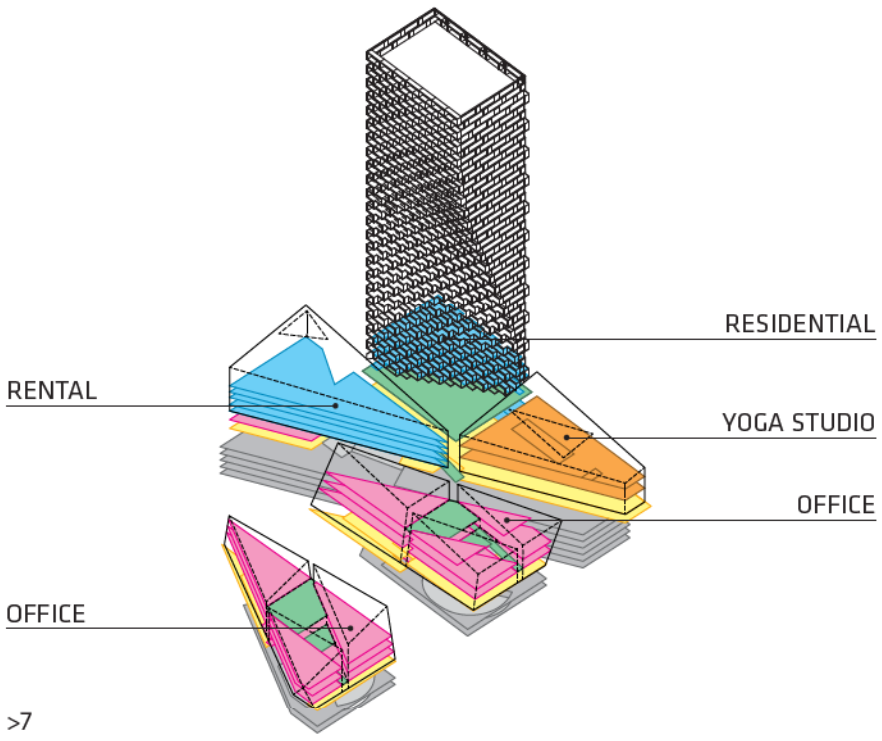
PROJECT DATA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RENTAL
YOGA STUDIO
OFFICE
OFFICE

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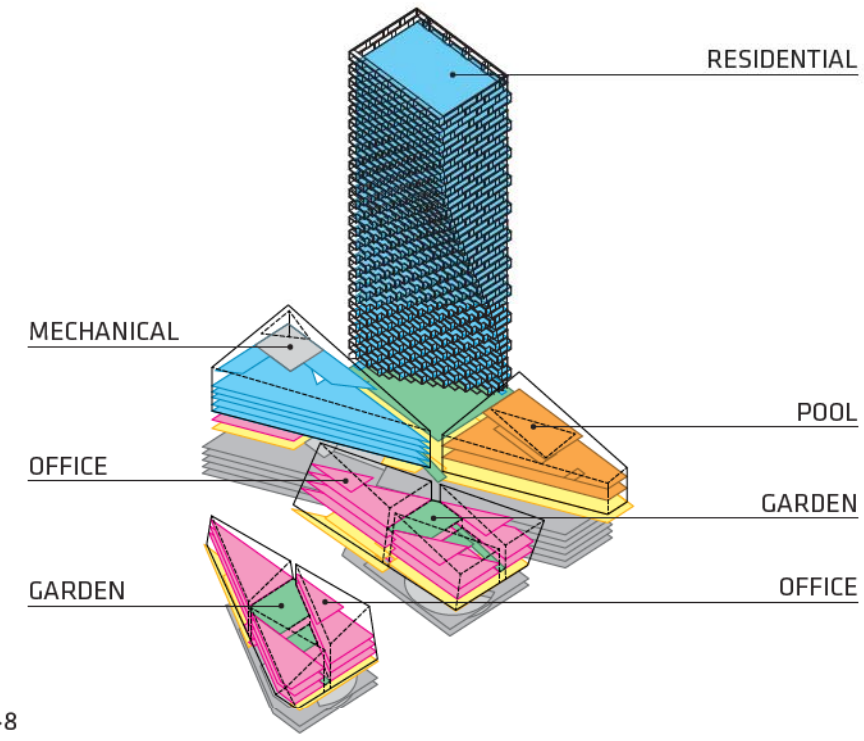
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GARDEN
GARDEN
OFFICE

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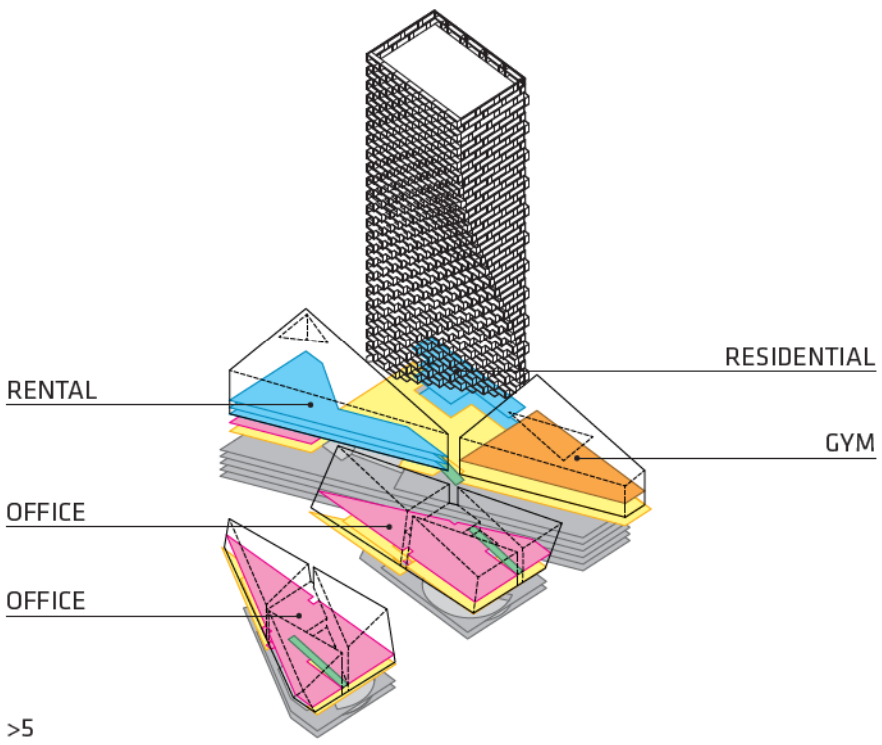
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RENTAL
GYM
OFFICE
OFFICE

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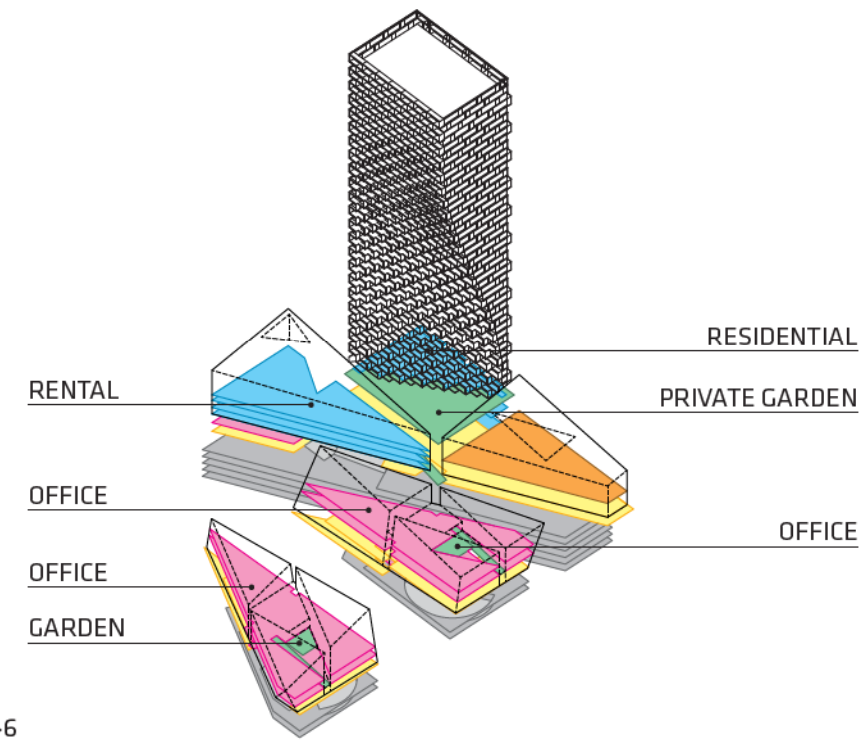
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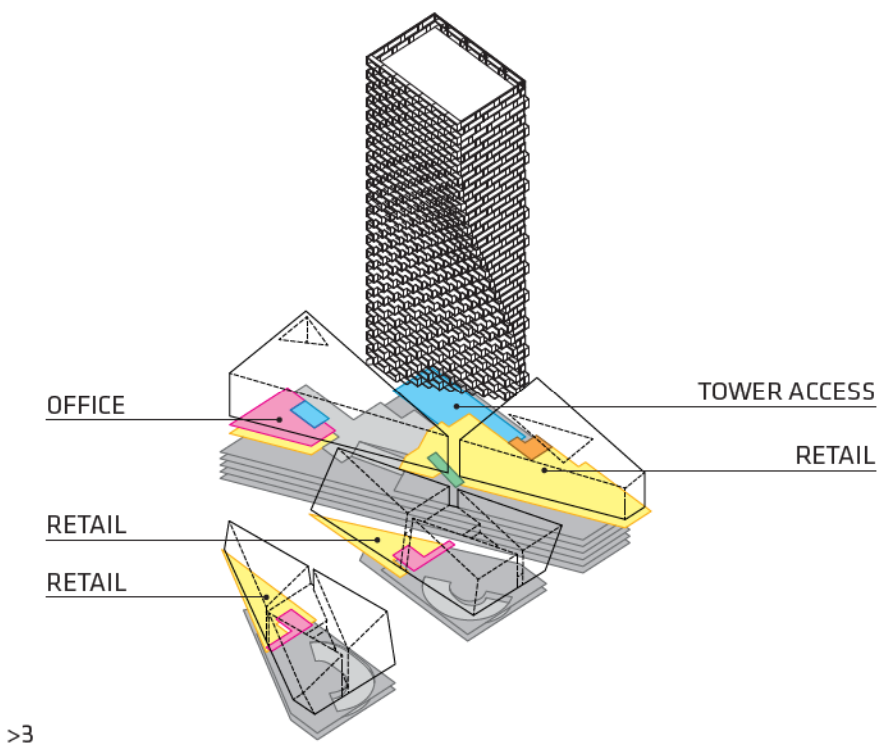
RENTAL
PRIVATE GARDEN
OFFICE
OFFICE
OFFICE
GARDEN

>6


OFFICE
TOWER ACCESS
RETAIL
RETAIL
RETAIL

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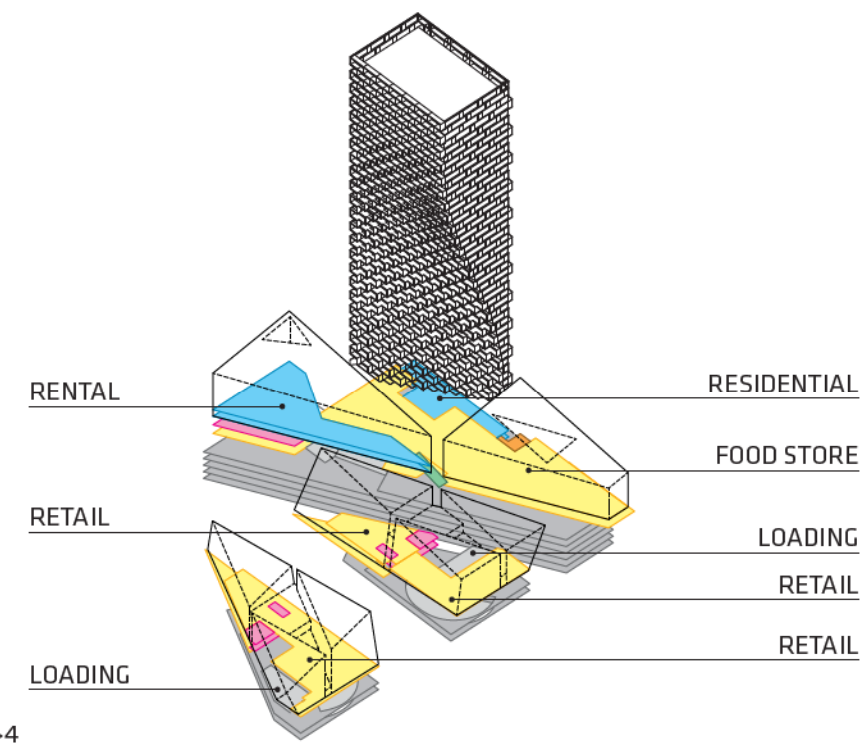
RENTAL
RESIDENTIAL
FOOD STORE
RETAIL
LOADING
RETAIL
RETAIL
LOADING

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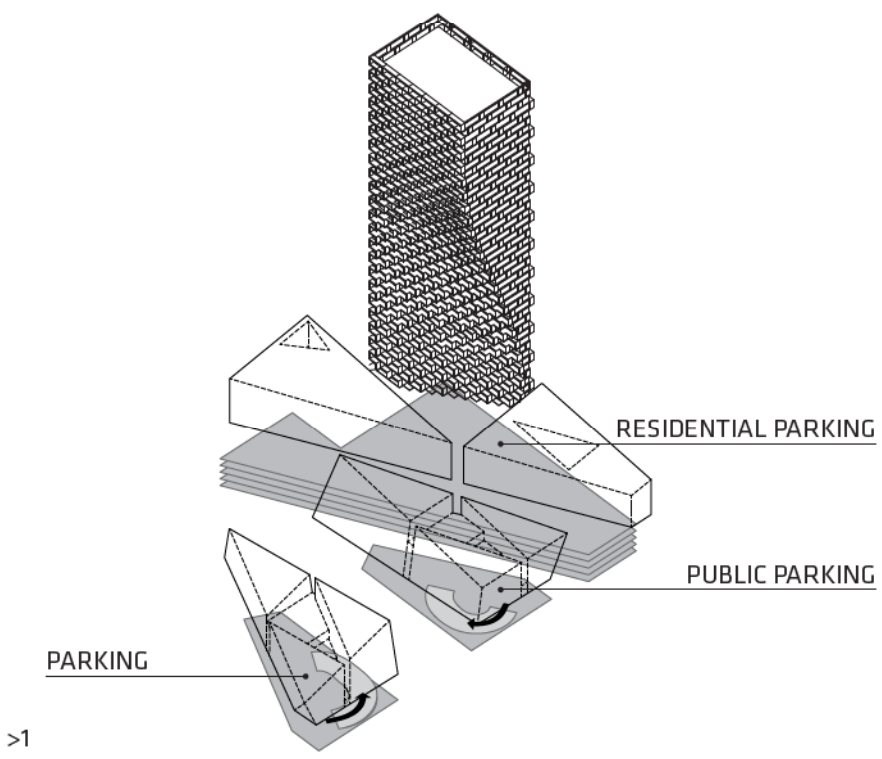
RESIDENTIAL PARKING
PUBLIC PARKING
PARKING

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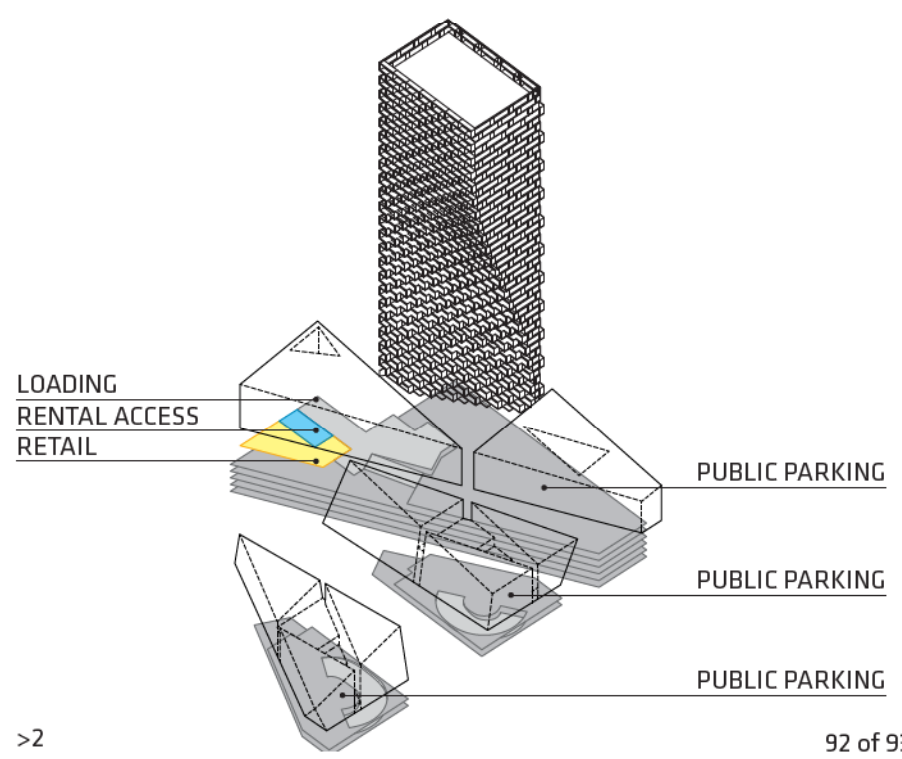
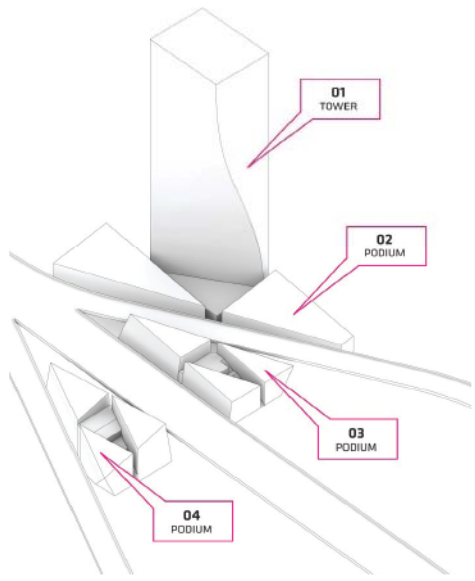

LOADING
RENTAL ACCESS
RETAIL
PUBLIC PARKING
PUBLIC PARKING
PUBLIC PARKING

>2

	FSR	BLDG 1	BLDG 2	BLDG 3	BLDG 4	
	RESIDENTIAL	440,436				
L9	RENTAL		2,924			
	MECH		602			
L8	RENTAL		9,440			
	POOL		2,237			
	OFFICE			877	1,284	
L7	RENTAL		9,440			
	YOGA		9,071			
	OFFICE			6,164	9,942	
L6	RENTAL		9,440			
	GYM		522			
	OFFICE			11,058	12,854	
L5	RENTAL		7,900			
	GYM		10,509			
	OFFICE			12,466	14,119	
L4	RENTAL		7,939			
L3	RENTAL		8,538			
	RETAIL		22,298	9,556	11,148	
	OFFICE			669	697	
	GYM/POOL		770			
	LOADING			2,761	2,660	
L2	RENTAL		788			
	OFFICE		3,883	1,060	1,073	
	RETAIL		17,102	3,024	3,694	
	GYM/POOL		722			
L1	RENTAL		1,636			
	OFFICE		788			
	RETAIL		2,599			
	LOADING		11,882			TOTAL
Subtotal		440,436	140,689	47,465	57,217	685,807
P1	BASEMENT		24,737	12,268	12,677	
P2	BASEMENT		42,908	13,583	14,361	
P3	BASEMENT		42,908			
P4	BASEMENT		42,908			
P5	BASEMENT		42,908			
P6	BASEMENT		42,908			
Subtotal			239,277	25,851	27,038	292,166
TOTAL		440,436	379,966	73,316	84,255	977,973

	FSR	BLDG 1	BLDG 2	BLDG 3	BLDG 4	TOTAL
	RESIDENTIAL	440,436				440,436
	RENTAL		58,045			58,045
	OFFICE		4,671	32,294	39,969	76,934
	RETAIL		41,999	12,580	14,842	69,421
	GYM/POOL/YOGA		23,831			23,831
	LOADING		11,882	2,761	2,660	17,303
	MECHANICAL		602			602
TOTAL		440,436	140,689	47,465	57,217	685,807
	PARKING		239,277	25,851	27,038	292,166
TOTAL		440,436	379,966	73,316	84,255	977,973

FSR CALCULATION PER PROGRAM (SF)



LEVELS	UNIT TYPE SUMMARY					
	1 BEDROOM	2 BEDROOM	3 BEDROOM	RENTAL STUDIO	RENTAL 1 BEDROOM	RENTAL 2 BEDROOM
	-	-	-	-	-	-
51	-	-	-	-	-	-
50	-	5	3	-	-	-
49	-	5	3	-	-	-
48	-	5	3	-	-	-
47	-	5	3	-	-	-
46	-	5	3	-	-	-
45	-	5	3	-	-	-
44	-	5	3	-	-	-
43	-	5	3	-	-	-
42	-	5	3	-	-	-
41	-	5	3	-	-	-
40	-	5	3	-	-	-
39	-	5	3	-	-	-
38	-	5	3	-	-	-
37	-	5	3	-	-	-
36	4	6	-	-	-	-
35	4	6	-	-	-	-
34	4	6	-	-	-	-
33	6	5	-	-	-	-
32	5	5	-	-	-	-
31	5	5	-	-	-	-
30	5	5	-	-	-	-
29	6	4	-	-	-	-
28	6	4	-	-	-	-
27	4	5	-	-	-	-
26	4	5	-	-	-	-
25	4	5	-	-	-	-
24	4	5	-	-	-	-
23	4	5	-	-	-	-
22	6	3	-	-	-	-
21	6	3	-	-	-	-
20	6	3	-	-	-	-
19	6	3	-	-	-	-
18	5	3	-	-	-	-
17	6	2	-	-	-	-
16	6	2	-	-	-	-
15	5	2	-	-	-	-
14	5	2	-	-	-	-
13	5	2	-	-	-	-
12	5	2	-	-	-	-
11	5	2	-	-	-	-
10	5	2	-	-	-	-
9	5	2	-	-	-	-
8	5	2	-	10	5	3
7	5	2	-	11	6	1
6	5	2	-	12	4	1
5	4	1	-	12	4	-
4	4	1	-	12	4	-
3	4	1	-	12	4	-
2	2	1	-	-	-	-
1	3	0	-	-	-	-
SUBTOTAL	173	184	42	69	27	5

TOTAL TOWER	399
TOTAL RENTAL	101
TOTAL UNITS	500

RESIDENTIAL + RENTAL. UNITS

PROJECT DATA SUMMARY

AREA OWNED BY DEVELOPER (SF)	17,896
AREA PURCHASED FROM CITY OF VANCOUVER (SF)	118,893
TOTAL SITE AREA	136,789
BUILDING HEIGHT	497'-0" (TOP OF SLAB) / 151.50 M
NUMBER OF STOREYS	51 INHABITATED

LEVELS	TOWER (BUILDING 1)				PODIUM (BUILDING 2)			PODIUM (BUILDING 3)		PODIUM (BUILDING 4)	
	GROSS AREA / GFA (SF)	AREA EXCLUSIONS (SF) BALCONY	STORAGE INSUITE	FSR (SF)	GROSS AREA / GFA (SF)	AREA EXCLUSIONS (SF) BALCONY	FSR (SF)	GROSS AREA / GFA (SF)	FSR (SF)	GROSS AREA / GFA (SF)	FSR (SF)
	-	-	-	-	-	-	-	-	-	-	-
51	11,625	1,665	120	11,505	-	-	-	-	-	-	-
50	11,625	1,665	120	11,505	-	-	-	-	-	-	-
49	11,625	1,665	120	11,505	-	-	-	-	-	-	-
48	11,625	1,665	120	11,505	-	-	-	-	-	-	-
47	11,625	1,664	120	11,505	-	-	-	-	-	-	-
46	11,571	1,698	120	11,451	-	-	-	-	-	-	-
45	11,541	1,699	120	11,421	-	-	-	-	-	-	-
44	11,512	1,697	120	11,392	-	-	-	-	-	-	-
43	11,448	1,698	120	11,328	-	-	-	-	-	-	-
42	11,386	1,695	120	11,266	-	-	-	-	-	-	-
41	11,281	1,696	120	11,161	-	-	-	-	-	-	-
40	11,203	1,692	120	11,083	-	-	-	-	-	-	-
39	11,067	1,693	120	10,947	-	-	-	-	-	-	-
38	10,956	1,687	120	10,836	-	-	-	-	-	-	-
37	10,785	1,687	120	10,665	-	-	-	-	-	-	-
36	10,656	1,673	0	10,656	-	-	-	-	-	-	-
35	10,447	1,676	0	10,447	-	-	-	-	-	-	-
34	10,288	1,662	0	10,288	-	-	-	-	-	-	-
33	10,049	1,662	0	10,049	-	-	-	-	-	-	-
32	9,885	1,636	0	9,885	-	-	-	-	-	-	-
31	9,674	1,607	0	9,674	-	-	-	-	-	-	-
30	9,485	1,606	0	9,485	-	-	-	-	-	-	-
29	9,259	1,600	0	9,259	-	-	-	-	-	-	-
28	9,102	1,566	0	9,102	-	-	-	-	-	-	-
27	8,868	1,569	0	8,868	-	-	-	-	-	-	-
26	8,717	1,528	0	8,717	-	-	-	-	-	-	-
25	8,476	1,538	0	8,476	-	-	-	-	-	-	-
24	8,347	1,477	0	8,347	-	-	-	-	-	-	-
23	8,099	1,494	0	8,099	-	-	-	-	-	-	-
22	7,960	1,436	0	7,960	-	-	-	-	-	-	-
21	7,716	1,458	0	7,716	-	-	-	-	-	-	-
20	7,601	1,396	0	7,601	-	-	-	-	-	-	-
19	7,369	1,431	0	7,369	-	-	-	-	-	-	-
18	7,280	1,365	0	7,280	-	-	-	-	-	-	-
17	7,067	1,420	0	7,067	-	-	-	-	-	-	-
16	6,991	1,374	0	6,991	-	-	-	-	-	-	-
15	6,790	1,448	0	6,790	-	-	-	-	-	-	-
14	6,732	1,411	0	6,732	-	-	-	-	-	-	-
13	6,570	1,477	0	6,570	-	-	-	-	-	-	-
12	6,552	1,445	0	6,552	-	-	-	-	-	-	-
11	6,439	1,488	0	6,439	-	-	-	-	-	-	-
10	6,412	1,481	0	6,412	-	-	-	-	-	-	-
9	6,362	1,497	0	6,362	2,924	139	2,924	-	-	-	-
8	6,350	1,500	0	6,350	11,677	953	11,677	877	877	1,284	1,284
7	6,341	1,503	0	6,341	18,511	953	18,511	5,964	5,964	9,942	9,942
6	6,307	1,948	0	6,307	9,962	953	9,962	11,058	11,058	12,854	12,854
5	4,689	488	0	4,689	18,409	953	18,409	12,466	12,466	14,119	14,119
4	4,683	488	0	4,683	7,939	953	7,939	-	-	-	-
3	4,687	488	0	4,687	31,010	1,555	31,010	12,997	12,997	14,510	14,510
2	3,725	366	0	3,725	22,832	0	22,832	4,103	4,103	4,508	4,508
1	5,386	1,169	0	5,386	17,425	0	17,425	-	-	-	-
TOTAL (Roof areas excluded)	442,236	75,637	1,800	440,436	140,689	6,459	140,689	47,465	47,465	57,217	57,217
P1					24,737	-	-	12,268	-	12,677	-
P2					42,908	-	-	13,583	-	14,361	-
P3					42,908	-	-	-	-	-	-
P4					42,908	-	-	-	-	-	-
P5					42,908	-	-	-	-	-	-
P6					42,908	-	-	-	-	-	-
TOTAL BASEMENT					239,277			25,851		27,038	

PROGRAM FSR (SF)	
RESIDENTIAL	440,436
RENTAL	58,045
GYM/POOL/YOGA	23,831
RETAIL	69,421
OFFICE	76,934
LOADING	17,303
MECHANICAL	602
TOTAL	685,807

EXCLUSIONS (SF)		
ALLOWABLE BALCONY EXCLUSION (8% GFA)	39,878	
TOTAL BALCONY AND OUTDOOR AREAS (All Bldgs)	82,096	16%
AMENITIES EXCLUSION	0	
STORAGE EXCLUSION	1,800	
TOTAL FSR EXCLUSIONS (BALCONIES+STORAGE)	83,896	
TOTAL PROPOSED GROSS AREA	687,607	
TOTAL PROPOSED FSR	685,807	
PROPOSED FSR (DENSITY)	**5.01**	

PARKING DATA SUMMARY					
PARKING SPACES PROVIDED BLDG 1/BLDG 2	483	PARKING SPACES / TOWER UNITS	415		1.04 SPACES/UNITS
PARKING SPACES PROVIDED BLDG 3	33	PARKING SPACES/ RENTAL UNITS	27		0.27 SPACES/UNITS
PARKING SPACES PROVIDED BLDG 4	39	PARKING SPACES / NON RESIDENTIAL	213		
PARKING SPACES PROVIDED ON-STREET	100				
TOTAL PARKING SPACES	**655**	RESIDENTIAL TOWER FSR / NUMBER OF UNITS	440,436	399	
BIKE SPACES	794	RESIDENTIAL RENTAL FSR / NUMBER OF UNITS	58,045	101	

LOADING DATA SUMMARY	CLASS A	CLASS B	CLASS C		
LOADING BLDG 1+2	6	6	2	6	6
LOADING NON RESIDENTIAL BLDG 3	2	2	-		
LOADING NON RESIDENTIAL BLDG 4	2	1	1		
TOTAL LOADING SPACES	**10**	**9**	**3**		

FSR CALCULATION / DATA SUMMARY