



# ISSUED FOR ZBA 2021-10-26

## 1375 QUEEN ST W.

Toronto, Ontario M6K 1M1

PROJECT DIRECTORY	
OWNER	SKALE 1375 QSW LP. 1000 Yonge St, Suite 400 Toronto, Ontario M4W 2K2 Tel: 416.710.8858
ARCHITECT	GIANNONE PETRICONE ASSOCIATES 462 Wellington Street West Toronto, Ontario M5V 1E3 Tel: 416.591.7788
LANDSCAPE ARCHITECT	FERRIS + ASSOCIATES INC. 11 Church Street, Suite 302 Toronto, Ontario M5E 1W1 Tel: 416.366.6800 Fax: 416.364.6808
TRAFFIC CONSULTANT	BA CONSULTING GROUP LTD 45 St Clair Ave W, Suite 300 Toronto, ON M4V 1K9 Tel: 416.961.7110 Fax: 416.961.9807
PLANNER	MHBC PLANNING, URBAN DESIGN & LANDSCAPE ARCHITECTURE 7050 Weston Road, Suite 230 Woodbridge, ON L4L 9C7 Tel: 905.761.5588 Fax: 905.761.5589
CIVIL ENGINEER	GHD 184 Front Street East Suite 302, Toronto, Ontario, M5A 4N3 Tel: 905.752.4321

DRAWING LIST	
A 0.00	COVER SHEET AND STATISTICS
A 0.01	CONTEXT PLAN
A 0.02	SITE PLAN
A 0.03	SITE ELEVATIONS AND SECTIONS
A 1.00	FLOOR PLAN - BASEMENT
A 1.01	FLOOR PLANS - GROUND
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A 2.00	NORTH AND SOUTH ELEVATIONS
A 2.01	WEST ELEVATION
A 2.02	EAST ELEVATION
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A 3.01	E-W BUILDING SECTION
A 9.02	SHADOW STUDY, MARCH 21 & SEPTEMBER 21
A 9.04	BUILDING MASSING DIAGRAM

1375 Queen Street West Stats 26-Oct-21

Zoning Summary		By-Law 569-2013
Zone	CR "Commercial Residential"	
Allowable Density	x2.5 (c1.0, r2.0)	
Development Standard	SS2	
Site Specific Exemption	Exemption CR 2609	

Density + Site	
Site Area	669 7,198
Building GFA	3,674 39,547
PSI	5.49

GFA & FSI by Use			
	sm	sf	FSI
Residential GFA	3,418	36,791	5.11
Commercial GFA	256	2,756	0.38
Building GFA	3,674	39,547	5.49

Avg. Grade Elevation <sup>1</sup>	
Avg. Ground Elevation	97.90

Gross Floor Area									
		GCA		Deductions <sup>2</sup>		Residential GFA		Commercial GFA	
# Flrs	Height m	sm	sf	sm	sf	sm	sf	sm	sf
Ground	1	549	5,909	105	1,130	188	2,024	256	2,756
Basement		0	0	0	0	0	0	0	0
2nd-3rd	2	640	6,889	37	398	1,206	12,981	-	-
4th	1	3	640	6,889	37	398	603	6,491	-
5th	1	3	490	5,274	37	398	453	4,876	-
6th	1	3	490	5,274	37	398	453	4,876	-
7th	1	3	423	4,553	37	398	386	4,155	-
8th	1	3	166	1,787	37	398	129	1,389	-
Mech PH	4								
Sub Total		4,038	43,465	-	-				
Total GF	8	30	4,038	43,465		3,418	36,791	256	2,756

Green Roof Statistics <sup>3</sup>		
	Required sqm	Proposed sqm
Total Roof Area		583
Area of Private Terraces		125
Roof Outdoor Amenity		103
Area of Renew. Energy		-
Tower Roof Area w/Floorplate<750mm		-
Total Available Roof Space		555
Green Roof Coverage		
Available Roof Space Coverage	20%	35%
Total Green Roof	71	125

Garbage + Loading <sup>4</sup>		
Loading Provided		Loading Required
Type	Number	Area m <sup>2</sup>
-	-	G 1 m x 6.1m
Garbage Room Provision	sm	Garbage Room Required
Garbage Room	84	Garbage: 2sm / 5.1m <sup>2</sup>
		Recycling: 2sm / 4
		Short Term: 2sm / 4
bulk Garbage Storage	10	Bulky Items: 10m
Total Area	94	72

Amenity Area					
Amenity Provided			Amenity Required (min.)		
Level	Indoor	Outdoor	Type	m2/ unit	Area m2
Ground	40	103	Indoor	2	88
LB	88	-	Outdoor		40
	-	-	Indoor or Outdoor	2	48
Subtotal	128	103			
Total Provided (sm)			231	Total Required 176	

Bicycle Parking Counts (per Tier 2 TGS)				
Proposed Bicycle Parking			Required Bicycle Parking	
Level	Short Term	Long Term	Type	Ratio
Basement	-	46	Long Term	1.08
Grnd	12	0	Short Term	0.12
Subtotal	12	46		
Total Spaces Provided	58	Total Spaces Required	54	

1. Per City of Toronto By-law 569-2013 Ch 4B.3.40.10 in the Commercial Residential Zone category, in the case of a corner lot the height of the building is a distance between the average elevation of the ground along all lot lines that abut a street, and the elevation of the highest point of the building.

1. Established Grade per City of Toronto By-law 569-2013 Chapter 600.30 (240) the average elevation of the ground measured at two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line.

2. GFA Deductions include parking, loading and bicycle parking, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms, below grade, shower and change facilities as required for bicycle parking, required amenity spaces, elevator shafts, garbage shafts, mechanical penthouses, and walk stairwells as per the City of Toronto by-law 569-2013.

4. Garbage + Loading as per City of Toronto by-law 569-2013 and City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Redevelopments May 2012.

5. See Traffic Impact Study prepared by BA Group

6. The supply requirements are rounded as per the rules specified in the City of Toronto by-law 569-2013, where if the calculation is a fraction, the number is rounded down to the nearest whole number.

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No.	Revision Description	Revision Date

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1375 QUEEN ST WEST

1375 Queen St West, Toronto, ON, M6K 1M1  
SHEET TITLE

COVER SHEET AND  
STATISTICS

DRAWN BY:	Author
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PROJECT START DATE:	07/20/21
PROJECT NO.:	19187
SHEET NUMBER	

A 0.00





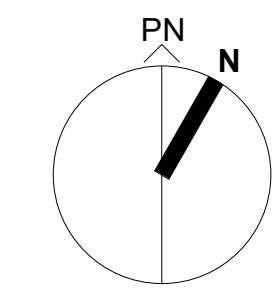
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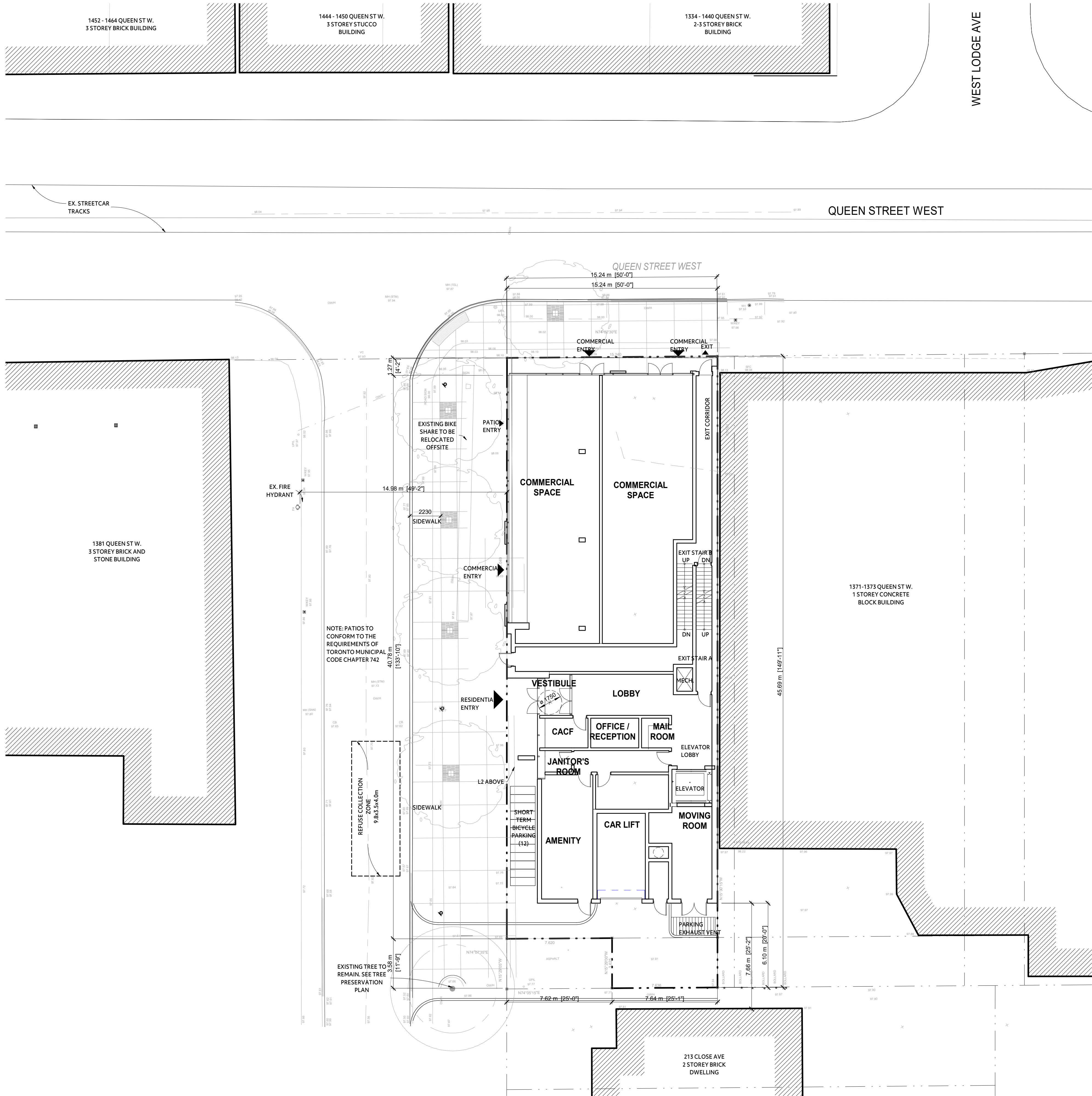
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PROJECT START DATE:	02/06/20
PROJECT NO.:	19187
SHEET NUMBER	

**A 0.01**

PLOT DATE: 2021-10-27 11:08:01 AM





**SITEPLAN LEGEND**

TW  
+ 00.000  
+ 00.000

▲  
PRIMARY ENTRY

△  
SECONDARY ENTRY

⊕  
WALL MOUNTED LIGHT

⊕  
SOFFIT LIGHT (SEE R.C.P.)

⊕  
FIRE DEPT CONNECTION

○  
MANHOLE

TOP OF WALL  
EXISTING GRADE  
PROPOSED GRADE

PRIMARY ENTRY/EXIT  
SECONDARY ENTRY/EXIT

WALL MOUNTED LIGHT  
SOFFIT LIGHT (SEE R.C.P.)  
FIRE DEPT CONNECTION  
MANHOLE

Statistics Template - Toronto Green Standard Version 3.0

**Mid to High Rise Residential and all New Non-Residential Development**

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit [www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment)

General Project Description	Proposed
Total Gross Floor Area	3,518 m2
Breakdown of project components (m <sup>2</sup> )	
Residential	3,270 m2
Retail	0 m2
Commercial	248 m2
Industrial	0 m2
Institutional/Other	0 m2
Total number of residential units	41

**Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications**

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	48	1	
Number of parking spaces dedicated for priority LEV parking	0	0	
Number of parking spaces with EVSE	0	1	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	44	44	100%
Number of long-term bicycle parking spaces (all other uses)	N/A	N/A	N/A
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		34	77%
b) second storey of building		0	
c) first level below-ground		10	23%
d) second level below-ground		0	
e) other levels below-ground		0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	5	6	
Number of short-term bicycle parking spaces (all other uses)	N/A	N/A	N/A
Number of male shower and change facilities (non-residential)	N/A	N/A	N/A
Number of female shower and change facilities (non-residential)	N/A	N/A	N/A

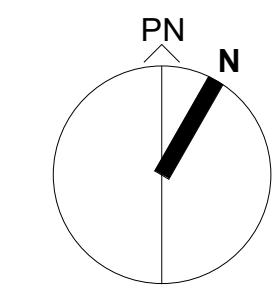
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> ).	121	180	148%

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SHEET TITLE

**SITE PLAN**

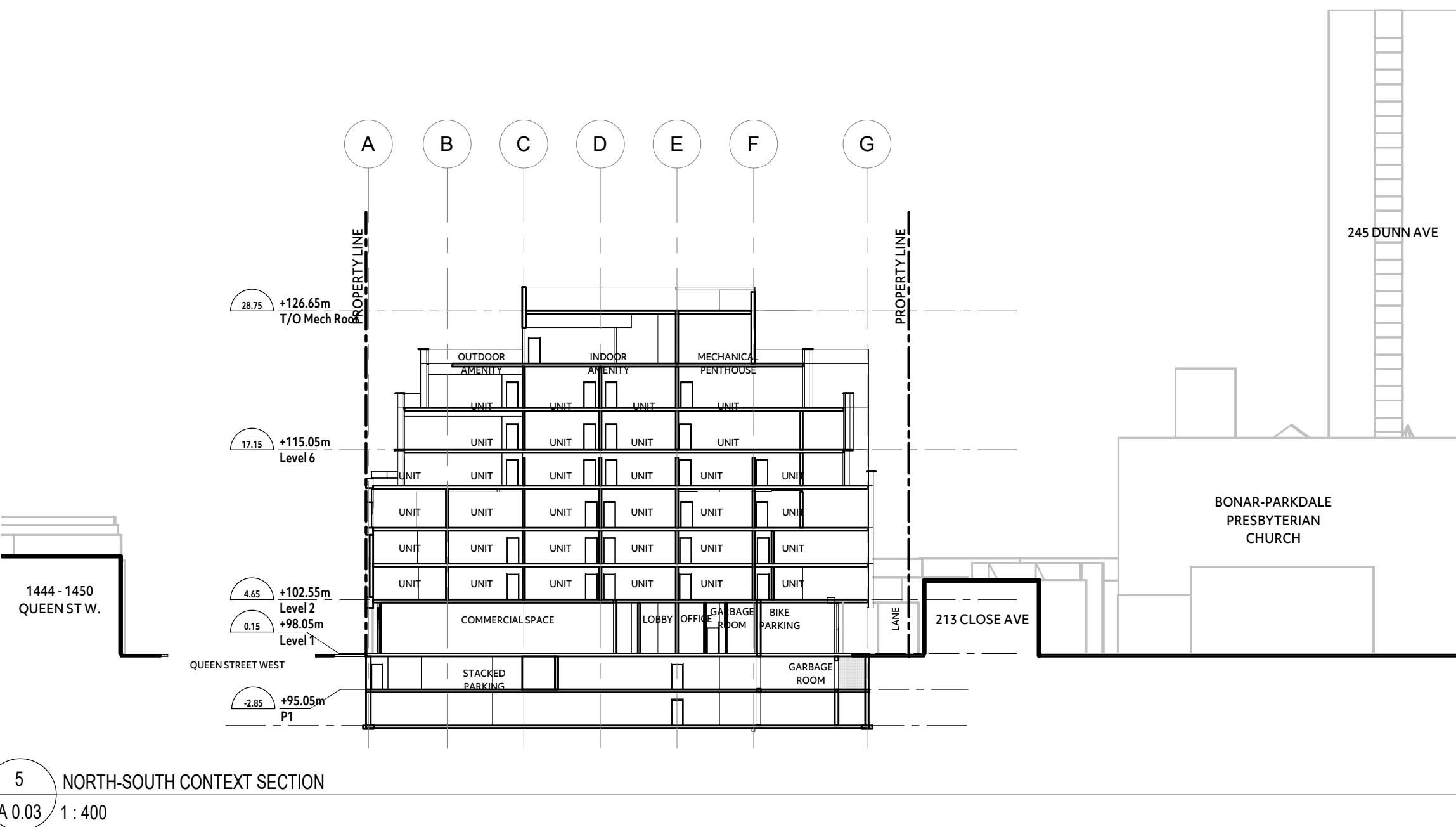
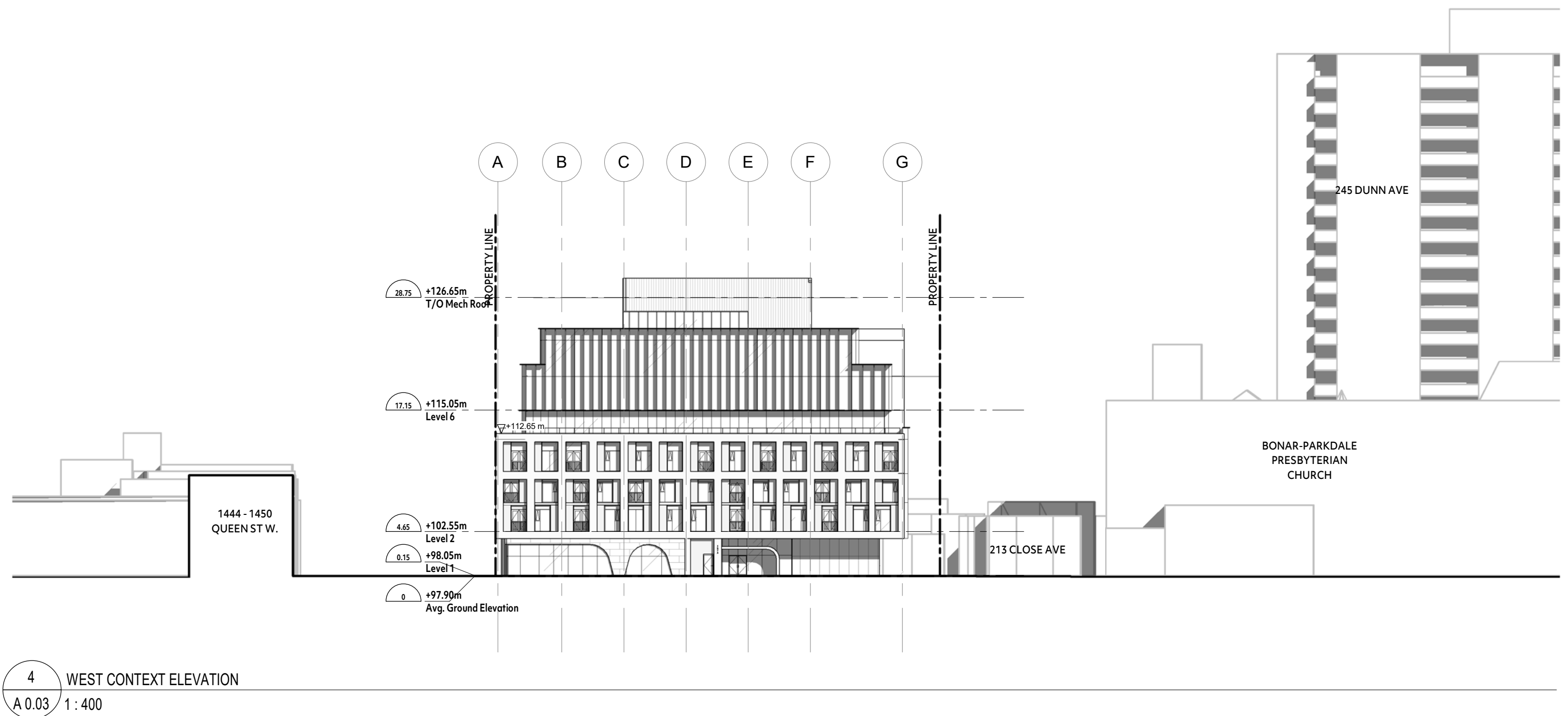
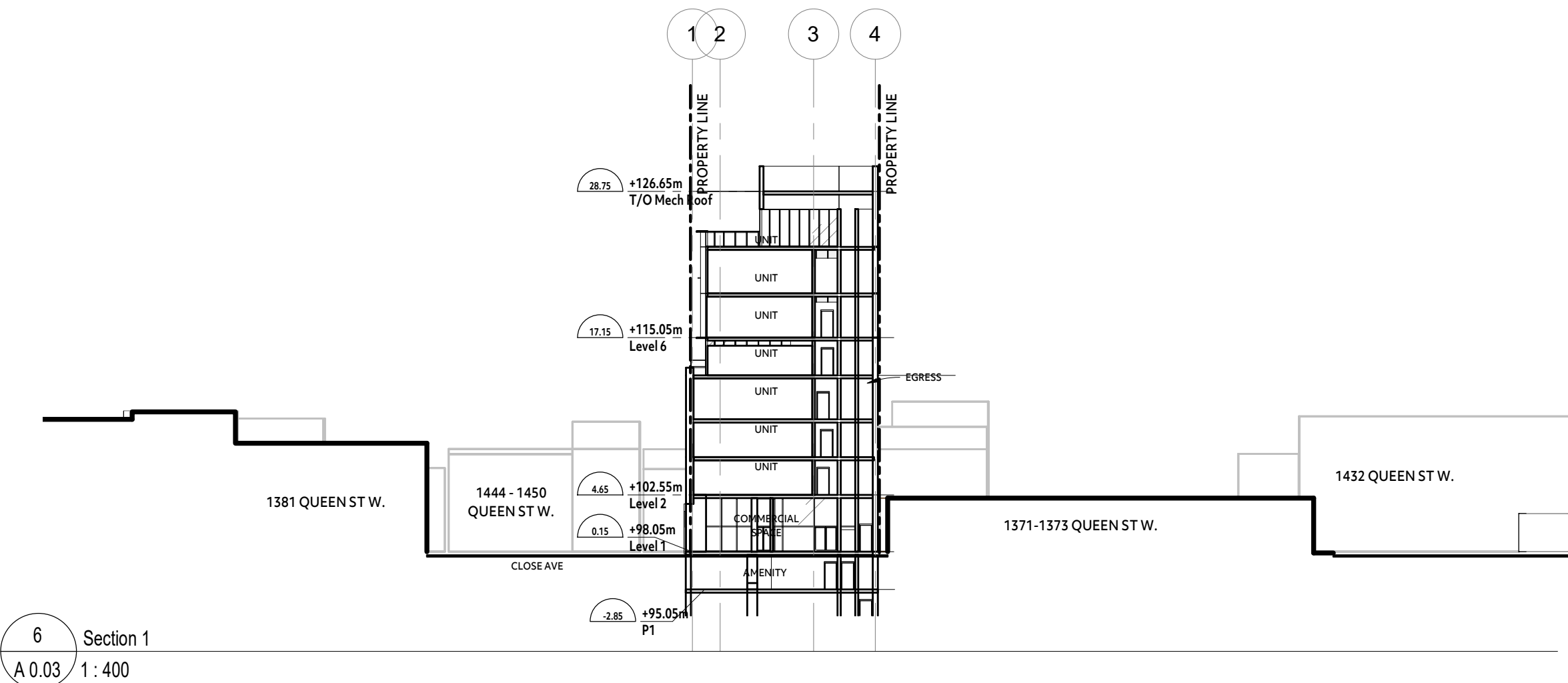
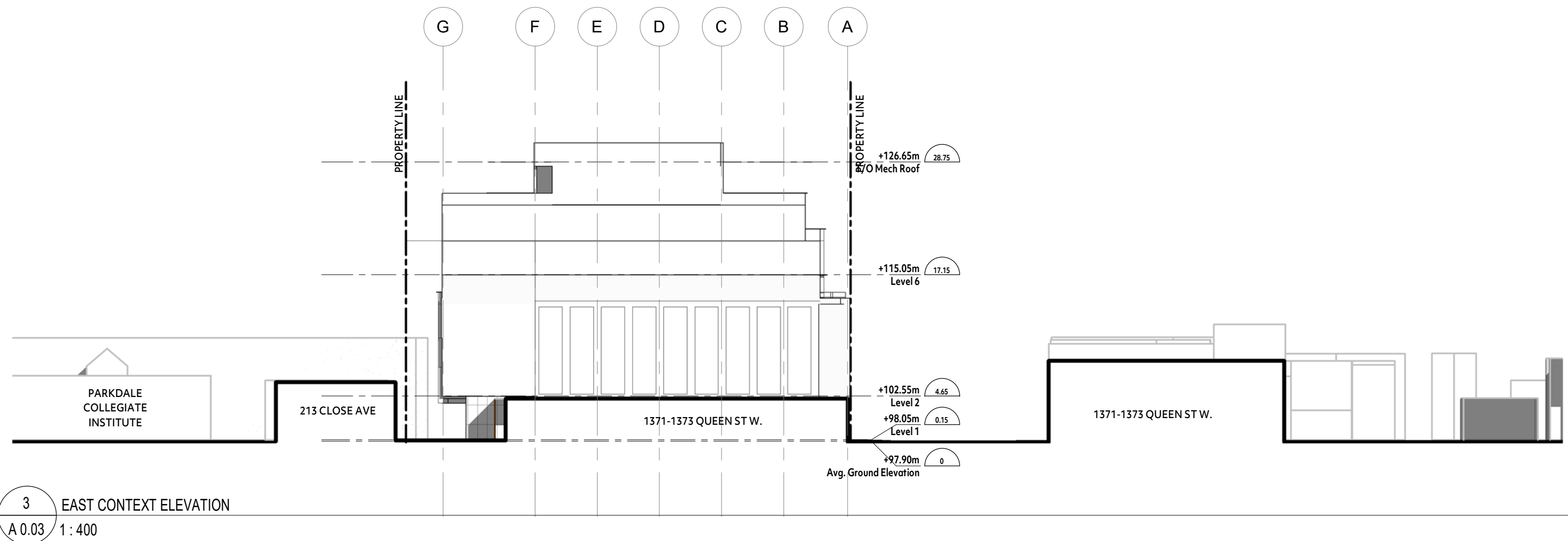
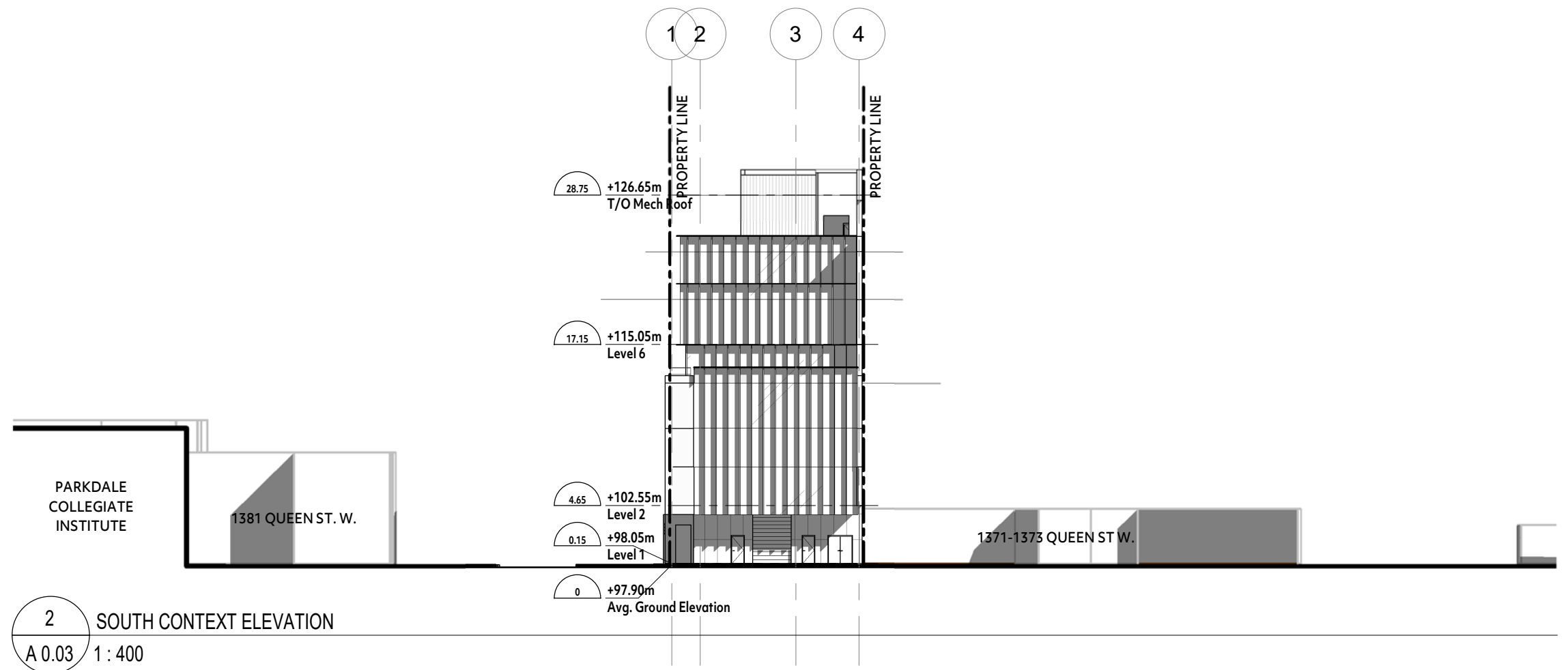
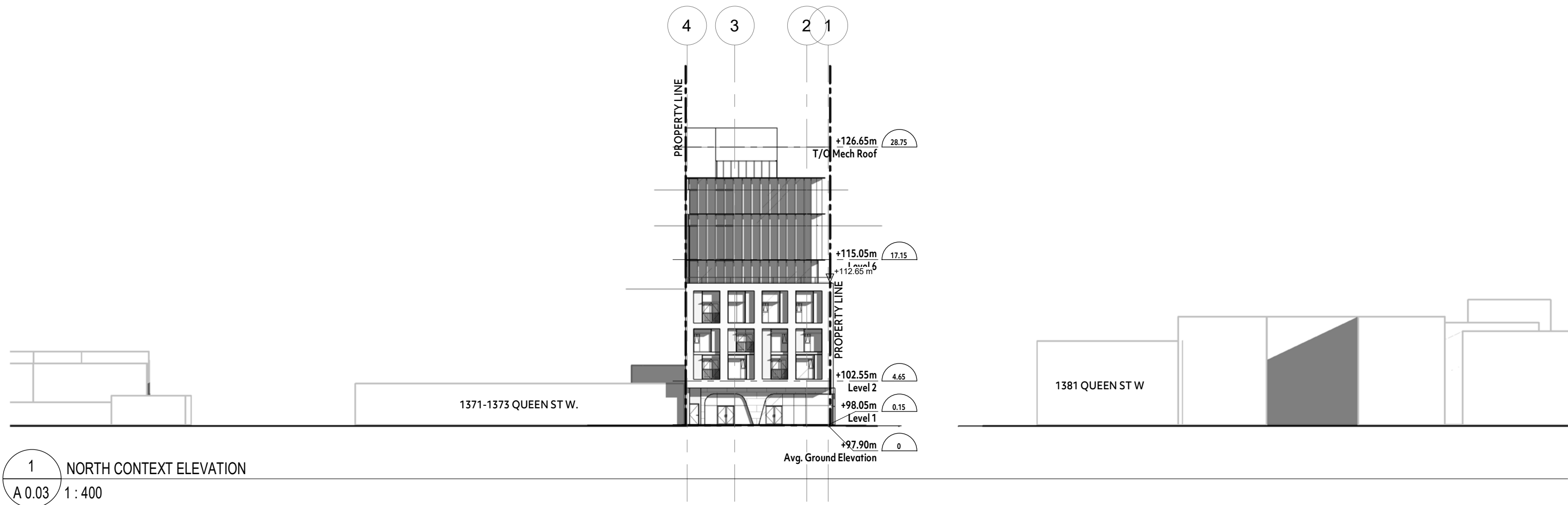
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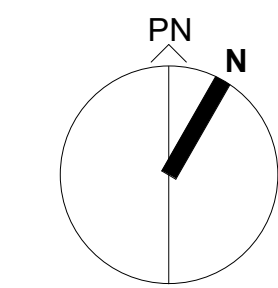
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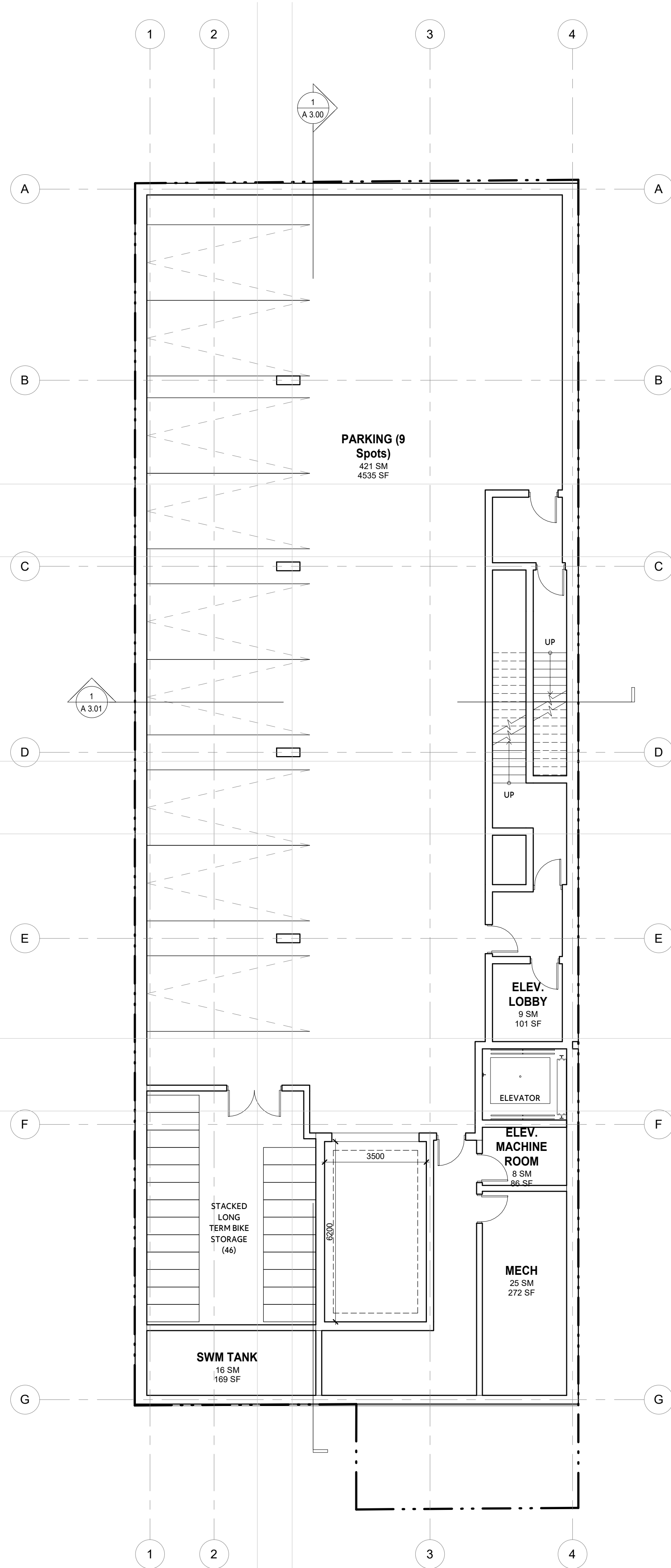
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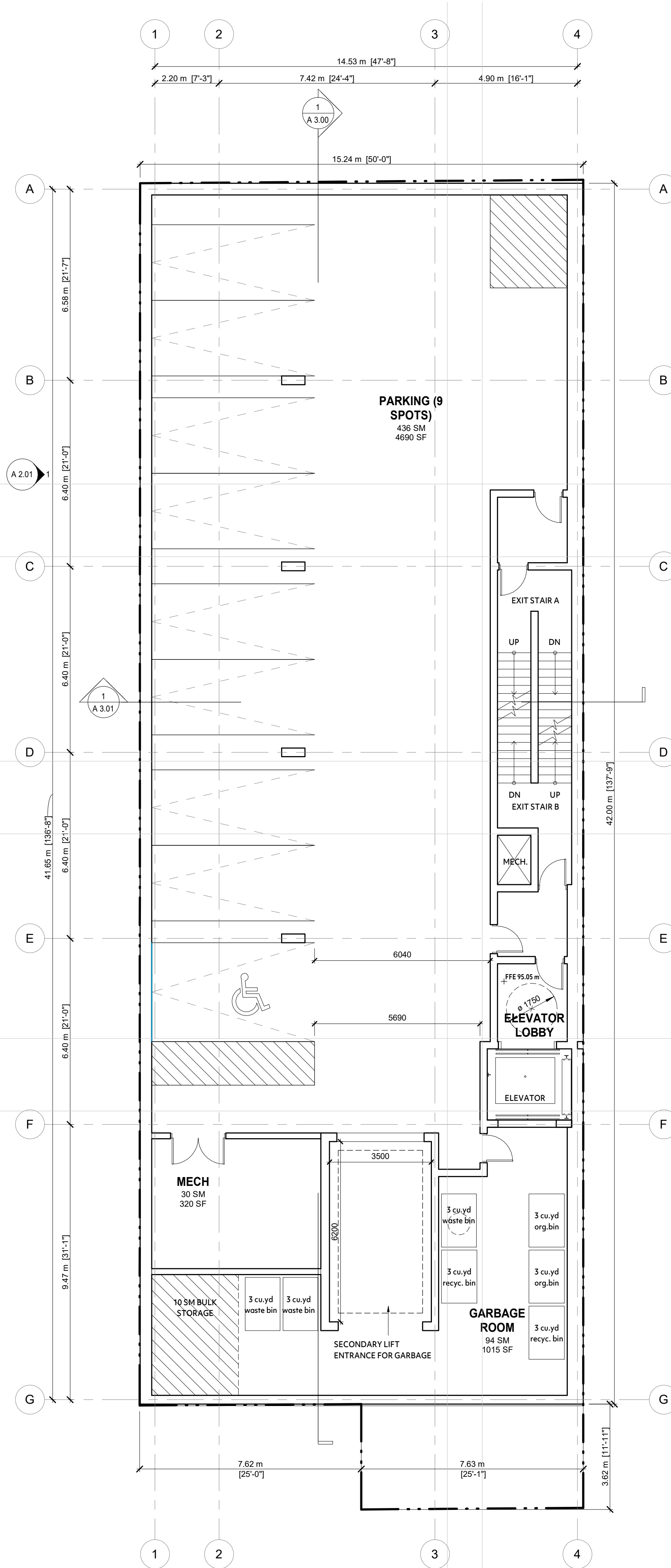
SITE ELEVATIONS AND  
SECTIONS

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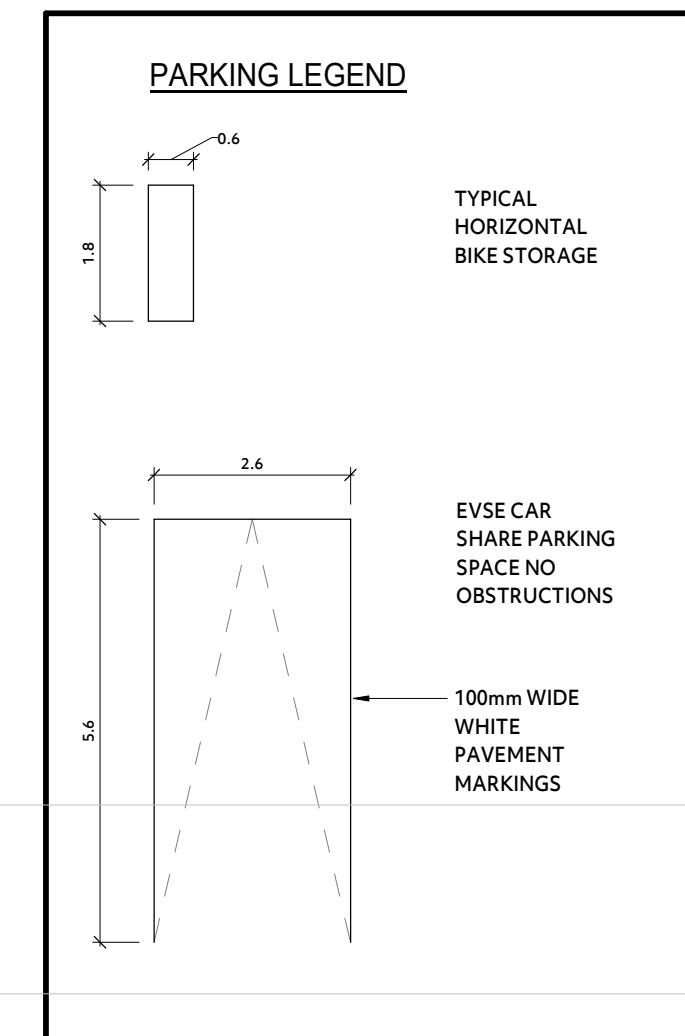
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2 FLOOR PLAN - P2  
A 1.00 1:100



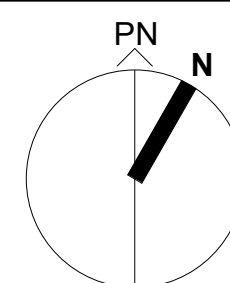
1 FLOOR PLAN - P1  
A 1.00 1:100



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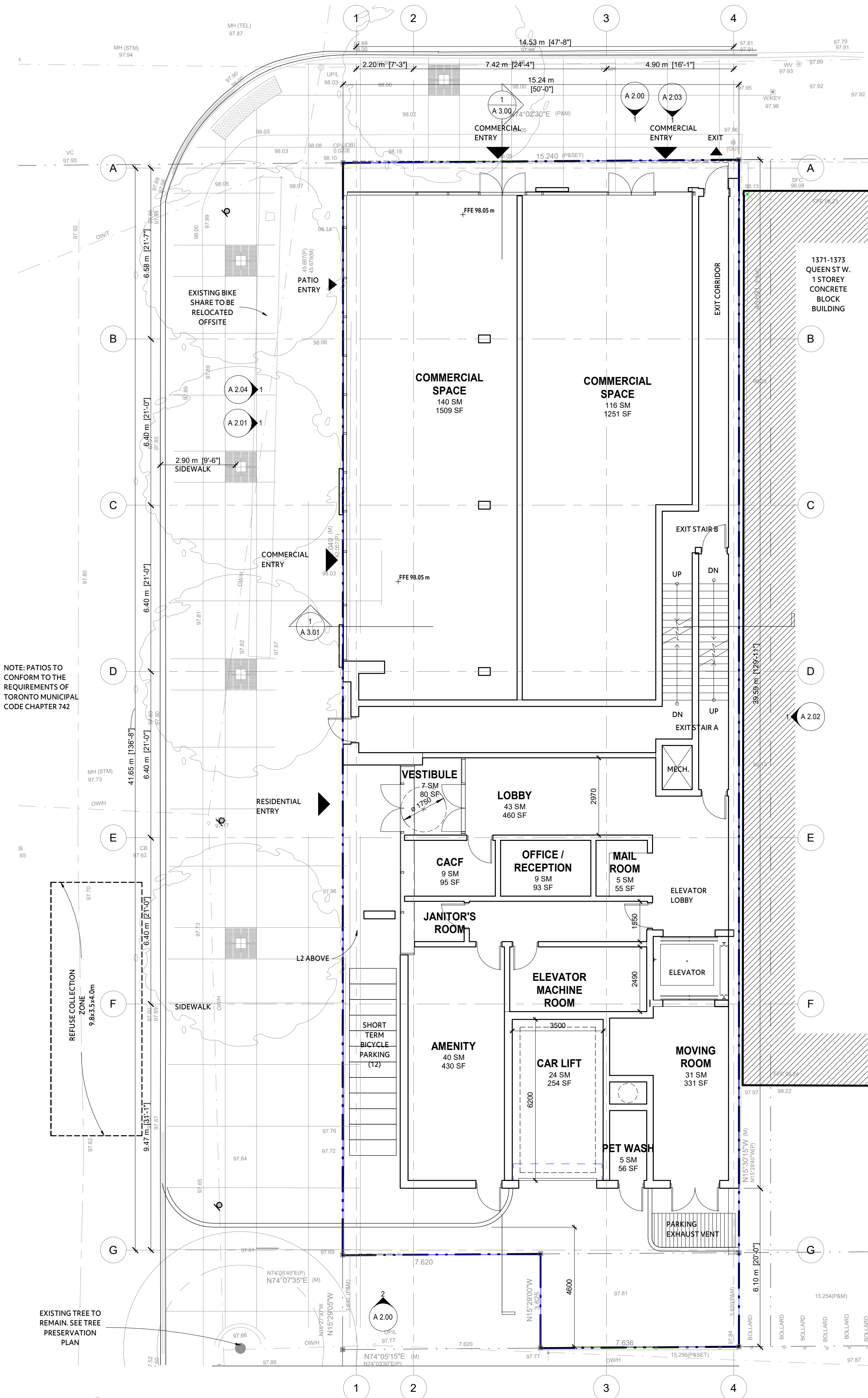
1375 Queen St West, Toronto, ON, M6K 1M1  
SHEET TITLE

FLOOR PLAN - BASEMENT

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PROJECT START DATE: 10/21/21  
PROJECT NO.: 19187  
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A 1.00

PLOT DATE: 2021-10-27 11:08:11 AM



NOTE: PATIOS TO CONFORM TO THE REQUIREMENTS OF TORONTO MUNICIPAL CODE CHAPTER 742

REFUSE COLLECTION ZONE  
9.8x5.5x4.0m

EXISTING TREE TO REMAIN - SEE TREE PRESERVATION PLAN

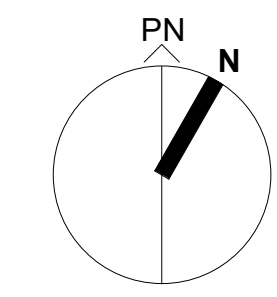
1 FLOOR PLAN - GROUND  
A 1.01 1:100

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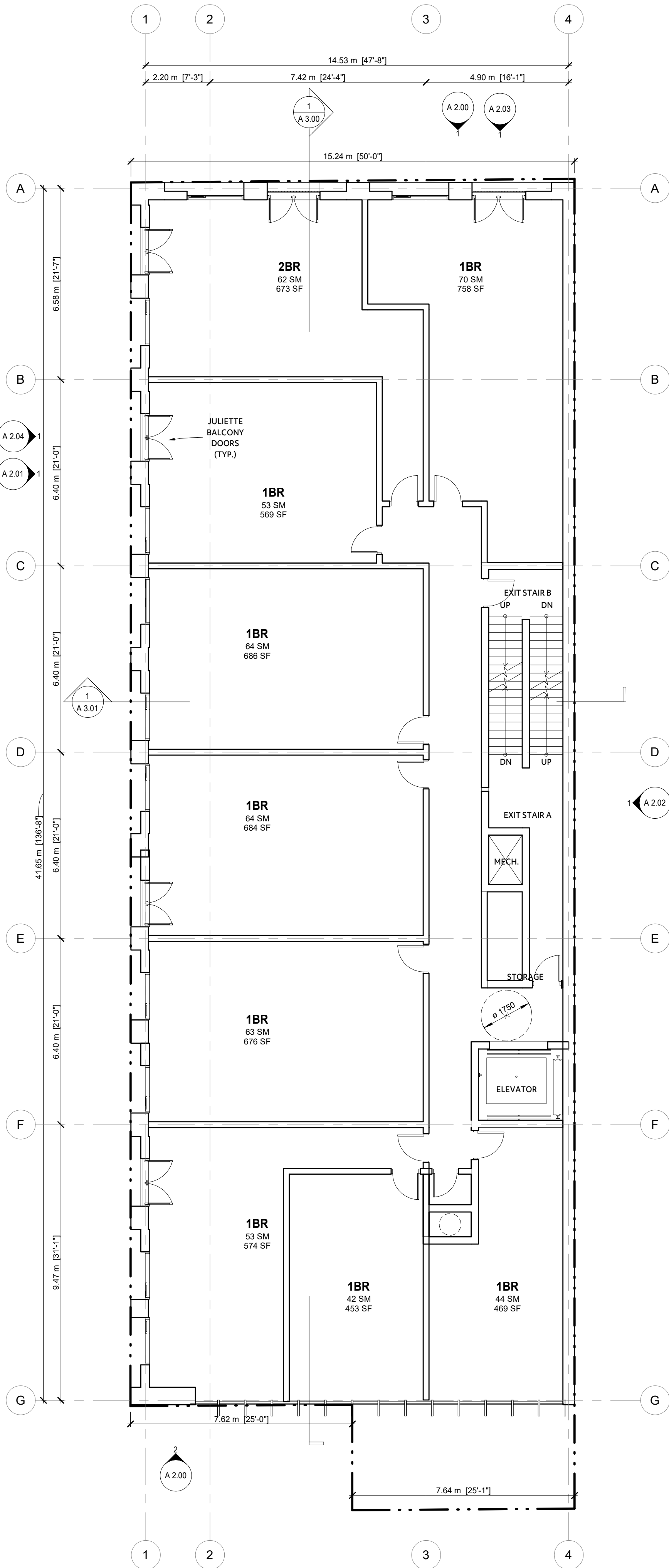
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SHEET TITLE

FLOOR PLANS - GROUND

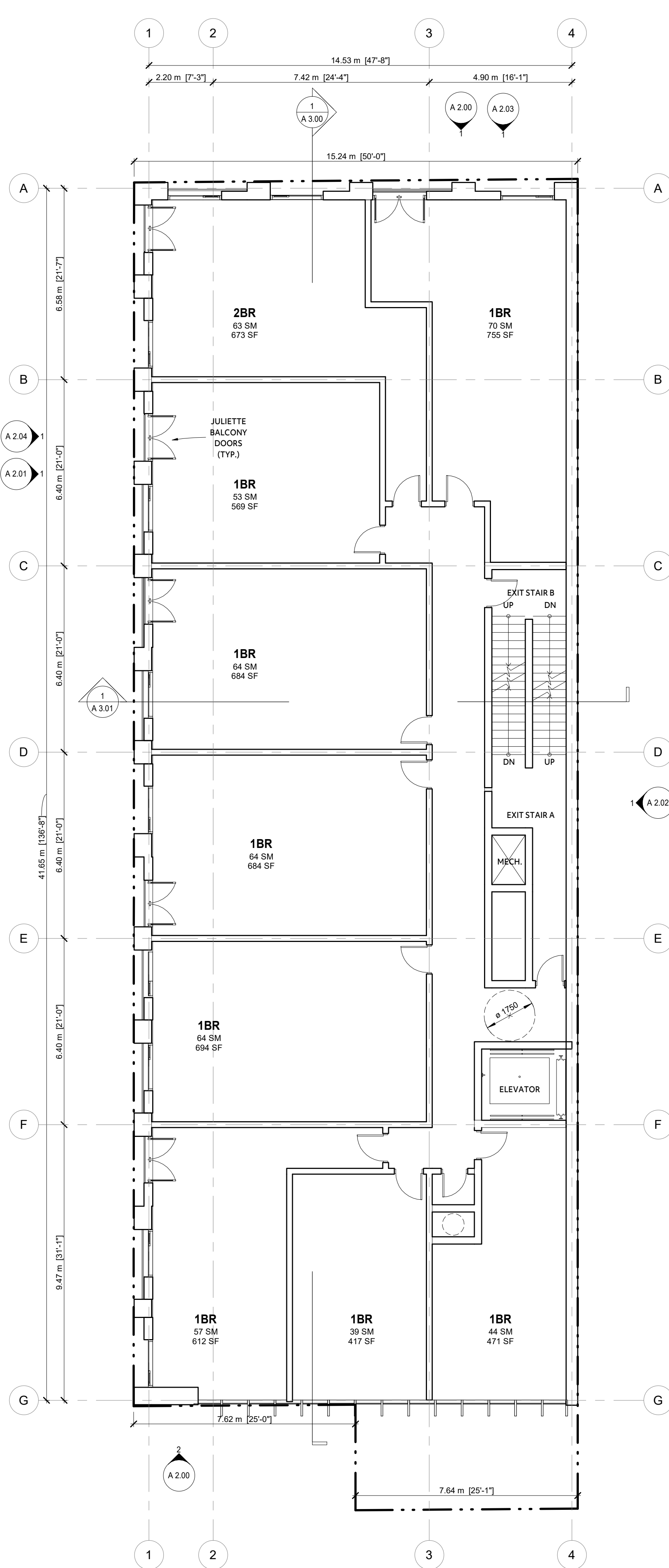
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A 1.01





2 FLOOR PLAN - LEVEL 2  
A 1.03 1:100



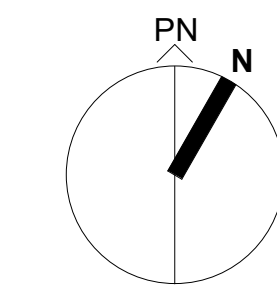
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A 1.03 1:100

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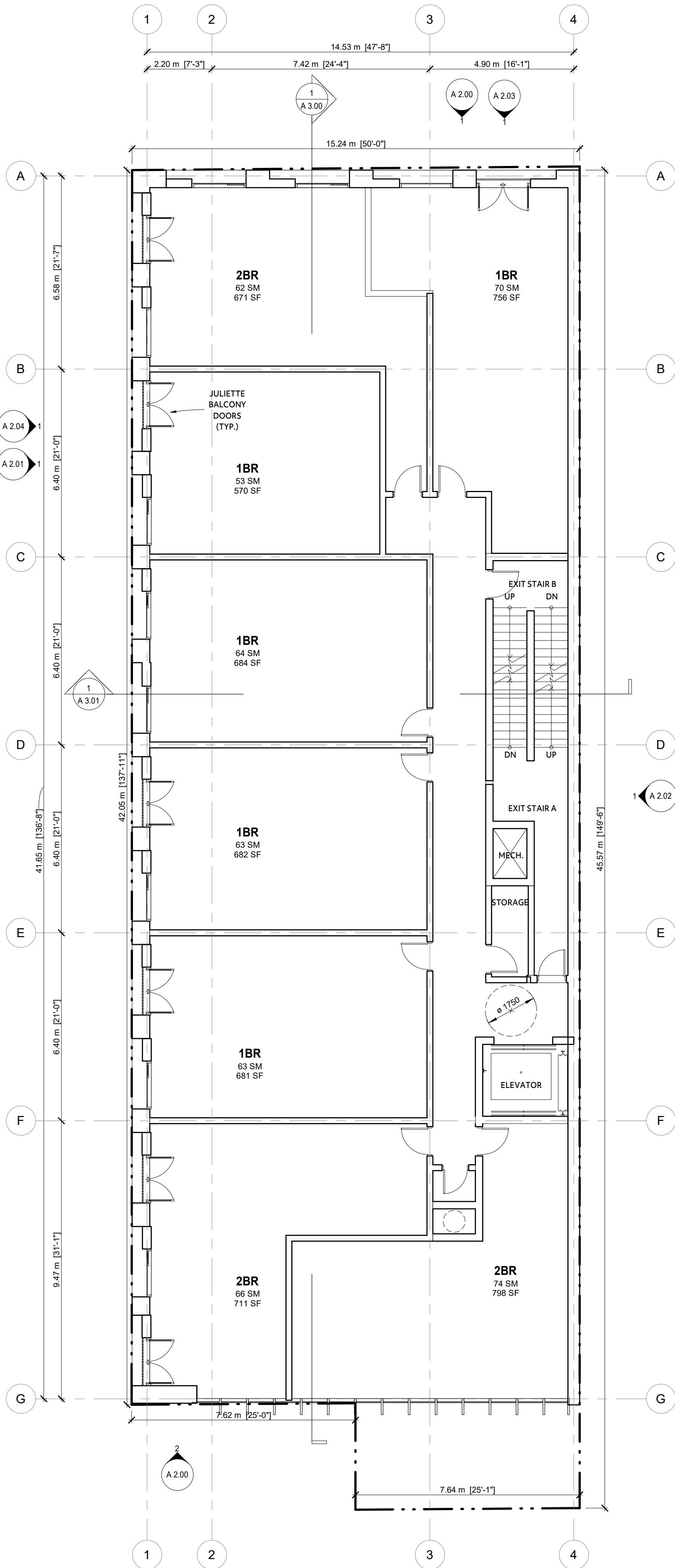
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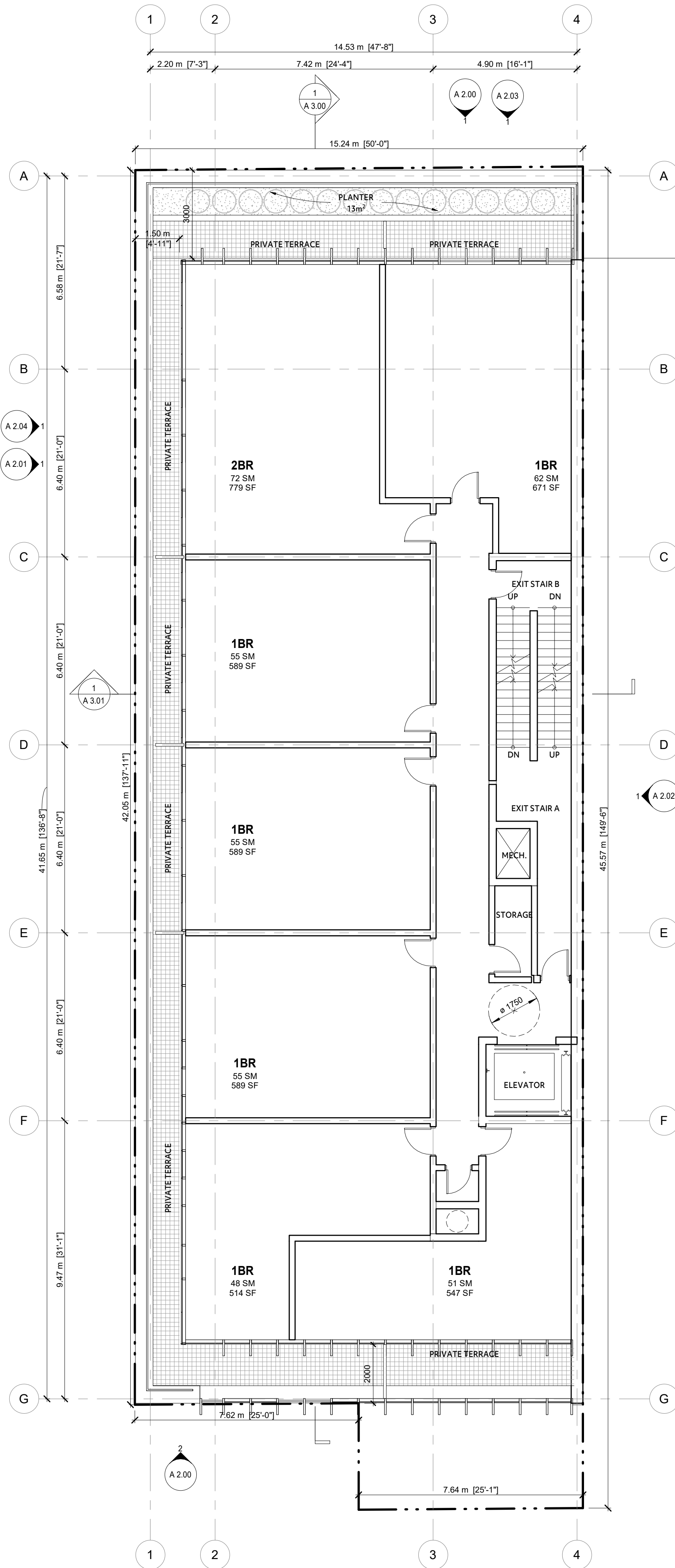
FLOOR PLANS - LEVELS 2  
AND 3

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PROJECT NO.:	19187
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A 1.03



2 FLOOR PLAN - LEVEL 4  
A 1.05 1: 100



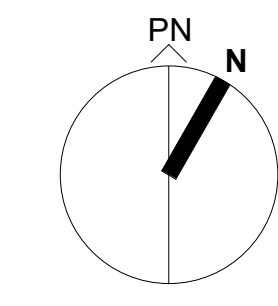
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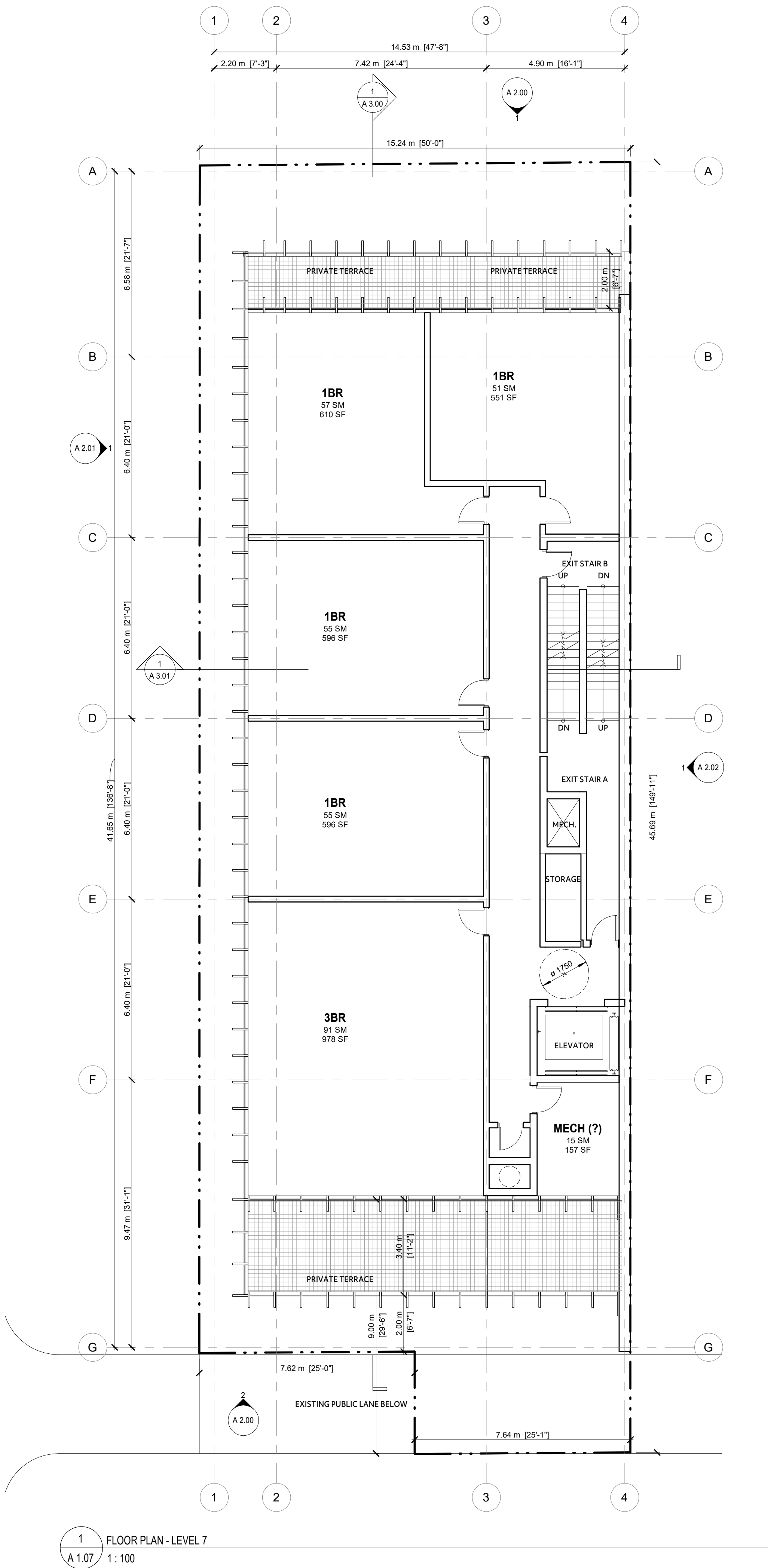
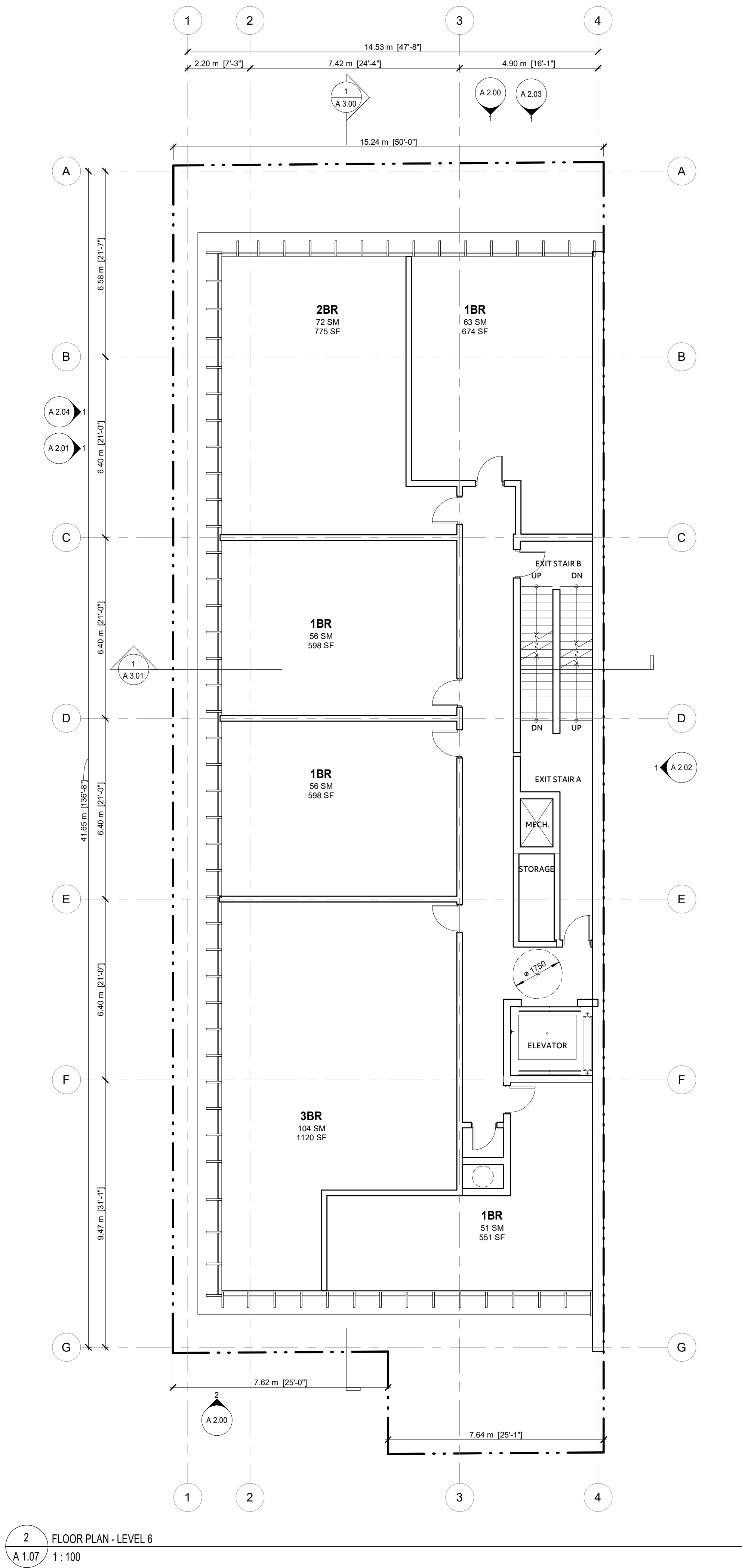
FLOOR PLANS - LEVELS 4  
AND 5

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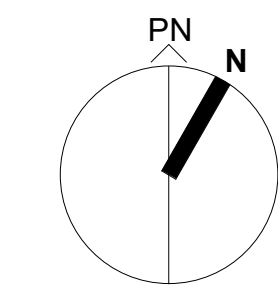


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FLOOR PLANS - LEVELS 6  
AND 7

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Green Roof Statistics

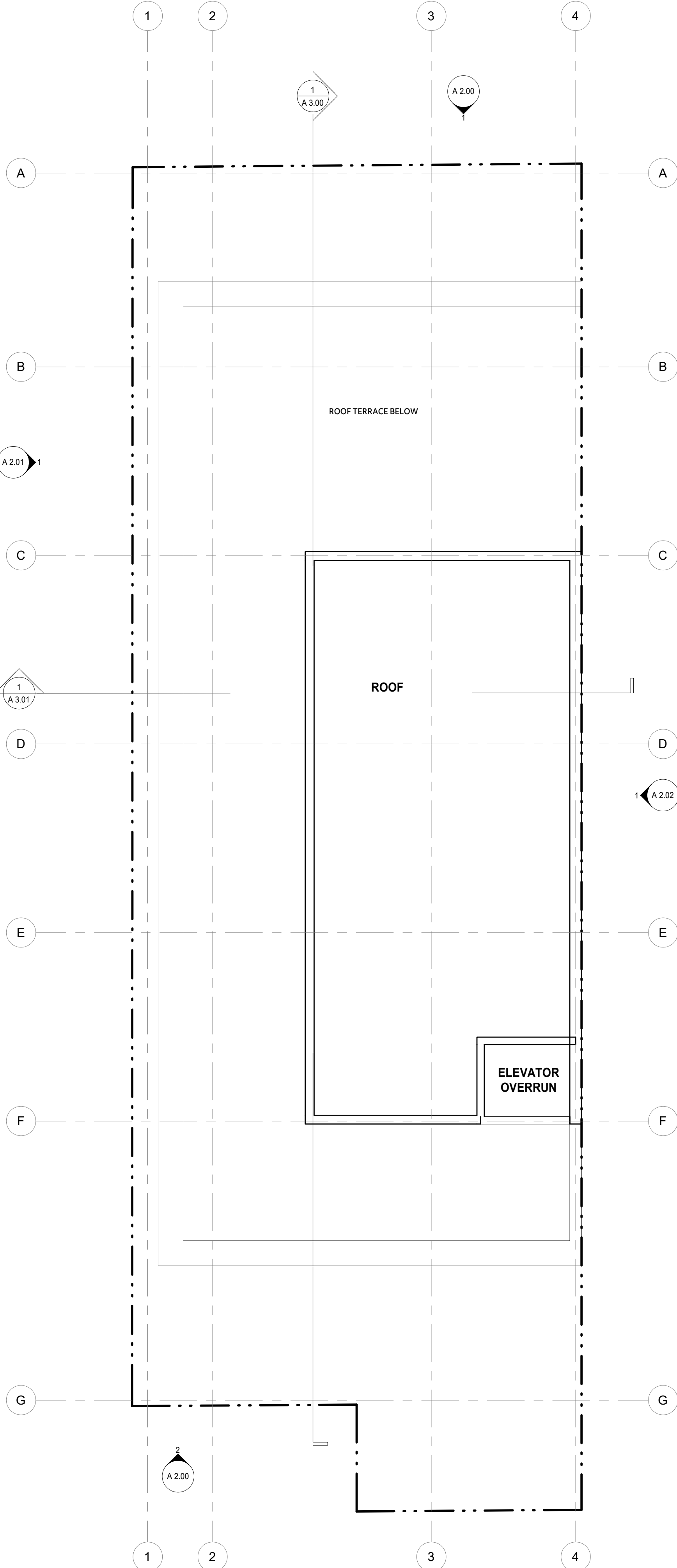
The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: [http://www.toronto.ca/legdocs/municode/1184\\_492.pdf](http://www.toronto.ca/legdocs/municode/1184_492.pdf)

Green Roof Statistics

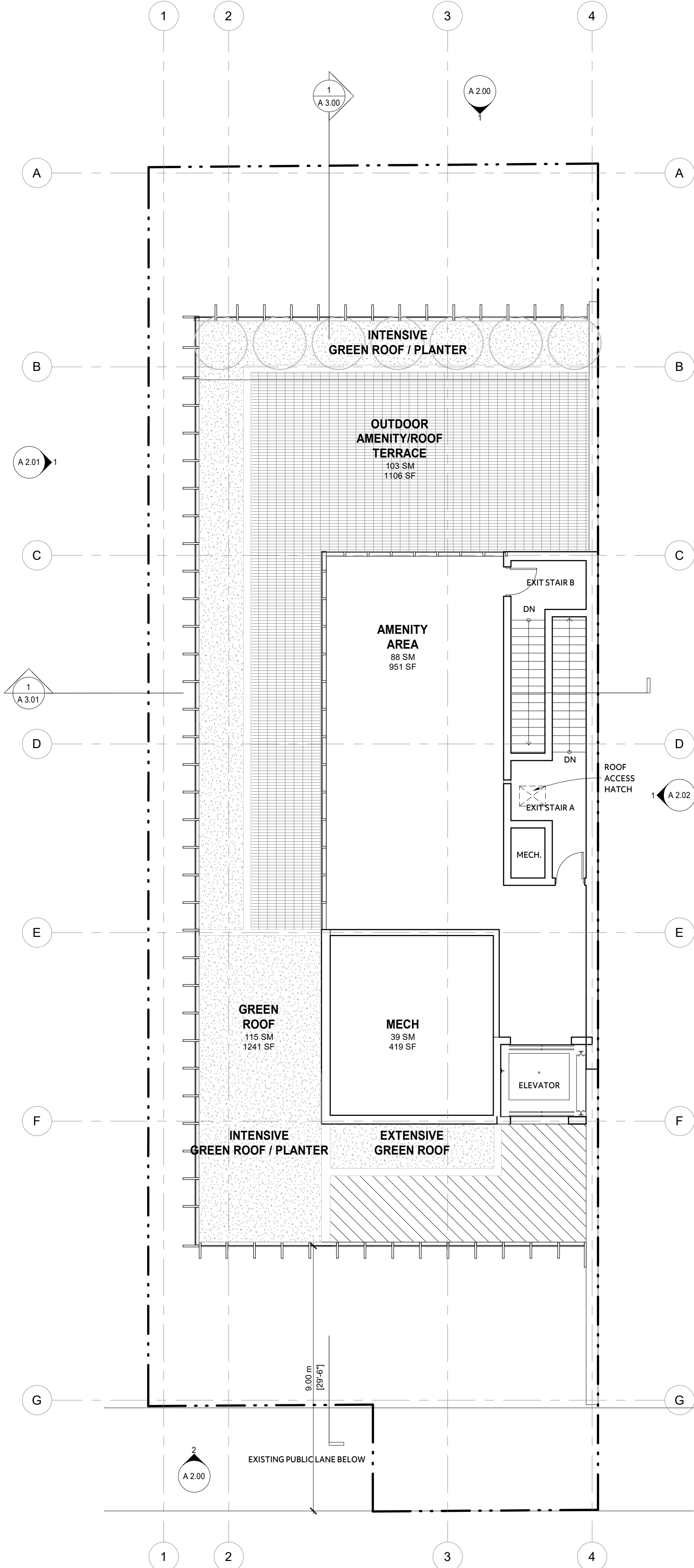
	Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m²)		
Total Roof Area (m²)		
Area of Residential Private Terraces (m²)		
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		
Area of Renewable Energy Devices (m²)		
Tower (s)Roof Area with floor plate less than 750 m²		
Total Available Roof Space (m²)		
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m²)		
Coverage of Available Roof Space (%)		

3 TORONTO GREEN ROOF STATISTICS  
A 1.08 1:1

2 T/O MECH ROOF  
A 1.08 1:100



1 T/O ROOF  
A 1.08 1:100

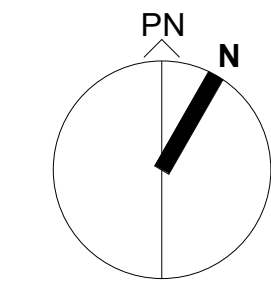


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1375 QUEEN ST WEST

1375 Queen St West, Toronto, ON, M6K 1M1  
SHEET TITLE

FLOOR PLAN - ROOF PLAN

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT START DATE:	02/06/20
PROJECT NO.:	19187
SHEET NUMBER	

A 1.08



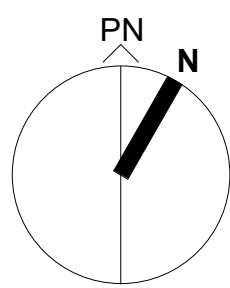
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MATERIAL LEGEND

- GL-1\* GROUND FLOOR CURTAIN WALL - VISION GLAZING WITH SSG MULLIONS
- GL-1A\* GROUND FLOOR CURTAIN WALL SPANDREL - SHADOW BOX SPANDREL GLAZING WITH SSG MULLIONS
- GL-2\* PODIUM WINDOW WALL - VISION GLAZING WITH BLACK ANODIZED MULLIONS
- GL-2A\* PODIUM WINDOW WALL SPANDREL - SHADOW BOX SPANDREL WITH BLACK ANODIZED MULLIONS
- GL-3 MID-RISE CURTAIN WALL - LOW E COATING VISION GLAZING WITH WHITE POWDER COATED VERTICAL MULLION EXTENSION
- GL-3A MID-RISE CURTAIN WALL SPANDREL / SLAB EDGE CAP - WHITE BACK PAINTED SPANDREL GLASS WITH WHITE POWDER COATED VERTICAL MULLION EXTENSION
- GL-4 GLASS BALCONY / TERRACE GUARD - CLEAR TEMPERED GLASS GUARD WITH ANODIZED ALUMINUM TOP CAP AND SUPPORTS
- GL-5 6<sup>TH</sup> FLOOR CURTAIN WALL - LOW E COATING VISION GLAZING WITH SSG MULLIONS
- GL-5a 6<sup>TH</sup> FLOOR CURTAIN WALL SPANDREL - SHADOW BOX SPANDREL WITH SSG MULLIONS, COLOUR: GREY
- MT-1 MID-RISE PREFINISHED METAL PANELS WITH VERTICAL MULLION EXTENSIONS, COLOUR: WHITE MATCH GL-3 MULLIONS, HIDDEN FASTENERS.
- MT-2 METAL SOFFIT PANELS - PREFINISHED METAL PLANK PANELS WITH HIDDEN FASTENERS, VENTED AS REQUIRED, FINISH: WOOD GRAIN
- MT-3 GROUND FLOOR METAL PANELS - PREFINISHED METAL PANEL WITH HIDDEN FASTENERS, COLOUR: BRONZE, FINISH: SATIN
- MT-4 MECHANICAL PENTHOUSE SCREEN - VERTICAL VENTED LOUVERS, WHITE POWDER COATED TO MATCH GL-3 MULLIONS.
- MT-5 CANOPY PREFINISHED METAL PANELS - STANDING SEAM PANELS, COLOUR: BRONZE
- MT-6 SIGNAGE LETTERS - BLACK CHANNEL CUT SIGNAGE LETTERS WITH WHITE ACRYLIC BACKLIT FACE
- MT-7 JULIETTE BALCONY GUARD - CUSTOM METAL SPINDLES AND HAND RAIL, POWDER COATED BLACK TO MATCH GL-2 MULLIONS
- MT-8 HOLLOW METAL DOOR - PAINTED RED TO MATCH BR-1
- MT-9 PODIUM SLAB EDGE CAP - BLACK ANODIZED ALUMINUM C CHANNEL COVER TO MATCH GL-2 MULLIONS.
- MT-10 MID-RISE PREFINISHED METAL PANELS - PANELS WITH HIDDEN FASTENERS COLOUR: WHITE TO MATCH GL-3 MULLIONS
- BR-1 PODIUM BRICK 1 - RUNNING BOND BRICK PANELS, COLOUR: IRON SPOT RED WITH VARIATION, FINISH: SMOOTH
- BR-2 PODIUM BRICK 2 - VERTICAL STACK BOND BRICK INFILL PANELS, COLOUR: IRON SPOT RED, FINISH: WIRECUT
- BR-3 MID-RISE BRICK - STACK BOND BRICK INFILL PANELS, COLOUR: WHITE, FINISH: GLAZED - GLOSSY
- EIFS-1 PODIUM EIFS - CUSTOM JOINT PATTERN, COLOUR: RED TO MATCH BR-2
- EIFS-2 PODIUM EIFS - CUSTOM JOINT PATTERN, COLOUR: DARK GREY

\* ALL MATERIALS MARKED WITH \* LOCATED WITHIN 15M OF GROUND TO COMPLY WITH CITY OF TORONTO BIRD FRIENDLY GUIDELINES. FOR BIRD FRIENDLY GLAZING EXTENTS REFER TO SHEETS A3.00, A3.01



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1375 QUEEN ST WEST

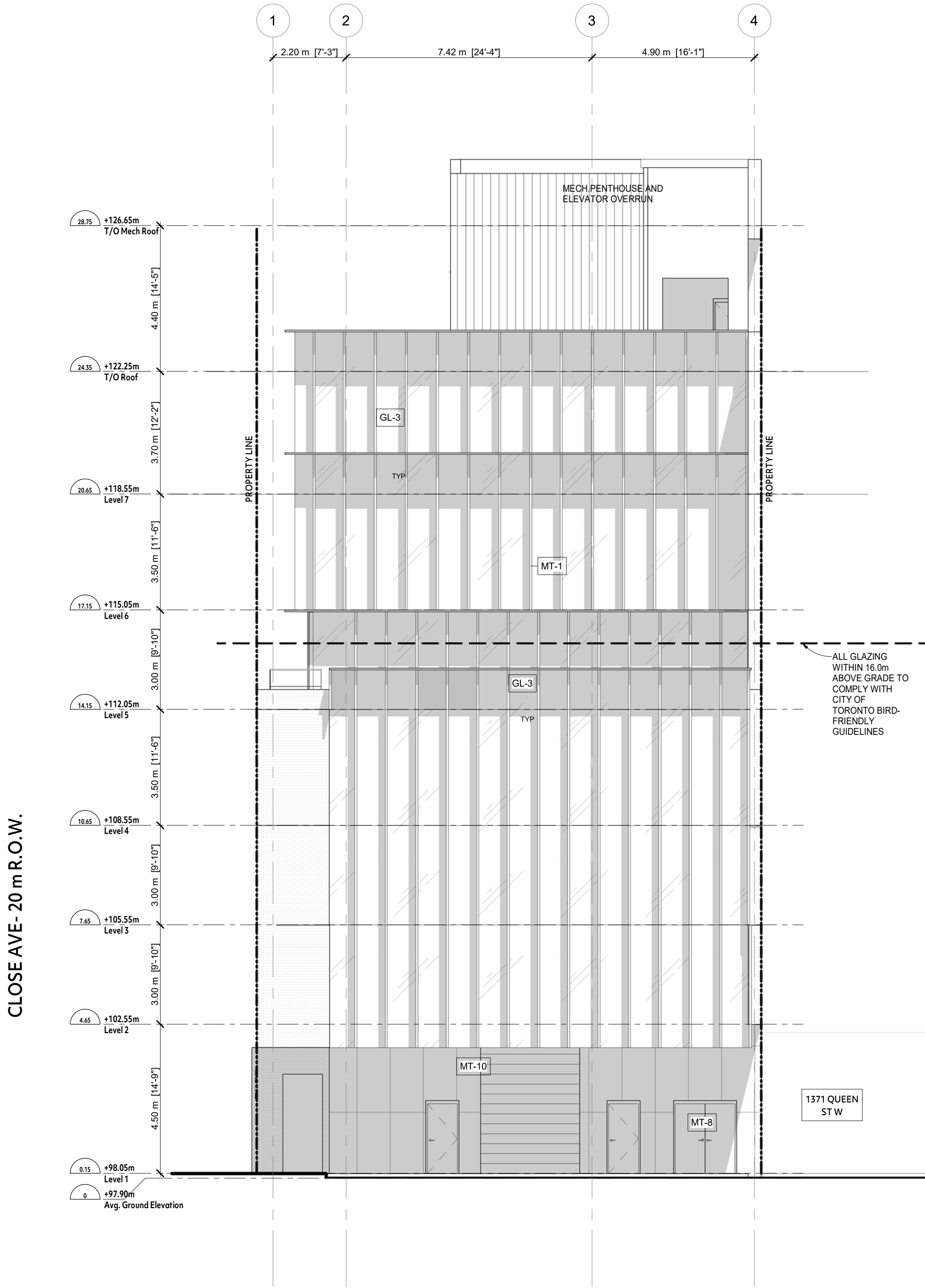
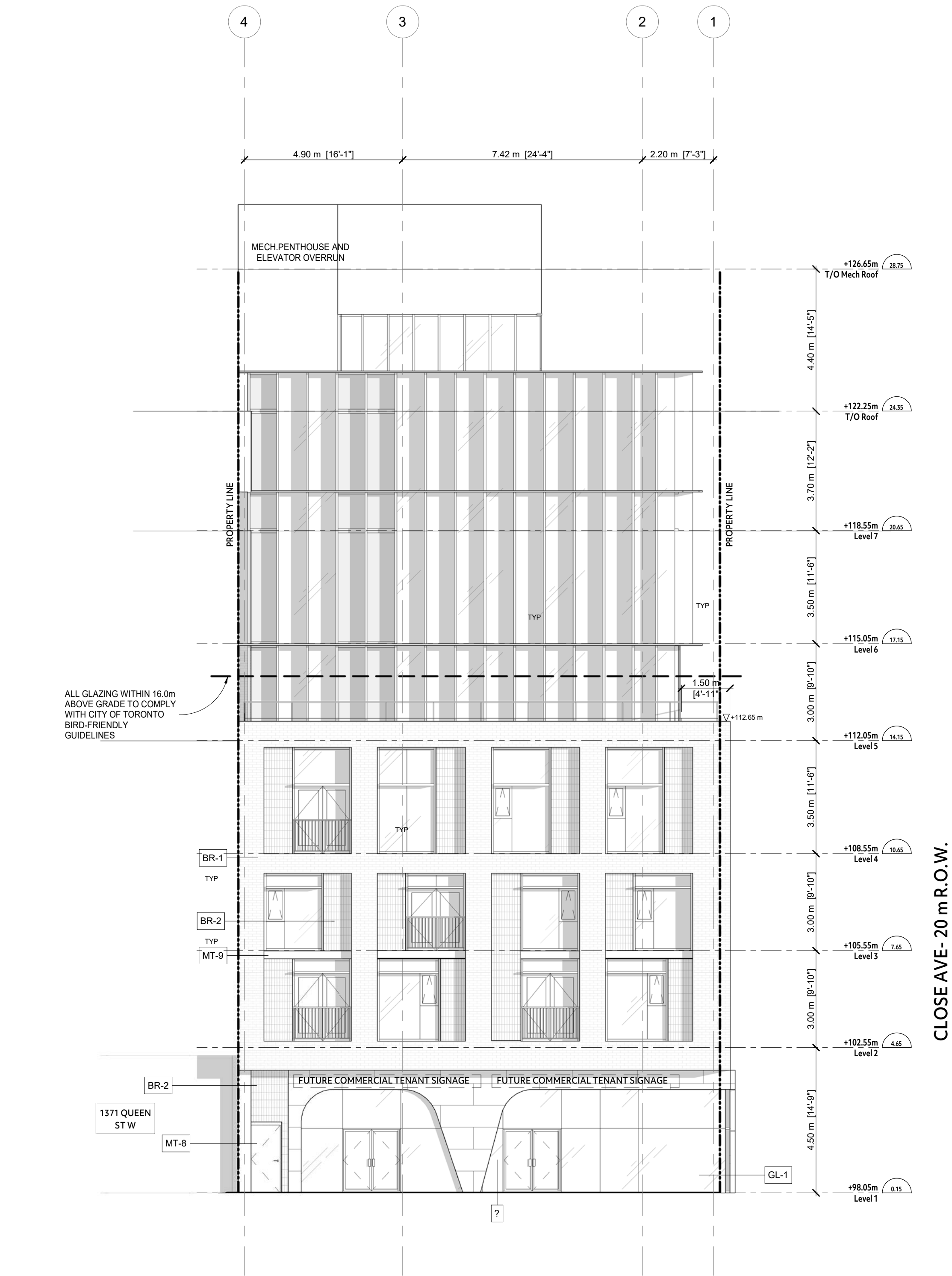
1375 Queen St West, Toronto, ON, M6K 1M1  
SHEET TITLE

NORTH AND SOUTH  
ELEVATIONS

DRAWN BY: Author  
CHECKED BY: Checker  
PROJECT START DATE: 02/06/20  
PROJECT NO.: 19187  
SHEET NUMBER

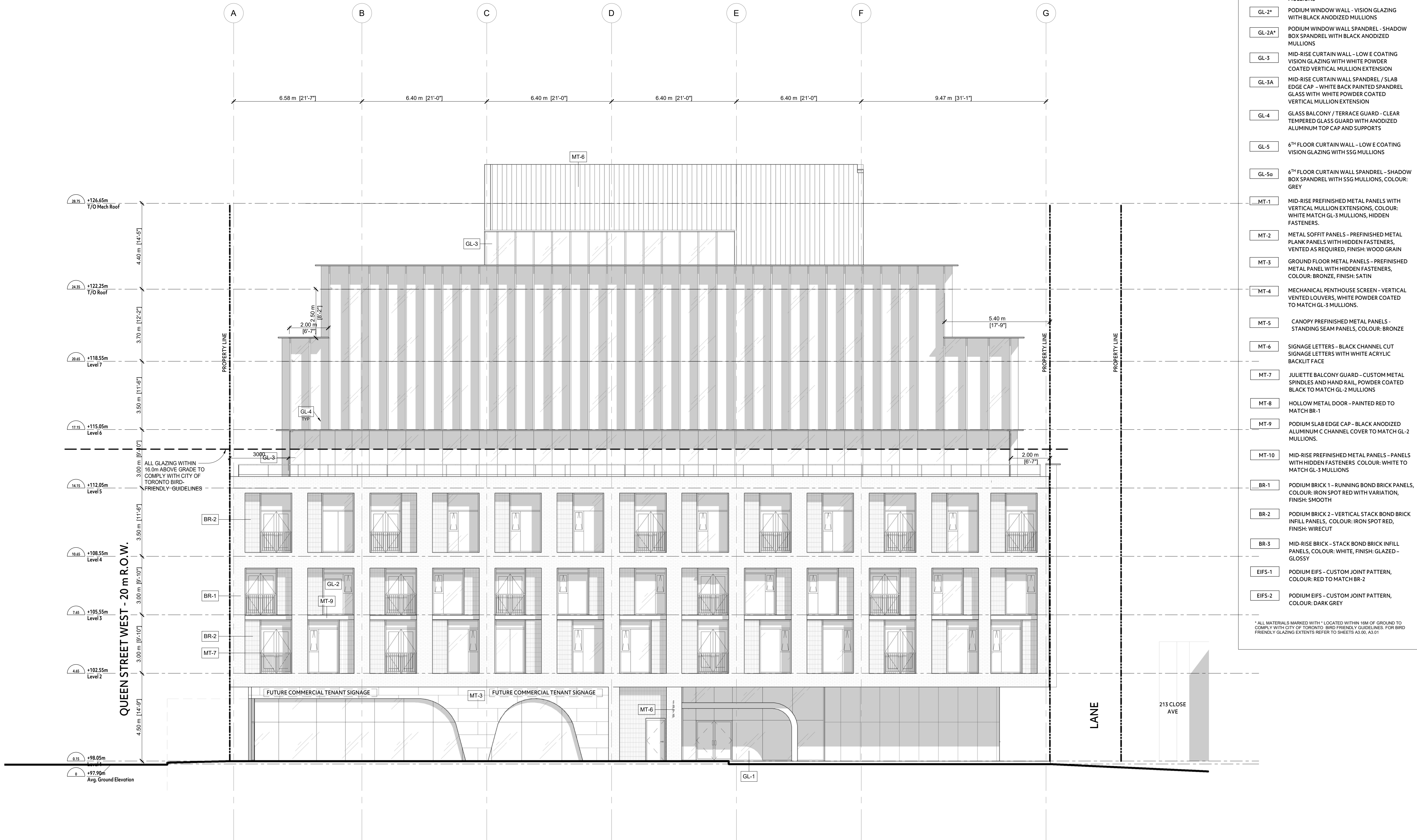
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PLOT DATE: 2021-10-27 11:08:27 AM



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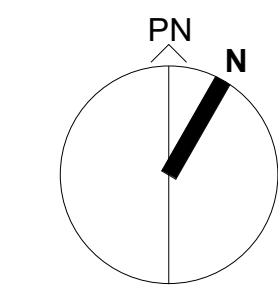
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1 WEST ELEVATION  
A 2.01 1:100

1 ISSUED FOR ZBA 20-03-10

No.	Revision Description	Revision Date
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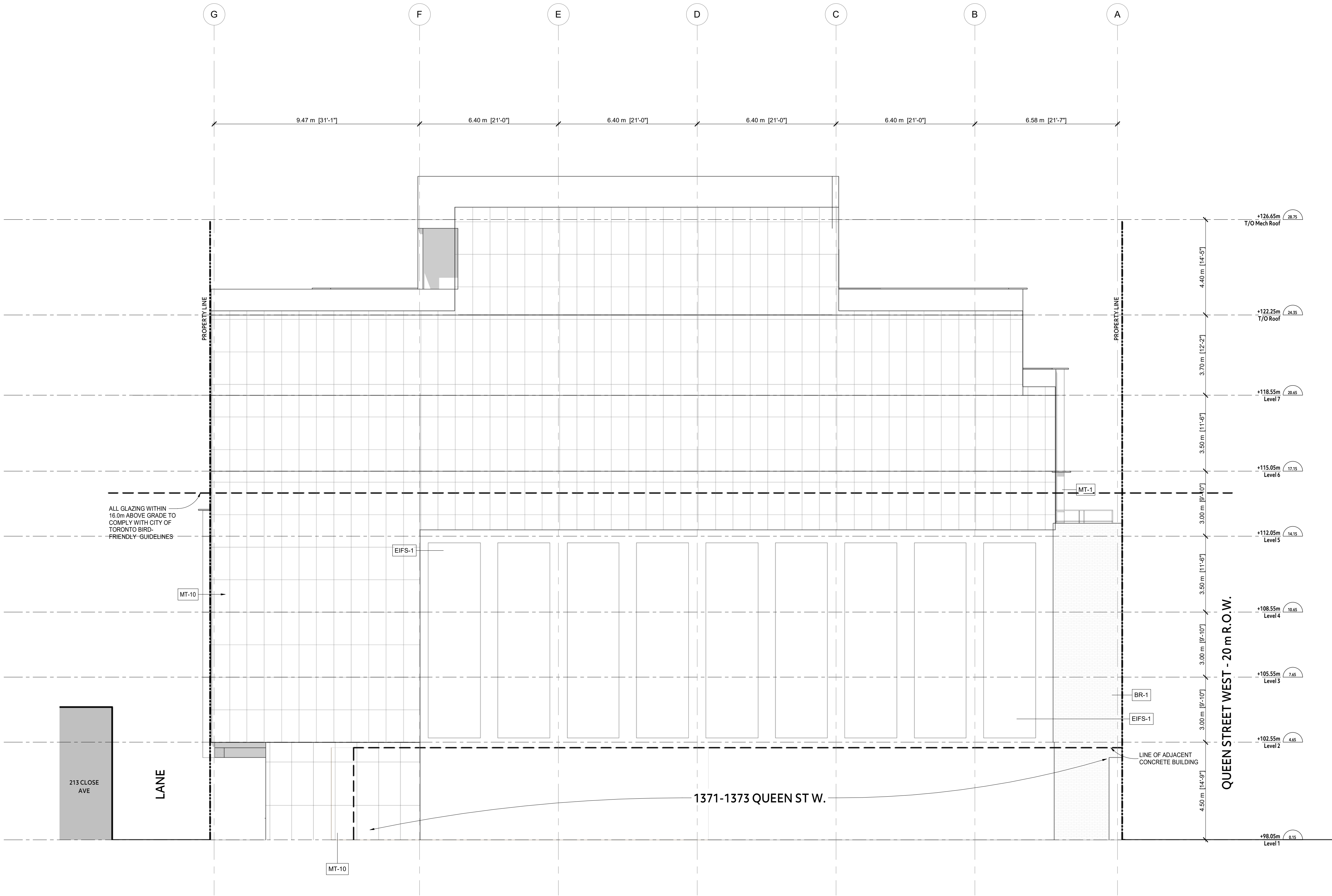
1375 Queen St West, Toronto, ON, M6K 1M1  
SHEET TITLE

WEST ELEVATION

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PROJECT START DATE:	02/06/20
PROJECT NO.:	19187
SHEET NUMBER	

A 2.01





MATERIAL LEGEND	
GL-1*	GROUND FLOOR CURTAIN WALL - VISION GLAZING WITH SSG MULLIONS
GL-1A*	GROUND FLOOR CURTAIN WALL SPANDREL - SHADOW BOX SPANDREL GLAZING WITH SSG MULLIONS
GL-2*	PODIUM WINDOW WALL - VISION GLAZING WITH BLACK ANODIZED MULLIONS
GL-2A*	PODIUM WINDOW WALL SPANDREL - SHADOW BOX SPANDREL WITH BLACK ANODIZED MULLIONS
GL-3	MID-RISE CURTAIN WALL - LOW E COATING VISION GLAZING WITH WHITE POWDER COATED VERTICAL MULLION EXTENSION
GL-3A	MID-RISE CURTAIN WALL SPANDREL / SLAB EDGE CAP - WHITE BACK PAINTED SPANDREL GLASS WITH WHITE POWDER COATED VERTICAL MULLION EXTENSION
GL-4	GLASS BALCONY / TERRACE GUARD - CLEAR TEMPERED GLASS GUARD WITH ANODIZED ALUMINUM TOP CAP AND SUPPORTS
GL-5	6 <sup>TH</sup> FLOOR CURTAIN WALL - LOW E COATING VISION GLAZING WITH SSG MULLIONS
GL-5a	6 <sup>TH</sup> FLOOR CURTAIN WALL SPANDREL - SHADOW BOX SPANDREL WITH SSG MULLIONS, COLOUR: GREY
MT-1	MID-RISE PREFINISHED METAL PANELS WITH VERTICAL MULLION EXTENSIONS, COLOUR: WHITE MATCH GL-3 MULLIONS, HIDDEN FASTENERS.
MT-2	METAL SOFFIT PANELS - PREFINISHED METAL PLANK PANELS WITH HIDDEN FASTENERS, VENTED AS REQUIRED, FINISH: WOOD GRAIN
MT-3	GROUND FLOOR METAL PANELS - PREFINISHED METAL PANEL WITH HIDDEN FASTENERS, COLOUR: BRONZE, FINISH: SATIN
MT-4	MECHANICAL PENTHOUSE SCREEN - VERTICAL VENTED LOUVERS, WHITE POWDER COATED TO MATCH GL-3 MULLIONS.
MT-5	CANOPY PREFINISHED METAL PANELS - STANDING SEAM PANELS, COLOUR: BRONZE
MT-6	SIGNAGE LETTERS - BLACK CHANNEL CUT SIGNAGE LETTERS WITH WHITE ACRYLIC BACKLIT FACE
MT-7	JULIETTE BALCONY GUARD - CUSTOM METAL SPINDLES AND HAND RAIL, POWDER COATED BLACK TO MATCH GL-2 MULLIONS
MT-8	HOLLOW METAL DOOR - PAINTED RED TO MATCH BR-1
MT-9	PODIUM SLAB EDGE CAP - BLACK ANODIZED ALUMINUM C CHANNEL COVER TO MATCH GL-2 MULLIONS.
MT-10	MID-RISE PREFINISHED METAL PANELS - PANELS WITH HIDDEN FASTENERS COLOUR: WHITE TO MATCH GL-3 MULLIONS
BR-1	PODIUM BRICK 1 - RUNNING BOND BRICK PANELS, COLOUR: IRON SPOT RED WITH VARIATION, FINISH: SMOOTH
BR-2	PODIUM BRICK 2 - VERTICAL STACK BOND BRICK INFILL PANELS, COLOUR: IRON SPOT RED, FINISH: WIRECUT
BR-3	MID-RISE BRICK - STACK BOND BRICK INFILL PANELS, COLOUR: WHITE, FINISH: GLAZED - GLOSSY
EIFS-1	PODIUM EIFS - CUSTOM JOINT PATTERN, COLOUR: RED TO MATCH BR-2
EIFS-2	PODIUM EIFS - CUSTOM JOINT PATTERN, COLOUR: DARK GREY

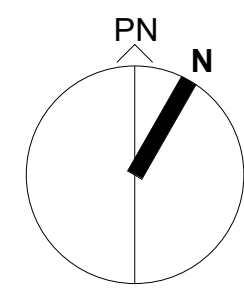
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1375 QUEEN ST WEST

1375 Queen St West, Toronto, ON, M6K 1M1  
SHEET TITLE

EAST ELEVATION

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT START DATE:	02/10/20
PROJECT NO.:	19187
SHEET NUMBER	

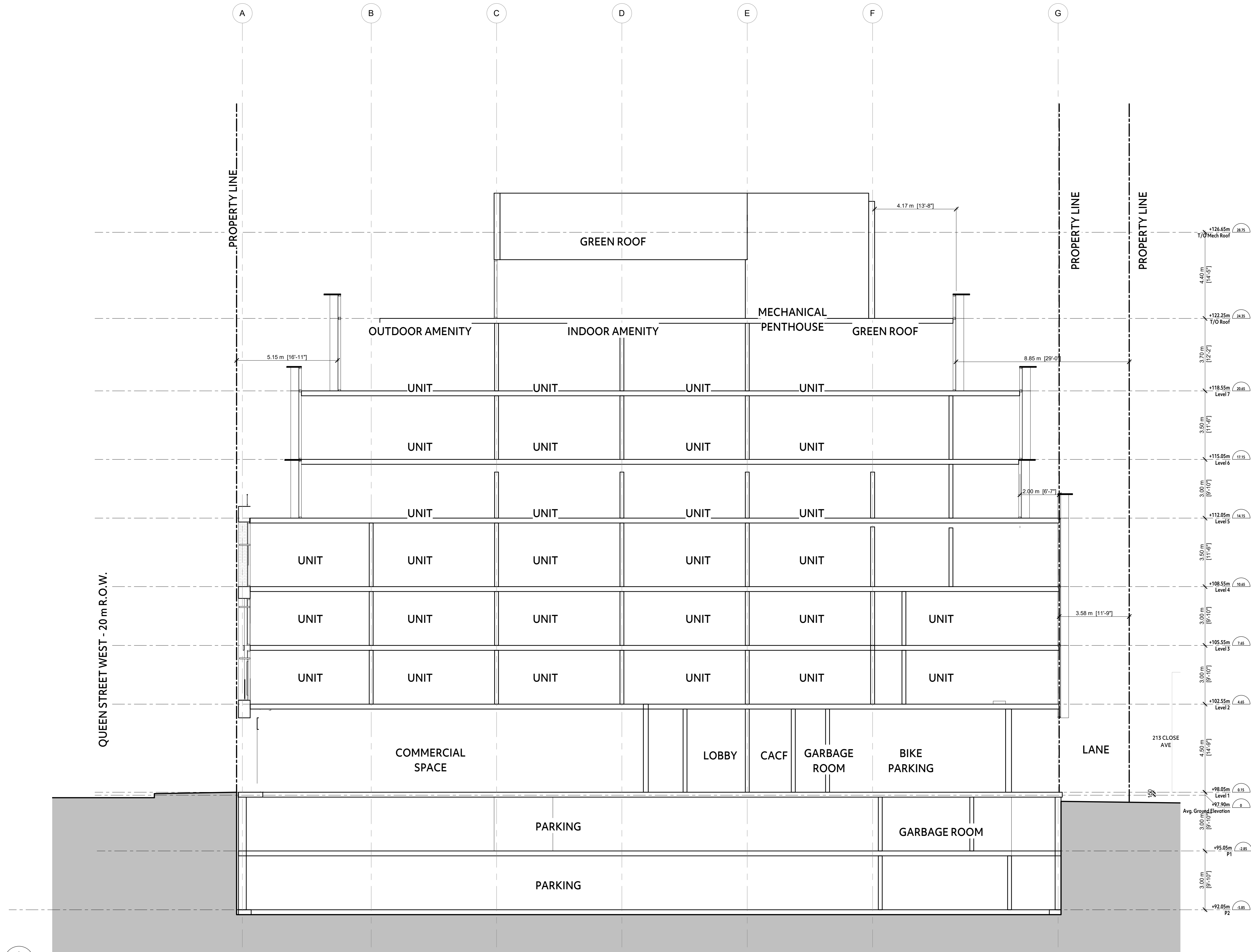
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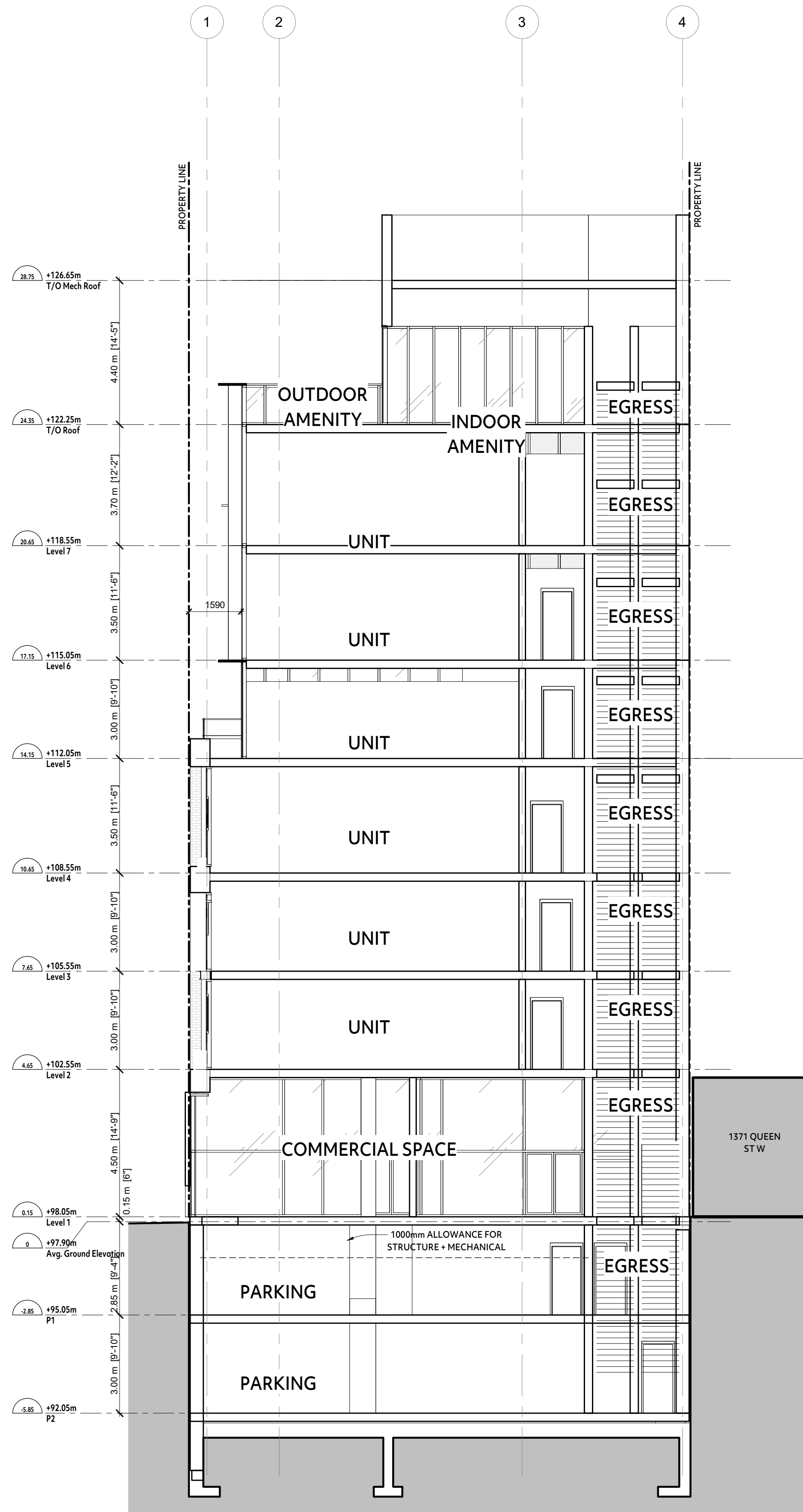
1 EAST ELEVATION  
A 2.02 1:100

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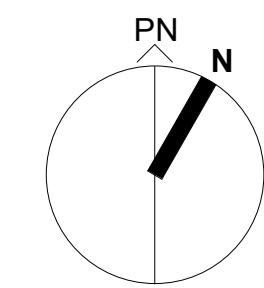
1 E-W BUILDING SECTION  
A 3.01 1 : 100

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SHEET TITLE

E-W BUILDING SECTION

DRAWN BY:	Author
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PROJECT START DATE:	02/07/20
PROJECT NO.:	19187
SHEET NUMBER	

A 3.01

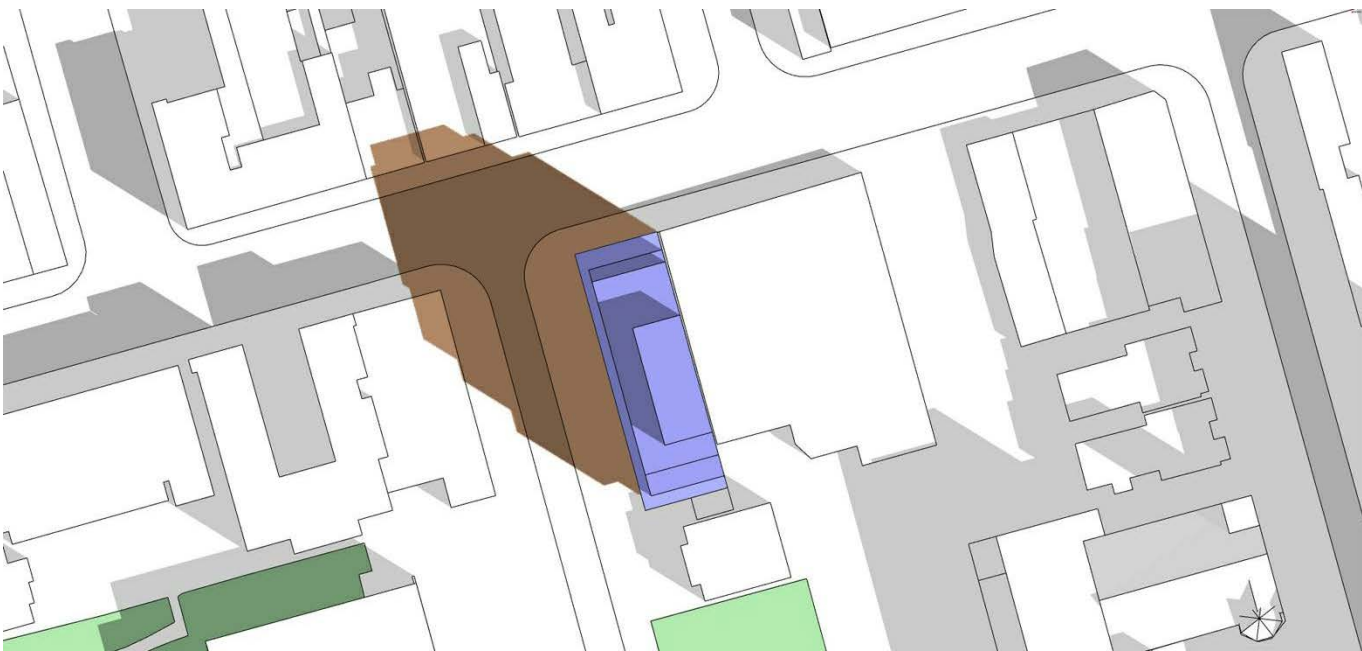


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LEGEND

- SUBJECT SITE - 1375 QUEEN ST WEST
- PROPOSED BUILDING
- PROPOSED BUILDING SHADOW



September / March 21st, 9:18 AM



September / March 21st, 10:18 AM



September / March 21st, 11:18 AM



September / March 21st, 12:18 PM



September / March 21st, 13:18 PM



September / March 21st, 14:18 PM



September / March 21st, 15:18 PM



September / March 21st, 16:18 PM



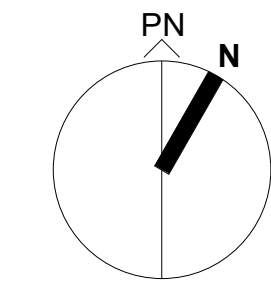
September / March 21st, 17:18 PM



September / March 21st, 18:18 PM

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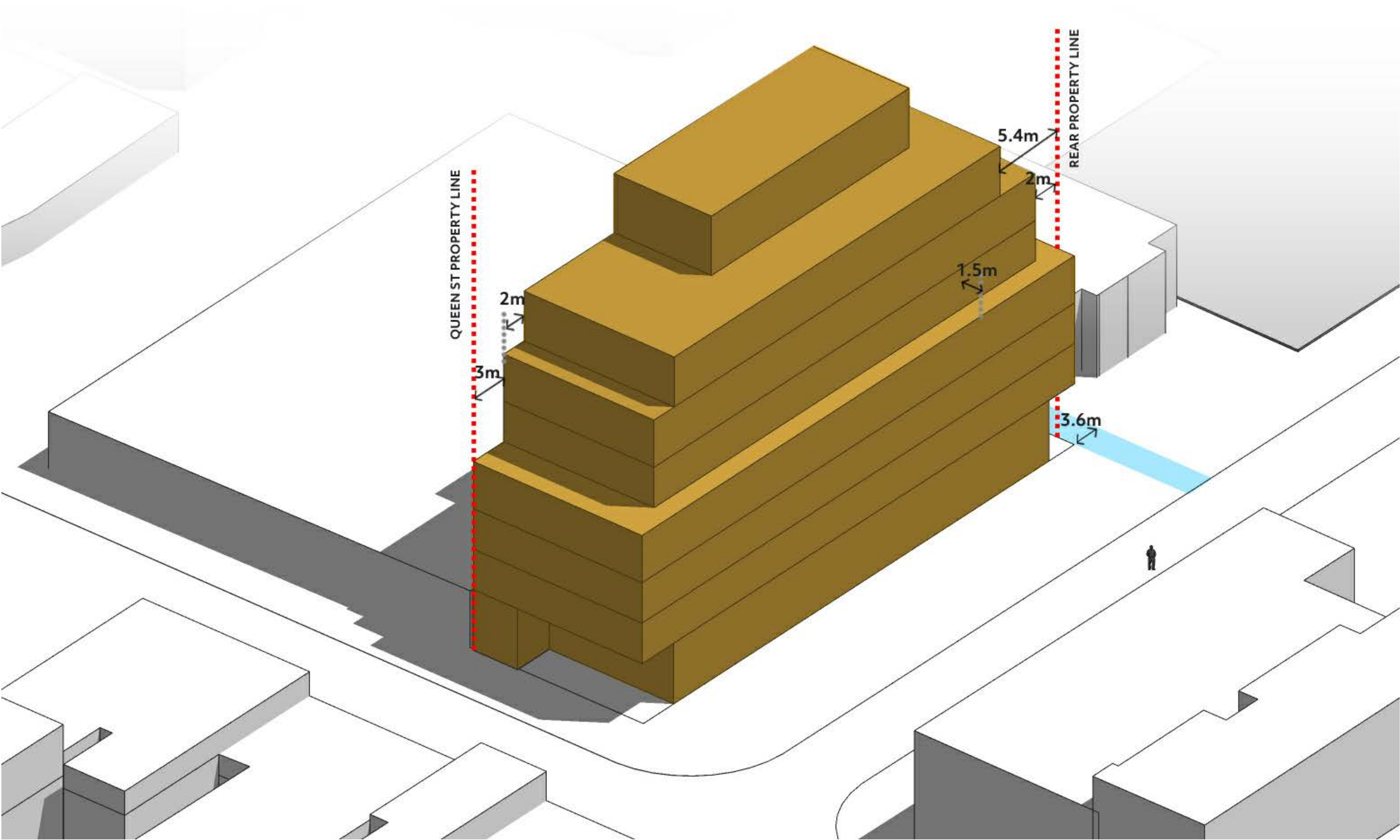
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SHEET TITLE

SHADOW STUDY, MARCH 21  
& SEPTEMBER 21

DRAWN BY:	Author
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PROJECT START DATE:	02/06/20
PROJECT NO.:	19187
SHEET NUMBER	

A 9.02

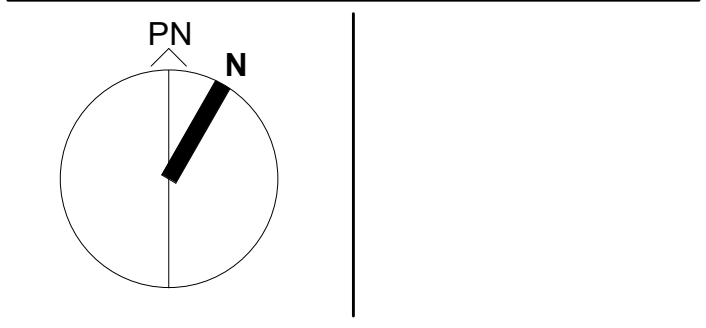




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SHEET TITLE

**BUILDING MASSING  
DIAGRAM**

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PROJECT START DATE:	07/19/21
PROJECT NO.:	19187
SHEET NUMBER	

A 9.04