

**WESTON
CONSULTING**
planning + urban design

File Number: 5875
 Date Drawn: 20 NOV 13
 Drawn By: SB
 Planner: RG
 Scale: see scale bar
 CAD: 5875/Context air photo.dgn



LEGEND

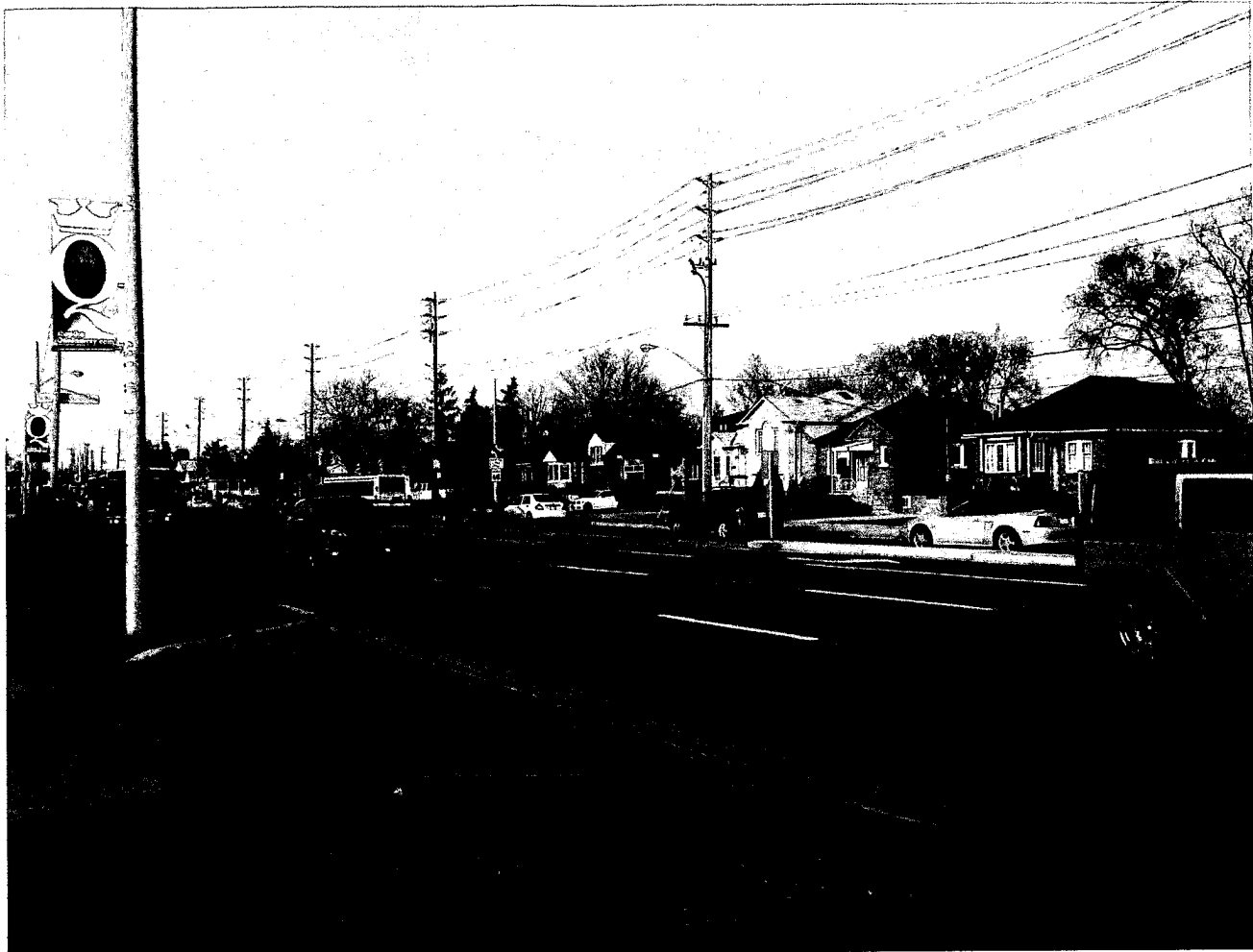
 SUBJECT LANDS



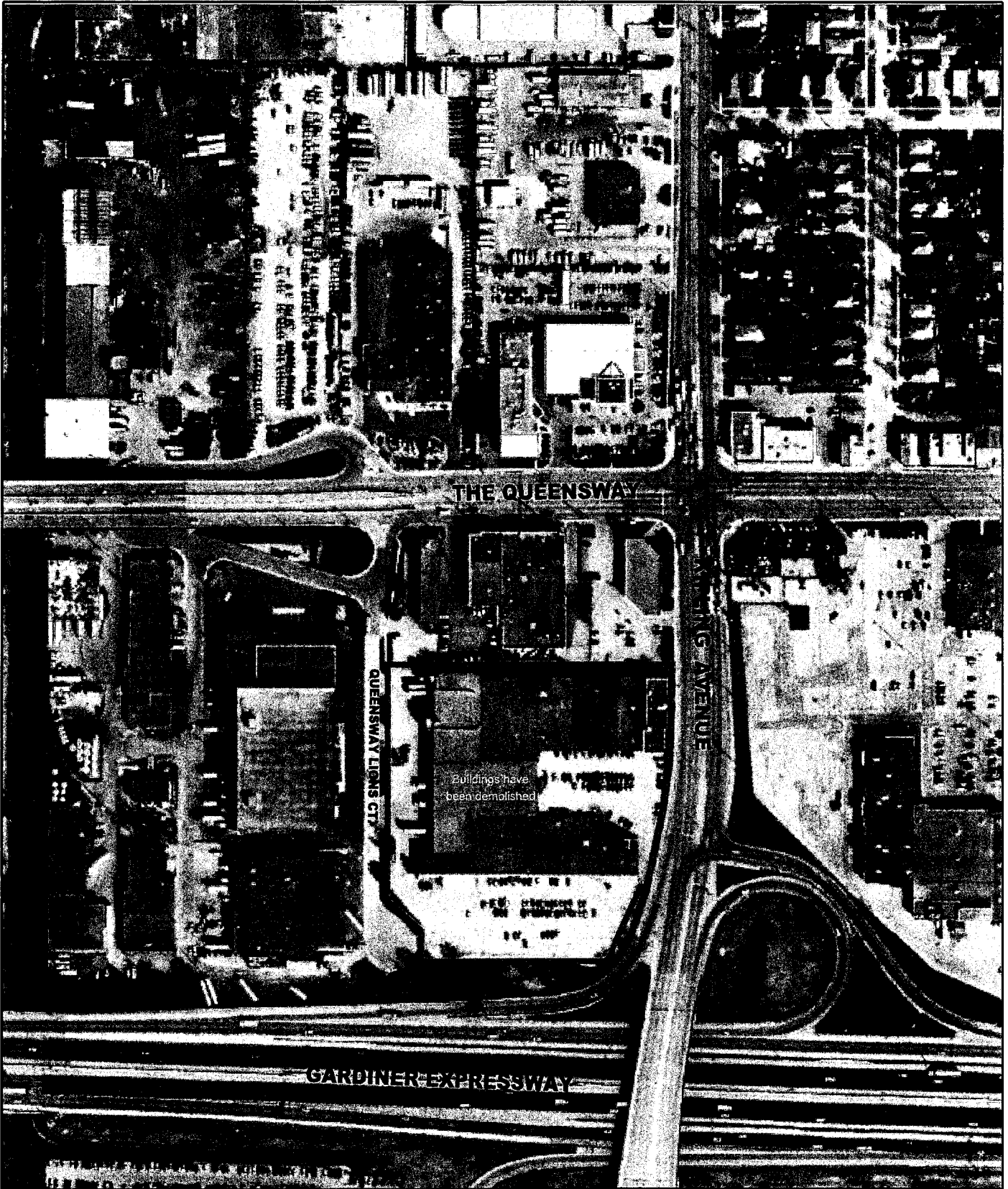
Air Photograph from First Base Solutions
 Date of photography: 2011

AIR PHOTOGRAPH

1306 THE QUEENSWAY
 TORONTO







THE QUEENSWAY

QUEENSWAY LIONS CT

KIPLING AVENUE

GARDINER EXPRESSWAY

Buildings have been demolished



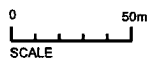
WESTON CONSULTING
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File Number: 6376
Date Drawn: 20 NOV 13
Drawn By: SB
Planner: RG
Scale: see scale bar
CAD: 6376/Context air photo.dgn



LEGEND

 SUBJECT LANDS



Air Photograph from First Base Solutions
Date of photography: 2011

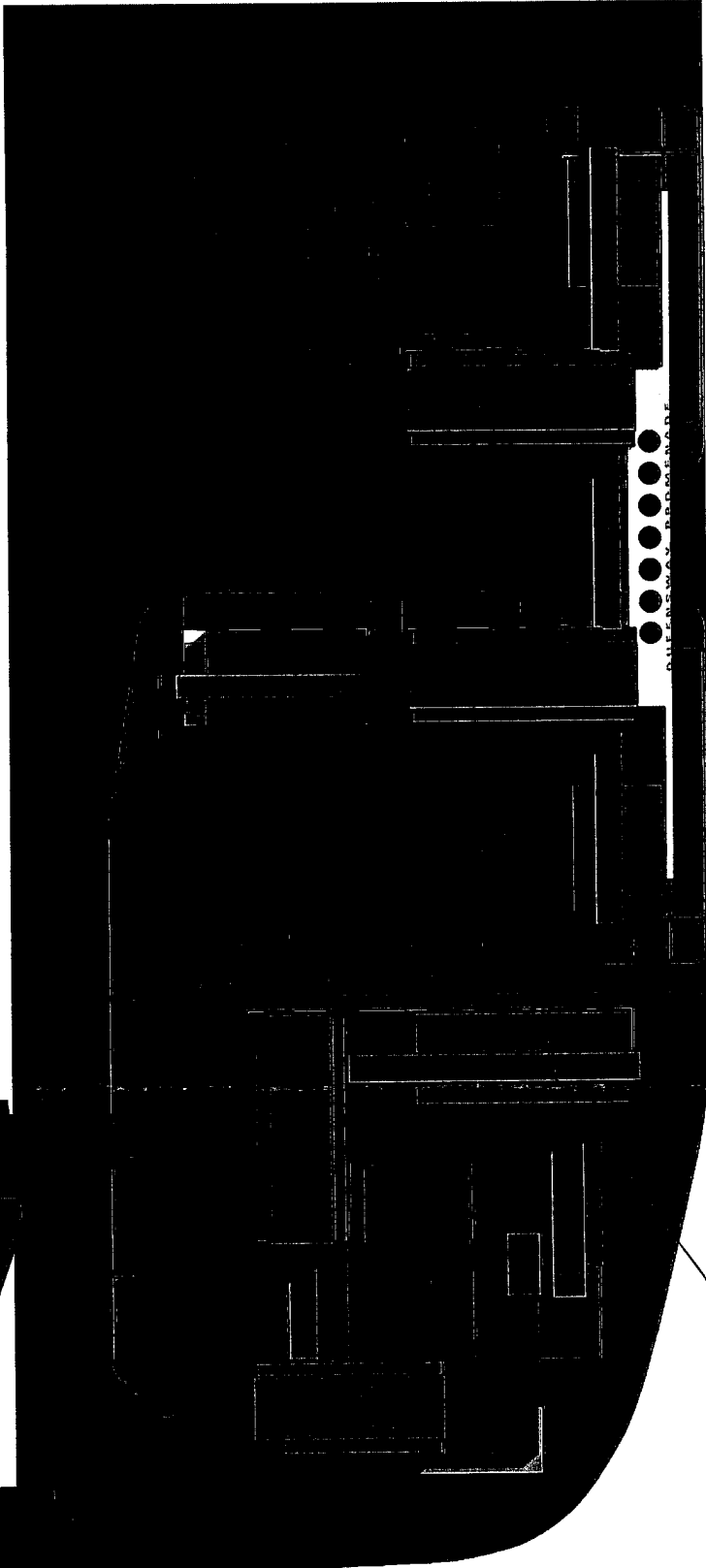
AIR PHOTOGRAPH

630 KIPLING AVENUE and
3 QUEENSWAY LIONS COURT
TORONTO



KIPLING AVENUE

STUDY AREA B



MASTERPLAN SUMMARY

| | |
|------------------------------|------------------------------------|
| STUDY AREA A SITE AREA | 2.93 AC(1.187 HA) |
| BUILDING AREA | |
| 1-STORY RETAIL | 22,000 S.F./2,045 M ² |
| 3-STORY PODIUM RES. | 102,600 S.F./9,531 M ² |
| 8-STORY RES. TOWER | 86,000 S.F./7,990 M ² |
| 16-STORY RES. TOWER | 292,000 S.F./27,178 M ² |
| TOTAL UNITS | |
| FLOOR AREA RATIO | |
| PARKING REQUIRED RETAIL | 5/1,000 S.F. |
| RESIDENTIAL | 1.2/UNIT |
| PARKING PROVIDED | 120 SPACES |
| SURFACE PARKING | |
| 3-LEVEL SUBTERRANEAN PARKING | 475 SPACES |
| TOTAL UNITS | |
| STUDY AREA B SITE AREA | 9.36 AC(3.788 HA) |
| BUILDING AREA | |
| 1-STORY RETAIL | 47,500 S.F./4,413 M ² |
| 2-STORY OFFICE | 40,000 S.F./3,716 M ² |
| 4-STORY PODIUM RES. | 273,330 S.F./25,393 M ² |
| 8-STORY RES. TOWER | 231,000 S.F./21,554 M ² |
| 16-STORY RES. TOWER | 814,400 S.F./75,660 M ² |
| TOTAL UNITS | |
| FLOOR AREA RATIO | |
| PARKING REQUIRED RETAIL | 5/1,000 S.F. |
| OFFICE | 4/1,000 S.F. |
| RESIDENTIAL | 1.2/UNIT |
| PARKING PROVIDED | 286 SPACES |
| SURFACE PARKING | |
| 3-LEVEL SUBTERRANEAN PARKING | 1,354 SPACES |

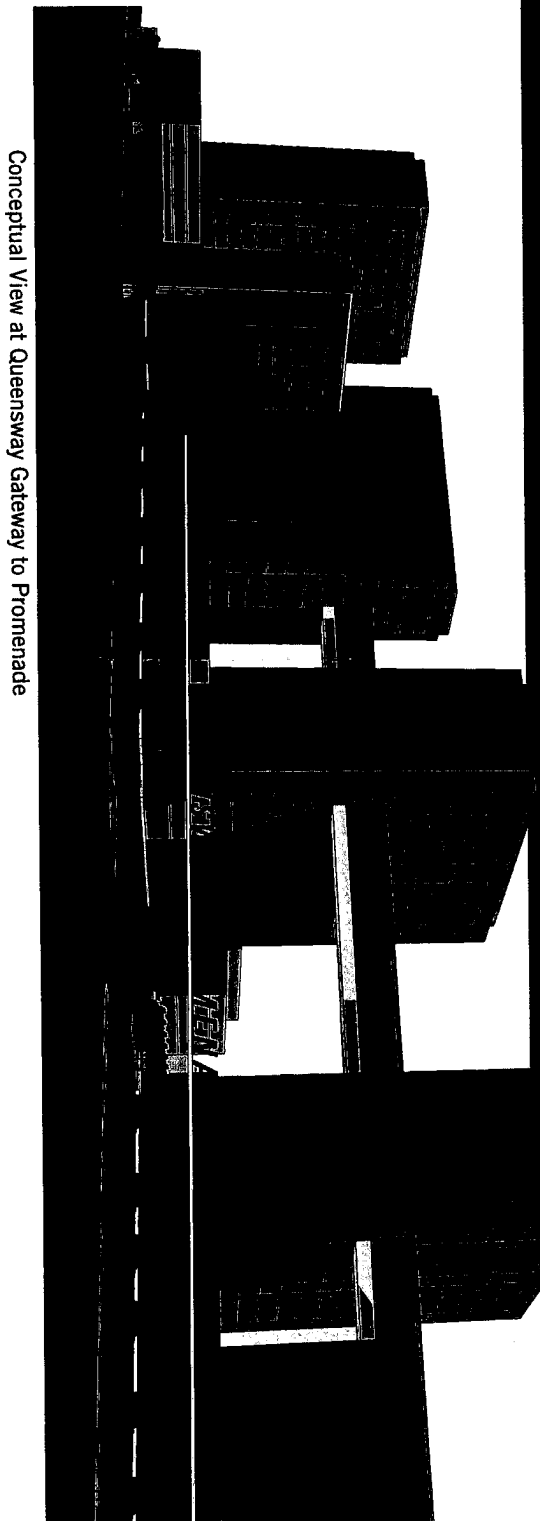
Conceptual Masterplan

This conceptual masterplan is based upon a preliminary review of site conditions, and is intended to provide a conceptual framework for the development of a detailed masterplan. It is not intended to be a final masterplan and should not be used for any other purpose without the approval of the relevant authorities.



LEGEND

- RESIDENTIAL TOWER- 8 AND 16 STOREYS
- PODIUM RESIDENTIAL 3-4 STOREYS
- RETAIL AND SKY BRIDGE 1-STORY
- OFFICE 2-STOREYS



Conceptual View at Queensway Gateway to Promenade

Conceptual Images

ETOBICOKE
TORONTO, CANADA

WARE MALCOMB



Conceptual Rendering at Queensway Promenade Gateway

ETORIS
TORONTO, CANADA

WARE MALCOMB