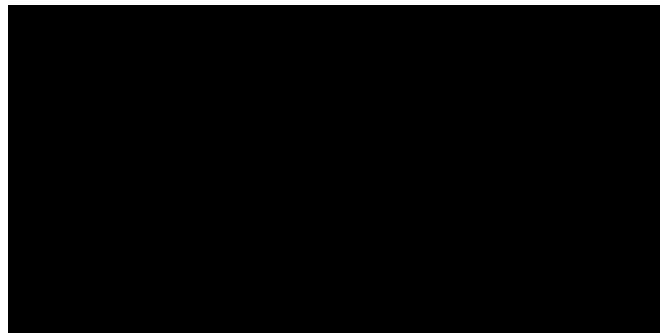




Figure 1: Proposed perspective

## Design Rationale



## Current Site Conditions

An occupancy permit was recently issued for 644 Bedford Highway, which went through a Development Agreement process. The building consists of the maximum 52 units allowed by the DA, with 101 total parking spaces (only 70 required).

## Design Rationale

Since the development offers extensive parking options than the DA required, we are requesting permission to allow two more residential units in a space currently occupied by 6 parking spaces. These units would not add any mass to the building, and would be accessible from an existing exterior pathway that faces Bedford Highway. This would eliminate the one-storey tall blank wall facing the Bedford highway, and provide two more homes of over 1,100 square feet to help combat our current housing crisis. The exterior glazing is meant to repeat the rhythm of the windows on the floor above to blend in with the rest of the building. The proposed two residential units will be designed to be marketable, with an open-concept design and generous areas of glazing for natural daylight penetration.