

CC44.36 - Confidential Appendix B - made public on August 8, 2018

Mixed-Use Development Queen & Sherbourne

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DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 6, 18	Issued for Settlement Agreement

WITHOUT
PREJUDICE

**Sweeny&Co
Architects**

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PROJ. NAME
Queen Sherbourne
Mixed-Use Development

OWNER
RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP

DWG TITLE
Cover Page

DATE : JULY 6, 18
SCALE :
DRAWN : BM BJM LL DWG No.
CHECKED : CR
PROJ. No. : 1522 **A000**

GENERAL INFORMATION :

Project Description : Proposed 3 Mixed Use Buildings with Retail, Office and Residential Uses.
 Address : 245-285 Queen Street East, 348-410 Richmond Street East, 88-116 Ontario Street and 8-12 Bridgen Place.
 Site Area : 14,924.69 m² 160,648 SF

ZONING INFORMATION : CITY OF TORONTO BYLAW 438-86

Zoning : MCR T3.0 / RA
 Height limit : 16 m, 30 m, 26 m
 Gross Floor Area : 142,855.64 m²
 Density : 9.57
 Building height : 114m

CITY OF TORONTO BYLAW 569-2013

CR 3.0 (c3.0;r3.0) SS2, CRE (x2401, x32, x41)
 16 m, 30 m, 26 m
 142,351.12 m²
 9.54

BUILDING A

GROUND TO 2ND FLOOR

	FLOOR COUNT	RESIDENTIAL UNIT COUNT						TFA		GFA - CITY OF TORONTO BYLAW 438-86						GFA - CITY OF TORONTO BYLAW 569-2013									
		BACH	1BD	2BD	3BD	LW	TOTAL	Area m ²	Area SF	RETAIL		OFFICE		TOTAL	RETAIL		OFFICE		TOTAL						
										Area m ²	Area SF	Area m ²	Area SF		Area m ²	Area SF	Area m ²	Area SF							
Ground	1	-	-	-	-	-	-	4,856.01	52,270	991.34	10,671	2,029.14	21,841	528.23	5,686	3,548.71	38,198	1,061.14	11,422	2,029.14	21,841	528.23	5,686	3,618.51	38,949
Mezz Level	-	-	-	-	-	-	-	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
2nd Floor	1	-	-	-	-	-	-	5,119.54	55,106	41.05	442	4,988.83	53,699	0.00	0	5,029.88	54,141	0.00	0	4,988.83	53,699	0.00	0	4,988.83	53,699
SUBTOTAL	2	-	-	-	-	-	-	9,975.55	107,376	1,032.39	11,113	7,017.97	75,541	528.23	5,686	8,578.59	92,339	1,061.14	11,422	7,017.97	75,541	528.23	5,686	8,607.34	92,649

OFFICE-3RD TO 5TH FLOOR

3rd Floor	1	0	0	0	0	0	0	4,829.41	51,983	42.51	458	0.00	0	4,563.63	49,123	4,606.14	49,580	0.00	0	0.00	0	4,703.07	50,623	4,703.07	50,623
4th Floor	1	0	0	0	0	0	0	4,748.14	51,109	42.51	458	0.00	0	4,482.36	48,248	4,524.87	48,705	0.00	0	0.00	0	4,621.80	49,749	4,621.80	49,749
5th Floor	1	0	0	0	0	0	0	4,748.14	51,109	42.51	458	0.00	0	4,479.48	48,217	4,521.99	48,674	0.00	0	0.00	0	4,621.80	49,749	4,621.80	49,749
SUBTOTAL	3	0	0	0	0	0	0	14,325.69	154,201	127.53	1,373	0.00	0	13,525.47	145,587	13,653.00	146,960	0.00	0	0.00	0	13,946.67	150,121	13,946.67	150,121

RESIDENTIAL - 6TH TO 12TH FLOOR

6th Floor	1	0	15	11	3	0	29	2,980.77	32,085	2,196.79	23,646	0.00	0	0.00	0	2,196.79	23,646	2,152.29	23,167	0.00	0	0.00	0	2,152.29	23,167
7th Floor	1	0	9	5	2	17	33	2,980.72	32,084	2,886.39	31,069	0.00	0	0.00	0	2,886.39	31,069	2,841.99	30,591	0.00	0	0.00	0	2,841.99	30,591
8th Floor	1	0	22	14	5	0	41	2,980.74	32,084	2,887.09	31,076	0.00	0	0.00	0	2,887.09	31,076	2,842.01	30,591	0.00	0	0.00	0	2,842.01	30,591
9th Floor	1	0	22	14	5	0	41	2,980.74	32,084	2,887.09	31,076	0.00	0	0.00	0	2,887.09	31,076	2,842.01	30,591	0.00	0	0.00	0	2,842.01	30,591
10th Floor	1	0	22	14	5	0	41	2,980.73	32,084	2,901.41	31,231	0.00	0	0.00	0	2,901.41	31,231	2,857.01	30,753	0.00	0	0.00	0	2,857.01	30,753
11th Floor	1	0	22	14	5	0	41	2,980.73	32,084	2,901.41	31,231	0.00	0	0.00	0	2,901.41	31,231	2,857.01	30,753	0.00	0	0.00	0	2,857.01	30,753
12th Floor	1	0	22	14	5	0	41	2,980.73	32,084	2,901.41	31,231	0.00	0	0.00	0	2,901.41	31,231	2,857.01	30,753	0.00	0	0.00	0	2,857.01	30,753
SUBTOTAL	7	0	134	86	30	17	267	20,865.16	224,591	19,561.59	210,559	0.00	0	0.00	0	19,561.59	210,559	19,249.33	207,198	0.00	0	0.00	0	19,249.33	207,198

RESIDENTIAL - 13 TH TO 25TH FLOOR

13th Floor	1	0	19	5	2	0	26	2,128.14	22,907	1,669.95	17,975	0.00	0	0.00	0	1,669.95	17,975	1,641.03	17,664	0.00	0	0.00	0	1,641.03	17,664
14th Floor	1	0	24	7	2	0	33	2,118.58	22,804	2,075.86	22,344	0.00	0	0.00	0	2,075.86	22,344	2,048.17	22,046	0.00	0	0.00	0	2,048.17	22,046
15th to 18th Floor	4	0	96	28	8	0	132	8,474.32	91,217	8,303.44	89,378	0.00	0	0.00	0	8,303.44	89,378	8,192.68	88,185	0.00	0	0.00	0	8,192.68	88,185
19th Floor	1	0	10	9	3	0	22	1,607.09	17,299	1,495.24	16,095	0.00	0	0.00	0	1,495.24	16,095	1,467.49	15,796	0.00	0	0.00	0	1,467.49	15,796
20th Floor	1	0	6	5	2	0	13	1,002.76	10,794	960.04	10,334	0.00	0	0.00	0	960.04	10,334	942.53	10,145	0.00	0	0.00	0	942.53	10,145
21st to 24th Floor	4	0	24	20	8	0	52	4,011.04	43,174	3,840.16	41,335	0.00	0	0.00	0	3,840.16	41,335	3,770.12	40,581	0.00	0	0.00	0	3,770.12	40,581
25th Floor	1	0	4	4	2	0	10	786.28	8,463	742.88	7,996	0.00	0	0.00	0	742.88	7,996	726.05	7,815	0.00	0	0.00	0	726.05	7,815
MPH	-	-	-	-	-	-	-	786.28	8,463	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
SUBTOTAL	13	0	183	78	27	0	288	20,914.49	225,122	19,087.57	205,457	0.00	0	0.00	0	19,087.57	205,457	18,788.07	202,233	0.00	0	0.00	0	18,788.07	202,233

TOTAL BUILDING A	25	0	317	164	57	17	555	66,080.89	711,289	39,809.08	428,502	7,017.97	75,541	14,053.70	151,273	60,880.75	655,315	39,098.54	420,853	7,017.97	75,541	14,474.90	155,807	60,591.41	652,201
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0.0% 57.1% 29.5% 10.3% 3.1%

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WITHOUT PREJUDICE

Sweeny & Co Architects

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PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
Statistics

DATE : JULY 6, 18
 SCALE :
 DRAWN : BM BJM LL DWG No.
 CHECKED : CR
 PROJ. No. : 1522 **A001**

BUILDING B

GROUND TO 2ND FLOOR

FLOOR COUNT	RESIDENTIAL UNIT COUNT						TFA		GFA - CITY OF TORONTO BYLAW 438-86						GFA - CITY OF TORONTO BYLAW 569-2013										
	BACH	1BD	2BD	3BD	LW	TOTAL	Area m ²	Area SF	RETAIL		OFFICE		TOTAL		RETAIL		OFFICE		TOTAL						
									RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE	RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE	RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE					
Ground	1	-	-	-	-	-	3,592.34	38,668	365.76	3,937	2,165.32	23,307	411.54	4,430	2,942.62	31,674	427.23	4,599	2,148.13	23,122	234.90	2,528	2,810.26	30,249	
Mezz Level	-	-	-	-	-	-	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	
2nd Floor	1	-	-	-	-	-	3,584.22	38,580	20.08	216	3,492.16	37,589	0.00	0	3,512.24	37,805	1.39	15	3,485.48	37,517	0.00	0	3,486.87	37,532	
SUBTOTAL	2	-	-	-	-	-	7,176.56	77,248	385.84	4,153	5,657.48	60,897	411.54	4,430	6,454.86	69,480	428.62	4,614	5,633.61	60,640	234.90	2,528	6,297.13	67,782	
OFFICE-3RD TO 5TH FLOOR																									
3rd Floor	1	0	0	0	0	0	3,407.72	36,680	0.00	0	0.00	0	3,211.55	34,569	3,211.55	34,569	3.12	34	0.00	0	3,325.83	35,799	3,328.95	35,833	
4th Floor	1	0	0	0	0	0	2,906.72	31,288	0.00	0	0.00	0	2,710.55	29,176	2,710.55	29,176	3.12	34	0.00	0	2,824.83	30,406	2,827.95	30,440	
5th Floor	1	0	0	0	0	0	2,867.31	30,863	0.00	0	0.00	0	2,671.14	28,752	2,671.14	28,752	3.12	34	0.00	0	2,785.42	29,982	2,788.54	30,016	
SUBTOTAL	3	0	0	0	0	0	9,181.75	98,832	0.00	0	0.00	0	8,593.24	92,497	8,593.24	92,497	9.36	101	0.00	0	8,936.08	96,187	8,945.44	96,288	
RESIDENTIAL 6TH TO 24TH FLOOR																									
6th Floor	1	0	11	0	1	0	1,982.59	21,340	884.41	9,520	0.00	0	0.00	0	884.41	9,520	846.55	9,112	0.00	0	0.00	0	846.55	9,112	
7th Floor	1	0	15	8	3	0	1,982.16	21,336	1,938.35	20,864	0.00	0	0.00	0	1,938.35	20,864	1,924.88	20,719	0.00	0	0.00	0	1,924.88	20,719	
8th to 12th Floor	5	0	75	40	15	0	9,910.80	106,679	9,691.75	104,321	0.00	0	0.00	0	9,691.75	104,321	9,624.40	103,596	0.00	0	0.00	0	9,624.40	103,596	
13th Floor	1	0	12	7	2	0	1,610.73	17,338	1,568.08	16,879	0.00	0	0.00	0	1,568.08	16,879	1,554.48	16,732	0.00	0	0.00	0	1,554.48	16,732	
14th to 24th Floor	11	0	132	77	22	0	17,718.03	190,715	17,248.88	185,665	0.00	0	0.00	0	17,248.88	185,665	17,099.28	184,055	0.00	0	0.00	0	17,099.28	184,055	
MPH	1	0	0	0	0	0	820.81	8,835	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	
SUBTOTAL	20	0	245	132	43	0	34,025.12	366,244	31,331.47	337,249	0.00	0	0.00	0	31,331.47	337,249	31,049.59	334,215	0.00	0	0.00	0	31,049.59	334,215	
TOTAL BUILDING B	25	0	245	132	43	0	50,383.43	542,323	31,717.31	341,402	5,657.48	60,897	9,004.78	96,927	46,379.57	499,226	31,487.57	338,930	5,633.61	60,640	9,170.98	98,716	46,292.16	498,285	
		0.0%	58.3%	31.4%	10.2%	0.0%																			

BUILDING C

GROUND FLOOR

FLOOR COUNT	RESIDENTIAL UNIT COUNT						TFA		GFA - CITY OF TORONTO BYLAW 438-86						GFA - CITY OF TORONTO BYLAW 569-2013										
	BACH	1BD	2BD	3BD	LW	TOTAL	Area m ²	Area SF	RETAIL		OFFICE		TOTAL		RETAIL		OFFICE		TOTAL						
									RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE	RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE	RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE					
Ground	1	-	-	-	-	-	2,861.94	30,806	411.81	4,433	1,637.57	17,627	304.05	3,273	2,353.43	25,332	411.81	4,433	1,637.57	17,627	233.93	2,518	2,283.31	24,577	
Mezz Level	-	-	-	-	-	-	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	
SUBTOTAL	1	-	-	-	-	-	2,861.94	30,806	411.81	4,433	1,637.57	17,627	304.05	3,273	2,353.43	25,332	411.81	4,433	1,637.57	17,627	233.93	2,518	2,283.31	24,577	
OFFICE-2ND TO 4TH FLOOR																									
2nd Floor	1	0	0	0	0	0	2,792.69	30,060	0.00	0	0.00	0	2,578.44	27,754	2,578.44	27,754	0.00	0	0.00	0	2,683.95	28,890	2,683.95	28,890	
3rd Floor	1	0	0	0	0	0	2,792.69	30,060	0.00	0	0.00	0	2,578.44	27,754	2,578.44	27,754	0.00	0	0.00	0	2,683.95	28,890	2,683.95	28,890	
4th Floor	1	0	0	0	0	0	2,679.43	28,841	0.00	0	0.00	0	2,465.18	26,535	2,465.18	26,535	0.00	0	0.00	0	2,570.69	27,671	2,570.69	27,671	
SUBTOTAL	3	0	0	0	0	0	8,264.81	88,962	0.00	0	0.00	0	7,622.06	82,043	7,622.06	82,043	0.00	0	0.00	0	7,938.59	85,450	7,938.59	85,450	
RESIDENTIAL 6TH TO 32ND FLOOR																									
5th Floor	1	0	0	0	0	0	999.73	10,761	119.86	1,290	0.00	0	0.00	0	119.86	1,290	101.08	1,088	0.00	0	0.00	0	101.08	1,088	
6th Floor	1	0	9	4	1	0	999.72	10,761	944.44	10,166	0.00	0	0.00	0	944.44	10,166	931.28	10,024	0.00	0	0.00	0	931.28	10,024	
7th to 21st Floor	15	0	135	60	15	0	14,995.80	161,414	14,166.60	152,488	0.00	0	0.00	0	14,166.60	152,488	13,969.20	150,363	0.00	0	0.00	0	13,969.20	150,363	
22nd Floor	1	0	7	4	2	0	999.72	10,761	944.44	10,166	0.00	0	0.00	0	944.44	10,166	931.28	10,024	0.00	0	0.00	0	931.28	10,024	
23rd to 31st Floor	9	0	63	36	18	0	8,997.48	96,848	8,499.96	91,493	0.00	0	0.00	0	8,499.96	91,493	8,381.52	90,218	0.00	0	0.00	0	8,381.52	90,218	
32nd Floor	1	0	4	6	2	0	999.73	10,761	944.53	10,167	0.00	0	0.00	0	944.53	10,167	931.29	10,024	0.00	0	0.00	0	931.29	10,024	
MPH Floor	-	-	-	-	-	-	704.59	7,584	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	
SUBTOTAL	28	0	218	110	38	0	28,696.77	308,890	25,619.83	275,770	0.00	0	0.00	0	25,619.83	275,770	25,245.65	271,742	0.00	0	0.00	0	25,245.65	271,742	
TOTAL BUILDING C	32	0	218	110	38	0	39,823.52	428,657	26,031.64	280,202	1,637.57	17,627	7,926.11	85,316	35,595.32	383,145	25,657.46	276,175	1,637.57	17,627	8,172.52	87,968	35,467.55	381,770	
		0.0%	59.6%	30.1%	10.4%	0.0%																			

PROJECT TOTALS

FLOOR COUNT	RESIDENTIAL UNIT COUNT						TFA		GFA - CITY OF TORONTO BYLAW 438-86						GFA - CITY OF TORONTO BYLAW 569-2013									
	BACH	1BD	2BD	3BD	LW	TOTAL	Area m ²	Area SF	RETAIL		OFFICE		TOTAL		RETAIL		OFFICE		TOTAL					
									RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE	RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE	RESIDENTIAL	NON-RESIDENTIAL	NON-RESIDENTIAL	OFFICE				
PROJECT TOTAL	-	0	780	406	138	1341	156,287.84	1,682,269	97,558.03	1,050,106	14,313.02	154,064	30,984.59	333,515	142,855.64	1,537,686	96,243.57	1,035,958	14,289.15	153,807	31,818.40	342,491	142,351.12	1,532,255
		0.0%	58.2%	30.3%	10.3%	1.3%																		

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**WITHOUT
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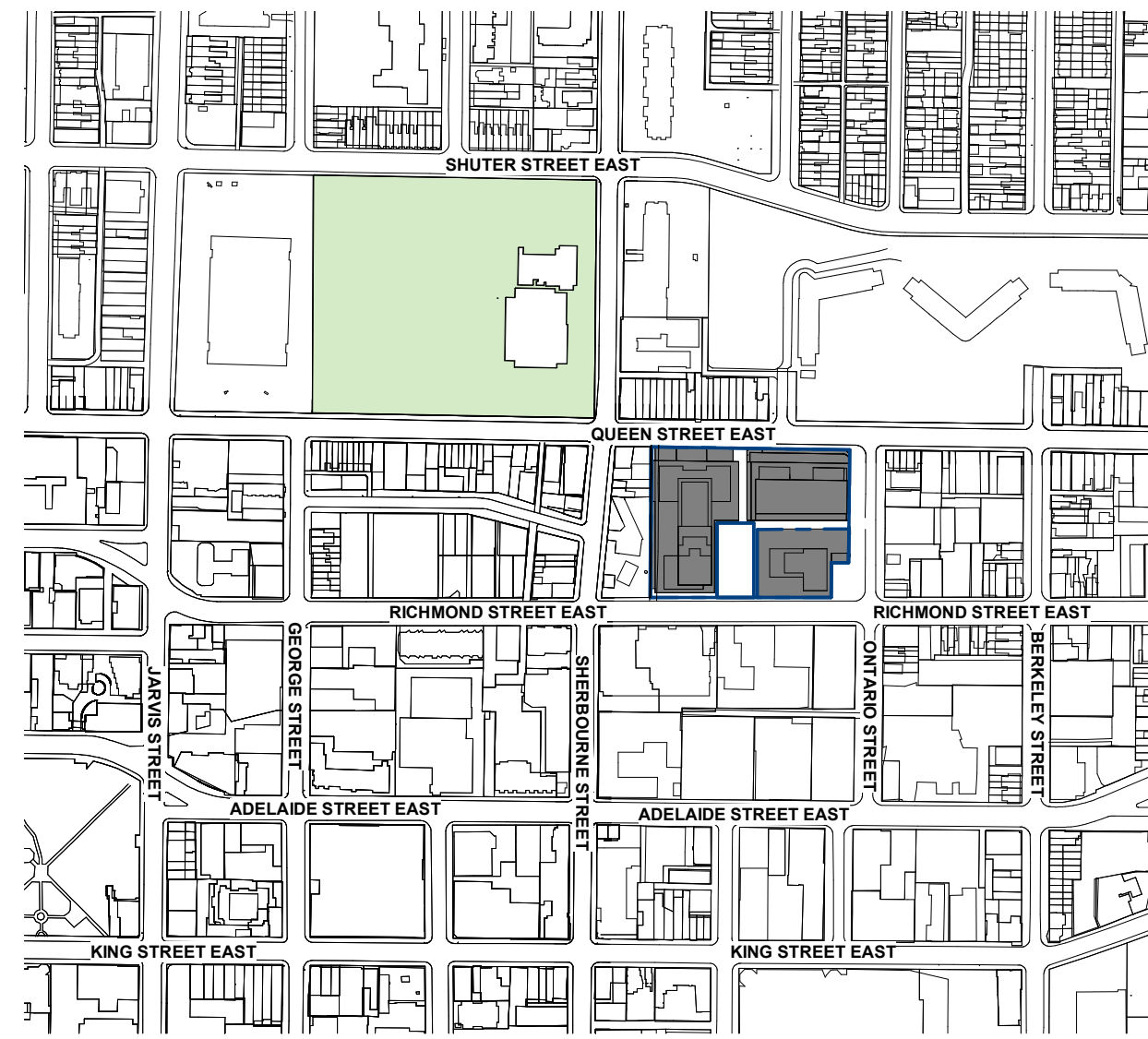
**Sweeny&Co
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PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
RICH



1 Context plan
A003 1 : 5000

BLDG A - TOTAL RENTAL REPLACEMENT UNITS		
Level	Suite Area	Suite Area (SF)
BLDG A Level 6	1173.77	12634 SF
BLDG A Level 8	1585.66	17068 SF
BLDG A Level 9	924.88	9955 SF
	3684.30	39657 SF

BLDG A - TOTAL LIVE WORK UNITS			
Level	Name	Suite Area	Suite Area (SF)
BLDG A Level 7	LIVE/WORK	1392.36	14987 SF

BLDG A - TOTAL LIVE WORK AMENITY			
Level	Name	Area	Area (SF)
BLDG A Level 7	LW INDOOR AMENITY	100.00	1076 SF

CAR PARKING SPACES PROVIDED						
LAND USE	UNITS/GFA	MIN. RATIO	Total	Number of Parking Spaces		
				Morning	Afternoon	Evening
RESIDENTS						
RESIDENTS	1,341	0.20 / UNIT	268	100%	100%	100%
NON-RESIDENTS						
VISITORS	1,341	0.10 / UNIT	134	10%	35%	100%
RETAIL	14,289.15	1.000 / 100 sm	142	20%	100%	100%
OFFICE	31,818.40	0.350 / 100 sm	111	100%	60%	0%
CAR SHARING	0.00	1.350 / 100 sm	4	4	4	4
TOTAL (NON-RESIDENTS)			391	157	260	280
TOTAL CAR PARKING SPACES PROVIDED			659	425	528	548 *

* NOTES: Evening Parking Occupancy Period governs.

BARRIER-FREE CAR PARKING SPACES PROVIDED	
TOTAL BARRIER-FREE SPACES PROVIDED	16

BICYCLE PARKING SPACES PROVIDED						
RESIDENTIAL USE	UNITS	MIN. RATIO	LONG TERM	SHORT TERM	TOTAL RES	TOTAL NON-RES
RESIDENTS SPACES	1,341	0.90 / UNIT	1,207			
VISITORS SPACES	1,341	0.10 / UNIT		135		
SUBTOTAL					1,342	
NON-RES USE						
NON-RES USE	UNITS/GFA	MIN. RATIO	LONG TERM	SHORT TERM		
RETAIL STORE	14,289.15	0.200 / 100 sm	29			29
RETAIL STORE	14,289.15	0.300 / 100 sm + 3		46		46
OFFICE LONG TERM	31,818.40	0.200 / 100 sm	64			64
OFFICE SHORT TERM	31,818.40	0.200 / 100 sm +3		67		67
SUBTOTAL NON-RES			93	113		
TOTAL			1,300	248	1,342	206
TOTAL PROVIDED						1,548

RESIDENTIAL AMENITY AREA						
REQUIRED	INDOOR (2m ² /UNIT)		OUTDOOR (2m ² /UNIT)		Total	
	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF
BLDG A	1,110.00	11,948	1,110.00	11,948	2,220.00	23,896
BLDG B	840.00	9,042	840.00	9,042	1,680.00	18,083
BLDG C	732.00	7,879	732.00	7,879	1,464.00	15,758
PROVIDED	INDOOR		OUTDOOR		Total	
	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF
BLDG A	1,070.97	11,528	1026.18	11,046	2,097.15	22,574
BLDG B	840.13	9,043	631.32	6,795	1,471.45	15,839
BLDG C	770.90	8,298	622.20	6,697	1,393.10	14,995

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ISSUED / REVISED	
Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 4, 18	Issued to Clients
JULY 6, 18	Issued for Settlement Agreement
JULY 13, 18	Reissued for Settlement Agreement

WITHOUT PREJUDICE

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E info@sandco.com
W sweenyandco.com

PROJ. NAME
Queen Sherbourne
Mixed-Use Development
OWNER
RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP

DWG TITLE
Statistics

DATE : JULY 6, 18
SCALE : 1 : 5000
DRAWN : LL
CHECKED : CR
PROJ. No. : 1522
DWG No.
A003

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 6, 18	Issued for Settlement Agreement

LAND ASSEMBLY SKETCH SHOWING
PART OF LOT 7 AND
ALL OF LOTS 8 AND 9
REGISTERED PLAN 29
LOTS 2, 3 AND
PART OF LOTS 4 ON THE
SOUTH SIDE OF
QUEEN STREET EAST AND
LOTS 3 AND 4 AND
PART OF LOTS 5 AND 6
ON THE NORTH SIDE OF
DUCHESS STREET
REGISTERED PLAN 124 AND
PART OF TOWN LOT 1
SOUTH SIDE OF QUEEN STREET
AND PART OF TOWN LOT 1
NORTH SIDE OF DUCHESS STREET
TOWN OF YORK PLAN
CITY OF TORONTO

SCALE 1 : 300

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

J. D. BARNES LIMITED

BOUNDARY INFORMATION WAS TAKEN FROM J.D. BARNES LIMITED SURVEYOR'S REAL PROPERTY REPORT DATED SEPTEMBER 24, 2012.

NOTES

- BENCHMARK SURVEY MONUMENT FOUND
- BENCHMARK SURVEY MONUMENT SET
- ▣ BENCHMARK STAINLESS STEEL BAR
- ▤ BENCHMARK SLOTTED IRON BAR
- ▥ BENCHMARK IRON BAR
- ▧ BENCHMARK SLOTTED IRON BAR
- ▨ BENCHMARK CUT IRON
- ▩ BENCHMARK CONCRETE PIN
- ⊕ BENCHMARK WITNESS
- ⊖ BENCHMARK MEASURE
- ⊗ BENCHMARK C.E. DOTTERRILL, D.L.S.
- ⊘ BENCHMARK RANDALL C. SHARPEL, D.L.S.
- ⊙ BENCHMARK CITY OF TORONTO SURVEYS
- ⊚ BENCHMARK J.D. BARNES LIMITED
- ⊛ BENCHMARK FABRIEUX AND CZERWINSKI, D.L.S.
- P1 BENCHMARK PLAN 668-14949
- P2 BENCHMARK PLAN 630-1687
- P3 BENCHMARK PLAN BA-788
- P4 BENCHMARK PLAN BA-119
- P5 BENCHMARK TORONTO STANDARD CONDOMINIUM PLAN No. 2221
- P6 BENCHMARK PLAN 668-28430
- P7 BENCHMARK PLAN 630-2176
- P8 BENCHMARK REGISTERED PLAN 29
- P9 BENCHMARK REGISTERED PLAN 124
- P10 BENCHMARK FIELD NOTES BY DEPARTMENT OF PUBLIC WORKS - SURVEYING DIVISION, DATED JUNE 14, 1963
- DI BENCHMARK DEED AS IN INST. No. CT 488773
- D2 BENCHMARK DEED AS IN INST. No. CA 144446
- D3 BENCHMARK DEED AS IN INST. No. CT 648890
- D4 BENCHMARK DEED AS IN INST. No. CA 144446
- D5 BENCHMARK DEED AS IN INST. No. CA 285553
- D6 BENCHMARK BY-LAW 4665
- LI BENCHMARK OVERHEAD CABLE TV CABLE
- LC BENCHMARK OVERHEAD COMMUNICATIONS CABLE
- HP BENCHMARK HYDRO POLE
- TP BENCHMARK TELEPHONE POLE
- LS BENCHMARK LIGHT STANDOFF
- MH BENCHMARK MAN HOLE

DISTANCES ON THIS PLAN ARE GIVEN AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY THE CONVERSION SCALE FACTOR OF 0.3048006.

INTEGRATION DATA

COORDINATED CONTROL POINTS (CCPs) WITH ZONE 10, NAD83-74

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF ONCE 2001/05

POINT ID	EASTING	NORTHING
SCP 02000031	315 534.880	4 834 679.467
SCP 02000032	315 324.703	4 834 732.588

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

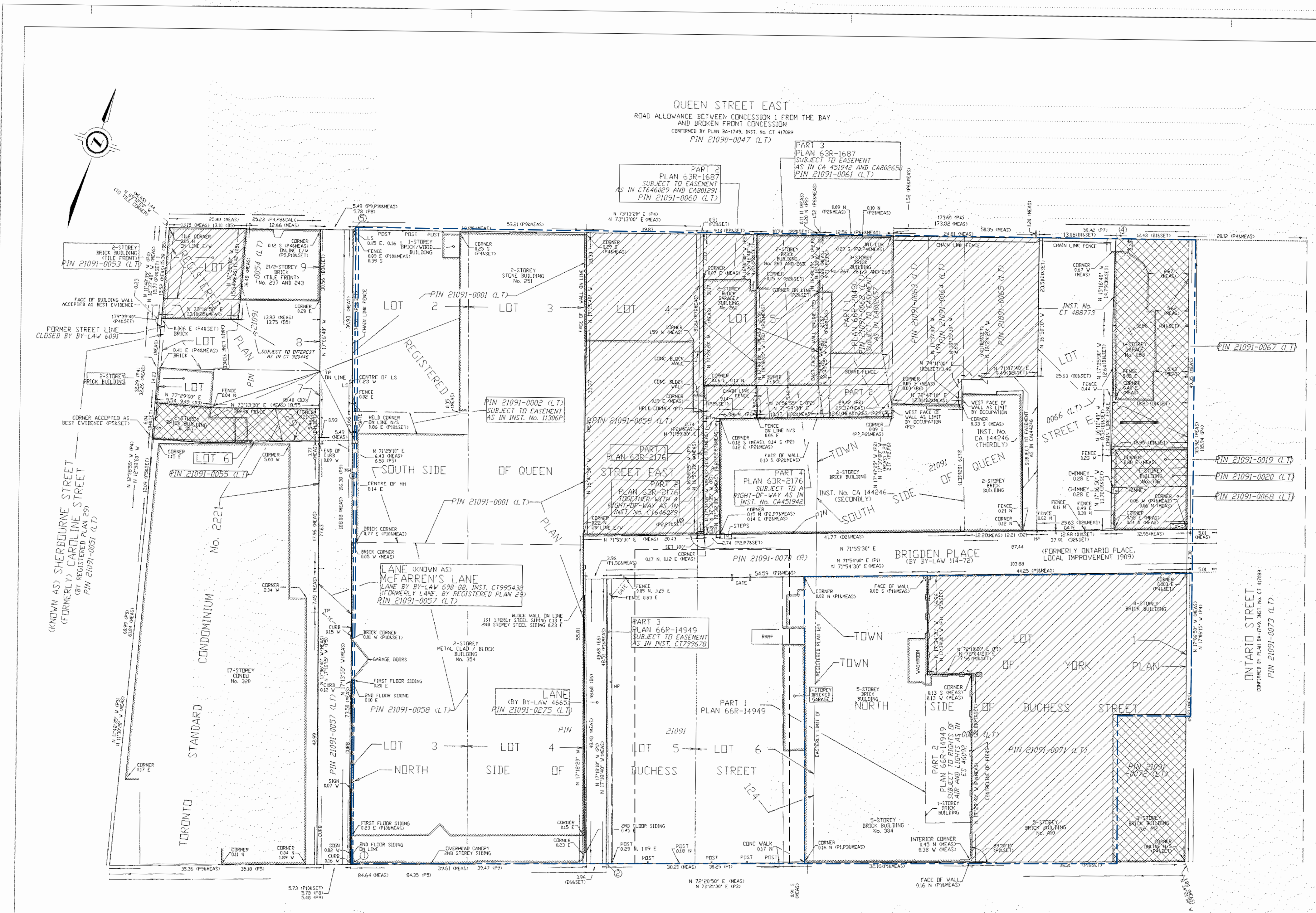
STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR

DATE: _____

STEPHANE C. LAPORTE
ONTARIO LAND SURVEYOR



COORDINATE TABLE
3' WITH ZONE 10, NAD 83

STATION	EASTING	NORTHING
1	315 389.041	4 834 657.887
2	315 428.564	4 834 661.480
3	315 428.860	4 834 579.254
4	315 485.564	4 834 578.888
5	315 358.823	4 834 741.118

AREA (sqm)	DESCRIPTION	AREA (sqm)	DESCRIPTION	AREA (sqm)	DESCRIPTION
4274.23	DENOTES AREA 1	1371.72	DENOTES PIN 21091-0059 (LT) AND PIN 21091-0060 (LT)	1365.02	DENOTES AREA 3 - ADJACENT LANDS
2906.87	DENOTES AREA 2	1610.38	DENOTES PIN 21091-0071 (LT)	452.02	DENOTES PIN 21091-0067 (LT)
1814.87	DENOTES AREA 3	310.58	DENOTES PIN 21091-0072 (LT)	82.69	DENOTES PIN 21091-0019 (LT) AND PIN 21091-0020 (LT)
617.49	DENOTES AREA 4	203.26	DENOTES PIN 21091-0053 (LT)	94.74	DENOTES PIN 21091-0068 (LT)
606.59	DENOTES MCFARRIN'S LANE (LANEWAY)	164.93	DENOTES PIN 21091-0055 (LT)		
9441.7	DENOTES BRIGIDEN PLACE (LANEWAY)				

J.D. BARNES SURVEYING PLANNING LIMITED
LAND INFORMATION SPECIALISTS
137-411 RICHMOND STREET EAST, TORONTO, ON M5A 3S5
T: (416) 368-3737 F: (416) 368-3708 www.jdbarnes.com

DRAWN BY: SH CHECKED BY: SL REFERENCE NO: 12-22-264-01-COLDAR-AREA 3
FILE: HFLER PLOTTED: JANUARY 30, 2015

WITHOUT PREJUDICE

Sweeny & Co Architects

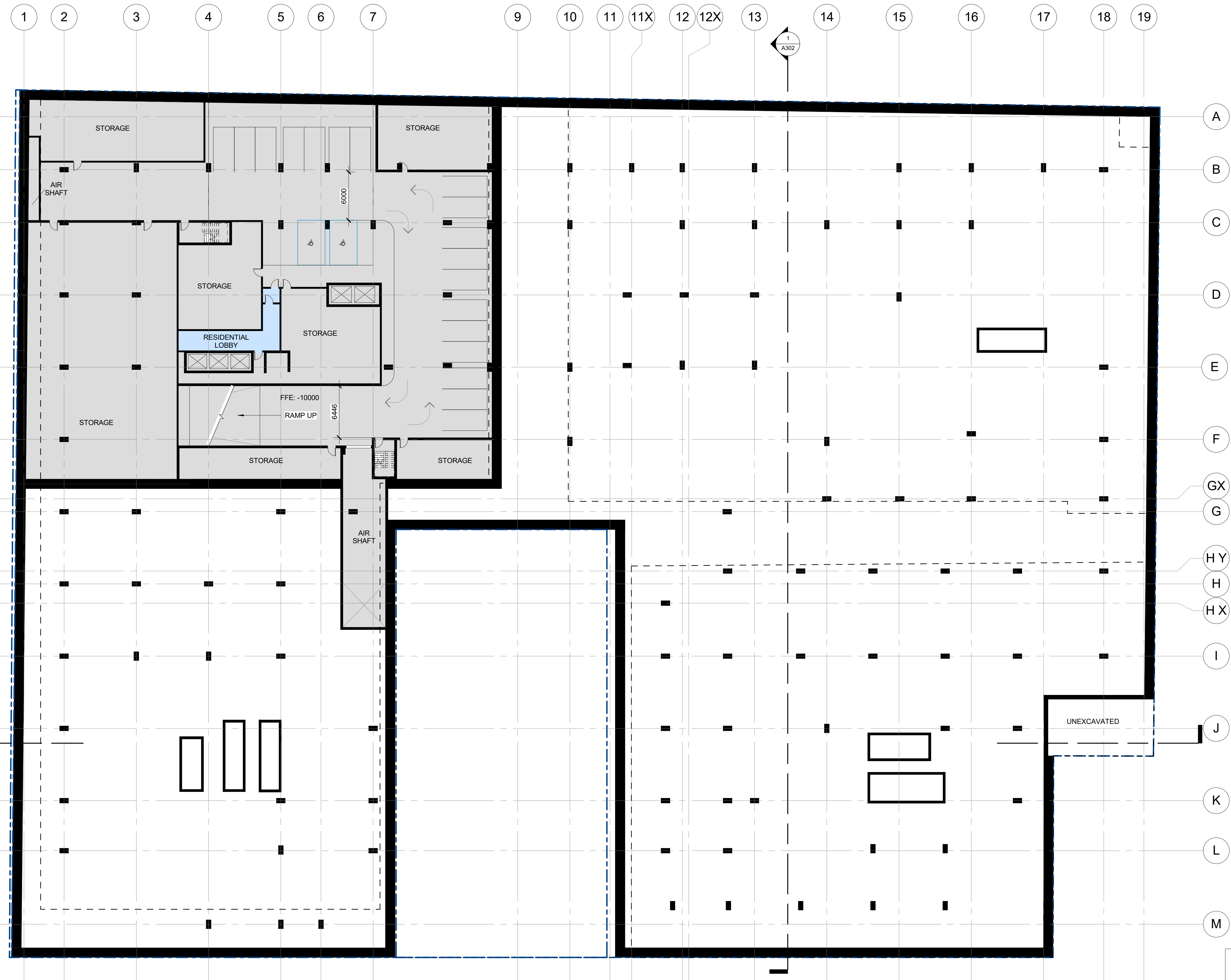
134 Peter Street Suite 1601 Toronto ON Canada M5V 2H2
P 416.971.6252 F 416.971.5420 E info@sandco.com W sweenyandco.com

PROJ. NAME
Queen Sherbourne Mixed-Use Development

OWNER
RICHMOND RESIDENTIAL LIMITED PARTNERSHIP

DWG TITLE
Survey

DATE: JULY 6, 18
SCALE: 1:400
DRAWN: Author DWG No.
CHECKED: Checker
PROJ. No.: 1522 **A005**



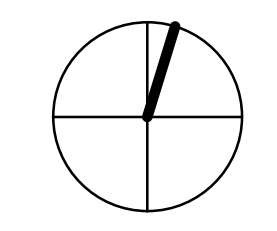
1
A301

1
A302

DRAWING NOT TO BE SCALED
 Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.
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ISSUED / REVISED

Date	Description
MAR 23, 18	Issued for Rezoning Resubmission
JULY 6, 18	Issued for Settlement Agreement



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**Sweeny&Co
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E info@sweenyandco.com
W sweenyandco.com

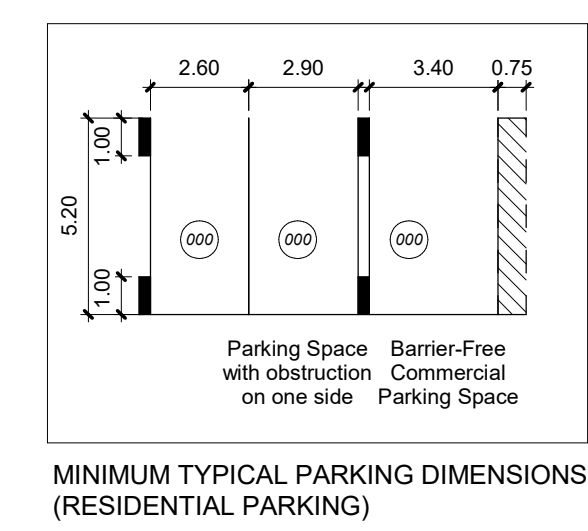
PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
P3 Parking Floor Plan

DATE: JULY 6, 18
 SCALE: As Indicated
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

DWG No.
A102



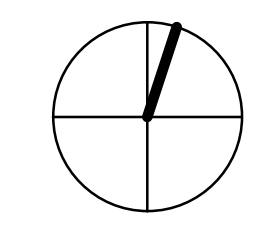
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JULY 6, 18	Issued for Settlement Agreement



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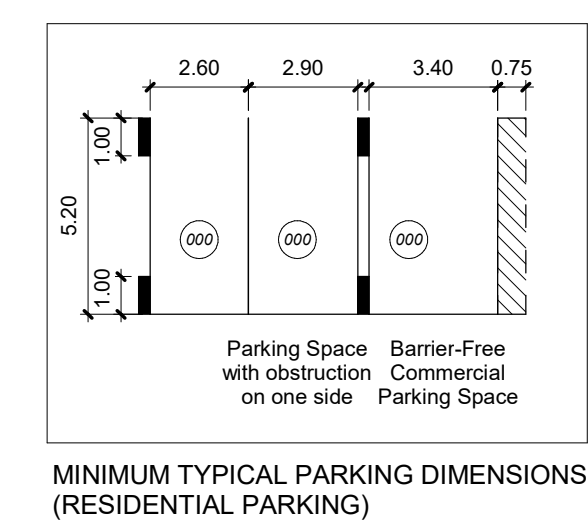
PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
P2 Parking Floor Plan

DATE: JULY 6, 18
 SCALE: As Indicated
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

DWG No.
A103



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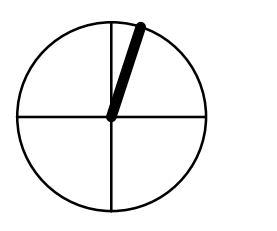
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Date	Description
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JULY 6, 18	Issued for Settlement Agreement



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E info@sweenyandco.com
W sweenyandco.com

PROJ. NAME
Queen Sherbourne
Mixed-Use Development

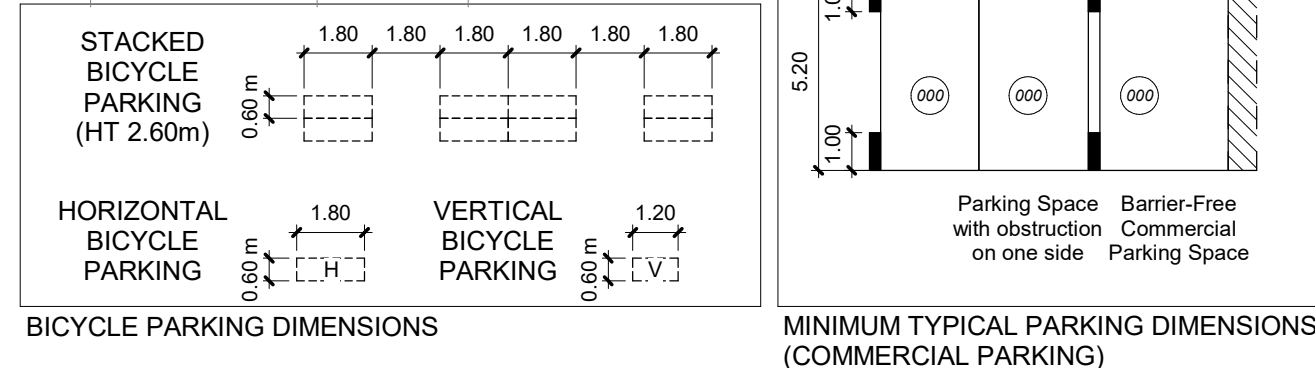
OWNER
RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP

DWG TITLE
P1 Parking Floor Plan

DATE: JULY 6, 18
SCALE: As Indicated
DRAWN: Author
CHECKED: Checker
PROJ. No.: 1522

DWG No. A104

1 Level -1
A104 1 : 250



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QUEEN STREET EAST

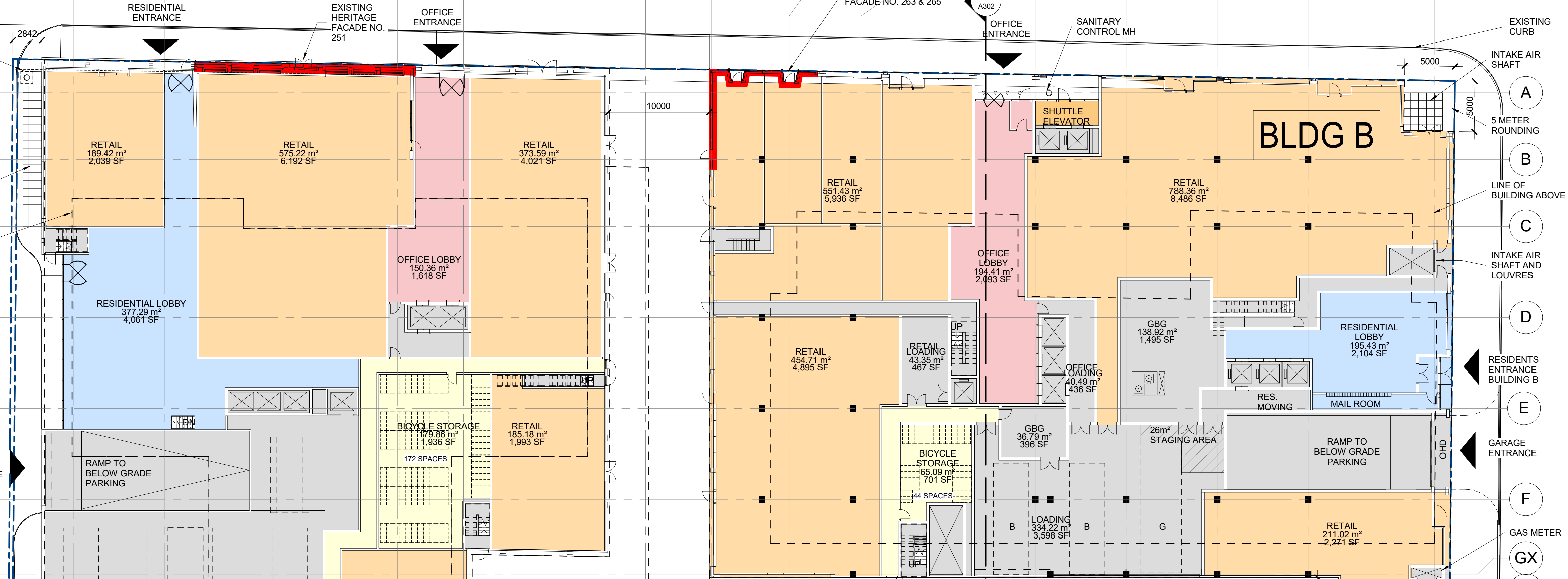
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DRAWING NOT TO BE SCALED
 Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

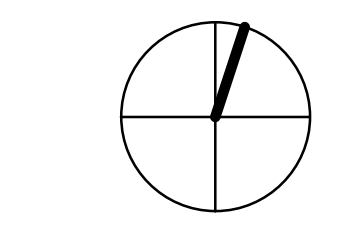
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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 03, 18	Issued to Heritage
JULY 6, 18	Issued for Settlement Agreement



A
B
C
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E
F
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GX
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 E info@sandco.com
 W sweenyandco.com

PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
Ground Floor Plan

DATE: JULY 6, 18
 SCALE: As Indicated
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

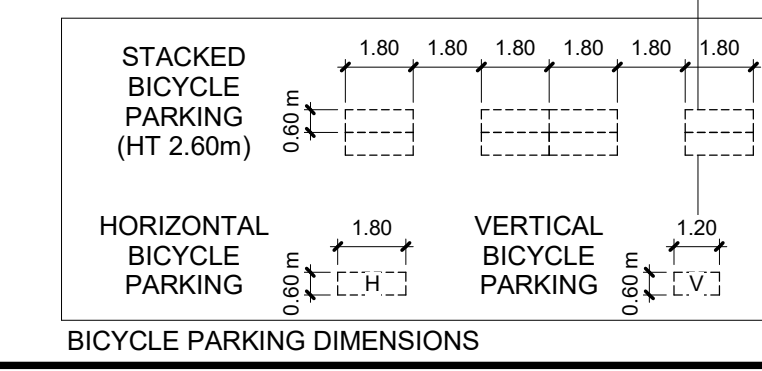
A105

RICHMOND STREET EAST

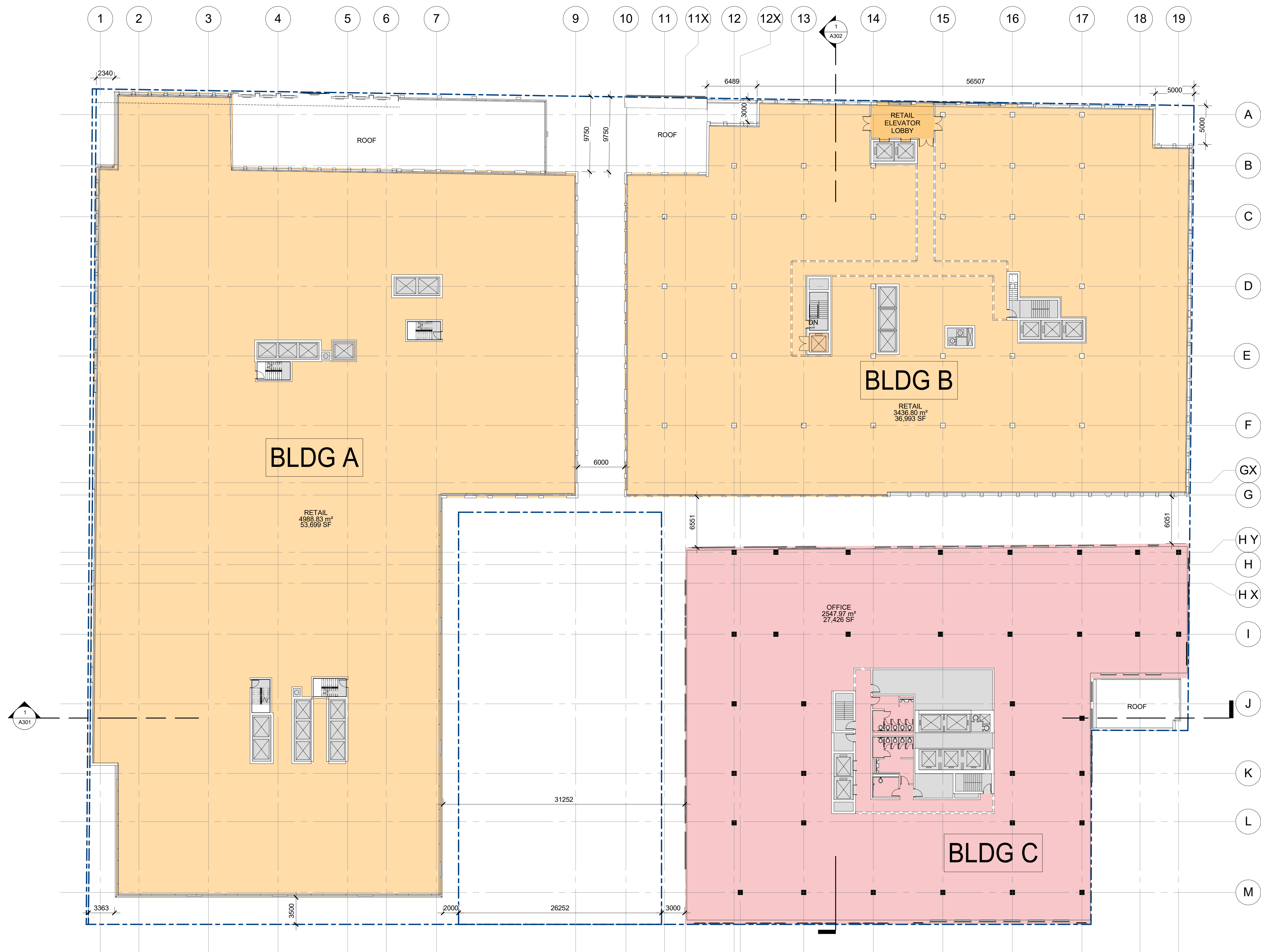
1 Level 1

A105 1:250

SAMPLING PORT
 SANITARY CONTROL MH
 STORM CONTROL MH
 CONVEYANCE OF LANDS FOR PUBLIC LANE WIDENING 273mm



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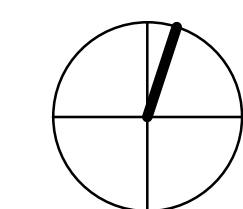
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JULY 03, 18	Issued to Heritage
JULY 6, 18	Issued for Settlement Agreement



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 E info@sandco.com
 W sweenyandco.com

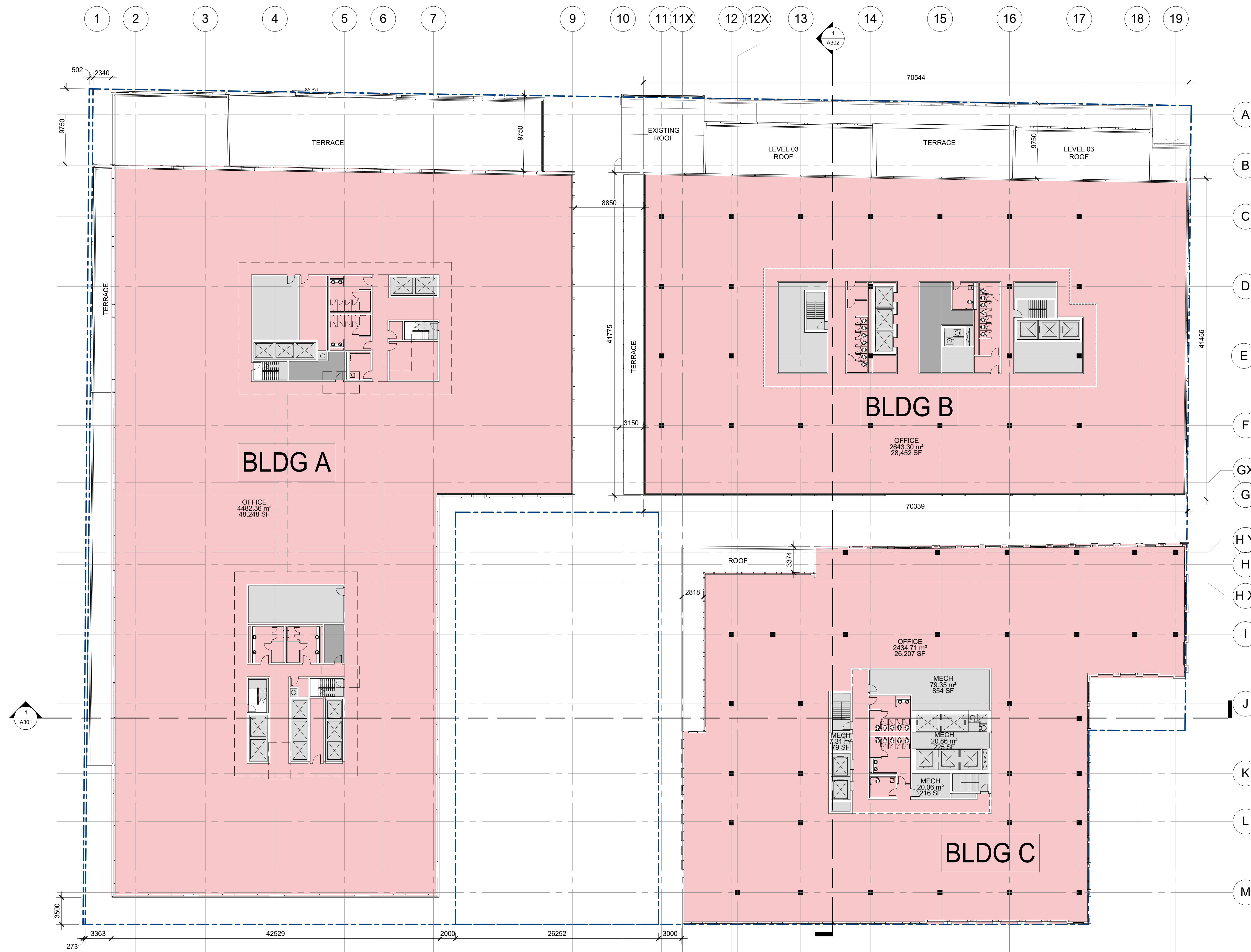
PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
Second Floor Plan

DATE: JULY 6, 18
 SCALE: 1 : 250
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

**DWG No.
 A106**



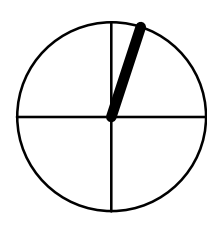
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 03, 18	Issued to Heritage
JULY 6, 18	Issued for Settlement Agreement



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Sweeny & Co Architects

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W sweenyandco.com

PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
Fourth Floor Plan

DATE: JULY 6, 18
SCALE: 1 : 250
DRAWN: Author
CHECKED: Checker
PROJ. No.: 1522

**DWG No.
A108**

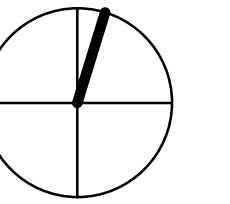
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 03, 18	Issued to Heritage
JULY 6, 18	Issued for Settlement Agreement
JULY 13, 18	Reissued for Settlement Agreement



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**Sweeny&Co
Architects**

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W sweenyandco.com

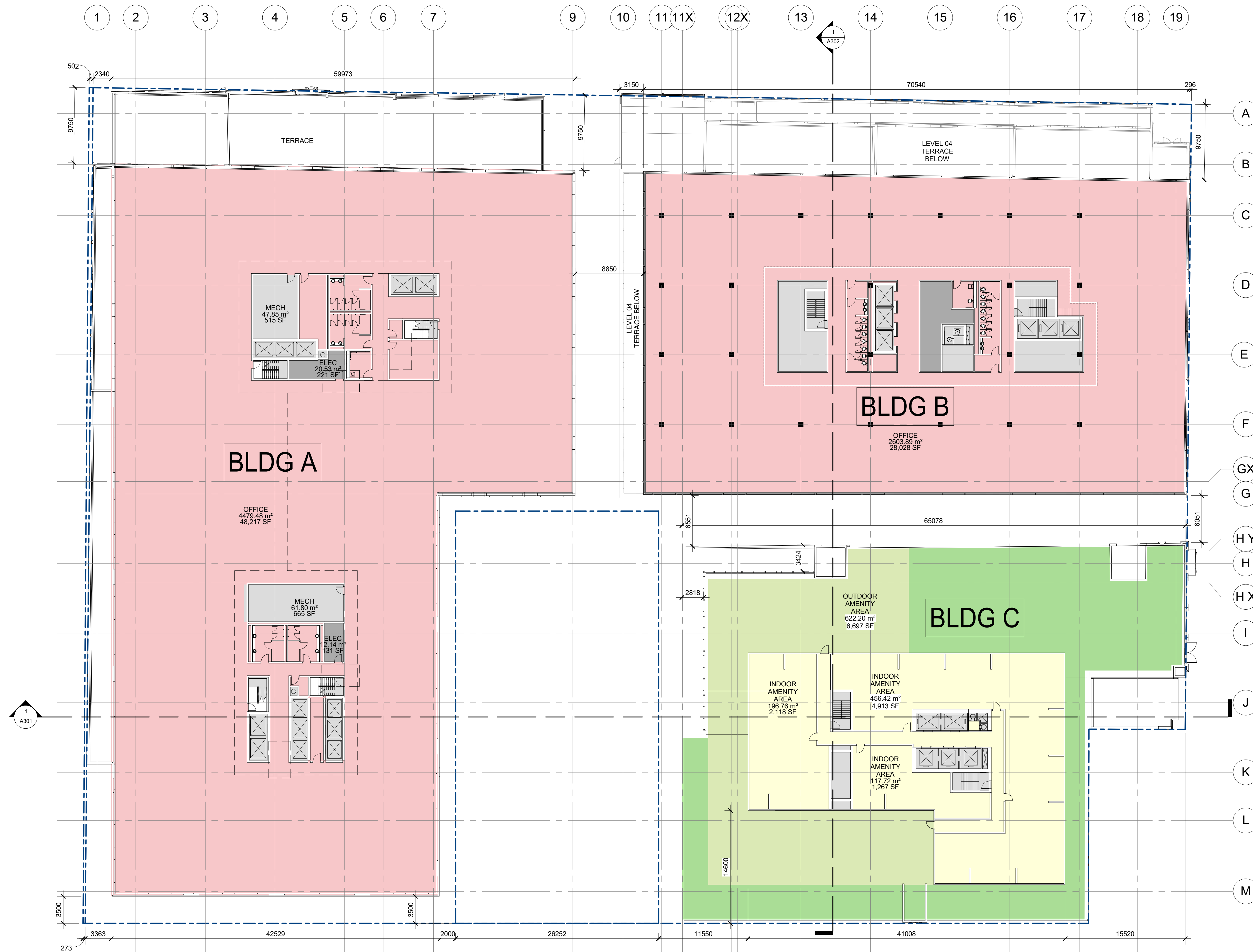
PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
Fifth Floor Plan

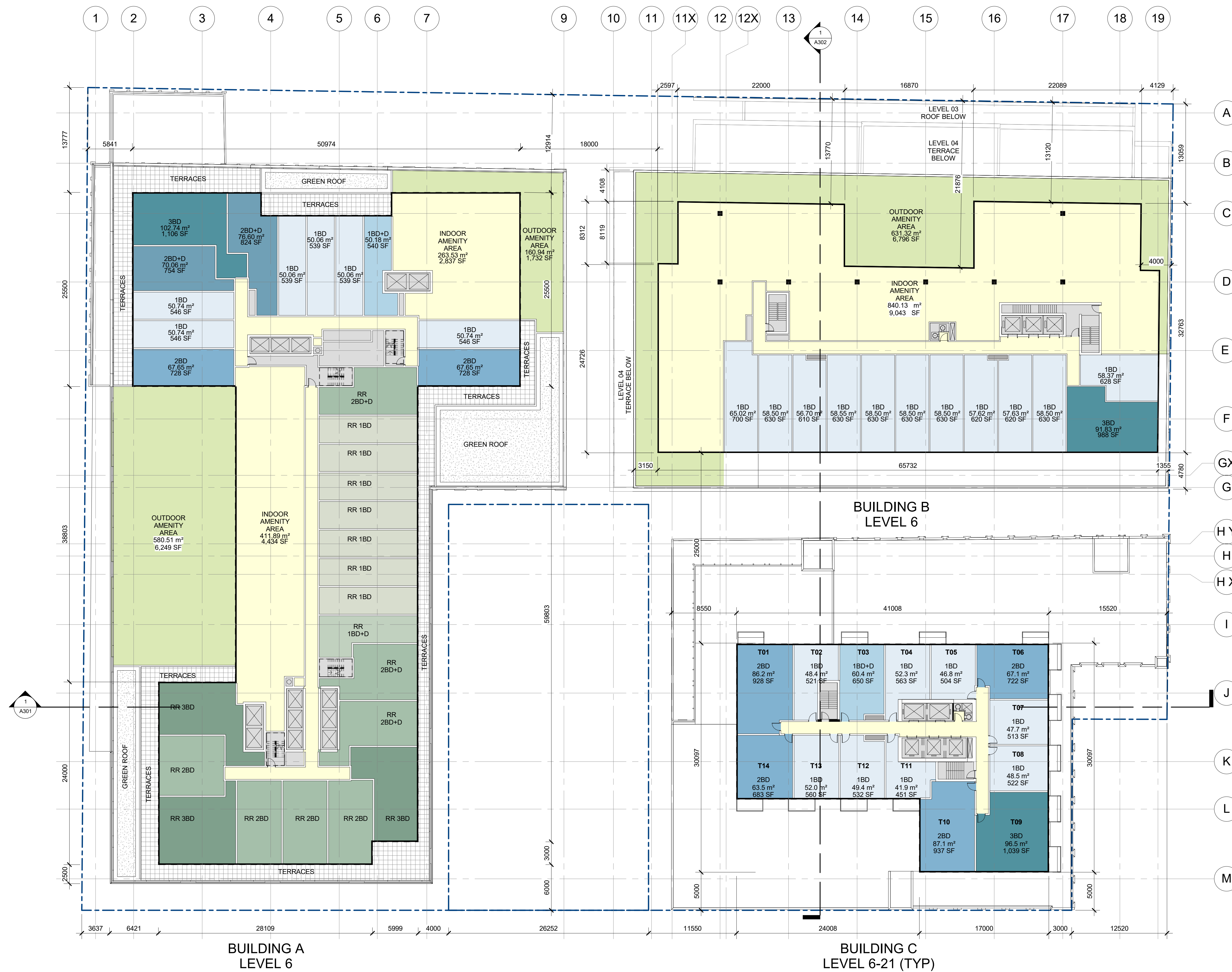
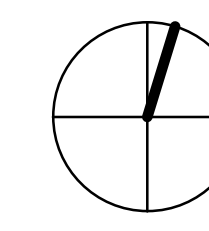
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SCALE: 1 : 250
DRAWN: Author
CHECKED: Checker
PROJ. No.: 1522

**DWG No.
A109**



ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 03, 18	Issued to Heritage
JULY 6, 18	Issued for Settlement Agreement
JULY 13, 18	Reissued for Settlement Agreement



WITHOUT PREJUDICE

Sweeny & Co Architects

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Toronto ON
Canada M5V 2H2

P 416.971.6252
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E info@sweenyandco.com
W sweenyandco.com

PROJ. NAME
Queen Sherbourne
Mixed-Use Development

OWNER
RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP

DWG TITLE
Sixth Floor Plan

DATE: JULY 6, 18
SCALE: 1 : 250
DRAWN: Author
CHECKED: Checker
PROJ. No.: 1522

DWG No.
A110

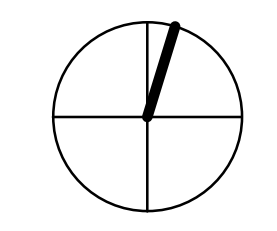
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 6, 18	Issued for Settlement Agreement



WITHOUT PREJUDICE

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 E info@sweenyandco.com
 W sweenyandco.com

PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
7th Floor Plan

DATE: JULY 6, 18
 SCALE: 1 : 250
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

A111



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7/6/18 12:02:58 PM

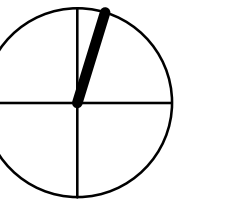
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
JULY 6, 18	Issued for Settlement Agreement
JULY 13, 18	Reissued for Settlement Agreement



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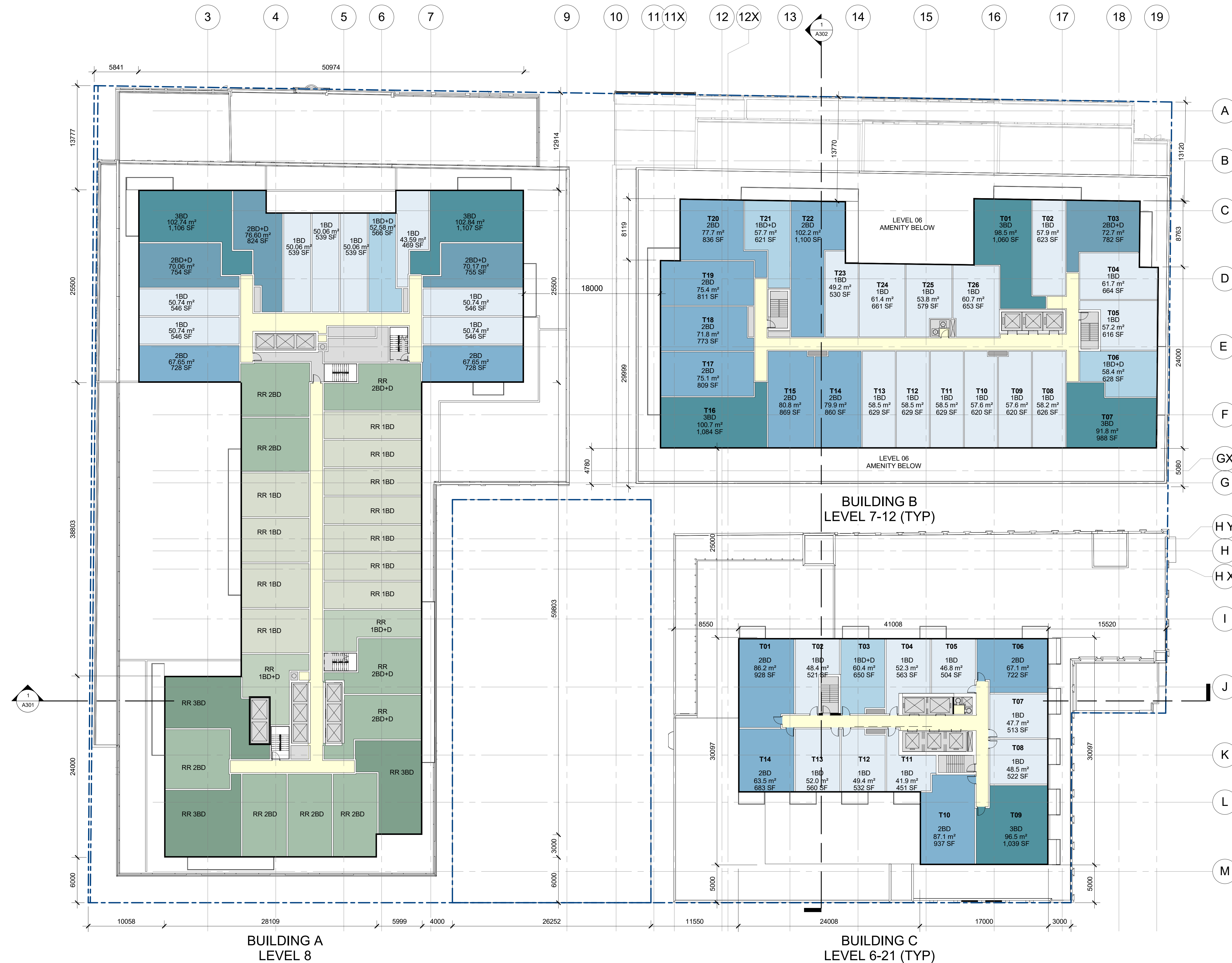
PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
8th Floor Plan

DATE: JULY 6, 18
 SCALE: 1 : 250
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

DWG No. **A112**



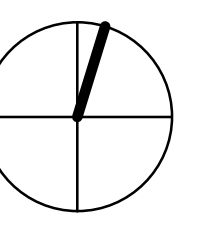
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
JULY 6, 18	Issued for Settlement Agreement
JULY 13, 18	Reissued for Settlement Agreement



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PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
9th Floor Plan
 BUILDING A 9th Floor Plan
 BUILDING B 7th to 12th Floor Plan
 BUILDING C 6th to 21th Floor Plan

DATE: JULY 6, 18
 SCALE: 1 : 250
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

**DWG No.
A113**

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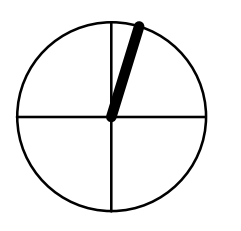
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
MAR 23, 18	Issued for Rezoning Resubmission
JULY 6, 18	Issued for Settlement Agreement



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 W sweenyandco.com

PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
Typical Floor Plan

DATE: JULY 6, 18
 SCALE: 1 : 250
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

DWG No.
A114

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7/6/18 12:03:14 PM

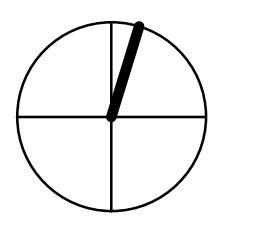
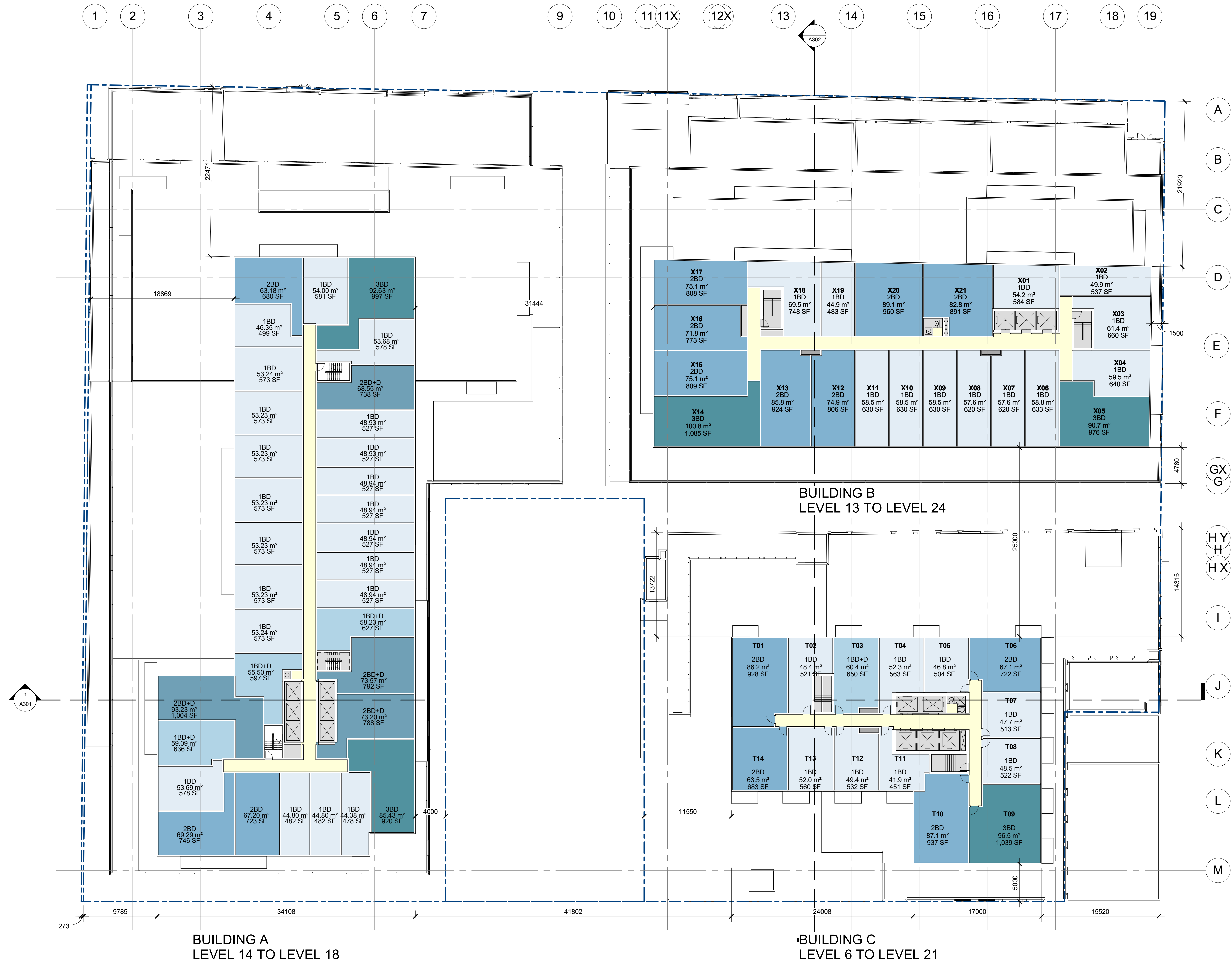
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 6, 18	Issued for Settlement Agreement



WITHOUT PREJUDICE

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PROJ. NAME
Queen Sherbourne Mixed-Use Development

OWNER
RICHMOND RESIDENTIAL LIMITED PARTNERSHIP

DWG TITLE
Typical Floor Plan
 BUILDING A 14th to 18th Floor Plan
 BUILDING B 13th to 24th Floor Plan
 BUILDING C 6th to 21th Floor Plan

DATE: JULY 6, 18
 SCALE: 1 : 250
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

A116

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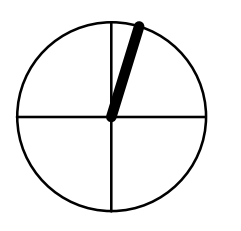
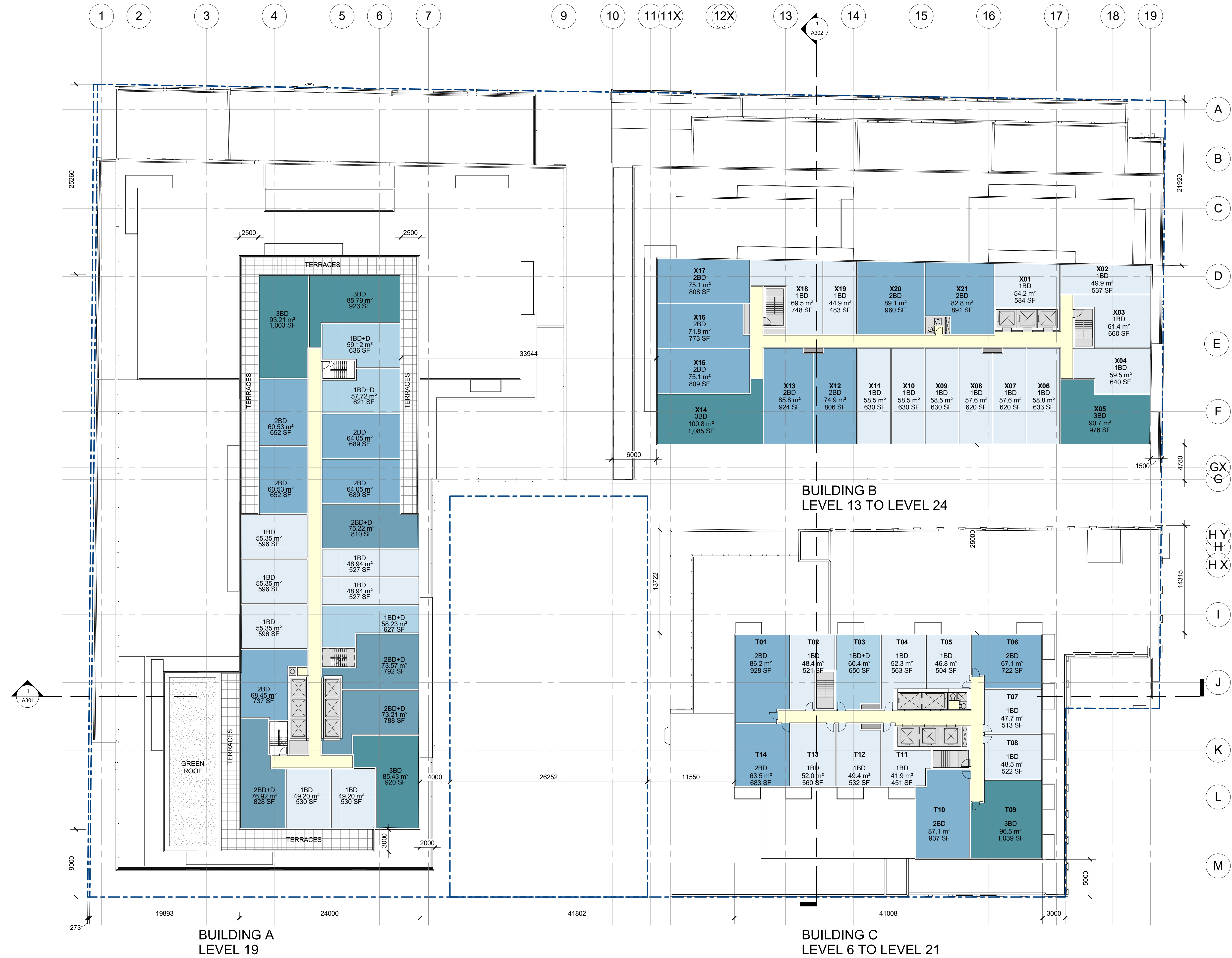
DRAWING NOT TO BE SCALED

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PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
19th Floor Plan

DATE: JULY 6, 18
 SCALE: 1 : 250
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

DWG No.
A117

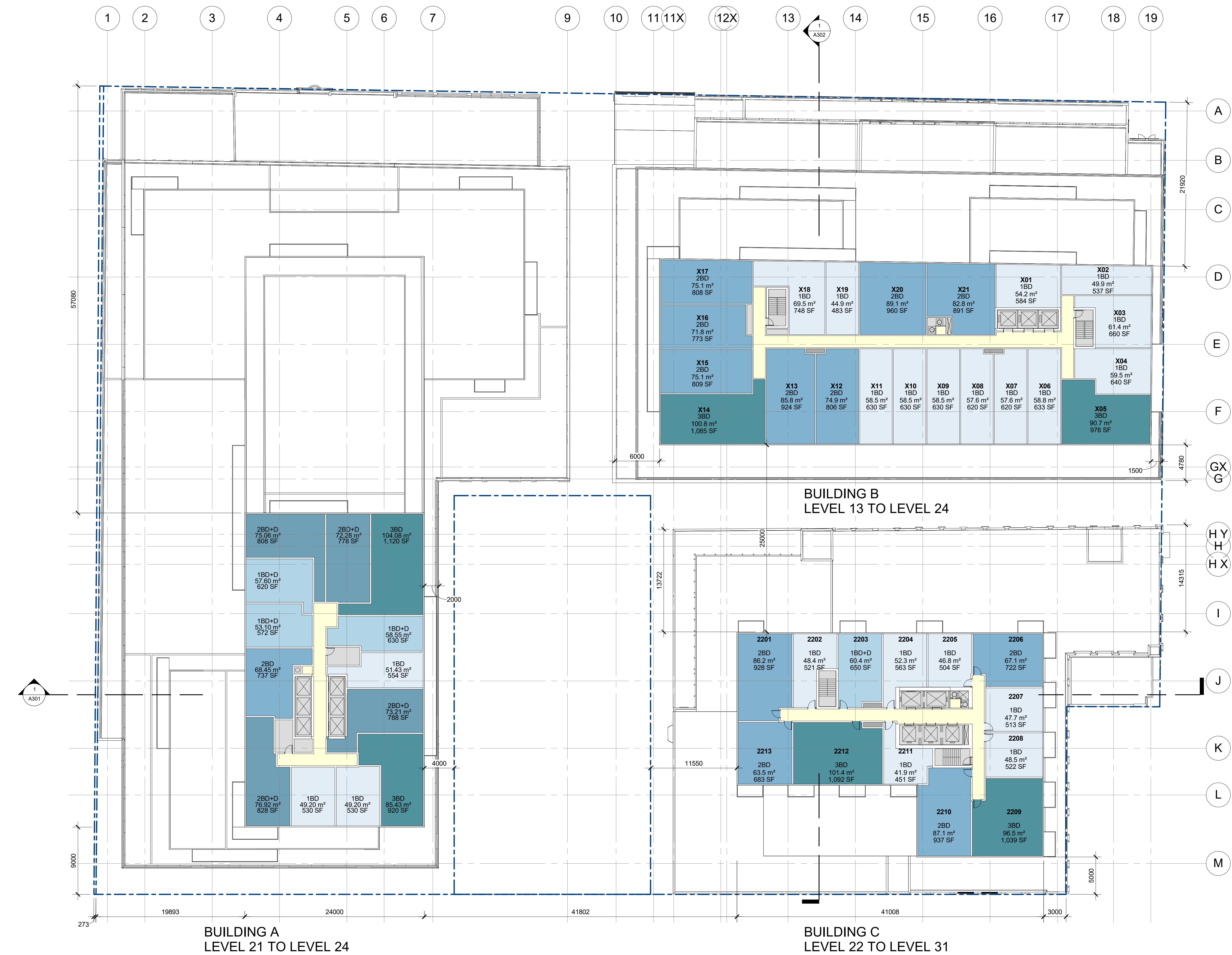
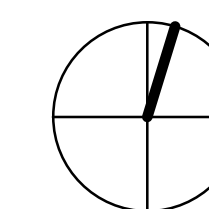
DRAWING NOT TO BE SCALED

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JULY 6, 18	Issued for Settlement Agreement



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W sweenyandco.com

PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
Typical Floor Plan

DATE: JULY 6, 18
 SCALE: 1 : 250
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

**DWG No.
A119**

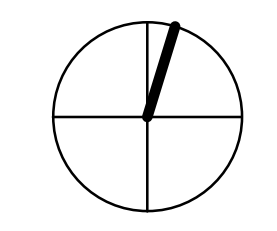
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ISSUED / REVISED

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JULY 6, 18	Issued for Settlement Agreement



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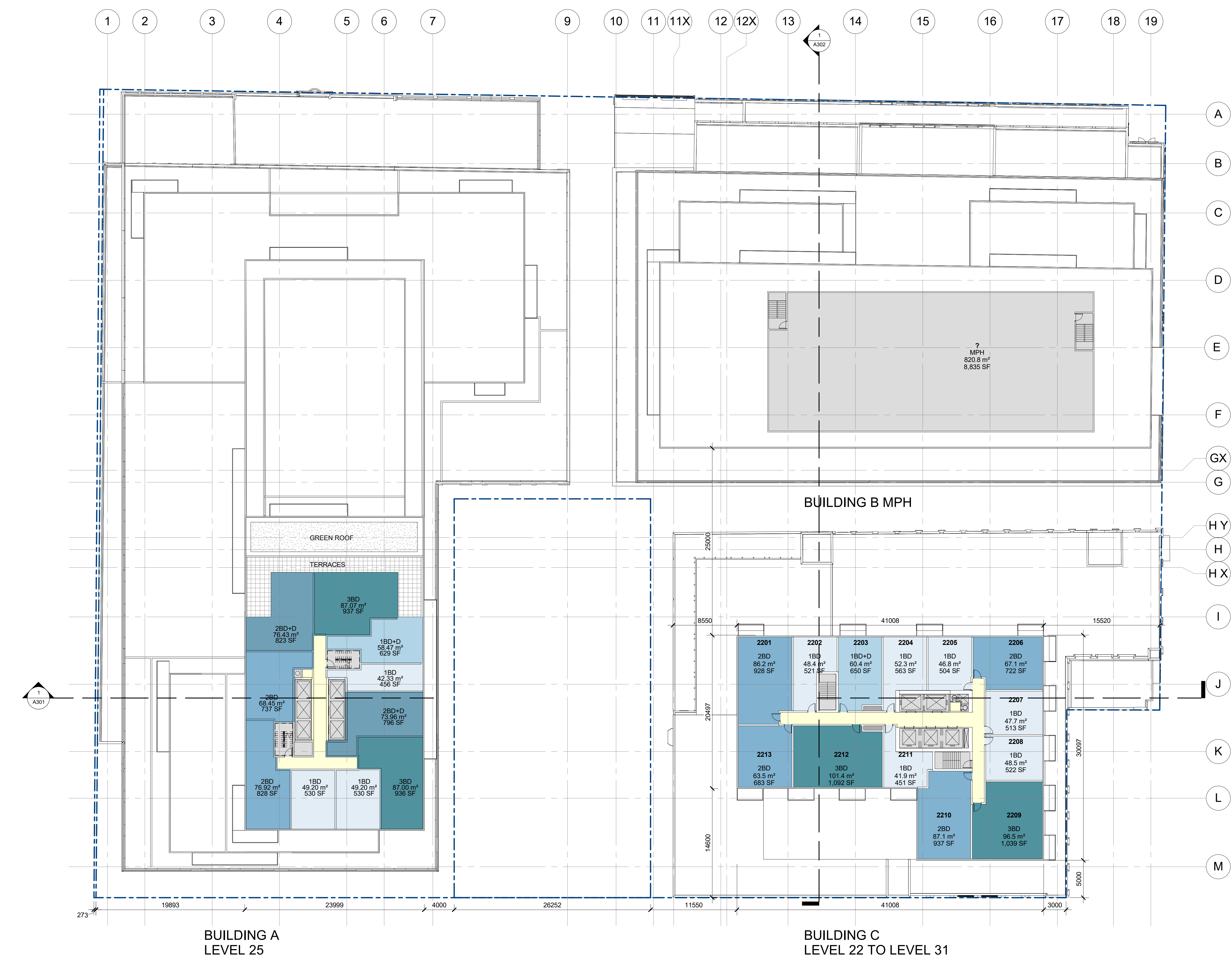
PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
Typical Floor Plan
BUILDING A 25th to 28th Floor Plan
BUILDING B MPH Floor Plan
BUILDING C 18th to 37th Floor Plan

DATE: JULY 6, 18
SCALE: 1 : 250
DRAWN: Author
CHECKED: Checker
PROJ. No.: 1522

DWG No.
A120



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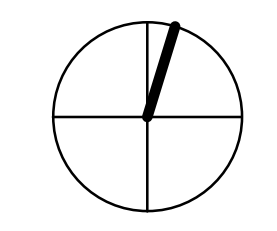
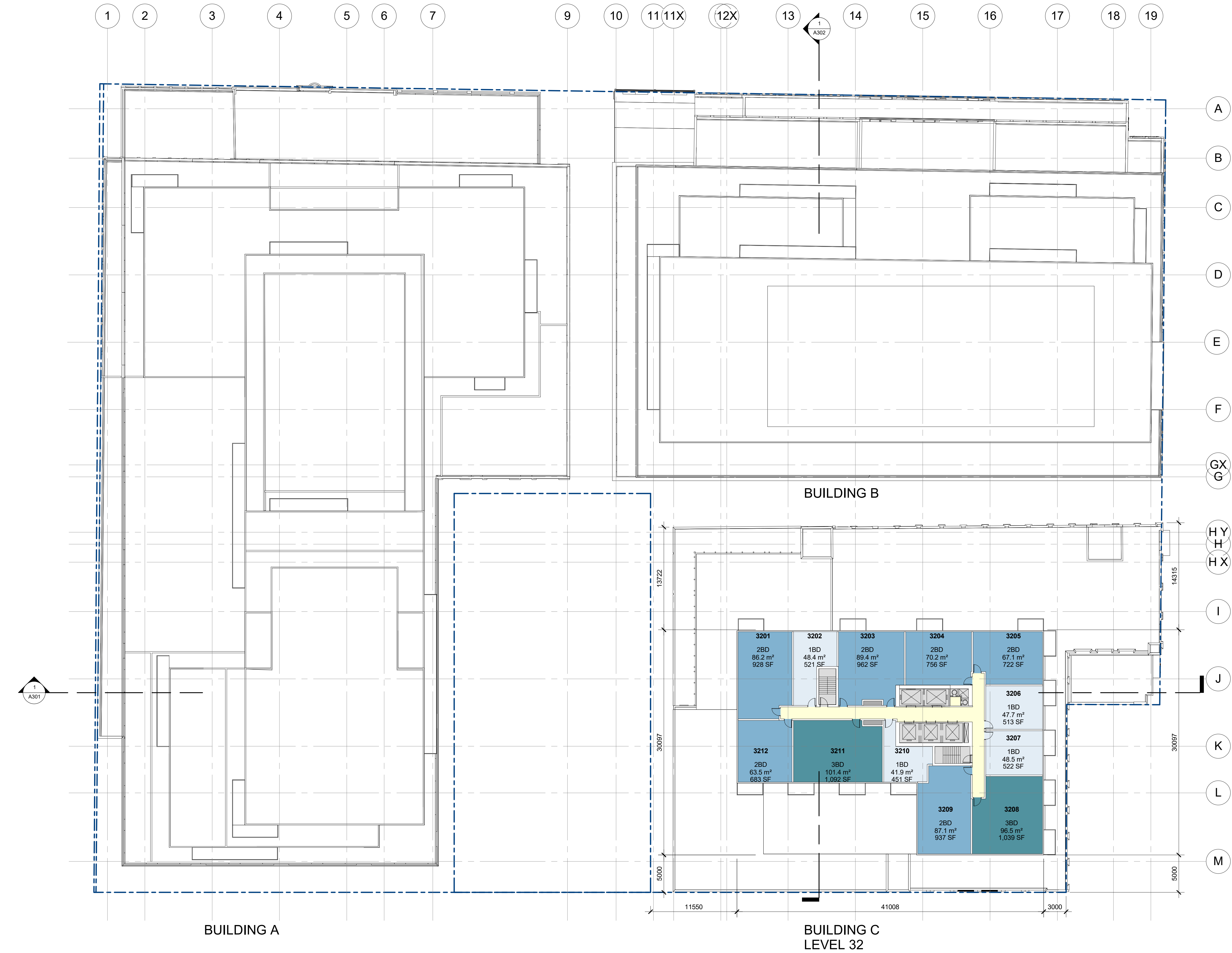
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ISSUED / REVISED

Date	Description
JULY 6, 18	Issued for Settlement Agreement



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W sweenyandco.com

PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
32nd Floor Plan

DATE : JULY 6, 18
SCALE : 1 : 250
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1522

DWG No.
A121

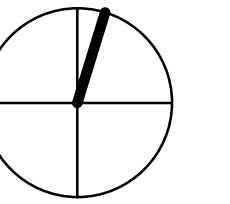
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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 6, 18	Issued for Settlement Agreement



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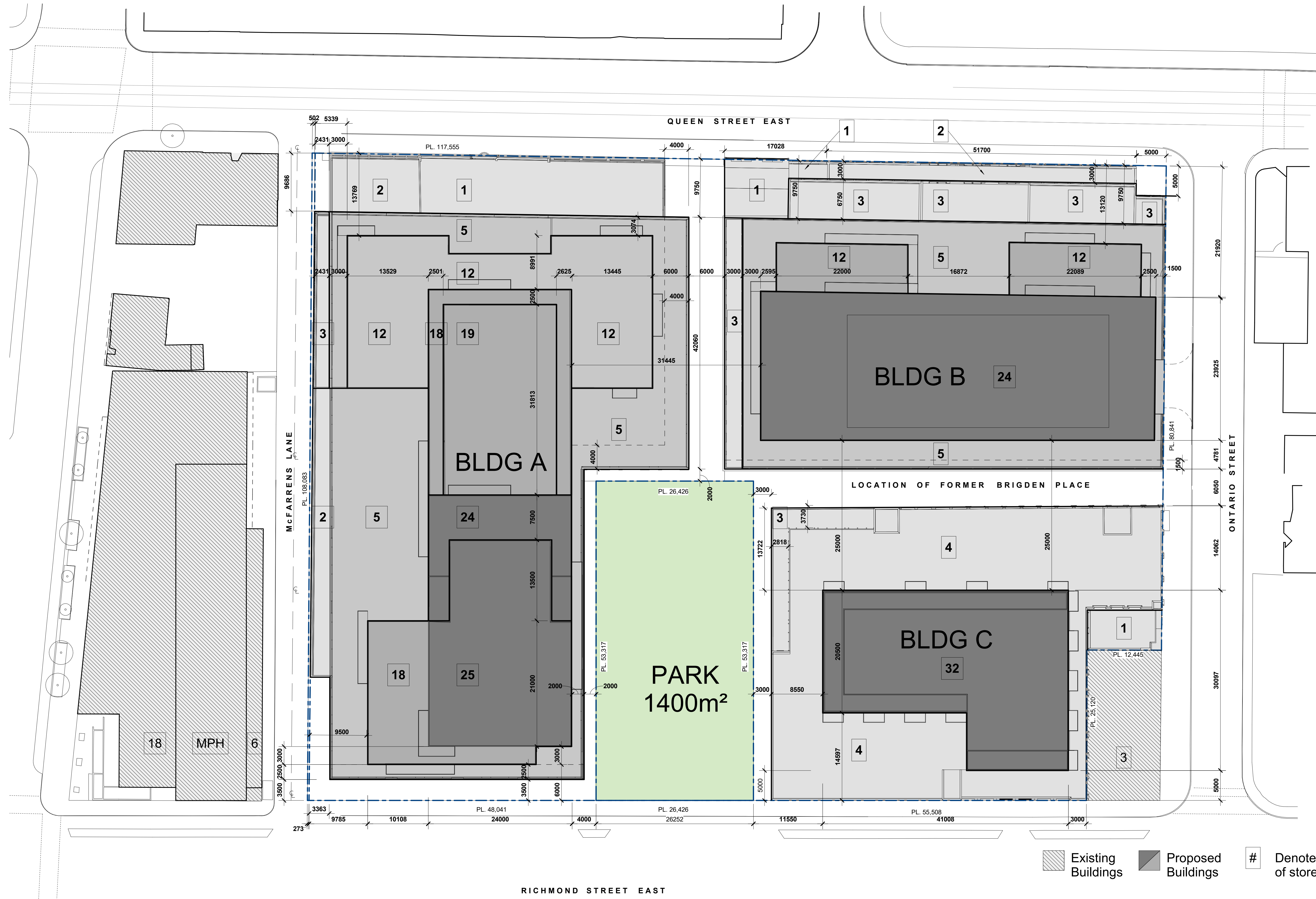
PROJ. NAME
 Queen Sherbourne
 Mixed-Use Development

OWNER
 RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP

DWG TITLE
 Roof Plan

DATE: JULY 6, 18
 SCALE: 1 : 300
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

DWG No.
A122



1 Roof Plan
 A122 1 : 300

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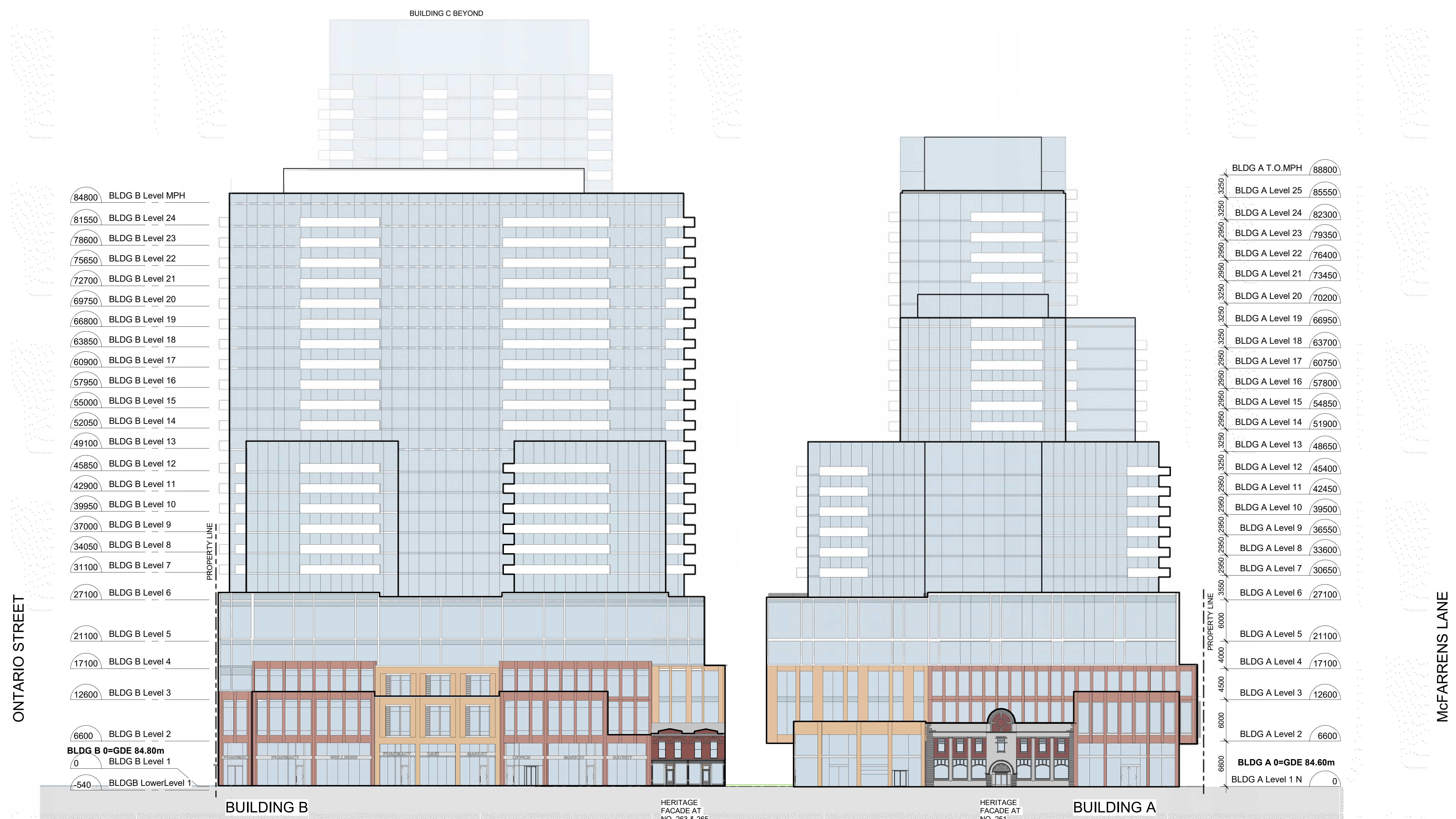
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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 03, 18	Issued to Heritage
JULY 6, 18	Issued for Settlement Agreement



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W sweenyandco.com

PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
**North Elevation - Queen
Street**

DATE : JULY 6, 18
 SCALE : 1 : 300
 DRAWN : Author
 CHECKED : Checker
 PROJ. No. : 1522

**DWG No.
A201**

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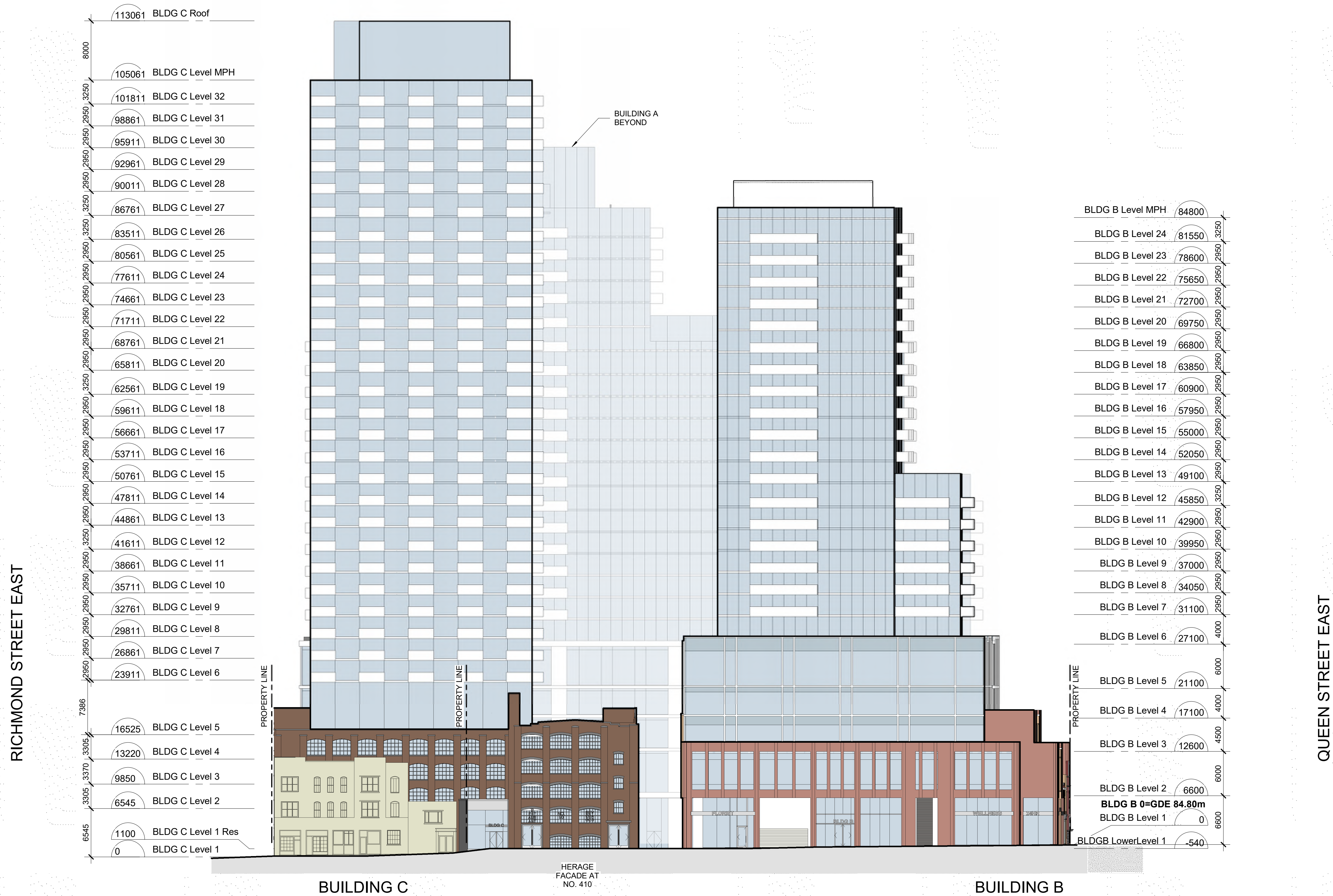
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ISSUED / REVISED

Date	Description
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MAR 23, 18	Issued for Rezoning Resubmission
JULY 03, 18	Issued to Heritage
JULY 6, 18	Issued for Settlement Agreement



113061	BLDG C Roof
105061	BLDG C Level MPH
101811	BLDG C Level 32
98861	BLDG C Level 31
95911	BLDG C Level 30
92961	BLDG C Level 29
90011	BLDG C Level 28
86761	BLDG C Level 27
83511	BLDG C Level 26
80561	BLDG C Level 25
77611	BLDG C Level 24
74661	BLDG C Level 23
71711	BLDG C Level 22
68761	BLDG C Level 21
65811	BLDG C Level 20
62561	BLDG C Level 19
59611	BLDG C Level 18
56661	BLDG C Level 17
53711	BLDG C Level 16
50761	BLDG C Level 15
47811	BLDG C Level 14
44861	BLDG C Level 13
41611	BLDG C Level 12
38661	BLDG C Level 11
35711	BLDG C Level 10
32761	BLDG C Level 9
29811	BLDG C Level 8
26861	BLDG C Level 7
23911	BLDG C Level 6
16525	BLDG C Level 5
13220	BLDG C Level 4
9850	BLDG C Level 3
6545	BLDG C Level 2
1100	BLDG C Level 1 Res
0	BLDG C Level 1

84800	BLDG B Level MPH
81550	BLDG B Level 24
78600	BLDG B Level 23
75650	BLDG B Level 22
72700	BLDG B Level 21
69750	BLDG B Level 20
66800	BLDG B Level 19
63850	BLDG B Level 18
60900	BLDG B Level 17
57950	BLDG B Level 16
55000	BLDG B Level 15
52050	BLDG B Level 14
49100	BLDG B Level 13
45850	BLDG B Level 12
42900	BLDG B Level 11
39950	BLDG B Level 10
37000	BLDG B Level 9
34050	BLDG B Level 8
31100	BLDG B Level 7
27100	BLDG B Level 6
21100	BLDG B Level 5
17100	BLDG B Level 4
12600	BLDG B Level 3
6600	BLDG B Level 2
0	BLDG B 0=GDE 84.80m
-540	BLDGB LowerLevel 1

1 East Elevation
A202 1 : 300

WITHOUT PREJUDICE

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W sweenyandco.com

PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
**East Elevation - Ontario
Street**

DATE : JULY 6, 18
SCALE : 1 : 300
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1522
DWG No.
A202

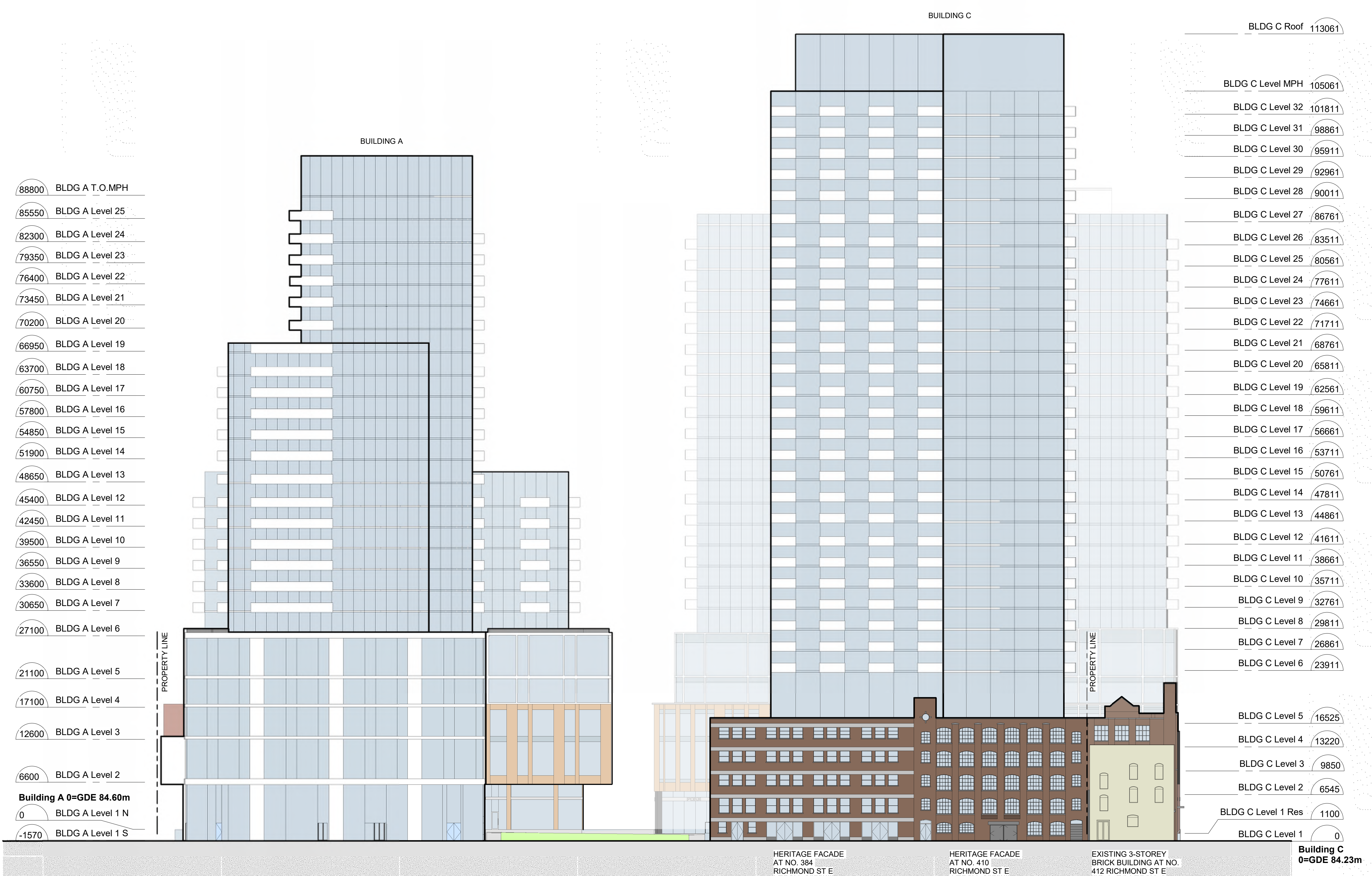
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 03, 18	Issued to Heritage
JULY 6, 18	Issued for Settlement Agreement



1 South Elevation
A203 1 : 300

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E info@sweenyandco.com
W sweenyandco.com

PROJ. NAME
Queen Sherbourne
Mixed-Use Development

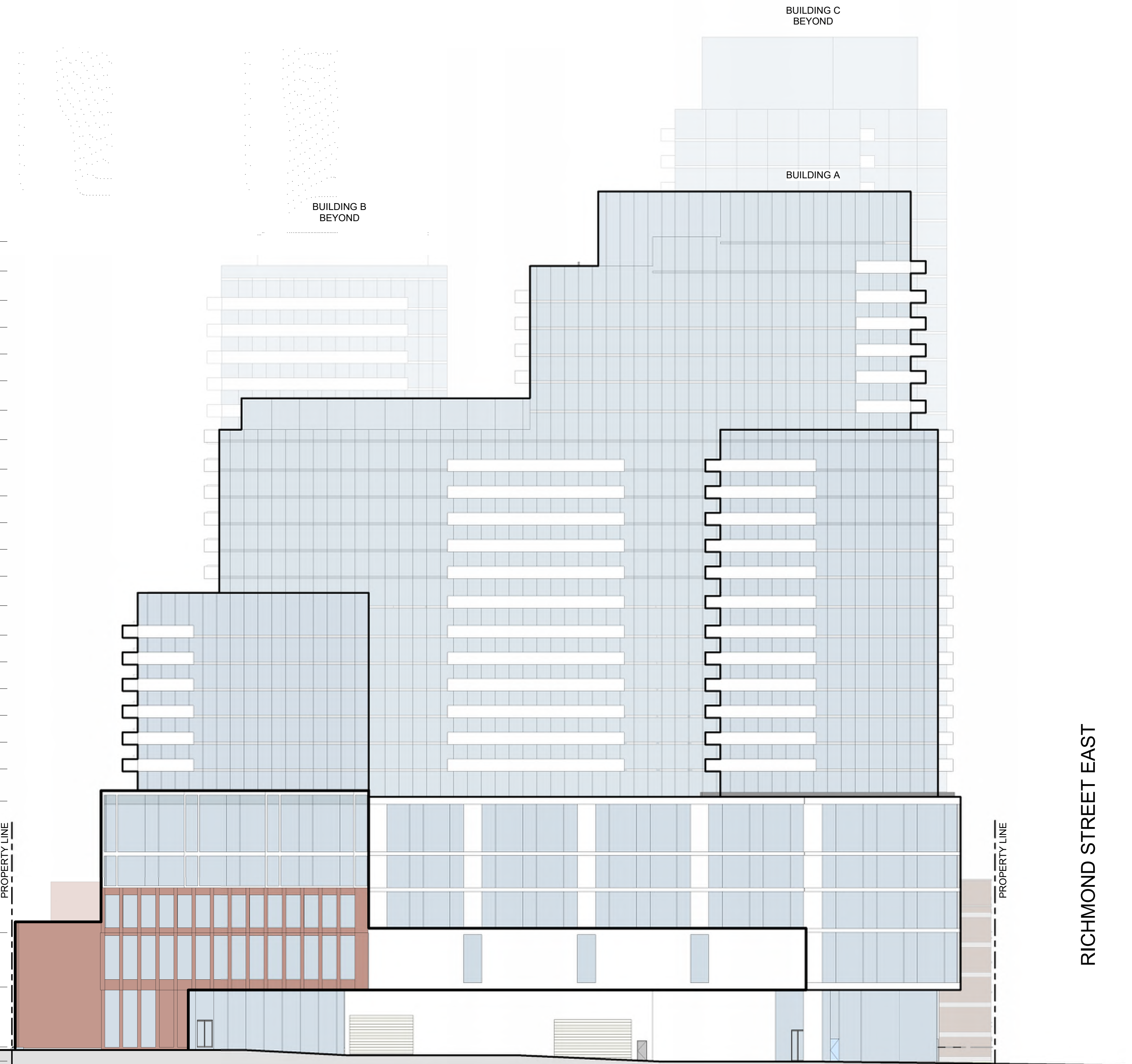
OWNER
RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP

DWG TITLE
South Elevation - Richmond
Street

DATE: JULY 6, 18
SCALE: 1 : 300
DRAWN: Author
CHECKED: Checker
PROJ. No.: 1522
DWG No.
A203

QUEEN STREET EAST

88800	BLDG A T.O.MPH
85550	BLDG A Level 25
82300	BLDG A Level 24
79350	BLDG A Level 23
76400	BLDG A Level 22
73450	BLDG A Level 21
70200	BLDG A Level 20
66950	BLDG A Level 19
63700	BLDG A Level 18
60750	BLDG A Level 17
57800	BLDG A Level 16
54850	BLDG A Level 15
51900	BLDG A Level 14
48650	BLDG A Level 13
45400	BLDG A Level 12
42450	BLDG A Level 11
39500	BLDG A Level 10
36550	BLDG A Level 9
33600	BLDG A Level 8
30650	BLDG A Level 7
27100	BLDG A Level 6
21100	BLDG A Level 5
17100	BLDG A Level 4
12600	BLDG A Level 3
6600	BLDG A Level 2
0	BLDG A 0 = GDE 84.60m
0	BLDG A Level 1 N
-1570	BLDG A Level 1 S



1 West Elevation
A204 1 : 300

DRAWING NOT TO BE SCALED

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ISSUED / REVISED

Date	Description
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JULY 6, 18	Issued for Settlement Agreement

WITHOUT
PREJUDICE

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Architects**

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Canada M5V 2H2

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W sweenyandco.com

PROJ. NAME
Queen Sherbourne
Mixed-Use Development

OWNER
RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP

DWG TITLE
West Elevation - McFarren
Lane

DATE : JULY 6, 18
SCALE : 1 : 300
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1522

DWG No.
A204

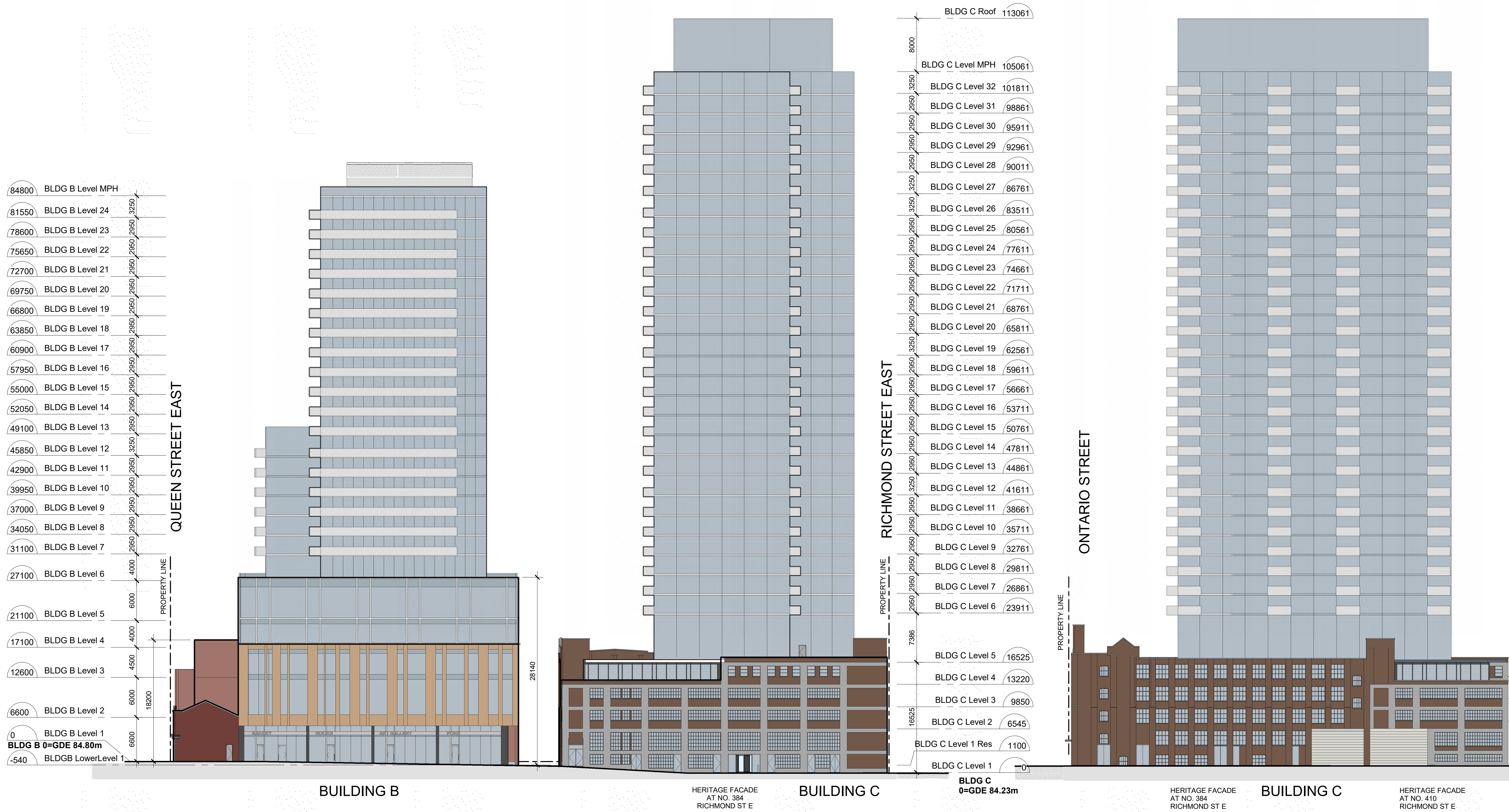
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- 84800 BLDG B Level MPH
- 81550 BLDG B Level 24
- 78600 BLDG B Level 23
- 75650 BLDG B Level 22
- 72700 BLDG B Level 21
- 69750 BLDG B Level 20
- 66800 BLDG B Level 19
- 63850 BLDG B Level 18
- 60900 BLDG B Level 17
- 57950 BLDG B Level 16
- 55000 BLDG B Level 15
- 52050 BLDG B Level 14
- 49100 BLDG B Level 13
- 45850 BLDG B Level 12
- 42900 BLDG B Level 11
- 39950 BLDG B Level 10
- 37000 BLDG B Level 9
- 34050 BLDG B Level 8
- 31100 BLDG B Level 7
- 27100 BLDG B Level 6
- 21100 BLDG B Level 5
- 17100 BLDG B Level 4
- 12600 BLDG B Level 3
- 6600 BLDG B Level 2
- 0 BLDG B Level 1
- 540 BLDGB LowerLevel 1

- BLDG C Roof 113061
- 8000
- BLDG C Level MPH 105061
- BLDG C Level 32 101811
- BLDG C Level 31 98861
- BLDG C Level 30 95911
- BLDG C Level 29 92961
- BLDG C Level 28 90011
- BLDG C Level 27 86761
- BLDG C Level 26 83511
- BLDG C Level 25 80561
- BLDG C Level 24 77611
- BLDG C Level 23 74661
- BLDG C Level 22 71711
- BLDG C Level 21 68761
- BLDG C Level 20 65811
- BLDG C Level 19 62561
- BLDG C Level 18 59611
- BLDG C Level 17 56661
- BLDG C Level 16 53711
- BLDG C Level 15 50761
- BLDG C Level 14 47811
- BLDG C Level 13 44861
- BLDG C Level 12 41611
- BLDG C Level 11 38661
- BLDG C Level 10 35711
- BLDG C Level 9 32761
- BLDG C Level 8 29811
- BLDG C Level 7 26861
- BLDG C Level 6 23911
- 7386
- BLDG C Level 5 16525
- BLDG C Level 4 13220
- BLDG C Level 3 9850
- 16825
- BLDG C Level 2 6545
- BLDG C Level 1 Res 1100
- BLDG C Level 1 0

1 West Elevation
A205 1 : 300

2 North Elevation
A205 1 : 300

WITHOUT
PREJUDICE

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PROJ. NAME
Queen Sherbourne
Mixed-Use Development

OWNER
RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP

DWG TITLE
Elevations

DATE : JULY 6, 18
 SCALE : 1 : 300
 DRAWN : Author
 CHECKED : Checker
 PROJ. No. : 1522

DWG No.
A205

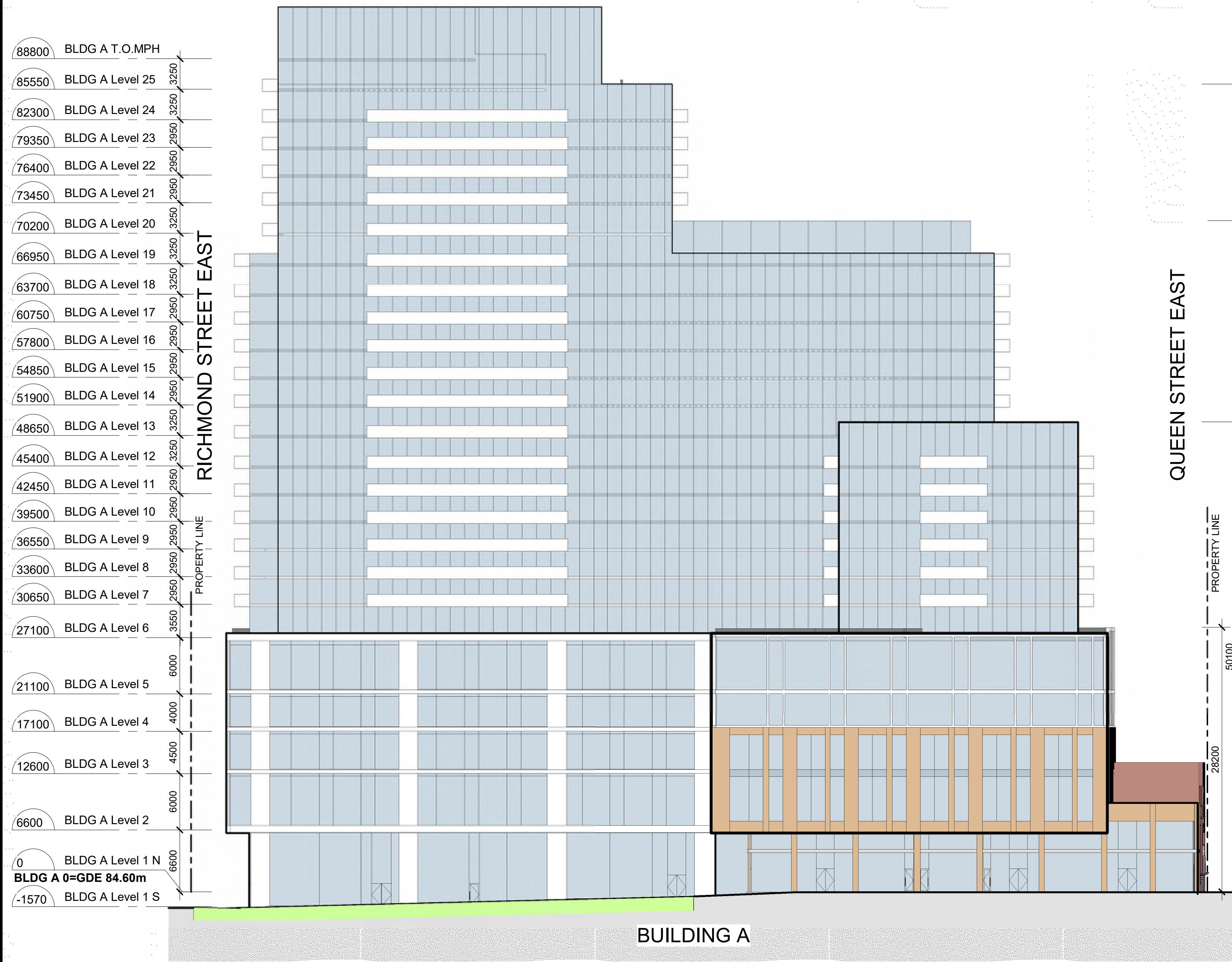
DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

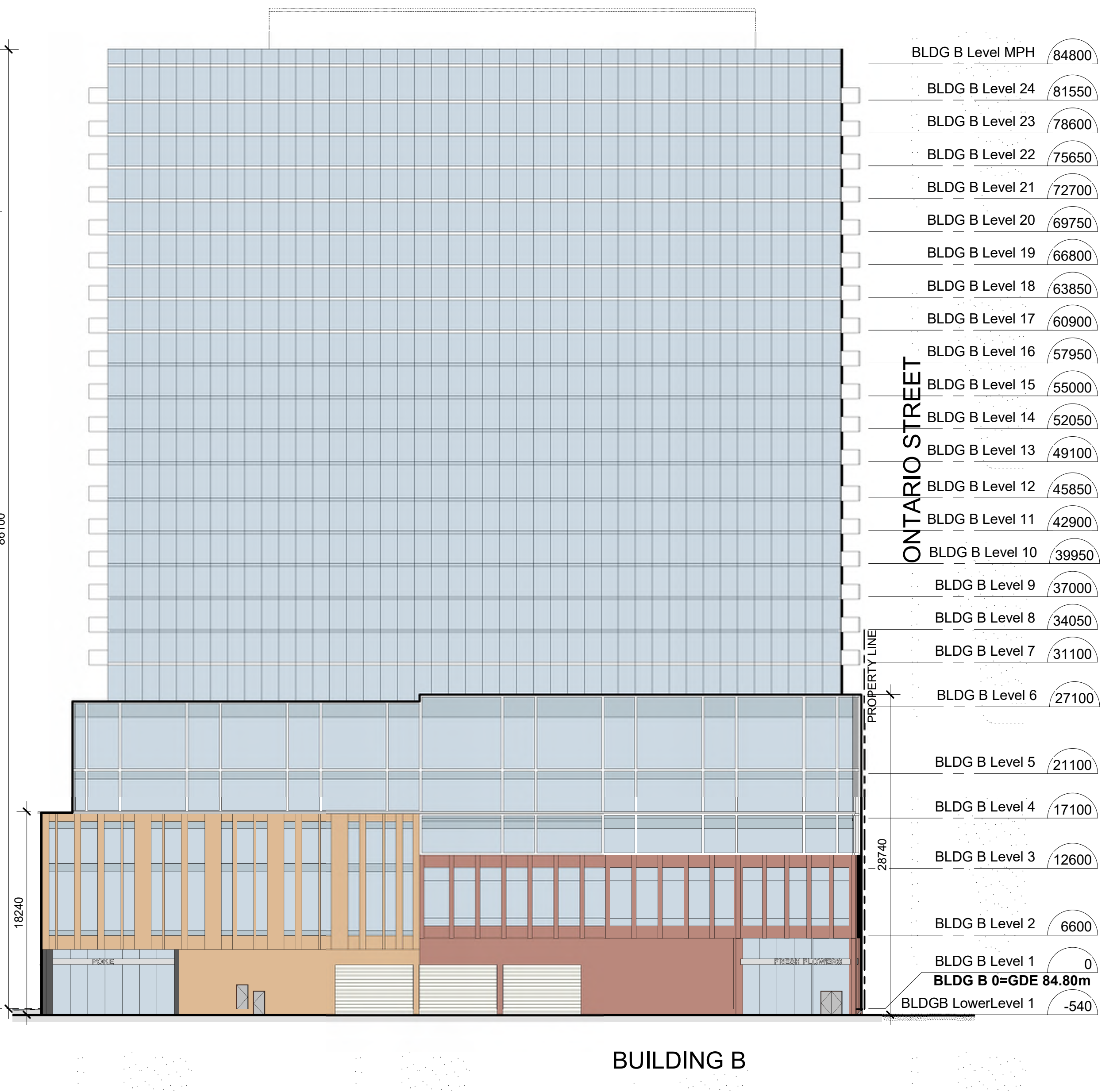
This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
MAR 23, 18	Issued for Rezoning Resubmission
JULY 6, 18	Issued for Settlement Agreement



2 East Elevation
A206 1:300



1 South Elevation
A206 1:300

**WITHOUT
PREJUDICE**

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PROJ. NAME
**Queen Sherbourne
Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
LIMITED PARTNERSHIP**

DWG TITLE
Elevations

DATE: JULY 6, 18
 SCALE: 1:300
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

**DWG No.
A206**

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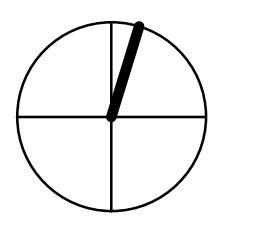
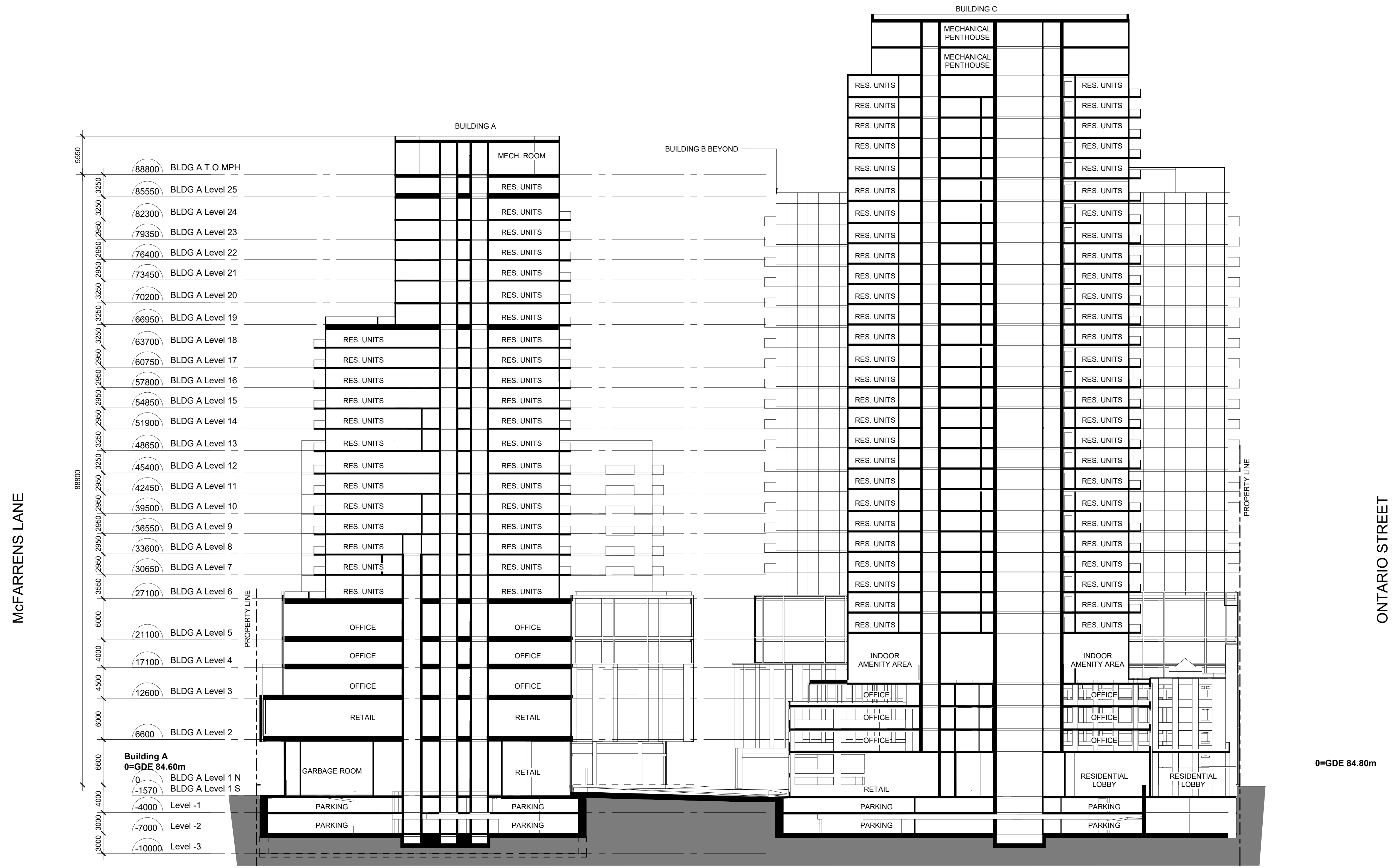
DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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ISSUED / REVISED

Date	Description
MAR 5, 18	Issued for Coordination
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PROJ. NAME
**Queen Sherbourne
 Mixed-Use Development**

OWNER
**RICHMOND RESIDENTIAL
 LIMITED PARTNERSHIP**

DWG TITLE
Section - Building A & C

DATE: JULY 6, 18
 SCALE: 1 : 300
 DRAWN: Author
 CHECKED: Checker
 PROJ. No.: 1522

DWG No.
A301

1 Section - Building A and Building C
A301 1 : 300

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