

# PROGRAM STATISTICS

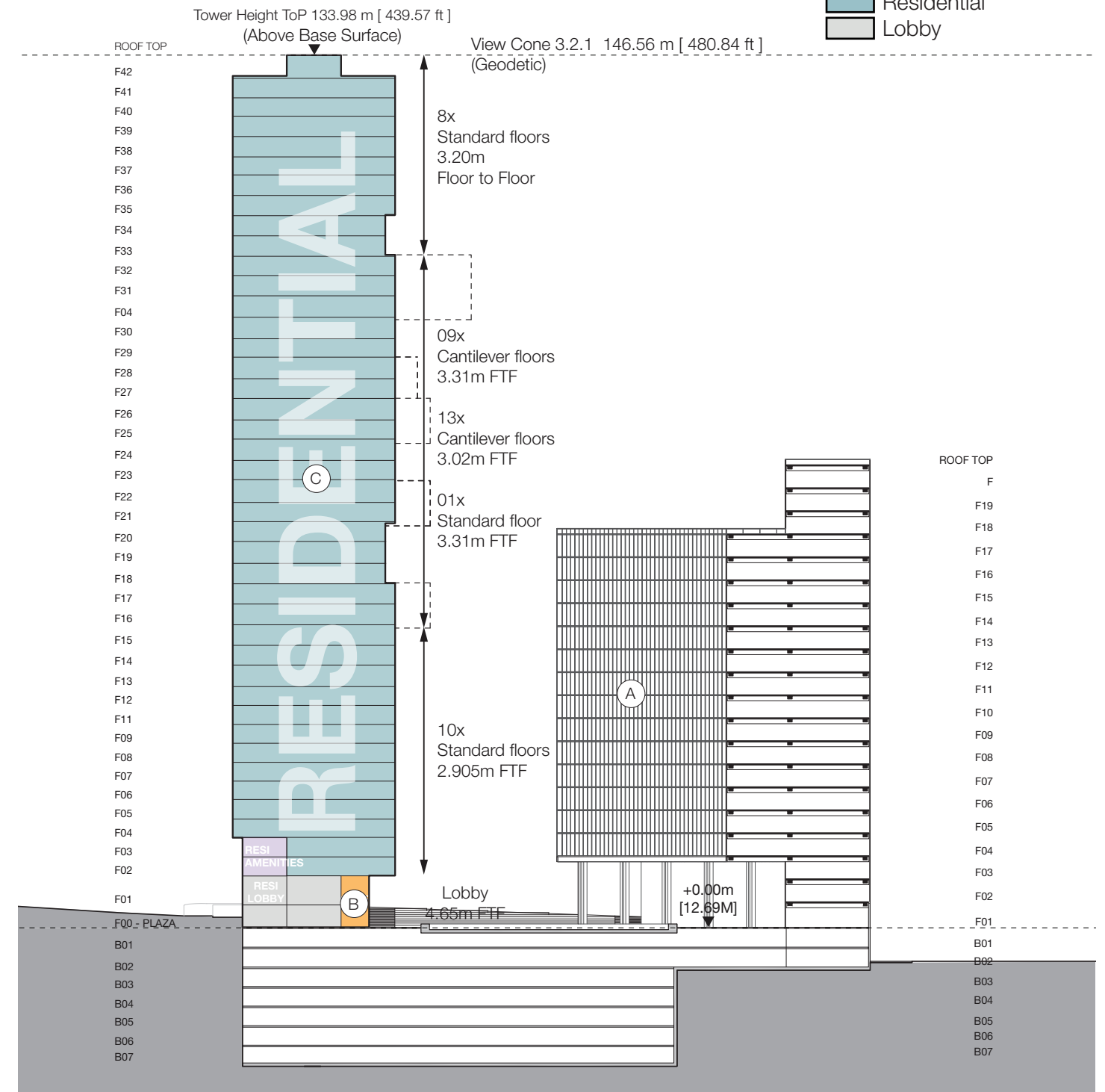
## 1 DEVELOPMENT

- Floors:	41 Residential	
	01 Lobby, Retail	
	01 Amenity, Lobby	
- Units:	220 (Over 65% with 2 Bedrooms or more)	
- Maximum Building Height: (Base Surface to Top of Parapet)	439.57 ft / 133.98 m	
- Site Area:	43,270.9 sqft	4,020.0 m <sup>2</sup>
- FSR:	10.82	
- Total FSR Area:	468,169.5 sqft	43,494.4 m <sup>2</sup>
- Average Residential Floor-plate Area:	5,888.8 sqft	547.1 m <sup>2</sup>

## 2 FLOOR AREAS

- Existing Office:	(A)	214,000.3 sqft	19,881.3 m <sup>2</sup>
- Existing Retail (to be demolished):		5,001.2 sqft	464.6 m <sup>2</sup>
- New Retail:	(B)	951.7 sqft	88.4 m <sup>2</sup>
- New Residential:	(C)	253,217.5 sqft	23,524.7 m <sup>2</sup>
- New Residential Amenities (FSR Exclusion):		3,618.3 sqft	336.2 m <sup>2</sup>
- New Residential Storage (FSR Exclusion):		4,400.0 sqft	408.8 m <sup>2</sup>
- New FSR Area (Above grade)	(B) + (C)	254,169.2 sqft	23,613.1 m <sup>2</sup>
- Total FSR Area (Above grade):	(A) + (B) + (C)	468,169.5 sqft	43,494.4 m <sup>2</sup>

- Public Amenities
- Residential Amenities
- Residential
- Lobby



# GROSS FLOOR AREAS

## PROGRAM AREAS - NEW TOWER

FLOOR	RETAIL		RESIDENTIAL (EXCL. STORAGE)		RESIDENTIAL STORAGE (FSR EXCLUSION)		RESIDENTIAL AMENITIES (FSR EXCLUSION)		FLOOR PLATE GFA	
	(m2)	(sf)	(m2)	(sf)	(m2)	(sf)	(m2)	(sf)	(m2)	(sf)
ROOF										
L42	0.0	0.0	213.5	2,298.5	3.7	40.0	0.0	0.0	217.3	2,338.5
L41	0.0	0.0	422.2	4,544.0	3.7	40.0	0.0	0.0	425.9	4,584.0
L40	0.0	0.0	424.0	4,564.0	1.9	20.0	0.0	0.0	425.9	4,584.0
L39	0.0	0.0	512.9	5,521.3	1.9	20.0	0.0	0.0	514.8	5,541.3
L38	0.0	0.0	551.8	5,939.9	7.4	80.0	0.0	0.0	559.3	6,019.9
L37	0.0	0.0	594.4	6,398.5	9.3	100.0	0.0	0.0	603.7	6,498.5
L36	0.0	0.0	594.4	6,398.5	9.3	100.0	0.0	0.0	603.7	6,498.5
L35	0.0	0.0	592.6	6,378.5	11.1	120.0	0.0	0.0	603.7	6,498.5
L34	0.0	0.0	638.2	6,870.0	13.0	140.0	0.0	0.0	651.3	7,010.0
L33	0.0	0.0	638.2	6,870.0	13.0	140.0	0.0	0.0	651.3	7,010.0
L32	0.0	0.0	675.6	7,272.2	11.1	120.0	0.0	0.0	686.8	7,392.2
L31	0.0	0.0	675.6	7,272.2	11.1	120.0	0.0	0.0	686.8	7,392.2
L30	0.0	0.0	675.6	7,272.2	11.1	120.0	0.0	0.0	686.8	7,392.2
L29	0.0	0.0	595.5	6,410.1	11.1	120.0	0.0	0.0	606.7	6,530.1
L28	0.0	0.0	595.5	6,410.1	11.1	120.0	0.0	0.0	606.7	6,530.1
L27	0.0	0.0	571.8	6,154.6	11.1	120.0	0.0	0.0	582.9	6,274.6
L26	0.0	0.0	571.8	6,154.6	11.1	120.0	0.0	0.0	582.9	6,274.6
L25	0.0	0.0	640.0	6,888.5	11.1	120.0	0.0	0.0	651.1	7,008.5
L24	0.0	0.0	640.0	6,888.5	11.1	120.0	0.0	0.0	651.1	7,008.5
L23	0.0	0.0	601.4	6,473.9	11.1	120.0	0.0	0.0	612.6	6,593.9
L22	0.0	0.0	601.4	6,473.9	11.1	120.0	0.0	0.0	612.6	6,593.9
L21	0.0	0.0	587.0	6,318.3	11.1	120.0	0.0	0.0	598.1	6,438.3
L20	0.0	0.0	587.0	6,318.3	11.1	120.0	0.0	0.0	598.1	6,438.3
L19	0.0	0.0	640.1	6,890.0	11.1	120.0	0.0	0.0	651.3	7,010.0
L18	0.0	0.0	640.1	6,890.0	11.1	120.0	0.0	0.0	651.3	7,010.0
L17	0.0	0.0	640.1	6,890.0	11.1	120.0	0.0	0.0	651.3	7,010.0
L16	0.0	0.0	640.0	6,888.6	11.1	120.0	0.0	0.0	651.1	7,008.6
L15	0.0	0.0	640.0	6,888.6	11.1	120.0	0.0	0.0	651.1	7,008.6
L14	0.0	0.0	590.7	6,358.5	13.0	140.0	0.0	0.0	603.7	6,498.5
L13	0.0	0.0	590.7	6,358.5	13.0	140.0	0.0	0.0	603.7	6,498.5
L12	0.0	0.0	590.7	6,358.5	13.0	140.0	0.0	0.0	603.7	6,498.5
L11	0.0	0.0	590.7	6,358.5	13.0	140.0	0.0	0.0	603.7	6,498.5
L10	0.0	0.0	590.7	6,358.5	13.0	140.0	0.0	0.0	603.7	6,498.5
L09	0.0	0.0	590.7	6,358.5	13.0	140.0	0.0	0.0	603.7	6,498.5
L08	0.0	0.0	548.1	5,899.9	11.1	120.0	0.0	0.0	559.3	6,019.9
L07	0.0	0.0	548.1	5,899.9	11.1	120.0	0.0	0.0	559.3	6,019.9
L06	0.0	0.0	548.1	5,899.9	11.1	120.0	0.0	0.0	559.3	6,019.9
L05	0.0	0.0	507.4	5,461.3	7.4	80.0	0.0	0.0	514.8	5,541.3
L04	0.0	0.0	507.4	5,461.3	7.4	80.0	0.0	0.0	514.8	5,541.3
L03	0.0	0.0	266.0	2,863.0	5.6	60.0	148.3	1,595.9	419.8	4,518.9
L02	0.0	0.0	157.7	1,697.2	1.9	20.0	106.1	1,141.9	265.6	2,859.1
L01	0.0	0.0	178.3	1,919.2	0.0	0.0	81.8	880.5	260.1	2,799.7
L00	88.4	951.7	318.4	3,427.2	0.0	0.0	0.0	0.0	406.8	4,379.0
TOTALS	88.4	951.7	23,524.7	253,217.5	408.8	4,400.0	336.2	3,618.3	24,358.0	262,187.5

## BALCONY AREAS

TOTAL Allowable (12%)		TOTAL Balcony Area		BALCONY AREA Over 12%	
(m2)	(sf)	(m2)	(sf)	(m2)	(sf)
25.6	275.8	20.4	219.6	-5.2	-56.2
50.7	545.3	64.7	696.9	14.1	151.6
50.9	547.7	64.7	696.4	13.8	148.7
61.6	662.6	83.4	897.8	21.9	235.3
66.2	712.8	92.8	998.4	26.5	285.6
71.3	767.8	102.1	1,098.9	30.8	331.1
71.3	767.8	102.1	1,098.9	30.8	331.1
71.1	765.4	102.1	1,098.9	31.0	333.5
76.6	824.4	82.4	886.6	5.8	62.2
76.6	824.4	82.4	886.6	5.8	62.2
81.1	872.7	90.5	974.6	9.5	101.9
81.1	872.7	90.5	974.6	9.5	101.9
81.1	872.7	90.5	974.6	9.5	101.9
71.5	769.2	83.2	895.9	11.8	126.6
71.5	769.2	83.2	895.9	11.8	126.6
68.6	738.6	81.2	874.1	12.6	135.5
68.6	738.6	81.2	874.1	12.6	135.5
76.8	826.6	90.3	972.3	13.5	145.7
76.8	826.6	90.3	972.3	13.5	145.7
72.2	776.9	92.7	997.6	20.5	220.7
72.2	776.9	92.7	997.6	20.5	220.7
70.4	758.2	93.4	1,004.8	22.9	246.6
70.4	758.2	93.4	1,004.8	22.9	246.6
76.8	826.8	82.4	886.6	5.6	59.8
76.8	826.8	82.4	886.6	5.6	59.8
76.8	826.8	82.4	886.6	5.6	59.8
76.8	826.6	90.3	972.3	13.5	145.7
76.8	826.6	90.3	972.3	13.5	145.7
70.9	763.0	102.1	1,098.9	31.2	335.9
70.9	763.0	102.1	1,098.9	31.2	335.9
70.9	763.0	102.1	1,098.9	31.2	335.9
70.9	763.0	102.1	1,098.9	31.2	335.9
70.9	763.0	102.1	1,098.9	31.2	335.9
65.8	708.0	83.4	897.9	17.6	189.9
65.8	708.0	83.4	897.9	17.6	189.9
65.8	708.0	83.4	897.9	17.6	189.9
60.9	655.4	64.7	696.9	3.9	41.5
60.9	655.4	64.7	696.9	3.9	41.5
31.9	343.6	34.1	367.5	2.2	23.9
18.9	203.7	10.2	109.8	-8.7	-93.9
0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0
2,763.4	29,744.5	3,414.6	36,754.0	651.2	7,009.5

## UNIT MIX - NEW TOWER

FLOOR (avg)	1 BR	2 BR	2 BR +	3 BR	LUXURY	TOTAL
	50 m2	85 m2	105 m2	143 m2	200 m2	
L42					2	2
L41					2	2
L40					1	1
L39					1	1
L38			3	1		4
L37		2	2	1		5
L36		2	2	1		5
L35	1	2	3			6
L34	4		2	1		7
L33	4		2	1		7
L32		3	2		1	6
L31		3	2		1	6
L30		3	2		1	6
L29	3		2	1		6
L28	3		2	1		6
L27	2	1	2	1		6
L26	2	1	2	1		6
L25		3	2	1		6
L24		3	2	1		6
L23	3		2	1		6
L22	3		2	1		6
L21	2	2	1	1		6
L20	2	2	1	1		6
L19	1	2	2	1		6
L18	1	2	2	1		6
L17	1	2	2	1		6
L16		3	2	1		6
L15		3	2	1		6
L14	3	2	2			7
L13	3	2	2			7
L12	3	2	2			7
L11	3	2	2			7
L10	3	2	2			7
L09	3	2	2			7
L08	2	2	2			6
L07	2	2	2			6
L06	2	2	2			6
L05	1	1	2			4
L04	1	1	2			4
L03	3					3
L02	1					1
L01						0
L00	RETAIL AND RESIDENTIAL AMENITIES					0
Total	62	59	70	20	9	220
%	28%	27%	32%	9%	4%	100%

## PARKING AND LOADING

CAR PARKING			
Use	Required	Provided	
OFFICE	112	112	1 disabled
RETAIL	0	1	
RESI	168	229	12 disabled
TOTAL	280	342	

### PARKING RATIO BASED ON CITY POLICY

OFFICE	maintain existing
RETAIL	min 1 per 145 m2/1,561 sf max 1 per 115 m2/1,238 sf
RESI	lesser value of either 1.00 per DU or 1 per 140 m2/1,507 sf

Use	LOADING SPACES					
	CLASS A		CLASS B		CLASS C	
	Required	Provided	Required	Provided	Required	Provided
OFFICE	3	3	3	4	0	0
RETAIL	0	0	0	0	0	0
RESI	0	1	1	1	0	0
TOTAL	3	4	4	5	0	0

### LOADING SPACES RATIOS (CoV Parking By-Law)

Use	CLASS A	CLASS B	CLASS C
	Required	Provided	Required
OFFICE	min. 3 spaces for 15,000-20,000 m2	min. 3 spaces for 10,000-28,000 m2	No requirement
RETAIL	No requirement	No requirement below 100m2/1076	No requirement below 2,000m2/6,562sf
RESI	No requirement	min. 1 space for 100-299 DU	No requirement

Use	BICYCLE SPACES			
	CLASS A		CLASS B (visitors)	
	Required	Provided	Required	Provided
OFFICE	40	40	6	6
RETAIL	0	1	0	0
RESI	275	329	6	6
TOTAL	315	370	12	12

### BICYCLE SPACES RATIOS (CoV Parking By-Law)

Use	CLASS A	CLASS B
	Required	Provided
OFFICE	min. 1 per 500 m2/ 5,382 sf	min. 6 if >2,000 m2/ 21,528 sf
RETAIL	min. 1 per 500 m2/ 5,382 sf	min. 6 if > 1,000 m2/ 10,764 sf
RESI	min. 1.25 per DU	min. 6 if > 20 DU

## DEVELOPMENT STATISTICS - FLOOR AREA SUMMARY

Parameters	Proposed	
	(m2)	(sf)
FLOOR AREA SUMMARY (Above Grade)		
Existing: Office (A)	19,881.3	214,000.3
Existing: Retail (To be demolished)	464.6	5,001.2
New: Retail (B)	88.4	951.7
New: Residential (C)	23,524.7	253,217.5
New: Residential Amenities		