

## Appendix C

# A000A

### 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 m<sup>2</sup> 7,680.31 SF

**PROPOSED NEW GFA (RESIDENTIAL):** 4,150.68 m<sup>2</sup> 44,677.58 SF

**TOTAL EXISTING + PROPOSED GFA:** 4,864.21 m<sup>2</sup> 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

UNIT INFORMATION			
UNIT COUNT	UNIT TYPE	AVERAGE UNIT SIZE	
		(SM)	(SF)
16	2B+D	207.66 m <sup>2</sup>	2,235 SF

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

ABOVE GRADE GCA BY LEVEL			
LEVELS	NO. TYP.	(SM)	(SF)
LEVEL 1	1	211.52 m <sup>2</sup>	2,277 SF
LEVEL 1.5	1	126.19 m <sup>2</sup>	1,358 SF
LEVEL 2	1	276.69 m <sup>2</sup>	2,978 SF
LEVEL 3	1	290.92 m <sup>2</sup>	3,131 SF
LEVEL 4	1	241.56 m <sup>2</sup>	2,600 SF
LEVEL 5	1	242.49 m <sup>2</sup>	2,610 SF
LEVEL 6	1	271.64 m <sup>2</sup>	2,924 SF
LEVELS 7-8	2	566.13 m <sup>2</sup>	6,094 SF
LEVELS 9 - 14	6	1,569.72 m <sup>2</sup>	16,896 SF
LEVEL 15	1	261.55 m <sup>2</sup>	2,815 SF
LEVELS 16-17	2	464.35 m <sup>2</sup>	4,998 SF
MECH PH.	1	135.14 m <sup>2</sup>	1,455 SF
		<b>4,657.90 m<sup>2</sup></b>	<b>50,137 SF</b>

ABOVE GRADE  
**NOT INCLUDING** EXISTING TO BE RETAINED

ESTIMATED GFA BY LEVEL			
LEVELS	NO. TYP.	(SM)	(SF)
LEVEL P4 - P2	3	196.12 m <sup>2</sup>	2,111 SF
LEVEL P1	1	204.85 m <sup>2</sup>	2,205 SF
LEVEL 1	1	297.39 m <sup>2</sup>	3,201 SF
LEVEL 1.5	1	75.75 m <sup>2</sup>	815 SF
LEVEL 2	1	392.28 m <sup>2</sup>	4,222 SF
LEVEL 3	1	407.70 m <sup>2</sup>	4,388 SF
LEVEL 4	1	358.41 m <sup>2</sup>	3,858 SF
LEVEL 5	1	210.73 m <sup>2</sup>	2,268 SF
LEVEL 6	1	239.89 m <sup>2</sup>	2,582 SF
LEVELS 7-8	2	502.62 m <sup>2</sup>	5,410 SF
LEVELS 9 - 14	6	1,358.32 m <sup>2</sup>	14,621 SF
LEVEL 15	1	226.30 m <sup>2</sup>	2,436 SF
LEVELS 16-17	2	393.85 m <sup>2</sup>	4,239 SF
		<b>4,864.21 m<sup>2</sup></b>	<b>52,358 SF</b>

ABOVE AND BELOW GRADE  
 INCLUDING EXISTING TO BE RETAINED

ALL AREAS BY TYPE			
AREA TYPE	(SM)	(SF)	
Deduction	1,146.93 m <sup>2</sup>	12,345 SF	
Existing Building Deduction	123.24 m <sup>2</sup>	1,327 SF	
Existing Heritage Building	713.52 m <sup>2</sup>	7,680 SF	
Parking	626.63 m <sup>2</sup>	6,745 SF	
Residential	762.57 m <sup>2</sup>	8,208 SF	
Saleable Unit	3,322.56 m <sup>2</sup>	35,764 SF	
Service	65.56 m <sup>2</sup>	706 SF	
		<b>6,761.01 m<sup>2</sup></b>	<b>72,775 SF</b>

ABOVE AND BELOW GRADE  
 INCLUDING EXISTING TO BE RETAINED

## PROJECT INFORMATION

14-105

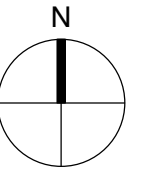
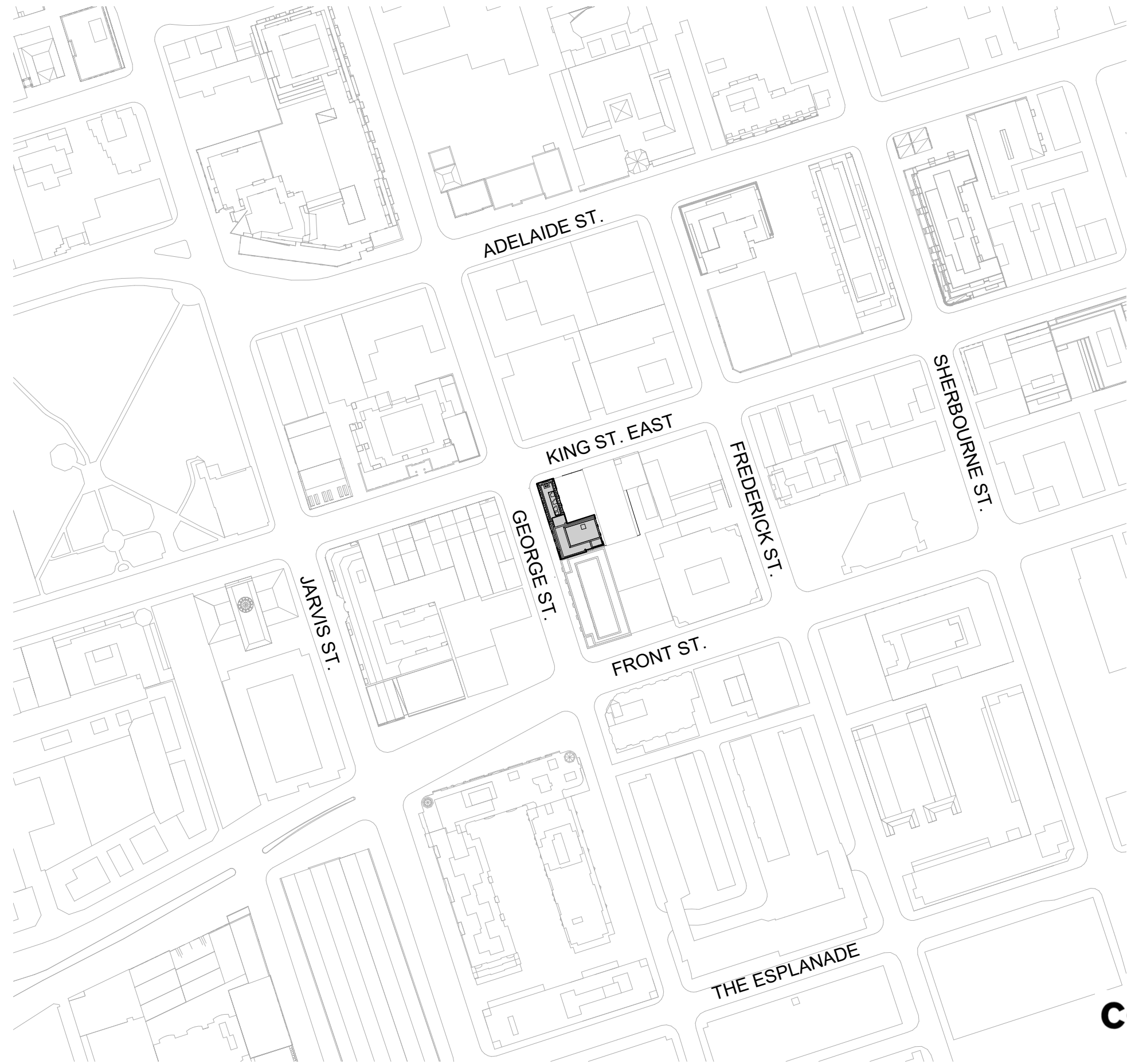
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 & 65 George St.  
 Toronto, ON**

AUGUST 9, 2021

## CORE

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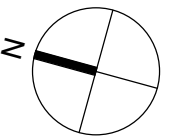
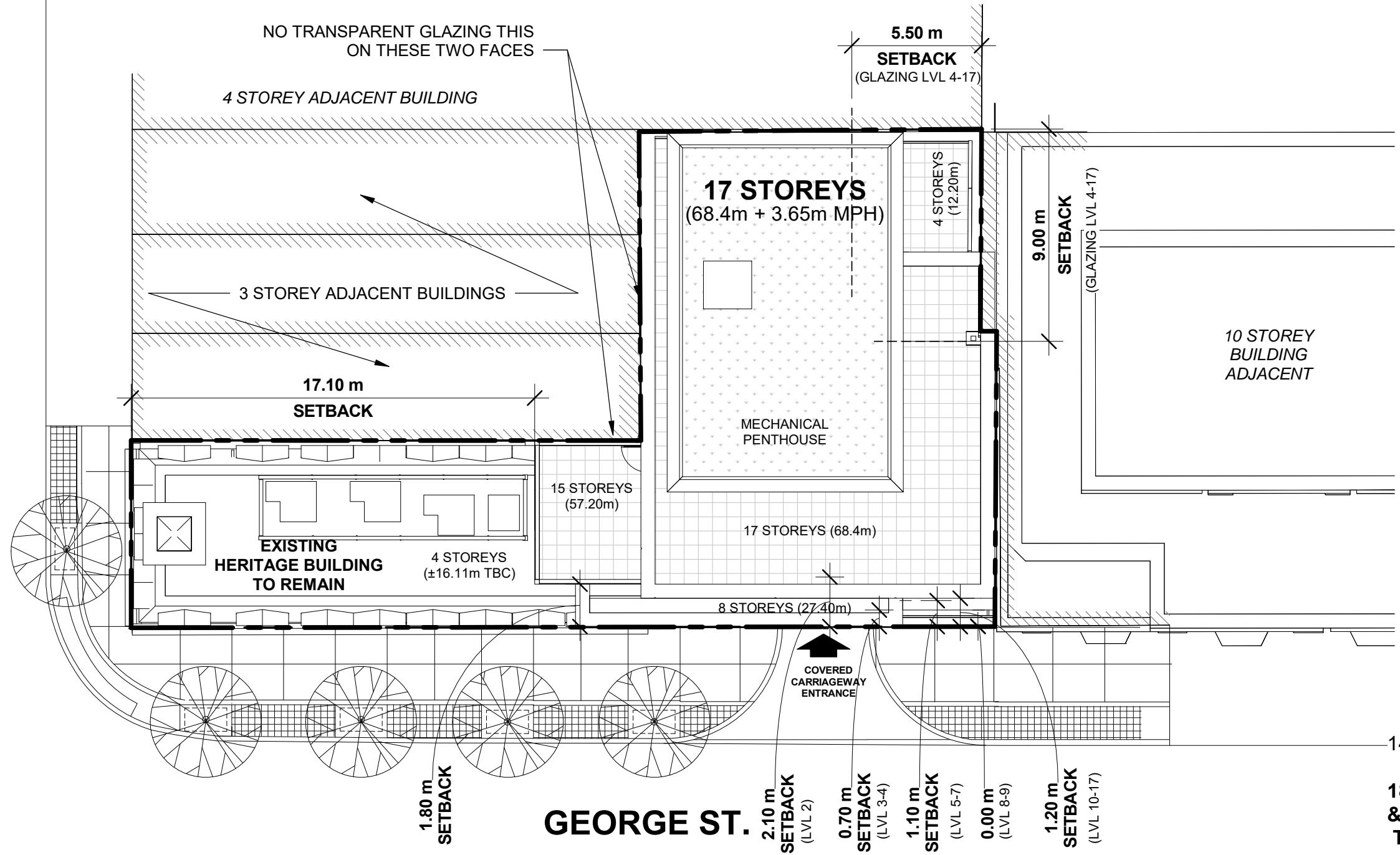
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**KING ST. EAST**



1 : 200  
SITE PLAN

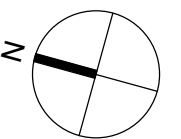
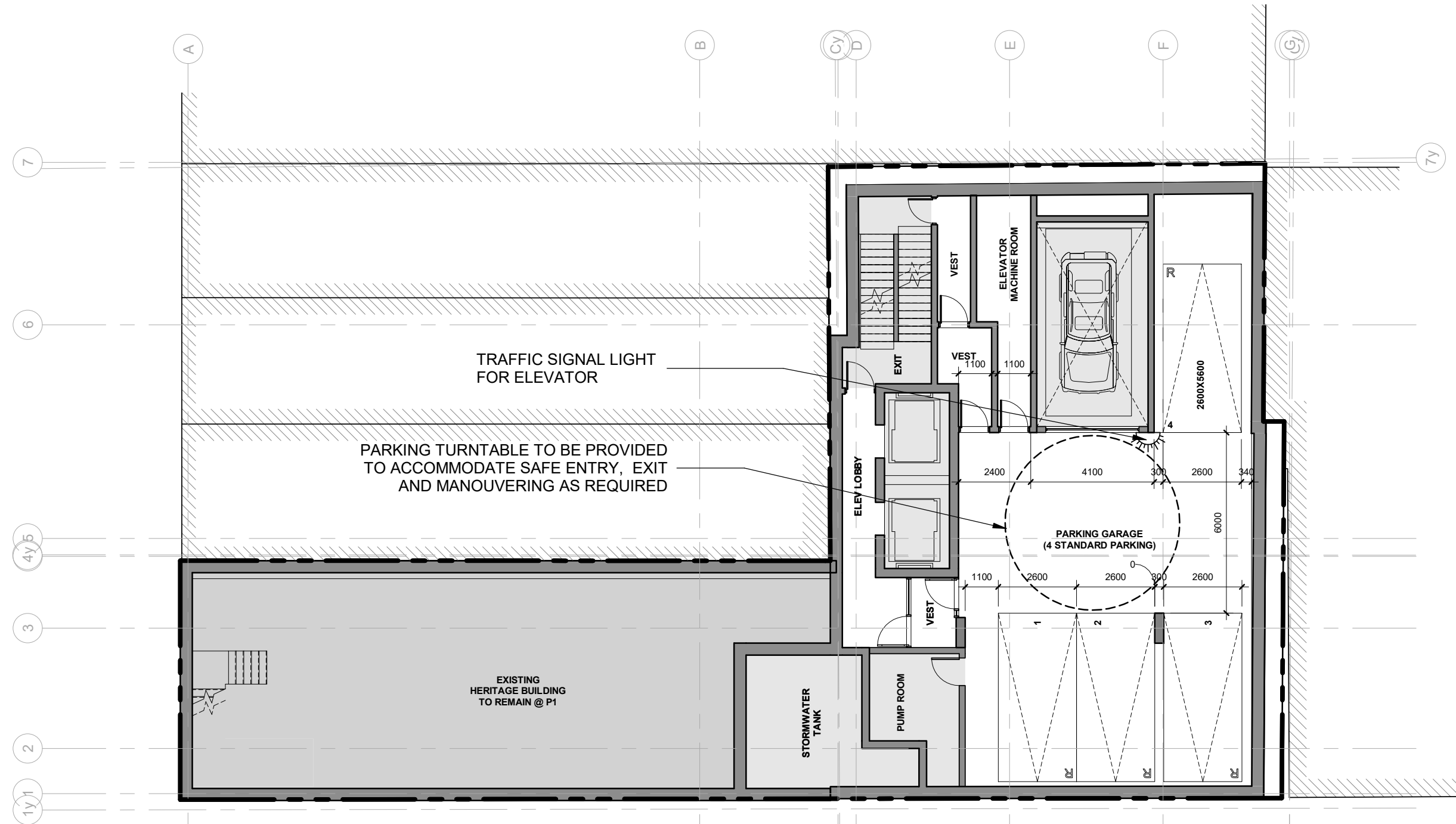
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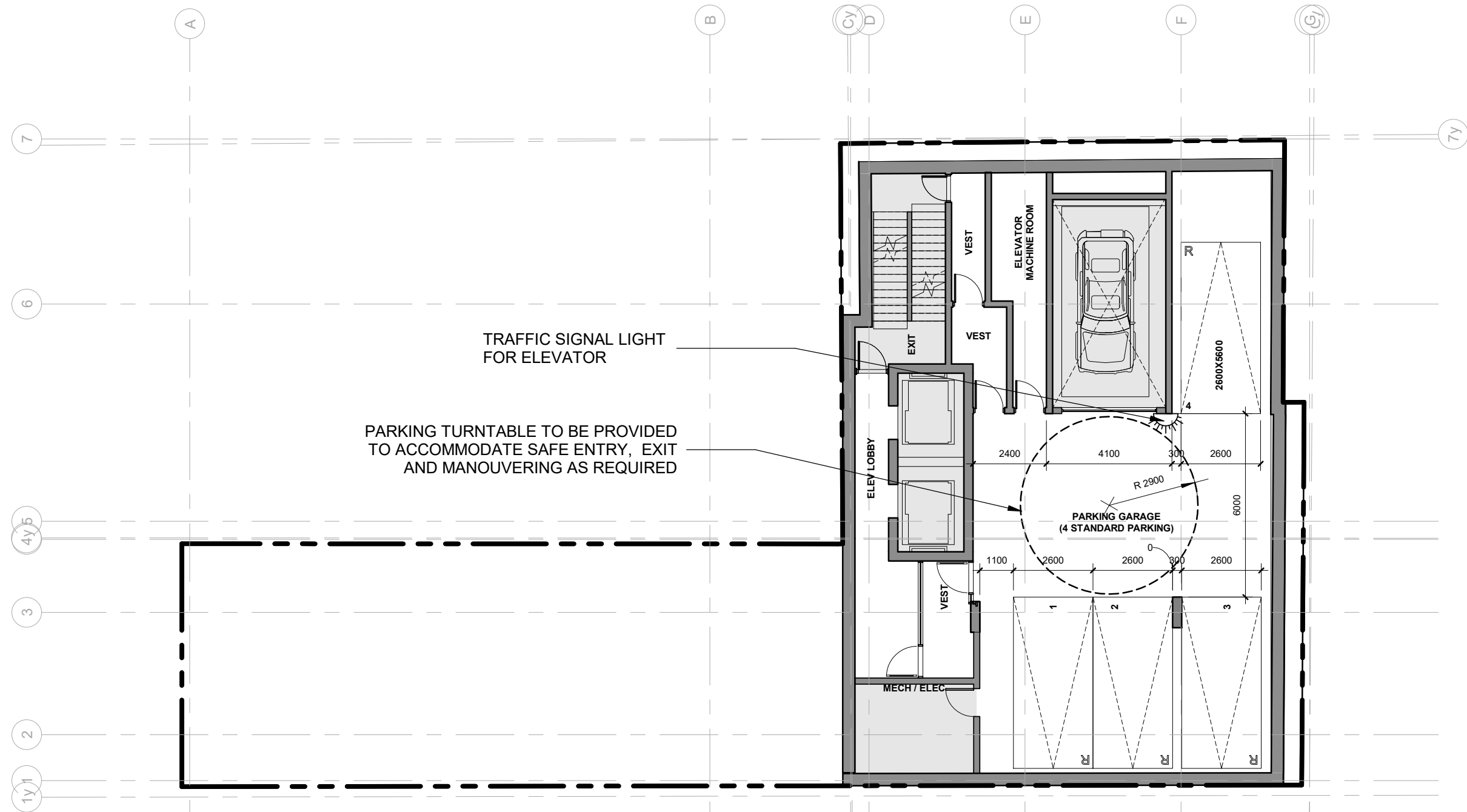
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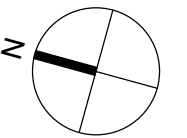
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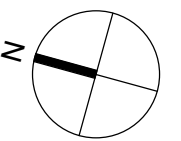
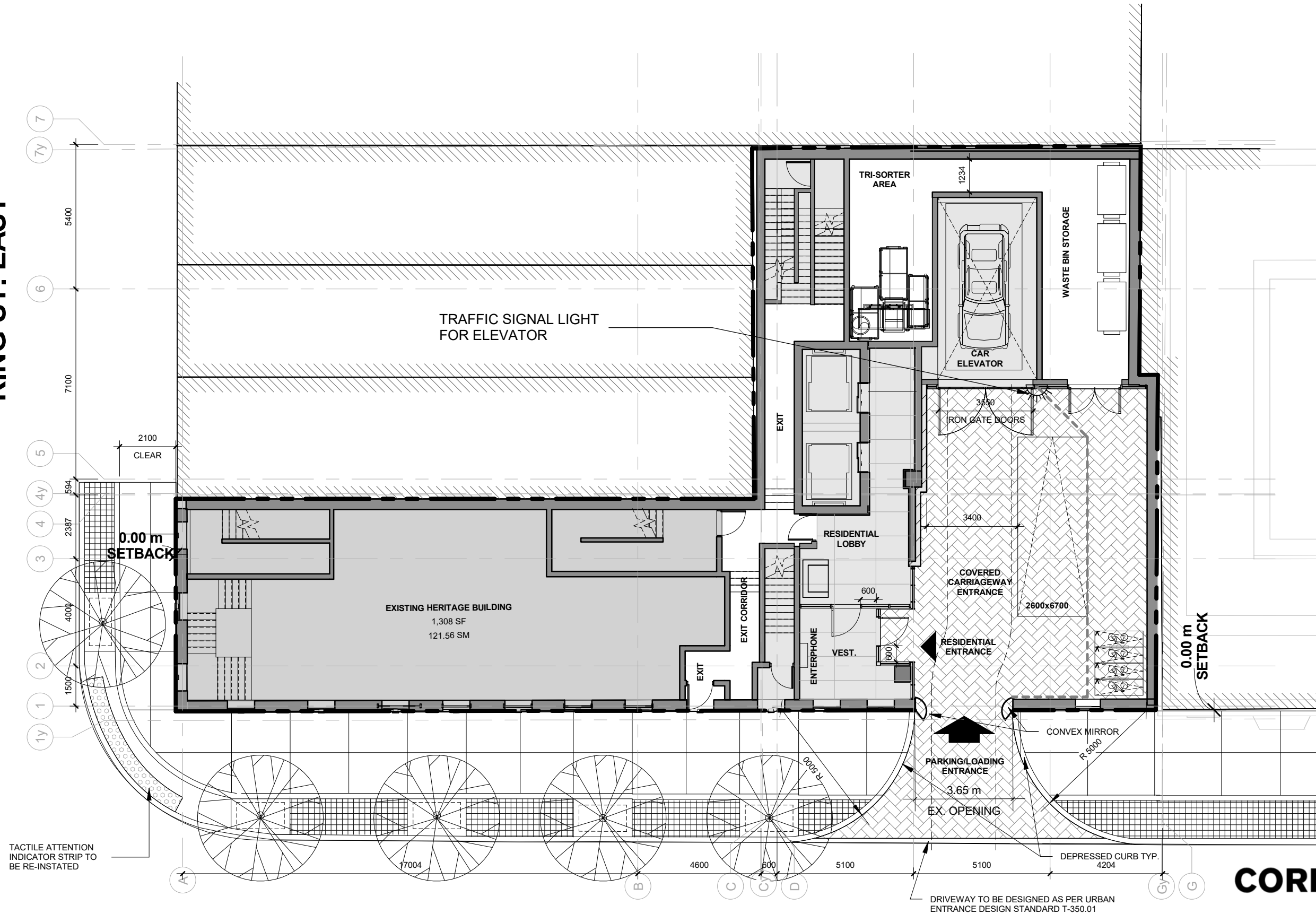


TRAFFIC SIGNAL LIGHT FOR ELEVATOR

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



**KING ST. EAST**



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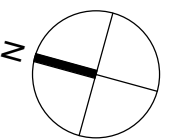
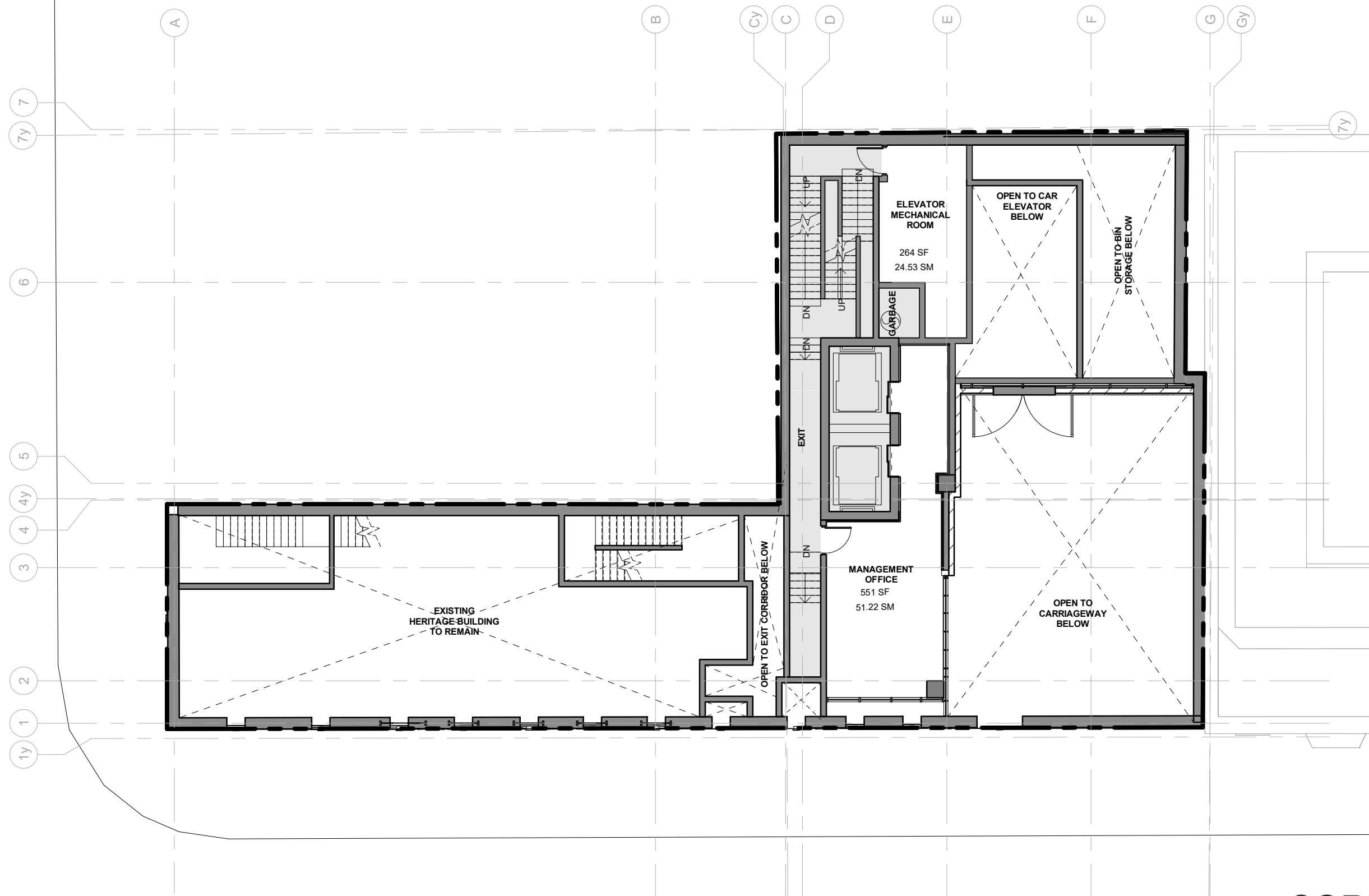
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**1 : 150**  
**GROUND FLOOR PLAN**

**GEORGE ST.**



1 : 150  
LEVEL 1.5

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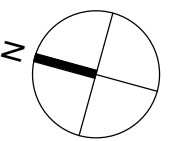
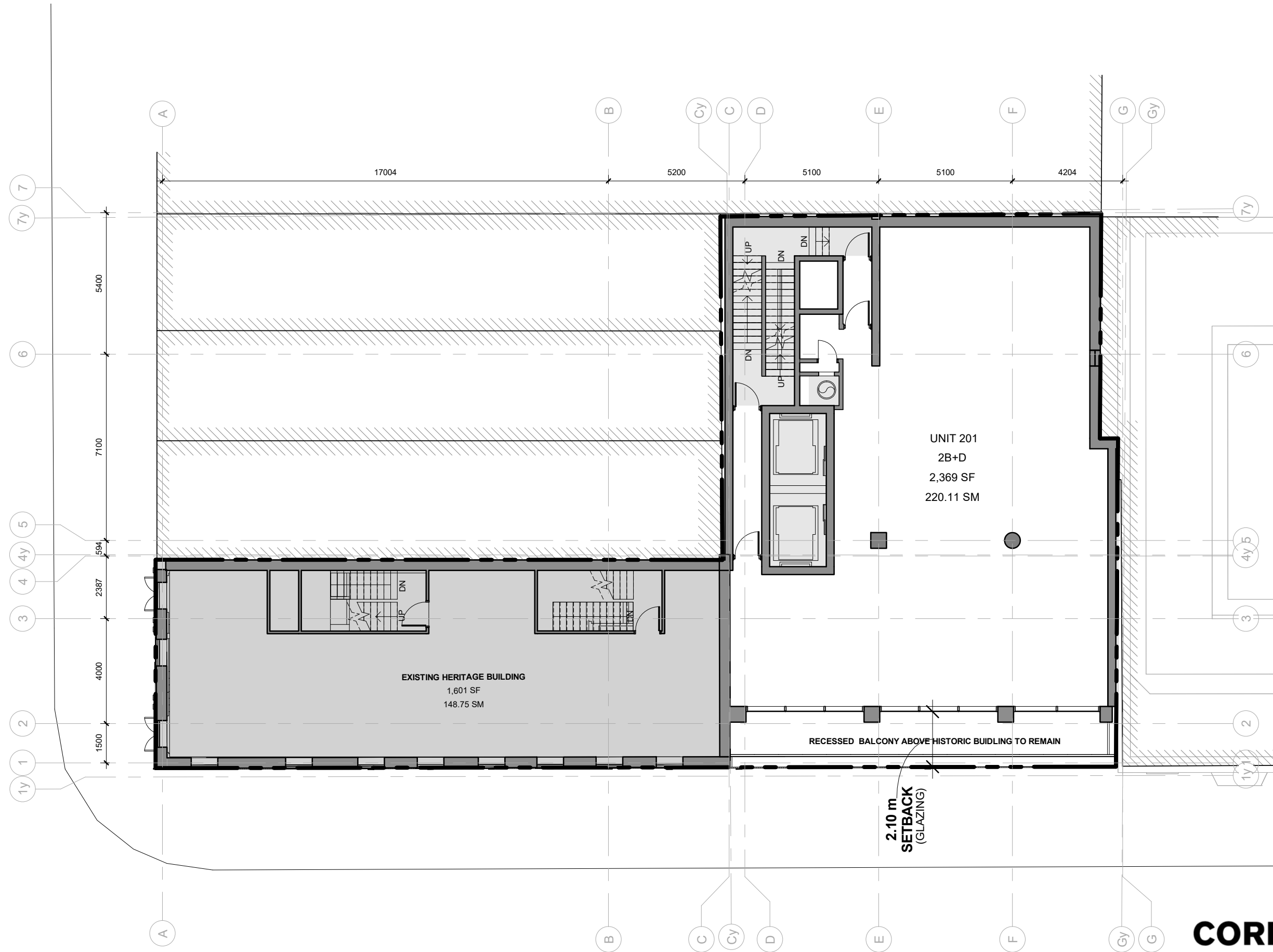
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1 : 150  
LEVEL 2

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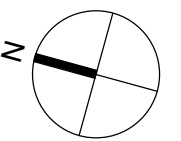
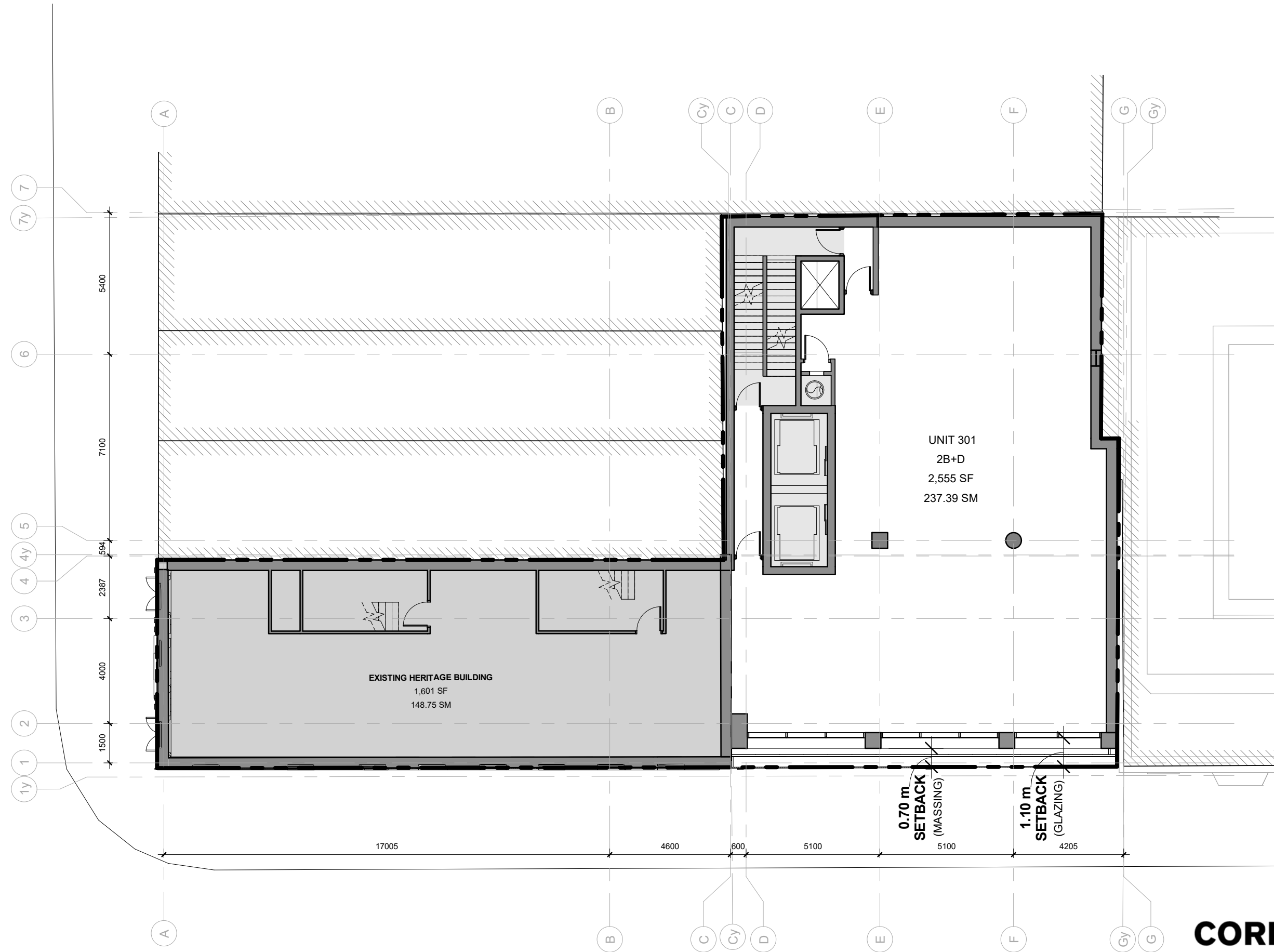
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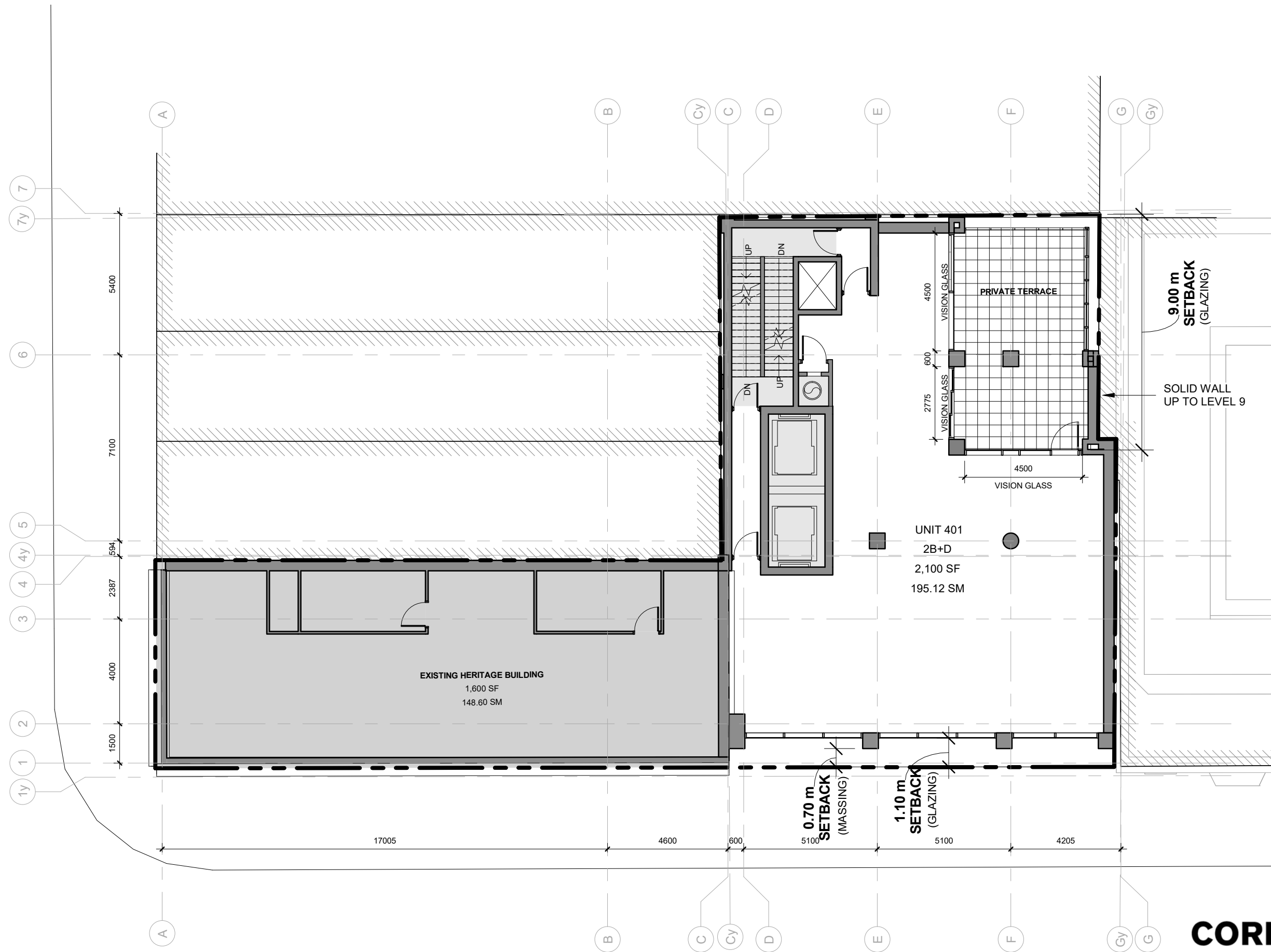
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LEVEL 3



1 : 150  
LEVEL 4

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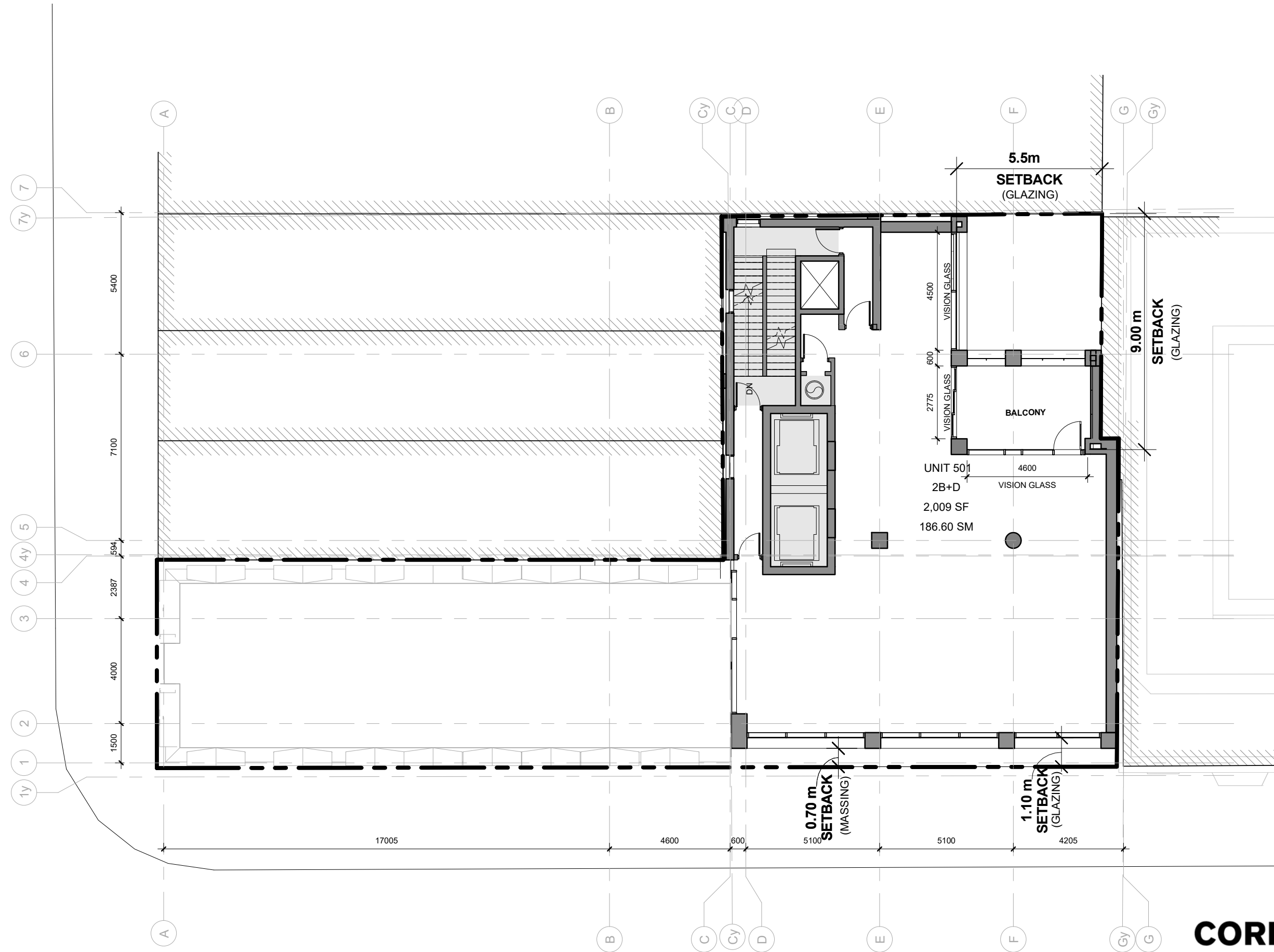
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1 : 150  
LEVEL 5

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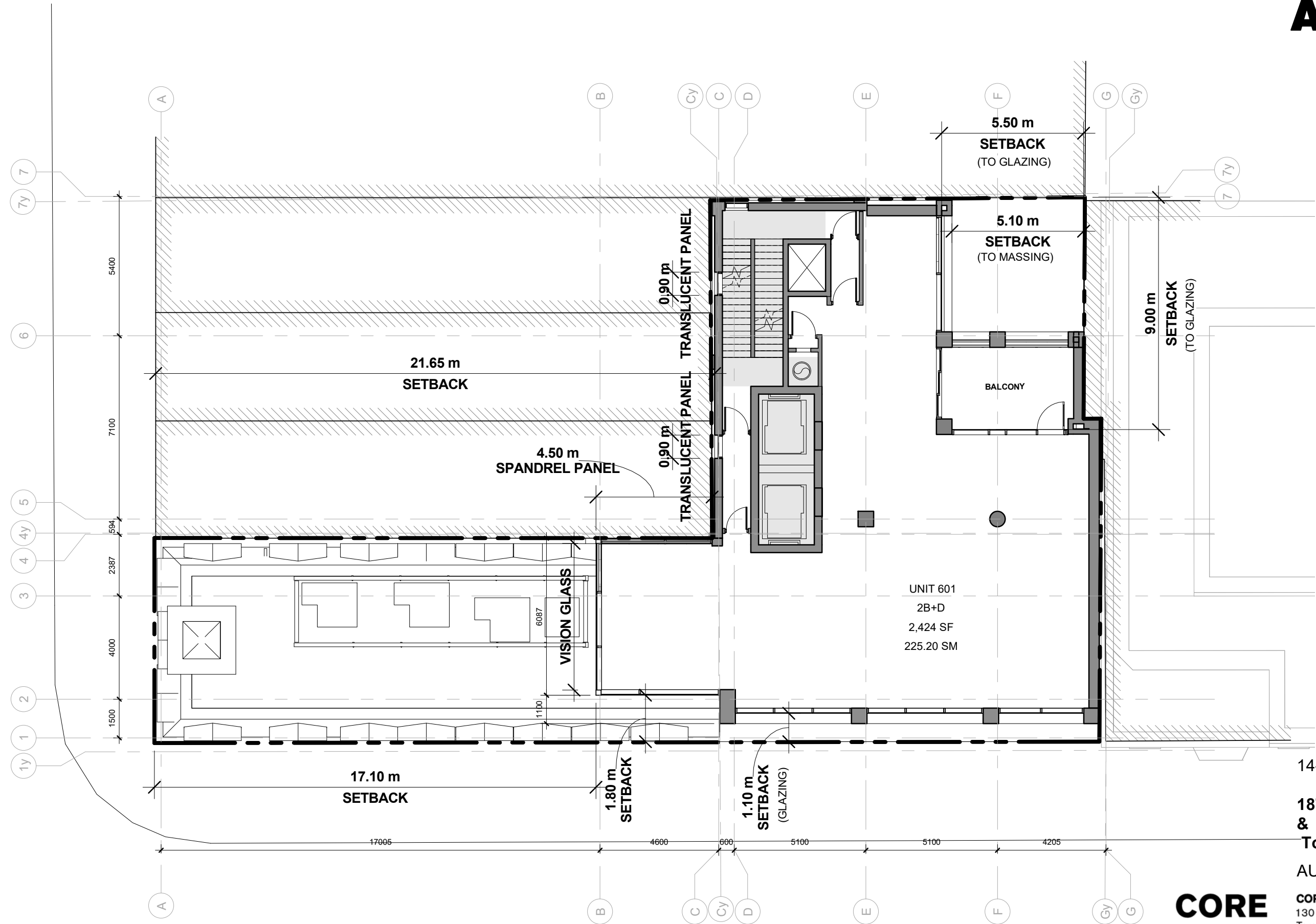
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1 : 150  
LEVEL 6

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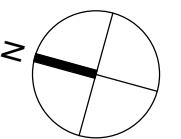
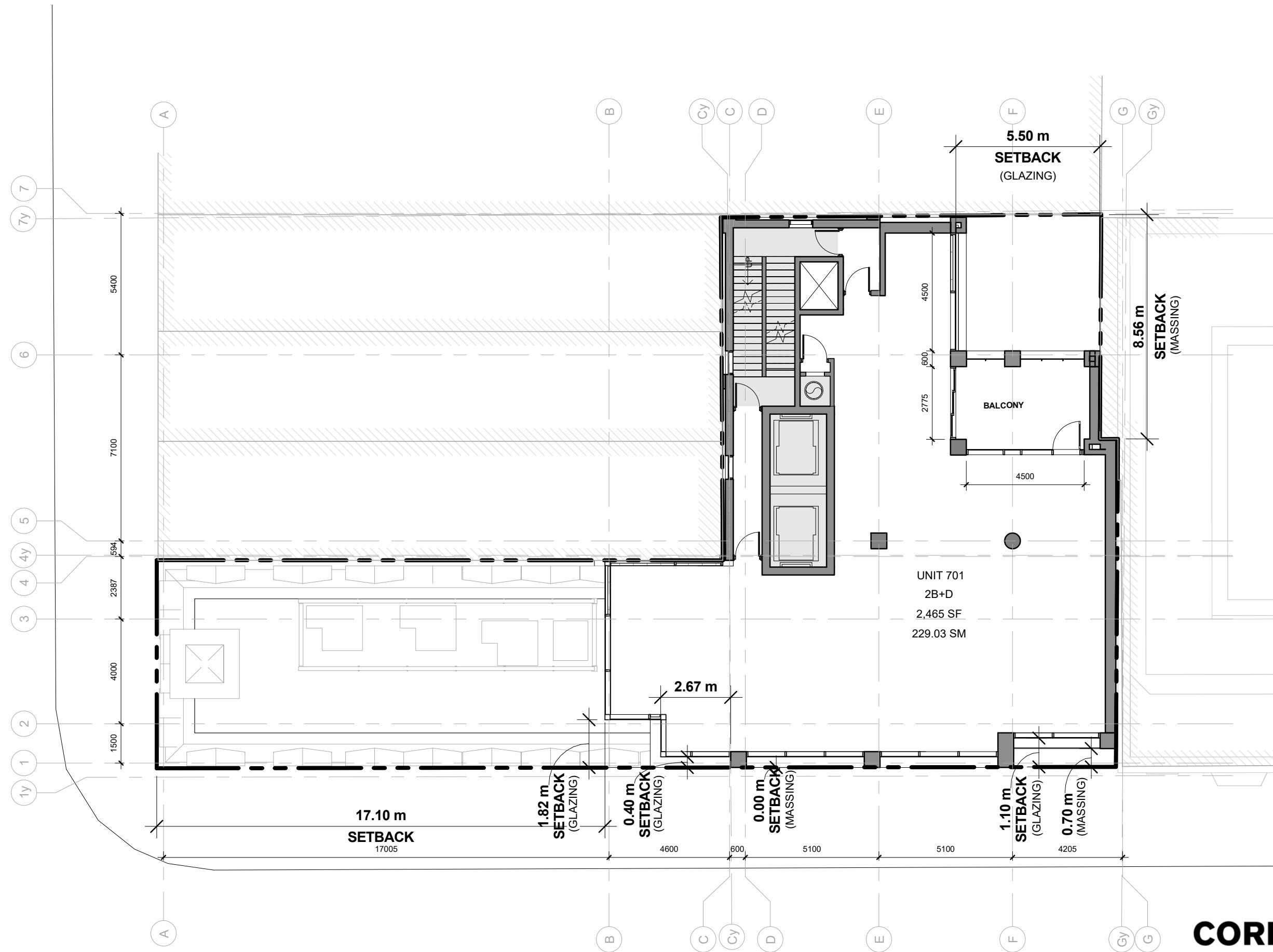
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1 : 150  
 LEVEL 7 (LEVEL 8 SIM.)

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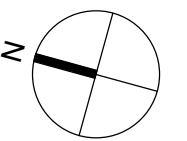
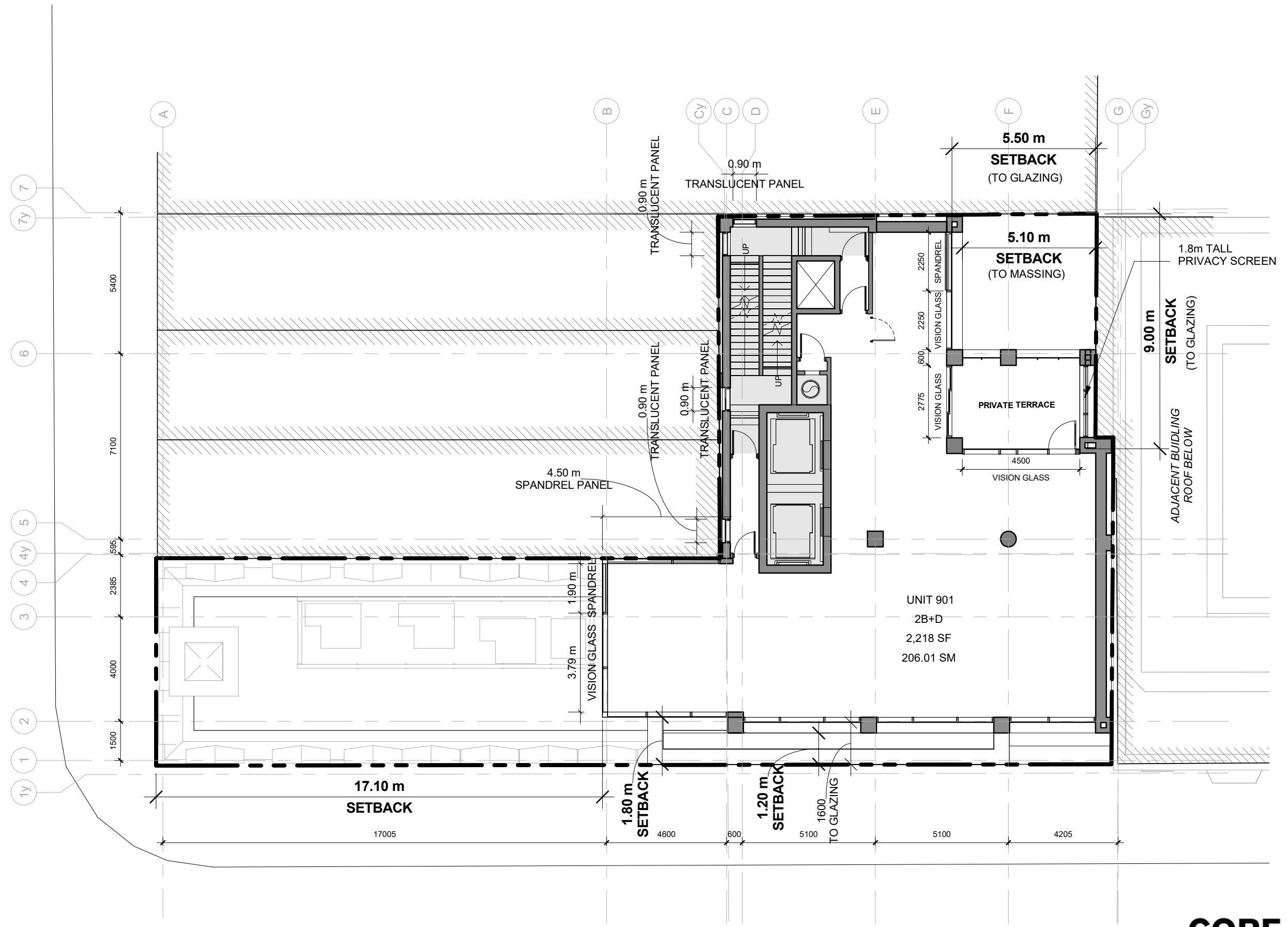
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1 : 150  
LEVEL 9 ( LEVEL 10-14 SIM.)

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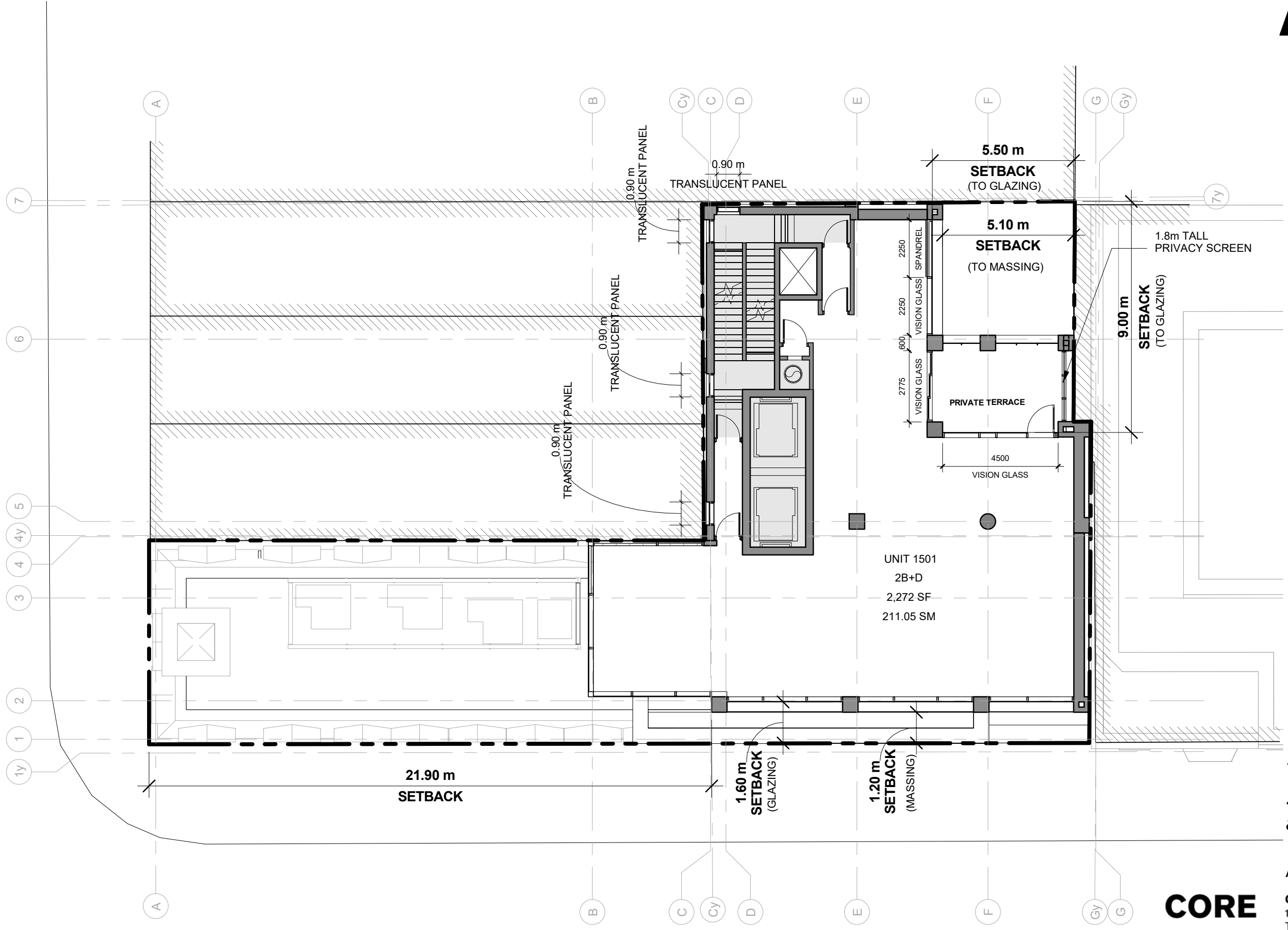
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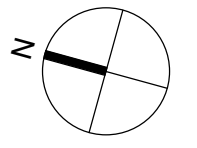
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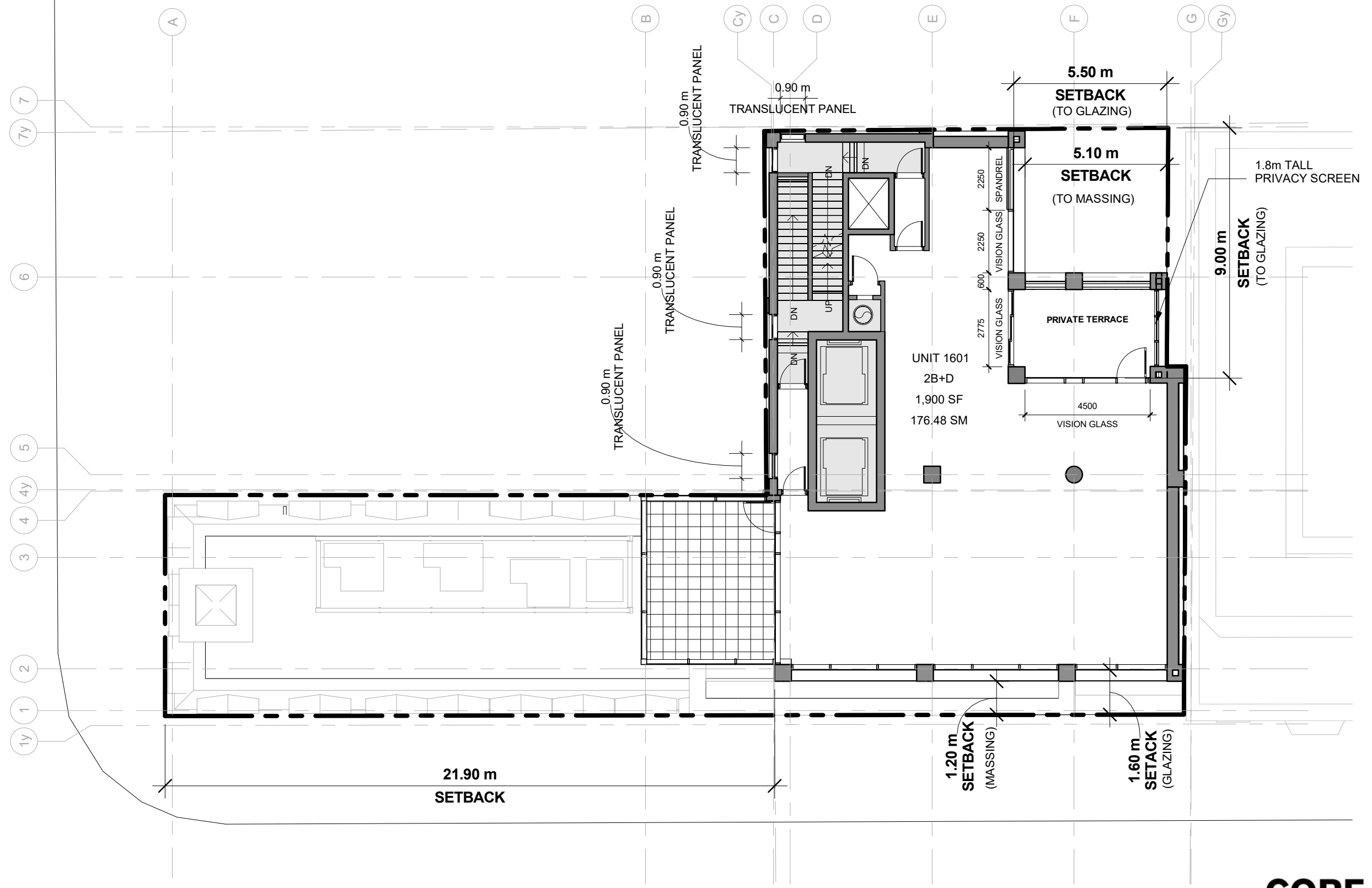
UNIT 1501  
2B+D  
2,272 SF  
211.05 SM



1 : 150  
LEVEL 15

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1 : 150  
LEVEL 16 (LEVEL 17 SIM.)

**CORE**

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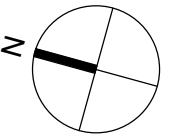
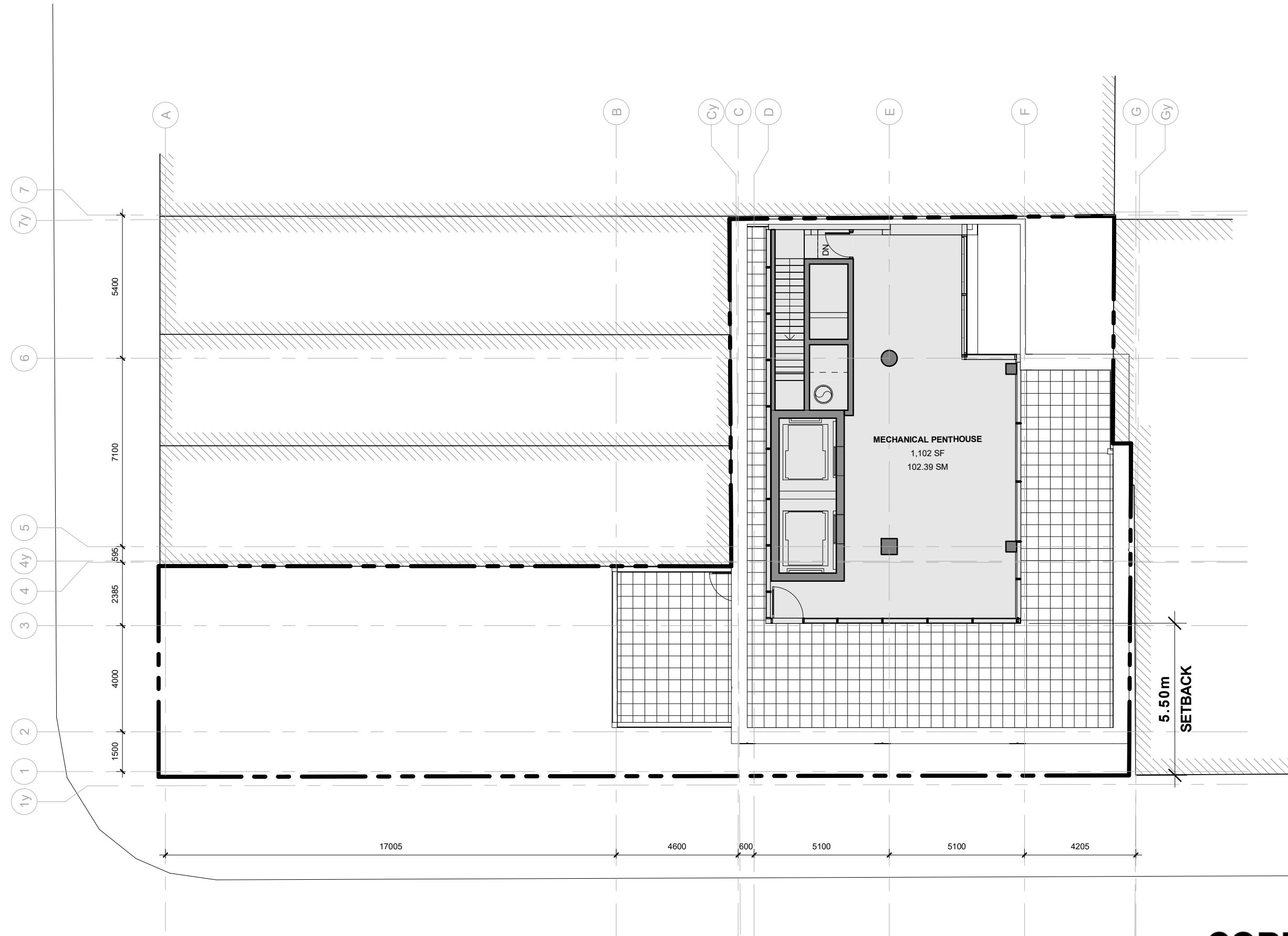
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1 : 150  
MECHANICAL FLOOR

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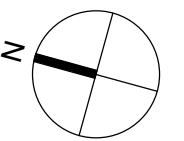
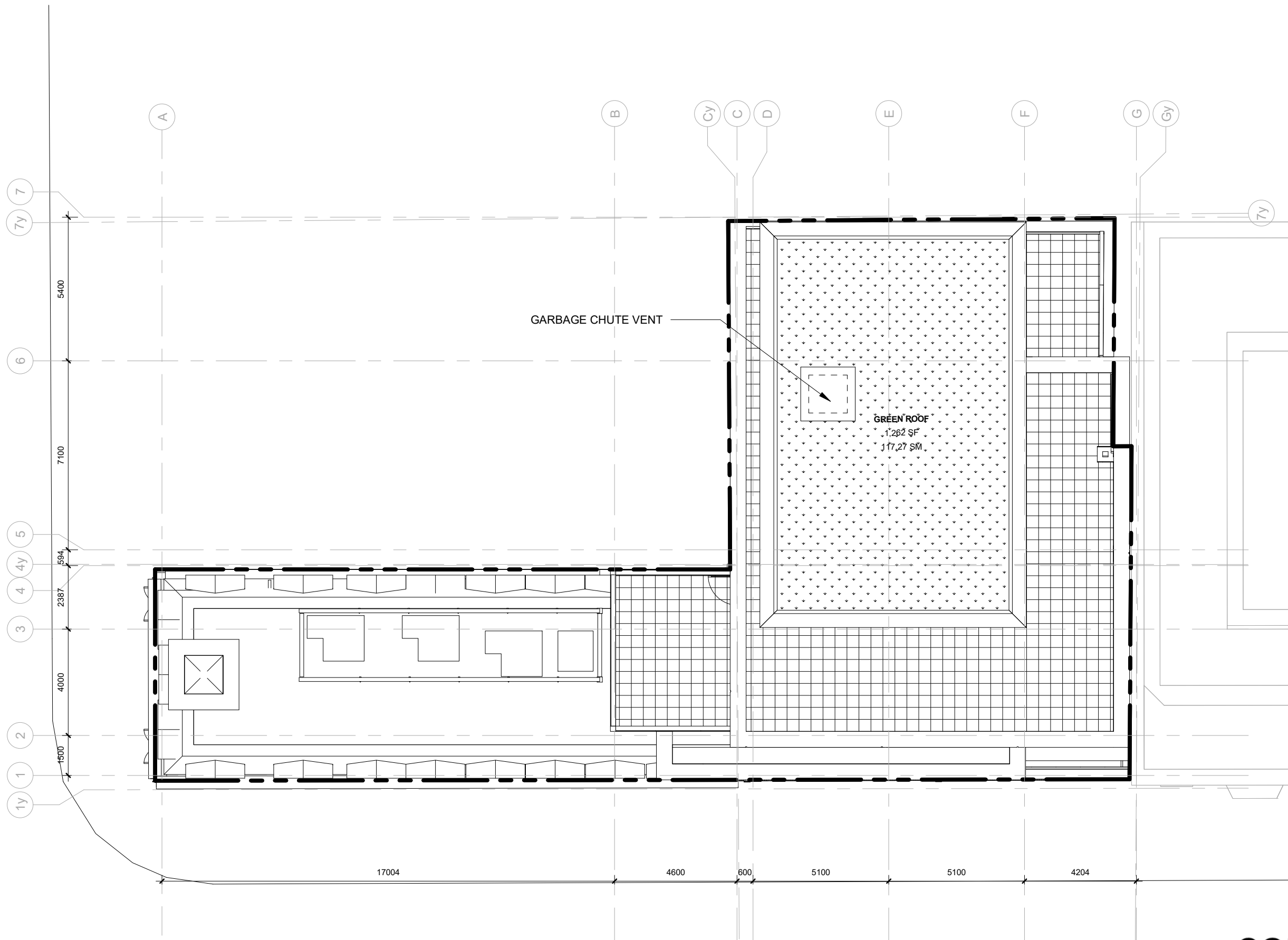
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1 : 150  
ROOF

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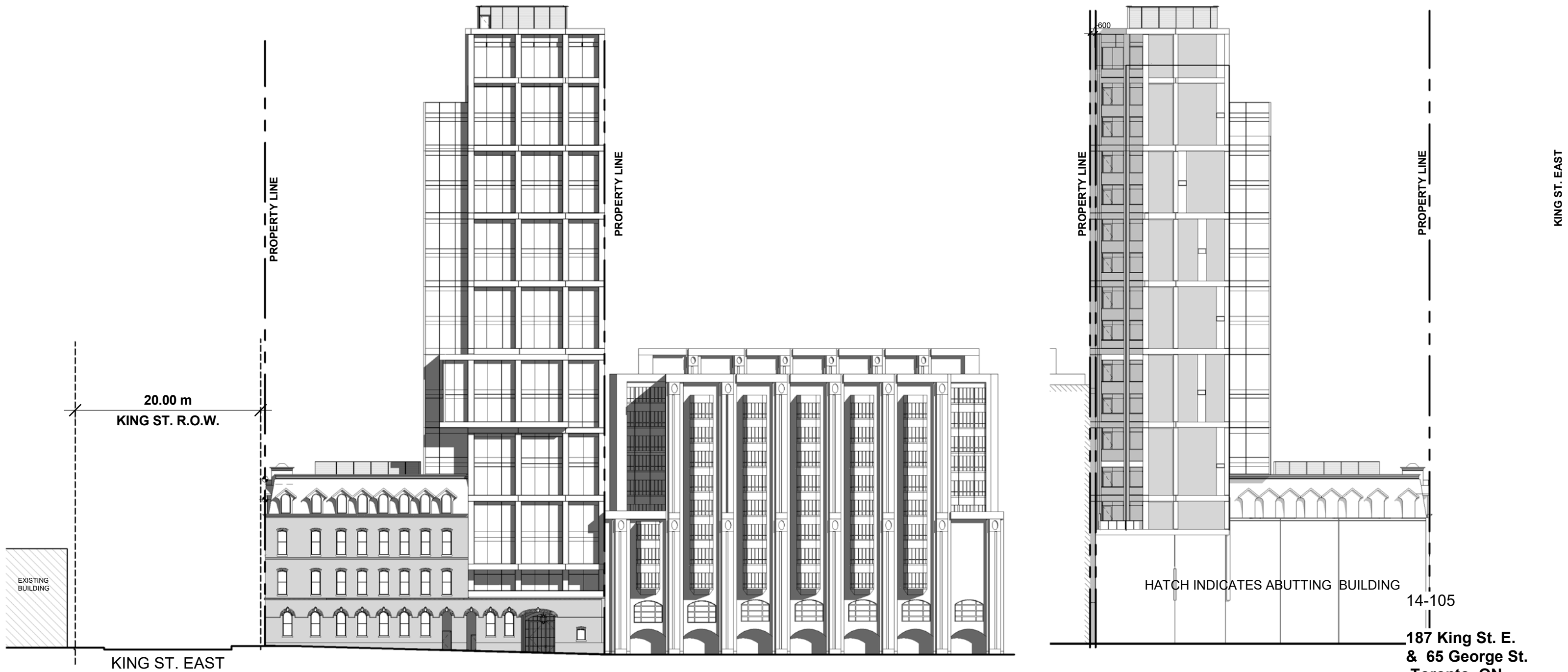
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HISTORIC BUILDING APPEARANCE AS SHOWN IS APPROXIMATE SUBJECT TO FURTHER COORDINATION

REFER TO SECTION A401A FOR HEIGHT INFORMATION

1 : 400  
WEST AND EAST ELEVATION

HATCH INDICATES ABUTTING BUILDING

14-105

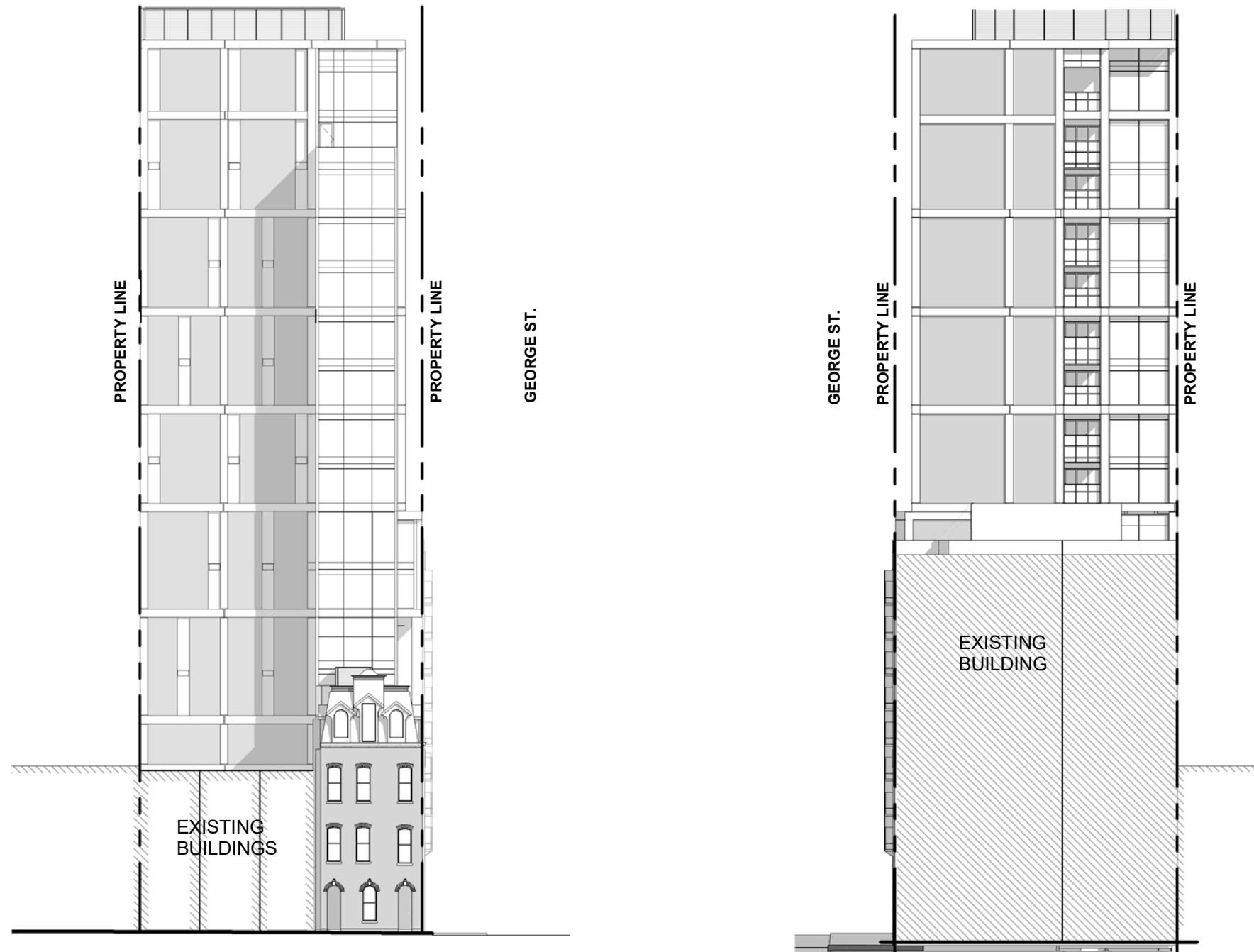
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1 : 400  
NORTH AND SOUTH ELEVATION

REFER TO SECTION A401A  
FOR HEIGHT INFORMATION

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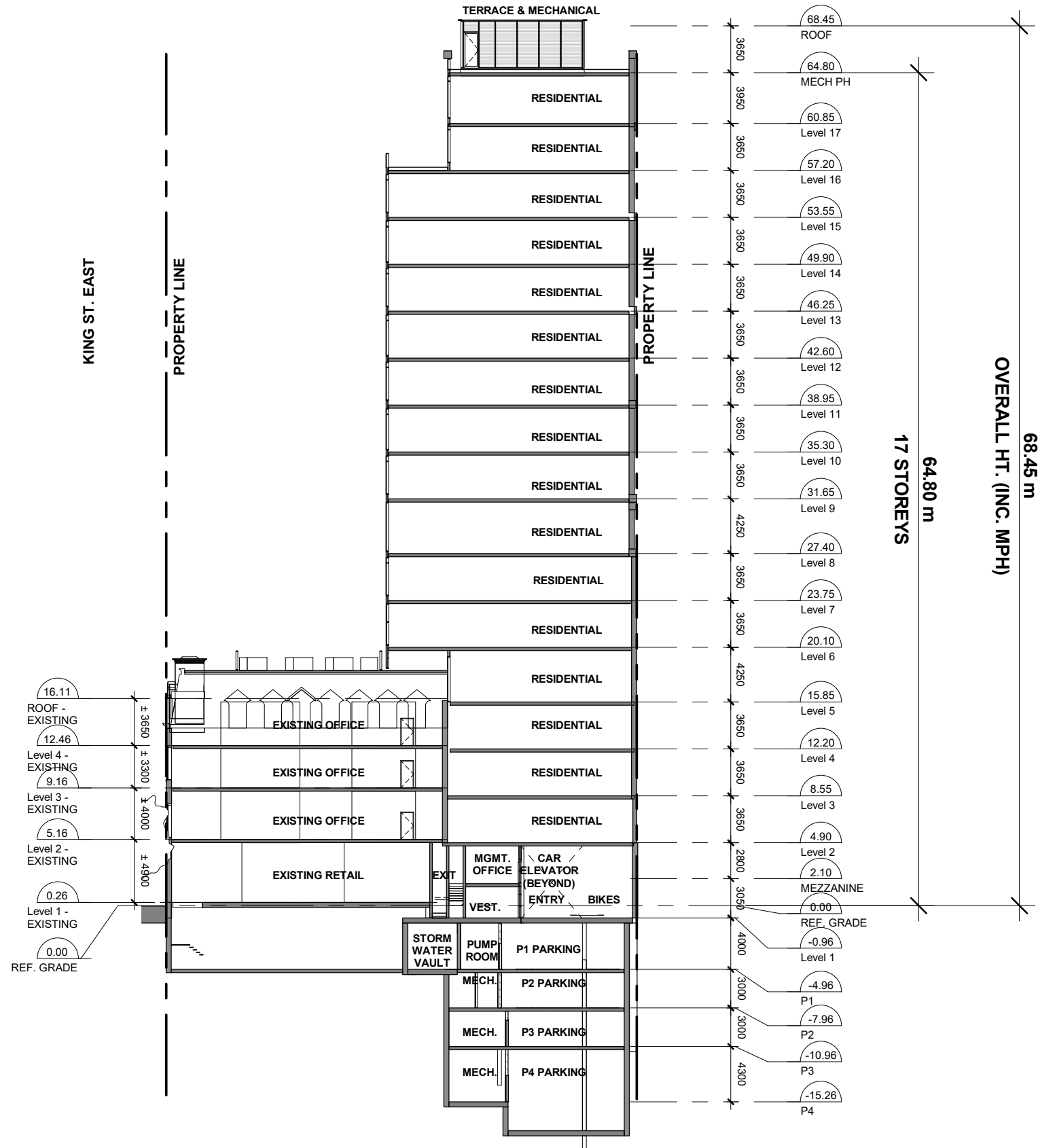
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1 : 400  
SECTION

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