

ISSUED	No.	DATE	DESCRIPTION
	1	2012/02/02	ISSUED FOR RE-ZONING
	2	2012/05/16	ISSUED FOR SPA SUBMISSION 1
	3	2018/02/02	ISSUED FOR OMB / ZONING RESUBMISSION
	5	2018/03/23	ISSUED FOR SPA SUBMISSION 2
	6	2018/05/29	ISSUED FOR OMB / ZONING RESUBMISSION 2
	8	2018/11/27	ISSUED FOR SPA SUBMISSION 2
	10	2019/04/04	REVISED AS PER CITY COMMENTS
	11	2019/08/19	ISSUED FOR SPA SUBMISSION 6

DEVELOPMENT STATISTICS

m - Denotes Meters
sm - Denotes Square Meters

min - Denotes Minimum
max - Denotes Maximum

PROJECT DATA	
Municipal Address of Subject Lands:	321 & 323-333 King Street West, Toronto, ONT
Zoning:	By-Law No. 438-86, Section 37 OMB Case No. PL11055 Sept. 27, 2012 Rezoning application No: 10 182677 STE 20 OZ August
Permitted Use:	Commercial Residential CR
Proposed Use:	Commercial Residential CR
Permitted F.S.I.:	23.138.90
Proposed F.S.I.:	19.57
Permitted GFA Combined:	21,100 sm
Proposed GFA Combined:	23,138.90 sm
GFA Residential:	20,230 sm
GFA Non-Residential:	790 sm
GFA Residential:	22,660.04 sm
GFA Non-Residential:	478.86 sm
Permitted Lot Coverage:	N/A
Proposed Lot Coverage:	76.9%
Lot:	Lots 11 to 14, Both inclusive and part of Lot 10 on the south side of King Street Registered Plan 57
Lot Area:	1,182.24 sm
Lot Frontage:	39.35 m
Lot Depth:	30.648 m
Established Grade:	85.75 m CDG (Canadian Geodatic Datum)

DEVELOPMENT STATISTICS BY LOT BREAKDOWN

m - Denotes Meters
sm - Denotes Square Meters

min - Denotes Minimum
max - Denotes Maximum

PROJECT DATA: 323-333 King		PROJECT DATA: 321 King	
Municipal Address of Subject Lands:	323-333 King Street West, Toronto, ONT	Municipal Address of Subject Lands:	321 King Street West, Toronto, ONT
Proposed Use:	Commercial Residential CR	Proposed Use:	RA/CRE
Proposed F.S.I.:	23.75	Proposed F.S.I.:	2.47
Proposed GFA Combined:	22,564.88 sm	Proposed GFA Combined:	574.02 sm
GFA Residential:	22,253.22 sm	GFA Residential:	406.82 sm
GFA Non-Residential:	311.66 sm	GFA Non-Residential:	167.20 sm
Lots 11 to 13		Lots 14	
*Lot areas as scaled off drawing actual pending site survey			
Lot Area:	950.03 sm	Lot Area:	232.21 sm
Lot Frontage:	31.60 m	Lot Frontage:	7.85 m
Lot Depth:	30.648 m	Lot Depth:	29.800 m
Established Grade:	85.75 m	Established Grade:	85.75 m

BUILDING HEIGHT	
PERMITTED	PROPOSED
Height to Top of MPH	154.50 m
Height to Top of MPH Roof	154.50 m

BUILDING SETBACKS	
PERMITTED	PROPOSED
Front Yard Setback	0.00 m
Existing frontage, 1st - 3rd floor	0.00 m
Above existing frontage	3.00 m
Side Yard Setback - 4th floor	avg. 10.00 m
Side Yard Setback - 4th floor	avg. 10.00 m
Rear Yard Setback	1.50 m

PROPOSED AREAS	
Residential GFA****	22,660.04
Non-Residential GFA****	478.86
**** GFA as defined by Zoning By-law 438-86	
At Grade Condition:	
Ground Floor Area*	908.61
Landscaped Open Space**	-
Paved Surface Area**	273.70
* Building Footprint	
** Soft Landscaping + Hard Landscaping areas	
*** Driveway, Parking lots and loading areas	

RESIDENTIAL UNITS	
Section 37 Provision	PROPOSED
Rental Replacement Housing (total)	10
1 Bedroom	4
2 Bedroom	4
3 Bedroom	2
Total Number of Residential Units:	327
Rental Affordable (on 2nd Floor):	10
Non-Rental:	317

BREAKDOWN OF PROJECT DATA BY COMPONENTS			
Unit Type	Unit Count	Typical Unit Size	Percent
Bachelor	0	0.0sm	0%
1 Bedroom	269	50.0sm	82%
2 Bedroom	26	70.0sm	8%
3 Bedroom	32	95.0sm	10%
TOTAL:	327		100%

REQUIREMENT		PROVIDED	
RESIDENTIAL (Dwelling Unit in and Apartment Building)			
Indoor Residential Amenity (2sm/unit):	654.00	Indoor Amenity Provided:	785.33
Outdoor Residential Amenity (1.48sm/unit):	487.23	Outdoor Amenity Provided:	535.20

PARKING SPACE	
REQUIREMENT	PROVIDED
Total Parking Spaces Required:	102
Breakdown of parking space by use allocation:	
Residential	102
Residential Visitors	0
Non-Residential	0
Allowable Car Share Reduction:	12
Total Parking Spaces Required:	90
*Allowed 3 max car-share parking spaces; reduction 4 stalls per space (3 x 4 = 12)	

BICYCLE PARKING SPACE	
REQUIREMENT	PROVIDED
RESIDENTIAL (Dwelling Unit in and Apartment Building)	
0.75 bicycle parking spaces for each dwelling unit to a maximum of 200 bicycle parking spaces	
Occupant Bicycle Parking 80% (0.60):	160
Visitor Bicycle Parking 20% (0.15):	40
TOTAL:	200

LOADING SPACE	
REQUIREMENT	PROVIDED
RESIDENTIAL (Dwelling Unit in and Apartment Building)	
Type of Loading Space Required:	1 Type "G"
Type of Loading Space Provided:	1 Type "G"

BUILDING HEIGHT	
PROPOSED	PROPOSED
Height to Top of MPH Roof	14.00 m

BUILDING SETBACKS	
PROPOSED	PROPOSED
Front Yard Setback	0.00 m
Existing frontage, 1st - 3rd floor	0.00 m
Above existing frontage	3.00 m
Side Yard Setback	avg. 10.00 m
Side Yard Setback (east)	avg. 10.00 m
Rear Yard Setback	1.50 m

PROPOSED AREAS	
Residential GFA****	22,253.22
Non-Residential GFA****	311.66
Residential GFA****	406.82
Non-Residential GFA****	167.20

RESIDENTIAL UNITS	
PROVIDED (approximate)	PROVIDED (approximate)
Total Number of Residential Units:	324
Rental Affordable (on 2nd Floor):	8
Non-Rental:	316

BREAKDOWN OF PROJECT DATA BY COMPONENTS			
Unit Type	Unit Count	Typical Unit Size	Percent
Bachelor	0	0.0sm	0%
1 Bedroom	269	50.0sm	82%
2 Bedroom	25	70.0sm	8%
3 Bedroom	30	95.0sm	9%
TOTAL:	324		100%

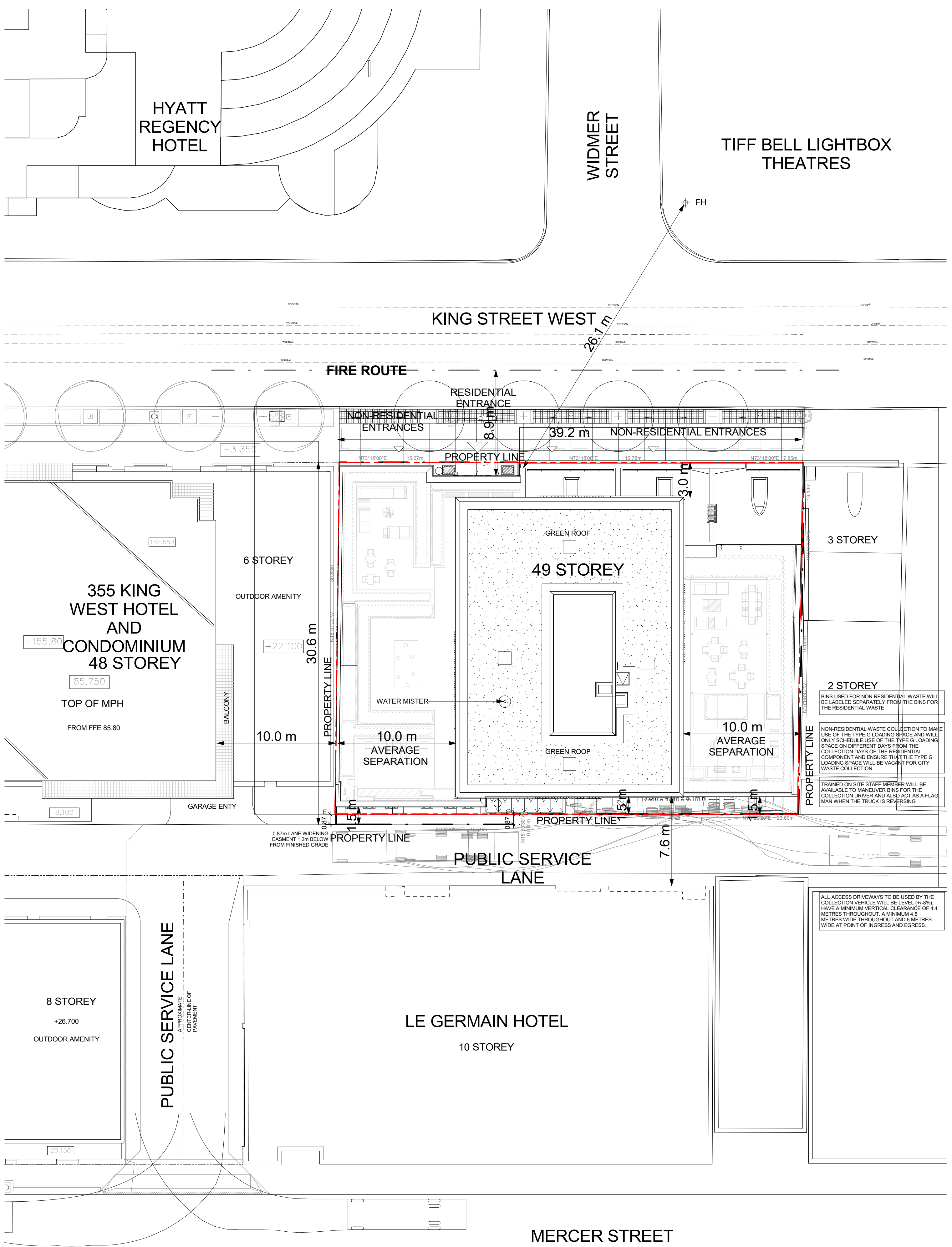
REQUIREMENT		PROVIDED	
RESIDENTIAL (Dwelling Unit in and Apartment Building)			
Indoor Residential Amenity (2sm/unit):	785.33	Indoor Amenity Provided:	0.00
Outdoor Residential Amenity (1.48sm/unit):	371.70	Outdoor Amenity Provided:	163.50

PARKING SPACE	
PROVIDED (approximate)	PROVIDED (approximate)
Total Staff Count:	
Residential	48
Car Share	3
Total	51
Total Parking Space Count with Applied Reduction	
Residential	48
Car Share Reduction	12
Total	60

BICYCLE PARKING SPACE	
PROVIDED (approximate)	PROVIDED (approximate)
Long-term Bicycle Parking:	336
Short-term Bicycle Parking:	0
TOTAL:	336

LOADING SPACE	
PROVIDED (Shared)	PROVIDED (Shared)
Type of Loading Space Provided:	Shared Type "G"

***SIGNAGE AND PAVEMENT MARKING NOTE:**
PLEASE REFER TO:
SIGNAGE AND PAVEMENT MARKING PLANS DRAWN BY BA GROUP (PROJECT NUMBER 7337-01) FOR DETAILS.
AND
GROUND FLOOR PLAN DRAWING BY IBI GROUP (SHEET A105).



SITE LEGEND

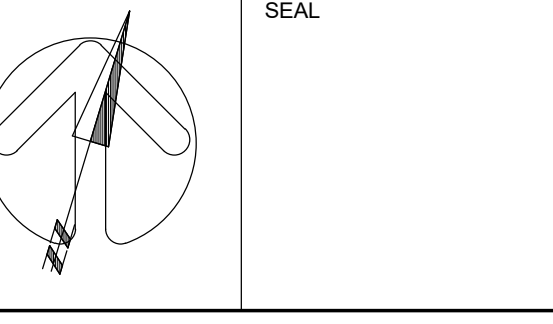
- ▲ PEDESTRIAN ENTRY ACCESS
- ▼ PEDESTRIAN EXIT ACCESS
- ↑ VEHICULAR ACCESS
- PROPOSED BICYCLE RING AS PER CITY STANDARD
- FIRE HYDRANT AND VALVE
- ⋈ STANDBY AND SPRINKLER SIAMESE CONNECTIONS EXISTING ELEVATION
- EL PROPOSED ELEVATION
- HT HEIGHT FROM E.G.

SITE ABBREVIATIONS

- B BOLLARD
- B.F. BARRIER FREE
- C.B. CATCH BASIN
- DP DEPRESSED CURB
- E.G. ESTABLISHED GRADE
- EL ELEVATION
- F.H. FIRE HYDRANT
- G.V. GAS VALVE
- H. HEIGHT
- HMH MANHOLE
- H.P. HYDRO POLE
- L.S. LIGHT STAND
- SIA SIAMESE CONNECTION
- T.S. TRAFFIC SIGN
- T.L. TRAFFIC LIGHT
- W.V. WATER VALVE

No.	DATE	DESCRIPTION
REVISIONS		

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PROJECT **MAVERICK**
 321 - 333 KING STREET WEST
 TORONTO, ONTARIO

SHEET TITLE
OVERALL SITE PLAN - ROOF & PROJECT STATISTICS

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	2019-07-05	1 : 200
PROJECT NO:	DWG NO.		
111065	A003		

SITE PLAN - ROOF
 SCALE: 1 : 200