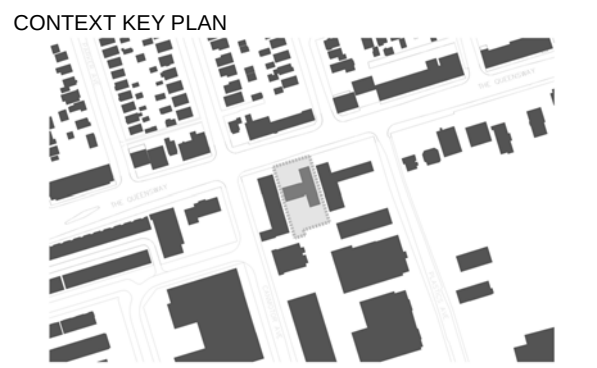


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2	ISSUED FOR ZBA	2020/12/04
3	REZONING REV1-OLT	2022/03/15
4	REZONING REV2-OLT	2022/03/24
5	REZONING REV3-OLT	2022/04/06



PROJECT NORTH

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PROJECT NO: 19061

SCALE: 1 : 1

DATE: April 6th, 2022

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DRAWING TITLE

COVER PAGE

DRAWING NO

A000

SHEET LIST

Sheet Number	Sheet Name
A000	COVER PAGE
A001	CONTEXT MAP & DEVELOPMENT STATISTICS
A002	SITE PLAN
A101	P3 LEVEL PLAN
A102	P2 LEVEL PLAN
A103	P1 LEVEL PLAN
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A112	LEVEL 9 FLOOR PLAN
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A114	LEVEL 11 FLOOR PLAN
A115	MECHANICAL PENTHOUSE FLOOR PLAN
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A201	NORTH ELEVATION
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A301	SECTION 1 - N/S
A302	SECTION 2 - E/W
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A400	AXOMETRIC VIEWS
A401	SUNSHADOW STUDY - MARCH 21ST
A402	SUNSHADOW STUDY - JUNE 21ST
A403	SUNSHADOW STUDY - SEPTEMBER 21ST

SURVEYOR:

R. AVIS SURVEYING INC.

235 YORKLAND BOULEVARD, SUITE 203
TORONTO, ON
M2J 4Y8

ACOUSTIC ENGINEER:

SONAIR ENVIRONMENTAL INC.

94 COLES AVENUE
VAUGHAN, ON
L4L 1L9

ARCHITECT:

KFA ARCHITECTS + PLANNERS INC.

197 SPADINA AVENUE, SUITE 500
TORONTO, ON
M5T 2C8

CIVIL ENGINEER:

IBI GROUP

70 VALLEYWOOD DRIVE
MARKHAM, ON
L3R 4T5

ENVIRONMENTAL & GEOTECHNICAL:

PALMER ENVIRONMENTAL CONSULTING GROUP

74 BERKELEY STREET
TORONTO, ON
M5A 2W7

TRAFFIC ENGINEER:

NEXTRANS CONSULTING GROUP INC.

520 INDUSTRIAL PARKWAY S., SUITE 201
AURORA, ON
L4G 6W8

ARBORIST:

JACKSON ARBORICULTURE INC.

118 PLEASANT RIDGE ROAD
BRANTFORD, ON
N3R 0B8

WIND ENGINEER:

THEAKSTON ENVIRONMENTAL

596 GLENGARRY CRESCENT
FERGUS, ON
N1M 3E2

LANDSCAPE ARCHITECT:

ADESSO DESIGN INC.

218 LOCKE STREET SOUTH, 2ND FLOOR
HAMILTON, ON
L8P 4B4

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

General Project Description	Proposed
Total Gross Floor Area	18,894 m ²
Breakdown of project components (m ²)	
Residential	11,306 m ²
Retail	191 m ²
Commercial	N/A
Industrial	N/A
Institutional/Other	N/A
Total number of residential units	148

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	187	130	70%
Number of parking spaces dedicated for priority LEV parking	TBD	0	0%
Number of parking spaces with EVSE	41	0	0%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	101	109	108%
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	N/A	65	59%
b) second storey of building	0	0	0%
c) first level below-ground	N/A	44	41%
d) second level below-ground	0	0	0%
e) other levels below-ground	0	0	0%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	10	14	140%
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

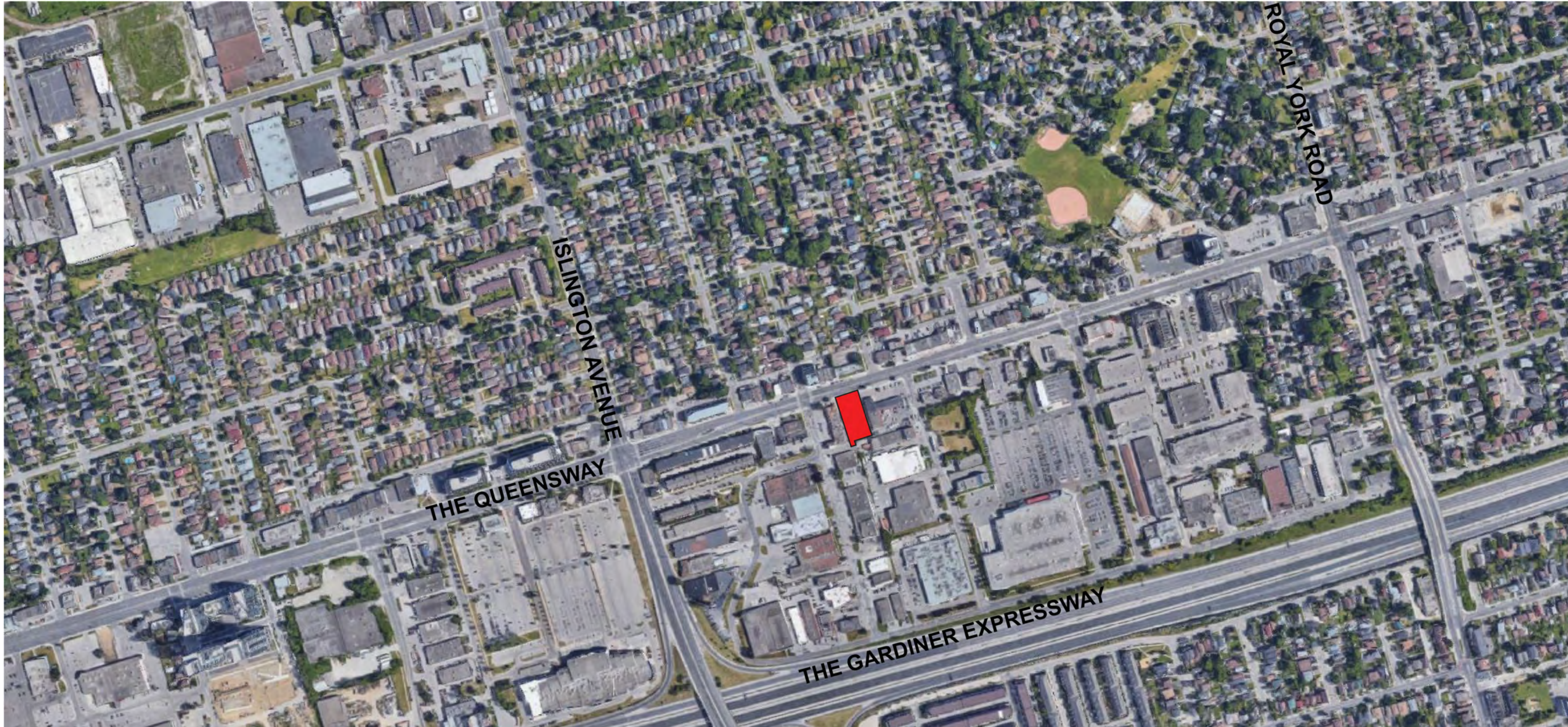
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³):	TBD	TBD	TBD

Green Roof Statistics

		Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		15,401.0	
Total Roof Area (m ²)		1457	
Area of Residential Private Terraces (m ²)		553.0	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		0.0	
Area of Renewable Energy Devices (m ²)		N/A	
Tower (s)Roof Area with floor plate less than 750 m ²		N/A	
Total Available Roof Space (m ²)		904	
Green Roof Coverage		Required	Proposed
Coverage of Available Roof Space (m ²)		361.6	559.0
Coverage of Available Roof Space (%)		40	62

Bird-Friendly Design Statistics

	Elevation First 12m* Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	230.95	143.79	200.31	190.44	765.49	100%
Untreated Area (m ²)	76.35	0	52.96	45.29	174.6	23%
Treated Area (m ²)					0	
Low-Reflectance Opaque Glass (m ²)					0	
Visual Markers (m ²)	154.6	143.79	147.35	145.15	590.89	77%
Shaded (m ²)					0	
*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.						
	Elevation First 4m Above Rooftop Vegetation*					
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)	Total (m2)	Total (%)
Glazing Area (m ²)	N/A	N/A	N/A	N/A	N/A	N/A
Untreated Area (m ²)	N/A	N/A	N/A	N/A	N/A	N/A
Treated Area (m ²)	N/A	N/A	N/A	N/A	N/A	N/A
Low-Reflectance Opaque Glass (m ²)	N/A	N/A	N/A	N/A	N/A	N/A
Visual Markers (m ²)	N/A	N/A	N/A	N/A	N/A	N/A
Shaded (m ²)	N/A	N/A	N/A	N/A	N/A	N/A
* Include this section only when applicable and provide relevant floor numbers for reference						
Building Window : Wall Ratio						



Development Statistics

Project Address: 875 The Queensway

Legal Description: Part of Lots 6, 7 & 10, Registered Plan 1926 and Part of Lot 4, Registered Plan 1106

Project No.: 19061

Revision: 03/15/2022

1.0 Official Plan & Zoning	Urban Structure: Avenues Land Use: Mixed Use Avenues ROW Width: 30m City of Toronto Zoning By-law 569-2013: Not Applicable By-law 514-2003: AV - Avenues
----------------------------	--

	m	sq.m	sq.ft	Hectares	Acres	%
Gross Site Area	-	2172.5	23376.3	0.217	0.537	100
ROW Dedication	-	65.0	699.4	0.007	0.016	2.99
Net Site Area	-	2107.5	22676.9	0.211	0.521	97.01
Frontage	34.2	-	-	-	-	-
Depth	65.9	-	-	-	-	-

	Lockers	Proposed Gross Construction Area (sq.m)	Total Gross Construction Area (sq.m)	Total Exclusions (sq.m)	Res. Gross Floor Area (sq.m)	Non-Res. Gross Floor Area (sq.m)	Total Gross Floor Area (sq.m)
P3	60.0	1996.0	1996.0	1996.0	0.0	0.0	0.0
P2	60.0	1996.0	1996.0	1996.0	0.0	0.0	0.0
P1	28.0	1996.0	1996.0	1996.0	0.0	0.0	0.0
Ground	0	995.0	995.0	757.0	0.0	238.0	238.0
2nd	0	1237.0	1237.0	41.0	1196.0	0.0	1196.0
3rd	0	1370.0	1370.0	42.0	1328.0	0.0	1328.0
4th	0	1302.0	1302.0	42.0	1260.0	0.0	1260.0
5th	0	1279.0	1279.0	42.0	1237.0	0.0	1237.0
6th	0	1270.0	1270.0	42.0	1228.0	0.0	1228.0
7th	0	1194.0	1194.0	42.0	1152.0	0.0	1152.0
8th	0	1195.0	1195.0	41.0	1154.0	0.0	1154.0
9th	0	997.0	997.0	41.0	956.0	0.0	956.0
10th	0	936.0	936.0	41.0	895.0	0.0	895.0
11th	0	859.0	859.0	42.0	817.0	0.0	817.0
Mechanical Penthouse	0.0	227.0	227.0	227.0	0.0	0.0	0.0
Total	148.0	18,849.0	18,849.0	7,388.0	11,223.0	238.0	11,461.0
Total (sq. ft)		202888.8	202888.8	79523.7	120803.2	2561.8	123365.1

	Permitted FSI By-law No. 514-2003	Proposed FSI By-law No. 514-2003
Residential	1.50	5.33
Non-Residential	1.50	0.11
Total	3.00	5.44

	Lockers	Units/Ha Existing Units	Units/Acre Proposed Units	Total Units	1 Bd.	1 Bd.+Den	2 Bd.	2 Bd.+Den	3 Bd.	3 Bd.+Den
Floor										
P3	60.0	0	0	0	0	0	0	0	0	0
P2	60.0	0	0	0	0	0	0	0	0	0
P1	28.0	0	0	0	0	0	0	0	0	0
Ground	0	0	0	0	0	0	0	0	0	0
2nd	0	0	15	15	5	5	2	3	0	0
3rd	0	0	17	17	7	5	0	3	2	0
4th	0	0	16	16	6	5	0	3	2	0
5th	0	0	16	16	6	5	0	3	2	0
6th	0	0	16	16	6	6	1	1	2	0
7th	0	0	15	15	5	5	2	1	2	0
8th	0	0	15	15	5	5	3	1	1	0
9th	0	0	14	14	6	4	2	0	2	0
10th	0	0	12	12	4	4	2	0	1	1
11th	0	0	12	12	5	3	3	0	1	0
Total	148	0	148	148	55	47	15	15	15	1
Unit Mix (%)				100.00	37.16	31.76	10.14	10.14	10.14	0.68
Res. GFA/No. of units (sq.m)				75.83						
Res. GFA/No. of units (sq.ft)				816.24						

6.0 Vehicular Parking	Rate	Units	Required Spaces
Required Parking			
Retail (shared with visitor)	3.0 / 93 sq.m	1.91	6
Apartment			
1 & 2 Bedrooms	1.0	132	132
3 Bedroom	1.2	16	19
Visitors	0.2	148	30
Total		187	
Proposed Parking			
Visitors/Retail	0.19	148	28
Residential			
1 Bedroom	0.58	102	59
2 Bedroom	1.00	30	30
3 Bedroom	1.00	16	16
Total	0.87	148	133
Location			
P1	-	-	41
P2	-	-	46
P3	-	-	46
Total	-	-	133

8.0 Required Loading	Type	Dimension (m)
Required	-	15x4x4.5
Proposed	Type G	13x4x6.1

10.0 Building Height	Geodetic (masl)	Height (m)	Storeys
Average Grade	106.62	-	-
Permitted	-	21	6
Proposed	141.9	35.15	11

12.0 Landscaped Area	Area (sq.m)	Area (%)
Building Footprint	995.0	45.8
Paved Surface	702.0	32.3
Soft Landscaping	367.5	16.9
Hard Landscaping	35.0	1.6
Total	2172.5	96.6

7.0 Bicycle Parking	Rate	Units	Spaces
Required Bicycle Parking			
Retail (Long Term)	0.00	2.01	0
Retail (Short Term)	0.00	2.01	0
Apartment (Long Term)	0.68	148	101
Apartment (Short Term)	0.07	148	10
Total	0.75		111
Proposed Bicycle Parking			
Retail (Long Term)	0.00	-	0
Retail (Short Term)	0.00	-	0
Apartment (Long Term)	0.68	Ground	65
		P1	35
		P3	9
Apartment (Short Term)	0.09	Ground	14
Total	0.77		123

9.0 Setbacks	Front Yard (m) (North)	Side Yard (m) (East)	Rear Yard (m) (South)	Side Yard (m) (West)
Required	0.0	0.0	7.5	0.0
Proposed	0.0	0.0	7.5	0.0

11.0 Amenity	Rate	Area (sq.m)	Location
Required Indoor Amenity	2.0 sq.m/unit	296.0	-
Required Outdoor Amenity	2.0 sq.m/unit	296.0	-
Total Required Amenity	4.0 sq.m/unit	592.0	-
Proposed Indoor Amenity	2.1 sq.m/unit	315.0	GF
Proposed Outdoor Amenity	3.0 sq.m/unit	444.0	GF & ROOF
Total Proposed Amenity	5.1 sq.m/unit	759.0	-

875
THE QUEENSWAY

875 The Queensway, Toronto, Ontario

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4	REZONING REV2-OLT	2022/03/24
5	REZONING REV3-OLT	2022/04/06

CONTEXT KEY PLAN



PROJECT NORTH

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PROJECT NO:

19061

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1 : 1

DATE:

April 6th, 2022

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CONTEXT
MAP &
DEVELOPMENT
STATISTICS

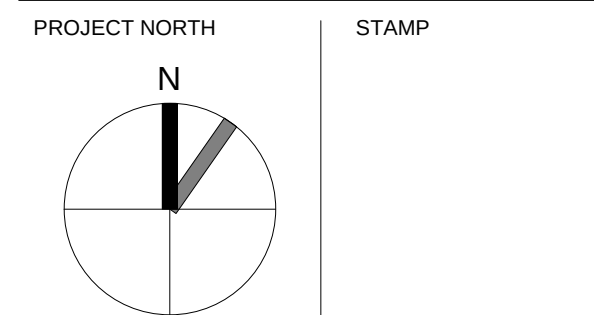
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	REZONING REV3-OLT	2022/04/06



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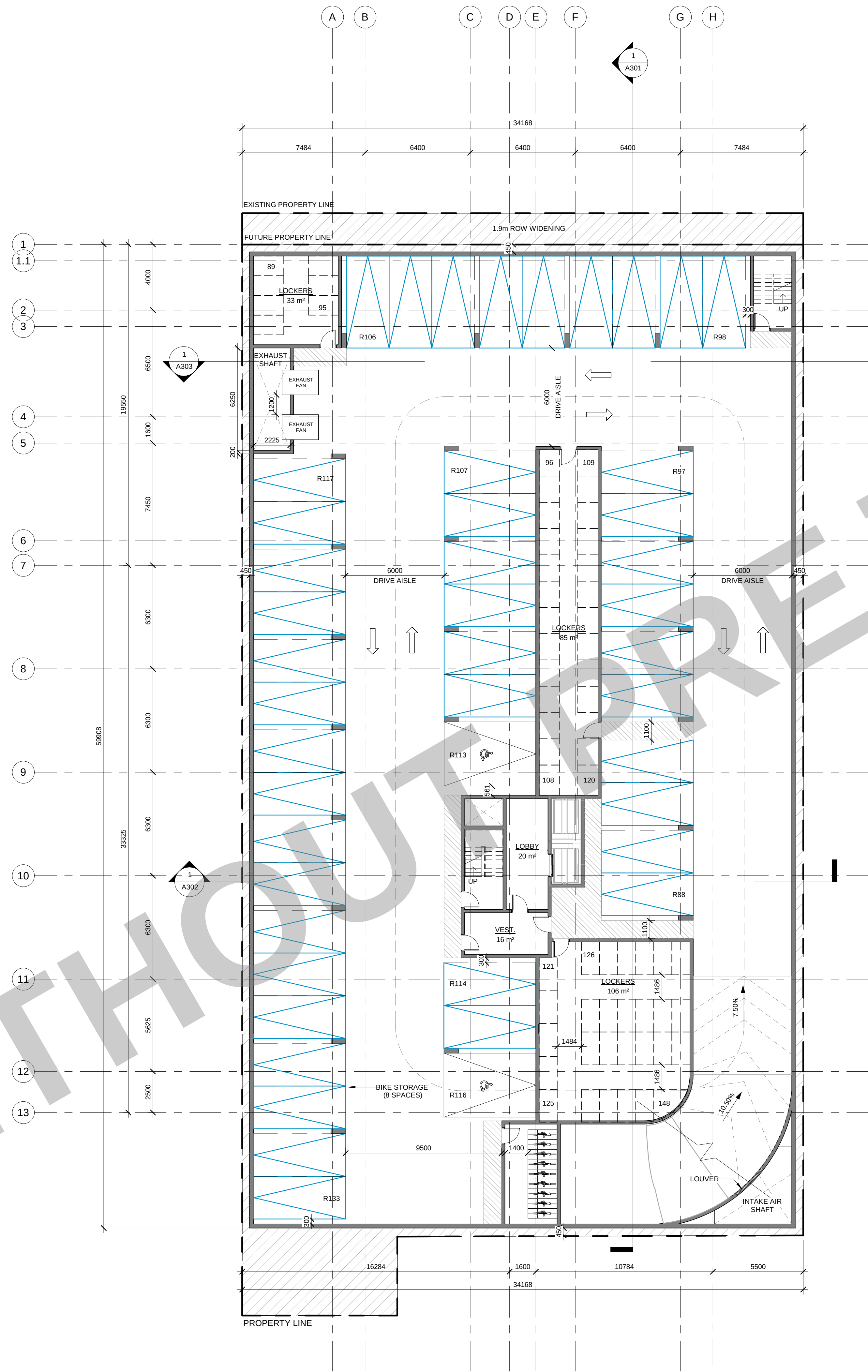
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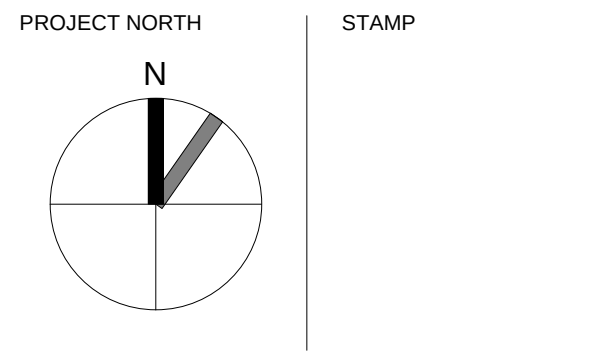
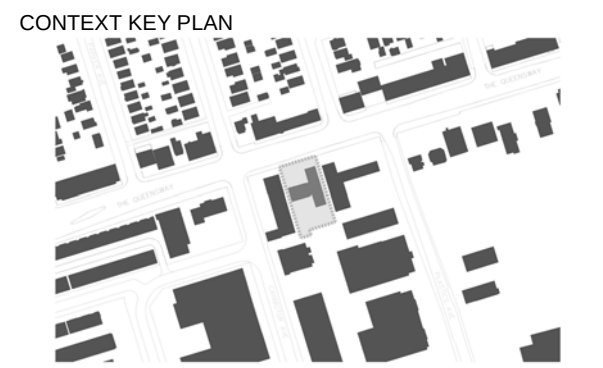
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1 P3 Level
1 : 150

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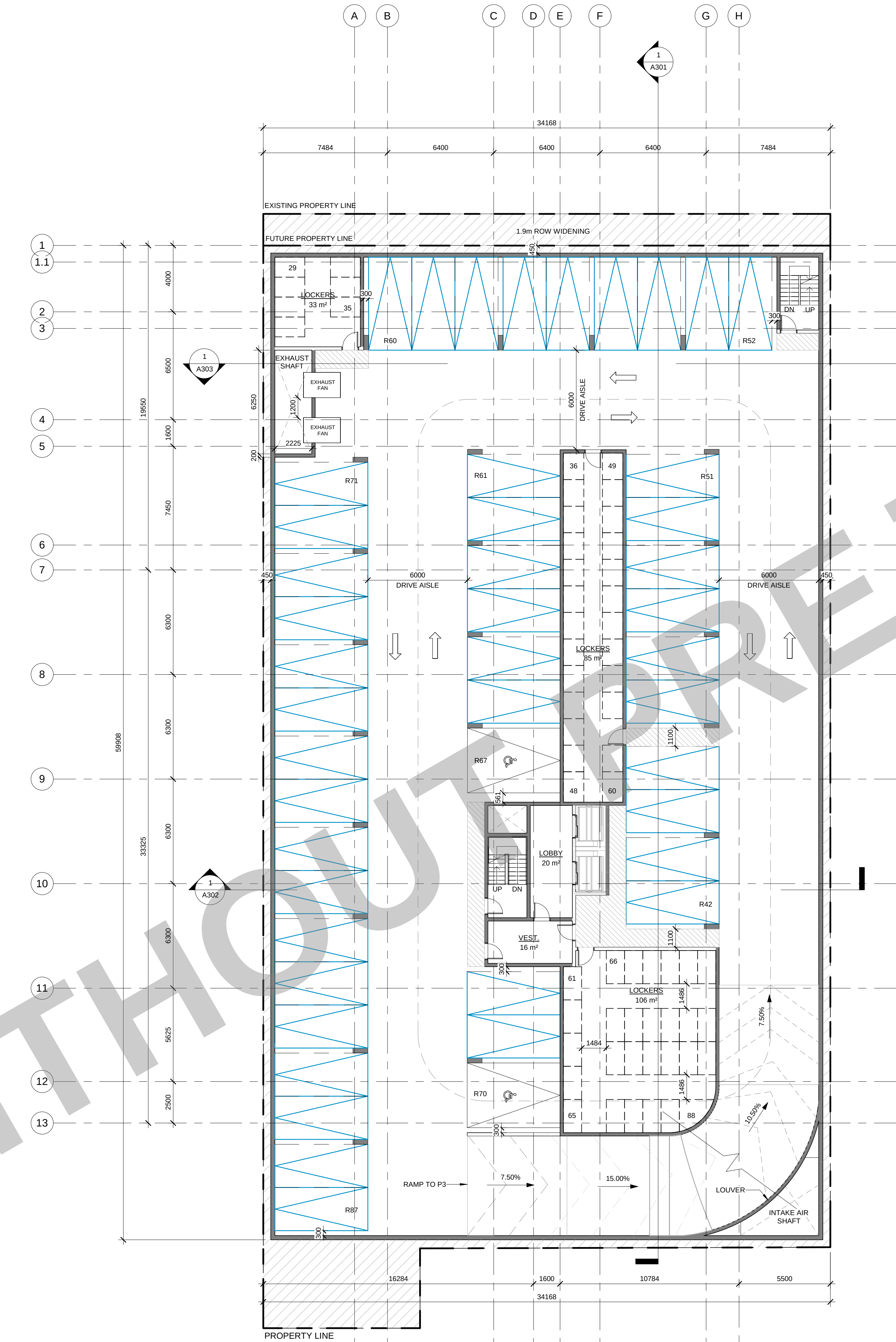


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P2 LEVEL
PLAN

DRAWING NO

A102



1 P2 Level
1 : 150

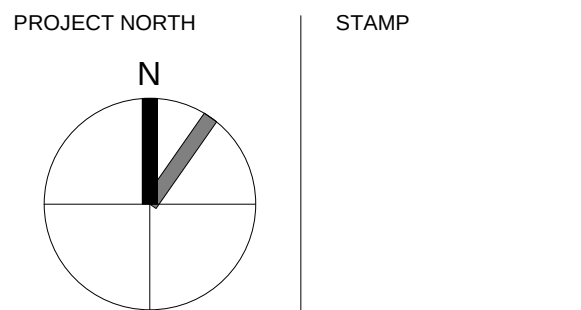
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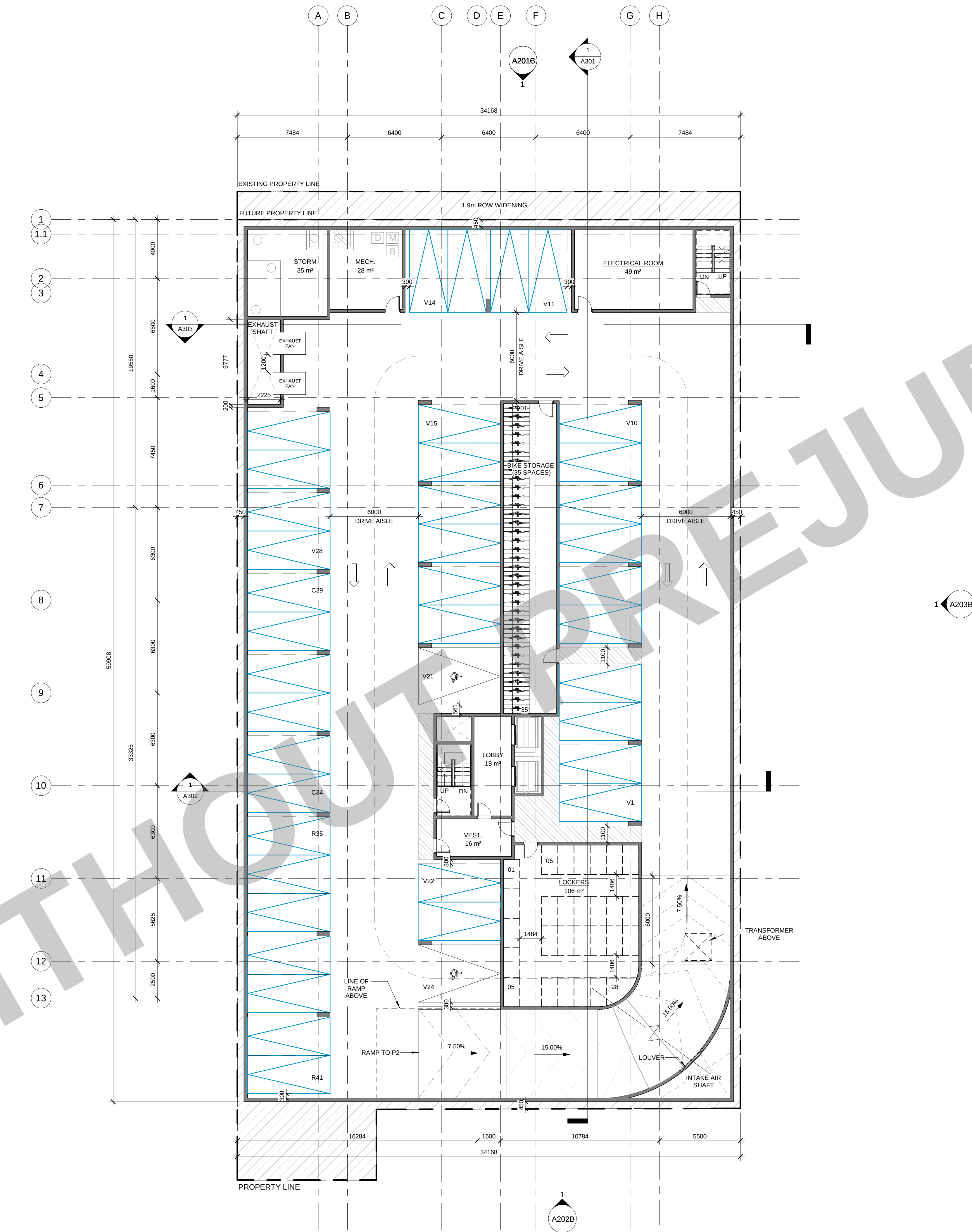


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P1 LEVEL
PLAN

DRAWING NO

A103



1 P1 Level
1 : 150

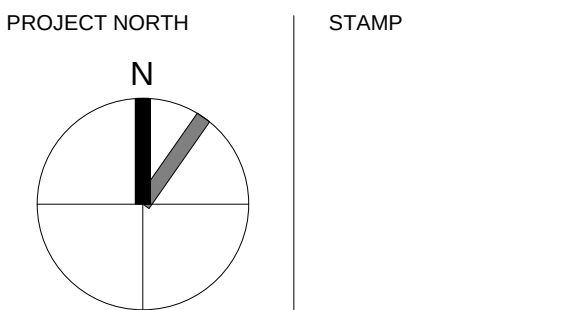
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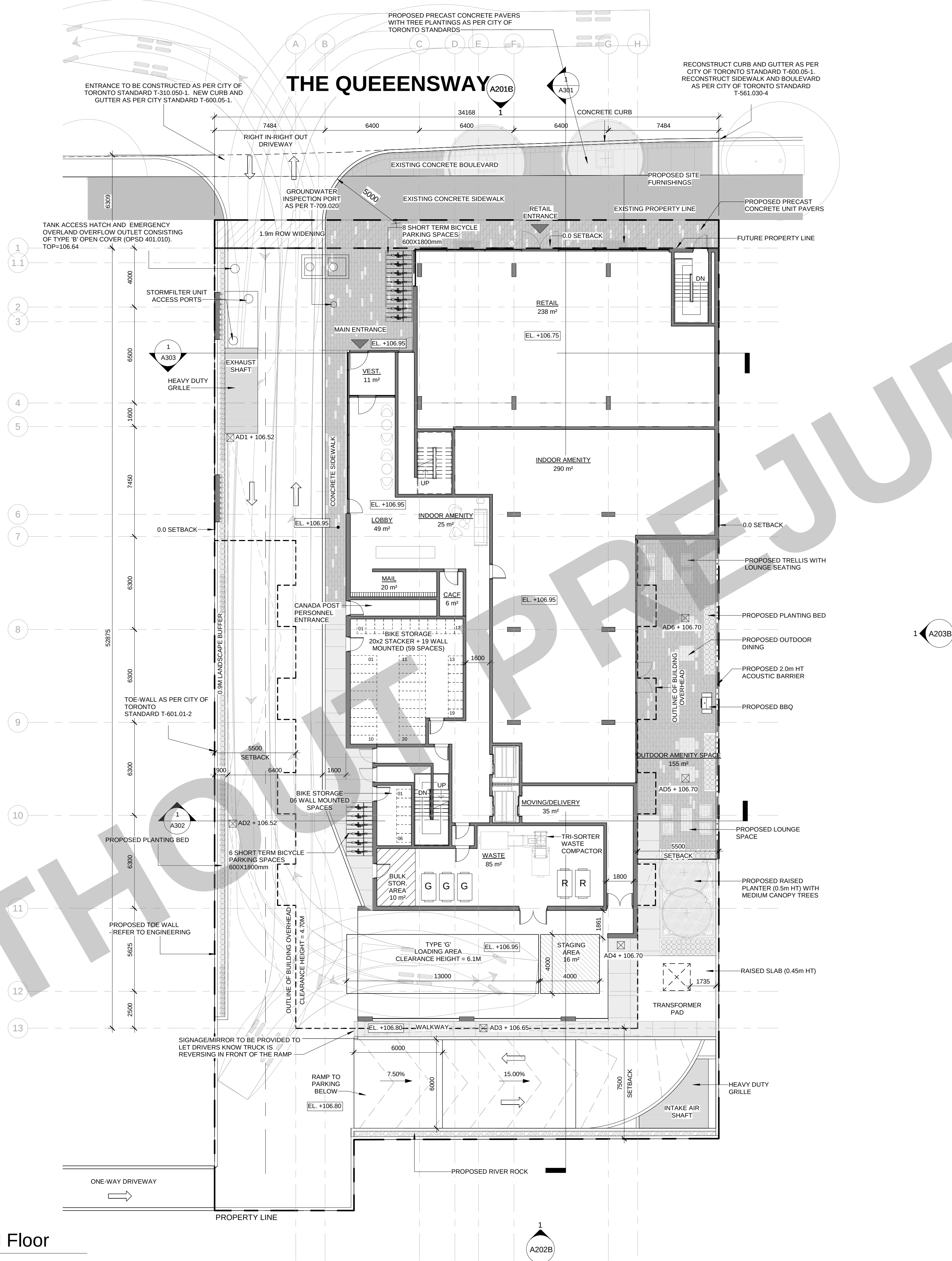
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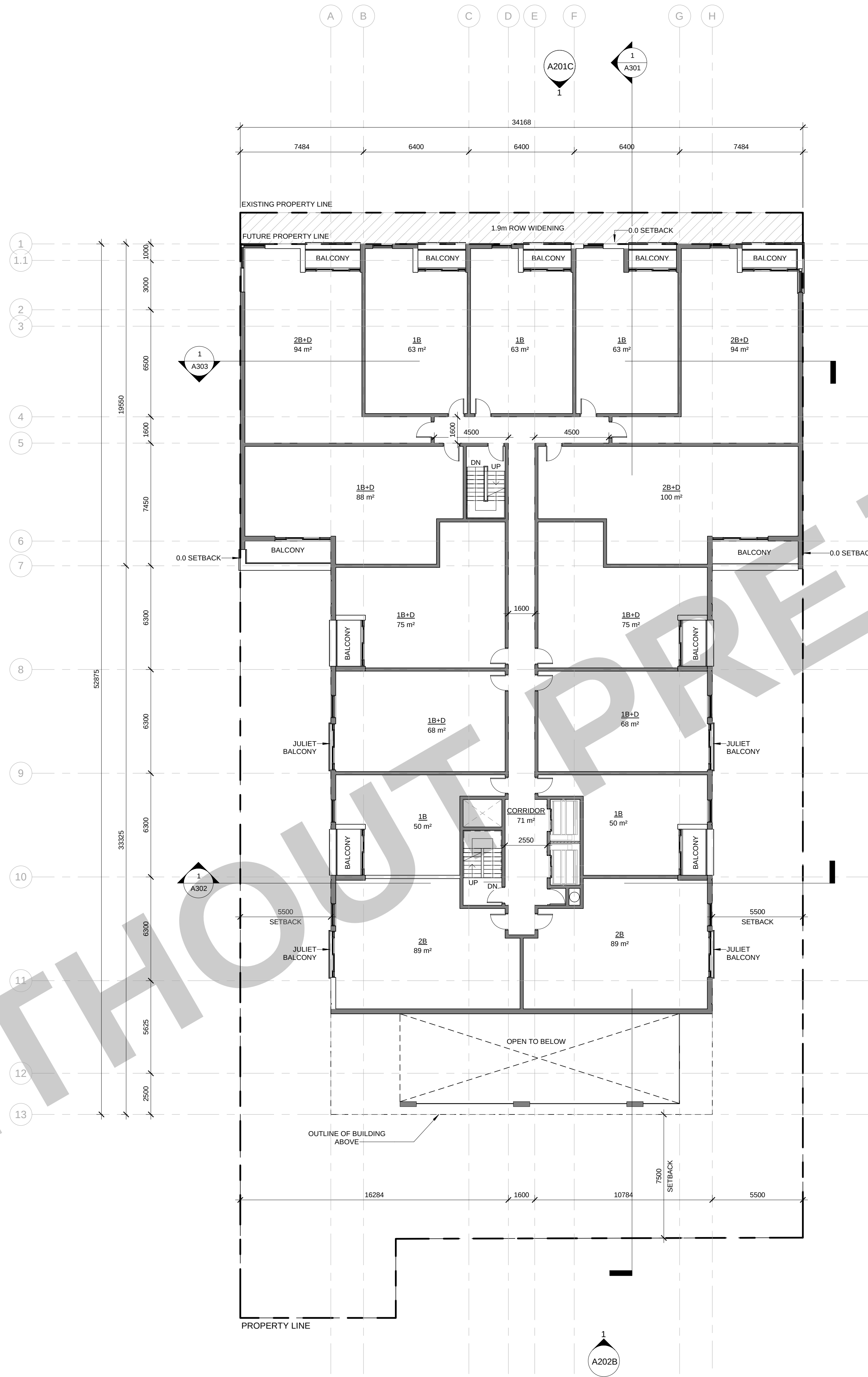
GROUND FLOOR PLAN

DRAWING NO

A104



1 Ground Floor
1 : 150



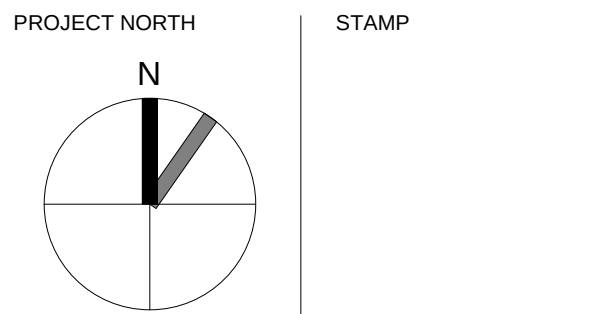
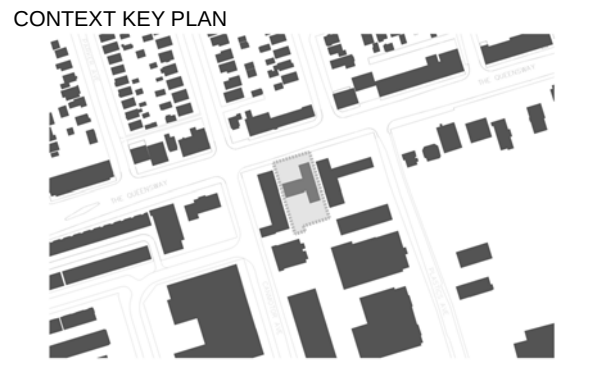
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PROJECT NO: 19061

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LEVEL 2
FLOOR PLAN

DRAWING NO

A105

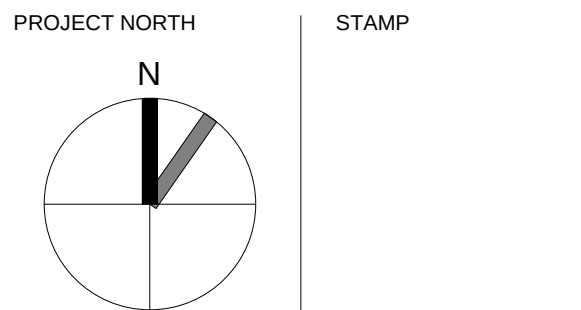
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No.	Description	Date
1	ISSUED FOR PAC	2020/06/18
2	ISSUED FOR ZBA	2020/12/04
3	REZONING REV1-OLT	2022/03/15
4	REZONING REV2-OLT	2022/03/24
5	REZONING REV3-OLT	2022/04/06



CLIENT

FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP

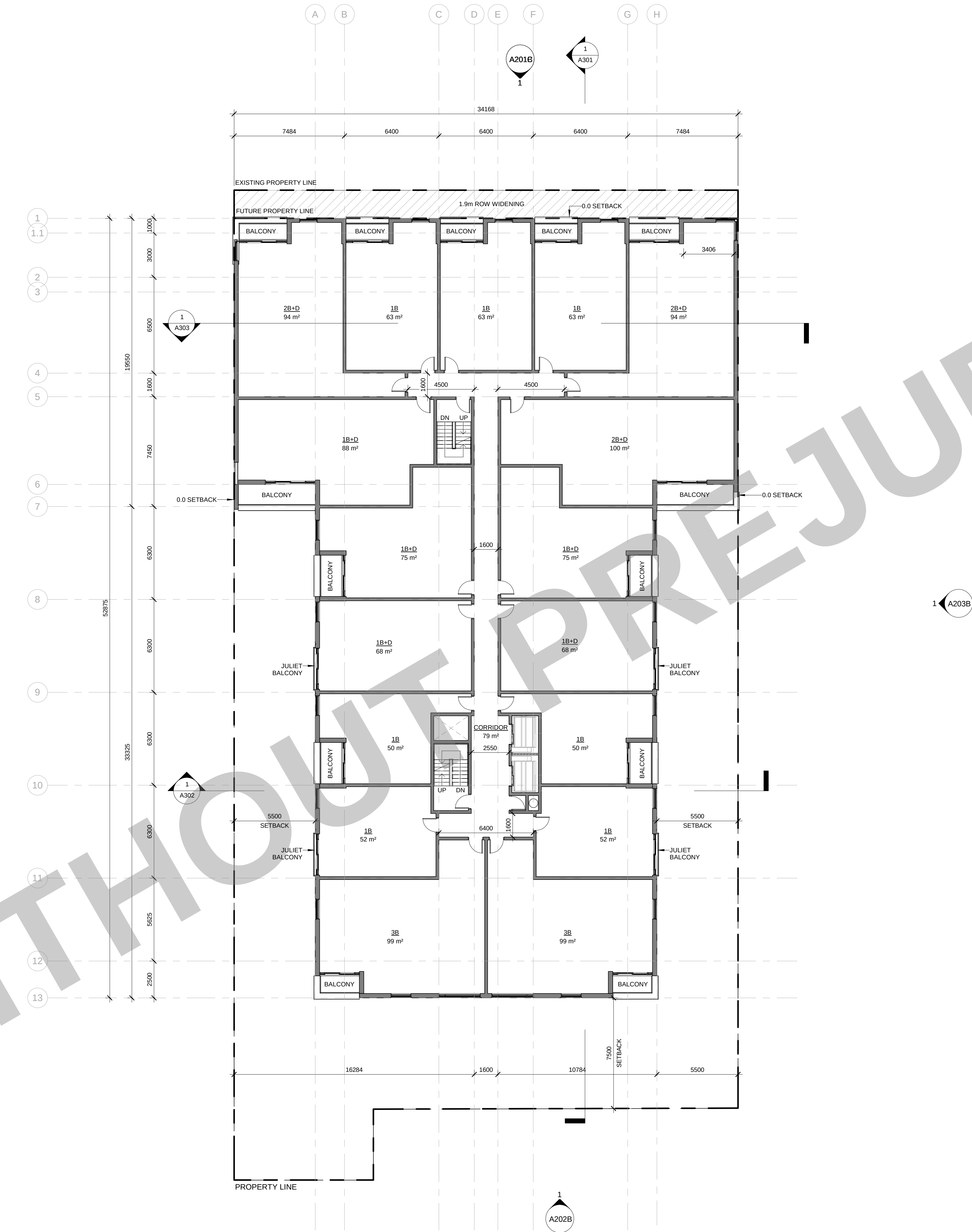


PROJECT NO:	19061
SCALE:	As indicated
DATE:	April 6th, 2022
DRAWN BY:	LF
DRAWING TITLE	

LEVEL 3
FLOOR PLAN

DRAWING NO

A106



1 Level 3
1 : 150

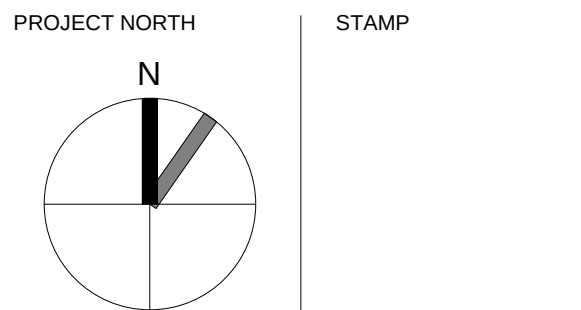
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PARTNERSHIP



PROJECT NO: 19061

SCALE: As indicated

DATE: April 6th, 2022

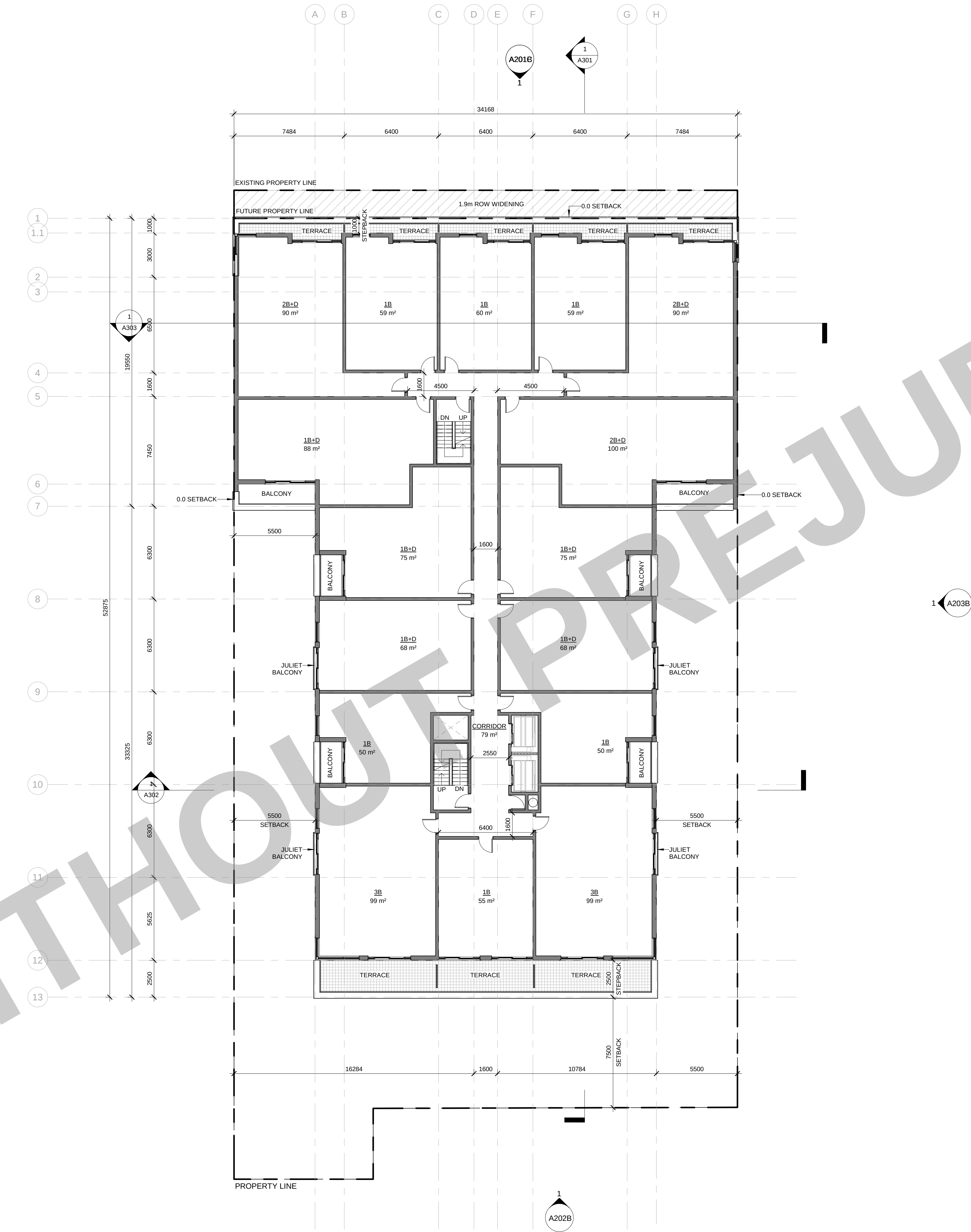
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DRAWING TITLE

LEVEL 4
FLOOR PLAN

DRAWING NO

A107



1 Level 4
1 : 150

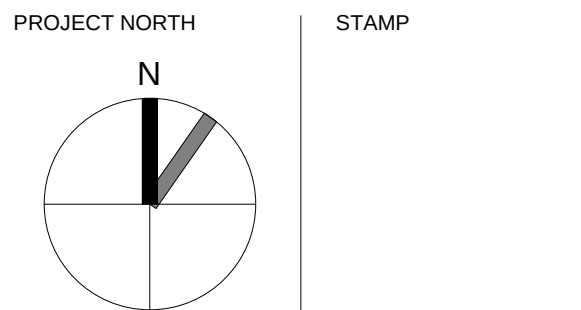
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5	REZONING REV3-OLT	2022/04/06



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FORMAT
QUEENSWAY
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PARTNERSHIP



PROJECT NO: 19061

SCALE: As indicated

DATE: April 6th, 2022

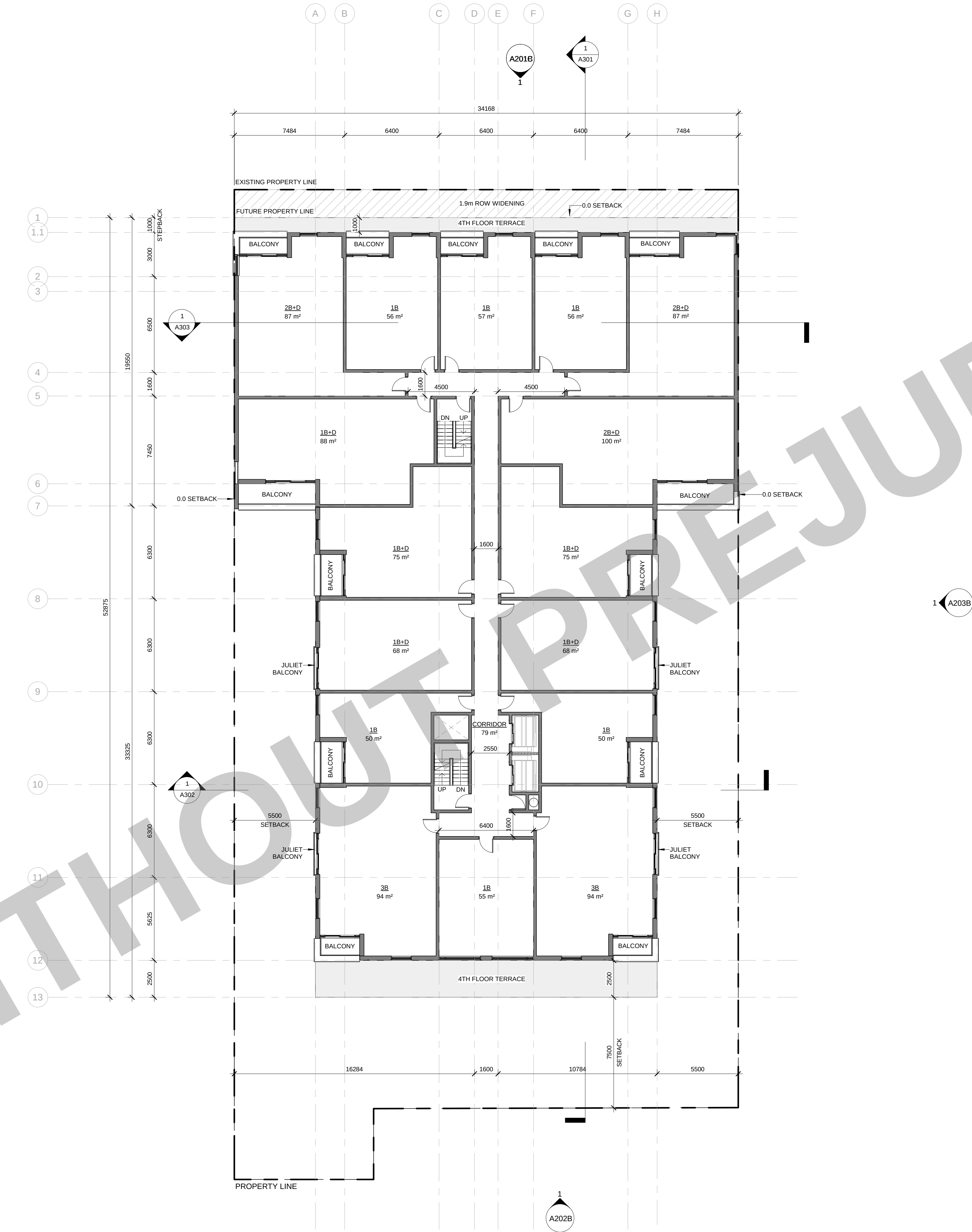
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DRAWING TITLE

LEVEL 5
FLOOR PLAN

DRAWING NO

A108



1 Level 5
1 : 150

875

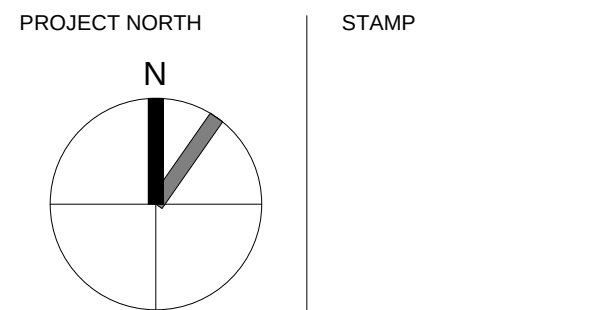
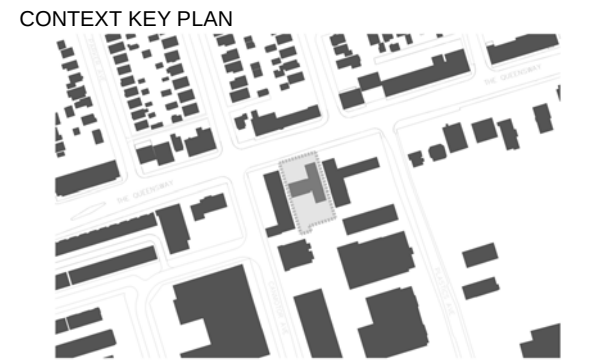
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5	REZONING REV3-OLT	2022/04/06



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FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP

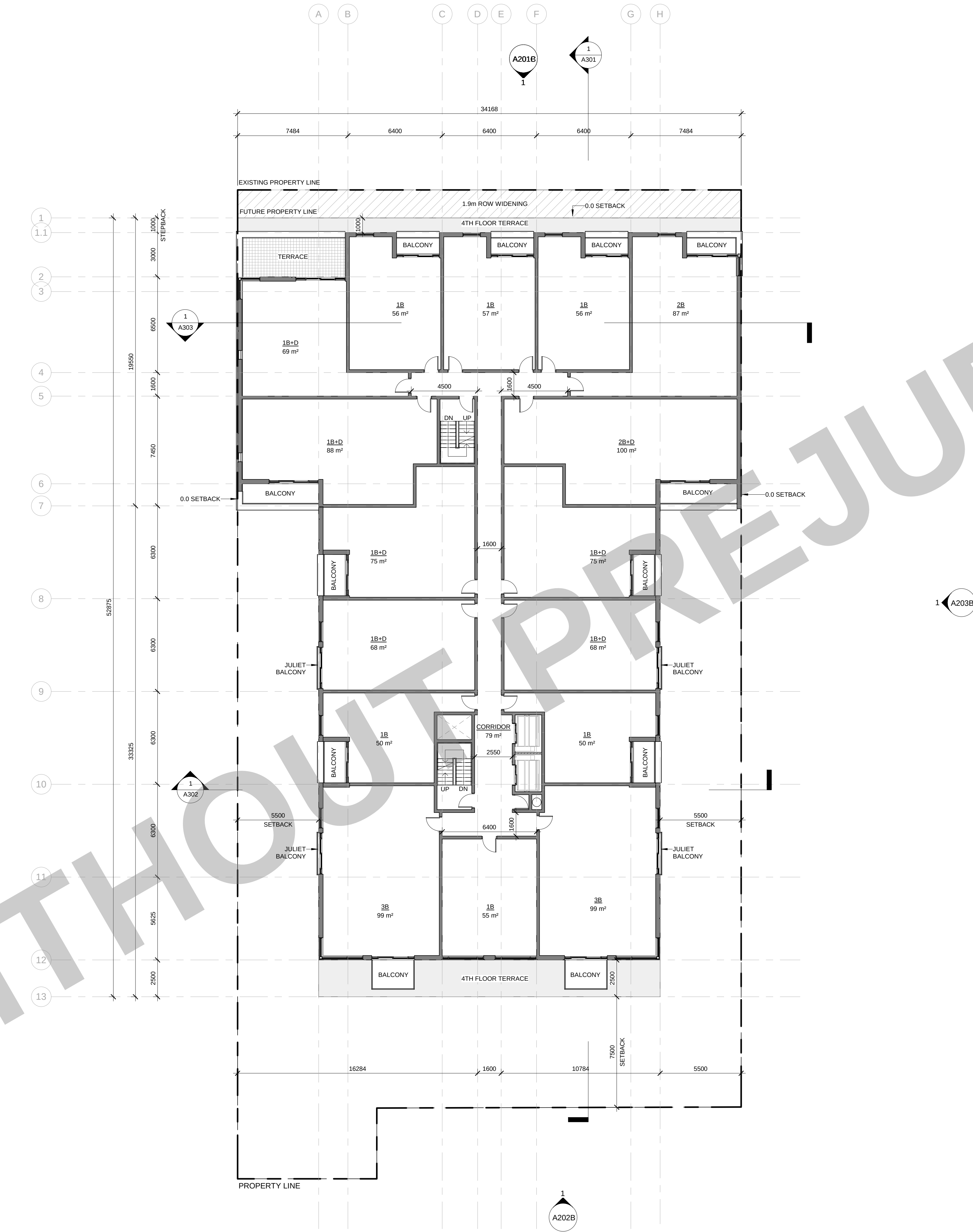


PROJECT NO:	19061
SCALE:	As indicated
DATE:	April 6th, 2022
DRAWN BY:	LF
DRAWING TITLE	

LEVEL 6
FLOOR PLAN

DRAWING NO

A109



1 Level 6
1 : 150

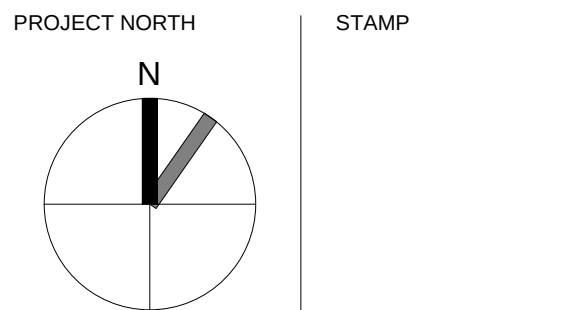
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PARTNERSHIP



PROJECT NO: 19061

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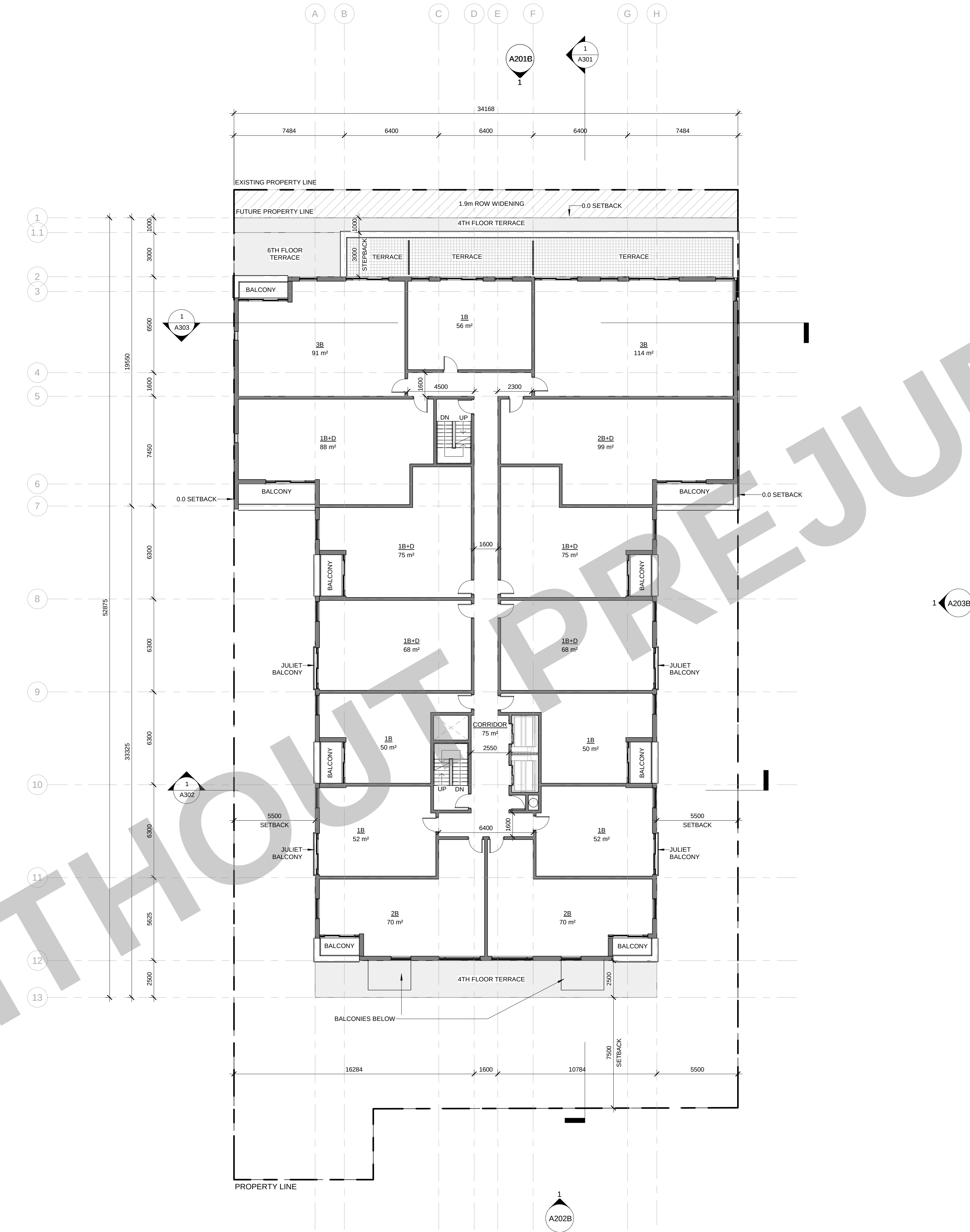
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DRAWING TITLE

LEVEL 7
FLOOR PLAN

DRAWING NO

A110



1 Level 7
1 : 150

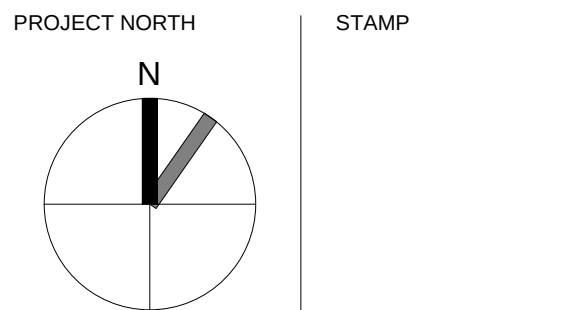
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PROJECT NO: 19061

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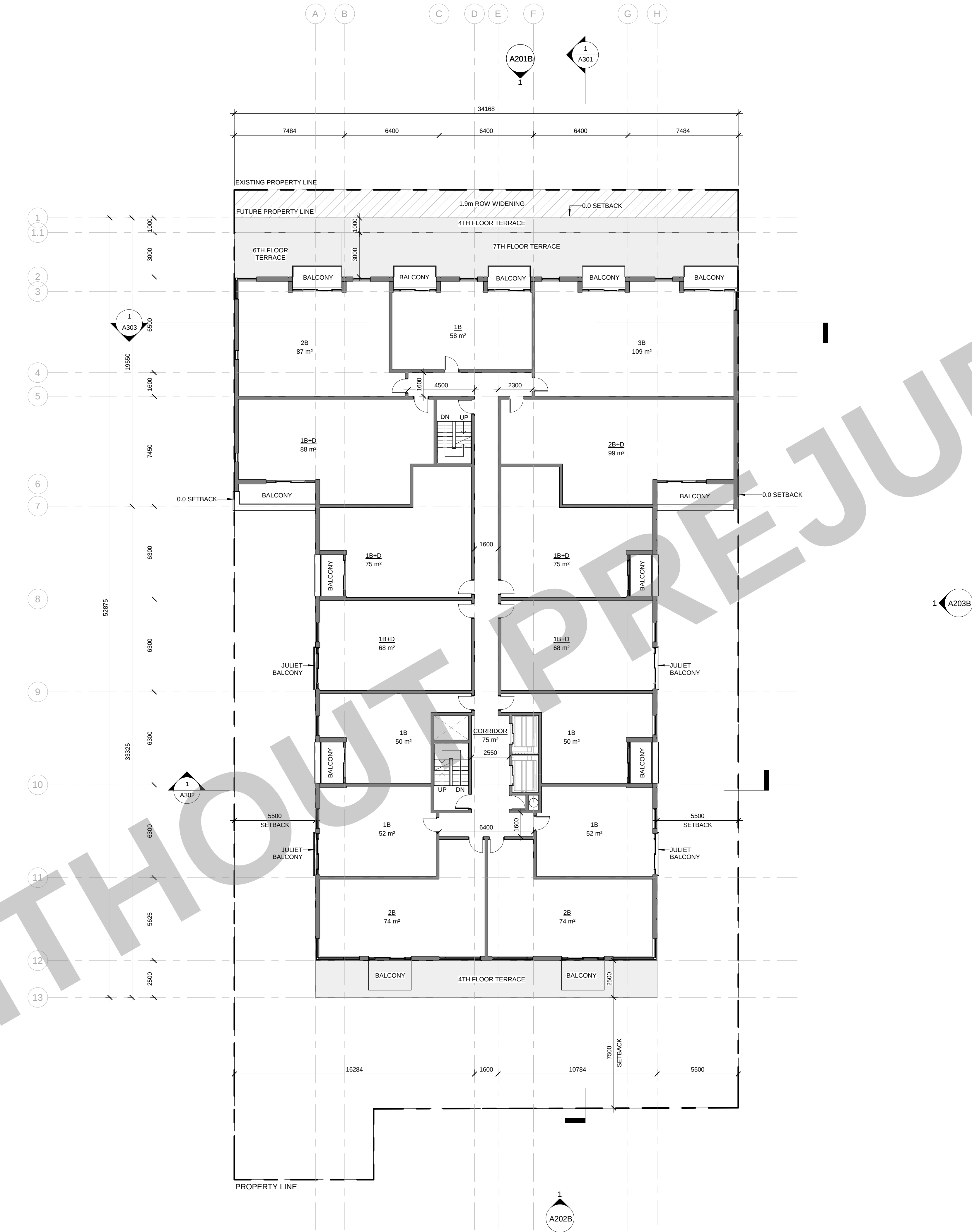
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DRAWING TITLE

LEVEL 8
FLOOR PLAN

DRAWING NO

A111



1 Level 8
1 : 150

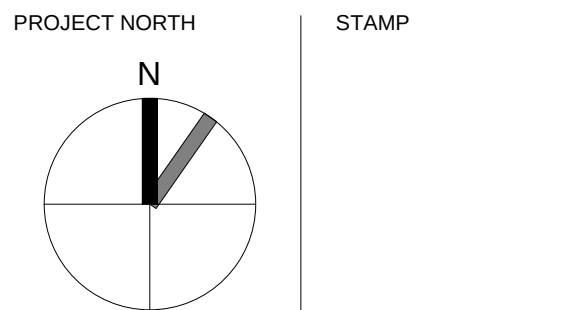
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PROJECT NO: 19061

SCALE: As indicated

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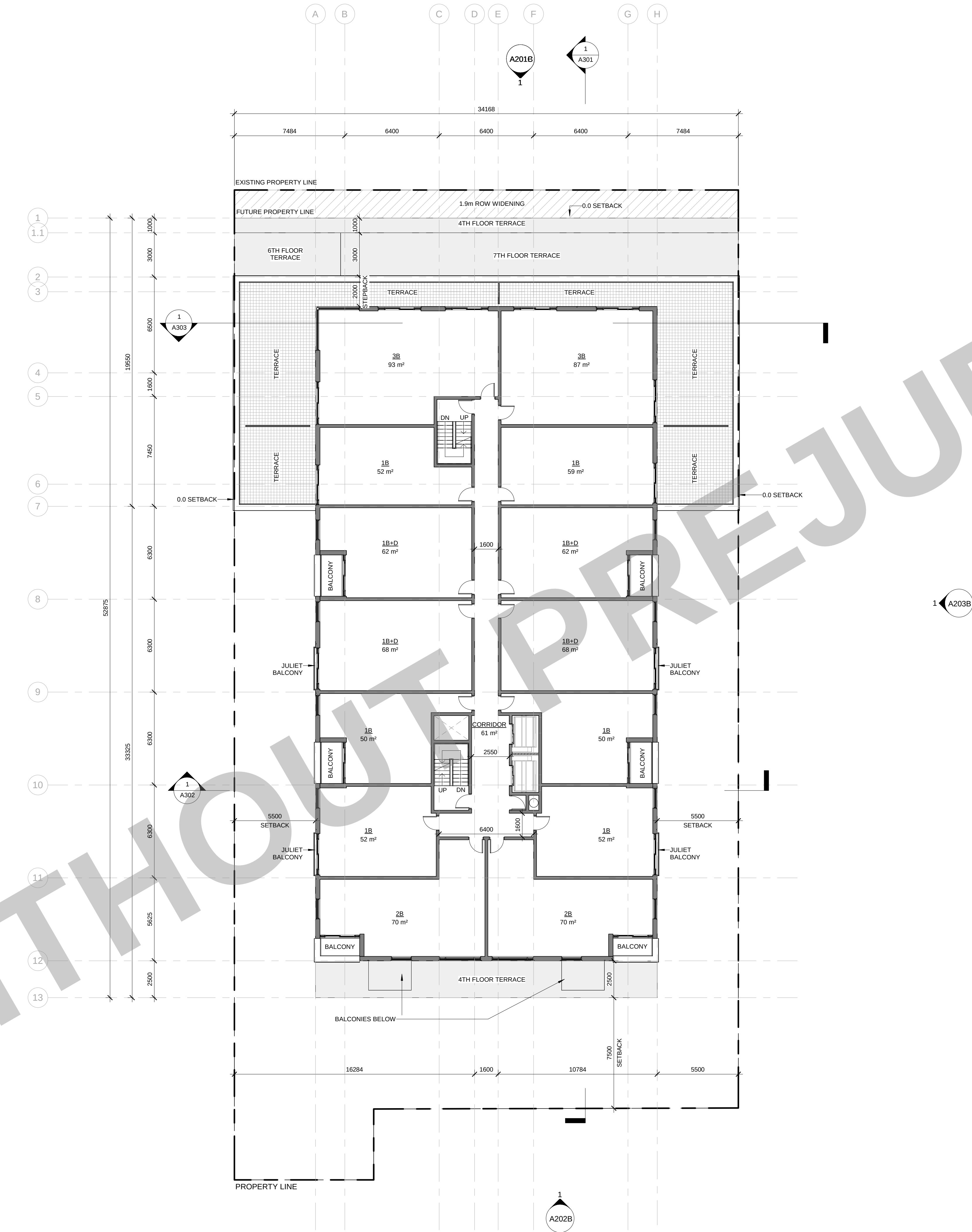
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DRAWING TITLE

LEVEL 9
FLOOR PLAN

DRAWING NO

A112



1 Level 9
1 : 150

875

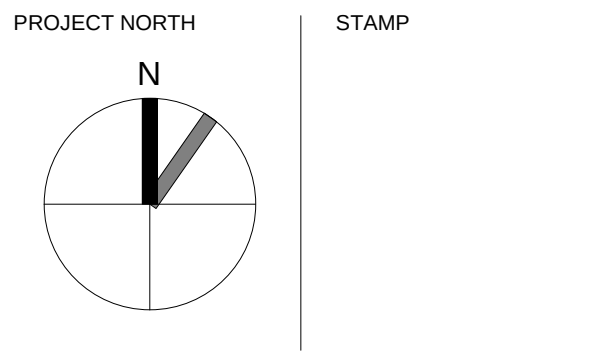
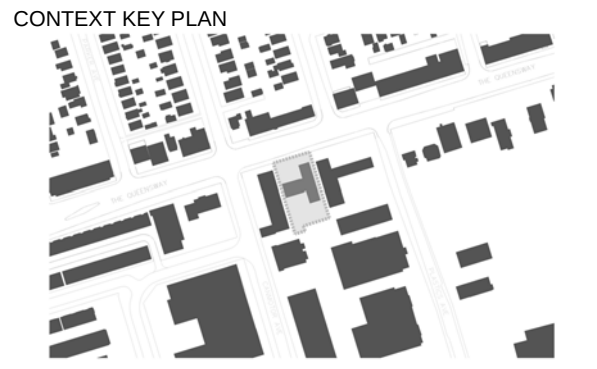
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PROJECT NO: 19061

SCALE: As indicated

DATE: April 6th, 2022

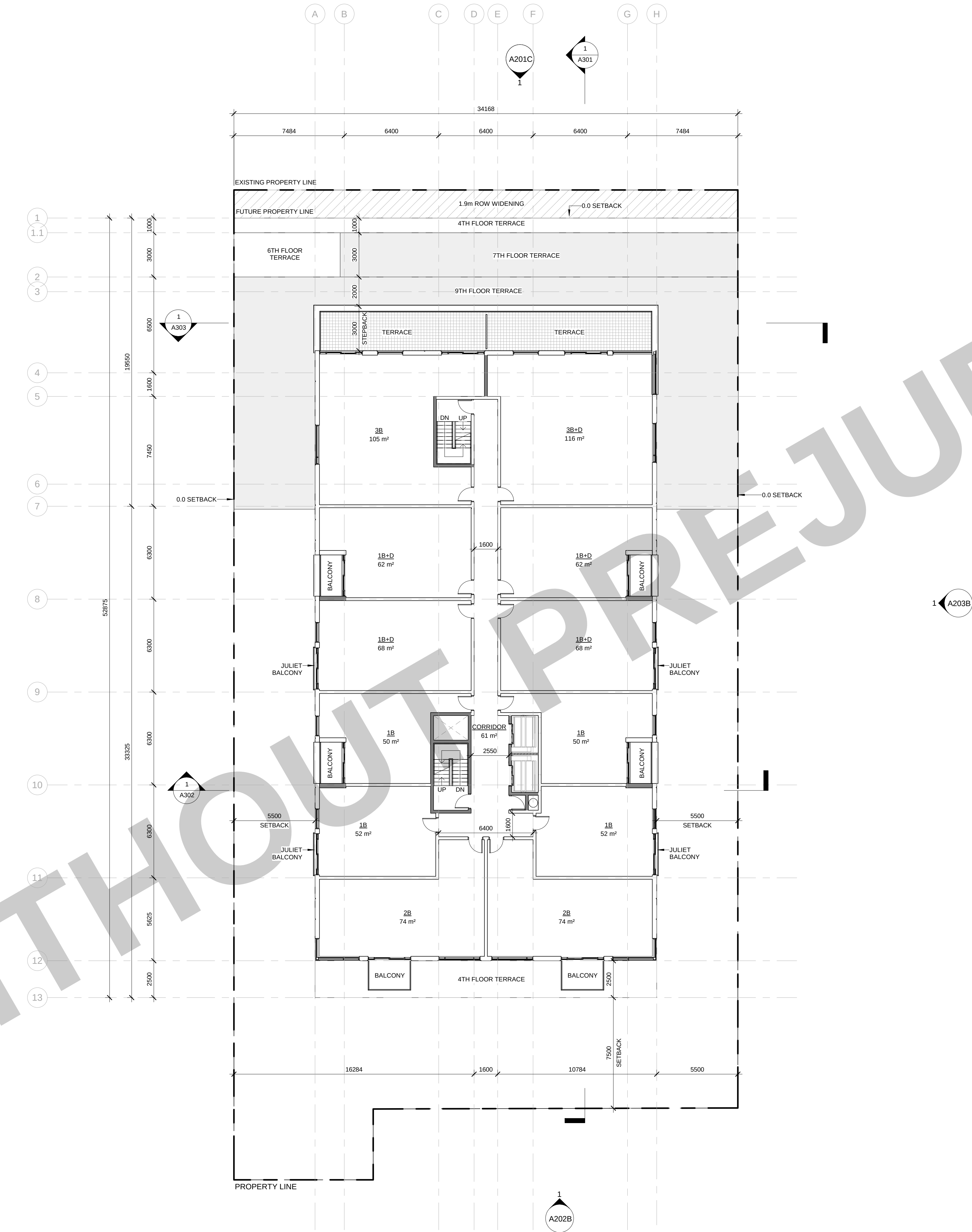
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DRAWING TITLE

LEVEL 10
FLOOR PLAN

DRAWING NO

A113



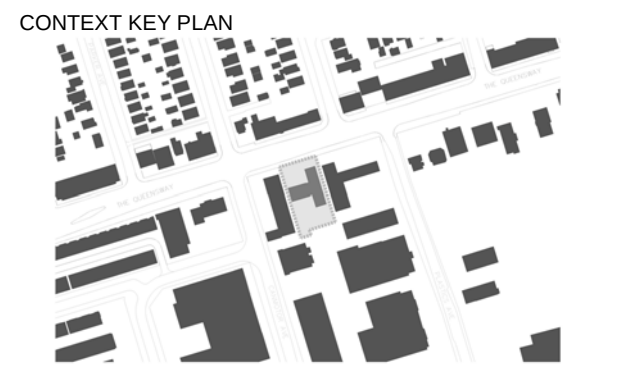
1 Level 10
1 : 150

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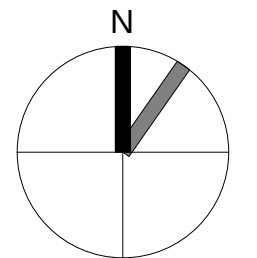
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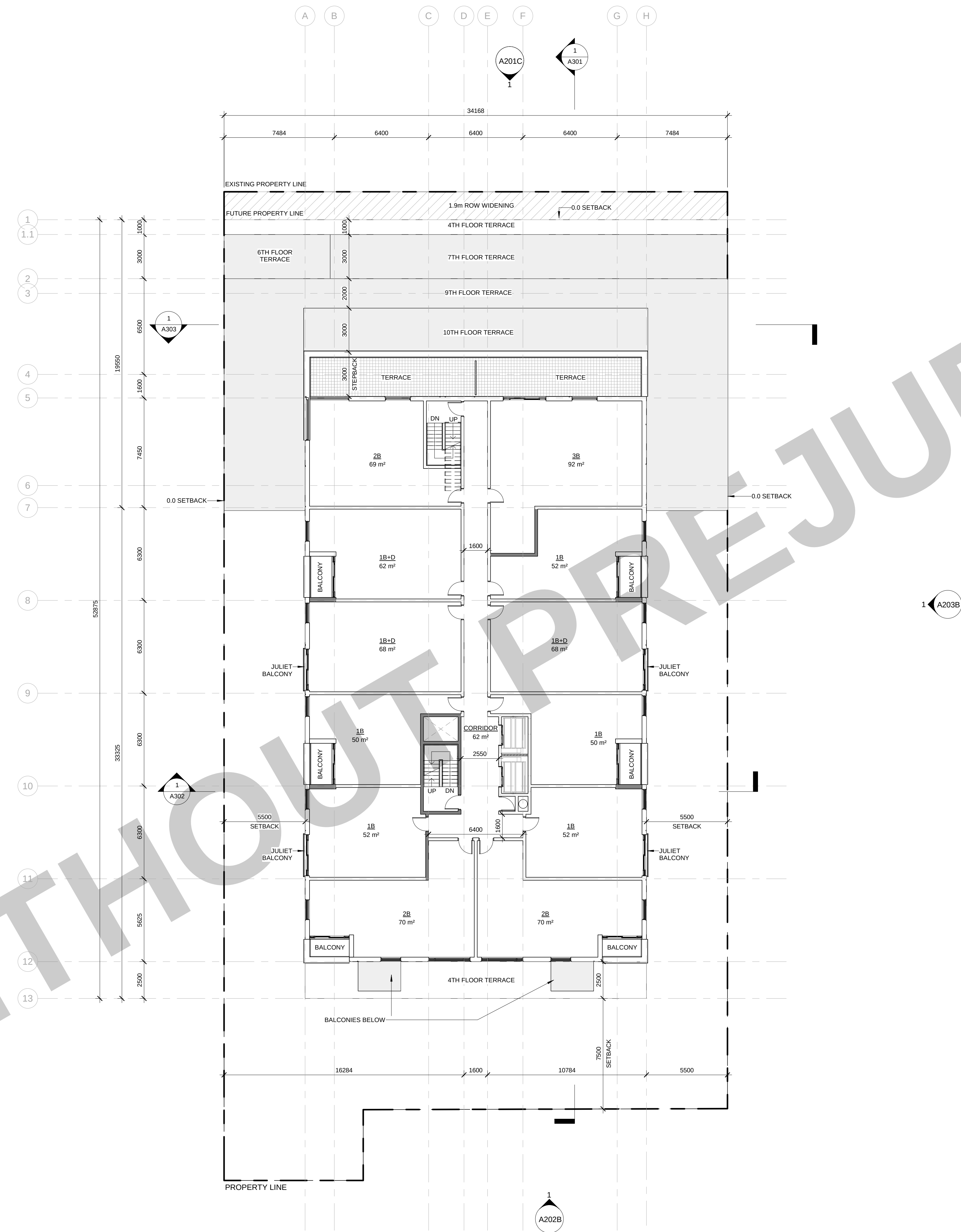
FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP



DRAWING TITLE

DRAWING NO

A114



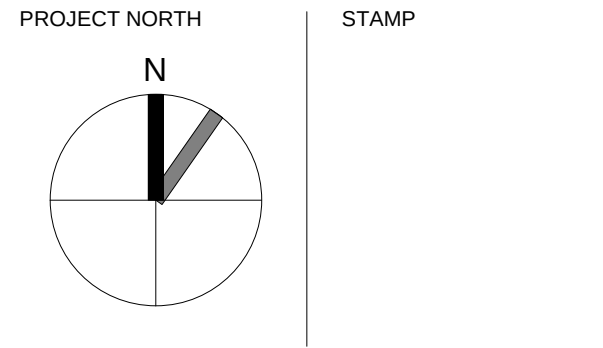
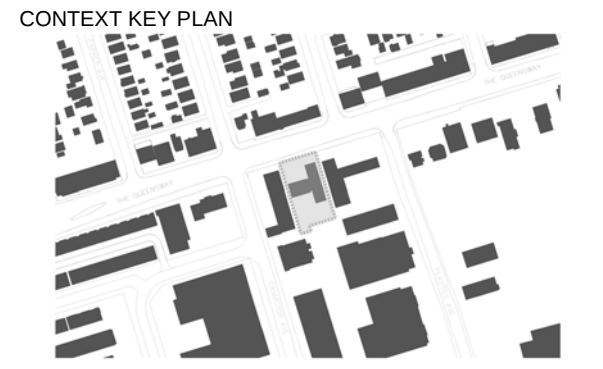
1 Level 11
1 : 150

DRAWING NO

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CLIENT

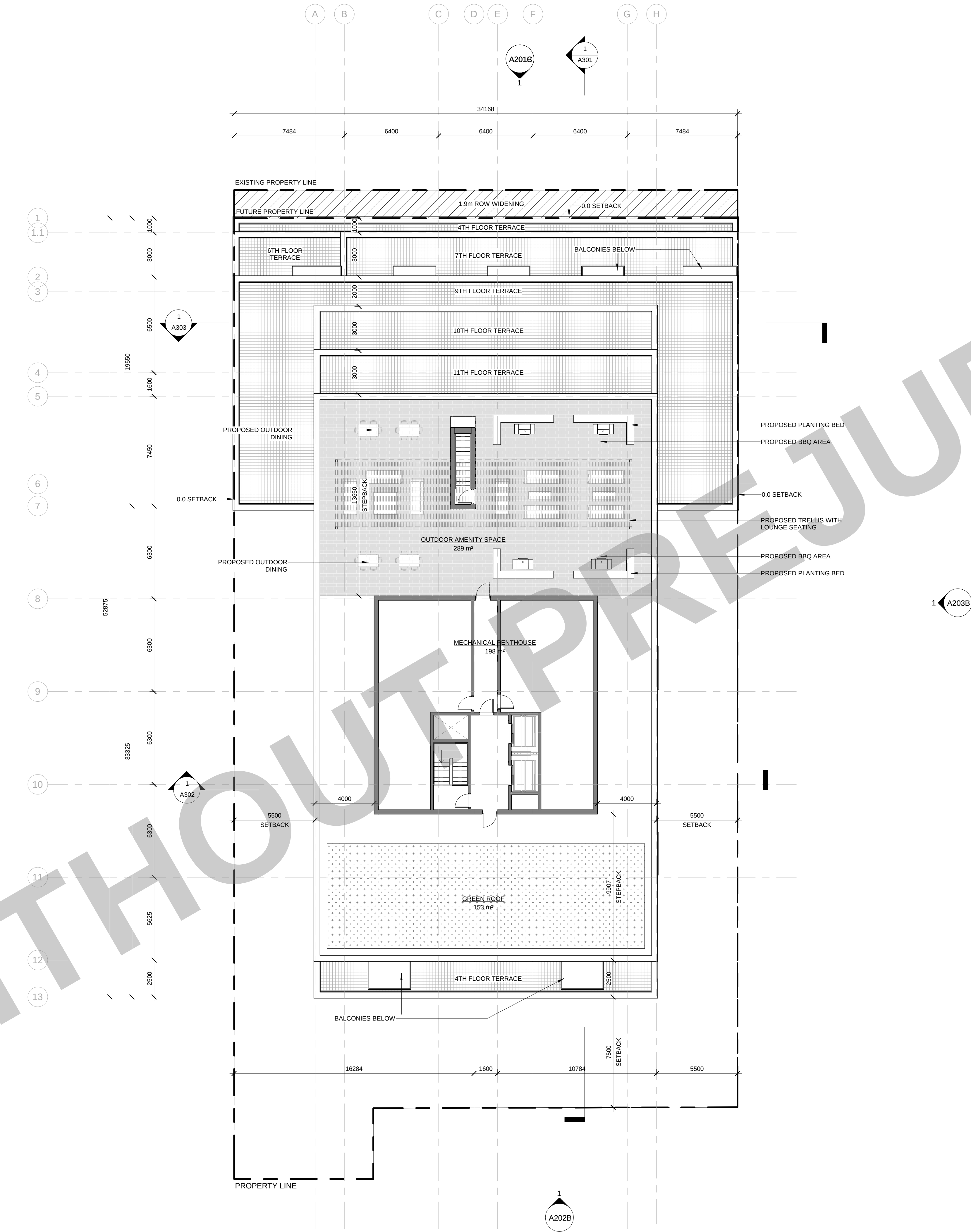
FORMAT
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PROJECT NO:	19061
SCALE:	As indicated
DATE:	April 6th, 2022
DRAWN BY:	LF
DRAWING TITLE	

MECHANICAL
PENTHOUSE
FLOOR PLAN

DRAWING NO



1 Mech. Pent
1 : 150

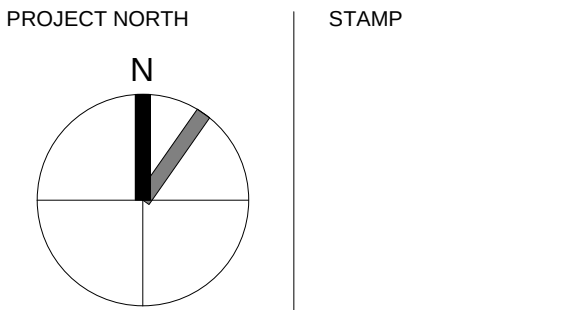
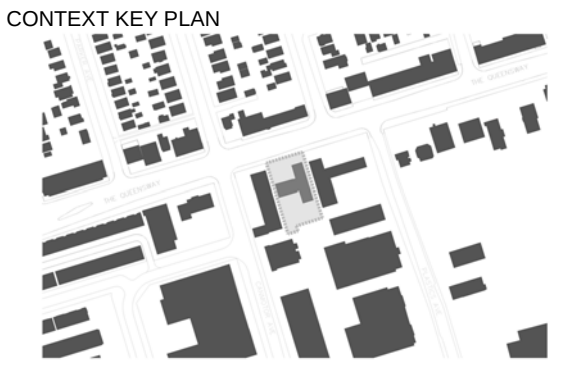
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FORMAT
QUEENSWAY
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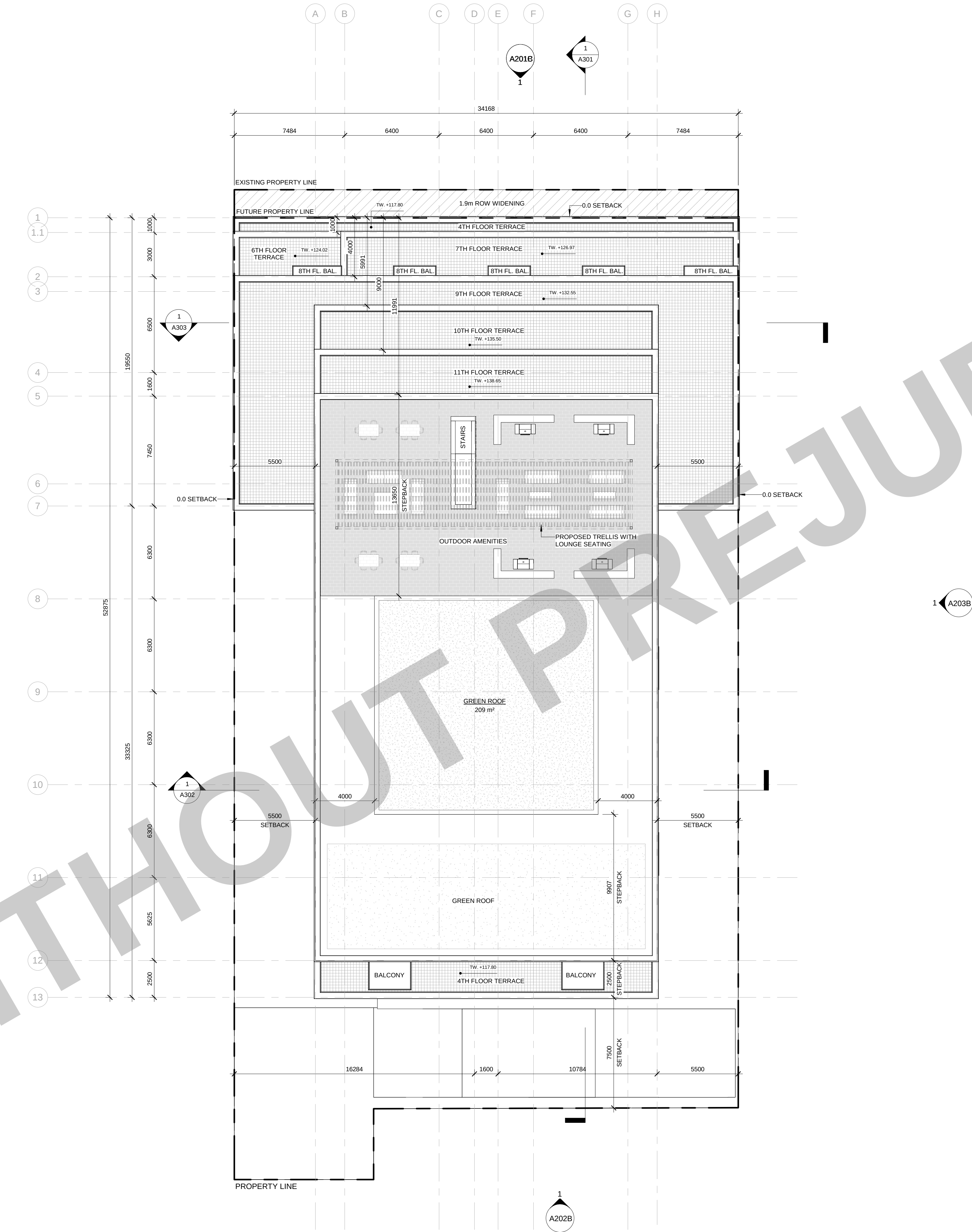


PROJECT NO:	19061
SCALE:	As indicated
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DRAWING TITLE	

ROOF PLAN

DRAWING NO

A116



1 Roof
1 : 150

875

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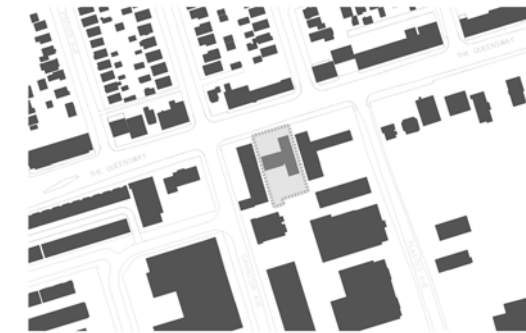
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MATERIAL LEGEND

- 1 BRICK - GREY
- 2 METAL PANELS - WHITE
- 3 WINDOW WALL - CLEAR
- 4 ALUMINIUM AND GLASS RAILING
- 5 BIRD FRIENDLY GLAZING
- 6 EXPOSED CONCRETE

CONTEXT KEY PLAN



PROJECT NORTH

STAMP

CLIENT

FORMAT
QUEENSWAY
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PARTNERSHIP



PROJECT NO:

19061

SCALE:

As indicated

DATE:

April 6th, 2022

DRAWN BY:

LF

DRAWING TITLE

NORTH
ELEVATION

DRAWING NO

A201



1 North Elevation
1 : 100

875

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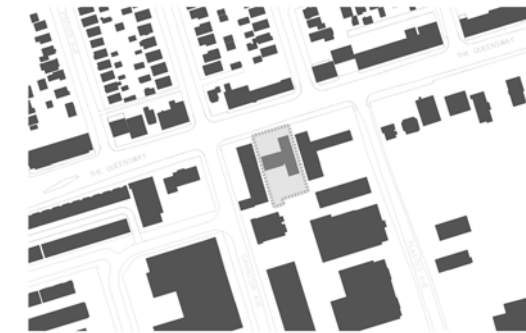
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MATERIAL LEGEND

- 1 BRICK - GREY
- 2 METAL PANELS - WHITE
- 3 WINDOW WALL - CLEAR
- 4 ALUMINIUM AND GLASS RAILING
- 5 BIRD FRIENDLY GLAZING
- 6 EXPOSED CONCRETE

CONTEXT KEY PLAN



PROJECT NORTH

STAMP

CLIENT

FORMAT
QUEENSWAY
LIMITED
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PROJECT NO: 19061

SCALE: As indicated

DATE: April 6th, 2022

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DRAWING TITLE

SOUTH
ELEVATION

DRAWING NO

A202



1 South Elevation
1 : 100

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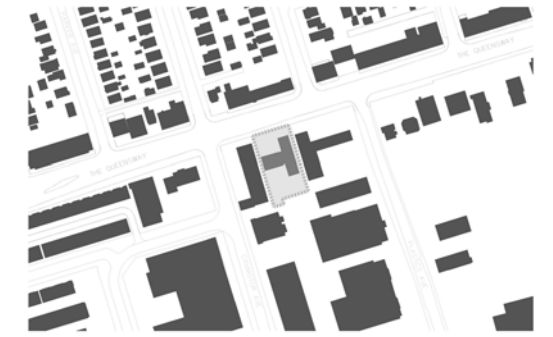
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MATERIAL LEGEND

- 1 BRICK - GREY
- 2 METAL PANELS - WHITE
- 3 WINDOW WALL - CLEAR
- 4 ALUMINIUM AND GLASS RAILING
- 5 BIRD FRIENDLY GLAZING
- 6 EXPOSED CONCRETE

CONTEXT KEY PLAN



PROJECT NORTH

STAMP

CLIENT

FORMAT
QUEENSWAY
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PARTNERSHIP



PROJECT NO:

19061

SCALE:

As indicated

DATE:

April 6th, 2022

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LF

DRAWING TITLE

EAST
ELEVATION

DRAWING NO

A203

PROPERTY LINE

FUTURE PROPERTY LINE

EXISTING PROPERTY LINE

THE QUEENSWAY

Average Grade
106750

1 East Elevation
1 : 100

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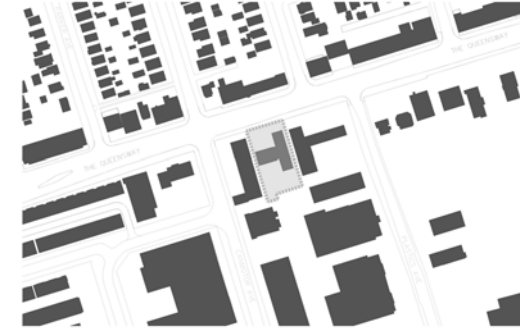
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MATERIAL LEGEND

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- 3 WINDOW WALL - CLEAR
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- 5 BIRD FRIENDLY GLAZING
- 6 EXPOSED CONCRETE

CONTEXT KEY PLAN



PROJECT NORTH

STAMP

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FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP



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planners inc.

PROJECT NO:

19061

SCALE:

As indicated

DATE:

April 6th, 2022

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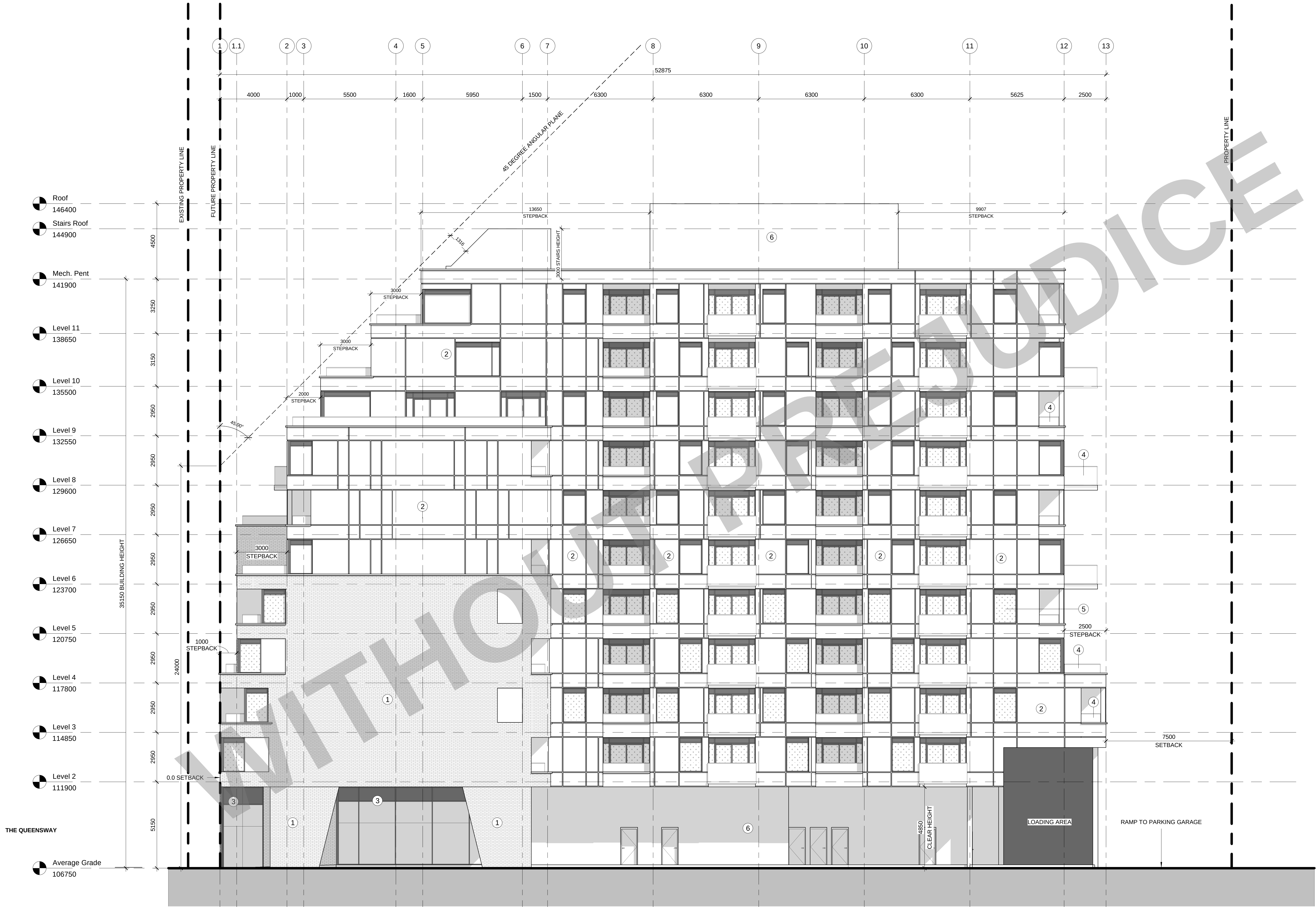
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DRAWING TITLE

WEST
ELEVATION

DRAWING NO

A204



1 West Elevation
1 : 100

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PROJECT NORTH STAMP

CLIENT

FORMAT
QUEENSWAY
LIMITED
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PROJECT NO: 19061

SCALE: As indicated

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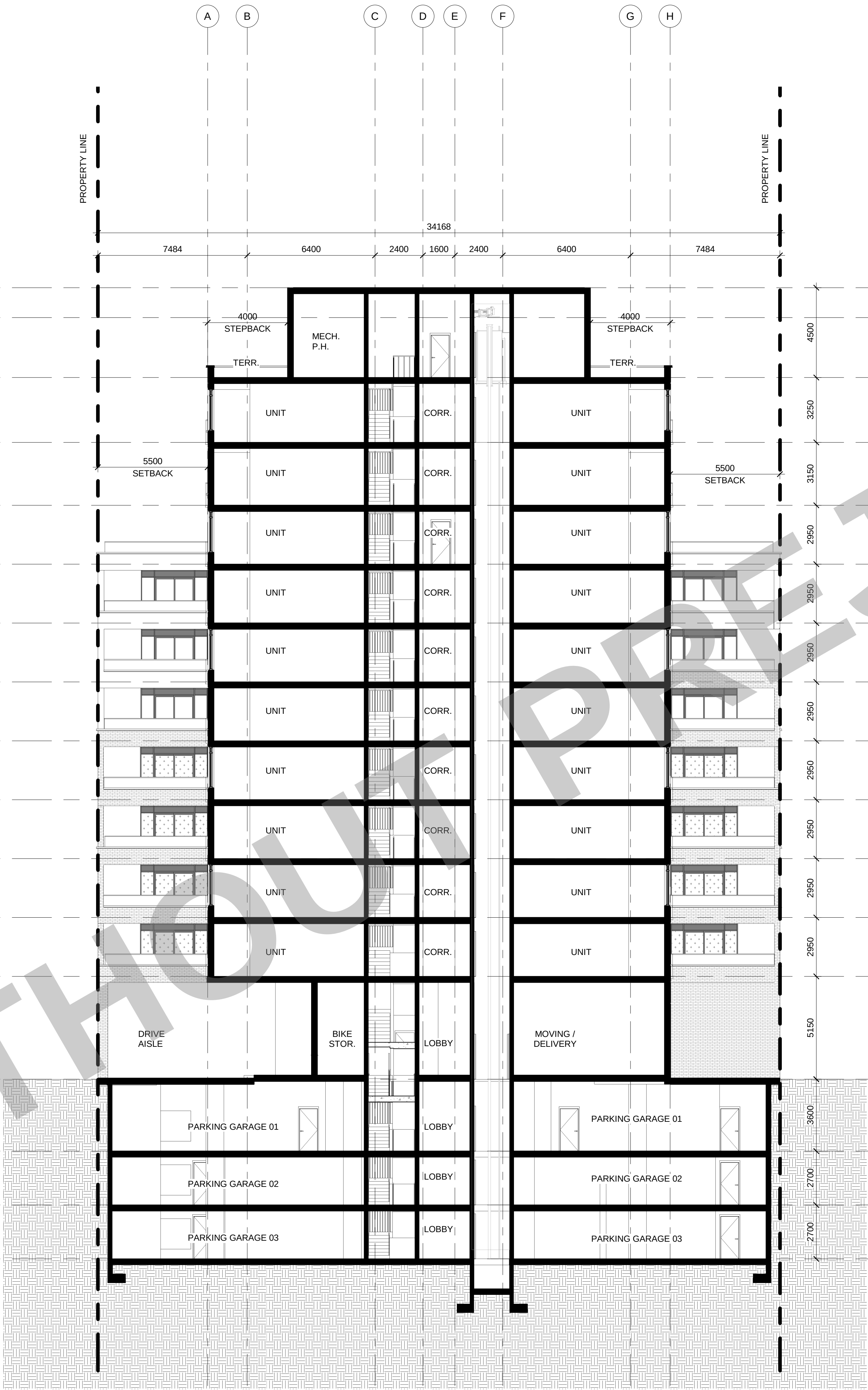
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DRAWING TITLE

SECTION 2 - E/W

DRAWING NO

A302



1

Section 2 - E/W

1 : 125

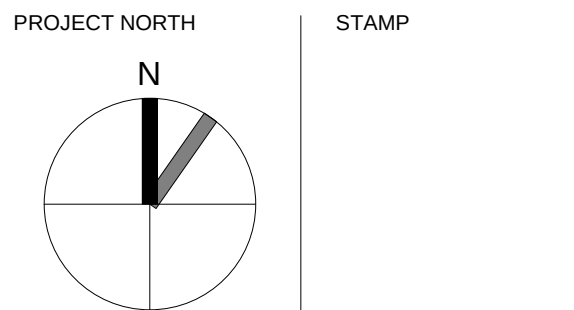
875

THE QUEENSWAY

875 The Queensway, Toronto, Ontario

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All dimensions to be checked on site by the contractor. Drawings are not to be scaled, any discrepancies are to be reported to the Architect before proceeding with the work.

No.	Description	Date
1	ISSUED FOR PAC	2020/06/18
2	ISSUED FOR ZBA	2020/12/04
3	REZONING REV1-OLT	2022/03/15
4	REZONING REV2-OLT	2022/03/24
5	REZONING REV3-OLT	2022/04/06



CLIENT

FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP



PROJECT NO: 19061

SCALE: As indicated

DATE: April 6th, 2022

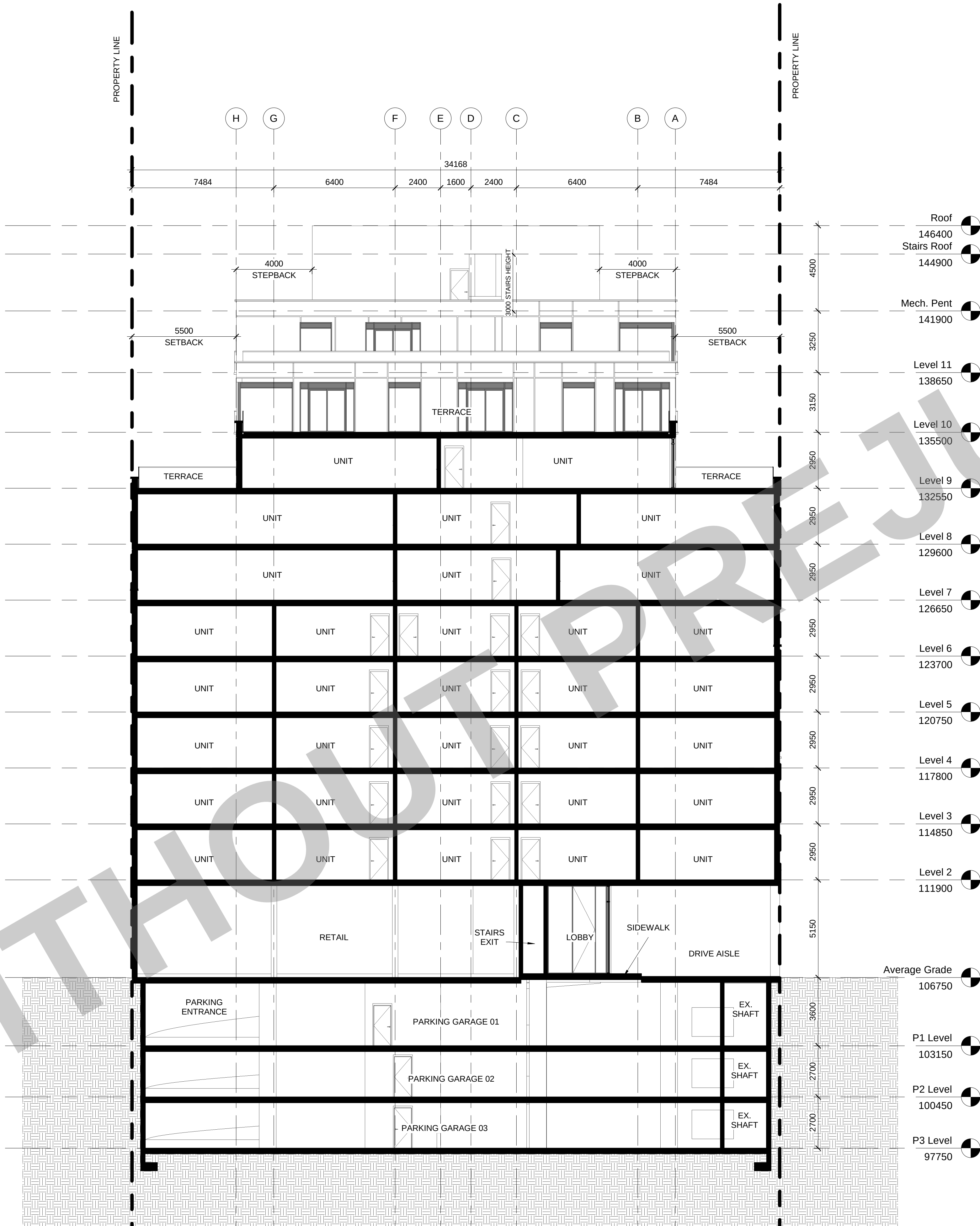
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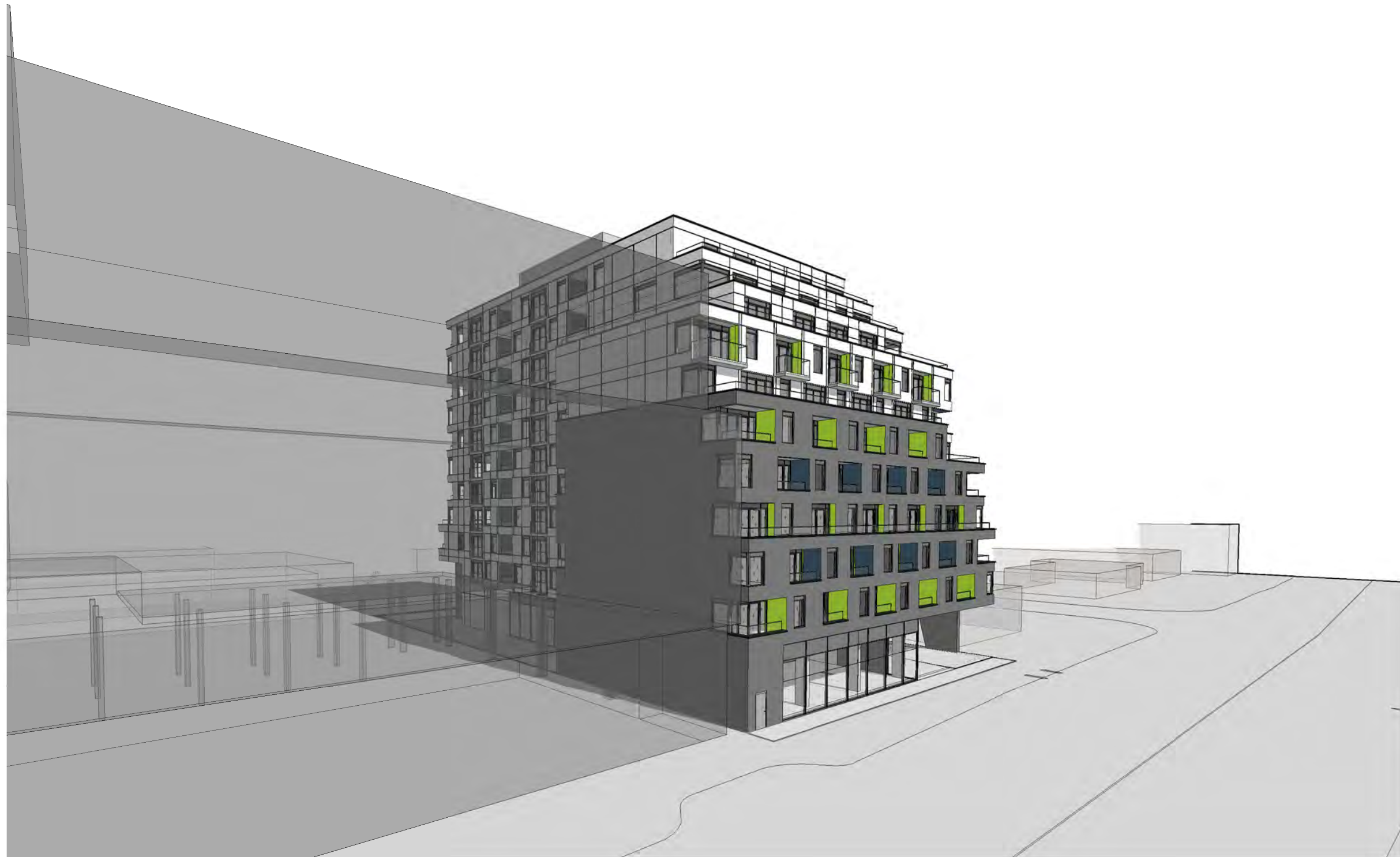
SECTION 3 - E/W

DRAWING NO

A303



1 Section 3 - E/W
1 : 125



1 North-East View



3 South-East View



2 North-West View



4 South-West View

875

THE QUEENSWAY

875 The Queensway, Toronto, Ontario

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All dimensions to be checked on site by the contractor. Drawings are not to be scaled, any discrepancies are to be reported to the Architect before proceeding with the work.

No.	Description	Date
1	ISSUED FOR PAC	2020/06/18
2	ISSUED FOR ZBA	2020/12/04
3	REZONING REV1-OLT	2022/03/15
4	REZONING REV2-OLT	2022/03/24
5	REZONING REV3-OLT	2022/04/06



PROJECT NORTH STAMP

CLIENT

FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP



PROJECT NO: 19061

SCALE: 1 : 1

DATE: April 6th, 2022

DRAWN BY: LF

DRAWING TITLE

AXOMETRIC
VIEWS

DRAWING NO

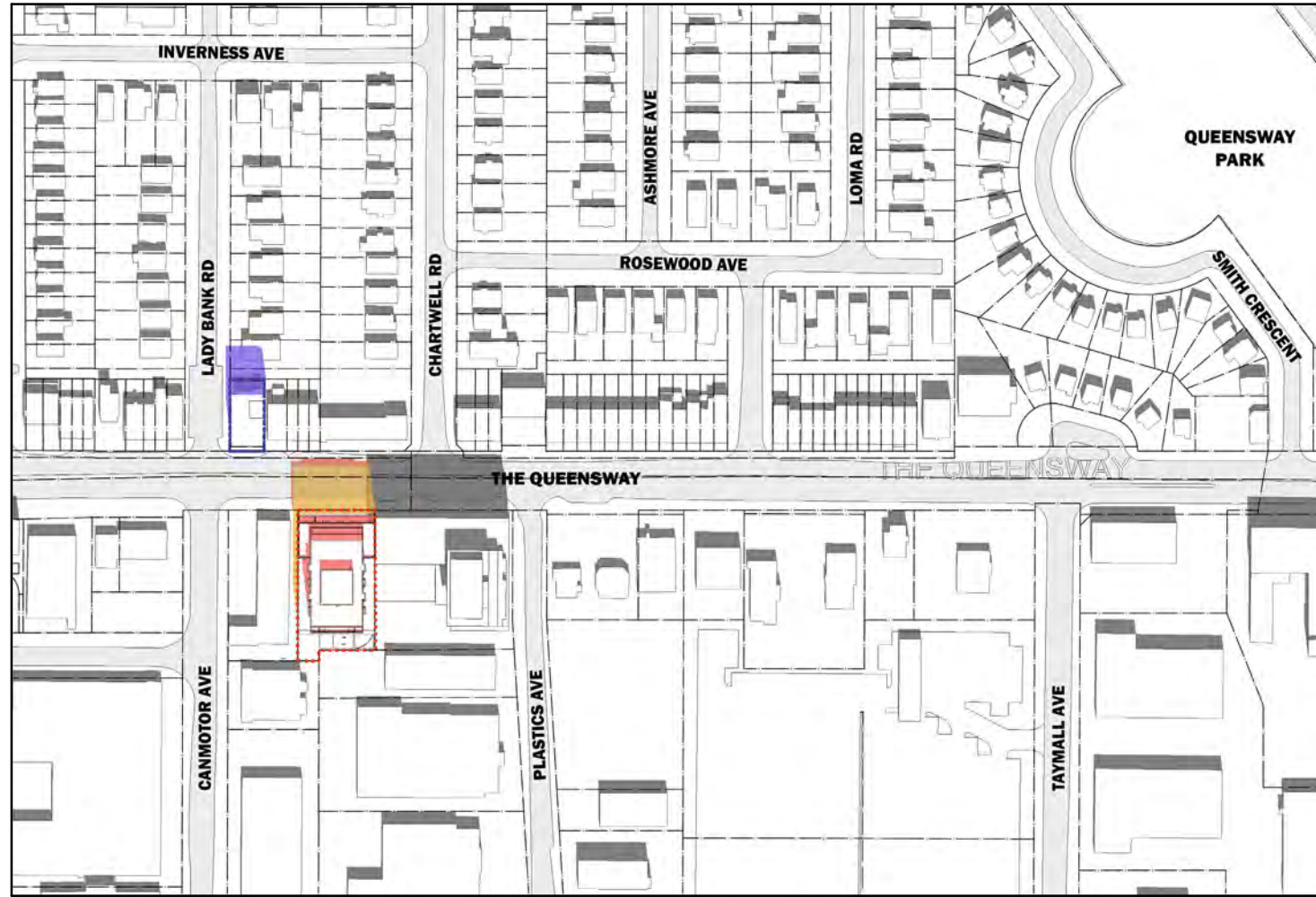
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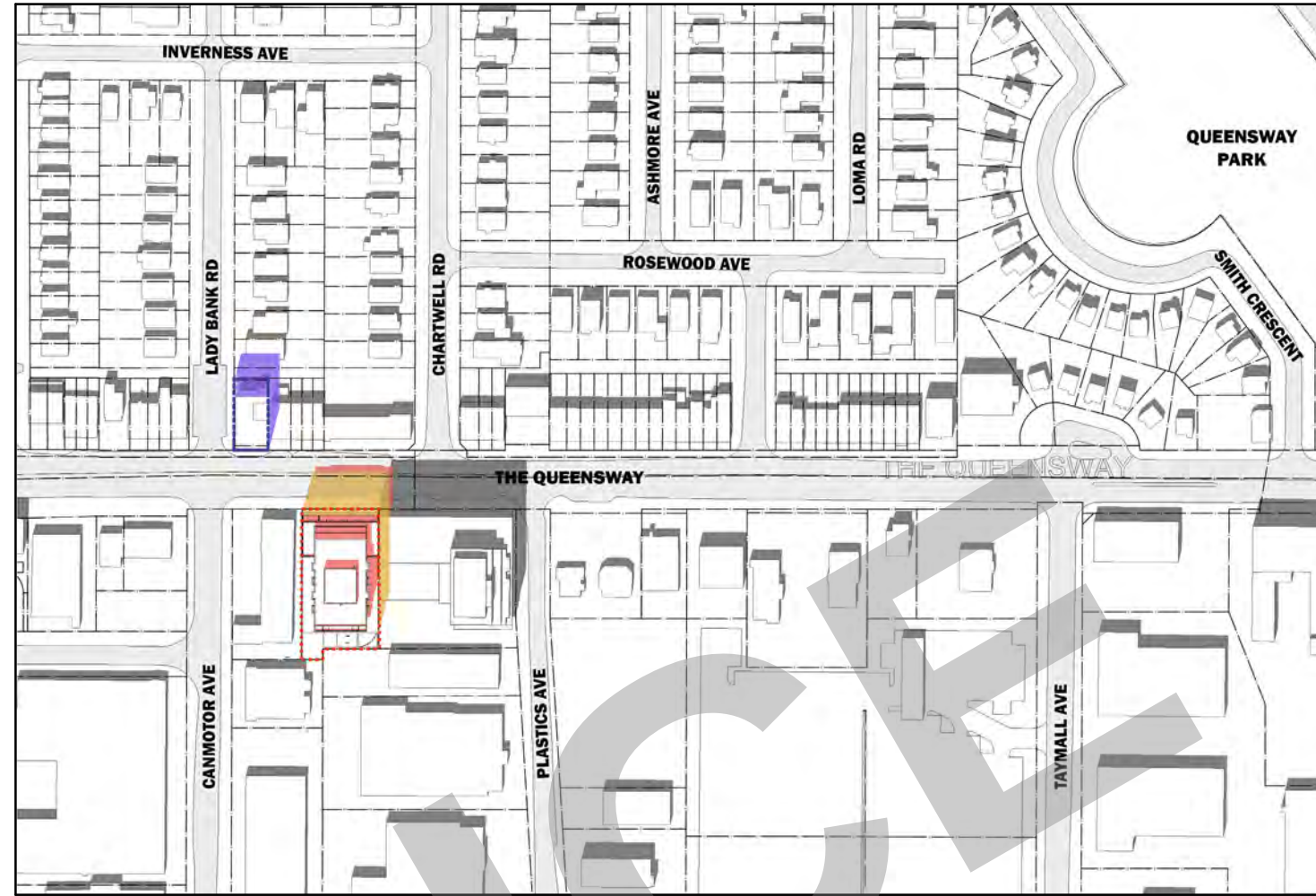
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2 March 21st - 10:18am
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3 March 21st - 11:18am
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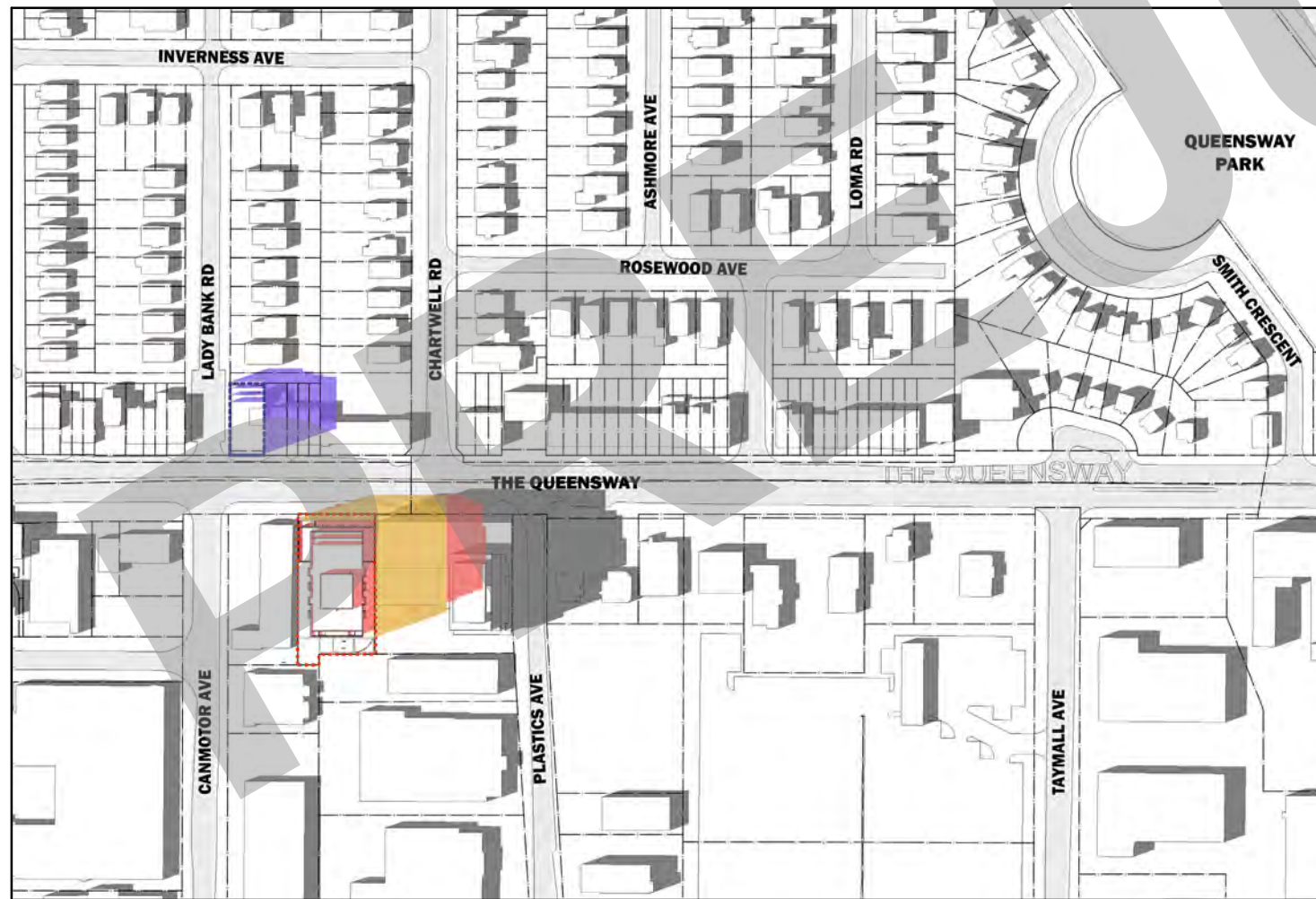
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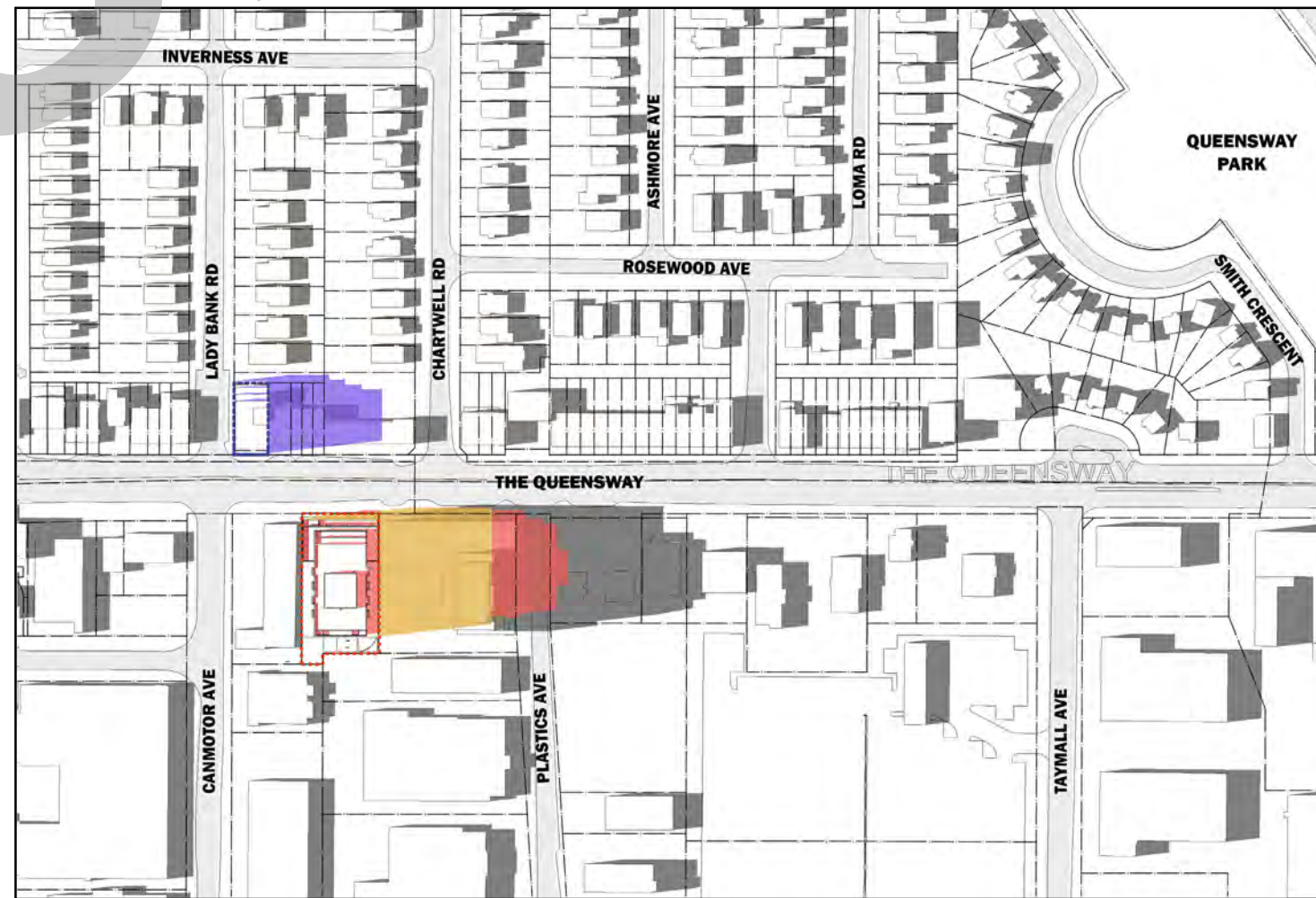
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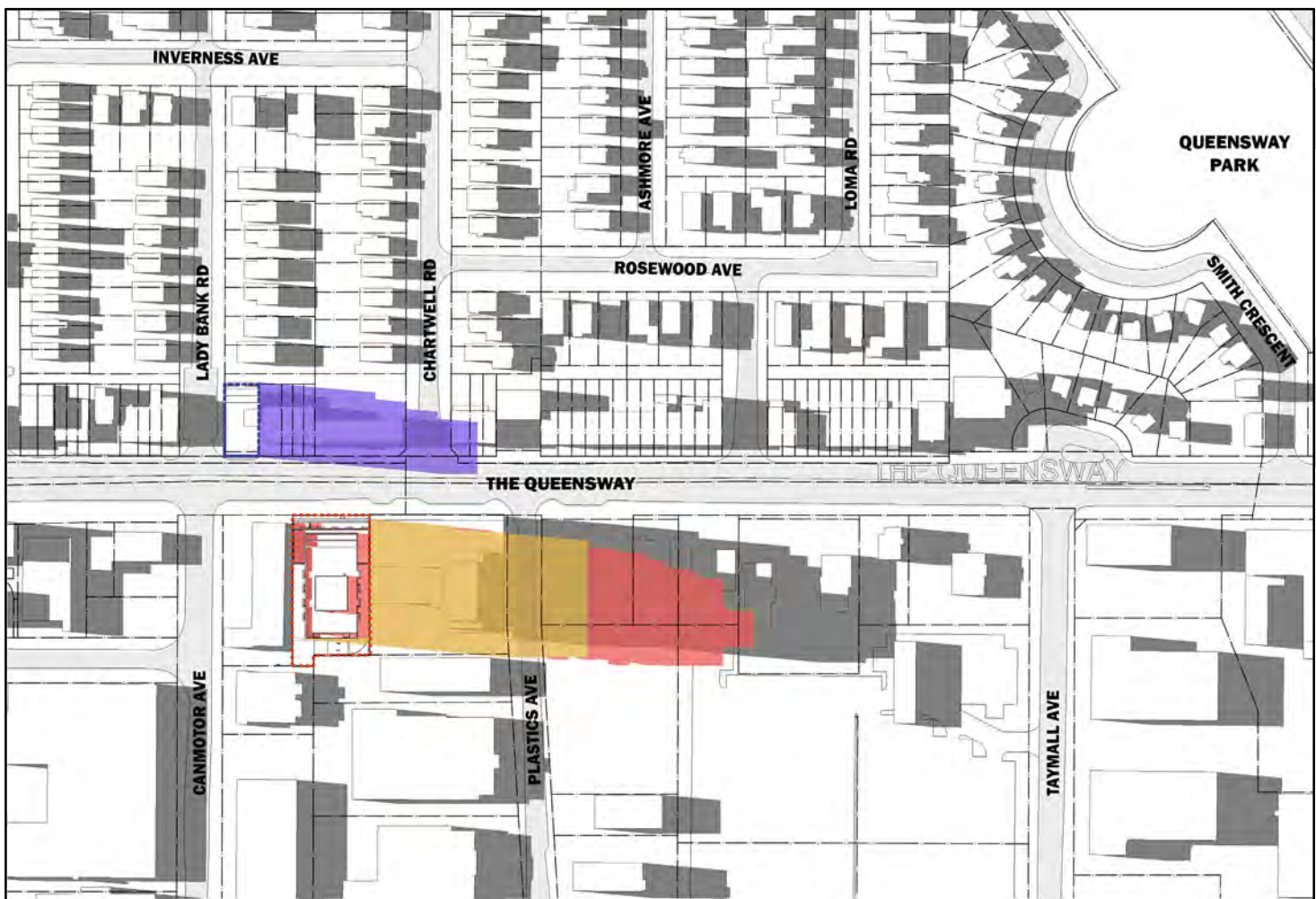
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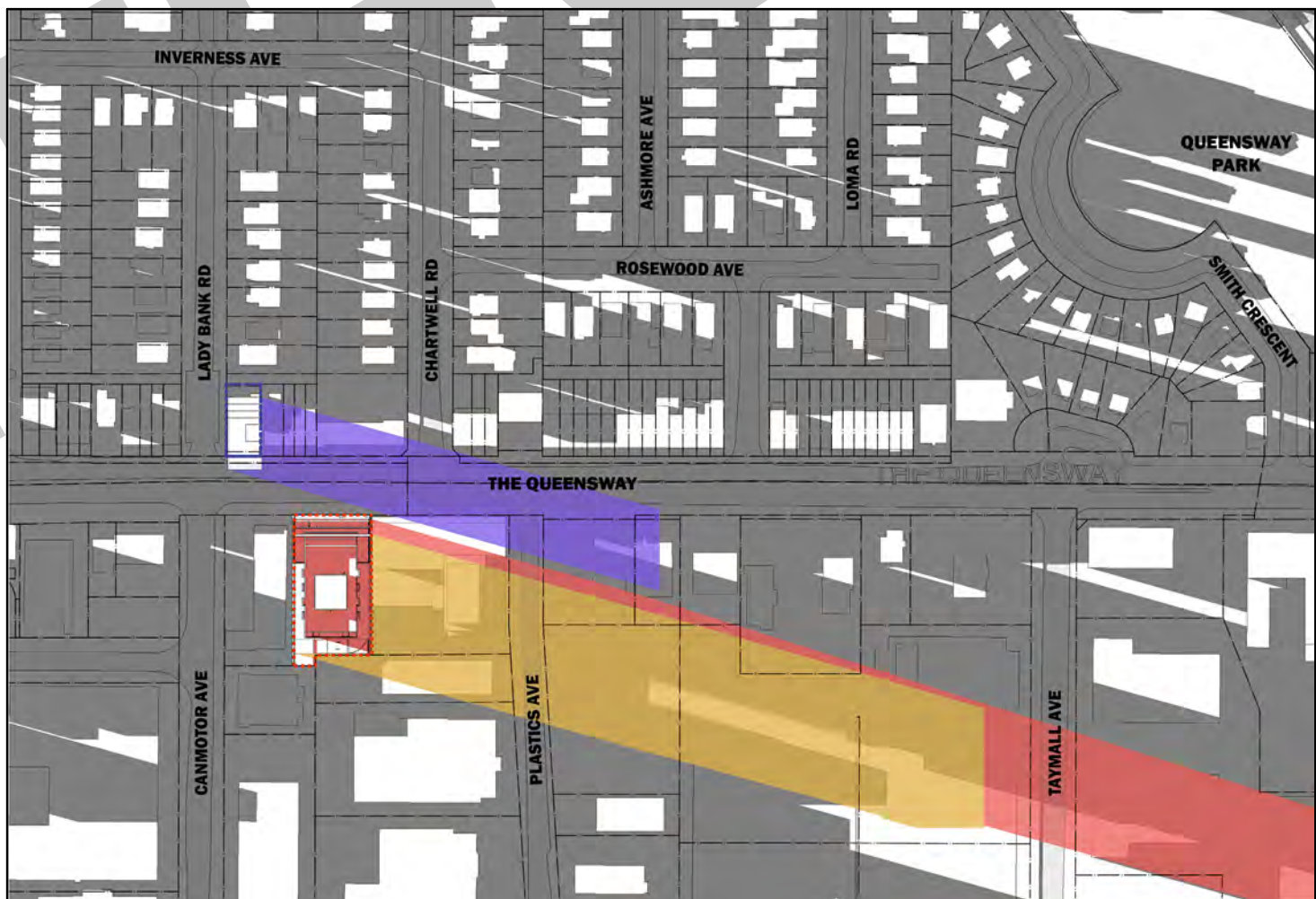
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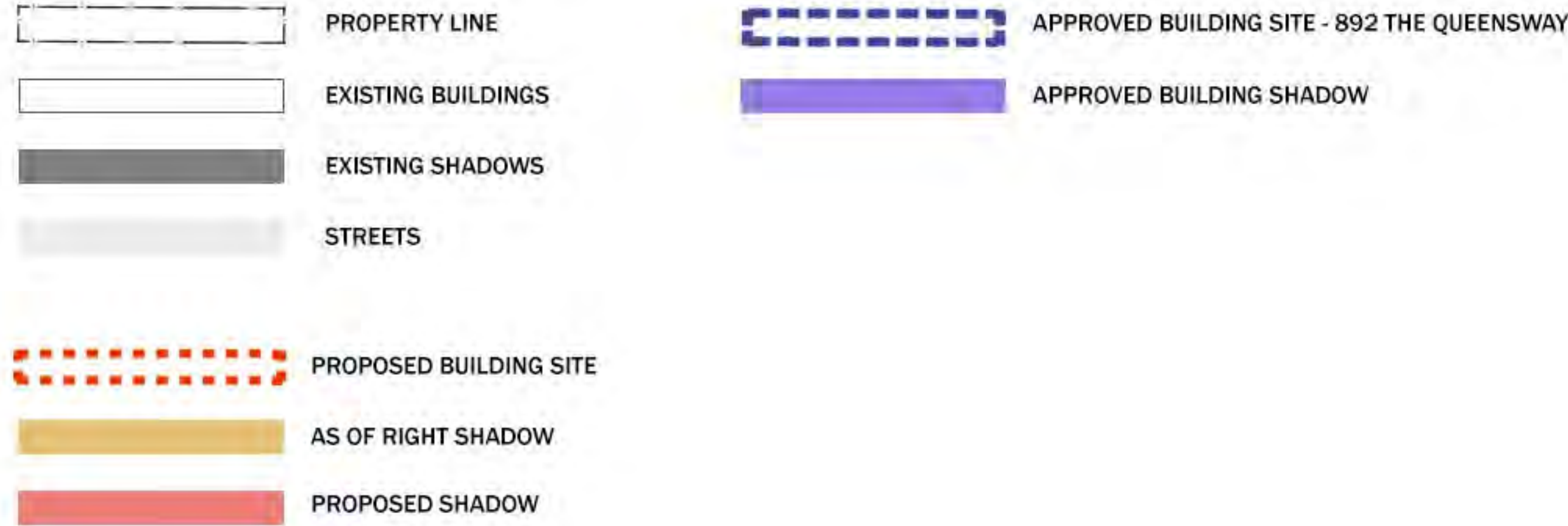
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9 March 21st - 5:18pm
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10 March 21st - 6:18pm
1 : 3000



875

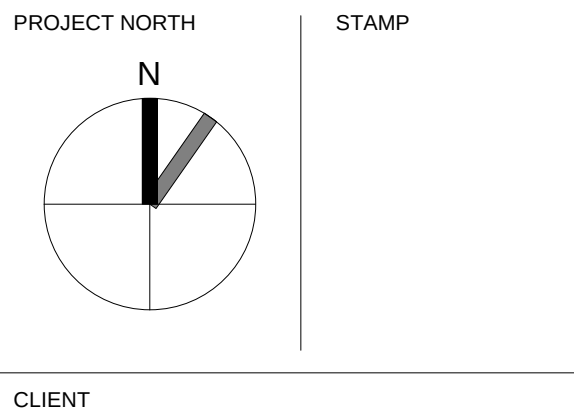
THE QUEENSWAY

875 The Queensway, Toronto, Ontario

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No.	Description	Date
1	ISSUED FOR PAC	2020/06/18
2	ISSUED FOR ZBA	2020/12/04
3	REZONING REV1-OLT	2022/03/15
4	REZONING REV2-OLT	2022/03/24
5	REZONING REV3-OLT	2022/04/06

CONTEXT KEY PLAN



FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP



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planners inc.

PROJECT NO: 19061

SCALE:

DATE: April 6th, 2022

DRAWN BY: LF

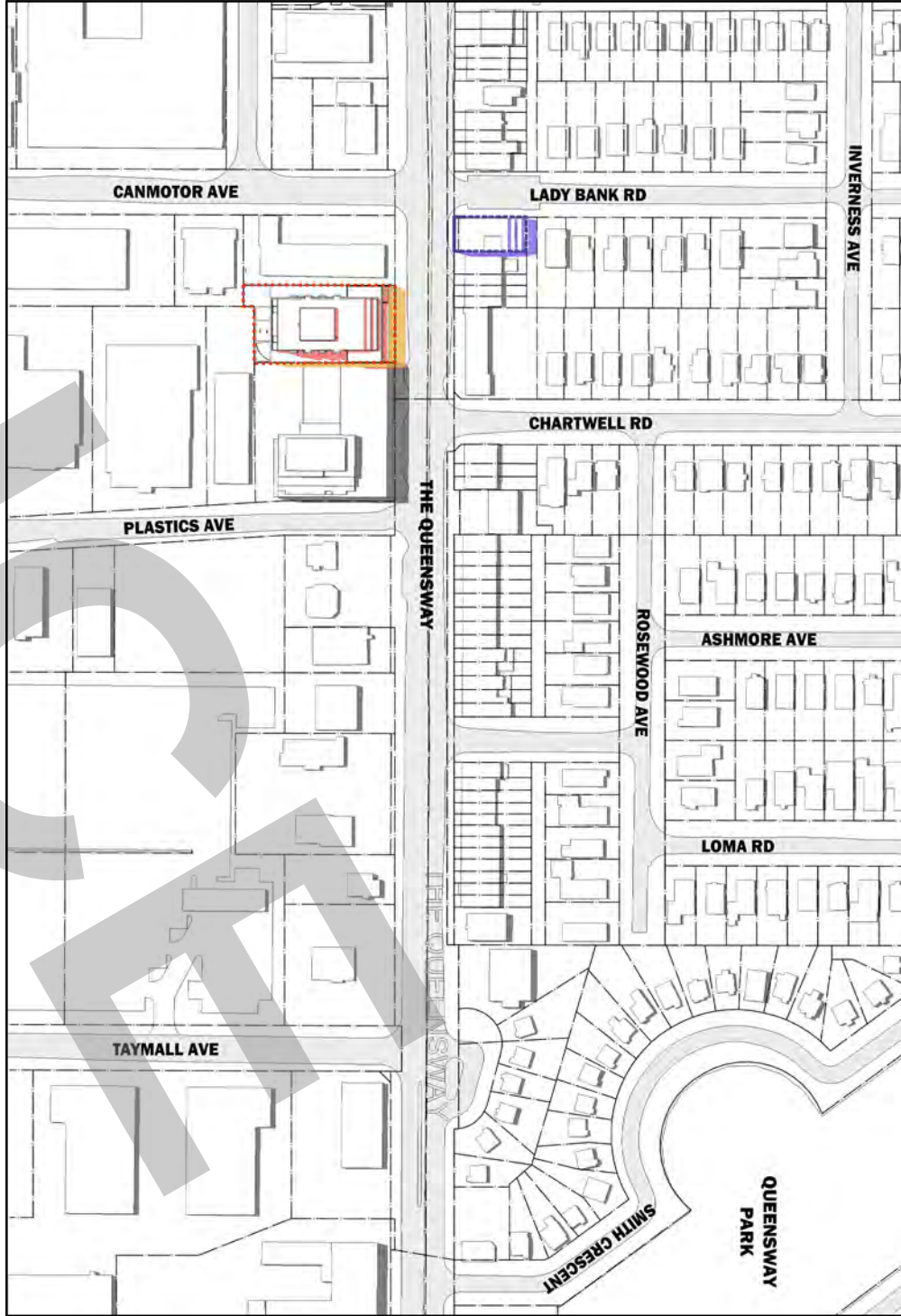
DRAWING TITLE

SUN/SHADOW
STUDY -
MARCH 21ST

DRAWING NO

A401

No.	Description	Date
1	ISSUED FOR PAC	2020/06/18
2	ISSUED FOR BAA	2020/12/04
3	REZONING REV. Q1.1	2022/03/15
4	REZONING REV. Q1.2	2022/03/24
5	REZONING REV. Q1.1	2022/04/06



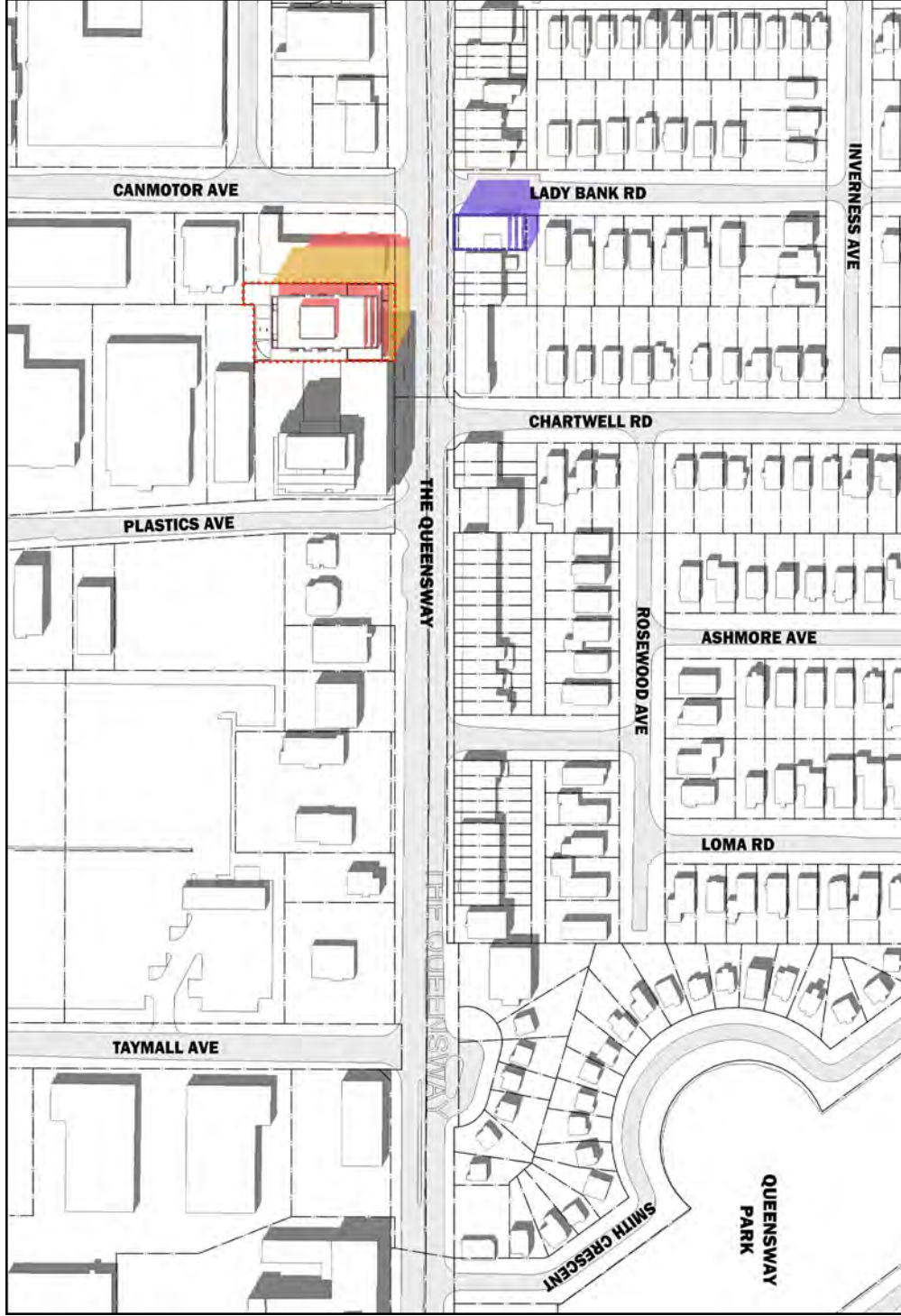
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3 June 21st - 11:18am
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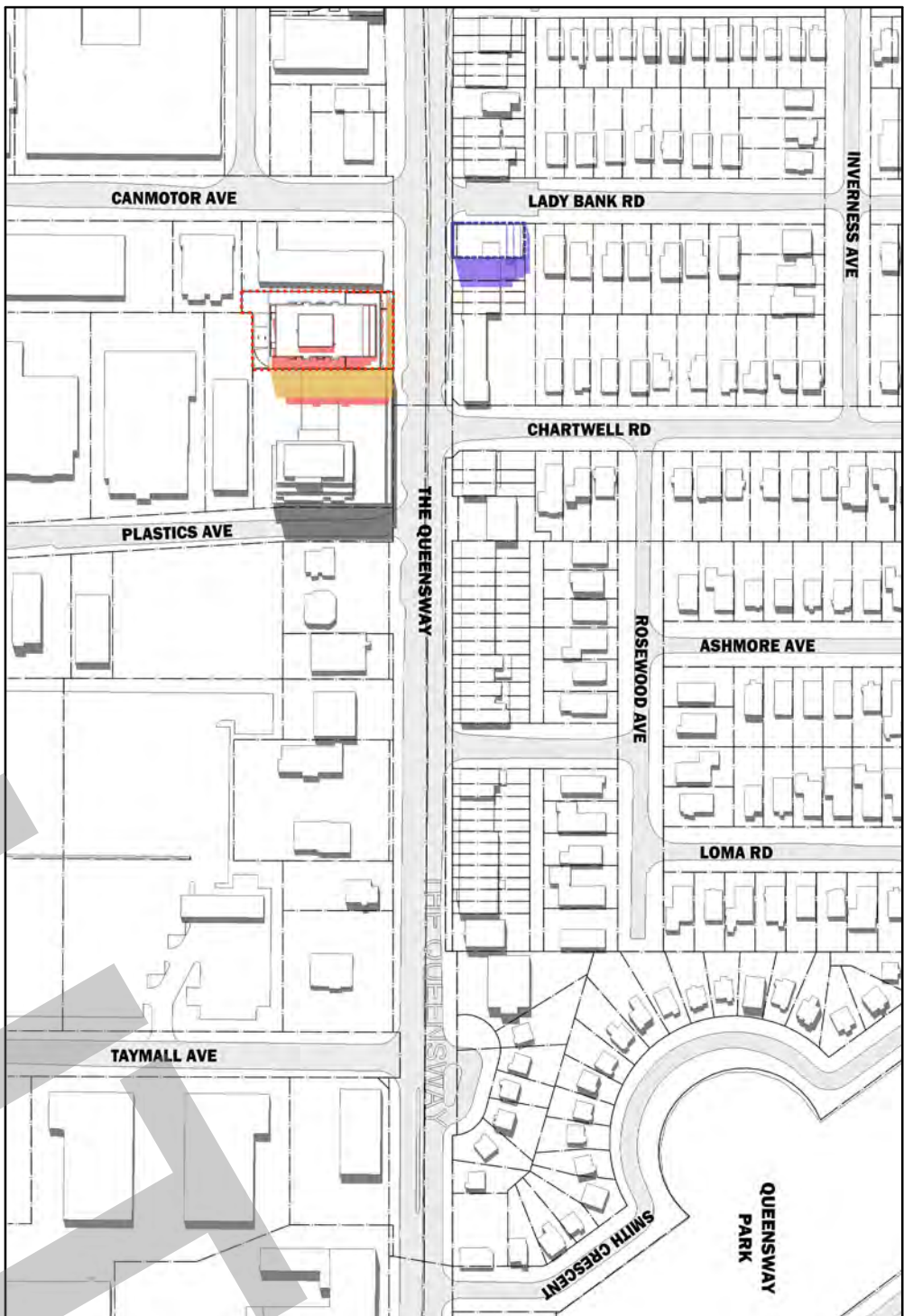
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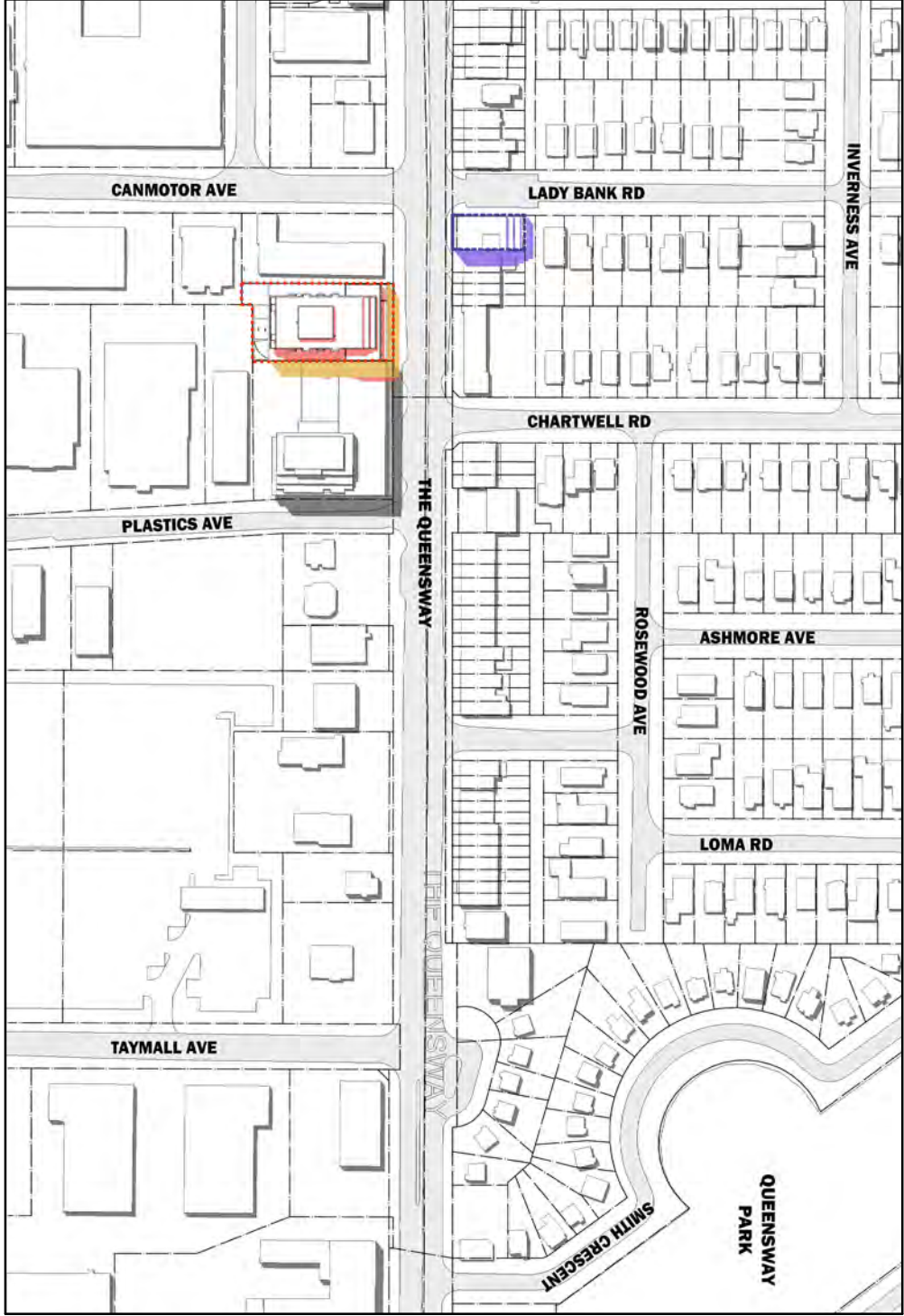
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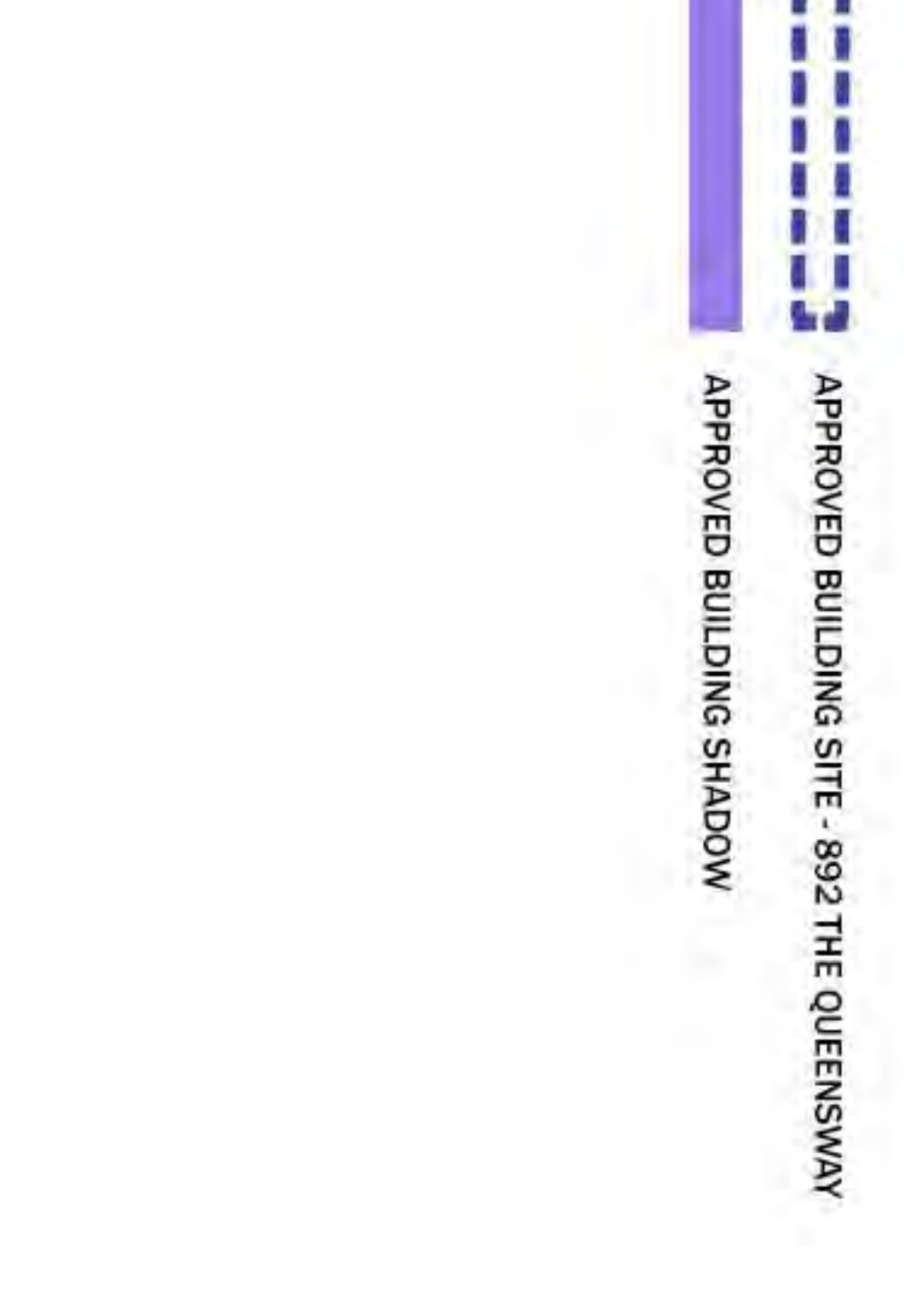
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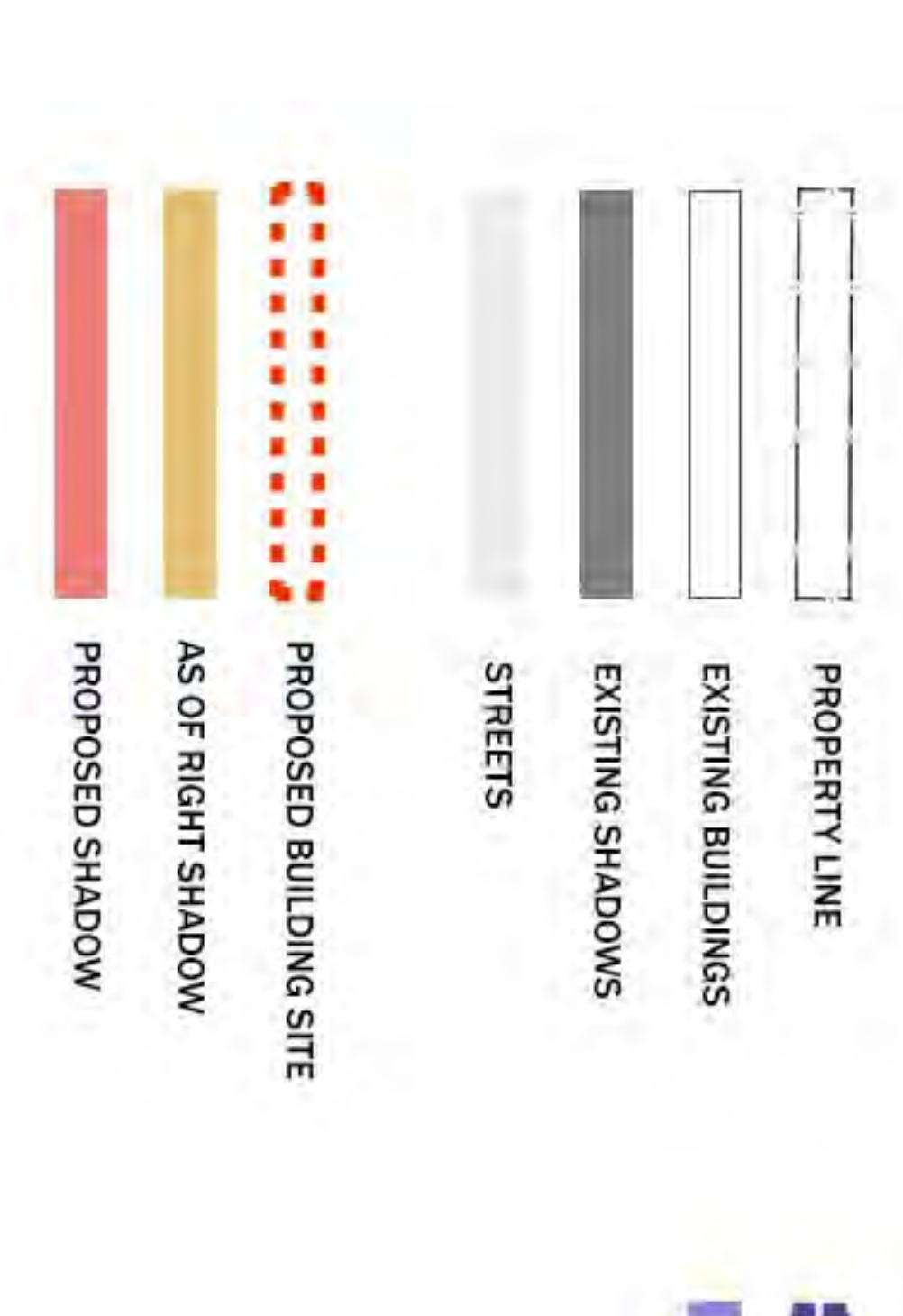
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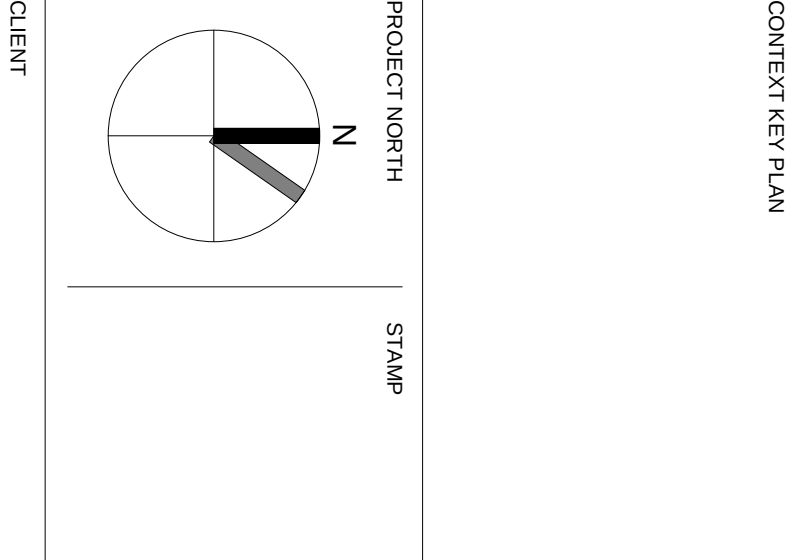
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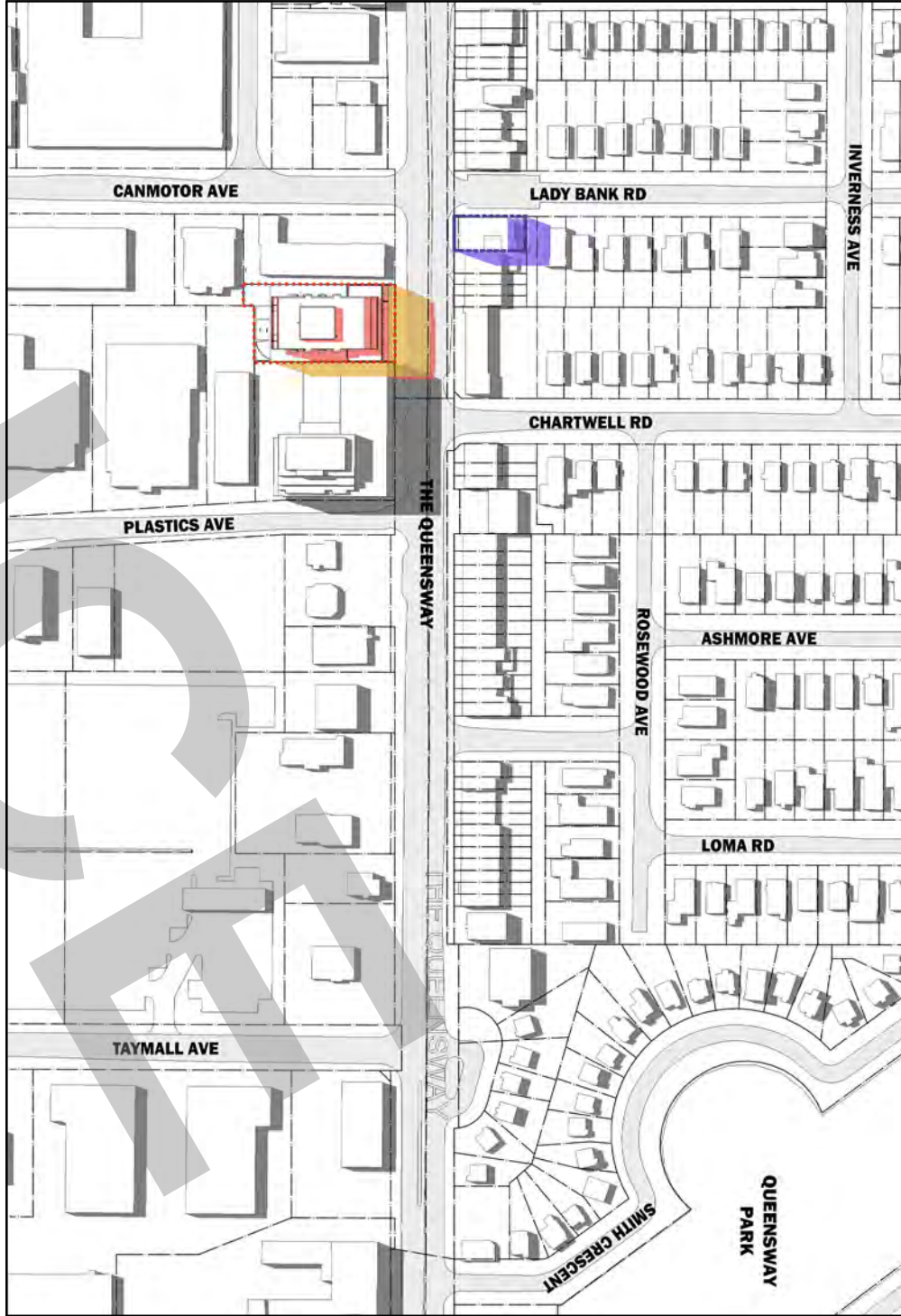


FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP

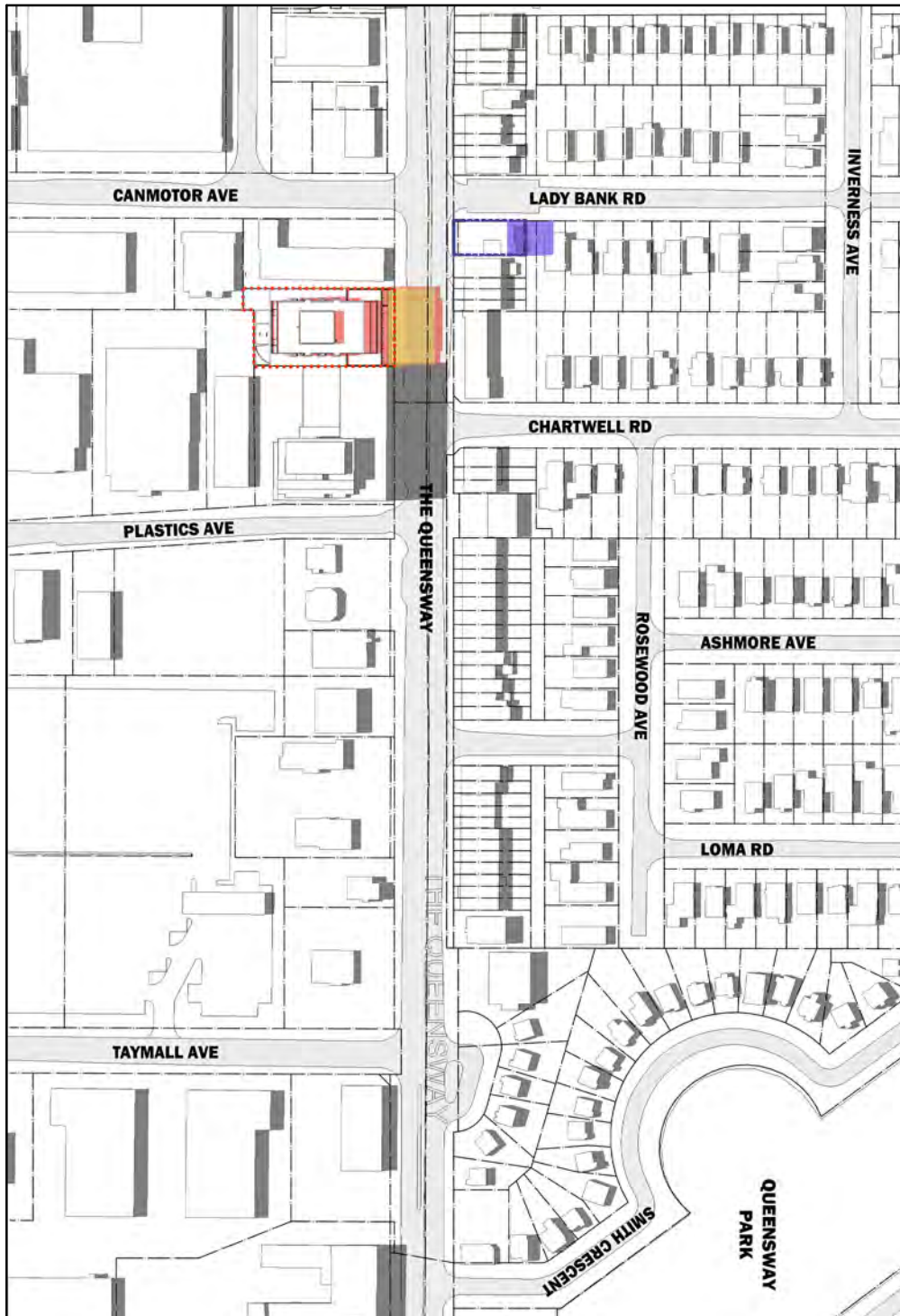


PROJECT NO. 10061
SCALE: 1:3000
DATE: April 8th, 2022
DRAWN BY: LF
DRAWING TITLE
SUN/SHADOW
STUDY - JUNE
21ST

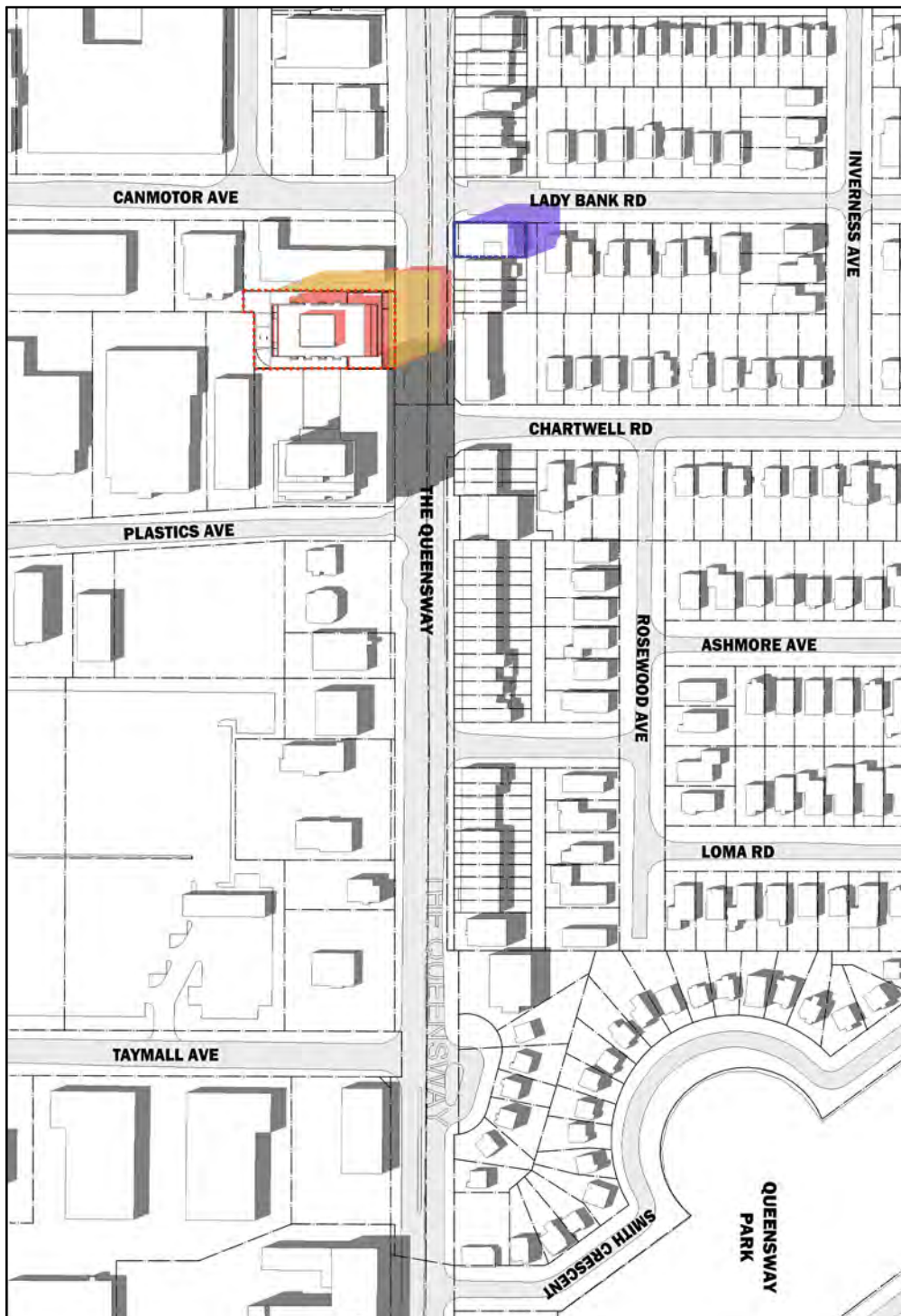
No.	Description	Date
1	ISSUED FOR PAC	2020/06/18
2	ISSUED FOR BAA	2020/12/04
3	REWORKING REV1-Q1.1	2022/03/15
4	REWORKING REV2-Q1.1	2022/03/24
5	REWORKING REV3-Q1.1	2022/04/06



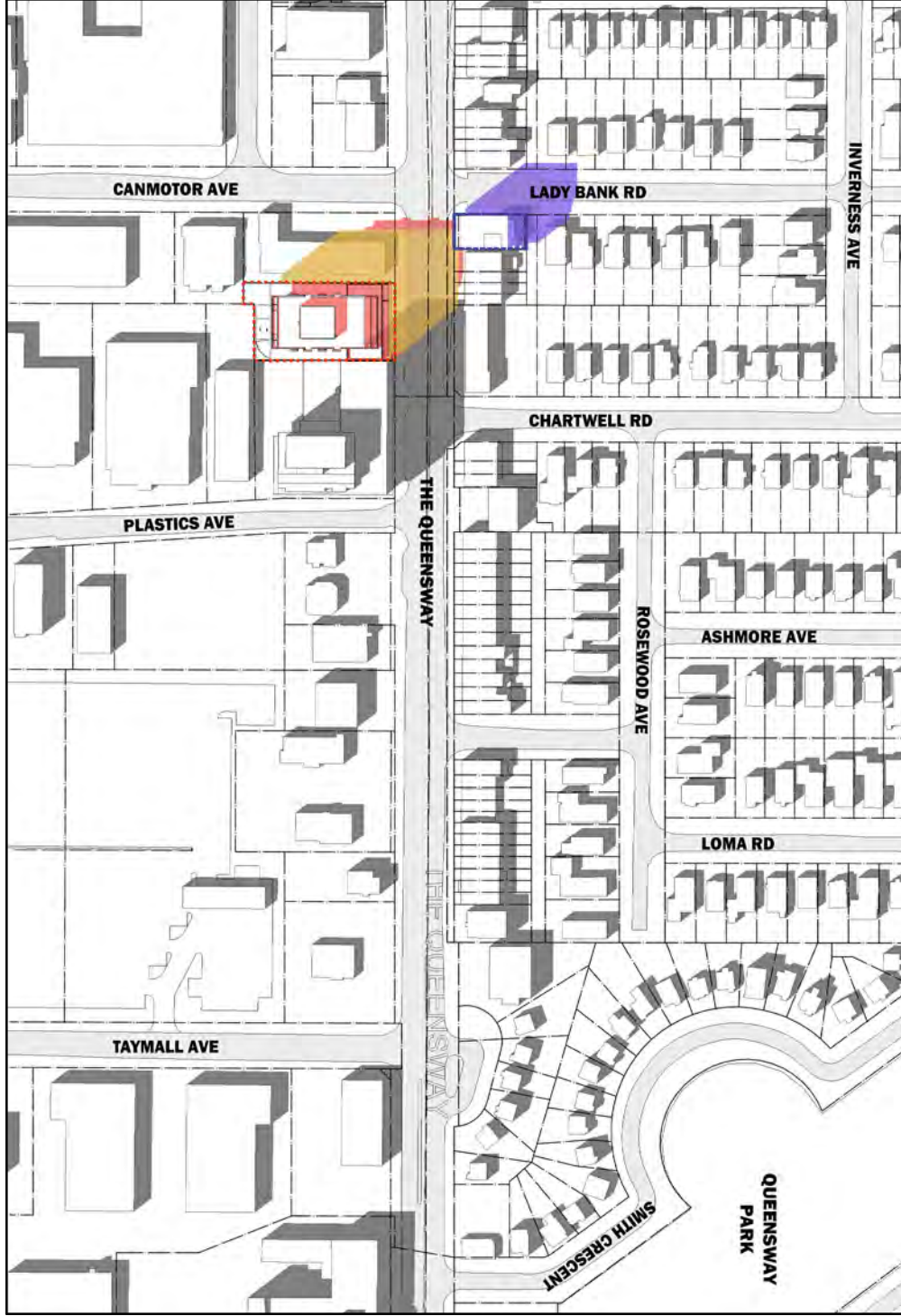
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3 September 21st - 11:18am
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2 September 21st - 10:18am
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1 September 21st - 9:18am
1 : 3000



8 September 21st - 4:18pm
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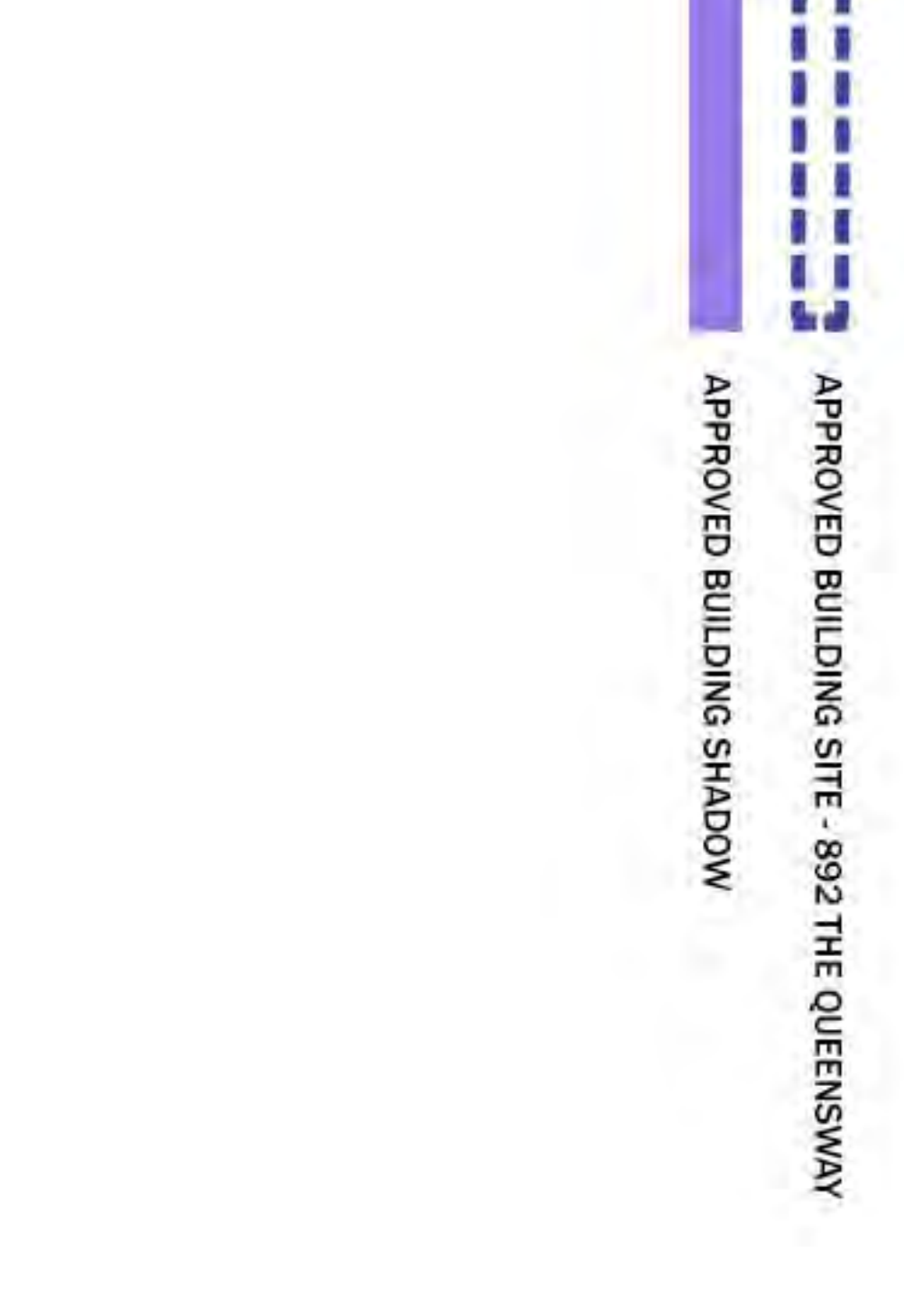
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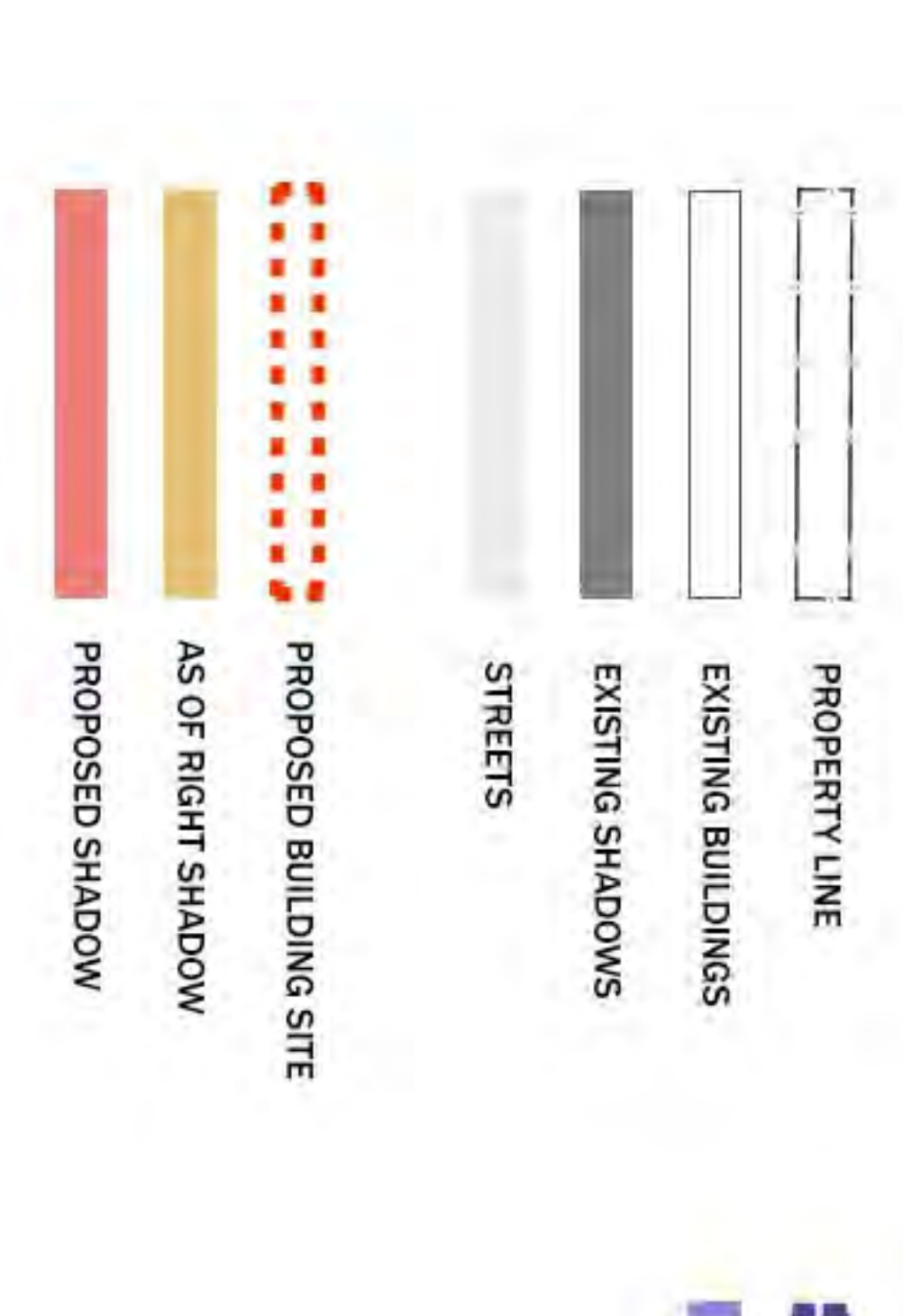
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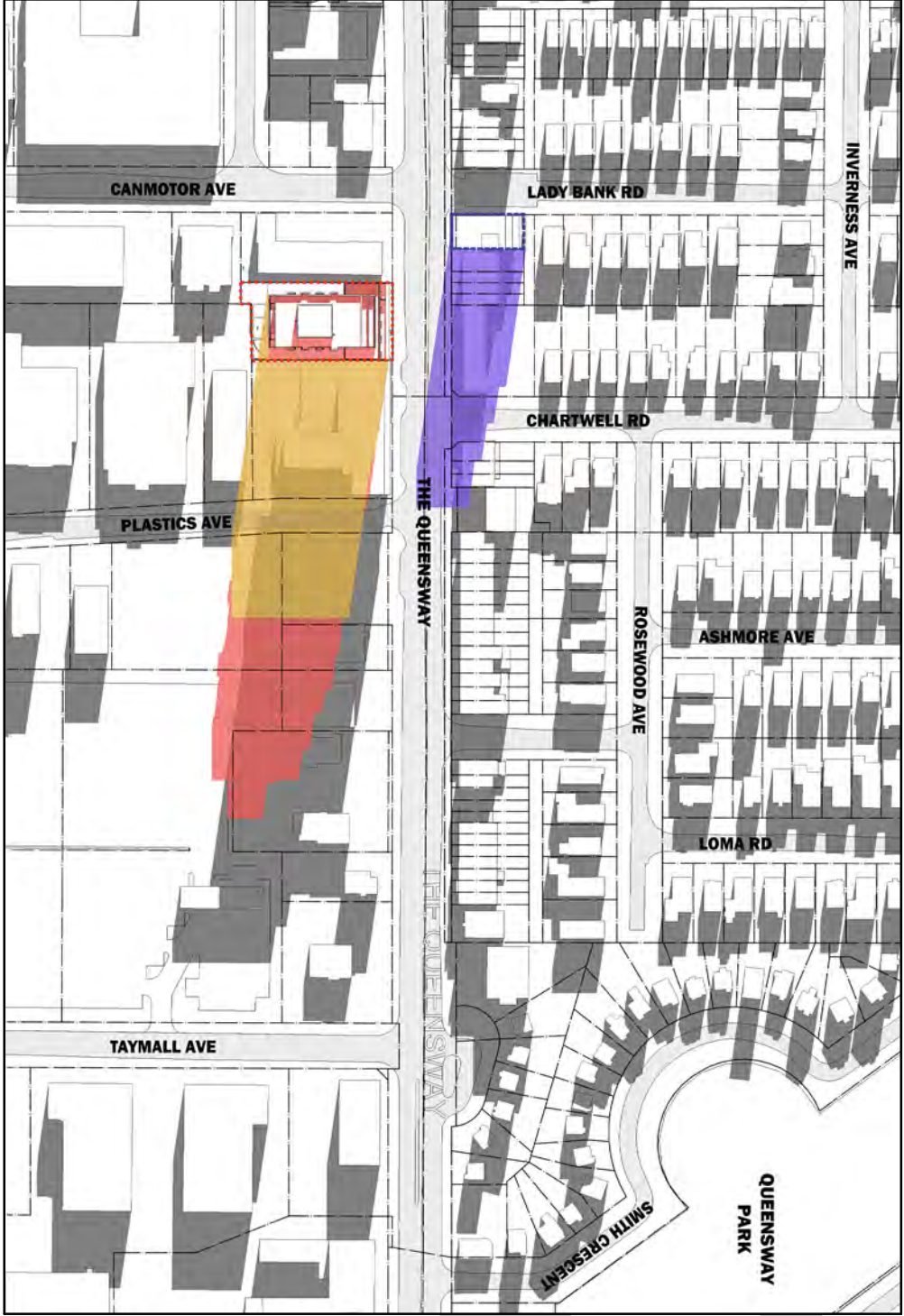
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9 September 21st - 5:18pm
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10 September 21st - 6:18pm
1 : 3000



9 September 21st - 5:18pm
1 : 3000

CONTEXT KEY PLAN

PROJECT NORTH

STAMP

CLIENT

FORMAT
QUEENSWAY
LIMITED
PARTNERSHIP

KEA

architects +
planners inc.

PROJECT NO. 10061

SCALE:

DATE: April 8th, 2022

DRAWN BY: LF

DRAWING TITLE

SUN/SHADOW
STUDY -
SEPTEMBER
21ST