

SITE STATISTICS INCLUDING EASEMENT AREA				
Area	Building Foot Print	TOTAL GFA	COVERAGE	FSI
9,676 m ²	6,009 m ²	27,837 m ²	0.62	2.88

GROSS FLOOR AREA (GFA) - APARTMENT ZONE

MEANS THE SUM OF THE AREAS OF EACH STOREY OF A BUILDING ABOVE OR BELOW ESTABLISHED GRADE, MEASURED FROM THE EXTERIOR OF OUTSIDE WALLS OF THE BUILDING INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS BUT EXCLUDING ANY PART OF THE BUILDING USED FOR MECHANICAL FLOOR AREA, STAIRWELLS, ELEVATORS, MOTOR VEHICLE PARKING, BICYCLE PARKING, STORAGE LOCKERS, BELOW-GRADE STORAGE, ANY ENCLOSED AREA USED FOR THE COLLECTION OR STORAGE OF DISPOSABLE OR RECYCLABLE WASTE GENERATED WITHIN THE BUILDING, COMMON FACILITIES FOR THE USE OF THE RESIDENTS OF THE BUILDING, A DAY CARE AND AMENITY AREA.

*AVERAGE GRADE= 165.55 + 165.05 /2 = 165.30

Area Open to Below is not included in GCA
2,554.5 m²

STATISTICS/ TOTAL

GCA (ABOVE GRADE)- TOTAL				SALEABLE AREA				DEDUCTION										GFA-TOTAL			
LEVEL	NUMBER OF REPEATED FLOOR	GCA	GCA sf	SALEABLE	SALEABLE sf	RETAIL LEASABLE	Area Parking	Area Storage/ Bike	Area Garbage Chute	Area Elevator	Area Mech.PH	Area Mech./Elec.	Area Stair	Area Garbage Loading	Area Residential Garbage Loading	Area Retail Garbage Loading	Area Garbage Retail	Area Indoor Amenity	TOTAL DEDUCTION	GFA	GFA sf
LEVEL 1	1	5,905.2 m ²	63,563 SF	1,324 m ²	14,254 SF	1,197 m ²	236.7 m ²	304.3 m ²	0.4 m ²	38.6 m ²	0 m ²	0.0 m ²	148.9 m ²	261.2 m ²	191.9 m ²	21.4 m ²	123.5 m ²	443.4 m ²	1,770.3 m ²	4,134.9 m ²	44,507.8 SF
LEVEL 2	1	3,454.1 m ²	37,179.8 SF	1,149 m ²	12,367 SF	0 m ²	0.0 m ²	201.4 m ²	0.8 m ²	30.9 m ²	0 m ²	407.1 m ²	212.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	1004.4 m ²	1,857 m ²	1,597.1 m ²	17,191.4 SF
LEVEL 3	1	4,078.5 m ²	43,900.3 SF	3,425 m ²	36,864 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.7 m ²	63.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	230.2 m ²	339.4 m ²	3,739.1 m ²	40,247.5 SF
LEVEL 4	1	4,078.5 m ²	43,900.1 SF	3,655 m ²	39,342 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.7 m ²	63.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	109.2 m ²	3,969.3 m ²	42,725.1 SF
LEVEL 5	1	3,053.4 m ²	32,866.6 SF	2,727 m ²	29,349 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.8 m ²	58.3 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	103.8 m ²	2,949.6 m ²	31,749.3 SF
LEVEL 6	1	3,201.3 m ²	34,458.3 SF	2,869 m ²	30,883 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.5 m ²	58.3 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	103.6 m ²	3,097.7 m ²	33,343.6 SF
LEVEL 7-8	2	5,883.5 m ²	63,329.1 SF	5,252 m ²	56,528 SF	0 m ²	0.0 m ²	0.0 m ²	1.5 m ²	51.8 m ²	0 m ²	37.6 m ²	111.7 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	202.7 m ²	5,680.8 m ²	61,147.7 SF
LEVEL 9	1	2,772.8 m ²	29,846.2 SF	2,459 m ²	26,469 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.7 m ²	58.6 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	103.9 m ²	2,668.9 m ²	28,727.4 SF
MPH	1	475.4 m ²	5,117.4 SF	0 m ²	0 SF	0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	32.5 m ²	409 m ²	0.0 m ²	33.9 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	475.4 m ²	0 m ²	0 SF
		32,902.6 m ²	354,160.7 SF	22,859 m ²	246,057 SF	1,197 m ²	236.7 m ²	505.7 m ²	6.5 m ²	283.4 m ²	409 m ²	537.9 m ²	809.9 m ²	261.2 m ²	191.9 m ²	21.4 m ²	123.5 m ²	1677.9 m ²	5,065.2 m ²	27,837.4 m ²	299,639.8 SF

STATISTICS/ RESIDENTIAL

GCA(ABOVE GRADE)- RESIDENTIAL				SALEABLE AREA				DEDUCTION										GFA- RESIDENTIAL			
LEVEL	NUMBER OF REPEATED FLOOR	GCA	GCA sf	SALEABLE	SALEABLE sf	RETAIL LEASABLE	Area Parking	Area Storage/ Bike	Area Garbage Chute	Area Elevator	Area Mech.PH	Area Mech./Elec.	Area Stair	Area Garbage Loading	Area Residential Garbage Loading	Area Retail Garbage Loading	Area Garbage Retail	Area Indoor Amenity	TOTAL DEDUCTION	GFA	GFA sf
LEVEL 1	1	4,562.9 m ²	49,114.6 SF	1,324 m ²	14,254 SF	0 m ²	236.7 m ²	304.3 m ²	0.4 m ²	38.6 m ²	0 m ²	0 m ²	148.9 m ²	261.2 m ²	191.9 m ²	0.0 m ²	0.0 m ²	443.4 m ²	1,625.4 m ²	2,937.5 m ²	31,618.5 SF
LEVEL 2	1	3,454.1 m ²	37,179.8 SF	1,149 m ²	12,367 SF	0 m ²	0.0 m ²	201.4 m ²	0.8 m ²	30.9 m ²	0 m ²	407.1 m ²	212.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	1004.4 m ²	1,857 m ²	1,597.1 m ²	17,191.4 SF
LEVEL 3	1	4,078.5 m ²	43,900.3 SF	3,425 m ²	36,864 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.7 m ²	63.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	230.2 m ²	339.4 m ²	3,739.1 m ²	40,247.5 SF
LEVEL 4	1	4,078.5 m ²	43,900.1 SF	3,655 m ²	39,342 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.7 m ²	63.8 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	109.2 m ²	3,969.3 m ²	42,725.1 SF
LEVEL 5	1	3,053.4 m ²	32,866.6 SF	2,727 m ²	29,349 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.8 m ²	58.3 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	103.8 m ²	2,949.6 m ²	31,749.3 SF
LEVEL 6	1	3,201.3 m ²	34,458.3 SF	2,869 m ²	30,883 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.5 m ²	58.3 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	103.6 m ²	3,097.7 m ²	33,343.6 SF
LEVEL 7-8	2	5,883.5 m ²	63,329.1 SF	5,252 m ²	56,528 SF	0 m ²	0.0 m ²	0.0 m ²	1.5 m ²	51.8 m ²	0 m ²	37.6 m ²	111.7 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	202.7 m ²	5,680.8 m ²	61,147.7 SF
LEVEL 9	1	2,772.8 m ²	29,846.2 SF	2,459 m ²	26,469 SF	0 m ²	0.0 m ²	0.0 m ²	0.8 m ²	25.9 m ²	0 m ²	18.7 m ²	58.6 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	103.9 m ²	2,668.9 m ²	28,727.4 SF
MPH	1	475.4 m ²	5,117.4 SF	0 m ²	0 SF	0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	32.5 m ²	409 m ²	0.0 m ²	33.9 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	475.4 m ²	0 m ²	0 SF
		31,560.3 m ²	339,712.4 SF	22,859 m ²	246,057 SF	0 m ²	236.7 m ²	505.7 m ²	6.5 m ²	283.4 m ²	409 m ²	537.9 m ²	809.9 m ²	261.2 m ²	191.9 m ²	0.0 m ²	0.0 m ²	1677.9 m ²	4,920.3 m ²	26,640 m ²	286,750.4 SF

STATISTICS/ RETAIL

GCA(ABOVE GRADE)- RETAIL				SALEABLE AREA				DEDUCTION										GFA- RETAIL			
LEVEL	NUMBER OF REPEATED FLOOR	GCA	GCA sf	SALEABLE	SALEABLE sf	RETAIL LEASABLE	Area Parking	Area Storage/ Bike	Area Garbage Chute	Area Elevator	Area Mech.PH	Area Mech./Elec.	Area Stair	Area Garbage Loading	Area Residential Garbage Loading	Area Retail Garbage Loading	Area Garbage Retail	Area Indoor Amenity	TOTAL DEDUCTION	GFA	GFA sf
LEVEL 1	1	1,342.3 m ²	14,448.4 SF	0 m ²	0 SF	1197.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	0 m ²	0.0 m ²	0 m ²	0.0 m ²	21.4 m ²	123 m ²	0.0 m ²	144.8 m ²	1,197.5 m ²	12,889.3 SF
		1,342.3 m ²	14,448.4 SF	0 m ²	0 SF	1197.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0 m ²	0 m ²	0.0 m ²	0 m ²	0.0 m ²	21.4 m ²	123 m ²	0.0 m ²	144.8 m ²	1,197.5 m ²	12,889.3 SF

NOTE: 90% OF LOADING AREA HAS BEEN DEDUCTED FOR RESIDENTIAL GFA CALCULATION
10% OF LOADING AREA HAS BEEN DEDUCTED FOR RETAIL GFA CALCULATION

LOADING AREA REQUIRED	REQUIRED	PROVIDED
RETAIL: BETWEEN 2,350 sm UP TO 7,500 sm	2	N/A
RETAIL: BETWEEN 250 sm UP TO 2,350 sm	1	1
RESIDENTIAL APARTMENT MORE THAN 30 UNITS	1	1

GCA (BELOW GRADE PARKING AREA)			
Level	NUMBER OF REPEATED FLOOR	GCA	GCA sf
P3	1	7,540.7 m ²	81,167 SF
P2	1	7,540.7 m ²	81,167 SF
P1	1	7,584.8 m ²	81,642 SF
		22,666.1 m ²	243,976 SF

REQUIRED PARKING (Zoning)					
STUDIO (X 1)	1B+1BD (X1.25)	2B+2BD (X 1.4)	3B (X1.75)	VIS. (x.2)	TOTAL
94	256.3	112	19.25	78	559.5

**RETAIL PARKING REQUIRED: ACCESSIBLE PARKING REQUIREMENT 4%
4.3 SPACES PER 100sm GFA = 52 OF NON RESIDENTIAL / 4% OF VISITORS

TOTAL PROPOSED PARKING(NOT INCLUD TANDEM)	
Level	Count
P3	196
P2	194
P1	182
Level 1	3
Grand total	575

RESIDENTIAL UNIT COUNT								
LEVEL	NUMBER OF REPEATED FLOOR	RESIDENTIAL UNIT COUNT						TOTAL UNIT
		STUDIO	1B	1BD	2B	2BD	3B	
LEVEL 1	1	1	0	5	13	0	0	19
LEVEL 2	1	2	1	2	9	0	0	14
LEVEL 3	1	22	7	28	8	0	0	65
LEVEL 4	1	21	7	30	9	1	0	68
LEVEL 5	1	11	2	24	7	2	1	47
LEVEL 6	1	10	1	28	7	1	2	49
LEVEL 7-8	2	18	0	50	14	2	4	88
LEVEL 9	1	9	1	19	4	3	4	40
MPH	1	0	0	0	0	0	0	0
		94	19	186	71	9	11	390

REQUIRED BF UNITS 15%			
STUDIO BF %	1 B+1 BD BF%	2B+2BD BF %	3B BF%
14.1	30.75	12	2

UNIT COUNT						
STUDIO	1B	1BD	2B	2BD	3B	TOTAL UNIT
94	19	186	71	9	11	390

*UNIT BREAKDOWN %						
STUDIO	1B	1 BD	2B	2BD	3B	TOTAL %
24.1%	4.9%	47.7%	18.2%	2.3%	2.8%	100.0

*UNIT BREAKDOWN COUNT%			
STUDIO	1B+1BD	2B+2BD+3B	TOTAL %
24.1%	52.6%	23.3%	100.0

*AVERAGE UNIT			
NUMBER OF UNITS	SALEABLE	AVERAGE UNITS	AVERAGE UNIT SF
390	22,859 m ²	59 m ²	631 SF

MIN AMENITY AREA IS THE GREATER OF 5.6 sm PER UNIT OR 10% OF THE SITE AREA

REQUIRED AMENITY AREA	
NET UNITS	TOTAL
390	2,184

TOTAL PROVIDED AMENITY	
LEVEL	Area
LEVEL 1	443 m ²
LEVEL 2	1,004 m ²
LEVEL 3	1,064 m ²
LEVEL 3	230 m ²
Grand total	2,742 m ²

PROVIDED INTERIOR AMENITY	
LEVEL	