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Musson
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NICOLA
REAL ESTATE

2285 CAMBIE

URBAN DESIGN ANALYSIS

NOVEMBER 2025

EXECUTIVE SUMMARY

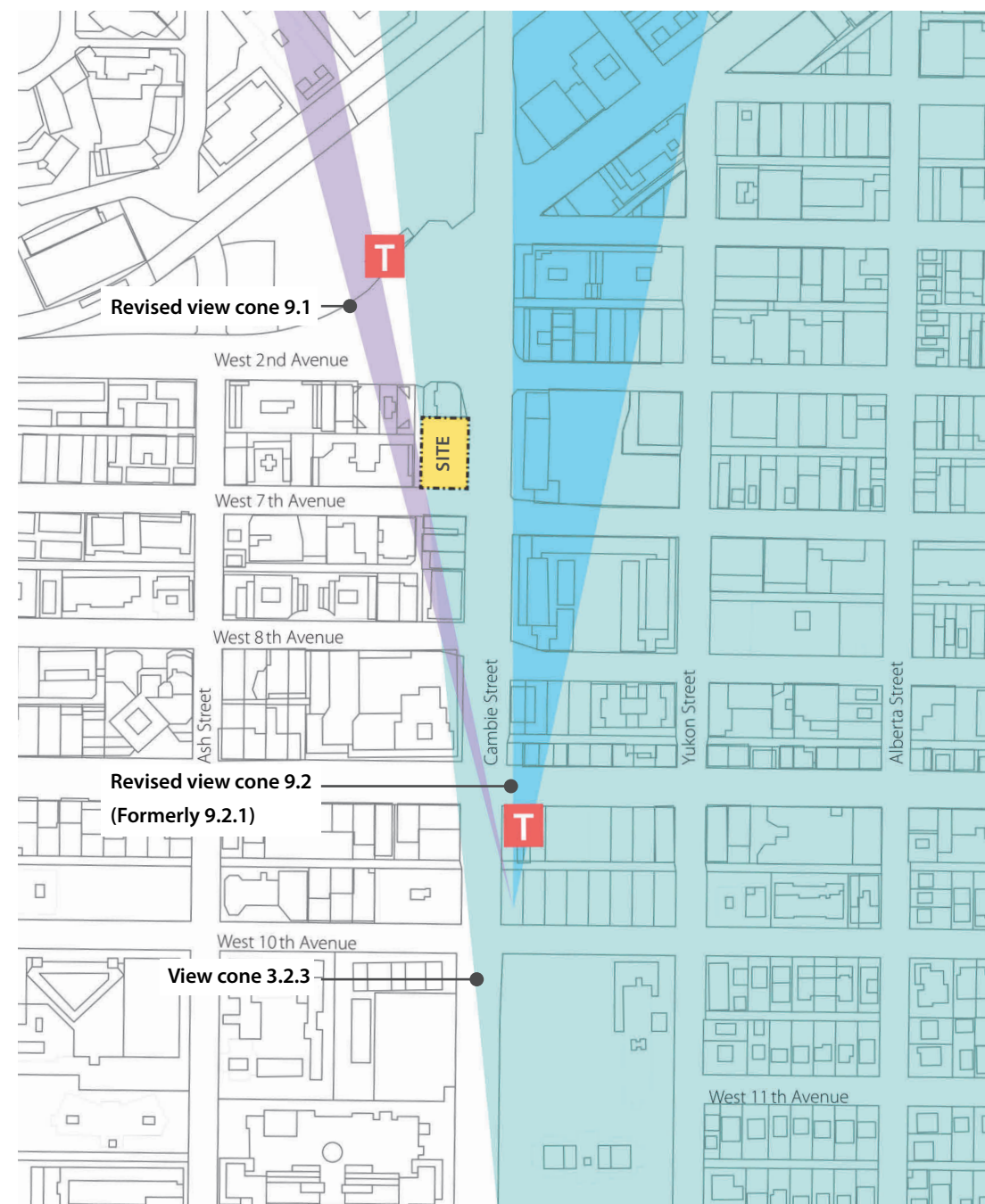
The rezoning application seeks to rezone the site at 2285 Cambie Street from C-3A to CD-1 to allow for the construction of a mixed-use office and residential building in accordance with the Broadway Plan and Transit-Oriented Areas Rezoning Policy. The project is uniquely located within 300m of two rapid-transit stations and the only intersection between the Canada Line and the extended Millenium Line.

The original 2024 rezoning proposal entails a 30-storey, 212-unit building with an above-grade gross area of 227,410 sq.ft or 14.37 FSR and a total height of 331'-8" (101m). After receiving updated information from the City of Vancouver regarding view corridors during the rezoning process, there is an additional height allowance available beneath the lowest limiting view cone, QE 3.2.3. By optimizing existing floor-to-floor heights and increasing the total building height, we are able to add 2 additional floors to the project while maintaining project compliance under the Broadway Plan.

The revised proposal is as follows:

- Request for **additional 10'-6"** in total building height from 331'-8" (101m) to **342'-2" (104m)**, terminating beneath View Cone QE 3.2.3.
- Optimization of tower typical floor-to-floor height from 9'-8" to 9'-4" to reduce total height request
- **Add 2-storeys** to the residential rental tower, resulting in a 32-storey tower + rooftop amenity
- **Add 18 units of secured rental housing**, increasing unit count from 212 units to 230 units with 20% BMR and meeting family-housing mix
- **FSR increases 0.93 FSR from 14.37 to 15.3 FSR**
- Project remains compliant under Broadway Plan FUCC Area Guidelines
- No reduction of workspaces and retail space, meeting the 3.0 FSR minimum non-residential project requirement
- No material urban design changes relating to floor plate sizes, tower separations, shadow studies or public realm

The following package includes comparisons of project statistics, sections, shadow studies, floor plans, tower separation diagrams, and renderings for consideration.



PROJECT STATS - REZONING APPLICATION

2285 Cambie

Urban Design
Analysis

PROPOSED FLOOR AREA BY USE																				
LEVEL	GFA (AREA GROSS)		RETAIL		OFFICE		RESIDENTIAL		EXCLUSIONS (SQ.FT.)										FSR (AREA NET)	
	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	AMENITY		SERVICE/BIKE/PARKING		IN SUITE STORAGE		BALCONY		ENVELOPE (RESIDENTIAL)		SQ.FT.	SQ.M.
LEVEL P5	15 787	1 467									15 787	1 467							-	-
LEVEL P4	15 787	1 467									15 787	1 467							-	-
LEVEL P3	15 787	1 467									15 787	1 467							-	-
LEVEL P2	15 787	1 467									15 787	1 467							-	-
LEVEL P1	15 787	1 467									15 787	1 467							-	-
BASEMENT	14 660	1 362									14 660	1 362							-	-
LEVEL 1	9 499	883	3 985	370	1 116	104	2 980	277			1 418	132							8 081	751
MEZZ	3 629	338			665	62	1 730	161			1 234	115							2 395	223
LEVEL 2	12 785	1 188			12 444	1 156	211	20			130	12							12 655	1 176
LEVEL 3	12 785	1 188			12 444	1 156	211	20			130	12							12 655	1 176
LEVEL 4	13 287	1 235			12 947	1 203	211	20			129	12							13 158	1 223
LEVEL 5	13 287	1 235			12 947	1 203	211	20			129	12							13 158	1 223
LEVEL 6	6 829	634							6 589	612	240	22							-	-
LEVEL 7	6 900	641					6 509	605			241	22	115	11	934	87	35	3	6 509	605
LEVEL 8	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 9	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 10	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 11	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 12	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 13	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 14	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 15	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 16	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 17	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 18	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 19	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 20	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 21	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 22	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 23	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 24	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 25	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 26	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 27	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 28	7 150	664					6 873	639			86	8	154	14	952	88	37	3	6 873	639
LEVEL 29	7 150	664					6 873	639			86	8	154	14	952	88	37	3	6 873	639
LEVEL 30	7 150	664					6 873	639			86	8	154	14	952	88	37	3	6 873	639
ROOF AMENITY	5 381	500							4 132	384	1 249	116							-	-
MECH ROOF	731	68									731	68							-	-
EMR	731	68									731	68							-	-
TOTAL	GFA (AREA GROSS)		RETAIL		OFFICE		RESI		AMENITY		SERVICE		STORAGE		BALCONY		ENVELOPE		FSR (AREA NET)	
	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
	343 889	31 947	3 985	370	52 563	4 884	170 862	15 880	10 721	996	101 935	9 472	2 937	273	22 830	2 111	886	72	227 410	21 134
									Amenity Area %	6.27%					Balcony Area %	13.36%			FSR Proposed	14.37

PROJECT STATS - REVISED PROPOSAL

LEGAL ADDRESS:	LOT 12, EXCEPT THE EAST 14 FT AND PART IN EXPLANATORY PLAN 7051, NOW HIGHWAYS; LOT 13 TO 15, EXCEPT (A) PART IN PLAN 4386 AND (B) PART IN EXPLANATORY PLAN 7212; ALL OF BLOCK 300, DISTRICT LOT 526, N.W.D., PLAN 590
CIVIC ADDRESS:	2219 & 2285 CAMBIE ST, VANCOUVER, BC V5Z 2T5
SITE AREA:	1,465.39 m² (15,773.34 sq. ft.)
CURRENT ZONING:	C-3A
PROPOSED ZONING:	CD-1
PROPOSED USES:	RETAIL, OFFICE & RESIDENTIAL
PROPOSED DENSITY:	22,358 m² (240,661 sq. ft.)
PROPOSED FSR:	15.3
PROPOSED BUILDING HEIGHT:	32 STOREYS; 342' - 1 3/8" (104.28 m)

FSR SUMMARY		
	SQ.FT.	SQ.M.
SITE AREA	15,773.34	1,465.39
TOTAL GFA	361,307	33,567
TOTAL FSR EXCLUSION	120,646	11,208
TOTAL FSR AREA	240,661	22,358
FSR		15.3

INDOOR AMENITY EXCLUSION		
	SQ.FT.	SQ.M.
RESIDENTIAL GFA	187,174	17,389
MAX AMENITY EXCLUSION PERMITTED (10%)	18,717	1,739
INDOOR AMENITY AREA PROPOSED	10,679	992

BALCONY EXCLUSION		
	SQ.FT.	SQ.M.
RESIDENTIAL GFA	187,174	17,389
MAX BALCONY EXCLUSION PERMITTED (12%)	22,461	2,087
BALCONY AREA PROPOSED	22,885	2,126

RESIDENTIAL GFA includes secured market rental & storage area, secured below-market rental & storage area, and common residential area.

GROSS AND FSR AREAS																											
LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS										TOTAL FSR AREA		
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION				
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	
LEVEL P6	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0
LEVEL P5	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0
LEVEL P4	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0
LEVEL P3	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0
LEVEL P2	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0
LEVEL P1	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0
LEVEL 1	4,248	395	902	84	2,376	221	625	58	0	0	2,532	235	10,684	993	0	0	2,532	235	0	0	0	0	2,532	235	8,152	757	
MEZZANINE	0	0	192	18	328	30	1,547	144	0	0	1,537	143	3,604	335	0	0	1,537	143	0	0	0	0	1,537	143	2,067	192	
LEVEL 2	0	0	12,473	1,159	279	26	0	0	0	0	186	17	12,938	1,202	0	0	186	17	0	0	0	0	186	17	12,752	1,185	
LEVEL 3	0	0	12,473	1,159	279	26	0	0	0	0	186	17	12,938	1,202	0	0	186	17	0	0	0	0	186	17	12,752	1,185	
LEVEL 4	0	0	13,028	1,210	279	26	0	0	0	0	186	17	13,493	1,253	0	0	186	17	0	0	0	0	186	17	13,307	1,236	
LEVEL 5	0	0	13,028	1,210	279	26	0	0	0	0	186	17	13,493	1,253	0	0	186	17	0	0	0	0	186	17	13,307	1,236	
LEVEL 6	0	0	0	0	0	0	0	0	6,587	612	154	14	6,740	626	0	0	154	14	6,587	612	0	0	6,740	626	0	0	
LEVEL 7	0	0	0	0	6,677	620	0	0	0	0	241	22	6,918	643	149	14	241	22	0	0	38	3	428	40	6,491	603	
LEVEL 8	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 9	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 10	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 11	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 12	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 13	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 14	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 15	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 16	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 17	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 18	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 19	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 20	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 21	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 22	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 23	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 24	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 25	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 26	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 27	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 28	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 29	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 30	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637	
LEVEL 31	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637	
LEVEL 32	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637	
LEVEL AMENITY	0	0	0	0	0	0	0	0	4,190	389	1,266	118	5,456	507	0	0	1,266	118	4,190	389	0	0	5,456	507	0	0	
LEVEL MECH ROOF	0	0	0	0	0	0	0	0	0	0	790	73	790	73	0	0	790	73	0	0	0	0	790	73	0	0	
LEVEL EMR	0	0	0	0	0	0	0	0	0	0	790	73	790	73	0	0	790	73	0	0	0	0	790	73	0	0	
TOTAL	4,248	395	52,096	4,840	187,174	17,389	2,173	202	10,777	1,001	104,839	9,740	361,307	33,567	4,020	373	104,839	9,740	10,777	1,001	1,010	94	120,646	11,208	240,661	22,358	

UNIT MIX COMPARISON

REZONING APPLICATION

TOTAL UNITS					
UNIT MIX	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 7	1	4	2	1	8
LEVEL 8-27	20	100	40	20	180
LEVEL 28-30	0	12	12	0	24
UNIT COUNT	21	116	54	21	212
%	9.9%	54.7%	25.5%	9.9%	
AVERAGE UNIT SIZE	425 sq.ft.	497 sq.ft.	732 sq.ft.	806 sq.ft.	

BELOW MARKET UNITS					
UNIT MIX	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 7	1	2	2	1	6
LEVEL 8-27	9	15	6	6	36
LEVEL 28-30					0
UNIT COUNT	10	17	8	7	42
%	23.8%	40.5%	19.0%	16.7%	

MARKET UNITS					
UNIT MIX	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 7		2			2
LEVEL 8-27	11	85	34	14	144
LEVEL 28-30		12	12		24
UNIT COUNT	11	99	46	14	170
%	6.5%	58.2%	27.1%	8.2%	

REVISED PROPOSAL

TOTAL SECURED RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	23	126	58	23	230
DWELLING UNIT AREA [SQ.FT.]	9,407	65,984	43,514	22,011	140,916
PERCENTAGE OF UNITS	10%	54.8%	25.2%	10%	100%

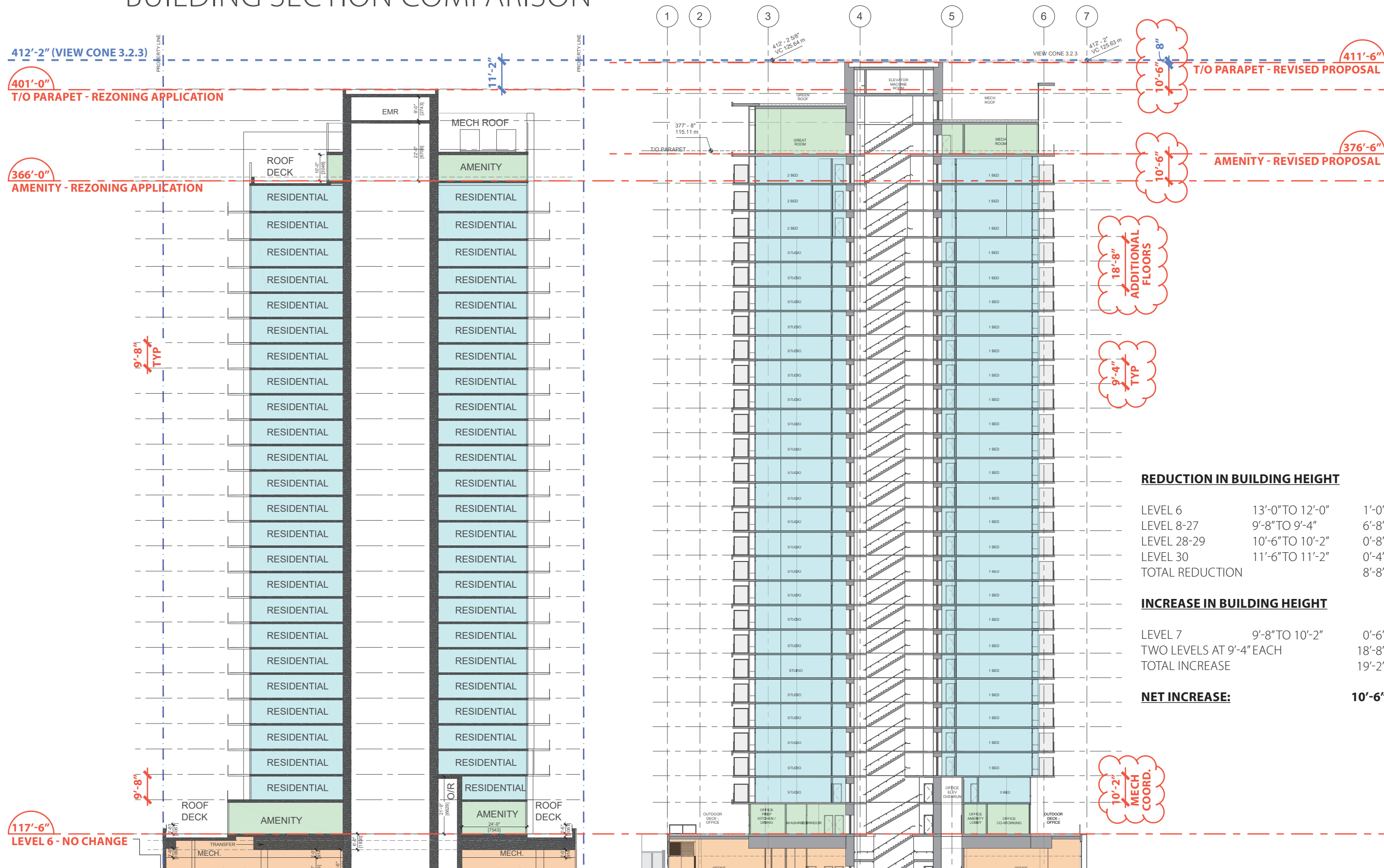
SECURED BELOW-MARKET RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	11	17	12	7	47
DWELLING UNIT AREA [SQ.FT.]	4,908	9,222	8,340	5,725	28,195
PERCENTAGE OF UNITS	23.4%	36.2%	25.5%	14.9%	100%

SECURED MARKET RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	12	109	46	16	183
PERCENTAGE OF UNITS	6.6%	59.6%	25.1%	8.7%	100%

TOTAL SECURED RENTAL AREA [SQ.FT.]	140,916
SECURED BELOW-MARKET RENTAL AREA	28,212
SECURED BELOW-MARKET RENTAL AREA PERCENTAGE	20.0%

RESIDENTIAL UNIT MIX					
LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL PER FLOOR
LEVEL 7	1	4	2	1	8
LEVEL 8	1	5	2	1	9
LEVEL 9	1	5	2	1	9
LEVEL 10	1	5	2	1	9
LEVEL 11	1	5	2	1	9
LEVEL 12	1	5	2	1	9
LEVEL 13	1	5	2	1	9
LEVEL 14	1	5	2	1	9
LEVEL 15	1	5	2	1	9
LEVEL 16	1	5	2	1	9
LEVEL 17	1	5	2	1	9
LEVEL 18	1	5	2	1	9
LEVEL 19	1	5	2	1	9
LEVEL 20	1	5	2	1	9
LEVEL 21	1	5	2	1	9
LEVEL 22	1	5	2	1	9
LEVEL 23	1	5	2	1	9
LEVEL 24	1	5	2	1	9
LEVEL 25	1	5	2	1	9
LEVEL 26	1	5	2	1	9
LEVEL 27	1	5	2	1	9
LEVEL 28	1	5	2	1	9
LEVEL 29	1	5	2	1	9
LEVEL 30	0	4	4	0	8
LEVEL 31	0	4	4	0	8
LEVEL 32	0	4	4	0	8
	23	126	58	23	230

BUILDING SECTION COMPARISON



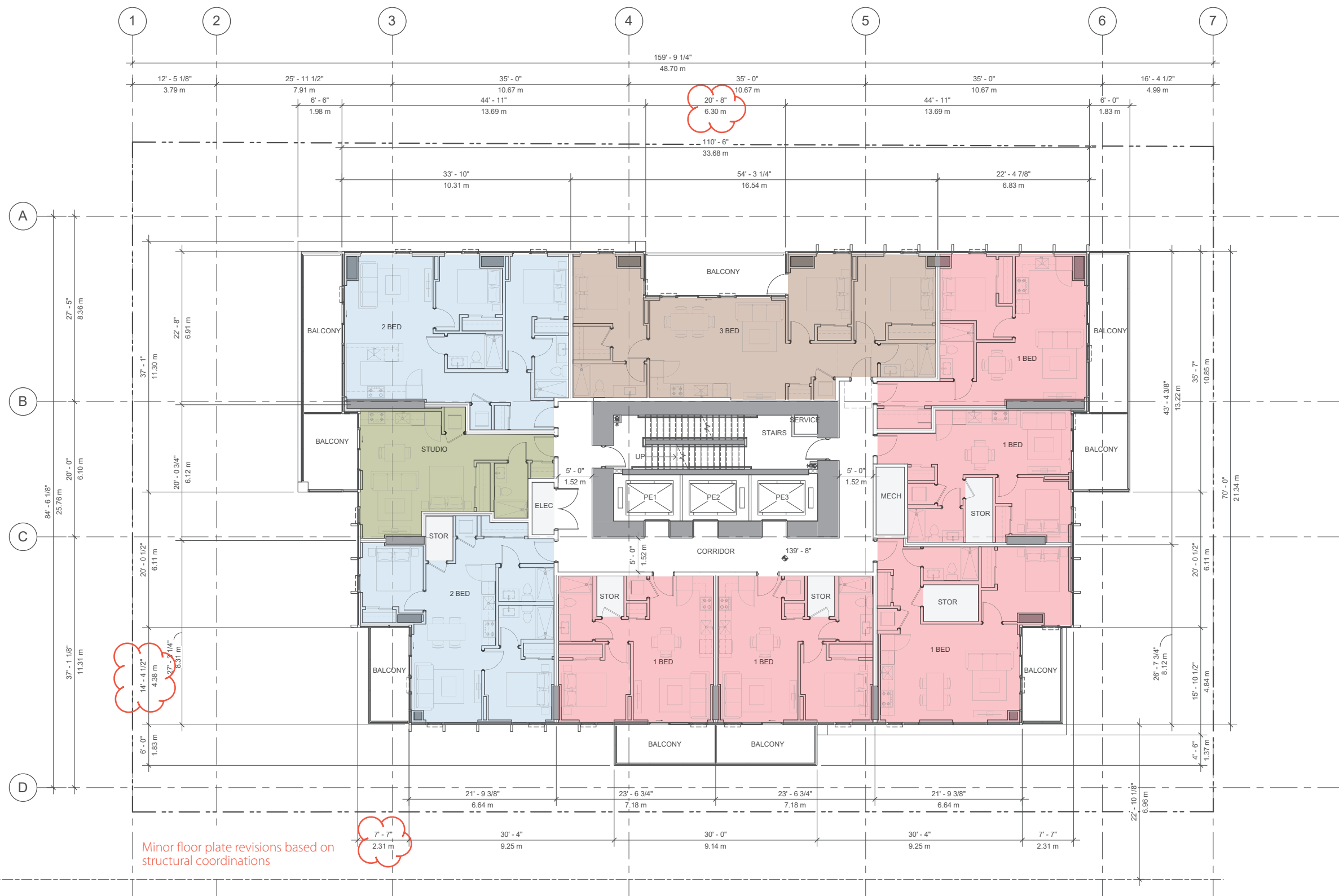
REZONING APPLICATION

REVISED PROPOSAL

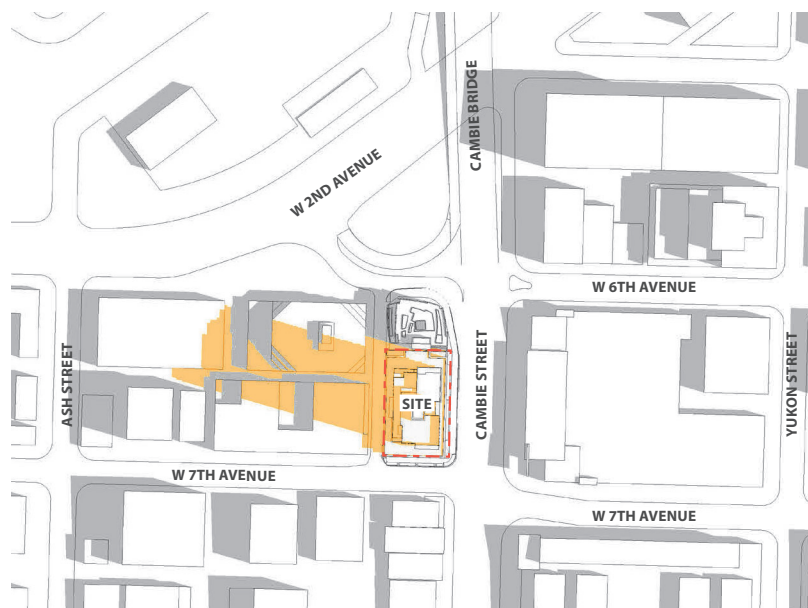
Urban Design Analysis



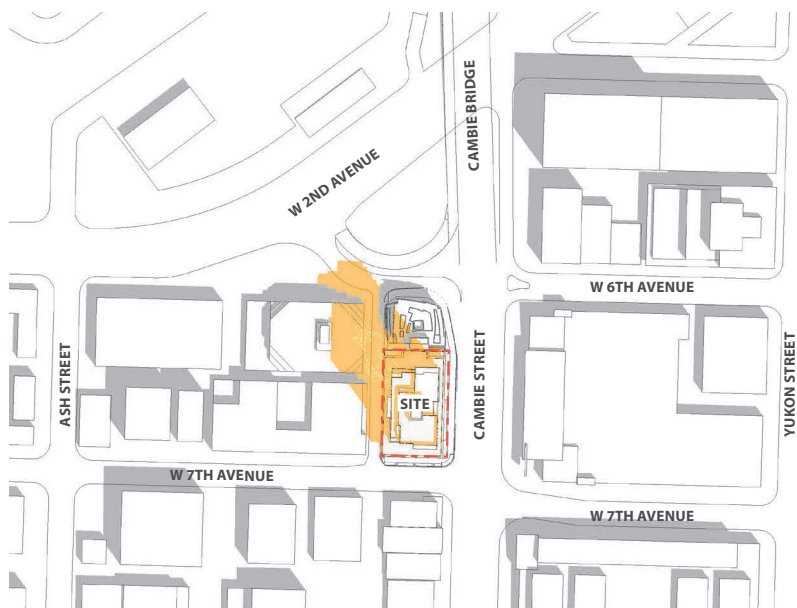
TYPICAL FLOOR PLAN (LEVEL 8-29) - REVISED PROPOSAL



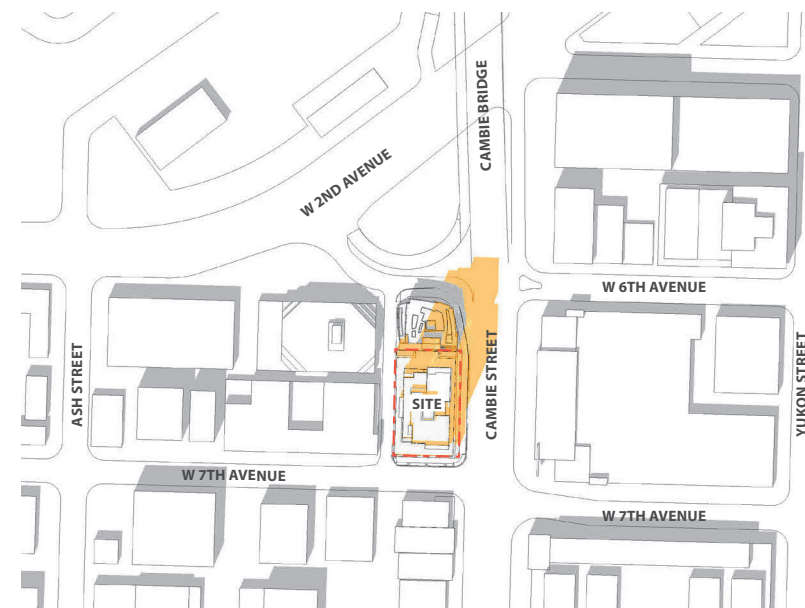
SHADOW STUDIES - REZONING APPLICATION



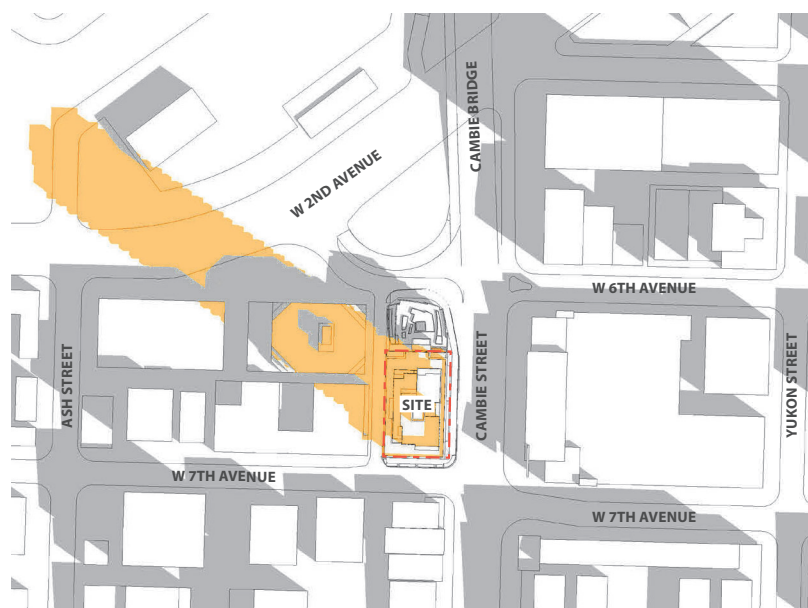
SUMMER SOLSTICE | 10am



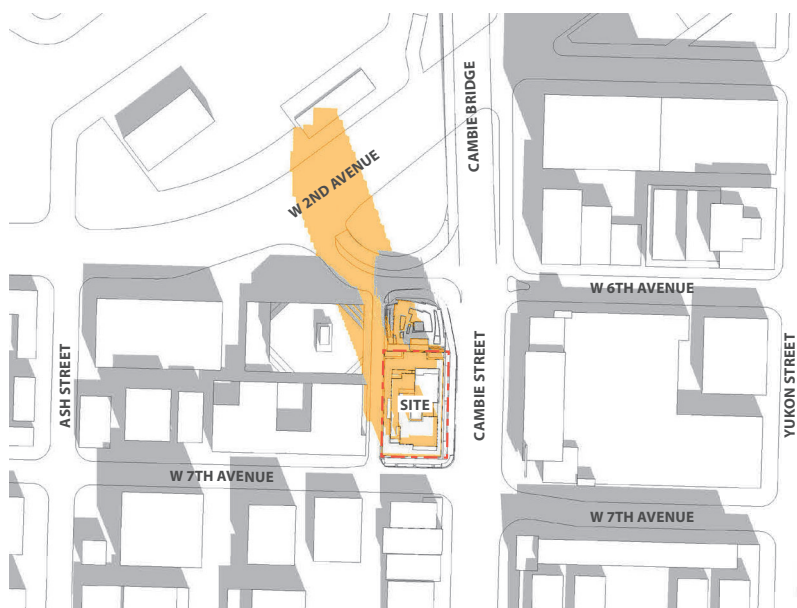
SUMMER SOLSTICE | 12pm



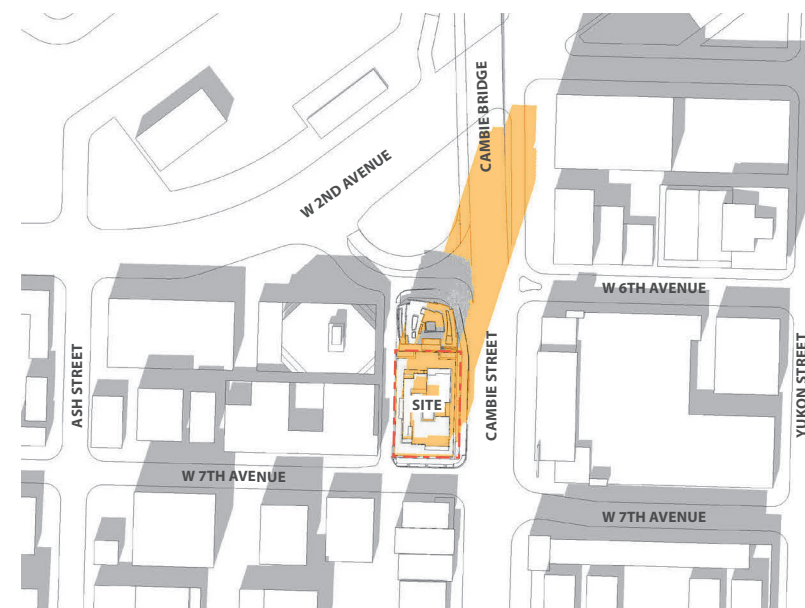
SUMMER SOLSTICE | 2pm



SPRING / FALL EQUINOX | 10am

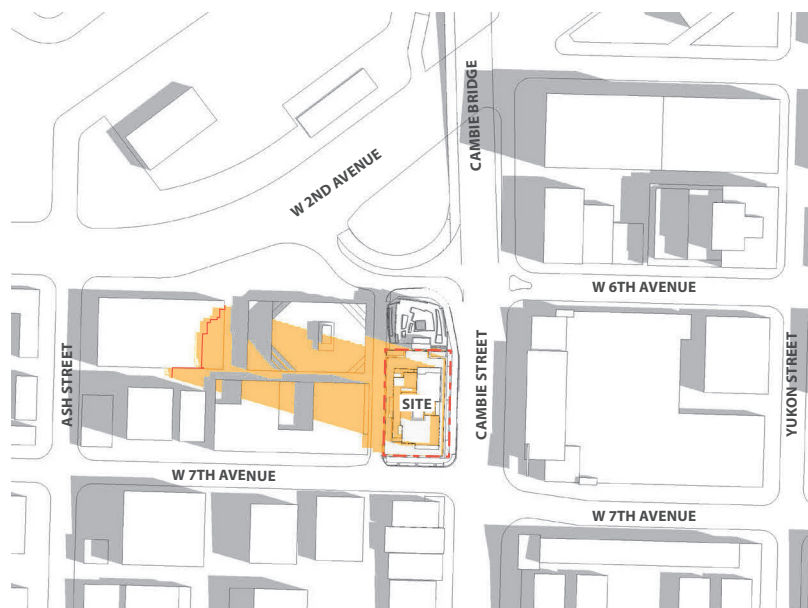


SPRING / FALL EQUINOX | 12pm

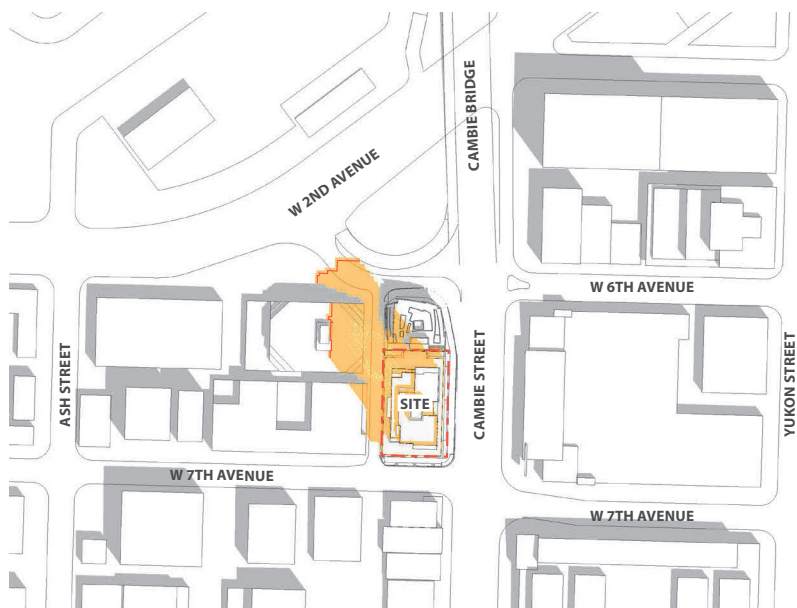


SPRING / FALL EQUINOX | 2pm

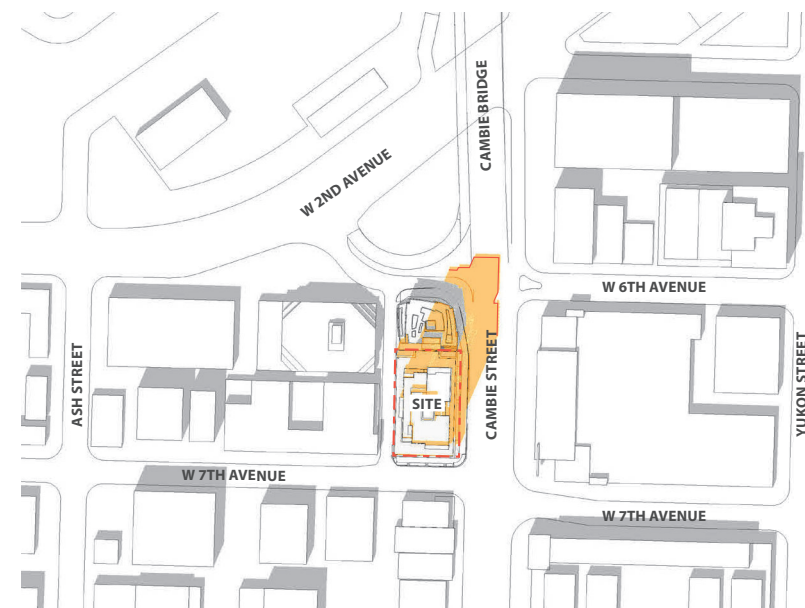
SHADOW STUDIES - REVISED PROPOSAL



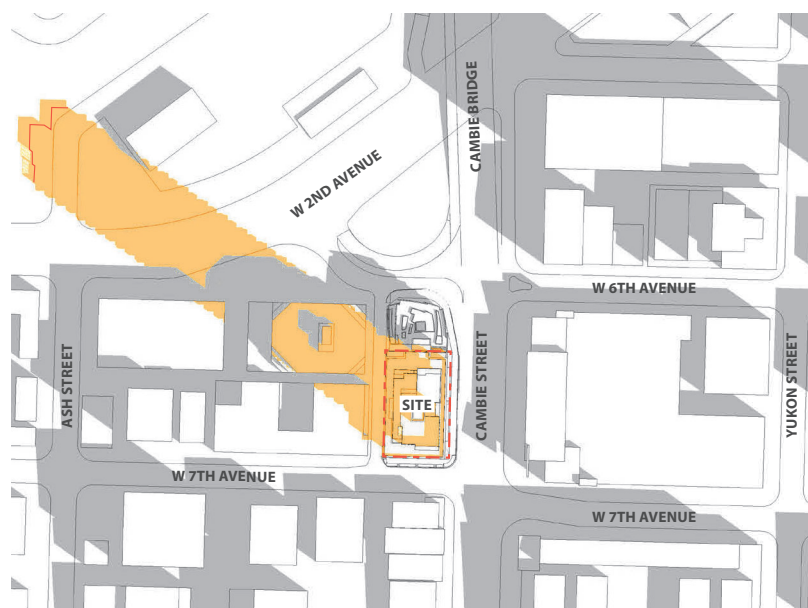
SUMMER SOLSTICE | 10am



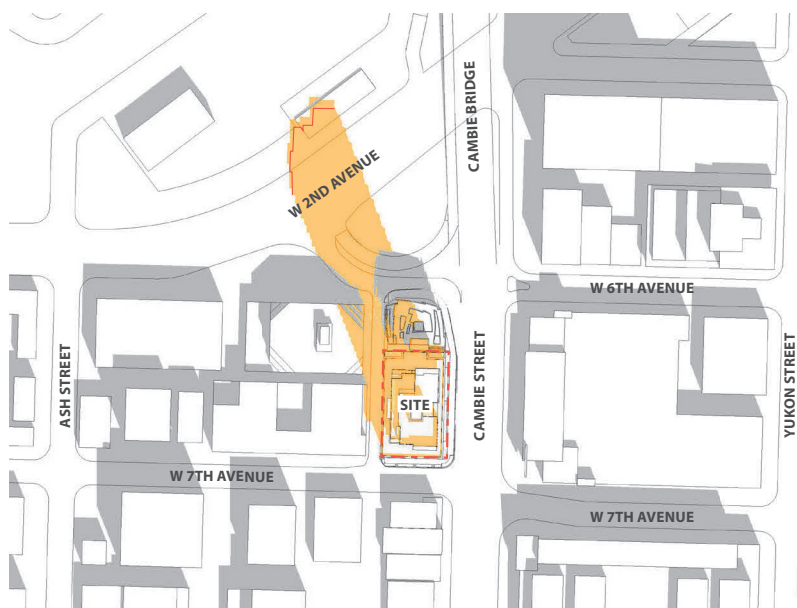
SUMMER SOLSTICE | 12pm



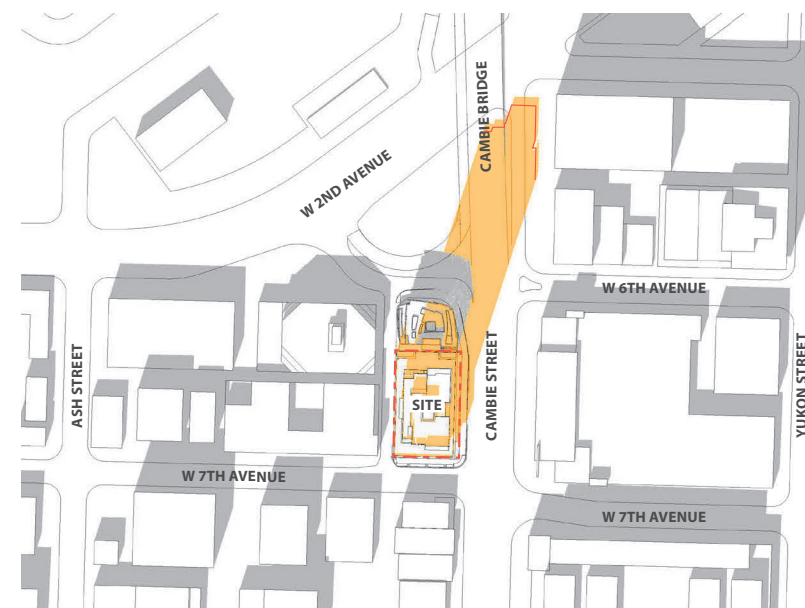
SUMMER SOLSTICE | 2pm



SPRING / FALL EQUINOX | 10am



SPRING / FALL EQUINOX | 12pm



SPRING / FALL EQUINOX | 2pm

RENDERING COMPARISON - SOUTHEAST PERSPECTIVE



REZONING APPLICATION



REVISED PROPOSAL

RENDERING COMPARISON - EAST ELEVATION



REZONING APPLICATION



REVISED PROPOSAL

RENDERING COMPARISON - NORTHWEST PERSPECTIVE



REZONING APPLICATION



REVISED PROPOSAL

PROJECT INFORMATION

LEGAL ADDRESS:	LOT 12, EXCEPT THE EAST 14 FT AND PART IN EXPLANATORY PLAN 7051, NOW HIGHWAYS, LOT 13 TO 15, EXCEPT (A) PART IN PLAN 4386 AND (B) PART IN EXPLANATORY PLAN 7212; ALL OF BLOCK 300, DISTRICT LOT 526, N.W.D., PLAN 590
CIVIC ADDRESS:	2219 & 2285 CAMBIE ST, VANCOUVER, BC V5Z 2T5
SITE AREA:	1,465.39 m² (15,773.34 sq. ft.)
CURRENT ZONING:	C-3A
PROPOSED ZONING:	CD-1
PROPOSED USES:	RETAIL, OFFICE & RESIDENTIAL
PROPOSED DENSITY:	22,358 m² (240,661 sq. ft.)
PROPOSED FSR:	15.3
PROPOSED BUILDING HEIGHT:	32 STOREYS; 342' - 1 3/8" (104.28 m)

FSR SUMMARY

FSR SUMMARY			
	SQ.FT.	SQ.M.	
SITE AREA	15,773.34	126	1,465.39
TOTAL GFA	361,307	33,567	
TOTAL FSR EXCLUSION	120,646	11,208	
TOTAL FSR AREA	240,661	22,358	
FSR		15.3	

BALCONY EXCLUSION			
	SQ.FT.	SQ.M.	
RESIDENTIAL GFA	187,174	17,389	
MAX BALCONY EXCLUSION PERMITTED (12%)	22,461	2,087	
BALCONY AREA PROPOSED	22,885	2,126	

RESIDENTIAL GFA includes secured market rental & storage area, secured below-market rental & storage area, and common residential area.

INDOOR AMENITY EXCLUSION			
	SQ.FT.	SQ.M.	
RESIDENTIAL GFA	187,174	17,389	
MAX AMENITY EXCLUSION PERMITTED (10%)	18,717	1,739	
INDOOR AMENITY AREA PROPOSED	10,679	982	

SECURED RENTAL UNITS

TOTAL SECURED RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	23	126	58	23	230
DWELLING UNIT AREA [SQ.FT.]	9,407	65,984	43,514	22,011	140,916
PERCENTAGE OF UNITS	10%	54.8%	25.2%	10%	100%

SECURED BELOW-MARKET RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	11	17	12	7	47
DWELLING UNIT AREA [SQ.FT.]	4,908	9,222	8,340	5,725	28,195
PERCENTAGE OF UNITS	23.4%	36.2%	25.5%	14.9%	100%

SECURED MARKET RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	12	109	46	16	183
PERCENTAGE OF UNITS	6.6%	59.6%	25.1%	8.7%	100%

TOTAL SECURED RENTAL AREA [SQ.FT.]				140,916
SECURED BELOW-MARKET RENTAL AREA				28,212
SECURED BELOW-MARKET RENTAL AREA PERCENTAGE				20.0%

A minimum of 20% of the total rental floor area must be secured below-market rental housing units.

GROSS AND FSR AREAS																													
LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS														
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		TOTAL FSR AREA				
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	
LEVEL P6	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	0	0	
LEVEL P5	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	0	0	
LEVEL P4	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	0	0	
LEVEL P3	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	0	0	
LEVEL P2	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	0	0	
LEVEL P1	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	0	0	
LEVEL 1	4,248	395	902	84	2,376	221	625	58	0	0	2,532	235	10,684	993	0	0	2,532	235	0	0	0	0	2,532	235	8,152	757			
MEZZANINE	0	0	192	18	328	30	1,547	144	0	0	1,537	143	3,604	335	0	0	1,537	143	0	0	0	0	1,537	143	2,067	192			
LEVEL 2	0	0	12,473	1,159	279	26	0	0	0	0	186	17	12,938	1,202	0	0	186	17	0	0	0	0	186	17	12,752	1,185			
LEVEL 3	0	0	12,473	1,159	279	26	0	0	0	0	186	17	12,938	1,202	0	0	186	17	0	0	0	0	186	17	12,752	1,185			
LEVEL 4	0	0	13,028	1,210	279	26	0	0	0	0	186	17	13,493	1,253	0	0	186	17	0	0	0	0	186	17	13,307	1,236			
LEVEL 5	0	0	13,028	1,210	279	26	0	0	0	0	186	17	13,493	1,253	0	0	186	17	0	0	0	0	186	17	13,307	1,236			
LEVEL 6	0	0	0	0	0	0	0	6,587	612	0	154	14	6,740	626	0	0	154	14	6,587	612	0	0	6,740	626	0	0			
LEVEL 7	0	0	0	0	6,677	620	0	0	0	0	241	22	6,919	643	149	14	241	22	0	0	38	3	428	40	6,491	603			
LEVEL 8	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 9	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 10	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 11	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 12	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 13	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 14	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 15	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 16	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 17	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 18	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 19	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 20	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 21	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 22	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 23	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 24	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 25	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 26	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 27	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 28	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 29	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639			
LEVEL 30	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637			
LEVEL 31	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637			
LEVEL 32	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637			
LEVEL AMENITY	0	0	0	0	0	0	0	0	4,190	389	1,266	118	5,456	507	0	0	1,266	118	4,190	389	0	0	5,456	507	0	0			
LEVEL MECH ROOF	0	0	0	0	0	0	0	0	0	0	790	73	790	73	0	0	790	73	0	0	0	0	790	73	0	0			
LEVEL EMR	0	0	0	0	0	0	0	0	0	0	790	73	790	73	0	0	790	73	0	0	0	0	790	73	0	0			
TOTAL	4,248	395	52,096	4,840	187,174	17,389	2,173	202	10,777	1,001	104,839	9,740	361,307	33,567	4,020	373	104,839	9,740	10,777	1,001	1,010	94	120,646	11,208	240,661	22,358			

