

CONFIDENTIAL APPENDIX B

Schedule "A"

Settlement Plans, prepared by CORE Architects, dated February 23, 2022

**1521 QUEEN STREET WEST
PROJECT NO. 19-195 PROJECT STATISTICS**

FEBRUARY 23TH, 2022

**1521 QUEEN
STREET WEST**

1521, QUEEN ST. W
TORONTO, ON

19-195

BUILDING INFORMATION

	CURRENT
Height Above Grade	25.9 m (Excluding MPH/Amenity)
No. of Storeys	8 Storeys + MPH/Amenity
Total Residential GFA	69,012 SF (6,411 SM)
Total Retail GFA	3,139 SF (291 SM)
Total GFA	72,151 SF (6,703 SM)
Total GCA (Above Grade)	77,377 SF (7,188 SM)
Site Area	13,289 SF (1,234.60 SM)
FSI (FLOOR SPACE INDEX)	5.43x
Number of Units	87 Units*

UNIT SUMMARY

Type	Count	Percent
STUDIO	8	9.20%
1B	42	48.28%
2B	24	27.59%
3B	13	14.94%
Total	87*	100%

AMENITY SUMMARY

Amenity Type	Area (SM)	Rate per Unit
Interior Amenity	215.12	2.47 SM / UNIT
Exterior Amenity	185.27	2.13 SM / UNIT
Total	400.39	4.60 SM / UNIT

*Final interior demising layout to be confirmed. Unit count may increase up to 99 units. Units will still exceed "GROWING UP" Guidelines unit type requirement

VEHICULAR PARKING INFORMATION

No. of Spaces (Ground Level) Car Share	3 (1 + 2 BF)
TOTAL No. of parking spaces required per bylaw	1

BICYCLE PARKING INFORMATION

	SPACES PROVIDED	
	LONG TERM	SHORT TERM
RESIDENTIAL	109 (ON LEVEL U-1)	8 (OUTDOOR)
RETAIL	1 (ON LEVEL U-1)	4 (OUTDOOR)
Total	110	12

	SPACES REQUIRED (per bylaw)	
	LONG TERM	SHORT TERM
RESIDENTIAL	79	9
RETAIL	1	4
Total	80	12

LOADING SPACE INFORMATION

Spaces Provided (as required per bylaw)	1 Type-G Loading Space (enclosed on Ground Floor)
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PROJECT STATS

February 23th, 2022

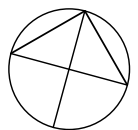
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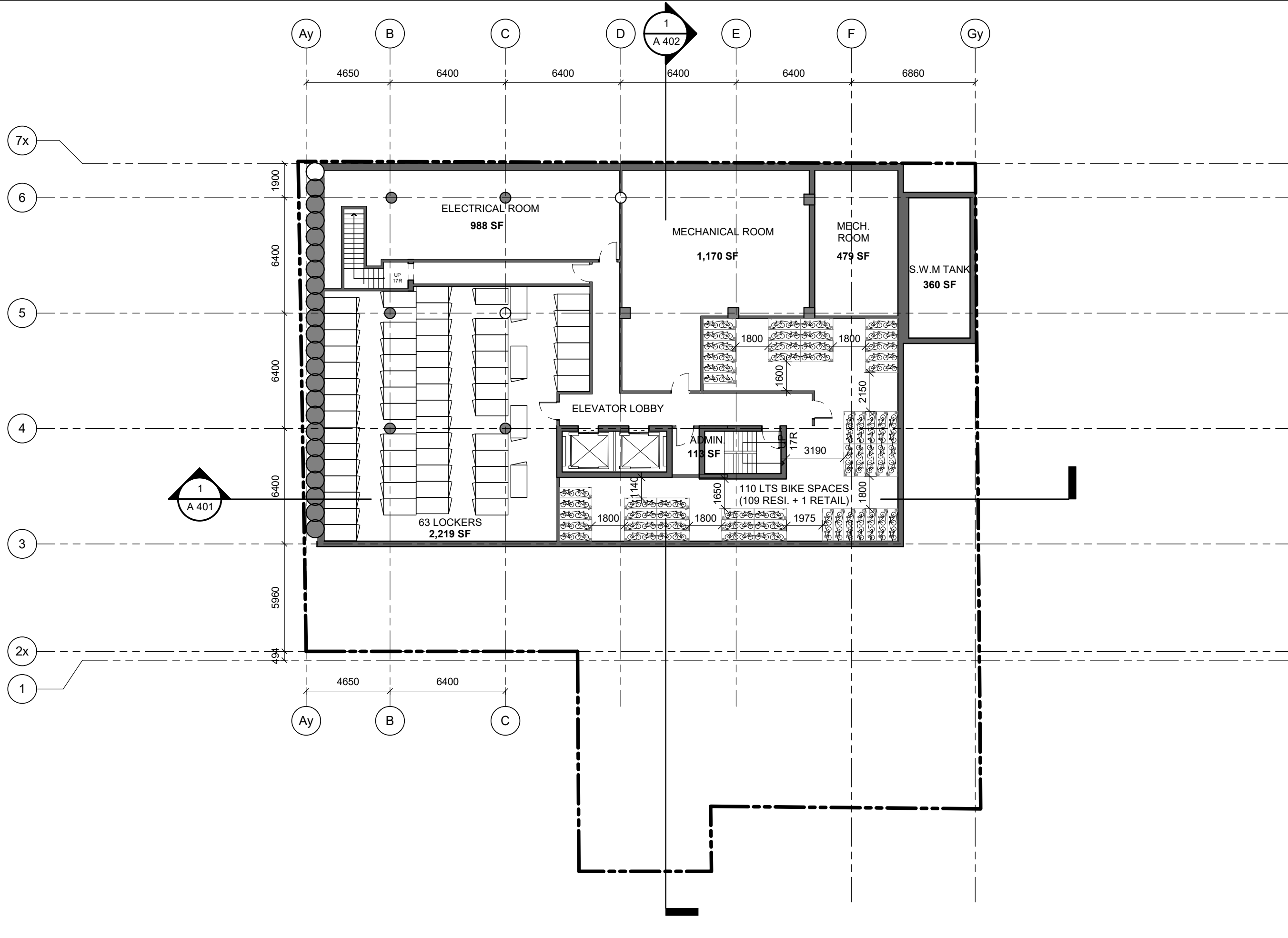
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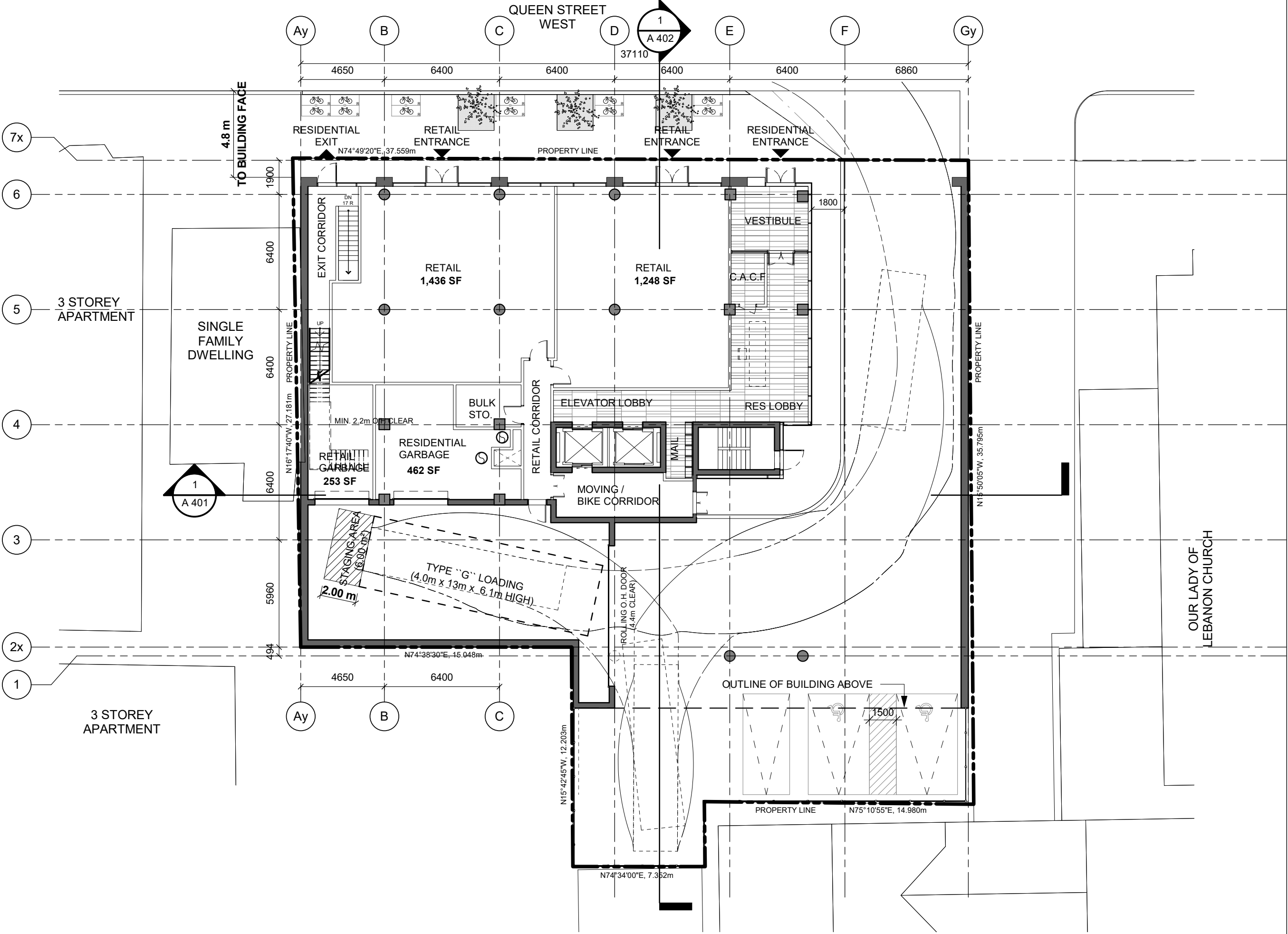
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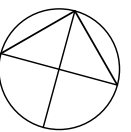


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Level 1 Plan

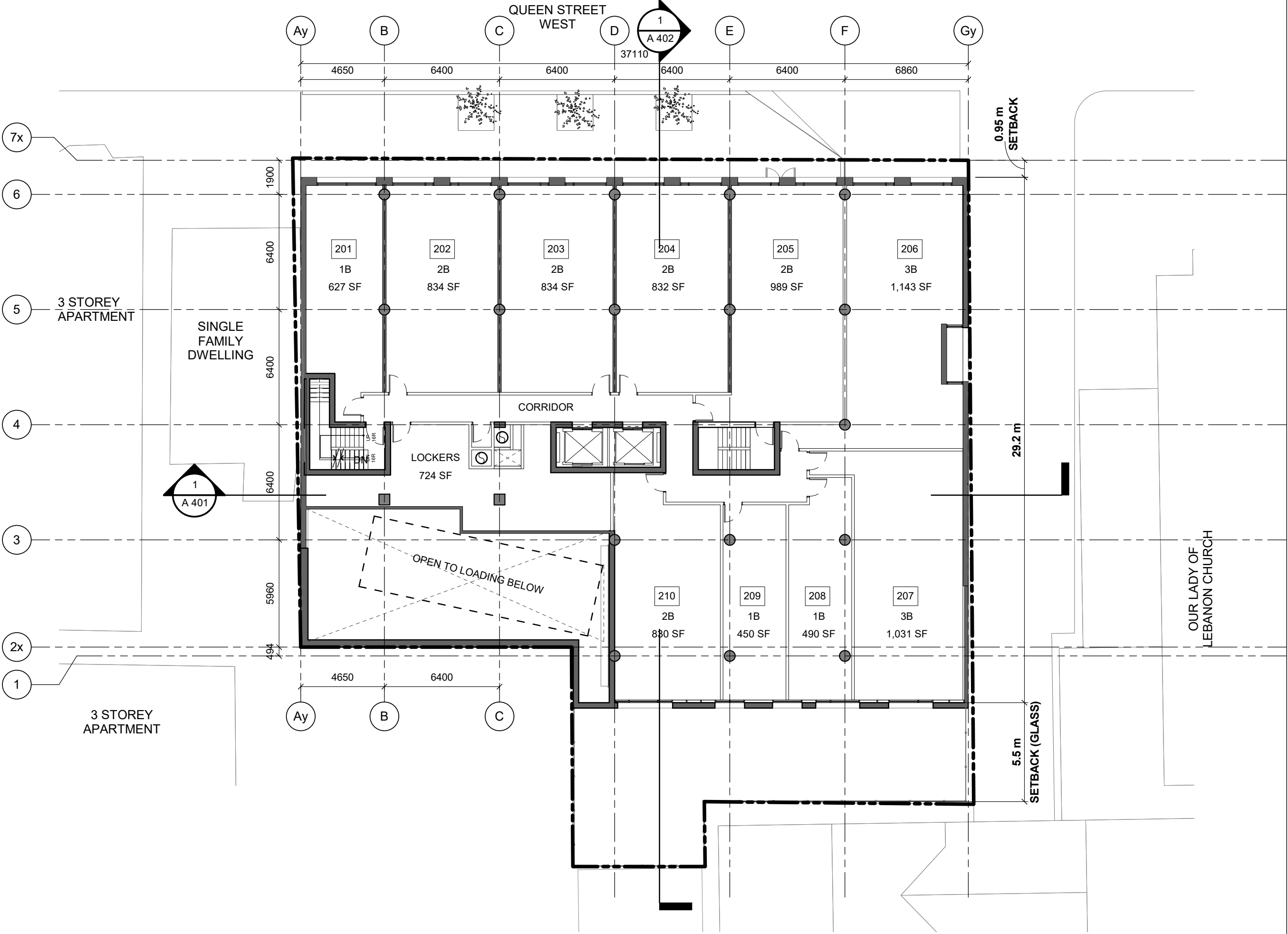
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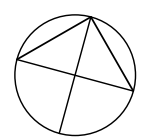
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Level 2 Plan

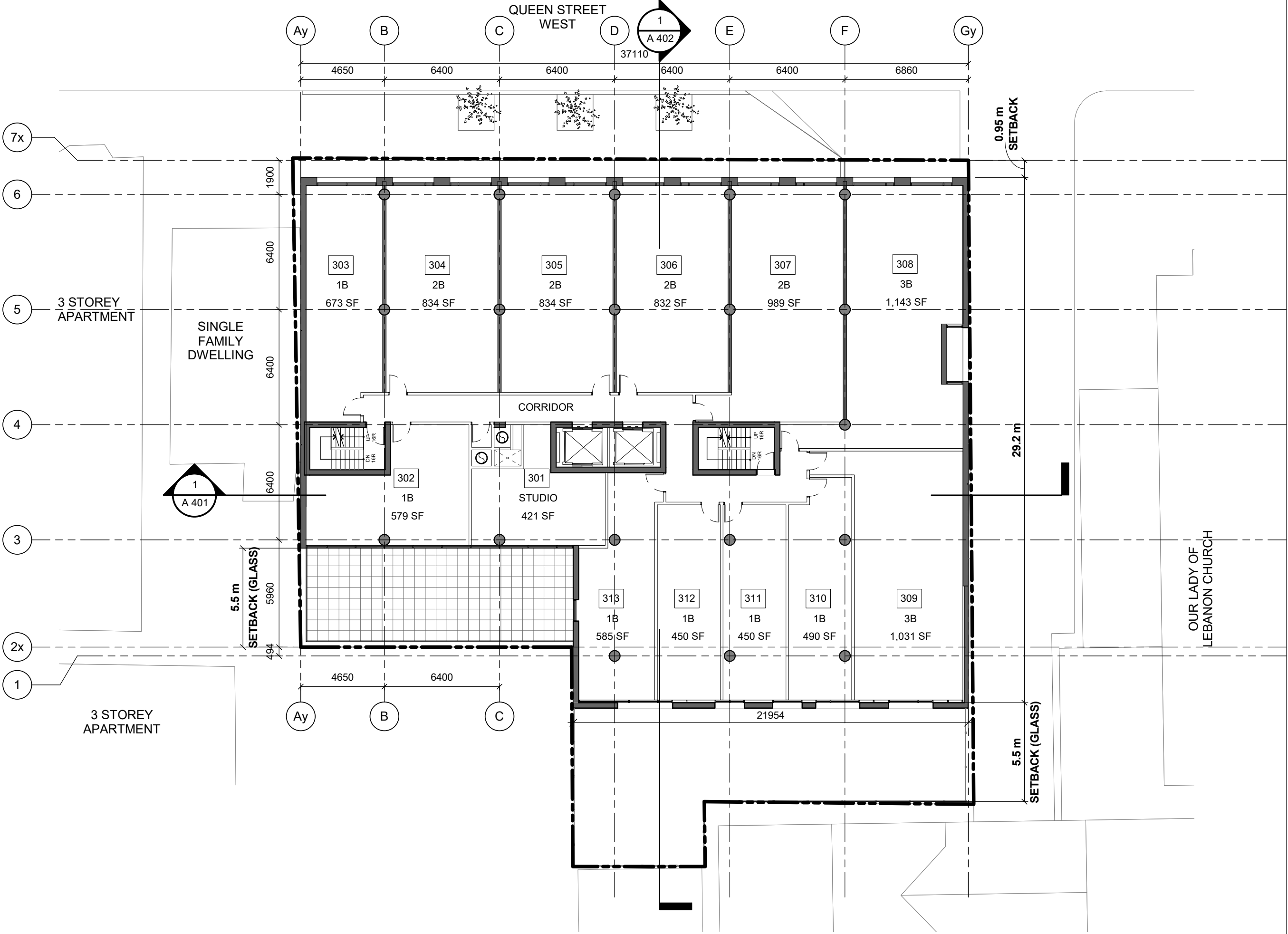
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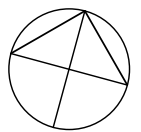
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Level 3 Plan

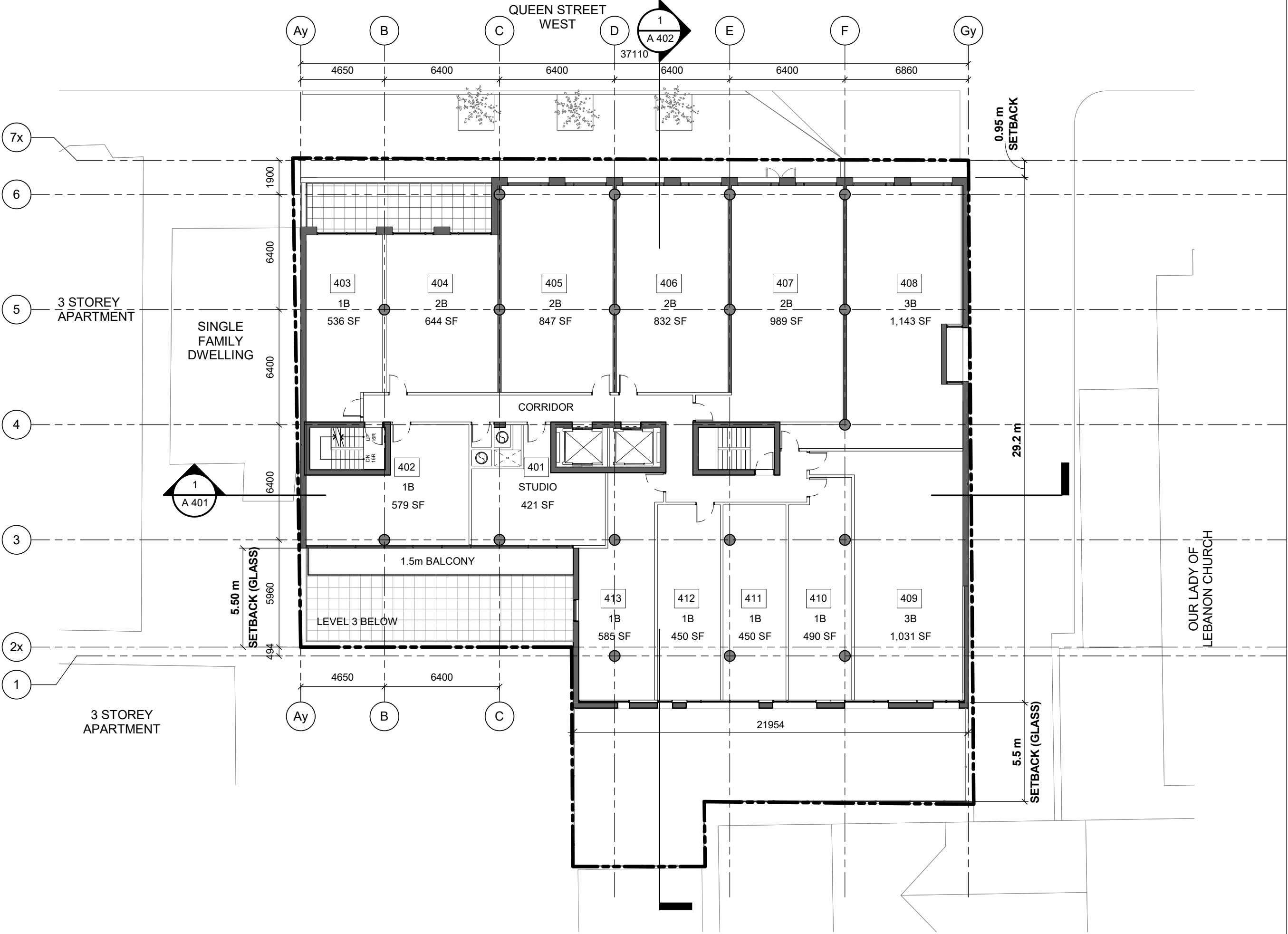
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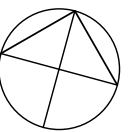
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Level 4 Plan

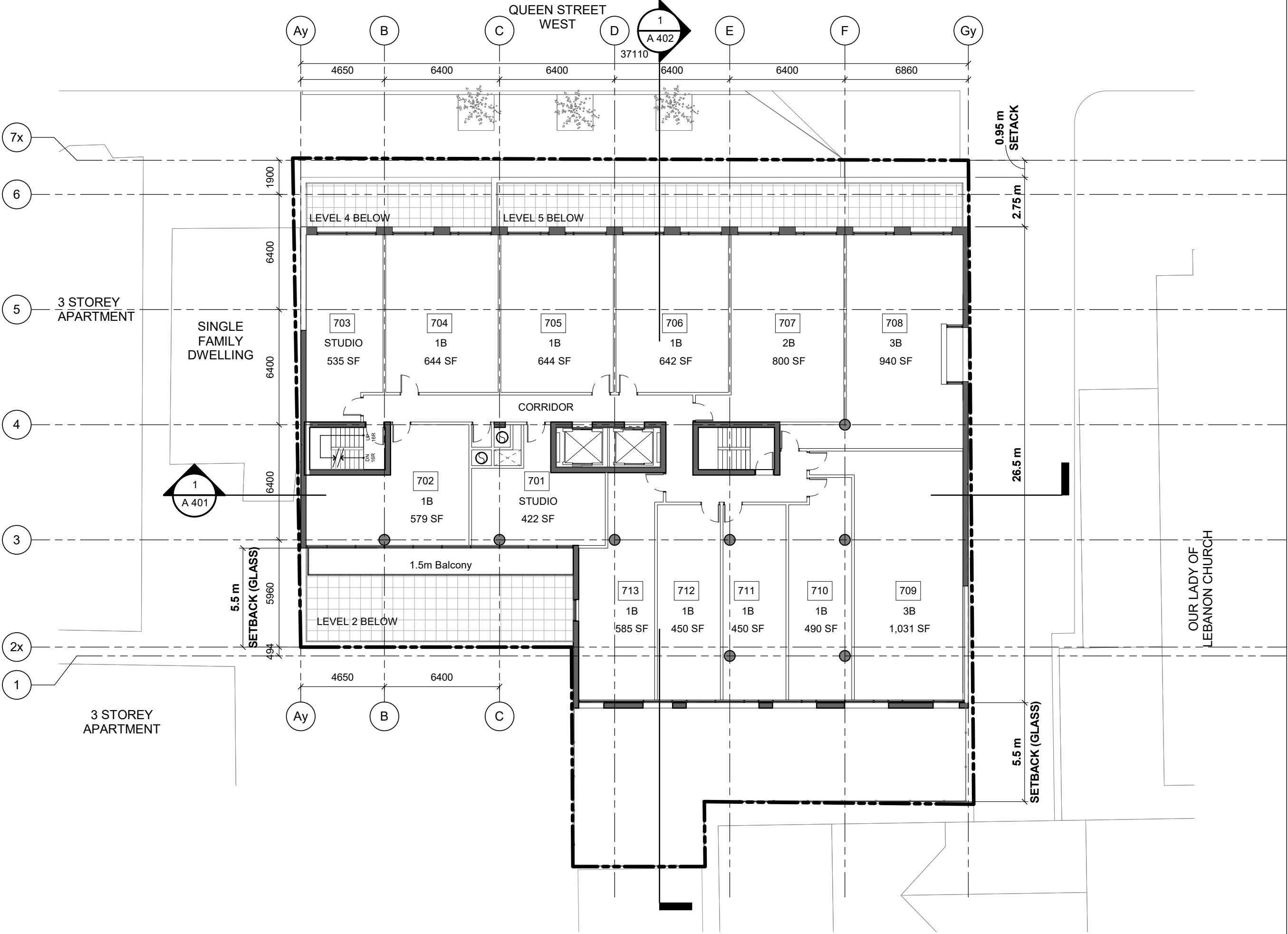
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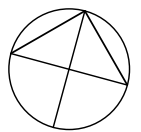
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Level 7 Plan

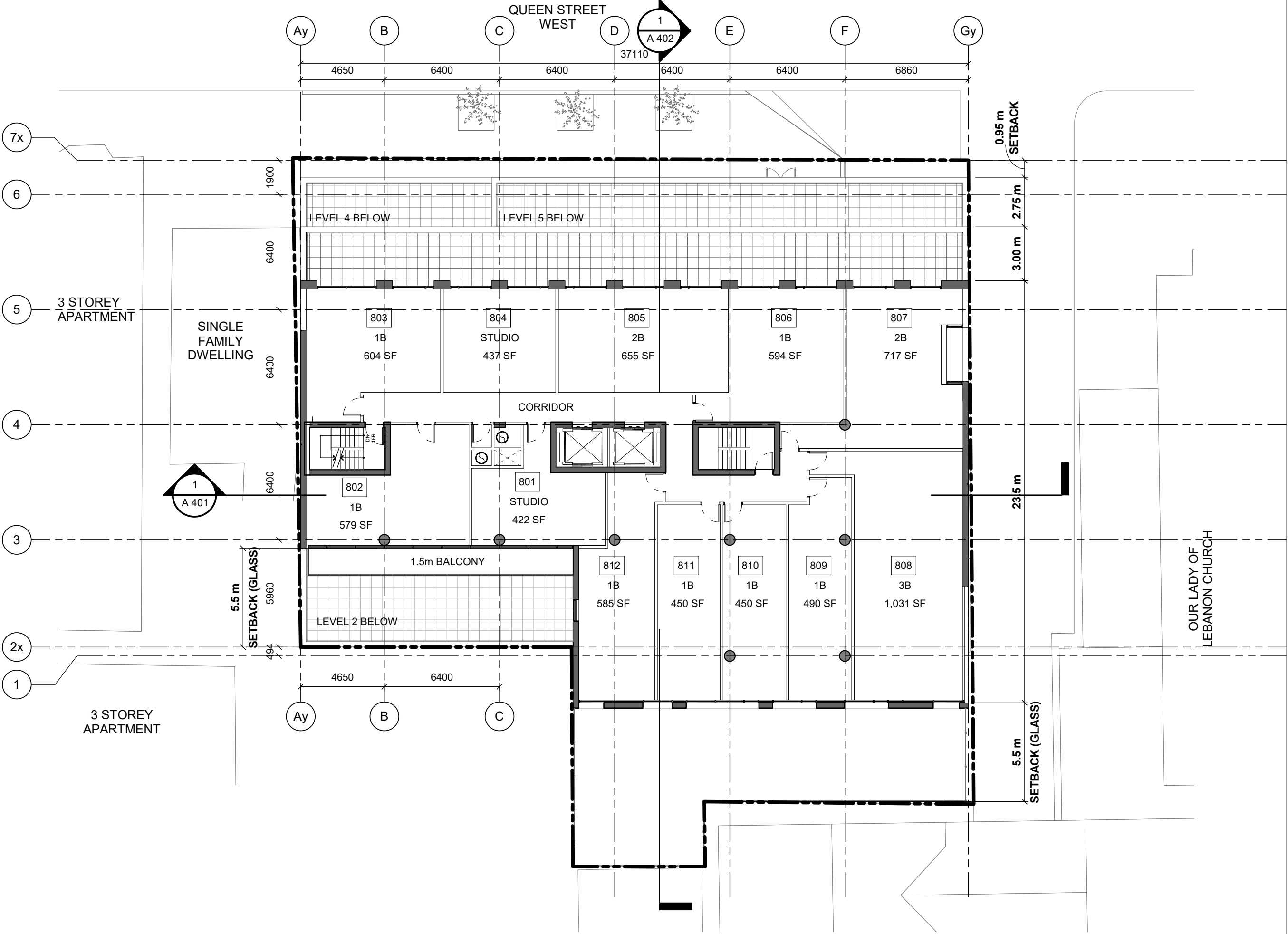
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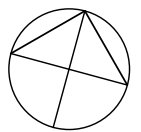
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Level 8 Plan

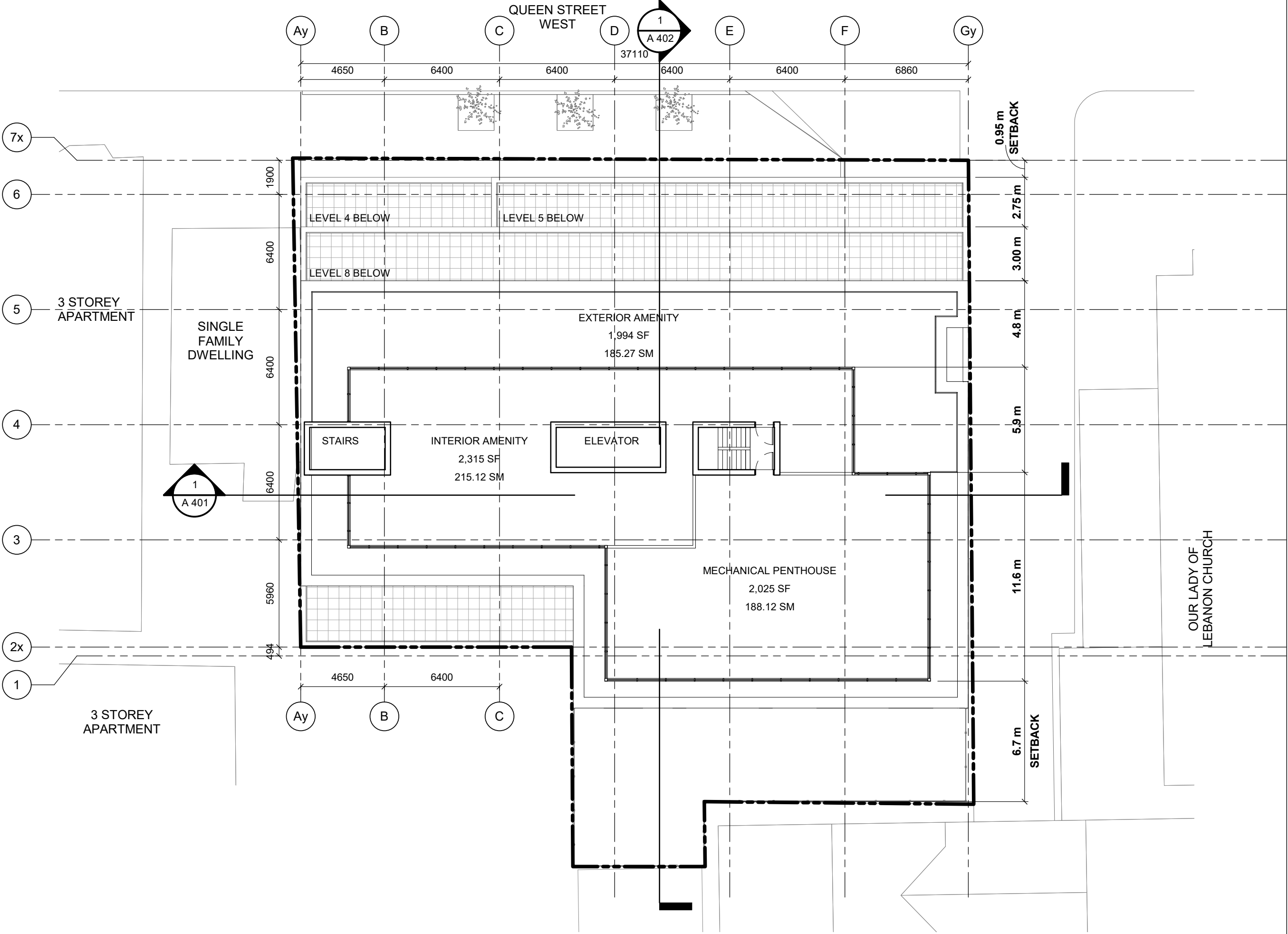
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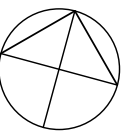
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QUEEN STREET WEST

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37110

4650 6400 6400 6400 6400 6860

7x

6

5

4

3

2x

1

3 STOREY APARTMENT

SINGLE FAMILY DWELLING

1
A 401

3 STOREY APARTMENT

LEVEL 6 BELOW

LEVEL 7 BELOW

LEVEL 8 BELOW

ROOF

LEVEL 2 BELOW

35.01 m

2.10 m SETBACK

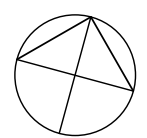
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Roof Plan

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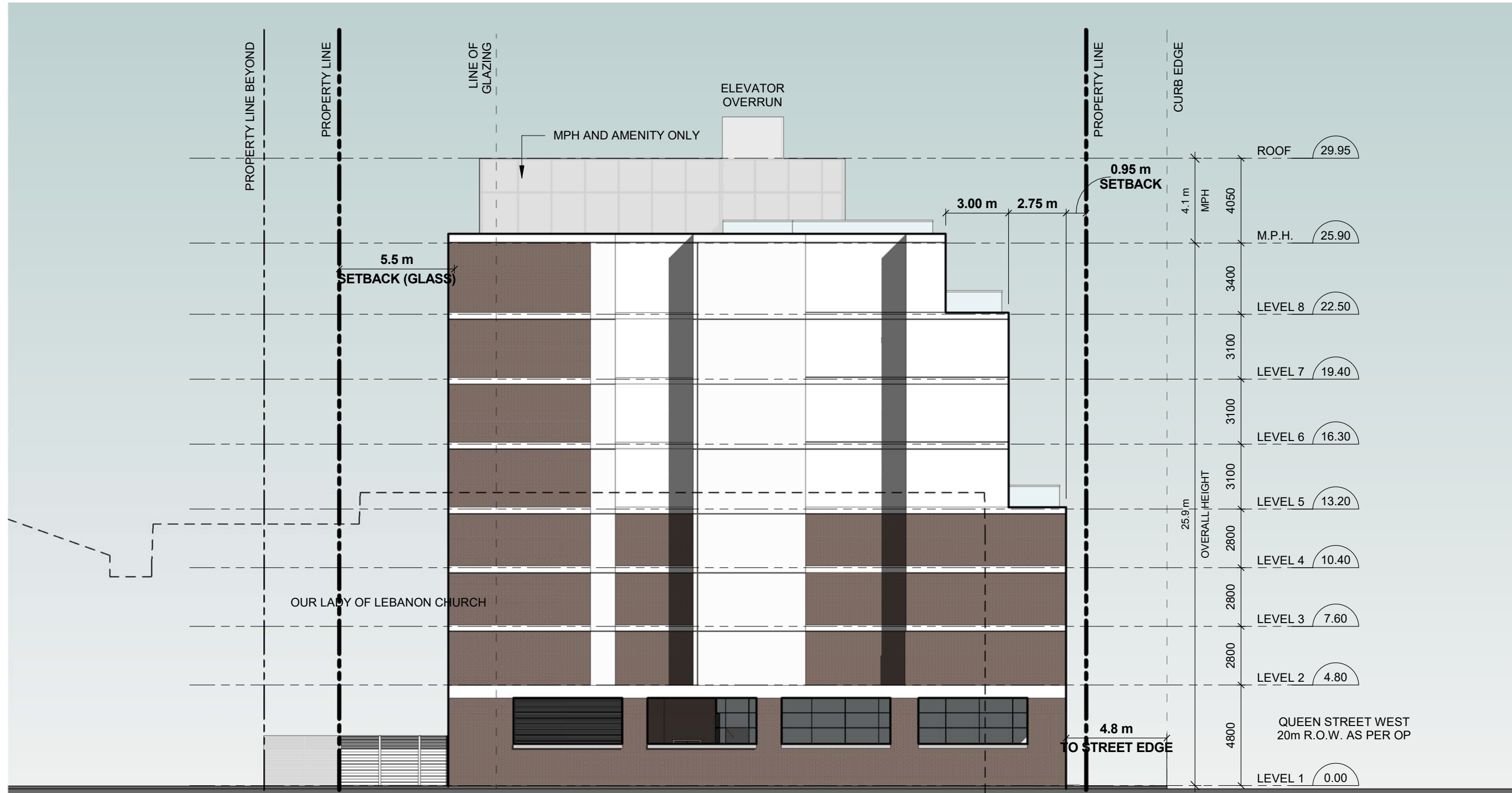
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East Elevation

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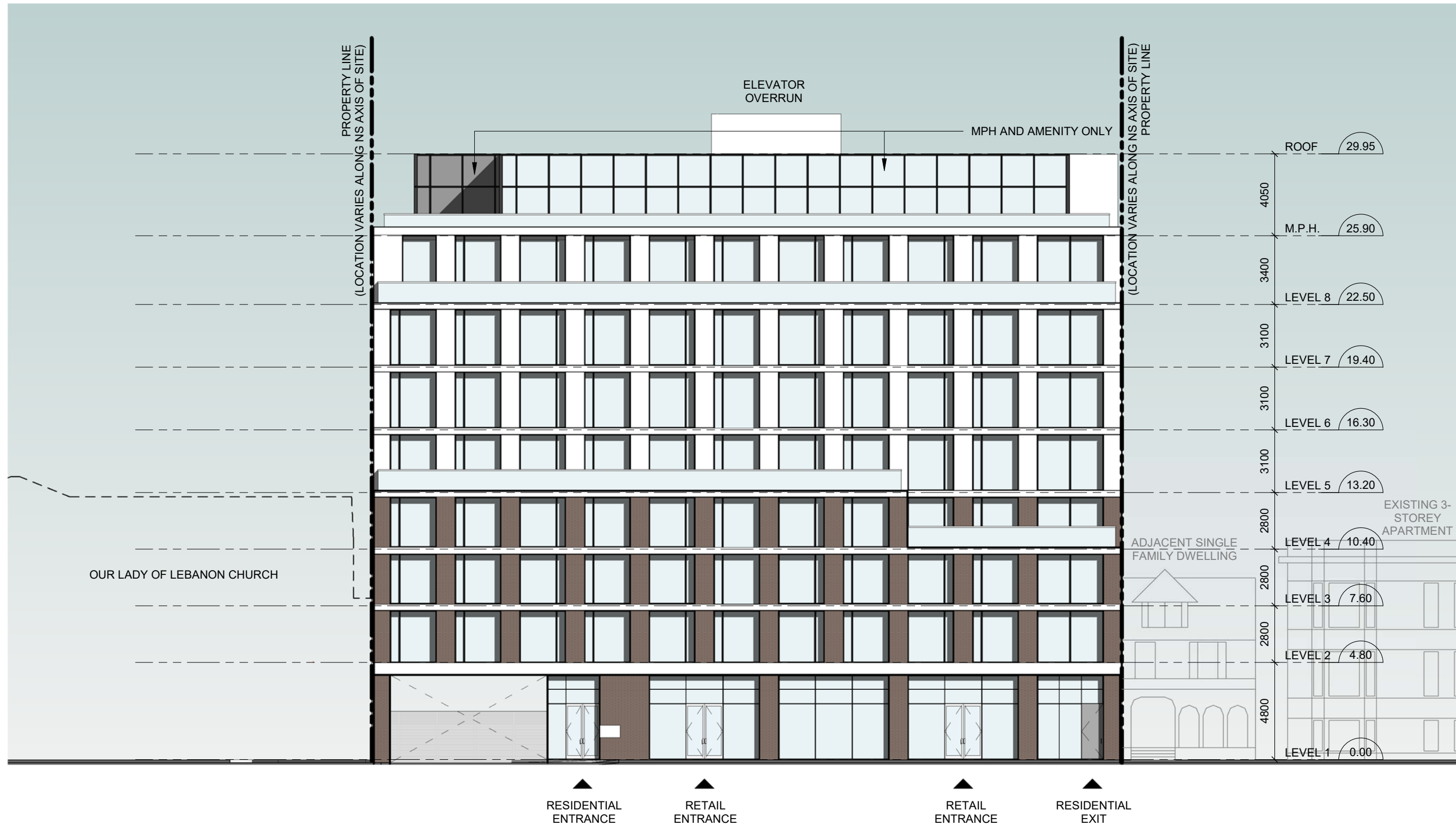
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North Elevation

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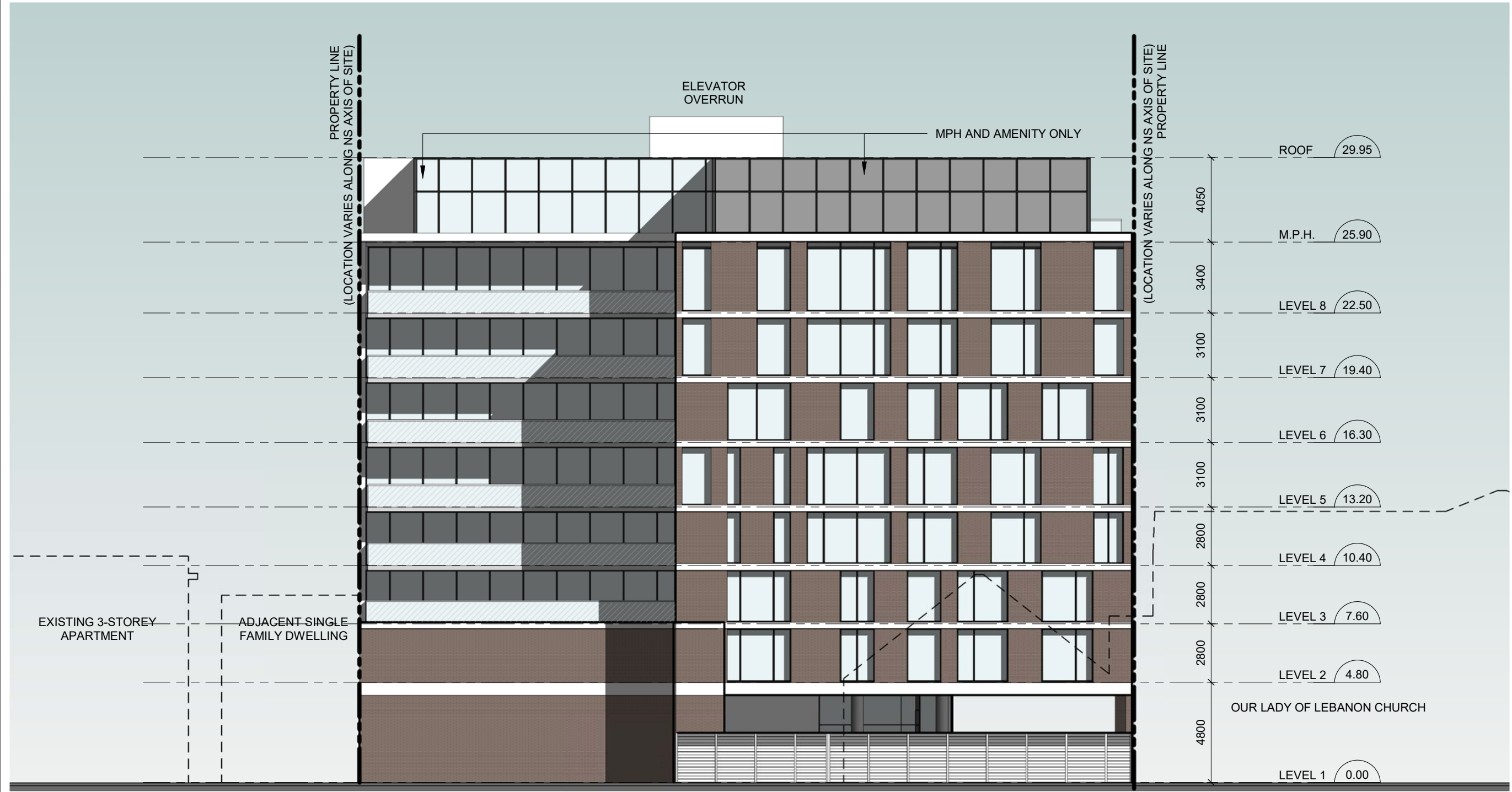
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South Elevation

1 : 200

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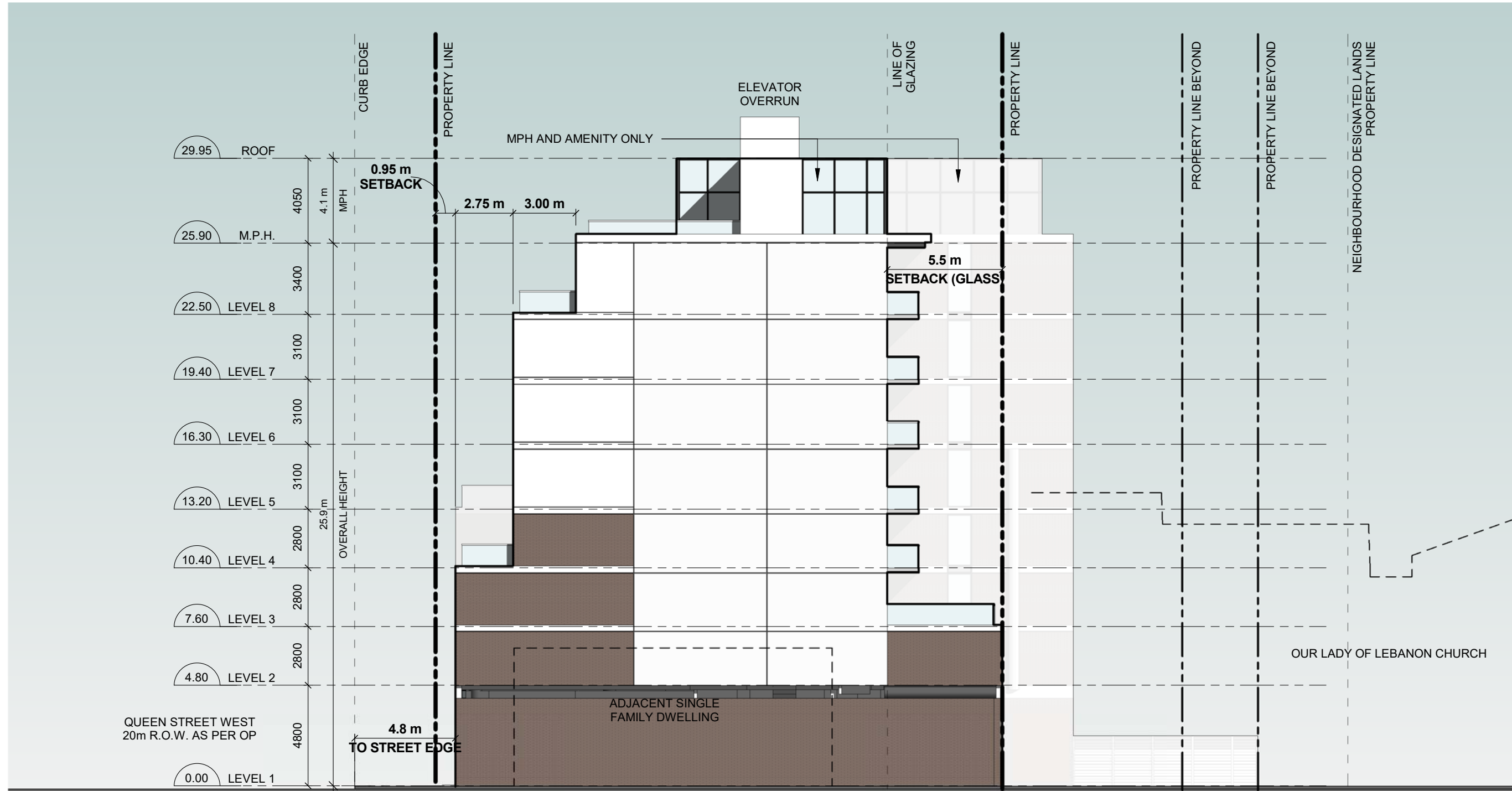
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West Elevation

1 : 200

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OP LAND USE DESIGNATIONS

 MIXED USE AREAS

 NEIGHBOURHOODS

SE AXO

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 MIXED USE AREAS

 NEIGHBOURHOODS

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