

| Category                   | Area     | Acres       | SF           |
|----------------------------|----------|-------------|--------------|
| <b>EXISTING SITE AREAS</b> |          |             |              |
| LOT 27                     | 0.278 ha | 0.687 acres | 29,922.6 SF  |
| LOT 29                     | 0.337 ha | 0.833 acres | 36,273 SF    |
| <b>PROPOSED SITE AREAS</b> | 0.615 ha | 1.520 acres | 66,195.6 SF  |
| <b>PERMITTED FSR</b>       | 2.8      |             | 185,347.7 SF |

| Category                         | Value                 | Notes           |
|----------------------------------|-----------------------|-----------------|
| <b>PERMITTED BUILDING HEIGHT</b> | 6 storeys             |                 |
|                                  | (30,891.3 SF / floor) | (two buildings) |

**FSR CALCULATION**

| Category                                    | Area                | Notes                                | Value           |
|---|---------------------|--------------------------------------|-----------------|
| GROSS AREAS                                 | 164,861 SF          |                                      |                 |
| STORAGE EXEMPTION OF 40 SF PER UNIT MAXIMUM | (Excluded) 7,000 SF |                                      |                 |
| ELEVATOR SHAFT                              | (Excluded) 1,668 SF |                                      |                 |
| LOBBIES                                     | (Excluded) 776 SF   |                                      |                 |
| SERVICE SPACES                              | (Excluded) 822 SF   |                                      |                 |
| <b>TOTAL FSR</b>                            | <b>154,595 SF</b>   |                                      | <b>2.34 FSR</b> |
|   |                     | Permitted FAR 2.8                    | 185,348 SF      |
|   |                     | UNDER by 30,753 SF divided by 6 flrs | 5125 SF         |

**LEGAL DESCRIPTION**

**SITE AREAS**

| Category   | Value                                 |
|------------|---------------------------------------|
| TOTAL AREA | 1,5189 acres / 6,149.6 SM / 66,196 SF |

**SITE COVERAGE**

| Category                 | Value                                      |
|--------------------------|--|
| AREA (Exclude Balconies) | 66,196 SF / Permitted 55% / Proposed 42.4% |

**REQUIRED PARKING SPACES**

| Category                | Value        | Notes   |
|-------------------------|--------------|---|
| RESIDENT PARKING SPACES | 93.0         | BUILDING A 1.0 SPACE / UNIT MIN.  |
| VISITOR PARKING SPACES  | 175.0        | BUILDING B 1.0 SPACE / UNIT MIN.  |
| DISABILITY SPACES       | 17.5         | BUILDING A 0.1 SPACE / UNIT MIN.  |
|                         | 8.2          | BUILDING B 0.1 SPACE / UNIT MIN.  |
| <b>TOTAL</b>            | <b>192.5</b> | <b>PARKING SPACES</b>   |
|                         | 9.3 SPACES   | BCBC 2006 - 1 PER 100 SPACES INCLUDED IN RES. REQ. ABOVE OR 0.10 PER UNIT BASED ON UBC REQUIREMENTS |
| SMALL CAR SPACES        | 48.13 SPACES | PERMITTED 25%   |

**PROPOSED PARKING SPACES**

| Category                | Value      | Notes                       |
|-------------------------|------------|-----------------------------|
| RESIDENT PARKING SPACES | 74         | BUILDING A 0.8 SPACE / UNIT |
| VISITOR PARKING SPACES  | 123        | BUILDING B 0.8 SPACE / UNIT |
| DISABILITY SPACES       | 17         | BUILDING A 0.1 SPACE / UNIT |
|                         | 8          | BUILDING B 0.1 SPACE / UNIT |
| <b>TOTAL</b>            | <b>140</b> | <b>PARKING SPACES</b>       |
|                         | 148 SPACES | 0.8 SPACES / UNIT           |
| SMALL CAR SPACES        | 41 SPACES  | PROPOSED 29%                |

**REQUIRED BICYCLE SPACES**

| Category                | Value        | Notes                                     |
|-------------------------|--------------|---|
| RESIDENT BICYCLE SPACES | 139.5        | BUILDING A 1.5 SPACES / UNIT CLASS A      |
| VISITOR BICYCLE SPACES  | 282.5        | BUILDING B 1.5 SPACES / UNIT CLASS A      |
|                         | 42.5         | BUILDING A 16.0 SPACES / 35 UNITS CLASS B |
|                         | 80.0         | BUILDING B 16.0 SPACES / 35 UNITS CLASS B |
| <b>TOTAL</b>            | <b>342.5</b> | <b>BICYCLE SPACES</b>                     |
|                         | 342.5 SPACES | 2.0 SPACES / UNIT                         |

**PROPOSED BICYCLE SPACES**

| Category                | Value      | Notes   |
|-------------------------|------------|---|
| RESIDENT BICYCLE SPACES | 170        | BUILDING A 1.4 SPACES / UNIT CLASS A - UNDERGROUND    |
| VISITOR BICYCLE SPACES  | 286        | BUILDING B 1.4 SPACES / UNIT CLASS A - UNDERGROUND    |
|                         | 12         | BUILDING A 4.0 SPACES / 35 UNITS CLASS B - ON SURFACE |
|                         | 20         | BUILDING B 4.0 SPACES / 35 UNITS CLASS B - ON SURFACE |
| <b>TOTAL</b>            | <b>306</b> | <b>BICYCLE SPACES</b>                                 |
|                         | 306 SPACES | 1.7 SPACES / UNIT                                     |

Definition of Building Area  
building area: the sum of all horizontal areas of each storey within the exterior stud face of all exterior and basement walls (including any potential floor area within an atrium space above which there would be 3.7 m or more of vertical clearance and which might be used for additional living space), but excluding:  
 - open residential balconies, sun decks, patios, porches, and roof gardens;  
 - areas used exclusively for parking of vehicles and bicycles within the standards set out in this Handbook;  
 - areas used exclusively for loading, and for electrical and mechanical equipment;  
 - habitable areas with ceilings less than 1.2 m above finished grade;  
 - amenity areas such as day care, recreation, and meeting rooms to a maximum of 10% of the total gross floor area;  
 - up to 3.7 m<sup>2</sup> of in-suite storage space per dwelling;  
 - areas of undeveloped floors above the highest storey to which there is only hatch access; and  
 - habitable space more than 1.2 m under grade to be excluded from building area in Floor Space Ratio calculations within the Theological Neighbourhood.  
 building envelope: the potential volume within the lines prescribed by the required yards

**DEVELOPMENT SUMMARY**

**BUILDING A (LOT 27)** 93 units

| Room Type               | Parking | Main             | 2nd floor        | 3rd Floor        | 4th Floor        | 5th Floor        | 6th Floor        | Total Units | Net Area | Total Net Area   | FSR Area | Total FSR Area   | Unit Mix |
|-------------------------|---------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|----------|------------------|----------|------------------|----------|
| A2 Studio               |         | 1                | 1                | 0                | 0                | 0                | 0                | 2           | 548 SF   | 1,096 SF         | 508 SF   | 1,016 SF         | 2%       |
| A5 1 Bedroom            |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 641 SF   | 3,846 SF         | 601 SF   | 3,606 SF         | 2%       |
| A6a 1 Bedroom           |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 599 SF   | 3,594 SF         | 559 SF   | 3,354 SF         | 6%       |
| A6 Studio               |         | 1                | 2                | 2                | 2                | 2                | 1                | 10          | 418 SF   | 4,180 SF         | 378 SF   | 3,780 SF         | 11%      |
| A7 1 Bedroom            |         | 0                | 0                | 0                | 0                | 0                | 1                | 1           | 730 SF   | 730 SF           | 690 SF   | 690 SF           | 1%       |
| A8 1 Bedroom+den        |         | 1                | 0                | 0                | 0                | 0                | 0                | 1           | 652 SF   | 652 SF           | 612 SF   | 612 SF           | 1%       |
| B 2 Bedroom             |         | 0                | 0                | 4                | 4                | 4                | 4                | 16          | 767 SF   | 12,272 SF        | 727 SF   | 11,632 SF        | 17%      |
| B-lower 2 Bedroom       |         | 3                | 3                | 0                | 0                | 0                | 0                | 6           | 808 SF   | 4,848 SF         | 768 SF   | 4,608 SF         | 6%       |
| B3 2 Bedroom-inside     |         | 1                | 2                | 2                | 2                | 2                | 2                | 11          | 627 SF   | 6,897 SF         | 587 SF   | 6,457 SF         | 12%      |
| C 2 Bedroom-corner      |         | 1                | 1                | 1                | 1                | 1                | 0                | 5           | 861 SF   | 4,305 SF         | 821 SF   | 4,105 SF         | 5%       |
| Ca 2 Bedroom-corner     |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 851 SF   | 5,106 SF         | 811 SF   | 4,866 SF         | 6%       |
| C1 3 Bedroom-outside    |         | 1                | 1                | 1                | 1                | 1                | 0                | 5           | 1,102 SF | 5,510 SF         | 1,062 SF | 5,310 SF         | 5%       |
| C1c 3 Bedroom-outside   |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,138 SF | 6,828 SF         | 1,098 SF | 6,588 SF         | 6%       |
| C2 3 Bedroom-outside    |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,246 SF | 7,476 SF         | 1,206 SF | 7,236 SF         | 6%       |
| D2 3 Bedroom            |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,187 SF | 7,122 SF         | 1,147 SF | 6,882 SF         | 6%       |
| <b>#UNIT / FLOOR</b>    |         | 15               | 16               | 16               | 16               | 16               | 14               | 93          | UNITS    | <b>74,462 SF</b> |          | <b>70,742 SF</b> | 100%     |
| <b>UNIT AREA/FLOOR</b>  |         | <b>12,294 SF</b> | <b>12,687 SF</b> | <b>12,783 SF</b> | <b>12,783 SF</b> | <b>12,783 SF</b> | <b>11,132 SF</b> |             |          |                  |          |                  |          |
| Common Area             |         | 1,993 SF         | 1,600 SF         | 1,602 SF         | 1,602 SF         | 1,602 SF         | 1,603 SF         |             |          | 10,002 SF        |          | 10,002 SF        | excluded |
| Bike Storage Room       |         |                  |                  |                  |                  |                  |                  |             |          |                  |          |                  | excluded |
| Storage Locker          |         |                  |                  |                  |                  |                  |                  |             |          |                  |          |                  | excluded |
| Garbage/Recycling       |         |                  |                  |                  |                  |                  |                  |             |          |                  |          |                  | excluded |
| Maintenance             |         |                  |                  |                  |                  |                  |                  |             |          |                  |          |                  | excluded |
| Elevator Shaft          |         | 139 SF           | 139 SF           | 139 SF           | 139 SF           | 139 SF           | 139 SF           |             |          | 834 SF           |          | 834 SF           | excluded |
| Lobby                   |         | 222 SF           | 222 SF           | 222 SF           | 222 SF           | 222 SF           | 222 SF           |             |          | 444 SF           |          | 444 SF           | excluded |
| Service Spaces          |         | 57 SF            | 57 SF            | 57 SF            | 57 SF            | 57 SF            | 57 SF            |             |          | 342 SF           |          | 342 SF           | excluded |
| <b>GROSS FLOOR AREA</b> |         | <b>14,705 SF</b> | <b>14,705 SF</b> | <b>14,581 SF</b> | <b>14,581 SF</b> | <b>14,581 SF</b> | <b>12,931 SF</b> |             |          | <b>86,084 SF</b> |          | <b>79,124 SF</b> |          |
| <b>NET EFFICIENCY</b>   |         | 83.6 %           | 86.3 %           | 87.7 %           | 87.7 %           | 87.7 %           | 86.1 %           |             |          | 86.5 %           |          |                  |          |

**BUILDING B (LOT 29)** 82 units

| Room Type               | Parking | Main             | 2nd floor        | 3rd Floor        | 4th Floor        | 5th Floor        | 6th Floor        | Total Units | Net Area | Total Net Area   | FSR Area | Total FSR Area   | Unit Mix |
|-------------------------|---------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|----------|------------------|----------|------------------|----------|
| A6 1 Bedroom            |         | 3                | 4                | 4                | 4                | 4                | 4                | 23          | 641 SF   | 14,743 SF        | 601 SF   | 13,823 SF        | 28%      |
| A6 Alt 2 Bedroom        |         | 2                | 3                | 3                | 3                | 3                | 3                | 17          | 710 SF   | 12,070 SF        | 670 SF   | 11,390 SF        | 21%      |
| B 2 Bedroom             |         | 0                | 0                | 1                | 1                | 1                | 1                | 4           | 767 SF   | 3,068 SF         | 727 SF   | 2,908 SF         | 5%       |
| B-lower 2 Bedroom       |         | 1                | 1                | 0                | 0                | 0                | 0                | 2           | 808 SF   | 1,616 SF         | 768 SF   | 1,536 SF         | 2%       |
| B1 2 Bedroom-inside     |         | 0                | 1                | 1                | 1                | 1                | 1                | 5           | 926 SF   | 4,630 SF         | 886 SF   | 4,430 SF         | 6%       |
| B1a 1 Bedroom-inside    |         | 1                | 0                | 0                | 0                | 0                | 0                | 1           | 687 SF   | 687 SF           | 647 SF   | 647 SF           | 1%       |
| B2 2 Bedroom+den        |         | 1                | 0                | 0                | 0                | 0                | 0                | 1           | 1,073 SF | 1,073 SF         | 1,033 SF | 1,033 SF         | 1%       |
| Ca 2 Bedroom-corner     |         | 2                | 2                | 2                | 2                | 2                | 1                | 11          | 851 SF   | 9,361 SF         | 811 SF   | 8,921 SF         | 13%      |
| C1a1 3 Bedroom-outside  |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,104 SF | 6,624 SF         | 1,064 SF | 6,384 SF         | 7%       |
| C1e 3 Bedroom-outside   |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,167 SF | 7,002 SF         | 1,127 SF | 6,762 SF         | 7%       |
| D 4 Bedroom             |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,322 SF | 7,932 SF         | 1,282 SF | 7,692 SF         | 7%       |
| <b>#UNIT / FLOOR</b>    |         | 13               | 14               | 14               | 14               | 14               | 13               | 82          | UNITS    | <b>68,806 SF</b> |          | <b>65,226 SF</b> | 100%     |
| <b>UNIT AREA/FLOOR</b>  |         | <b>9,786 SF</b>  | <b>9,593 SF</b>  | <b>9,552 SF</b>  | <b>9,552 SF</b>  | <b>9,552 SF</b>  | <b>8,701 SF</b>  |             |          |                  |          |                  |          |
| Common Area             |         | 2,996 SF         | 3,477 SF         | 3,478 SF         | 3,478 SF         | 3,478 SF         | 3,488 SF         |             |          | 20,395 SF        |          | 20,395 SF        | excluded |
| Bike Storage Room       |         |                  |                  |                  |                  |                  |                  |             |          |                  |          |                  | excluded |
| Storage Locker          |         |                  |                  |                  |                  |                  |                  |             |          |                  |          |                  | excluded |
| Garbage/Recycling       |         |                  |                  |                  |                  |                  |                  |             |          |                  |          |                  | excluded |
| Maintenance             |         |                  |                  |                  |                  |                  |                  |             |          |                  |          |                  | excluded |
| Elevator Shaft          |         | 139 SF           | 139 SF           | 139 SF           | 139 SF           | 139 SF           | 139 SF           |             |          | 834 SF           |          | 834 SF           | excluded |
| Lobby                   |         | 332 SF           | 332 SF           | 332 SF           | 332 SF           | 332 SF           | 332 SF           |             |          | 332 SF           |          | 332 SF           | excluded |
| Service Spaces          |         | 80 SF            | 80 SF            | 80 SF            | 80 SF            | 80 SF            | 80 SF            |             |          | 480 SF           |          | 480 SF           | excluded |
| <b>GROSS FLOOR AREA</b> |         | <b>13,333 SF</b> | <b>13,289 SF</b> | <b>13,249 SF</b> | <b>13,249 SF</b> | <b>13,249 SF</b> | <b>12,408 SF</b> |             |          | <b>78,777 SF</b> |          | <b>84,275 SF</b> |          |
| <b>NET EFFICIENCY</b>   |         | 73.4 %           | 72.2 %           | 72.1 %           | 72.1 %           | 72.1 %           | 70.1 %           |             |          | 87.3 %           |          |                  |          |

**TOTAL SITE**

| Room Type              | Parking | Main             | 2nd floor        | 3rd Floor        | 4th Floor        | 5th Floor        | 6th Floor        | Total Units | Net Area | Total Net Area    | FSR Area | Total FSR Area    | Unit Mix |
|------------------------|---------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|----------|-------------------|----------|-------------------|----------|
| A2 Studio              |         | 1                | 1                | 0                | 0                | 0                | 0                | 2           | 548 SF   | 1,096 SF          | 508 SF   | 1,016 SF          | 1%       |
| A5 1 Bedroom           |         | 4                | 5                | 5                | 5                | 5                | 5                | 29          | 641 SF   | 18,589 SF         | 601 SF   | 17,429 SF         | 17%      |
| A6 Alt 2 Bedroom       |         | 2                | 3                | 3                | 3                | 3                | 3                | 17          | 710 SF   | 12,070 SF         | 670 SF   | 11,390 SF         | 10%      |
| A6a 1 Bedroom          |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 599 SF   | 3,594 SF          | 559 SF   | 3,348 SF          | 3%       |
| A6 Studio              |         | 1                | 2                | 2                | 2                | 2                | 1                | 10          | 418 SF   | 4,180 SF          | 378 SF   | 3,780 SF          | 1%       |
| A7 1 Bedroom           |         | 0                | 0                | 0                | 0                | 0                | 0                | 1           | 707 SF   | 707 SF            | 667 SF   | 667 SF            | 1%       |
| A8 1 Bedroom+den       |         | 1                | 0                | 0                | 0                | 0                | 0                | 1           | 652 SF   | 652 SF            | 612 SF   | 612 SF            | 1%       |
| B 2 Bedroom            |         | 0                | 0                | 5                | 5                | 5                | 5                | 20          | 767 SF   | 15,340 SF         | 727 SF   | 14,540 SF         | 11%      |
| B-lower 2 Bedroom      |         | 4                | 4                | 0                | 0                | 0                | 0                | 8           | 808 SF   | 6,464 SF          | 768 SF   | 6,144 SF          | 5%       |
| B1 2 Bedroom-inside    |         | 0                | 1                | 1                | 1                | 1                | 1                | 5           | 918 SF   | 4,590 SF          | 878 SF   | 4,390 SF          | 3%       |
| B1a 1 Bedroom-inside   |         | 1                | 0                | 0                | 0                | 0                | 0                | 1           | 714 SF   | 714 SF            | 674 SF   | 674 SF            | 1%       |
| B2 2 Bedroom+den       |         | 1                | 0                | 0                | 0                | 0                | 0                | 1           | 1,073 SF | 1,073 SF          | 1,033 SF | 1,033 SF          | 1%       |
| B3 2 Bedroom-inside    |         | 1                | 2                | 2                | 2                | 2                | 2                | 11          | 627 SF   | 6,897 SF          | 587 SF   | 6,457 SF          | 6%       |
| C 2 Bedroom-corner     |         | 1                | 1                | 1                | 1                | 1                | 0                | 5           | 861 SF   | 4,305 SF          | 821 SF   | 4,105 SF          | 3%       |
| Ca 2 Bedroom-corner    |         | 3                | 3                | 3                | 3                | 3                | 2                | 17          | 836 SF   | 14,212 SF         | 796 SF   | 13,797 SF         | 10%      |
| C1 3 Bedroom-outside   |         | 1                | 1                | 1                | 1                | 1                | 0                | 5           | 1,096 SF | 5,480 SF          | 1,056 SF | 5,280 SF          | 3%       |
| C1a1 3 Bedroom-outside |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,101 SF | 6,606 SF          | 1,061 SF | 6,366 SF          | 3%       |
| C1c 3 Bedroom-outside  |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,138 SF | 6,828 SF          | 1,098 SF | 6,588 SF          | 3%       |
| C1e 3 Bedroom-outside  |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,167 SF | 7,002 SF          | 1,127 SF | 6,762 SF          | 3%       |
| C2 3 Bedroom-outside   |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,246 SF | 7,476 SF          | 1,206 SF | 7,236 SF          | 3%       |
| D 4 Bedroom            |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,322 SF | 7,950 SF          | 1,285 SF | 7,710 SF          | 3%       |
| D2 3 Bedroom           |         | 1                | 1                | 1                | 1                | 1                | 1                | 6           | 1,128 SF | 6,768 SF          | 1,088 SF | 6,528 SF          | 3%       |
| <b>#UNIT / FLOOR</b>   |         | 28               | 30               | 30               | 30               | 30               | 27               | 175         | UNITS    | <b>142,587 SF</b> |          | <b>135,842 SF</b> | 101%     |
| <b>UNIT AREA/FLOOR</b> |         | <b>23,416 SF</b> | <b>24,291 SF</b> | <b>24,346 SF</b> | <b>24,346 SF</b> | <b>24,346 SF</b> | <b>21,842 SF</b> |             |          |                   |          |                   |          |
| Common Area            |         | 4,622 SF         | 3,703 SF         | 3,484 SF         | 3,484 SF         | 3,484 SF         | 3,497 SF         |             |          | 22,274 SF         |          | 22,274 SF         | excluded |
| Bike Storage Room      |         |                  |                  |                  |                  |                  |                  |             |          |                   |          |                   |          |