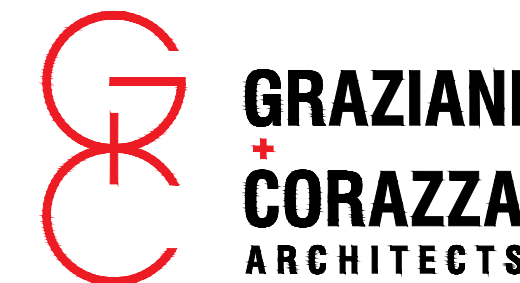




# 245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST

TORONTO, ONTARIO

HIA Settlement Resubmission: January 15, 2021



**ARQUITECTONICA**

**ARCHITECT**

GRAZIANI + CORAZZA ARCHITECTS INC.  
1320 SHAWSON DRIVE, SUITE 100  
MISSISSAUGA, ONTARIO  
L4W 1C3  
905.795.2601  
905.795.2844  
bgraziani@gc-architects.com

**FACADE DESIGN ARCHITECT**

ARQUITECTONICA  
104 FIFTH AVENUE, 6TH FLOOR  
NEW YORK, NEW YORK, UNITED STATES  
10011  
T. 212.254.2700 EXT. 2017  
joh@arquitectonica.com

**LANDSCAPE ARCHITECT**

THE PLANNING PARTNERSHIP  
1255 BAY STREET, SUITE 500  
TORONTO, ONTARIO  
M5R 2A9  
T. 416.975.1556 EXT. 273  
tcrawford@planpart.ca

**ENVIRONMENTAL**

EQ BUILDING PERFORMANCE INC.  
675 KING STREET, SUITE 204  
TORONTO, ONTARIO  
M5V 1M9  
T. 416.645.1186 EXT. 2983  
smenard@eqbuilding.com

**GEOTECHNICAL**

EXP SERVICES INC.  
220 COMMERCE VALLEY DR. W, SUITE 110  
MARKHAM, ONTARIO  
L3T 0A8  
T. 905.695.3217  
leo.chui@exp.com

**HERITAGE ARCHITECT**

ERA ARCHITECTS INC.  
625 CHURCH STREET, SUITE 600  
TORONTO, ONTARIO  
M4Y 2G1  
T. 416.963.4497 EXT.356  
F. 416.963.8761  
AnnabelV@eraarch.ca

**PLANNER**

BOUSFIELDS  
3 CHURCH STREET, SUITE 200  
TORONTO, ONTARIO  
M5E 1M2  
416.947.9744 EXT.261  
416.947.0781  
callan@bousfields.ca

**LIGHTING**

CONSULLUX  
2255 SHEPPARD AVENUE, EAST SUITE, E-331  
TORONTO, ONTARIO  
M2J 4Y1  
T. 416.497.3111 EXT. 236  
ion.luh@consullux.ca

**SITE SERVICES**

WSP  
100 COMMERCE VALLEY DRIVE WEST  
THORNHILL, ONTARIO  
L3T 0A1  
T. 289.982.4125  
Chris.Koerth@wsp.com

**STRUCTURAL**

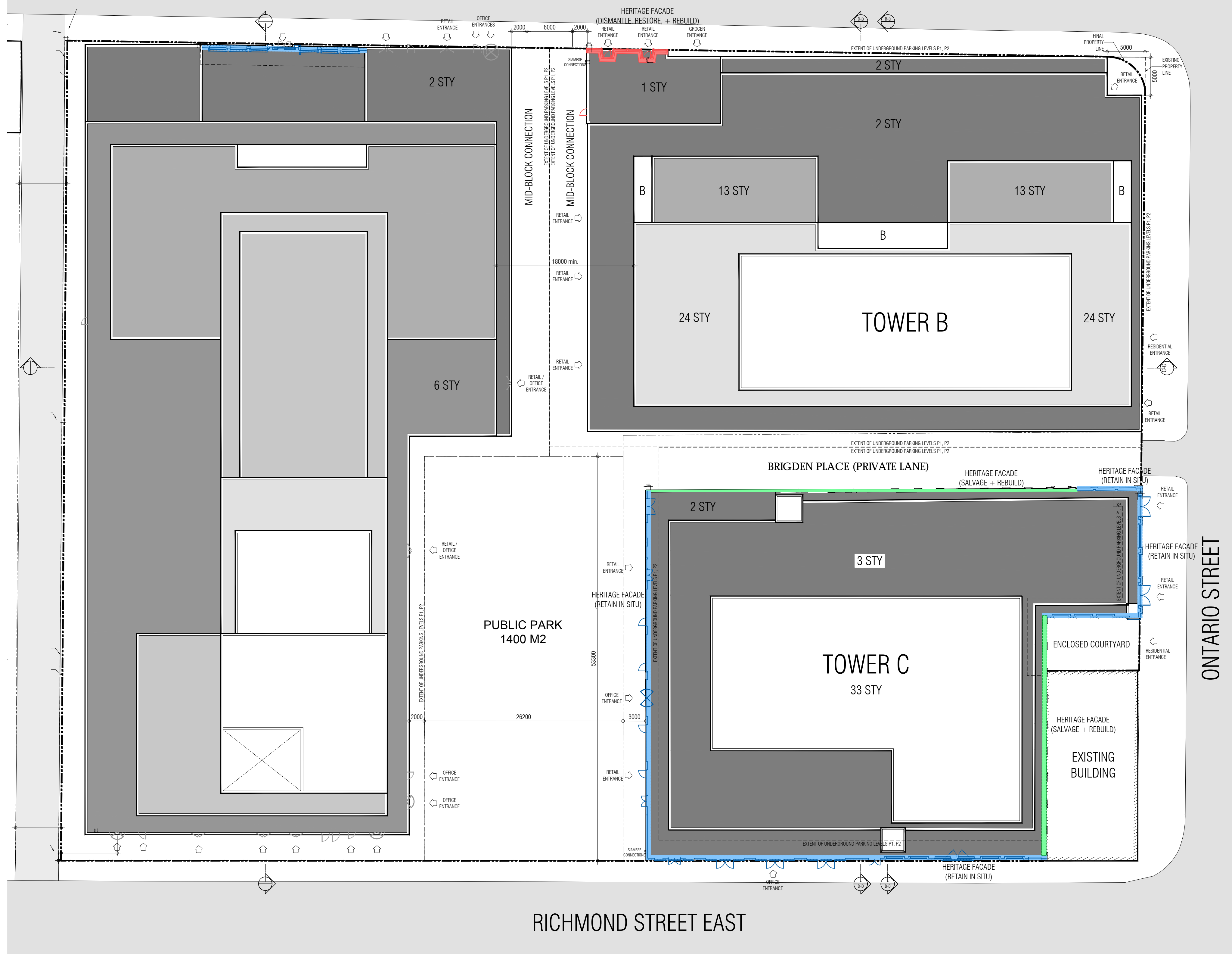
READ JONES CHRISTOFFERSEN LTD.  
100 UNIVERSITY AVENUE, SUITE 400  
TORONTO, ONTARIO  
M5J 1V6  
T. 647.792.0728  
dsnodgrass@rjc.ca

**TRAFFIC**

BA CONSULTING GROUP LTD.  
45 ST. CLAIR AVENUE WEST  
TORONTO, ONTARIO  
M4V 1K9  
T. 416.961.7110 EXT.145  
hall@bagroup.com



# QUEEN STREET EAST



1661.18 - Project Statistics - 245-261 QUEEN ST E, 348-354 RICHMOND ST E, 88-116 ONTARIO ST, #12 BRIGDEN PLACE					
	REQUIRED PERMITTED	TOWER A	TOWER B	TOWER C	TOTAL
<b>01. Site Area (m<sup>2</sup>)</b>					
Public Park			13,529		14,929
<b>02. F.S.I.</b>			1,400		
			9.20		
<b>03. Above Grade G.C.A. (m<sup>2</sup>)</b>		65365	43124	40082	148571
<b>04. Above Grade G.F.A. (m<sup>2</sup>)</b> (By Law 569-2013)					
Retail	10246 max.	2382	5542	1692	9616
Residential	100002 max.	30598	34408	26759	91764
Rental Replacement and Live / Work	5042 min.	5044			5044
Office	29705 min.	22507	0	7973	30480
Service	240	240	0	0	240
<b>Total</b>	<b>139953 max.</b>	<b>60771</b>	<b>39950</b>	<b>36424</b>	<b>136905</b>
<b>05. Unit Count</b>					
Bachelor		10	0	0	10
1B	50%	217	261	196	674
2B	40%	146	116	84	346
3B	10%	59	63	84	206
Live / Work		14			14
<b>Total</b>		<b>446</b>	<b>440</b>	<b>364</b>	<b>1250</b>
<b>06. Barrier Free Unit Count</b>					
1B	15%	33	39	29	101
2B	15%	22	17	13	52
3B	15%	9	9	13	31
<b>Total</b>		<b>63</b>	<b>66</b>	<b>55</b>	<b>184</b>
<b>07. Parking Count</b>					
Retail	1 / 100m <sup>2</sup>				
Residential	0.2 / unit				
Visitor	0.1 / unit	264	190	140	594
Office	0.35 / 100m <sup>2</sup>				
<b>Total</b>					
<b>08. Bike Parking Count</b>					
Retail		16	15	13	44
Residential		448	440	365	1253
Office		200	21	35	256
Grocer			21		21
<b>Total</b>		<b>664</b>	<b>476</b>	<b>413</b>	<b>1553</b>
<b>09. Amenity (m<sup>2</sup>)</b>					
Indoor	2 m <sup>2</sup> / unit	864	880	728	2472
Outdoor	1.7 m <sup>2</sup> / unit	864	880	728	2472
<b>10. Building Height</b>					
		25 STY	24 STY	33 STY	
		88 m	82.7 m	112 m	

### LIST OF DRAWINGS

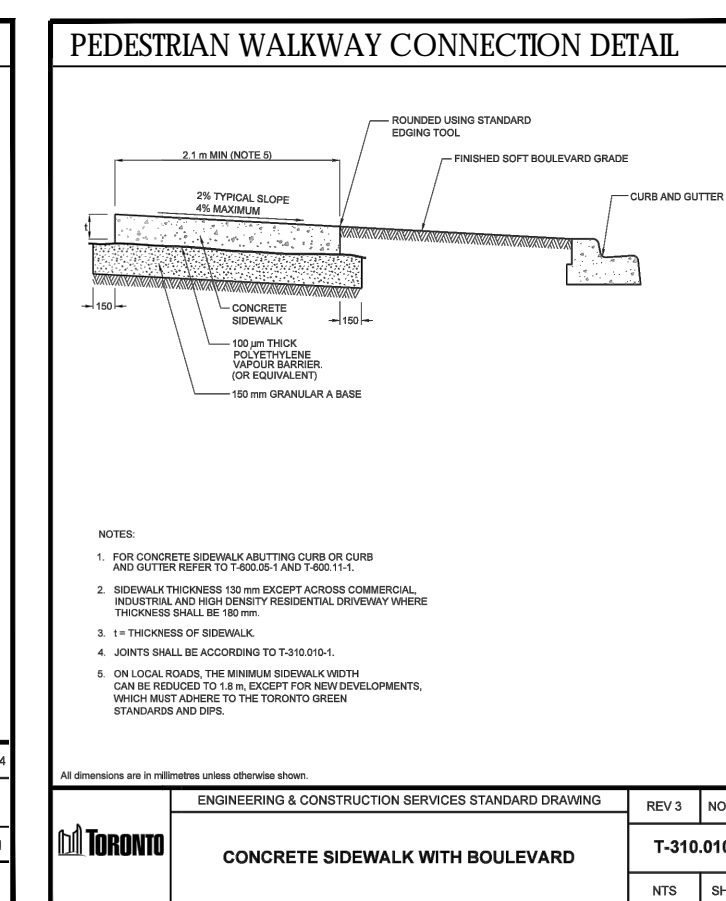
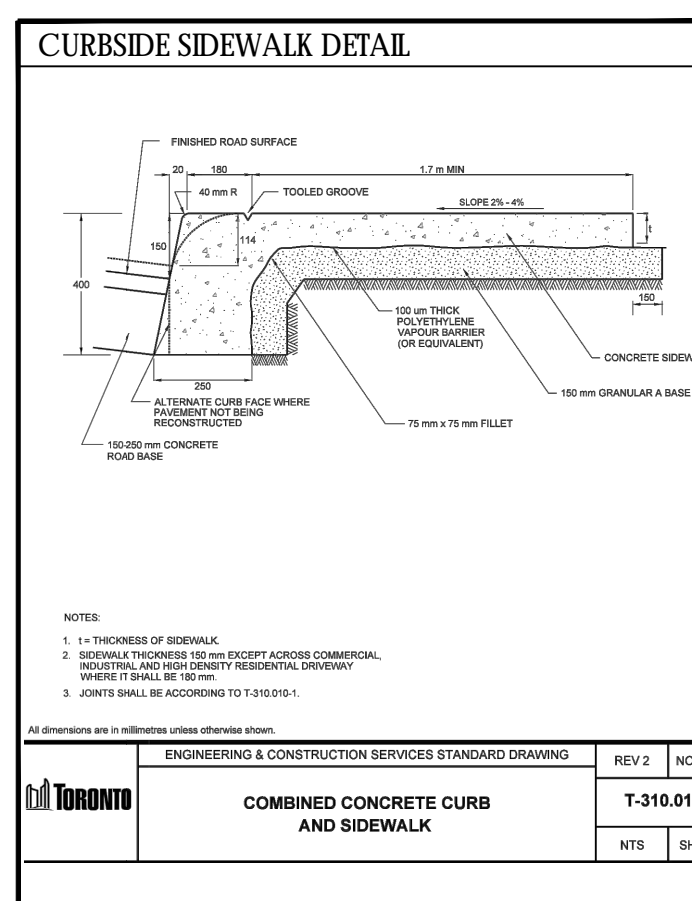
A.101 - Site Plan and Project Statistics	A.401 - Rendered North Elevation
A.102 - Context Plan	A.402 - Rendered East Elevation
A.201 - P2 Underground Plan	A.403 - Rendered South Elevation
A.202 - P1 Underground Plan	A.404 - Rendered West Elevation
A.301 - Ground Floor Plan	A.501 - Section A-A
A.302 - 2nd Floor Plan	A.502 - Section B-B
A.303 - 3rd Floor Plan	A.503 - Section C-C
A.304 - 4th Floor Plan	A.601 - North East Perspective
A.305 - 5th Floor Plan	A.602 - North West Perspective
A.306 - 6th Floor Plan	A.603 - South East Perspective
A.307 - 7th Floor Plan	A.604 - South West Perspective
A.307B - 7th Mezzanine Floor Plan	
A.308 - 8th Floor Plan	
A.309 - 9th Floor Plan	
A.310 - 10th to 12th Floor Plan	
A.311 - 13th Floor Plan	
A.312 - 14th to 18th Floor Plan	
A.313 - 19th Floor Plan	
A.314 - 20th Floor Plan	
A.315 - 21st to 24th Floor Plan	
A.316 - 25th Floor Plan	
A.317 - Mechanical Floor Plan	
A.318 - Roof Plan	

### TOPOGRAPHY

TOPOGRAPHY OF  
PART OF LOT 7, 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

**J.D. BARNES LTD.**  
J.D. BARNES LTD.  
411 RICHMOND STREET EAST, SUITE 107, TORONTO, ONTARIO M5A 3S5  
Tel: (416) 368-3737 Fax: (416) 368-5308  
E-MAIL: info@jdbarnes.com



### GENERAL NOTES

- Three buildings proposed as defined in the Ontario Building Code.
- Be advised that should any party, including the applicant or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, Staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.
- All access driveways to be used by the collection vehicle will be level (+/- 8%), have a minimum vertical clearance of 4.4 meters throughout, a minimum 4.5 meters wide throughout and 6 meters wide at point of ingress and egress.
- Unit doors to exterior and interior access doors shown on A301.

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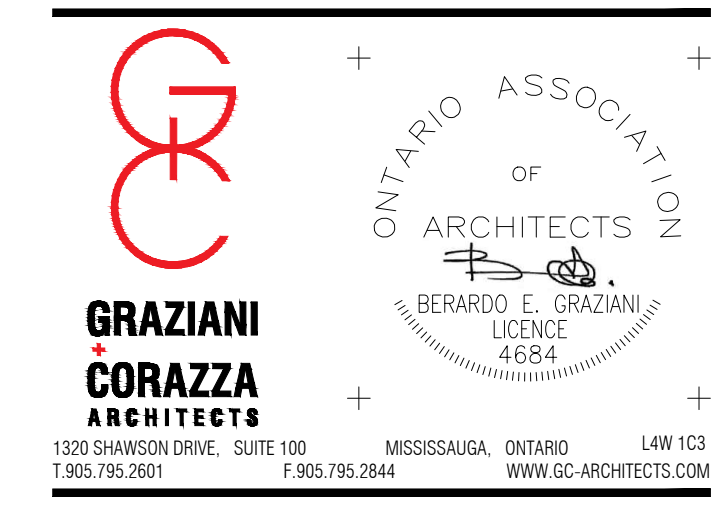
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FAÇADE DESIGN ARCHITECT  
**ARQUITECTONICA**  
104 FIFTH AVENUE, 6TH FLOOR  
NEW YORK, NEW YORK 10011, US  
T: 212.254.2700  
E: newyork@arquitectonica.com  
W: www.arquitectonica.com



RICHMOND RESIDENTIAL LIMITED PARTNERSHIP  
**QUEEN AND SHERBOURNE**  
245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
ASSISTANT DESIGNER: D.L.  
DRAWN BY: D.L./ A.Y.T.  
CHECKED BY: D.B.  
PLOT DATE: JAN. 14 2021  
JOB #: 1661.18

SITE PLAN AND PROJECT STATISTICS





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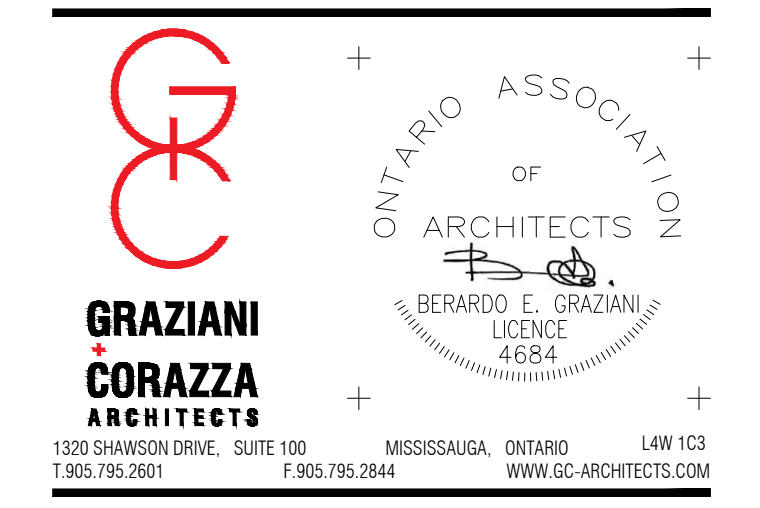
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**ARQUITECTONICA**

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 NEW YORK, NEW YORK 10011, US  
 T: 212.254.2700  
 E: newyork@arquitectonica.com  
 W: www.arquitectonica.com



RICHMOND RESIDENTIAL LIMITED PARTNERSHIP

**QUEEN AND SHERBOURNE**

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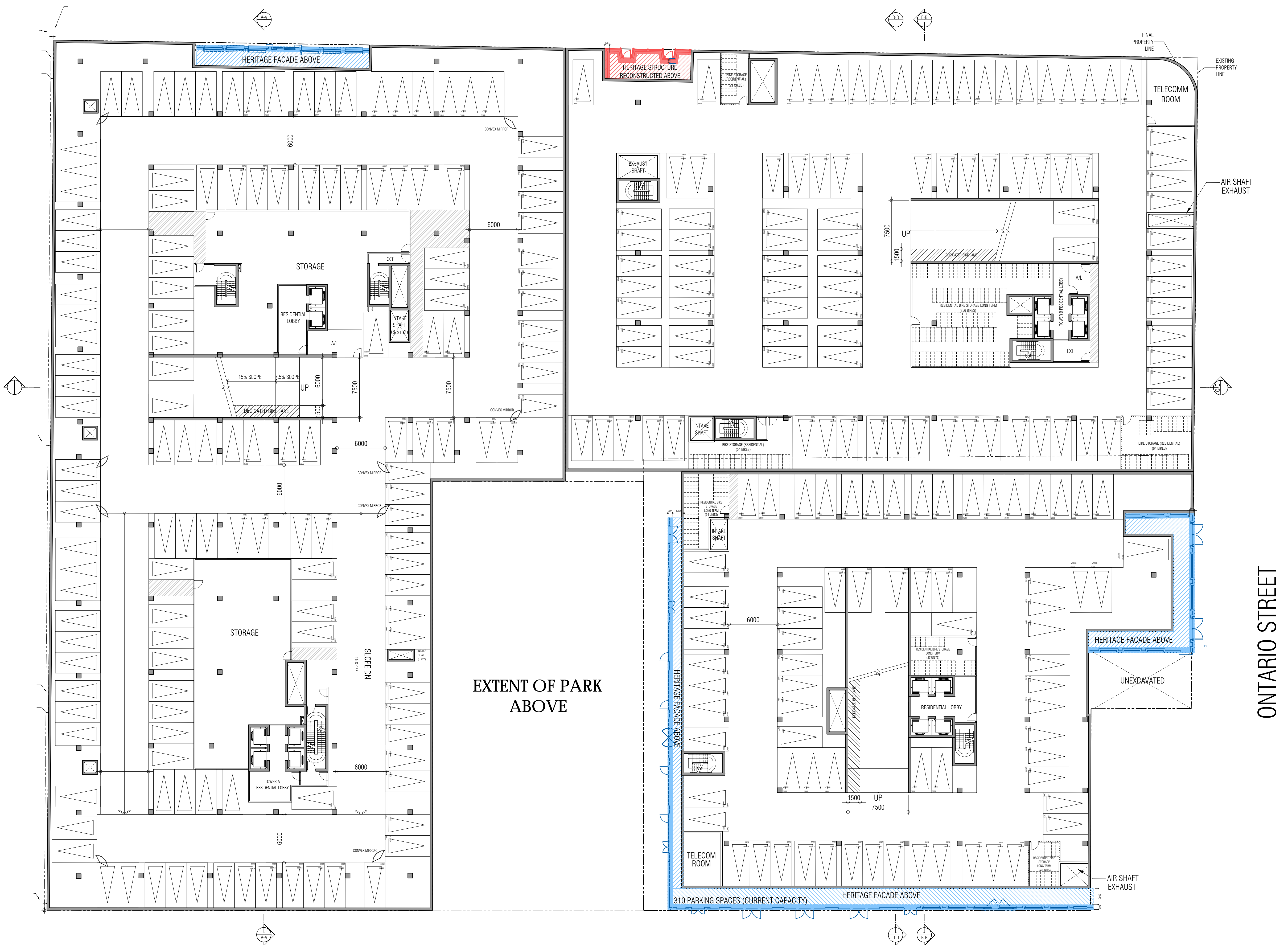
CONTEXT PLAN

1:400 A102

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QUEEN STREET EAST



RICHMOND STREET EAST

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 NEW YORK, NEW YORK 10011, US  
 T: 212.254.2700  
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 W: www.arquitectonica.com

1320 SHAWAN DR. SUITE 100 MISSISSAUGA, ONTARIO L4W 1C3  
 T: 905.795.2841 F: 905.795.2844 WWW.GC-ARCHITECTS.COM

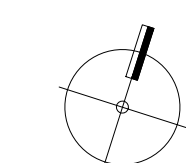
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**QUEEN AND SHERBOURNE**

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
 TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
 PLOT DATE: JAN. 14 2021  
 JOB #: 1661.18

P2 FLOOR PLAN



1:250

A201

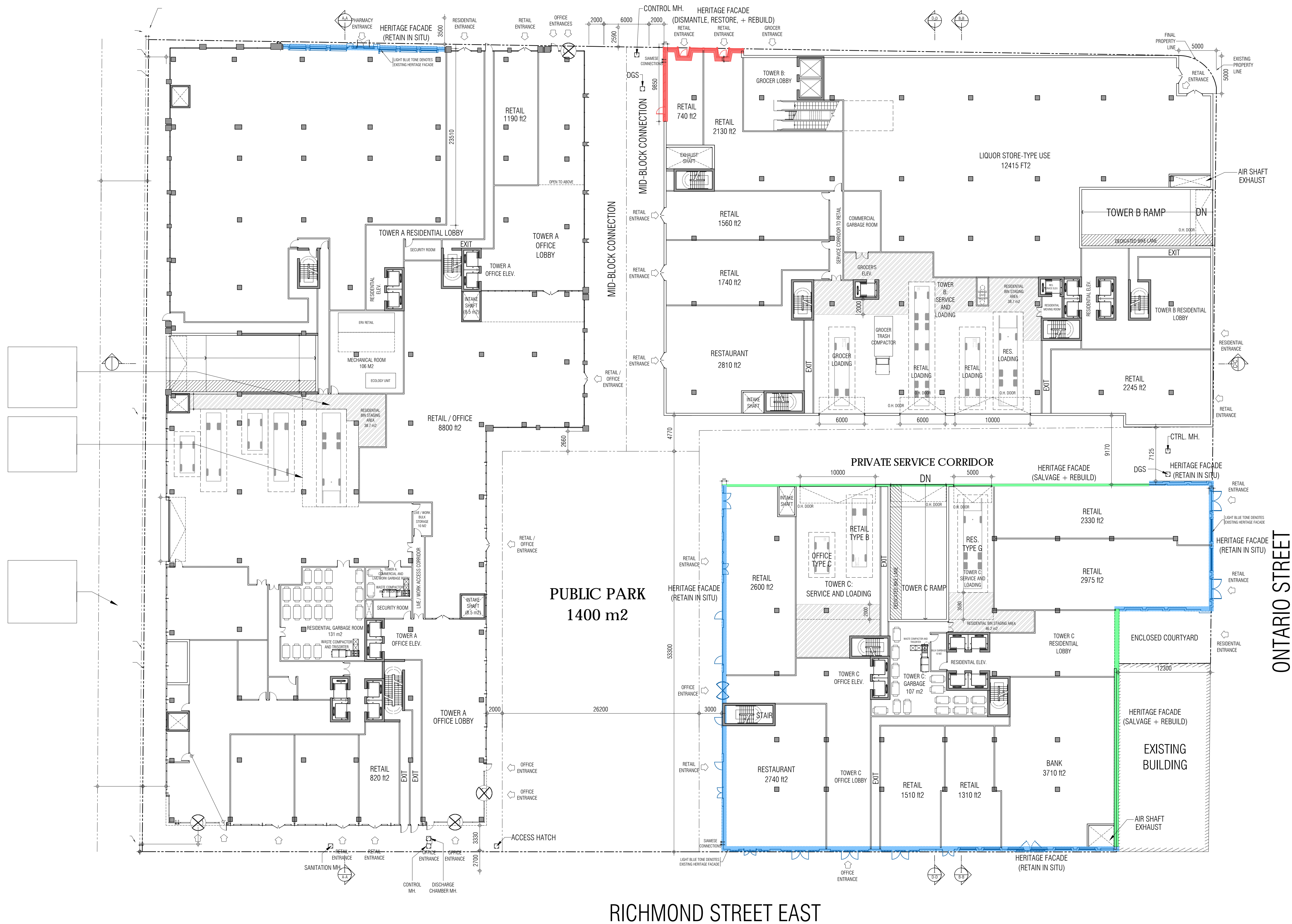
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# QUEEN STREET EAST



# RICHMOND STREET EAST

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 E: newyork@arquitectonica.com  
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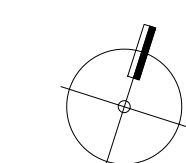
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 TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
 PLOT DATE: JAN.14.2021  
 JOB #: 1661.18

GROUND FLOOR PLAN



1:250

A301

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QUEEN STREET EAST



RICHMOND STREET EAST

ONTARIO STREET

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104 FIFTH AVENUE, 6TH FLOOR  
 NEW YORK, NEW YORK 10011, US  
 T: 212.254.2700  
 E: newyork@arquitectonica.com  
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**GRAZIANI CORAZZA ARCHITECTS**  
 1200 SHANNON DRIVE, SUITE 100 MISSISSAUGA, ONTARIO L4W 1C3  
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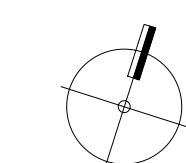
RICHMOND RESIDENTIAL LIMITED PARTNERSHIP

**QUEEN AND SHERBOURNE**

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2ND FLOOR PLAN



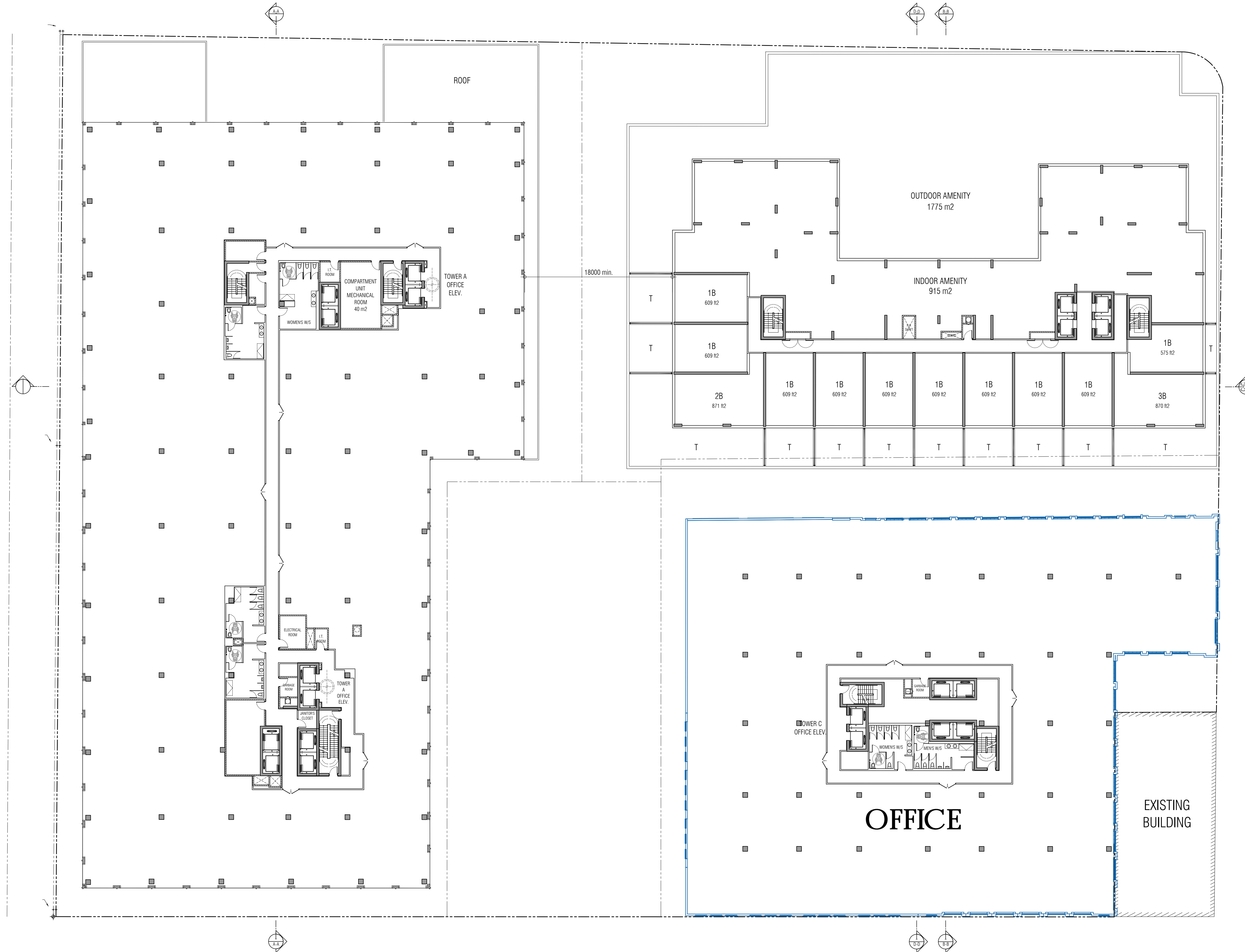
1:250

A302

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QUEEN STREET EAST



RICHMOND STREET EAST

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 T: 212.254.2700  
 E: newyork@arquitectonica.com  
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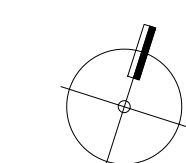
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**QUEEN AND SHERBOURNE**

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
 TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
 PLOT DATE: JAN.14.2021  
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3RD FLOOR PLAN



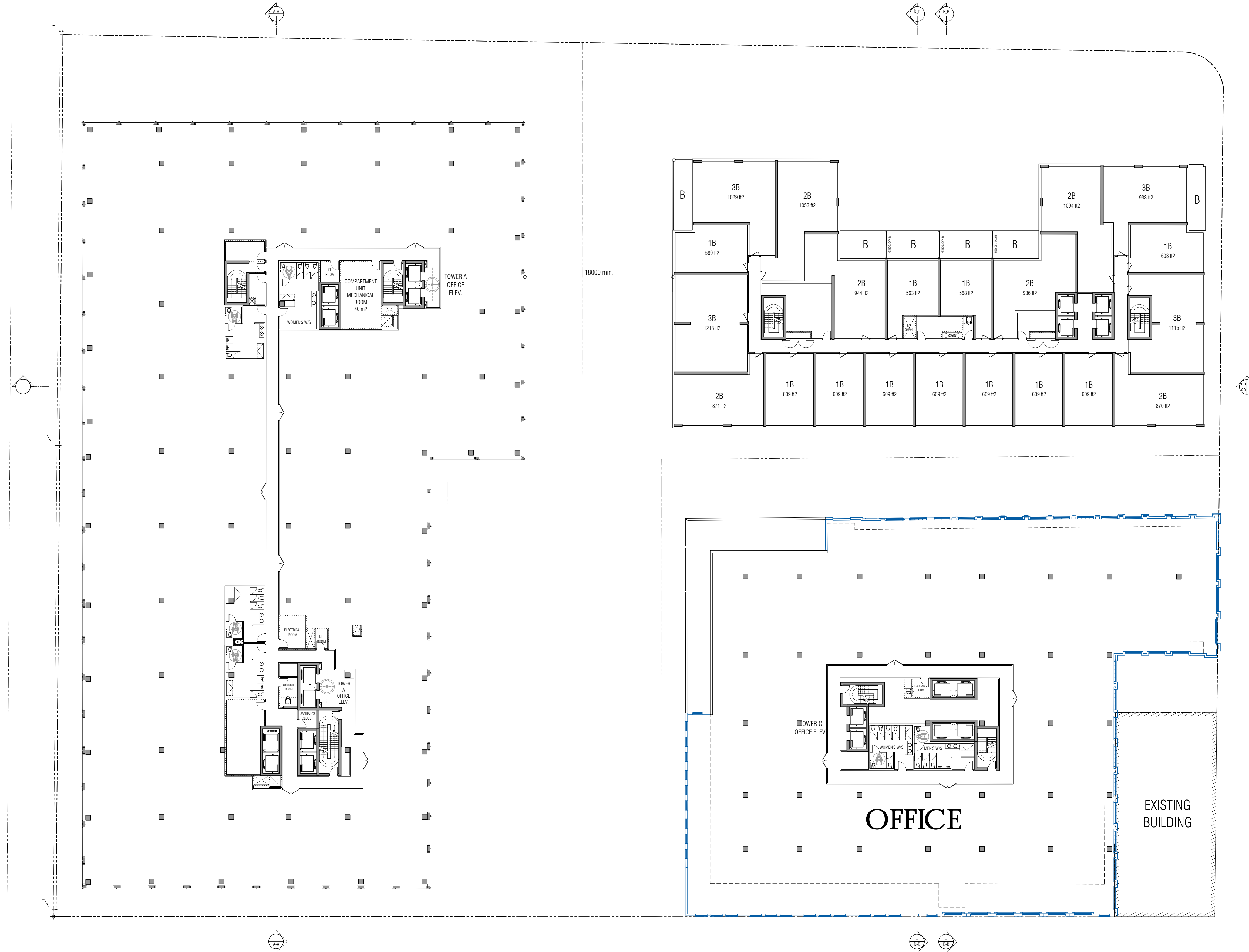
1:250

A303

TITLEBLOCK SIZE: 610 x 900



QUEEN STREET EAST



RICHMOND STREET EAST

ONTARIO STREET

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 T: 212.254.2700  
 E: newyork@arquitectonica.com  
 W: www.arquitectonica.com

**GRAZIANI CORAZZA ARCHITECTS**  
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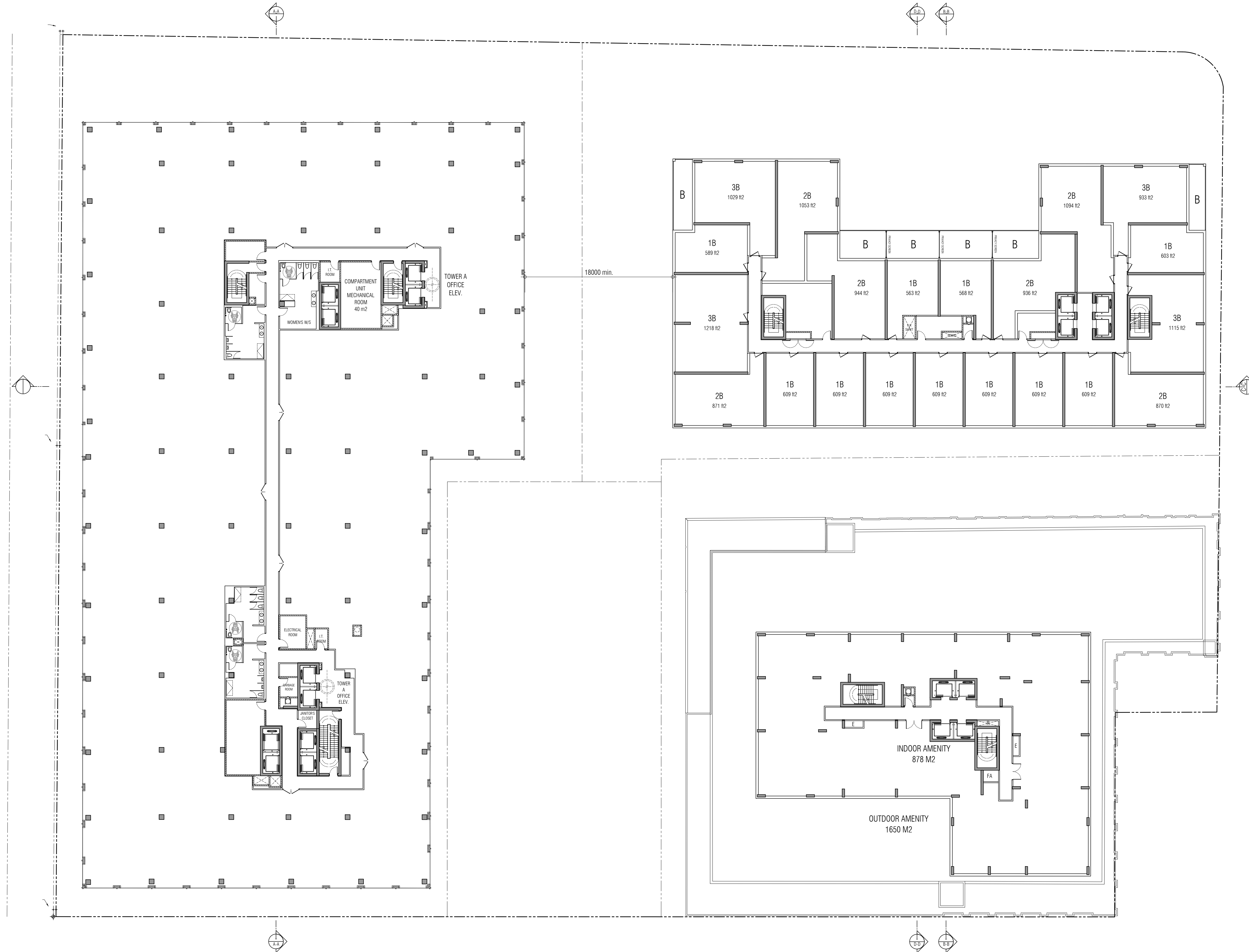
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**4TH FLOOR PLAN**

1:250 **A304**



QUEEN STREET EAST



RICHMOND STREET EAST

ONTARIO STREET

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 E: newyork@arquitectonica.com  
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5TH FLOOR PLAN

1:250 **A305**

TITLEBLOCK SIZE: 610 x 900



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 W: www.arquitectonica.com

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6TH FLOOR PLAN

1:250 **A306**

TITLEBLOCK SIZE: 610 x 900



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RICHMOND STREET EAST

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 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
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7TH FLOOR PLAN

1:250 **A307**

TITLEBLOCK SIZE: 610 x 900



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7TH MEZZANINE FLOOR PLAN



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 E: newyork@arquitectonica.com  
 W: www.arquitectonica.com

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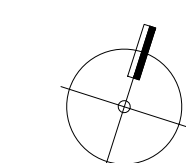
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 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
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8TH FLOOR PLAN



1:250

A308

TITLEBLOCK SIZE: 610 x 900



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 NEW YORK, NEW YORK 10011, US  
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 E: newyork@arquitectonica.com  
 W: www.arquitectonica.com

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ASSISTANT DESIGNER:	D.L.
DRAWN BY:	D.L./ A.Y.T.
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9TH FLOOR PLAN

TITLEBLOCK SIZE: 610 x 900



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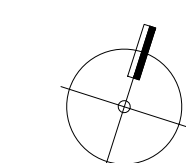
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**QUEEN AND SHERBOURNE**

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
 TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
 PLOT DATE: JAN.14.2021  
 JOB #: 1661.18

10TH - 12TH FLOOR PLAN



1:250

A310

TITLEBLOCK SIZE: 610 x 900



QUEEN STREET EAST

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 2. ISSUED FOR HIA RESUBMISSION JAN 15 2021



RICHMOND STREET EAST

ONTARIO STREET

FACADE DESIGN ARCHITECT

**ARQUITECTONICA**

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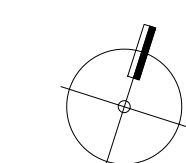


RICHMOND RESIDENTIAL LIMITED PARTNERSHIP

**QUEEN AND SHERBOURNE**  
 245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
 TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
 PLOT DATE: JAN. 14. 2021  
 JOB #: 1661.18

13TH FLOOR PLAN



1:250

A311

TITLEBLOCK SIZE: 610 x 900

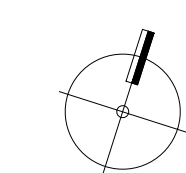
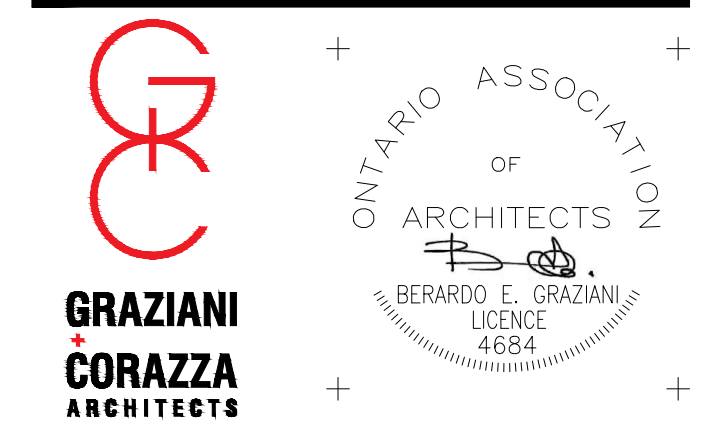


QUEEN STREET EAST



RICHMOND STREET EAST

ARQUITECTONICA



QUEEN STREET EAST

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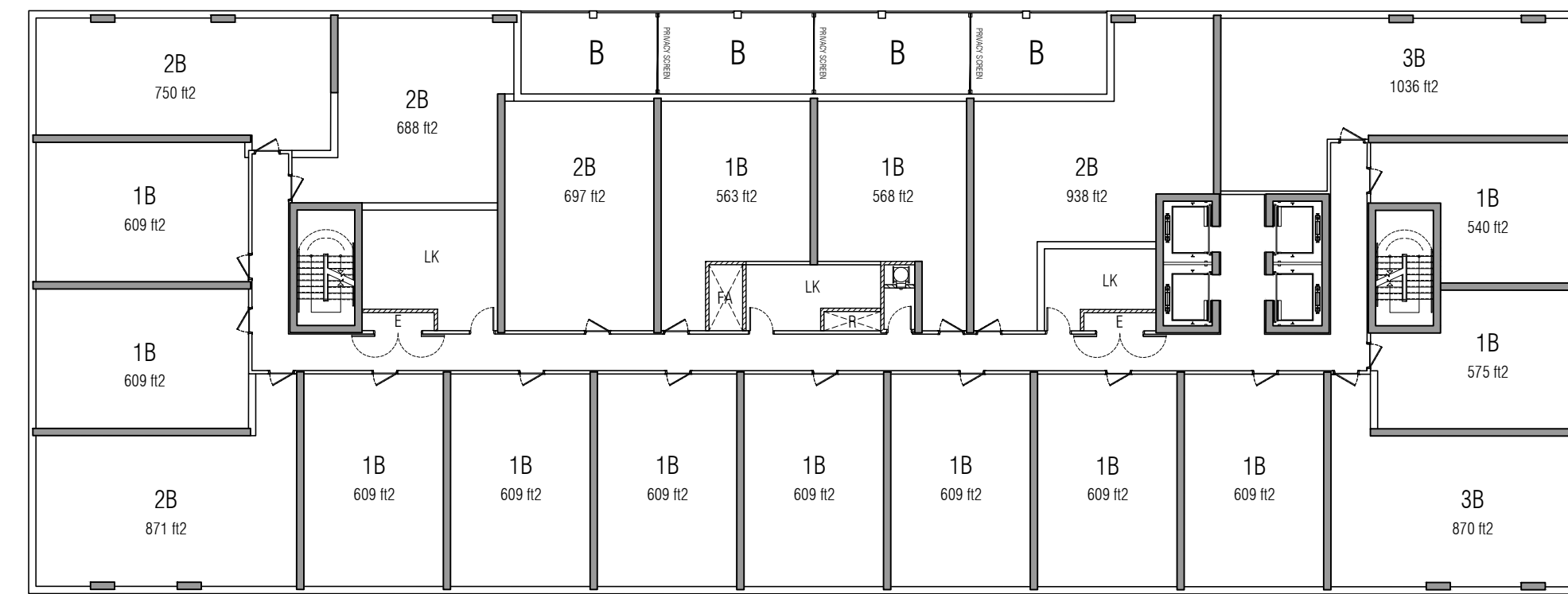
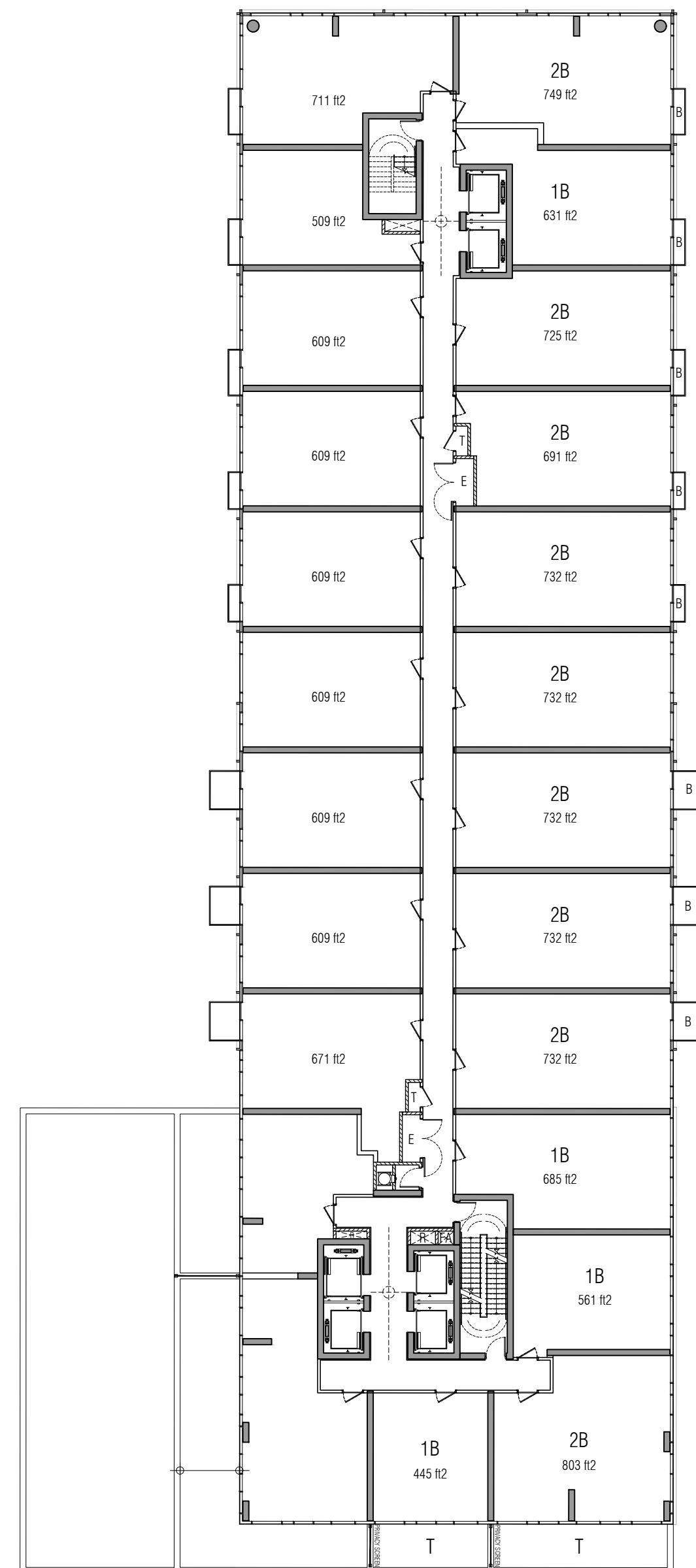
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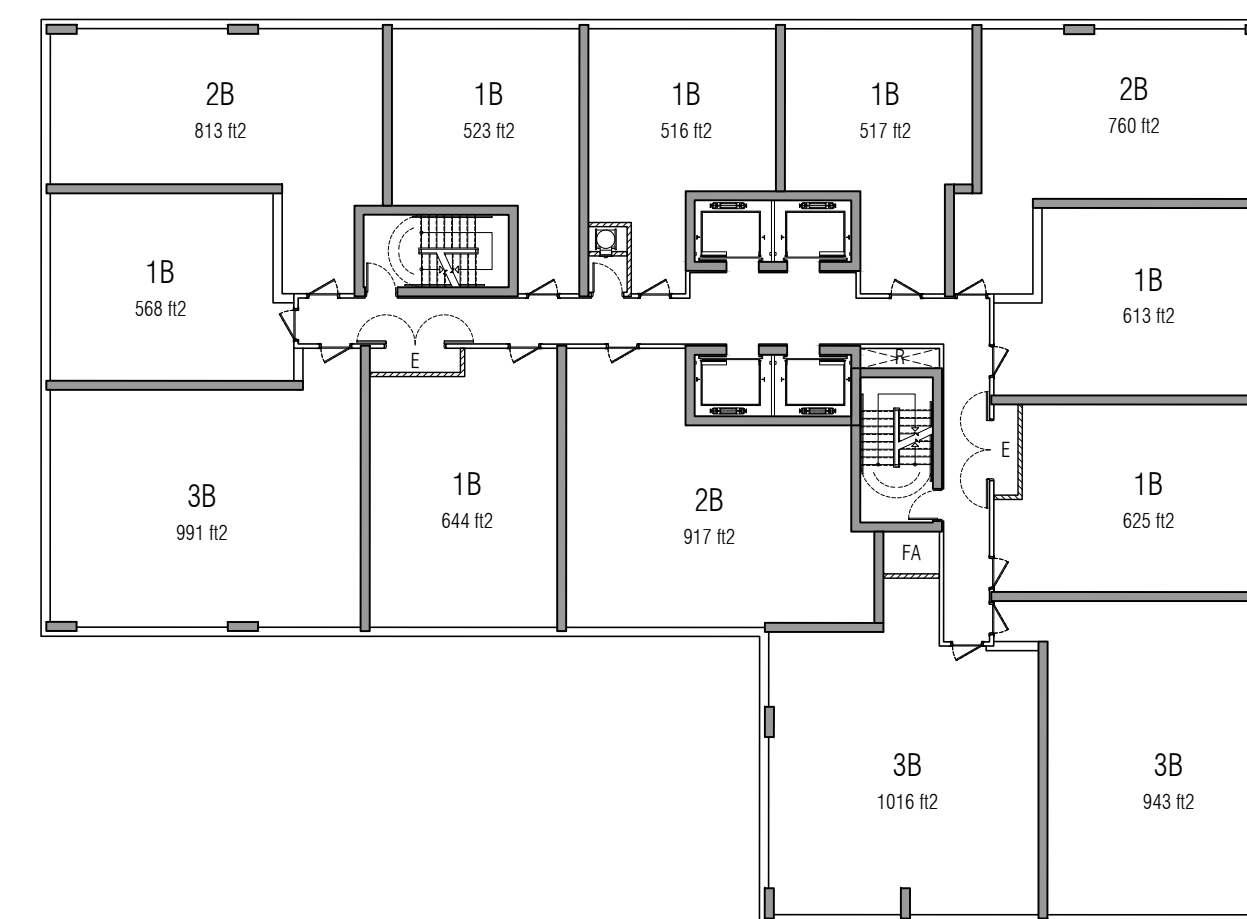
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1. ISSUED FOR SPA MAY16 2019  
2. ISSUED FOR HIA RESUBMISSION JAN 15 2021



TOWER B - 15TH -19TH FLOOR - 20 units / floor



TOWER C - 19TH FLOOR - 13 units

ONTARIO STREET

RICHMOND STREET EAST

FACADE DESIGN ARCHITECT

**ARQUITECTONICA**

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E: newyork@arquitectonica.com  
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LICENCE  
4684

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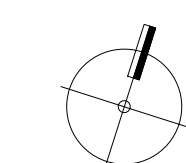
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**QUEEN AND SHERBOURNE**

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
ASSISTANT DESIGNER: D.L.  
DRAWN BY: D.L./ A.Y.T.  
CHECKED BY: D.B.  
PLOT DATE: JAN.14.2021  
JOB #: 1661.18

19TH FLOOR PLAN



1:250

A313

TITLEBLOCK SIZE: 610 x 900



QUEEN STREET EAST

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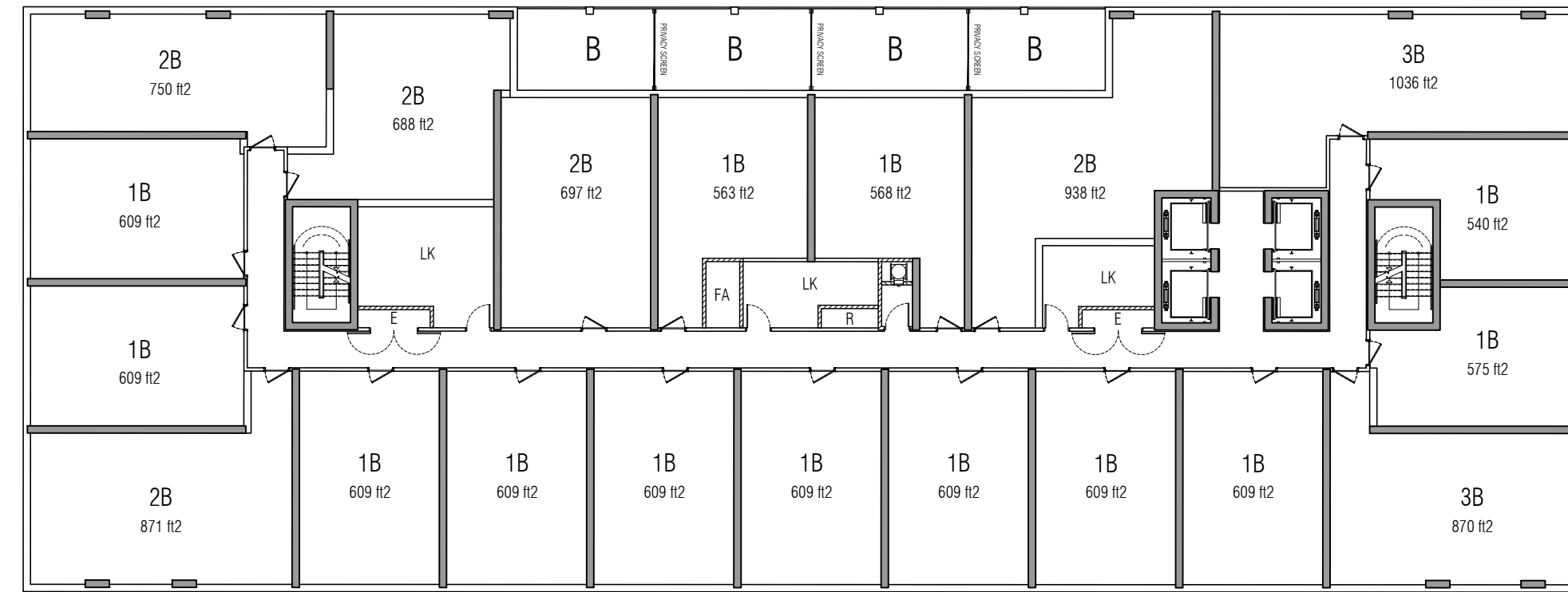
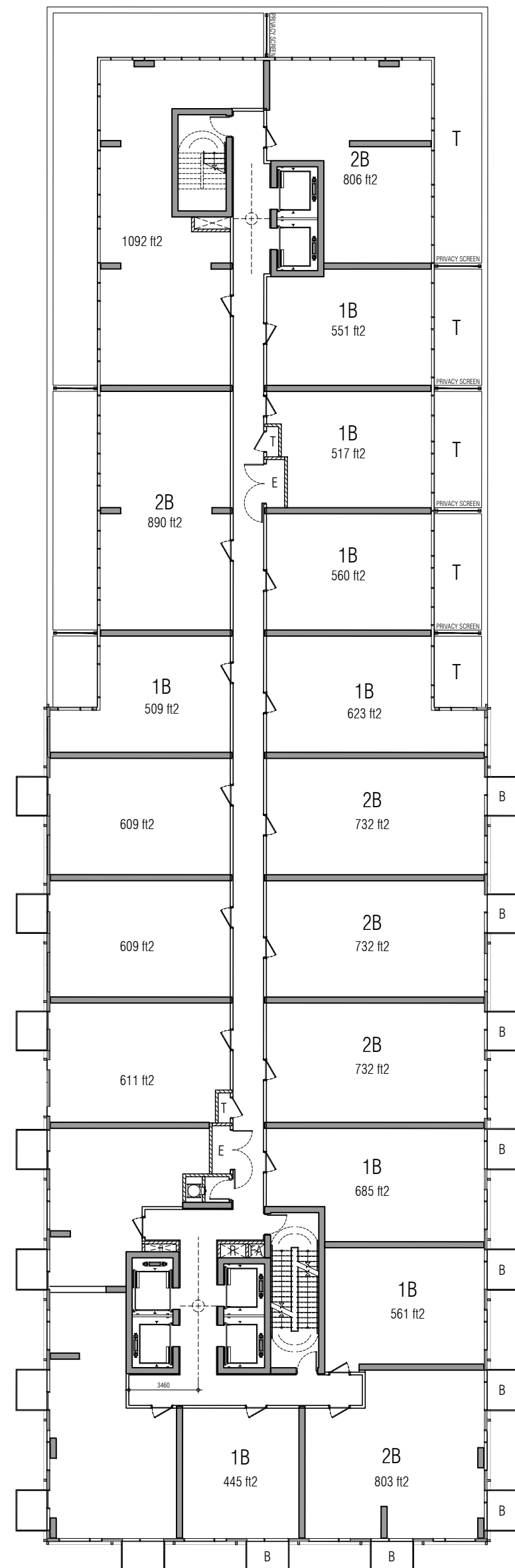
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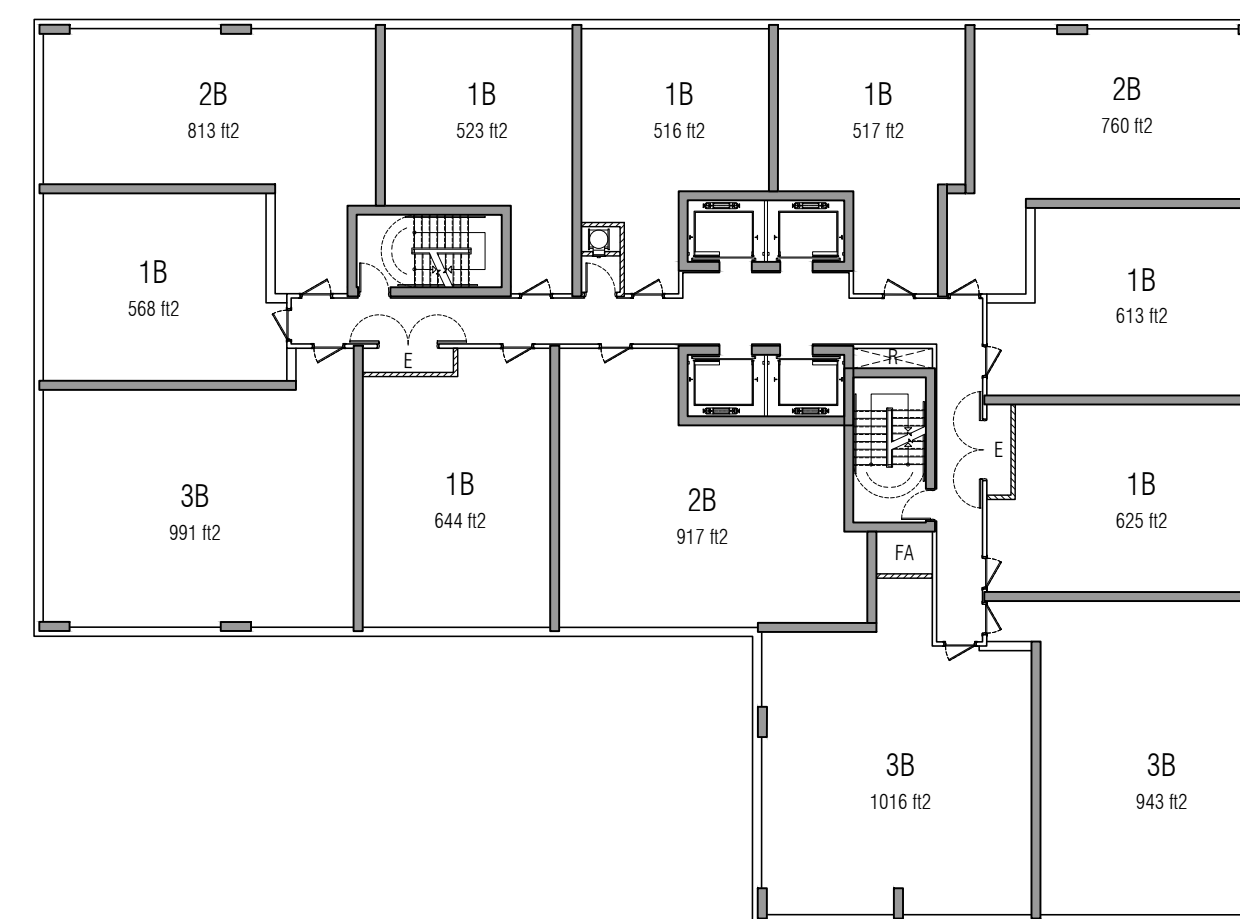
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TOWER B - 20TH FLOOR - 20 units



TOWER C - 20TH FLOOR - 13 units

ONTARIO STREET

RICHMOND STREET EAST

FACADE DESIGN ARCHITECT

**ARQUITECTONICA**

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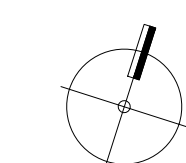
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**QUEEN AND SHERBOURNE**

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
ASSISTANT DESIGNER: D.L.  
DRAWN BY: D.L./ A.Y.T.  
CHECKED BY: D.B.  
PLOT DATE: JAN.14.2021  
JOB #: 1661.18

20TH FLOOR PLAN



1:250

A314

TITLEBLOCK SIZE: 610 x 900

QUEEN STREET EAST

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TOWER B - 21ST - 24TH FLOOR - 20 units / floor

TOWER C - 21ST - 24TH FLOOR - 13 units / floor

TOWER A - 21ST - 24TH FLOOR - 10 units / floor

ONTARIO STREET

RICHMOND STREET EAST

FACADE DESIGN ARCHITECT

**ARQUITECTONICA**

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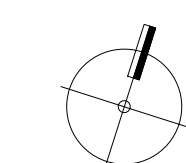
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**QUEEN AND SHERBOURNE**

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
 TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
 PLOT DATE: JAN.14.2021  
 JOB #: 1661.18

21ST - 24TH FLOOR PLAN



1:250

A315

TITLEBLOCK SIZE: 610 x 900



QUEEN STREET EAST

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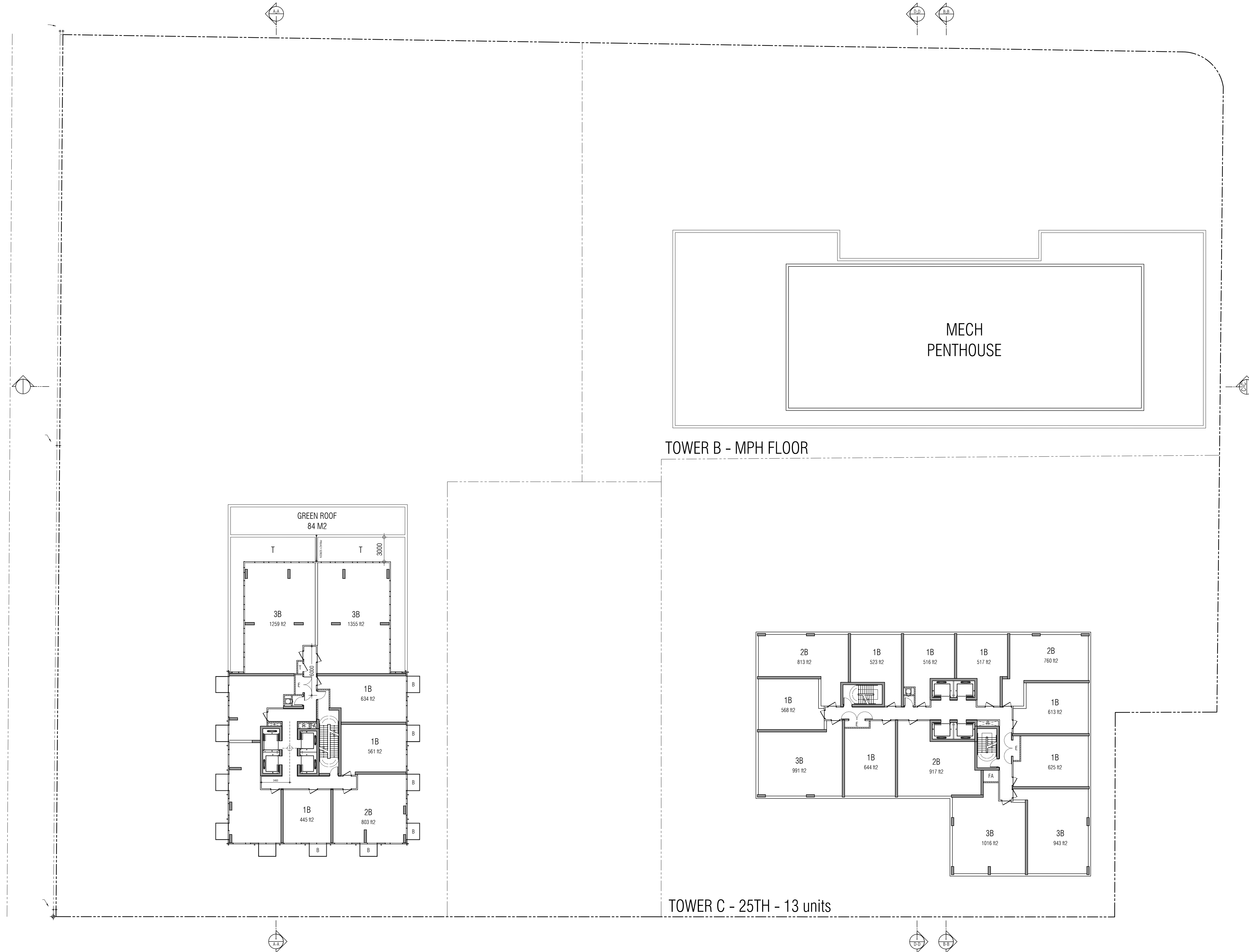
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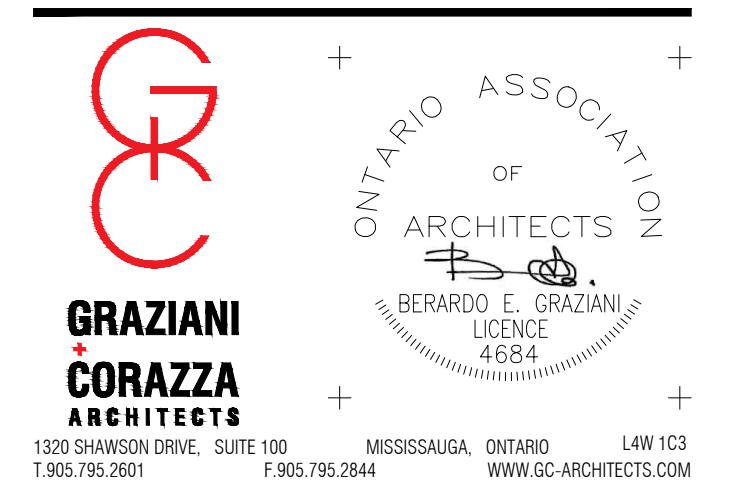
ONTARIO STREET

RICHMOND STREET EAST

FACADE DESIGN ARCHITECT

**ARQUITECTONICA**

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 E: newyork@arquitectonica.com  
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**QUEEN AND SHERBOURNE**

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
 TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
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25TH FLOOR PLAN



QUEEN STREET EAST

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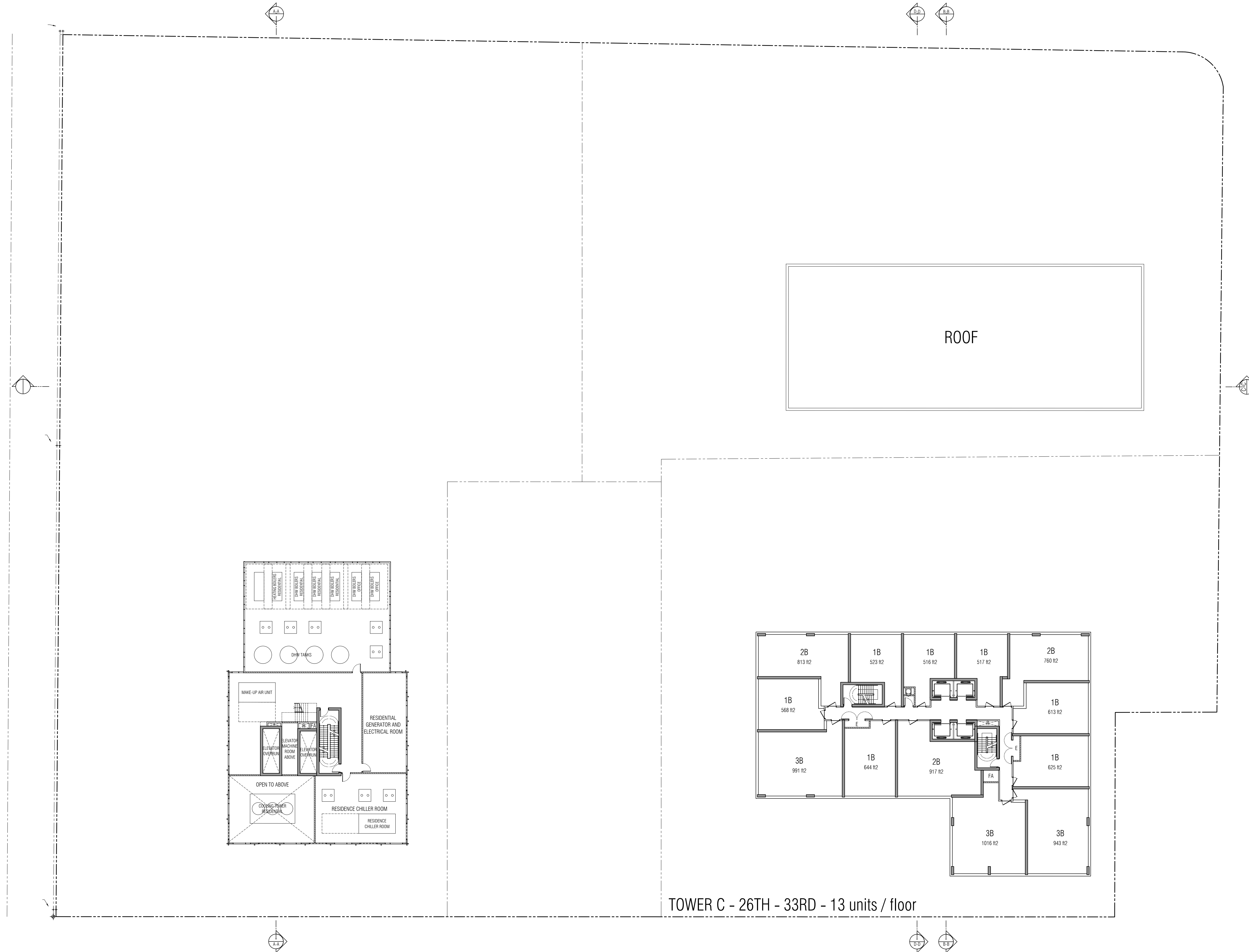
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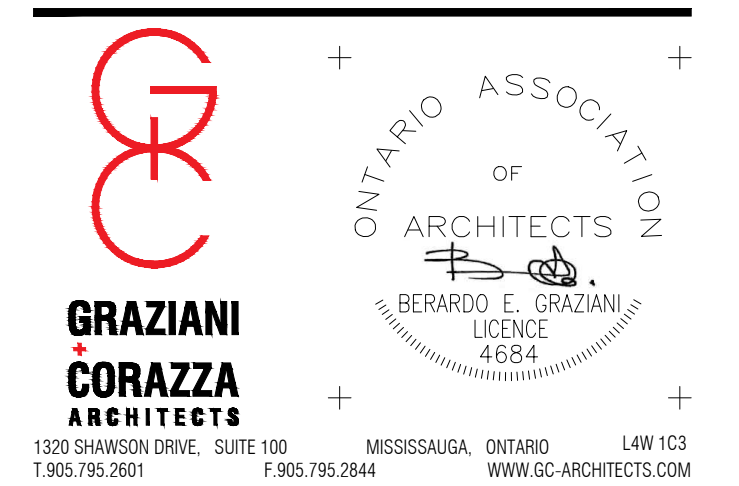
TOWER C - 26TH - 33RD - 13 units / floor

RICHMOND STREET EAST

ONTARIO STREET

FAÇADE DESIGN ARCHITECT

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 T: 212.254.2700  
 E: newyork@arquitectonica.com  
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QUEEN AND SHERBOURNE

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
 TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
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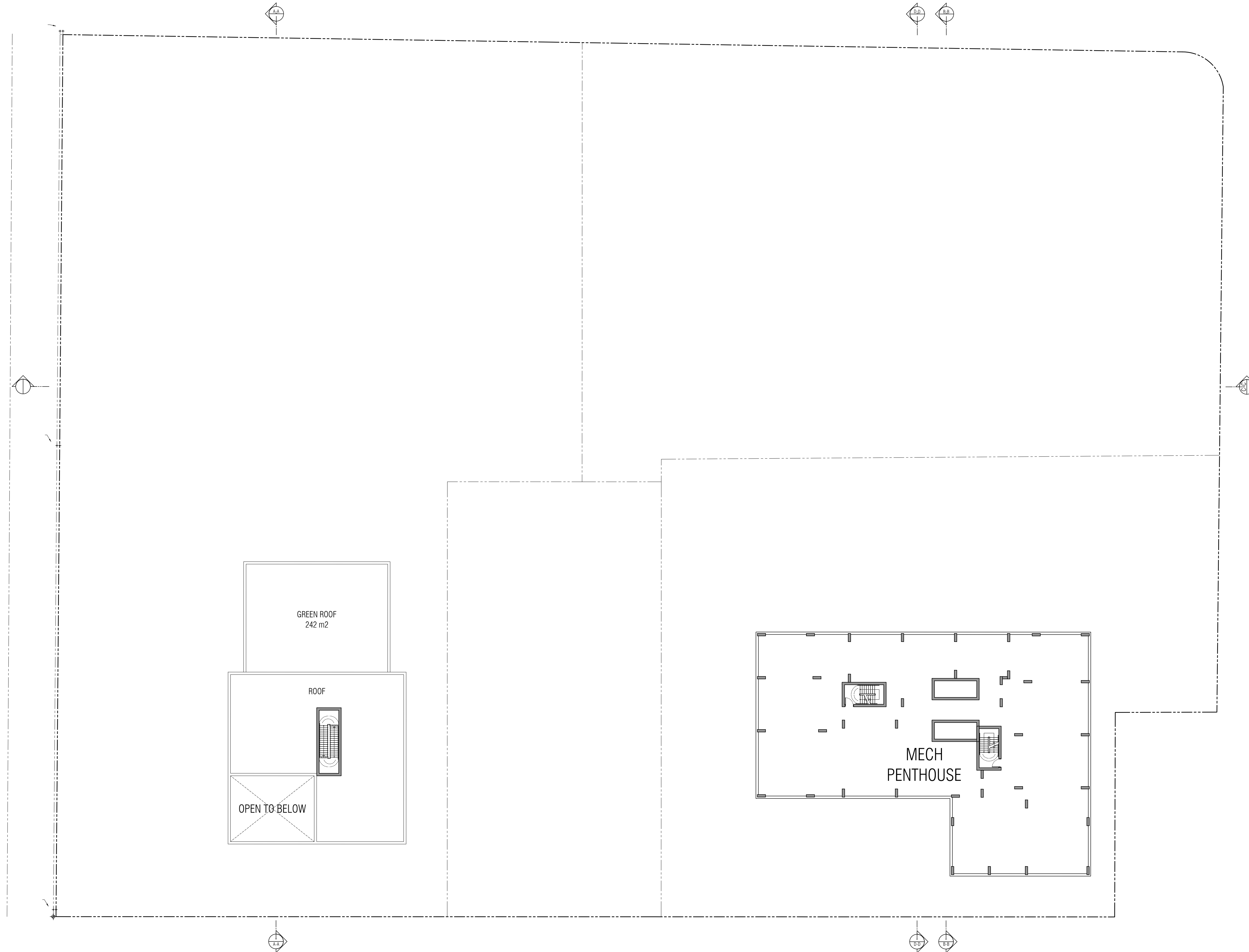
MECHANICAL FLOOR PLAN



TITLEBLOCK SIZE: 610 x 900



QUEEN STREET EAST



RICHMOND STREET EAST

ONTARIO STREET

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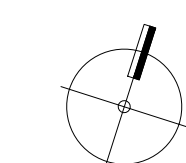
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**QUEEN AND SHERBOURNE**  
 245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
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PROJECT ARCHITECT: B.G.  
 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
 PLOT DATE: JAN.14.2021  
 JOB #: 1661.18

ROOF PLAN



1:250

A318

TITLEBLOCK SIZE: 610 x 900



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- LOW REFLECTANCE OPAQUE MATERIALS
- VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm.
- BUILDING INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES

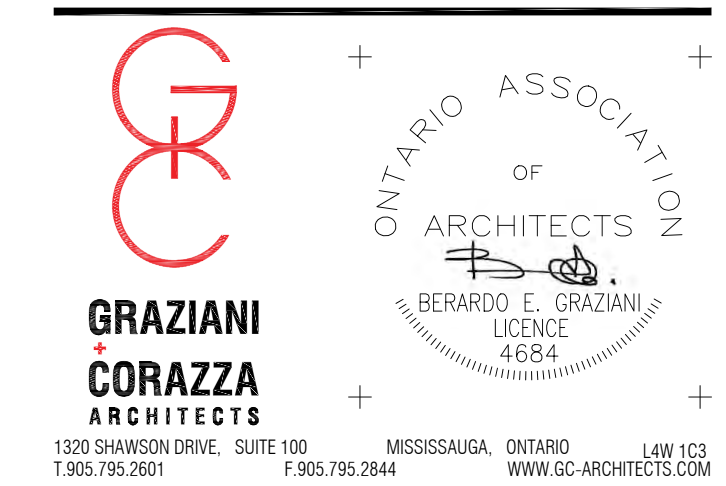
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TGS VERSION 3 EXPIRES JANUARY 2020

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**ARQUITECTONICA**  
104 FIFTH AVENUE, 6TH FLOOR  
NEW YORK, NEW YORK 10011, US  
T: 212.254.2700  
E: newyork@arquitectonica.com  
W: www.arquitectonica.com



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**QUEEN AND SHERBOURNE**  
245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
TORONTO ONTARIO

PROJECT ARCHITECT: B.G.  
ASSISTANT DESIGNER: D.L.  
DRAWN BY: D.L./A.Y.T.  
CHECKED BY: D.B.  
PLOT DATE: JAN. 14 2021  
JOB #: 1661.18

RENDERED NORTH ELEVATION

1:250 A401

TITLEBLOCK SIZE: 610 x 900







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1300 SHAWANON DRIVE, SUITE 100 MISSISSAUGA, ONTARIO L4W 1G3  
1.905.755.2844 F.905.755.2844 WWW.GC-ARCHITECTS.COM

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245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST  
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DRAWN BY: D.L./ A.Y.T.  
CHECKED BY: D.B.  
PLOT DATE: JAN. 14. 2021  
JOB #: 1661.18

**RENDERED EAST ELEVATION**

1:250 **A402**



BDLGA - T.O. MECH SCREEN  
EL. 178950

BDLGA - LEVEL ROOF/MECH  
EL. 172950

BDLGA - LEVEL 25  
EL. 168750

BDLGA - LEVEL 24  
EL. 165500

BDLGA - LEVEL 23  
EL. 162250

BDLGA - LEVEL 22  
EL. 159000

BDLGA - LEVEL 21  
EL. 155750

BDLGA - LEVEL 20  
EL. 152500

BDLGA - LEVEL 19  
EL. 149250

BDLGA - LEVEL 18  
EL. 146000

BDLGA - LEVEL 17  
EL. 142750

BDLGA - LEVEL 16  
EL. 139500

BDLGA - LEVEL 15  
EL. 136250

BDLGA - LEVEL 14  
EL. 133000

BDLGA - LEVEL 13  
EL. 129750

BDLGA - LEVEL 12  
EL. 126500

BDLGA - LEVEL 11  
EL. 123250

BDLGA - LEVEL 10  
EL. 120000

BDLGA - LEVEL 9  
EL. 116750

BDLGA - LEVEL 8  
EL. 113500

BDLGA - LEVEL 7  
EL. 110250

BDLGA - LEVEL 6  
EL. 107000

BDLGA - LEVEL 5  
EL. 103750

BDLGA - LEVEL 4  
EL. 100500

BDLGA - LEVEL 3  
EL. 97250

BDLGA - LEVEL 2  
EL. 94000

PROJECT BASE LEVEL  
EL. 84650

BDLGA - GROUND FLOOR  
EL. 84650



BDLGC - T.O. SCREEN  
17800

BDLGC - ROOF/MECH  
17200

BDLGC - LEVEL 34  
16700

BDLGC - LEVEL 32  
16200

BDLGC - LEVEL 31  
15700

BDLGC - LEVEL 30  
15200

BDLGC - LEVEL 29  
14700

BDLGC - LEVEL 28  
14200

BDLGC - LEVEL 27  
13700

BDLGC - LEVEL 26  
13200

BDLGC - LEVEL 25  
12700

BDLGC - LEVEL 24  
12200

BDLGC - LEVEL 23  
11700

BDLGC - LEVEL 22  
11200

BDLGC - LEVEL 21  
10700

BDLGC - LEVEL 20  
10200

BDLGC - LEVEL 19  
9700

BDLGC - LEVEL 18  
9200

BDLGC - LEVEL 17  
8700

BDLGC - LEVEL 16  
8200

BDLGC - LEVEL 15  
7700

BDLGC - LEVEL 14  
7200

BDLGC - LEVEL 13  
6700

BDLGC - LEVEL 12  
6200

BDLGC - LEVEL 11  
5700

BDLGC - LEVEL 10  
5200

BDLGC - LEVEL 9  
4700

BDLGC - LEVEL 8  
4200

BDLGC - LEVEL 7  
3700

BDLGC - LEVEL 6  
3200

BDLGC - LEVEL 5  
2700

BDLGC - LEVEL 4  
2200

BDLGC - LEVEL 3  
1700

BDLGC - LEVEL 2  
1200

BDLGC - GROUND FLOOR  
700

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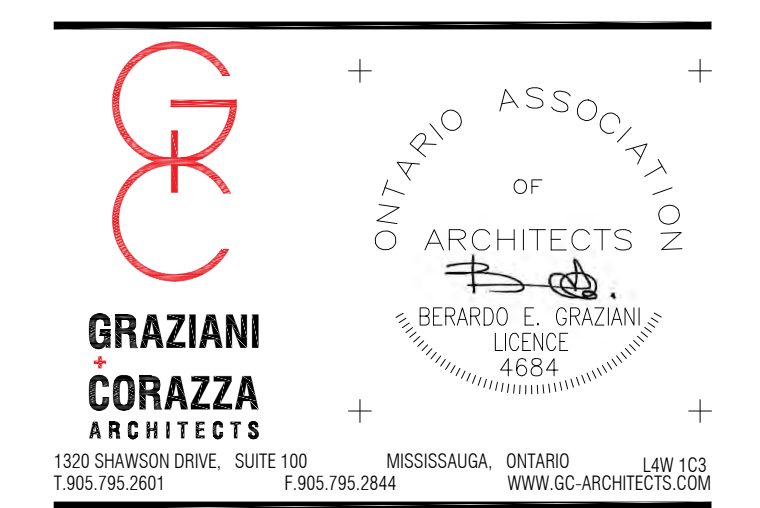
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FAÇADE DESIGN ARCHITECT

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ASSISTANT DESIGNER: D.L.  
DRAWN BY: D.L./ A.Y.T.  
CHECKED BY: D.B.  
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RENDERED SOUTH ELEVATION

1:250 A403

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**RENDERED WEST ELEVATION**

1:250 **A404**

TITLEBLOCK SIZE: 610 x 900



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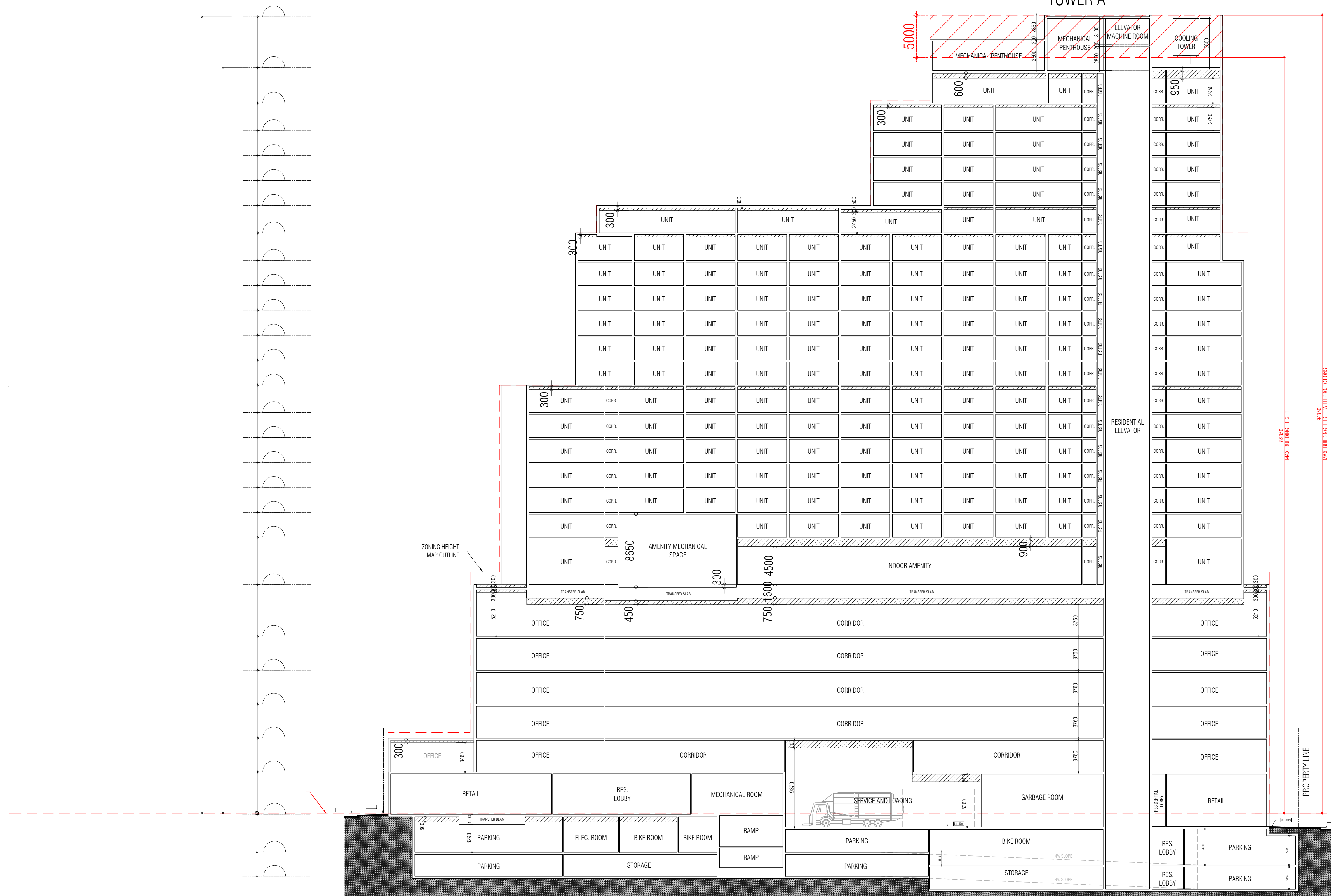
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TOWER A



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**BUILDING SECTION A-A**

1:250 A501







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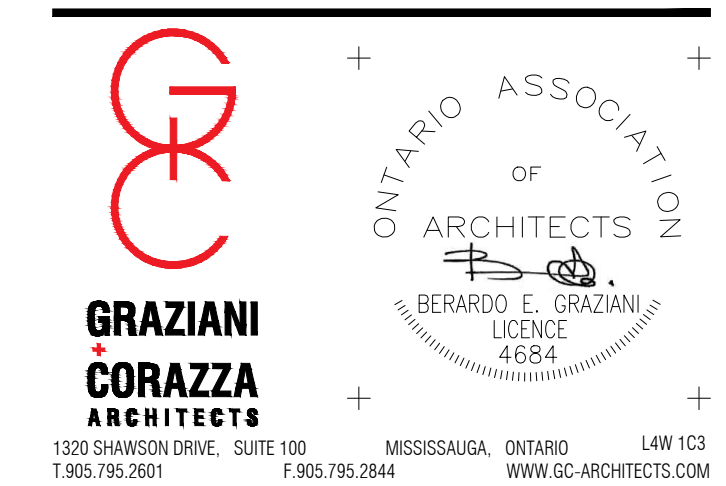
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 ASSISTANT DESIGNER: D.L.  
 DRAWN BY: D.L./ A.Y.T.  
 CHECKED BY: D.B.  
 PLOT DATE: JAN. 14 2021  
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**BUILDING SECTION C-C**

1:250 **A503**