

1.2 DEVELOPMENT STATISTICS

	PRESENT / GWCP	PROVIDED / PROPOSED
Civic Addresses	1780 East Broadway Ave	-
Legal Addresses	Lot I, Block 162 District Lot 264A Group 1 NWD Plan 20377, except part in plan EPP 35255 (PID: 006-634-851)	-
Site Area	9819 SM (105,695 SF)	-
Zoning	C3-A	CD-1
Height	24 storeys above retail plinth	Tower A 30 storeys above retail plinth Tower B 27 storeys above retail plinth Tower C 24 storeys above retail plinth
Setbacks	Broadway 5.5 m (from curb) Side (West) - Side (East) - 10th Ave -	Broadway 5.5m (from curb) Side (West) - Side (East) - 10th Ave -
Floor Space Ratio (FSR)	Residential: 4.5 Commercial: 1.2 Total: 5.7 +Non-market Housing: -	Residential: 4.52 Commercial: 1.06 Total: 5.53 + Non-market Housing: 0.29 Total: 5.87
FSR Exclusions	-	See FSR Calculations
Storage	Residential storage max. 3.7 sq.m / unit	-
Plaza	Per GWCP	See Landscape Drawings

1.2 DEVELOPMENT STATISTICS

	PRESENT / GWCP		PROVIDED / PROPOSED	
Parking (Residential)	Base Requirement	600	Total	403
Parking (Commercial)	Base Requirement	183	Total	249
Parking (Car Share)	Total	10	Total	10
Passenger (Residential)	Class A	5	Class A	5
Passenger (Commercial)	Class A	13	Class A	13
Loading (Residential)	Class A	0	Class A	3
	Class B	3	Class B	3
Loading (Commercial)	Class A	1	Class A	1
	Class B	2	Class B	2
Loading (Safeway)	Class B	2	Class B	2
	Class C	2	Class C	2
Bicycle Parking (Residential)	Class A	1306	Class A	1306
	Class B	35	Class B	35
Bicycle Parking (Commercial)	Class A	48	Class A	48
	Class B	18	Class B	18

1.2 DEVELOPMENT STATISTICS

	PRESENT / GWCP		PROVIDED / PROPOSED	
Unit Count (Strata)	-		Studio	94
			1-BR	166
			2-BR	205
			3-BR	55
			Total	520
Unit Count (Rental)			Studio	16
			1-BR	88
			2-BR	40
			3-BR	16
			Total	160
Family Housing	Strata	35%	Strata	50%
	Rental	35%	Rental	35%
Open Balconies	12% Residential Area (5301 SM / 57,068 SF)		12.3% (6215 SM / 66,898 SF)	

1.2 DEVELOPMENT STATISTICS

	SF	SM
SITE AREA	105,692	9819.1

AREA SUMMARY	GFA		FSR AREA		FSR
	SF	SM	SF	SM	
COMMERCIAL					
SAFEWAY	52,585	4,885.29	52,585	4,885.29	0.50
RETAIL/F&B	20,484	1,903.00	10,850	1,008.00	0.10
OFFICE	61,322	5,697.00	49,051	4,557.00	0.46
COMMERCIAL TOTAL	134,391	12,485.29	112,486	10,450.29	1.06
RESIDENTIAL					
NON-MARKET RENTAL RESIDENTIAL	31,181	2,896.85	30,522	2,835.58	0.29
MARKET RENTAL RESIDENTIAL	104,837	9,739.71	102,612	9,532.97	0.97
MARKET STRATA RESIDENTIAL	408,087	37,912.56	375,164	34,853.90	3.55
SHARED AMENITIES	11,313	1,051.00	0	0.00	0.00
RESIDENTIAL TOTAL	555,419	51,600.12	508,298	47,222.44	4.81
SHARED LOADING / ACCESS	24,832	2,307.00	0	0.00	0.00
TOTAL	714,642	66,392.41	620,784	57,672.73	5.87

Level	COMMERCIAL										PROJECT		PROJECT		NON-MARKET RENTAL RESIDENTIAL		MARKET RENTAL RESIDENTIAL		MARKET STRATA RESIDENTIAL									
	SAFEWAY		CRU		F&B		FITNESS		OFFICE		DAYCARE		LOADING / ACCESS		AMENITY		TOWER B		TOWER C		TOWER A		TOWER B		TOWER C			
	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR	GFA	FSR
31																												
30																												
29																												
28																												
27																												
26																												
25																												
24																												
23																												
22																												
21																												
20																												
19																												
18																												
17																												
16																												
15																												
14																												
13																												
12																												
11																												
10																												
9																												
8																												
7																												
6																												
5M																												
5																												
4																												
3																												
2																												
1M	297.29	297.29			140.00	140.00	895.00	0.00	66.00	66.00				1,027.00	0.00													
1	4,588.00	4,588.00	324.00	324.00	209.00	209.00			105.00	105.00			1103.00	0.00	24.00	0.00												
TOTAL	4,885.29	4,885.29	324.00	324.00	684.00	684.00	895.00	0.00	4,557.00	4,557.00	1,140.00	0.00	2,307.00	0.00	1,051.00	0.00	2,896.85	2,835.58	4,575.31	4,467.33	5,164.40	5,065.64	16,891.15	15,532.46	12,166.33	11,151.93	8,855.08	8,169.51
GFA	4,885.29		1,903.00						5,697.00				2,307.00		1,051.00		2,896.85		9,739.71				37,912.56					66,392.41
FSR	4,885.29		1,008.00						4,557.00				0.00		0.00		2,835.58		9,532.97				34,853.90					57,672.73

1.2 DEVELOPMENT STATISTICS

AREA SUMMARY - TOWER A

FSR as per Guidelines (SF)	GROSS AREA		FSR EXCLUSIONS				FSR AREA		BALCONIES		PATIOS	
	TOTAL RES (UNITS+CIRC+EXCL)		STORAGE	ENVELOPE	TOTAL EXCLUSIONS		TOTAL RES (UNITS+CIRCULATION)		PROVIDED		PROVIDED	
	SM	SF			SM	SF	SM	SF	SM	SF	SM	SF
LEVEL 01	157.74	1697.94	0.00	0.00	0.00	0.00	157.74	1,697.94	0.00	0.00	0.00	0.00
LEVEL 02 (AMENITY DECK)	166.50	1792.16	0.00	0.00	0.00	0.00	166.50	1,792.16	0.00	0.00	0.00	0.00
LEVEL 03	62.79	675.87	0.00	0.00	0.00	0.00	62.79	675.87	0.00	0.00	0.00	0.00
LEVEL 04	62.79	675.87	0.00	0.00	0.00	0.00	62.79	675.87	0.00	0.00	0.00	0.00
LEVEL 05	62.79	675.87	0.00	0.00	0.00	0.00	62.79	675.87	0.00	0.00	0.00	0.00
LEVEL A06	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.31	918.31	0.00	0.00
LEVEL A07	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.17	916.81	0.00	0.00
LEVEL A08	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.34	918.55	0.00	0.00
LEVEL A09	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.17	916.81	0.00	0.00
LEVEL A10	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.22	917.32	0.00	0.00
LEVEL A11	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.17	916.81	0.00	0.00
LEVEL A12	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.22	917.32	0.00	0.00
LEVEL A13	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.08	915.82	0.00	0.00
LEVEL A14	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.22	917.32	0.00	0.00
LEVEL A15	778.54	8380.16	44.60	21.39	65.99	710.31	712.55	7,669.80	85.08	915.82	0.00	0.00
LEVEL A16	407.64	4387.80	22.30	12.39	34.69	373.40	372.95	4,014.38	266.42	2,867.73	126.09	1,357.24
LEVEL A17	407.64	4387.80	0.00	12.39	12.39	133.36	395.25	4,254.44	0.00	0.00	0.00	0.00
LEVEL A18	656.53	7066.84	37.17	19.05	56.22	605.15	600.31	6,461.70	71.56	770.26	0.00	0.00
LEVEL A19	656.53	7066.84	37.17	19.05	56.22	605.15	600.31	6,461.70	72.31	778.29	0.00	0.00
LEVEL A20	656.53	7066.84	37.17	19.05	56.22	605.15	600.31	6,461.70	69.69	750.13	0.00	0.00
LEVEL A21	656.53	7066.84	37.17	19.05	56.22	605.15	600.31	6,461.70	72.31	778.29	0.00	0.00
LEVEL A22	656.53	7066.84	37.17	19.05	56.22	605.15	600.31	6,461.70	71.56	770.26	0.00	0.00
LEVEL A23	656.53	7066.84	37.17	19.05	56.22	605.15	600.31	6,461.70	72.31	778.29	0.00	0.00
LEVEL A24	312.84	3367.38	14.87	10.59	25.46	274.05	287.38	3,093.35	236.39	2,544.48	126.09	1,357.22
LEVEL A25	312.84	3367.41	0.00	10.59	10.59	113.99	302.25	3,253.42	0.00	0.00	0.00	0.00
LEVEL A26	535.50	5764.08	29.74	16.65	46.39	499.34	489.11	5,264.79	57.10	614.62	0.00	0.00
LEVEL A27	535.50	5764.08	29.74	16.65	46.39	499.34	489.11	5,264.79	57.11	614.77	0.00	0.00
LEVEL A28	535.50	5764.08	29.74	16.65	46.39	499.34	489.11	5,264.79	57.10	614.62	0.00	0.00
LEVEL A29	535.50	5764.08	29.74	16.65	46.39	499.34	489.11	5,264.79	57.11	614.77	0.00	0.00
LEVEL A30	535.50	5764.08	29.74	16.65	46.39	499.34	489.11	5,264.79	57.10	614.62	0.00	0.00
LEVEL A31	535.50	5764.08	29.74	16.65	46.39	499.34	489.11	5,264.79	57.11	614.77	0.00	0.00
SUBTOTALS	16,891.15	181,815.22	884.63	474.06	1,358.69	14,624.82	15,532.46	167,190.24	2,127.16	22,896.79	252.18	2,714.46

AREA SUMMARY - TOWER B

FSR as per Guidelines (SF)	GROSS AREA		FSR EXCLUSIONS				FSR AREA		BALCONIES		PATIOS	
	TOTAL RES (UNITS+CIRC+EXCL)		STORAGE	ENVELOPE	TOTAL EXCLUSIONS		TOTAL RES (UNITS+CIRCULATION)		PROVIDED		PROVIDED	
	M2	SF			M2	SF	M2	SF	M2	SF	M2	SF
LEVEL 01	152.38	1640.19	0.00	0.00	0.00	0.00	152.38	1,640.19	0.00	0.00	0.00	0.00
LEVEL 02 (AMENITY DECK)	125.04	1345.91	0.00	0.00	0.00	0.00	125.04	1,345.91	0.00	0.00	0.00	0.00
LEVEL B03	1158.74	12472.60	0.00	24.52	24.52	263.93	1134.23	12,208.70	106.71	1,148.59	0.00	0.00
LEVEL B04	1158.74	12472.60	0.00	24.52	24.52	263.93	1134.23	12,208.70	106.71	1,148.59	0.00	0.00
LEVEL B05	1158.74	12472.60	0.00	24.52	24.52	263.93	1134.23	12,208.70	106.71	1,148.59	0.00	0.00
LEVEL B06	1158.74	12472.60	0.00	24.52	24.52	263.93	1134.23	12,208.70	106.73	1,148.82	0.00	0.00
LEVEL B07	502.44	5408.21	0.00	14.19	14.19	152.74	488.25	5,255.47	285.71	3,075.38	0.00	0.00
LEVEL B08	502.44	5408.21	0.00	14.19	14.19	152.74	488.25	5,255.47	0.00	0.00	0.00	0.00
LEVEL B09	777.45	8368.45	0.00	21.42	21.42	230.56	756.03	8,137.89	85.81	923.70	0.00	0.00
LEVEL B10	777.45	8368.45	0.00	21.42	21.42	230.56	756.03	8,137.89	85.81	923.70	0.00	0.00
LEVEL B11	777.45	8368.45	44.55	21.42	65.97	710.10	711.48	7,658.36	85.81	923.70	0.00	0.00
LEVEL B12	777.45	8368.45	44.55	21.42	65.97	710.10	711.48	7,658.36	85.81	923.70	0.00	0.00
LEVEL B13	777.45	8368.45	44.55	21.42	65.97	710.10	711.48	7,658.36	85.81	923.70	0.00	0.00
LEVEL B14	777.45	8368.45	44.55	21.42	65.97	710.10	711.48	7,658.36	85.81	923.70	0.00	0.00
LEVEL B15	777.45	8368.45	44.55	21.42	65.97	710.10	711.48	7,658.36	85.81	923.70	0.00	0.00
LEVEL B16	777.45	8368.45	44.55	21.42	65.97	710.10	711.48	7,658.36	85.81	923.70	0.00	0.00
LEVEL B17	777.45	8368.45	44.55	21.42	65.97	710.10	711.48	7,658.36	85.81	923.70	0.00	0.00
LEVEL B18	407.66	4388.00	22.28	12.39	34.67	373.18	372.99	4,014.87	266.02	2,863.39	125.88	1,354.96
LEVEL B19	407.66	4388.00	0.00	12.41	12.41	133.58	395.25	4,254.44	0.00	0.00	0.00	0.00
LEVEL B20	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	71.87	773.57	0.00	0.00
LEVEL B21	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	71.46	769.21	0.00	0.00
LEVEL B22	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	71.87	773.57	0.00	0.00
LEVEL B23	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	71.46	769.21	0.00	0.00
LEVEL B24	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	71.87	773.57	0.00	0.00
LEVEL B25	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	71.46	769.21	0.00	0.00
LEVEL B26	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	69.87	752.02	0.00	0.00
LEVEL B27	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	71.46	769.21	0.00	0.00
LEVEL B28	656.54	7066.96	37.13	19.05	56.18	604.72	600.37	6,462.30	71.87	773.57	0.00	0.00
SUBTOTALS	19638.49	211387.61	668.30	515.49	1183.79	12742.21	18454.83	198646.15	2394.09	25770.03	125.88	1354.96

AREA SUMMARY - TOWER C

FSR as per Guidelines (SF)	GROSS AREA		FSR EXCLUSIONS				FSR AREA		BALCONIES		PATIOS	
	TOTAL RES (UNITS+CIRC+EXCL)		STORAGE	ENVELOPE	TOTAL EXCLUSIONS		TOTAL RES (UNITS+CIRCULATION)		PROVIDED		PROVIDED	
	M2	SF			M2	SF	M2	SF	M2	SF	M2	SF
LEVEL 01	243.67	2622.81	0.00	0.00	0.00	0.00	243.67	2,622.81	0.00	0.00	0.00	0.00
LEVEL 02 (AMENITY DECK)	131.77	1418.32	0.00	0.00	0.00	0.00	131.77	1,418.32	0.00	0.00	0.00	0.00
LEVEL C03	1197.24	12887.01	0.00	24.69	24.69	265.73	1172.55	12,621.28	114.35	1,230.87	0.00	0.00
LEVEL C04	1197.24	12887.01	0.00	24.69	24.69	265.73	1172.55	12,621.28	114.35	1,230.87	0.00	0.00
LEVEL C05	1197.24	12887.01	0.00	24.69	24.69	265.73	1172.55	12,621.28	114.35	1,230.87	0.00	0.00
LEVEL C06	1197.24	12887.01	0.00	24.69	24.69	265.73	1172.55	12,621.28	114.35	1,230.87	0.00	0.00
LEVEL C07	353.92	3809.60	22.31	12.15	34.46	370.94	319.46	3,438.66	262.83	2,829.04	0.00	0.00
LEVEL C08	353.92	3809.60	0.00	12.15	12.15	130.78	341.77	3,678.82	0.00	0.00	0.00	0.00
LEVEL C09	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C10	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C11	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C12	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C13	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C14	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C15	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C16	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C17	495.96	5338.42	22.31	17.18	39.49	425.05	456.47	4,913.36	58.35	628.11	0.00	0.00
LEVEL C18	353.92	3809.60	0.00	12.15	12.15	130.78	341.77	3,678.82	0.00			