

**SITE DATA -**

DENSITY	Minimum bph	Maximum bph	Max. Beds	Provided	
<b>Total Beds/Hectare</b>				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	<b>107,172.0</b>	sq m	<b>1,153,627.6</b>	sq ft	-
	<b>10.72</b>	ha	<b>26.48</b>	acre	-
Partial Site Area (Lands North of the Hydro Corridor)	<b>72,748.6</b>	sq m	<b>783,085.0</b>	sq ft	-
	<b>7.27</b>	ha	<b>17.98</b>	acre	-

**BUILDING DATA**

BUILDING AREAS					
Below Grade	Area (sq.m.)	# of Floors	Metric		Imperial
<b>BLOCK 1 (P2)</b>	8608.6	1	8,608.6	sq m	92,665.2 sq ft
<b>BLOCK 2 (P2)</b>	5470.8	1	5,470.8	sq m	58,889.1 sq ft
<b>BLOCK 4 + 5 (P1)</b>	9505.2	1	9,505.2	sq m	102,316.5 sq ft
<b>BLOCK 7 (P2)</b>	4768.8	1	4,768.8	sq m	51,332.4 sq ft
<b>BLOCK 7 (P1)</b>	5812.3	1	5,812.3	sq m	62,564.7 sq ft
<b>Gross Floor Area (Below Grade)</b>			<b>34,165.6</b>	sq m	<b>367,767.9</b> sq ft
Above Grade	Area (sq.m.)	# of Floors	Metric		Imperial
<b>BLOCK 1</b>					
<b>Building 1A + 1B</b>					
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
<b>Total Building 1A + 1B</b>		35	<b>48,323.0</b>	sq m	<b>520,161.5</b> sq ft
<b>Building 1C</b>					
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
<b>Total Building 1C</b>		9	<b>9,862.0</b>	sq m	<b>106,157.2</b> sq ft
<b>Structured Parking (P1)</b>			<b>8608.6</b>	sq m	<b>92,665.2</b> sq ft
<b>BLOCK 1 TOTAL</b>			<b>66,793.60</b>	sq m	<b>718,983.9</b> sq ft
<b>BLOCK 2</b>					
<b>Building 2A</b>					
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
<b>Total Building 2A</b>		24	<b>26,361.0</b>	sq m	<b>283,756.7</b> sq ft
<b>Building 2B</b>					
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
<b>Total Building 2B</b>		9	<b>9,862.0</b>	sq m	<b>106,157.2</b> sq ft
<b>Structured Parking (P1)</b>			<b>5337.5</b>	sq m	<b>57,454.3</b> sq ft
<b>BLOCK 2 TOTAL</b>			<b>41,560.5</b>	sq m	<b>447,368.1</b> sq ft
<b>BLOCK 3</b>					
<b>Building 3A</b>					
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
<b>Total Building 3A</b>		22	<b>24,507.0</b>	sq m	<b>263,799.8</b> sq ft
<b>Building 3B</b>					
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
<b>Total Building 3B</b>		9	<b>9,862.0</b>	sq m	<b>106,157.2</b> sq ft
<b>Structured Parking (P1)</b>	8200.0	1	<b>8,200.0</b>	sq m	<b>88,267.0</b> sq ft
<b>BLOCK 3 TOTAL</b>			<b>42,569.00</b>	sq m	<b>458,223.9</b> sq ft

<b>BLOCK 4</b>						
<b>Building 4A + 4B (Residential + Retail)</b>						
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
<b>Total Building 4A + 4B (Residential + Retail)</b>		22	<b>27,759.6</b>	<b>sq m</b>	<b>298,811.2</b>	<b>sq ft</b>
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
<b>BLOCK 4 TOTAL</b>			<b>32,174.00</b>	<b>sq m</b>	<b>346,329.4</b>	<b>sq ft</b>
<b>BLOCK 5</b>						
<b>Building 5A + 5B (Residential + Retail)</b>						
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
<b>Total Building 5A + 5B (Residential + Retail)</b>		20	<b>25,905.6</b>	<b>sq m</b>	<b>278,854.3</b>	<b>sq ft</b>
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
<b>BLOCK 5 TOTAL</b>			<b>29,759.00</b>	<b>sq m</b>	<b>320,333.7</b>	<b>sq ft</b>
<b>BLOCK 6</b>						
<b>Building 6A + 6B</b>						
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
<b>Total Building 6A + 6B</b>		15	<b>36,847.2</b>	<b>sq m</b>	<b>396,632.9</b>	<b>sq ft</b>
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
<b>Structured Parking Total</b>			<b>15,283.0</b>	<b>sq m</b>	<b>164,510.2</b>	<b>sq ft</b>
<b>BLOCK 6 TOTAL</b>			<b>52,130.20</b>	<b>sq m</b>	<b>561,143.2</b>	<b>sq ft</b>
<b>BLOCK 7</b>						
<b>Building 7A</b>						
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
<b>Total Building 7A</b>		19	<b>21,726.0</b>	<b>sq m</b>	<b>233,864.4</b>	<b>sq ft</b>
<b>Building 7B</b>						
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
<b>Total Building 7B</b>		9	<b>9,862.0</b>	<b>sq m</b>	<b>106,157.2</b>	<b>sq ft</b>
<b>BLOCK 7 TOTAL</b>			<b>31,588.00</b>	<b>sq m</b>	<b>340,021.5</b>	<b>sq ft</b>
<b>BLOCK 8</b>						
<b>Building A (Mixed-Use Office)</b>						
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
<b>Building A Total</b>		3	<b>4,554.0</b>	<b>sq m</b>	<b>49,020.5</b>	<b>sq ft</b>
<b>Building B (Mixed-Use Office)</b>						
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
<b>Building B Total</b>		3	<b>4,554.0</b>	<b>sq m</b>	<b>49,020.5</b>	<b>sq ft</b>
<b>Building C (Mixed-Use Office)</b>						
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
<b>Building C Total</b>		3	<b>4,554.0</b>	<b>sq m</b>	<b>49,020.5</b>	<b>sq ft</b>
<b>Building D (Mixed-Use Office)</b>						
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
<b>Building D Total</b>		3	<b>4,554.0</b>	<b>sq m</b>	<b>49,020.5</b>	<b>sq ft</b>
<b>BLOCK 8 TOTAL</b>			<b>18,216.00</b>	<b>sq m</b>	<b>196,081.8</b>	<b>sq ft</b>
<b>Total Gross Floor Area (Above Grade)</b>			<b>314,790.3</b>	<b>sq m</b>	<b>3,388,485.5</b>	<b>sq ft</b>
<b>Total Gross Floor Area (Above + Below Grade)</b>			<b>348,955.9</b>	<b>sq m</b>	<b>3,756,253.4</b>	<b>sq ft</b>

BUILDING HEIGHT			Metric	Imperial		
	Height (m)	# of Floors				
<b>BLOCK 1 (Tallest Tower in Overall Site)</b>						
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		
<b>Total Building Height</b>		<b>36</b>	<b>117.5 m</b>	<b>385.0 ft</b>		
Mechanical Penthouse (not included in Building Height Calculation)			4.0 m	13.0 ft		
<b>RETAIL</b>						
<b>Gross Floor Areas</b>			<b>Metric</b>	<b>Imperial</b>		
Block 4			994.0 sq m	10,699.7 sq ft		
Block 5			994.0 sq m	10,699.7 sq ft		
<b>Total Commercial Gross Floor Area</b>			<b>1,988.0 sq m</b>	<b>21,399.4 sq ft</b>		
<b>MIXED-USE OFFICE</b>						
<b>Gross Floor Areas</b>			<b>Metric</b>	<b>Imperial</b>		
Block 8			18,216.0 sq m	196,081.8 sq ft		
<b>Total Office Gross Floor Area</b>			<b>18,216.0 sq m</b>	<b>196,081.8 sq ft</b>		
<b>TOTAL EMPLOYABLE AREA (RETAIL + MIXED-USE OFFICE)</b>			<b>20,204.0 sq m</b>	<b>217,481.2 sq ft</b>		
<b>RESIDENTIAL</b>						
<b>PROPOSED UNITS</b>	<b># of Floors</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>Units/Flr</b>	<b>Beds/Flr</b>
<b>BLOCK 1</b>						
<b>Building 1A + 1B</b>						
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
<b>Building 1A + 1B Total</b>	<b>35</b>	<b>242</b>	<b>175</b>	<b>42</b>	<b>459</b>	<b>718</b>
<b>Building 1C</b>						
(L1)	1	4	2	0	6	8
(L2-L4)	3	10	4	0	14	18
(L5-L9)	5	8	4	0	12	16
<b>Building 1C Total</b>	<b>9</b>	<b>74</b>	<b>34</b>	<b>0</b>	<b>108</b>	<b>142</b>
<b>BLOCK 1 TOTAL</b>		<b>316</b>	<b>209</b>	<b>42</b>	<b>567</b>	<b>860</b>
Unit Type Percentage		56%	37%	7%	100%	
<b>BLOCK 2</b>						
<b>Building 2A</b>						
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
<b>Building 2A Total</b>	<b>24</b>	<b>118</b>	<b>94</b>	<b>30</b>	<b>242</b>	<b>396</b>
<b>Building 2B</b>						
(L1)	1	4	2	0	6	8
(L2-L4)	3	10	4	0	14	18
(L5-L9)	5	8	4	0	12	16
<b>Building 2B Total</b>	<b>9</b>	<b>74</b>	<b>34</b>	<b>0</b>	<b>108</b>	<b>142</b>
<b>BLOCK 2 TOTAL</b>		<b>192</b>	<b>128</b>	<b>30</b>	<b>350</b>	<b>538</b>
Unit Type Percentage		55%	37%	9%	100%	
<b>BLOCK 3</b>						
<b>Building 3A</b>						
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
<b>Building 3A Total</b>	<b>22</b>	<b>158</b>	<b>77</b>	<b>12</b>	<b>247</b>	<b>348</b>
<b>Building 3B</b>						
(L1)	1	4	2	0	6	8
(L2-L4)	3	10	4	0	14	18
(L5-L9)	5	8	4	0	12	16
<b>Building 3B Total</b>	<b>9</b>	<b>74</b>	<b>34</b>	<b>0</b>	<b>108</b>	<b>142</b>
<b>BLOCK 3 TOTAL</b>		<b>232</b>	<b>111</b>	<b>12</b>	<b>355</b>	<b>490</b>
Unit Type Percentage		65%	31%	3%	100%	

**BLOCK 4**

Block 4 Podium (L1)	1	2	2	0	4	6
Block 4 Podium (L2)	1	9	9	0	18	27
Block 4A Slab (L3-L7)	5	4	6	0	10	16
Block 4B Tower (L3-L22)	20	7	4	0	11	15

**BLOCK 4 TOTAL**

22	<b>171</b>	<b>121</b>	<b>0</b>	<b>292</b>	<b>413</b>
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Unit Type Percentage

59%	41%	0%	100%
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**BLOCK 5**

Block 5 Podium (L1)	1	2	2	0	4	6
Block 5 Podium (L2)	1	9	9	0	18	27
Block 5A Slab (L3-L7)	5	4	6	0	10	16
Block 5B Tower (L3-L20)	18	7	4	0	11	15

**BLOCK 5 TOTAL**

20	<b>157</b>	<b>113</b>	<b>0</b>	<b>270</b>	<b>383</b>
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Unit Type Percentage

58%	42%	0%	100%
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**BLOCK 6**

Block 6 Podium (L1)	1	14	2	0	16	18
Block 6 Podium (L2-L4)	3	16	4	0	20	24
Block 6A Slab (L5-L15)	11	9	5	0	14	19
Block 6B Slab (L5-L15)	11	9	5	0	14	19

**BLOCK 6 TOTAL**

15	<b>260</b>	<b>124</b>	<b>0</b>	<b>384</b>	<b>508</b>
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Unit Type Percentage

68%	32%	0%	100%
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**BLOCK 7****Building 7A**

Block 7 Podium (L1)	1	5	1	0	0	0
Block 7 Podium (L2-L3)	2	10	0	6	16	28
Block 7A Tower (L4-L19)	16	7	4	0	11	15

**Block 7A Total**

19	<b>132</b>	<b>64</b>	<b>12</b>	<b>208</b>	<b>296</b>
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**Building 7B**

(L1)	1	4	2	0	6	8
(L2-L4)	3	10	4	0	14	18
(L5-L9)	5	8	4	0	12	16

**Building 7B Total**

9	<b>74</b>	<b>34</b>	<b>0</b>	<b>108</b>	<b>142</b>
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**BLOCK 7 TOTAL**

206	<b>98</b>	<b>12</b>	<b>316</b>	<b>438</b>
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Unit Type Percentage

65%	31%	4%	100%
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**Overall Development Total**

<b>1,534</b>	<b>904</b>	<b>96</b>	<b>2,534</b>	<b>3,630</b>
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Unit Type Percentage

61%	36%	4%	100%
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Parking Data					Spaces
<b>VEHICLES</b>					
<b>REQUIRED (Area C on Schedule A1)</b>					<b>ZBL</b>
Retail Parking (2.8 spaces / 100 sq.m.)					56
Office Parking (2.8 spaces / 100 sq.m.)					511
<b>Commercial Subtotal</b>					<b>567</b>
Residential Parking Required (0.9 spaces / Unit)					2,281
Residential Visitor Parking Required (0.1 spaces / unit)					254
<b>Residential Subtotal</b>					<b>2,535</b>
<b>Total Parking Required</b>					<b>3,102</b>
<i>Barrier Free Parking Required (11 + 1% of spaces req'd)</i>					<b>42</b>
<i>Type A Required (3.7 x 5.5)</i>					30
<i>Type B Required (2.4 x 5.5)</i>					30
<i>Loading Space (Type A: 3.0m x 7.0m)</i>					
<i>Loading Space (Type B: 3.0m x 12.0m)</i>					
<b>PROVIDED</b>	<b>Type A</b>	<b>Type B</b>	<b>Standard</b>		<b>Total:</b>
<b>BLOCK 1</b>					
P1			246		246
P2			214		214
<b>Block 1 Subtotal</b>			<b>460</b>		<b>460</b>
<b>BLOCK 2</b>					
P1			135		135
P2			146		146
<b>Block 2 Subtotal</b>			<b>281</b>		<b>281</b>
<b>BLOCK 3</b>					
P1			229		229
<b>Block 3 Subtotal</b>			<b>229</b>		<b>229</b>
<b>BLOCK 4 + 5</b>					
Level 3			14		14
Level 2			104		104
Level 1			96		96
P1			276		276
<b>Block 4+5 Subtotal</b>			<b>490</b>		<b>490</b>
<b>BLOCK 6</b>					
Level 4			31		31
Level 3			83		83
Level 2			83		83
Level 1			83		83
P1			124		124
<b>Block 6 Subtotal</b>			<b>404</b>		<b>404</b>
<b>BLOCK 7</b>					
P2			115		115
P1			140		140
<b>Block 7 Subtotal</b>			<b>255</b>		<b>255</b>
<b>BLOCK 8</b>					
Surface Parking					511
<b>Block 8 Subtotal</b>					<b>511</b>
Surface Parking					18
<b>Total Parking Provided</b>					<b>2648</b>
<i>Residential - Designed Electrical Vehicle Parking(80% of structured parking spaces)</i>					
<i>Non-residential - Electrical vehicle Parking (Surface Parking spaces)</i>					
<i>Loading Space (Type A: 3.0m x 7.0m)</i>					
<i>Loading Space (Type B: 3.0m x 12.0m)</i>					