

CC23.16 - CONFIDENTIAL APPENDIX B - Part 1 - made public on November 19, 2020



Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.quadrangle.ca

290, 300, 310, 320 North Queen and 1750, 1790, 1800, 1830, 1900 The Queensway

TORONTO, ON
for
FIMA Development

Project No. 12109
Date 14 JULY 2020
Re-issued for REZONING SETTLEMENT

WITHOUT PREJUDICE

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A102.S	Ground Floor Plan
A102A.S	Mezzanine Floor Plan
A103.S	Typical Podium Plan
A104.S	Typical Tower Plan
A105.S	Typical Underground Parking Plan
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A402-A	Building A Elevations
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A451-D	Building D Sections
A451-E	Building E Sections
A451-F	Building F Sections
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A460.S	Massing
A461.S	Renderings



PLANNER

MHBC Planning, Urban Design & Landscape Architecture
7050 Weston Road, Suite 230
|Woodbridge, ON L4L 8G7
T 905 761 5588

LAWYER

Horosko Planning Law
300 North Queen Street, Suite 101
Toronto, ON M9C 5K4
T 416 551 8534

TRAFFIC CONSULTANT

Nextrans
520 Industrial Parkway South, Suite 201
Aurora ON L4G 6W8
T 905 503 2563

Table for Building A (38 Storey) showing floor details, GBA, GFA, and units. Includes notes on parking rates and density calculations.

Table for Building B (34 Storey) showing floor details, GBA, GFA, and units. Includes notes on parking rates and density calculations.

Table for Building C (27 Storey) showing floor details, GBA, GFA, and units. Includes notes on parking rates and density calculations.

Table for Building D (22 Storey) showing floor details, GBA, GFA, and units. Includes notes on parking rates and density calculations.

Table for Building E1 (8 Storey) showing floor details, GBA, GFA, and units. Includes notes on parking rates and density calculations.

Table for Building E2 (8 Storey) showing floor details, GBA, GFA, and units. Includes notes on parking rates and density calculations.

Table for Building F (6 Storey) showing floor details, GBA, GFA, and units. Includes notes on parking rates and density calculations.

Table for Building G (6 Storey) showing floor details, GBA, GFA, and units. Includes notes on parking rates and density calculations.

Affordable housing mix Notes: 1 Bedroom suite min. area is 49.0m² and average is 56.5m²...

Table for BELOW GRADE A-D showing floor details, GBA, GFA, and parking spaces.

Table for BELOW GRADE E-F showing floor details, GBA, GFA, and parking spaces.

Table for BELOW GRADE G showing floor details, GBA, GFA, and parking spaces.

Table for TOTAL DEVELOPMENT showing site area, total GBA above/below grade, and total GFA.

Table for FSI showing Gross Site Area, ROW, and Site Area for parkland calculation.

NOTES: Parking, Loading & Bicycle spaces below-ground; Storage rooms, Washrooms, Elec, Utility, Mech and Ventilation rooms...

Table for RETAIL AREA showing Commercial/Retail Area (NRGFA), Existing to be removed, and Proposed GFA.

Table for PARKING STATISTICS showing building parking requirements, total required, and total provided.

Table for LOADING & GARBAGE showing building loading types and quantities, and garbage room area required.

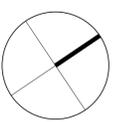
Table for BICYCLE showing building bicycle counts and notes on visitor and commercial bicycle parking areas.

Table for INDOOR & OUTDOOR AMENITY showing building amenity types and quantities.

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Table for RE-ZONING SETTLEMENT showing dates and settlement status.

ISSUE RECORD



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12109 PROJECT SCALE RC SSC DRAWN REVIEWED

Statistics

A100.S

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WIND MITIGATION MEASURES:

1. Canopies at entrances and strategic areas.
2. All entrances are to be away from building corners.
3. Large Canopy and vertical wind control features at the area between Building A and B.
4. Wind control features at terraces such as vertical wind screens, dense landscaping, canopies.
5. Marcescent landscape to be incorporated at the POPS, Central Courtyard and Parks. Details to be shown on landscape drawings at a later stage.

HYDRO TOWER

R.O.W. AREA
222 m²

OPEN SPACE

HYDRO TOWER

SITE AREA
5,756 m²
(16,466 m² - 10710m² PARKLAND)

SITE AREA
14,775 m²

HYDRO TOWER

OPEN SPACE

SITE AREA
461 m²

TOTAL SITE AREA FOR
PARKLAND CALCULATION
42,837 m² + 10,710 m² = 53,547 m²

PARKLAND AREA
10,710 m² (20%)

BUILDING G
(6 STOREYS)

BUILDING F
(6 STOREYS)

BUILDING E1
(8 STOREYS)

BUILDING E2
(8 STOREYS)

BUILDING D
(29 STOREYS)

BUILDING C
(27 STOREYS)

BUILDING A
(38 STOREYS)

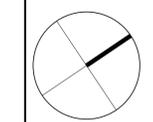
BUILDING B
(34 STOREYS)

SHERWAY GARDENS
NEW PARKING
STRUCTURE

SHERWAY
GARDENS
EXPANSION

WITHOUT
PREJUDICE

2020-07-14	RE-ISSUED FOR REZONING SETTLEMENT
2020-07-08	RE-ISSUED FOR REZONING SETTLEMENT
2020-03-24	RE-ISSUED FOR REZONING SETTLEMENT
2019-09-27	ISSUED FOR REZONING SETTLEMENT



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12109 1:750 RC SSC
PROJECT SCALE DRAWN REVIEWED

Site Plan

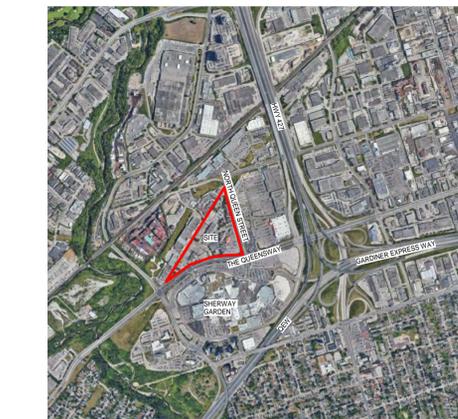
A101.S

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FIRE ACCESS ROUTE
HEAVY DUTY PAVING,
ASSEMBLY TO BE
DESIGNED TO MEET
THE LOADS IMPOSED
BY FIRE FIGHTING
EQUIPMENT.

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- MANHOLE COVER
- AREA DRAIN
- CATCH BASIN
- EXISTING LIGHT
- F.F.E. FINISH FLOOR ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF ROOF
- BUILDING ENVELOPE

- NOTES:**
1. Balconies proposed on all building but not shown on this site plan.
 2. Street landscaping is subject to city review and approval.
 3. Building D ramp is subject to further review.



2
A101.S Location Plan

TOPOGRAPHIC SURVEY OF
PART OF LOTS 12 AND 13
CONCESSION 3,
COLONEL SMITH'S TRACT
CITY OF TORONTO
(FORMERLY IN CITY OF ETOBICOKE)
SCALE 1:300 (PLOT SCALE 1:400)

SCHAEFFER DZALDOV BENNETT LTD.
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SURVEYOR'S CERTIFICATE
I CERTIFY THAT
THE FIELD SURVEY REPRESENTED ON THIS TOPOGRAPHIC PLAN
WAS COMPLETED ON THE 6th DAY OF DECEMBER, 2013

DATE: JANUARY 30, 2014 DAN DZALDOV ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
84 JARDIN DRIVE CONCORD, ONTARIO L4K 3P5 TEL: (416) 887-0991
DRAWN: SAM/SB CHECKED: SCALE 1:300 JOB NO: 12-430-02-01

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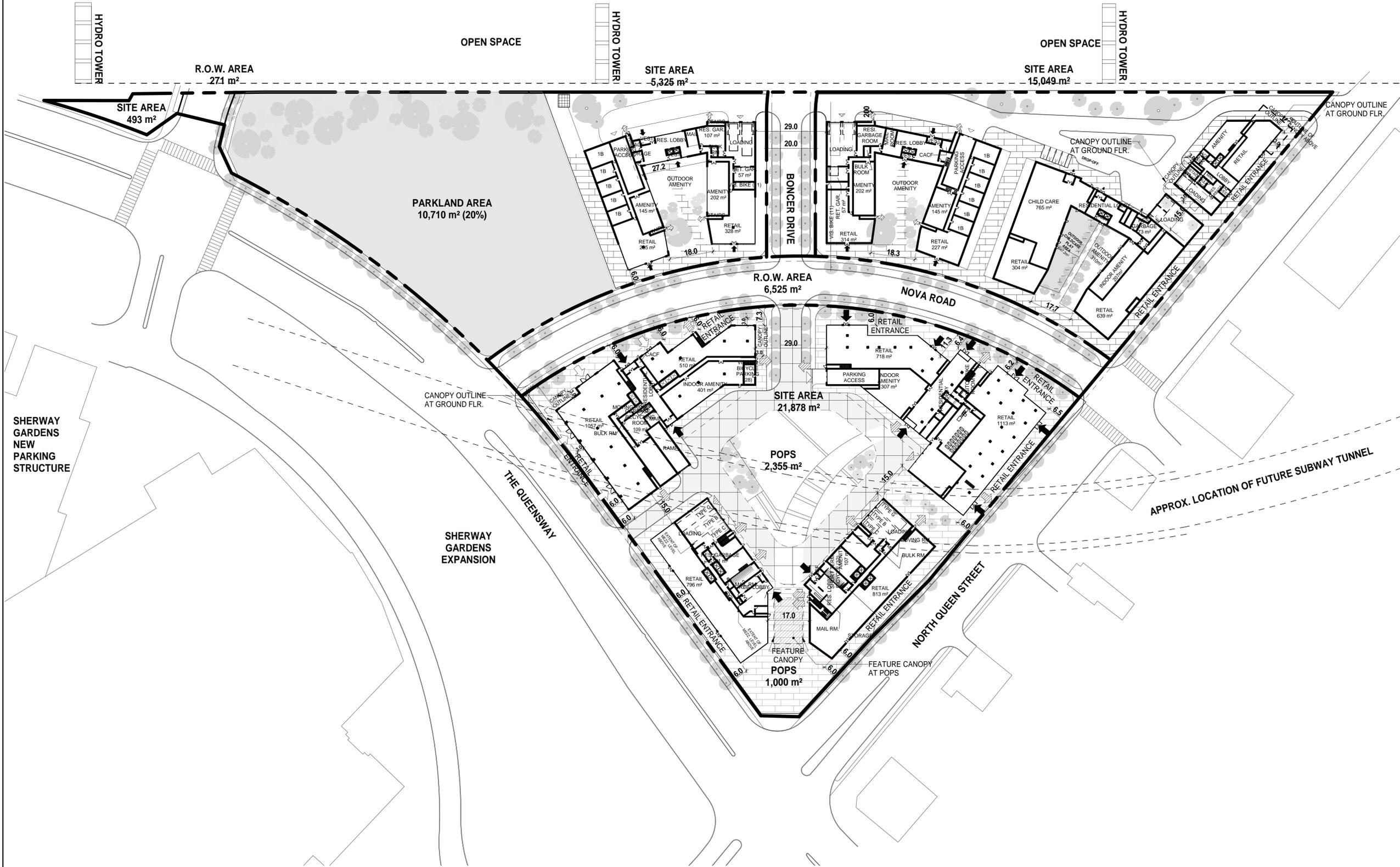
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HYDRO TOWER

HYDRO TOWER

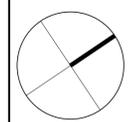
HYDRO TOWER



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12109 1:750 RC SSC
PROJECT SCALE DRAWN REVIEWED

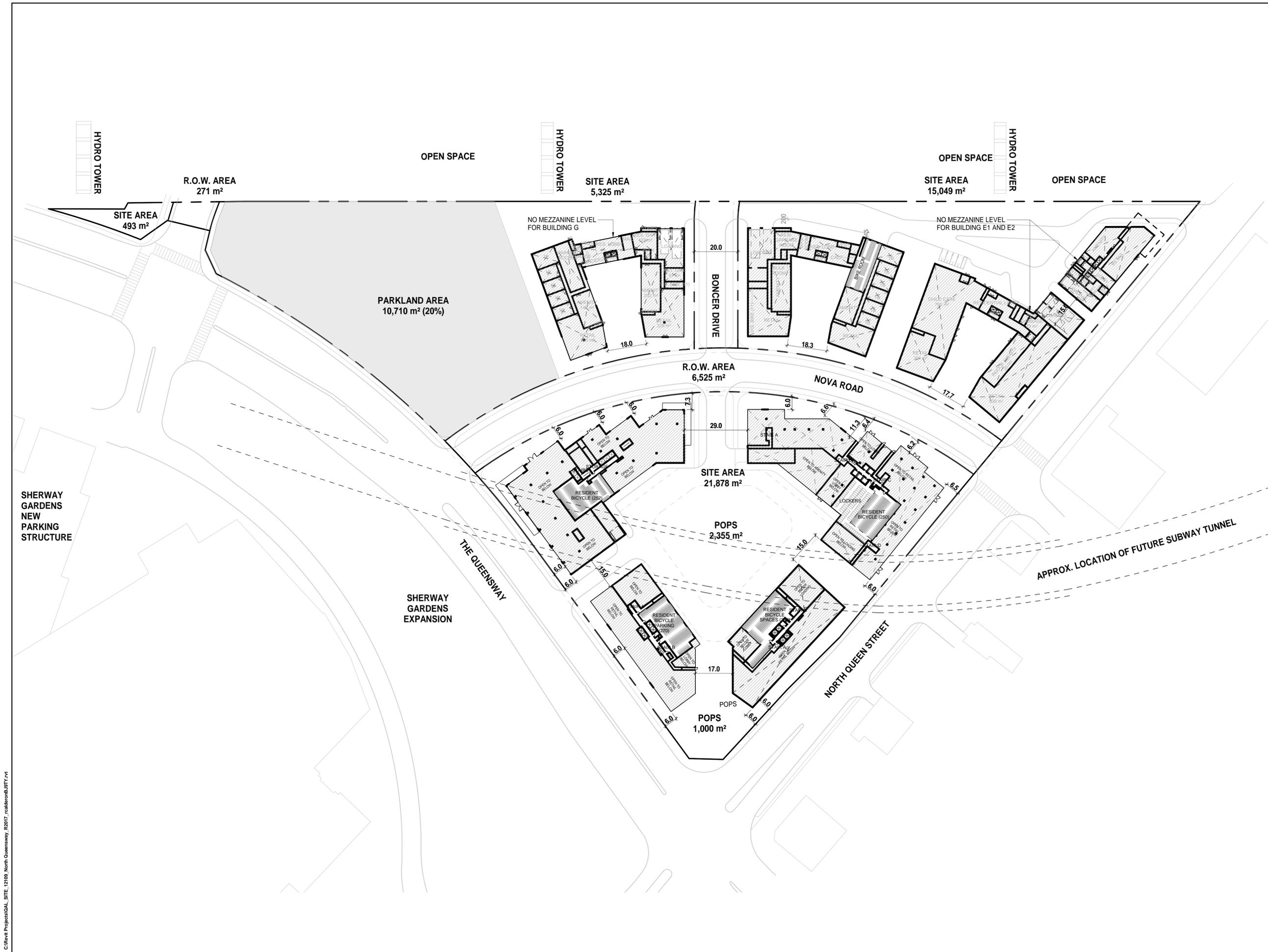
Ground Floor Plan

A102.S

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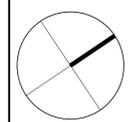
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12109 1 : 750 Author Checker
PROJECT SCALE DRAWN REVIEWED

Mezzanine Floor Plan

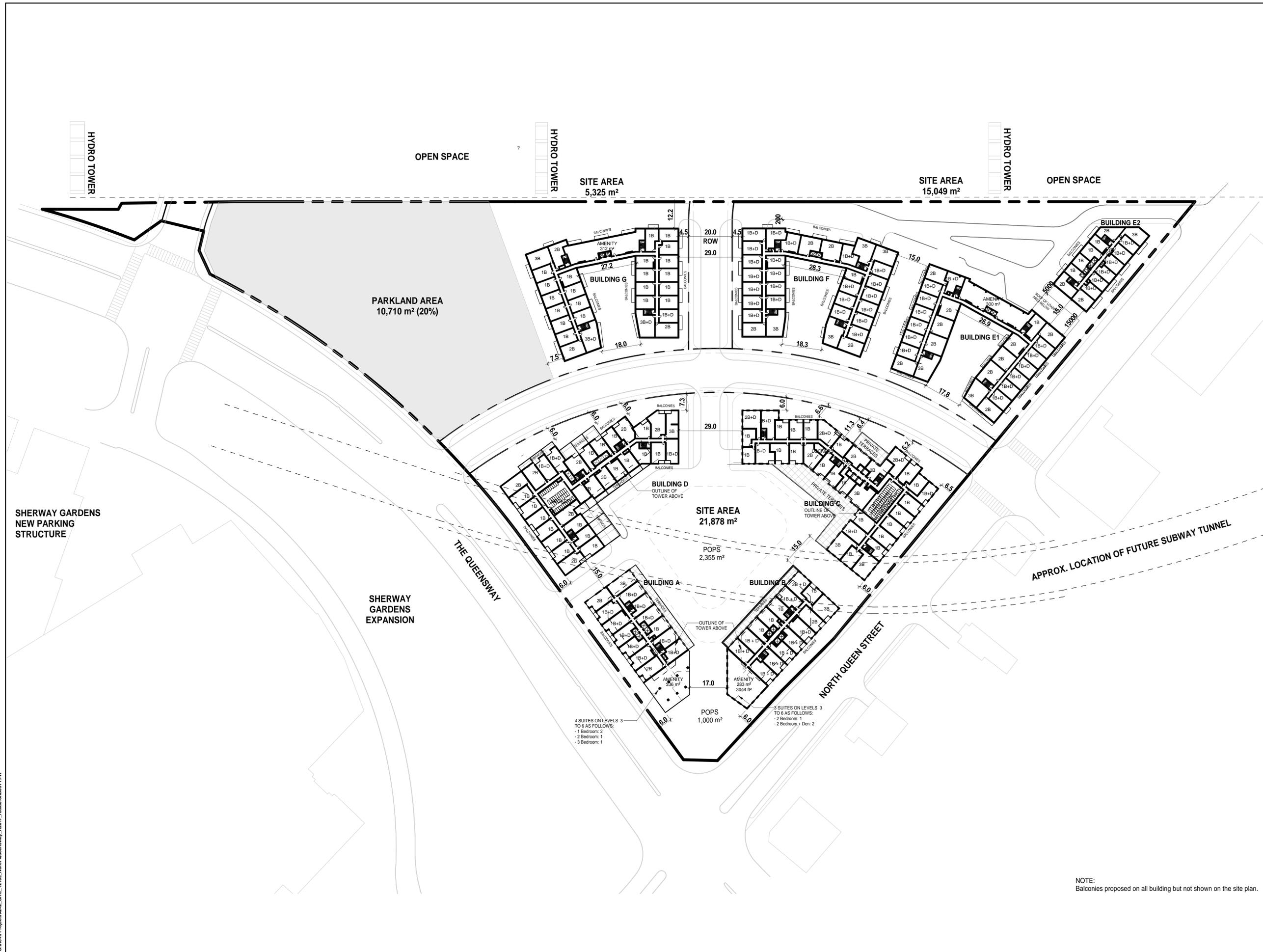
A102A.S

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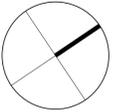
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2020-07-08	RE-ISSUED FOR REZONING SETTLEMENT
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12109 1 : 750 RC SSC
 PROJECT SCALE DRAWN REVIEWED

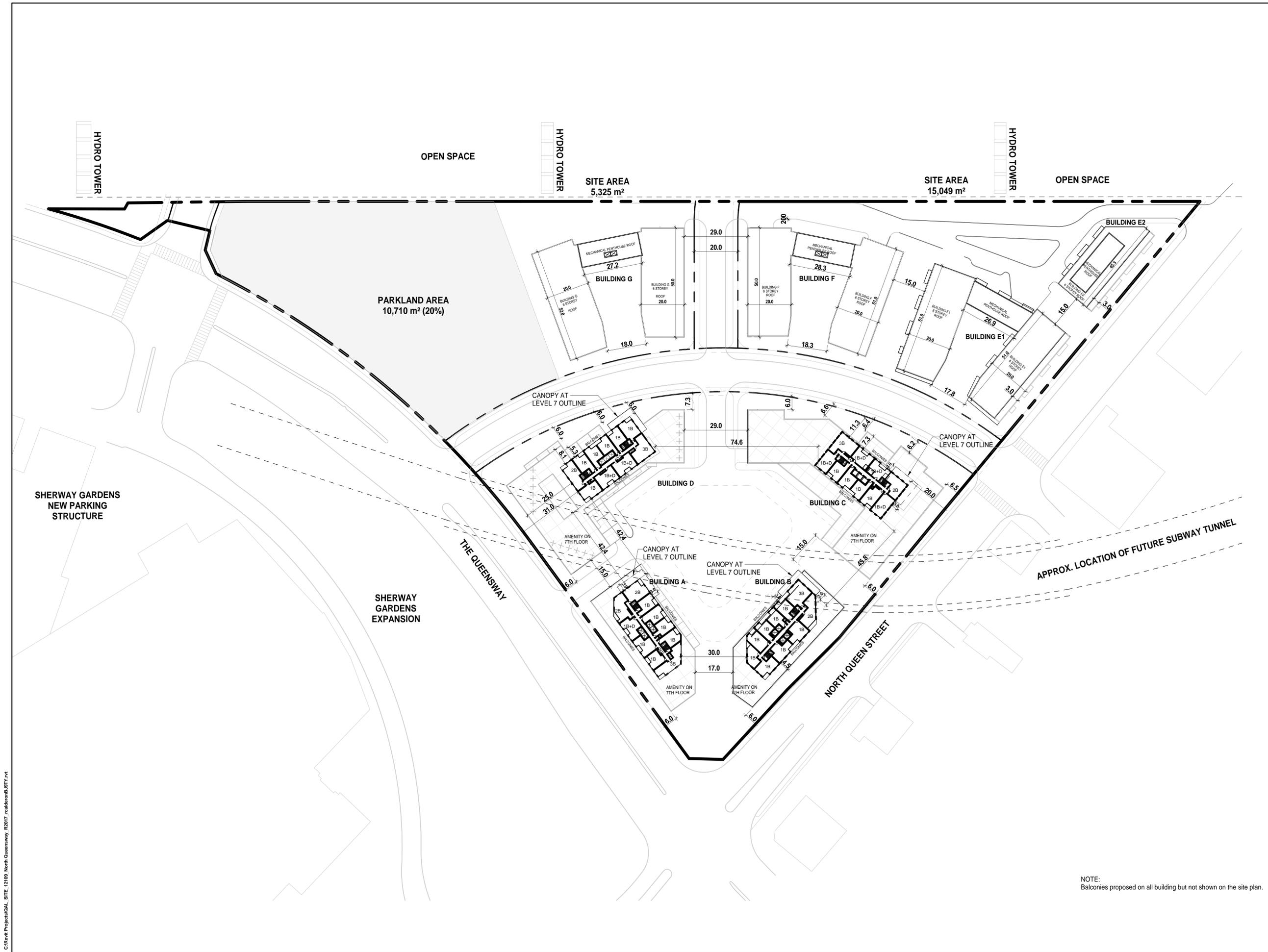
Typical Podium Plan

A103.S

NOTE:
 Balconies proposed on all building but not shown on the site plan.

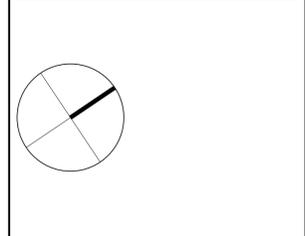
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12109 1 : 750 RC SSC
PROJECT SCALE DRAWN REVIEWED

Typical Tower Plan

A104.S

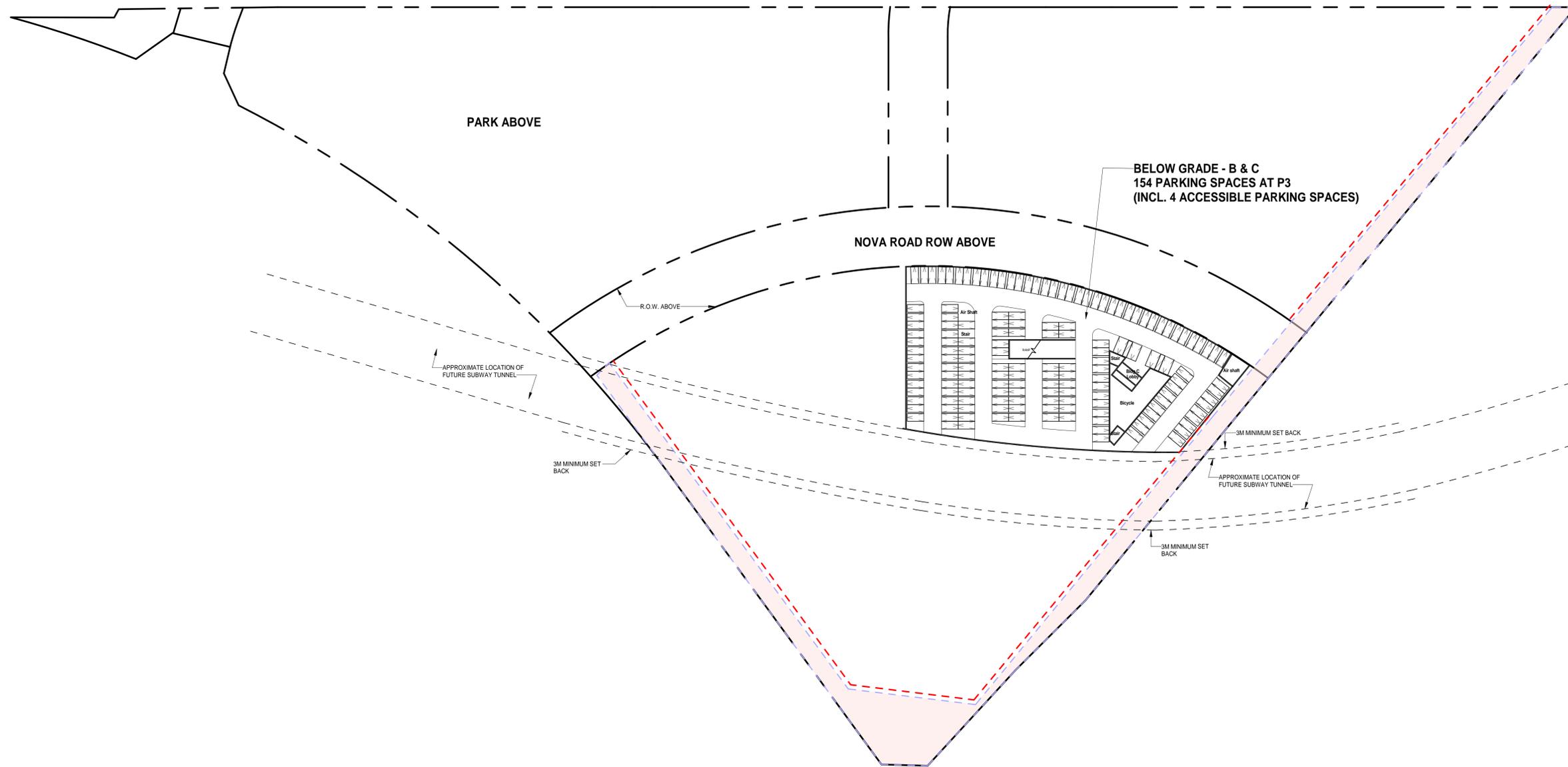
NOTE:
Balconies proposed on all building but not shown on the site plan.

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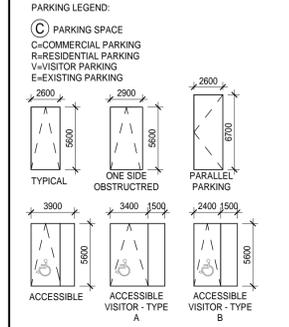
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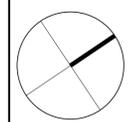
- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
 2300mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.



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2020-07-08	RE-ISSUED FOR REZONING SETTLEMENT

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PROJECT SCALE DRAWN REVIEWED

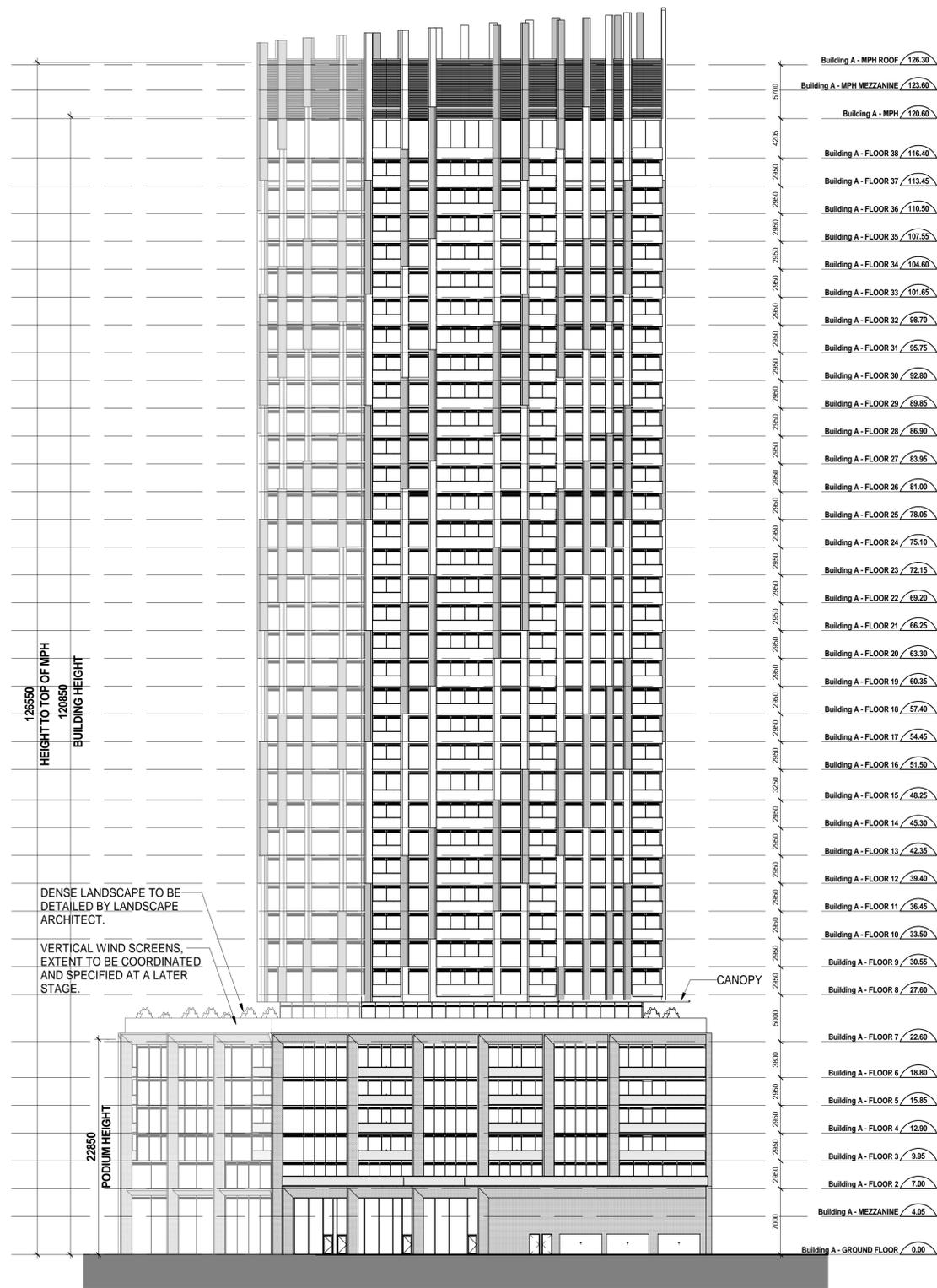
Underground Parking P3

A106.S

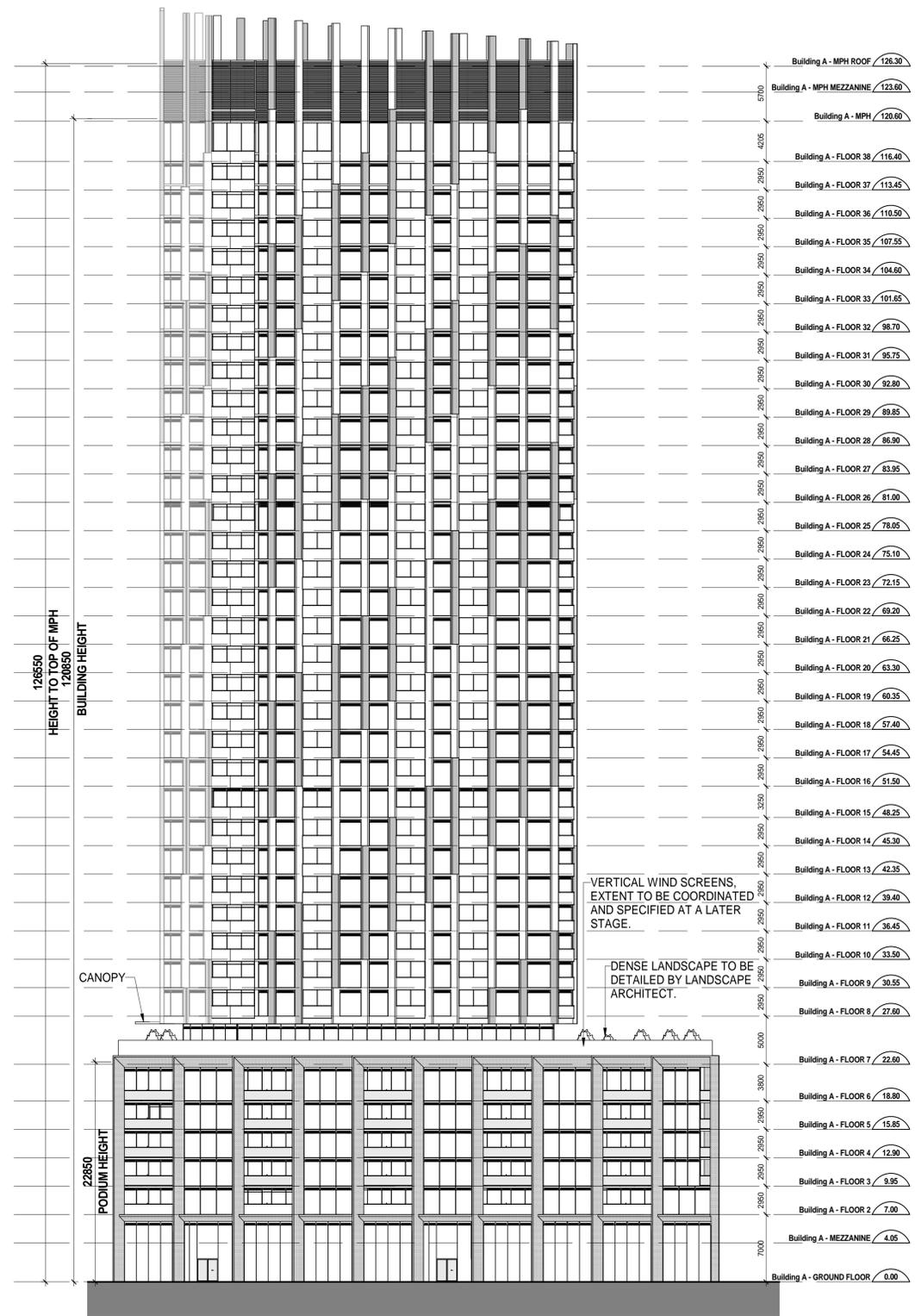
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2 Building A - NORTH ELEVATION
A401-A



1 Building A - SOUTH ELEVATION
A401-A

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2020-03-24	RE-ISSUED FOR REZONING SETTLEMENT
2019-09-27	ISSUED FOR REZONING SETTLEMENT

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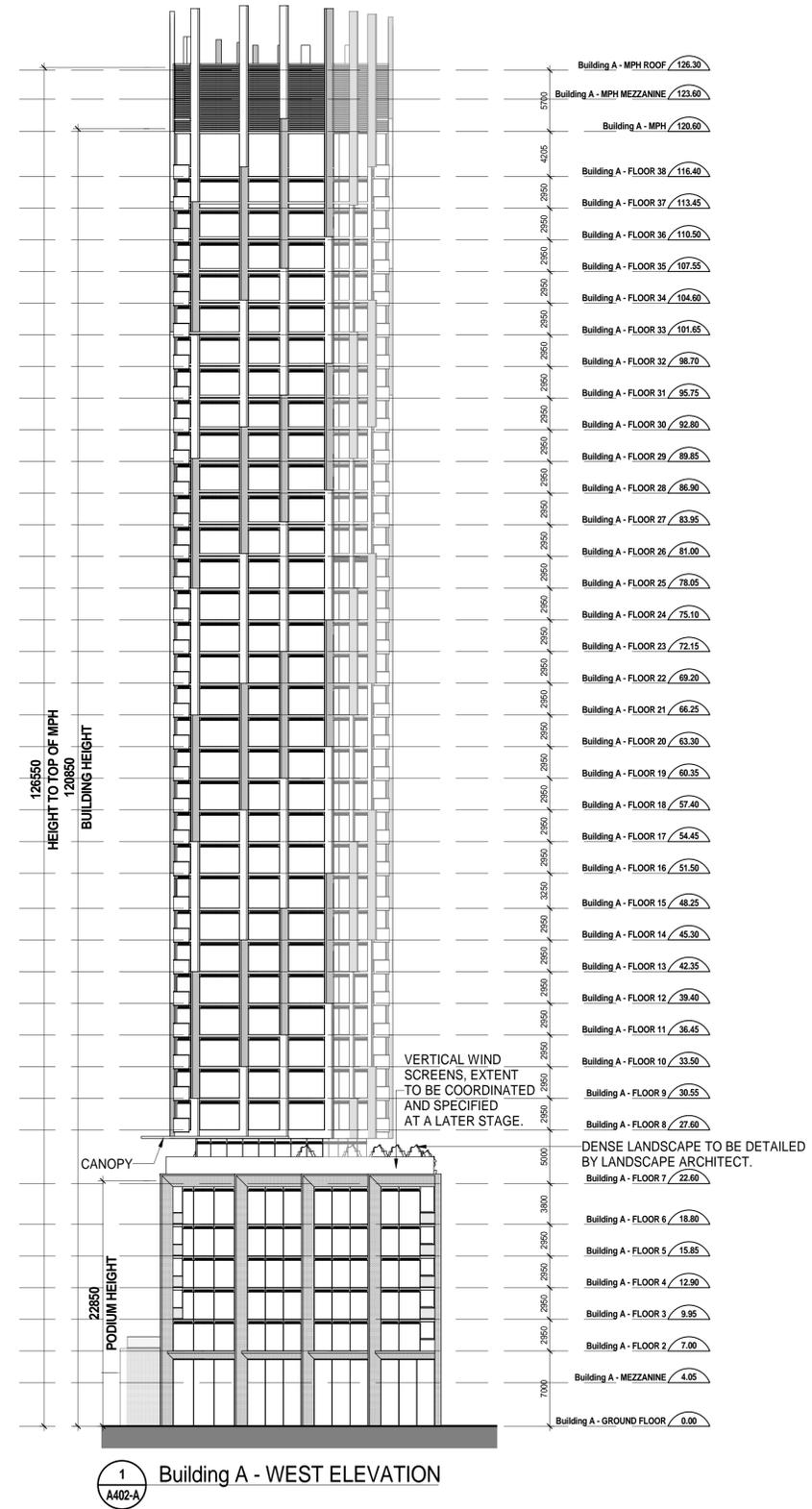
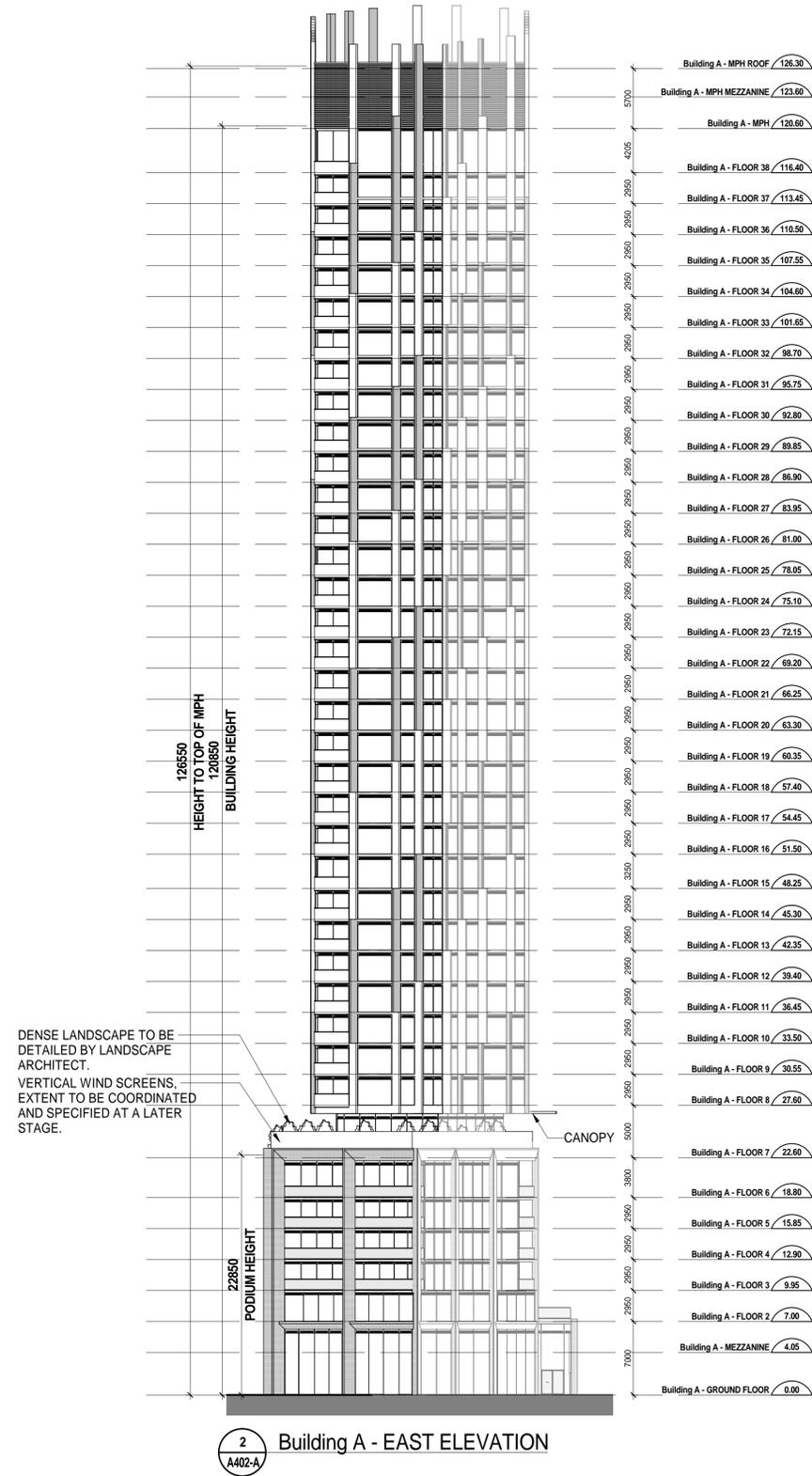
12109 1 : 300 MY SSC
PROJECT SCALE DRAWN REVIEWED

Building A Elevations

A401-A

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2019-09-27	ISSUED FOR REZONING SETTLEMENT

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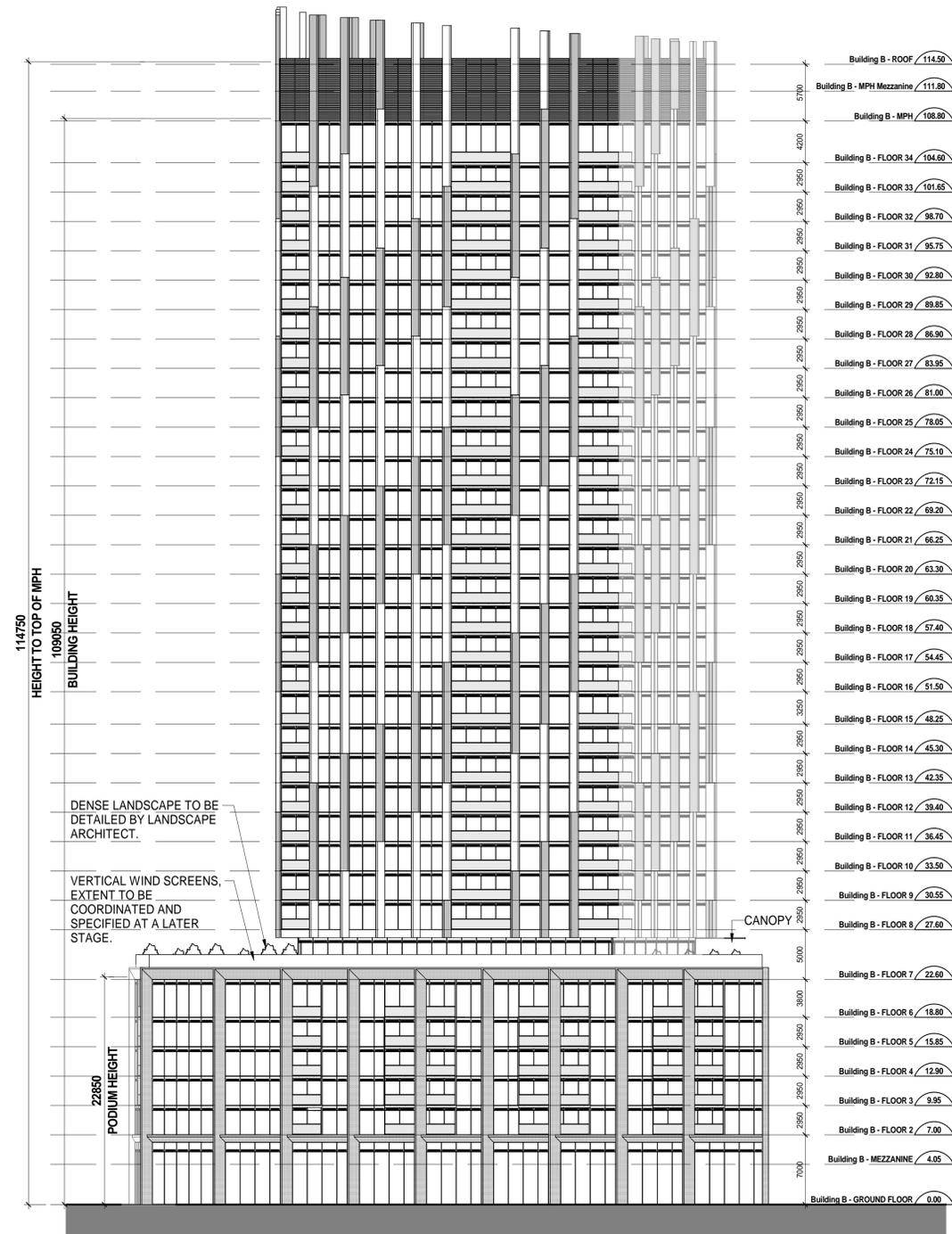
290, 300, 310, 320 North Queen and 1750, 1790, 1800, 1830 and 1900 The Queensway
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12109 1 : 300 MY SSC
 PROJECT SCALE DRAWN REVIEWED

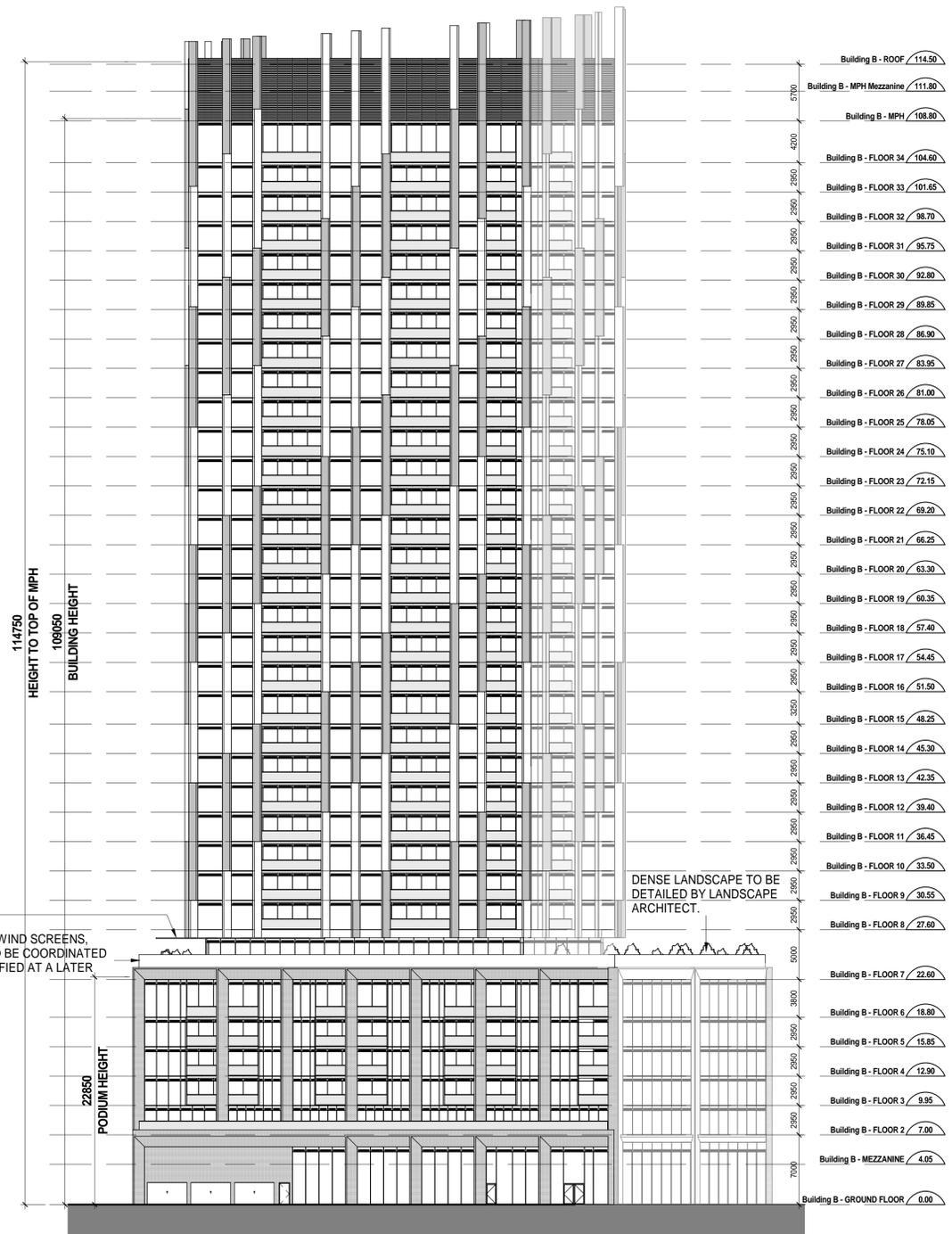
Building A Elevations

A402-A

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2 Building B - EAST ELEVATION
A401-B



1 Building B - WEST ELEVATION
A401-B

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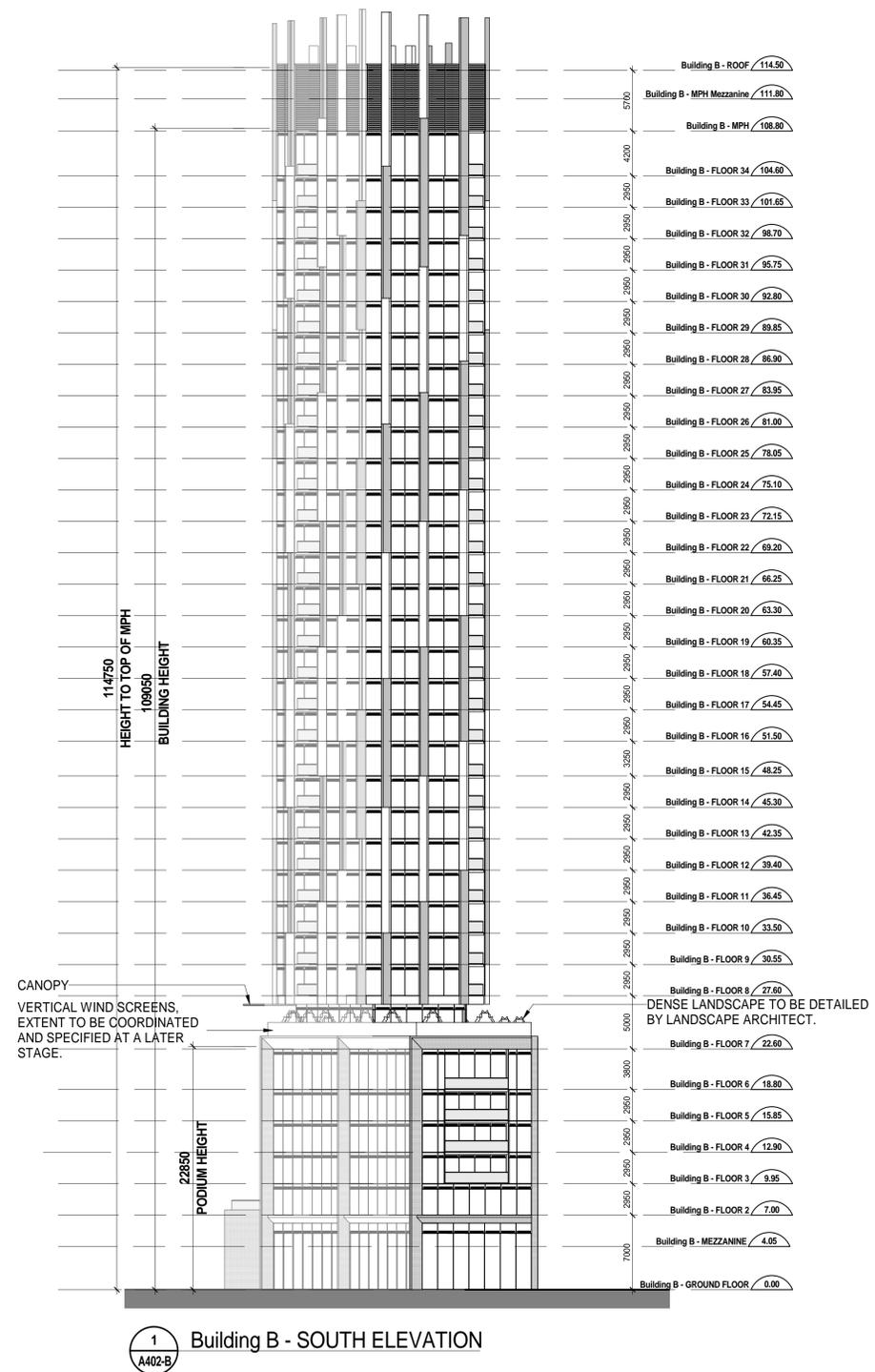
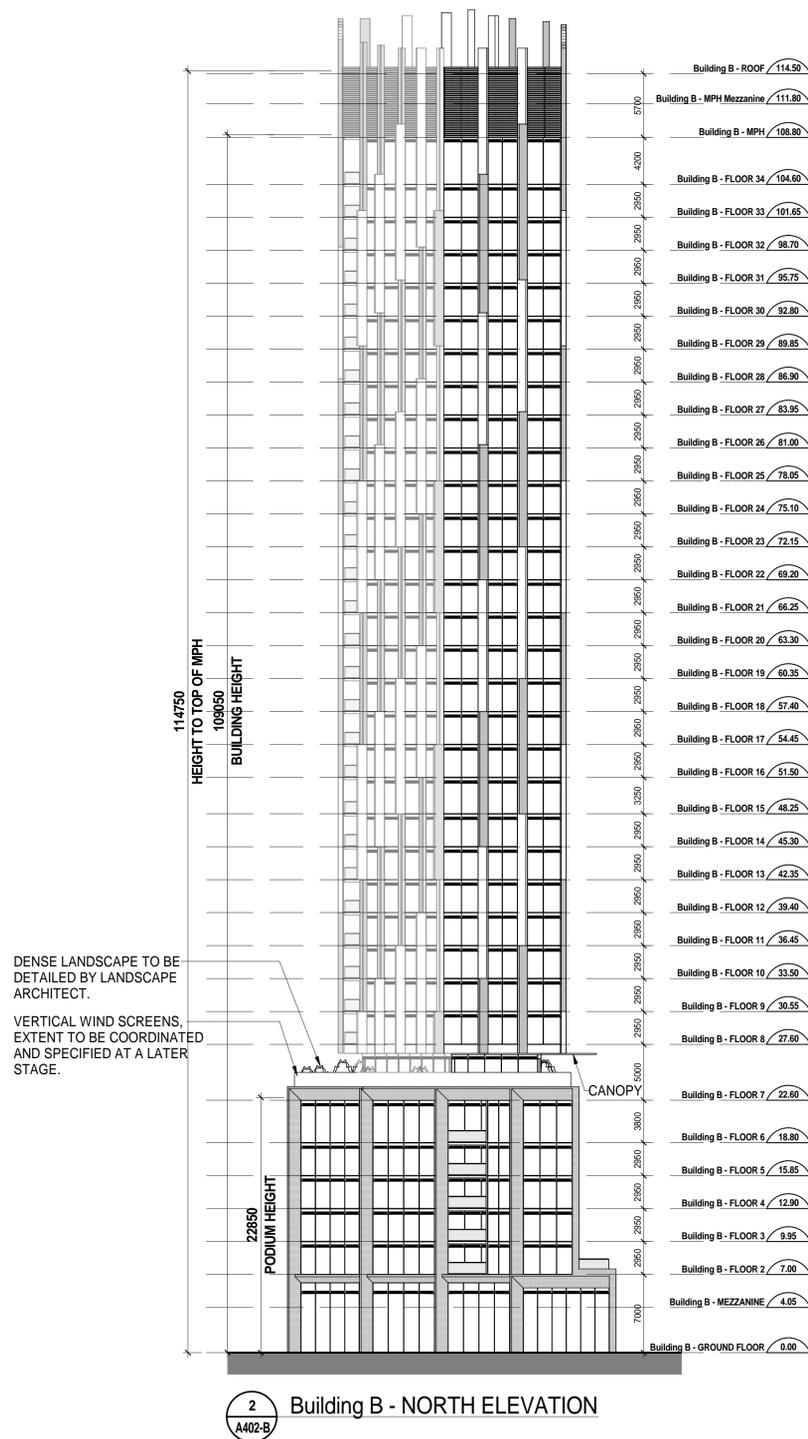
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PROJECT SCALE DRAWN REVIEWED

Building B Elevations

A401-B

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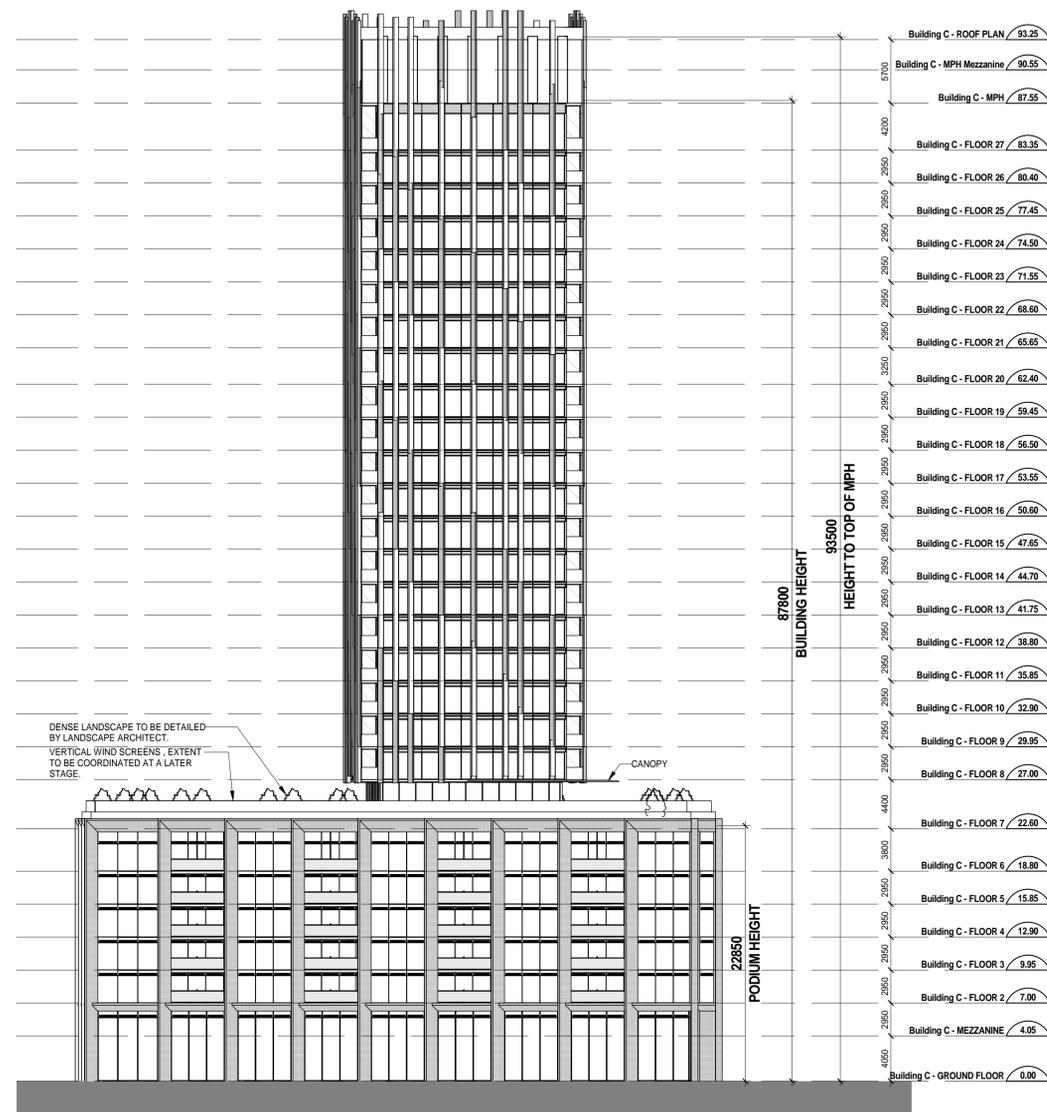
12109 1 : 300 MY SSC
PROJECT SCALE DRAWN REVIEWED

Building B Elevations

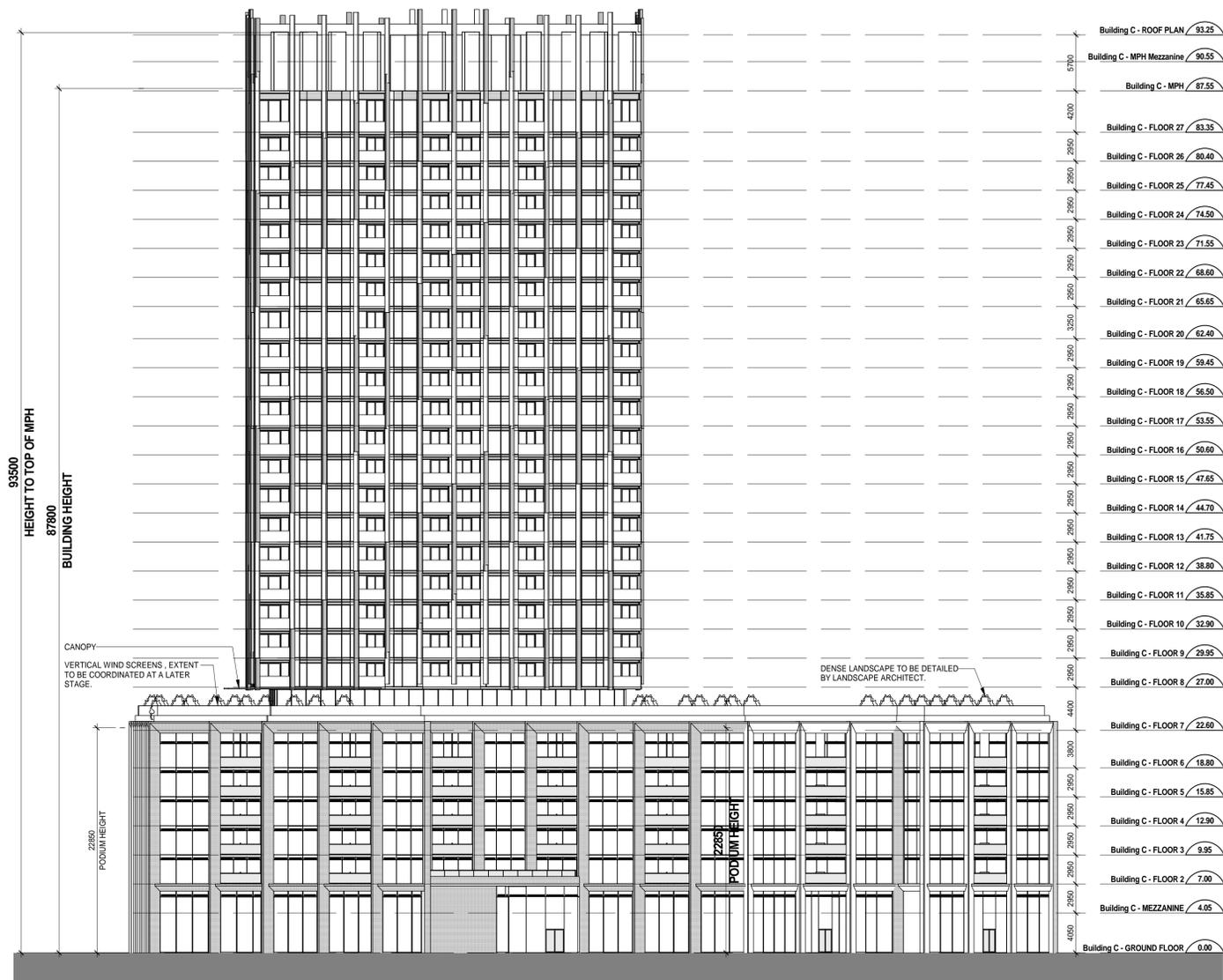
A402-B

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2 BUILDING C - EAST ELEVATION
A401-C



1 BUILDING C - NORTH ELEVATION
A401-C

WITHOUT
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12109 1 : 300 YA SSC
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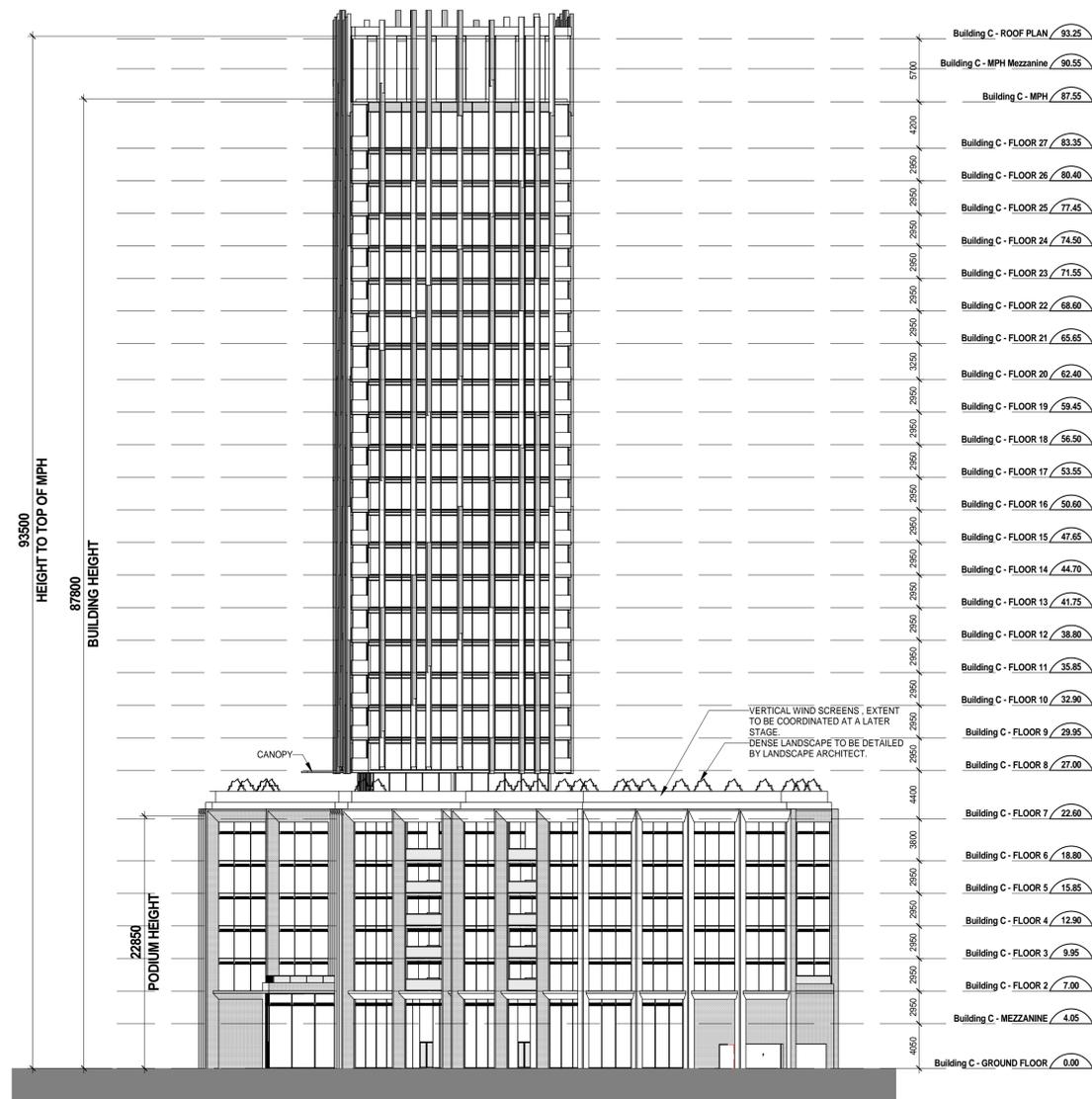
Building C Elevations

A401-C

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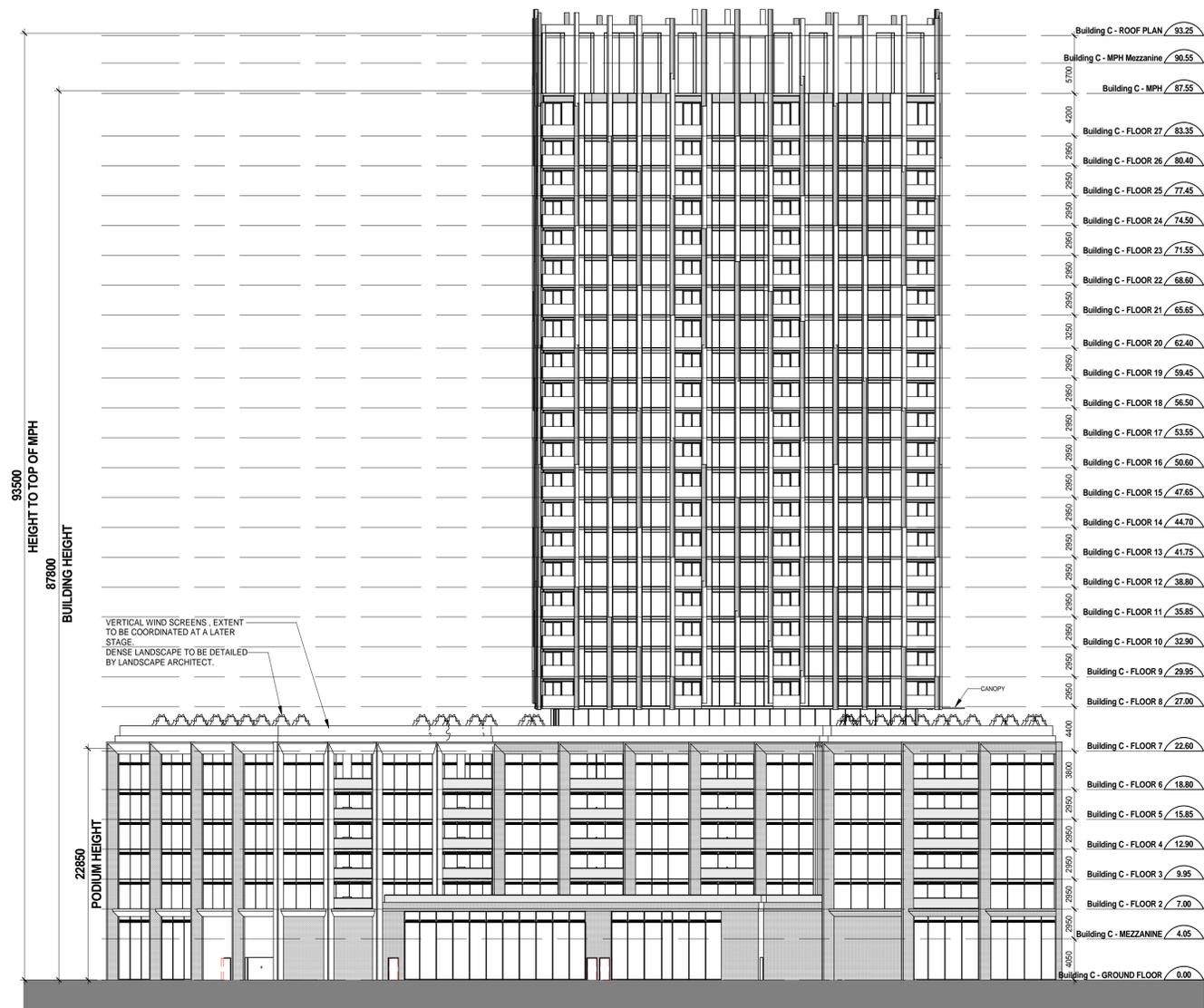
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2 BUILDING C - WEST ELEVATION

A402-C



1 BUILDING C - SOUTH ELEVATION

A402-C

WITHOUT
PREJUDICE

2020-07-14	RE-ISSUED FOR REZONING SETTLEMENT
2020-07-08	RE-ISSUED FOR REZONING SETTLEMENT
2020-03-24	RE-ISSUED FOR REZONING SETTLEMENT
2019-09-27	ISSUED FOR REZONING SETTLEMENT

ISSUE RECORD

Quadrangle

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290, 300, 310, 320 North Queen and 1750, 1790, 1800, 1830 and 1900 The Queensway
ETOBICOKE, ON
for
FIMA Development

12109 1 : 300 YA SSC
PROJECT SCALE DRAWN REVIEWED

Building C Elevations

A402-C

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