

Gross Areas

PARKING GFA TOTAL: 132, 741 ft²
RESIDENTIAL TOTAL: 667, 400 ft²
- UNIT TOTAL: 458, 743 ft²
FREE STREETS/COMMERCIAL TOTAL: 3,859 ft²

TOTAL GFA: 804, 000 ft²
NET LEASABLE TOTAL: 462, 602 ft²

Typ. Floor Plate Efficiency: 86% PER FLOOR
8,592 ft² (Leaseable) / 10,021 ft² (Gross Floor Area) = 86%

Phase 1 Area: 161,257 ft² (3.702 ACRES)
Future Phase Area: 145,761 ft² (3.346 ACRES)
Total Site Area: 307,018 ft² (7.048 ACRES)

Units

Building	1-BR	2-BR	Free Sts.	Unit Count
Podium	24	86	3	113
Tower 1	188	96	0	284
Tower 2	156	80	0	236

Total Units	368	255	3	626
Total Beds	368	510	0	878

Residential Units: 630

Parking

	Surface	Podium	Total
Residential	120	384	504
Residential Parking Ratio:			0.8/ Unit
Bicycle	50	150	200

Storage Lockers

L3	132
L4	132
L5	30
L6	30
Total	324

Zoning Setbacks

Zone: C1-2
Front Yard: None
Rear Yard: None
-Minimum building height of 4.5 metres and maximum building height of 22 metres within the first 5 metres of **Simcoe Extension**
-Minimum building height of 4.5 metres and a maximum building height of 22 metres within the first 5 metres for the **Bradford lot line**

Commercial Parking Req:*

*None required per Section 6.3.6.1 of the City Bylaw

