



Attachment 2
Preliminary Project Statistics

PRELIMINARY PROJECT STATISTICS

Category	Permitted / Required Under C-4 Zone	Proposed
Site Area	—	809 sq. m. (8,709 sq. ft.)
Site Coverage	Not defined (typically up to 100% in Downtown)	~100%
Density	Base: 1.2 FSR; Max: 5.2 FSR (with bonus)	32.5 FSR
Residential Units	No limit	303 secured market rental units
Family-Friendly Housing Policy Compliance	Max 70% Studio/1BR Min 20% 2BR Min 10% 3BR	Studio/1BR: 211 units (69.6%); 2BR: 62 units (20.5%); 3BR: 30 units (9.9%) 92 units (30.4%) are 2BR/3BR; meets current secured rental requirements (30% / 10%). Note: Requirement will increase to 35% 2BR/3BR effective November 18, 2026.
Gross Floor Area	—	27,590 sq. m. total
• Residential	—	20,027 sq. m.
• Commercial	—	554 sq. m.
• Amenity	—	330 sq. m.
Building Height	Max: 12.19 m (~12 storeys)	42 storeys
Typical Tower Floorplate	~650 sq. m. recommended (Downtown Guidelines)	644 sq. m.
Setbacks	No minimum in C-4 Zone	Site-specific (to be confirmed through rezoning)
Off-Street Parking	Not required (TOA Tier 1)	0
• Residential	Not required	0
• Visitor	Not required	0
Accessible Parking	Minimum 1 stall (required under BCBC for commercial/public access)	0 (to be confirmed at Building Permit stage)
Commercial Parking	554 m ² /70 m ² per stall ≈ 8	0
Off-Street Loading	1 space required (commercial use)	1 commercial loading space
Bicycle Parking	Long-Term: 1.75 / unit = 531 spaces required Short-Term: 0.05 / unit = 16 spaces required	Long-Term: 466 spaces (shortfall of 65) Short-Term: 16 spaces (compliant)