



GLADSTONE + LORETTA SITE STATS

10/28/2019

Site Area (sq.ft.):

107,772

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

1,005,978

FSI:

9.33

Area Schedule (GFA by Floor)

| Level | Retail (Incl. Pedestrian Street) (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 (Res.) | Podium 2 Ground Flr | Podium 3 Ground Flr | |
| Level 1 | 17,894 | 5,514 | 3,946 | 1,390 | 5,790 | 5,185 | 13,258 | 6,710 | 59,687 |
| | | | | | | Tower 1 (35 Flrs.) | Tower 2 (33 Flrs.) | Tower 3 (30 Flrs.) | |
| Level 2 - 3 | 0 | 0 | 12,733 | 44,928 | 5,790 | | | 0 | 63,451 |
| Level 4 | 0 | 0 | 12,733 | 42,390 | 0 | | | 0 | 55,123 |
| Level 5 | 0 | 0 | 0 | 42,390 | 0 | | | 8,311 | 50,701 |
| Level 6 - 18 | 0 | 0 | 0 | 0 | 0 | 8,791 | 8,751 | 8,311 | 25,853 |
| Level 19 - 25 | 0 | 0 | 0 | 0 | 0 | 9,308 | 8,751 | 8,311 | 26,370 |
| Level 26 - 29 | 0 | 0 | 0 | 0 | 0 | 9,308 | 8,751 | 8,593 | 26,652 |
| Level 30 | 0 | 0 | 0 | 0 | 0 | 8,799 | 8,751 | 8,593 | 26,143 |
| Level 31 | 0 | 0 | 0 | 0 | 0 | 8,799 | 9,089 | | 17,888 |
| Level 32 | 0 | 0 | 0 | 0 | 0 | 8,799 | 9,089 | | 17,888 |
| Level 33 | 0 | 0 | 0 | 0 | 0 | 5,090 | 9,089 | | 14,179 |
| Level 34 | 0 | 0 | 0 | 0 | 0 | 5,090 | | | 5,090 |
| Level 35 | 0 | 0 | 0 | 0 | 0 | 5,090 | | | 5,090 |
| Level 36 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 |
| | | | | | | | | | 1,005,978 |



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Area Schedule (GFA by Type)

| GFA Type | | GFA Totals (sq.ft) |
|-------------------|----------------------------------|--------------------|
| Retail | | 17,894 |
| Retail Loading | | 5,514 |
| L/W Studio | | 42,145 |
| Office | | 176,026 |
| Existing Building | | 17,370 |
| Residential | Cumulative Podium Res. / Amenity | 25,153 |
| | Tower 1 (30 / 35 Flrs.) | 258,338 |
| | Tower 2 (29 / 33 Flrs.) | 246,042 |
| | Tower 3 (26 / 30 Flrs.) | 217,496 |
| | Total Res. | 747,029 |
| | | 1,005,978 |

Residential GFA vs Net Area Comparison

| Area Type | GFA | Net Area | Efficiency |
|--------------------|---------|----------|------------|
| Tower 1 (35 Flrs.) | 258,338 | 219,500 | 85.0% |
| Tower 2 (33 Flrs.) | 246,042 | 211,640 | 86.0% |
| Tower 3 (30 Flrs.) | 217,496 | 187,446 | 86.2% |
| | 721,876 | 618,586 | 85.7% |

Commercial GFA vs Net Area Comparison

| Area Type | GFA | Net Area | Efficiency |
|-----------|---------|----------|------------|
| Office | 176,026 | 164,772 | 93.6% |
| Retail | | | |
| | 176,026 | 164,772 | 93.6% |

Unit Count

| Unit Type | % of total | TOWER 1 | TOWER 2 | TOWER 3 | RES. TOTALS |
|---------------|------------|------------|------------|------------|-------------|
| BACHELOR | 16.1% | 54 | 56 | 10 | 120 |
| 1 BED | 32.8% | 96 | 112 | 36 | 244 |
| 2 BED | 45.1% | 120 | 112 | 104 | 336 |
| 3 BED | 6.0% | 3 | 0 | 42 | 45 |
| Totals | | 273 | 280 | 192 | 745 |

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

(5) Apartment Bldg Mid - High Rise: 6m² per dwelling unit (x745) = **4,470 m²**

Amenity Area Provided

| Location of Amenity | Area (m ²) |
|-------------------------|------------------------|
| Rooftop Terrace | 3,179 |
| Indoor Communal Amenity | 1,150 |
| Balconies | 1,894 |
| Total | 6,223 |



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Parking Information

| | |
|------------------------|------------|
| No. of Parking Levels: | 2 |
| No. of Spaces: Surface | 8 |
| (P1) | 253 |
| (P2) | 260 |
| Total | 521 |

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) GFA |
| (h) Retail | 3.6 MAX. spaces per 1076 sq.ft. (100m ²) GFA |

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

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

Total Anticipated

| | # of Units | Total Area | # of Spaces / Unit | # Spaces / 1076ft ² | # Spaces |
|-------------------------------|------------|------------|--------------------|--------------------------------|------------|
| Apartment Bldg | 745 | | 0.50 | | 373 |
| Office, Existing & L/W Studio | | 235,541 | | 0.46 | 101 |
| Retail | | 17,894 | | 1 | 17 |
| Visitor Parking | | | | | 30 |
| Total | | | | | 521 |

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

| | | | |
|---|---|---------------|--------------|
| (b) Apartment Bldg | 0.5 MIN. per dwelling unit (x745) | | 372.5 |
| (e) Office, Retail, Existing & L/W Studio | 1 MIN. Space per 2691 sq.ft. (250m ²) GFA | 253,435 /2691 | 94.2 |
| Total Required | | | 466.7 |
| Total Provided (Anticipated) | | | 467 |



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| Residential Totals | | | |
|----------------------|-----------------------|-----------------------|-----------------------|
| | Tower 1 (35 Flrs.) | Tower 2 (33 Flrs.) | Tower 3 (30 Flrs.) |
| Level 2 - 3 | | | |
| Level 4 | | | |
| Level 5 | | | 8311 |
| Level 6 - 18 | 114283 | 113763 | 108043 |
| Level 19 - 25 | 65156 | 61257 | 58177 |
| Level 26 - 29 | 37232 | 35004 | 34372 |
| Level 30 | 8799 | 8751 | 8593 |
| Level 31 | 8799 | 9089 | 0 |
| Level 32 | 8799 | 9089 | 0 |
| Level 33 | 5090 | 9089 | 0 |
| Level 34 | 5090 | 0 | 0 |
| Level 35 | 5090 | 0 | 0 |
| Level 36 | 0 | 0 | 0 |

| Floor Plate Net Areas | | |
|-----------------------|-----------------------|-----------------------|
| Tower 1 (35 Flrs.) | Tower 2 (33 Flrs.) | Tower 3 (30 Flrs.) |
| | | |
| | | 7,110 |
| 7,457 | 7,523 | 7,110 |
| 7,974 | 7,523 | 7,110 |
| 7,974 | 7,523 | 7,392 |
| 7,465 | 7,523 | 7,392 |
| 7,465 | 7,855 | |
| 7,465 | 7,855 | |
| 4,150 | 7,855 | |
| 4,150 | | |
| 4,150 | | |
| | | |

| Residential Net Totals | | |
|------------------------|-----------------------|-----------------------|
| Tower 1 (35 Flrs.) | Tower 2 (33 Flrs.) | Tower 3 (30 Flrs.) |
| | | |
| 0 | 0 | 7,110 |
| 96,941 | 97,799 | 92,430 |
| 55,818 | 52,661 | 49,770 |
| 31,896 | 30,092 | 29,568 |
| 7,465 | 7,523 | 7,392 |
| 7,465 | 7,855 | 0 |
| 7,465 | 7,855 | 0 |
| 4,150 | 7,855 | 0 |
| 4,150 | 0 | 0 |
| 4,150 | 0 | 0 |
| | | |