APPENDIX C

PROJECT BYLAW INFORMATION
(PER ZONING BYLAW 569-2013)

HEIGHT
STOREYS: 17 STOREYS
1 STOREY RETAIL / RESIDENTIAL
3 STOREYS COMMERCIAL / RESIDENTIAL
13 STOREYS RESIDENTIAL

HEIGHT
(68.4m + 3.65m MPH)

USE
PROPOSED OCCUPANCY: MIXED USE (OFFICE / RETAIL / RESIDENTIAL)
EXISTING OCCUPANCY TO BE RETAINED: NON-RESIDENTIAL (COMMERCIAL OFFICE & RETAIL)
PROPOSED NEW OCCUPANCY: RESIDENTIAL

GFA*
EXISTING GFA TO BE RETAINED (NON-RESIDENTIAL): 713.52 m² 7,680.31 SF
PROPOSED NEW GFA (RESIDENTIAL): 4,150.68 m² 44,677.58 SF
TOTAL EXISTING + PROPOSED GFA: 4,864.21 m² 52,357.88 SF

UNITS
UNIT COUNT: 16 UNITS
UNIT TYPE: 2B+D
AVG. UNIT SIZE: 207.66 SM (2,235 SF)

PARKING
NON-RESIDENTIAL: 0 SPACES
VISITOR: 0 SPACES
RESIDENTIAL: 16 SPACES
TOTAL SPACES: 16 SPACES
SPACES / UNIT: 1 / UNIT

AMENITY
0.0 SM 0 SM / UNIT

THE ABOVE INFORMATION IS APPROXIMATE AND IS EXPECTED TO CHANGE BY SMALL AMOUNTS SUBJECT TO FURTHER DESIGN / COORDINATION

* NOTE: GFA IS APPROXIMATE AND IS EXPECTED TO CHANGE BY SMALL AMOUNTS SUBJECT TO FURTHER DESIGN / COORDINATION

PROJECT INFORMATION
EXISTING HERITAGE BUILDING TO REMAIN

4 STOREY ADJACENT BUILDING

3 STOREY ADJACENT BUILDINGS

17 STOREYS
(68.4m + 3.65m MPH)

15 STOREYS
(67.20m)

4 STOREYS
(±16.11m TBC)

10 STOREY BUILDING ADJACENT

SETBACK (GLAZING LVL 4-17)

SETBACK (LVL 10-17)

SETBACK (LVL 5-7)

SETBACK (LVL 2)

SETBACK (LVL 3-4)

SETBACK (LVL 8-9)

SETBACK (LVL 9-10)

NO TRANSPARENT GLAZING THIS ON THESE TWO FACES

MECHANICAL PENTHOUSE

17 STOREYS
(68.4m)

8 STOREYS
(27.40m)

4 STOREYS
(12.20m)

10 STOREY BUILDING ADJACENT

4 STOREY ADJACENT BUILDING

3 STOREY ADJACENT BUILDINGS

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

SITE PLAN

187 King St. E.
& 65 George St.
Toronto, ON

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CORE ARCHITECTS INC
130 Queen Quay East Suite 700
Toronto ON Canada M5A 0P8

Tel: 416 343 0400
Fax: 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM
EXISTING HERITAGE BUILDING TO REMAIN @ P1

PARKING TURNTABLE TO BE PROVIDED TO ACCOMMODATE SAFE ENTRY, EXIT AND MANOUVERING AS REQUIRED

TRAFFIC SIGNAL LIGHT FOR ELEVATOR

PARKING GARAGE @ STANDARD PARKING

RESIDENTIAL PARKING LEVEL P1
HISTORIC BUILDING APPEARANCE AS SHOWN IS APPROXIMATE SUBJECT TO FURTHER COORDINATION

REFER TO SECTION A401A FOR HEIGHT INFORMATION

1 : 400
WEST AND EAST ELEVATION
1:400
NORTH AND SOUTH ELEVATION

REFER TO SECTION A401A FOR HEIGHT INFORMATION