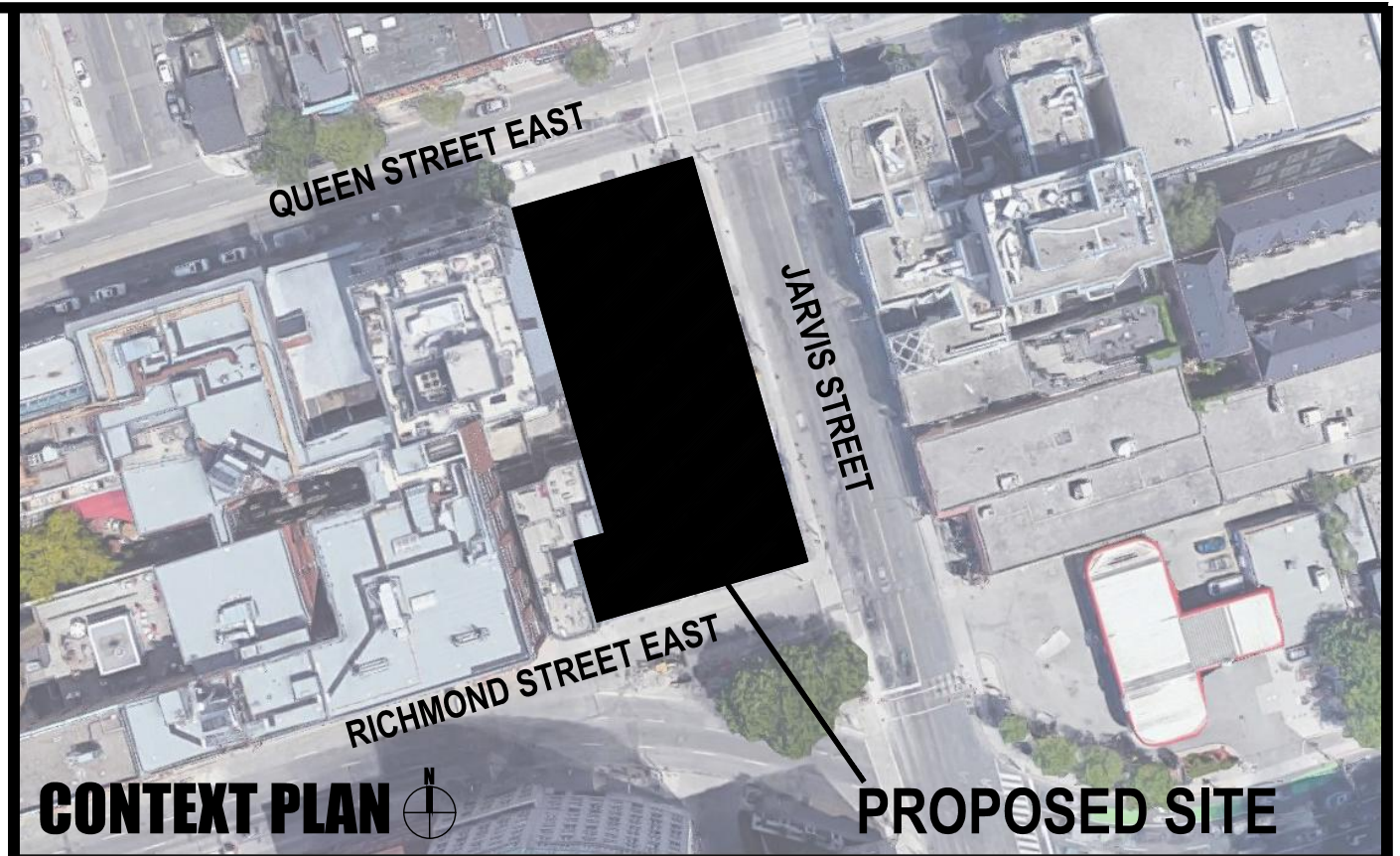


PUBLIC APPENDIX A



CONTEXT PLAN

PROPOSED SITE

SITE STATISTICS

Proposed Use: MIXED USE BUILDING WITH RETAIL AT GRADE

Site Area: 1,786 sm

Proposed GFA: GFA By-law 569-2013: 29,100 sm *

Residential: 28,735sm

Non-residential Retail: 365 sm

FSI: 16.29

Proposed Residential Units: 440

BA	1B	2B	3B
42	262	92	44
9.5%	59.5%	21%	10%

Indoor / Outdoor Amenity Provided:

Indoor Amenity	1246 sm
Outdoor Amenity	514 sm
Total:	1760 sm

Bike Spaces Required: 1/Unit = 440 Spaces

Bike Spaces Provided:

Residential Visitor Bike Spaces (0.1/Unit)	44
Residential Bike Spaces (0.9/Unit)	396

Residential (Long-Term) Bike Spaces Provided:

P1	318
P4	78
Total	396

Residential Visitor (Short-Term) Bike Spaces Provided:

At Grade	5
P1	39
Total	44

*Bike Lockers to be a combination of stacked & standard bike lockers.

Retail Parking Required: 800 (Retail Area) < 1,786 (Lot Area) = 0 Spaces

Residential Parking Required:

	Unit No.	Rate	Parking Spaces
Resi. Visitor	440	0.016	7
Residents	440	0.21	92
Total Spaces:			99

Residential Parking Provided:

	Visitor	Res.	Total Spaces
P1	7	0	7
P2		36	36
P3		36	36
P3+		20	20
Total Spaces	7	92	99

*20 Parking Spaces with EVSE (20% of Parking Provided)

Site Coverage: 1,786 sm (100%)

Ground Floor: 1,270 sm (71%)

Paved Surface: 75 sm (4%)

Landscaped Open Space: 441 sm (25%)

Proposed Height: As Shown on Site Plan

*Excludes Parapets & Mech. from Established Grade

Established Grade: 85.85

Setbacks:

North: 2.4m

South: 2.4.8m

East: 3.65m

West: 0m

Loading: 2 Spaces. 1 Type G / Type B (4.0m x 13m x 6.1m high)
1 Type C (3.5m x 6.0m x 3.5m high)

Survey Information:

Topographical Survey

Part of Gore, in front of Park Lot 6

City of Toronto

Prepared By: McBain & Carmichael Limited

Dated: July 5, 1992

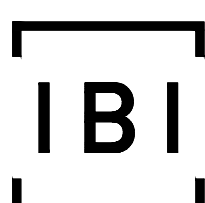
Toronto Green Standard Version 3.0	
Mid to High Rise Residential and all New Non-Residential Development	
General Project Description	Proposed
Total Gross Floor Area	29,100 sm
Breakdown of project components (m2)	
Residential	28,735 sm
Retail	365 sm
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	440

Automobile Infrastructure	Required	Proposed	Proposed%
Num. of Parking Spaces	99	99	100
Num. of parking spaces dedicated for priority LEV parking	-	-	-
Num. of parking spaces with EVSE	20	20	20

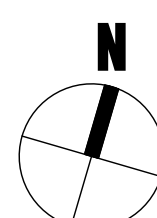
Cycling Infrastructure	Required	Proposed	Proposed%
Num. of long-term bicycle parking spaces (residential)	396	396	100
Num. of long-term bicycle parking spaces (all other uses)	-	-	-
Num. of long-term bicycle parking (all uses) located on:			
a) first storey of building	-	-	-
b) second storey of building (incl. mezzanine level)	-	-	-
c) first level below-ground	318	318	-
d) second level below-ground	-	-	-
e) other levels below-ground	78	78	-

Cycling Infrastructure	Required	Proposed	Proposed%
Num. of short-term bicycle parking spaces (residential)	44	44	100
Num. of short-term bicycle parking spaces (all other uses)	-	-	-
Num. of male shower and change facilities (non-residential)	N/A	N/A	N/A
Num. 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 / 66sm x 30sm)	324sm	324sm	100



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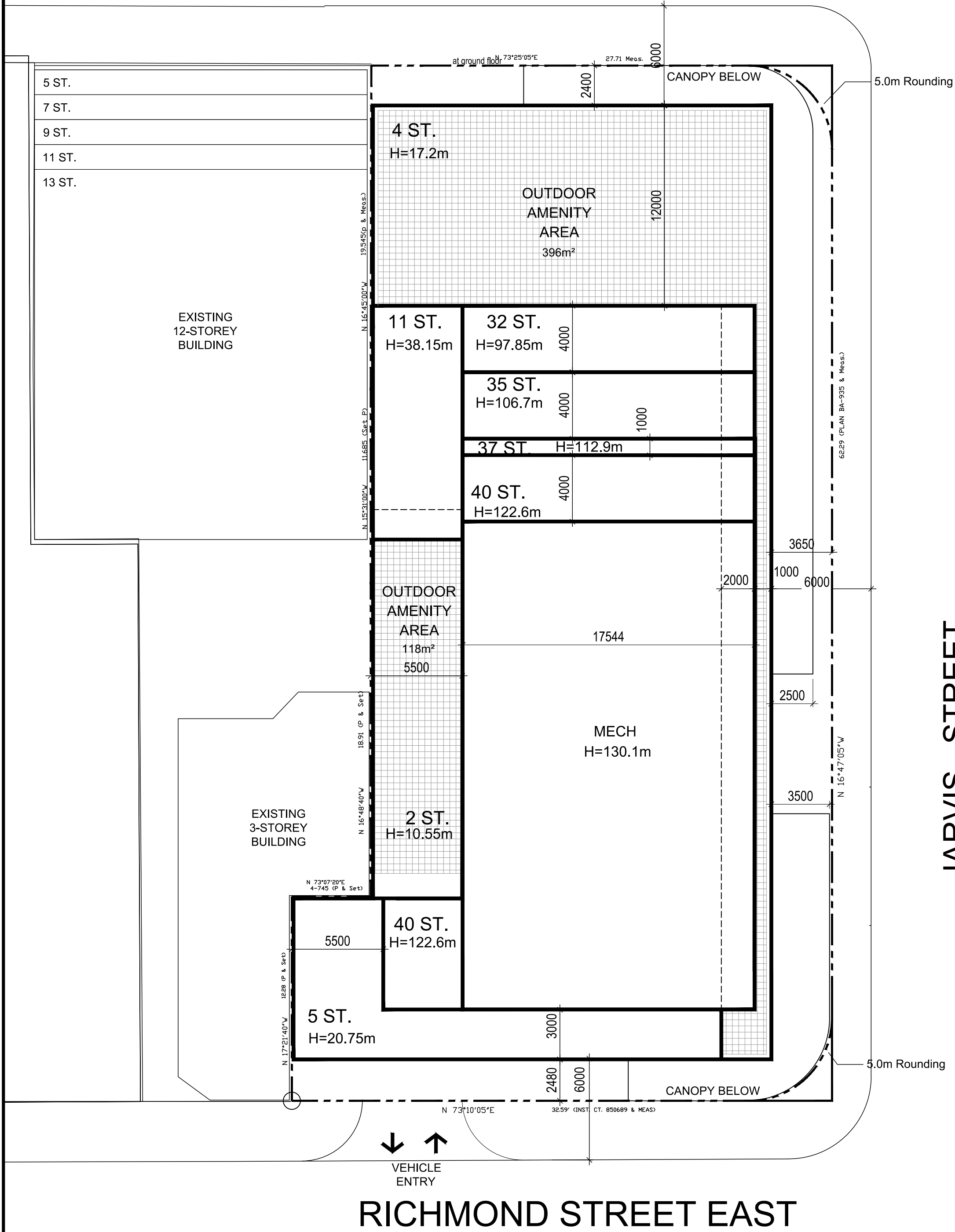


QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
CONTEXT PLAN & STATISTICS
ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018

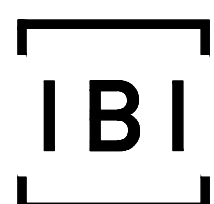


QUEEN STREET EAST

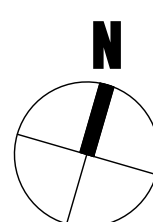


General Notes:

1. The waste diversion system is a bi-sorter
2. On-site trained staff must be present during collection for jockeying of bins and ensuring safe back-up maneuvers of the City's solid waste refuse collection vehicle.
3. All driveways and passageways providing access to the Type G loading space to be constructed to the requirements of the Ontario building Code, including allowance for City of Toronto bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures. The structure can safely support a fully loaded collection vehicle (35,000 kilograms) and conforms to the Ontario Building Code, Design Load and Impact Factor and conforms to the following:
 - a. Design Code - Ontario Building Code
 - b. Design Load - City bulk lift vehicle in addition Building Code requirements
 - c. Impact Factor - 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds
4. Refer to traffic drawings from LEA Consulting Ltd. for auto-turns.
5. Driveway complies with City of Toronto Standard No. T310-050-01 for combined curb and sidewalk vehicular entrance.
6. The entire path of the collection vehicle will have a vertical clearance of at least 4.4m (including under the overhead door).
7. For residential (long-term) and visitor (short-term) bike spaces, refer to drawing A0 statistics.
8. For landscape information - refer to drawings prepared by NAK Design Group Inc.
9. For grading and servicing information - refer to drawings prepared by Valdor Engineering.
10. The building will be sprinklered.
11. A warning system with lights & sounds to be installed as per LEA Consulting drawings.
12. The type G loading space will be maximum 2.0% slope, constructed of 200mm of reinforced concrete and has an unencumbered vertical clearance of at least 6.1 meters over the entire length of 13.0 meters.
13. The staging area is level (+/-2%), is constructed of 200mm reinforced concrete, and has a vertical clearance of min. 6.1m.
14. The non-residential component will make use of the type G loading space. The non-residential will on different days from the collection of the residential component to ensure that the type G loading space will be vacant for city waste collection.



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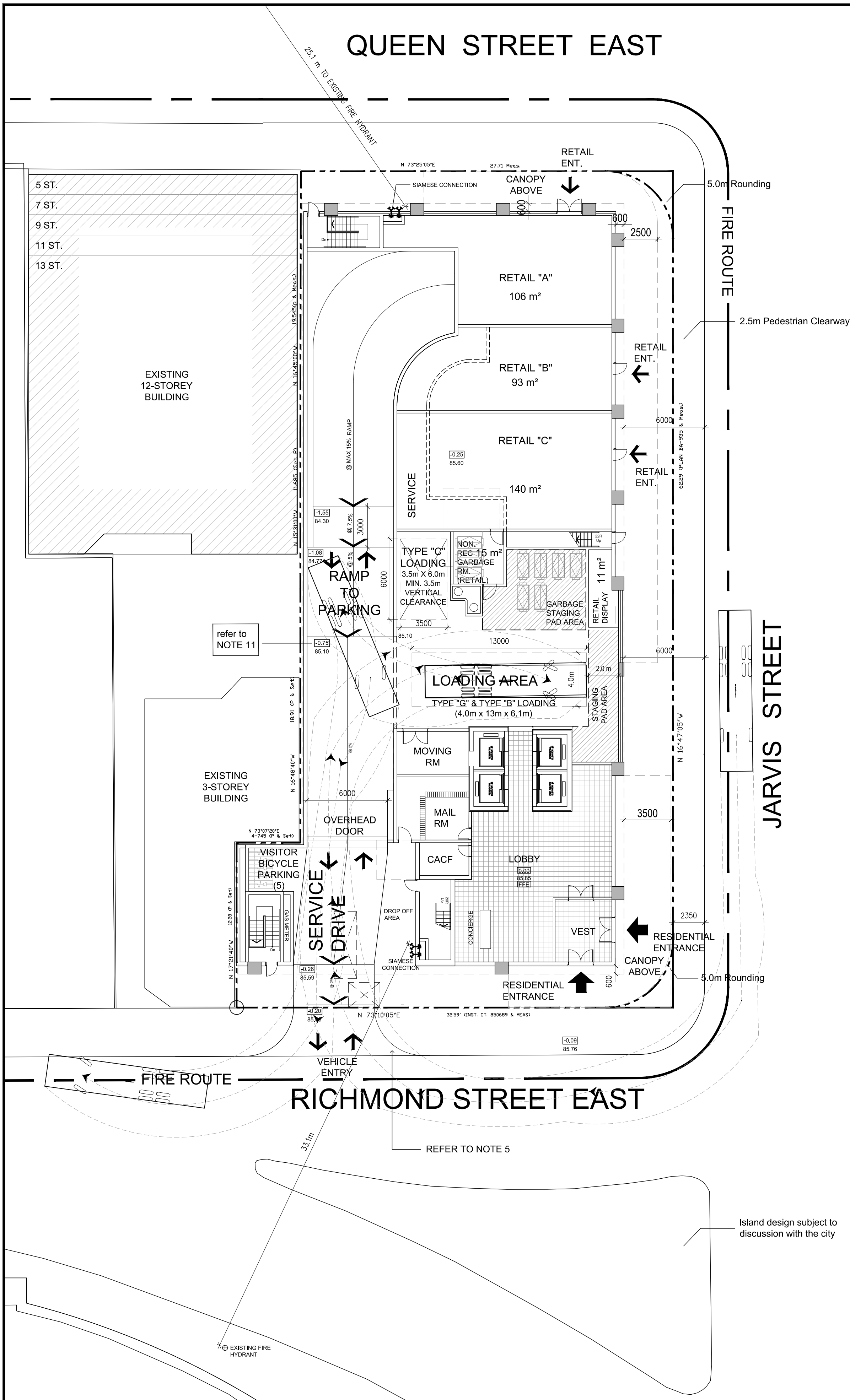


QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
SITE PLAN
 ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
SCALE: 1:200

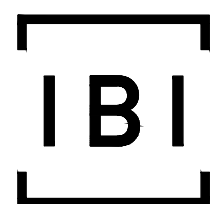
A1

QUEEN STREET EAST

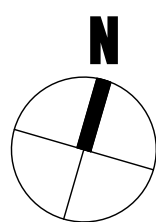


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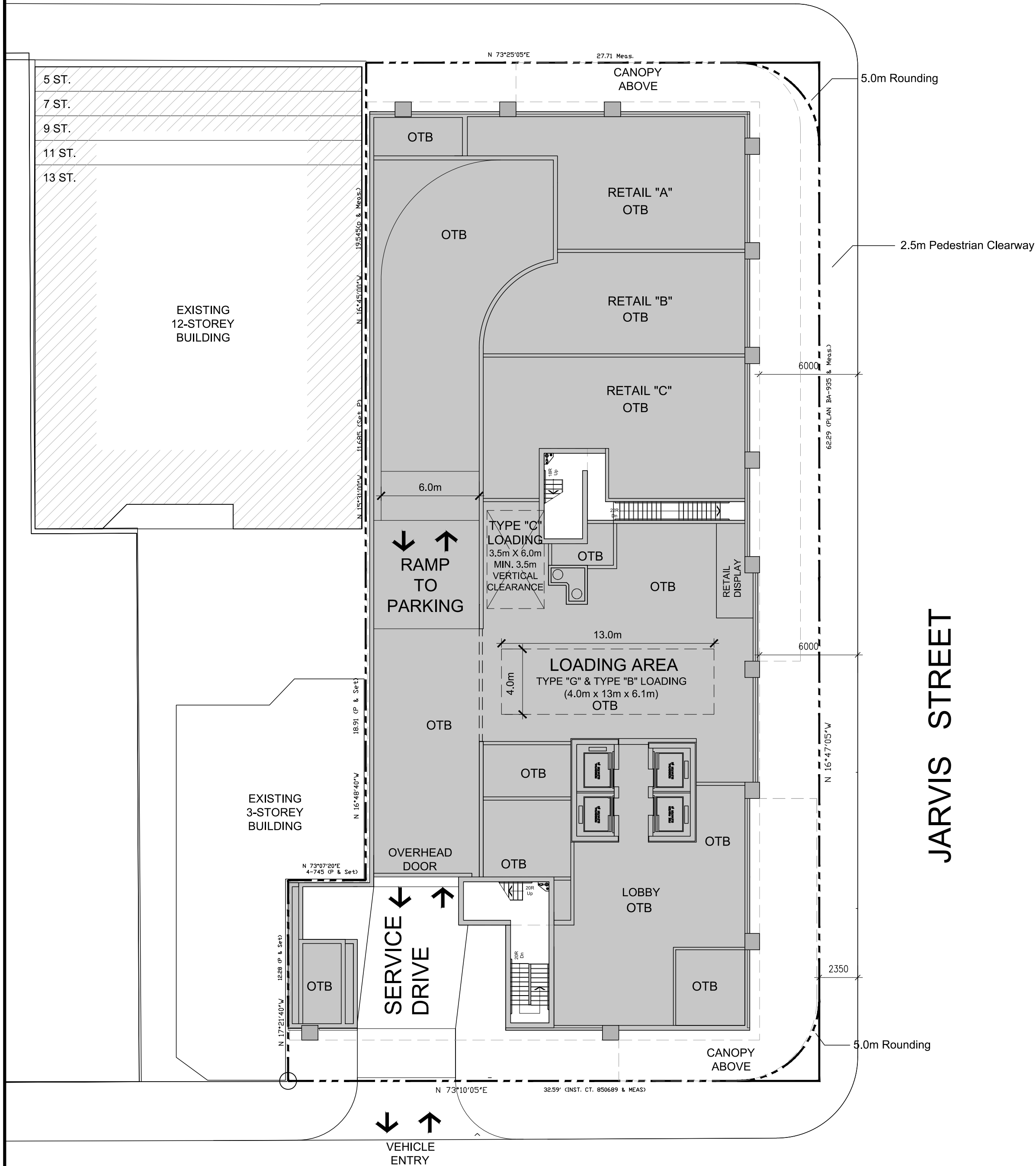
QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
GROUND FLOOR PLAN

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
 SCALE: 1:200

A2

QUEEN STREET EAST

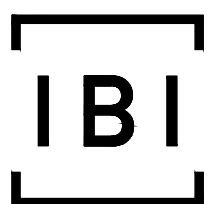


General Notes:

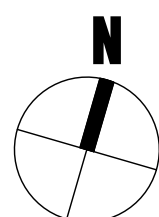
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RICHMOND STREET EAST

JARVIS STREET



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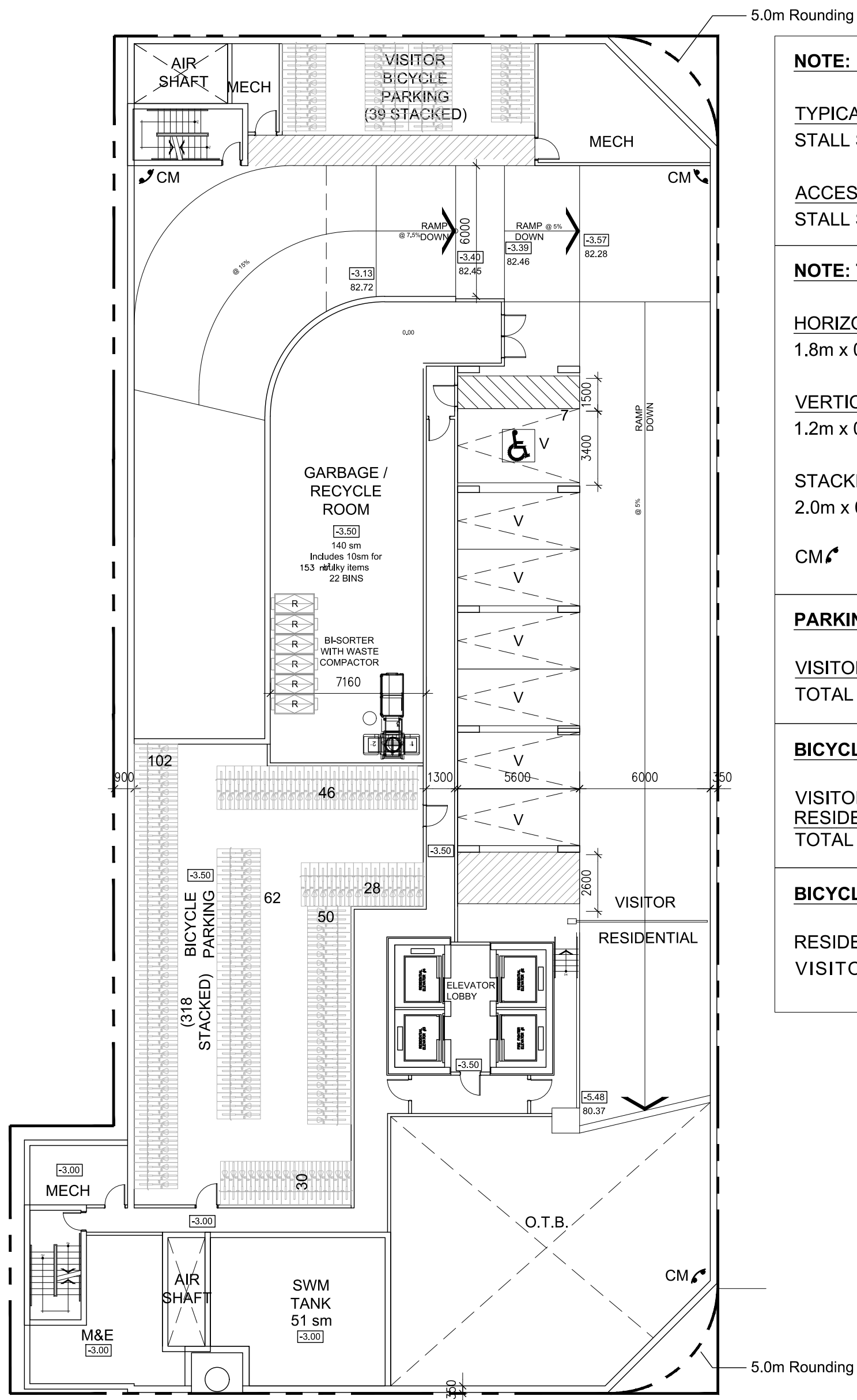


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TORONTO, ONTARIO
GF MEZZANINE PLAN

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
SCALE: 1:200

A3



NOTE: PARKING STALL SIZES

TYPICAL PARKING
STALL SIZE: 2.6m x 5.6m (6m DRIVE WAY)

ACCESSIBLE PARKING
STALL SIZE: 3.4m x 5.6m

NOTE: TYPICAL BIKE SPACE DIMENSIONS

HORIZONTAL SPACE
1.8m x 0.6m

VERTICAL SPACE
1.2m x 0.6m

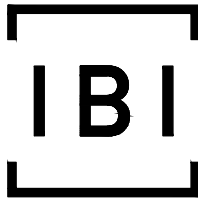
STACKER SPACE
2.0m x 0.4m

CM CONVEX MIRROR

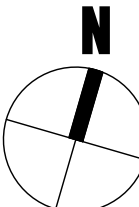
PARKING COUNT	
VISITOR PARKING	7
TOTAL PARKING	7

BICYCLE PARKING COUNT	
VISITOR SPACES	44
RESIDENTIAL SPACES	396
TOTAL HOR. BIKE SPACES	440

BICYCLE PARKING COUNT	
RESIDENTIAL SPACES	318
VISITOR SPACES	39



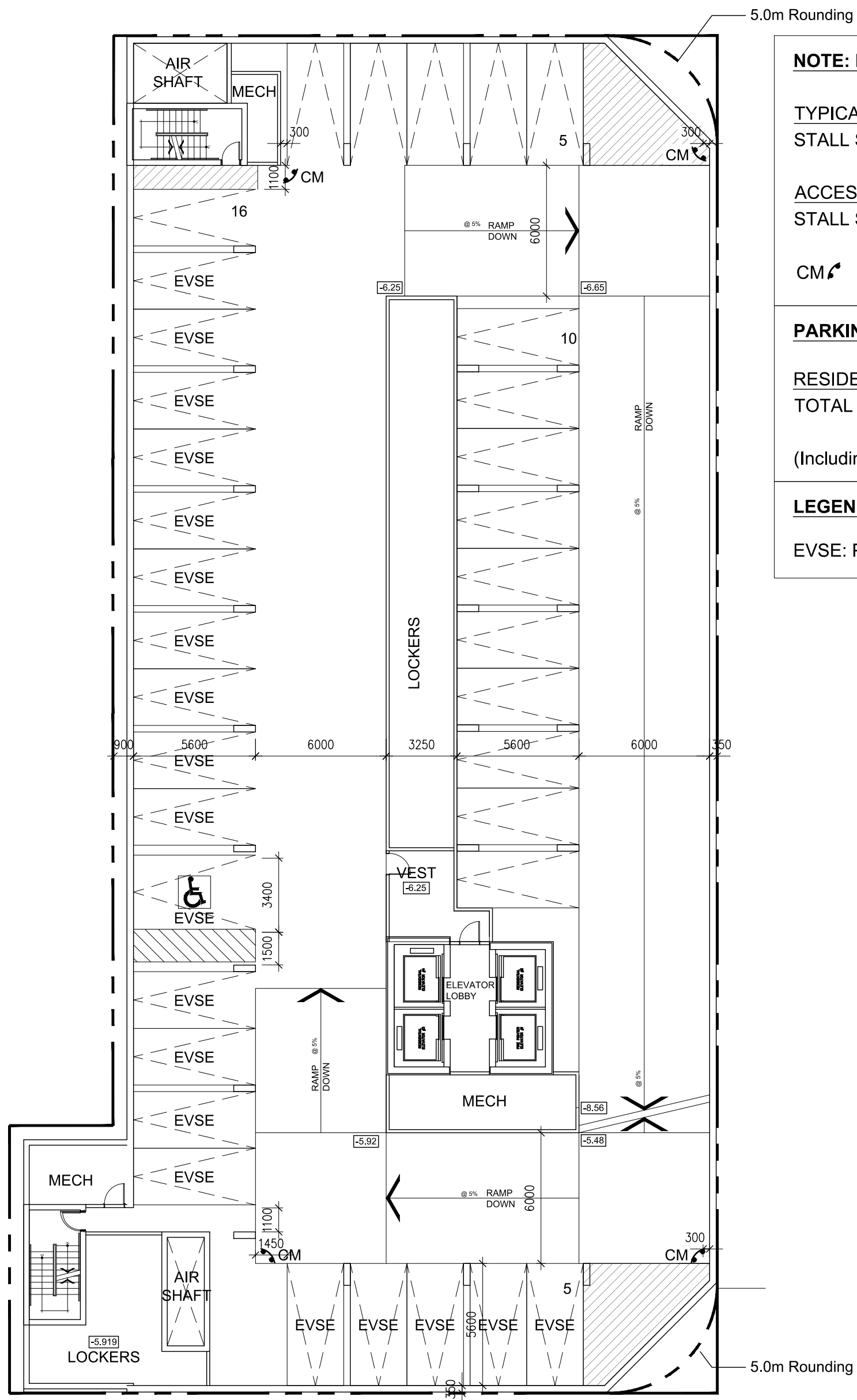
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TORONTO, ONTARIO
P1 FLOOR PLAN
ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
SCALE: 1:200





NOTE: PARKING STALL SIZES

TYPICAL PARKING
STALL SIZE: 2.6m x 5.6m (6m DRIVE WAY)

ACCESSIBLE PARKING
STALL SIZE: 3.4m x 5.6m

CM ◀ CONVEX MIRROR

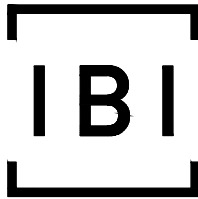
PARKING COUNT

RESIDENTIAL PARKING	36
TOTAL PARKING	36

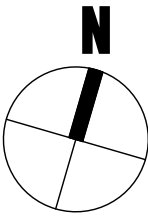
(Including 20 Parking Spaces with EVSE)

LEGEND

EVSE: Parking Spaces with EVSE



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TORONTO, ONTARIO
P2 FLOOR PLAN
 ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
 SCALE: 1:200

A5

NOTE: PARKING STALL SIZES

TYPICAL PARKING
STALL SIZE: 2.6m x 5.6m (6m DRIVE WAY)

ACCESSIBLE PARKING
STALL SIZE: 3.4m x 5.6m

CM ↗ CONVEX MIRROR

PARKING COUNT

RESIDENTIAL PARKING	36
TOTAL PARKING	36

BICYCLE PARKING COUNT

VISITOR SPACES	44
RESIDENTIAL SPACES	396
TOTAL HOR. BIKE SPACES	440

BICYCLE PARKING COUNT

RESIDENTIAL SPACES	78
--------------------	----

NOTE: PARKING STALL SIZES

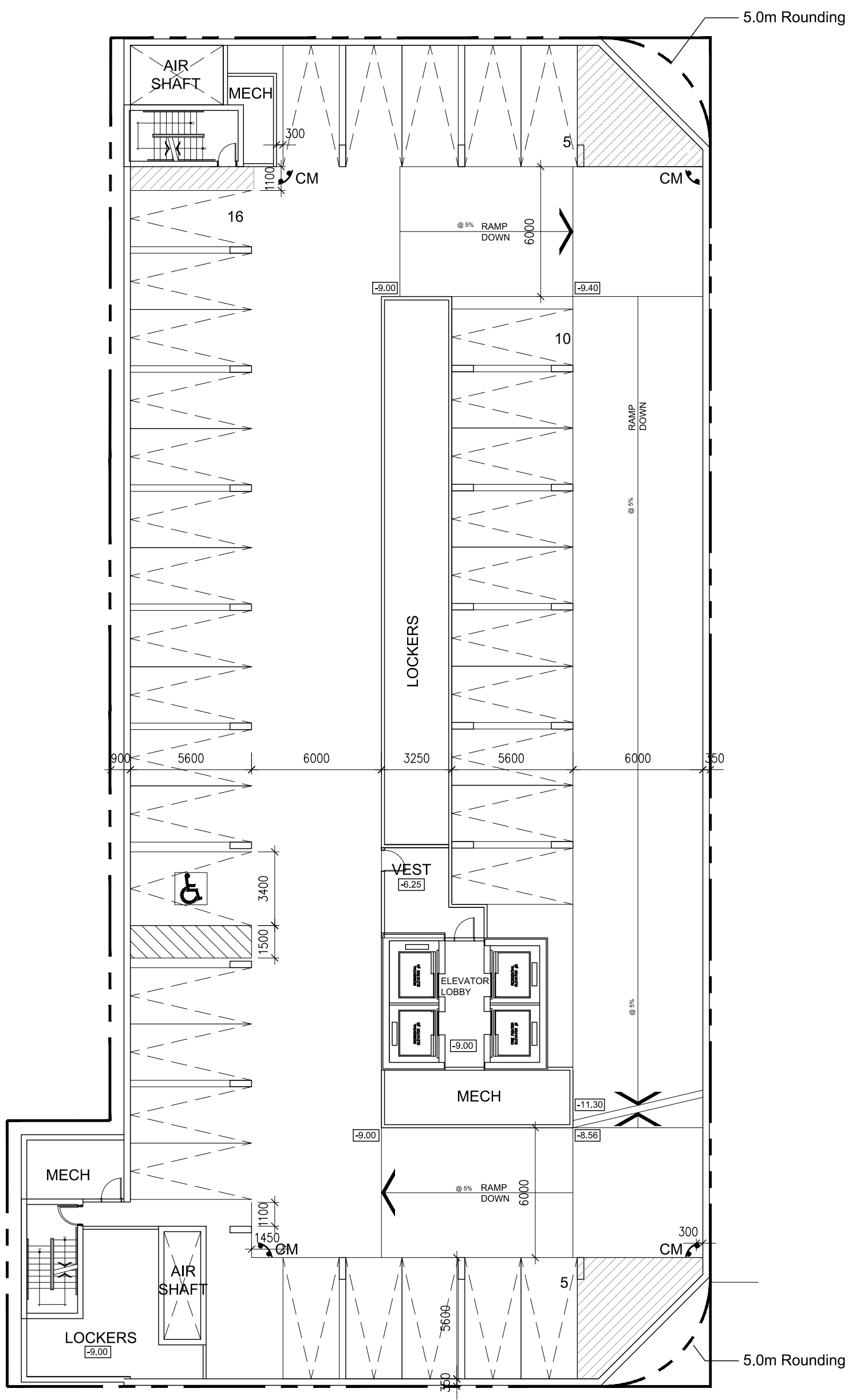
TYPICAL PARKING
STALL SIZE: 2.6m x 5.6m (6m DRIVE WAY)

ACCESSIBLE PARKING
STALL SIZE: 3.9m x 5.6m

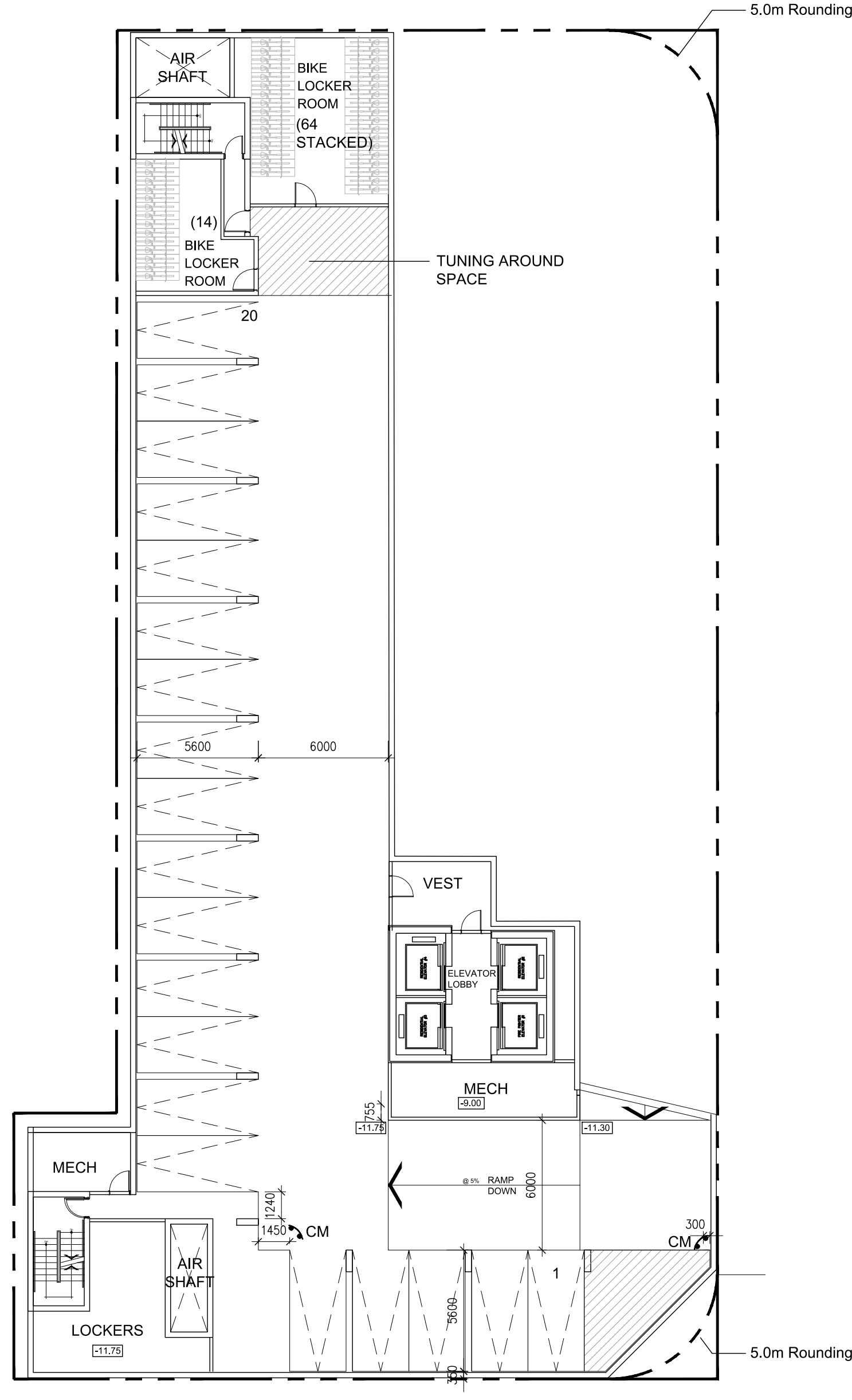
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PARKING COUNT

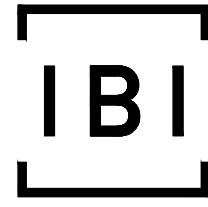
RESIDENTIAL PARKING	20
TOTAL PARKING	20



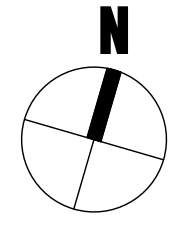
P3 FLOOR PLAN



P3+ FLOOR PLAN



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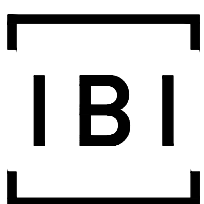
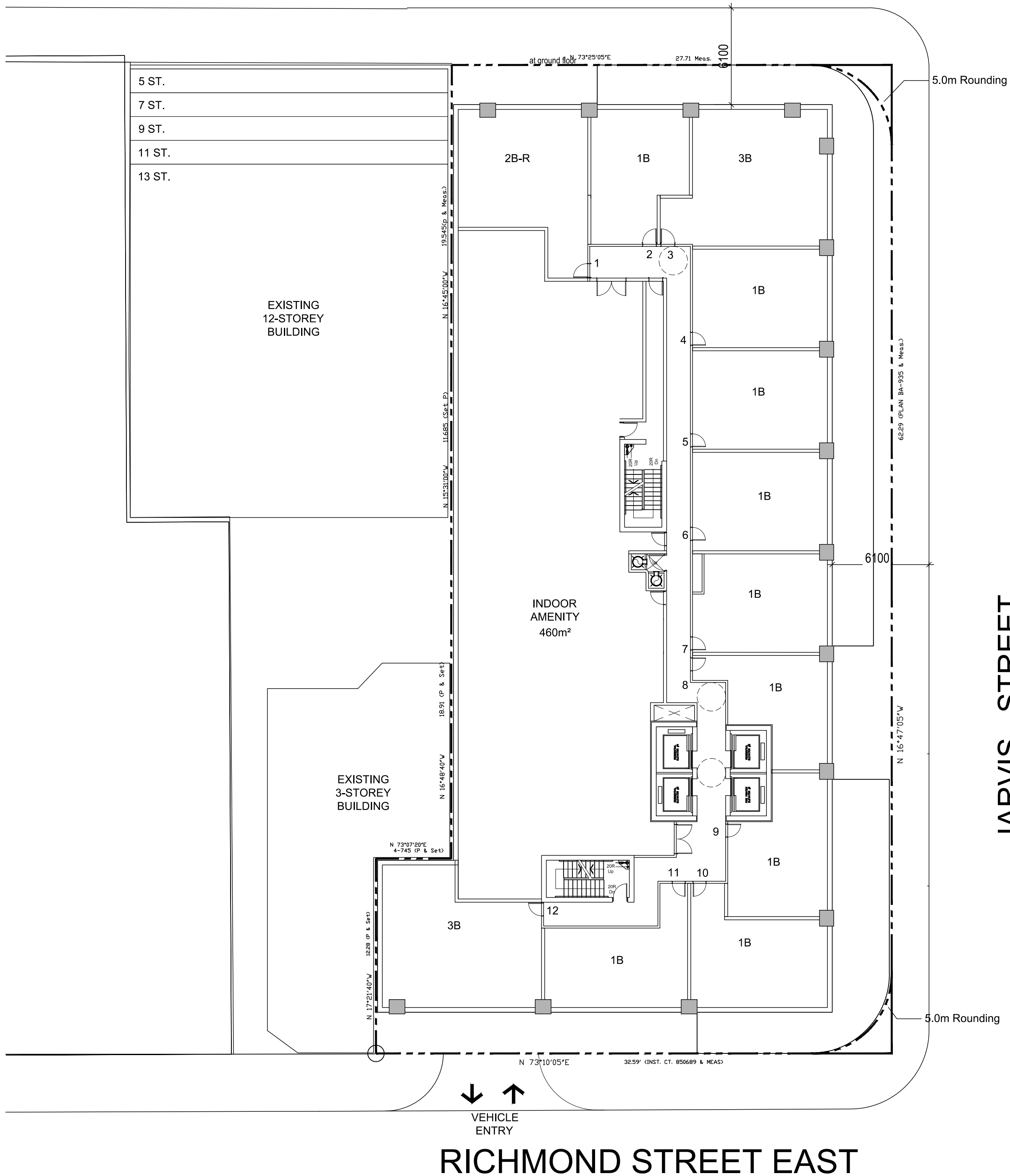


QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
P3 FLOOR PLAN
ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

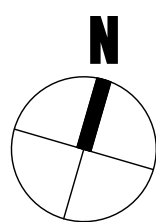
PROJECT NO. 32018
SCALE: 1:200

A6

QUEEN STREET EAST



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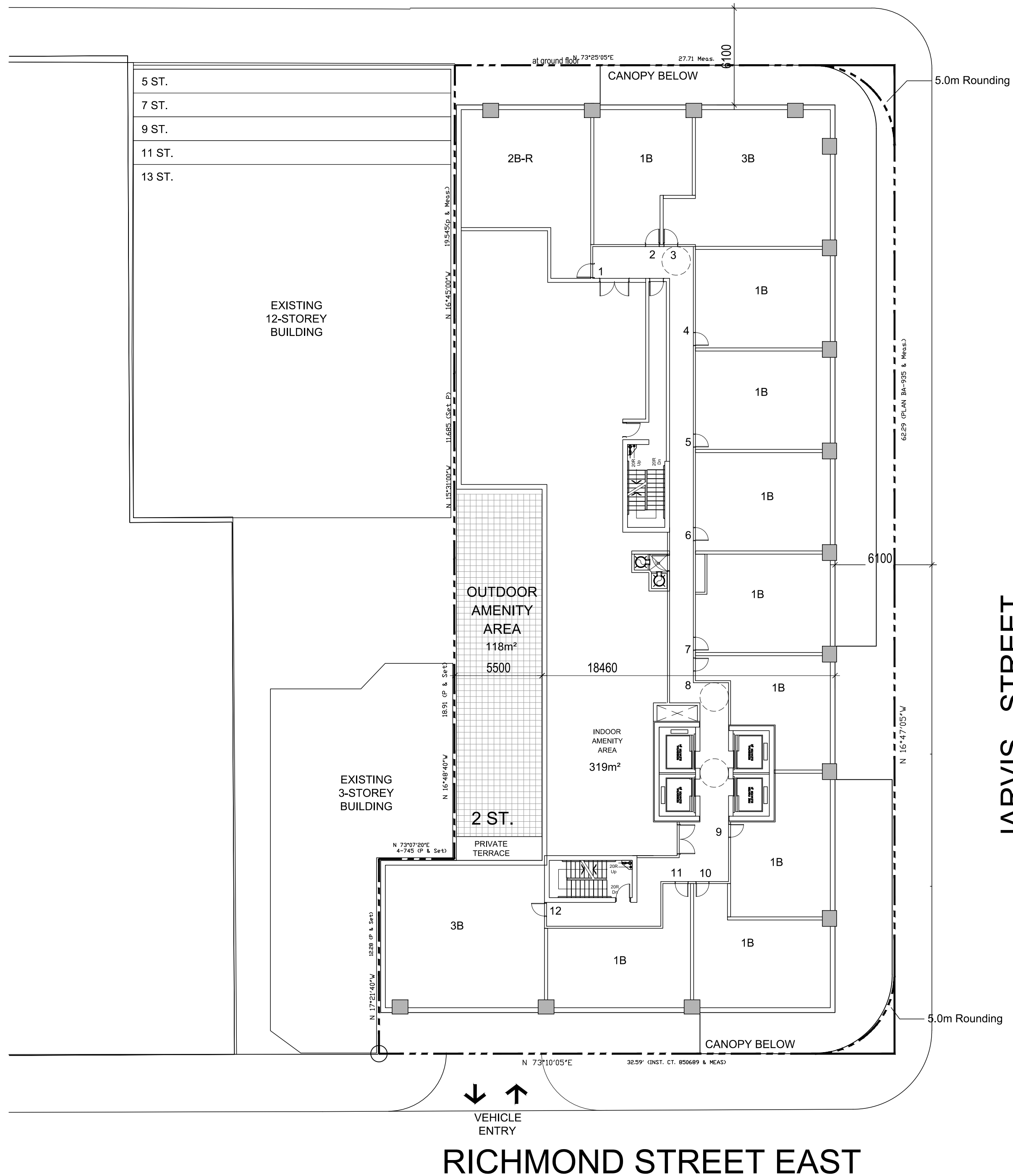
QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
2ND FLOOR PLAN

ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

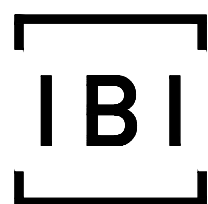
PROJECT NO. 32018
SCALE: 1:200

A7

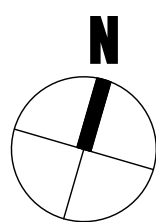
QUEEN STREET EAST



JARVIS STREET



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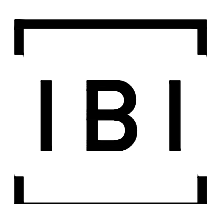
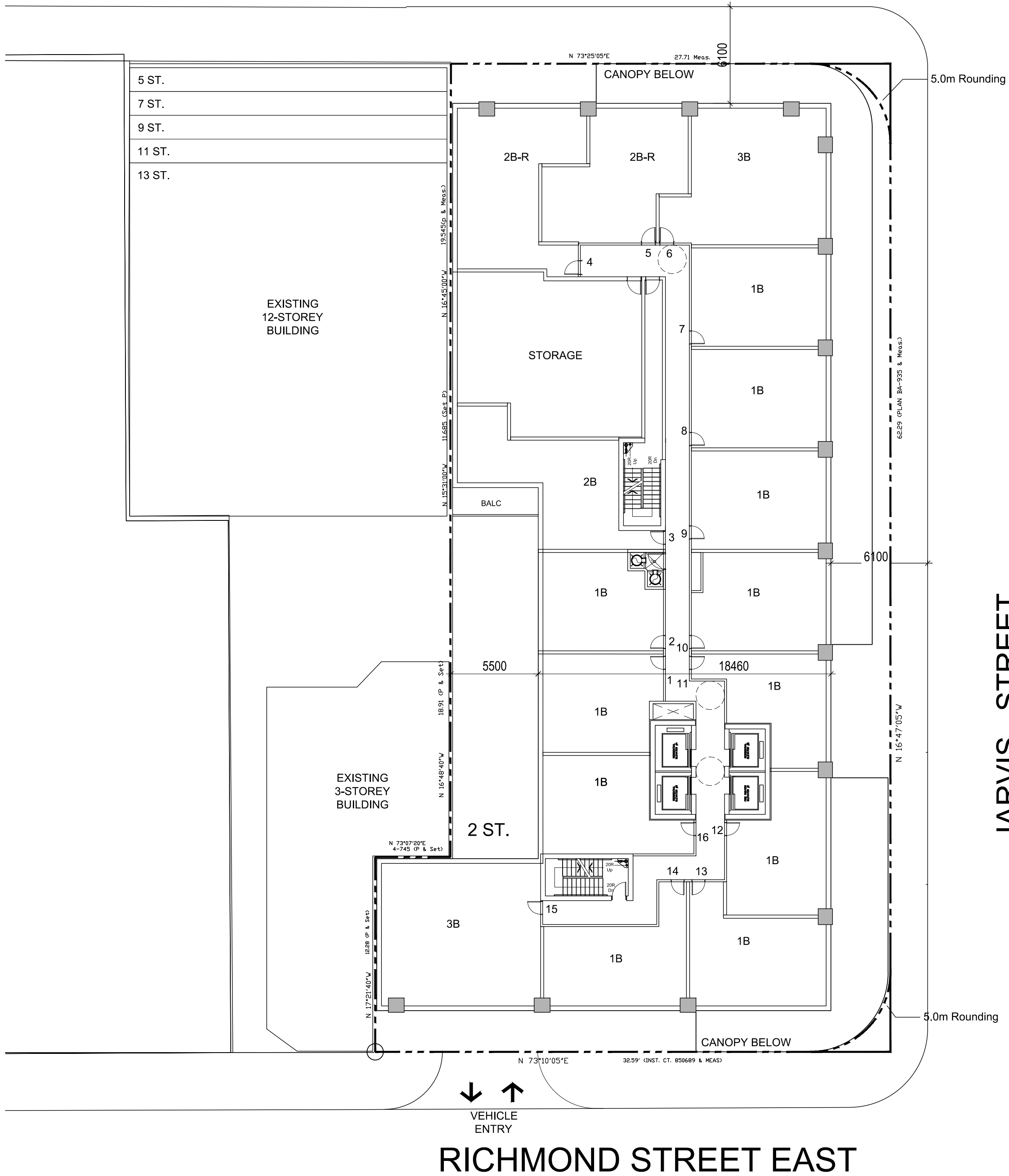


QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
3RD FLOOR PLAN
ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

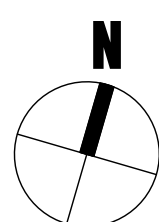
PROJECT NO. 32018
SCALE: 1:200

A8

QUEEN STREET EAST



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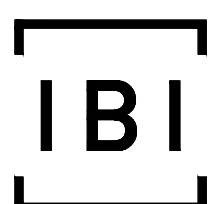
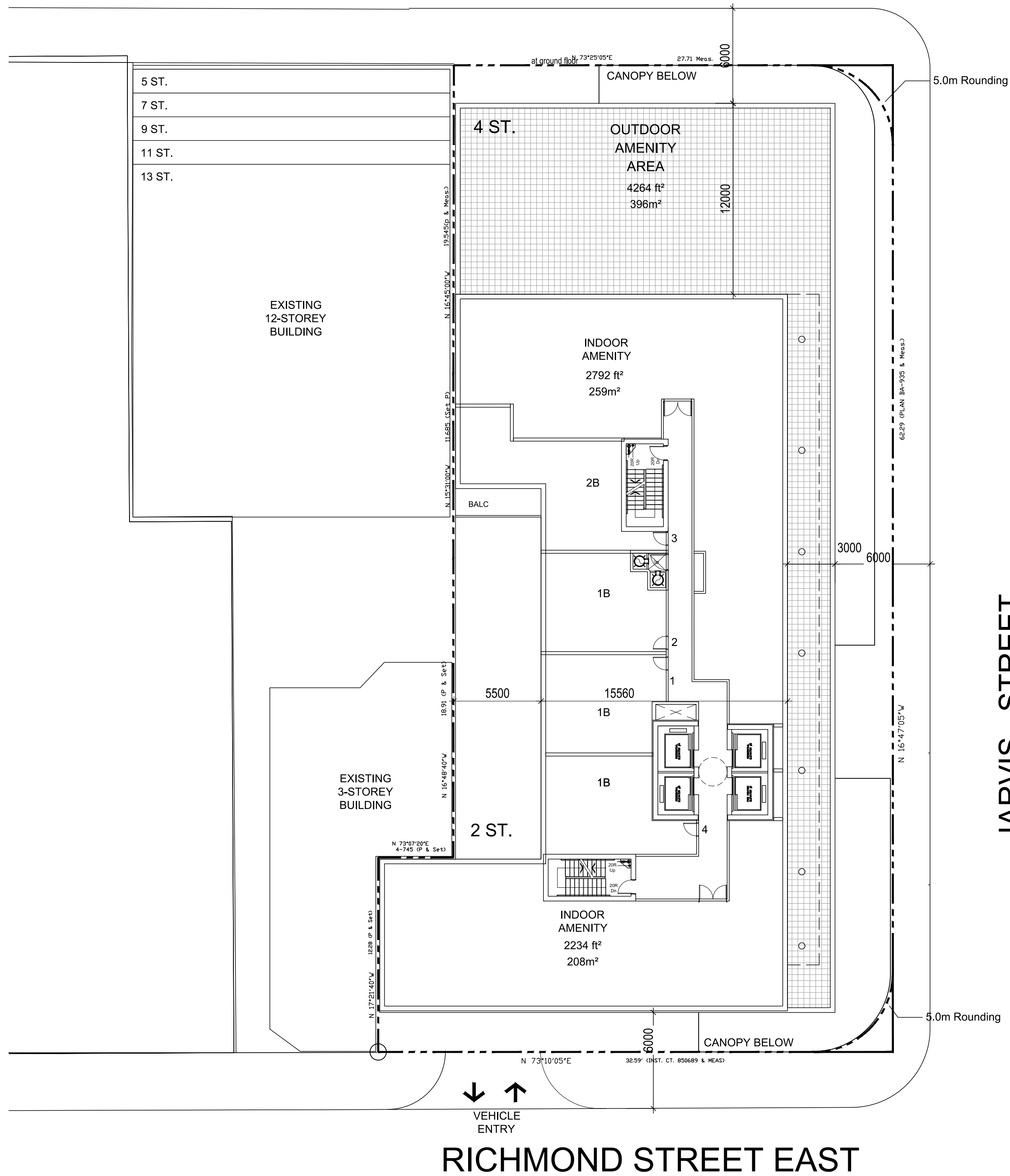
QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
4TH FLOOR PLAN

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

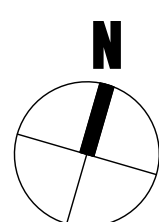
PROJECT NO. 32018
 SCALE: 1:200

A9

QUEEN STREET EAST



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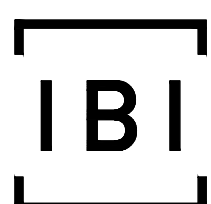
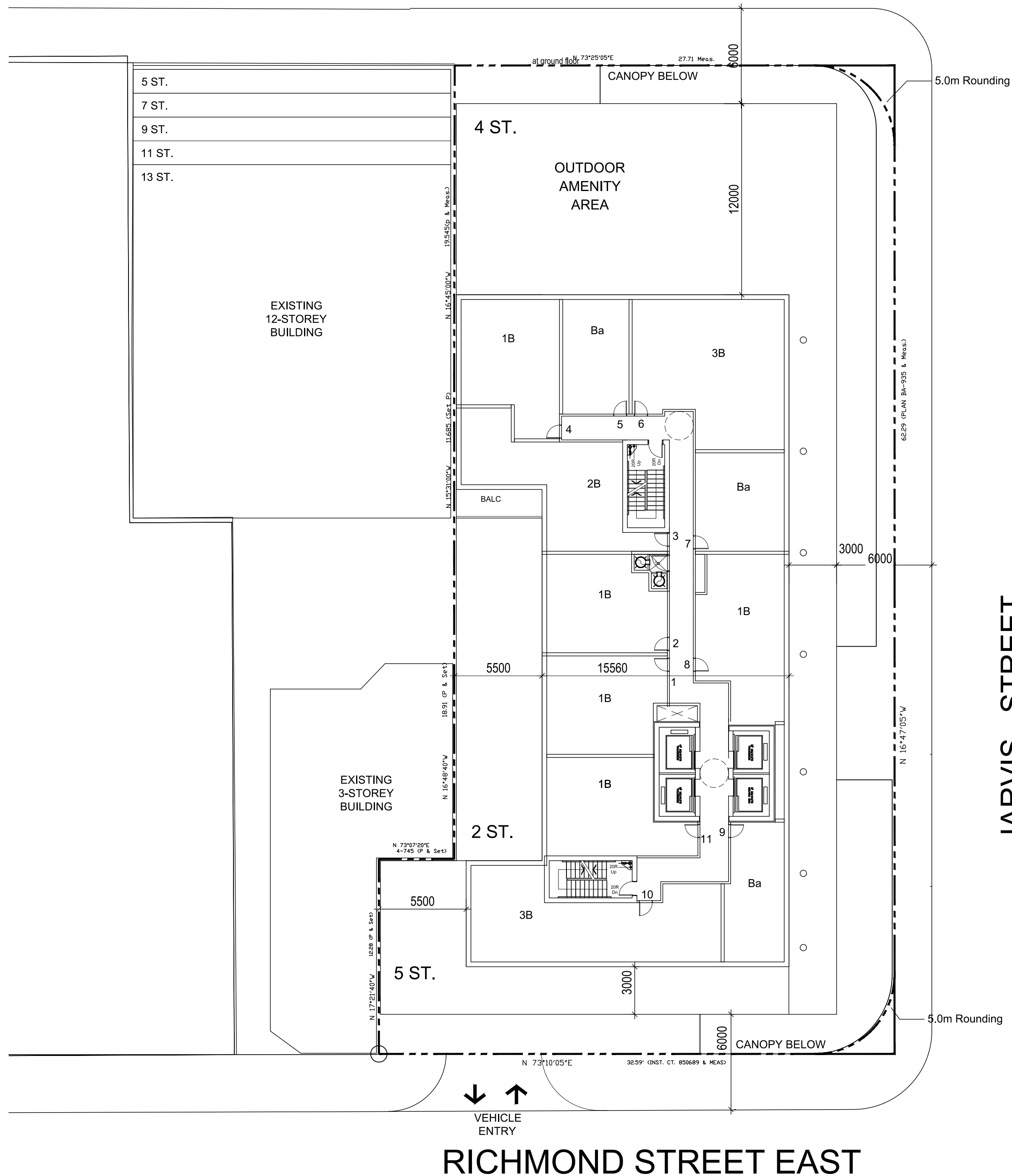
QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
5TH FLOOR PLAN

ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

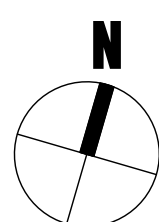
PROJECT NO. 32018
SCALE: 1:200

A10

QUEEN STREET EAST



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 tel 416 596 1930 fax 416 596 0644
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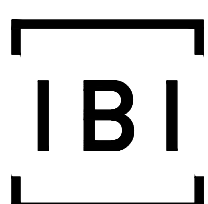
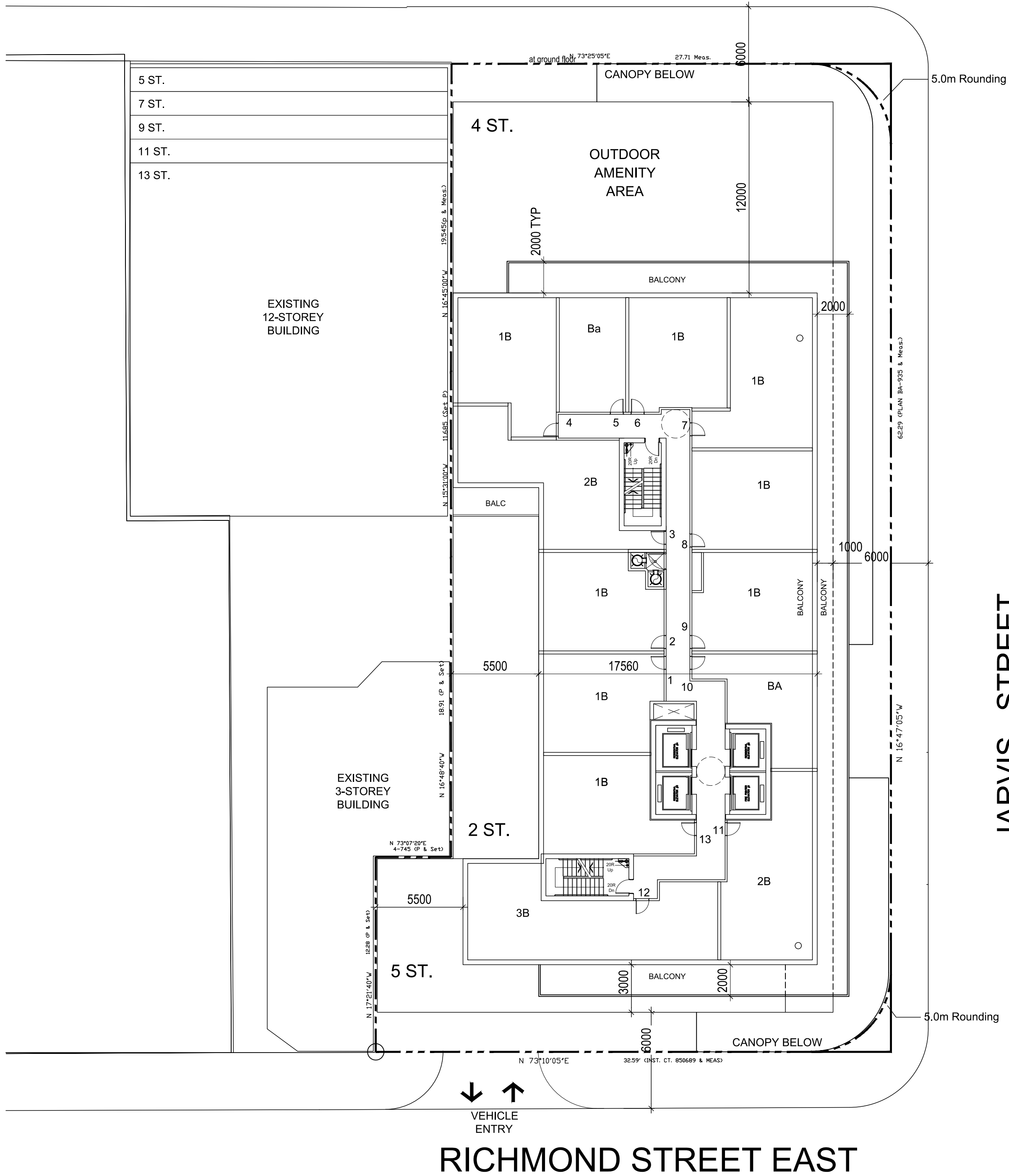
QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
6TH FLOOR PLAN

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

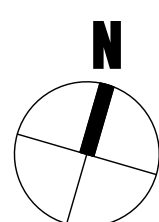
PROJECT NO. 32018
 SCALE: 1:200

A11

QUEEN STREET EAST



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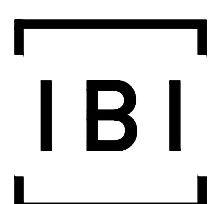
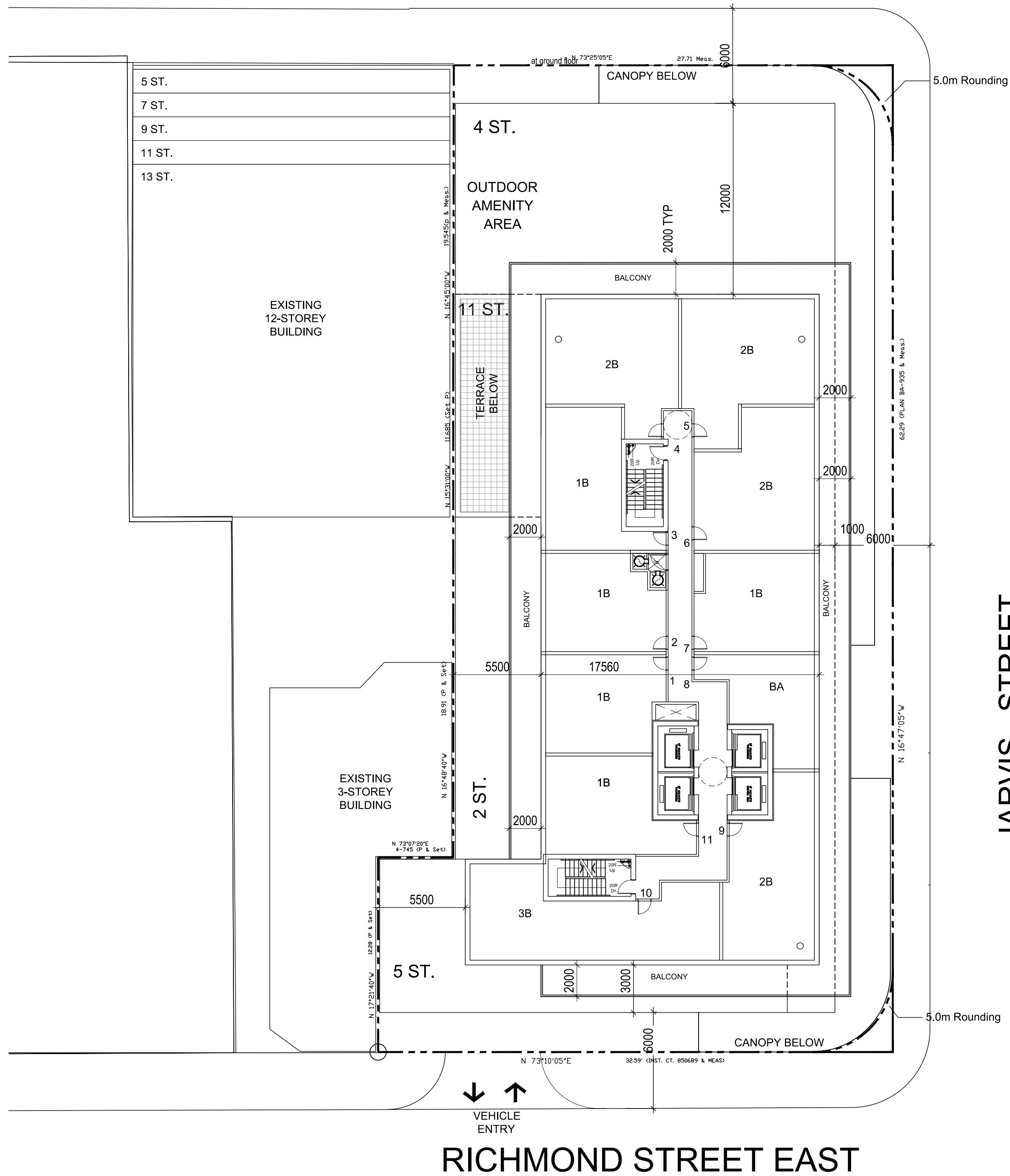
QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
7TH-11TH FLOOR PLAN

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

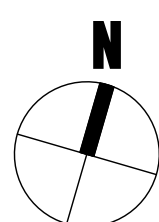
PROJECT NO. 32018
 SCALE: 1:200

A12

QUEEN STREET EAST



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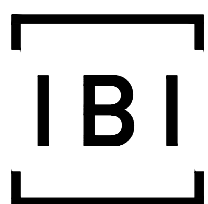
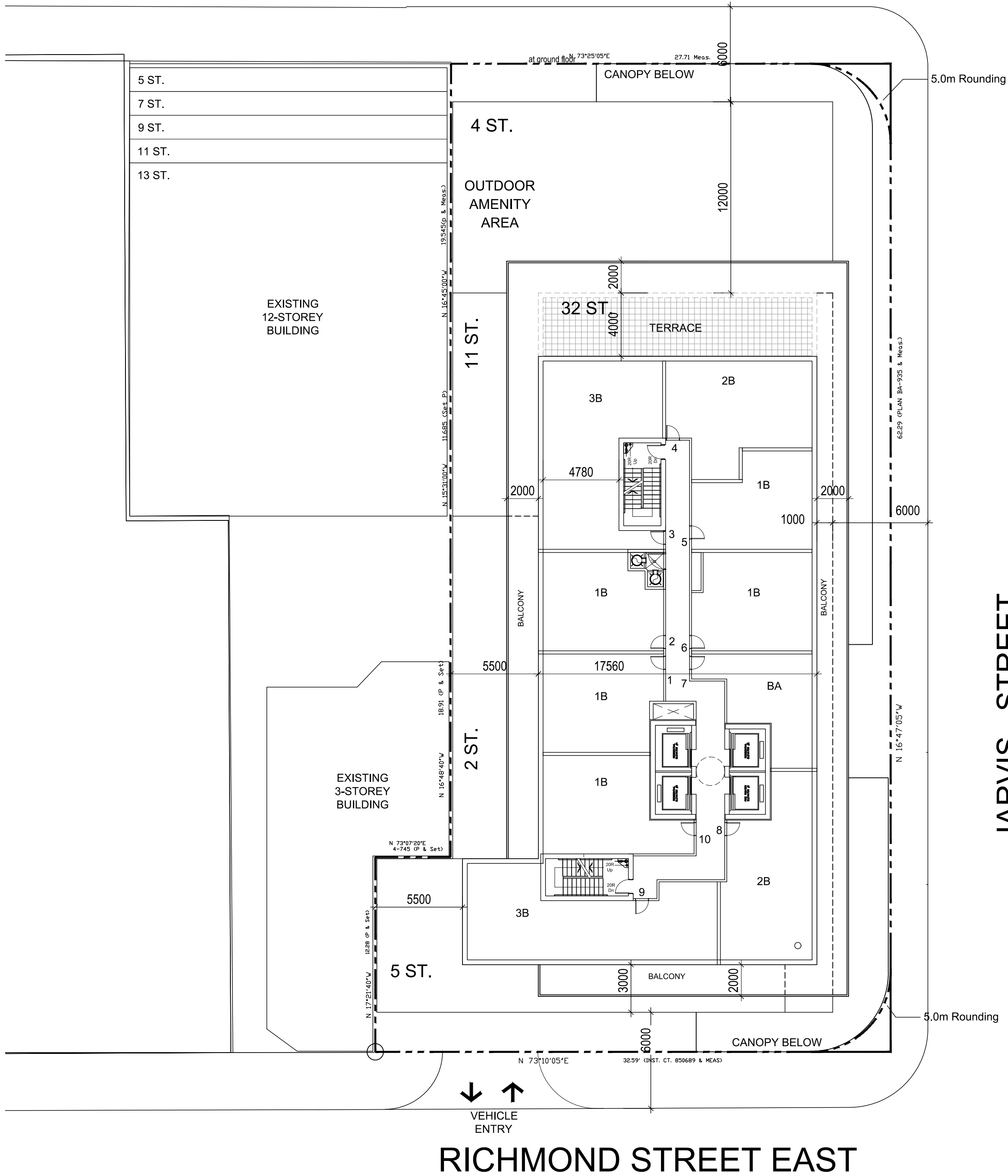
QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
12TH - 32ND FLOOR PLAN

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

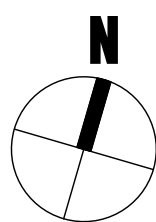
PROJECT NO. 32018
 SCALE: 1:200

A13

QUEEN STREET EAST



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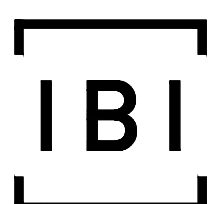
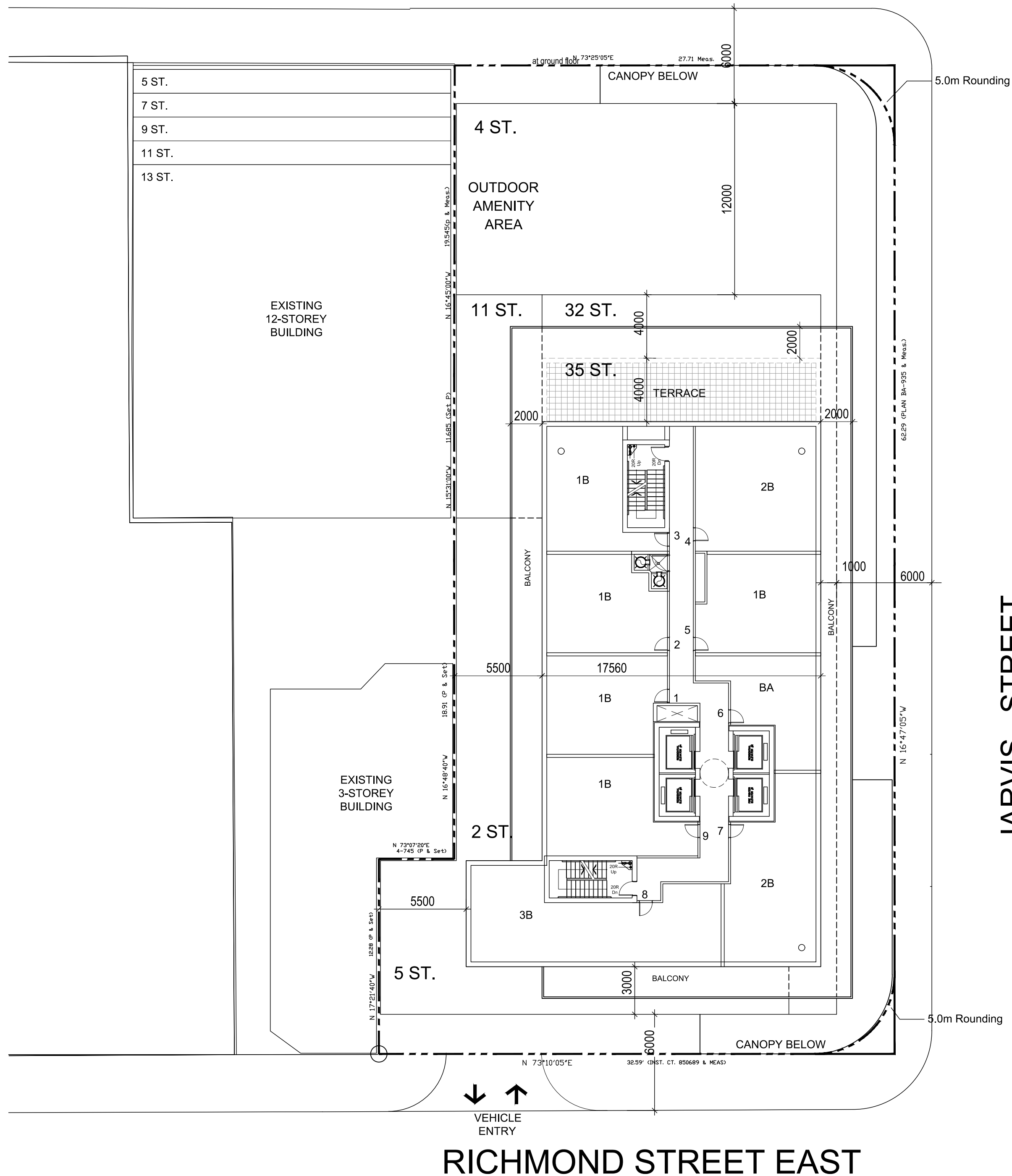
QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
33RD - 35TH FLOOR PLAN

ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

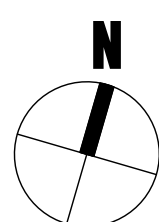
PROJECT NO. 32018
SCALE: 1:200

A14

QUEEN STREET EAST



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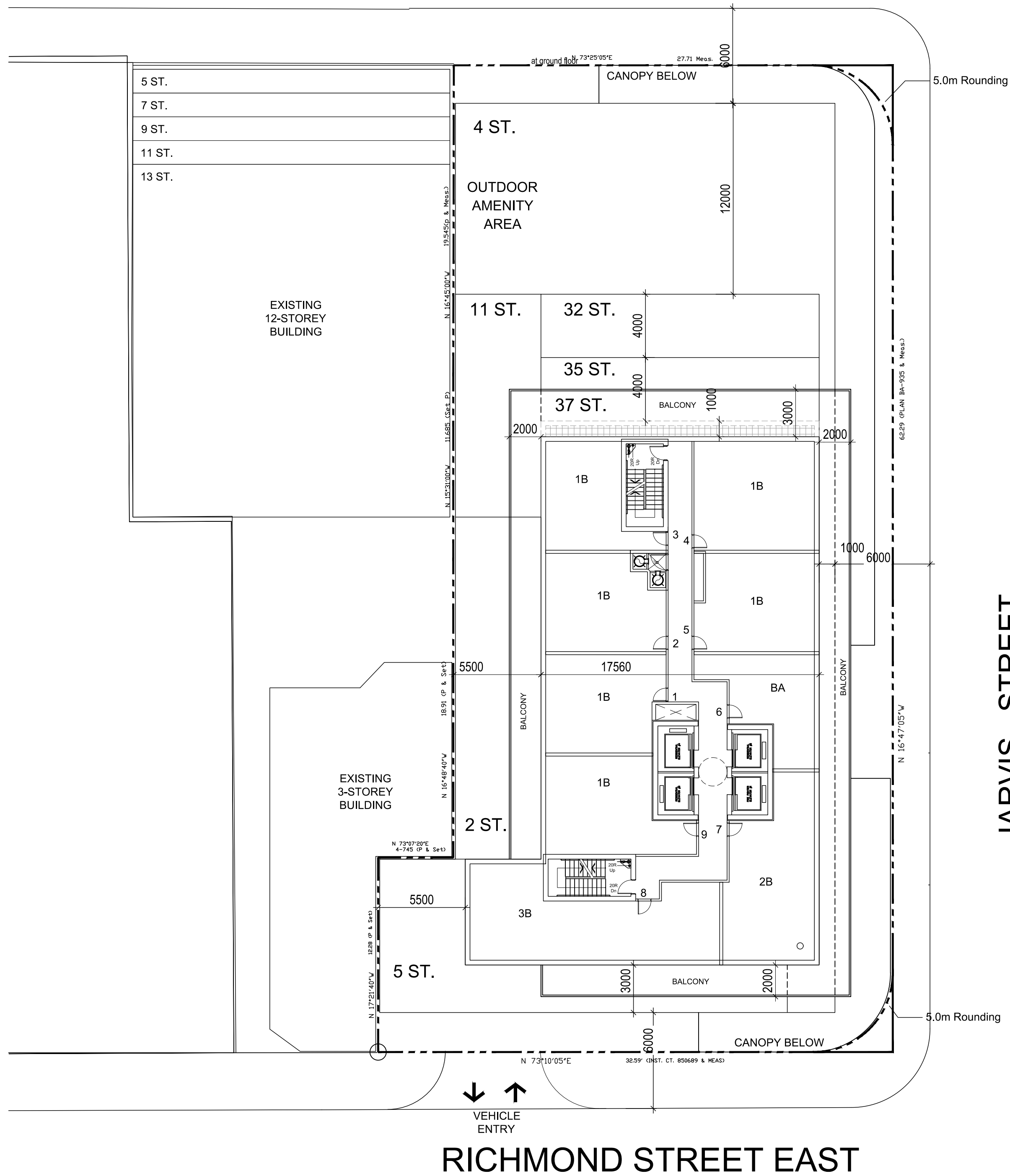


QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
36TH - 37TH FLOOR PLAN
ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
SCALE: 1:200

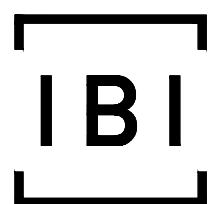
A15

QUEEN STREET EAST

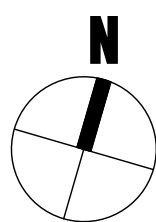


JARVIS STREET

RICHMOND STREET EAST



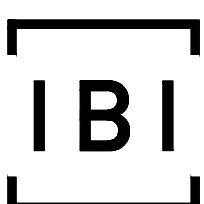
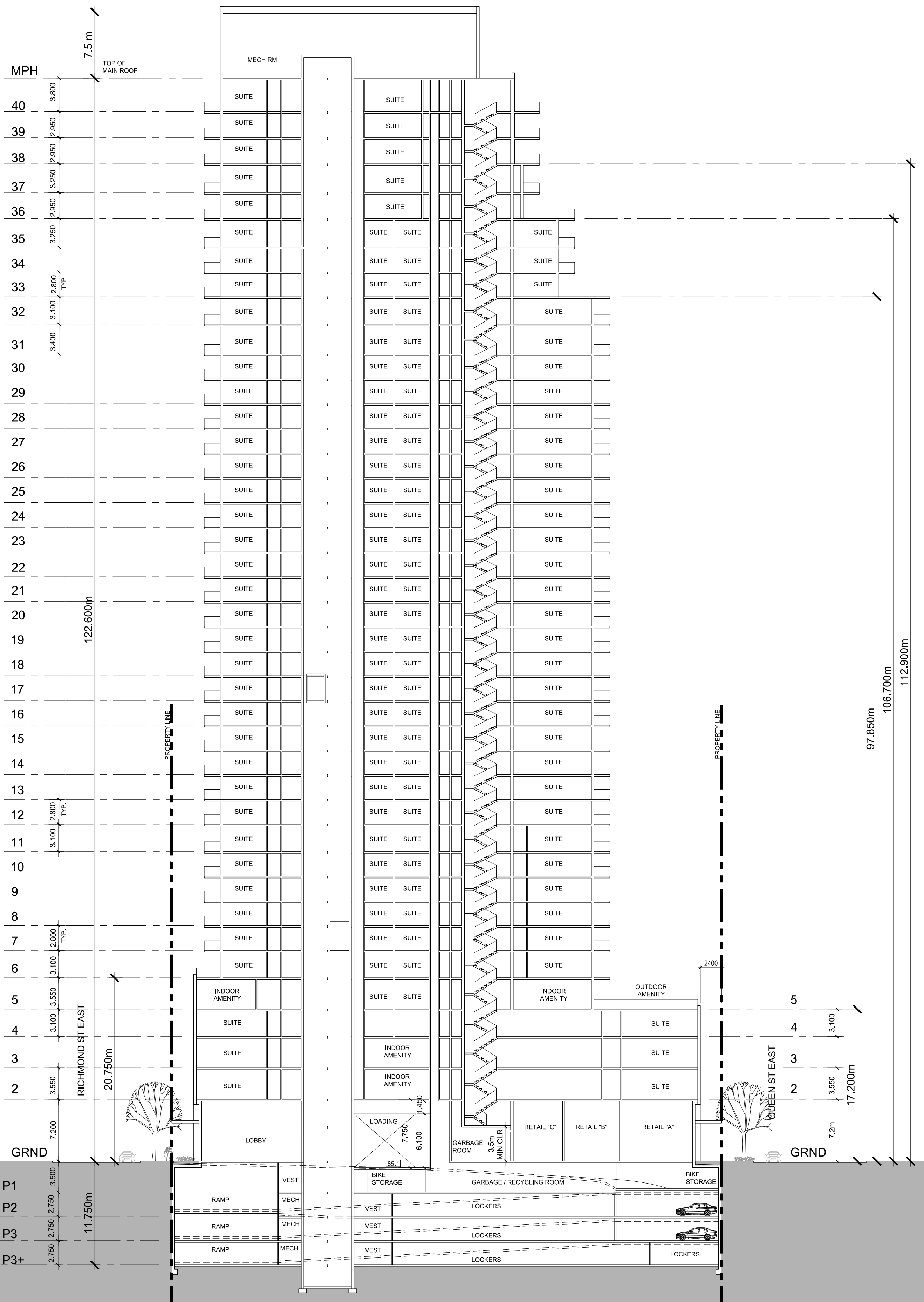
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QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
38TH - 40TH FLOOR PLAN
ISSUED FOR REZONING AUG 17-18
ISSUED FOR REZONING AUG 16-19
ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
SCALE: 1:200

A16



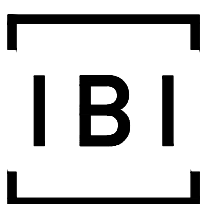
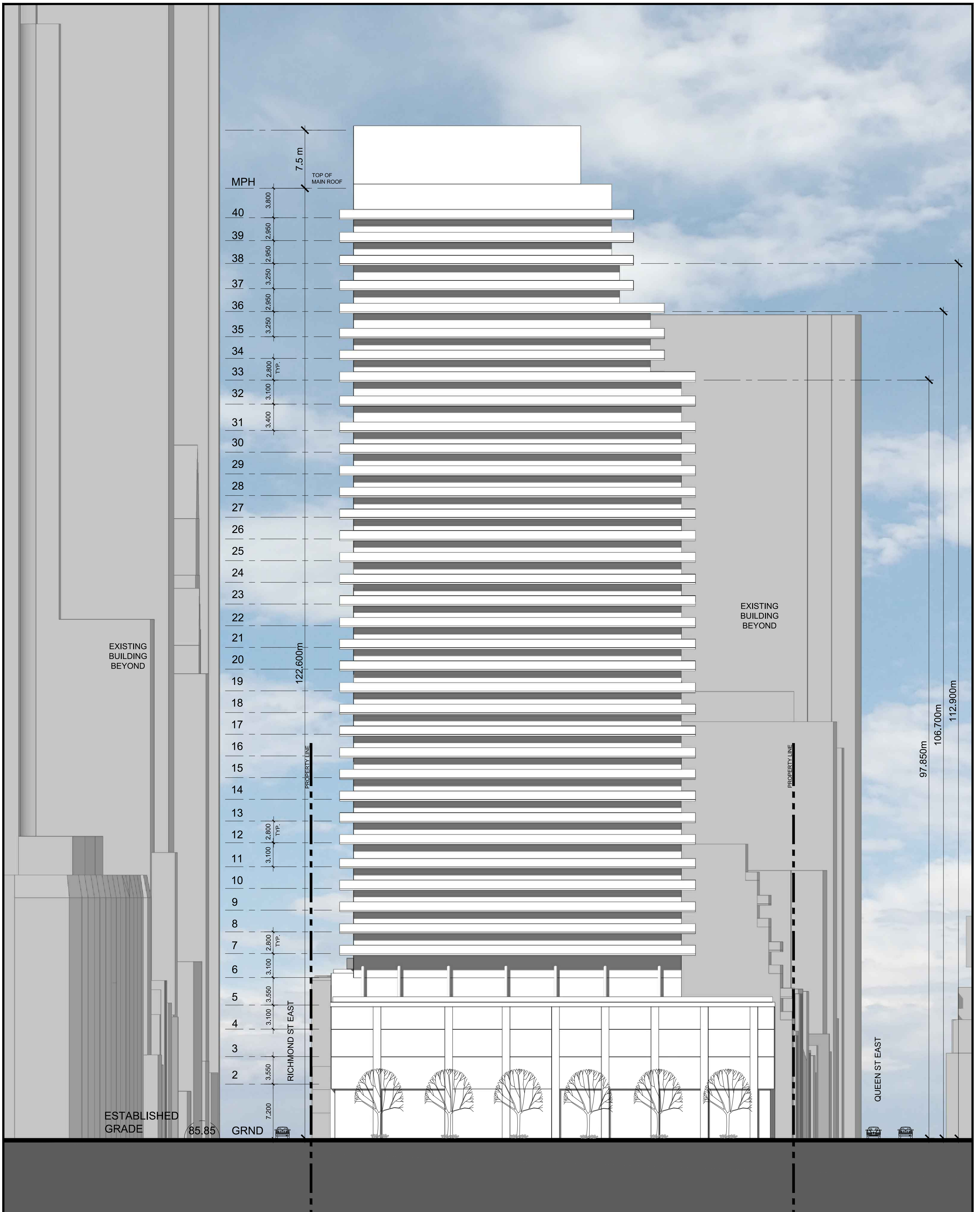
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QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
SECTION NORTH-SOUTH

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
 SCALE: 1:300

A17



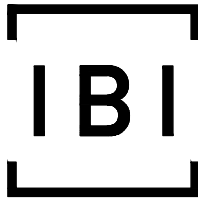
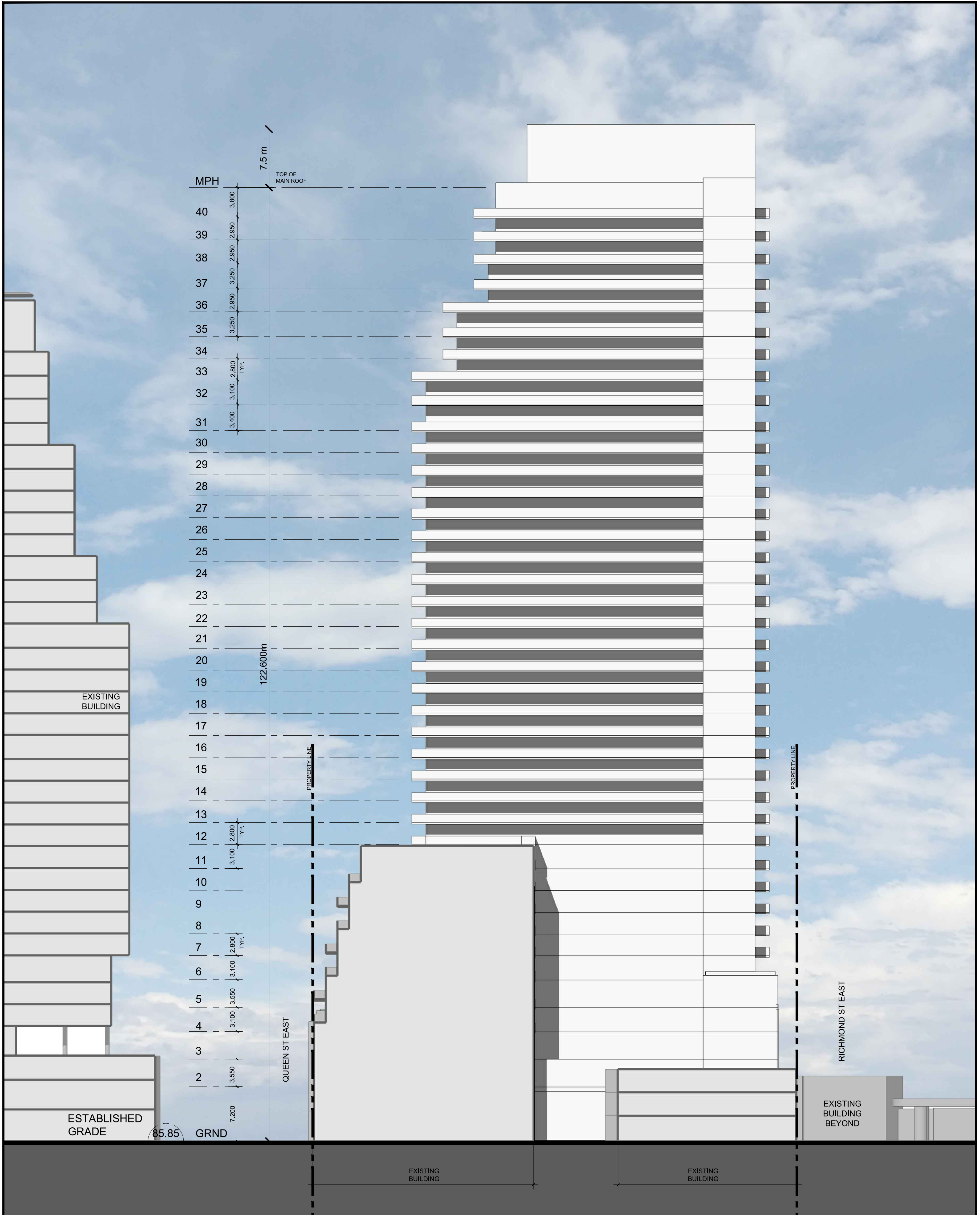
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QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
EAST BUILDING ELEVATION

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
 SCALE: 1:300

A18

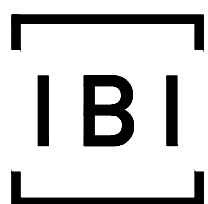
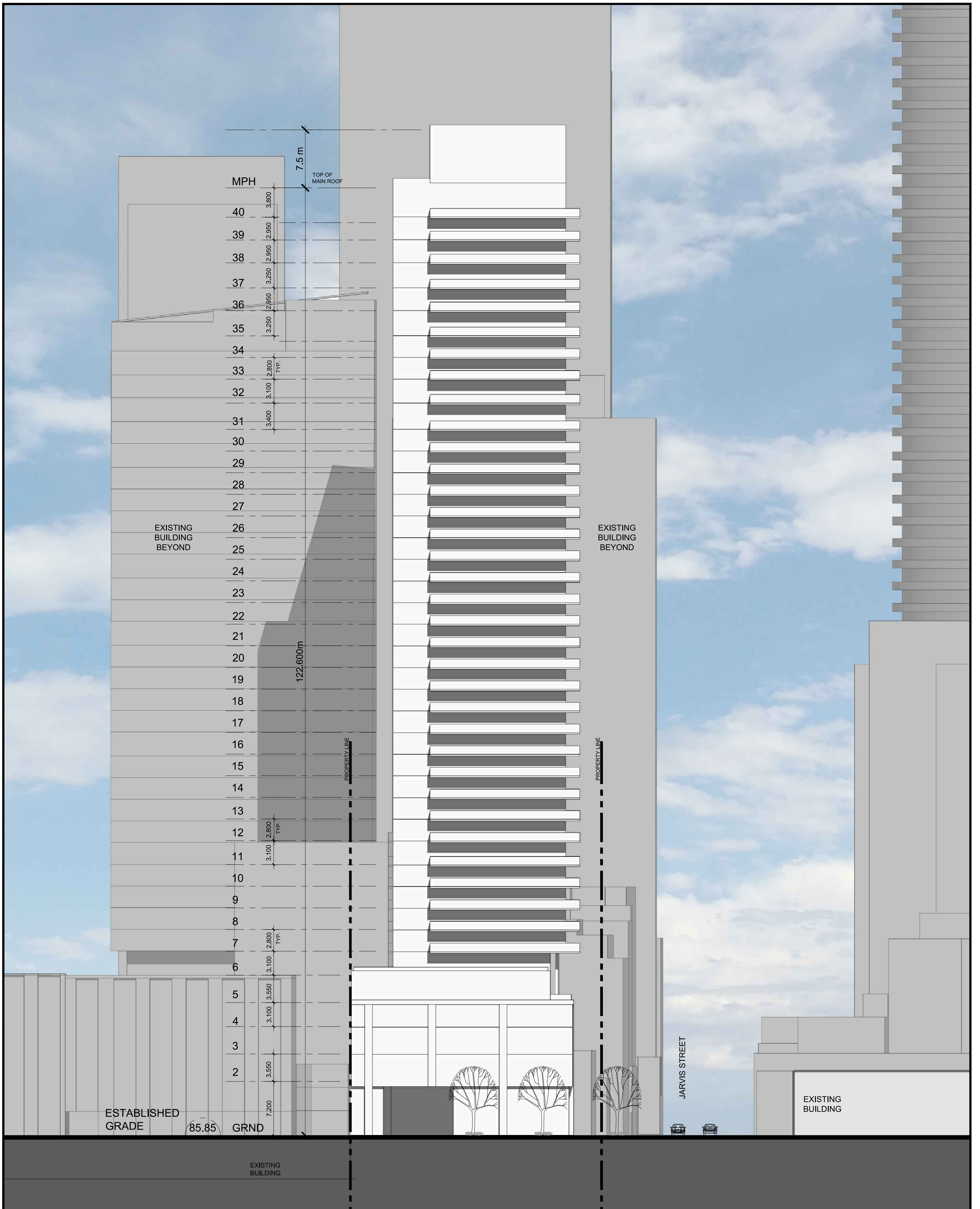


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QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
WEST BUILDING ELEVATION
ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
 SCALE: 1:300

A19



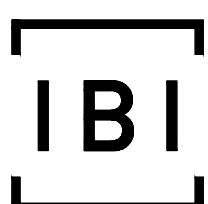
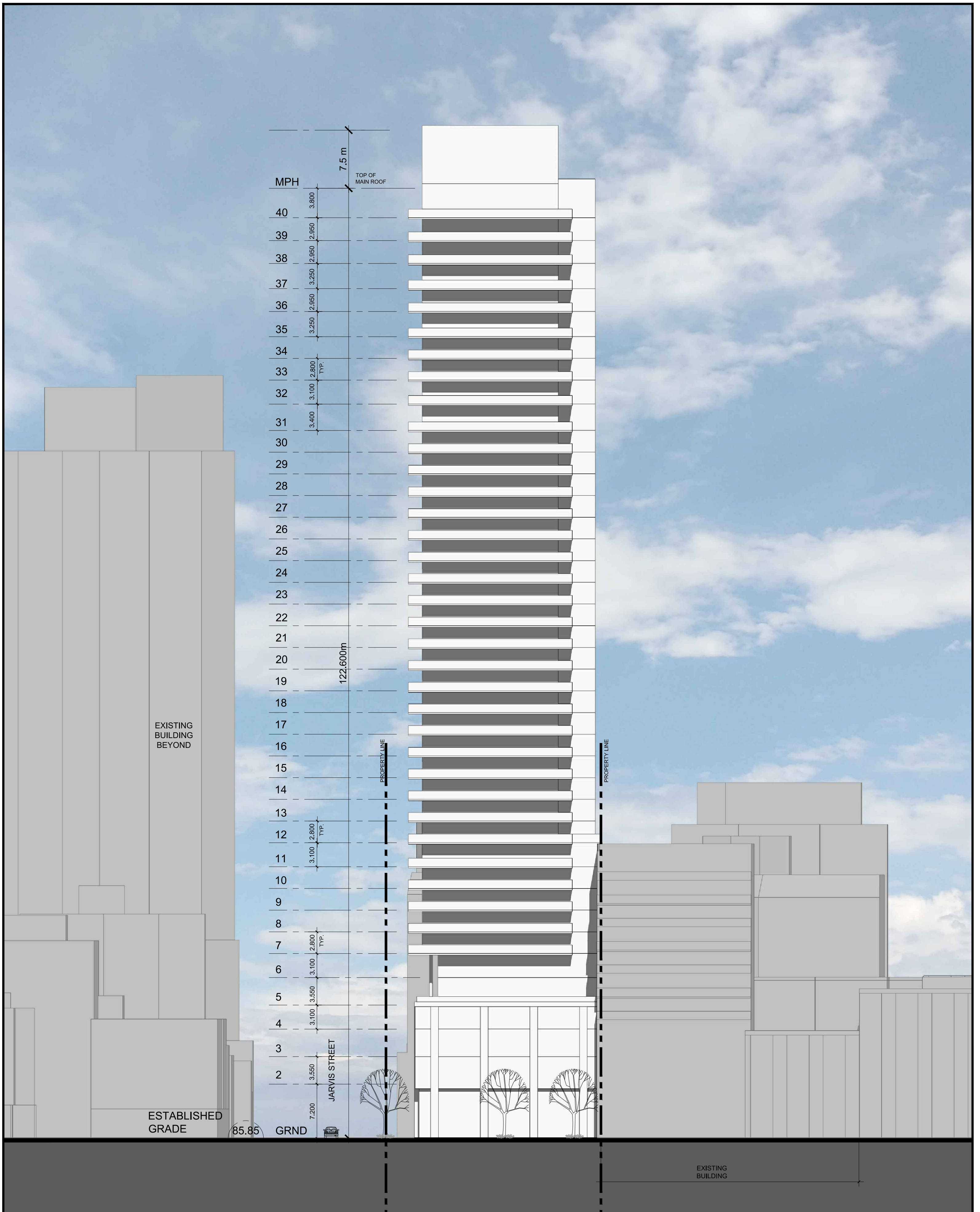
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QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
SOUTH BUILDING ELEVATION

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
 SCALE: 1:300

A20



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QUEEN ST. & JARVIS ST.
TORONTO, ONTARIO
NORTH BUILDING ELEVATION

ISSUED FOR REZONING AUG 17-18
 ISSUED FOR REZONING AUG 16-19
 ISSUED FOR REZONING NOV 05-21

PROJECT NO. 32018
 SCALE: 1:300

A21