

DEVELOPMENT DATA

The following table summarizes the development statistics for the project.

LAND USE

Site Area	17,488 sf (1,624.7 sm)
Retail Area	6,116 sf (568 sm)
Residential Area	167,977 sf (15,606 sm)
Residential Exclusions	10,260 sf (953 sm)
Residential Amenity Area	3,184 sf (296 sm)
Gross Floor Area	221,175 sf (20,548 sm)
Balcony Area	26,995 sf (2,508 sm)
Balcony Percentage	12.2%

FLOOR SPACE RATIO

Gross Floor Area	221,175 sf (20,547.8 sm)
Residential Exclusions	10,270 sf (954.1 sm)
Residential Amenity Area	3,181 sf (295.5 sm)
0.2 % Balcony Area	454 sf (42.2 sm)

Net Floor Area	208,175 sf (19,340 sm)
Site Area	17,500 sf (1,624.7 sm)
FSR	11.90

BUILDING HEIGHT

Richards Street Podium	5 storeys / 56'-0" (17.1 m)
Tower	38 storeys / 344'-0" (104.8 m)
Maximum Building Height	400'-0" (121.9 m)
Total number of storeys	43 storeys

SETBACKS

North	12'-0" (3.65 m)
South	0'-0"
East	0'-0"
West	12'-0" (3.65 m)

UNIT MIX

Level 1 - 5	Commercial Retail Units (CRUs)
Level 2 - 6	Townhouse (lev. 1), 2 Studios
Level 3 - 6	Townhouse (lev. 2), 5 Studios, 1 One Bedroom
Level 4 - 6	Townhouse (lev. 1), 4 Studios, 3 One Bedroom, 1 Two Bedrooms
Level 5 - 6	Townhouse (lev. 2), 4 Studios, 3 One Bedroom, 1 Two Bedrooms
Level 6 - 3	3 One Bedroom, 1 Two Bedroom
Level 7-27 (x21)	Typical per floor - 5 One Bedroom, 1 Two Bedrooms
Level 28-43 (x15)	Typical per floor - 4 One Bedroom, 2 Two Bedrooms
Level 43 - 2	Three Bedrooms plus Den

12	Townhouses
15	Studios
175	One Bedroom
54	Two Bedrooms
2	Three Bedrooms plus Den
258	Total number of suites

OFF STREET PARKING

2	Class B Loading spaces
4	Class A Parking spaces for CRUs

PARKING

CAR

2	Car Pool / Coop Parking spaces
258	Residential Parking spaces
10	Accessible Parking spaces
82	Small Car Parking spaces (31.8 %)
166	Regular Car Parking spaces (64.3 %)
52	Electric Charging Stations (20%)

BICYCLE

Residential	
323	Bicycle Class A
6	Bicycle Class B
65	Bicycle Lockers (20%)
180	Horizontal Spaces (56%)
78	Vertical Spaces (24%)

Commercial

1	Bicycle Class A
6	Bicycle Class B