

Building Program	TOTAL GROSS AREA (SF)	EXCLUSIONS (SF)	TOTAL FSR (SF)
Summary of Gross Area Take-Offs			
Category			
Total Church - Existing Heritage + Transformed Annex	35,402	730	34,663
Total Church - New Construction	44,297	-	44,297
Total Condo Gross Area	477,038	17,091	459,948
Total CRU Space (At Condo + Heritage) Gross Area	998	0	998
Total Gross Rental Housing	46,475	1,282	45,193
Total Shared Program (Garbage & Loading Area)	1,588	1,588	0
Below Grade Parking/Mech. (L0 New Construction + P1-P6.5 Levels)	287,806	287,806	0
TOTAL GROSS AREA (Above Grade)	605,798		
TOTAL GROSS AREA (Above and Below Grade)	893,604		
TOTAL EXCLUSION AREA		20,699	
TOTAL FSR AREA			585,098
SITE AREA			51,899
FSR			11.27

* Existing Heritage + Annex GFA area is 38,950 SF.

BELOW GRADE & PARKING DATA SUMMARY

LEVEL	GROSS FLOOR AREA (SF)	PARKING STALLS	NOTES
L0-M	17,765	0	
L0	33,943	16	Parking Spaces (Tower) Includes: 510 1.54 Spaces / Units
P1	34,547	74	Parking Private Carshare 2
P2	34,517	84	Rapid Charging Station 2
P3	34,517	86	Parking Spaces (Retail) 31 0.51 Spaces / Units
P4	34,517	86	Parking Spaces (Non Residential) 49
P5	34,517	87	Parking Public Carshare 2
P6	34,517	87	
P7	28,978	72	Residential Tower FSR / Number of Units 459,948 / 331
Total	287,806	592	Residential Rental FSR / Number of Units 45,193 / 61

BIKE DATA SUMMARY

USE	BIKE STALL	BIKE STORAGE / LEVEL
	Required	Proposed
RESIDENTIAL	502	505
Rental	76	76
Condo	414	417
Private Bike Share	12	12
NON-RESIDENTIAL	1	16
Daycare, Offices		
Total	503	521

* Exceeding the minimum requirements.

LOADING DATA SUMMARY

LOADING	CLASS A	CLASS B	CLASS C
	6	2	0

FBC - PARKING + LOADING + BIKE STORAGE DATA 08.25.2017

CONDO (Market Residential)	PROPOSED	459,948
SCHEMES		
FSR AREA		
UNIT MIX		
1-bedroom	136	
2-bedroom	159	
3-bedroom	36	
Total	331	
REQUIREMENT: (Lesser of 1 per 140 SM or 1 per unit)		
CONDO PARKING STALLS	305	510
REQUIREMENT: (1.25 X Units)		
BIKE STALLS - CLASS A	414	417
REQUIREMENT: (6 Per Use)		
BIKE STALLS - CLASS B	6	6
PER GREEN MOBILITY PLAN		
BIKE STALLS - PRIVATE SHARE PROGRAM		12
CONDO BIKE STALLS		435

RENTAL BLDG (Non-Market Residential)	PROPOSED	45,193
SCHEMES		
FSR AREA		
UNIT MIX		
Bachelor	15	
1-bedroom	22	
2-bedroom	19	
3-bedroom	5	
Total	61	
REQUIREMENT: (Lesser of 1 per 140 SM or 1 per unit)		
RENTAL BLDG PARKING STALLS	31	31
REQUIREMENT: (1.25 X No. of Units)		
BIKE STALLS - CLASS A	76	76
REQUIREMENT: (6 Per Use)		
BIKE STALLS - CLASS B	6	6
RENTAL BLDG BIKE STALLS		82

FBC - CHURCH (New Non-Residential)	PROPOSED	44,297
SCHEMES		
FSR AREA		
REQUIREMENT: (Min. Max/ rate of 145/115 spaces per SM)		
PARKING (MINIMUM)	28	
PARKING (MAXIMUM)	36	
FBC - CHURCH PARKING (ALL)		49 (TOTAL FBC)
REQUIREMENT: (CLASS A - 1.25 X Units)		
BIKE STALLS - CLASS A	1	16
REQUIREMENT: (CLASS B - 6 Per Use)		
BIKE STALLS - CLASS B	6	6
FBC - CHURCH BIKE STALLS (ALL)		22

FBC - CHURCH (Heritage+Transformed Annex - HA)	PROPOSED	34,663
SCHEMES		
FSR AREA		
REQUIREMENT: (* No Parking Requirement)		
PARKING (MINIMUM)	N/A	
PARKING (MAXIMUM)	28	
FBC - CHURCH		See Above
REQUIREMENT: (* No Bike Stall requirement)		
BIKE STALLS - CLASS A	N/A	0
BIKE STALLS - CLASS B	N/A	0

FBC - CRU (Non-residential)	PROPOSED	998
SCHEMES		
FSR AREA		
REQUIREMENT: (Min. Max/ rate of 145/115 spaces per SM)		
PARKING (MINIMUM)	1	
PARKING (MAXIMUM)	1	
FBC - CHURCH		See Above
REQUIREMENT: (* No Bike Stall Requirement)		
BIKE STALLS - CLASS A	N/A	0
BIKE STALLS - CLASS B	N/A	0

PARKING AND BIKE STORAGE SUMMARY	CURRENT PROPOSED	287,806
BELOW GRADE PARKADE AREA		
No OF BELOW GRADE STORIES	7.5 STORIES PARKING + 1 STOREY BIKE STORAGE (MEZZ.)	
TOTAL PARKING *	9 STORIES	592
CONDO PARKING		510
Includes: 3 PRIVATE CAR STALLS (per GREEN MOBILITY PLAN) and 2 RAPID CHARGING STATION		
RENTAL PARKING		31
CHURCH (INSTITUTIONAL)		49
Includes: REQ. HERITAGE MAX. REQ. NEW NON-RESIDENTIAL REQ. CRU REQ. DAYCARE PARKING (5 STAFF + 2 VISITOR)		
PUBLIC CAR SHARE		2
* Parking Numbers include required Accessible Stalls (counted at 1:1 ratio)		
TOTAL BIKE STALLS ** (CLASS A + CLASS B)		539
CLASS A		417
CONDO BIKE STALLS		76
RENTAL BIKE STALLS		16
CHURCH (INSTITUTIONAL)		6
CLASS B		6
CONDO BIKE STALLS		6
RENTAL BIKE STALLS		6
CHURCH (INSTITUTIONAL)		6
PRIVATE BIKE SHARE STALLS (CONDO RESIDENTS ONLY - per GREEN MOBILITY)		12
** All residential bike storage will be provided at Below Grade Parkade Mezzanine (Level L0-M)		
All Church and Retail bike storage will provide at L0		
SCHEMES	REQUIRED	CURRENT PROPOSED
LOADING *		
CLASS A	0	6
CLASS B	4	2
CLASS C	0	0

* Per Engineering Conditions Response - Church Operations will have limited loading demand for Class B. Based on functional requirements, the proposed loading numbers are anticipated to be sufficient to serve the project. Refer to Comments in Engineering Conditions. A Loading Management Plan can be provided as requested for DP application.

UNIT MIX - PROPOSED

BUILDING HEIGHT : 556'+30" Appurtenance BUILDING HEIGHT: 60' No. OF STOREYS : 57 No. OF STOREYS: 7

Level	Slab Type	CONDO				RENTAL				
		1B	2B	3B+	Totals	BACH	1B2	2B	3B+	Totals
0										
1						1		3	2	6
02						2	2		1	5
03						3	4	2	1	10
04						3	4	2	1	10
05		1	1		2	2	4	4		10
06	B	4	3		7	2	4	4		10
07	B	4	3		7	2	4	4		10
08	D	4	3		7	Roof				
09	B	4	3		7					
10	B	3	4		7					
11	D	4	4		8					
12	B	4	4		8					
13	B	4	4		8					
14	D	4	4		8					
15	B	4	4		8					
16	B	4	4		8					
17	D	4	4		8					
18	B	4	4		8					
19	B	4	4		8					
20	D	4	4		8					
21	B	4	4		8					
22	B	4	4		8					
23	D	4	4		8					
24	B	4	4		8					
25	B	4	4		8					
26	D	4	4		8					
27	B	4	4		8					
28	B	4	4		8					
29	D	4	4		8					
30	B	4	4		8					
31	B	4	4		8					
32	D	4	4		8					
33	B	4	4		8					
34	B	4	4		8					
35	D	4	4		8					
36	B	4	4		8					
37	B	4	4		8					
38	D	4	4		8					
39	B	4	4		8					
40	B	-	2	2	4					
41	D	-	2	2	4					
42	B	-	2	2	4					
43	B	-	2	2	4					
44	D	-	2	2	4					
45	B	-	2	2	4					
46	B	-	2	2	4					
47	D	-	2	2	4					
48	B	-	2	2	4					
49	B	-	2	2	4					
50	D	-	2	2	4					
51	B	-	2	2	4					
52	B	-	2	2	4					
53	D	-	2	2	4					
54	D	-	2	2	4					
55	D	-	2	2	4					
56	D	-	2	2	4					
57	D	-	2	2	4					

CONDO TOWER PROGRAM												
Total SM	44,318	4,568	494	9,770	200	72	929	459	42,731			
Total SF	477,038	49,172	5,320	105,167	2,151	773	10,000	4,940	459,948			
Average	8,733	**	10.3%						7,796			
Exclusions												
Level	Slab Type	Total Floor Area (incl. Private Balcony)	Gross Floor Area	Private Balconies*	Balc % Over Gross	12% Balcony Addition sq ft	Circulation and Service	Planters at Brezeways	Roof Deck (Not Included in FSR/GFA)**	Amenity Area	Insuite Unit Storage*	FSR
0												
1		4,480	4,480		0.0%	0	4,480					4,480
02		390	390		0.0%	0	390					390
03		386	386		0.0%	0	386					386
04		2,023	2,023		0.0%	0	362			1,308		716
05		12,868	12,876		0.0%	0	2,210			292	8,692	3,845
06	B	8,722	7916	326	4.1%	624	1893	33		481		7,811
07	B	8,850	8124	826	10.2%	149	1893	33				8,019
08	D	9,182	8338	844	10.1%	157	1997	71				8,195
09	B	9,213	8342	871	10.4%	130	1893	33				8,206
10	B	9,339	8430	868	10.5%	126	1893	33				8,305
11	B	9,359	8652	907	10.5%	132	1997	71				8,505
12	B	9,554	8622	931	10.5%	103	1893	33				8,517
13	B	9,676	8716	960	11.0%	86	2066	33				8,683
14	D	9,825	8856	969	10.9%	94	2036	71				8,713
15	B	9,720	8751	969	11.1%	81	1931	33				8,646
16	B	9,720	87									