

1197 The Queensway**AMENITY****G.F.A.  
BREAKDOWN**

FLR.	G.C.A. (m2)	G.C.A. (ft2)	BYLAW (569-2013)			Indoor	Outdoor
			EXCLUSIONS (m2)	G.F.A. (m2)	G.F.A. (ft2)	(m2)	
1ST	997	10737	294	704	7573	36	
MEZZ.	701	7544	279	422	4540	244	
2ND	1000	10759	63	937	10085		
3RD	1201	12930	50	1152	12395		
4TH	1201	12930	50	1152	12395		
5TH	1220	13131	50	1170	12596		
6TH	1226	13197	50	1176	12662		
7TH	942	10142	39	903	9718		
8TH	942	10142	39	903	9718		
9TH	786	8465	48	739	7952		
10TH	786	8465	48	739	7952		
ROOF	307	3303	224	0	0		280
	<b>11311</b>	<b>121746</b>	<b>1232</b>	<b>9995</b>	<b>107587</b>	<b>280</b>	<b>280</b>

\*AMENITY NOT FINALIZED

	G.F.A. (ft2)	G.F.A. (m2)	FSI
<b>SITE AREA</b>	17802	1654	
<b>TOTAL GFA</b>	107,587	9,995	<b>6.04</b>
<b>GFA RESIDENTIAL</b>	105,260	9,779	5.91
<b>GFA COMMERCIAL</b>	2,327	216	0.13

**UNIT COUNT**

FLOOR	S	1B	2B	3B	TOTAL
1ST	3	0	1	2	6
MEZZ.	0	4	0	0	4
2ND	0	10	2	2	14
3RD	0	14	2	2	18
4TH	0	14	2	2	18
5TH	0	14	2	2	18
6TH	0	14	2	2	18
7TH	0	3	8	1	12
8TH	0	3	8	1	12
9TH	0	3	7	0	10
10TH	0	3	7	0	10
	<b>3</b>	<b>82</b>	<b>41</b>	<b>14</b>	<b>140</b>

\*NOT FINALIZED

**PARKING SPACES**

FLOOR	VISITOR	RESIDENT	CAR SHARE	TOTAL
P1	21	8	0	29
P2	0	38	0	38
P3		38	0	38
P4		36	0	36
SPACES INCL. W/ CAR SHARE		0		0
<b>TOTAL PROVIDED</b>	<b>21</b>	<b>120</b>	<b>0</b>	<b>141</b>

\*NOT FINALIZED

**BIKE PARKING**

BIKE RATIO	# OF UNITS	REQUIRED SPACES
RESIDENTIAL	0.68	140
VISITOR	0.07	140
<b>TOTAL PROVIDED</b>		<b>105</b>

\*NOT FINALIZED

## STATISTICS

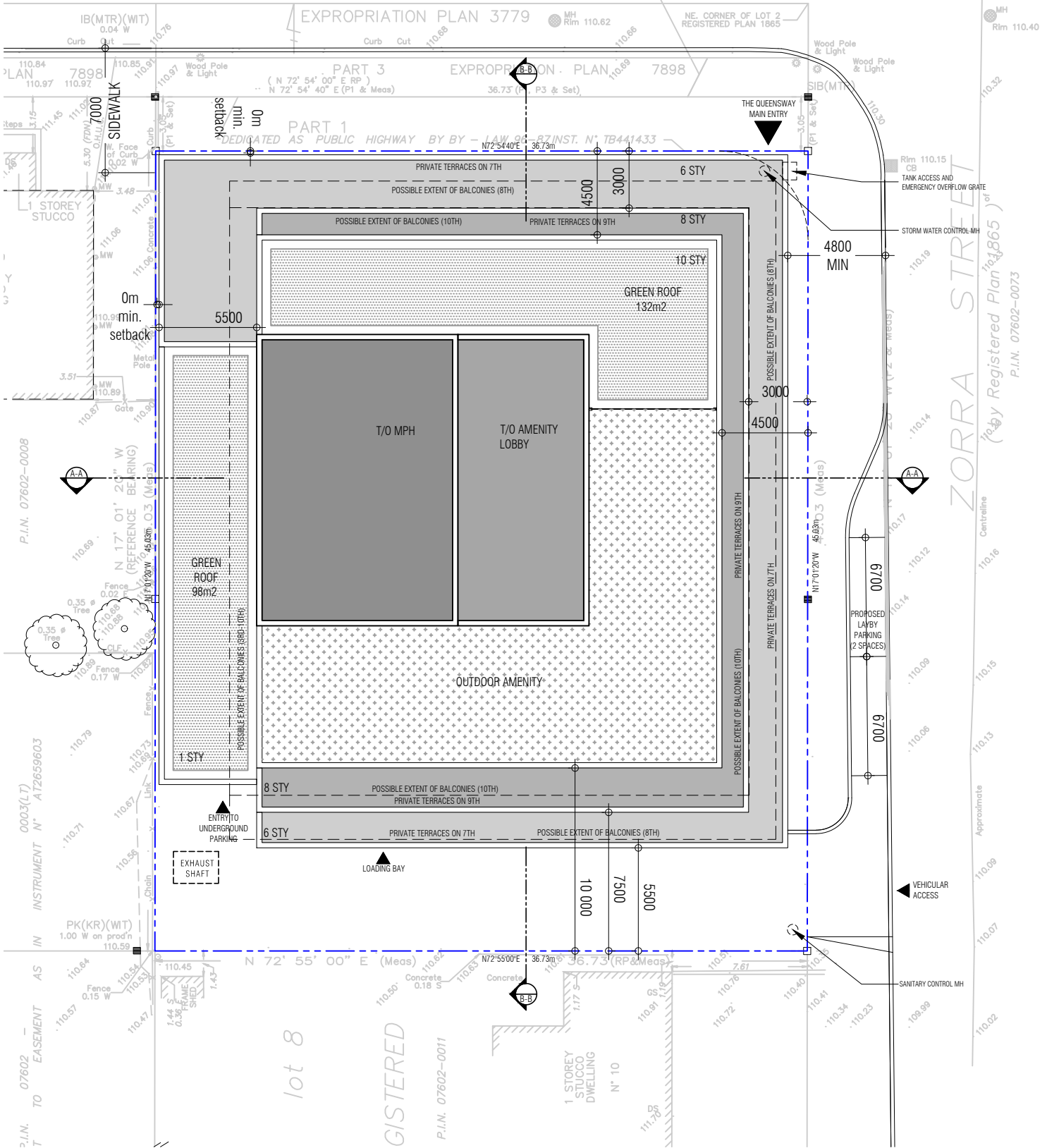
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**WITH PREJUDICE**

# THE QUEENSWAY

( formerly QUEEN STREET by Registered Plan 1865 )  
 ( ROAD ALLOWANCE BETWEEN LOTS 9 & 10, 1st MERIDIAN CONCESSION )  
 P.I.N. 07528-0431

DEDICATED AS PUBLIC HIGHWAY BY METRO BY-LAW N° 26-74, INSTRUMENT N° EB430483



## SITE PLAN

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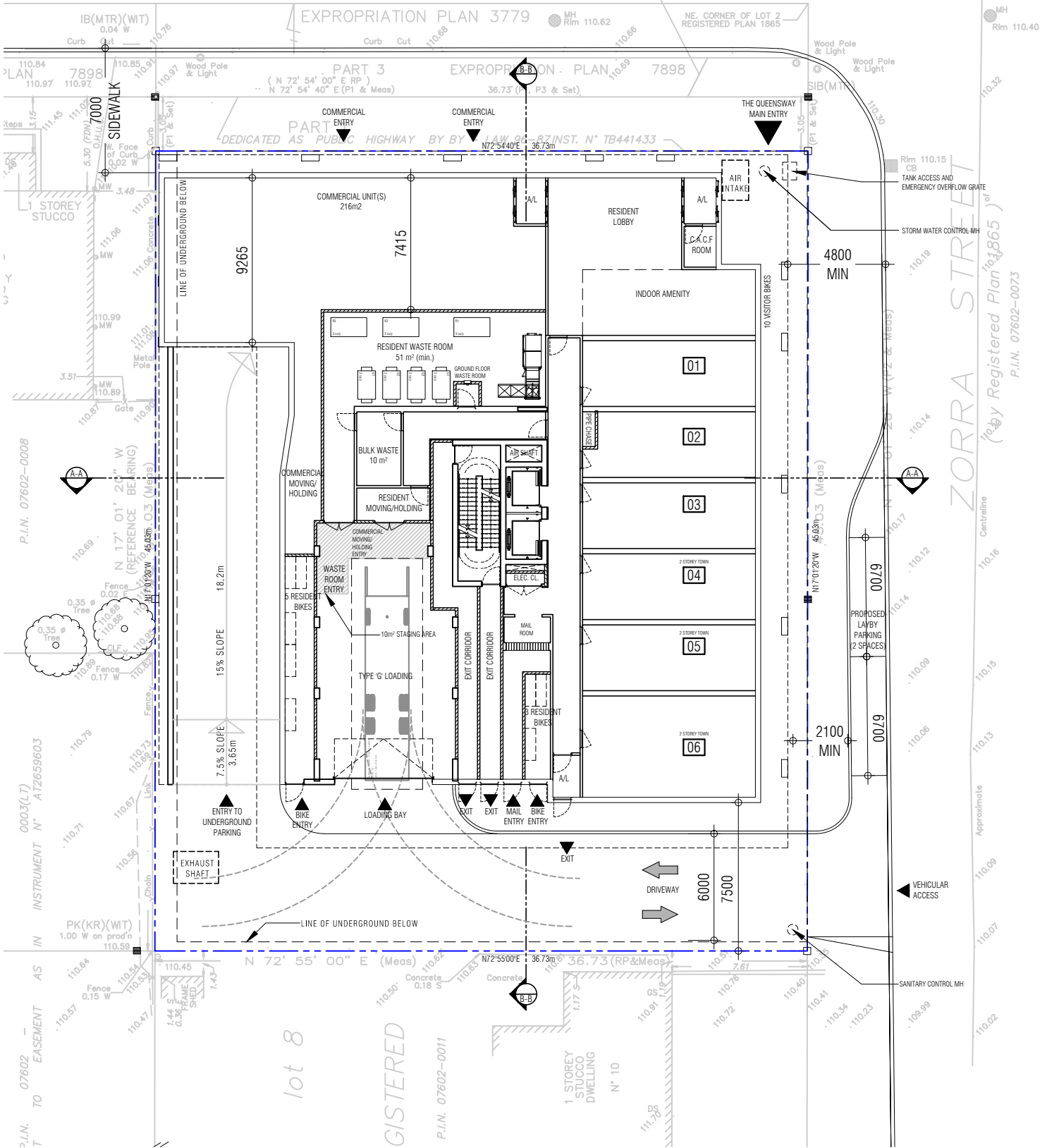
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## GROUND FLOOR PLAN

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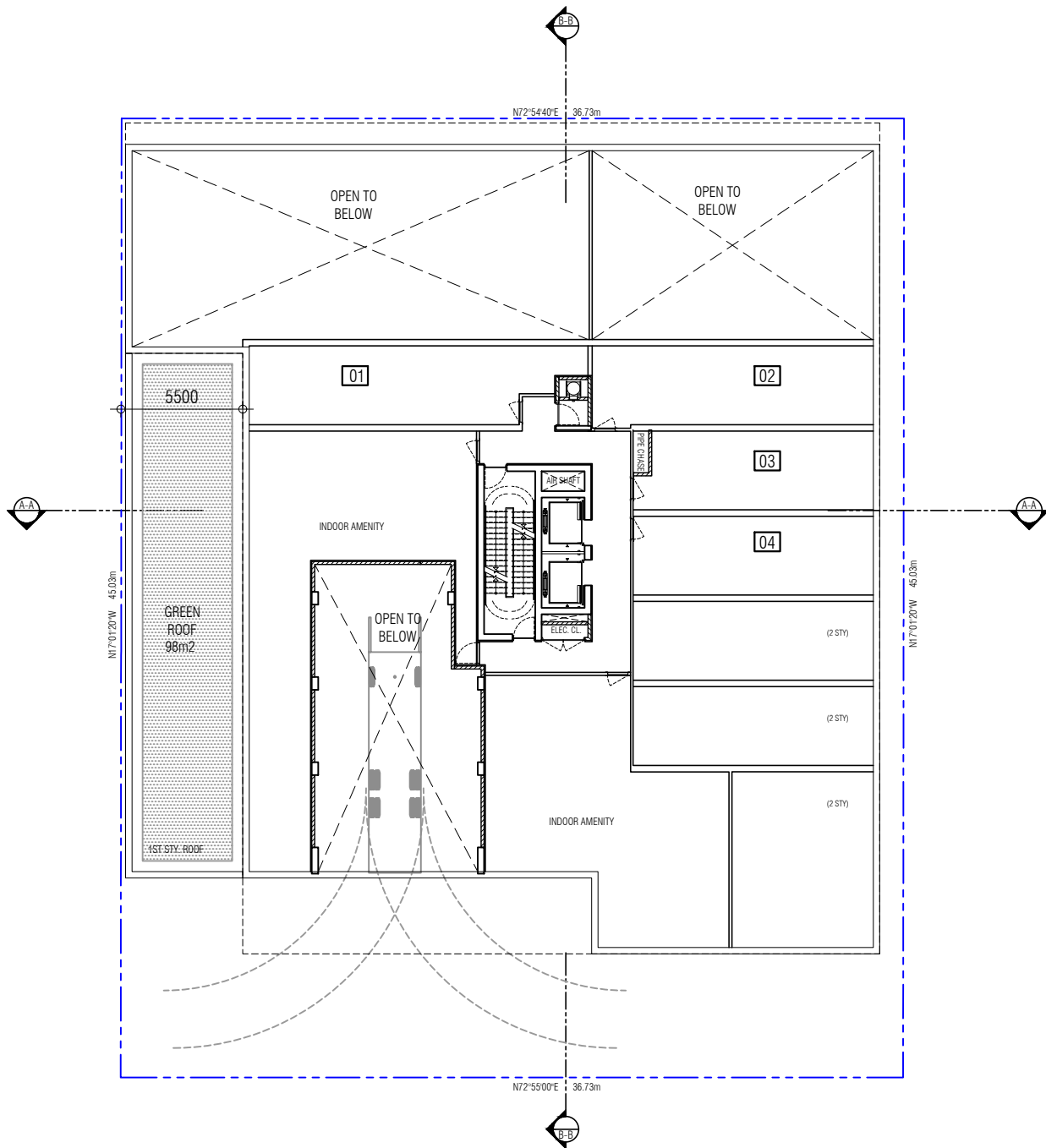
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**GRAZIANI  
 + CORAZZA  
 ARCHITECTS**



Mezzanine Floor

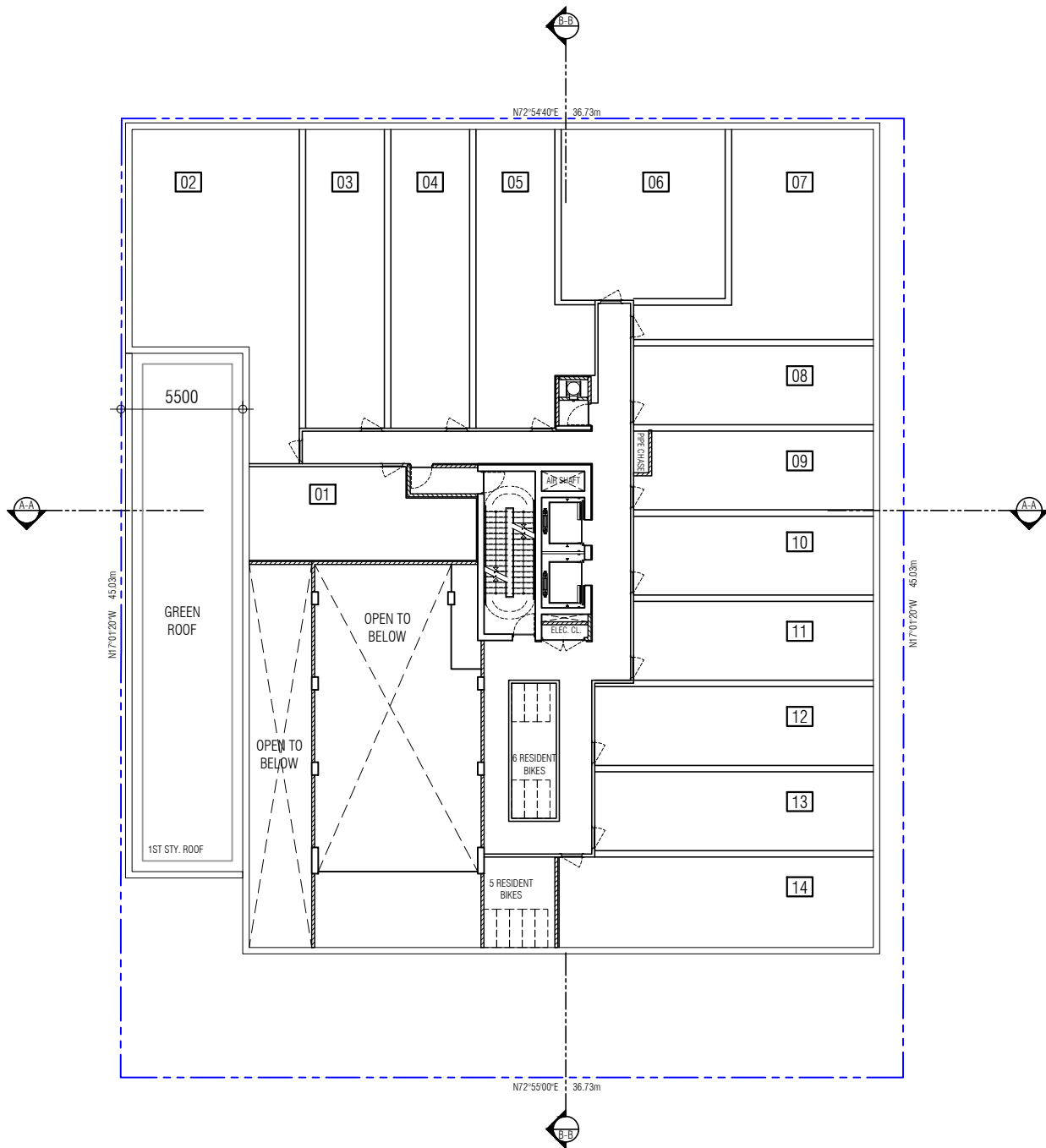
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2nd Floor

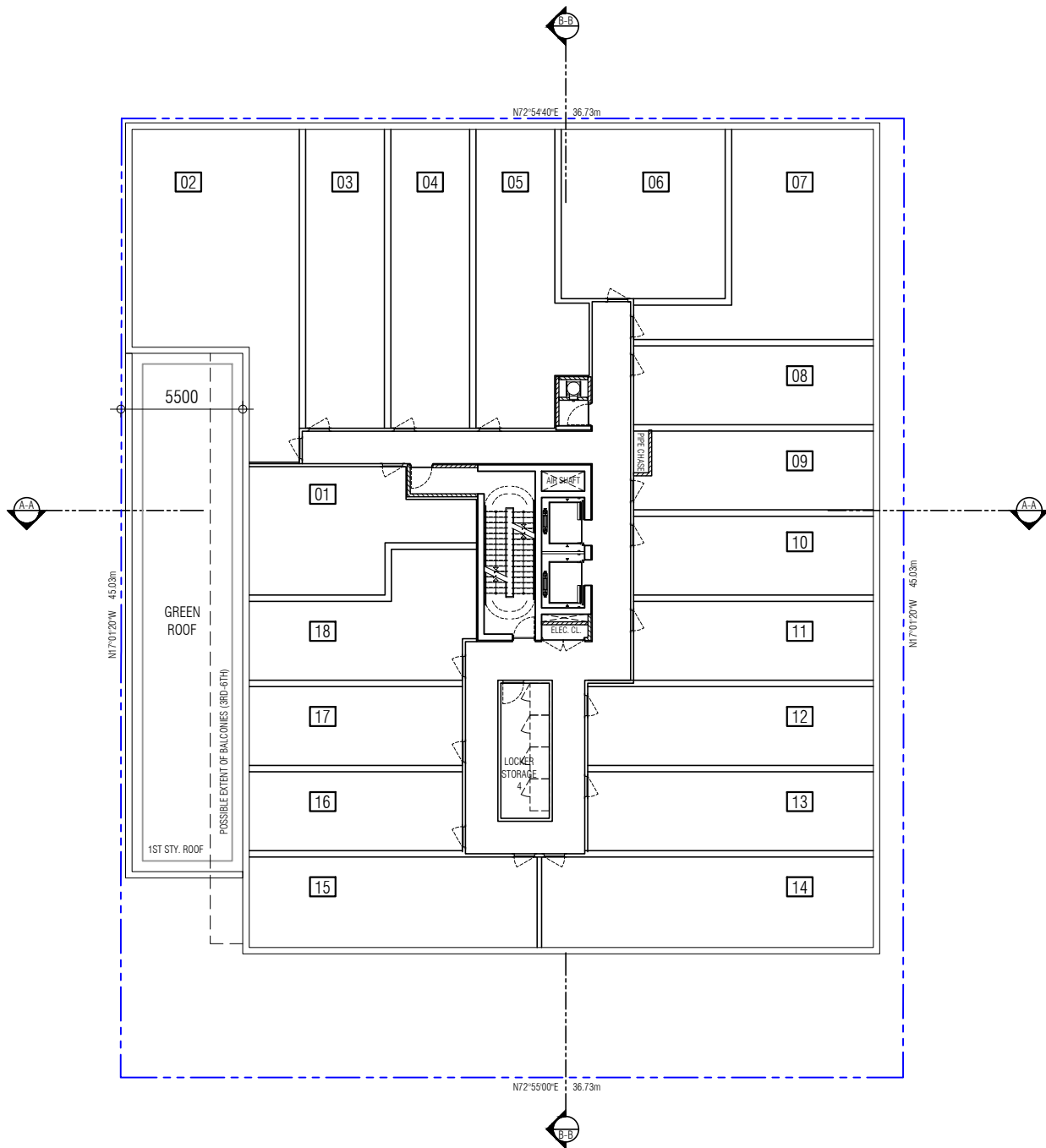
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3rd - 6th Floor

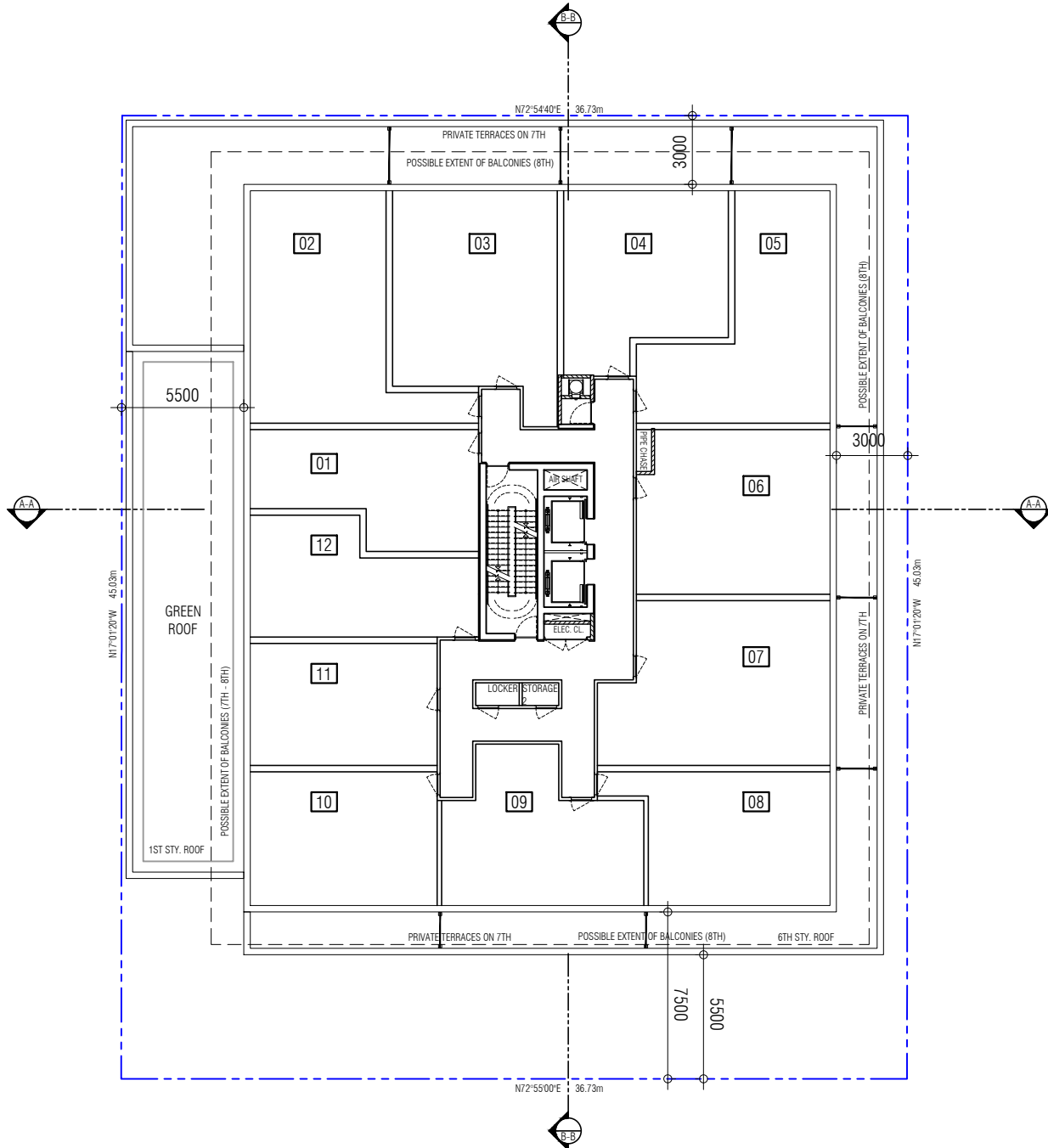
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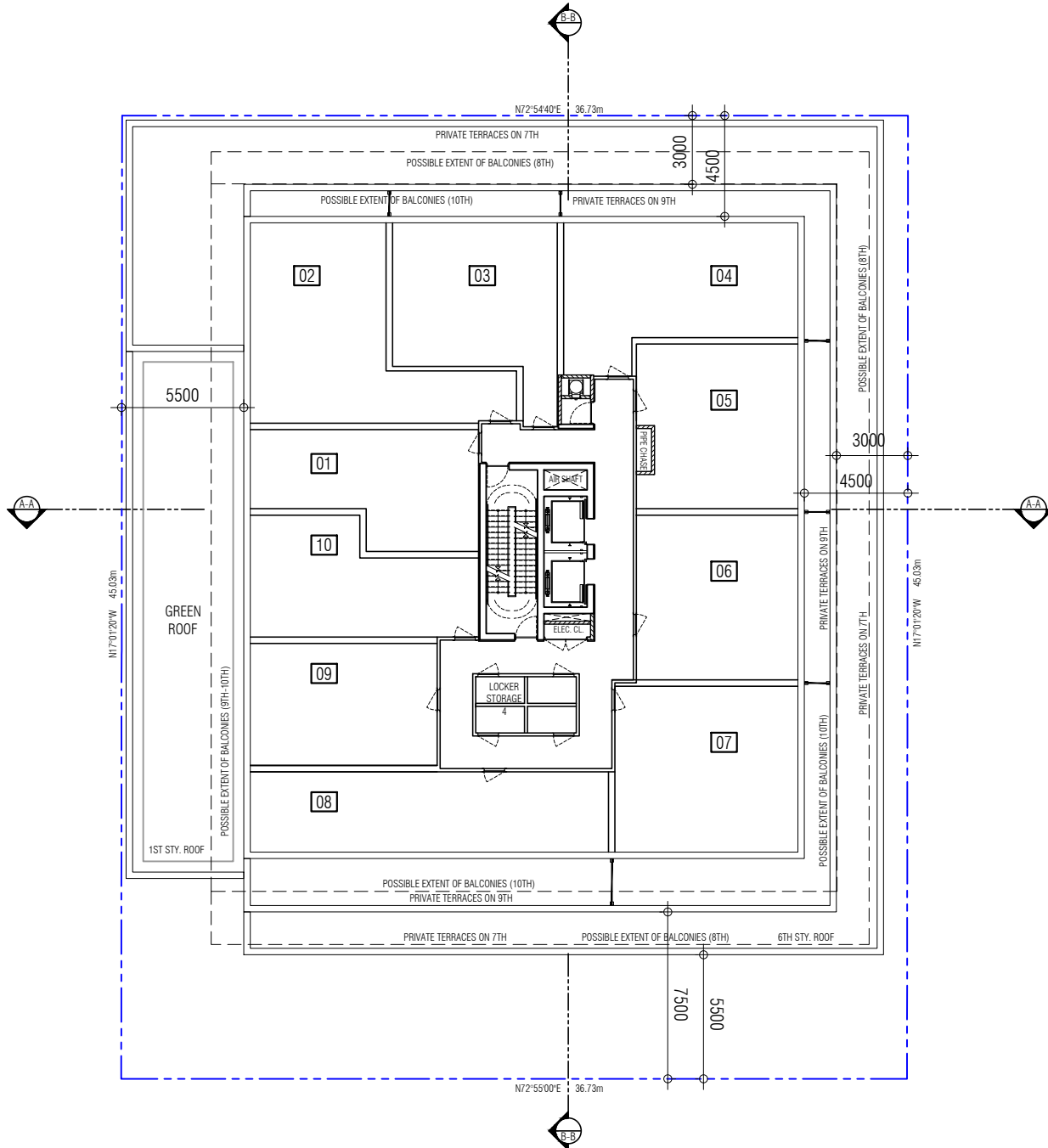
## 7th-8th Floorplan

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9th-10th Floorplan

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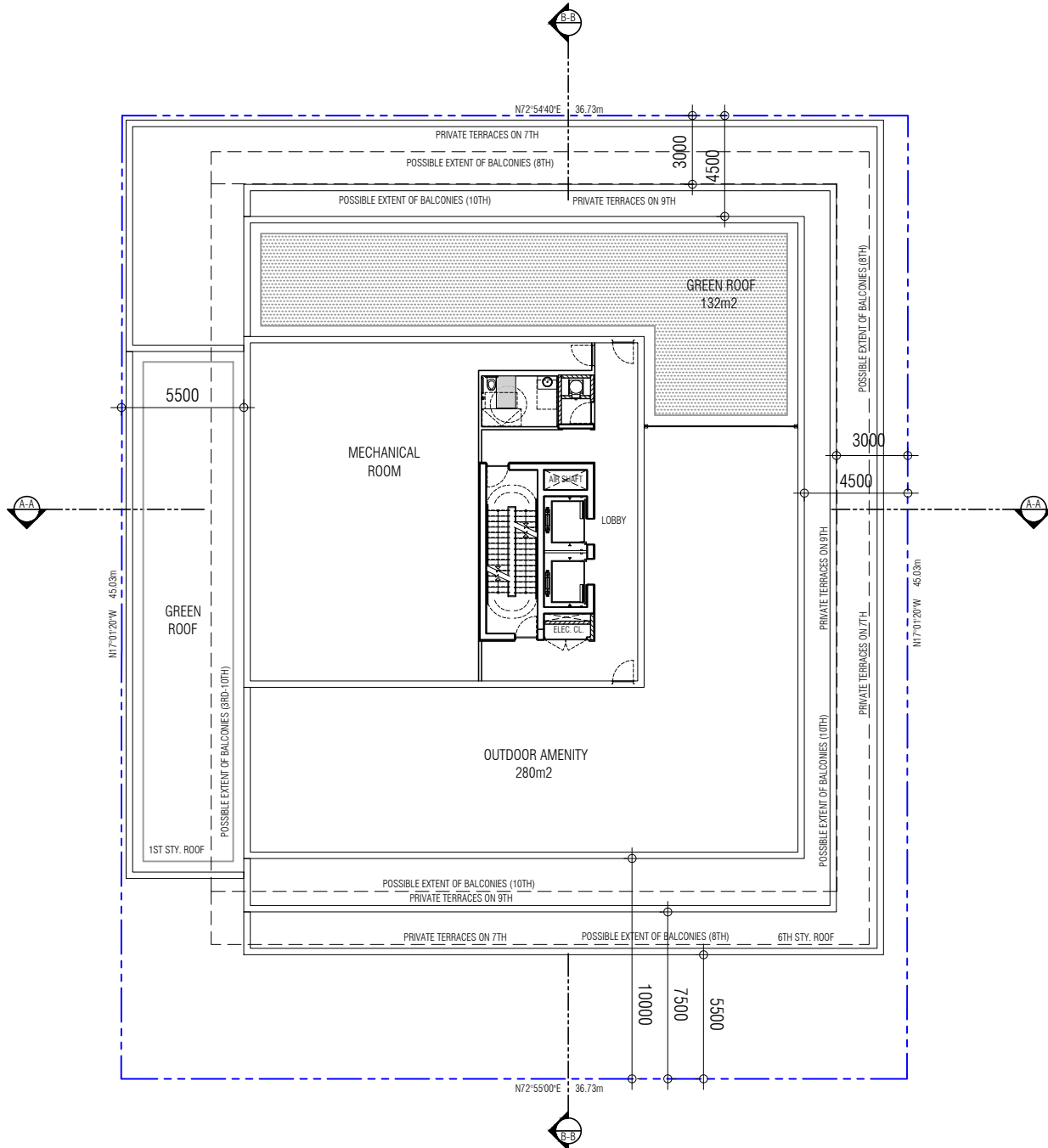


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**GRAZIANI  
+  
CORAZZA  
ARCHITECTS**





Mechanical Penthouse Plan

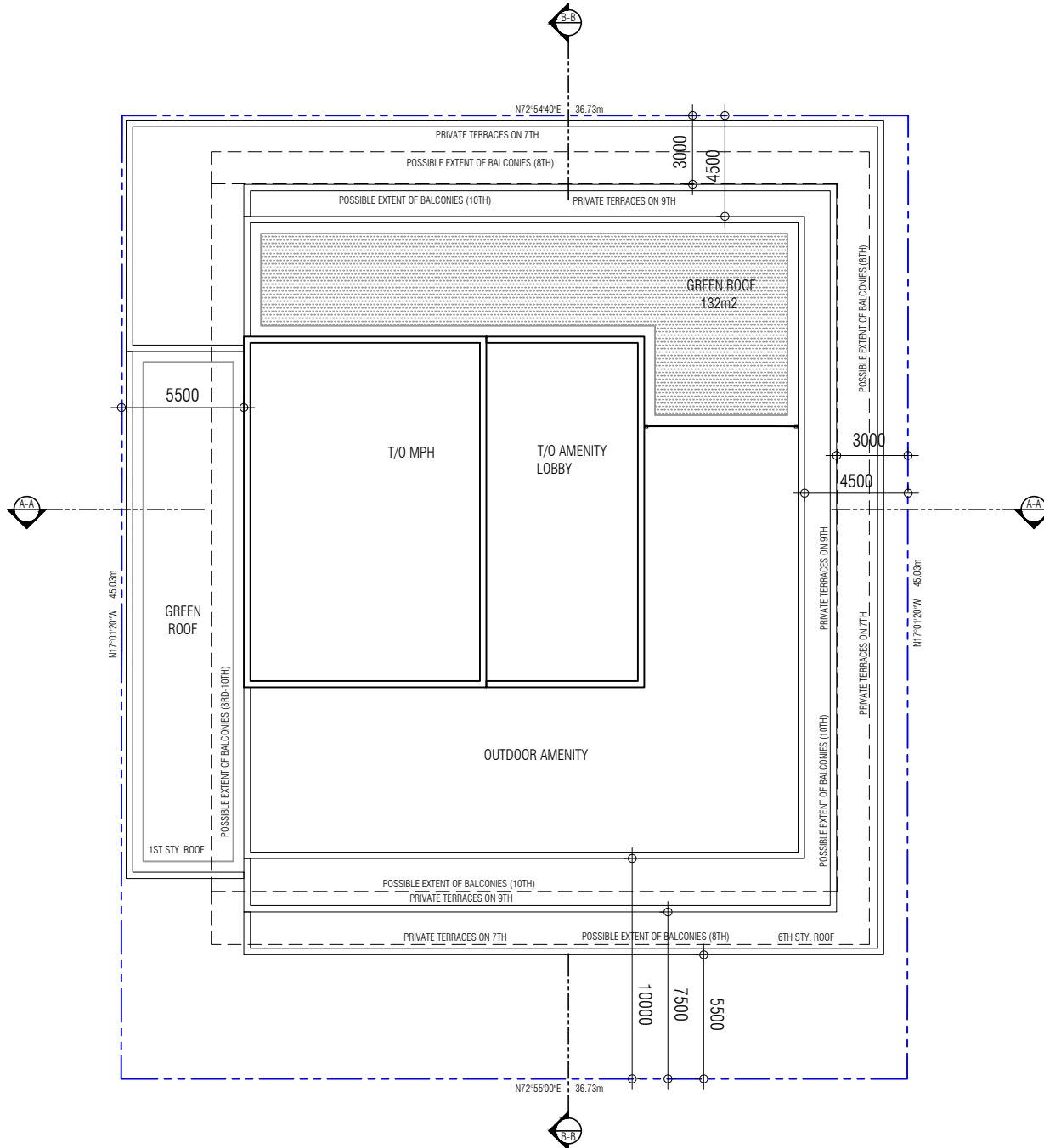
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Mechanical Penthouse Plan

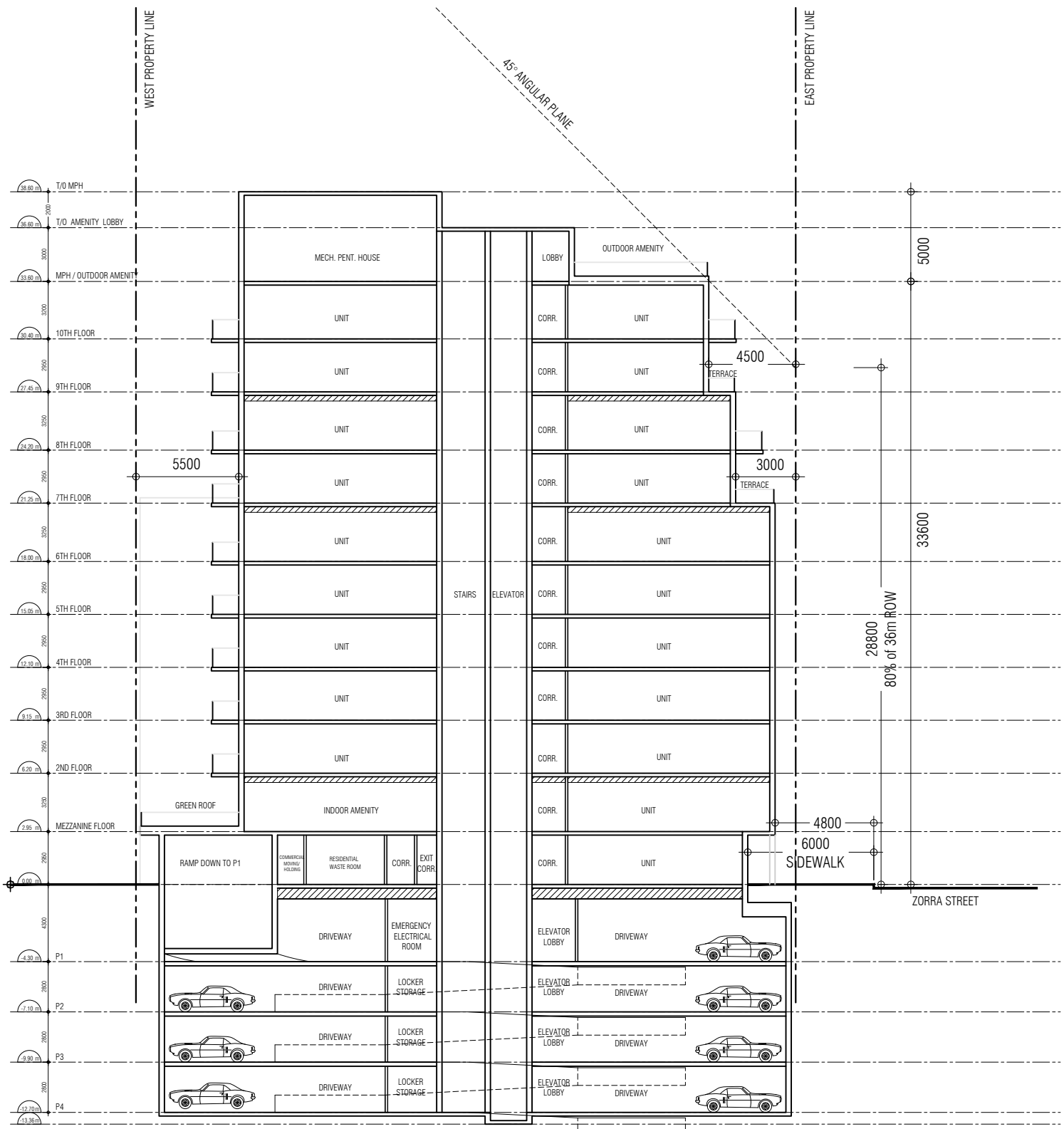
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SECTION - A

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+  
CORAZZA**  
ARCHITECTS INC.

