

Site Statistics

Areas and Units	
Gross Site Area (m ²)	42,343
*Net Site Area (m ²)	31,660.99
Gross Construction Area (m ²)	122,552.85
Gross Residential Area (m ²)	92,749.16
Gross Commercial Area (m ²)	3,292.00
Gross Potential Office Area (m ²)	329.00
**Deductibles (m ²)	12,800.46
***Gross Floor Area (m ²)	± 109,752.39
Total Residential Units	1,808.00
FSI (Net)	3.47
Units/Hectare	426.99
ROW Area	9,638.00

Parking		
Required	Rate	Spaces
Residential	0.80	1,446.40
Commerical/Office/Visitor		297.50
Total		1,744.00
Provided		
		Spaces
Surface		25.00
On-Street		20.00
Underground		1,721.00
Total		1,766.00

Amenity Area		
Required	Rate	Area
Residential	5.60	10,124.80
Provided		
	Rate	Area
Total Provided Amenity	4.10	+/-7133

Public Spaces		
Public Park		1,031.00
Market Square (POPS)		2,148.00
Total		3,179.00
Landscaped Areas	31%	9,661.94

Bike Parking		
Residential	0.6	1,085.00
Residential (Class B)	0.05	91.00
Commercial	0.15	5.00
Commercial (Class B)	0.15	5.00
Office	0.1	1.00
Office (Class B)	0.1	1.00
Total Class A		1,091.00
Total Class B		97.00

Phase 01 (Building 1A and 1B)

Areas and Units	
Phase Area (m ²)	10,958
*Net Site Area (m ²)	7,307
Gross Construction Area (m ²)	37,053.00
Gross Residential Area (m ²)	26,494.83
Gross Commercial Area (m ²)	2,913.00
Gross Potential Office Area (m ²)	329.00
**Deductibles (m ²)	4,410.17
***Gross Floor Area (m ²)	± 32,642.83
Total Residential Units	526.00
FSI	4.47
Units/Hectare	480.01

Parking		
Required	Rate	Spaces
Residential	0.80	420.80
Commercial/Visitor/Office	0.20	105.20
Total		526.00
Provided		
		Spaces
Surface		-
On Street		14.00
Underground		524.00
Total		538.00

Amenity Area		
Required	Rate	Area
Residential	5.60	2,945.60
Provided		
	Rate	Area
Total Provided Amenity	4.05	2,131.00

Phase 02 (Building 2A and 2B)

Areas and Units	
Block Area (m ²)	9,556
*Net Site Area (m ²)	6,194
Gross Construction Area (m ²)	18,047.46
Gross Residential Area (m ²)	13,650.89
Gross Commercial Area (m ²)	-
Gross Potential Office Area (m ²)	-
**Deductibles (m ²)	1,769.58
***Gross Floor Area (m ²)	± 16,277.88
Total Residential Units	268.00
FSI	2.63
Units/Hectare	280.45

Parking		
Required	Rate	Spaces
Residential	0.80	214.40
Visitor/Commercial	0.15	40.20
Total		255.00
Provided		
		Spaces
Surface		5.00
On Street		-
Underground		255.00
Total		260.00

Amenity Area		
Required	Rate	Area
Residential	5.60	1,500.80
Provided		
	Rate	Area
Total Provided Amenity	4.00	+/-1072

Phase 03 (Building 3A, 3B, 3C, and 3D)

Areas and Units	
Block Area (m ²)	17,170
*Net Site Area (m ²)	15,329
Gross Construction Area (m ²)	56,784.00
Gross Residential Area (m ²)	44,937.80
Gross Commercial Area (m ²)	-
Gross Potential Office Area (m ²)	-
**Deductibles (m ²)	5,404.24
***Gross Floor Area (m ²)	± 51,379.76
Total Residential Units	864.00
FSI	3.35
Units/Hectare	503.20

Parking		
Required	Rate	Spaces
Residential	0.80	691.20
Visitor/Commercial	0.15	129.60
Total		821.00
Provided		
		Spaces
Surface		20.00
On Street		2.00
Underground		799.00
Total		821.00

Amenity Area		
Required	Rate	Area
Residential	5.60	4,838.40
Provided		
	Rate	Area
Total Provided Amenity	4.00	+/-3456

Phase 04 (Building 4)

Areas and Units	
Block Area (m ²)	4,824
*Net Site Area (m ²)	2,832
Gross Construction Area (m ²)	10,668.39
Gross Residential Area (m ²)	7,665.64
Gross Commercial Area (m ²)	379.00
Gross Potential Office Area (m ²)	-
**Deductibles (m ²)	1,216.47
***Gross Floor Area (m ²)	± 9,451.92
Total Residential Units	150.00
FSI	3.34
Units/Hectare	310.95

Parking		
Required	Rate	Spaces
Residential	0.80	120.00
Visitor/Commercial	0.15	22.50
Total		143.00
Provided		
		Spaces
Surface		-
On Street		4.00
Underground		143.00
Total		147.00

Amenity Area		
Required	Rate	Area
Residential	5.60	840.00
Provided		
	Rate	Area
Total Provided Amenity	4.00	+/-600

*Net Site Area does not include Public Road ROW or Park dedications. It does include the POPs and Private Roads.

** Deductibles Include: Mechanical, stairwells, elevators, parking, storage lockers, waste collection and chutes, common facilities and amenity areas.

*** GFA is an approximate calculation and will be further refined as the buildings develops