

An architectural rendering of a modern residential development. The scene features several multi-story buildings with curved facades, large windows, and colorful balconies. In the foreground, a lush green courtyard is filled with trees, walking paths, and people engaged in various activities like walking, playing, and cycling. The overall atmosphere is vibrant and community-oriented.

Community Council Meeting

1306-1310 The Queensway

City of Toronto

www.aic.to/1306TheQueensway

The Queensway

Transit Map

Kipling Transit Hub



SUBJECT SITE

**±2.4KM
To Kipling
Transit Hub**

±2.0KM

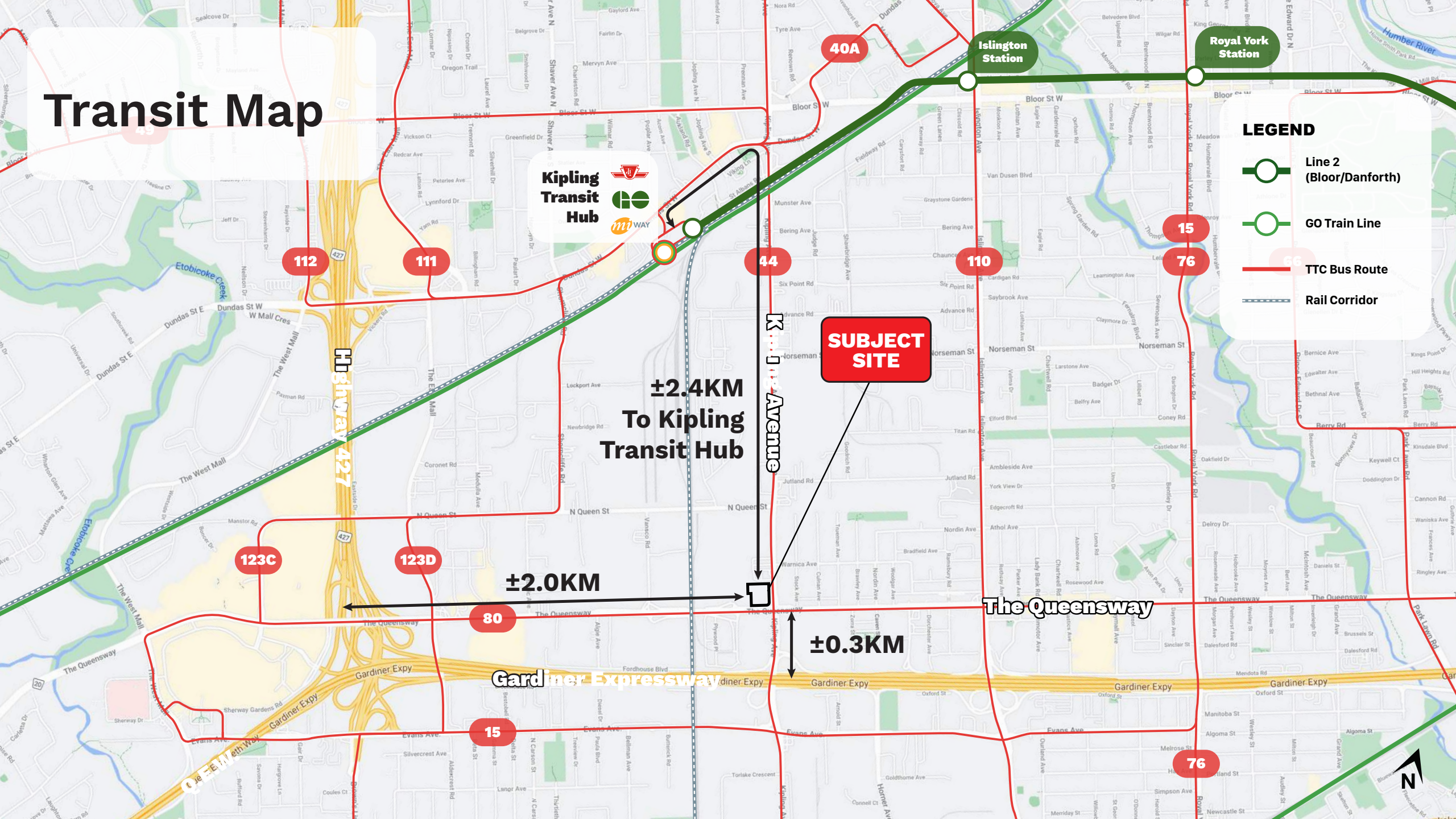
±0.3KM

Gardiner Expressway

The Queensway

LEGEND

- Line 2 (Bloor/Danforth)
- GO Train Line
- TTC Bus Route
- Rail Corridor



Aerial Photo

Surroundings



NORTH QUEEN STREET

VANSO ROAD

**SUBJECT
SITE**

KIPLING AVENUE

STOCK AVENUE

WARNICA AVENUE

CULNAN AVENUE

TRUEMAN AVENUE

BRAWLEY AVENUE

NORDIC AVENUE

THE QUEENSWAY

WICKMAN ROAD

ZORA STREET

CAVERN STREET

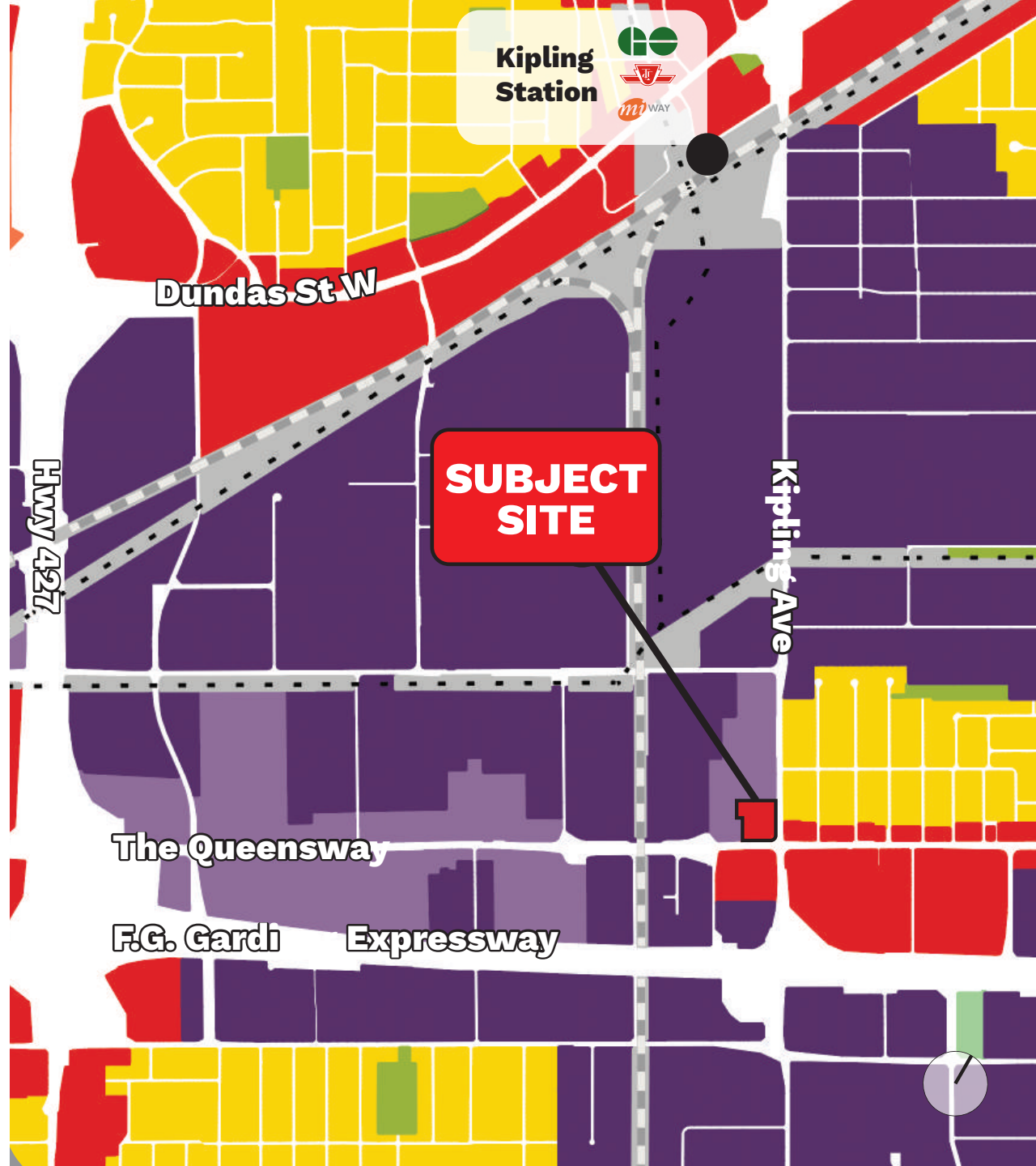
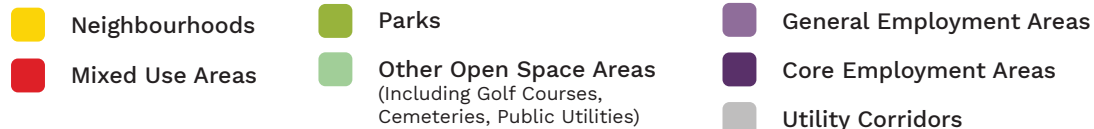
GARDINER EXPRESSWAY

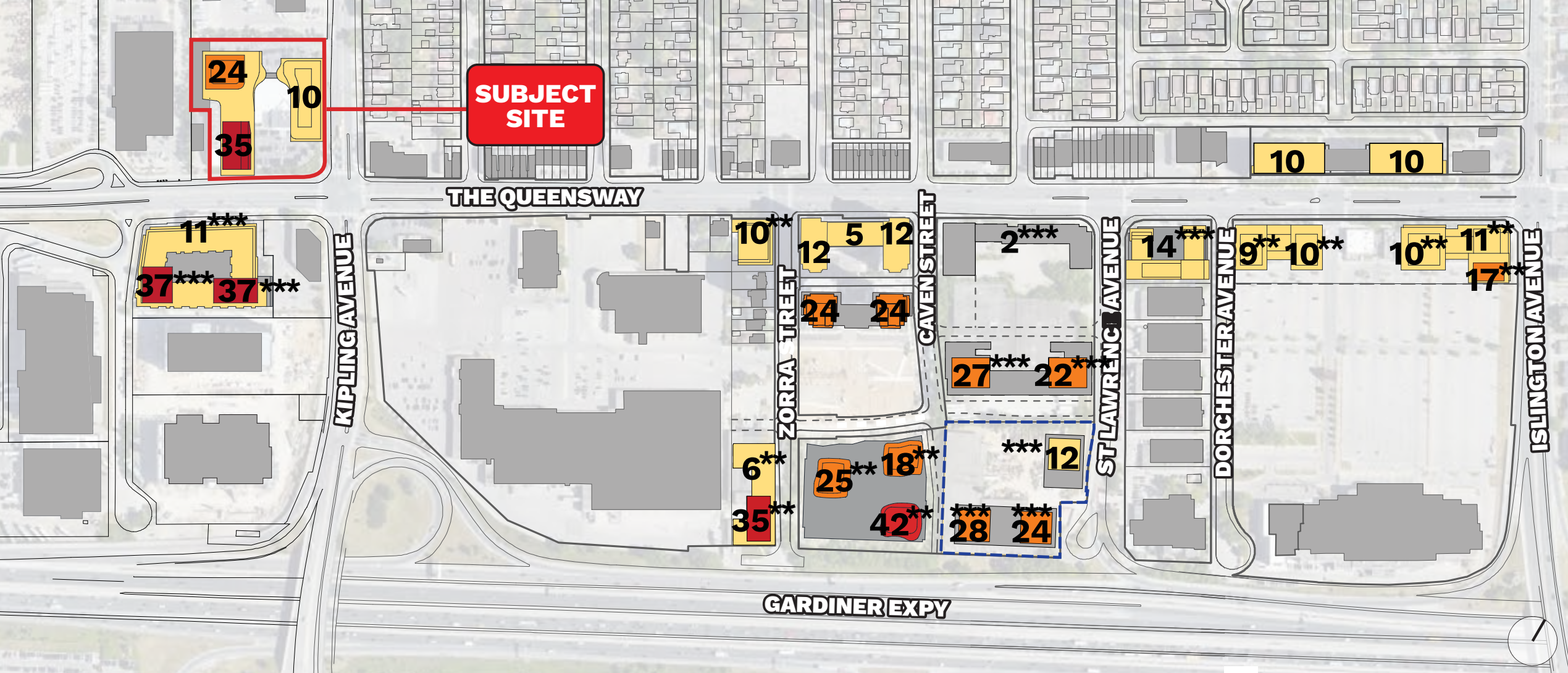


Official Plan

Map 15 Land Use

The Subject Site is designated *Mixed Use Areas* under the City of Toronto Official Plan. The *Mixed Use Areas* designation is one of four land use designations intended to accommodate most of the increase in jobs and population anticipated by the Official Plan's growth strategy





Legend



Subject Site



Number of Storeys

* Under Construction

** Approved/Not Yet Built

*** Proposed



1-4 Storeys



5-14 Storeys



15-30 Storeys



31+ Storeys



OPA Approved
Proposed Design
Concept Subject
to Change

May 2021

Height Map

Proposal Statistics

Height



24 & 35 storeys
81.7 & 113.3 metres
to top of the Mechanical Penthouse

Residential Units

840 (100%) Units
93 (11.1%) studios
467 (55.6%) 1-bedroom
193 (23.0%) 2-bedroom
87 (10.3%) 3-bedroom

Gross Floor Area



67,458 m²
66,440 Residential
1,018 Retail

Indoor Amenity
Space

1,680 m²
(2.0 m² per unit)

Parkland
Dedication



1,575m²

Outdoor Amenity
Space

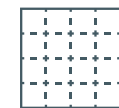
1,680 m²
(2.0 m² per unit)

Privately Owned
Public Space



759m²

Density



5.72 FSI (Floor Space Index)

Bicycle Parking

639 Spaces

Loading Space



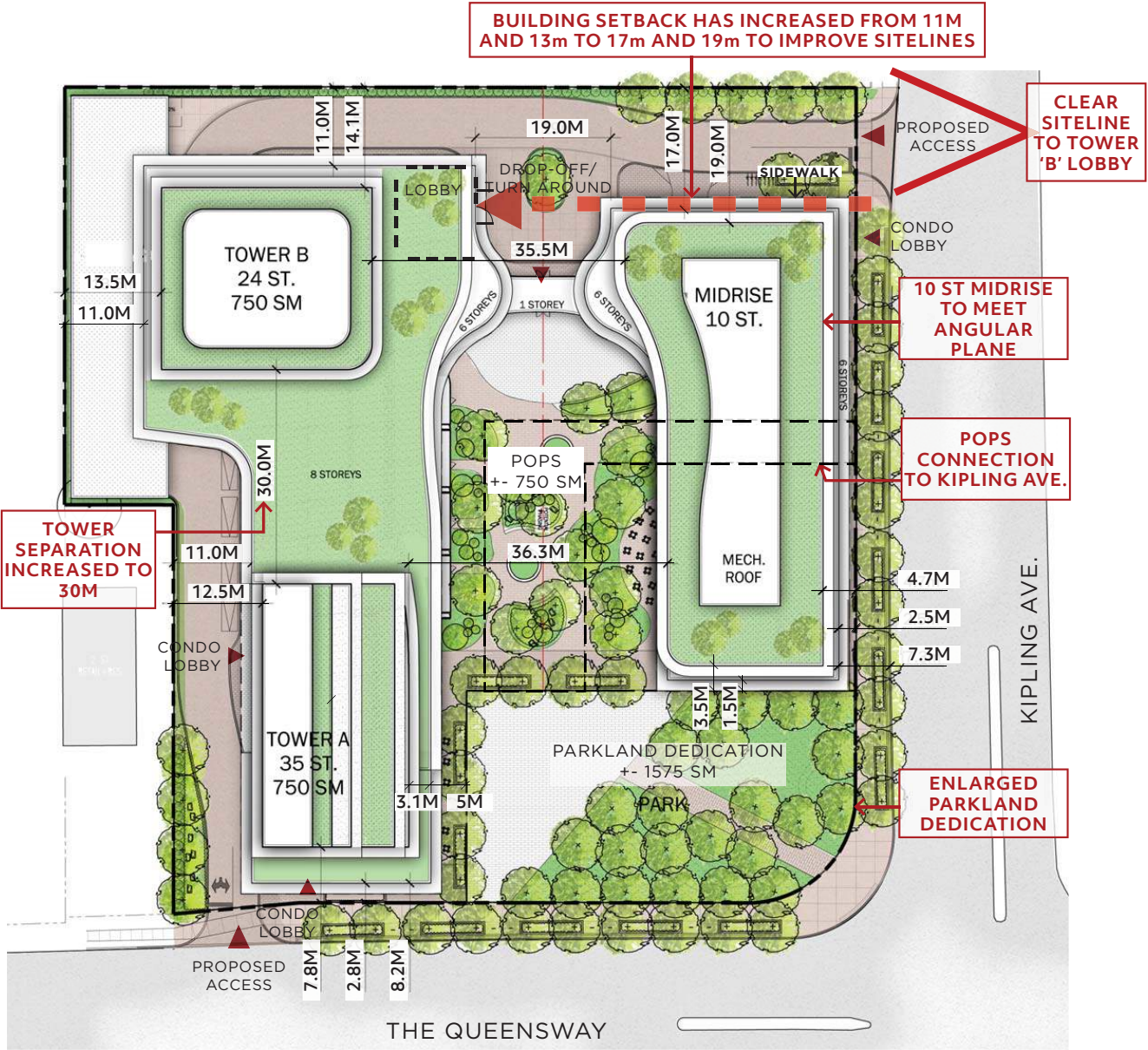
1 Type 'B'
1 Type 'G'

Vehicular Parking



756 Spaces
(153 with EV charging infrastructure)

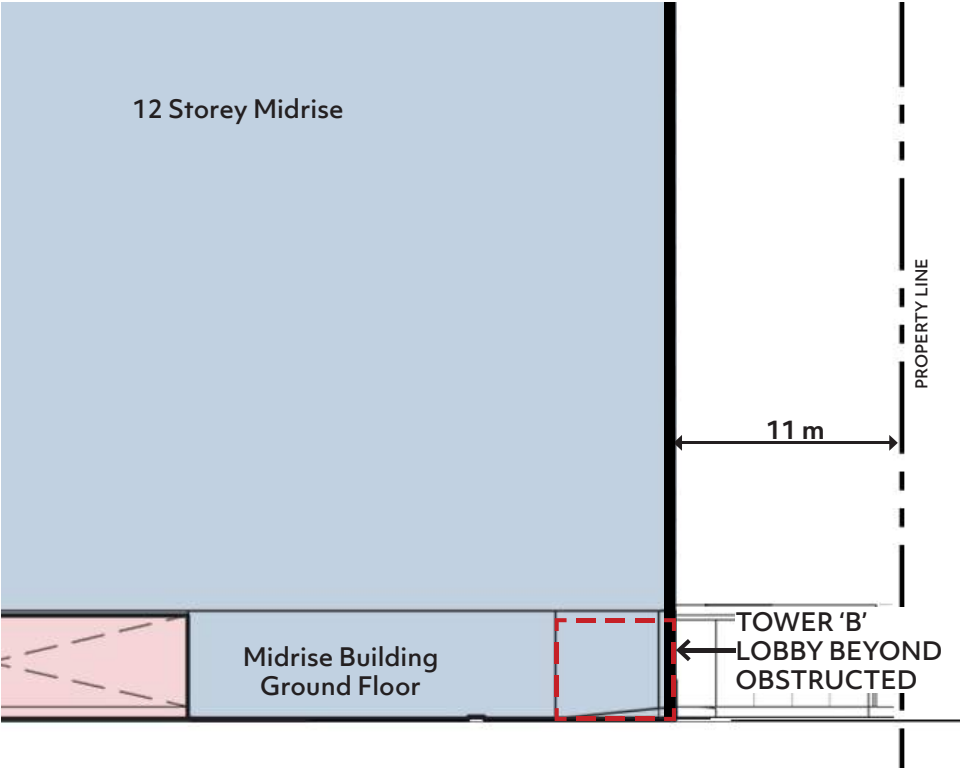
Site Plan Revisions



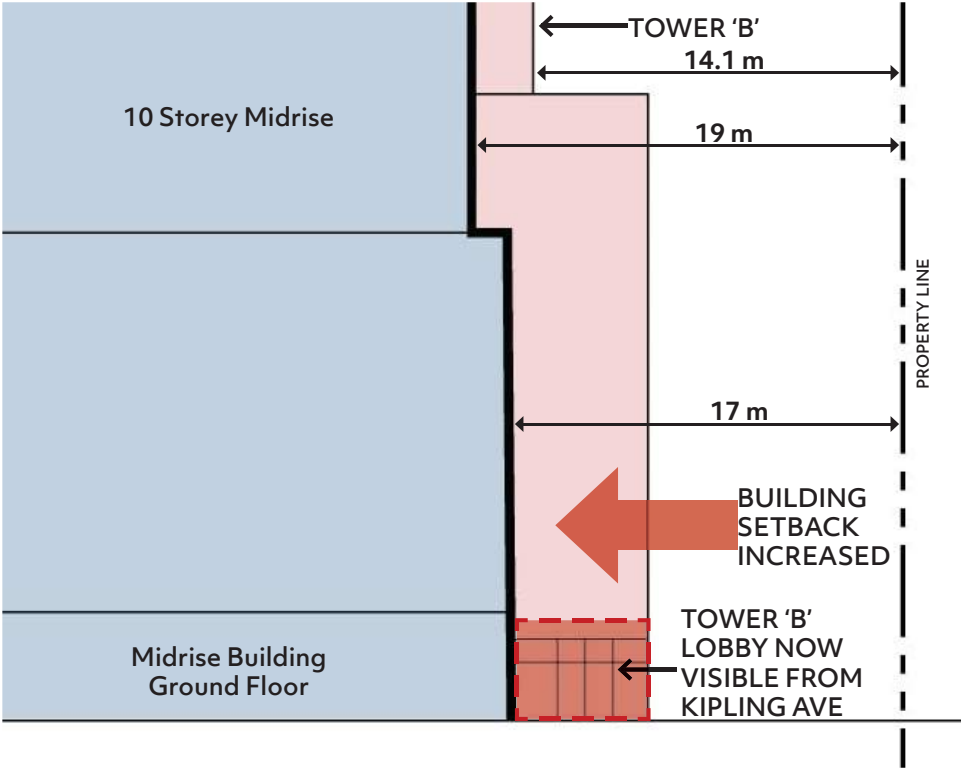
Current Proposal – May 2021

Proposed Massing Revisions

East Elevation (Kipling Avenue)



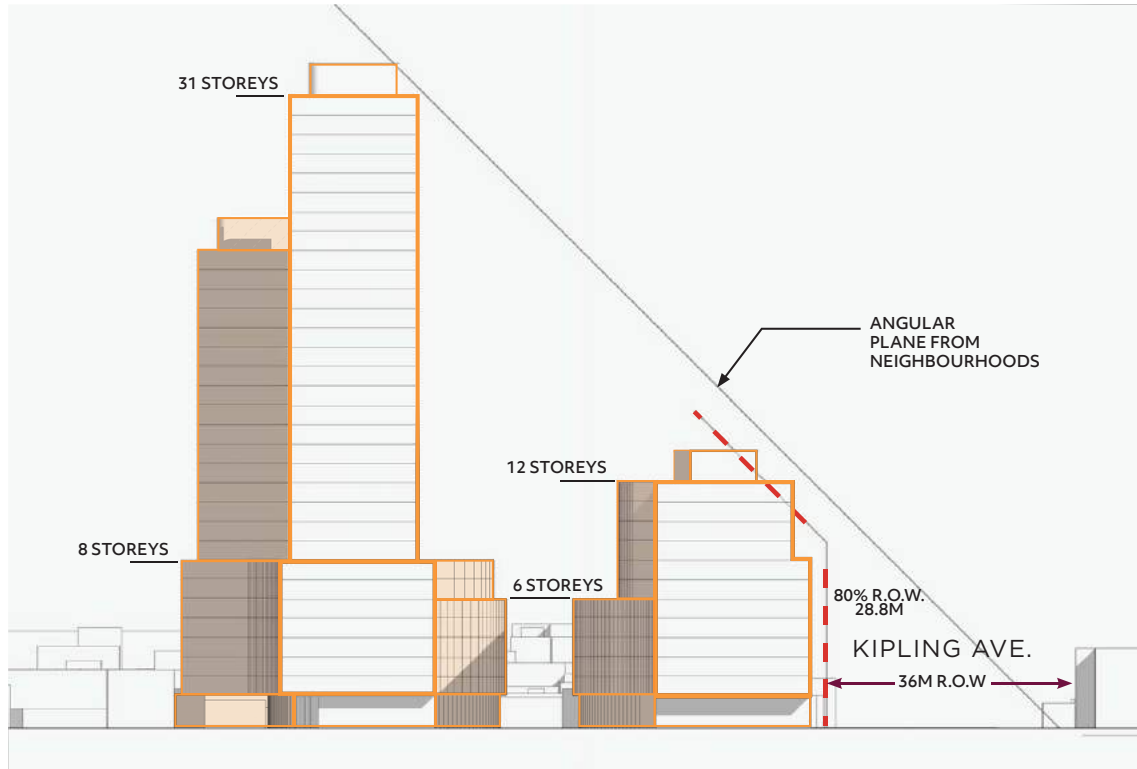
Initial Proposal – Dec 2019



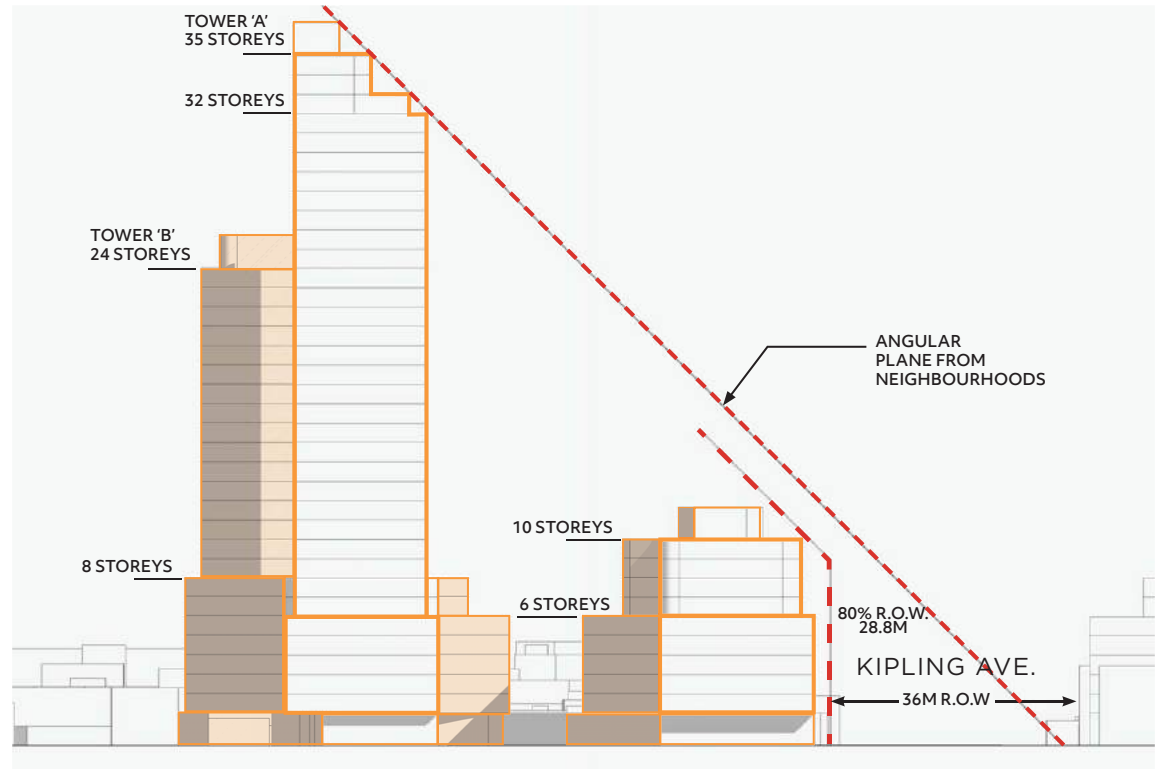
Current Proposal – May 2021

Proposed Massing Revisions

South Elevation (The Queensway)

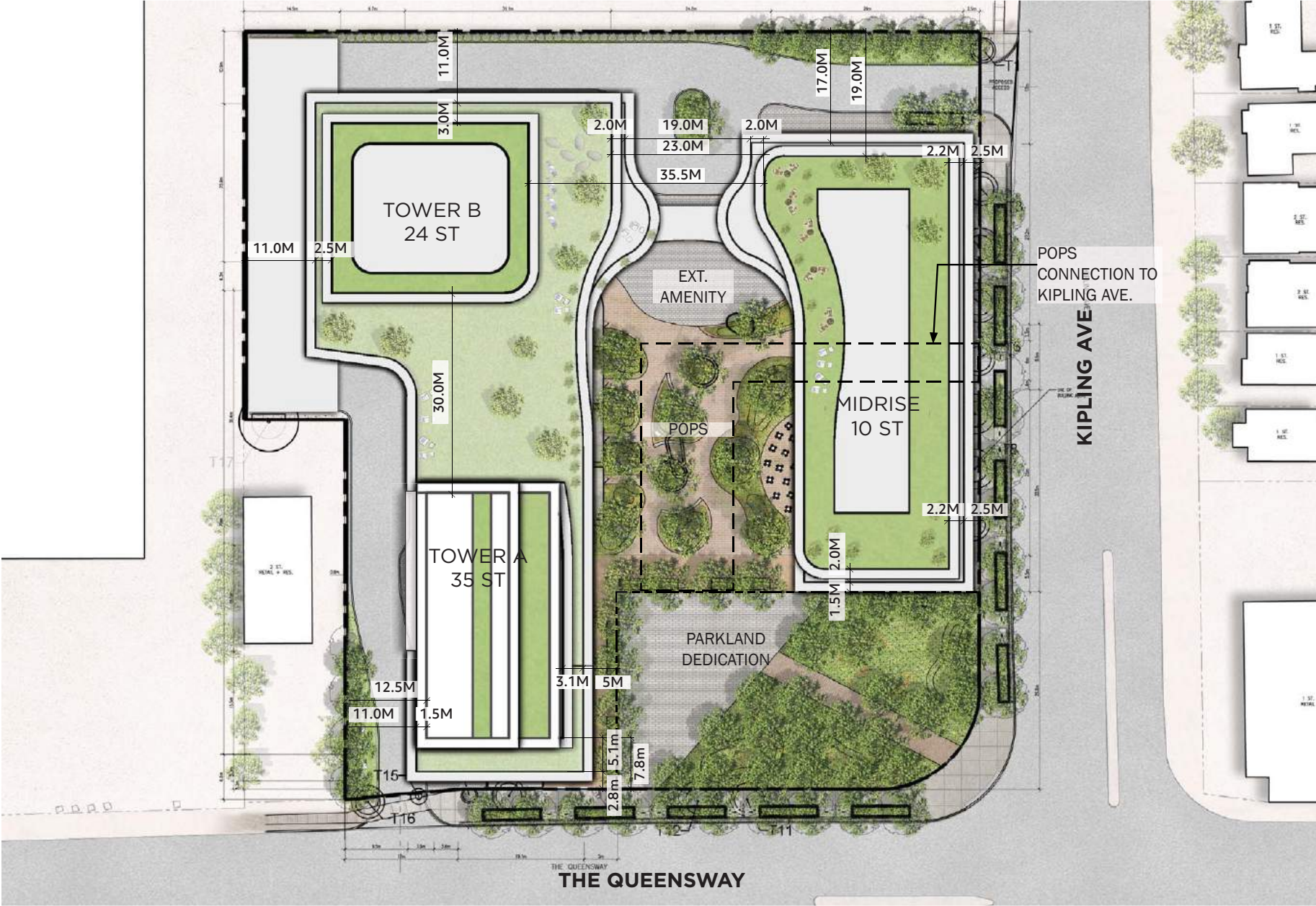


Initial Proposal – Dec 2019

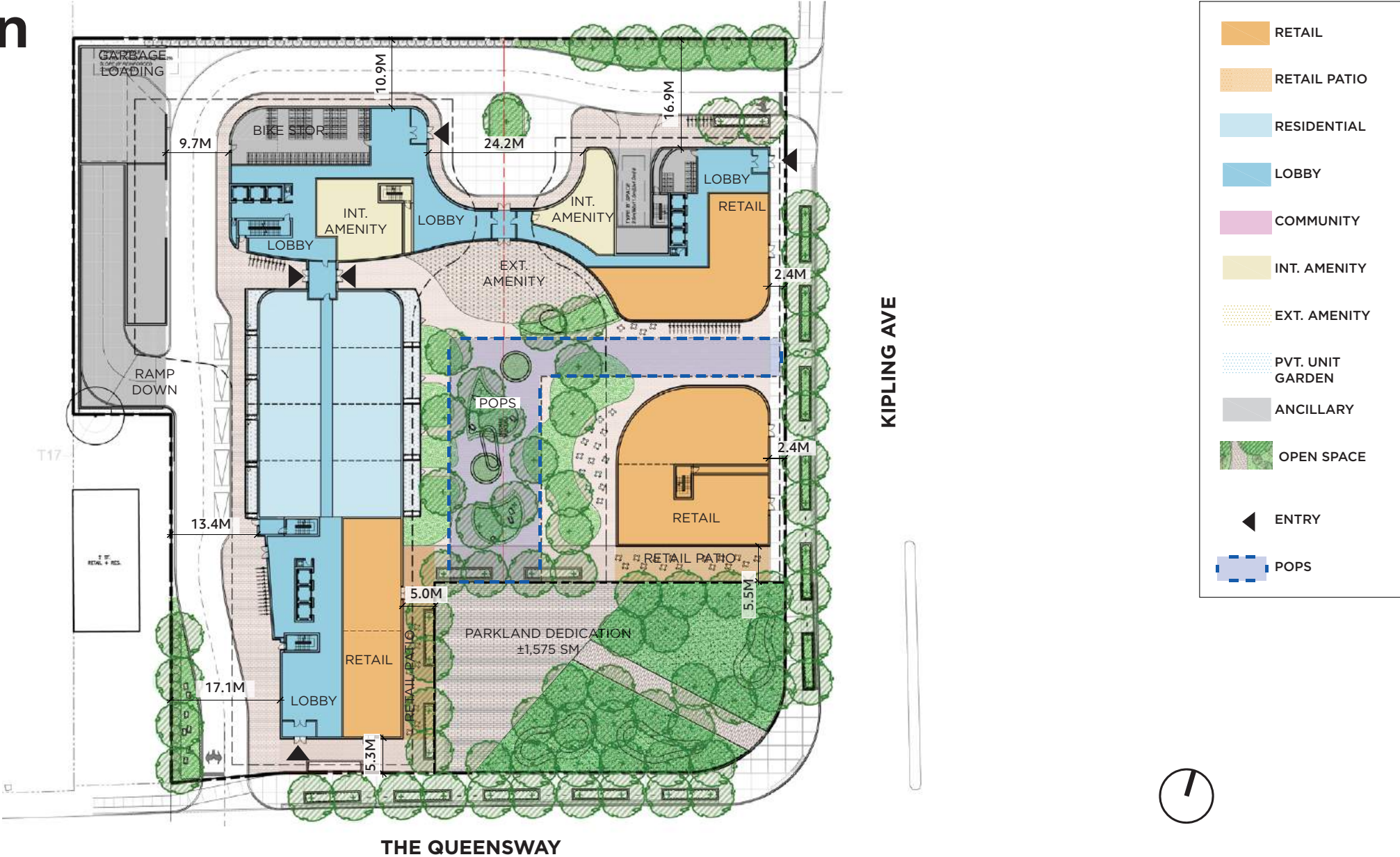


Current Proposal – May 2021

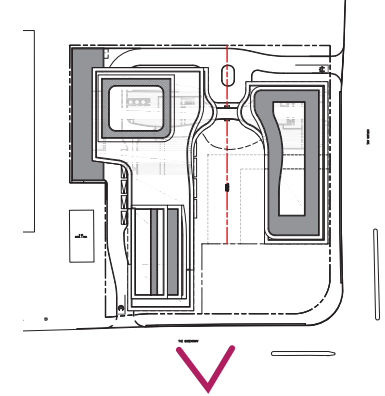
Site Plan



Ground Floor Plan



3D View: View Looking North

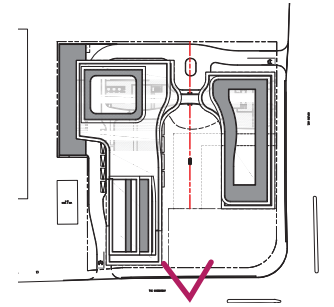


Street View: Looking North From The Queensway

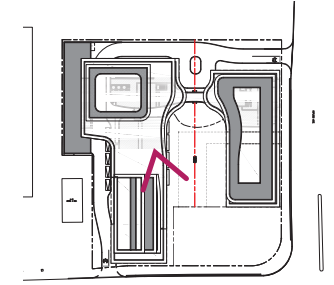


Ground View: Looking North Through The Site

Ground View



Ground View: Looking South Through The Courtyard



Thank you!

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