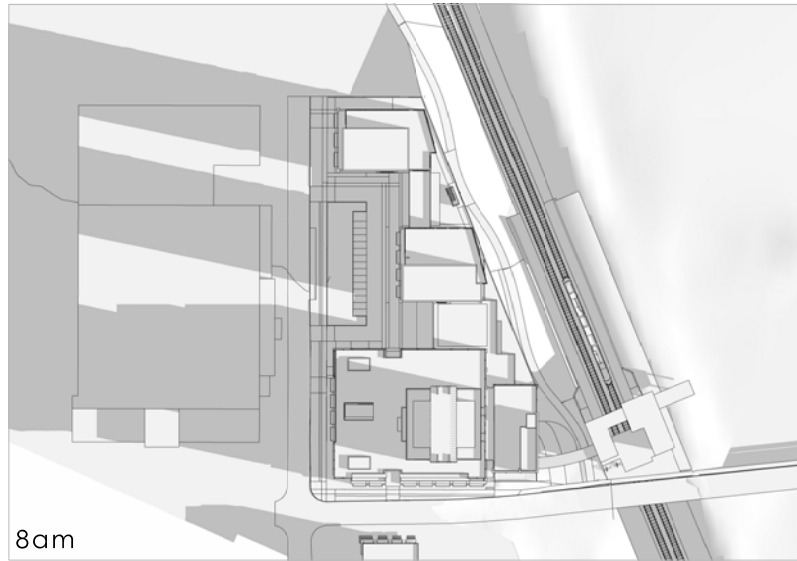
UPPER FLOOR x6 (Flr. 25-30)		
GFA	8,600 ft²	(799.0 m²)
NET RES.	7,360 ft²	(658.2 m²)
EFFICIENCY		
UNITS	9	
Bachelor	2	
1 Bed	3	
2 Bed	4	

RES. TOWER 3 TOTALS (30 Flrs.)		
GFA	250,290 ft²	(23,253m²)
NET RES.	209,815 ft²	(19,492m²)
EFFICIENCY	84.0 %	
UNITS	265 (Total)	
Bachelor	60	(~23%)
1 Bed	88	(~33%)
2 Bed	117	(~44%)

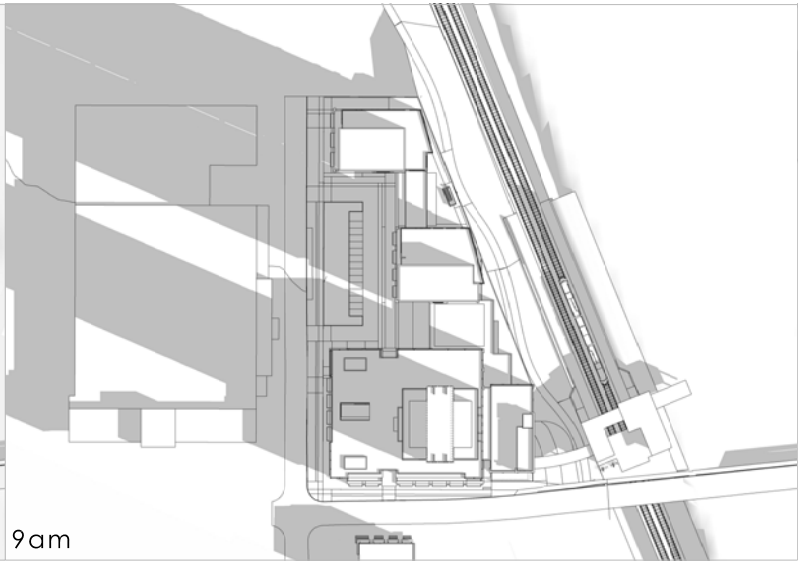




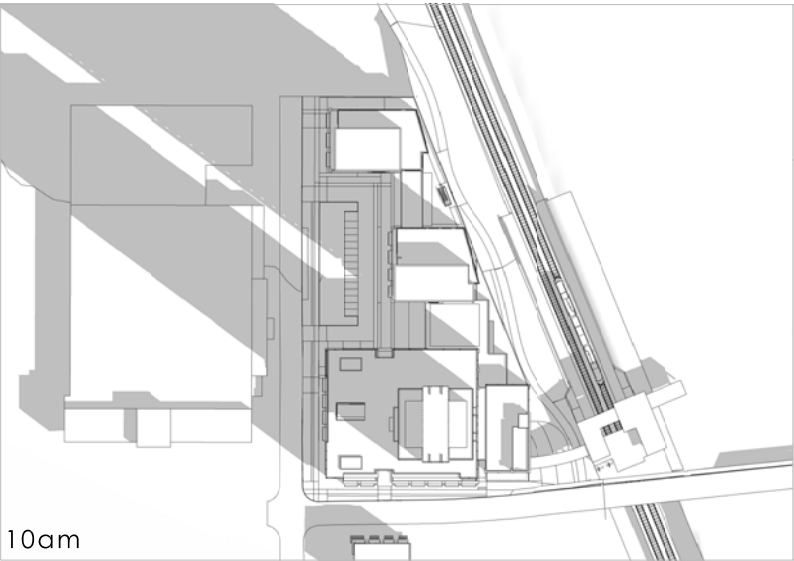




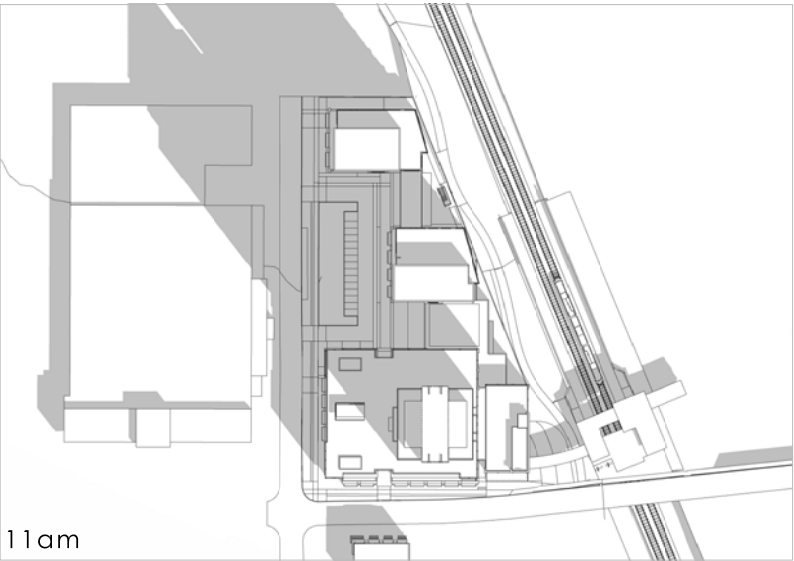
8am



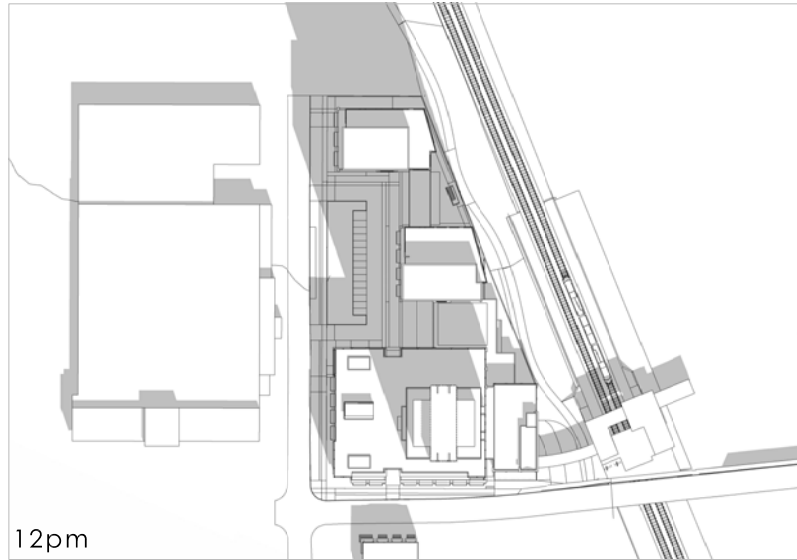
9am



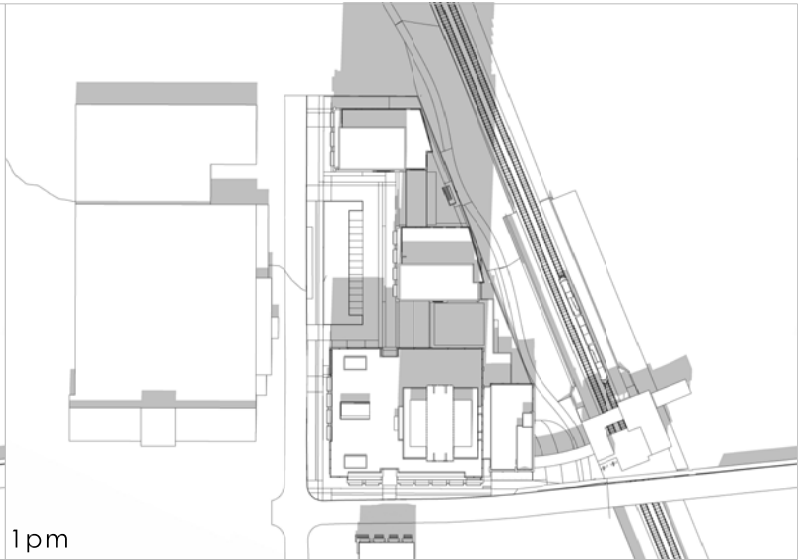
10am



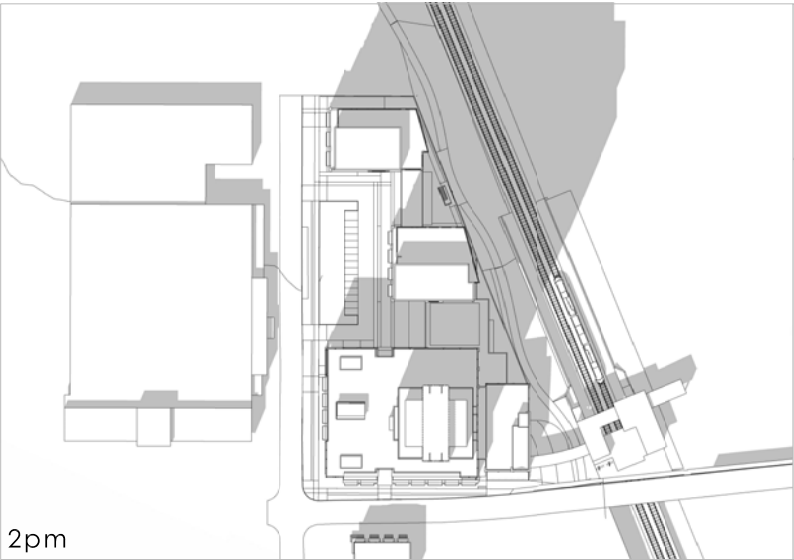
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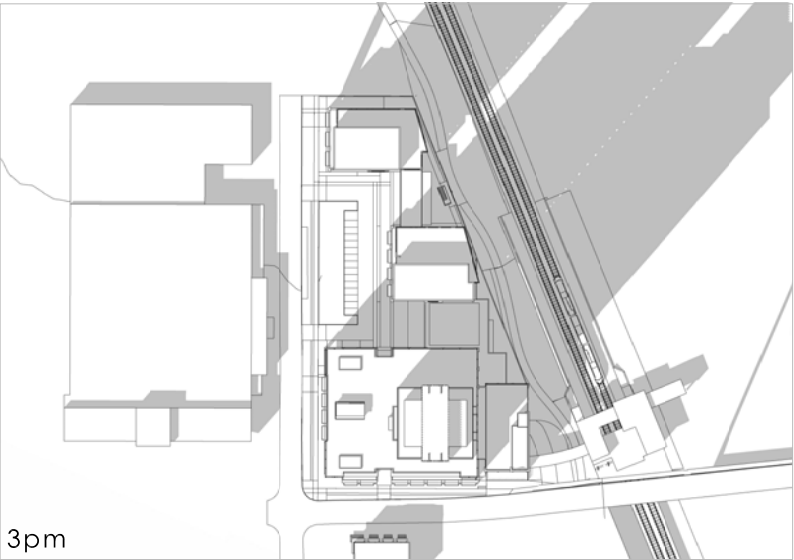
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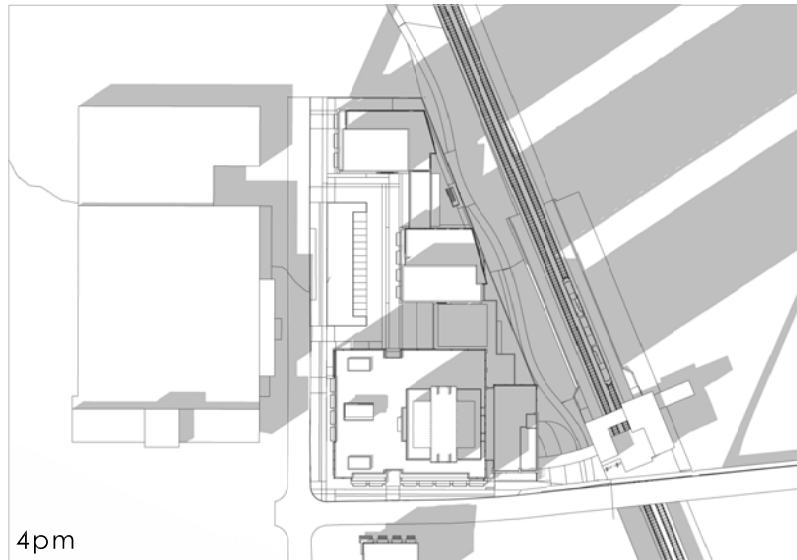
1pm



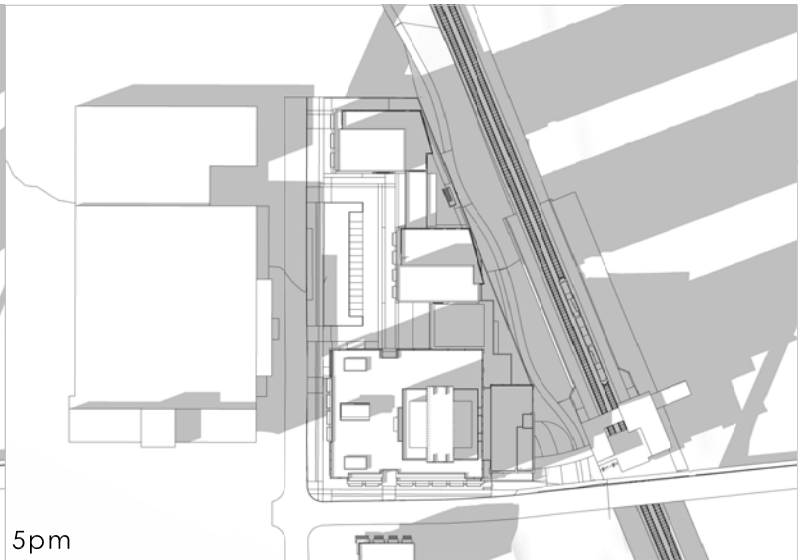
2pm



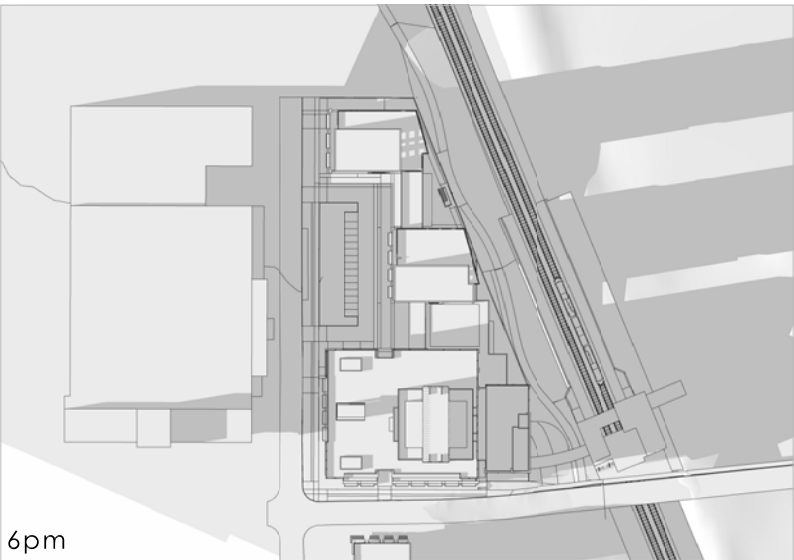
3pm



4pm



5pm



6pm