

# 1884 Queen Street East

## Heartwood the Beach

Developer: Fieldgate Homes, Hullmark  
 Architect: RAW Design

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
✓	✓	✓		✓							✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
	✓							✓			✓		
18	19A	19B	19C	19D	19E	19F	19G						

\*No data available for the shaded



Photo Credit: RAW Design

Corner of Queen Street East & Woodbine Avenue (Rendering)



Photo Credit: RAW Design

Facade along Queen Street East (Rendering)

Location: Avenue  
 Number of Units: 67  
 Total Density: 4.22 FSI  
 Parking: 65 spaces  
 In Retail Priority Area: Yes  
 At-grade Use: Retail

### MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 20 m Approved Height: 19.5 m Ratio of Height and ROW: 0.98:1 # of Storeys: 6
FRONT	Appropriate Angular Plane Achieved: No 5 Hours of Sunlight Achievable: Yes  Pedestrian Perception Stepback Required: No (< 23m in height) Appropriate Pedestrian Perception Stepback Achieved: Yes  Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes
REAR	Shallow or Deep Lot: Deep Rear Lane Public or Private: Public Appropriate Rear Angular Plane Achieved: No (Used shallow lot transition) Rear Setback (Including Lane or Driveway): 7.5 m

### EAST ELEVATION

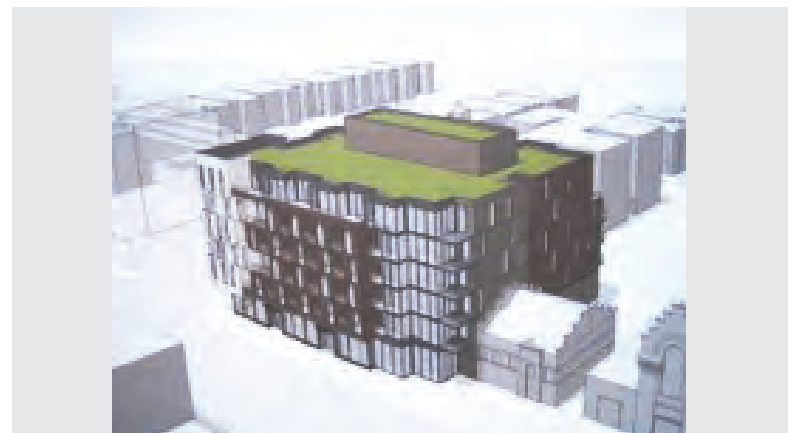
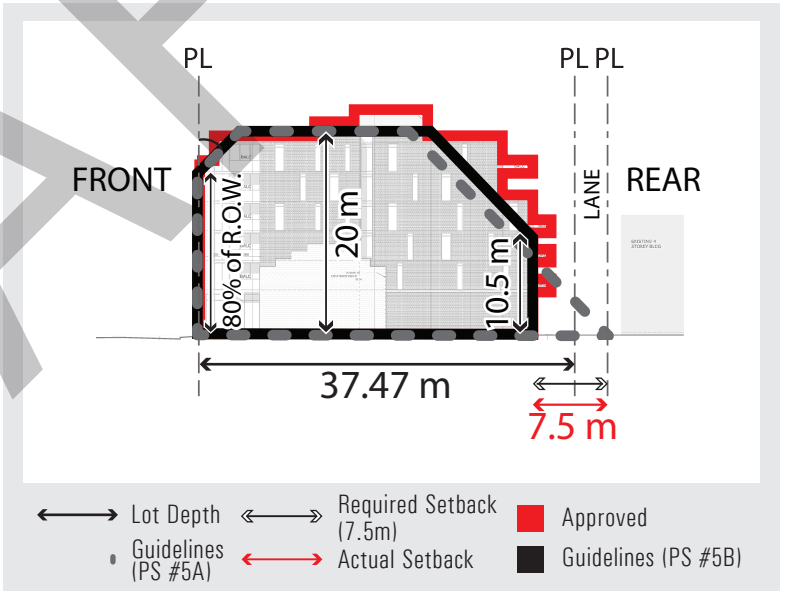


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Facade along Queen Street East (Rendering)