

Number of units by building type

- 2 - Story Townhouse = 1 unit
- 3 - Story Townhouse with Flat = 2 units
- 3 - Flats = 3 units

Double-Loaded Apartment Building* = See assumptions below from 1 to 4

1 Net areas for each floor level were calculated (all areas in square feet)

A - Total gross area (total area of all buildings by floor)
 20% of gross area assumed for circulation

• Net Area by floor 1 = A - (20% of A)

2 Assumptions for percentage breakdown of number of units by bedroom sizes (by floor). This was done based on the assumption that the units with large bedroom sizes would be located at lower levels.

Floors	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
1st	-	-	20%	40%	40%
2nd	-	50%	50%	-	-
3rd	25%	50%	25%		
4th	25%	50%	50%		

3 Average Area for each unit, by bedroom sizes

- 1 Bedroom = 725 sf (average of 700- 750)
- 2 bedroom = 900 sf (average of 800 - 1000)
- 3 bedroom = 1,200 sf (average of 1100 - 1300)
- 4 bedroom = 1,350 sf (average of 1300 - 1400)
- 5 bedroom = 1,450 sf (average of 1400 - 1500)

4 Formula used to calculate approximate number of units = 1 x 2 / 3

5 Number of bathrooms per unit by bedroom

- 1 Bedroom = 1
- 2 bedroom = 1.5
- 3 bedroom = 2
- 4 bedroom = 2.5
- 5 bedroom = 3

5 Number of parking spaces

- Parking Ratio = 1:1 (1 space per unit for all new units)
- Townhouses = 2-car attached garage within building footprint
- Single-loaded apartment buildings = surface parking
- Double-loaded apartment building = Surface parking for the 3 alternatives;
 = Half Level basement parking within building footprint for preferred Master Plan