

**WITHOUT
PREJUDICE**



859 THE QUEENSWAY, ETOBICOKE, ON M8Z 5Z7

CLIENT
First Avenue Properties
5451 Highway 7, Suite 200, Woodbridge,
Ontario, Canada, L4L 0B2
905.856.3031 info@firstavenue.ca



CLIENT
Latch Developments Ltd.
2 Bloor Street West, Suite 700, Toronto,
Ontario, Canada, M4W 3R1
416.323.6896 info@latch-developments.com



DESIGN ARCHITECT
Teepie Architects Inc.
5 Camden Street, Toronto, Ontario, Canada, M5V 1V2
416.598.0554 info@teepiearch.com

STRUCTURAL ENGINEER
K.O. & Partners Ltd.
333 Denison Street, Unit 15, Markham, Ontario,
Canada, L3R 2Z4
905.940.9811 office@kostructeng.com

MEP ENGINEER
United Engineering Inc.
3645 Keele Street, Suite #105, North York,
Ontario, Canada, M3J 1M6
416.398.1999

PLANNER
Urban Strategies Inc.
197 Spadina Avenue, Suite 600, Toronto, Ontario,
Canada, M5T 2C8
416.340.9004 admin@urbanstrategies.com

LANDSCAPE ARCHITECT
Thincdesign
171 East Liberty Street, Unit 266, Toronto,
Ontario, Canada, M6K 3P6
416.236.3335 hello@thincdesign.ca

CIVIL ENGINEER
Counterpoint Engineering Inc.
8395 Jane Street, Suite 100, Vaughan, Ontario, Canada,
L4K 5Y2
905.326.1404 intouch@counterpointeng.com

TRAFFIC CONSULTANT
LEA Consulting Ltd.
625 Cochrane Drive, 9th Floor,
Markham, Ontario, Canada, L3R 9R9
905.470.0015

WIND CONSULTANT
Novus Environmental Inc.
150 Research Lane, Suite 105, Guelph, Ontario,
Canada, N1G 4T2
226.706.8080 info@novusenv.com

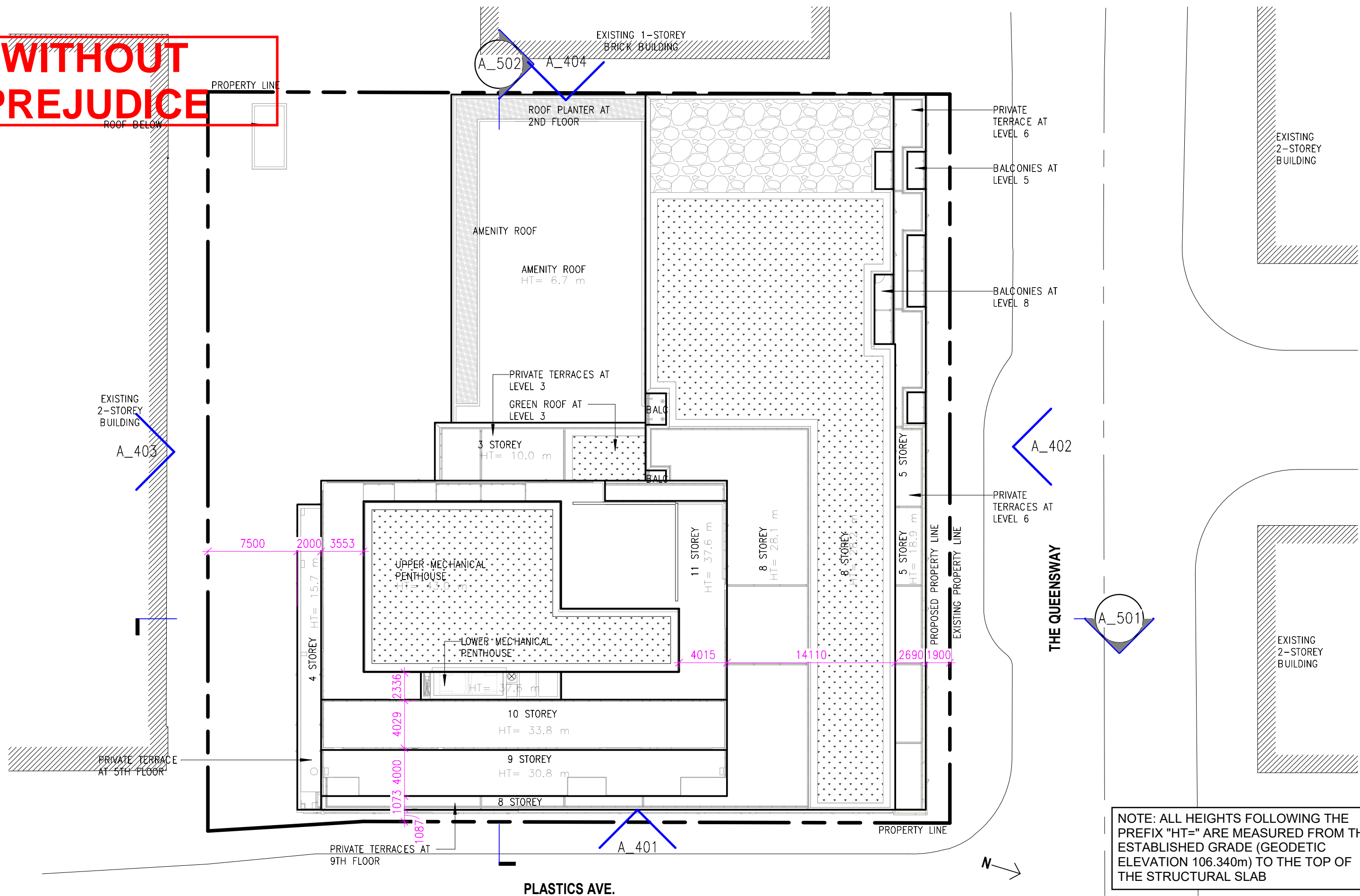
REVISED PROPOSAL - 2021.03.25

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17-108 859 Queensway															
Project Statistics															
Gross Site Area (m ²)		3813.661													
Density (Total GFA/Site Area)		4.231231774													
Level	No. Units	Total GBA		GFA Exclusions (see By-law 569-2013 10.5.40.40 Floor Area)					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	3482.7	37487.5	3361.4	35.0	0.0	86.3		0.0	0.0	0.0	0.0			
P1	0	3458.8	37230.2	3090.1	139.8	142.6	86.3		-0.0	-0.0	-0.0	-0.0			
Floor 1	0	1681.1	18095.2	147.0	106.5	0.0	104.2		1323.4	14245.0	160.4	1726.5	1163.0	12518.4	
Floor 2	21	2165.8	23312.5		1.5		86.3	460.0	1618.0	17416.1	1618.0	17416.1			
Floor 3	25	2011.1	21646.9		1.5		60.4		1949.1	20980.4	1949.1	20980.4			
Floor 4	25	2011.1	21646.9		1.5		60.4		1949.1	20980.4	1949.1	20980.4			
Floor 5	25	1947.9	20966.6		1.5		60.4		1885.9	20300.1	1885.9	20300.1			
Floor 6	23	1859.7	20017.8		1.5		60.4		1797.8	19351.2	1797.8	19351.2			
Floor 7	23	1859.7	20017.7		1.5		60.4		1797.8	19351.2	1797.8	19351.2			
Floor 8	23	1859.7	20017.7		1.5		60.4		1797.8	19351.2	1797.8	19351.2			
Floor 9	10	845.5	9100.5		1.5		46.5		797.4	8583.4	797.4	8583.4			
Floor 10	7	721.1	7762.3		1.5		46.5		673.1	7245.2	673.1	7245.2			
Floor 11	5	595.0	6404.5		1.5		46.5		547.0	5887.4	547.0	5887.4			
Mech	0	546.5	5882.5		546.5										
Total	Above Grade	187	18,104.1	194,871.2	147.0	668.4	0.0	692.3	460.0	16,136.5	173,691.7	14,973.5	161,173.2	1,163.0	12,518.4

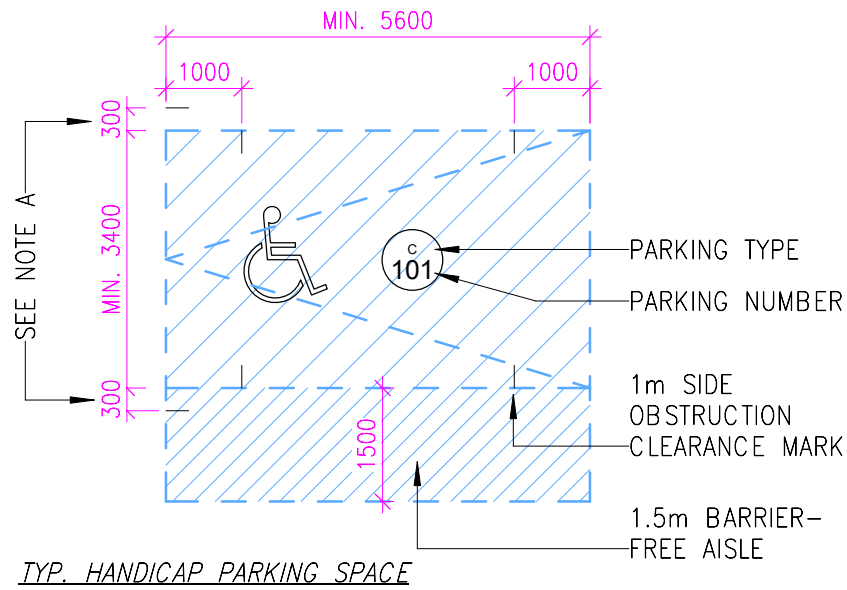
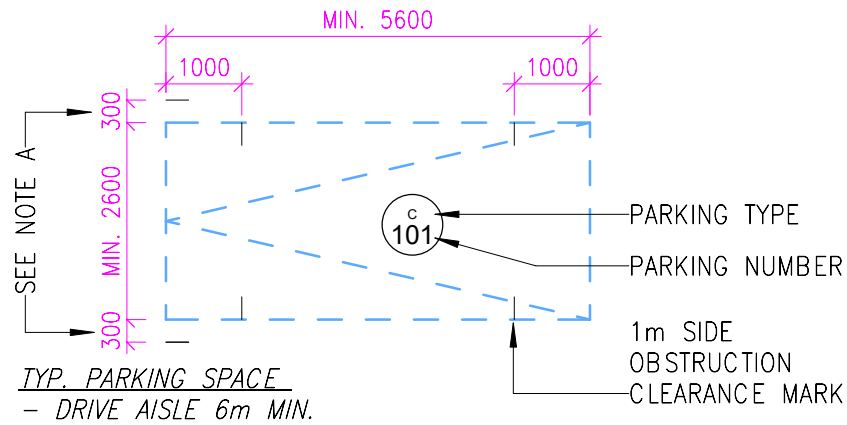
Unit Types	
bachelor	1
1B	106
2B	62
3B	18
	187

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NOTE: ALL HEIGHTS FOLLOWING THE PREFIX "HT=" ARE MEASURED FROM THE ESTABLISHED GRADE (GEODETIC ELEVATION 106.340m) TO THE TOP OF THE STRUCTURAL SLAB

TYPICAL PARKING SPACE

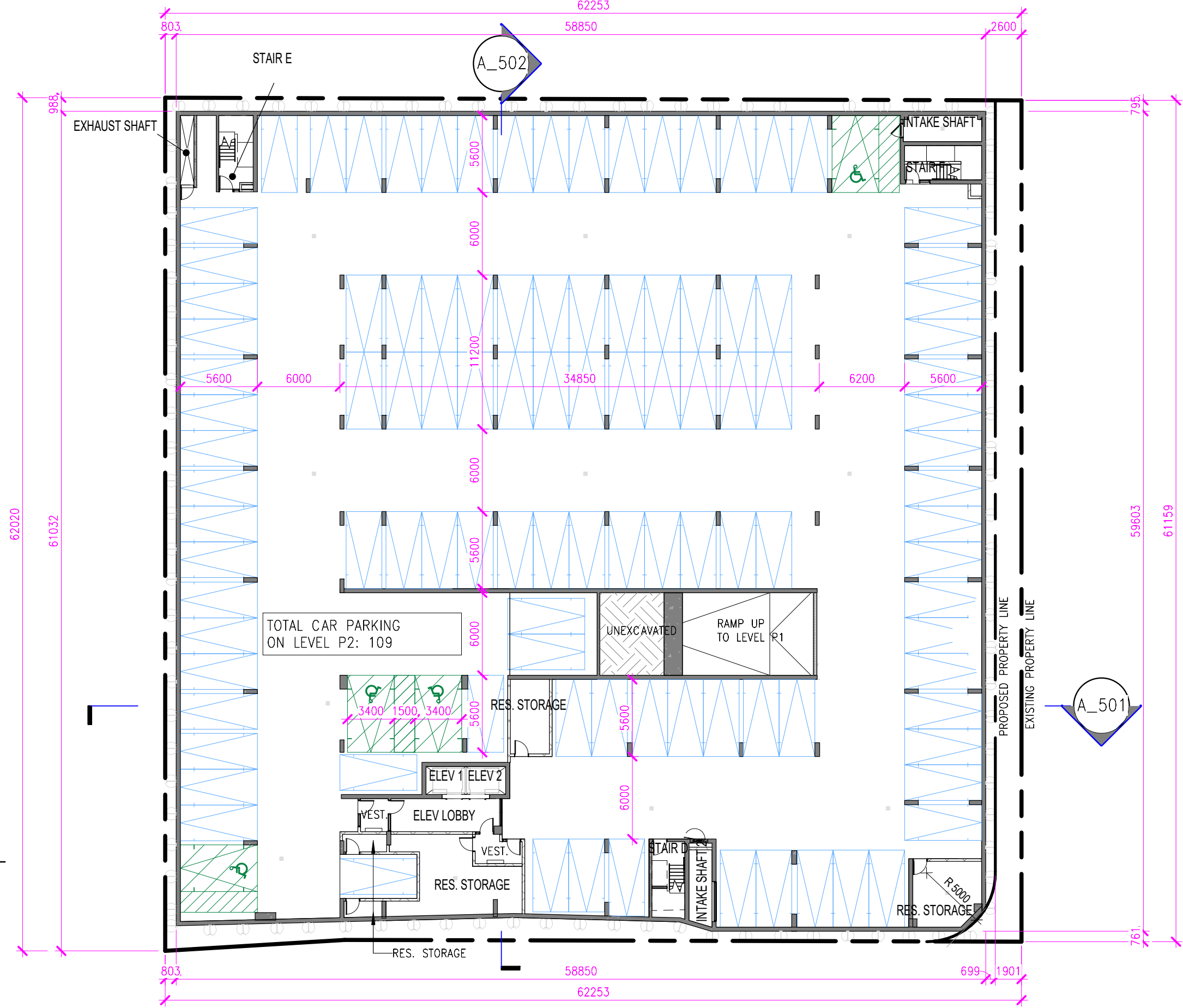


NOTE A: PROVIDE ADDITIONAL 300mm WIDTH FOR EACH SIDE THAT IS OBSTRUCTED B/W FRONT AND REAR 1000mm.

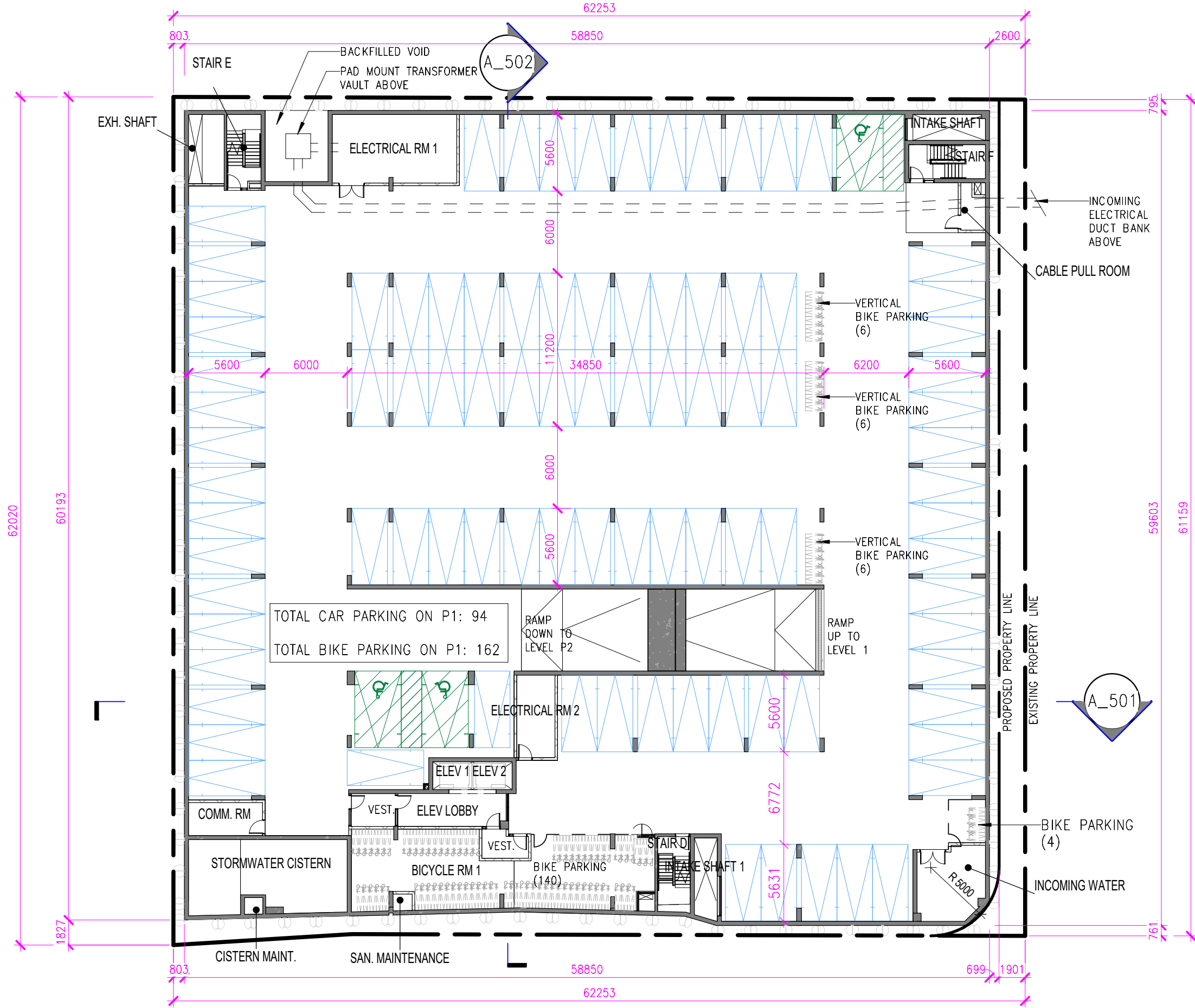
NOTE B: ALL PARKING SPACES TO HAVE MIN. VERTICAL CLEARANCE 2.0m

SEE CITY OF TORONTO ZONING BY-LAW 569-2013. 200.5.1.10

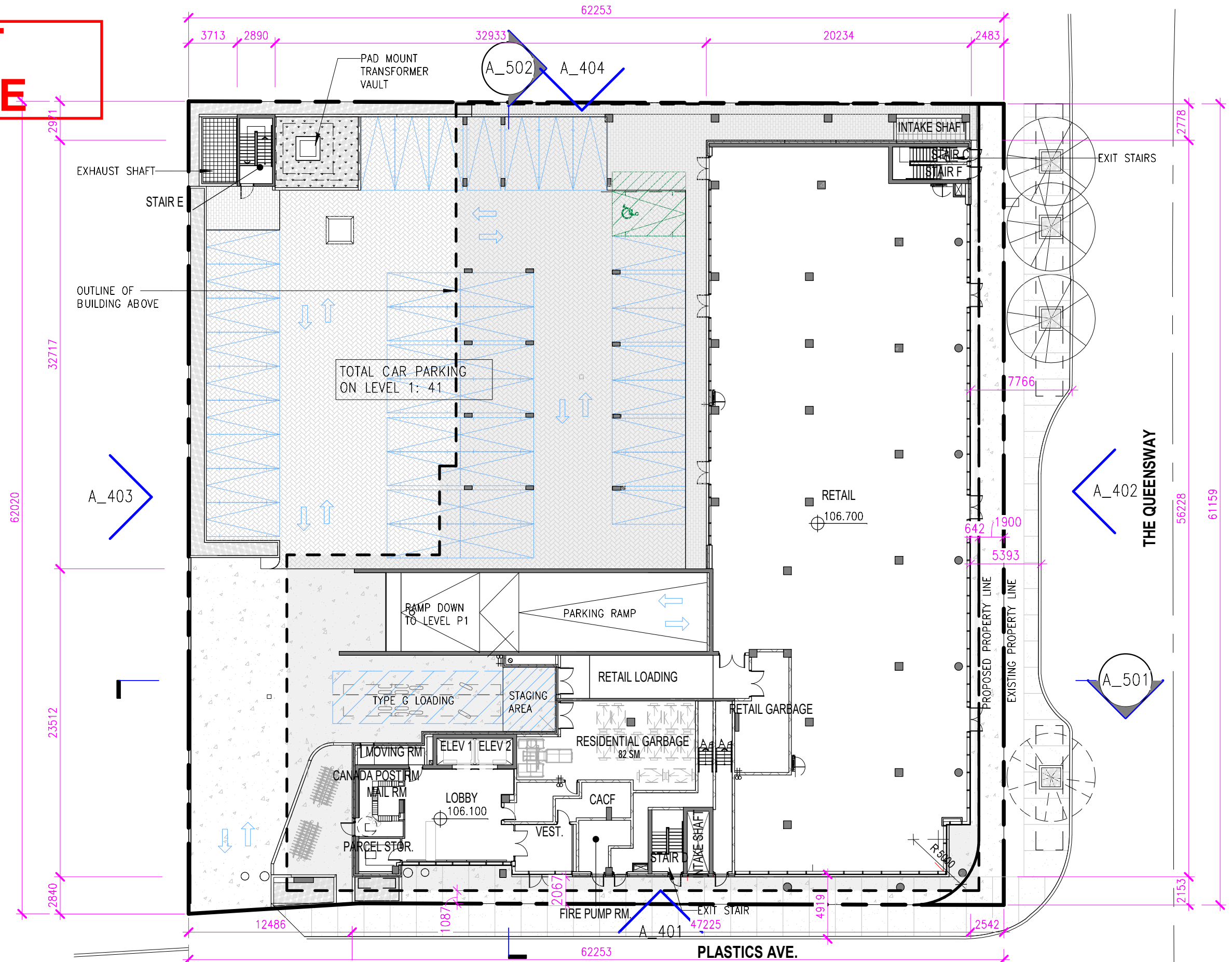
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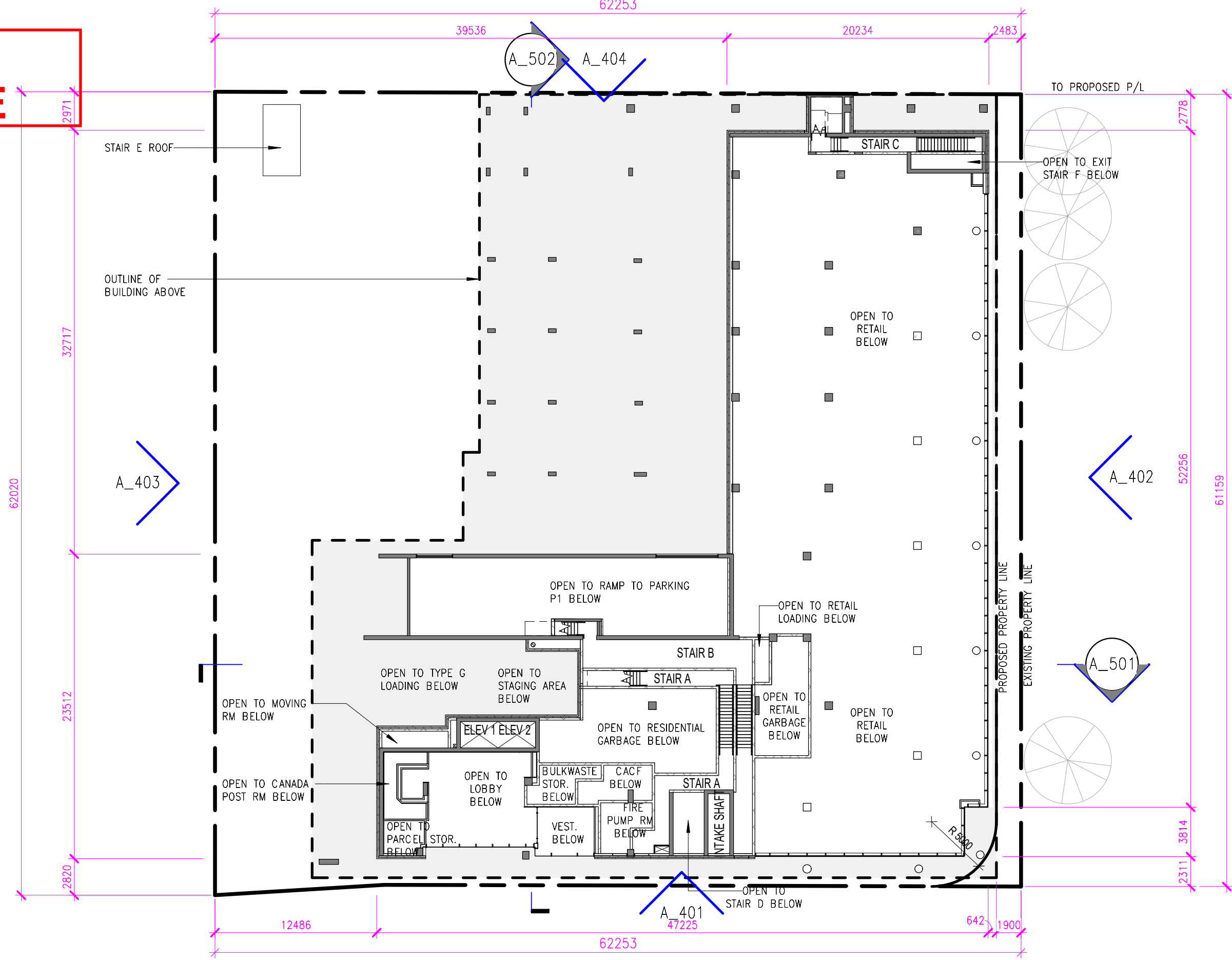
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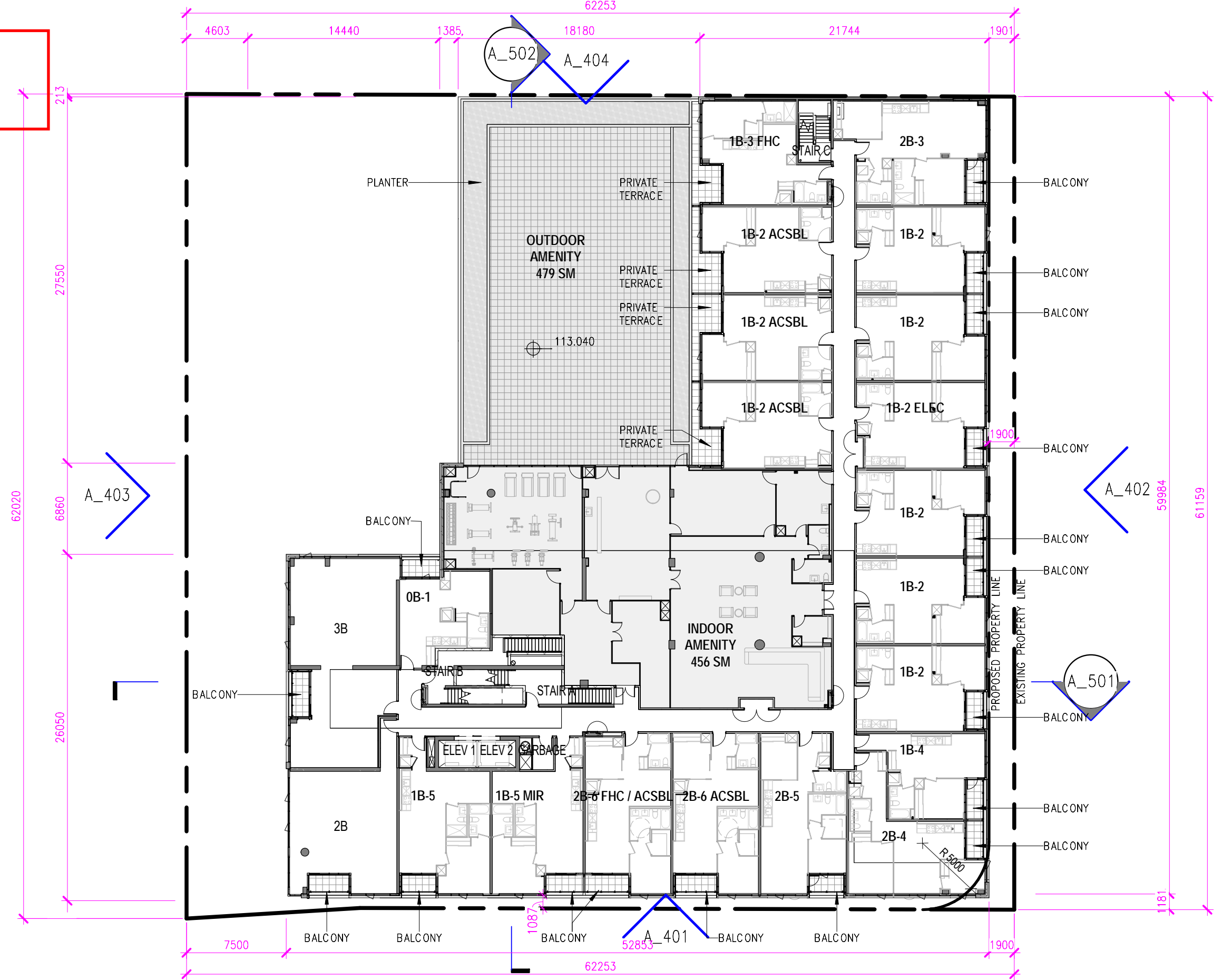
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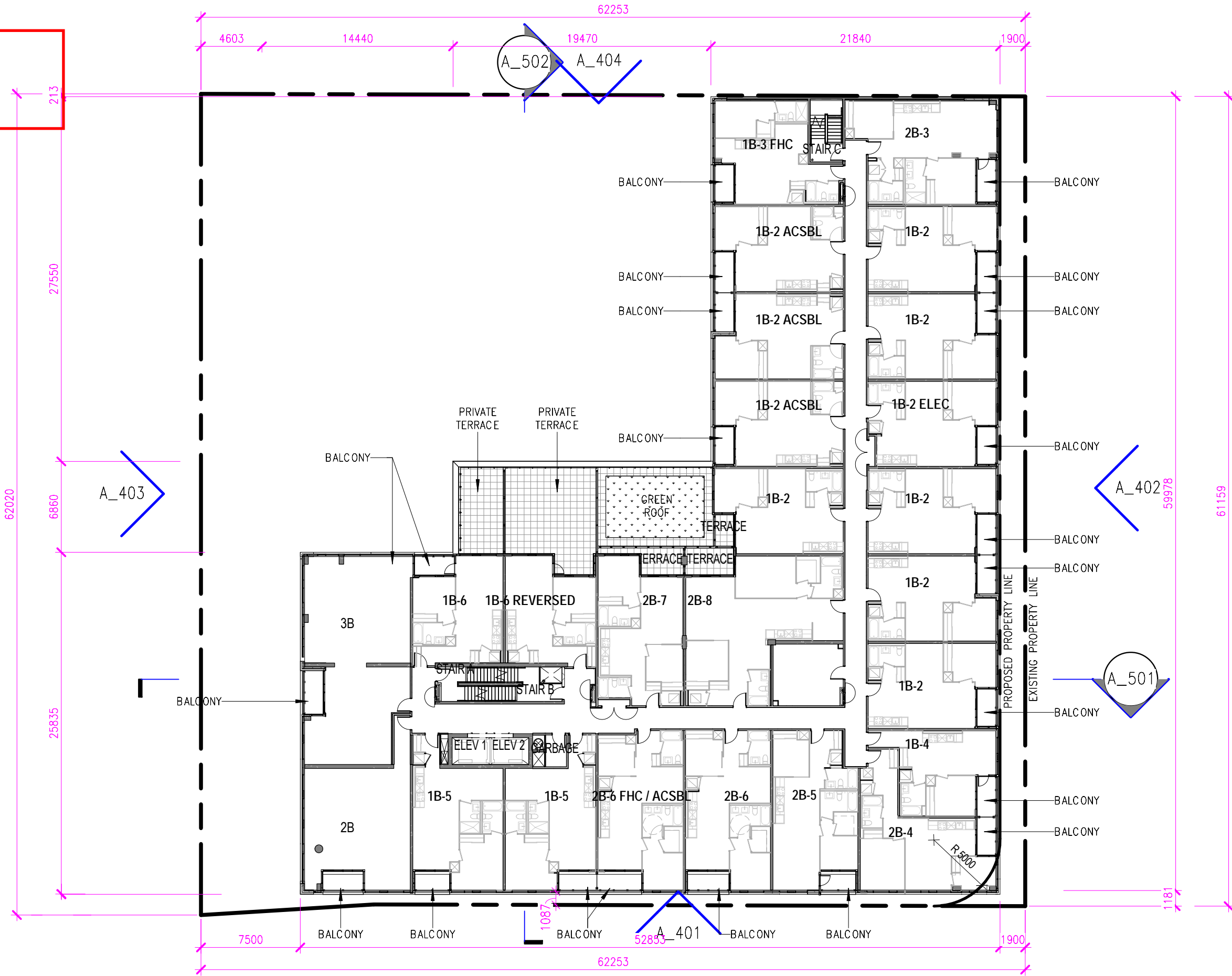
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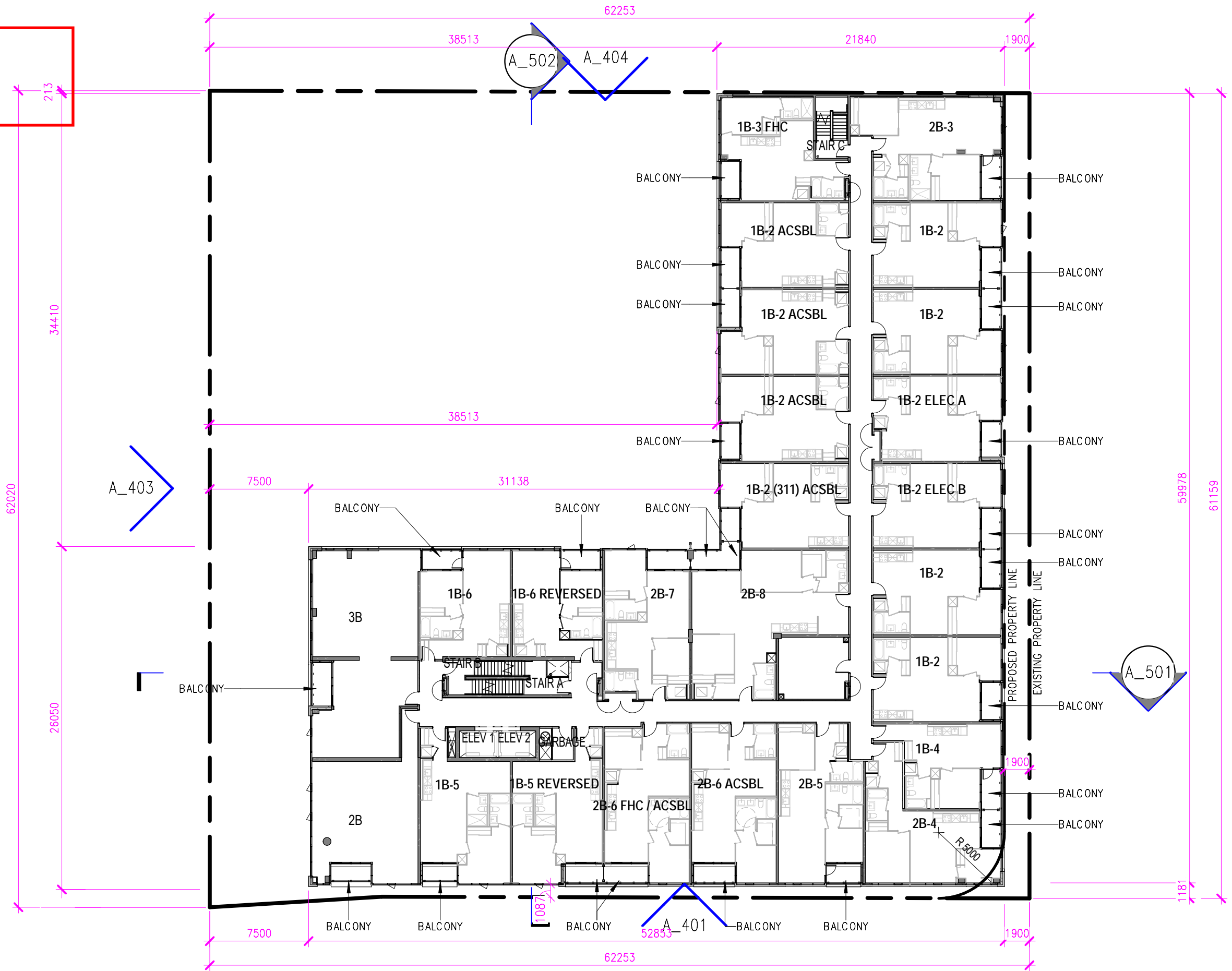
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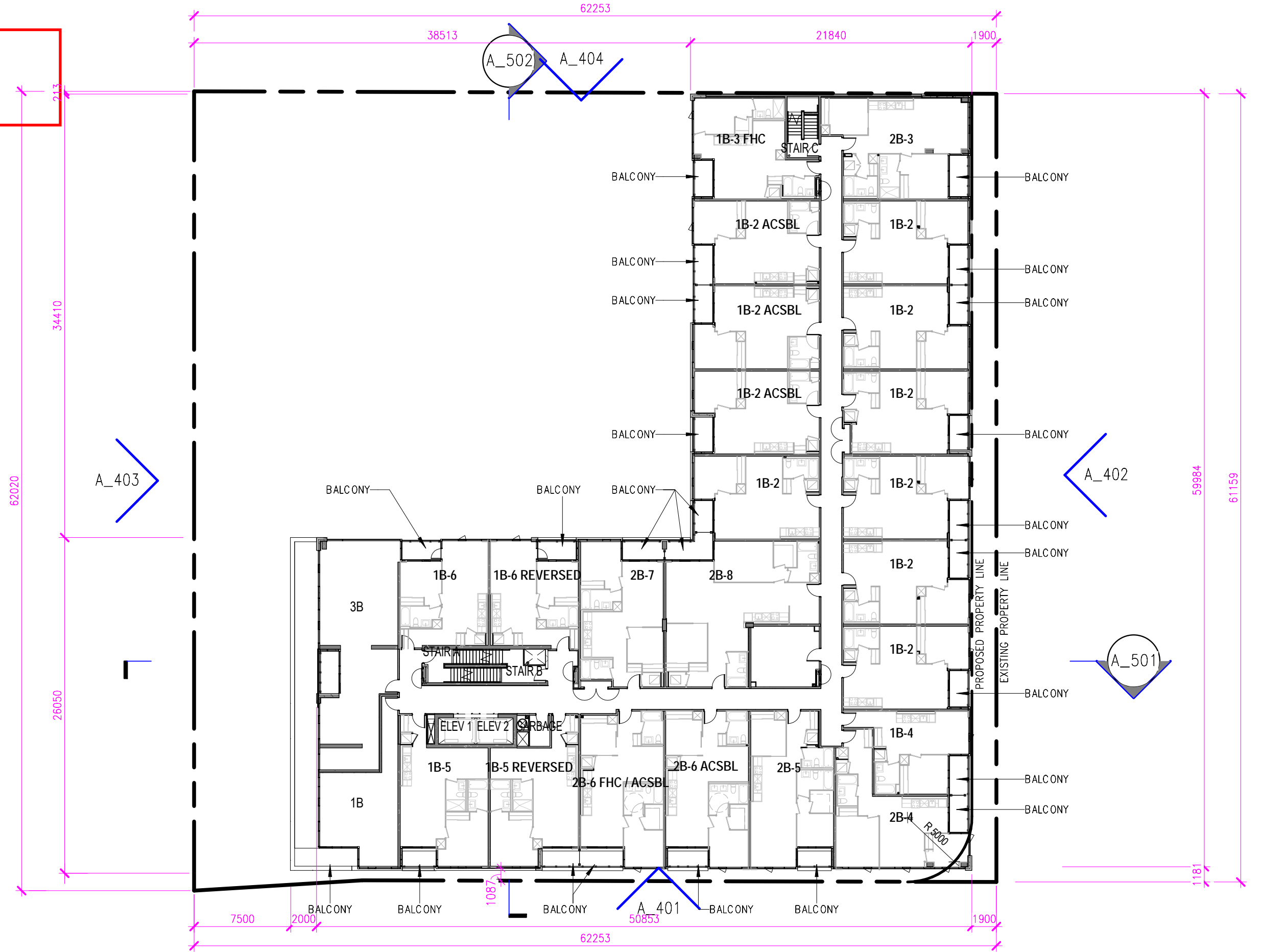
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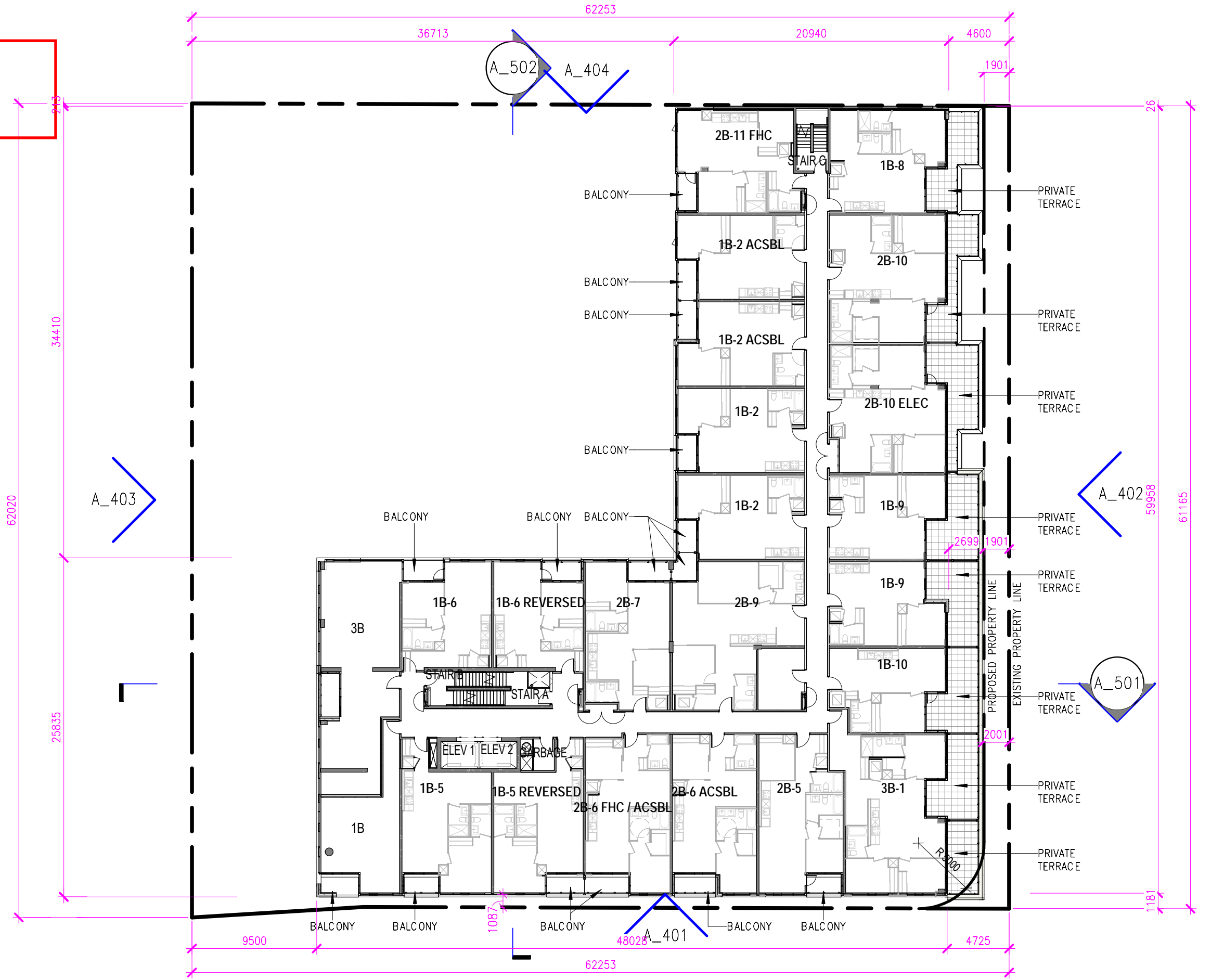
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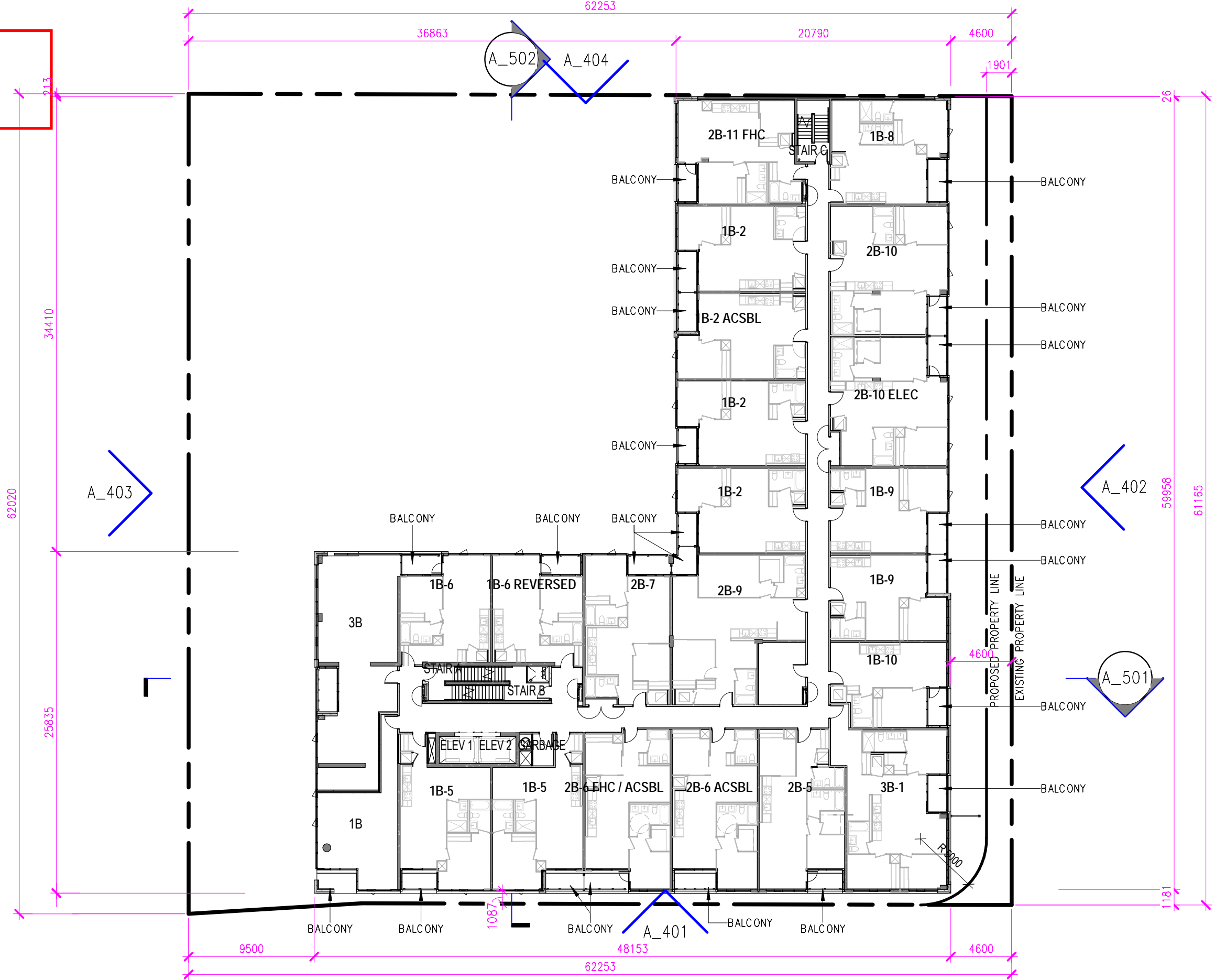
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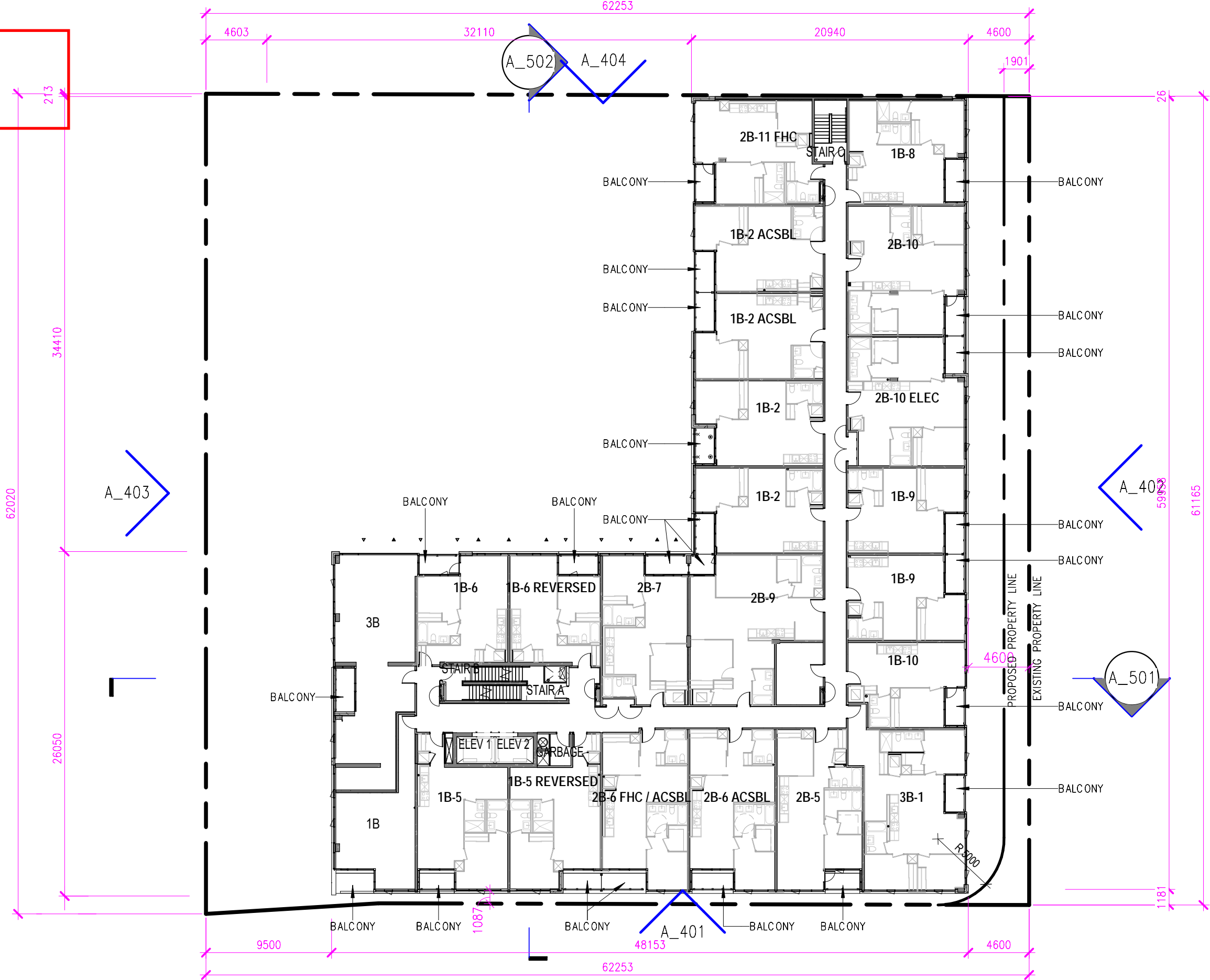
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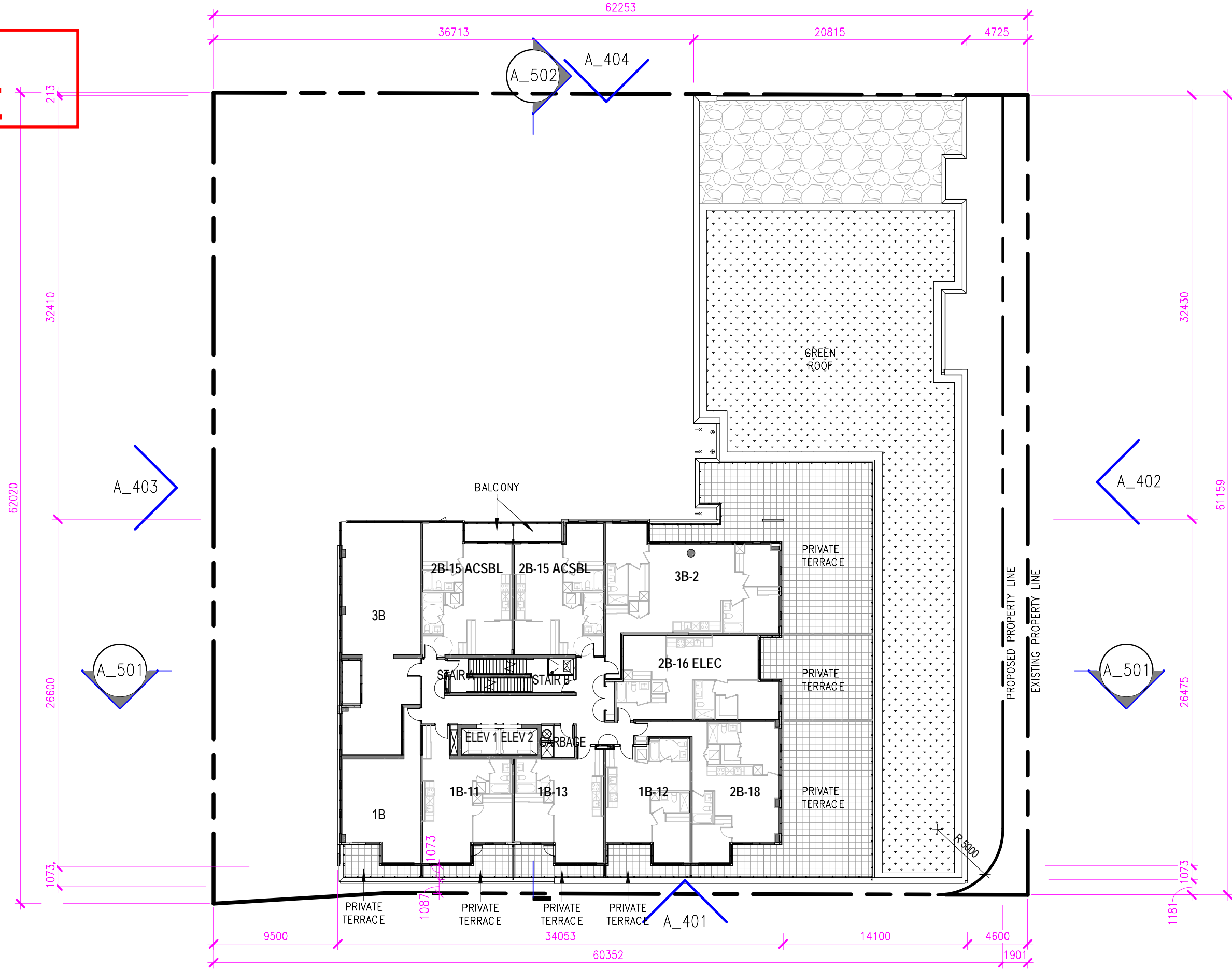
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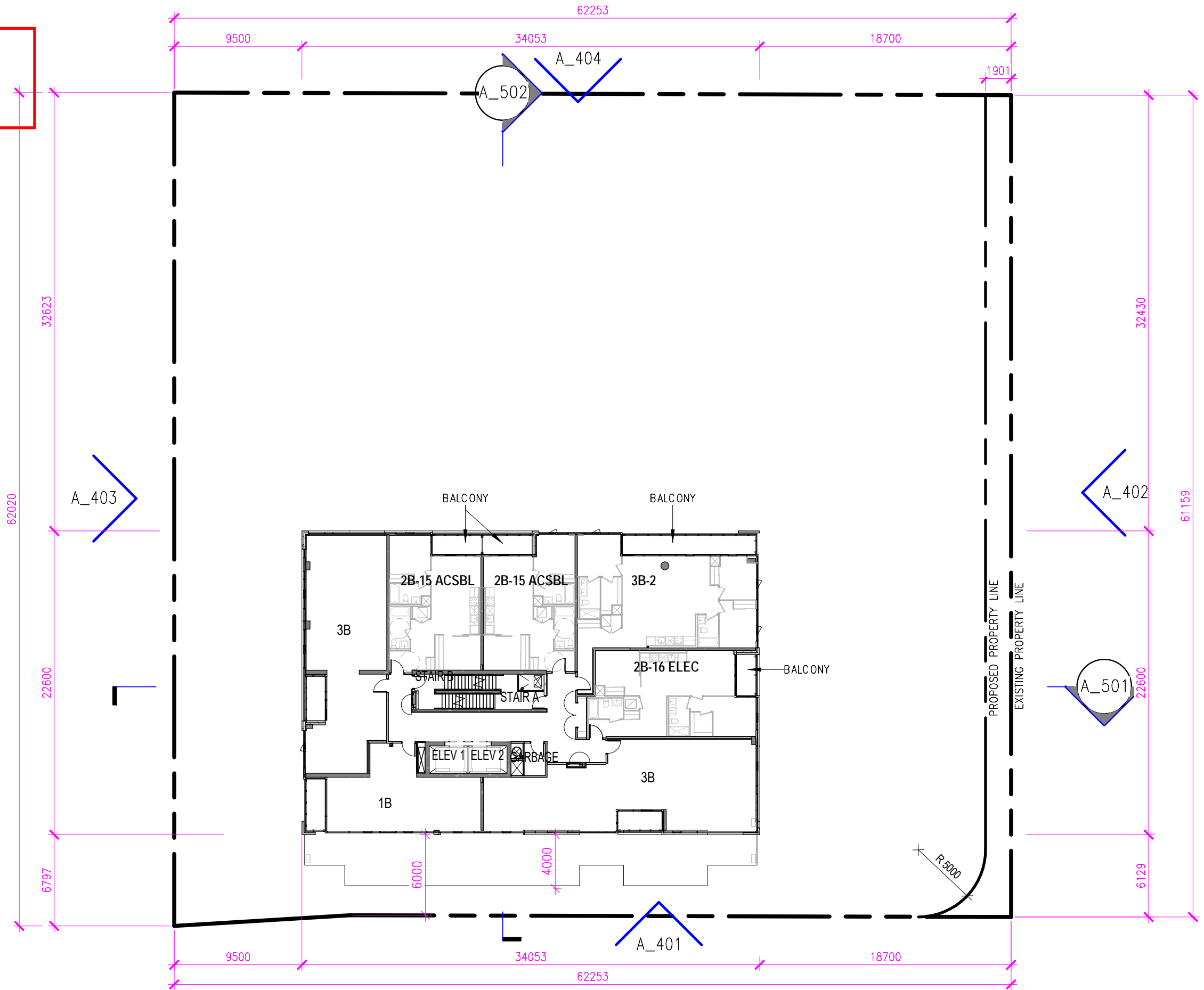
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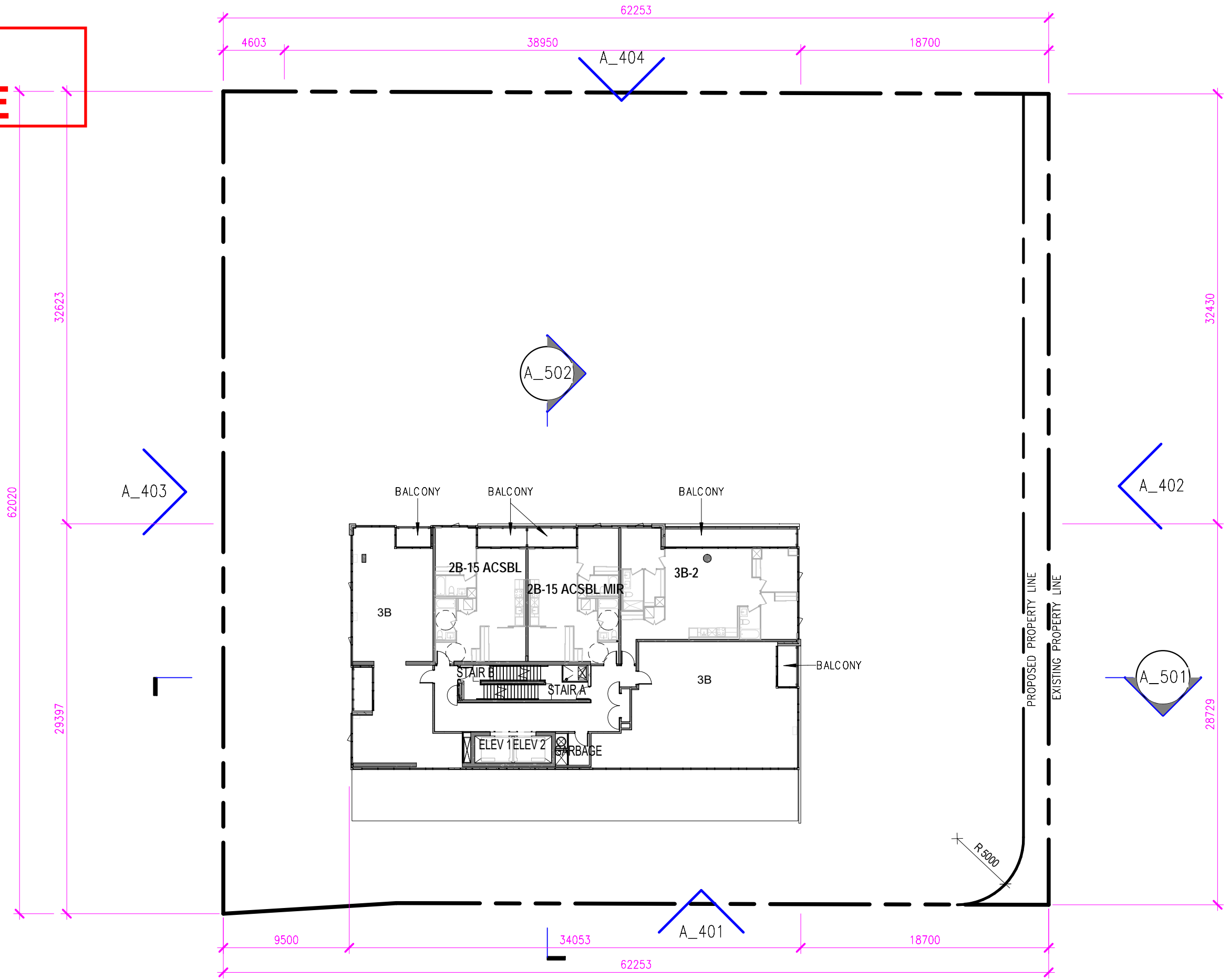
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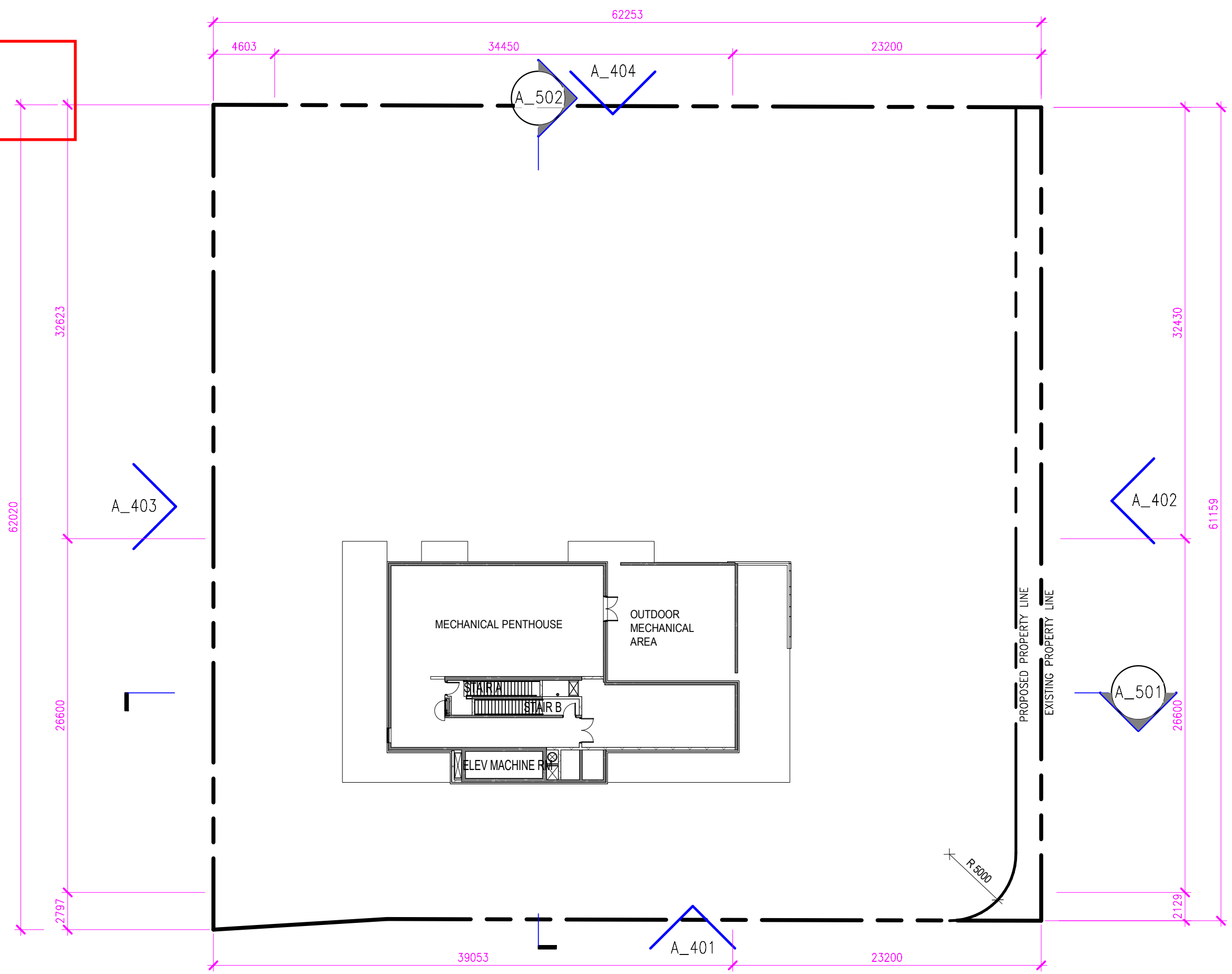
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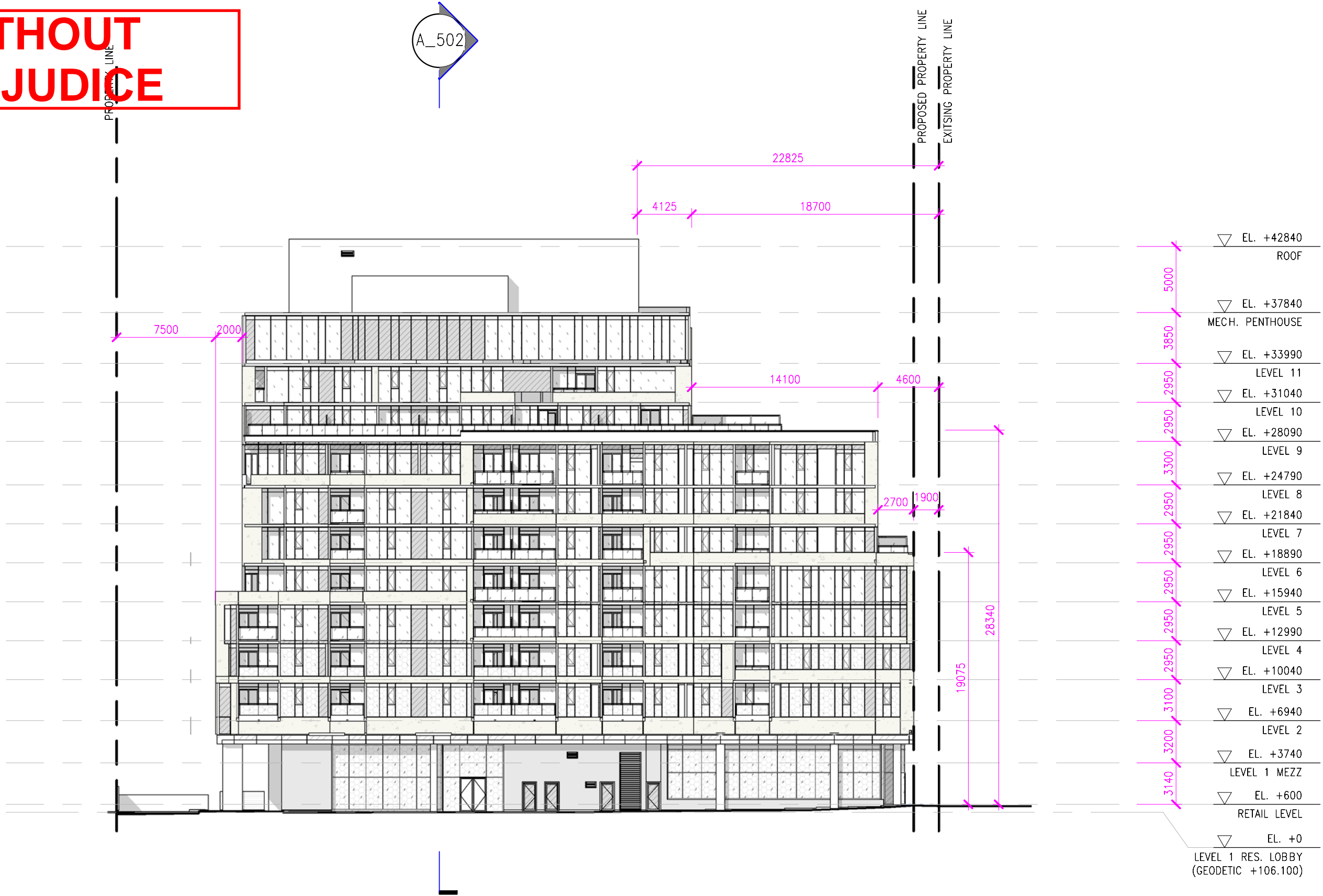


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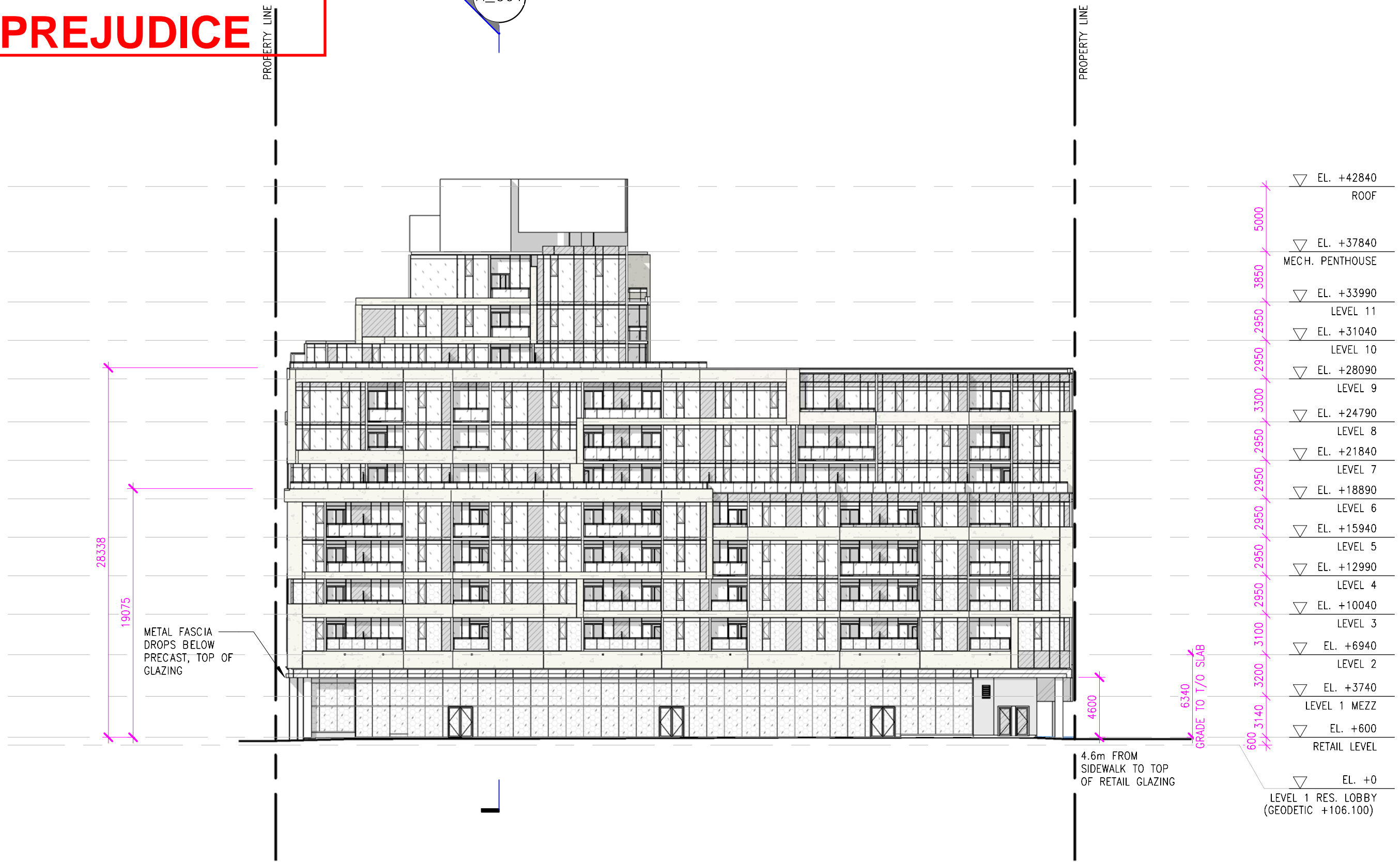
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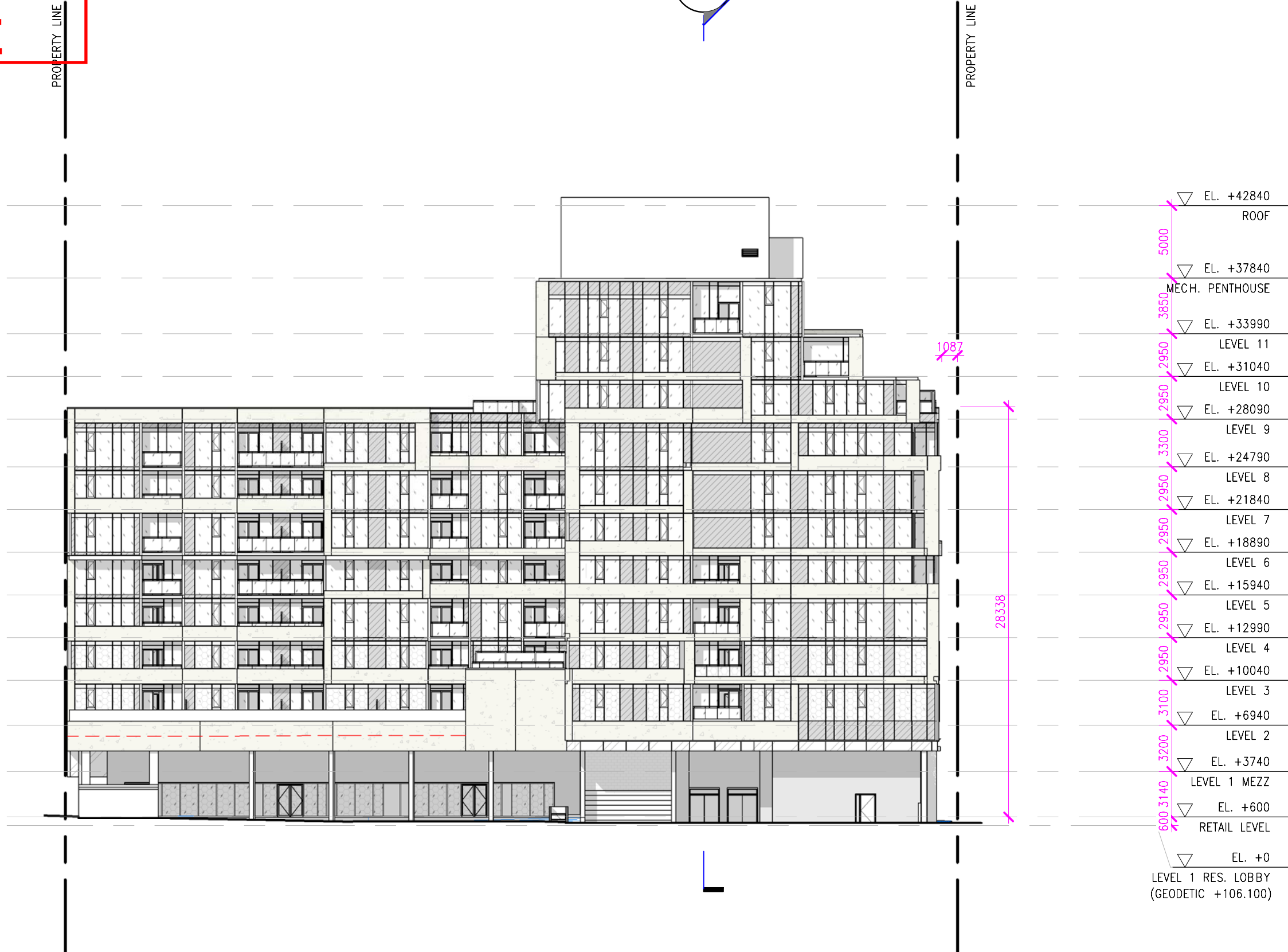
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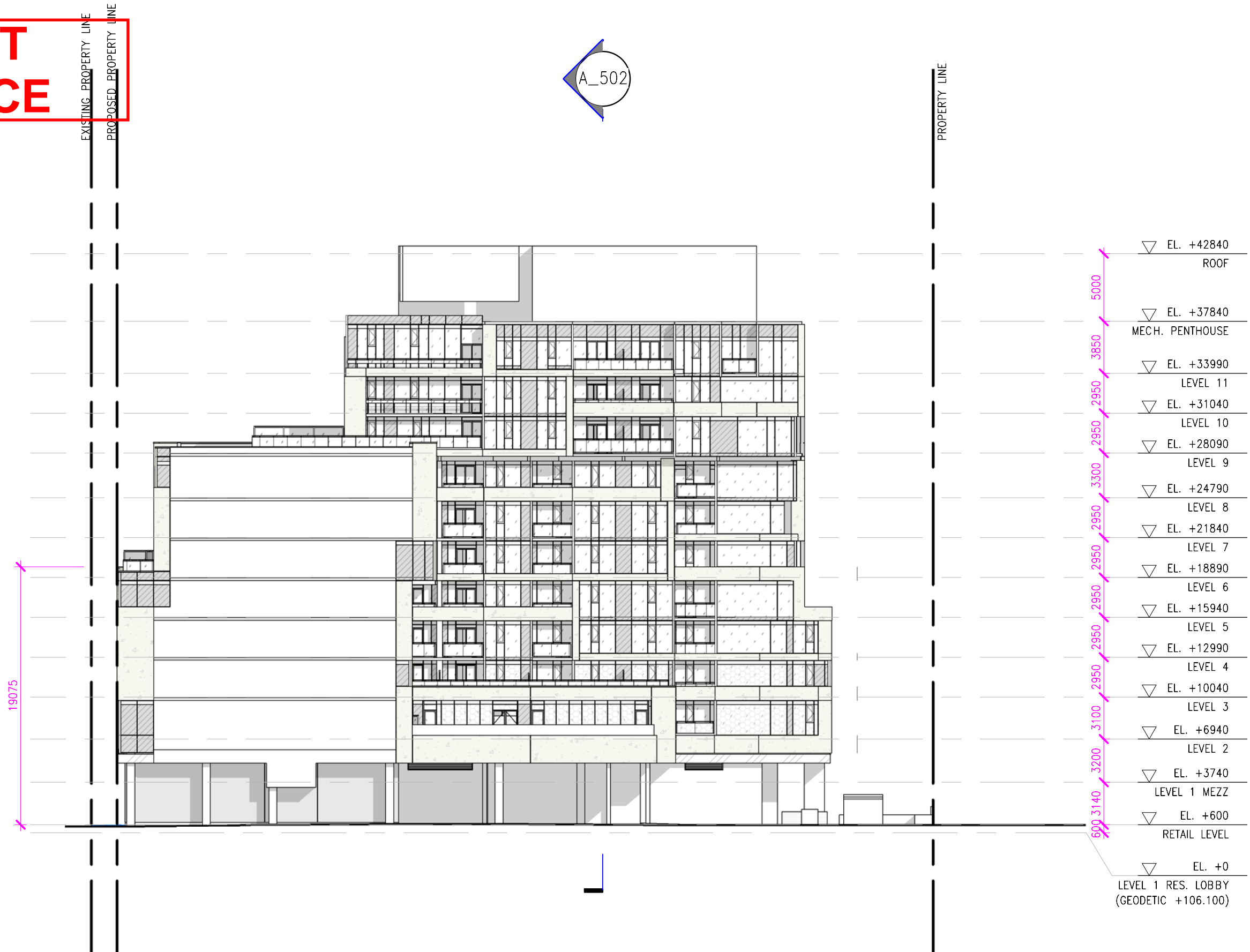
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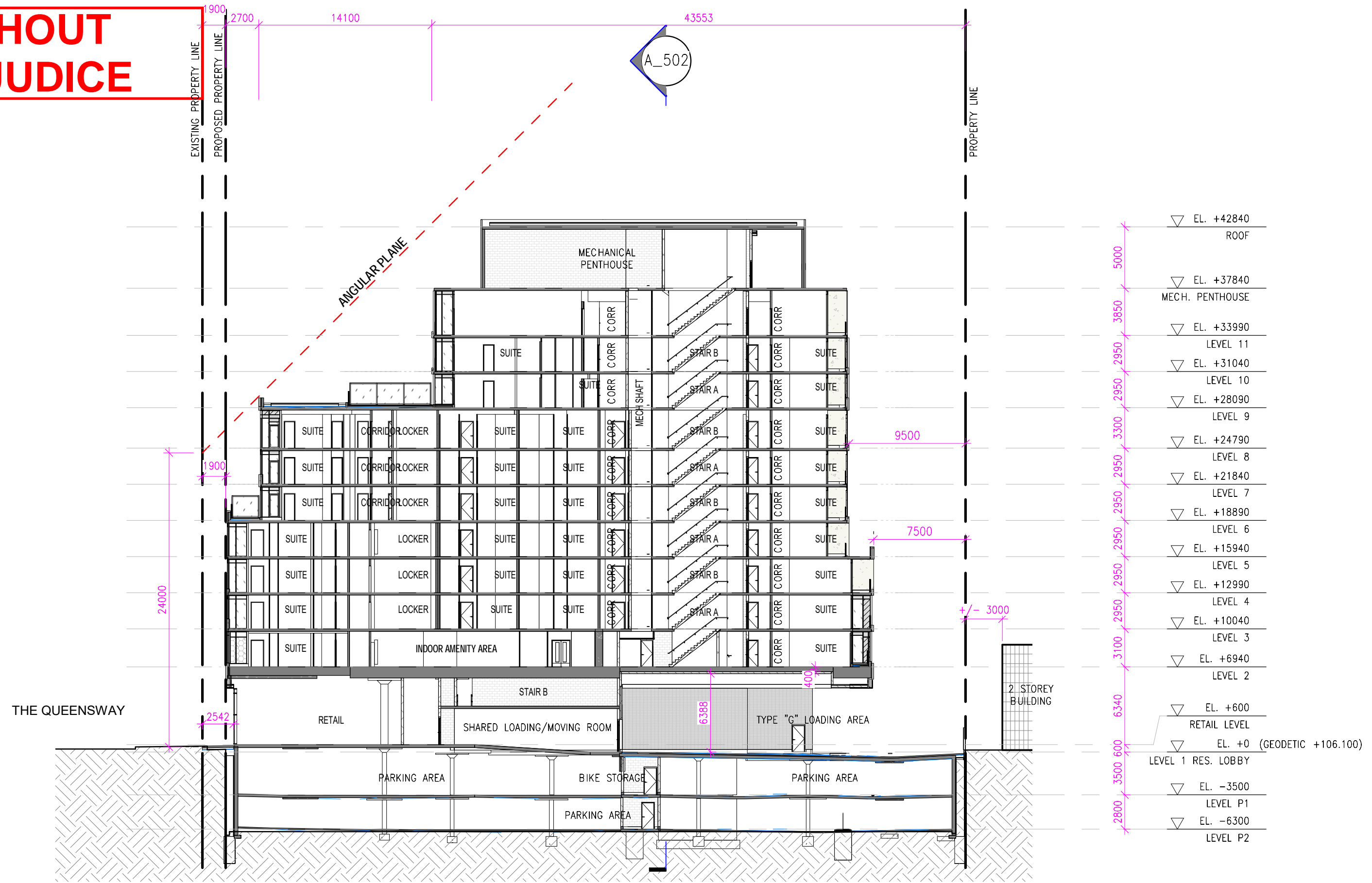
▽ EL. +42840	ROOF
▽ EL. +37840	MECH. PENTHOUSE
▽ EL. +33990	LEVEL 11
▽ EL. +31040	LEVEL 10
▽ EL. +28090	LEVEL 9
▽ EL. +24790	LEVEL 8
▽ EL. +21840	LEVEL 7
▽ EL. +18890	LEVEL 6
▽ EL. +15940	LEVEL 5
▽ EL. +12990	LEVEL 4
▽ EL. +10040	LEVEL 3
▽ EL. +6940	LEVEL 2
▽ EL. +3740	LEVEL 1 MEZZ
▽ EL. +600	RETAIL LEVEL
▽ EL. +0	LEVEL 1 RES. LOBBY (GEODETIC +106.100)

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A_502



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PROPERTY LINE

60245

A_501

VARIES

PROPERTY LINE

ANGULAR PLANE



▽ EL. +42840	ROOF
▽ EL. +37840	MECH. PENTHOUSE
▽ EL. +33990	LEVEL 11
▽ EL. +31040	LEVEL 10
▽ EL. +28090	LEVEL 9
▽ EL. +24790	LEVEL 8
▽ EL. +21840	LEVEL 7
▽ EL. +18890	LEVEL 6
▽ EL. +15940	LEVEL 5
▽ EL. +12990	LEVEL 4
▽ EL. +10040	LEVEL 3
▽ EL. +6940	LEVEL 2
▽ EL. +3740	LEVEL 1 MEZZ
▽ EL. +600	RETAIL LEVEL
▽ EL. +0	LEVEL 1 RES. LOBBY (GEODETIC +106.100)
▽ EL. -3500	LEVEL P1
▽ EL. -6300	LEVEL P2

PLASTICS AVE



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

859 Queensway

17-108
Proj No

Phase

1 : 300
Scale

2021.03.25
Date

A_502

BUILDING SECTION - EAST/WEST