## 550 PACIFIC STREET – DE408264

## Technical Analysis – Overall Beach Neighbourhood Statistics: (Tower Q Bold Type)

	PERMITTED (MAXIMUM)	REQUIRED	EXISTING	PROPOSED Irregular			
Site Size			Irregular				
Site Area				Tower 1Q 1,410 m <sup>2</sup>			
Floor Area	Residential 230,446 m <sup>2</sup> Retail, Service, Office 1,950 m <sup>2</sup> Max. remaining for market Tower 1K and other market Tower amendments 13,354 m <sup>2</sup>	Residential Non-MarketTower 1C10,355 m²Tower 1F4,594 m²Tower 1R, S12,524 m²Tower 1T8,613 m²Total36,086 m²	Residential Market   Tower 1A 22,415 m²   Tower 1B 16,690 m²   Tower 1D 18,409 m²   Tower 1D 18,409 m²   Tower 1E 18,454 m²   Tower 1G, H, J 30,688 m²   Tower 1L 17,905 m²   Tower 1N, O 20,094 m²   Tower 1P 4,859 m²   Tower 1D 180,433 m²   [Residential Non-Market 36,086 m²]   216,519 m² Commercial	Residential Market (approved)   Tower 1A 22,415 m²   Tower 1B 16,690 m²   Tower 1D 18,409 m²   Tower 1E 18,454 m²   Tower 1G, H, J 30,688 m²   Tower 1L 17,905 m²   Tower 1N, O 20,094 m²   Tower 1P 4,859 m²   Tower10 (proposed)12,827 m²   Sub-total 181,006 m²   [Residential Non-   Market 36,086 m²]   217,092 m²			
			Tower 1P 157 m²   Total 157 m²	CommercialTower 1P157 m²Total157 m²			
	F T 40.0 L	Tower	10	Ear Tower 10 Only			
Balconies	For Tower 1Q Only:Overall1,070.0 m²Enclosed508.5 m²			For Tower 1Q Only:   Open 561.2 m²   Enclosed 221.2 m²   Total 782.4 m²			
Height	91 m			T/o Roof Element 67.5 m			
Parking	Small Car 52 spaces (25% max.)	182 spaces Disability Spaces 5	207 spaces Disability Spaces 5	207 spaces Disability spaces 6			
Bicycle Parking		Class A Class B 176 spaces 6 spaces	Class A Class B 200 spaces 6 spaces	Class A Class B 200 spaces 6 spaces			
Loading		CLA CLB CLC 0 0 0	CIA CIB CIC 0 1 0	CLA CLB CLC 0 1 0			
Number of Dwelling Units	Max for Beach Neighbourhood2,266Max. Market1,833Max. remaining for Market Tower 1K and other market tower amendments203	Future residential Non-market Towers 1C, F, R, S, T 433	Market Units   Tower 1A 245   Tower 1B 129   Tower 1D 173   Tower 1D 173   Tower 1E 207   Tower 1G, H, J 158   Tower 1L 201   Tower 1N, O 175   Tower 1N, O 176   Tower 1P 28   Tower 1Q 140   Sub-total 1,632   [Non-Market 433]   Total 2,065	Market Units   Tower 1A 245   Tower 1B 129   Tower 1D 173   Tower 1D 173   Tower 1E 207   Tower 1G, H, J 158   Tower 1L 201   Tower 1M 175   Tower 1N, O 176   Tower 1P 28   Tower 1Q 147   Sub-total 1,639   [Non-Market 433]   Total 2,072			

PE	RMITTED (MAXIMUM)	REQUIRED	EXISTING			PROPOSED		
Unit Type		Market 17% of provided units must be Family Units Non Market (future towers 1C, F, R, S, T) - Family 56 - Non Family 177	Market - Tower 1A - Tower 1B - Tower 1D - Tower 1E - Tower 1G, H, J - Tower 1L - Tower 1M - Tower 1N,( - Tower 1P <b>- Tower 1Q</b> Total to date	20 <b>20</b>	<u>Non-Fam.</u> 225 94 143 189 91 185 144 119 8 <b>120</b> (19%) 1,318	Fa Market - Tower 1A - Tower 1B - Tower 1D - Tower 1G, H, J - Tower 1L - Tower 1N,O - Tower 1N,O - Tower 1P - <b>Tower 1Q</b> Total to date	amily <u>1</u> 20 35 30 18 67 16 31 57 20 <b>20</b> 314 (199	Non-Fam. 225 94 143 189 91 185 144 119 8 127 %) 1,325