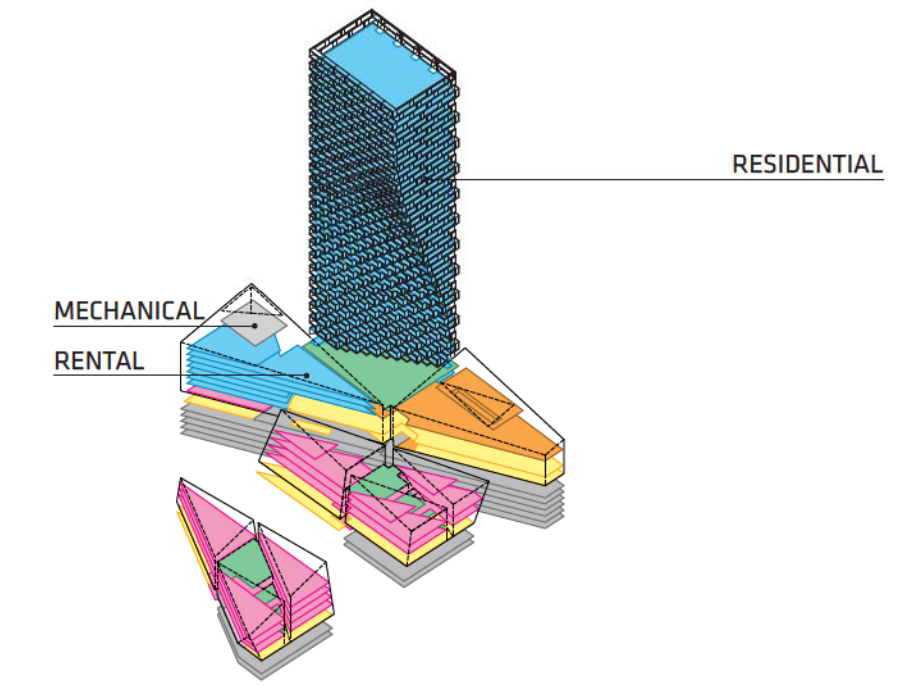
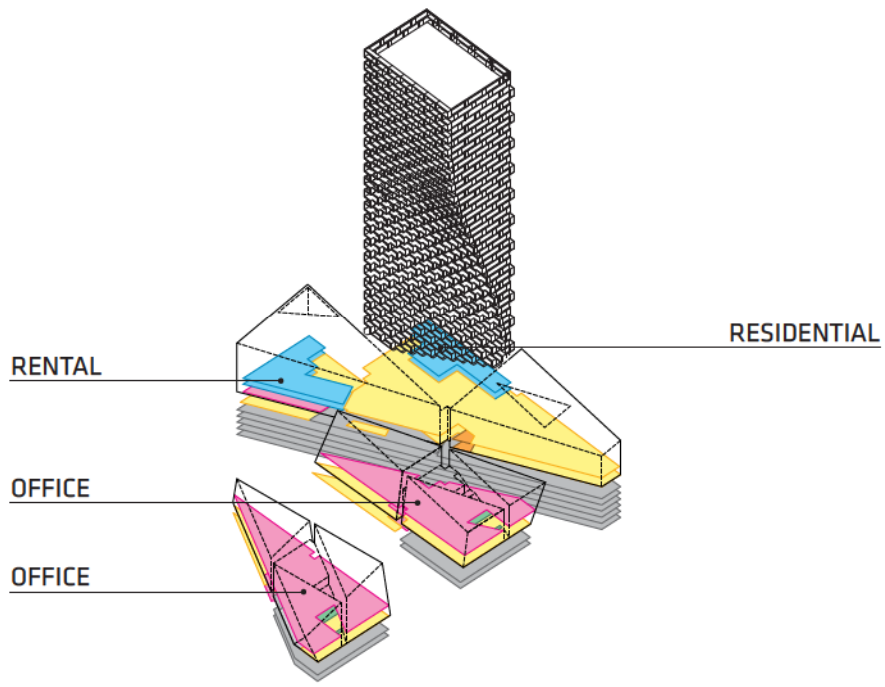


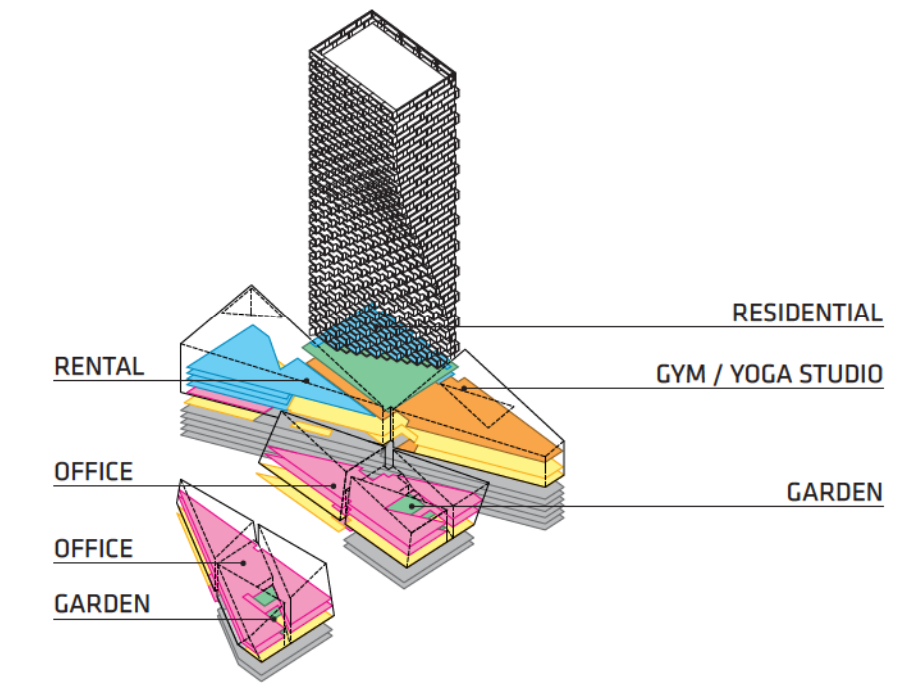
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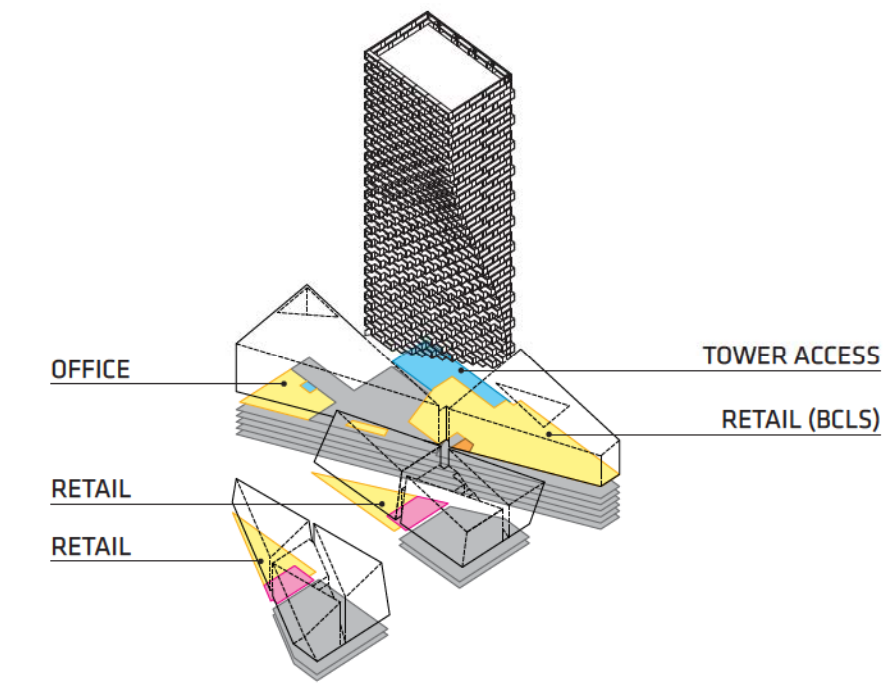
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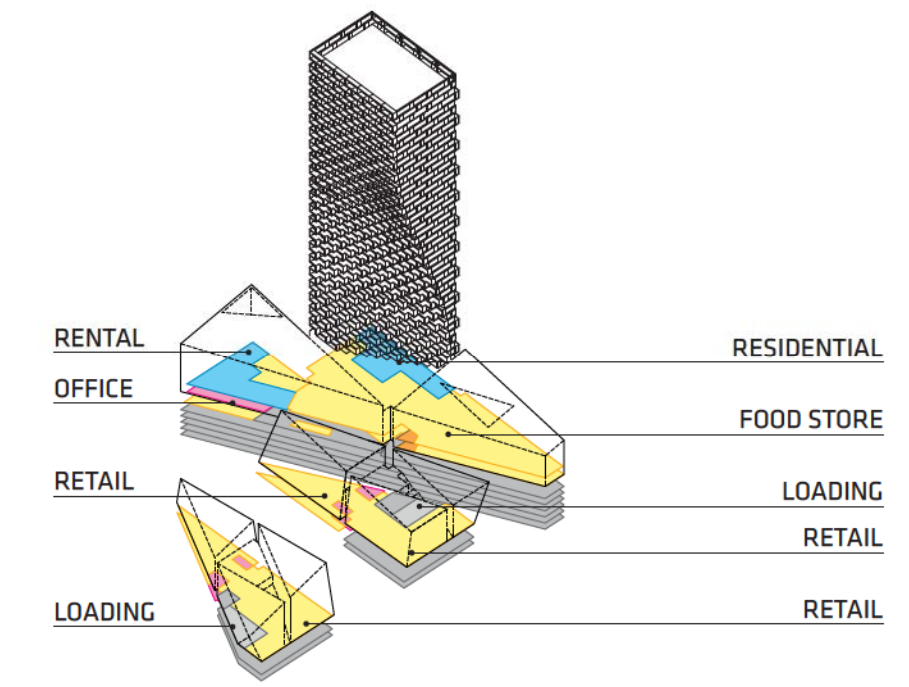
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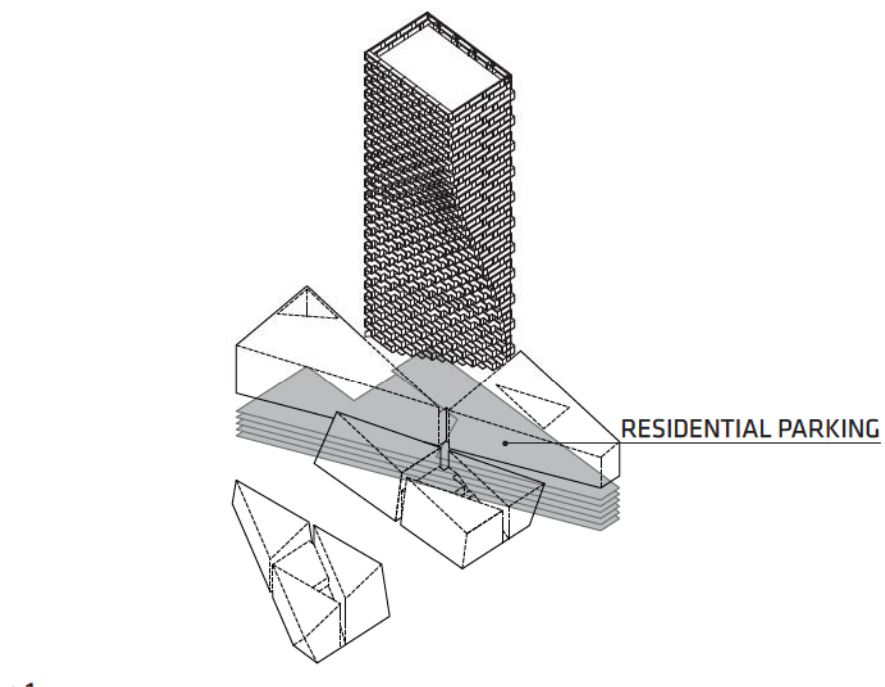
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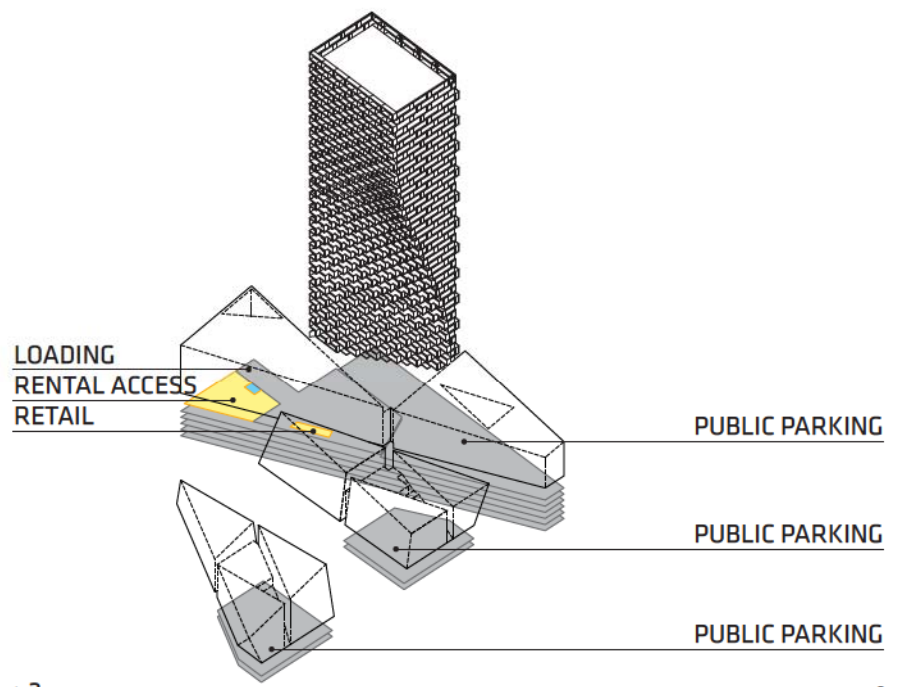
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>4

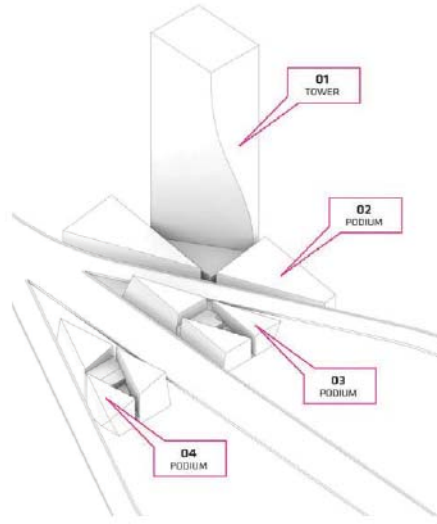


>1



>2

FSR (square feet)		BLDG 1	BLDG 2	BLDG 3	BLDG 4	
L10	RESIDENTIAL	447,185				
L9	MECH		1,159			
L9	RENTAL OFFICE		5,664			
L8	RENTAL OFFICE		9,755	554	1,396	
L7	RENTAL POOL		8,977			
L7	OFFICE		1,705			
L6	RENTAL GYM/YOGA		8,569			
L6	OFFICE		20,168			
L5	RENTAL OFFICE			11,207	12,790	
L5	RENTAL GYM/YOGA/POOL		6,752			
L5	OFFICE		817			
L4	RENTAL GYM/YOGA/POOL		5,096			
L4	OFFICE		817			
L3	RENTAL OFFICE		5,083			
L3	RENTAL OFFICE		25,694	9,593	11,853	
L3	OFFICE			489	518	
L3	GYM/POOL		459			
L2	LOADING			2,857	2,135	
L2	RENTAL OFFICE		694			
L2	OFFICE		3,885	1,646	1,666	
L2	RENTAL GYM/YOGA/POOL		18,000	3,340	3,261	
L2	OFFICE		763			
L1	RENTAL OFFICE		2,019			
L1	OFFICE		470			
L1	RENTAL OFFICE		2,570			
L1	LOADING		12,787			
TOTAL						
Subtotal		447,185	142,009	48,345	57,338	694,877
P1	BASEMENT		24,737	9,396	10,365	
P2	BASEMENT		42,908	11,517	12,390	
P3	BASEMENT		42,908			
P4	BASEMENT		42,908			
P5	BASEMENT		42,908			
P6	BASEMENT		42,908			
Subtotal			239,277	20,913	22,755	282,945
TOTAL		447,185	381,286	69,258	80,093	977,822



LEVELS	UNIT TYPE SUMMARY						
	1 BEDROOM	2 BEDROOM	3 BEDROOM	RENTAL STUDIO	RENTAL 1 BEDROOM	RENTAL 2 BEDROOM	
52	-	-	-	-	-	-	
51	-	5	3	-	-	-	
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	-	5	4	-	
8	5	2	-	14	5	0	
7	5	2	-	12	5	0	
6	5	2	-	12	5	0	
5	4	1	-	9	4	-	
4	4	1	-	9	1	-	
3	4	1	-	9	1	-	
2	2	1	-	-	-	-	
1	3	0	-	-	-	-	
SUBTOTAL		173	189	45	70	25	0

TOTAL TOWER 407
TOTAL RENTAL 95
TOTAL UNITS 502

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	496'-9"
NUMBER OF STOREYS	52

LEVELS	TOWER (BUILDING 1)			PODIUM (BUILDING 2)			PODIUM (BUILDING 3)		PODIUM (BUILDING 4)			
	GROSS AREA / GFA (SF)	AREA EXCLUSIONS (SF) BALCONY	FSR (SF) STORAGE INSUITE	GROSS AREA / GFA (SF)	AREA EXCLUSIONS (SF) BALCONY	FSR (SF)	GROSS AREA / GFA (SF)	FSR (SF)	GROSS AREA / GFA (SF)	FSR (SF)		
52	11,625	1,665	120	11,505	-	-	-	-	-	-		
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	1,664	120	11,505	-	-	-	-	-	-		
47	11,571	1,698	120	11,451	-	-	-	-	-	-		
46	11,541	1,699	120	11,421	-	-	-	-	-	-		
45	11,512	1,697	120	11,392	-	-	-	-	-	-		
44	11,448	1,698	120	11,328	-	-	-	-	-	-		
43	11,386	1,695	120	11,266	-	-	-	-	-	-		
42	11,281	1,696	120	11,161	-	-	-	-	-	-		
41	11,203	1,692	120	11,083	-	-	-	-	-	-		
40	11,067	1,693	120	10,947	-	-	-	-	-	-		
39	10,956	1,687	120	10,836	-	-	-	-	-	-		
38	10,785	1,687	120	10,665	-	-	-	-	-	-		
37	10,656	1,673	0	10,656	-	-	-	-	-	-		
36	10,447	1,676	0	10,447	-	-	-	-	-	-		
35	10,288	1,662	0	10,288	-	-	-	-	-	-		
34	10,049	1,662	0	10,049	-	-	-	-	-	-		
33	9,885	1,636	0	9,885	-	-	-	-	-	-		
32	9,674	1,607	0	9,674	-	-	-	-	-	-		
31	9,485	1,606	0	9,485	-	-	-	-	-	-		
30	9,259	1,600	0	9,259	-	-	-	-	-	-		
29	9,102	1,566	0	9,102	-	-	-	-	-	-		
28	8,868	1,569	0	8,868	-	-	-	-	-	-		
27	8,717	1,528	0	8,717	-	-	-	-	-	-		
26	8,708	1,528	0	8,708	-	-	-	-	-	-		
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	1,169	285	1,169	-	-	-		
9	6,362	1,497	0	6,362	5,273	402	5,273	558	558	1,396		
8	6,350	1,500	0	6,350	9,373	953	9,373	-	-	-		
7	6,341	1,503	0	6,341	10,458	953	10,458	6,245	6,245	9,781		
6	4,689	488	0	4,689	28,727	953	28,727	11,207	11,207	12,790		
5	4,689	488	0	4,689	7,584	1,291	7,584	12,410	12,410	13,936		
4	4,683	488	0	4,683	5,934	651	5,934	-	-	-		
3	3,984	714	0	3,984	31,437	651	31,437	12,938	12,938	14,508		
2	4,314	366	0	4,314	24,140	0	24,140	4,987	4,987	4,927		
1	5,159	1,169	0	5,159	17,914	0	17,914	-	-	-		
TOTAL		448,985	75,931	1,800	447,185	142,009	6,139	142,009	48,345	48,345	57,338	57,338
(Roof areas excluded)		17%										
				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	447,185
RENTAL	52,609
GYM/POOL/YOGA	23,912
RETAIL	74,311
OFFICE	76,991
LOADING	17,779
MECHANICAL	1,159
TOTAL	694,877

EXCLUSIONS (SF)

ALLOWABLE BALCONY EXCLUSION (8% GFA)	39,984
TOTAL BALCONY AND OUTDOOR AREAS (All Bldgs)	82,070
AMENITIES EXCLUSION	0
STORAGE EXCLUSION	1,800
TOTAL FSR EXCLUSIONS (BALCONIES+STORAGE)	83,870
TOTAL PROPOSED GROSS AREA	696,677
TOTAL PROPOSED FSR	694,877
PROPOSED FSR (DENSITY)	5.08

16%

PARKING DATA SUMMARY

PARKING SPACES PROVIDED BLDG 1/BLDG 2	444	PARKING SPACES / TOWER UNITS	381	0.94 SPACES/UNITS
PARKING SPACES PROVIDED BLDG 3	28	PARKING SPACES / RENTAL UNITS	27	0.28 SPACES/UNITS
PARKING SPACES PROVIDED BLDG 4	37	PARKING SPACES / NON RESIDENTIAL	201	
PARKING SPACES PROVIDED ON-STREET	100			
TOTAL PARKING SPACES	609	RESIDENTIAL TOWER FSR / NUMBER OF UNITS	447,185	407
BIKE SPACES	723	RESIDENTIAL RENTAL FSR / NUMBER OF UNITS	52,609	95

LOADING DATA SUMMARY

	CLASS A	CLASS B	CLASS C
LOADING BLDG 1+2	6	6	2
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