PROJECT INFORMATION

PUBLIC APPENDIX B

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

UNIT INFORMATION

UNIT COUNT UNIT TYPE AVERAGE UNIT SIZE
16 2B+D 207.66 m² 2,235 SF

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

PROJECT INFORMATION

ABOVE GRADE GCA BY LEVEL

LEVELS NO. TYP. (SM) (SF)
LEVEL 1 1 211.52 m² 2,277 SF
LEVEL 1.5 1 207.39 m² 2,201 SF
LEVEL 2 1 211.52 m² 2,277 SF
LEVEL 2.5 1 126.19 m² 1,358 SF
LEVEL 3 1 211.52 m² 2,277 SF
LEVEL 4 1 211.52 m² 2,277 SF
LEVEL 5 1 211.52 m² 2,277 SF
LEVEL 6 1 211.52 m² 2,277 SF
LEVELS 7-8 2 566.13 m² 6,094 SF
LEVELS 9-14 6 1,569.72 m² 16,896 SF
LEVEL 15 1 261.55 m² 2,815 SF
LEVELS 16-17 2 464.35 m² 4,956 SF
MECH PH. 1 135.01 m² 1,456 SF

TOTAL ABOVE AND BELOW GRADE

ABOVE GRADE

4,864.21 m² 52,357.88 SF

ABOVE AND BELOW GRADE

INCLUDING EXISTING TO BE RETAINED

ESTIMATED GFA BY LEVEL

LEVELS NO. TYP. (SM) (SF)
LEVEL P4 - P2 3 196.12 m² 2,111 SF
LEVEL P1 1 204.85 m² 2,205 SF
LEVEL 1 1 204.85 m² 2,205 SF
LEVEL 1.5 1 196.12 m² 2,111 SF
LEVEL 2 1 204.85 m² 2,205 SF
LEVEL 2.5 1 199.90 m² 2,158 SF
LEVEL 3 1 204.85 m² 2,205 SF
LEVEL 4 1 204.85 m² 2,205 SF
LEVEL 5 1 204.85 m² 2,205 SF
LEVEL 6 1 204.85 m² 2,205 SF
LEVELS 7-8 2 502.62 m² 5,410 SF
LEVELS 9-14 6 1,358.32 m² 14,621 SF
LEVEL 15 1 226.30 m² 2,436 SF
LEVELS 16-17 2 393.85 m² 4,239 SF

TOTAL ABOVE AND BELOW GRADE

ABOVE GRADE

4,657.90 m² 50,137 SF

ABOVE AND BELOW GRADE

INCLUDING EXISTING TO BE RETAINED

ALL AREAS BY TYPE

AREA TYPE (SM) (SF)
Deduction 1,146.93 m² 12,345 SF
Existing Building Deduction 123.24 m² 1,327 SF
Existing Heritage Building 713.52 m² 7,680 SF
Parking 626.63 m² 6,745 SF
Residential 762.57 m² 8,208 SF
Saleable Unit 3,322.56 m² 35,764 SF
Service 65.56 m² 706 SF

TOTAL ALL AREAS

6,761.01 m² 72,775 SF

ABOVE AND BELOW GRADE

INCLUDING EXISTING TO BE RETAINED
EXISTING HERITAGE BUILDING TO REMAIN @ P1
PARKING TURNTABLE TO BE PROVIDED TO ACCOMMODATE SAFE ENTRY, EXIT AND MANCOUVERING AS REQUIRED

TRAFFIC SIGNAL LIGHT FOR ELEVATOR

PARKING GARAGE @ STANDARD PARKING

RESIDENTIAL PARKING LEVEL P1

14-105
187 King St. E.
& 65 George St.
Toronto, ON
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CORE ARCHITECTS INC
130 Queens Quay East Suite 700
Toronto ON Canada M5A 0P8
Tel: 416 343 0400
Fax: 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM
LEVEL P2 (P3-P4 SIM.)
MECHANICAL FLOOR
HISTORIC BUILDING APPEARANCE AS SHOWN IS APPROXIMATE SUBJECT TO FURTHER COORDINATION

REFER TO SECTION A401A FOR HEIGHT INFORMATION

1 : 400

WEST AND EAST ELEVATION
REFER TO SECTION A401A FOR HEIGHT INFORMATION