

## 592 BEDFORD HIGHWAY MULTI RESIDENTIAL DEVELOPMENT

### PROJECT CALCULATIONS

October 3, 2017

C-2B (HIGHWAY COMMERCIAL) ZONE  
 TOTAL SITE AREA = 23,967 SF (2,226 SM)  
 LOT COVERAGE = 49.4% (BASED ON LEVEL 1 GROSS FLOOR AREA)

### GROSS FLOOR AREA CALCULATIONS

FLOOR LEVEL	PARKING/SERVICE	COMMON AREAS	RESIDENTIAL	TOTAL
LEVEL 1	8,509	3,331	0	11,840
LEVEL 2	9,769	2,234	0	12,003
LEVEL 3	0	1,276	9,312	10,588
LEVEL 4	0	1,276	9,312	10,588
LEVEL 5	0	1,276	9,312	10,588
LEVEL 6	0	1,276	9,312	10,588
LEVEL 7	0	2,230	4,734	6,964
TOTAL	18,278	12,899	41,982	73,159

NOTE: COMMON AREAS INCLUDE LOBBIES, CORRIDORS, EXIT STAIRS, ELEVATORS, MECHANICAL/ELECTRICAL/GARBAGE/STORAGE ROOMS, COMMON ROOM, AND SHAFTS.

### UNIT CALCULATIONS

1 BEDROOM	4
1 BEDROOM + DEN	8
2 BEDROOM	22
3 BEDROOM	1
TOTAL	35

### PARKING

BY-LAW REQUIRES 1 PARKING SPACES PER UNIT = 35

PARKING TYPE		
INDOOR	35	RESIDENTS
OUTDOOR	3	VISITOR
TOTAL	38	

### BICYCLE STORAGE

BY-LAW REQUIRES 0.5 SPACES PER UNIT (80% CLASS A = 15, 20% CLASS B = 4)

TYPE	
CLASS A	16
CLASS B	4
TOTAL	20