

**TITUS & MAIN STREETS
MULTI-UNIT RESIDENTIAL BUILDING
PROJECT DATA**

LYDON LYNCH ARCHITECTS
September 14, 2020

SITE AREA 33,133 SQ.FT.
75% LOT
COVERAGE 24,850 SQ.FT.

GROSS FLOOR AREA

FLOOR LEVEL	GFA
ROOF	4,240
7	18,510
6	18,510
5	18,510
4	18,510
3	18,510
2	21,450
1	23,665
P1	27,770
P2	27,770
P3	27,770
TOTAL	225,215

FLOOR AREA OF COMMERCIAL SPACES

CRU 3,330

UNIT MIX

FLOOR LEVEL	1 BEDROOM	1 BD + DEN	2 BEDROOM	TOWNHOUSE	TOTAL
7	7	6	5		18
6	7	6	5		18
5	7	6	5		18
4	7	6	5		18
3	7	6	5		18
2	3	2	8		13
1	-	2	7	7	16
TOTAL	38	34	40	7	119
PERCENTAGE	32%	29%	34%	6%	100%

PARKING

FLOOR LEVEL	RESIDENTIAL	COMMERCIAL
P1	58	-
P2	46	10
P3	64	-
TOTAL	168	10

PARKING BY-LAW REQUIREMENTS AS PER C-2C ZONE

RESIDENTIAL	NO. OF UNITS	LUB REQ'T	REQ'D SPACES
STUDIO/1BR	38	0.5 PER UNIT	19
1BR+DEN/2BR	81	0.8 PER UNIT	65
TOTAL	119		84

COMMERCIAL	FLOOR AREA	LUB REQ'T	REQ'D SPACES
CRU	3,330	3 PER 1,076 SF	9

TOTAL PARKING REQUIREMENT AS PER LUB 84 RESIDENTIAL / 9 COMMERCIAL
TOTAL PARKING PROPOSED 168 RESIDENTIAL / 10 COMMERCIAL

AMENITY SPACES

BY-LAW REQUIREMENT = 10 SM / UNIT (119 SF / UNIT) = 119 UNITS x 119 SF = 12,810 SI

AMENITY SPACE	AREA
ROOF TERRACES	5,515
BALCONIES	10,070
FITNESS ROOM	1,005
COMMON ROOM	1,225
TOTAL AREA	17,815

BICYCLE PARKING

BY-LAW REQUIREMENT = 0.5 BICYCLE SPACES PER RESIDENTIAL UNIT
1 SPACE PER 300 SM (1,076 SF) OF COMMERCIAL SPACE

TYPE OF USE	REQUIREMENT			PROVIDED		
	CLASS A	CLASS B	TOTAL SPACES	CLASS A	CLASS B	TOTAL SPACES
RESIDENTIAL	48	12	60	51	12	63
RETAIL	0	3	3	0	4	4
TOTAL	48	15	63	51	16	67