

ABOVE GRADE GCA BY LEVEL			
LEVELS	NO. TYP.	(SM)	(SF)
LEVEL 1	1	211.52 m²	2,277 SF
LEVEL 1.5	1	126.19 m²	1,358 SF
LEVEL 2	1	276.69 m²	2,978 SF
LEVEL 3	1	290.92 m²	3,131 SF
LEVEL 4	1	241.56 m²	2,600 SF
LEVEL 5	1	242.49 m²	2,610 SF
LEVEL 6	1	271.64 m²	2,924 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	4,998 SF
MECH PH.	1	135.14 m²	1,455 SF
		4,657.90 m²	50,137 SF

ABOVE GRADE
NOT 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	297.39 m²	3,201 SF
LEVEL 1.5	1	75.75 m²	815 SF
LEVEL 2	1	392.28 m²	4,222 SF
LEVEL 3	1	407.70 m²	4,388 SF
LEVEL 4	1	358.41 m²	3,858 SF
LEVEL 5	1	210.73 m²	2,268 SF
LEVEL 6	1	239.89 m²	2,582 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
		4,864.21 m²	52,358 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
	6,761.01 m²	72,775 SF

ABOVE AND BELOW GRADE
INCLUDING EXISTING TO BE RETAINED

PROJECT INFORMATION

PUBLIC APPRENDIX 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	
		(SM)	(SF)
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

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14-105

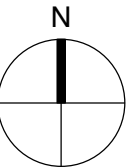
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& 65 George St.
Toronto, ON**

AUGUST 9, 2021

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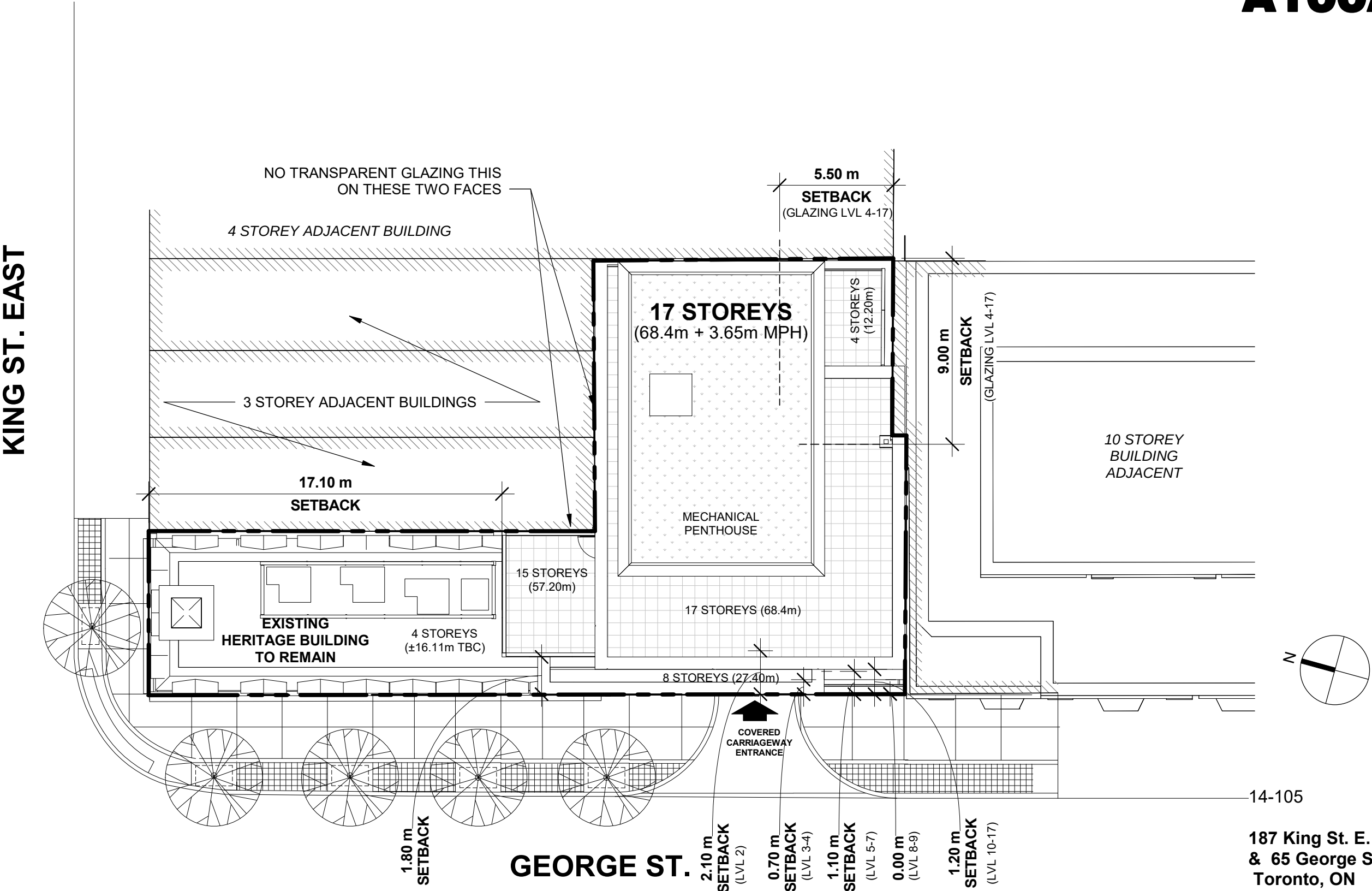
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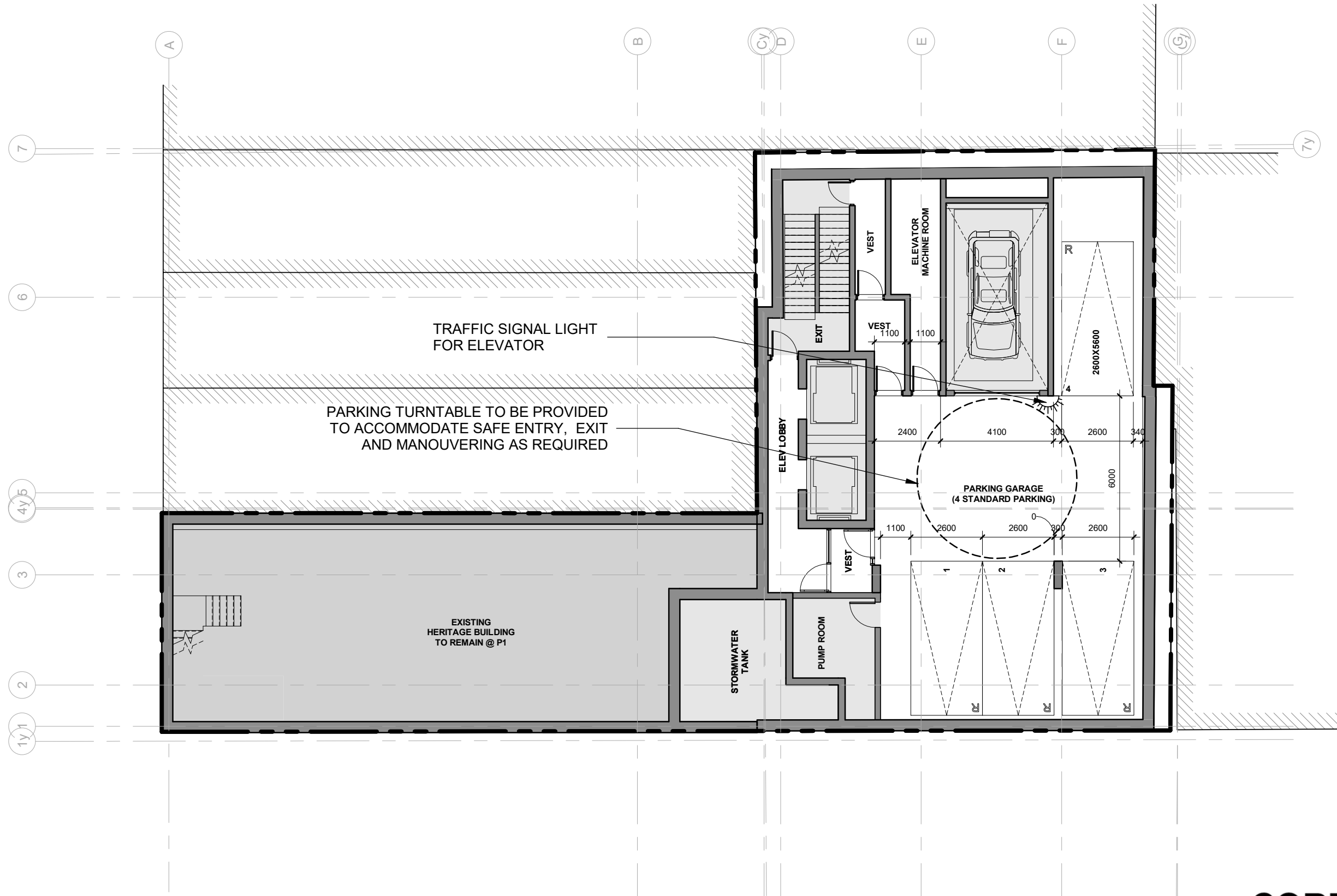
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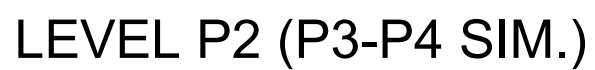


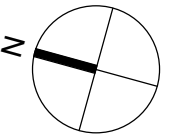
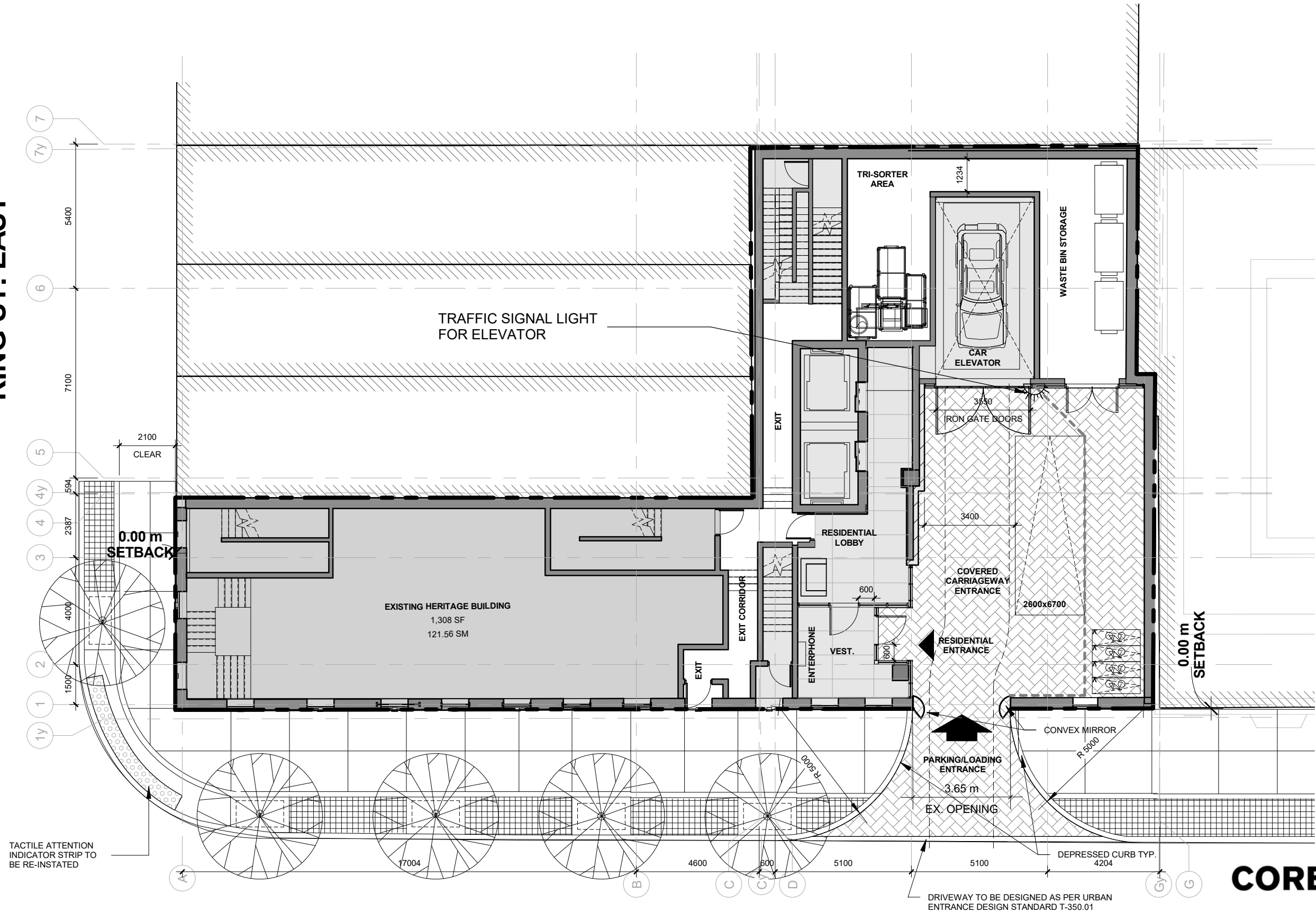


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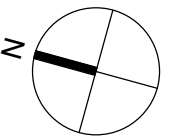
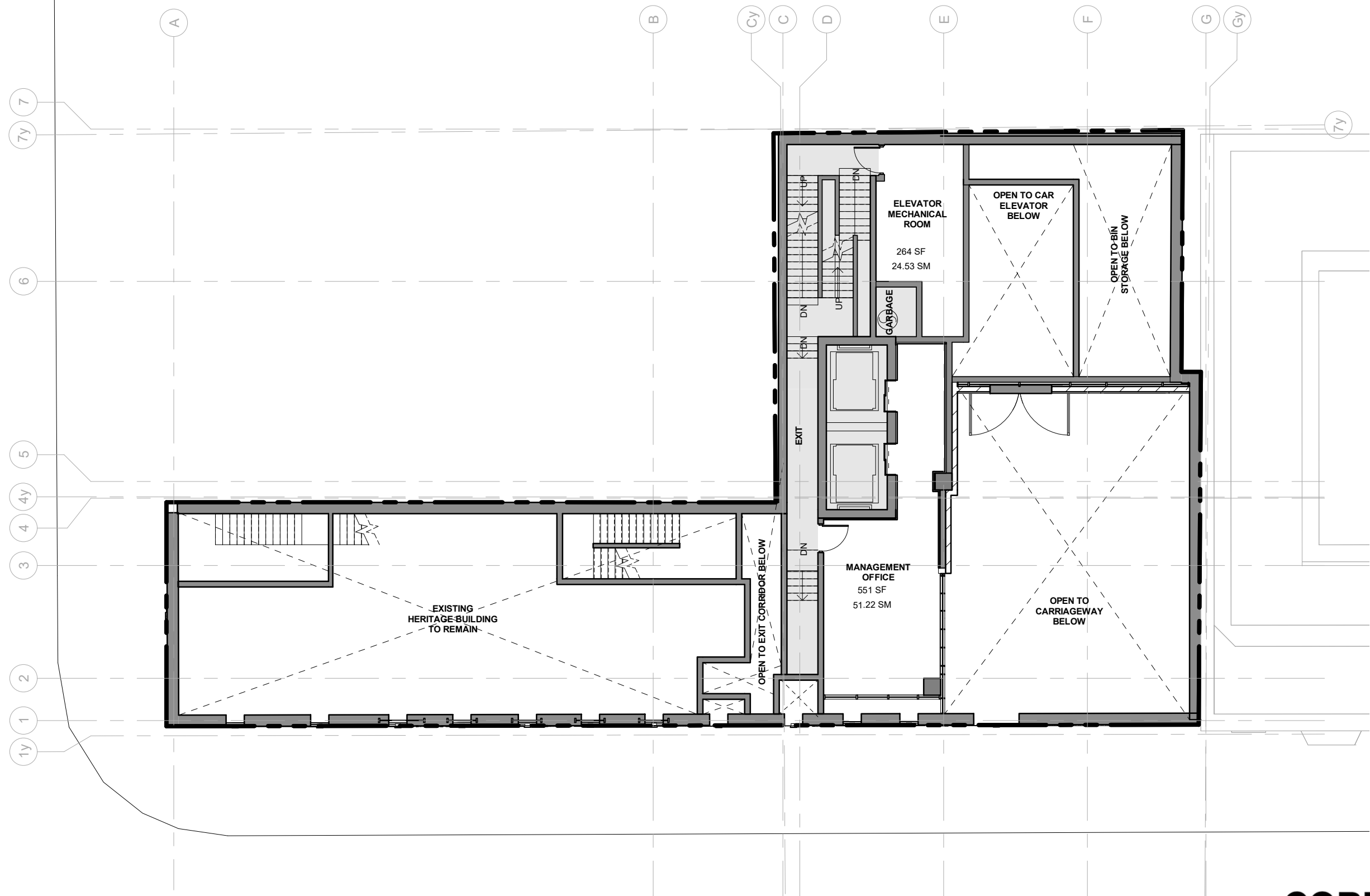
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1 : 150
GROUND FLOOR PLAN



1 : 150
LEVEL 1.5

CORE

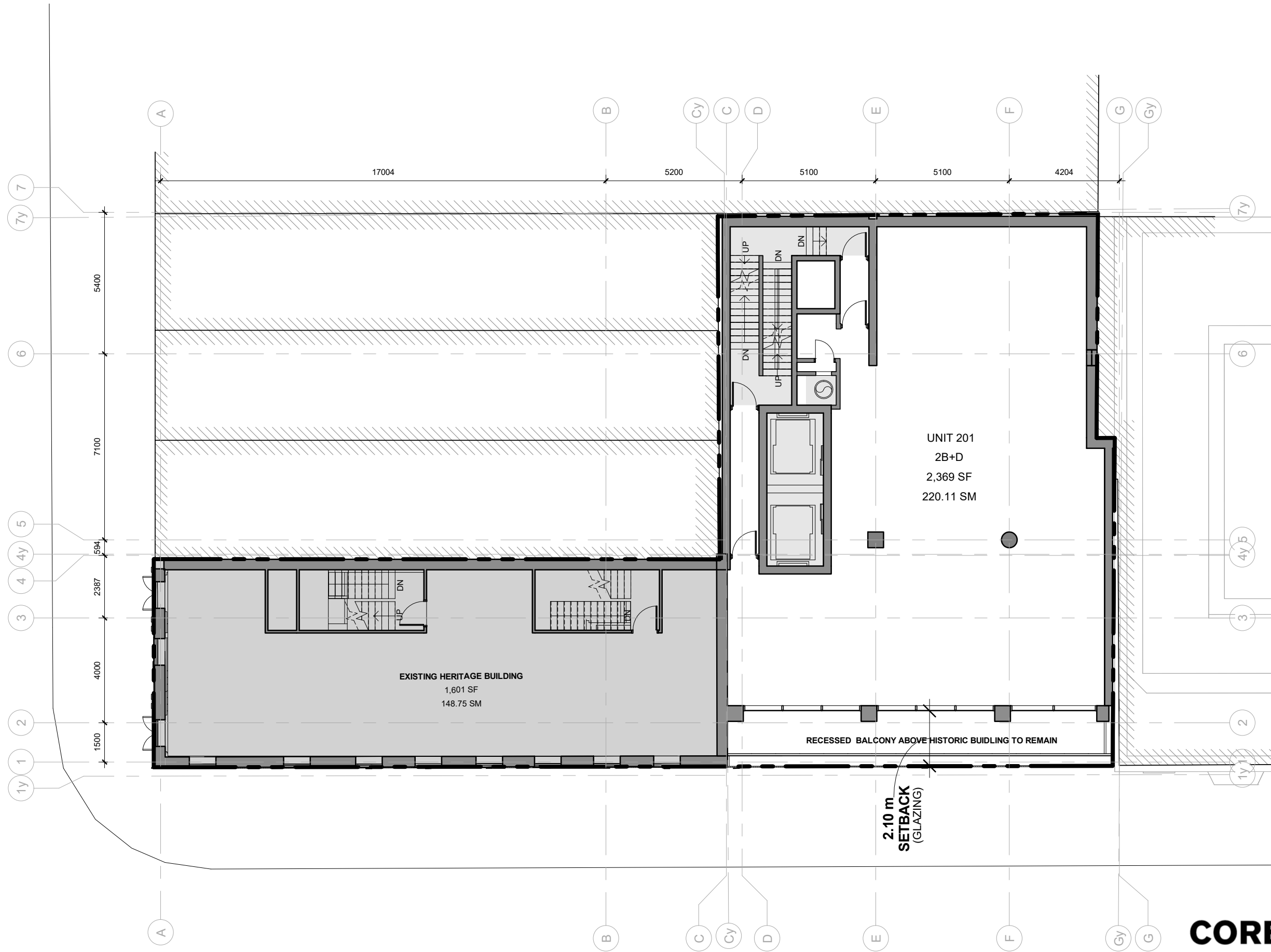
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1 : 150
LEVEL 2

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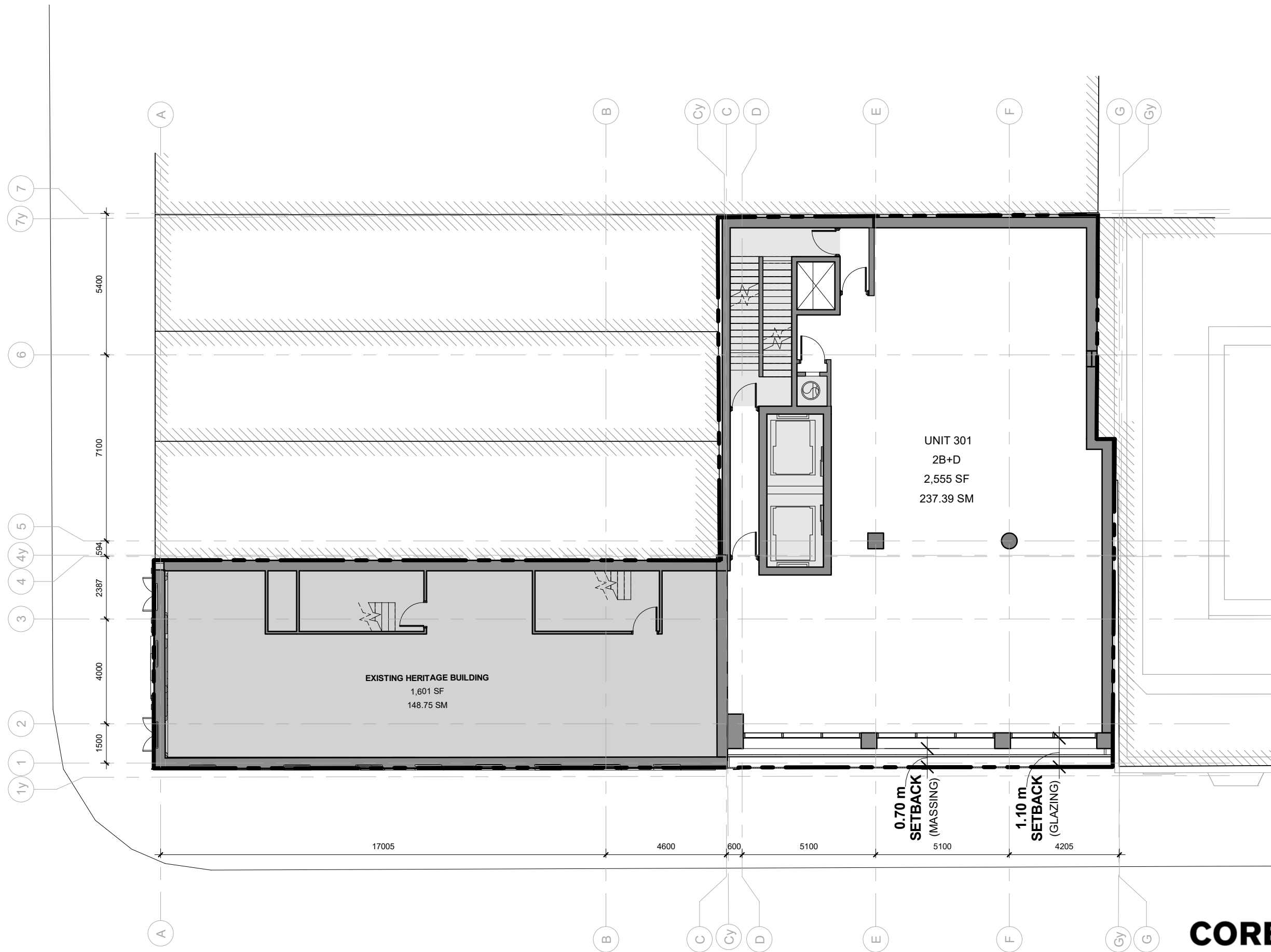
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LEVEL 3

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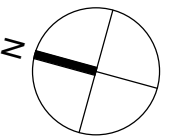
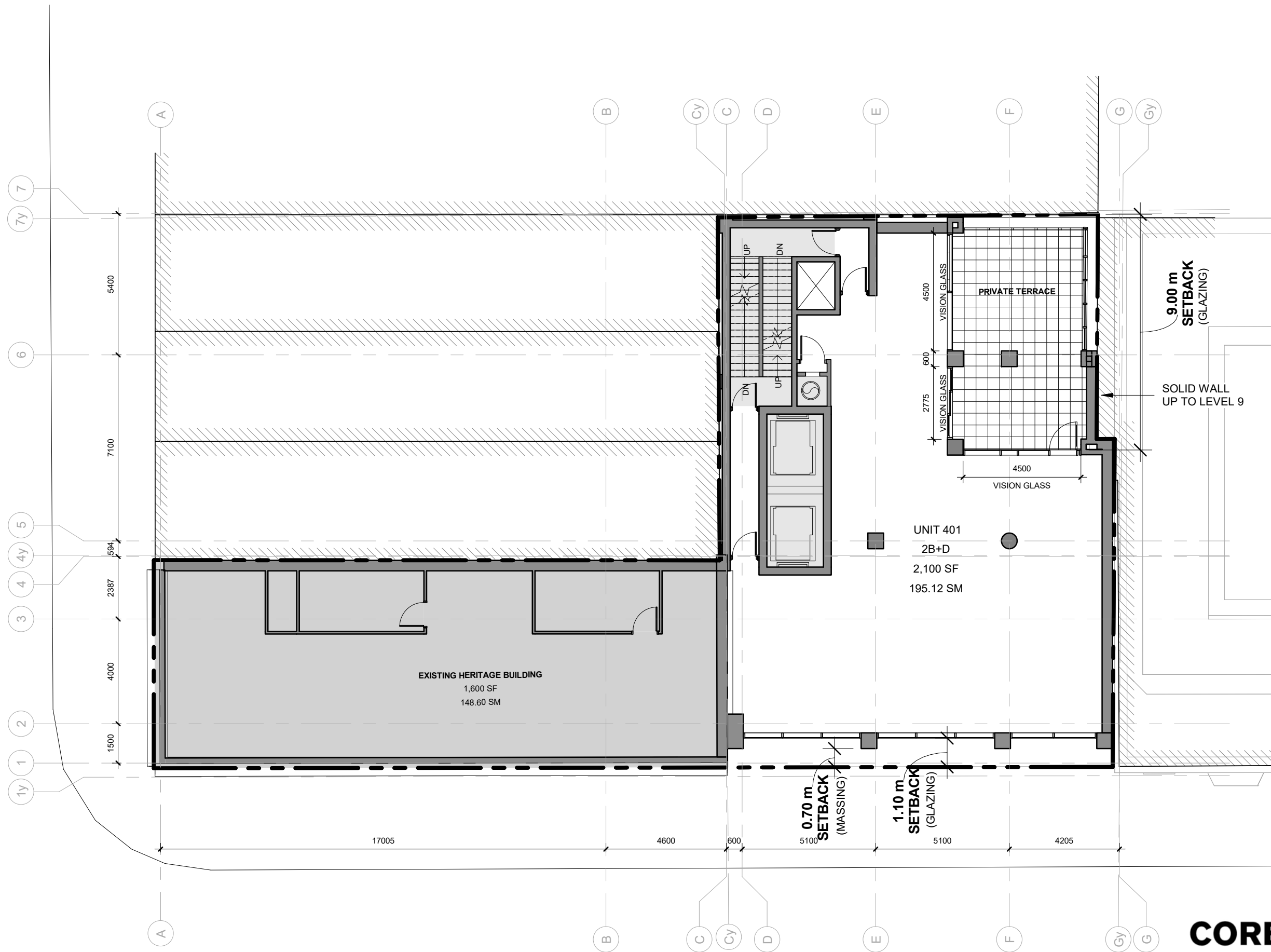
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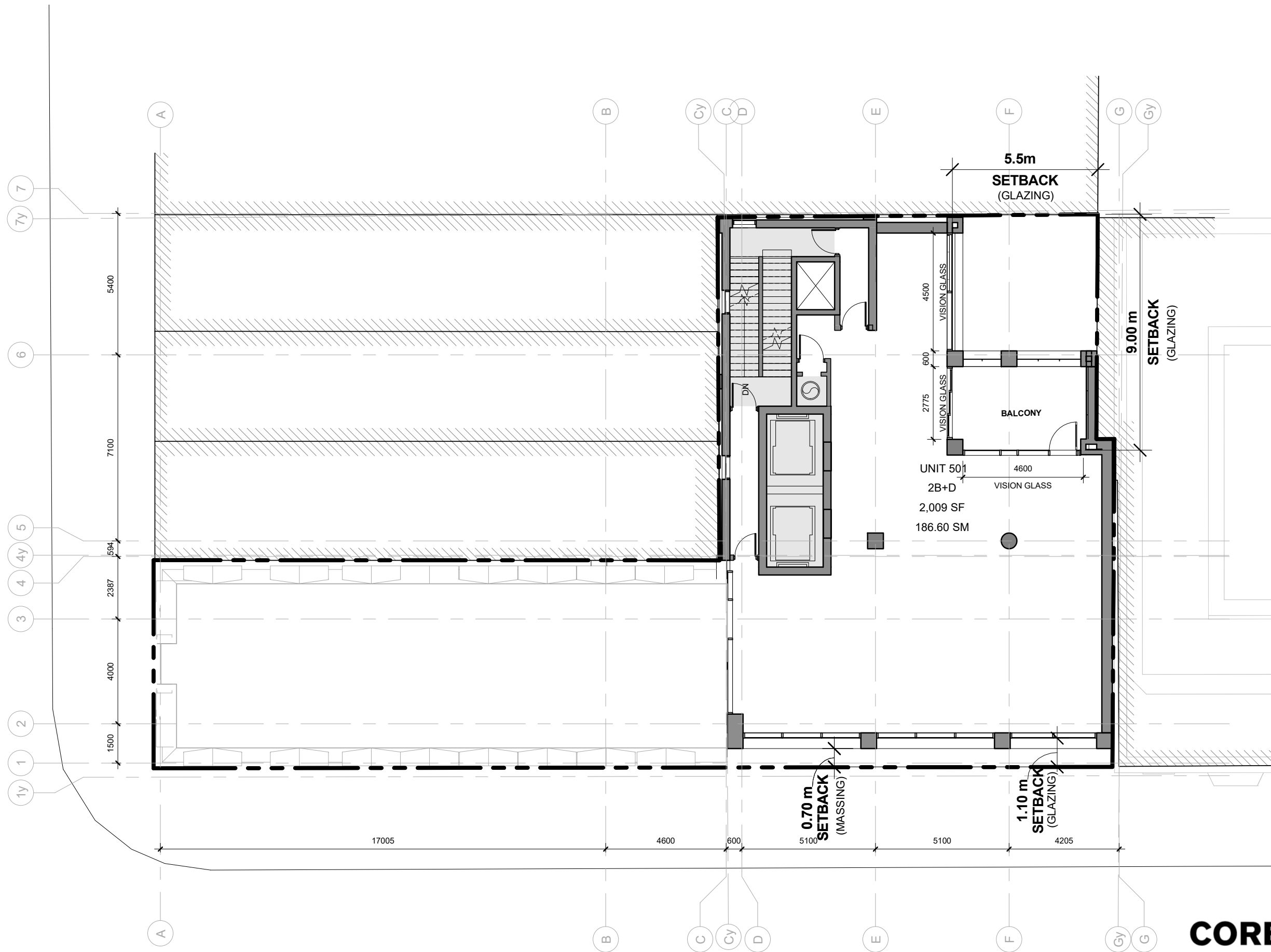
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1 : 150
LEVEL 5

CORE

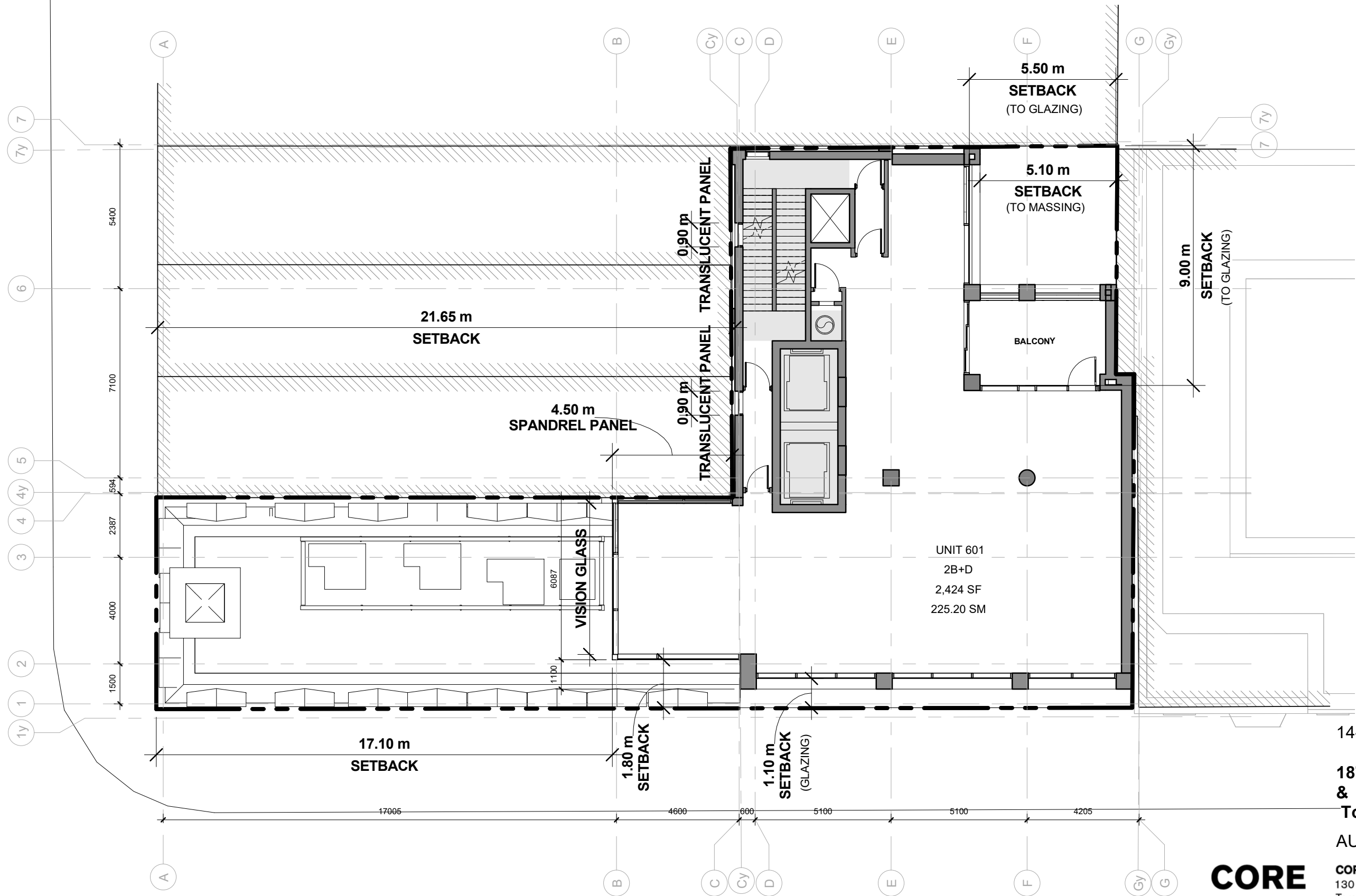
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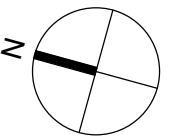
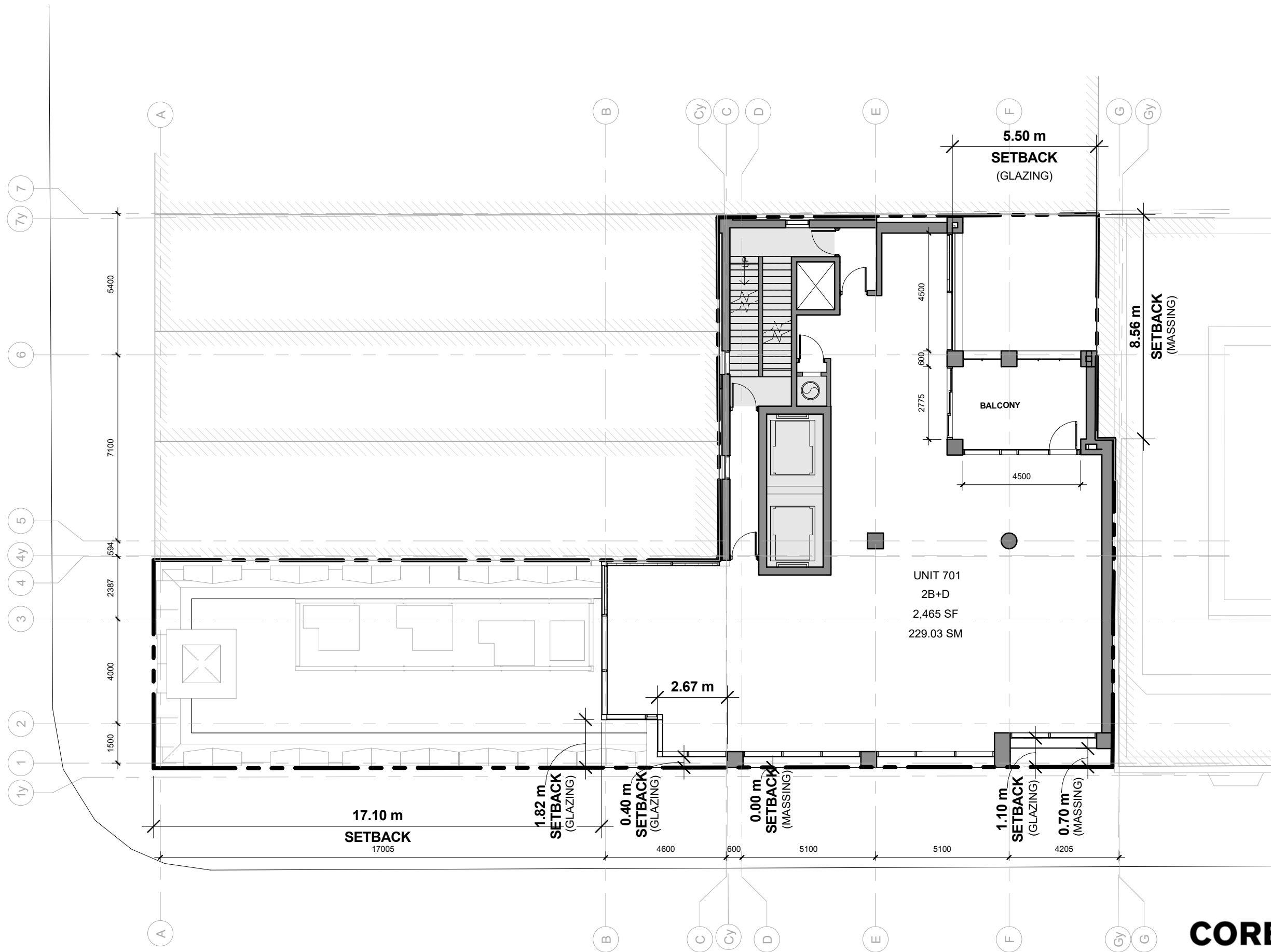
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LEVEL 6

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1 : 150
LEVEL 7 (LEVEL 8 SIM.)

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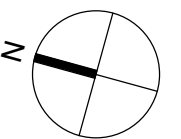
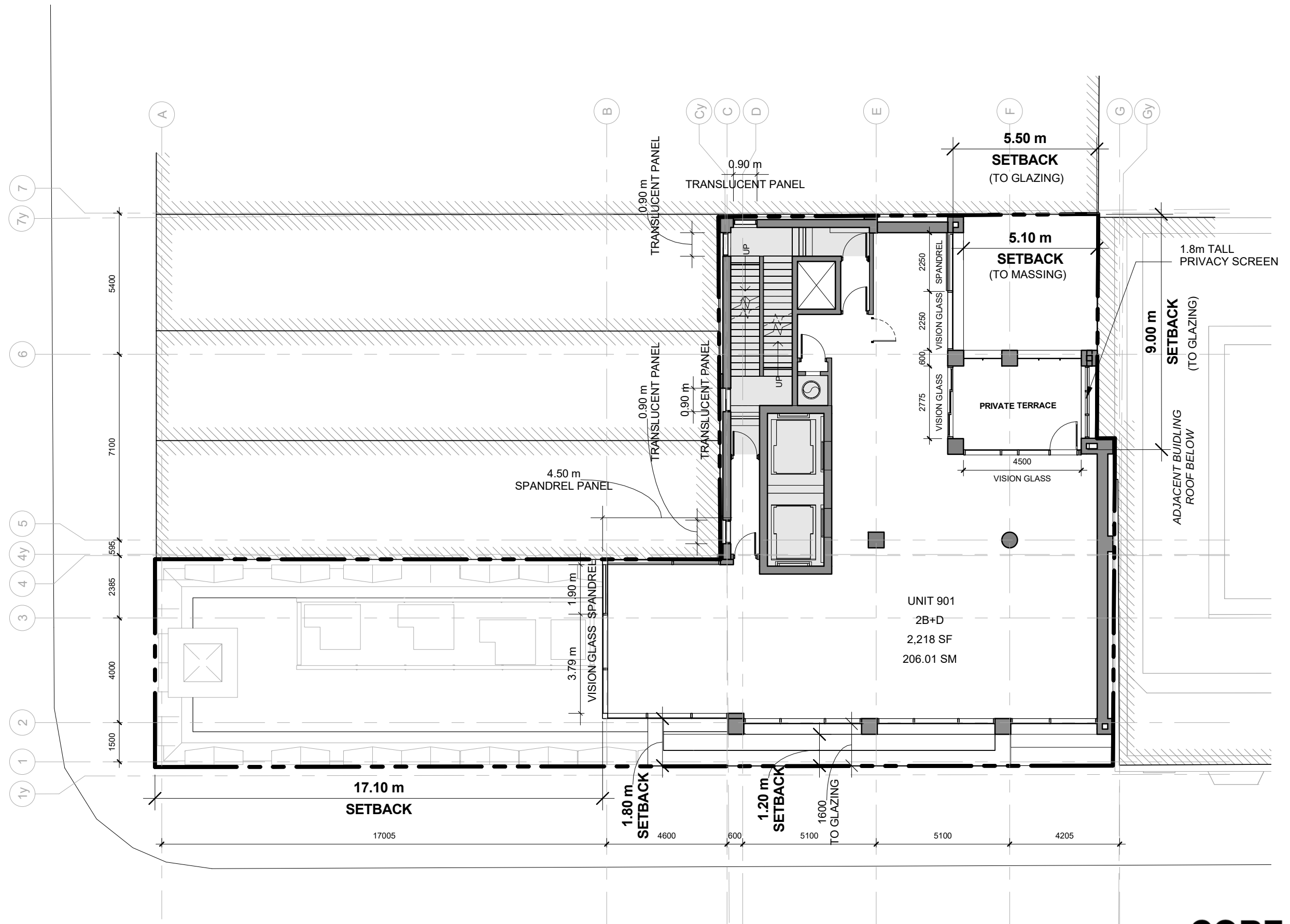
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1 : 150
LEVEL 9 (LEVEL 10-14 SIM.)

CORE

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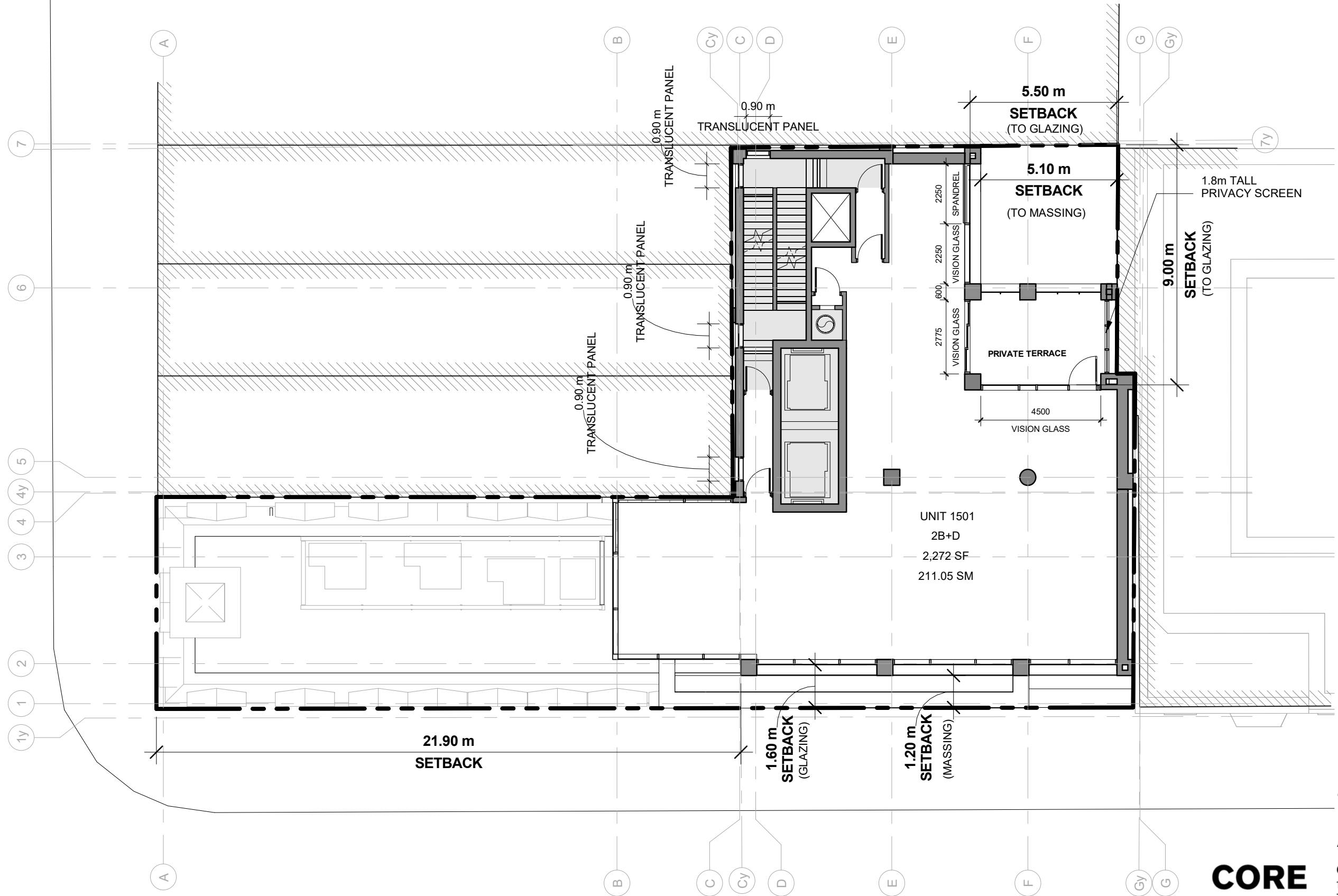
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1 : 150
LEVEL 15

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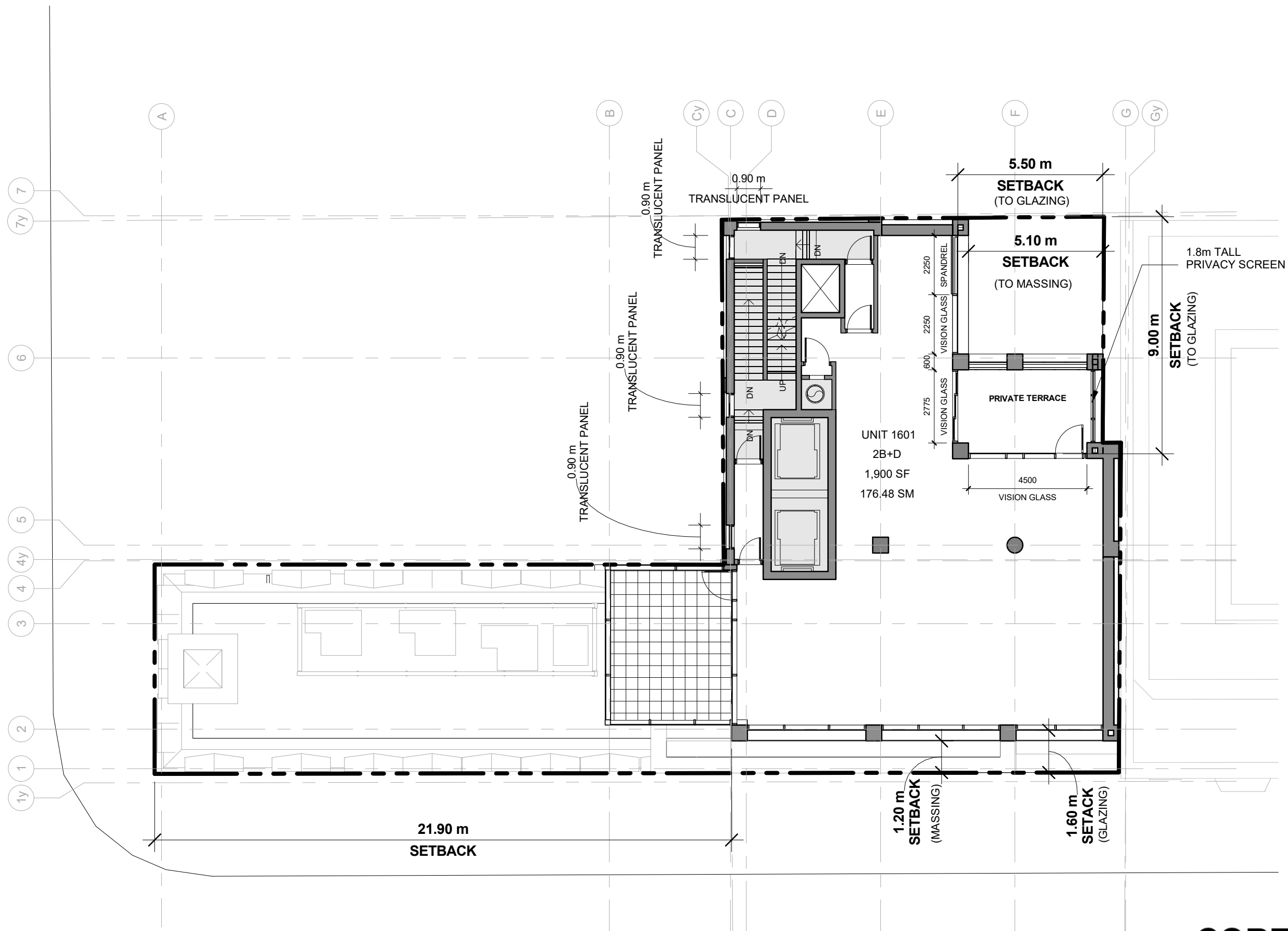
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1 : 150
LEVEL 16 (LEVEL 17 SIM.)

CORE

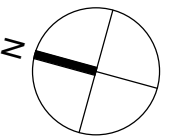
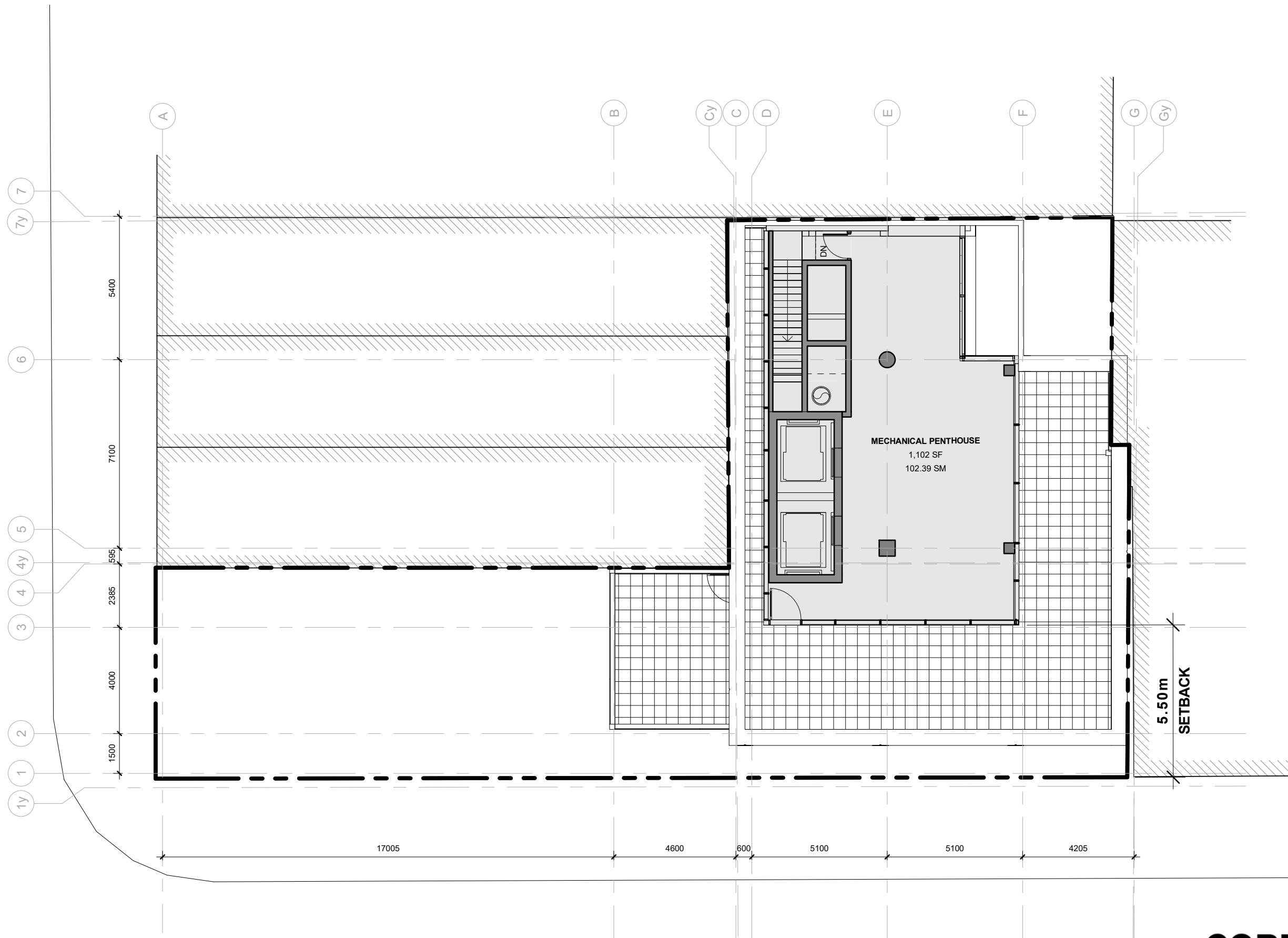
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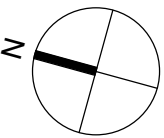
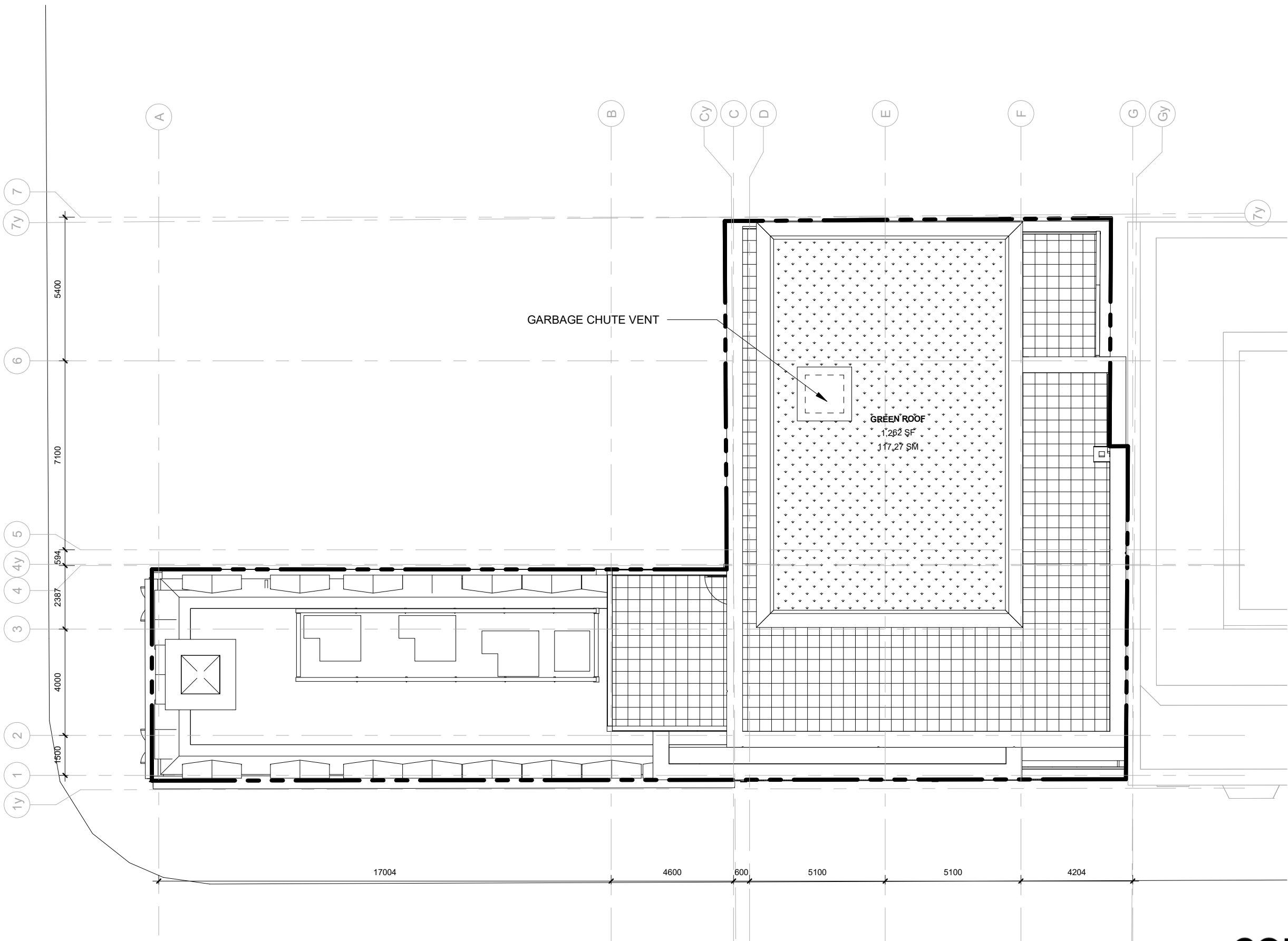
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1 : 150
MECHANICAL FLOOR



1 : 150
ROOF

CORE

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HISTORIC BUILDING APPEARANCE AS SHOWN IS
APPROXIMATE SUBJECT TO FURTHER COORDINATION

REFER TO SECTION A401A
FOR HEIGHT INFORMATION

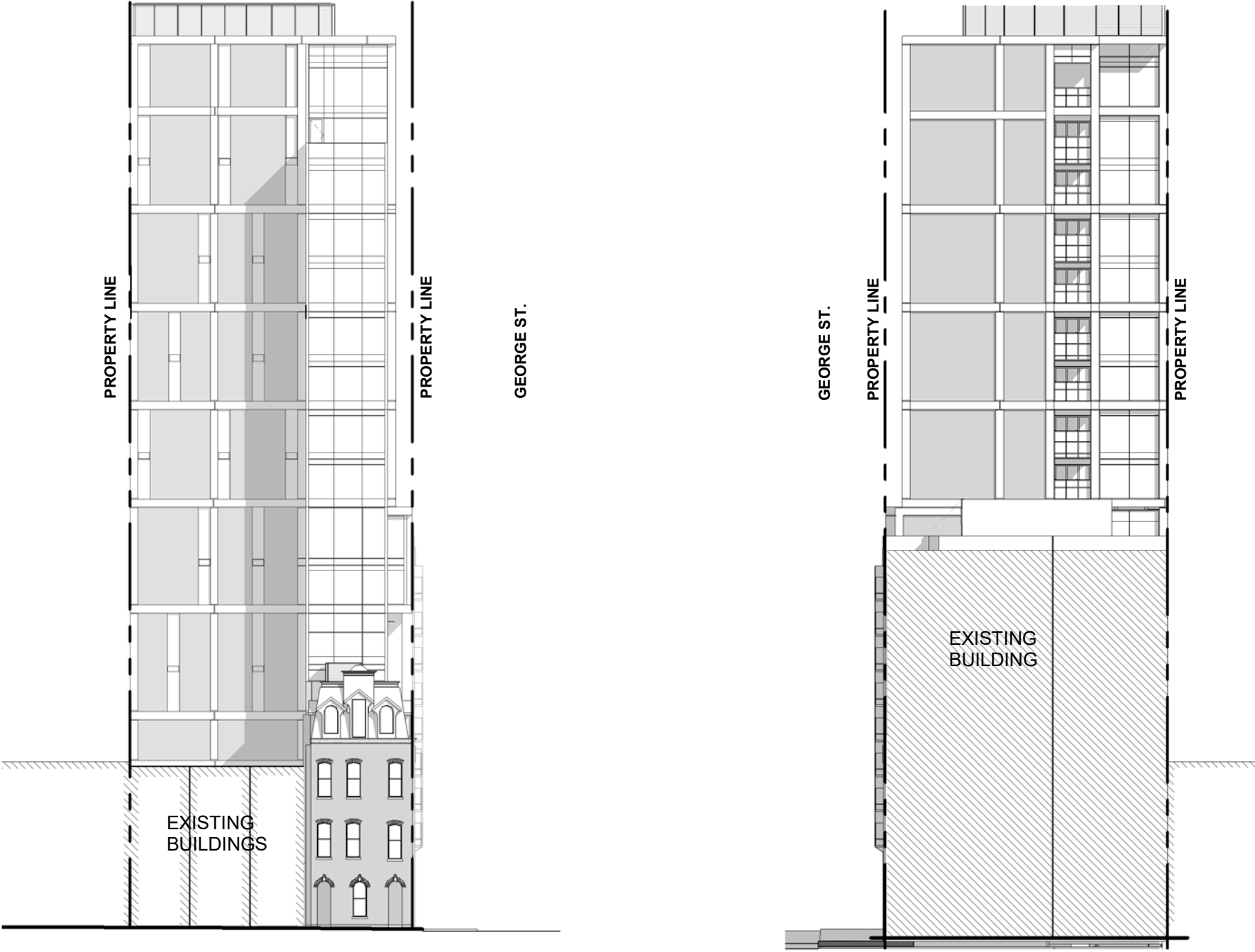


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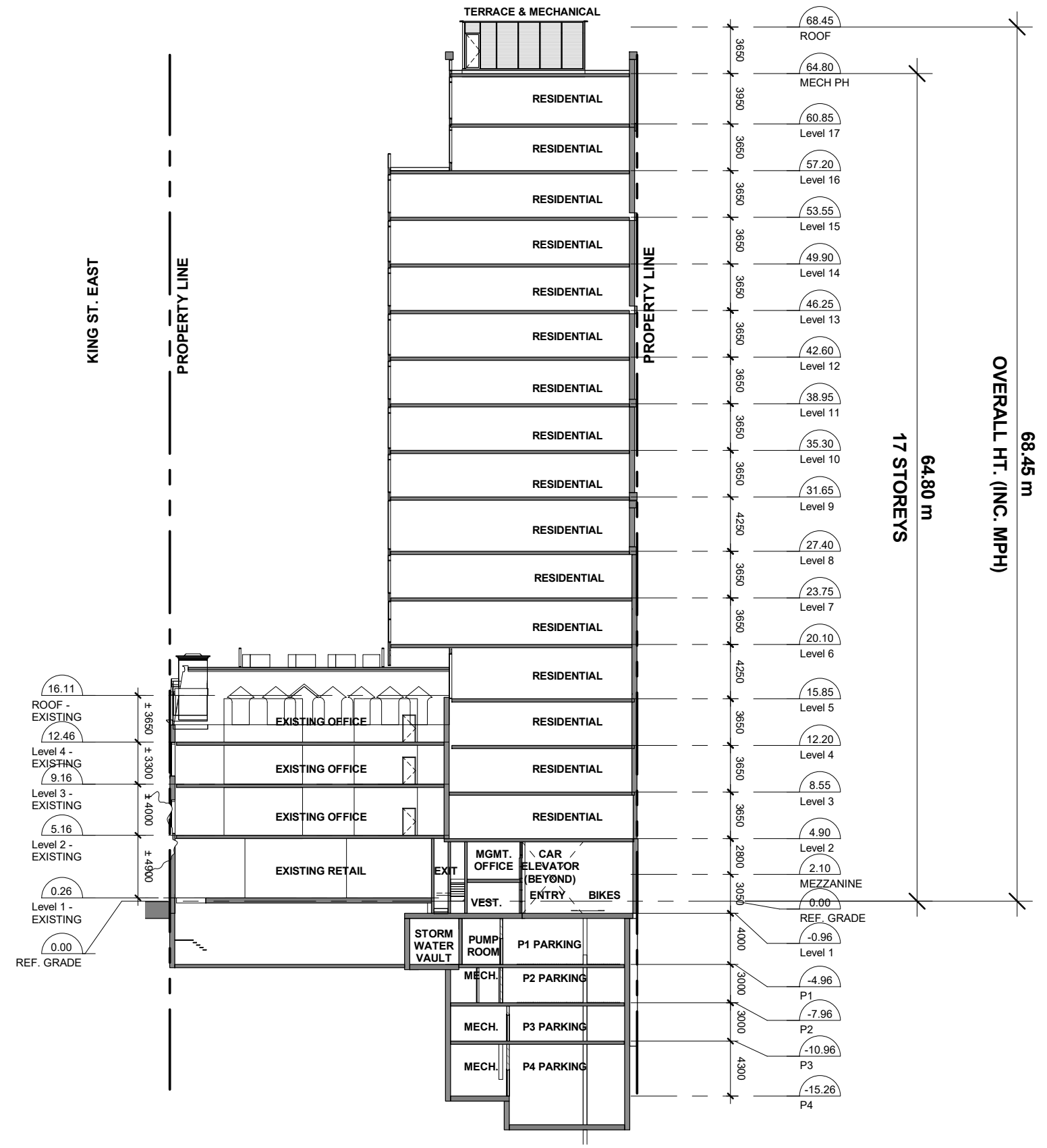
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1 : 400
NORTH AND SOUTH ELEVATION



1 : 400
SECTION

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