

859 The Queensway Shadow Study

March 21 6:08pm

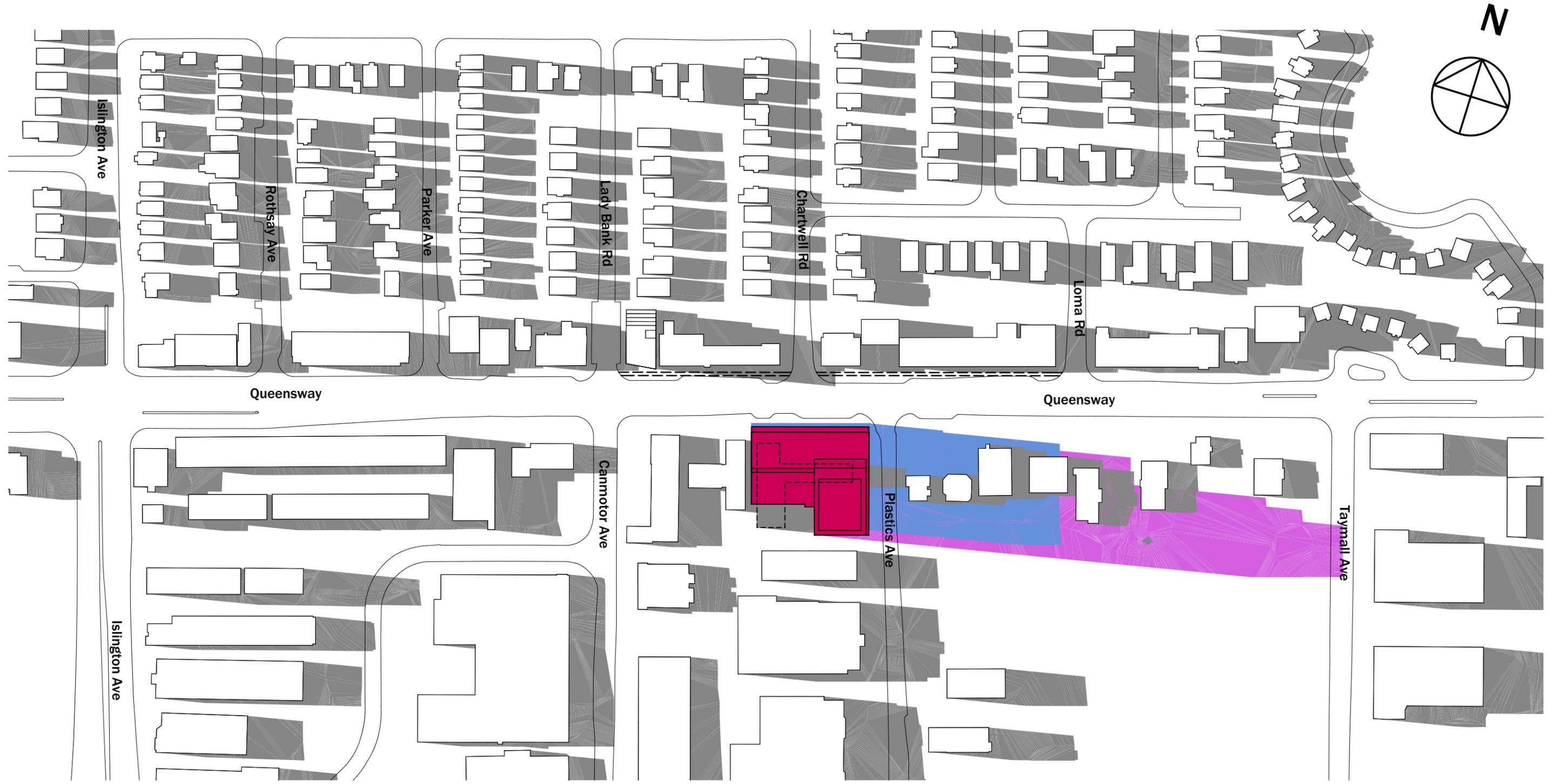


-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway
-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



859 The Queensway Shadow Study

March 21 6:18pm



- Existing Buildings
- Proposed Building
- Pedestrian Clearway

- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

June 21 9:18am



- Existing Buildings
- Proposed Building
- Pedestrian Clearway
- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

June 21 10:18am



-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway
-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



859 The Queensway Shadow Study

June 21 11:18am



-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway
-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



859 The Queensway Shadow Study

June 21 12:18pm



- Existing Buildings
- Proposed Building
- Pedestrian Clearway
- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

June 21 1:18pm



- Existing Buildings
- Proposed Building
- Pedestrian Clearway
- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

June 21 2:18pm



-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway
-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



859 The Queensway Shadow Study

June 21 3:18pm



-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway
-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



URBAN STRATEGIES INC.

Printed and Prepared: July 26, 2019

859 The Queensway Shadow Study

June 21 4:18pm



-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway

-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



859 The Queensway Shadow Study

June 21 5:18pm



-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway
-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



859 The Queensway Shadow Study

June 21 6:18pm



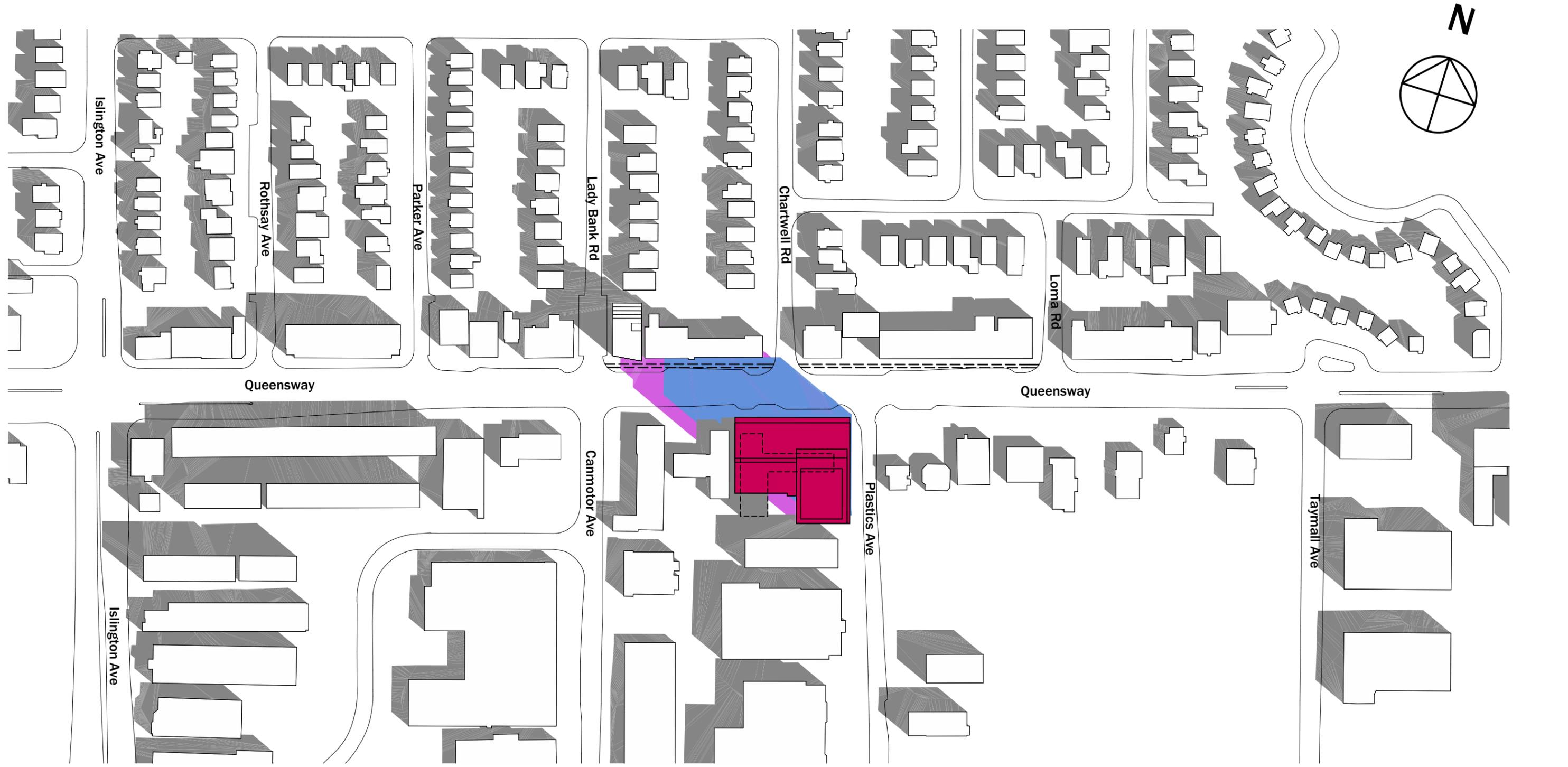
-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway

-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



859 The Queensway Shadow Study

September 21 9:18am

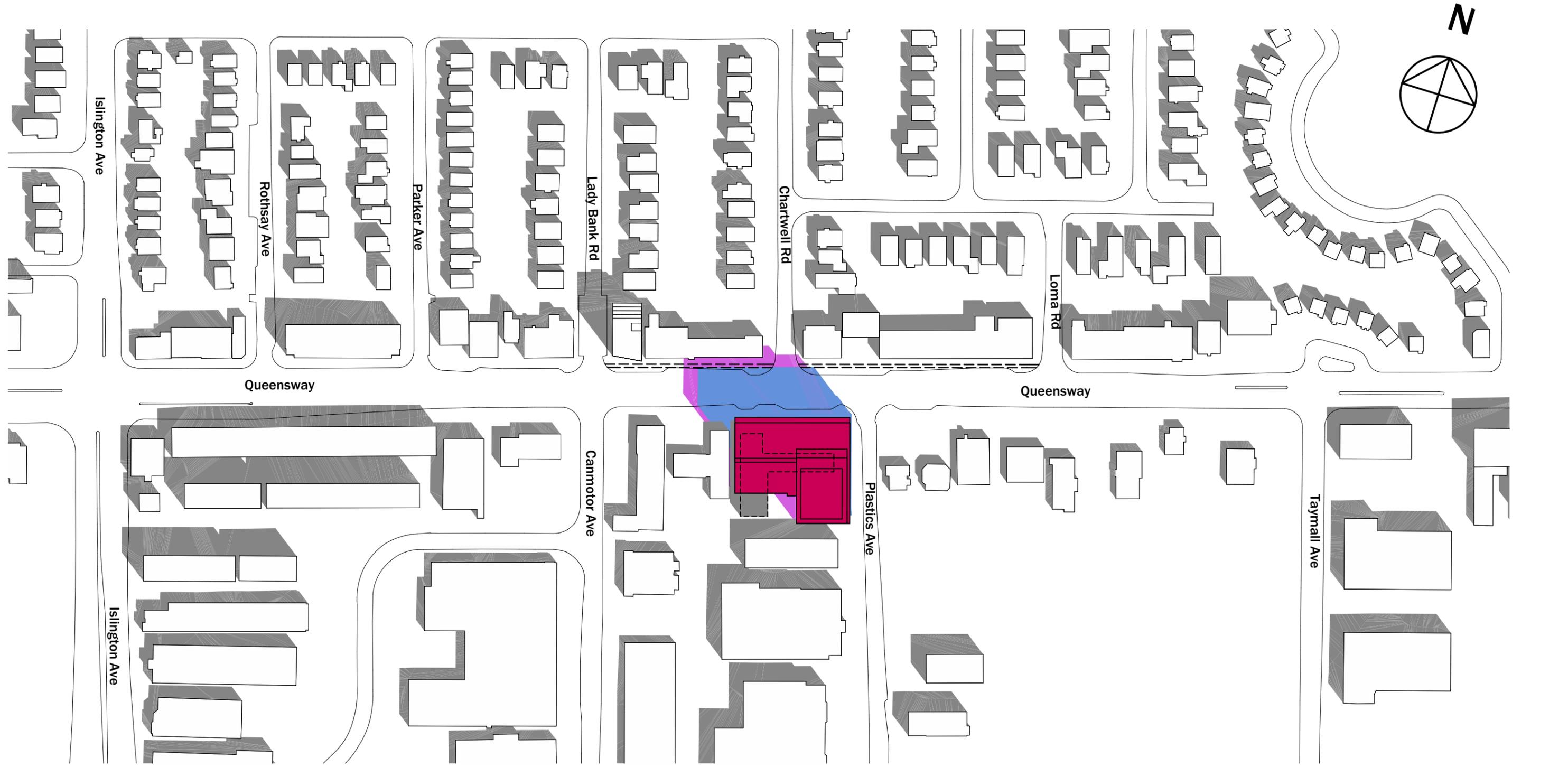


- Existing Buildings
- Proposed Building
- Pedestrian Clearway
- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

September 21 10:18am

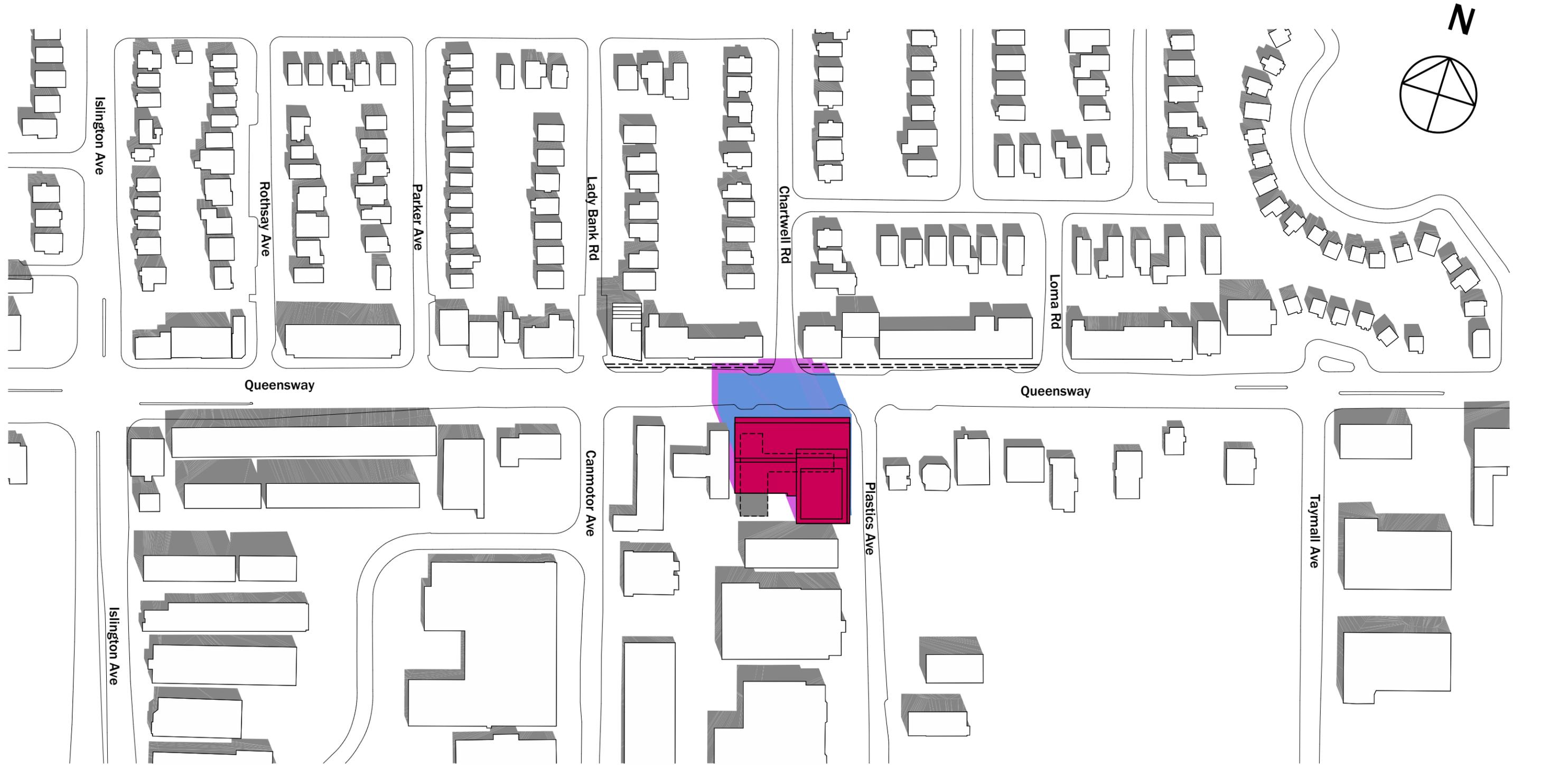


-  Existing Buildings
-  Proposed Building
-  Pedestrian Clearway
-  Existing Shadows
-  As Of Right Shadows
-  Proposed Shadows



859 The Queensway Shadow Study

September 21 11:18am



- Existing Buildings
- Proposed Building
- Pedestrian Clearway
- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

September 21 12:18pm



- Existing Buildings
- Proposed Building
- Pedestrian Clearway
- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

September 21 1:18pm

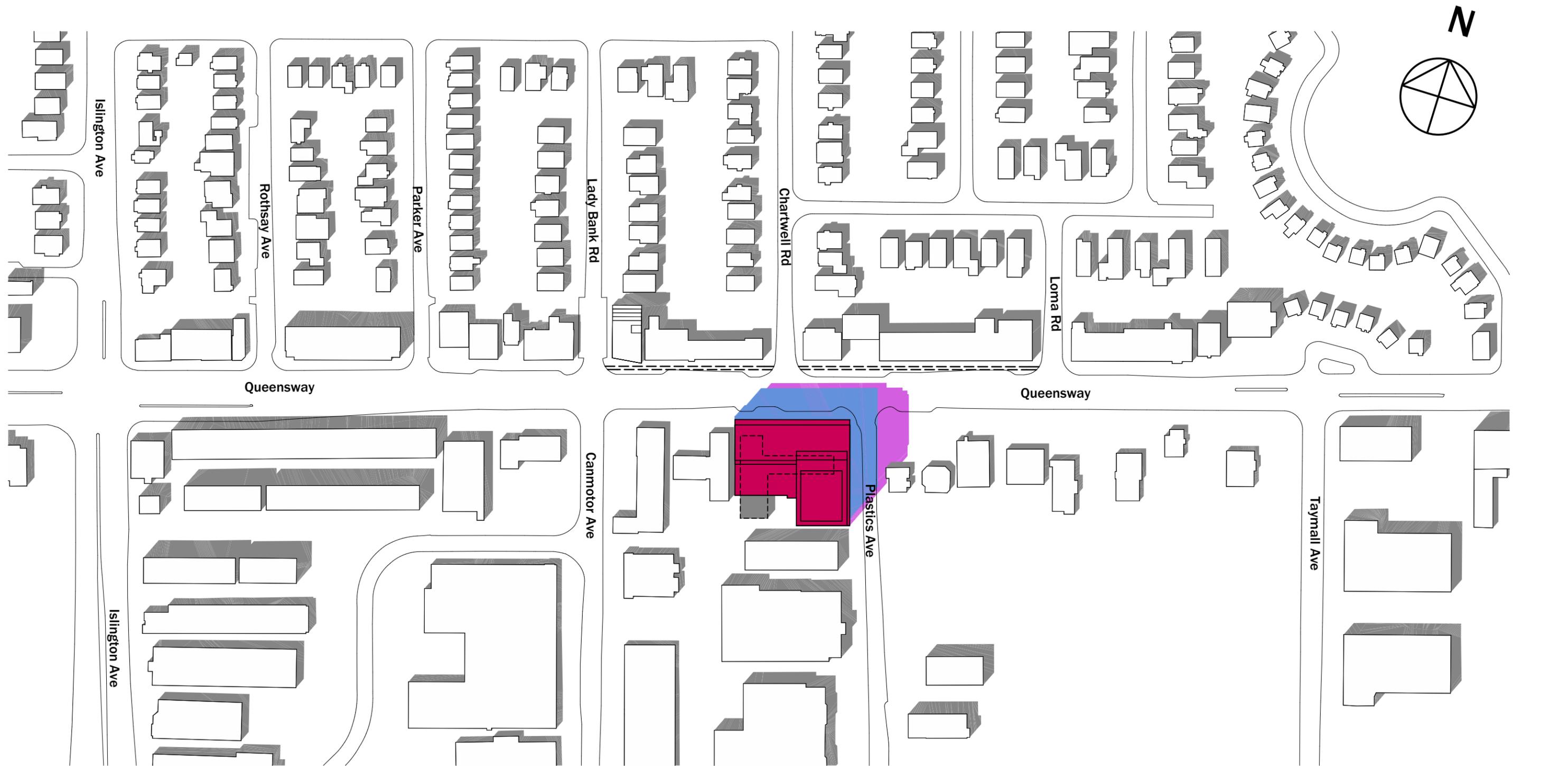


- Existing Buildings
- Proposed Building
- Pedestrian Clearway
- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

September 21 2:18pm



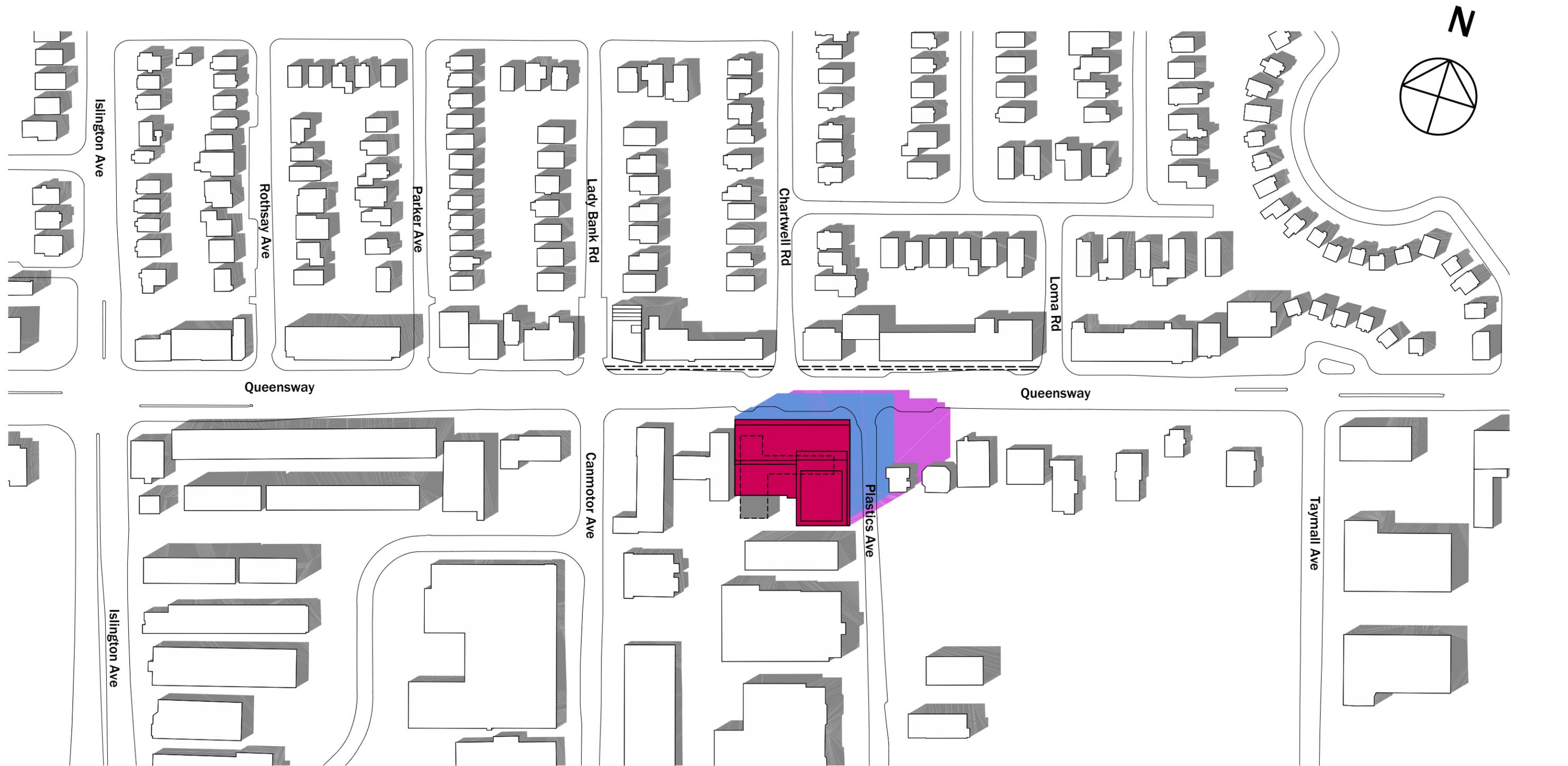
- Existing Buildings
- Proposed Building
- Pedestrian Clearway

- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

September 21 3:18pm



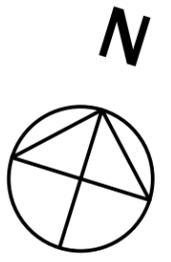
- Existing Buildings
- Proposed Building
- Pedestrian Clearway

- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

September 21 4:18pm



- Existing Buildings
- Proposed Building
- Pedestrian Clearway
- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

September 21 5:18pm



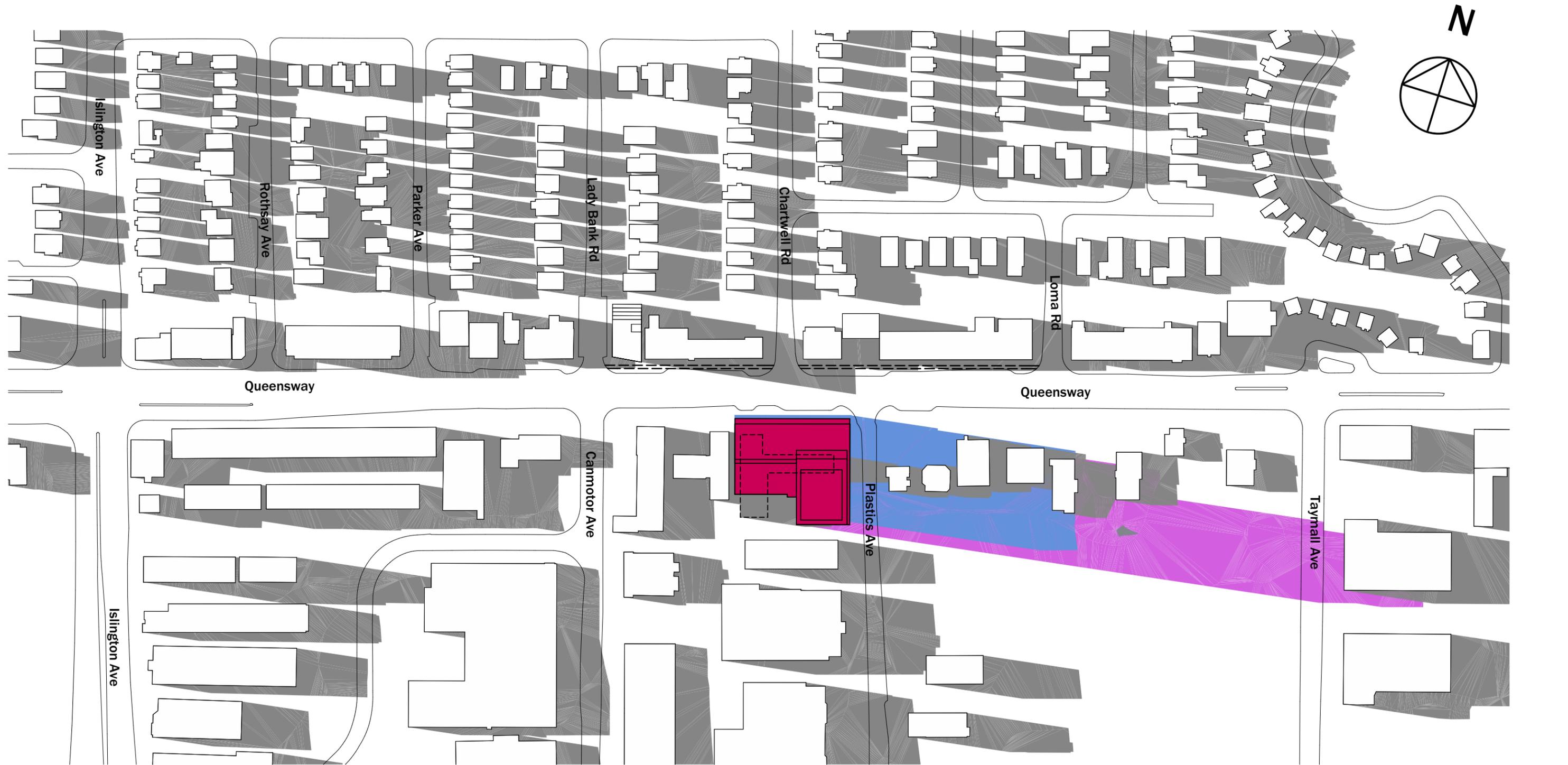
- Existing Buildings
- Proposed Building
- Pedestrian Clearway

- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



859 The Queensway Shadow Study

September 21 6:18pm



- Existing Buildings
- Proposed Building
- Pedestrian Clearway

- Existing Shadows
- As Of Right Shadows
- Proposed Shadows



17-108 859 Queensway 14th Floor Setback

Project Statistics

22-Jul-19

Gross Site Area (m²) 3813.661

Density (Total GFA/Site Area) 5.259323653

Level	No. Units	Total GBA		GFA Exclusions					Total GFA		Residential GFA		Non-Residential GFA	
		(m ²)	(sf)	Ramp/Parking (m ²)	Mech/Garbage (m ²)	Bicycle Parking (m ²)	Elev/Exit stairs (m ²)	Indoor Amenity (m ²)	(m ²)	(sf)	(m ²)	(sf)	(m ²)	(sf)
P2	0	3585.2	38590.8	3477.0	38.8		69.4							
P1	0	3585.2	38590.8	3090.1	261.7	164.0	69.4		-0.0	-0.0	-0.0	-0.0		
Floor 1	0	1732.6	18649.7	159.1	0.0	35.1	90.8		1447.6	15582.0	284.6	3063.6	1163.0	12518.4
Floor 2	22	2202.5	23707.5		1.5		86.3	454.8	1659.9	17867.0	1659.9	17867.0		
Floor 3	26	2050.9	22075.7		1.5		60.4		1989.0	21409.2	1989.0	21409.2		
Floor 4	26	2050.2	22068.4		1.5		60.4		1988.3	21401.9	1988.3	21401.9		
Floor 5	26	2050.2	22068.4		1.5		60.4		1988.3	21401.9	1988.3	21401.9		
Floor 6	24	1960.6	21103.6		1.5		60.4		1898.7	20437.1	1898.7	20437.1		
Floor 7	24	1960.6	21103.6		1.5		60.4		1898.7	20437.1	1898.7	20437.1		
Floor 8	24	1960.6	21103.6		1.5		46.5		1912.5	20586.5	1912.5	20586.5		
Floor 9	11	942.7	10147.5		1.5		46.5		894.7	9630.4	894.7	9630.4		
Floor 10	11	942.7	10147.5		1.5		46.5		894.7	9630.4	894.7	9630.4		
Floor 11	11	942.7	10147.5		1.5		46.5		894.7	9630.4	894.7	9630.4		
Floor 12	11	942.7	10147.5		1.5		46.5		894.7	9630.4	894.7	9630.4		
Floor 13	11	942.7	10147.5		1.5		46.5		894.7	9630.4	894.7	9630.4		
Floor 14	10	848.9	9137.4		1.5		46.5		800.8	8620.3	800.8	8620.3		
Mech	0	546.5	5882.5		546.5									
Total Above Grade	237	22,077.3	237,637.5	159.1	566.5	35.1	804.4	454.8	20,057.3	215,894.7	18,894.3	203,376.3	1,163.0	12,518.4



5 Camden Street
 Toronto, Ontario,
 Canada, M5V 1V2
 T +1.416.598.0554
 F +1.416.598.1705
 www.teeplearch.com

859 Queensway

17-108
 Proj No

Phase

Scale

2019/07/22
 Date