

SITE DATA -							
DENSITY		Minimum bph		Maximum bph		Max. Beds	Provided
Total Beds/Hectare							338.7
		Minimum		Maximum			Provided
Commercial Floor Space Ratio (FSR) (Excludes Office)		-		-			0.02
Total Floor Space Ratio (FSR)		-		-			2.94
Total Floor Space Ratio (based on Partial Site Area/Lands North of the Hydro Corridor)		-		-			4.08
AREAS		Metric		Imperial			%
Gross Site Area		107,172.0	sq m	1,153,627.6	sq ft	-	-
		10.72	ha	26.48	acre	-	-
Partial Site Area (Lands North of the Hydro Corridor)		72,748.6	sq m	783,085.0	sq ft	-	-
		7.27	ha	17.98	acre	-	-
BUILDING DATA							
BUILDING AREAS							
Below Grade		Area (sq.m.)	# of Floors	Metric		Imperial	
BLOCK 1 (P2)		8608.6	1	8,608.6	sq m	92,665.2	sq ft
BLOCK 2 (P2)		5470.8	1	5,470.8	sq m	58,889.1	sq ft
BLOCK 4 + 5 (P1)		9505.2	1	9,505.2	sq m	102,316.5	sq ft
BLOCK 7 (P2)		4768.8	1	4,768.8	sq m	51,332.4	sq ft
BLOCK 7 (P1)		5812.3	1	5,812.3	sq m	62,564.7	sq ft
Gross Floor Area (Below Grade)				34,165.6	sq m	367,767.9	sq ft
Above Grade		Area (sq.m.)	# of Floors	Metric		Imperial	
BLOCK 1							
Building 1A + 1B							
Ground Floor (L1)		3023.0	1	3,023.0	sq m	32,540.4	sq ft
Podium (L2-L3)		3183.0	2	6,366.0	sq m	68,525.3	sq ft
Tower 1B (L4-L13)		927.0	10	9,270.0	sq m	99,784.7	sq ft
Tower 1A (L4-L35)		927.0	32	29,664.0	sq m		sq ft
Total Building 1A + 1B			35	48,323.0	sq m	520,161.5	sq ft
Building 1C							
Ground Floor (L1)		1196.0	1	1,196.0	sq m	12,874.1	sq ft
Level 2-4		1342.0	3	4,026.0	sq m	43,336.9	sq ft
Level 5-9		928.0	5	4,640.0	sq m	49,946.2	sq ft
Total Building 1C			9	9,862.0	sq m	106,157.2	sq ft
Structured Parking (P1)				8608.6	sq m	92,665.2	sq ft
BLOCK 1 TOTAL				66,793.60	sq m	718,983.9	sq ft
BLOCK 2							
Building 2A							
Ground Floor (L1)		2220.0	1	2,220.0	sq m	23,896.7	sq ft
Podium (L2-L3)		2337.0	2	4,674.0	sq m	50,312.2	sq ft
Tower 2A (L4-24)		927.0	21	19,467.0	sq m	209,547.9	sq ft
Total Building 2A			24	26,361.0	sq m	283,756.7	sq ft
Building 2B							
Ground Floor (L1)		1196.0	1	1,196.0	sq m	12,874.1	sq ft
Level 2-4		1342.0	3	4,026.0	sq m	43,336.9	sq ft
Level 5-9		928.0	5	4,640.0	sq m	49,946.2	sq ft
Total Building 2B			9	9,862.0	sq m	106,157.2	sq ft
Structured Parking (P1)				5337.5	sq m	57,454.3	sq ft
BLOCK 2 TOTAL				41,560.5	sq m	447,368.1	sq ft
BLOCK 3							
Building 3A							
Ground Floor (L1)		2220.0	1	2,220.0	sq m	23,896.7	sq ft
Podium (L2-L3)		2337.0	2	4,674.0	sq m	50,312.2	sq ft
Tower 3A (L4-22)		927.0	19	17,613.0	sq m	189,591.0	sq ft
Total Building 3A			22	24,507.0	sq m	263,799.8	sq ft
Building 3B							
Ground Floor (L1)		1196.0	1	1,196.0	sq m	12,874.1	sq ft
Level 2-4		1342.0	3	4,026.0	sq m	43,336.9	sq ft
Level 5-9		928.0	5	4,640.0	sq m	49,946.2	sq ft
Total Building 3B			9	9,862.0	sq m	106,157.2	sq ft
Structured Parking (P1)		8200.0	1	8,200.0	sq m	88,267.0	sq ft
BLOCK 3 TOTAL				42,569.00	sq m	458,223.9	sq ft

BLOCK 4**Building 4A + 4B (Residential + Retail)**

Ground Floor Retail (L1)	994.0		994.0	sq m	10,699.7	sq ft
Ground Floor Residential Functions (L1)	1325.3	1	1,325.3	sq m	14,265.7	sq ft
Residential Podium (L2)	2255.3	1	2,255.3	sq m	24,276.4	sq ft
Residential Slab 4A (L3-L7)	929.0	5	4,645.0	sq m	50,000.0	sq ft
Residential Tower 4B (L3-L22)	927.0	20	18,540.0	sq m	199,569.4	sq ft
Total Building 4A + 4B (Residential + Retail)		22	27,759.6	sq m	298,811.2	sq ft

Structured Parking (L1-L2)	1926.7	2	3,853.4	sq m	41,479.4	sq ft
-----------------------------------	--------	---	----------------	-------------	-----------------	--------------

Structured Parking (L3)	561.0	1	561.0	sq m	6,038.8	sq ft
--------------------------------	-------	---	--------------	-------------	----------------	--------------

BLOCK 4 TOTAL			32,174.00	sq m	346,329.4	sq ft
----------------------	--	--	------------------	-------------	------------------	--------------

BLOCK 5**Building 5A + 5B (Residential + Retail)**

Ground Floor Retail (L1)	994.0		994.0	sq m	10,699.7	sq ft
Ground Floor Residential Functions (L1)	1325.3	1	1,325.3	sq m	14,265.7	sq ft
Residential Podium (L2)	2255.3	1	2,255.3	sq m	24,276.4	sq ft
Residential Slab 5A (L3-L7)	929.0	5	4,645.0	sq m	50,000.0	sq ft
Residential Tower 5B (L3-L20)	927.0	18	16,686.0	sq m	179,612.5	sq ft
Total Building 5A + 5B (Residential + Retail)		20	25,905.6	sq m	278,854.3	sq ft

Structured Parking (L1-L2)	1926.7	2	3,853.4	sq m	41,479.4	sq ft
-----------------------------------	--------	---	----------------	-------------	-----------------	--------------

Structured Parking (L3)	561.0	1	561.0	sq m	6,038.8	sq ft
--------------------------------	-------	---	--------------	-------------	----------------	--------------

BLOCK 5 TOTAL			29,759.00	sq m	320,333.7	sq ft
----------------------	--	--	------------------	-------------	------------------	--------------

BLOCK 6**Building 6A + 6B**

Podium (L1-L4)	2104.8	4	8,419.2	sq m	90,626.5	sq ft
Two-Story Amenity (L1-L2)	882.0		882.0	sq m	9,494.1	sq ft
Two-Storey Amenity (L3-L4)	882.0		882.0	sq m	9,494.1	sq ft
Residential Slab 6A (L5-L15)	1212.0	11	13,332.0	sq m	143,509.1	sq ft
Residential Slab 6B (L5-L15)	1212.0	11	13,332.0	sq m	143,509.1	sq ft
Total Building 6A + 6B		15	36,847.2	sq m	396,632.9	sq ft

Structured Parking

Structured Parking (L4)	1118.4	1	1,118.4	sq m	12,038.3	sq ft
Structured Parking (L2-L3)	2731.4	2	5,462.8	sq m	58,802.6	sq ft
Structured Parking (L1)	2731.4	1	2,731.4	sq m	29,401.3	sq ft
Structured Parking (P1)	5970.5	1	5,970.5	sq m	64,268.0	sq ft
Structured Parking Total			15,283.0	sq m	164,510.2	sq ft

BLOCK 6 TOTAL			52,130.20	sq m	561,143.2	sq ft
----------------------	--	--	------------------	-------------	------------------	--------------

BLOCK 7**Building 7A**

Ground Floor (L1)	2220.0	1	2,220.0	sq m	23,896.7	sq ft
Podium (L2-3)	2337.0	2	4,674.0	sq m	50,312.2	sq ft
Tower 7A (L4-L19)	927.0	16	14,832.0	sq m	159,655.5	sq ft
Total Building 7A		19	21,726.0	sq m	233,864.4	sq ft

Building 7B

Ground Floor (L1)	1196.0	1	1,196.0	sq m	12,874.1	sq ft
Level 2-4	1342.0	3	4,026.0	sq m	43,336.9	sq ft
Level 5-9	928.0	5	4,640.0	sq m	49,946.2	sq ft
Total Building 7B		9	9,862.0	sq m	106,157.2	sq ft

BLOCK 7 TOTAL			31,588.00	sq m	340,021.5	sq ft
----------------------	--	--	------------------	-------------	------------------	--------------

BLOCK 8**Building A (Mixed-Use Office)**

Level 1	1518.0	1	1,518.0	sq m	16,340.2	sq ft
Levels 2-3	1518.0	2	3,036.0	sq m	32,680.3	sq ft
Building A Total		3	4,554.0	sq m	49,020.5	sq ft

Building B (Mixed-Use Office)

Level 1	1518.0	1	1,518.0	sq m	16,340.2	sq ft
Levels 2-3	1518.0	2	3,036.0	sq m	32,680.3	sq ft
Building B Total		3	4,554.0	sq m	49,020.5	sq ft

Building C (Mixed-Use Office)

Level 1	1518.0	1	1,518.0	sq m	16,340.2	sq ft
Levels 2-3	1518.0	2	3,036.0	sq m	32,680.3	sq ft
Building C Total		3	4,554.0	sq m	49,020.5	sq ft

Building D (Mixed-Use Office)

Level 1	1518.0	1	1,518.0	sq m	16,340.2	sq ft
Levels 2-3	1518.0	2	3,036.0	sq m	32,680.3	sq ft
Building D Total		3	4,554.0	sq m	49,020.5	sq ft

BLOCK 8 TOTAL			18,216.00	sq m	196,081.8	sq ft
----------------------	--	--	------------------	-------------	------------------	--------------

Total Gross Floor Area (Above Grade)			314,790.3	sq m	3,388,485.5	sq ft
---	--	--	------------------	-------------	--------------------	--------------

Total Gross Floor Area (Above + Below Grade)			348,955.9	sq m	3,756,253.4	sq ft
---	--	--	------------------	-------------	--------------------	--------------

BUILDING HEIGHT			Metric		Imperial	
	Height (m)	# of Floors				
BLOCK 1 (Tallest Tower in Overall Site)						
P1 (Exposed)	3.6	1	3.6	m	11.0	ft
Level 1 (Podium)	7.2	1	7.2	m	23.0	ft
Level 2 (Podium)	3.2	1	3.2	m	10.0	ft
Level 3 (Podium)	3.6	1	3.6	m	11.0	ft
Levels 4-35 (Tower 1A)	3.2	32	102.4	m	335.0	ft
Parapet	1.5		1.1	m	3.0	ft
Total Building Height		36	117.5	m	385.0	ft
Mechanical Penthouse (not included in Building Height Calculation)			4.0	m	13.0	ft
RETAIL						
Gross Floor Areas			Metric		Imperial	
Block 4			994.0	sq m	10,699.7	sq ft
Block 5			994.0	sq m	10,699.7	sq ft
Total Commercial Gross Floor Area			1,988.0	sq m	21,399.4	sq ft
MIXED-USE OFFICE						
Gross Floor Areas			Metric		Imperial	
Block 8			18,216.0	sq m	196,081.8	sq ft
Total Office Gross Floor Area			18,216.0	sq m	196,081.8	sq ft
TOTAL EMPLOYABLE AREA (RETAIL + MIXED-USE OFFICE)			20,204.0	sq m	217,481.2	sq ft
RESIDENTIAL						
PROPOSED UNITS	# of Floors	1 Bed	2 Bed	3 Bed	Units/Flr	Beds/Flr
BLOCK 1						
Building 1A + 1B						
Block 1 Podium (L1)	1	8	2	0	0	0
Block 1 Podium (L2-L3)	2	16	0	6	22	34
Block 1B Tower (L4-L13)	10	7	4		11	15
Block 1A Tower (L4-L20)	17	7	4		11	15
Block 1A Tower (L21-L33)	13	1	5	2	8	17
Block 1A Tower (L34-L35 Penthouse Levels)	2			2	2	6
Building 1A + 1B Total	35	242	175	42	459	718
Building 1C						
(L1)	1	4	2	0	6	8
(L2-L4)	3	10	4	0	14	18
(L5-L9)	5	8	4	0	12	16
Building 1C Total	9	74	34	0	108	142
BLOCK 1 TOTAL		316	209	42	567	860
Unit Type Percentage		56%	37%	7%	100%	
BLOCK 2						
Building 2A						
Block 2 Podium (L1)	1	5	1	0	0	0
Block 2 Podium (L2-L3)	2	10	0	6	10	28
Block 2A Tower (L4-L15)	12	7	4	0	11	15
Block 2A Tower (L16-L24)	9	1	5	2	6	17
Building 2A Total	24	118	94	30	242	396
Building 2B						
(L1)	1	4	2	0	6	8
(L2-L4)	3	10	4	0	14	18
(L5-L9)	5	8	4	0	12	16
Building 2B Total	9	74	34	0	108	142
BLOCK 2 TOTAL		192	128	30	350	538
Unit Type Percentage		55%	37%	9%	100%	
BLOCK 3						
Building 3A						
Block 3 Podium (L1)	1	5	1	0	0	0
Block 3 Podium (L2-L3)	2	10		6	16	28
Block 3A Tower (L4-L22)	19	7	4		11	15
Building 3A Total	22	158	77	12	247	348
Building 3B						
(L1)	1	4	2	0	6	8
(L2-L4)	3	10	4	0	14	18
(L5-L9)	5	8	4	0	12	16
Building 3B Total	9	74	34	0	108	142
BLOCK 3 TOTAL		232	111	12	355	490
Unit Type Percentage		65%	31%	3%	100%	

BLOCK 4

Block 4 Podium (L1)
Block 4 Podium (L2)
Block 4A Slab (L3-L7)
Block 4B Tower (L3-L22)

BLOCK 4 TOTAL

Unit Type Percentage

BLOCK 5

Block 5 Podium (L1)
Block 5 Podium (L2)
Block 5A Slab (L3-L7)
Block 5B Tower (L3-L20)

BLOCK 5 TOTAL

Unit Type Percentage

BLOCK 6

Block 6 Podium (L1)
Block 6 Podium (L2-L4)
Block 6A Slab (L5-L15)
Block 6B Slab (L5-L15)

BLOCK 6 TOTAL

Unit Type Percentage

BLOCK 7

Building 7A

Block 7 Podium (L1)
Block 7 Podium (L2-L3)
Block 7A Tower (L4-L19)

Block 7A Total

Building 7B

(L1)
(L2-L4)
(L5-L9)

Building 7B Total

BLOCK 7 TOTAL

Unit Type Percentage

Overall Development Total

Unit Type Percentage

1	2	2	0	4	6
1	9	9	0	18	27
5	4	6	0	10	16
20	7	4	0	11	15
22	171	121	0	292	413
	59%	41%	0%	100%	
1	2	2	0	4	6
1	9	9	0	18	27
5	4	6	0	10	16
18	7	4	0	11	15
20	157	113	0	270	383
	58%	42%	0%	100%	
1	14	2	0	16	18
3	16	4	0	20	24
11	9	5	0	14	19
11	9	5	0	14	19
15	260	124	0	384	508
	68%	32%	0%	100%	
1	5	1	0	0	0
2	10	0	6	16	28
16	7	4	0	11	15
19	132	64	12	208	296
1	4	2	0	6	8
3	10	4	0	14	18
5	8	4	0	12	16
9	74	34	0	108	142
	206	98	12	316	438
	65%	31%	4%	100%	
	1,534	904	96	2,534	3,630
	61%	36%	4%	100%	

Parking Data					Spaces
VEHICLES					
REQUIRED (Area C on Schedule A1)					ZBL
Retail Parking (2.8 spaces / 100 sq.m.)					56
Office Parking (2.8 spaces / 100 sq.m.)					511
Commercial Subtotal					567
Residential Parking Required (0.9 spaces / Unit)					2,281
Residential Visitor Parking Required (0.1 spaces / unit)					254
Residential Subtotal					2,535
Total Parking Required					3,102
Barrier Free Parking Required (11 + 1% of spaces req'd)					42
Type A Required (3.7 x 5.5)					30
Type B Required (2.4 x 5.5)					30
Loading Space (Type A: 3.0m x 7.0m)					
Loading Space (Type B: 3.0m x 12.0m)					
PROVIDED	Type A	Type B	Standard	Total:	
BLOCK 1					
P1			246	246	
P2			214	214	
Block 1 Subtotal			460	460	
BLOCK 2					
P1			135	135	
P2			146	146	
Block 2 Subtotal			281	281	
BLOCK 3					
P1			229	229	
Block 3 Subtotal			229	229	
BLOCK 4 + 5					
Level 3			14	14	
Level 2			104	104	
Level 1			96	96	
P1			276	276	
Block 4+5 Subtotal			490	490	
BLOCK 6					
Level 4			31	31	
Level 3			83	83	
Level 2			83	83	
Level 1			83	83	
P1			124	124	
Block 6 Subtotal			404	404	
BLOCK 7					
P2			115	115	
P1			140	140	
Block 7 Subtotal			255	255	
BLOCK 8					
Surface Parking			511	511	
Block 8 Subtotal			511	511	
Surface Parking			18	18	
Total Parking Provided			2648	2648	
Residential - Designed Electrical Vehicle Parking(80% of structured parking spaces)					
Non-residential - Electrical vehicle Parking (Surface Parking spaces)					
Loading Space (Type A: 3.0m x 7.0m)					
Loading Space (Type B: 3.0m x 12.0m)					