

Public Attachment 2

935 THE QUEENSWAY

ZONING BYLAW AMENDMENT	15 APRIL 2019
FIRST SITE PLAN APPLICATION	27 NOVEMBER 2019
SETTLEMENT OFFER	29 SEPTEMBER 2021
RE-ISSUED SETTLEMENT OFFER	22 OCTOBER 2021
REVISED SETTLEMENT OFFER	22 NOVEMBER 2021

QUEENSWAY LIMITED PARTNERSHIP 7880 KEELE STREET, SUITE 400 TORONTO, ON L4K 4G7	OWNER
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TACT ARCHITECTURE INC. 660R COLLEGE ST (REAR LANE) TORONTO, ON M6S 1B8	ARCHITECT
--	-----------

MHBC 7050 WESTON ROAD, SUITE 230 WOODBRIIDGE, ON L4L 8G7	PLANNING CONSULTANT
--	---------------------

NAK DESIGN STRATEGIES 421 RONGESVALLES AVE. TORONTO, ON M6R 2N1	LANDSCAPE ARCHITECT
---	---------------------

URBANTECH CONSULTING 3760 14TH AVE. MARKHAM, ON L3R 3T7	CIVIL ENGINEERING
---	-------------------

BA CONSULTING GROUP LTD. 300-45 ST. CLAIR AVE. TORONTO, ON M4V 1K9	TRANSPORTATION CONSULTANT
--	---------------------------

R. AVIS SURVEYING 235 YORKLAND BLVD. TORONTO, ON M2J 4Y8	SURVEYOR
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REDUCTIONS SHOWN RELATIVE TO SETTLEMENT OFFER DATED 22 OCTOBER 2021

- DELETE 11TH STOREY
- DELETE 6TH STOREY OF CANMOTOR WING
- BRING STEPBACK ON QEB DOWN 1 STOREY

TACT			
Revision:			
NO.	DATE	REV.	
01	2019.04.15	Z.B.A.	
02	2019.11.27	FIRST S.P.A.	
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1 SOUTHWEST VIEW
NOT TO SCALE



2 SOUTHEAST VIEW
NOT TO SCALE



3 NORTHWEST VIEW
NOT TO SCALE



4 NORTHEAST VIEW
NOT TO SCALE

TACT Architecture Inc.
650R College Street (rear lane)
Toronto Ontario M5G 1B8
416-516-1940
info@tactdesign.ca

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Print date: Monday, November 22, 2021.
file: 1328 Queensway v58.pn

job title
935 Queensway

client
Queensway Limited Partnership

sheet title
RENDERINGS

drawn by
MM / ML

checked by
PJ

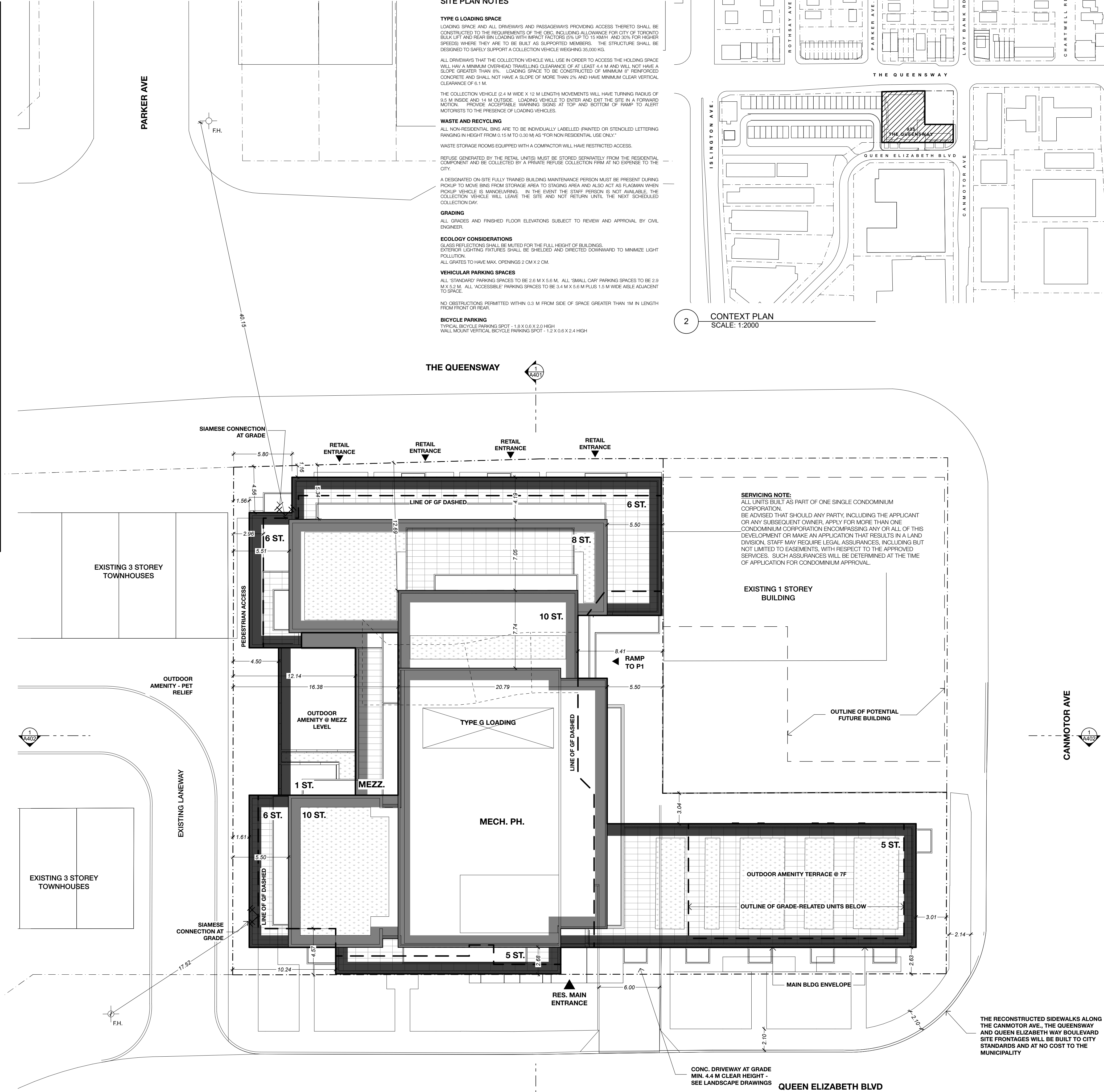
issue date
Monday, November 22, 2021

scale

job number
1328

Municipal Address 935 The Queensway				
SITE	Site Area	2,685.1 sm	28,902 sf	
	Queensway Frontage	42.7 m	140.1 f	
	Canmotor Ave. Frontage	18.0 m	59.1 f	
	Queen Elizabeth Blvd Frontage	70.9 m	232.6 f	
LOT COVERAGE		2,222.5 sm	23,922.8 sf	
		82.8%		
DRIVEWAY AREA		90.0 sm	968.8 sf	
LANDSCAPED OPEN SPACE		372.6 sm	4,010.6 sf	
		13.9%		
BUILDING HEIGHT	Established Grade	106.52 m		
	Height	36.03 m		
GROSS FLOOR AREA	Residential GFA	16,321 sm	175,679 sf	
	Retail GFA	511 sm	5,496 sf	
	Total GFA	16,832 sm	181,175 sf	
FLOOR SPACE INDEX	Residential FSI	6.08		
	Retail FSI	0.19		
	Total FSI	6.27		
UNIT COUNT		unit count	% of total	
	Studio	2	1%	
	1BD	130	68%	
	2BD	38	20%	
	3BD	21	11%	
	Total Unit Count	191		
AMENITY SPACE	Indoor	382 sm	398 sm	4,286 sf
	Outdoor	382 sm	419 sm	4,511 sf
	Total Amenity Space	764 sm	817 sm	8,797 sf
VEHICULAR PARKING	Resident Stalls	143	144	
	Visitor Stalls	28	29	
	Retail Stalls	5	5	
	Total Parking Count	176	178	
BICYCLE PARKING	Barrier-free spaces		7	
	Long-Term Residential Bicycle Spaces	130	130	
	Short-Term Residential Bicycle Spaces	13	13	
	Total Residential Bicycle Spaces	143	143	
LOADING	Long-Term Retail Bicycle Spaces	2	2	
	Short-Term Retail Bicycle Spaces	5	5	
	Total Retail Bicycle Spaces	7	7	
	Type 'G' Loading Space	1	1	

3 PROJECT STATISTICS



1 SITE PLAN
SCALE: 1:200

SITE PLAN NOTES

TYPE G LOADING SPACE

LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE OSC, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR BIN LOADING WITH IMPACT FACTORS (5% UP TO 15 KM/H AND 30% FOR HIGHER SPEEDS) WHERE THEY ARE TO BE BUILT AS SUPPORTED MEMBERS. THE STRUCTURE SHALL BE DESIGNED TO SAFELY SUPPORT A COLLECTION VEHICLE WEIGHING 35,000 KGS.

ALL DRIVEWAYS THAT THE COLLECTION VEHICLE WILL USE IN ORDER TO ACCESS THE LOADING SPACE WILL HAVE A MINIMUM OVERHEAD TRAVELLING CLEARANCE OF AT LEAST 4.4 M AND WILL NOT HAVE A SLOPE GREATER THAN 8%. LOADING SPACE TO BE CONSTRUCTED OF MINIMUM 16" REINFORCED CONCRETE AND SHALL NOT HAVE A SLOPE OF MORE THAN 2% AND HAVE MINIMUM CLEAR VERTICAL CLEARANCE OF 6.1 M.

THE COLLECTION VEHICLE (2.4 M WIDE X 12 M LENGTH) MOVEMENTS WILL HAVE TURNING RADIUS OF 0.5 M INSIDE AND 1.4 M OUTSIDE. LOADING VEHICLE TO ENTER AND EXIT THE SITE IN A FORWARD MOTION. PROVIDE ACCEPTABLE WARNING SIGNS AT TOP AND BOTTOM OF RAMP TO ALERT MOTORISTS TO THE PRESENCE OF LOADING VEHICLES.

WASTE AND RECYCLING

ALL NON-RESIDENTIAL BINS ARE TO BE INDIVIDUALLY LABELLED (PAINTED OR STENCILED) LETTERING RANGING IN HEIGHT FROM 0.15 M TO 0.30 M AS "FOR NON-RESIDENTIAL USE ONLY".

WASTE STORAGE ROOMS EQUIPPED WITH A COMPACTOR WILL HAVE RESTRICTED ACCESS.

REFUSE GENERATED BY THE RETAIL UNITS MUST BE STORED SEPARATELY FROM THE RESIDENTIAL COMPONENT AND BE COLLECTED BY A PRIVATE REFUSE COLLECTION FIRM AT NO EXPENSE TO THE CITY.

A DESIGNATED ON-SITE FULLY TRAINED BUILDING MAINTENANCE PERSON MUST BE PRESENT DURING PICKUP TO MOVE BINS FROM STORAGE AREA TO STAGING AREA AND ALSO ACT AS FLAGMAN WHEN PICKUP VEHICLE IS MANOEUVRING. IN THE EVENT THE STAFF PERSON IS NOT AVAILABLE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

GRADING

ALL GRADES AND FINISHED FLOOR ELEVATIONS SUBJECT TO REVIEW AND APPROVAL BY CIVIL ENGINEER.

ECOLOGICAL CONSIDERATIONS

GLASS REFLECTIONS SHALL BE MITIGATED FOR THE FULL HEIGHT OF BUILDINGS. EXTERIOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE LIGHT POLLUTION. ALL GRATES TO HAVE MAX. OPENINGS 2 CM X 2 CM.

VEHICULAR PARKING SPACES

ALL "STANDARD" PARKING SPACES TO BE 2.6 M X 5.6 M. ALL "SMALL CAR" PARKING SPACES TO BE 2.9 M X 5.2 M. ALL "ACCESSIBLE" PARKING SPACES TO BE 3.4 M X 5.6 M PLUS 1.5 M WIDE AISLE ADJACENT TO SPACE.

NO OBSTRUCTIONS PERMITTED WITHIN 0.3 M FROM SIDE OF SPACE GREATER THAN 1M IN LENGTH FROM FRONT OR REAR.

BICYCLE PARKING

TYPICAL BICYCLE PARKING SPOT - 1.8 X 0.6 X 2.0 HIGH
WALL MOUNT VERTICAL BICYCLE PARKING SPOT - 1.2 X 0.6 X 2.4 HIGH

2 CONTEXT PLAN
SCALE: 1:2000

SERVICING NOTE:
ALL UNITS BUILT AS PART OF ONE SINGLE CONDOMINIUM CORPORATION.
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.

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file: 1328 Queensway v58.pn

job title
935 Queensway

client
Queensway Limited Partnership

sheet title
SITE PLAN

drawn by
MM / ML

checked by
PJ

issue date
Monday, November 22, 2021

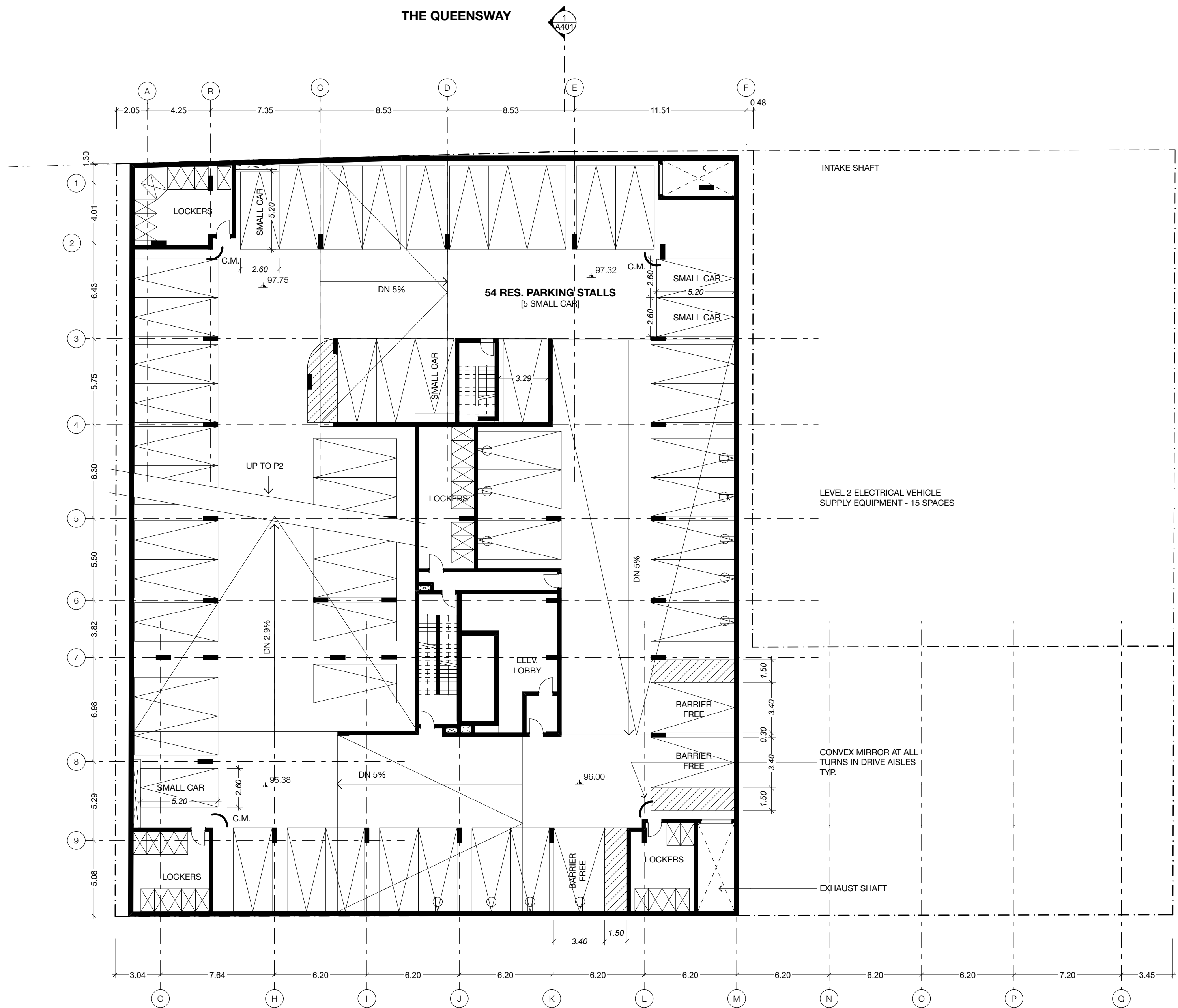
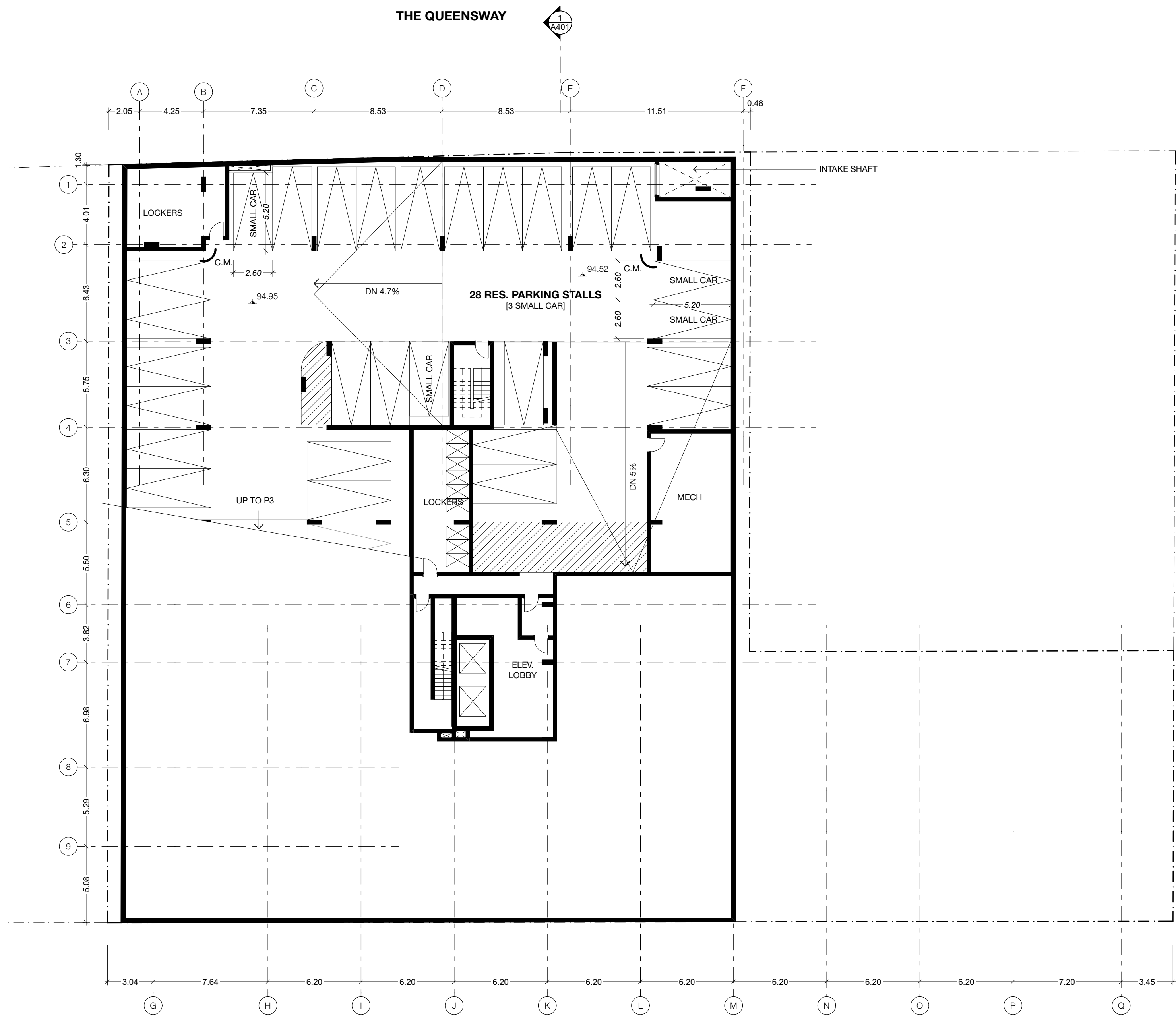
job number
1328

REQUIRED PARKING				
Reduced to 0.75 + 0.15				
	rates	unit count	required parking*	
			"rounded down"	
bachelor	0.75	2	1.50	
1 bedroom	0.75	130	97.50	
2 bedroom	0.75	38	28.50	
3 bedroom	0.75	21	15.75	
visitor	0.15	191	28.65	
required resident spaces			143	
required visitor spaces			28	
car share allowance			0	
TOTAL REQ'D RES SPACES			171	
		per 100 m ²	retail area	
TOTAL REQ'D RETAIL SPACES	1.00	511	5	

REQUIRED BIKE PARKING				
bicycle parking as per Toronto Green Standard				
	rates (zone 2)	unit count	required parking*	
			"rounded up"	
residential				
required "long-term" spaces	0.68	191	130	
required "short-term" spaces	0.07	191	13	
TOTAL REQ'D RES SPACES			143	
		per 100 m ²	retail area	
retail				
required "long-term" spaces	0.2	511	2	
required "short-term" spaces	0.3	511	5	
TOTAL REQ'D RETAIL SPACES			7	
TOTAL BICYCLE PARKING REQ'D			150	

PROPOSED PARKING									
parking stalls									
	resident parking	visitor parking	retail	loss car share	barrier-free spaces included in total	EVSE (TGS v3) 20.0%	LEV		
1 GF									
-1 P1	7	29	5		2	8			
-2 P2	55				2	18			
-3 P3	54				3	12			
-4 P4	28								
provided	144	29	5		7	38	0		
required	143	28	5			36	2		
			178						
			176						

PROPOSED BIKE PARKING									
bicycle parking spaces									
	long term parking				short term parking				
	residential	retail			residential	retail			
1 Street Level	60				13	5			
-1 P1	70	2							
-2 P2	0								
provided	130	2			13	5			
required	130	2			13	5			
			total provided				150		
			total required				150		



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Print date: Monday, November 22,
2021.

file: 1328 Queensway v58.pn

job title
935 Queensway

client
**Queensway Limited
Partnership**

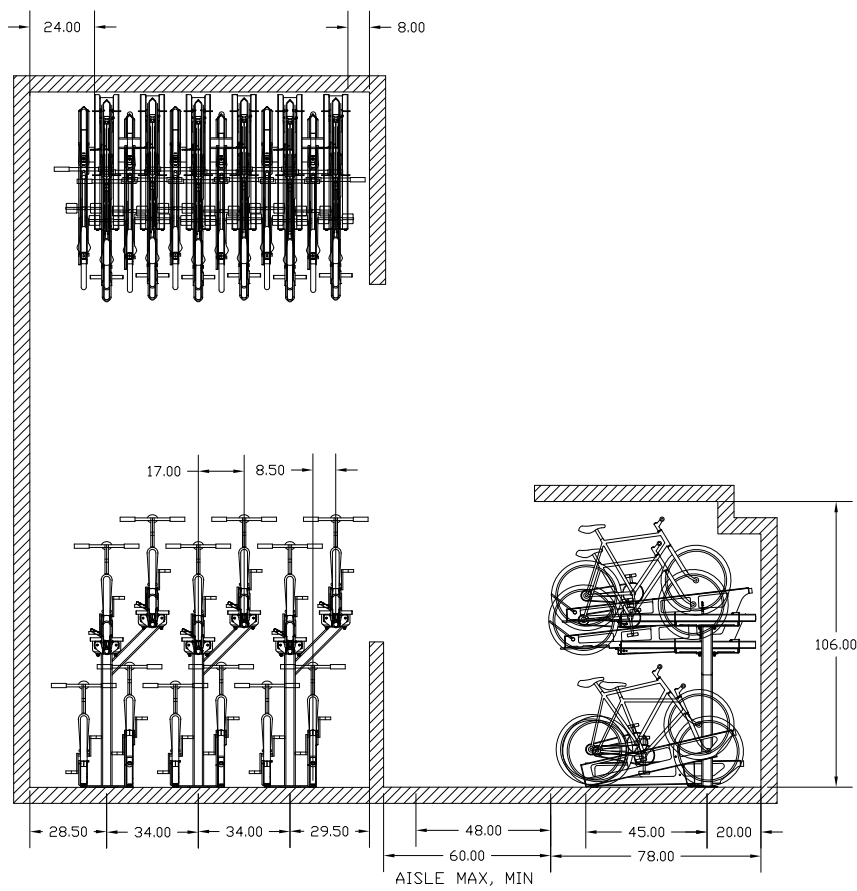
sheet title
PARKING LEVELS

drawn by checked by
MM / ML PJ

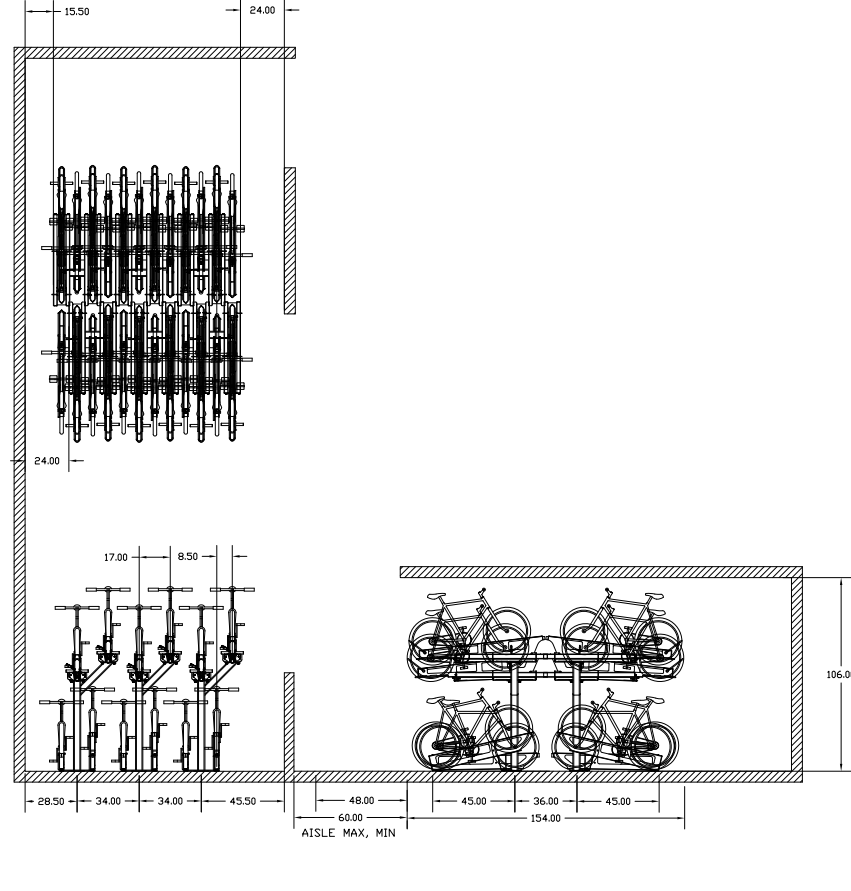
issue date
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2021**

scale

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1328



3 12 STACKED BICYCLE PARKING SPACES
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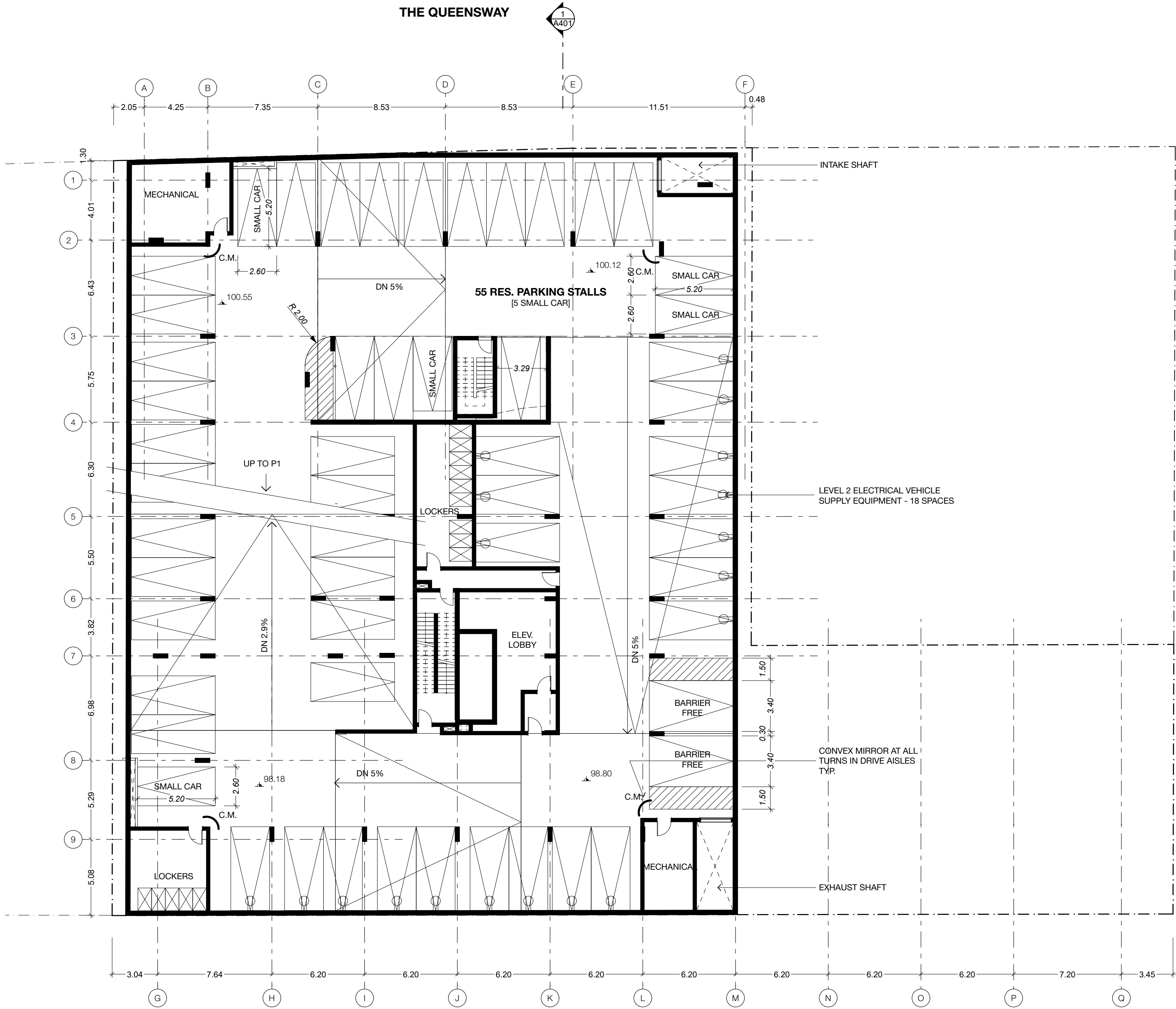
4 24 STACKED BICYCLE PARKING SPACES
NOT TO SCALE

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Reduced to 0.75 + 0.15			
unit	required count	parking	rounded down
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1 bedroom	0.75	130	97.50
2 bedroom	0.75	38	28.50
3 bedroom	0.75	21	15.75
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car share allowance			0
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per 100 m²		retail area	
TOTAL REQ'D RETAIL SPACES	1.00	511	5

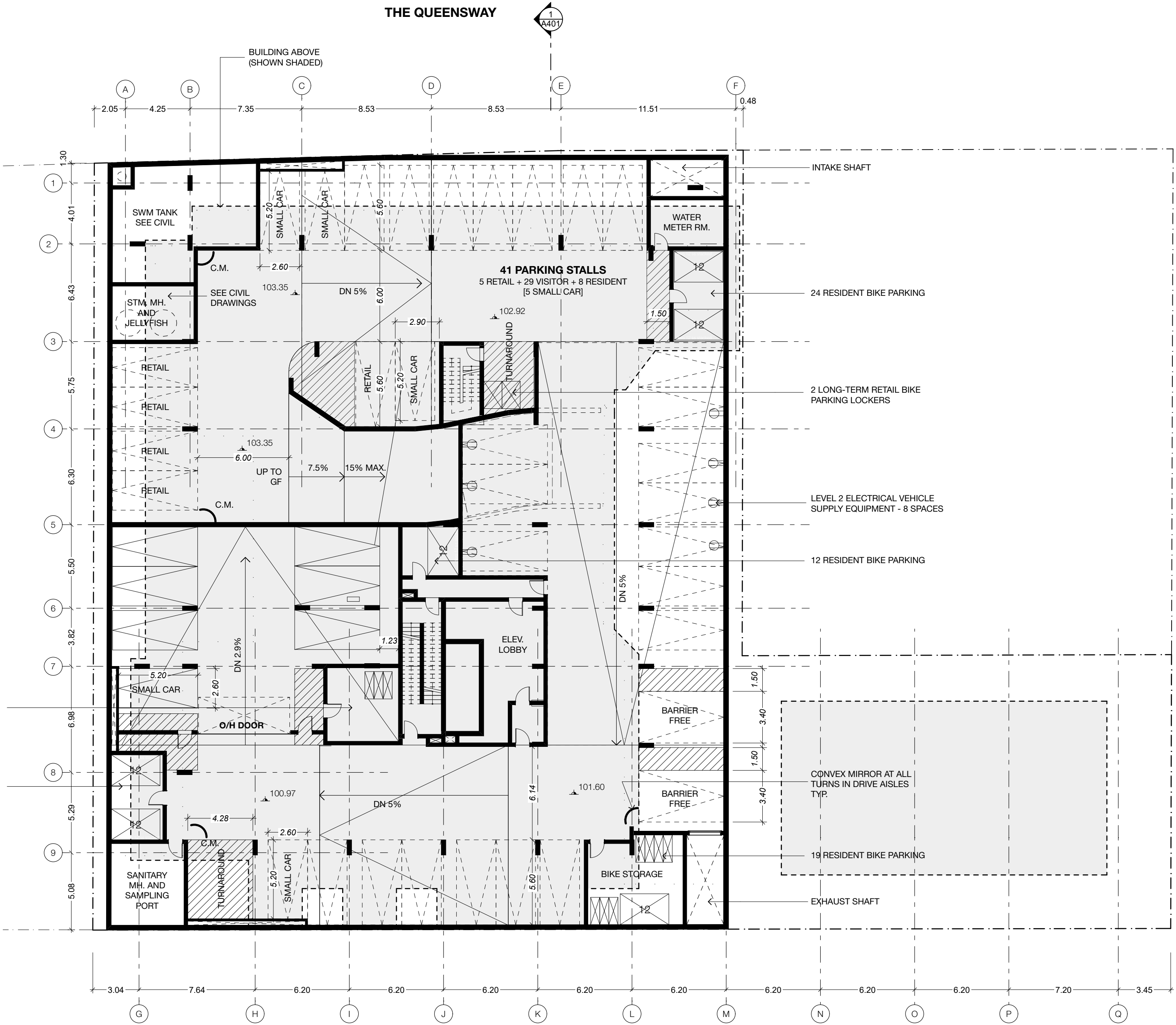
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bicycle parking as per Toronto Green Standard			
unit	required count	parking	rounded up
residential			
required "long-term" spaces	0.68	191	130
required "short-term" spaces	0.07	191	13
TOTAL REQ'D RES SPACES			143
per 100 m²		retail area	
TOTAL REQ'D RETAIL SPACES			7
TOTAL BICYCLE PARKING REQ'D			150

PROPOSED PARKING			
parking stalls			
resident parking	visitor parking	retail	less car share
1 GF			
-1 P1	7	29	5
-2 P2	55		
-3 P3	54		
-4 P4	28		
provided	144	29	5
required	143	28	5
total provided		178	
total required		176	

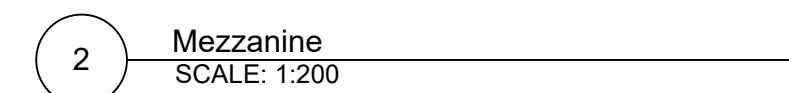
PROPOSED BIKE PARKING			
bicycle parking spaces			
long term parking			
resident	retail	short term parking	retail
1 Street Level	60	13	5
-1 P1	70	2	
-2 P2	0		
provided	130	2	13
required	130	2	13
total provided			150
total required			150



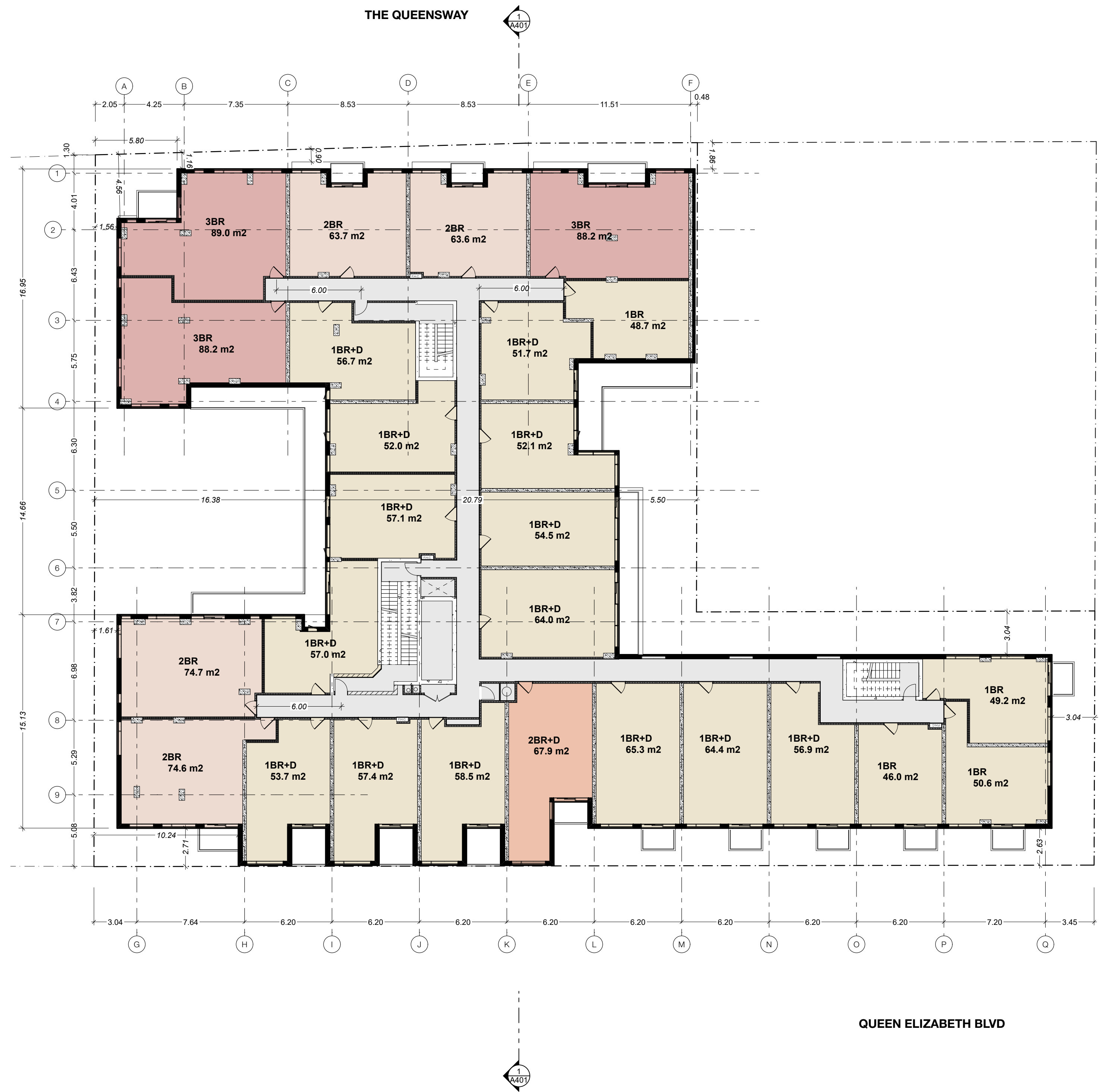
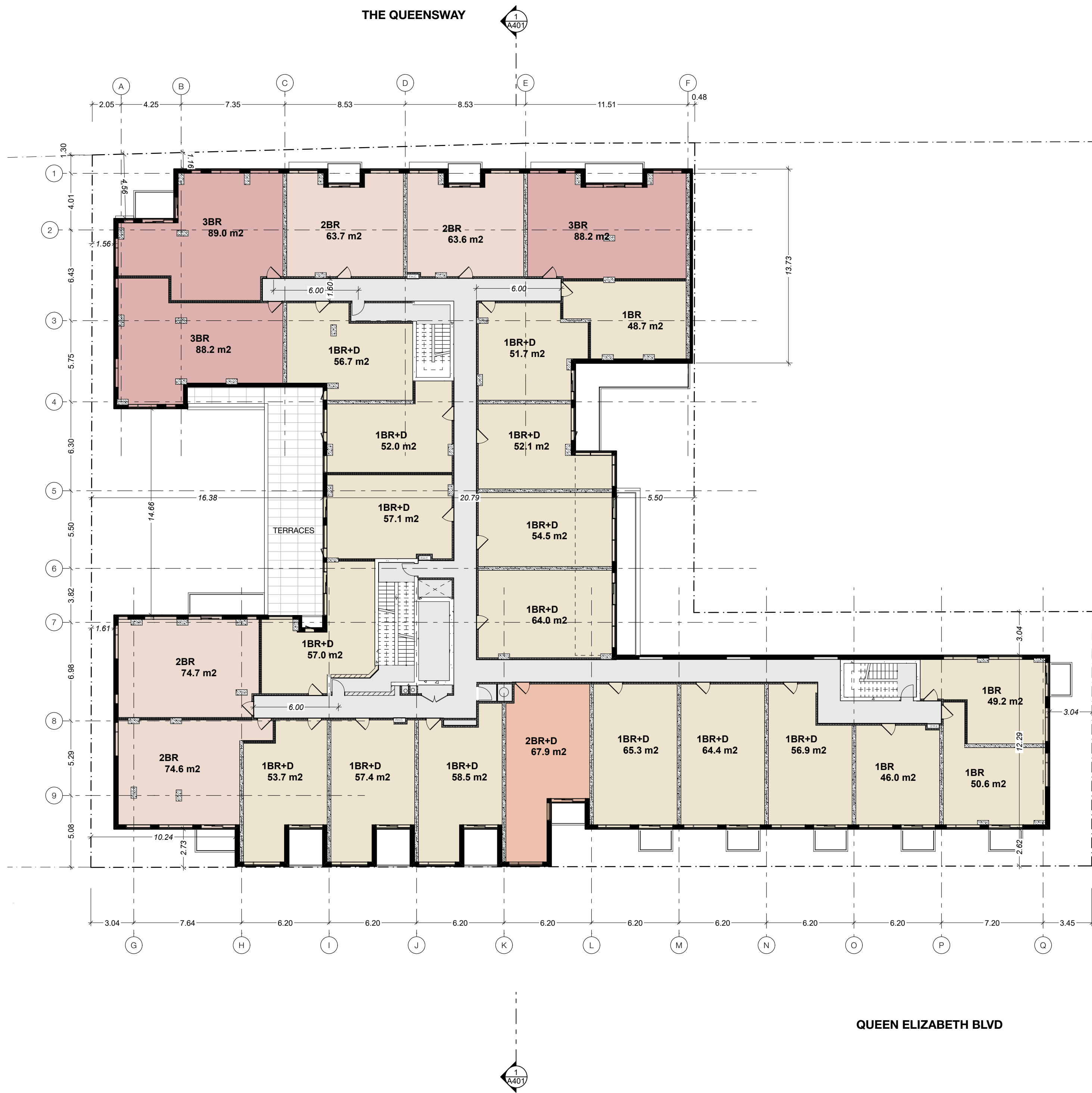
QUEEN ELIZABETH BLVD



QUEEN ELIZABETH BLVD



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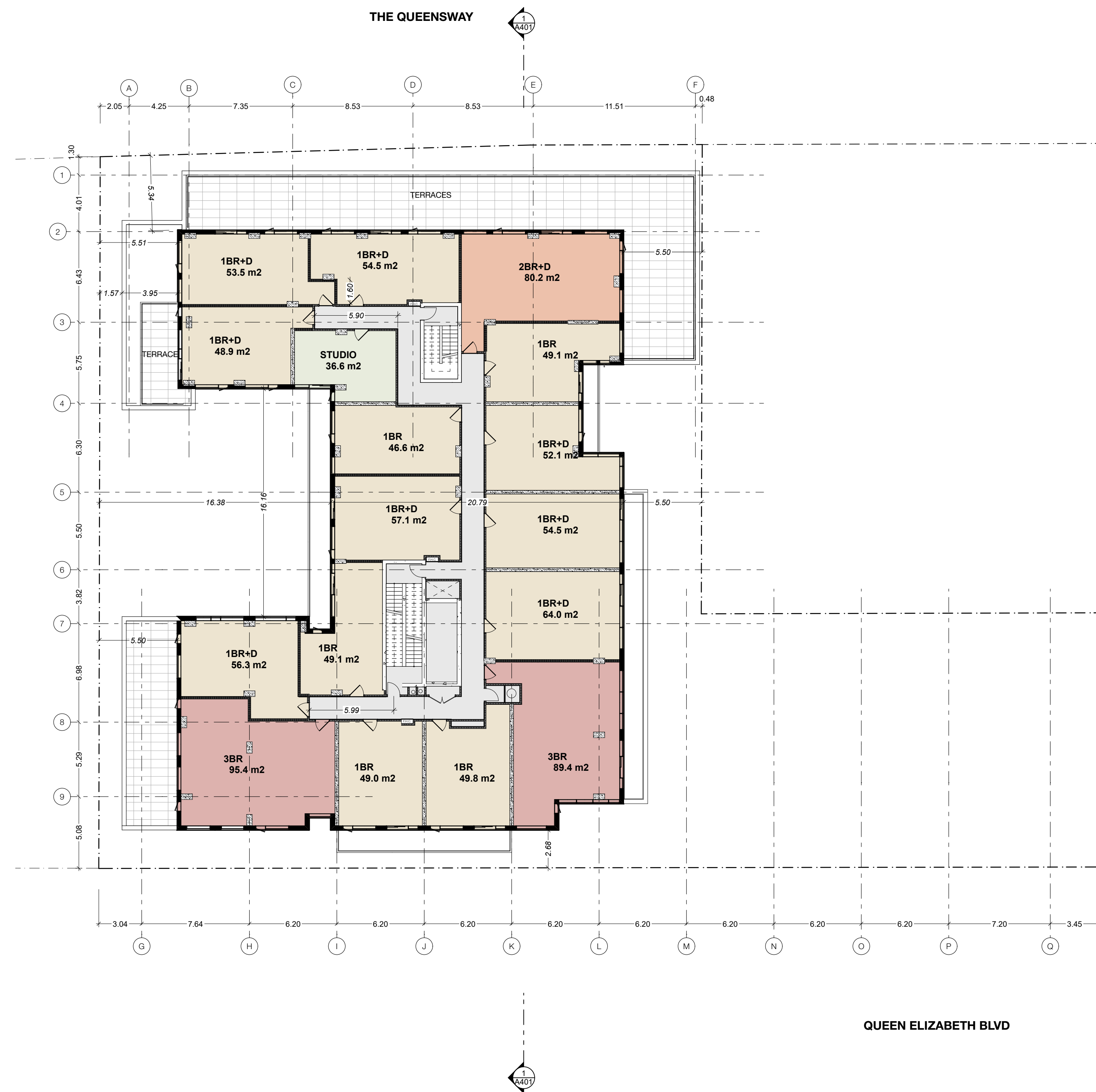
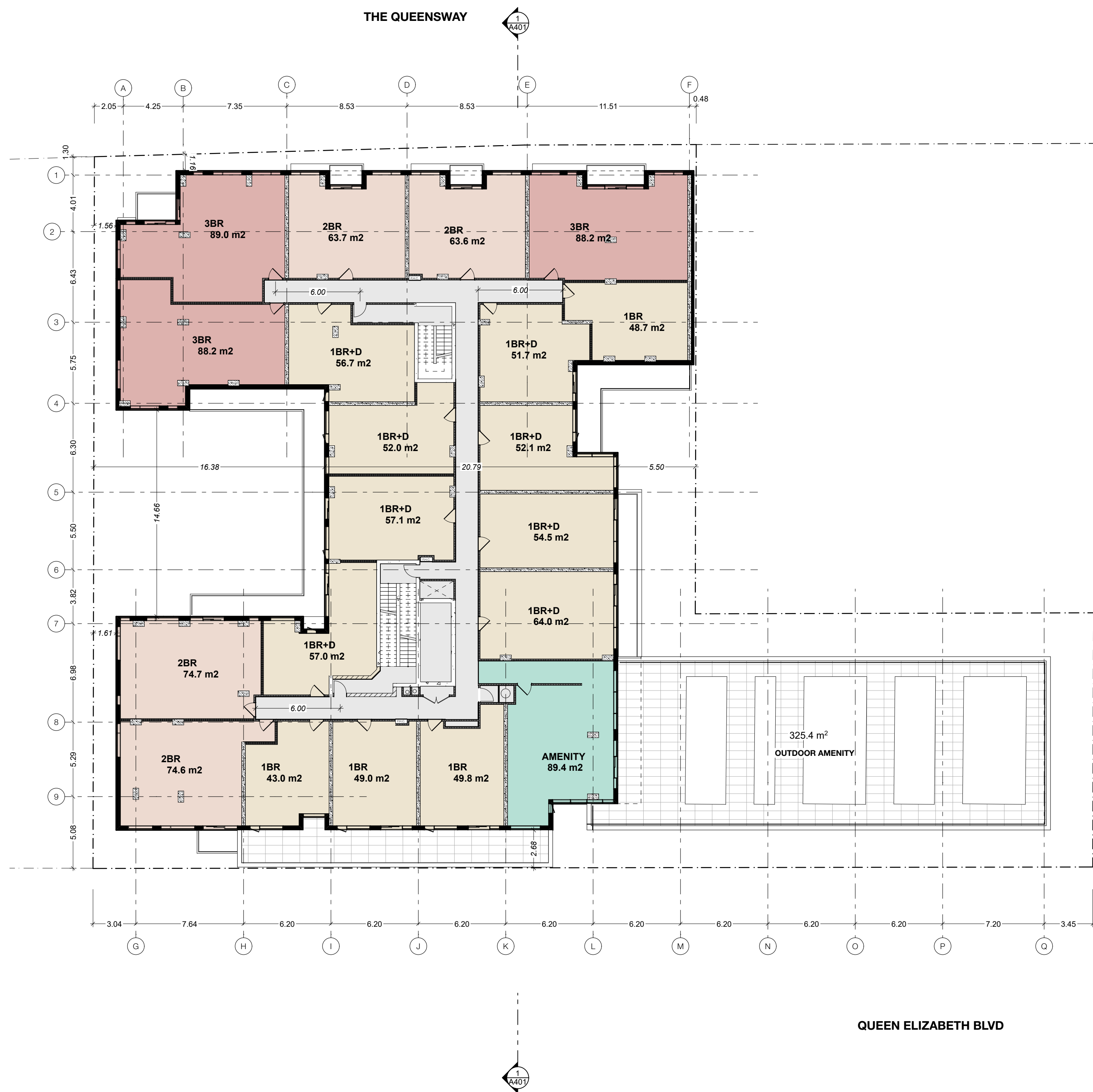
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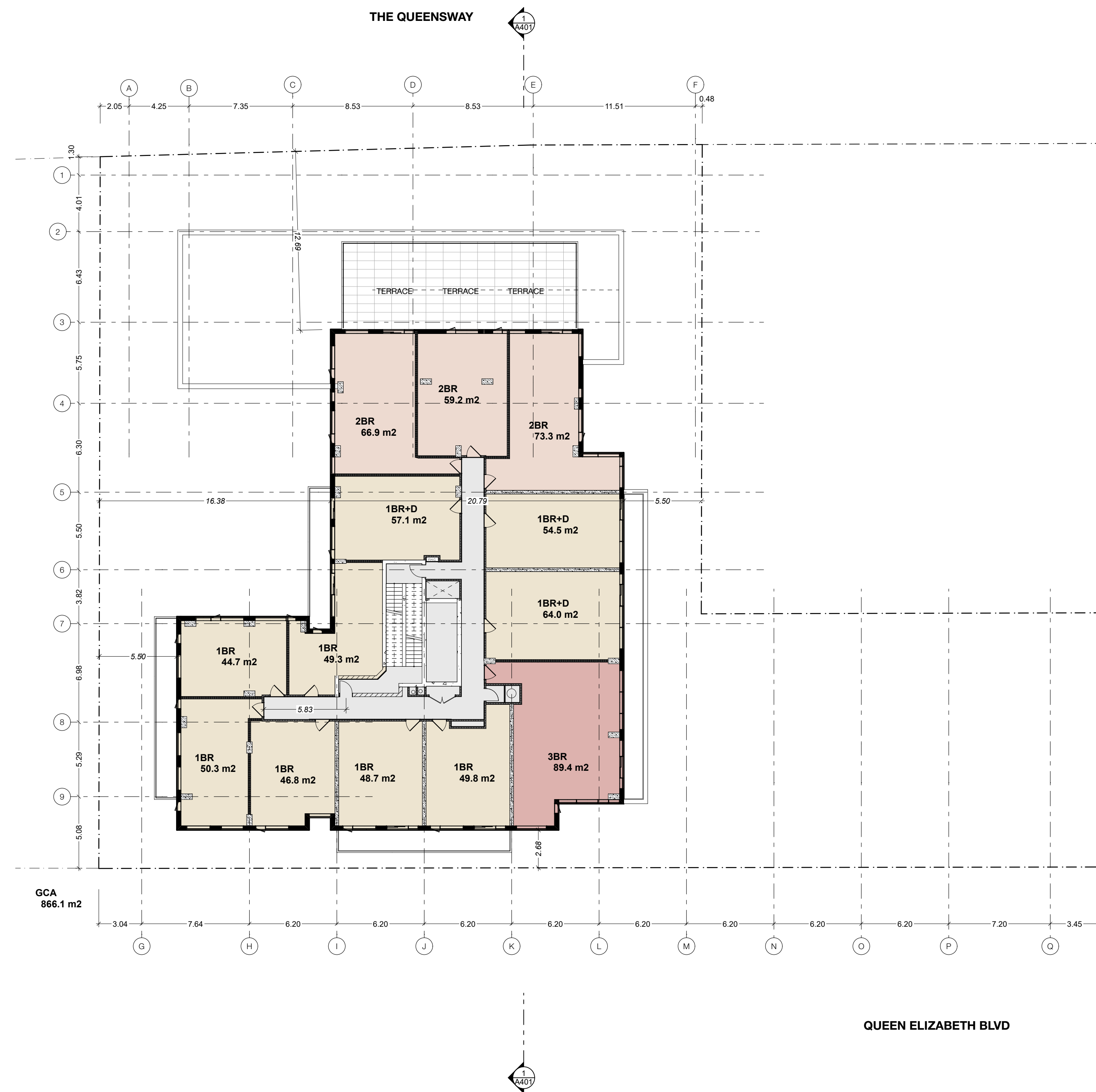
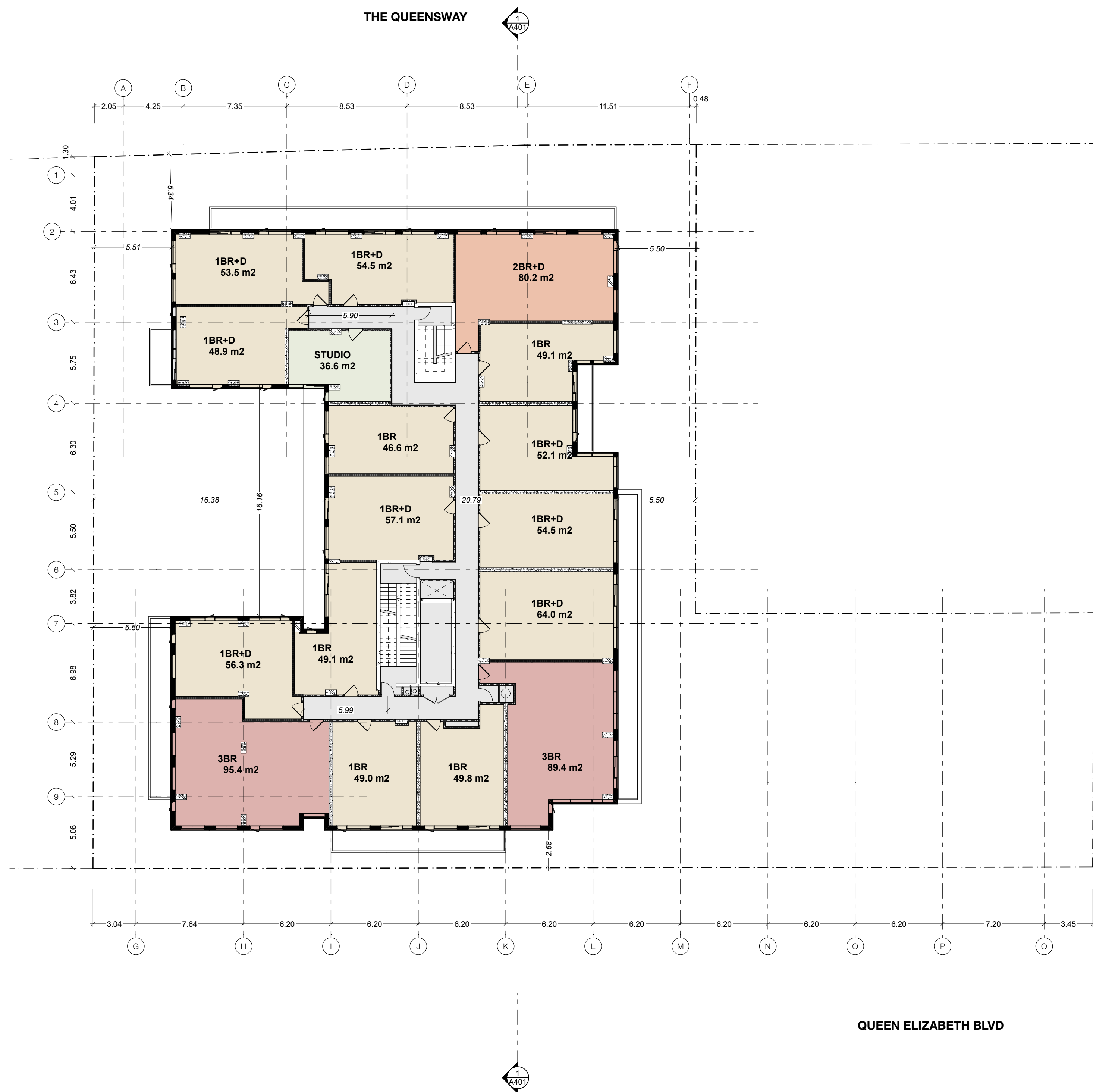
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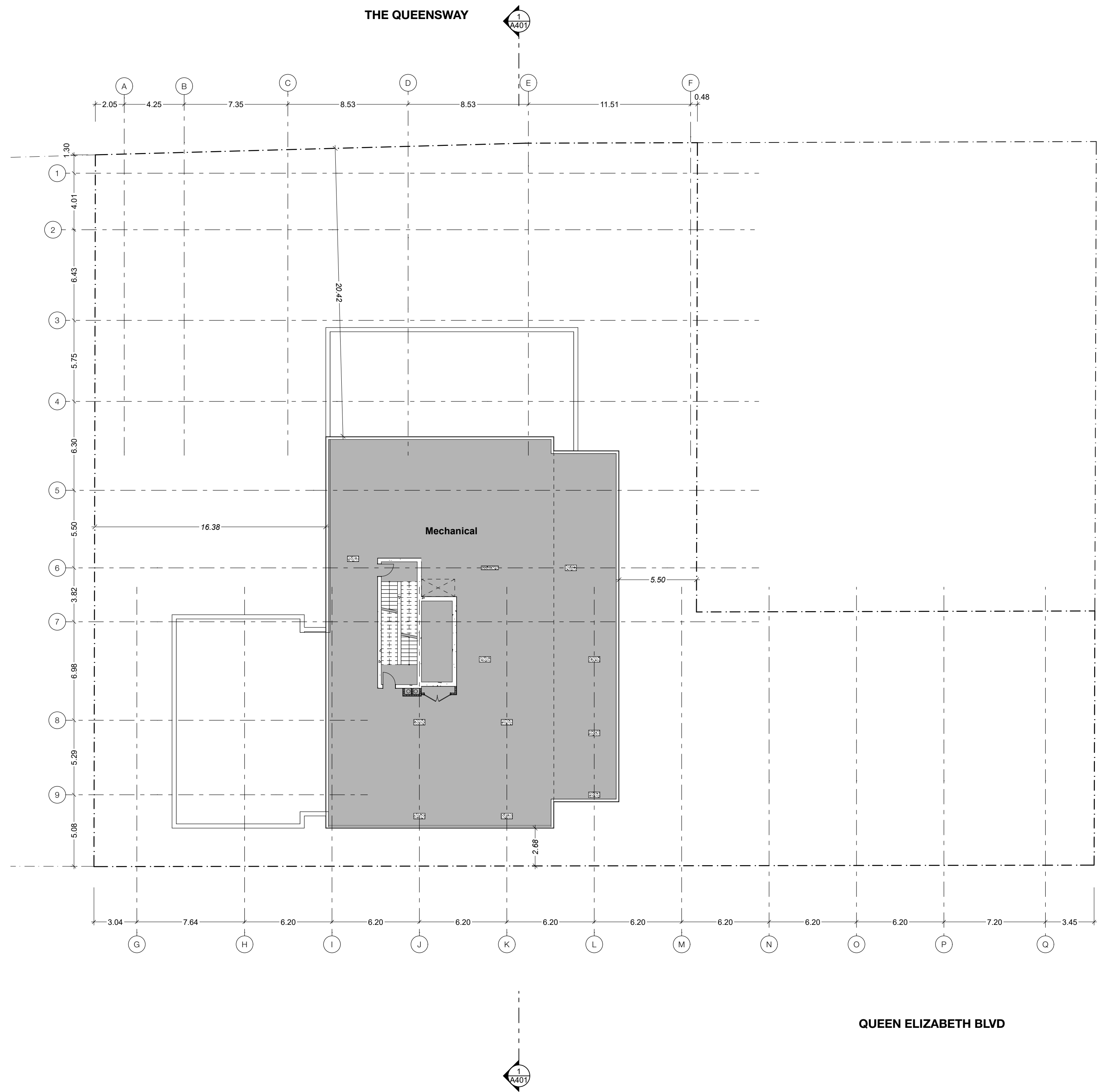
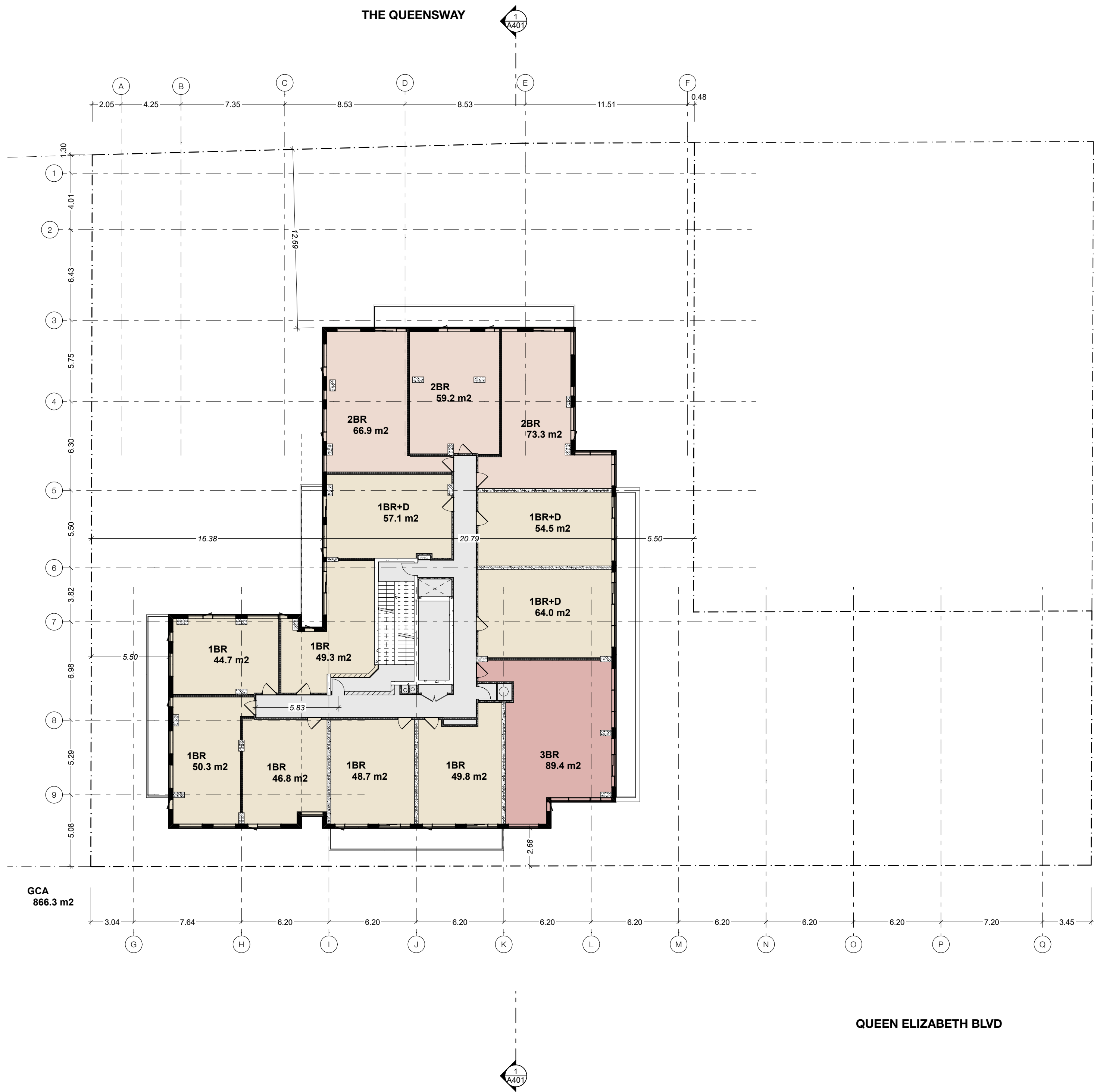
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sheet title
10F / MECH PH

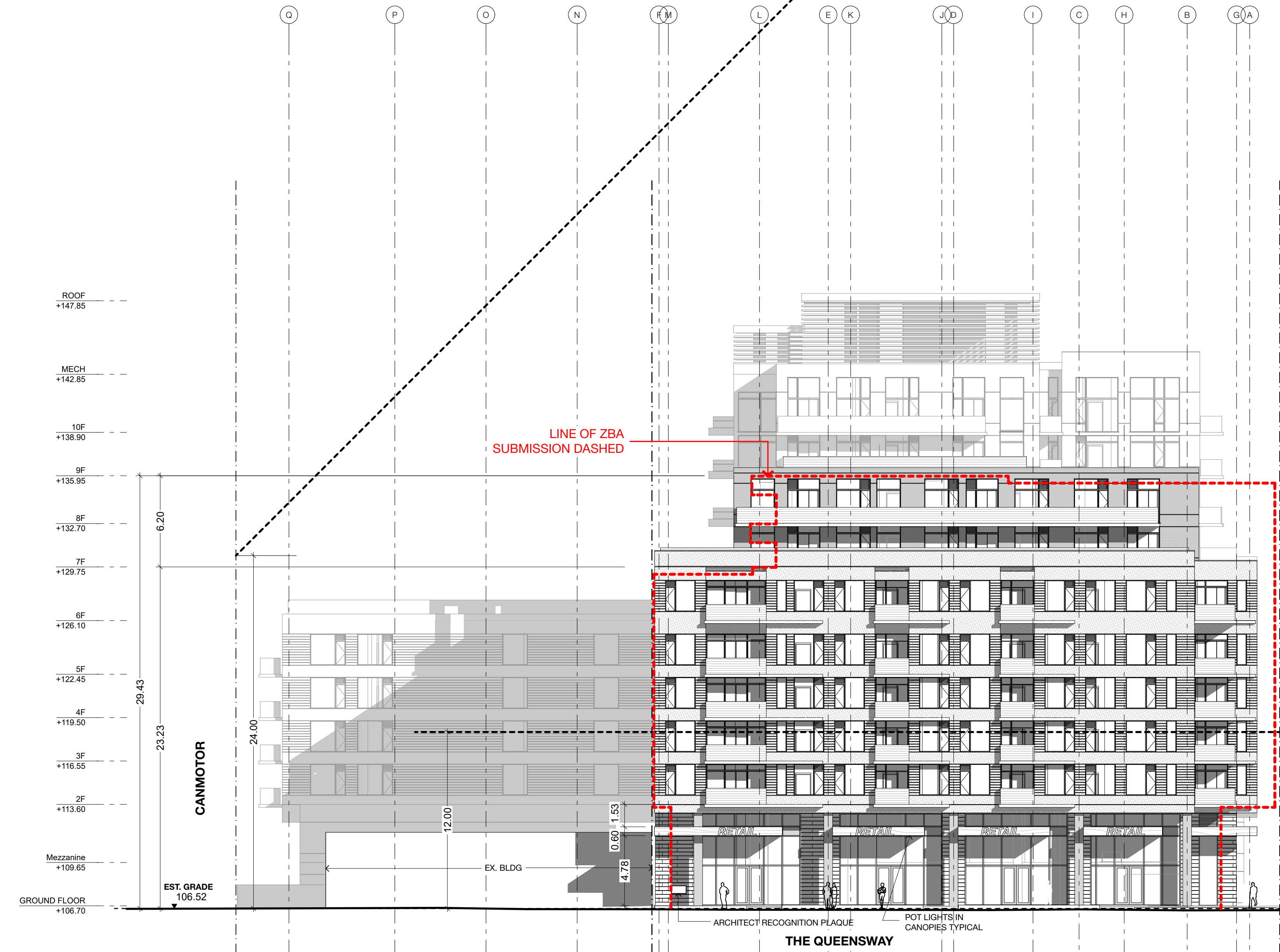
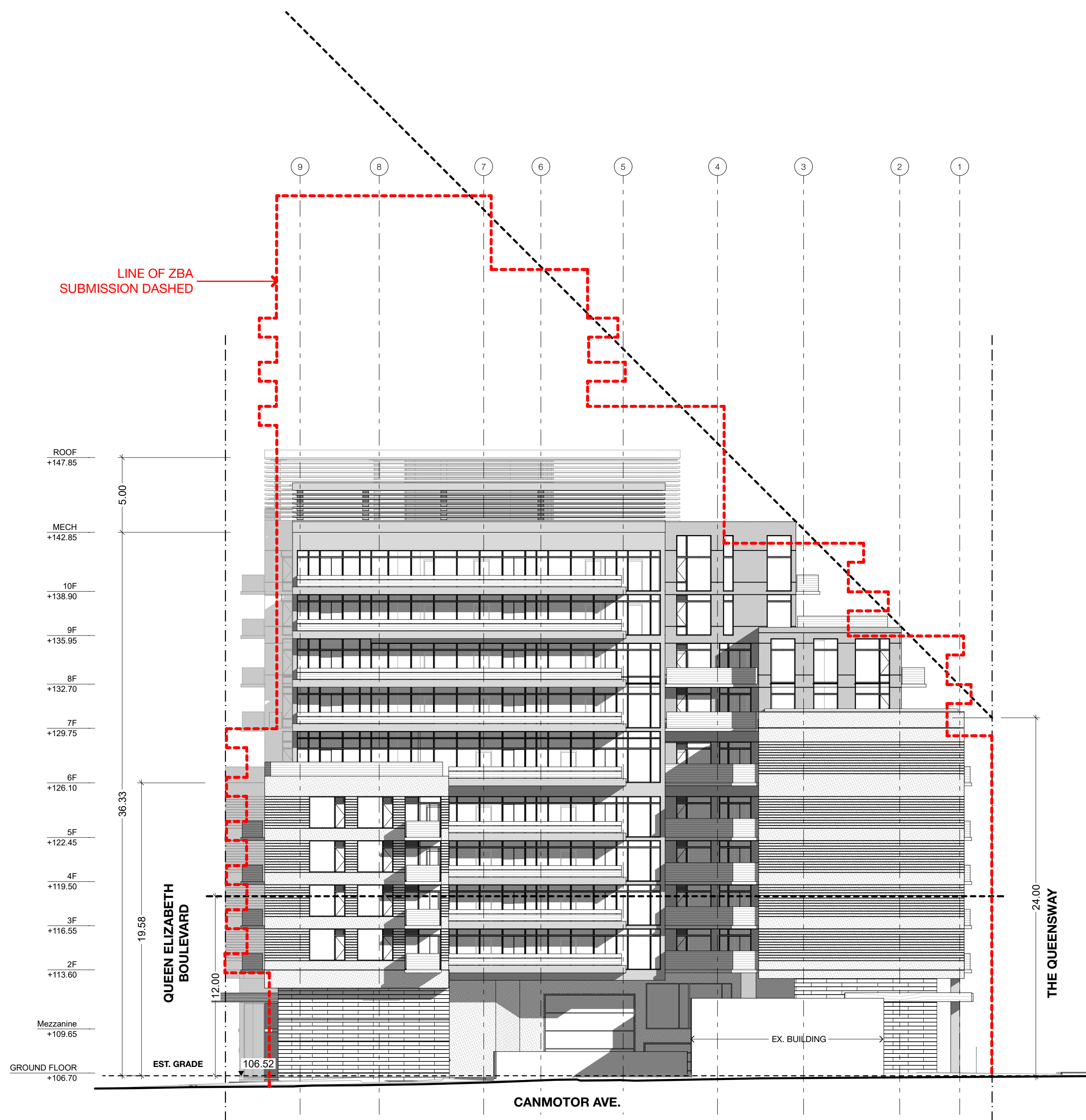
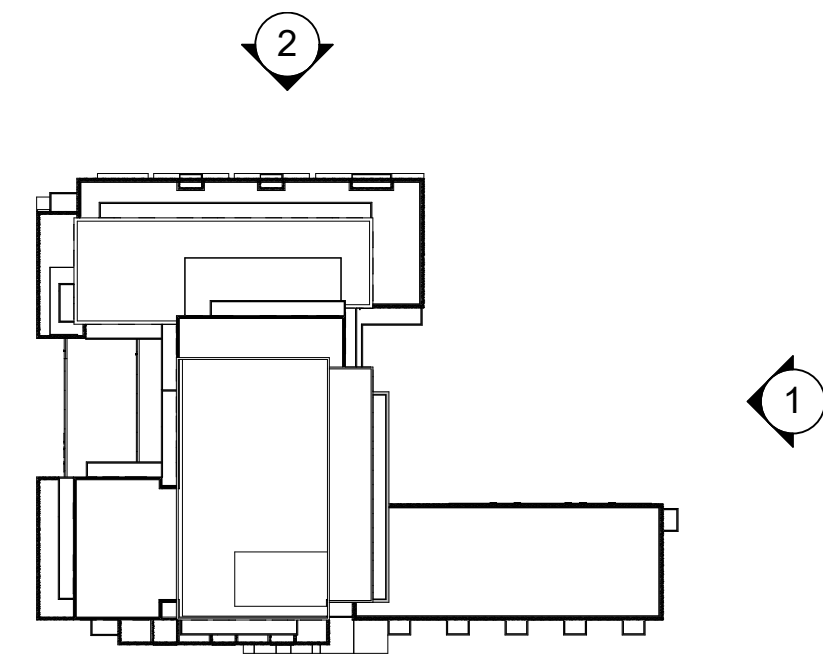
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ELEVATIONS

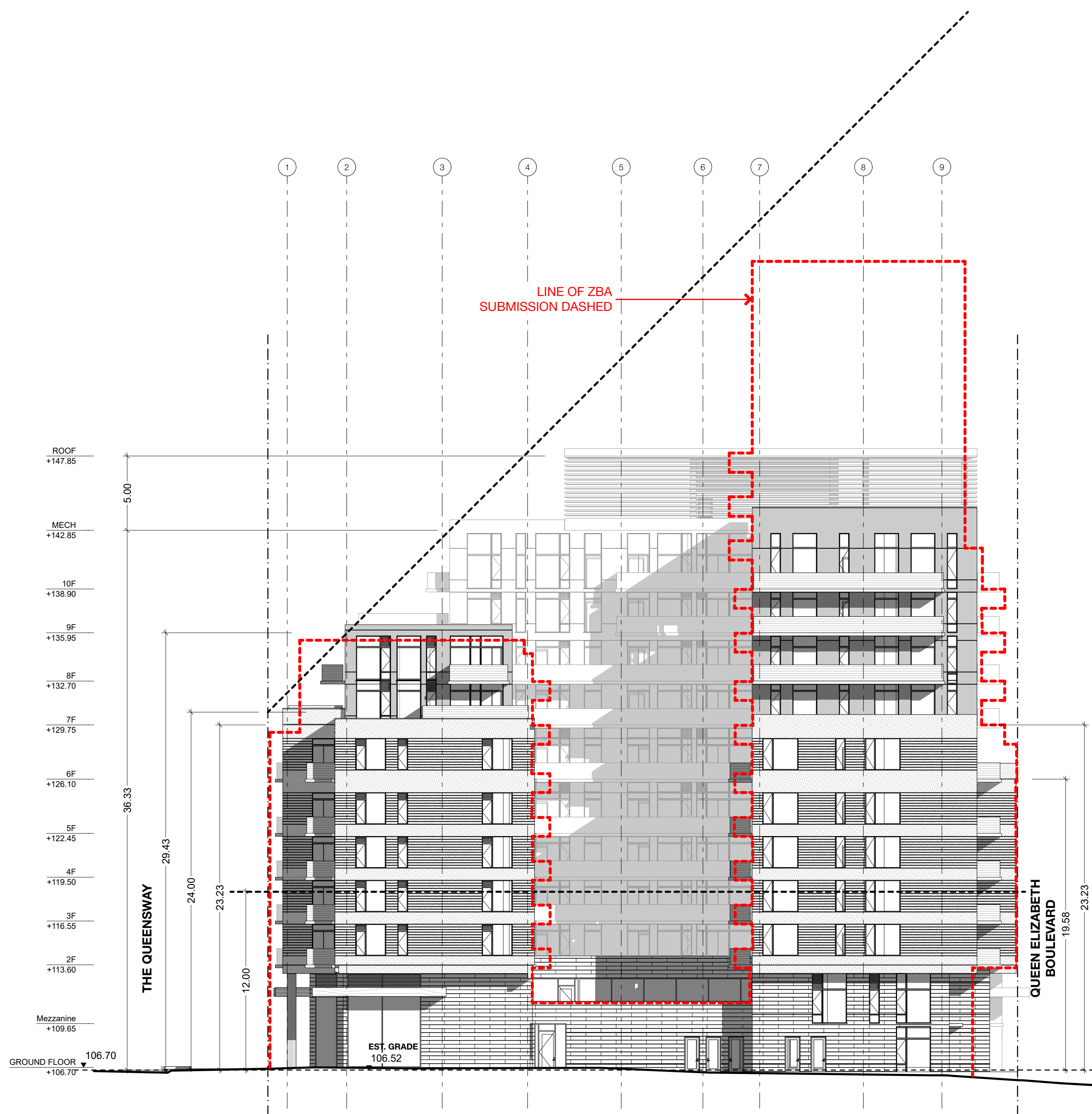
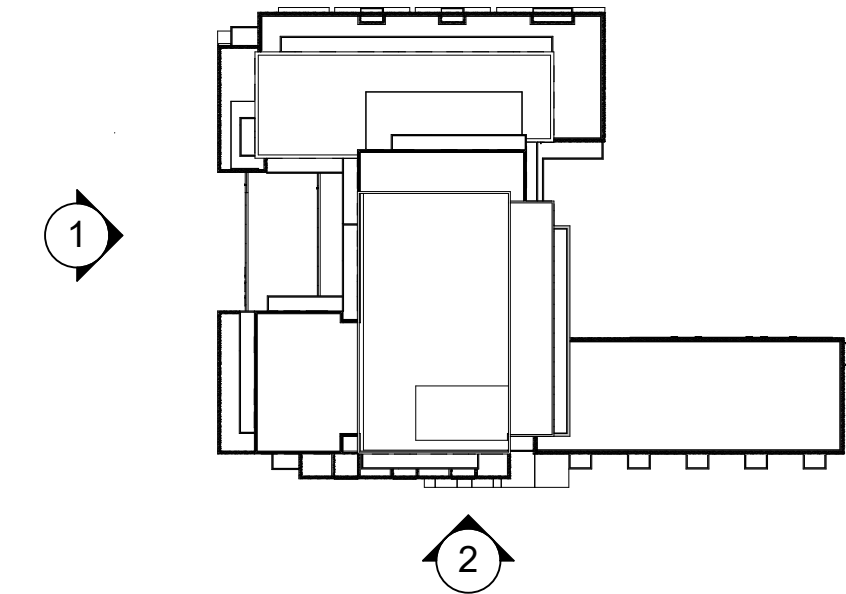
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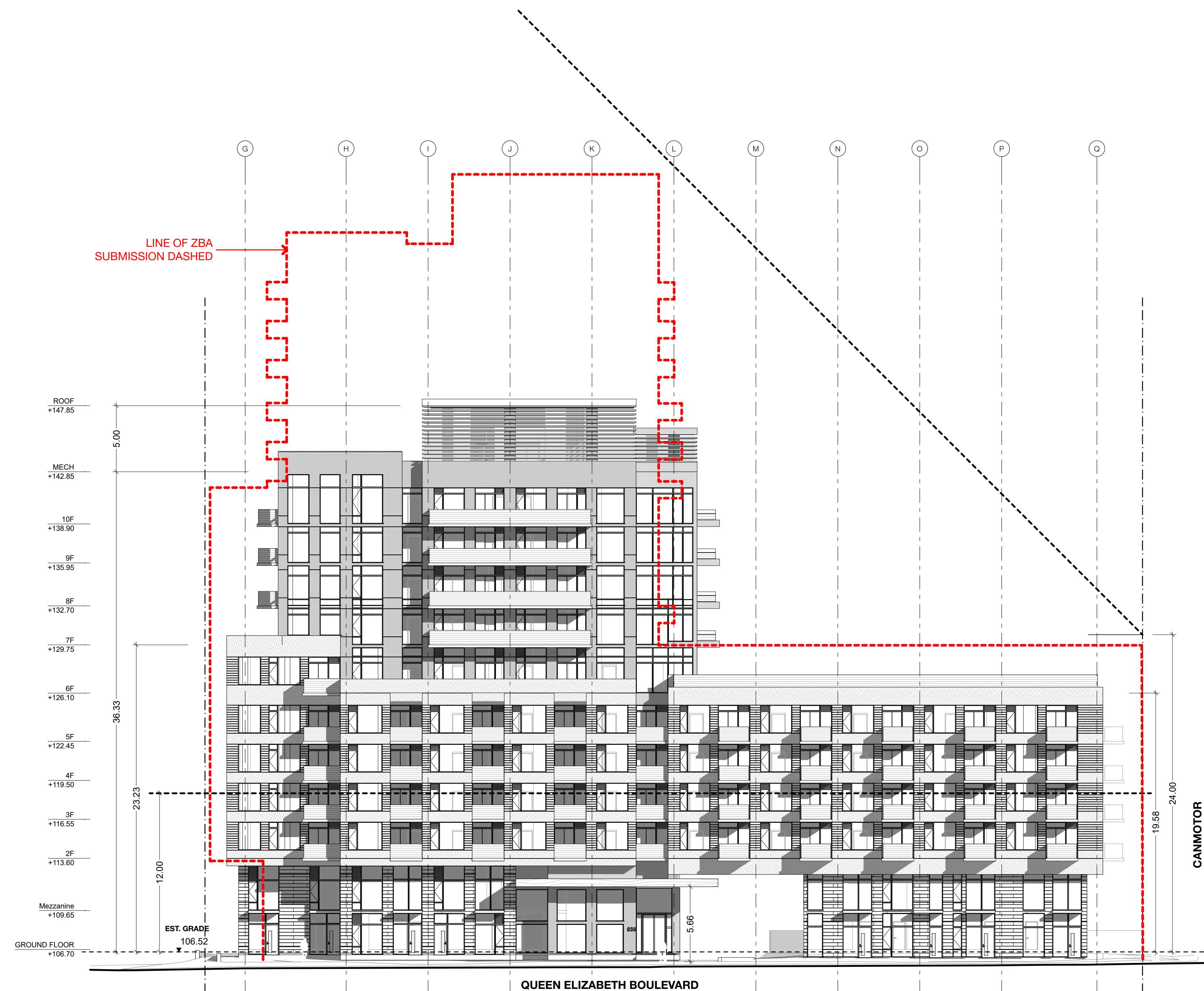
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1 WEST ELEVATION
SCALE: 1:200



2 SOUTH ELEVATION
SCALE: 1:200

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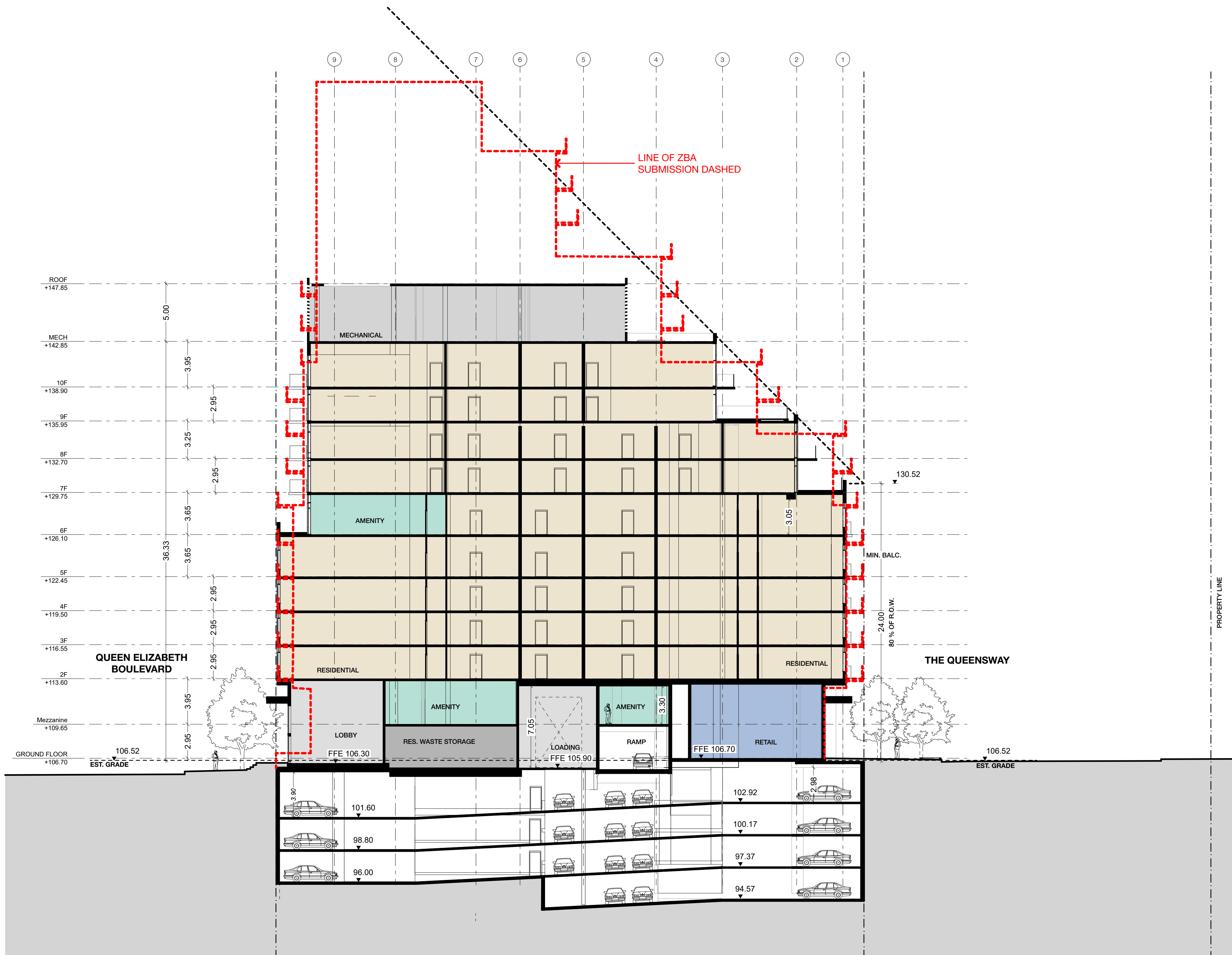
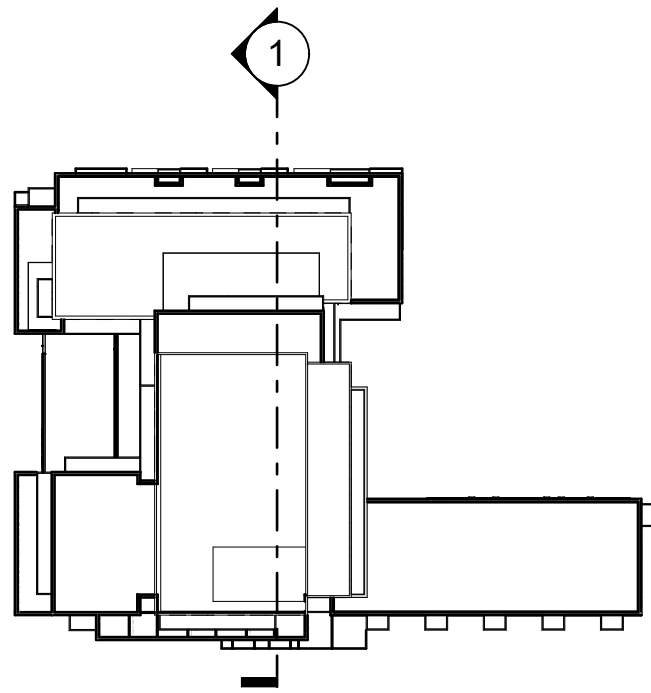
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SECTIONS

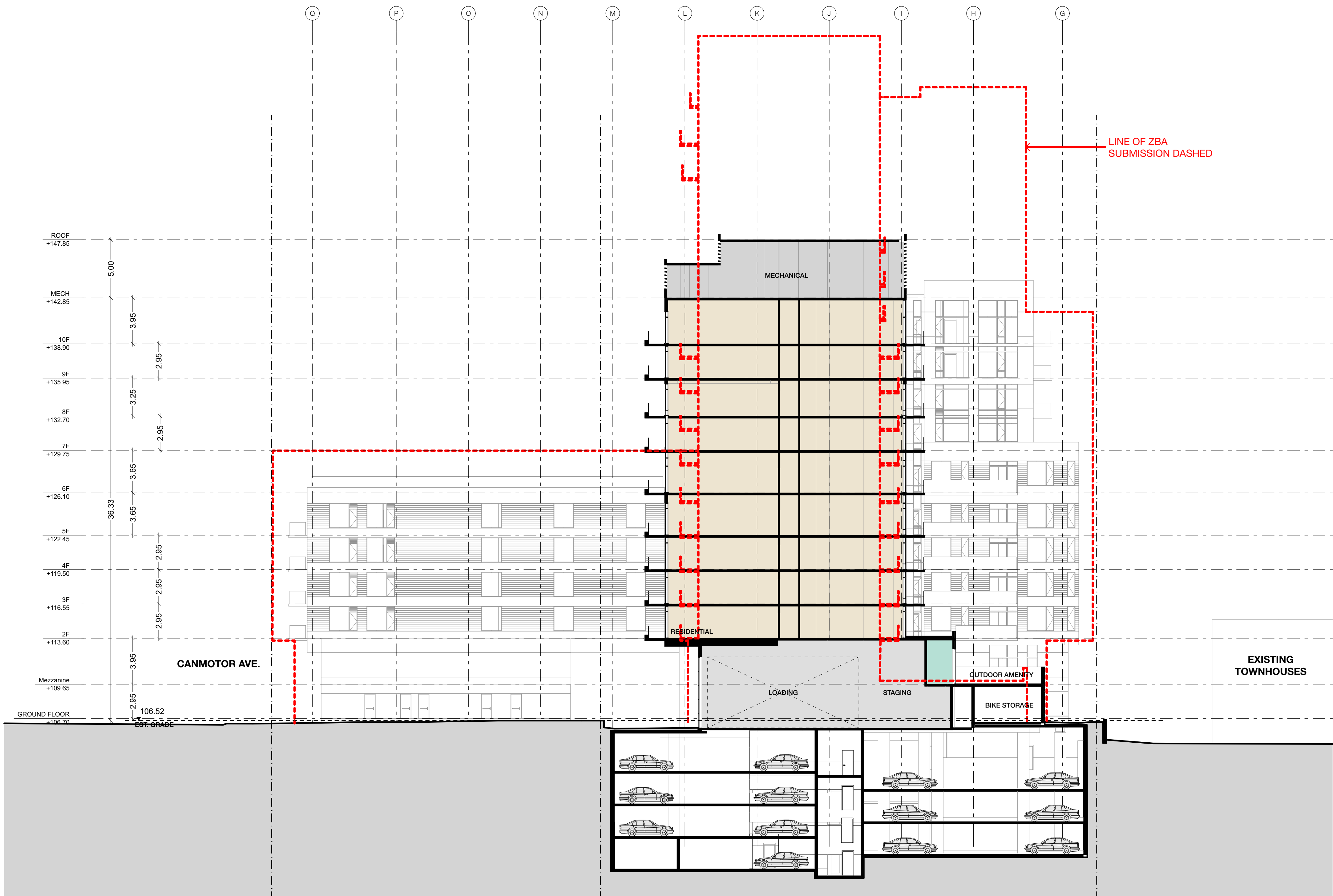
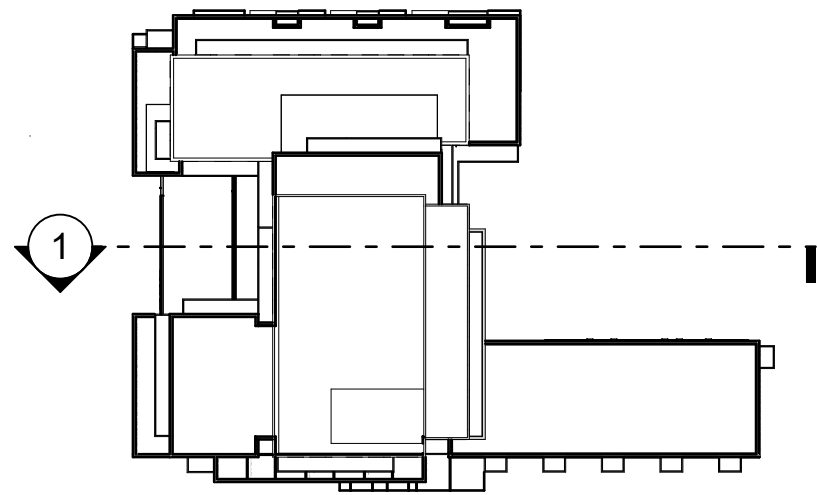
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1 SECTION B
SCALE: 1:200

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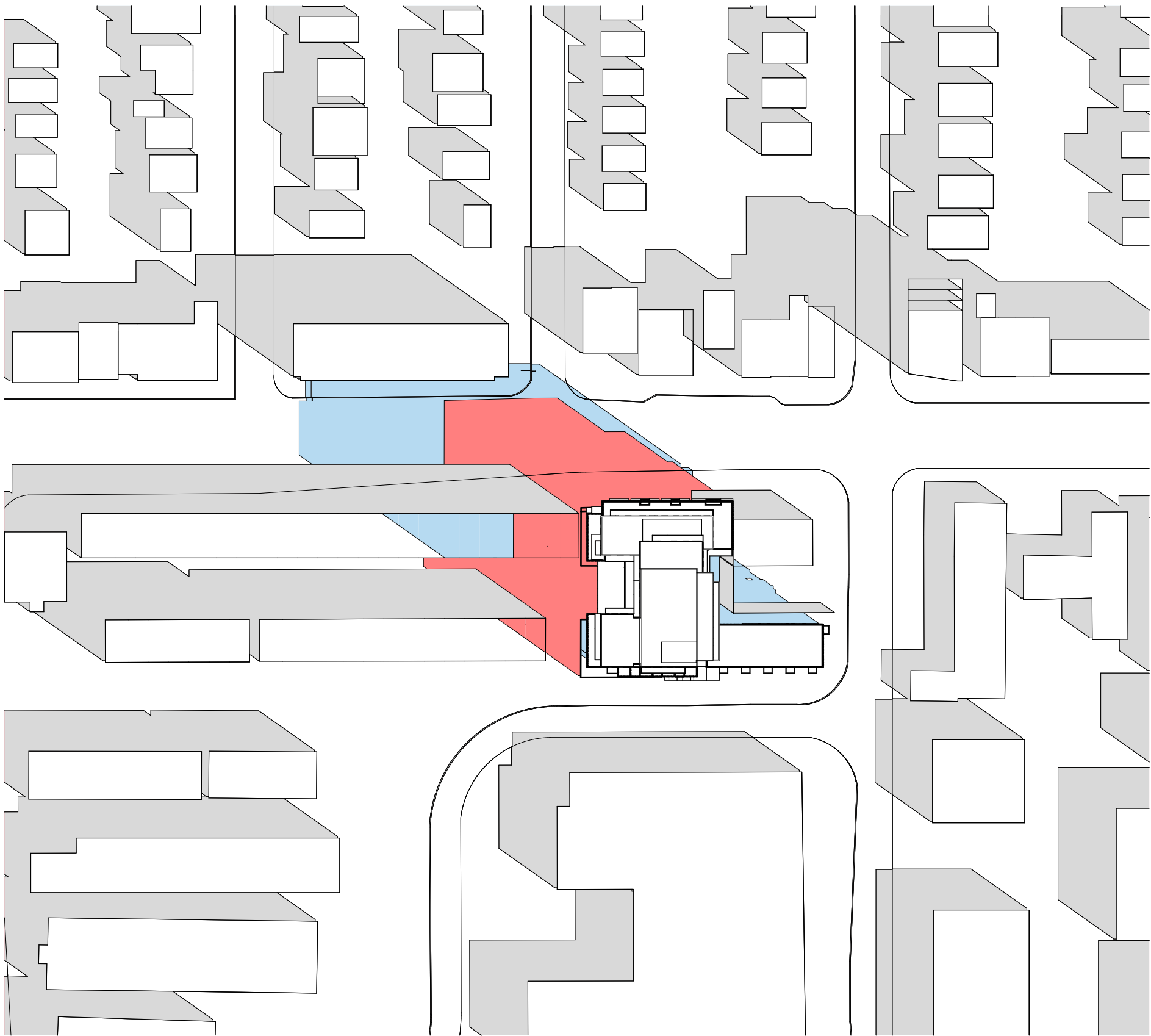
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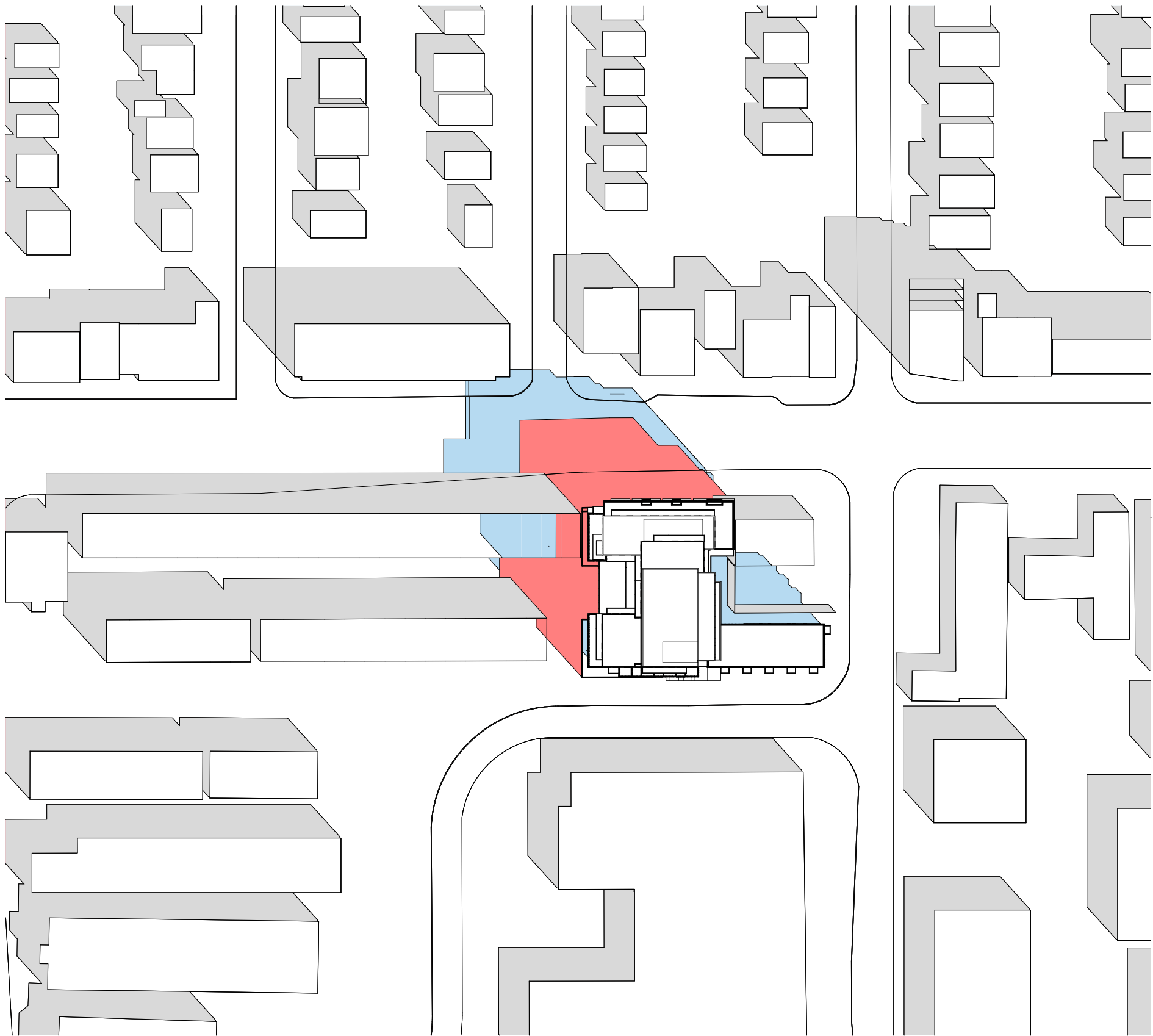
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job number
1328

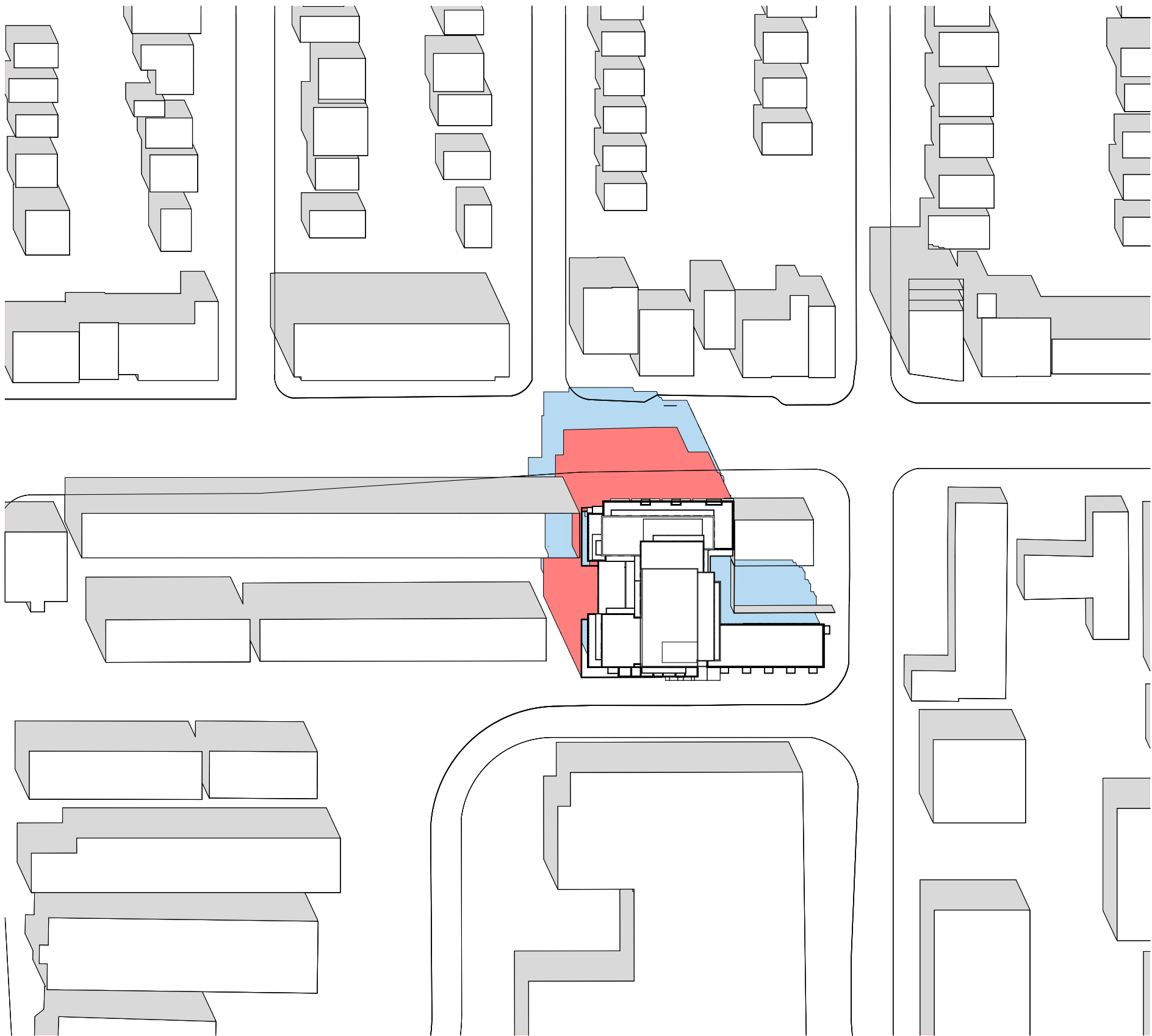
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02	2019.11.27	FIRST S.P.A.
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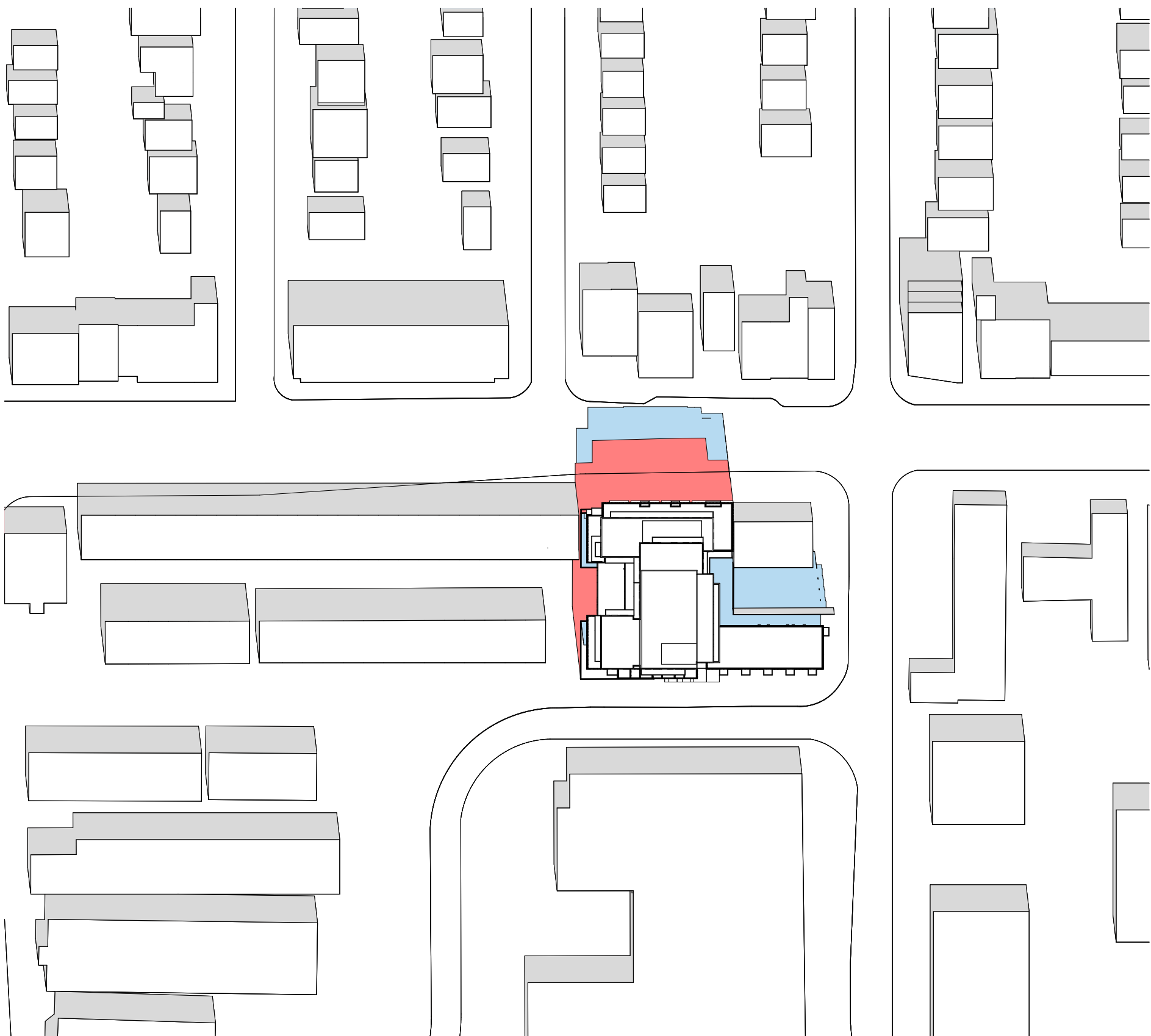
March 21 09:18



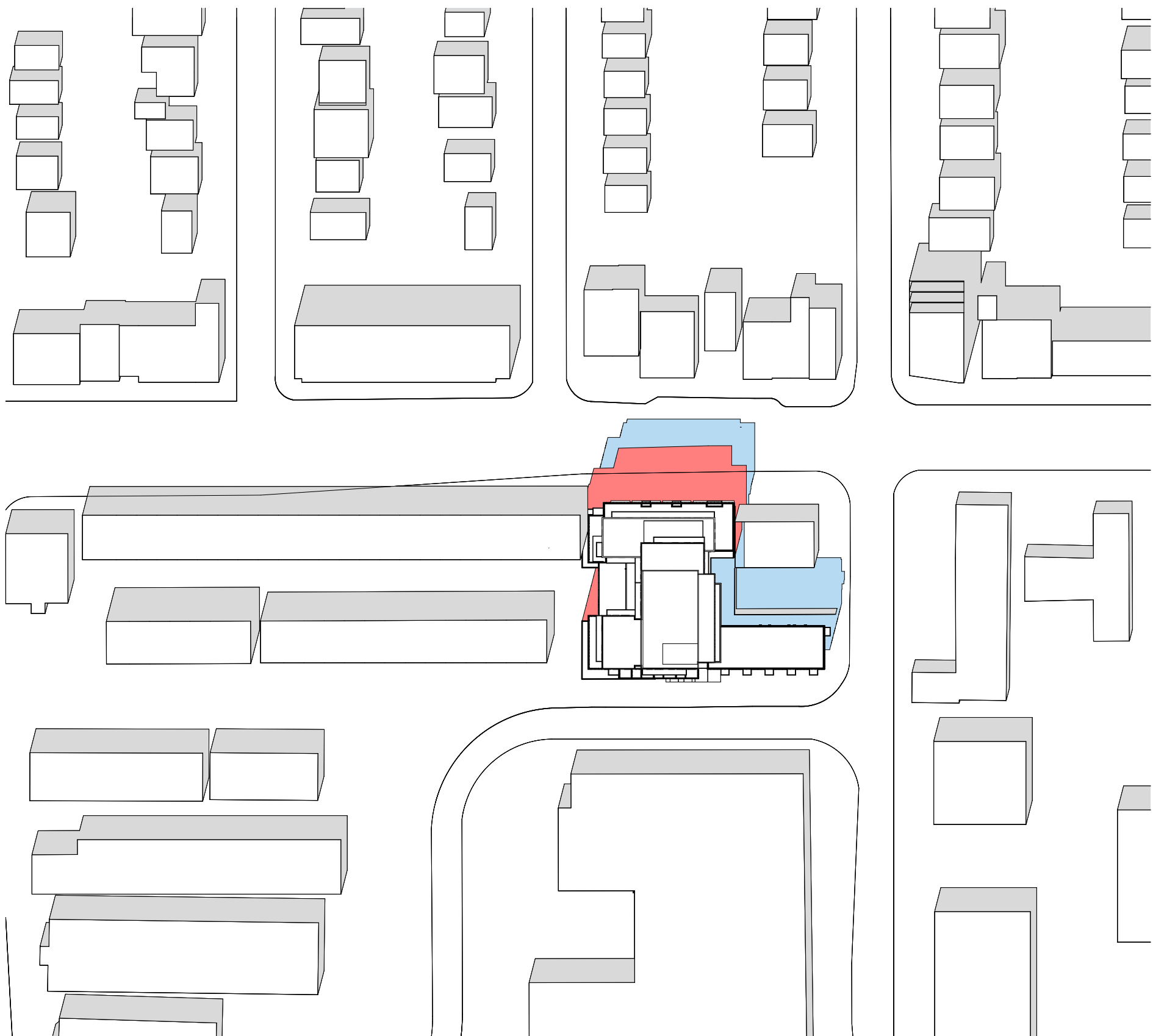
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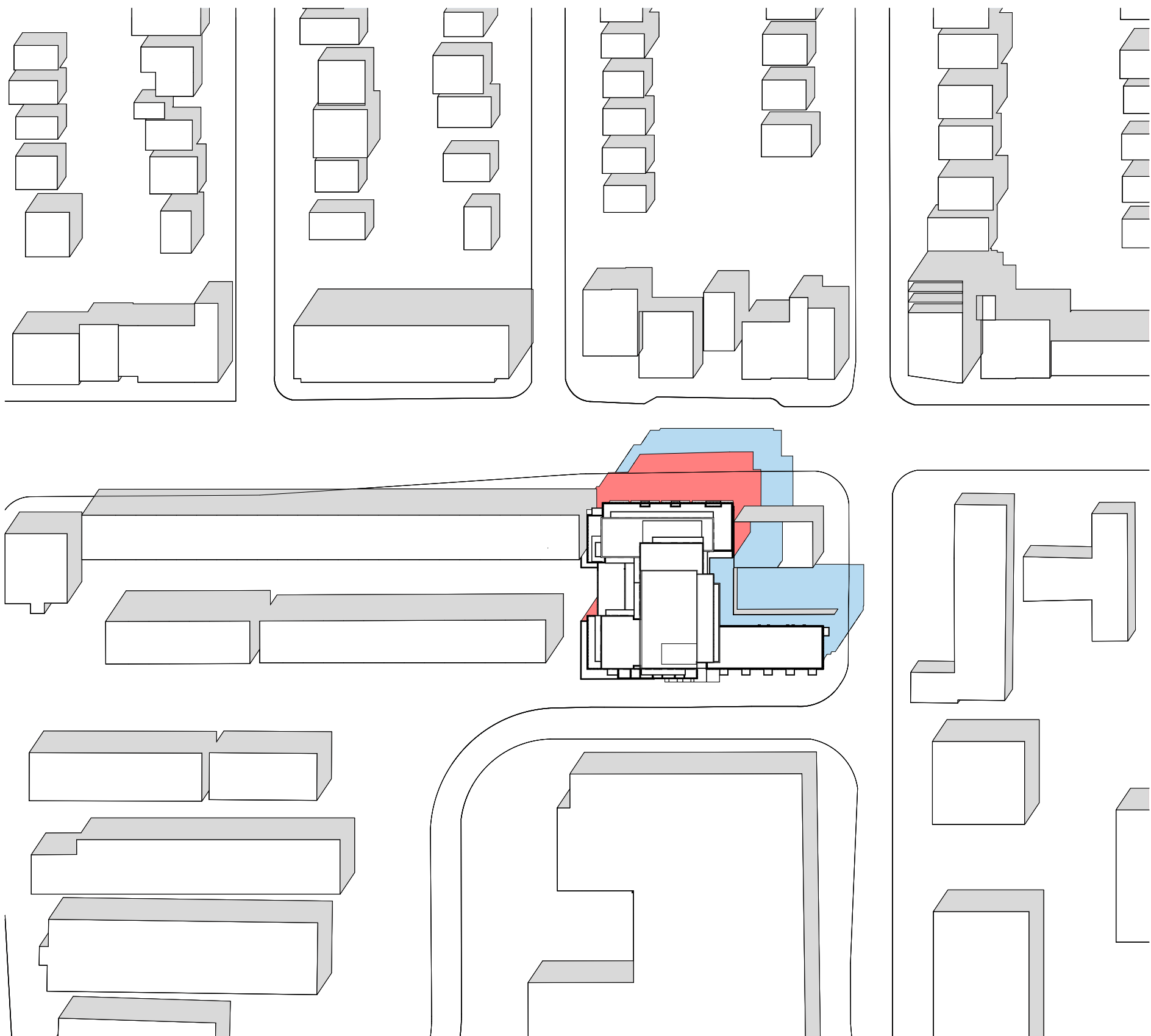
March 21 11:18



March 21 12:18



March 21 1:18



March 21 2:18

MARCH 21
TACT Architecture Inc.
650R College Street (rear lane)
Toronto Ontario M5G 1B8
416-516-1940
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Print date: Monday, November 22, 2021.
file: 1328 Queensway v58.pn

job title
935 Queensway

client
Queensway Limited Partnership

sheet title
Sun Study - March 21

drawn by
MM / ML

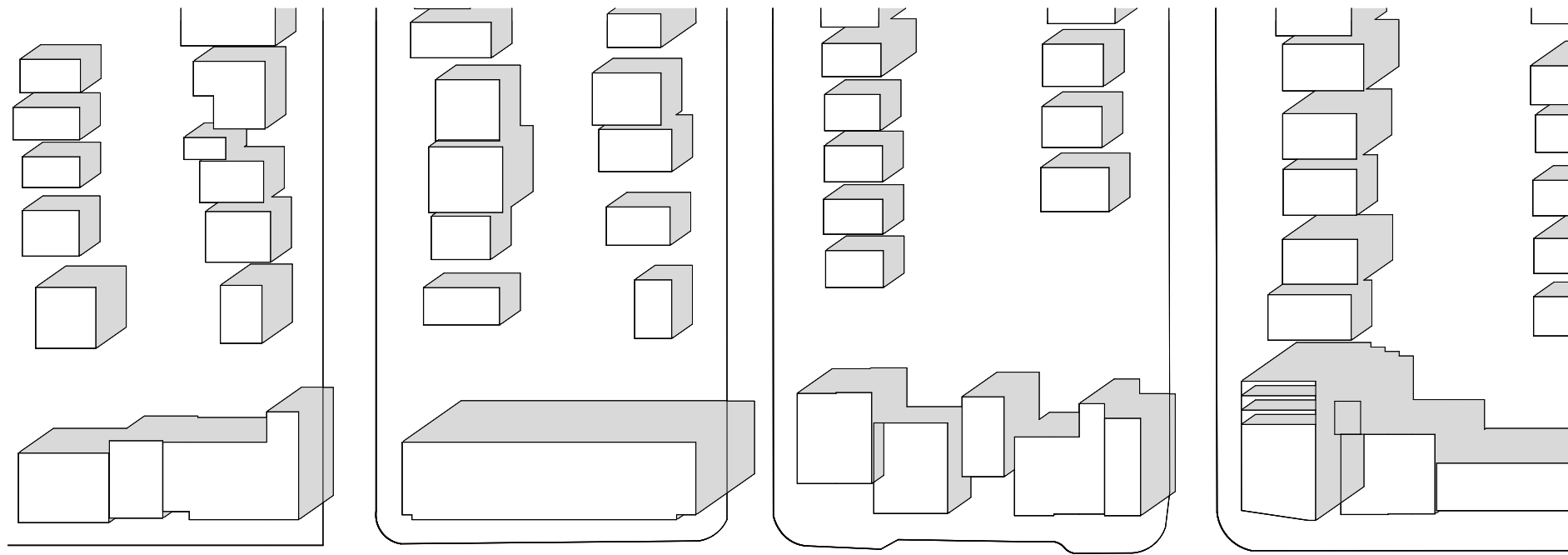
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PJ

issue date
Monday, November 22, 2021

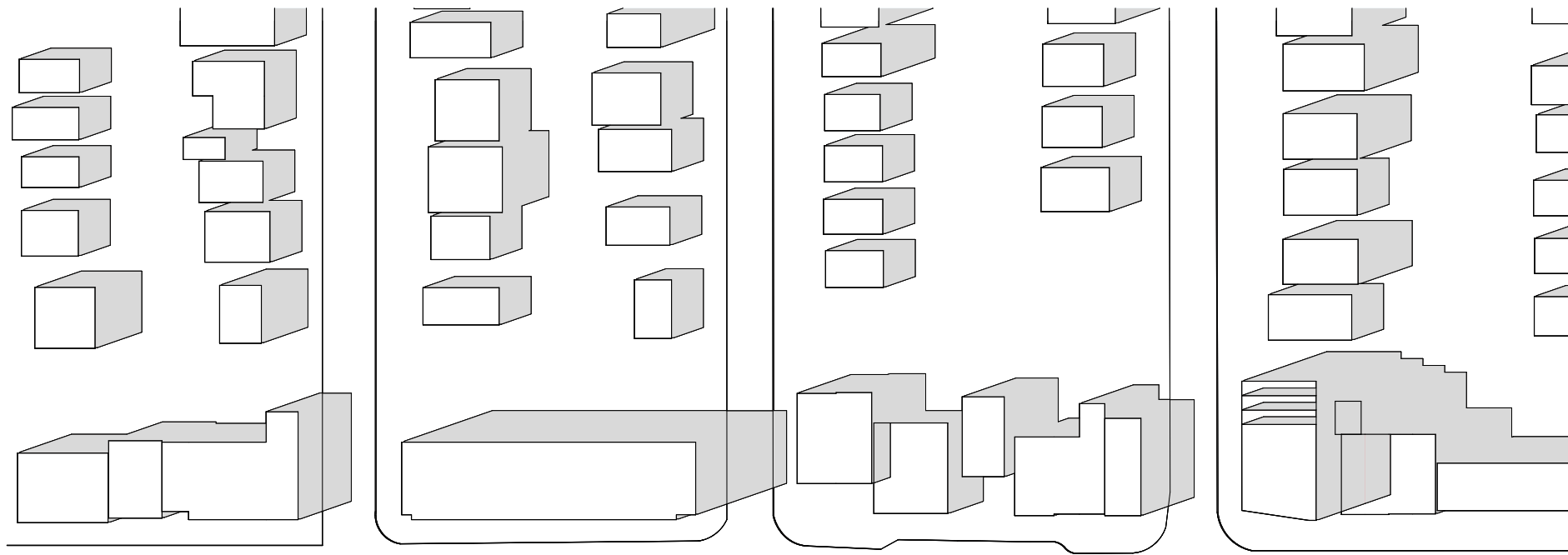
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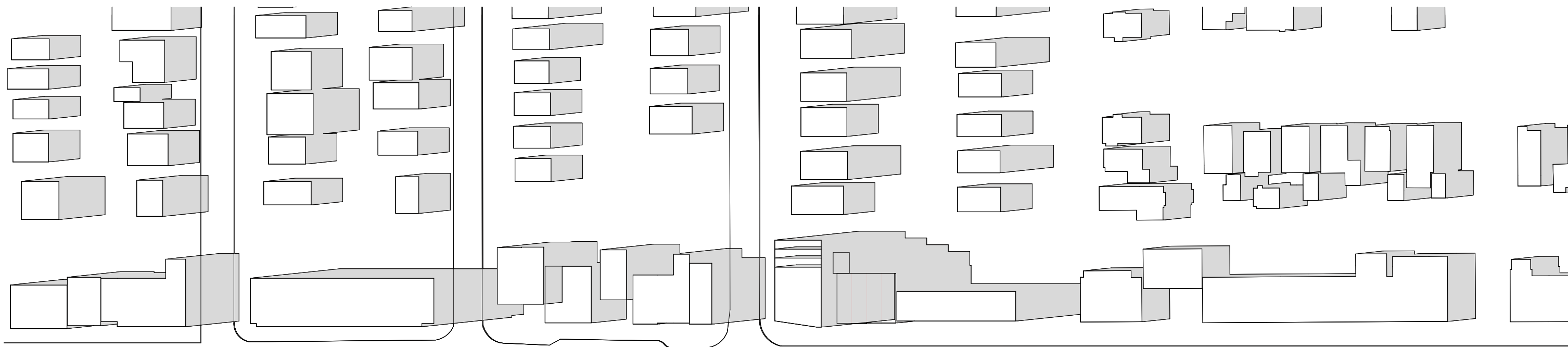
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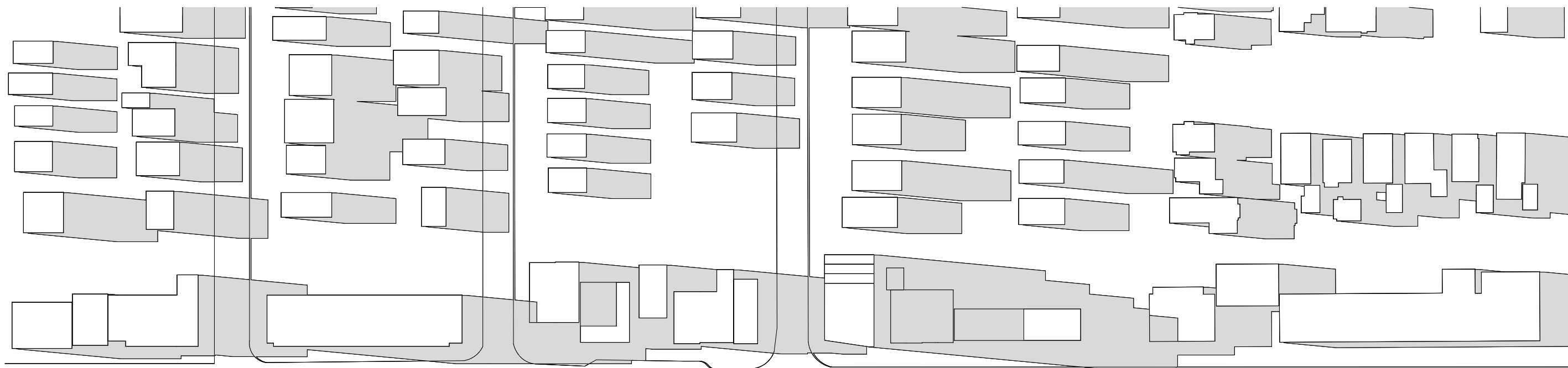
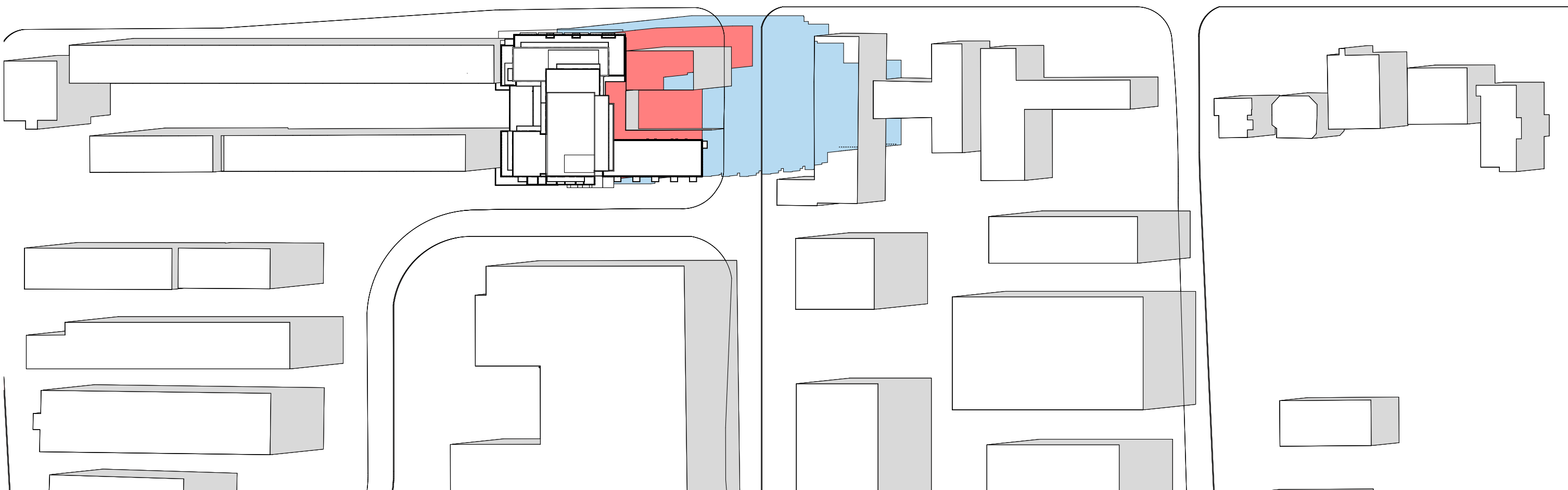
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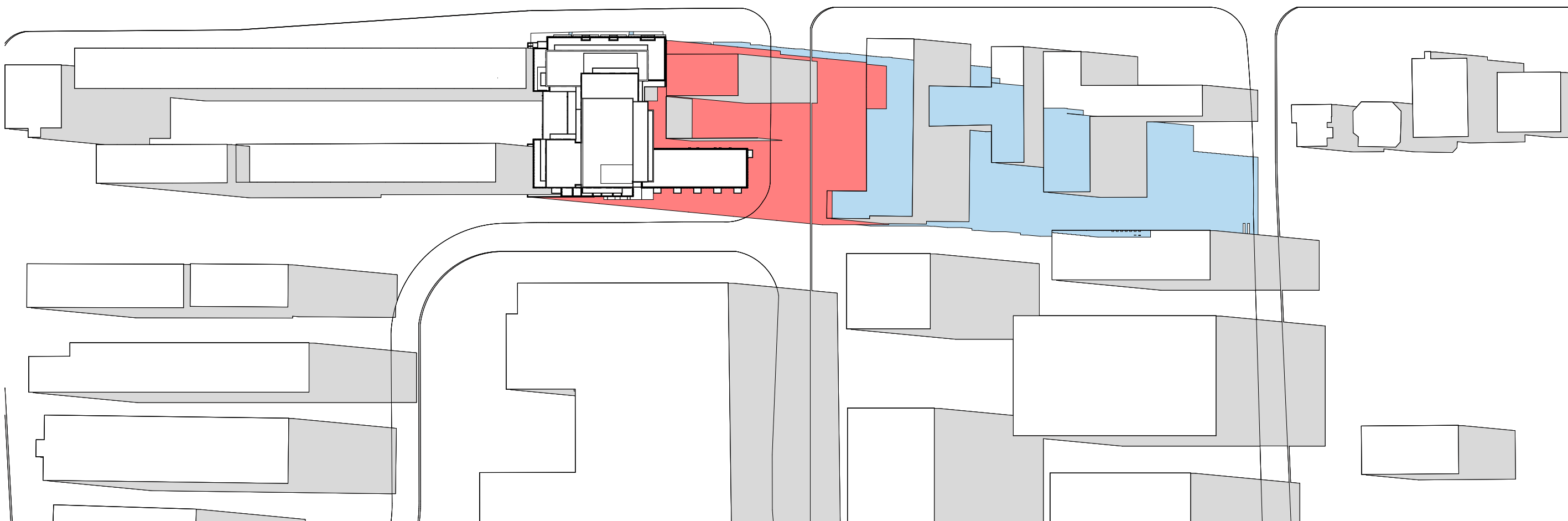
March 21 4:18



March 21 5:18



March 21 6:18



MARCH 21

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Queensway Limited Partnership

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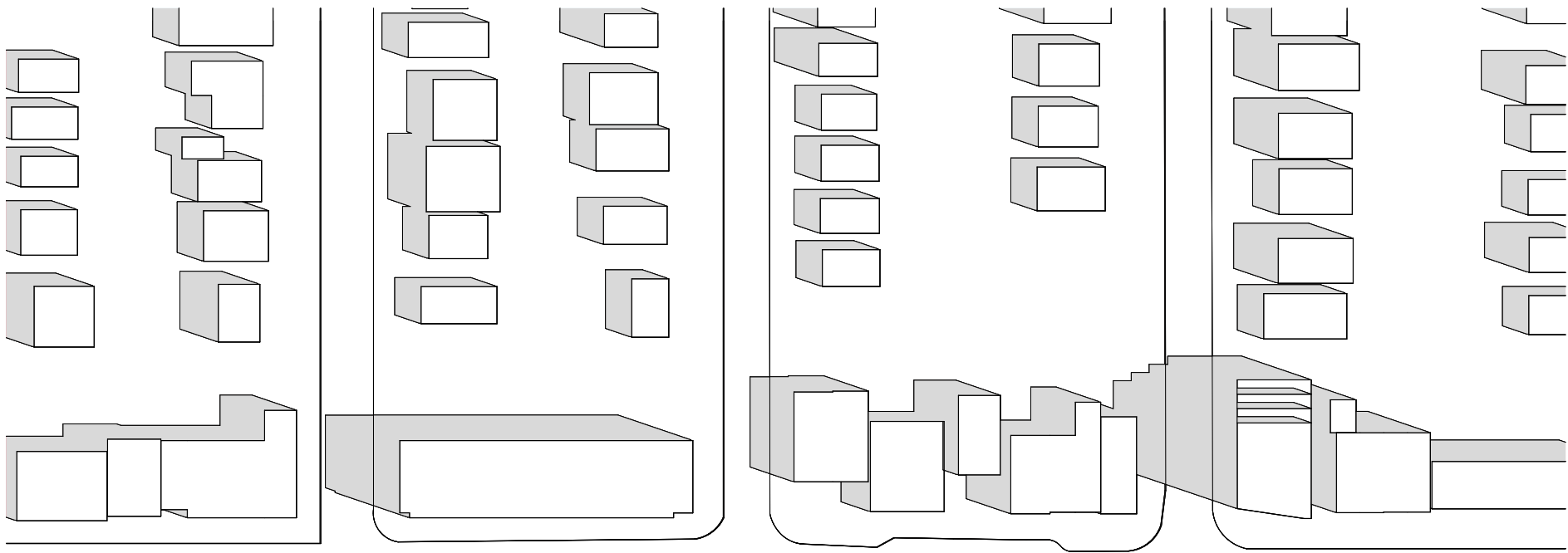
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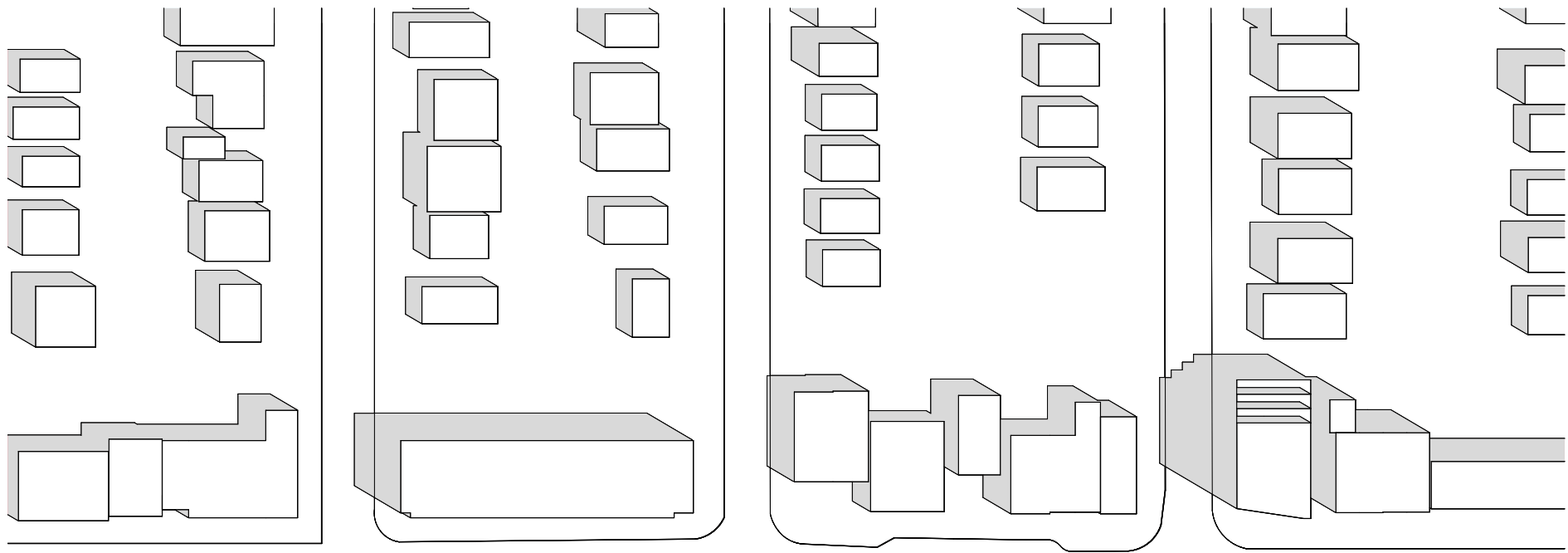
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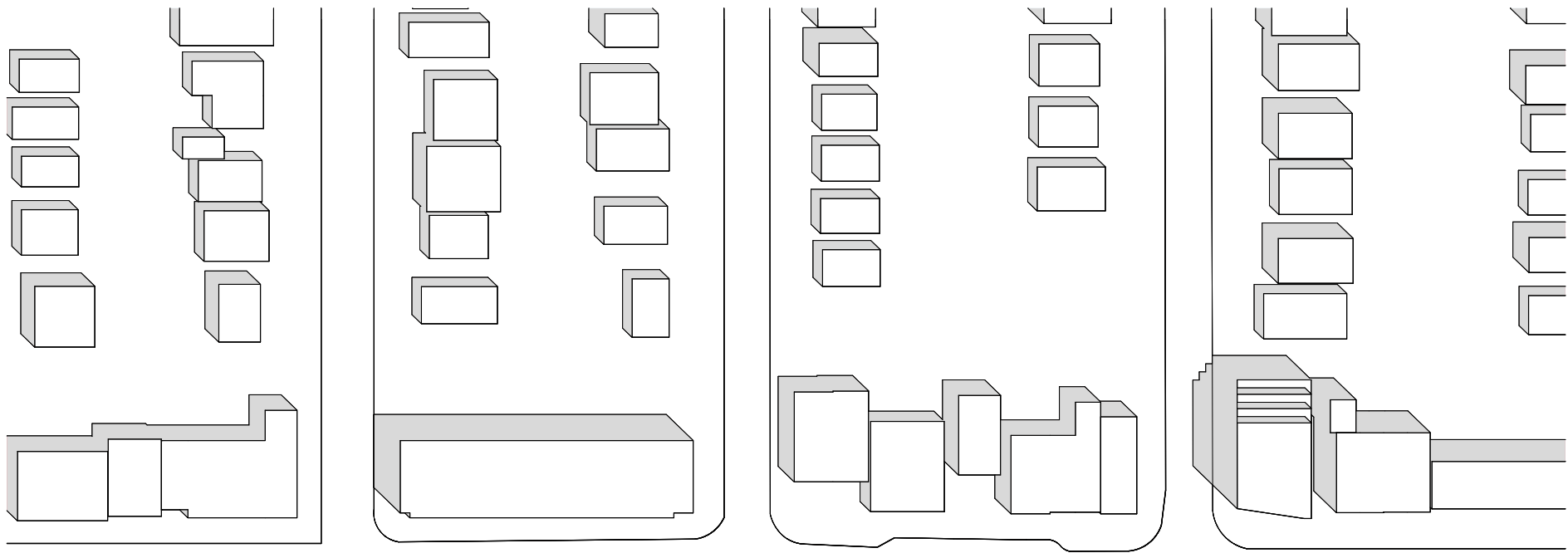
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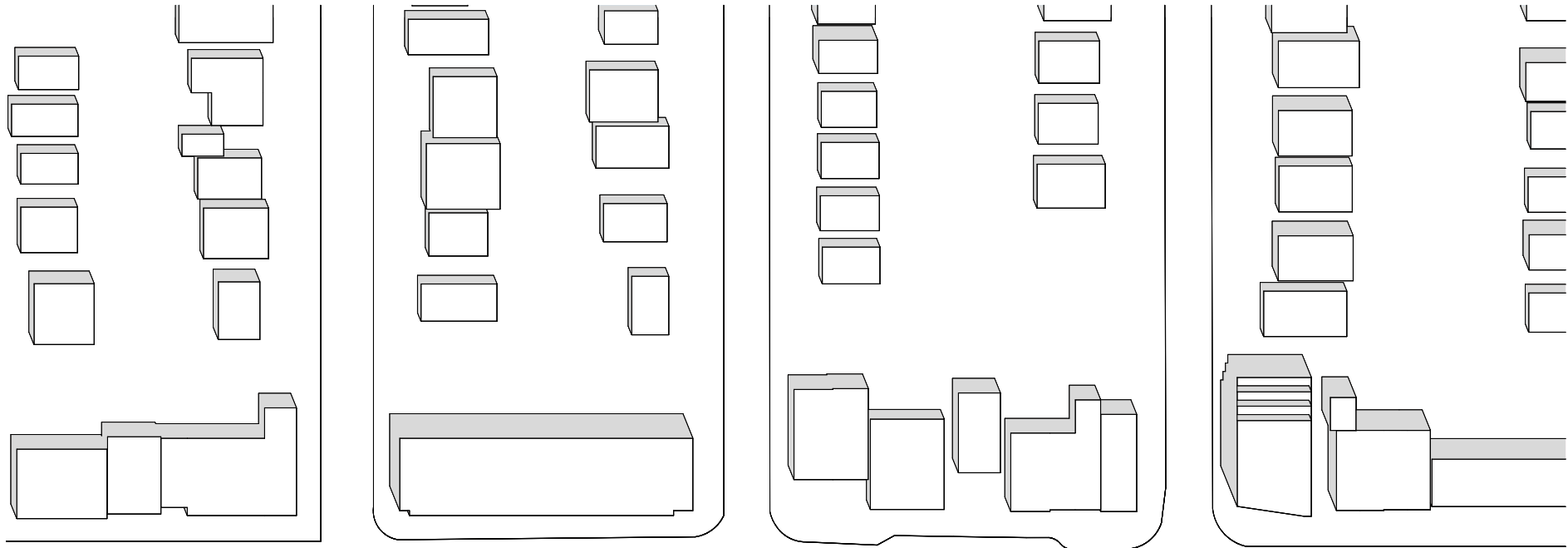
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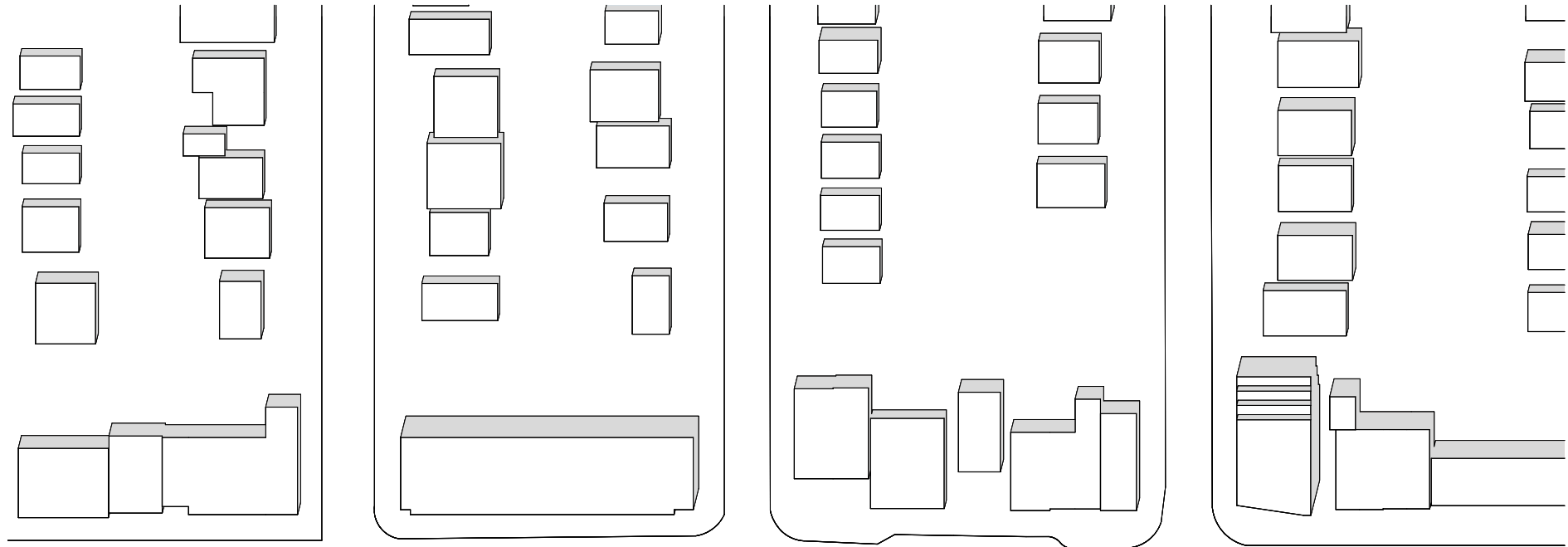
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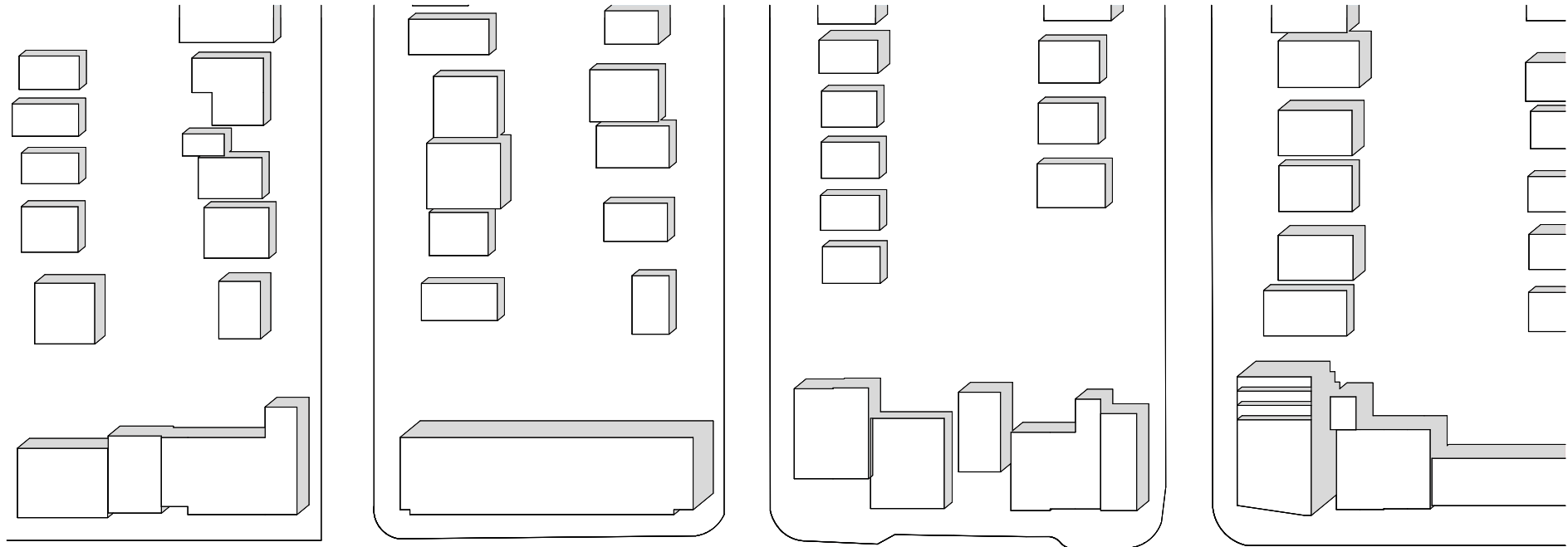
June 21 11:18



June 21 12:18



June 21 1:18



June 21 2:18

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Sun Study - June 21

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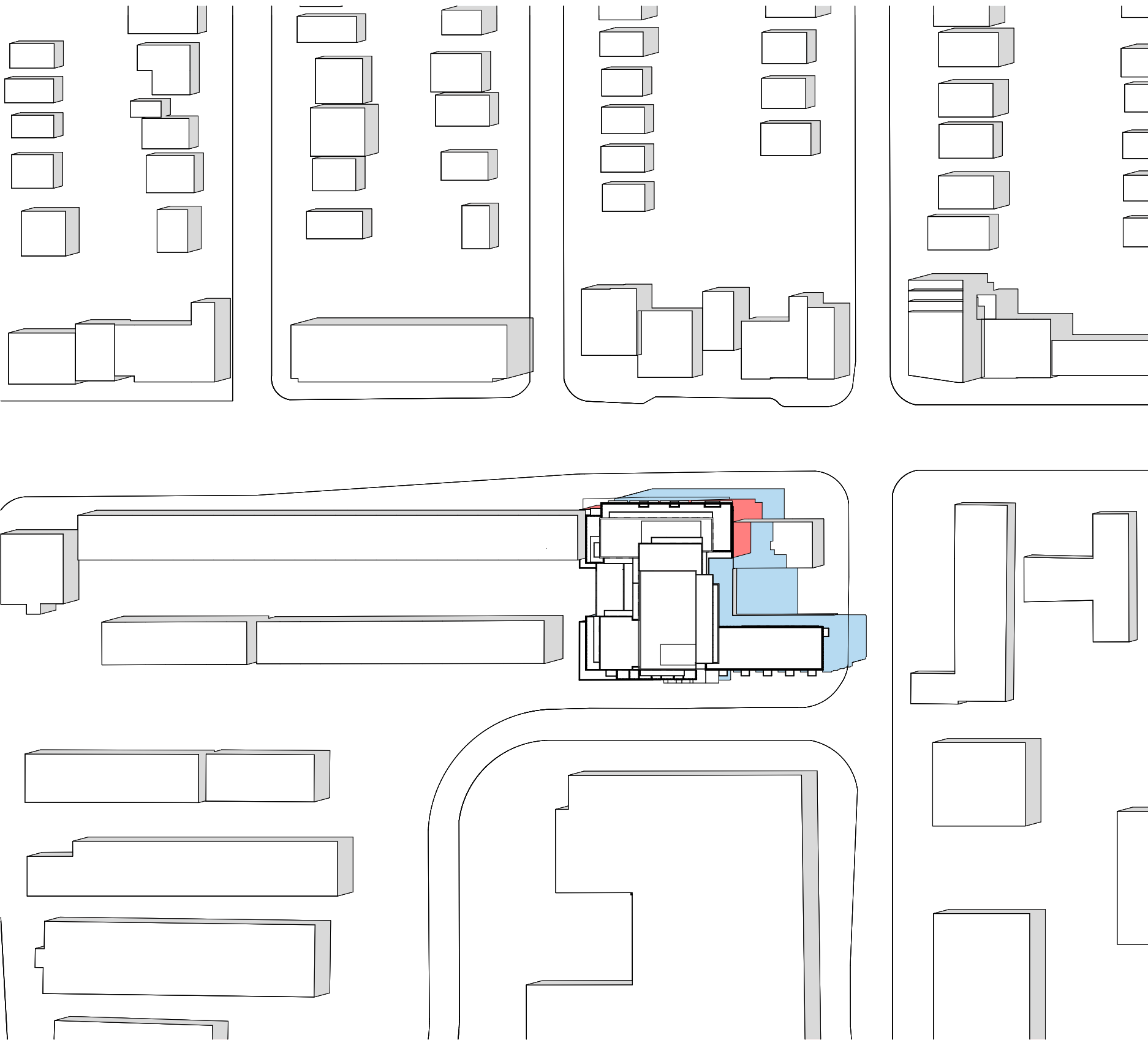
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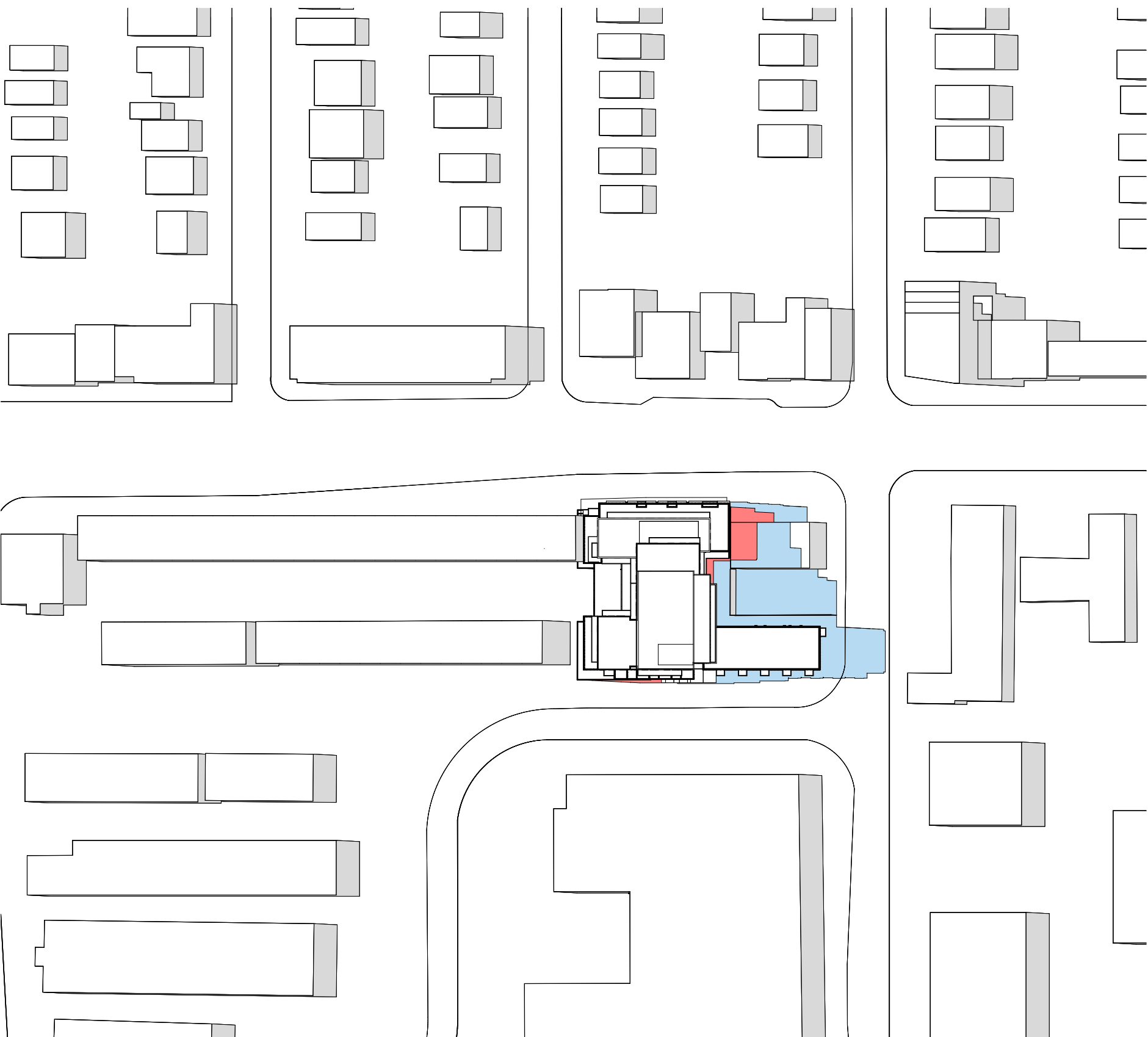
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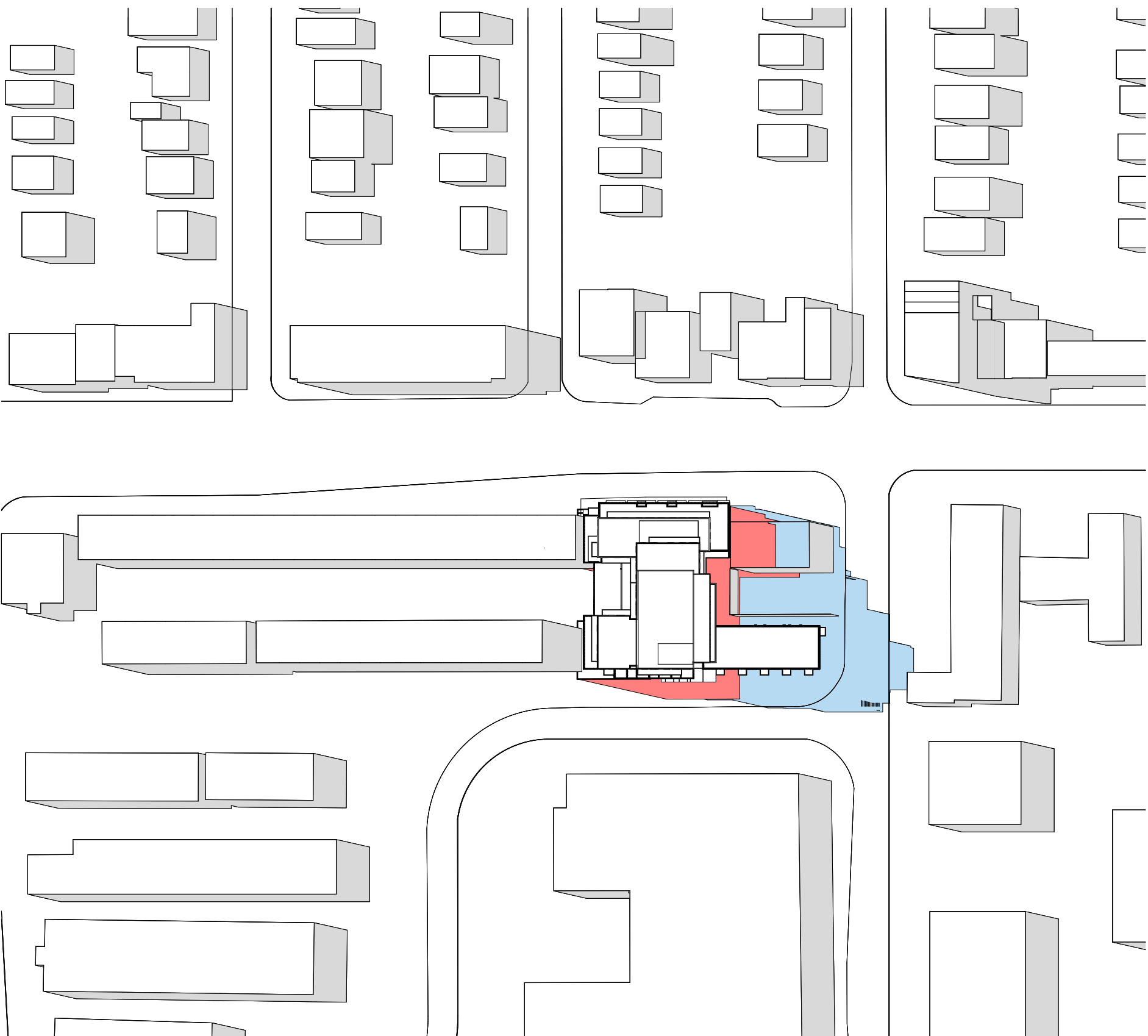
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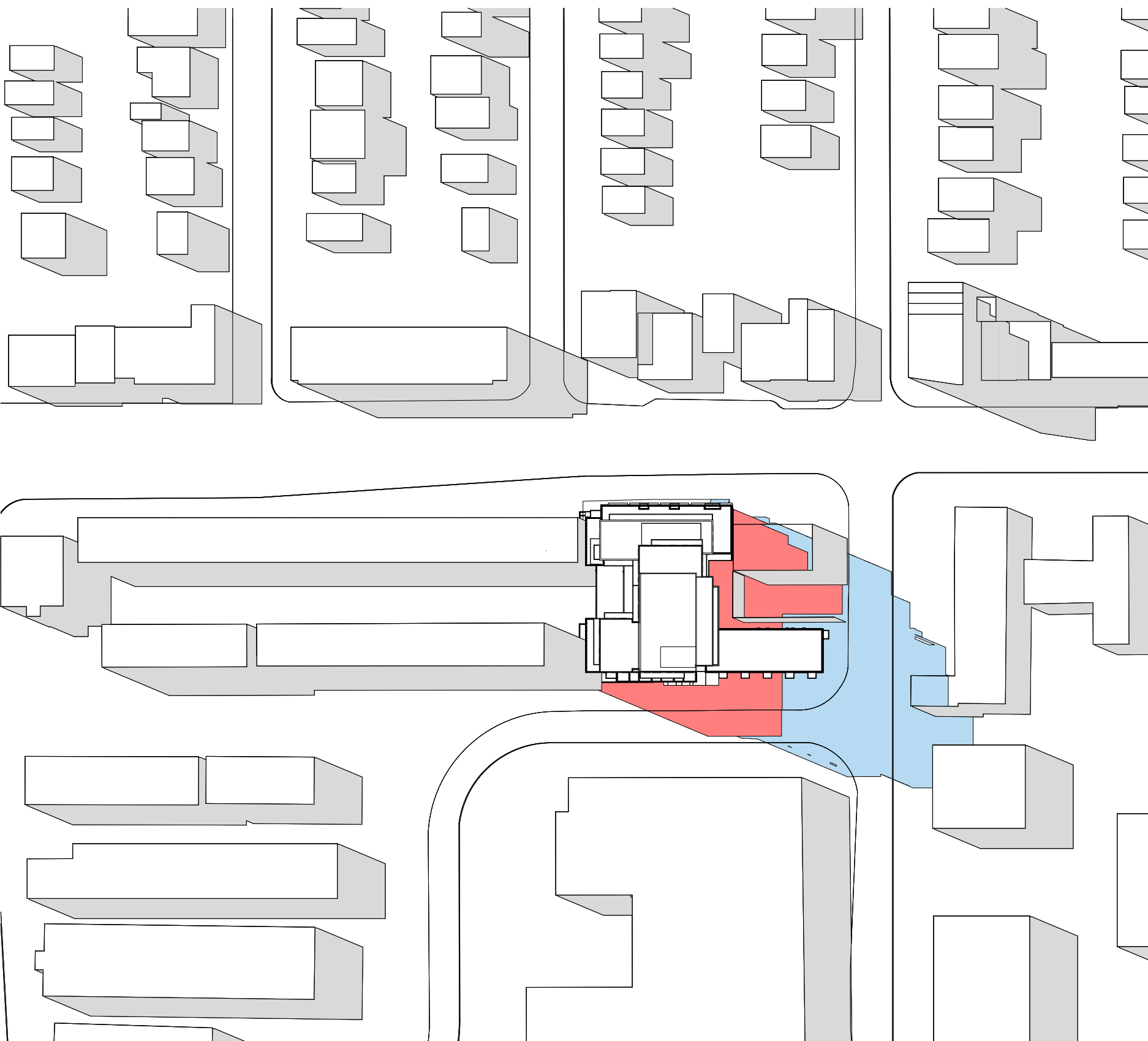
June 21 3:18



June 21 4:18



June 21 5:18



June 21 6:18

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935 Queensway

client
Queensway Limited Partnership

sheet title
Sun Study - June 21

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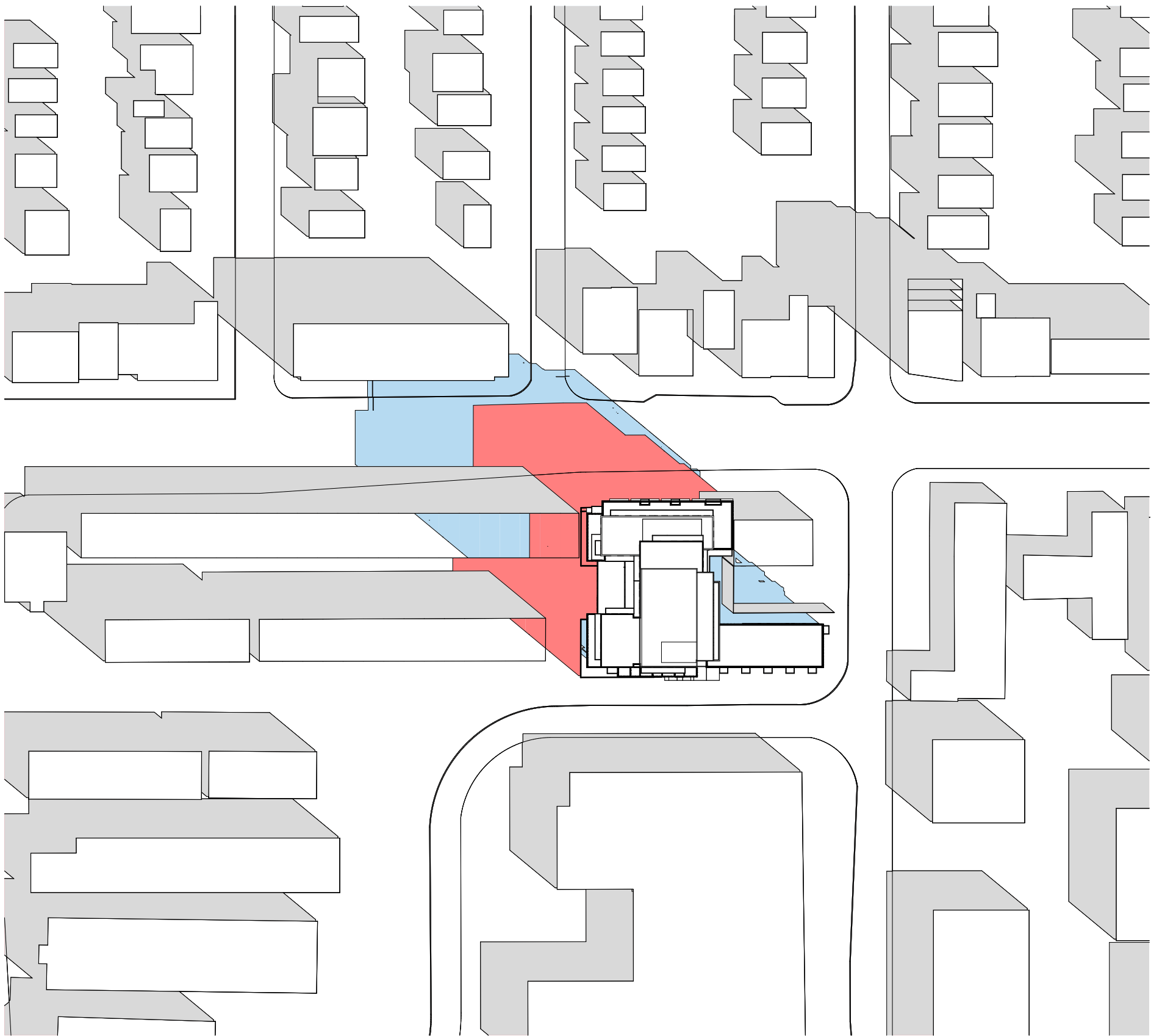
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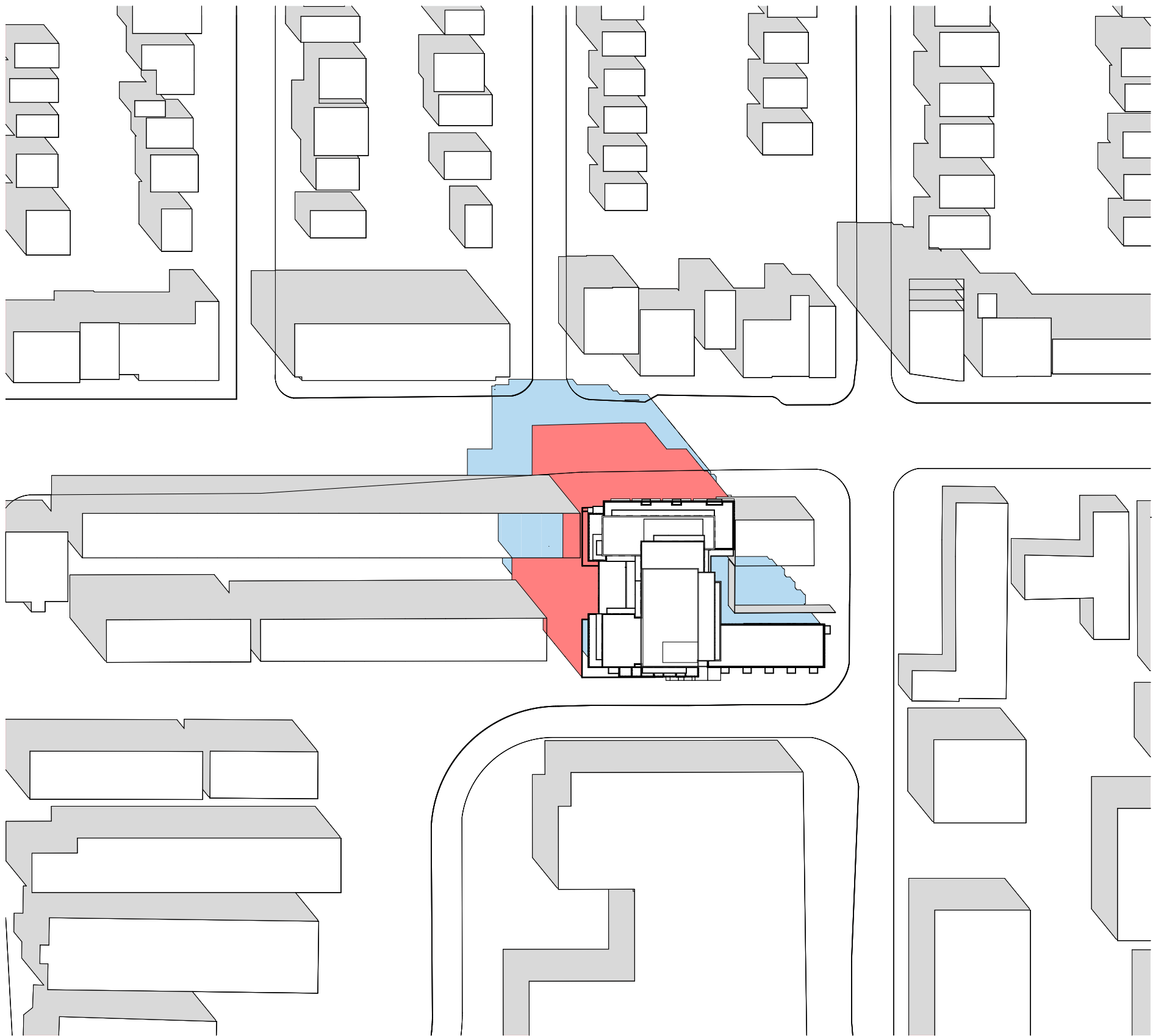
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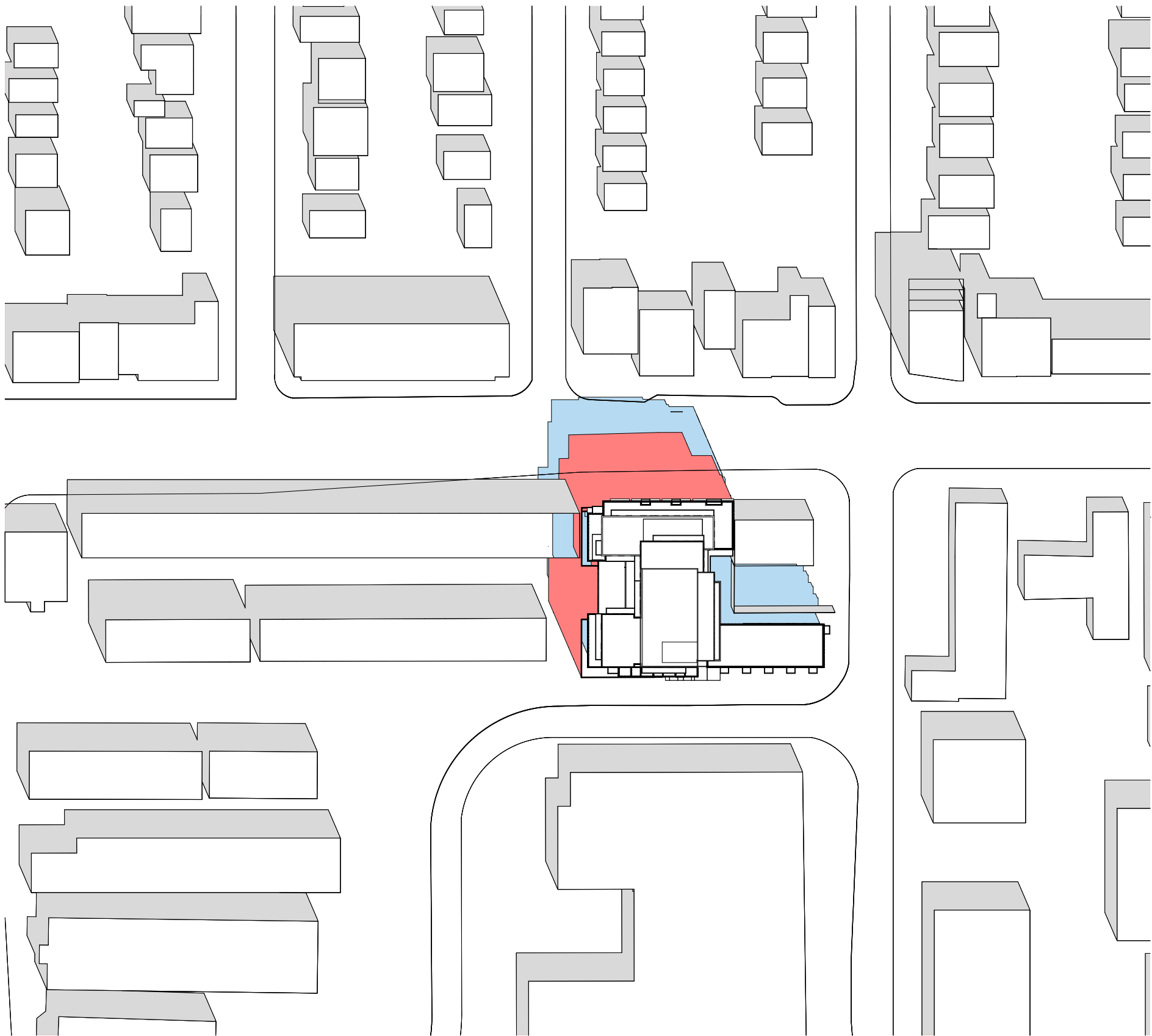
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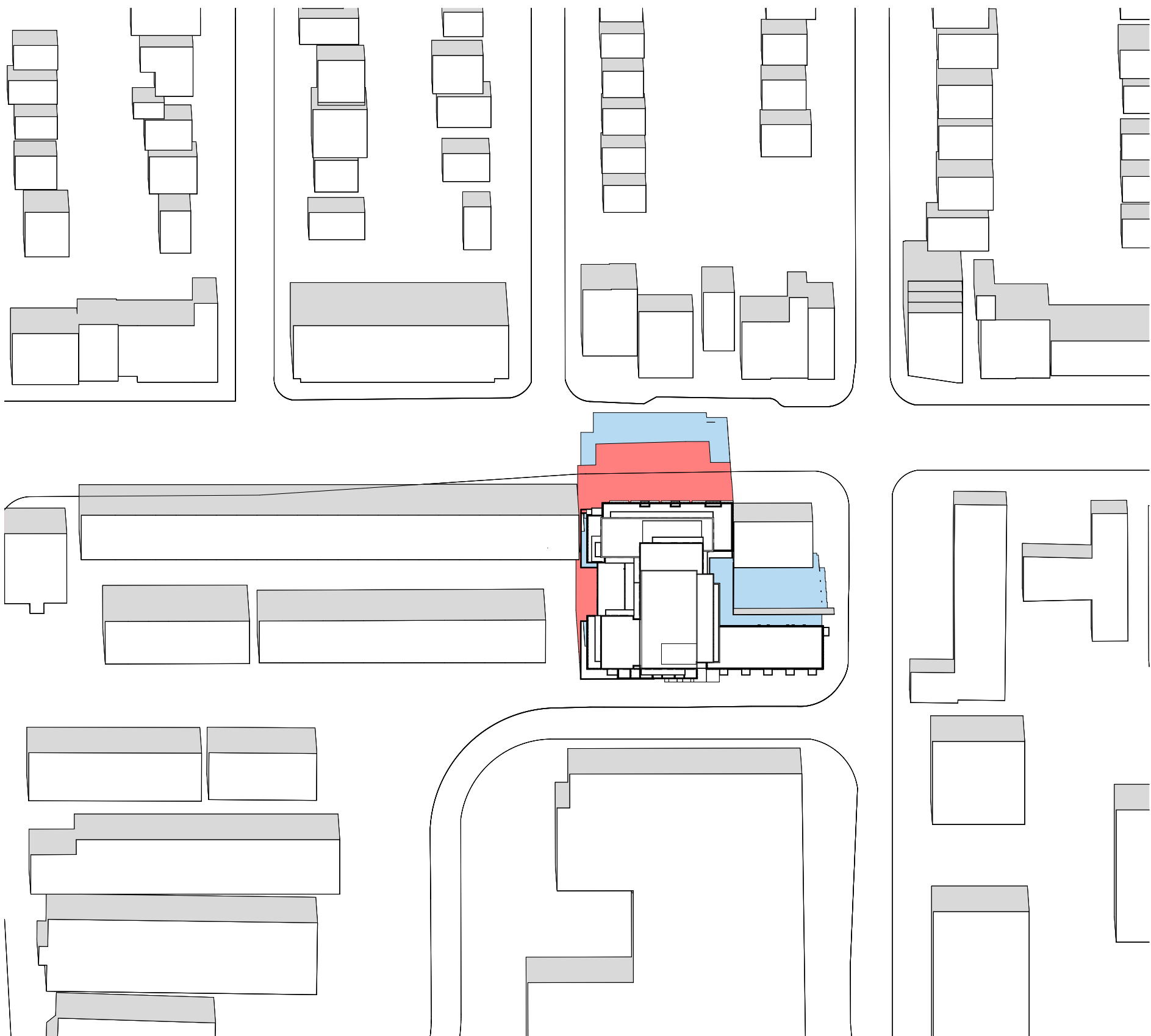
Sept 21 09:18



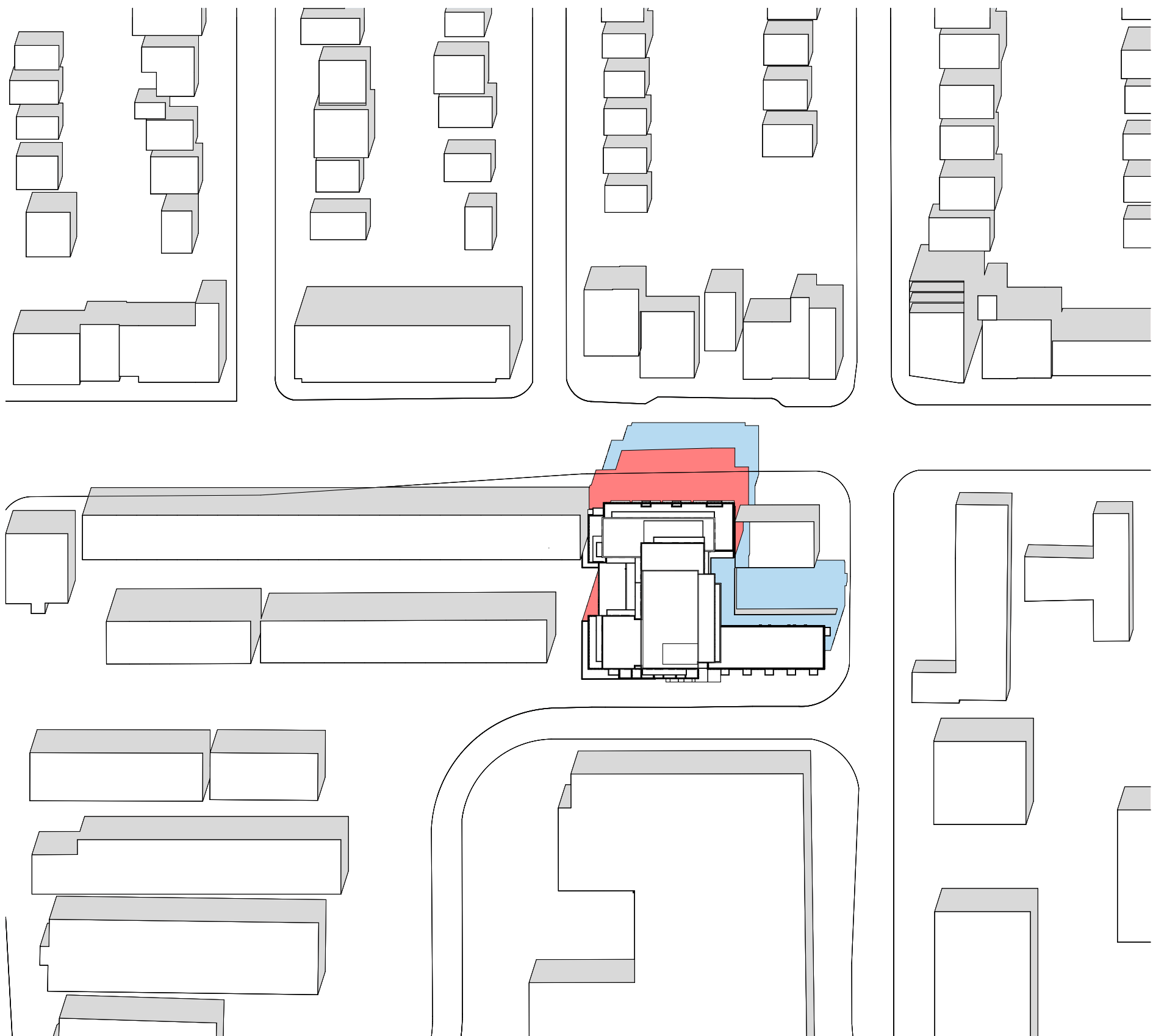
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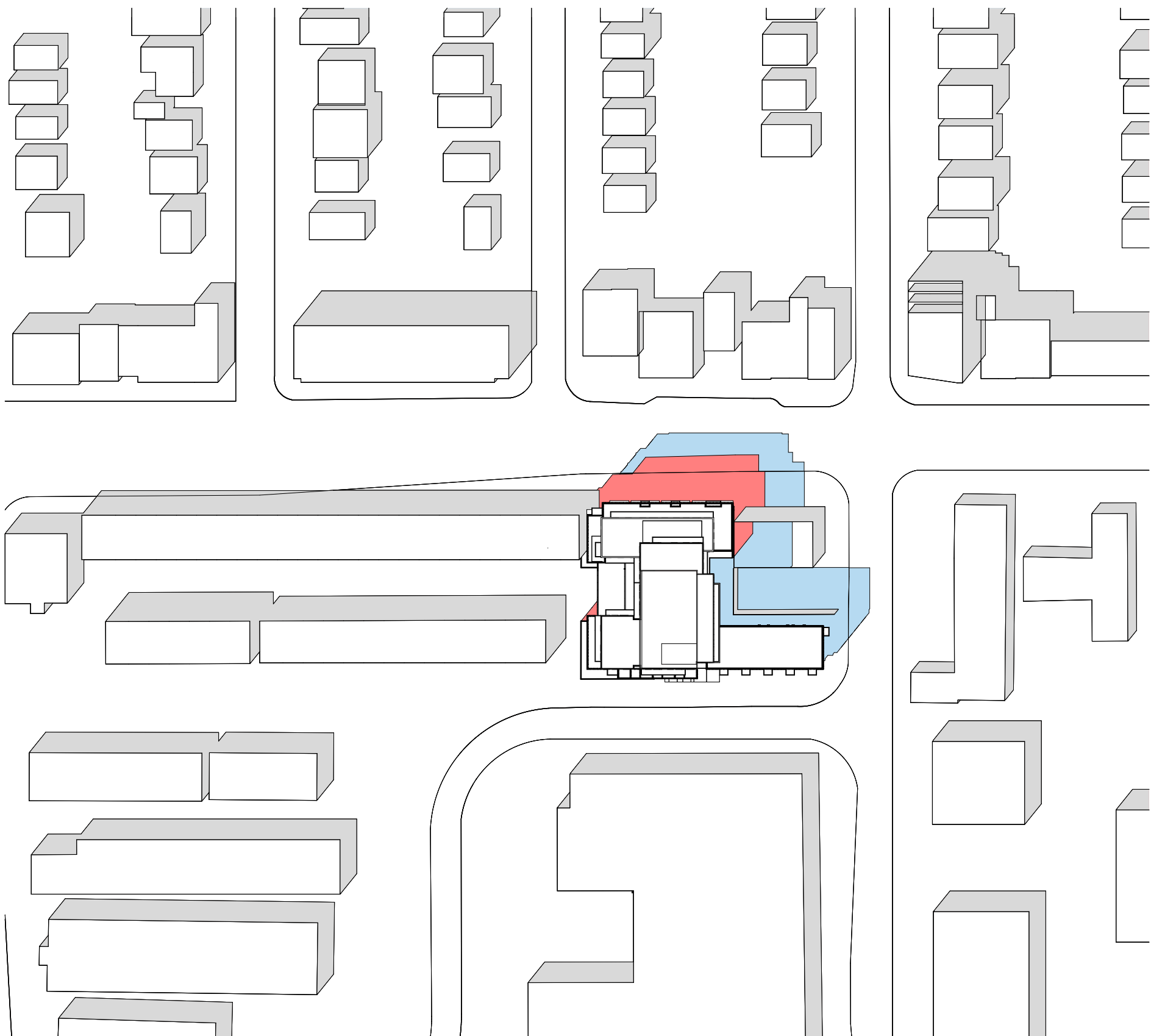
Sept 21 11:18



Sept 21 12:18



Sept 21 1:18



Sept 21 2:18

SEPT 21

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job title
935 Queensway

client
Queensway Limited Partnership

sheet title
Sun Study - September 21

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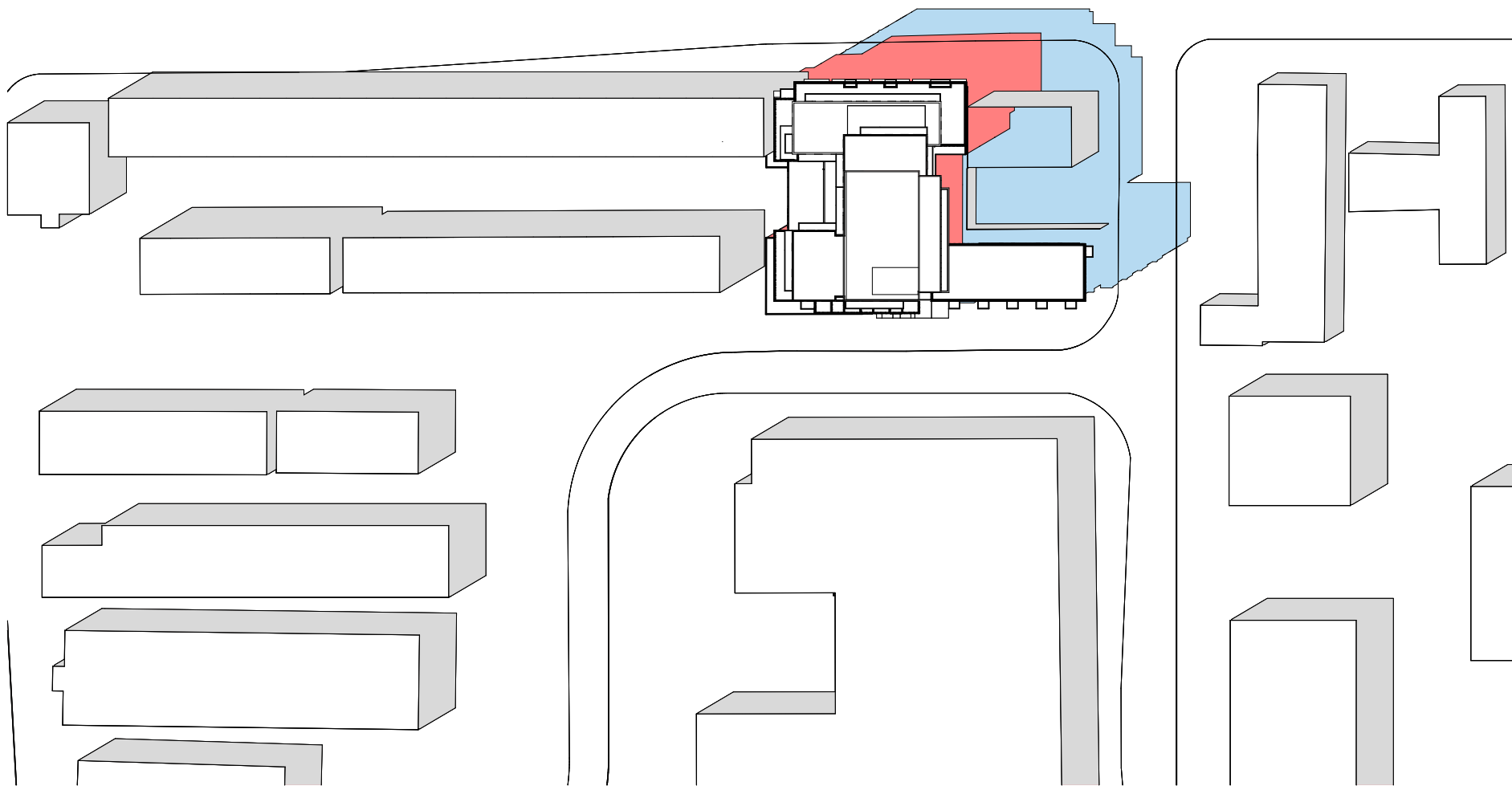
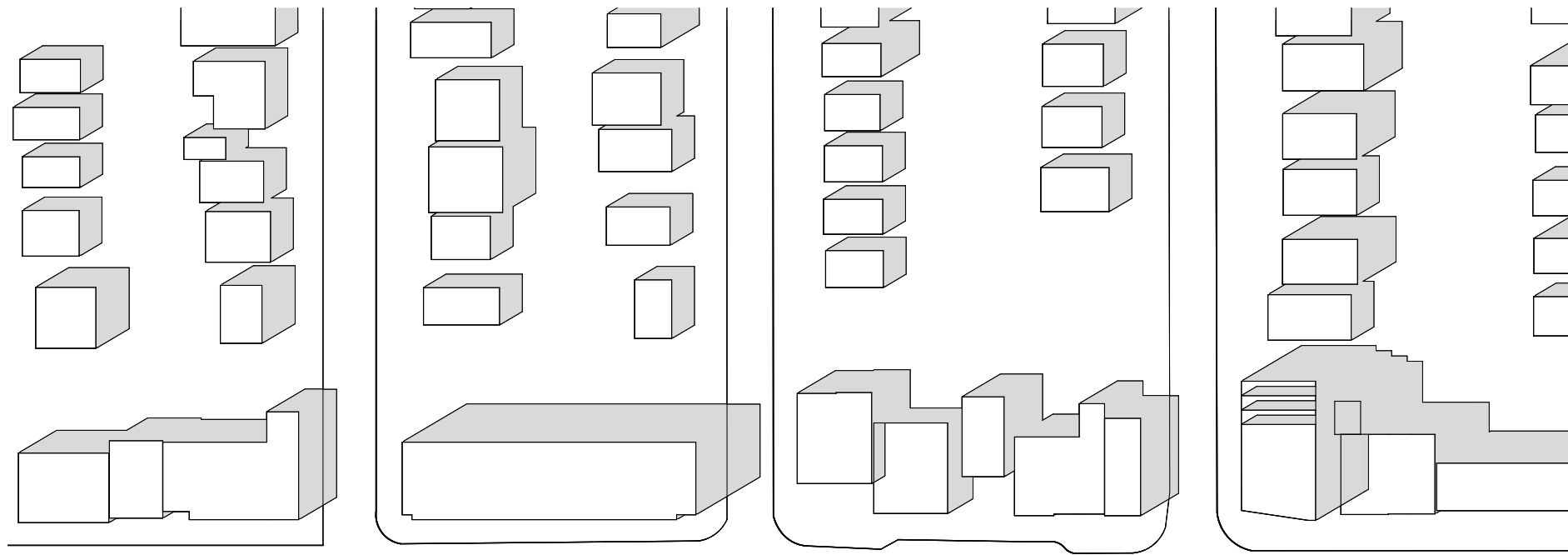
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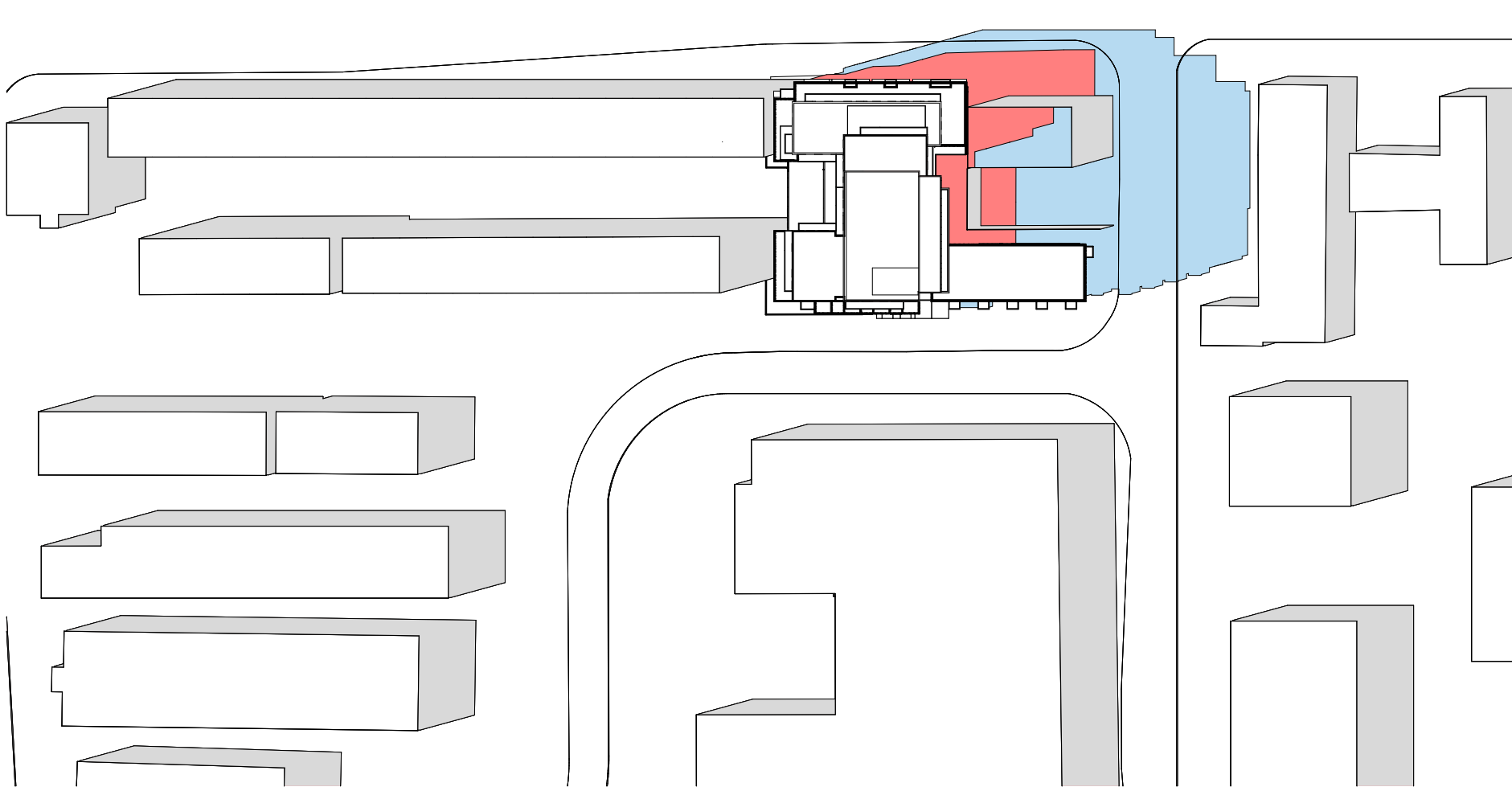
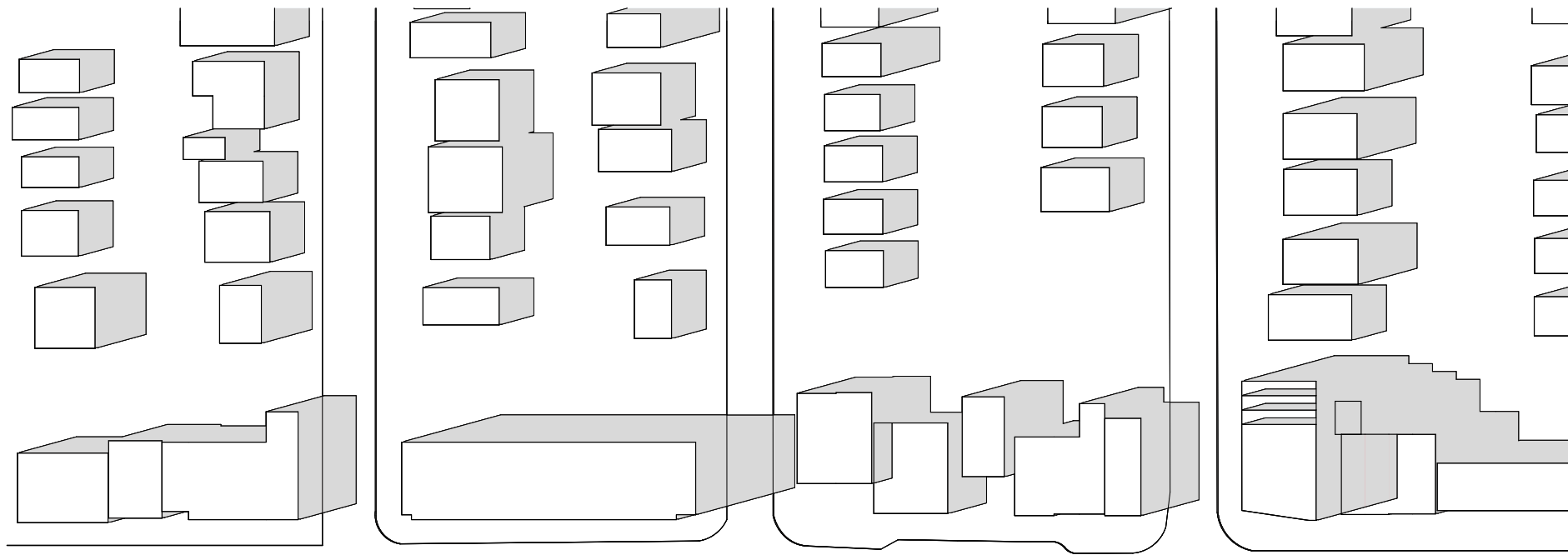
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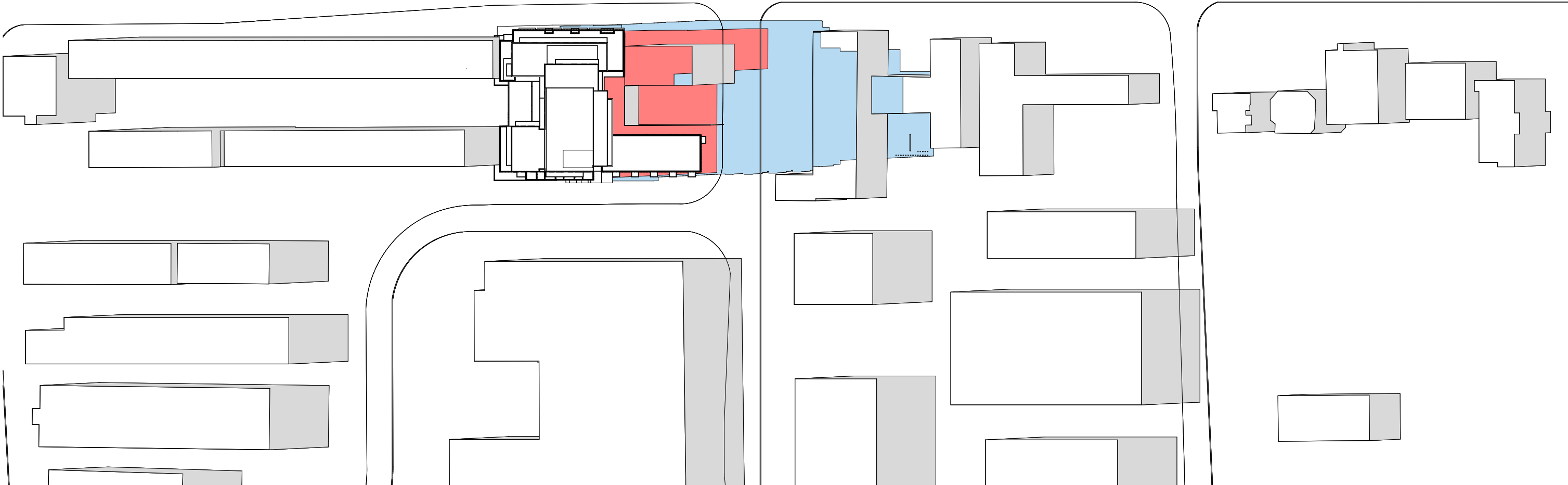
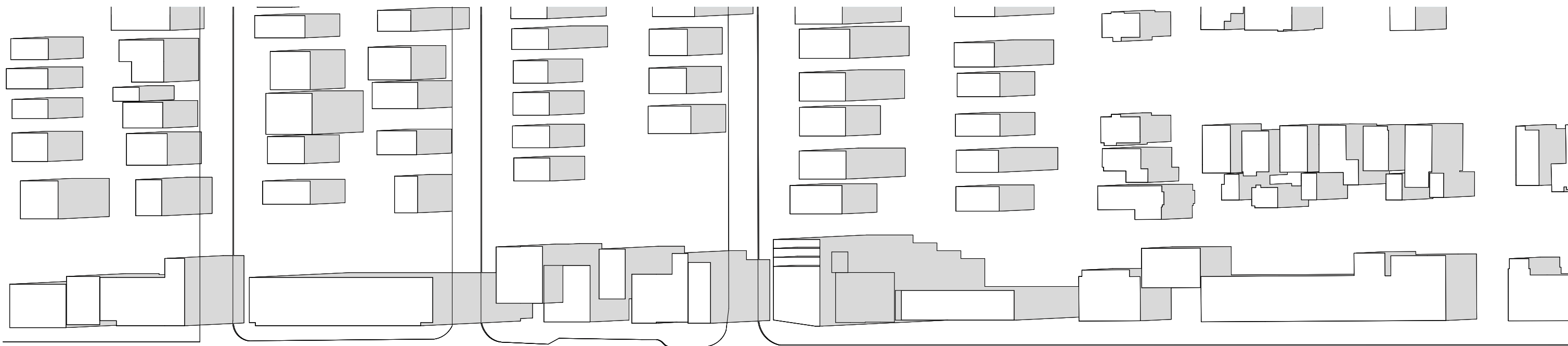
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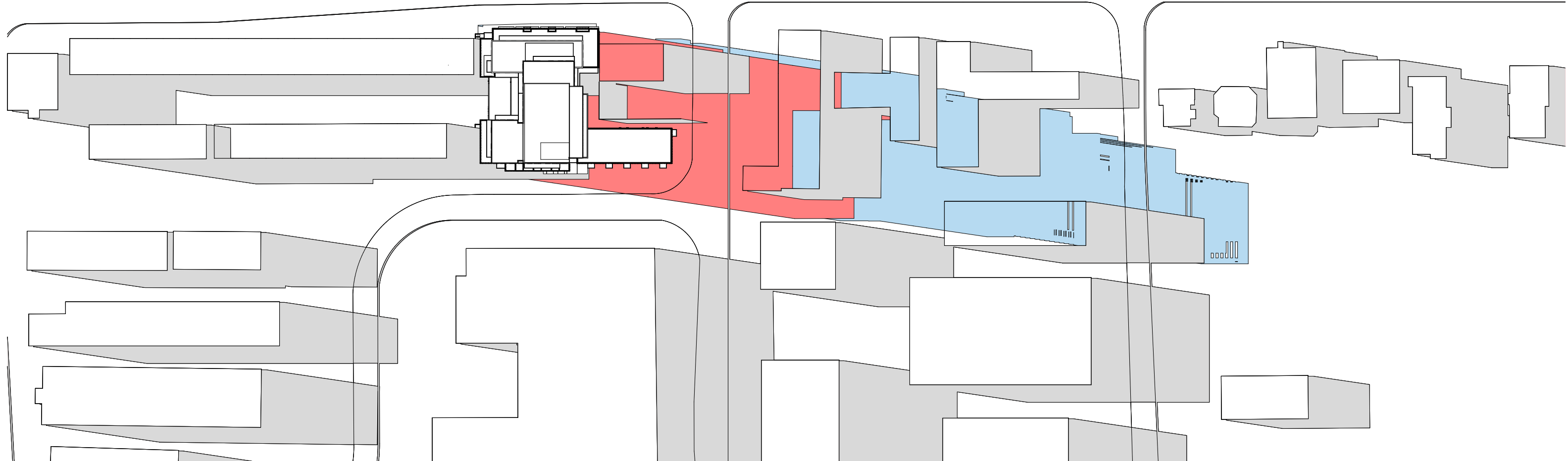
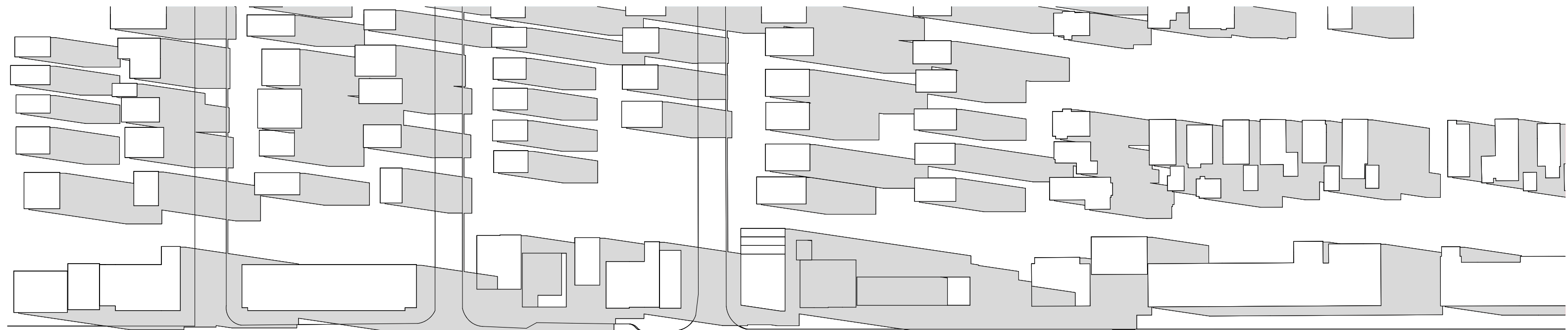
Sept 21 3:18



Sept 21 4:18



Sept 21 5:18



Sept 21 6:18

SEPT 21

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Queensway Limited Partnership

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