

**PROPOSED USES:**

- RESIDENTIAL
- OFFICE COMMERCIAL
- RETAIL COMMERCIAL
- OTHER COMMERCIAL
- SOCIAL, RECREATIONAL AND CULTURAL
- PARKS AND OPEN SPACE
- PARKING GARAGE



DIMENSIONS	
AREA OWNED BY DEVELOPER:	17,896 SF / 1,663 M <sup>2</sup>
AREA PURCHASED FROM CITY:	118,883 SF / 11,045 M <sup>2</sup>
<b>TOTAL SITE AREA:</b>	<b>136,779 SF / 12,707 M<sup>2</sup></b>
<b>PROPOSED HEIGHT:</b>	<b>497' / 151.50 M</b> (TO THE TOP THE SLAB FROM BASE ELEVATION @+39')
<b>NUMBER OF STOREYS:</b>	<b>51</b>
<b>PROPOSED DENSITY (FSR)</b>	<b>FSR 5.01</b> (@ 685,807 SF/63,711 M <sup>2</sup> )
<b>FLOOR AREAS (FSR)</b>	
RESIDENTIAL:	440,436 SF / 40,912 M <sup>2</sup>
RENTAL:	58,045 SF / 5,392 M <sup>2</sup>
RETAIL:	69,421 SF / 6,449 M <sup>2</sup>
GYM/POOL/YOGA:	23,831 SF / 2,214 M <sup>2</sup>
OFFICE:	76,934 SF / 7,147 M <sup>2</sup>
LOADING:	17,303 SF / 1,607 M <sup>2</sup>
MECHANICAL:	602 SF / 56 M <sup>2</sup>
<b>TOTAL FLOOR AREAS (GFA):</b>	<b>685,807 SF / 63,711 M<sup>2</sup></b>
PARKING	292,166 SF / 27,142 M <sup>2</sup>
<b>EXCLUSIONS</b>	
IN-SUITE STORAGE:	1,800 SF / 167M <sup>2</sup>
BALCONIES:	82,096 SF / 7,627 M <sup>2</sup>

PARKING DATA		MIN.	MAX.	PROP.
<b>BLDG 1+2</b>				
RESIDENTIAL	440,436 SF/40,917 M <sup>2</sup> / 399 UNITS	282	N/A	415
RENTAL	58,045 SF/5,392 M <sup>2</sup> / 101 UNITS	90	N/A	27
NON RESIDENTIAL	82,985 SF/7,709 M <sup>2</sup>	45	56	41
<b>BLDG 3</b>				
NON RESIDENTIAL	47,465 SF/4,409 M <sup>2</sup>	25	32	33
<b>BLDG 4</b>				
NON RESIDENTIAL	57,217 SF/5,315 M <sup>2</sup>	33	42	39
ON STREET		-	-	100
<b>TOTAL</b>		<b>475</b>	<b>N/A</b>	<b>655</b>

LOADING DATA		CLASS A	CLASS B	CLASS C
<b>BLDG 1+2</b>				
RES. + RENTAL	498,481 SF/46,309 M <sup>2</sup>			
NON RESIDENTIAL	82,985 SF/7,709 M <sup>2</sup>	6	6	6
<b>BLDG 3</b>				
OFFICE	32,294 SF/3,000 M <sup>2</sup>			
RETAIL/STORAGE	12,580 SF/1,169 M <sup>2</sup>	2	2	-
<b>BLDG 4</b>				
OFFICE	39,969 SF/3,713 M <sup>2</sup>			
RETAIL/STORAGE	14,842 SF/1,379 M <sup>2</sup>	2	1	1

BICYCLE STORAGE		PROPOSED
SEE TRANSPORTATION REPORT		738 BICYCLES