

Total Building Program

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Scenario C-3: RBC, Lot 2 and TTC Included (5 Projects)

	Type of Use	Gross SF	Units	Efficiency	Lease SF	Sales SF
Lot 5	Residential					
	Market Rate - Condo	128,480	102	1.00	-	128,480
	Market Rate - Rental	-	-	0.92	-	-
	Affordable Housing-Ownership	32,120	26	1.00	-	32,120
	Retail	30,250	-	0.92	27,830	-
	Open Space	28,300	-	0.00	-	-
	Subtotal	219,150	128		27,830	160,600
Lot 5 Garage	Private Parking					
	Parking-Residential					
	Market Rate - Condo	48,960	153	1.00	-	48,960
	Market Rate - Rental	-	-	1.00	-	-
	Affordable Housing-Ownership	8,320	26	1.00	-	8,320
	Parking-Residential Storage	-	-	0.00	-	-
	Market Rate - Condo	32,640	102	1.00	-	32,640
	Market Rate - Rental	-	-	1.00	-	-
	Affordable Housing-Ownership	8,320	26	1.00	-	8,320
	Parking-Retail	18,880	59	1.00	18,880	-
	Subtotal	117,120	366		18,880	98,240
	Public Parking					
	Parking-Replacement	55,360	173	1.00	55,360	-
	Parking Surplus (Public Parking)	-	-	0.00	-	-
	Subtotal	55,360	173		55,360	-
	Total Parking upon completion	172,480	539		74,240	-
	Total GSF	391,630				
	Parking Space/SF	320				
	Average SF per Residential Unit	1,255				
Wallace	Residential					
	Market Rate - Condo	109,120	87	1.00	-	109,120
	Market Rate - Rental	-	-	0.92	-	-
	Affordable Housing-Ownership	27,280	22	1.00	-	27,280
	Retail	4,000	-	0.92	3,680	-
	Open Space	12,200	-	0.00	-	-
	Subtotal	152,600	109		3,680	136,400
Wallace Garage	Private Parking					
	Parking-Residential					
	Market Rate - Condo	41,920	131	1.00	-	41,920
	Market Rate - Rental	-	-	1.00	-	-
	Affordable Housing-Ownership	10,560	33	1.00	-	10,560
	Parking-Retail	2,560	8	1.00	2,560	-
	Subtotal	55,040	172		2,560	52,480
	Public Parking					
	Parking-Replacement	72,960	228	1.00	72,960	-
	Parking Surplus (Public Parking)	-	-	0.00	-	-
	Subtotal	72,960	228		72,960	-
	Total Parking upon completion	128,000	400		75,520	-
	Total GSF	280,600				
	Parking Space/SF	320				
	Average SF per Residential Unit	1,251				

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Scenario C-3: RBC, Lot 2 and TTC Included (5 Projects)						
	Type of Use	Gross SF	Units	Efficiency	Lease SF	Sales SF
Lot 2	Residential					
	Market Rate - Condo	67,840	54	1.00	-	67,840
	Market Rate - Rental	-	-	0.92	-	-
	Affordable Housing-Ownership	16,960	14	1.00	-	16,960
	Retail	20,100	-	0.92	18,492	-
	Open Space	14,600	-	0.00	-	-
	Subtotal	119,500	68		18,492	84,800
RBC	Retail Space-Ground Level	8,400		0.92	7,728	
	Parking-Market Rate Condos (Lot 2)	25,920	81	1.00	25,920	
	Parking-Affordable Housing (Lot 2)	6,720	21	1.00	6,720	
	Parking-Retail (Lot 2)	12,160	38	1.00	12,160	
	Parking-Retail (RBC)	3,200	10	1.00	3,200	
	Parking-Replacement (Wallace)	29,120	91	1.00	29,120	
	Parking-Replacement (Lot 2)	32,320	101	1.00	32,320	
	Totals after completion	109,440	342		109,440	
	Total GSF	117,840				
	Parking Space/SF	320				
Totals	Residential					
	Market Rate - Condo	305,440	244		-	305,440
	Market Rate - Rental	-	-		-	-
	Affordable Housing-Ownership	76,360	61		-	76,360
	Retail	62,750	-		57,730	-
	Open Space	55,100	-		-	-
	Subtotal	499,650	305		57,730	381,800
	Private Parking					
	Parking-Residential					
	Market Rate - Condo	90,880	365		-	90,880
	Market Rate - Rental	-	-		-	-
	Affordable Housing-Ownership	25,600	80		6,720	18,880
	Parking-Residential Storage					
	Market Rate - Condo	32,640	102		-	32,640
	Market Rate - Rental	-	-		-	-
	Affordable Housing-Ownership	8,320	34		2,560	8,320
	Parking-Retail	36,800	115		36,800	-
	Subtotal	194,240	696		46,080	150,720
	Public Parking					
	Parking-Replacement	116,800	365		116,800	
	Parking Surplus (Public Parking)	-	-		-	-
	Subtotal	116,800	365		116,800	
	Total Parking Spaces Built	1,061				
	Wallace Spaces that Remain	228				
	Total Public Parking (inc. remaining Wallace Parking)		593			
	Total Parking Spaces Upon Completion	1,289				
	Total GSF	810,690				

Comparative Analysis of Building Programs

[illegible]