

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
---	-------

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

Revision No.	Date	Rev.
01	2019.04.15	Z. B. A.
02	2019.11.27	FIRST S.P.A.
03		
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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.
660R College Street (near lane)
Toronto Ontario M5G 1B8
416-516-1949
info@tactdesign.ca

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

job title
935 Queensway

client
Queensway Limited Partnership

sheet title
RENDERINGS

drawn by
MM / ML

checked by
PJ

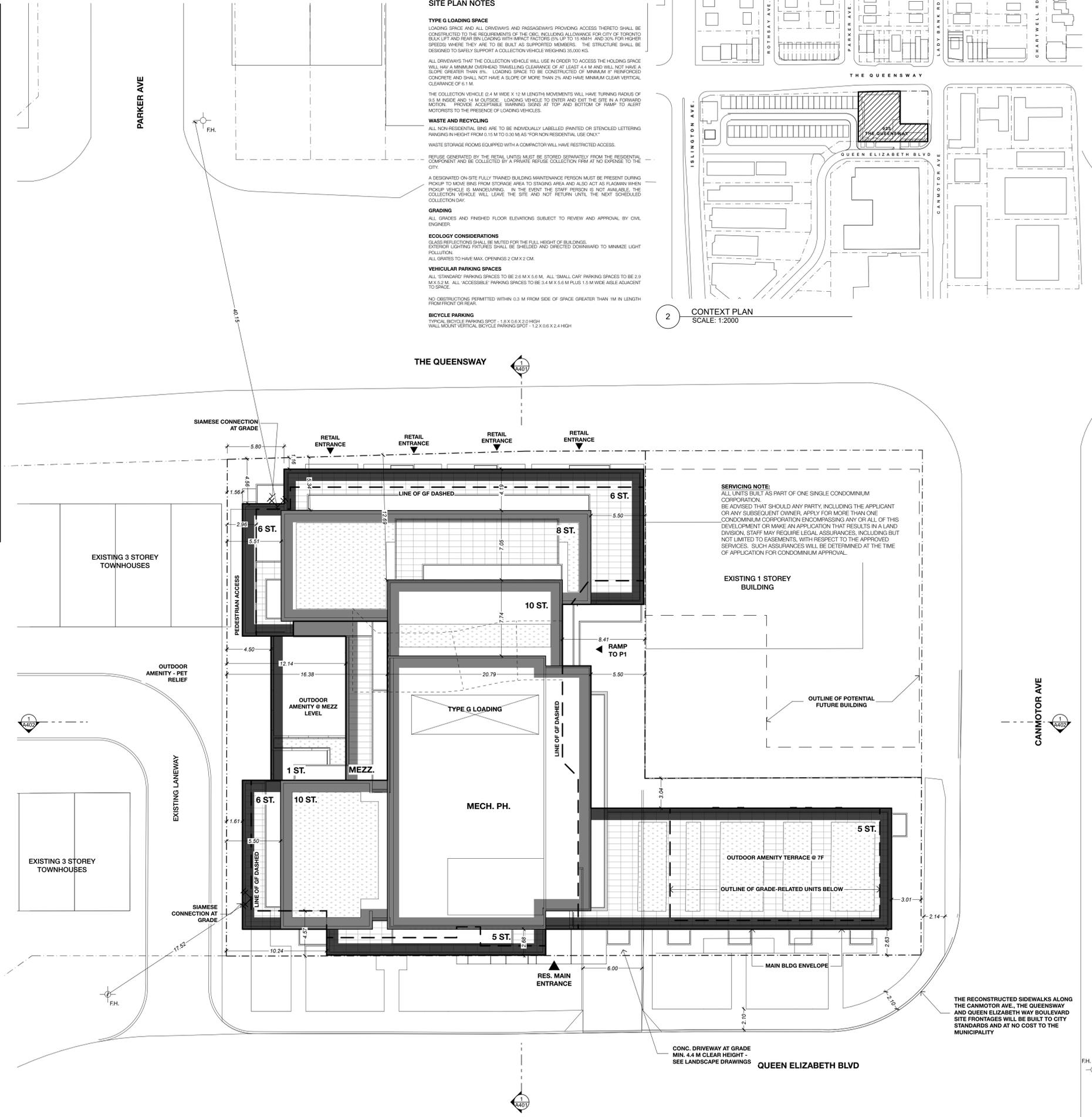
issue date
Monday, November 22, 2021

scale

job number
1328

Municipal Address		935 The Queensway	
SITE	Site Area	2,665.1 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		required	provided
	Indoor	382 sm	398 sm
	Outdoor	382 sm	419 sm
	Total Amenity Space	764 sm	817 sm
VEHICULAR PARKING	Resident Stalls	143	144
	Visitor Stalls	28	29
	Retail Stalls	5	5
	Total Parking Count	176	178
	Barrier-free spaces		7
	included in total		
BICYCLE PARKING	Long-Term Residential Bicycle Spaces	130	130
	See Report by BA Group		
	Short-Term Residential Bicycle Spaces	13	13
	Total Residential Bicycle Spaces	143	143
	Long-Term Retail Bicycle Spaces	2	2
	Short-Term Retail Bicycle Spaces	5	5
	Total Retail Bicycle Spaces	7	7
LOADING	Type 'G' Loading Space	1	1
	See Report by BA Group		

3 PROJECT STATISTICS



1 SITE PLAN SCALE: 1:200

2 CONTEXT PLAN SCALE: 1:2000

TACT

Revision: NO. DATE REV
 01 2019.04.15 Z.B.A.
 02 2019.11.27 FIRST S.P.A.
 03
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job title
935 Queensway

client
Queensway Limited Partnership

sheet title
SITE PLAN

drawn by checked by
MM / ML PJ

issue date
Monday, November 22, 2021

scale

job number
1328

A200

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 retail area	
TOTAL REQ'D RETAIL SPACES	1.00	511 5

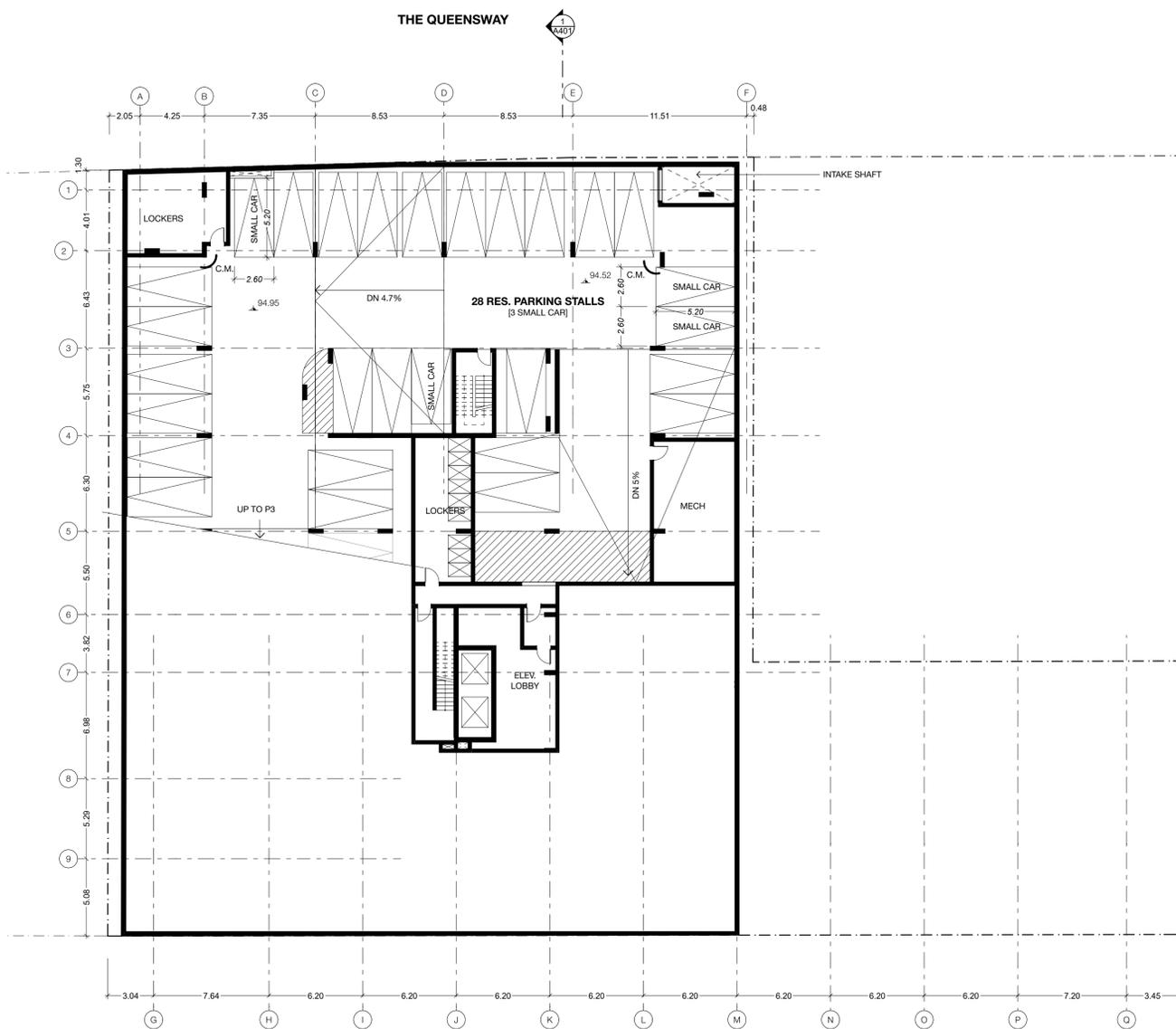
REQUIRED BIKE PARKING

bicycle parking as per Toronto Green Standard

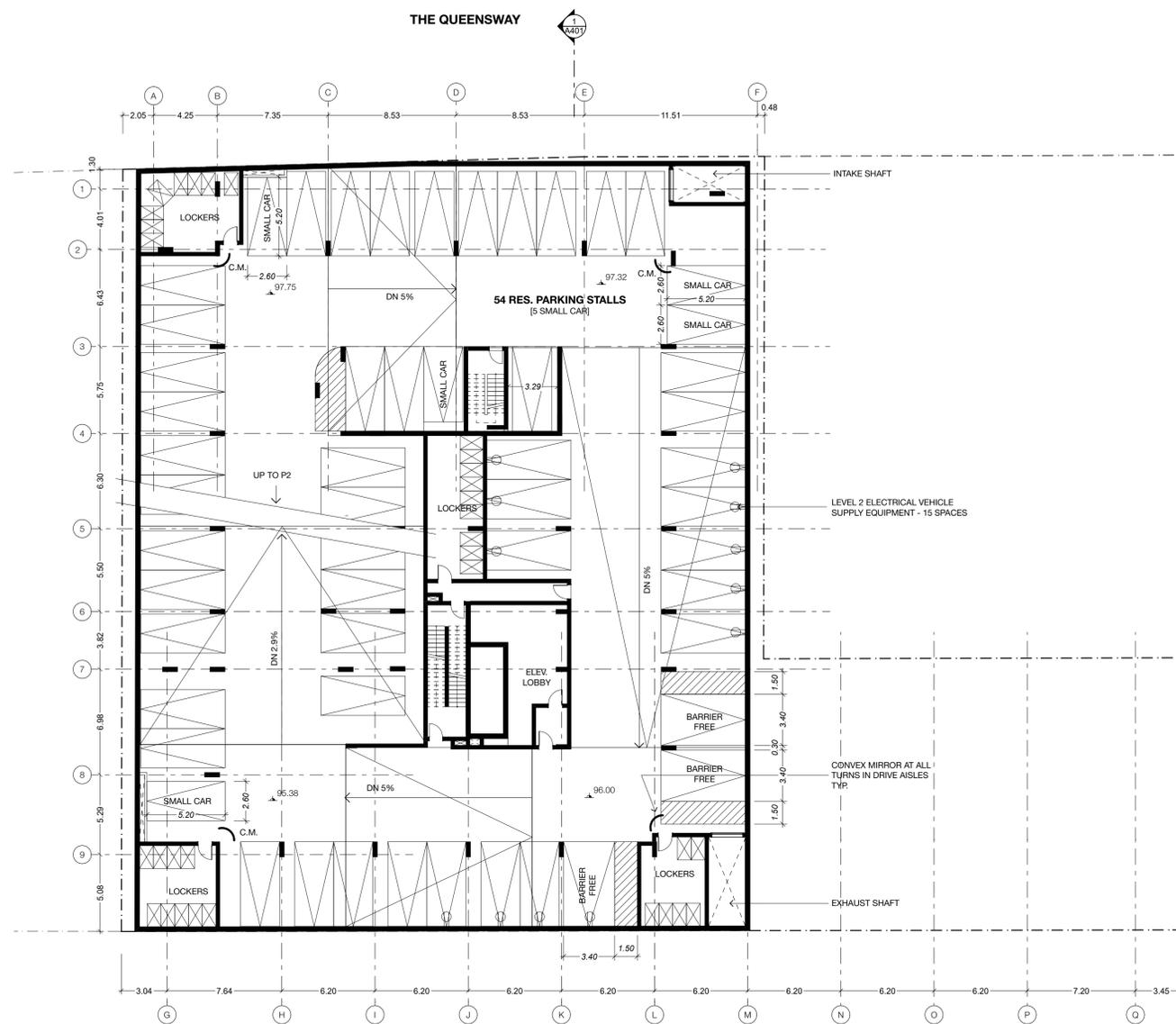
rates (zone 2)	unit count	required parking
		"rounded up"
residential		
required "long-term" spaces	0.68	191 130
required "short-term" spaces	0.07	191 13
TOTAL REQ'D RES SPACES		143
retail	per retail area	
required "long-term" spaces	0.2	511 2
required "short-term" spaces	0.3	511 5
TOTAL REQ'D RETAIL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

PROPOSED PARKING

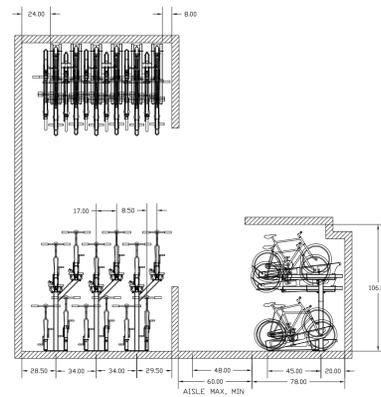
parking stalls	resident parking	visitor parking	retail	less car share	barrier-free spaces included in total	E/VE (TGS v3) 20.0%	LEV	long term parking residential	retail	short term parking residential	retail
1 GF											
-1 P1	7	29	5		2	8		1 Street Level	60	13	5
-2 P2	55				2	18			70	2	
-3 P3	54				3	12			0		
-4 P4	28										
provided	144	29	5		7	38	0	provided	130	2	13
required	143	28	5			36	2	required	130	2	13
total provided								total provided			150
total required								total required			150



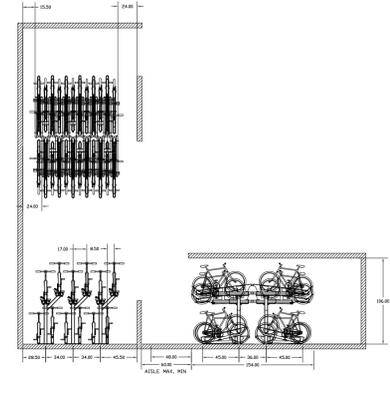
QUEEN ELIZABETH BLVD



QUEEN ELIZABETH BLVD



3 12 STACKED BICYCLE PARKING SPACES
NOT TO SCALE



4 24 STACKED BICYCLE PARKING SPACES
NOT TO SCALE

REQUIRED PARKING

Reduced to 0.75 + 0.15

unit	required count	required parking
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		5
TOTAL REQ'D RETAIL SPACES		5

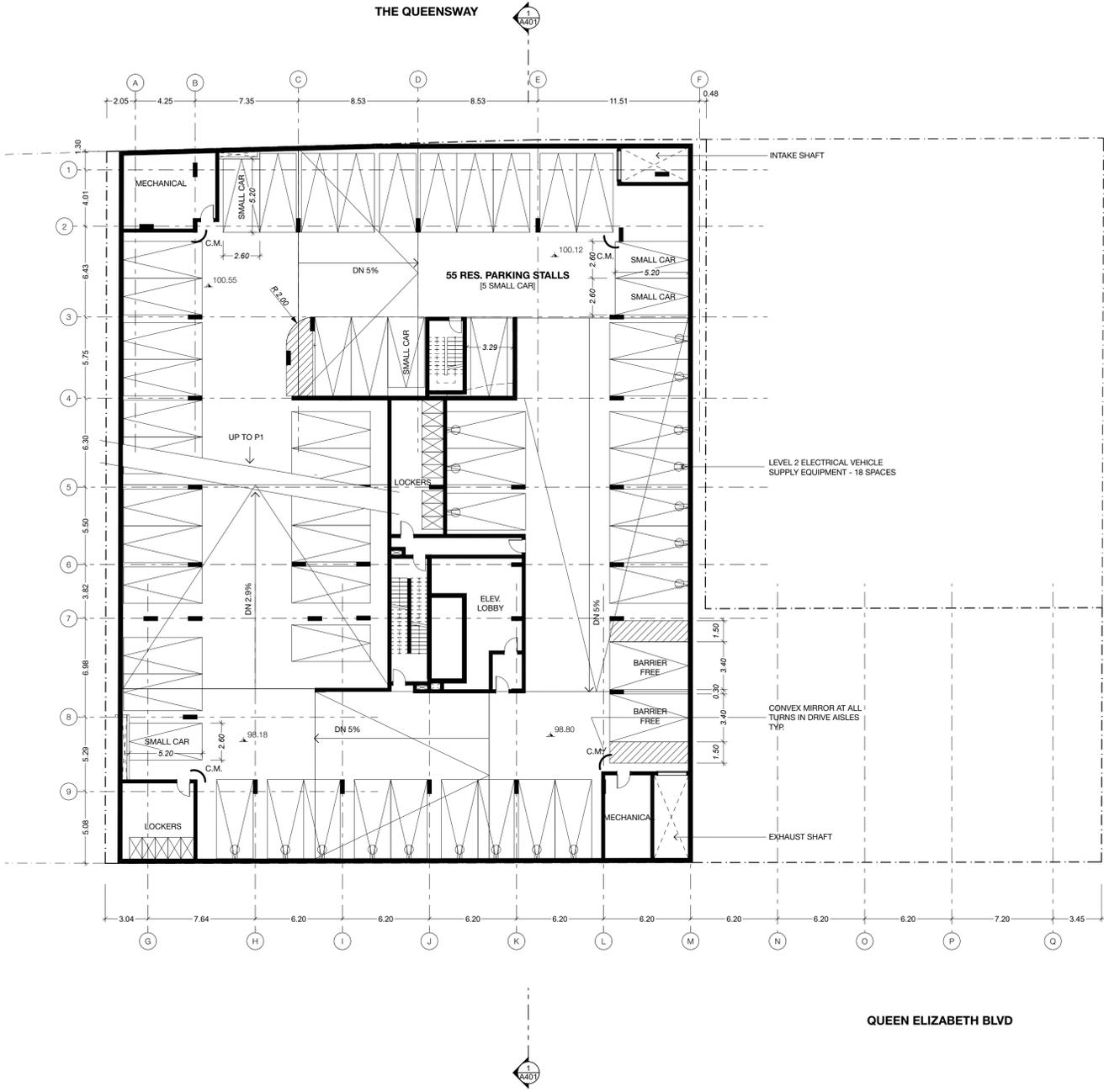
REQUIRED BIKE PARKING

bicycle parking as per Toronto Green Standard

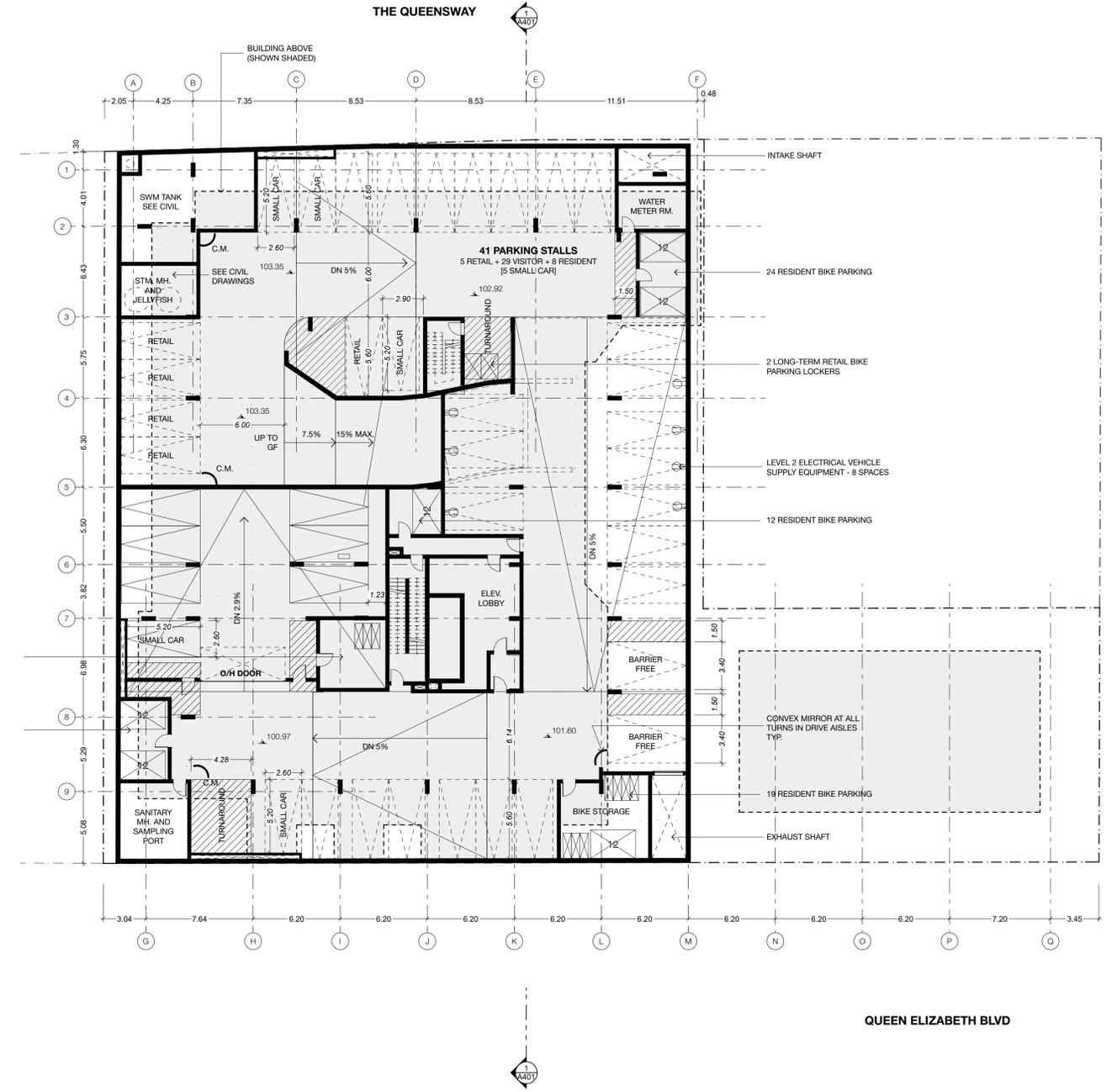
unit	required count	required parking
residential	0.68	191 130
required "long-term" spaces	0.07	191 13
TOTAL REQ'D RES SPACES		143
per 100 m ² retail area		7
TOTAL REQ'D RETAIL SPACES		7
TOTAL BICYCLE PARKING REQ'D		150

PROPOSED PARKING

parking stalls	resident parking	visitor parking	retail	less car share	barrier-free spaces included in total	E/VE (TGS x3) 20.0%	LEV	long term parking residential	total	short term parking residential	total
1 GF											
-1 P1	7	29	5		2	8		1 Street Level	60	13	5
-2 P2	55				2	18			70	2	
-3 P3	54				3	12		-2 P2	0		
-4 P4	28										
provided	144	29	5		7	38	0	provided	130	2	19
required	143	28	5			36	2	required	130	2	13
total provided								total provided			150
total required								total required			150



1 P2
SCALE: 1:200



2 P1
SCALE: 1:200

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file: 1328 Queensway v58.pln

job title
935 Queensway

client
Queensway Limited Partnership

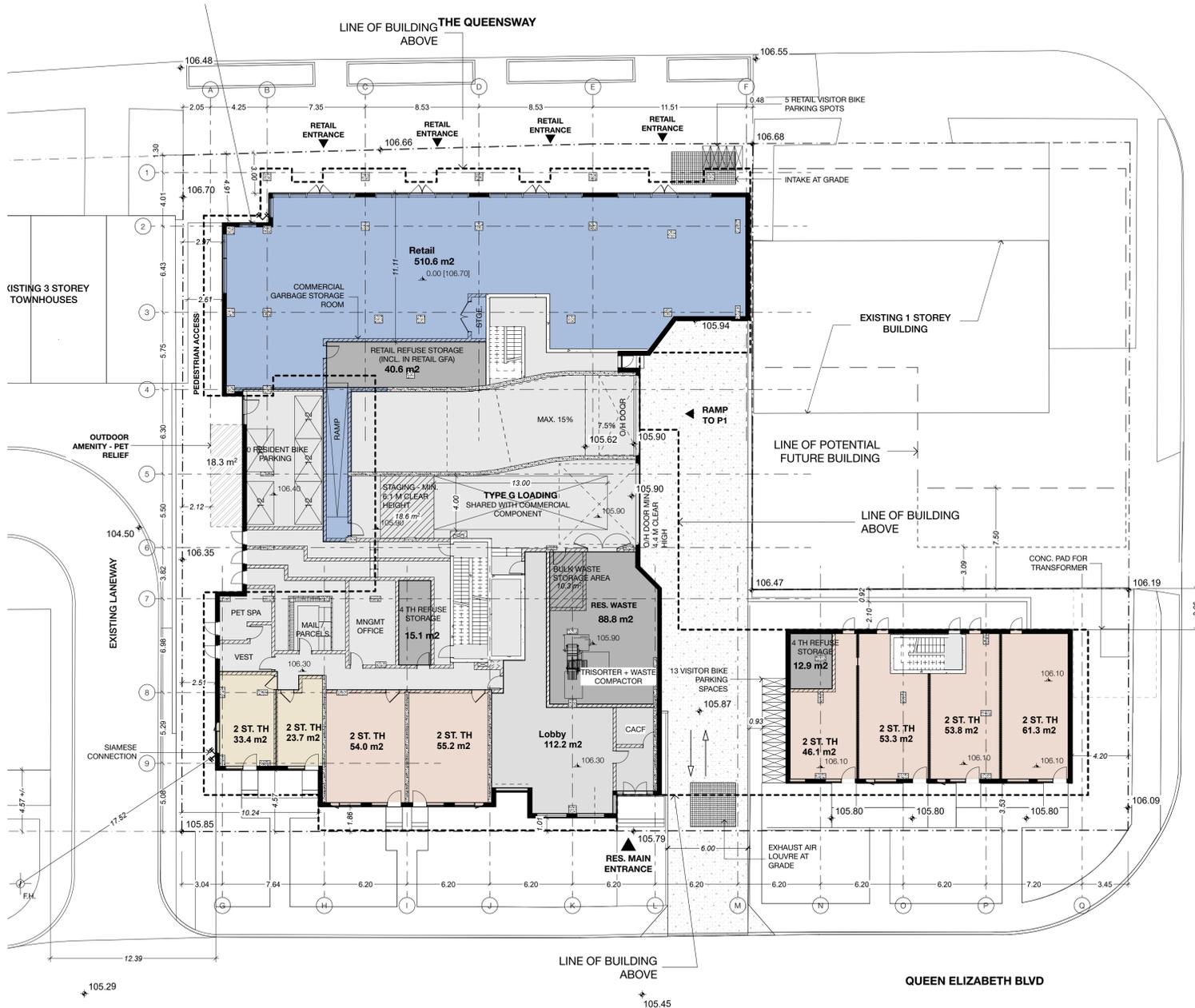
sheet title
PARKING LEVELS

drawn by checked by
MM / ML PJ

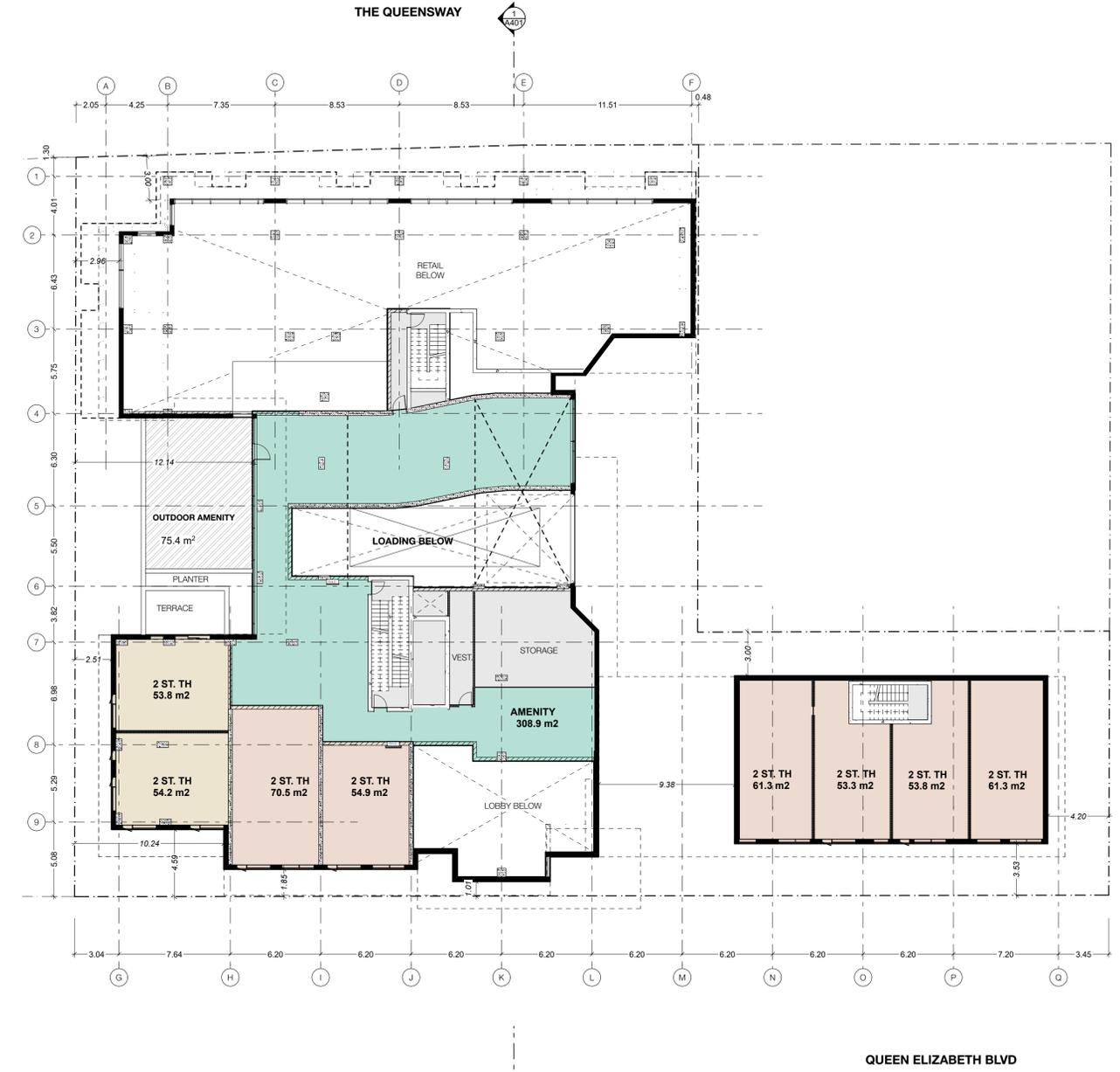
issue date
Monday, November 22, 2021

scale

job number
1328



1 GROUND FLOOR
 SCALE: 1:200



2 Mezzanine
 SCALE: 1:200

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job title
935 Queensway

client
Queensway Limited Partnership

sheet title
GROUND FLOOR / MEZZ
 drawn by MM / ML checked by PJ

issue date
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scale

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1 2F
 SCALE: 1:200



2 3F-5F
 SCALE: 1:200

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file: 1328 Queensway v58.pln

job title
935 Queensway

client
Queensway Limited Partnership

sheet title
2F / 3F-5F

drawn by checked by
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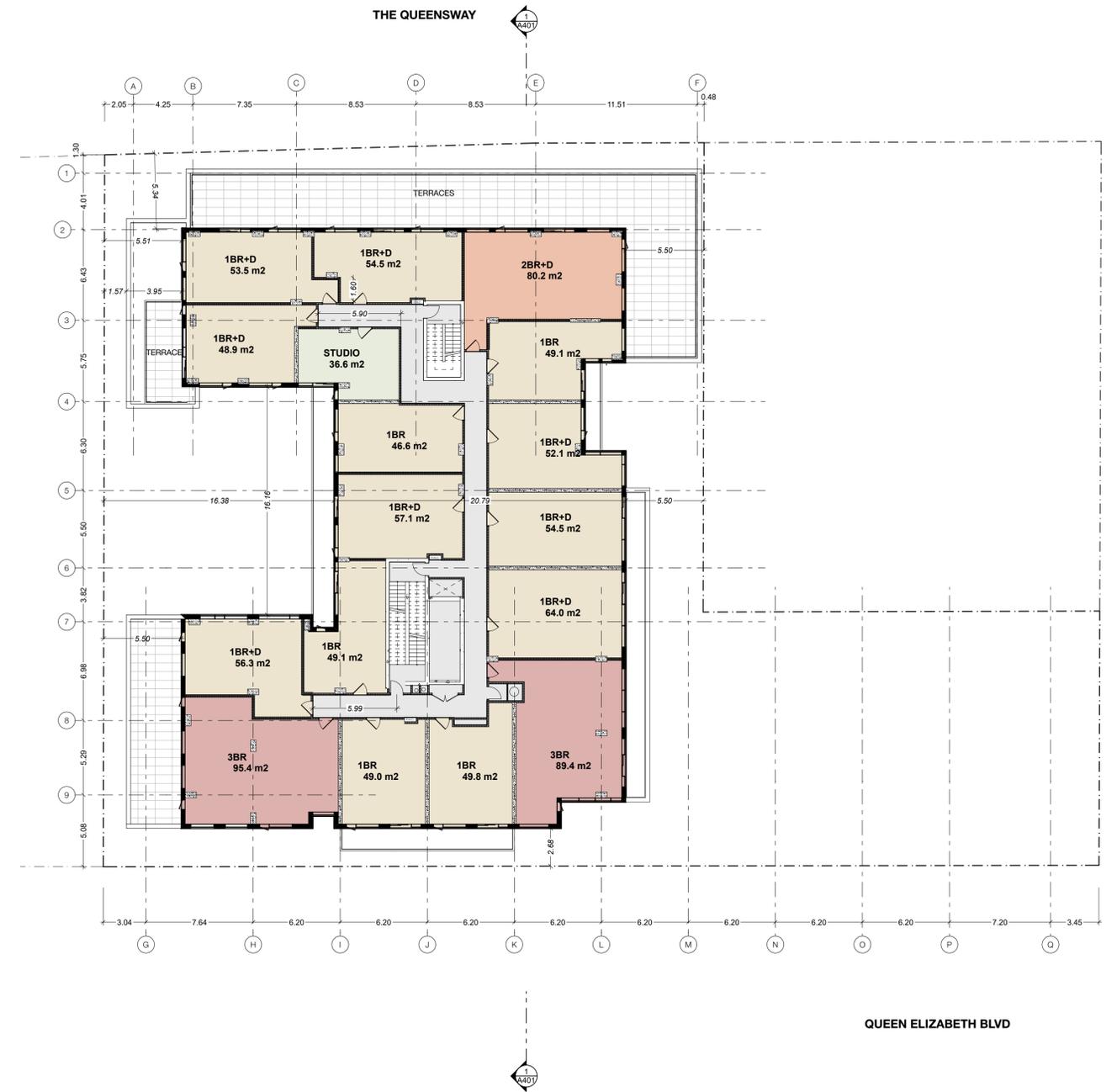
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1 6F
 SCALE: 1:200



2 7F
 SCALE: 1:200

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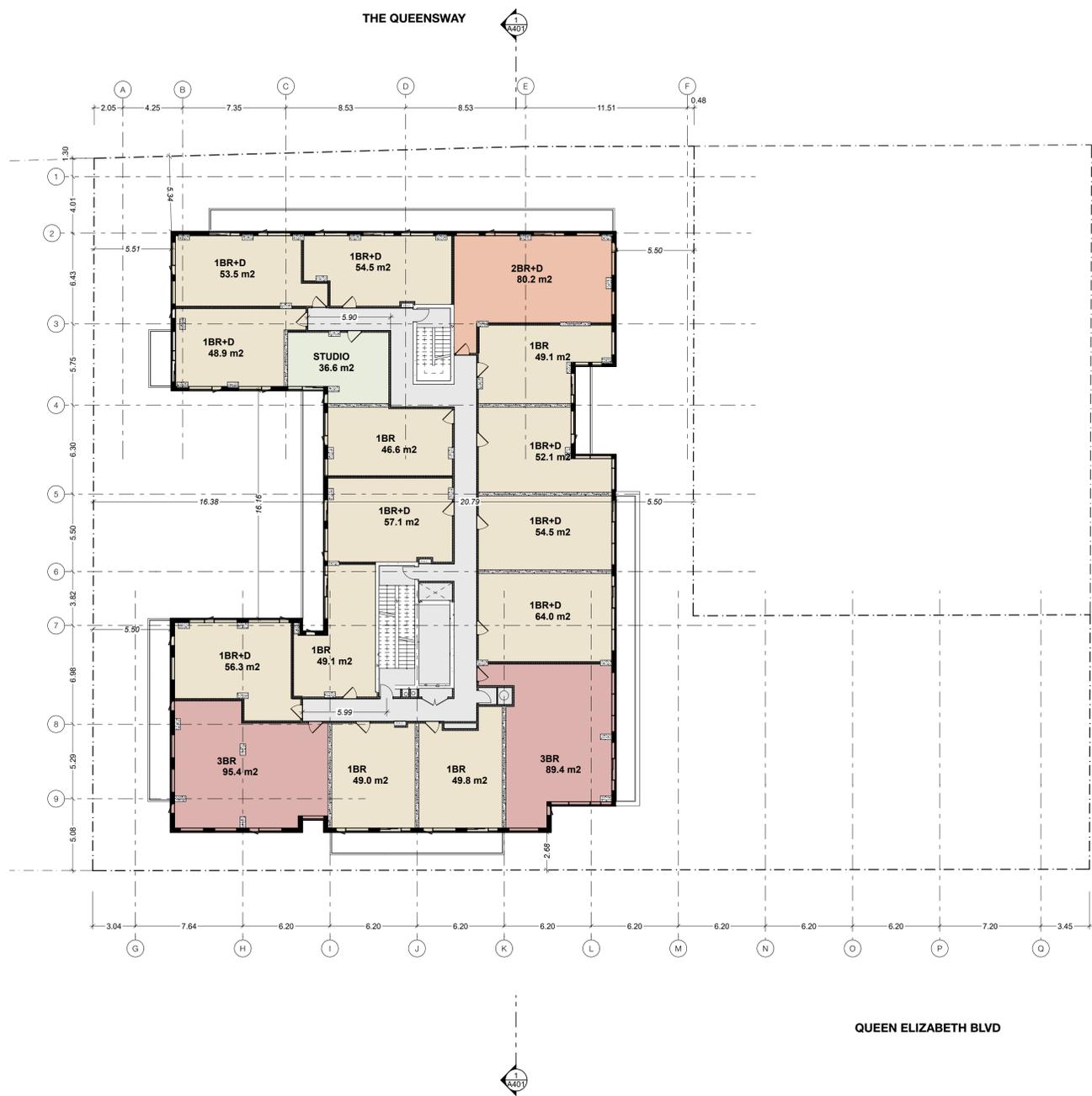
sheet title
6F / 7F

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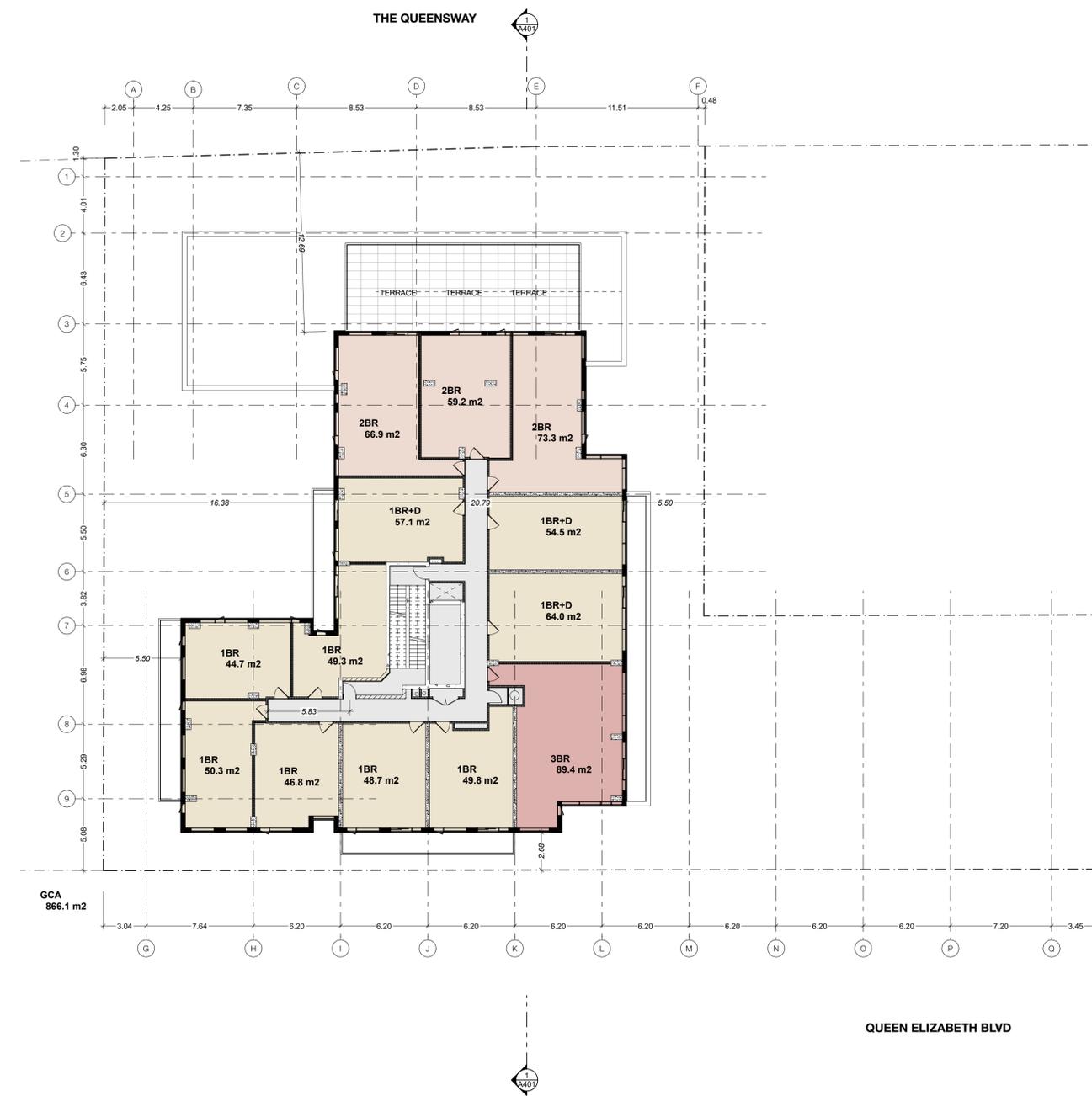
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job number
1328



1 8F
 SCALE: 1:200



2 9F
 SCALE: 1:200

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file: 1328 Queensway v58.pln

job title
935 Queensway

client
Queensway Limited Partnership

sheet title
8F / 9F

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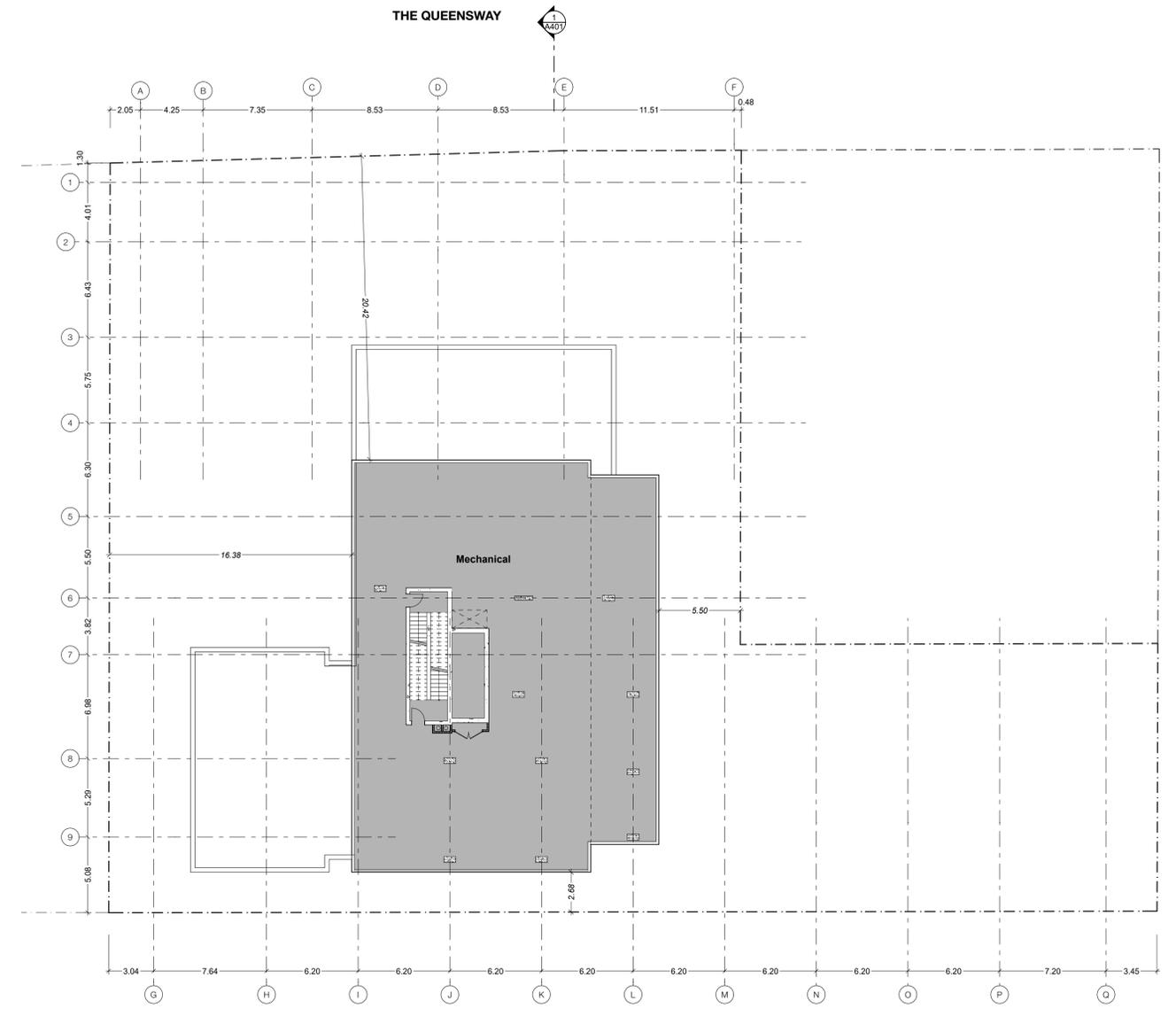
issue date
Monday, November 22, 2021

scale

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1328



1 10F
 SCALE: 1:200



2 MECH
 SCALE: 1:200

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job title
935 Queensway

client
Queensway Limited Partnership

sheet title
10F / MECH PH

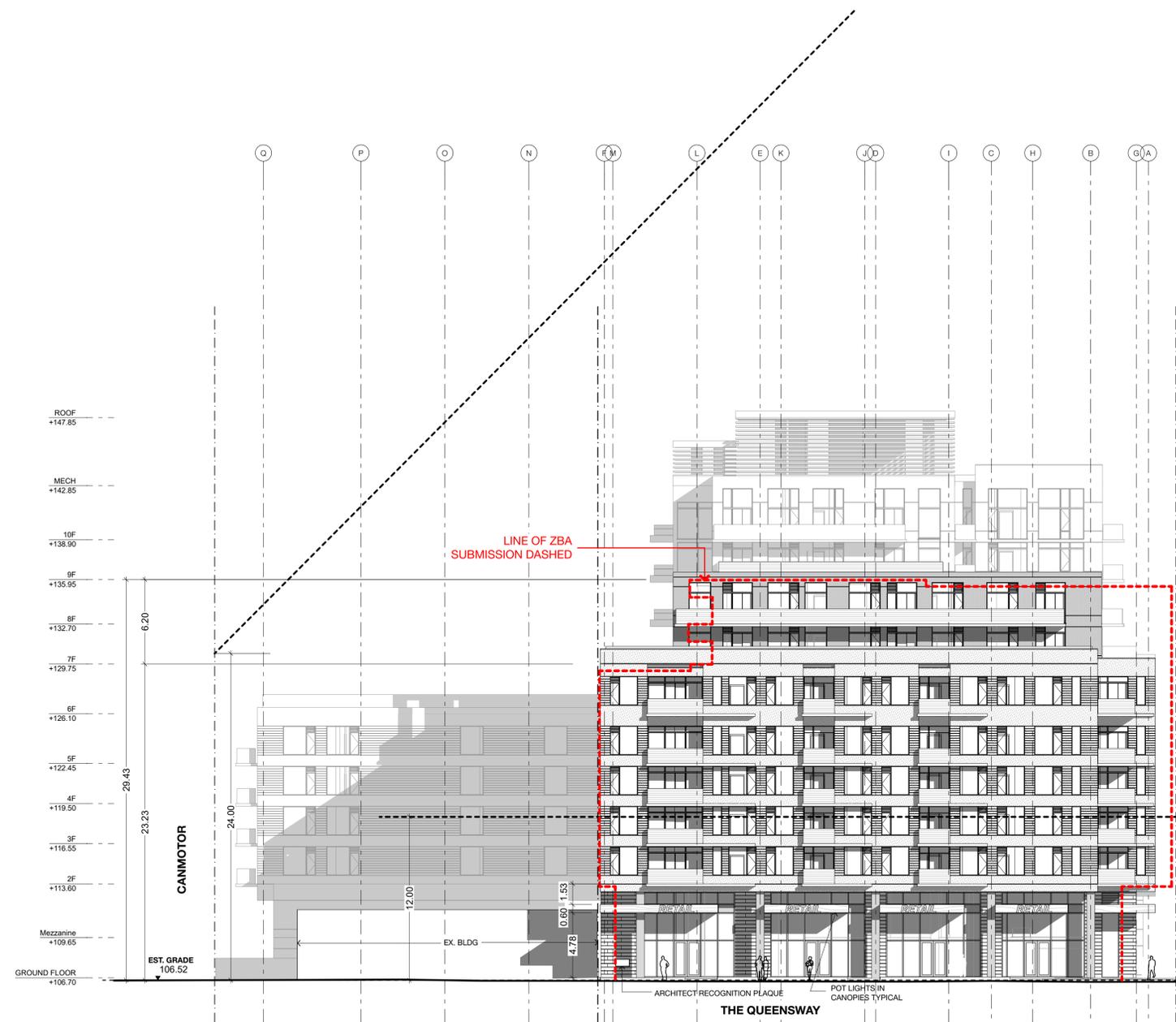
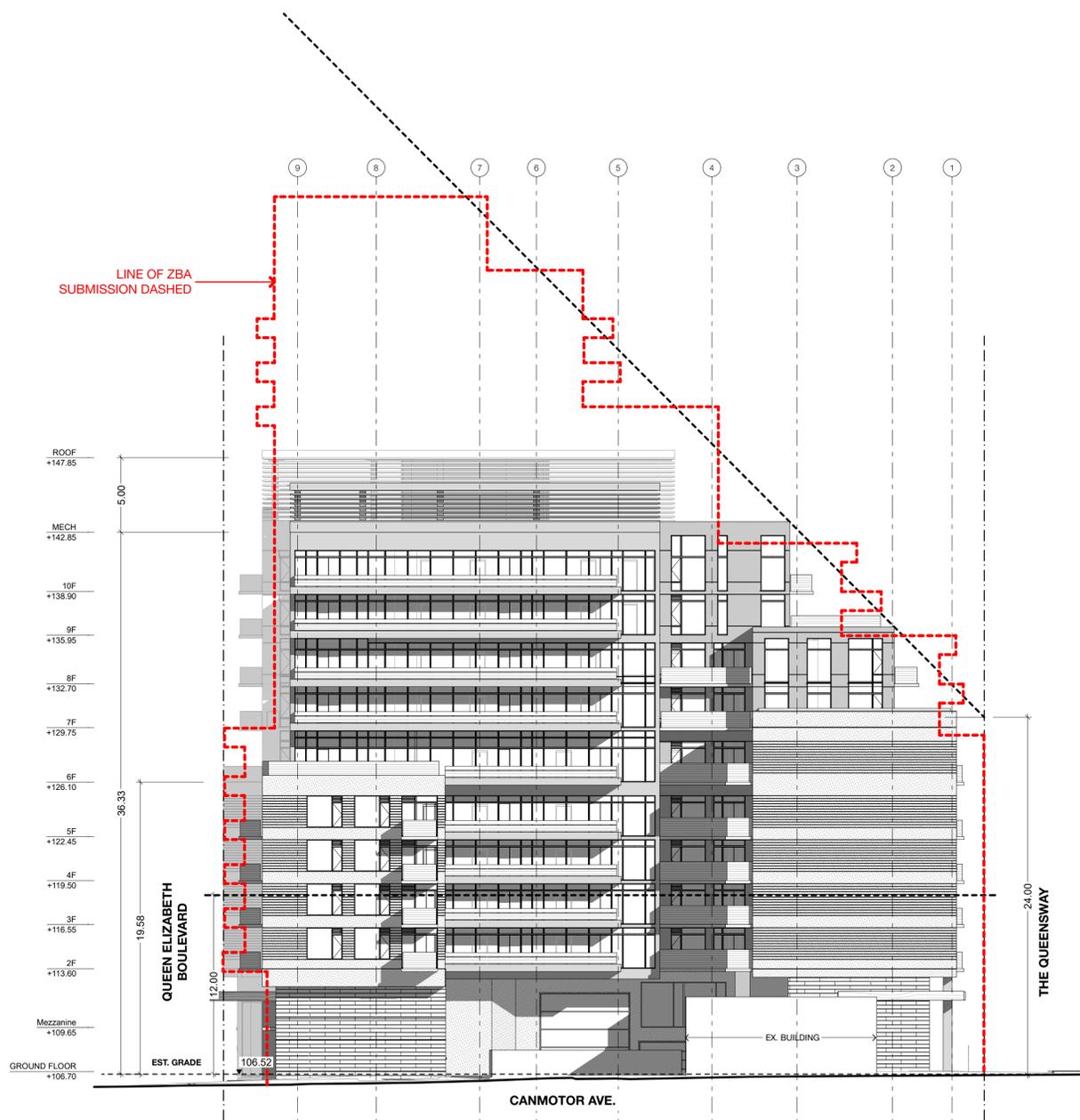
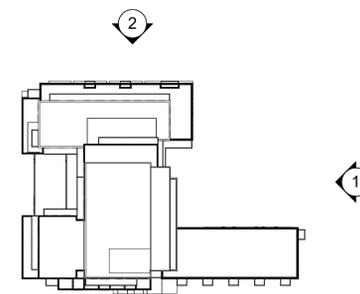
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1328

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01	2019.04.15	Z.B.A.
02	2019.11.27	FIRST S.P.A.
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1 EAST ELEVATION
SCALE: 1:200

2 NORTH ELEVATION
SCALE: 1:200

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935 Queensway

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Queensway Limited Partnership

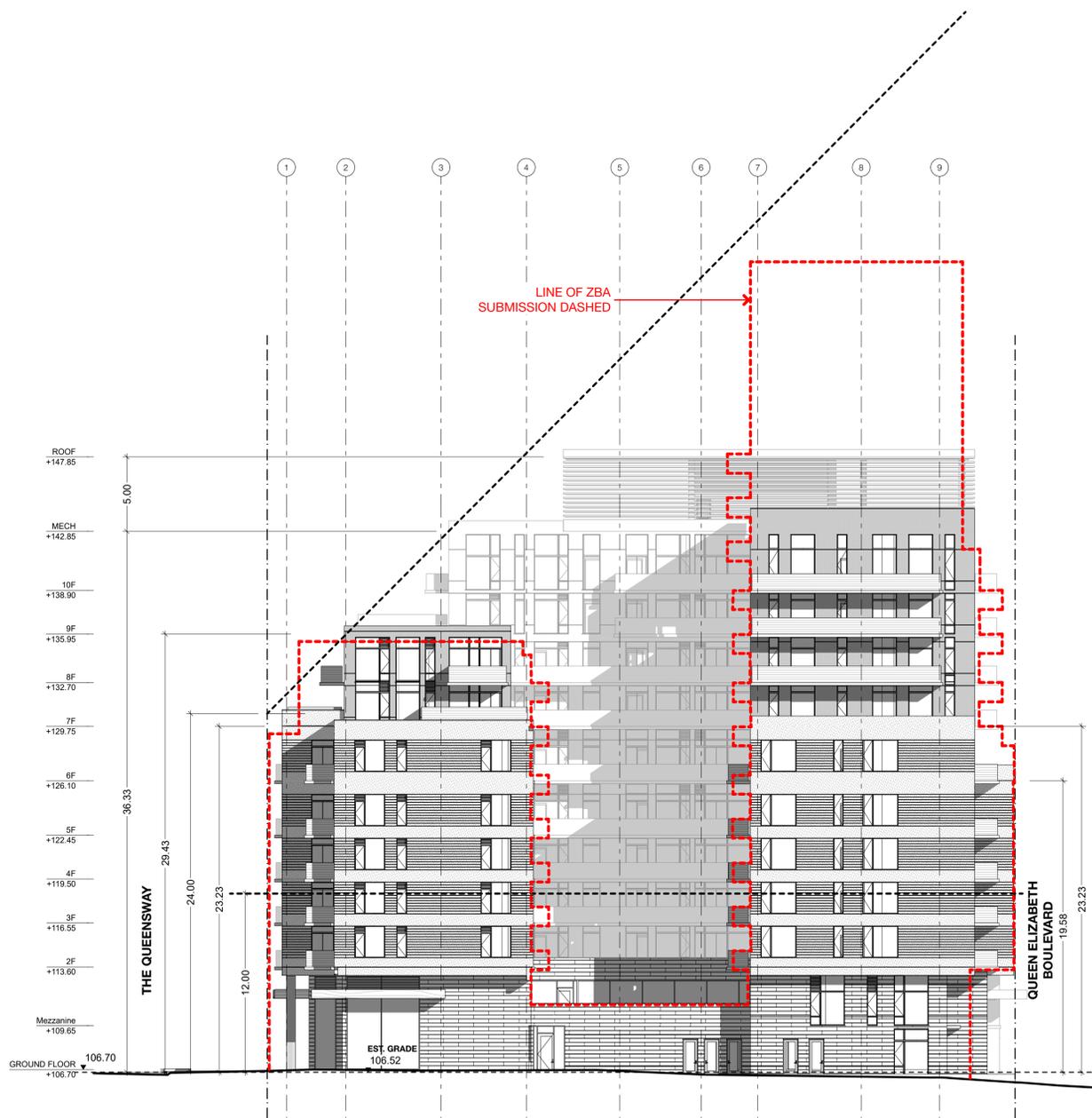
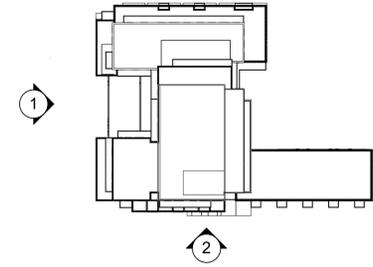
sheet title
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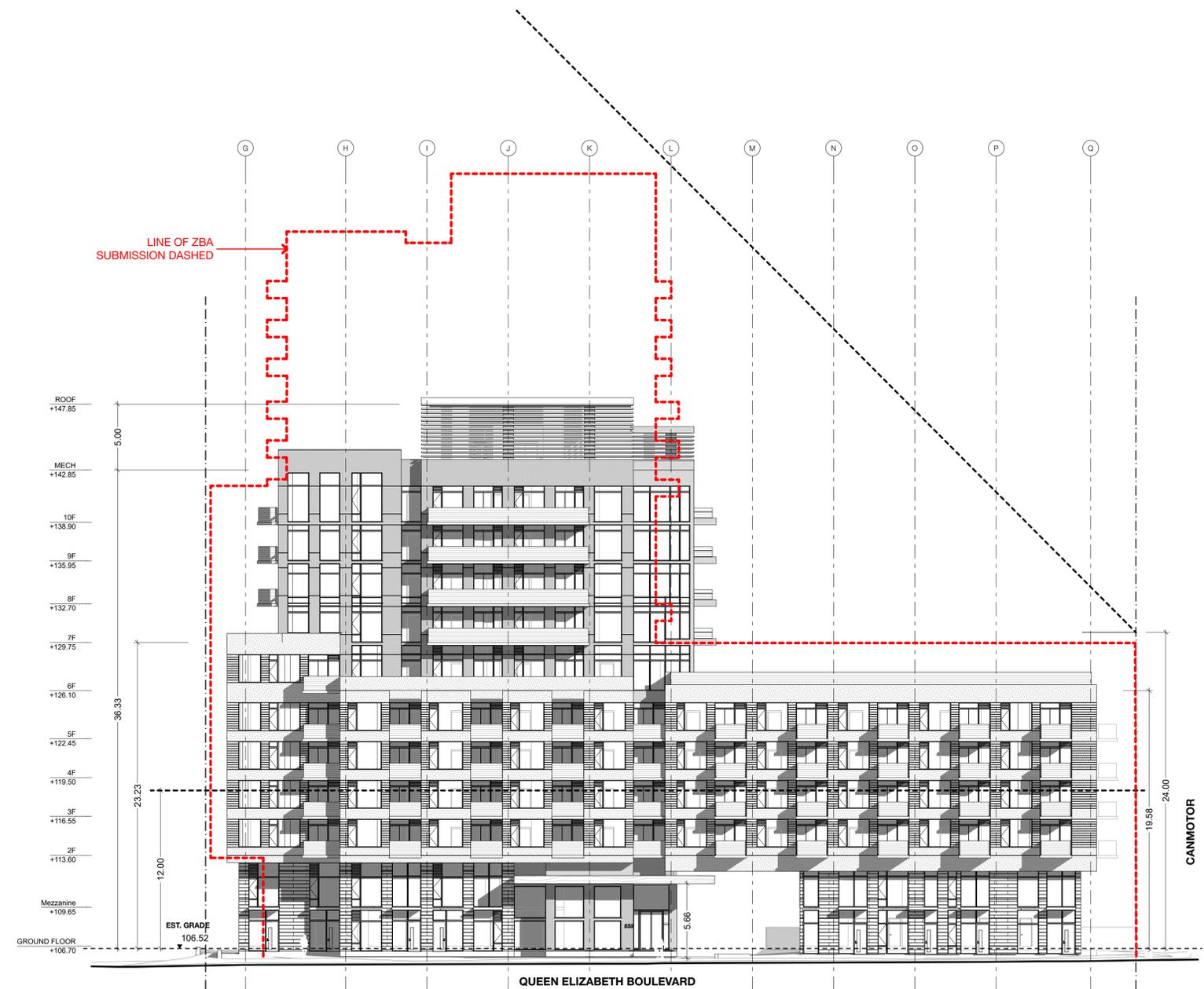
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1 WEST ELEVATION
 SCALE: 1:200



2 SOUTH ELEVATION
 SCALE: 1:200

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935 Queensway

client
Queensway Limited Partnership

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ELEVATIONS

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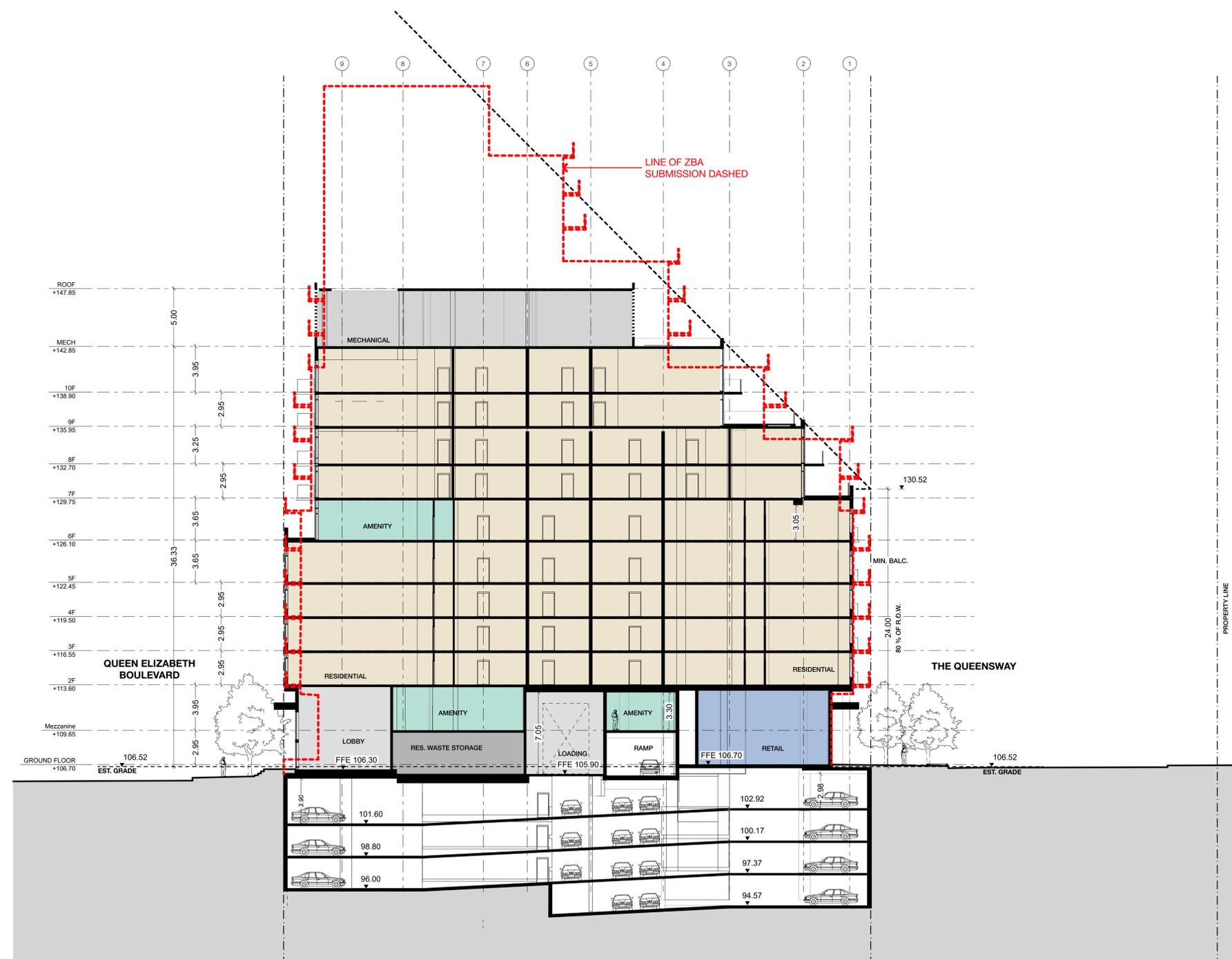
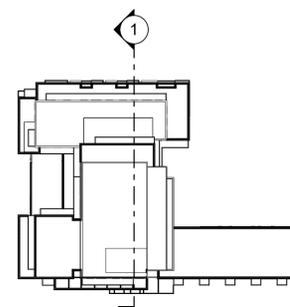
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CANMOTOR

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935 Queensway

client
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sheet title
SECTIONS

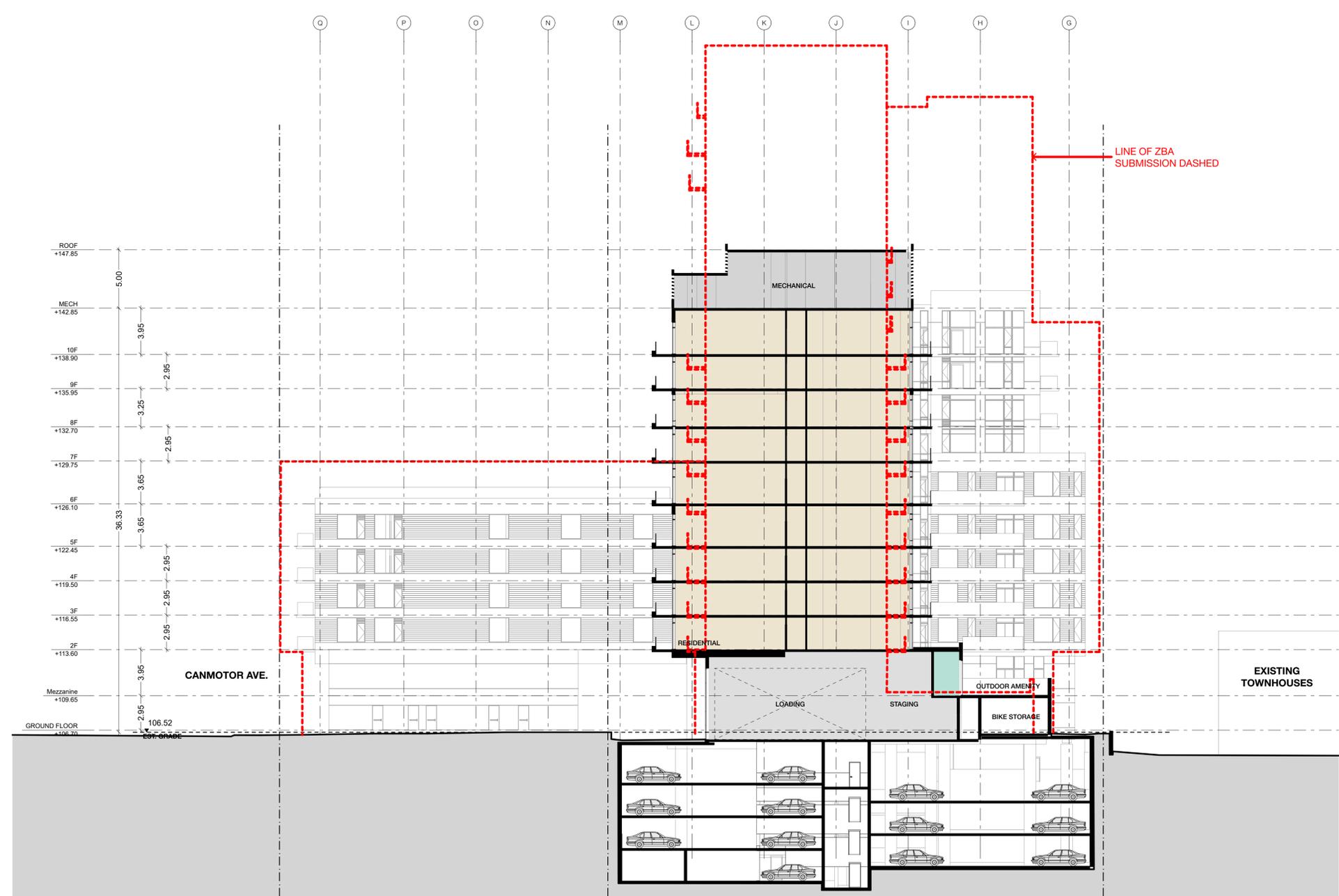
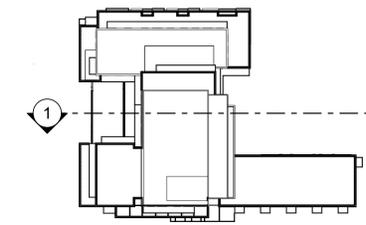
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1 SECTION B
SCALE: 1:200

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SECTIONS

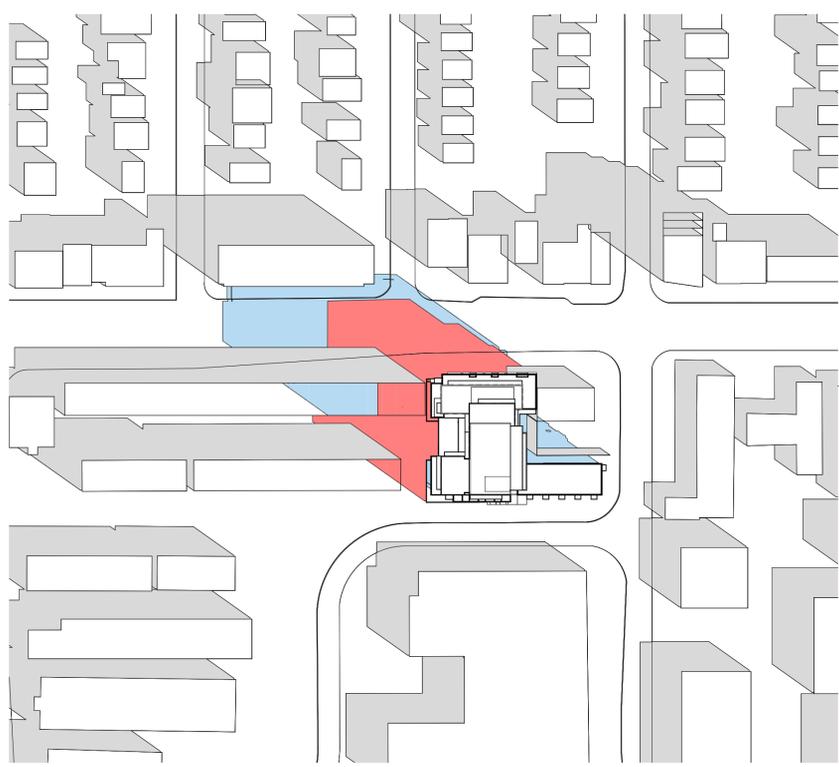
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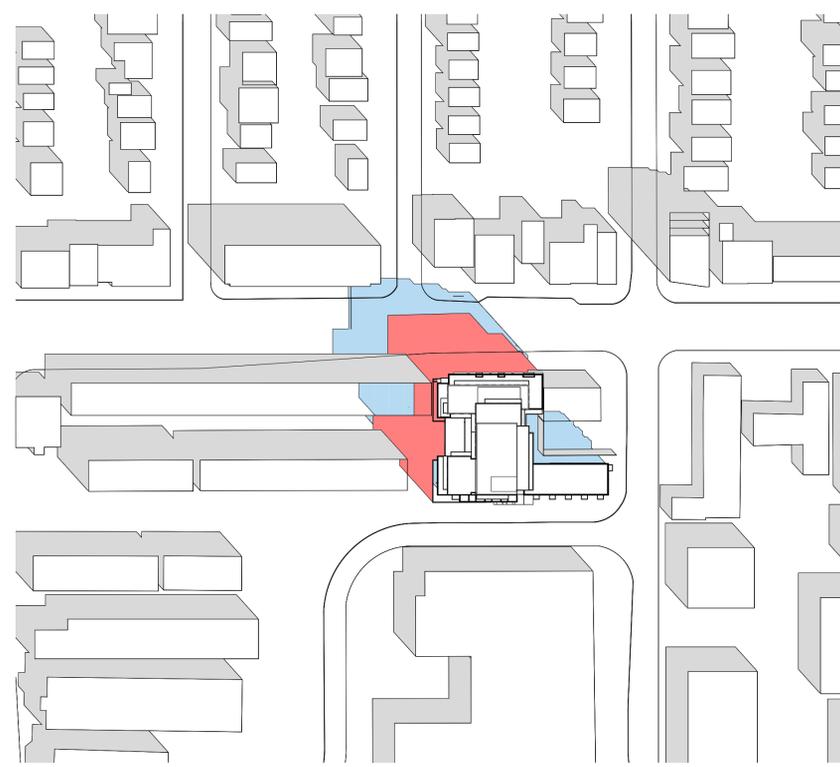
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job number
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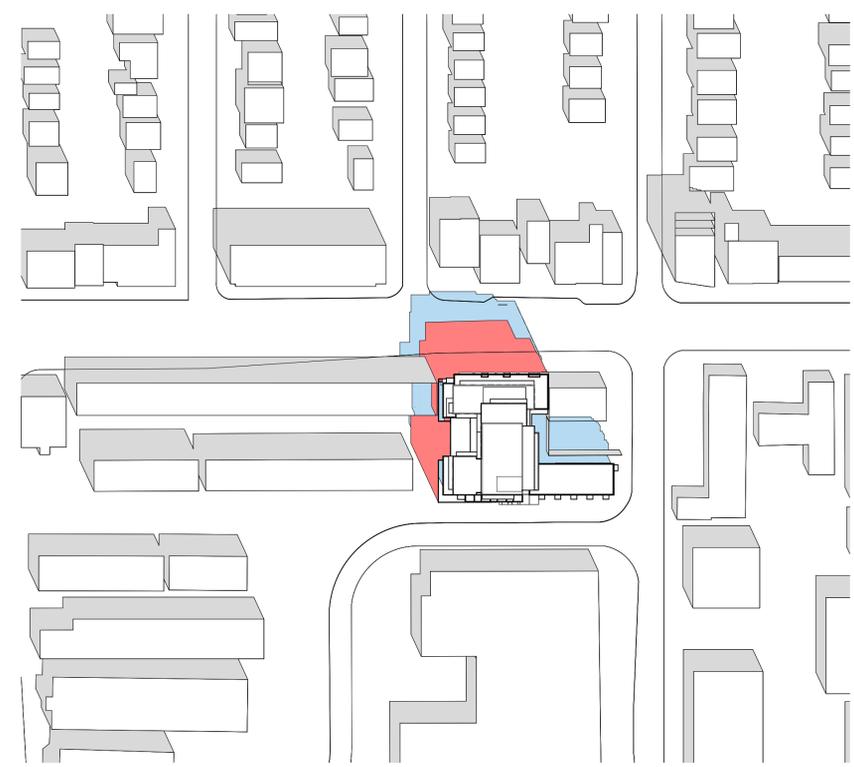
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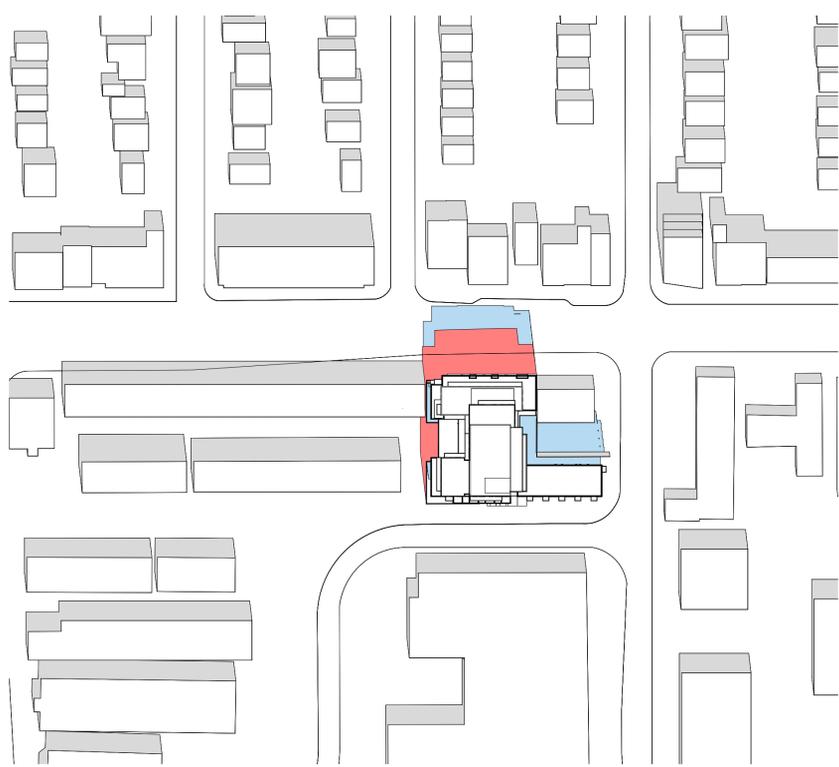
March 21 09:18



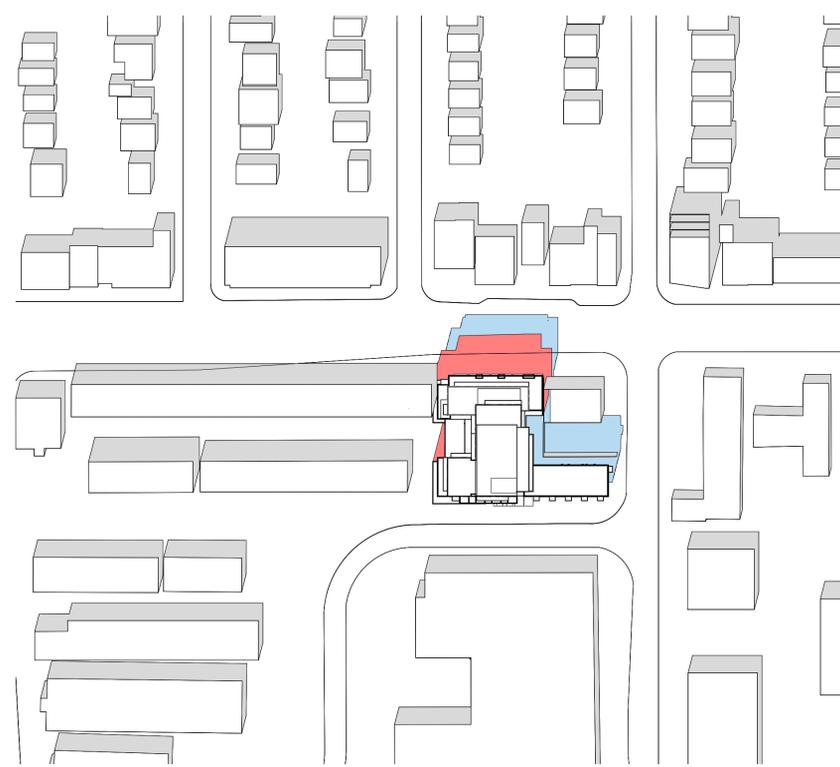
March 21 10:18



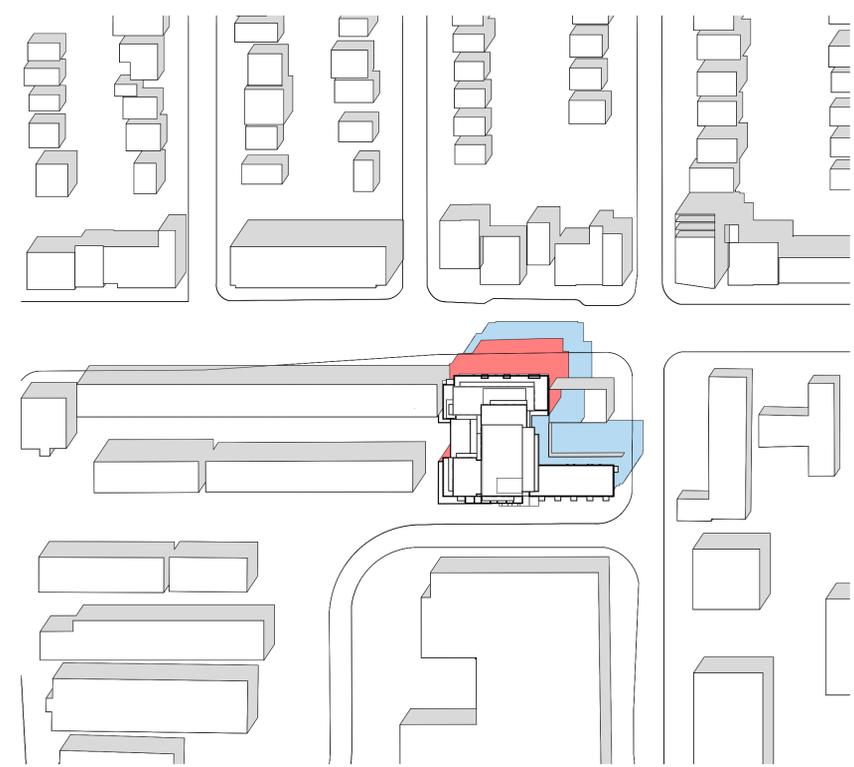
March 21 11:18



March 21 12:18



March 21 1:18



March 21 2:18

MARCH 21

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Sun Study - March 21

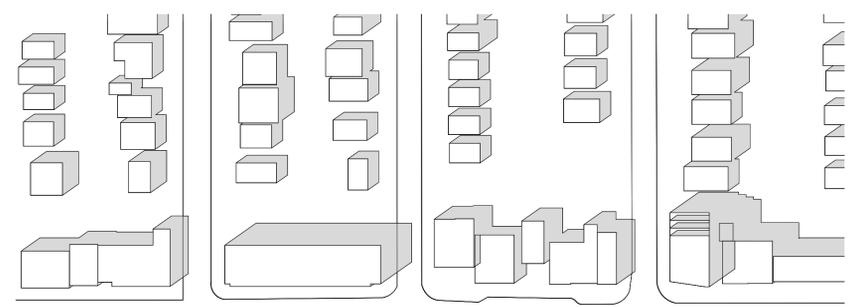
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issue date
Monday, November 22, 2021

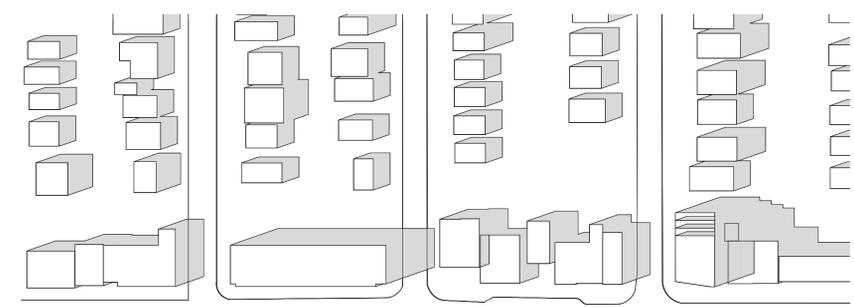
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job number
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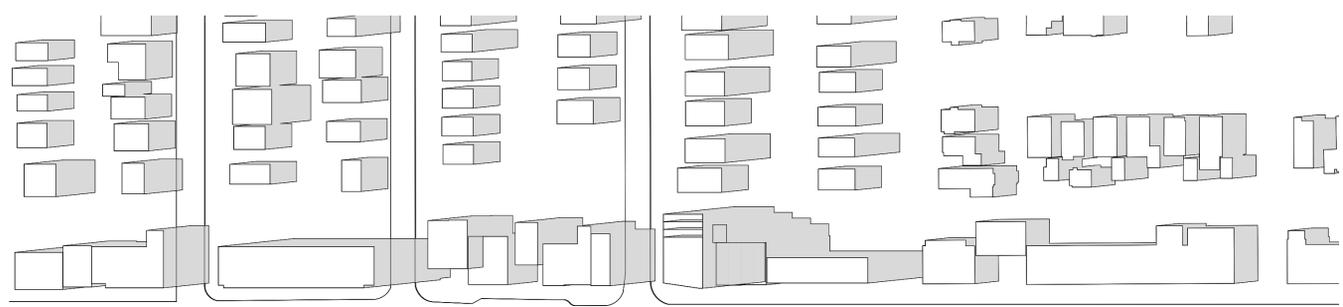
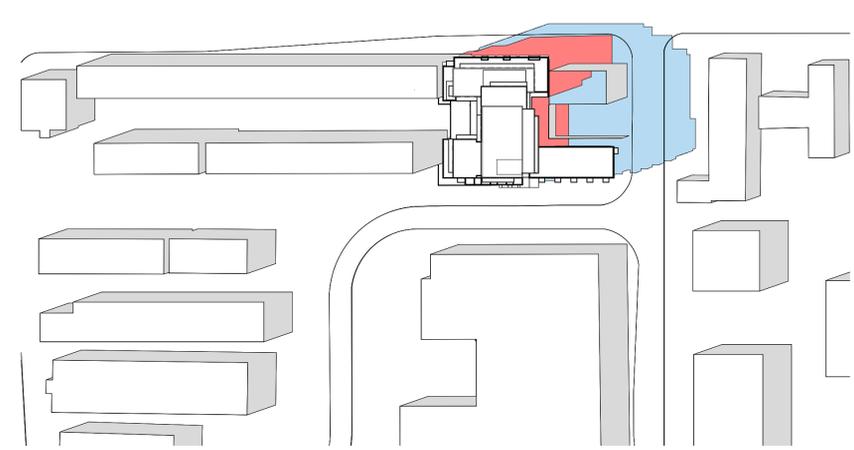
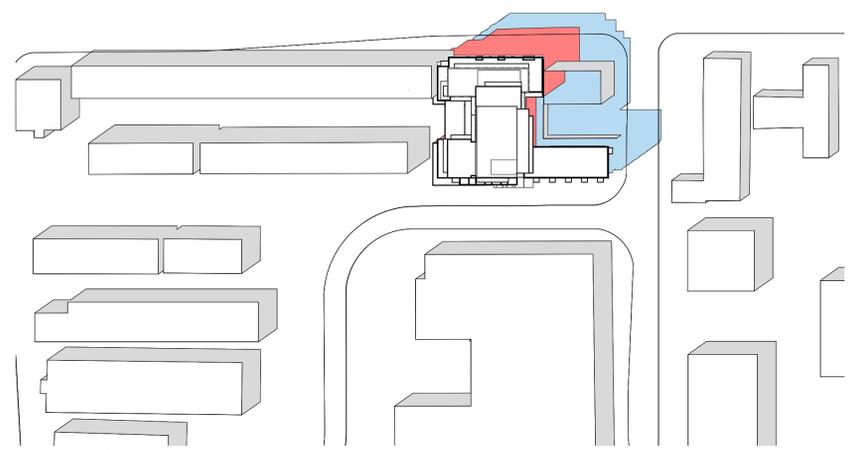
Revision No.	Date	Rev.
01	2019.04.15	Z. B. A.
02	2019.11.27	FIRST S.P.A.
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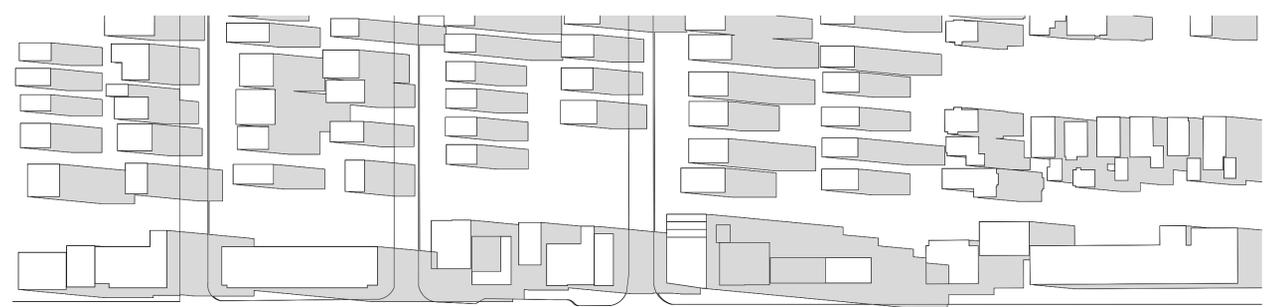
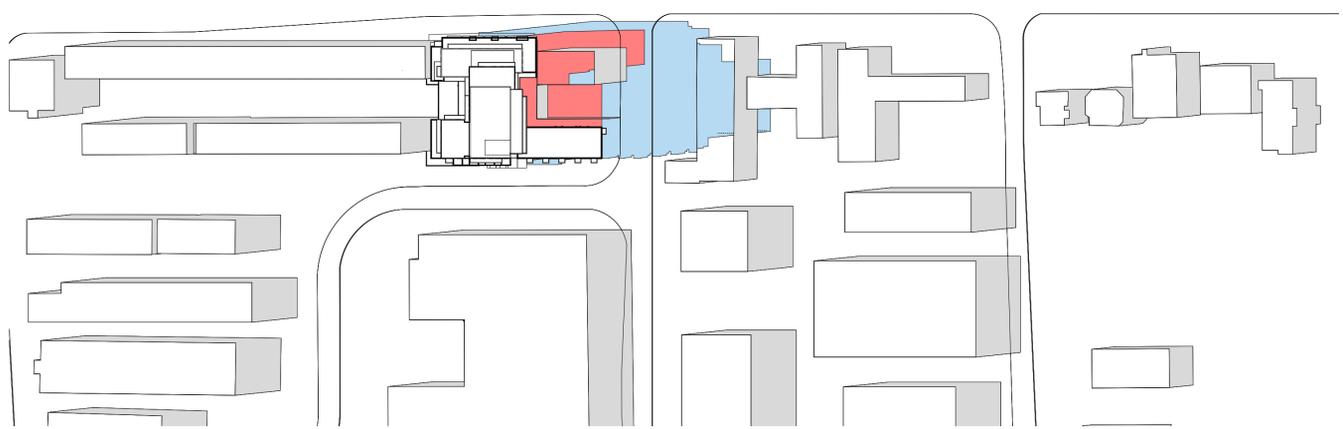
March 21 3:18



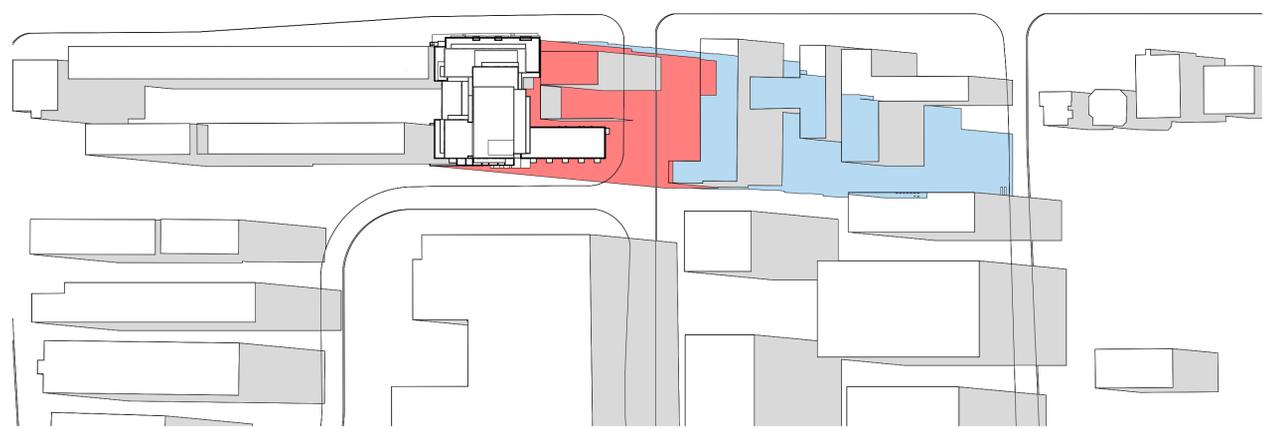
March 21 4:18



March 21 5:18



March 21 6:18



MARCH 21

TACT Architecture Inc.
600R College Street (near lane)
Toronto Ontario M5G 1B8
416-516-1949
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Print date: Monday, November 22, 2021.
file: 1328 Queensway v58.ph

job title
935 Queensway

client
Queensway Limited Partnership

sheet title
Sun Study - March 21

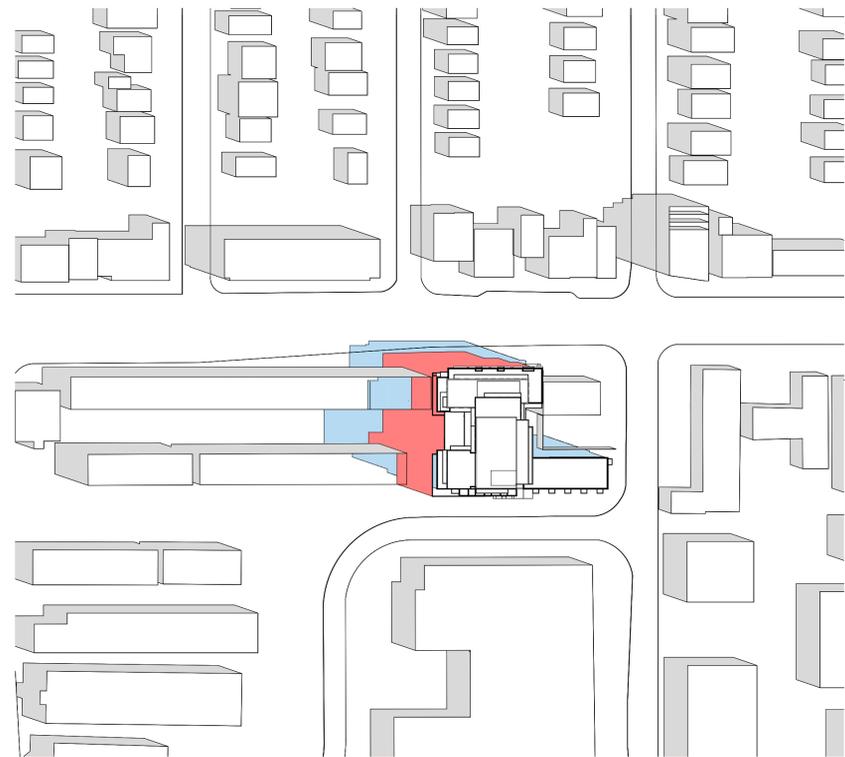
drawn by checked by
MM / ML PJ

issue date
Monday, November 22, 2021

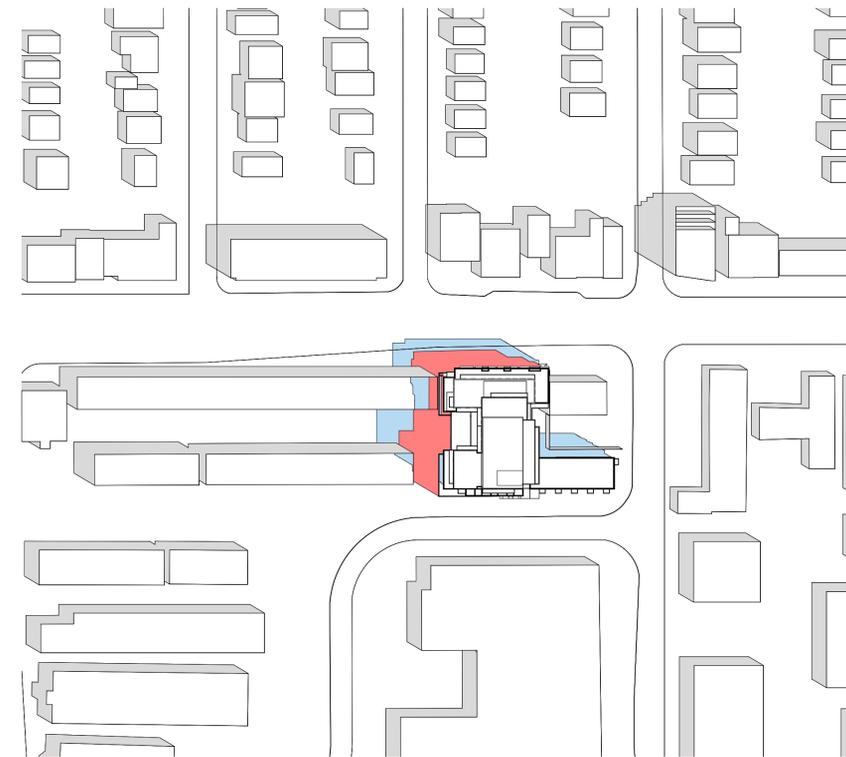
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job number
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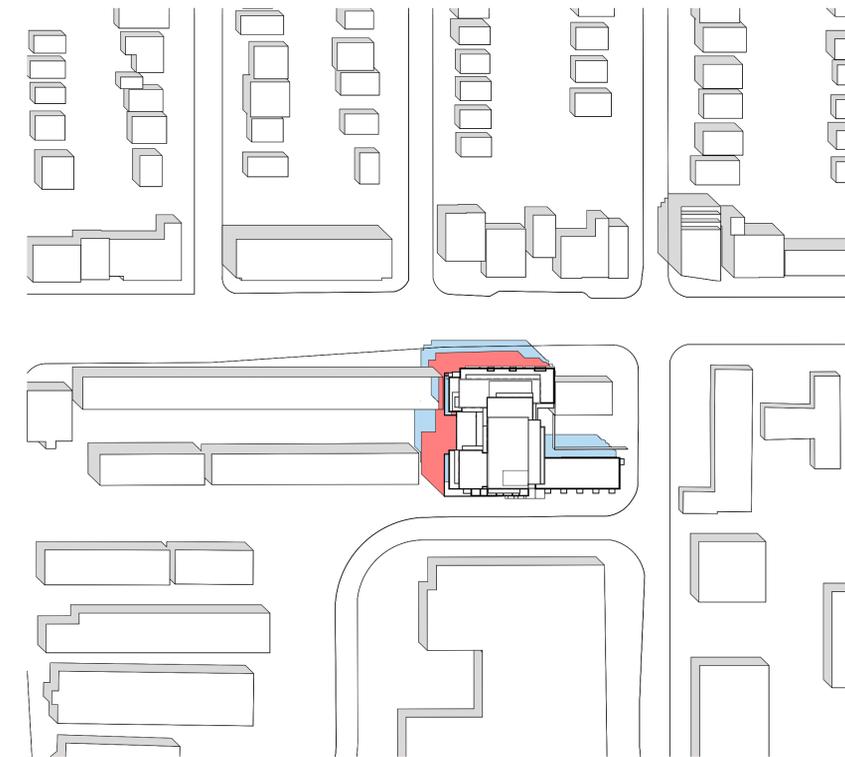
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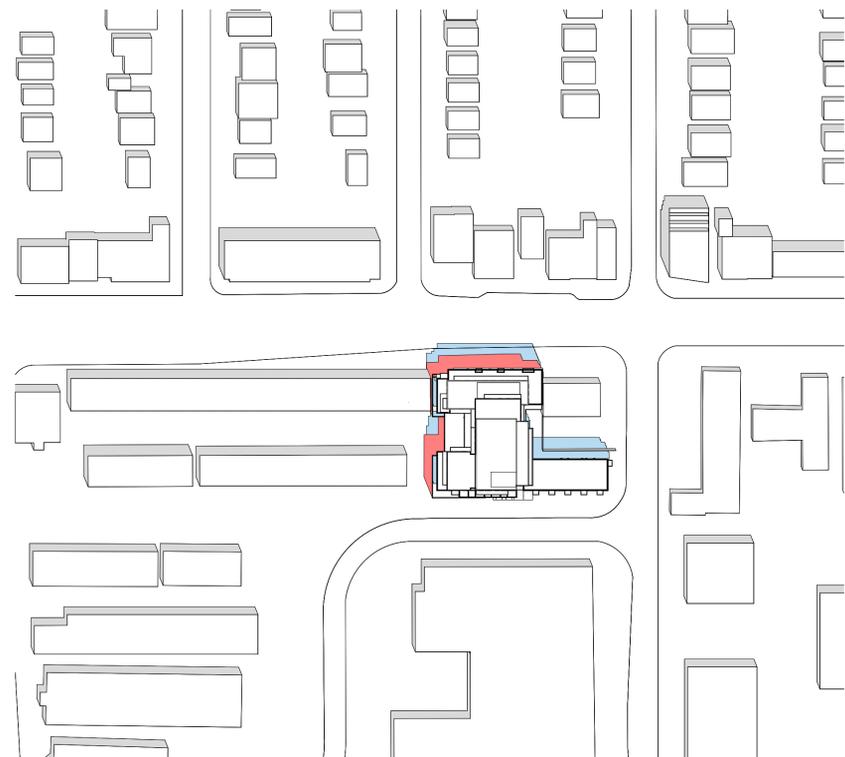
June 21 09:18



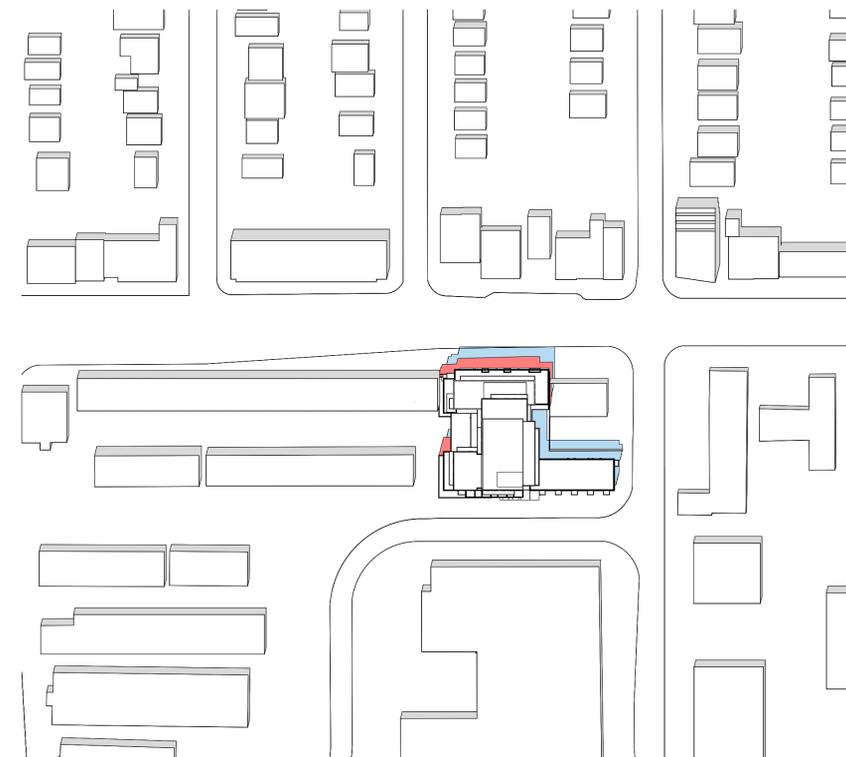
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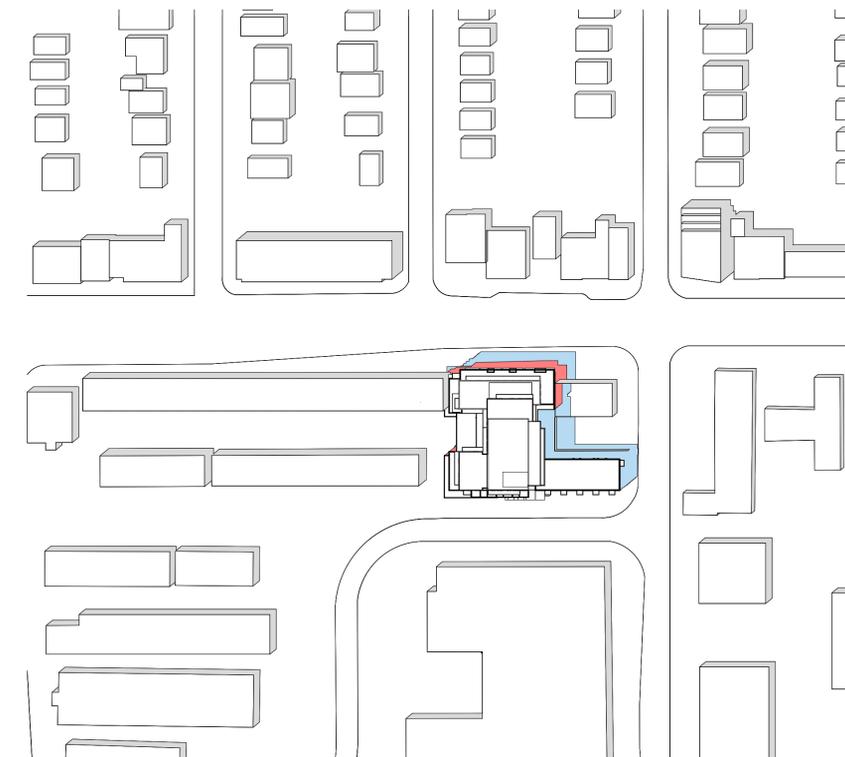
June 21 11:18



June 21 12:18



June 21 1:18



June 21 2:18

JUNE 21

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job title
935 Queensway

client
Queensway Limited Partnership

sheet title
Sun Study - June 21

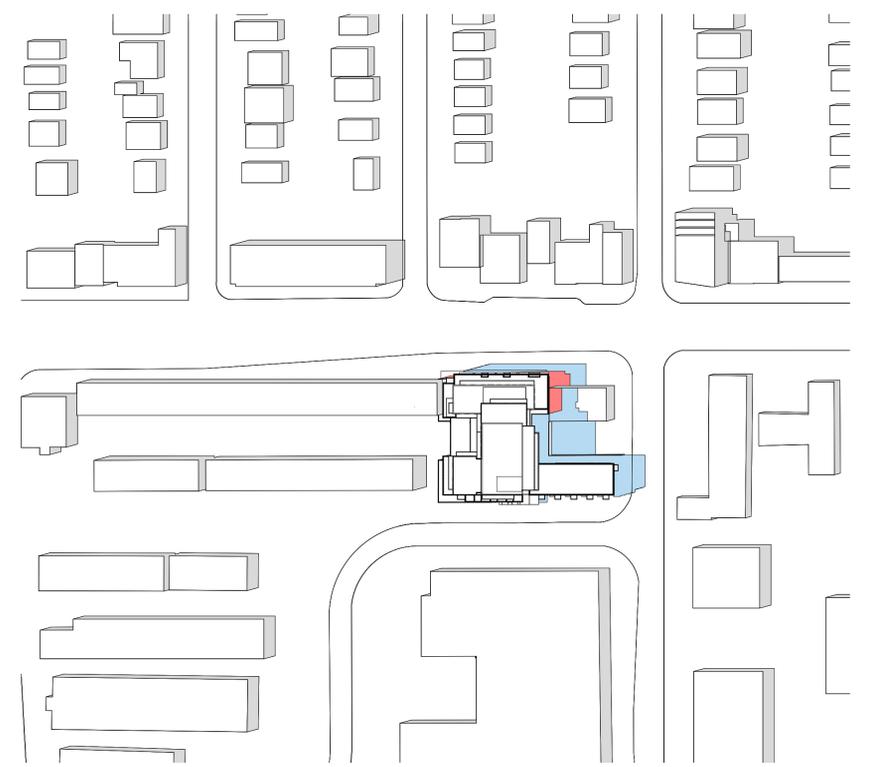
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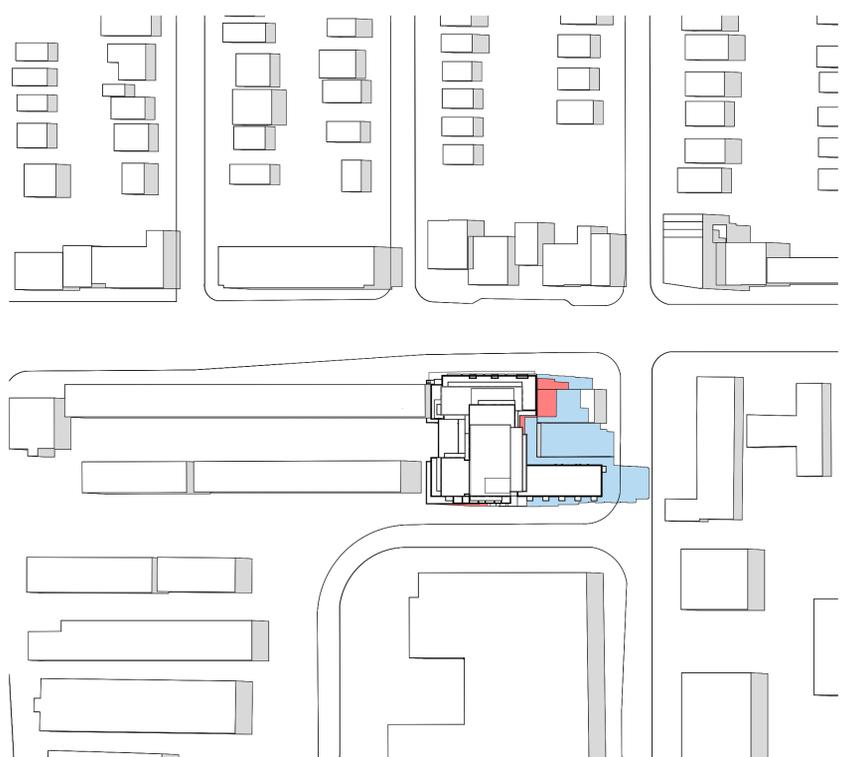
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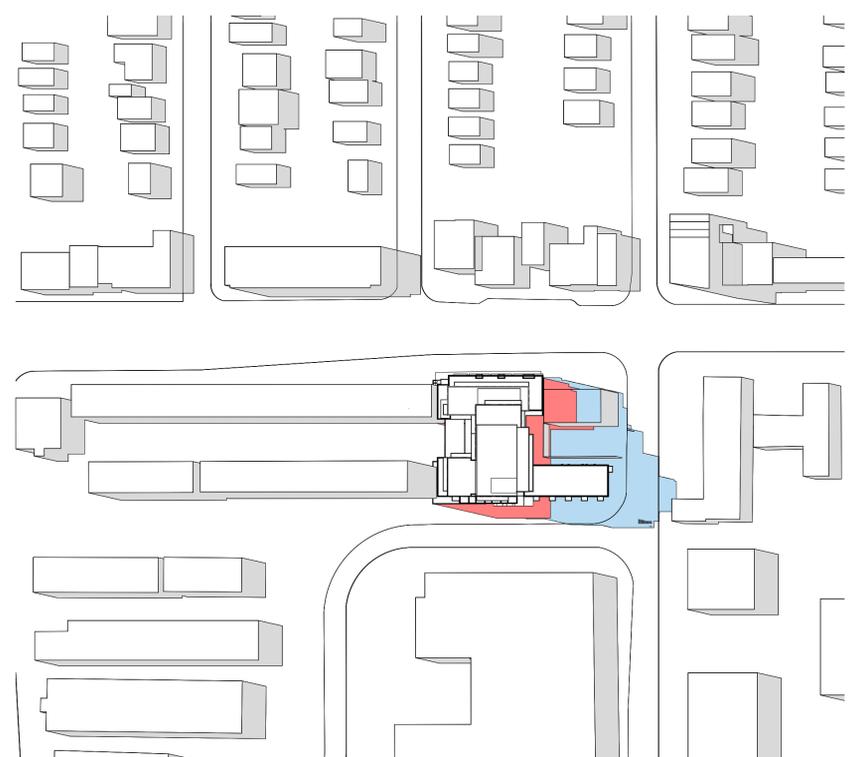
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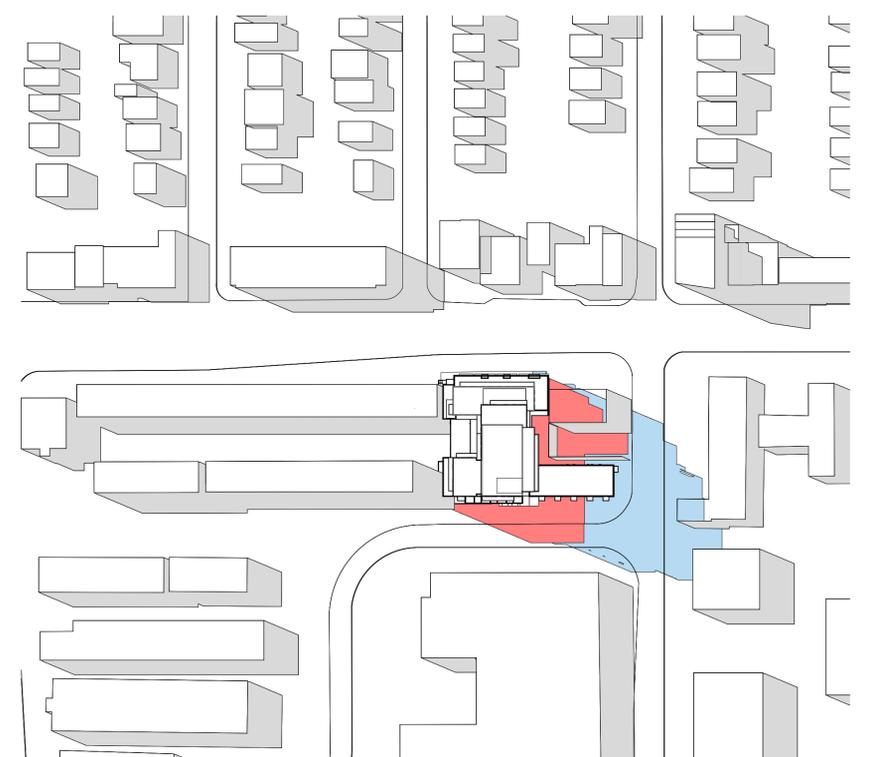
June 21 3:18



June 21 4:18



June 21 5:18



June 21 6:18

JUNE 21

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job title
935 Queensway

client
Queensway Limited Partnership

sheet title
Sun Study - June 21

drawn by
MM / ML

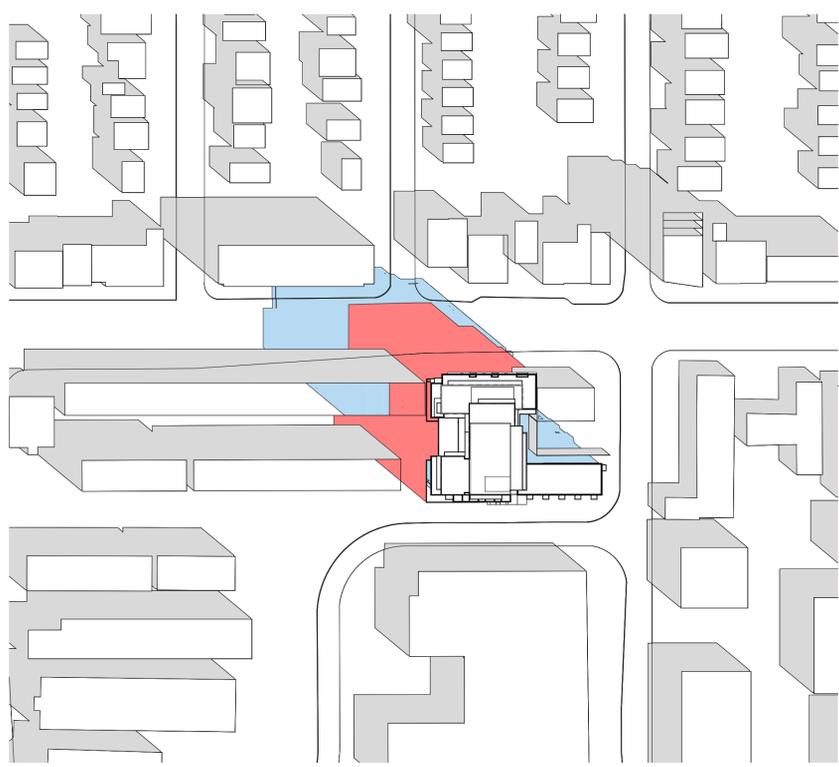
checked by
PJ

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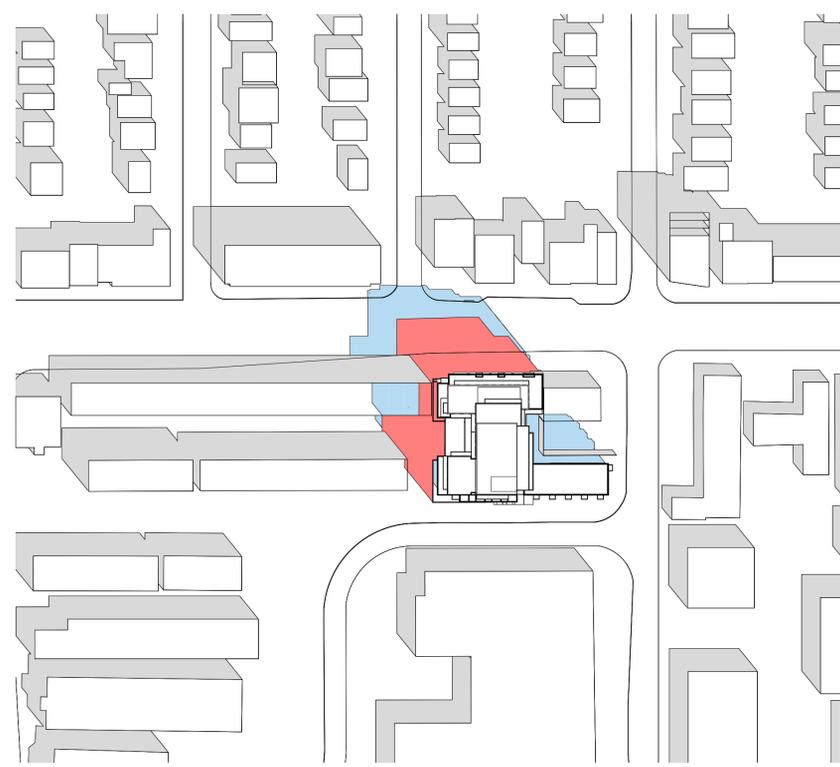
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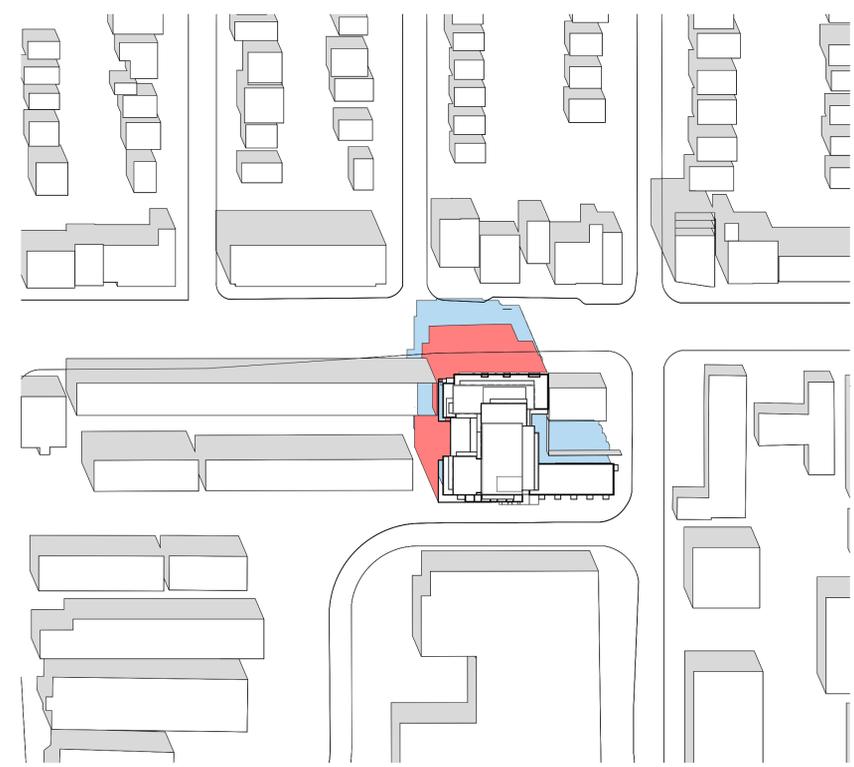
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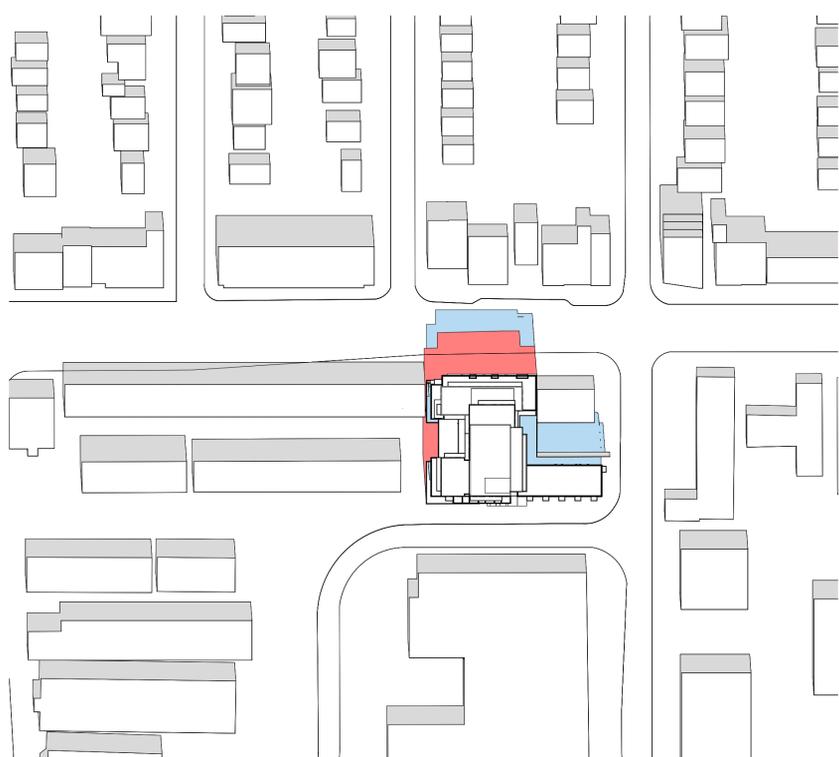
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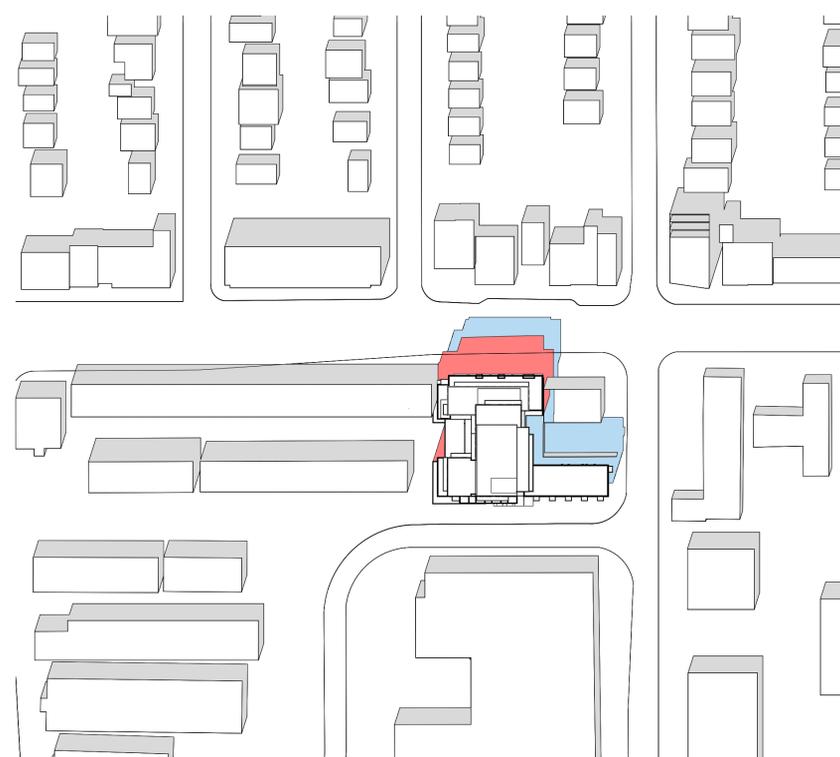
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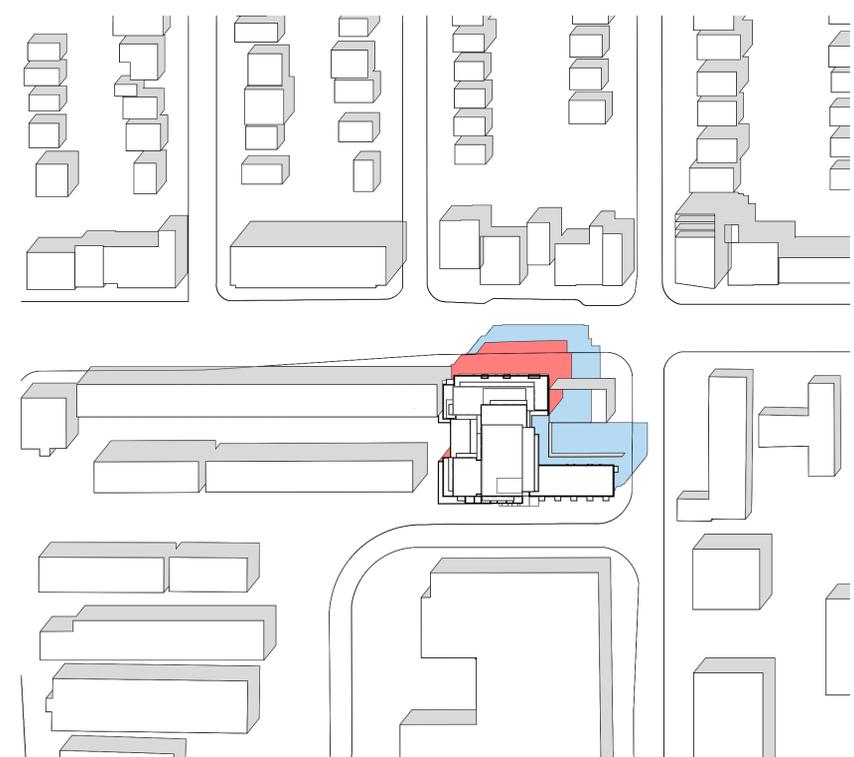
Sept 21 11:18



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

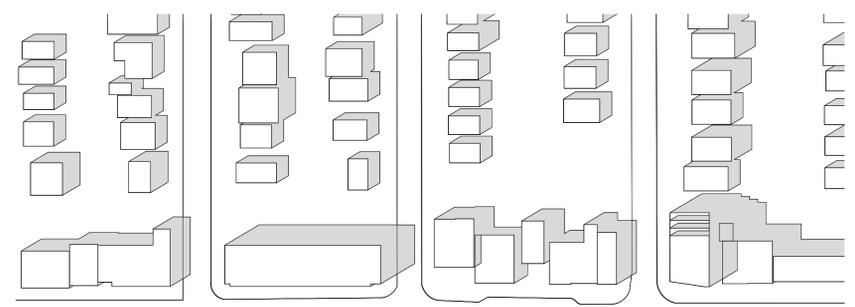
drawn by **MM / ML** checked by **PJ**

issue date
Monday, November 22, 2021

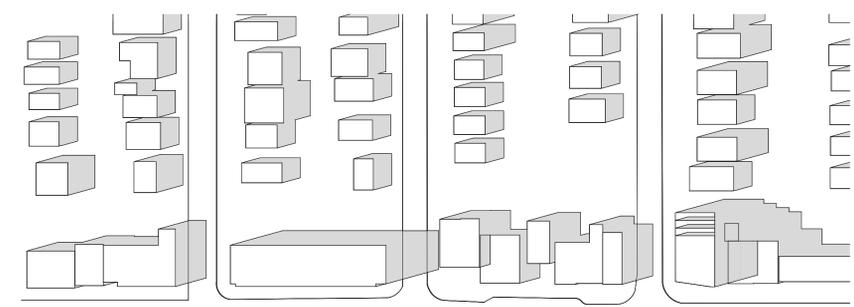
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job number
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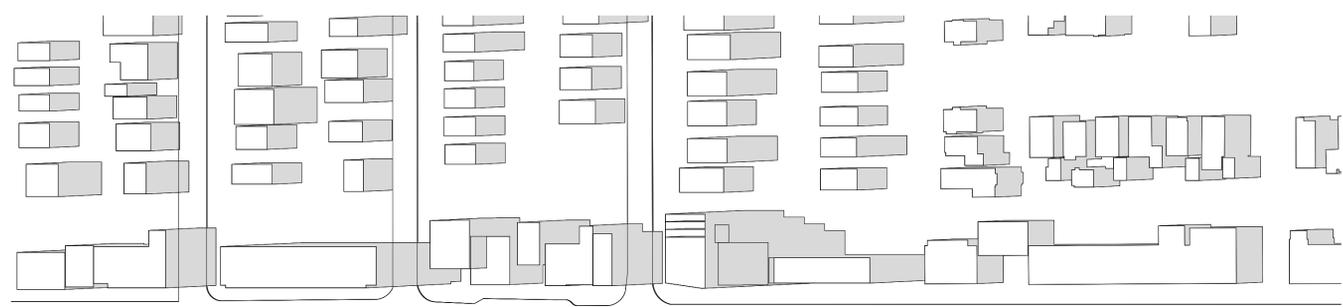
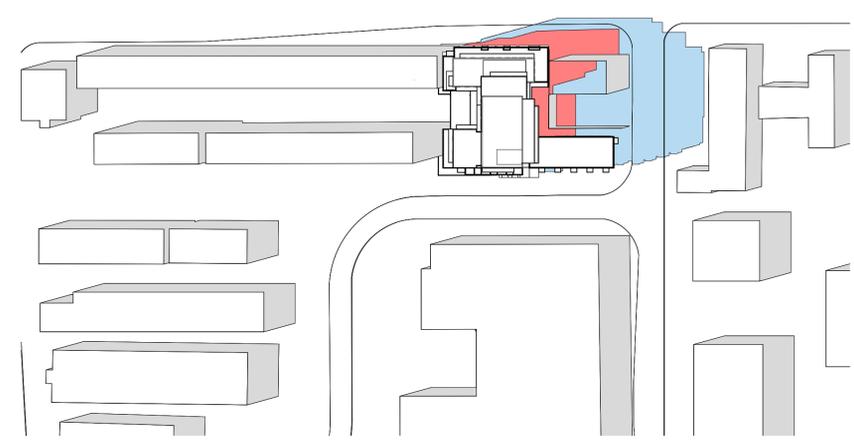
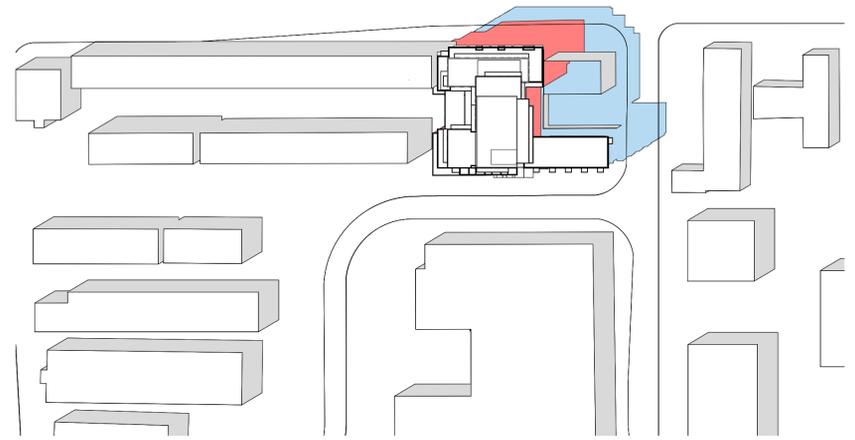
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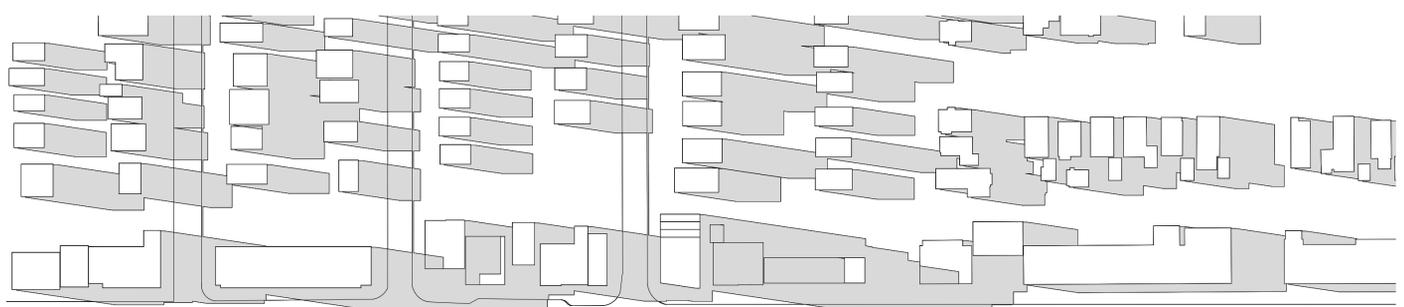
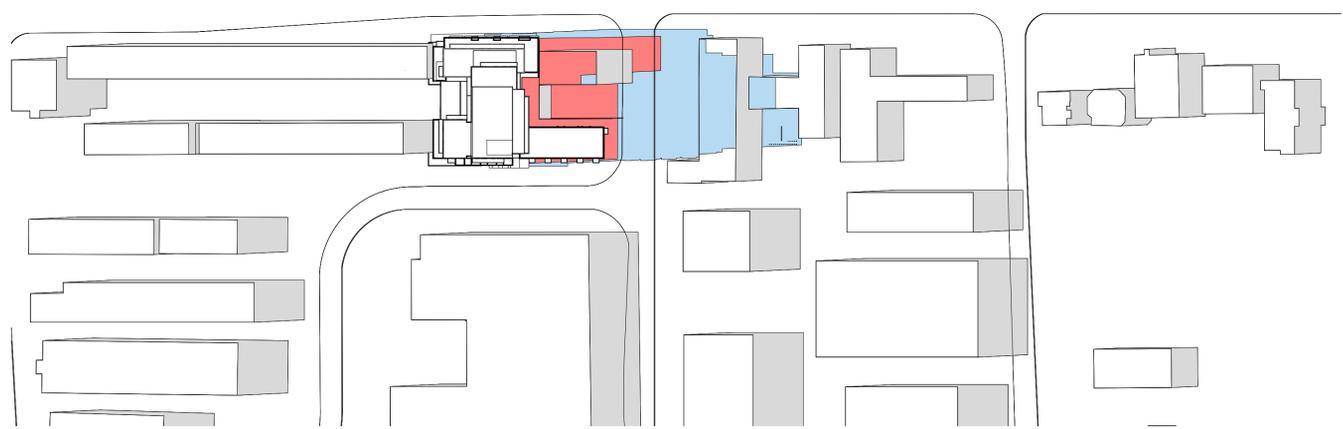
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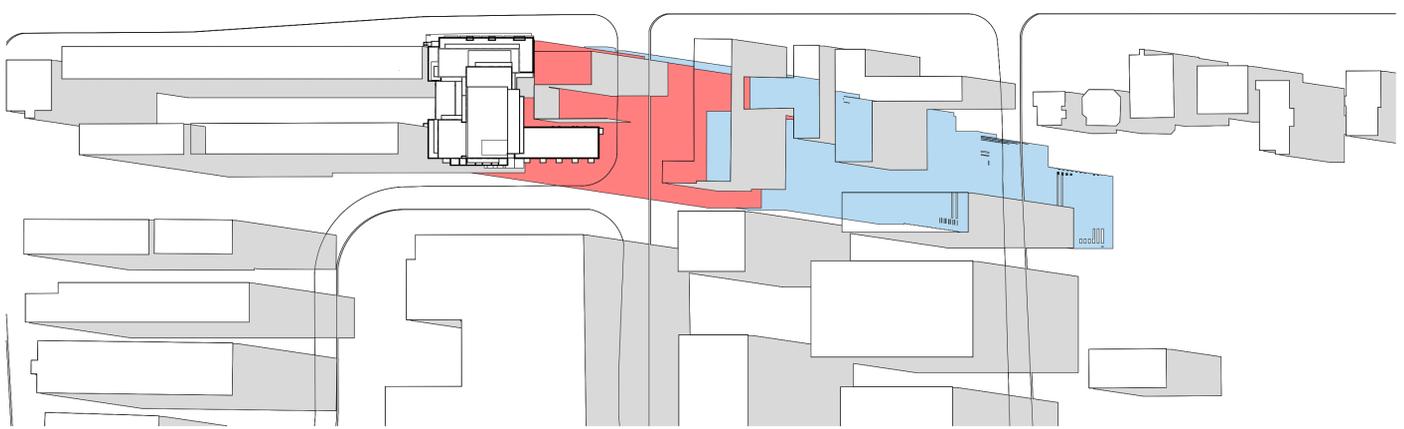
Sept 21 4:18



Sept 21 5:18



Sept 21 6:18



SEPT 21

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file: 1328 Queensway v58.ph

job title
935 Queensway

client
Queensway Limited Partnership

sheet title
Sun Study - September 21

drawn by **MM / ML** checked by **PJ**

issue date
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scale

job number
1328