

# QUEEN STREET & BROCK AVENUE

TORONTO, ON, M6K 1L7

## PUBLIC ATTACHMENT 3

**ISSUED FOR SETTLEMENT**

2022-04-22



VIEW FROM QUEEN & BROCK LOOKING NORTHWEST

- A0.00 COVER SHEET
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DRAWING LIST

CLIENT	
Queen and Brock Holdings Inc.	
ARCHITECT	
Giannone Petricone Associates Inc. Architects 462 Wellington Street West, Suite 501 Toronto, Ontario M5V 1E3	v:(416) 591-7788 e:mail@gpaia.com
HERITAGE ARCHITECT	
ERA Architects Inc. 625 Church St. Suite 600 Toronto, Ontario M4Y 2G1	v:(416) 963-4497 e:info@eraarch.ca
LANDSCAPE ARCHITECT	
Feris + Associates Inc. 11 Church Street, Suite 302 Toronto, Ontario M5E 1W1	v:(416) 366-8800 e:fa@ferisassociatesinc.com
PLANNER	
Bousfields Inc. 3 Church Street, Suite 200 Toronto, Ontario M5E 1M2	v:(416) 947-9744 e:bousfields@bousfields.ca
CIVIL ENGINEER	
Odian-Detech Group Inc. 5230 South Service Rd. Burlington, Ontario L7L 5K2	v:(905) 632-3811 e:kevin@odandetech.com
TRAFFIC CONSULTANT	
BA Consulting Group Ltd 45 St Clair Ave W, Suite 300 Toronto, Ontario M4V 1K9	v:(416) 961-7110 e:bagroup@bagroup.com
WIND CONSULTANT	
RWDI 901 King St W, Suite 400 Toronto, Ontario M5V 3H5	v:(519) 823-1311 e:raisa.lalau@rwdi.com
NOISE & VIBRATION CONSULTANT	
Jade Acoustics Inc. 411 Confederation Pkwy Concord, Ontario L4K 0A8	v:(905) 660-2444 e:general@jadeacoustics.com

CONTACT LIST

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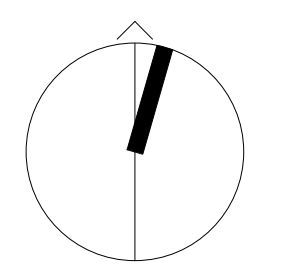


CONTEXT PLAN

ISSUED FOR SETTLEMENT 22-04-22

ISSUED FOR REZONING 20-09-18

Revision \_\_\_\_\_ Date \_\_\_\_\_



**giannone  
petricone  
associates**

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

Queen and Brock Holdings Inc.  
**QUEEN ST & BROCK AVE**  
TORONTO, ON, M6K 1L7

SHEET TITLE

COVER SHEET

DRAWN BY: MK  
CHECKED BY: LL  
PROJECT START DATE: 19-01-03  
PROJECT NO.: 18152  
SHEET NUMBER

**A0.00**

PROJECT STATISTICS [BY-LAW 569-2013]

FLOOR LEVEL	GROSS CONST AREA		GFA DEDUCTIONS		AMNT DEDUCTIONS		TOTAL GFA	
	m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf
1	1,221.7	13,150	351.7	3,786	-	-	870.0	9,365
2	1,420.9	15,294	100.9	1,086	-	-	1,320.0	14,208
3	1,445.2	15,556	56.8	611	457.6	4,926	930.8	10,019
4	1,323.8	14,249	47.9	516	-	-	1,275.9	13,734
5	1,217.8	13,108	40.3	434	-	-	1,177.5	12,675
6	1,217.8	13,108	40.3	434	-	-	1,177.5	12,675
7	1,112.5	11,975	40.3	434	-	-	1,072.2	11,541
8	1,112.5	11,975	40.3	434	-	-	1,072.2	11,541
9	1,016.3	10,939	40.3	434	-	-	976.0	10,506
10	785.1	8,451	40.3	434	-	-	744.8	8,017
11	785.1	8,451	40.3	434	-	-	744.8	8,017
MECH ROOF	474.9	5,112	474.9	5,112	-	-	-	-
ABOVE GRADE	13,133.6	141,369	1,314.3	14,147	457.6	4,926	11,361.7	122,296
P1	1,698.9	18,287	1,673.9	18,018	-	-	25.0	269
BELOW GRADE	1,698.9	18,287	1,698.0	18,018	-	-	25.0	269
SUBTOTAL	14,832.5	159,656	3,012.3	32,424	457.6	4,926	11,386.7	122,565

RESIDENTIAL GFA		NON-RES GFA	
m <sup>2</sup>	sf	m <sup>2</sup>	sf
390.8	4,207	479.2	5,158
1,320.0	14,208	-	-
930.8	10,019	-	-
1,275.9	13,734	-	-
1,177.5	12,675	-	-
1,177.5	12,675	-	-
1,072.2	11,541	-	-
1,072.2	11,541	-	-
976.0	10,506	-	-
744.8	8,017	-	-
744.8	8,017	-	-
-	-	-	-
-	-	-	-
10,882.5	117,138	479.2	5,158
25.0	269	-	-
25.0	269	-	-
10,907.5	117,407	479.2	5,158

UNIT						
JR IBD	1BD	1BD+D	2BD	2BD+D	3BD	TOTAL
-	-	-	-	-	3	3
3	2	5	2	-	3	15
-	1	3	2	2	1	9
-	3	6	2	3	3	17
-	4	5	1	4	2	16
-	4	5	1	4	2	16
1	3	6	1	3	1	15
1	3	6	1	3	1	15
1	2	7	1	3	-	14
1	2	4	-	4	-	11
1	2	4	-	4	-	11
8	26	51	11	30	16	142
5.6%	18.3%	35.9%	7.7%	21.1%	11.3%	

ROOF AREA		PRIV TERRACE		OUTDR AMNT		APPL ROOF		GREEN ROOF		FLOOR LEVEL
m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf	
-	-	-	-	-	-	-	-	-	-	1
-	-	-	-	-	-	-	-	-	-	2
110.4	1,188	-	-	110.4	1,188	-	-	-	-	3
118.2	1,272	118.2	1,272	-	-	-	-	-	-	4
162.2	1,746	162.2	1,746	-	-	-	-	-	-	5
-	-	-	-	-	-	-	-	-	-	6
105.3	1,133	105.3	1,133	-	-	-	-	-	-	7
-	-	-	-	-	-	-	-	-	-	8
94.1	1,013	94.1	1,013	-	-	-	-	-	-	9
231.2	2,489	231.2	2,489	-	-	-	-	-	-	10
-	-	-	-	-	-	-	-	-	-	11
310.2	3,339	-	-	-	-	310.2	3,339	-	-	MECH ROOF
474.9	5,112	-	-	-	-	474.9	5,112	235.5	2,535	
1,606.5	17,292	711.0	7,653	110.4	1,188	785.1	8,451	235.5	2,535	

<b>TOTAL</b>	<b>11,386.7</b>	<b>122,565</b>
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<b>TOTAL UNITS</b>	<b>142</b>
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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, amenity space, elevator shafts, garbage shafts, mechanical penthouse, and exit stairwells as per the City of Toronto by-law 569-2013.

Average unit size assumed at 60.4 sm (650 sf) based on residential saleable area. Exact unit count to be determined with design

DENSITY	
TOTAL GFA	11,386.7 m <sup>2</sup>
LAND AREA	1,849.5 m <sup>2</sup>
<b>FSI</b>	<b>6.2</b>

BUILDING USE [BY-LAW 569-2013]	
RES GFA	10,907.5 m <sup>2</sup>
NON-RES GFA	479.2 m <sup>2</sup>
<b>TOTAL</b>	<b>11,386.7 m<sup>2</sup></b>

CAR PARKING	
Resident Required	-
Residential Visitor Required	-
Non-Residential Required	-
<b>TOTAL REQUIRED</b>	<b>-</b>
Resident Provided	36
Commercial Parking Lot Provided	-
<b>TOTAL PROVIDED</b>	<b>36</b>
<b>TOTAL E.V.S.E. PROVIDED</b>	<b>8 22.2%</b>

BICYCLE STORAGE (TGS Tier 1)	
Residential Long Term Required	128
Residential Short Term Required	15
Non Res.	4
<b>TOTAL REQUIRED</b>	<b>147</b>
Residential Long Term Provided	128
Residential Short Term Provided	16
Non Res. Short Term Provided	4
<b>TOTAL PROVIDED</b>	<b>148</b>

GARBAGE & RECYCLING		m <sup>2</sup>
Garbage Room Required		
First 50 Units	25m <sup>2</sup>	25.0
Remaining Units	13m <sup>2</sup> / additional 50 Units	23.9
Bulk Storage Required	10m <sup>2</sup>	10.0
<b>TOTAL REQUIRED</b>		<b>58.9</b>
Garbage Room Provided		55.4
Bulk Storage Provided		10.0
<b>TOTAL PROVIDED</b>		<b>65.4</b>

STAGING AREA		m <sup>2</sup>
Staging Area Required	5m <sup>2</sup> / additional 50 Units	9.2
Staging Area Provided		46.2

GREEN ROOF		m <sup>2</sup>
Total Roof Area		1,606.5
Exempt Roof Area:		
Private Terrace	711.0	
Outdoor Amenity	110.4	
Total Exempt Roof Area	821.4	
Applicable Roof Area	785.1	
<b>GREEN ROOF REQ. (30%)</b>	<b>235.5</b>	
<b>GREEN ROOF PROVIDED</b>	<b>235.5</b>	

AMENITY AREA (2 m <sup>2</sup> /Unit)		m <sup>2</sup>
Indoor Amenity Req.		284.0
Outdoor Amenity Req.		284.0
<b>TOTAL REQUIRED</b>		<b>568.0</b>
Indoor Amenity Prov.		457.6
Outdoor Amenity Prov.		110.4
<b>TOTAL PROVIDED</b>		<b>568.0</b>

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Revision	Date
4 ISSUED FOR COORDINATION	22-04-20

**NOT FOR CONSTRUCTION**

ISSUED FOR SETTLEMENT 22-04-22

ISSUED FOR REZONING 20-09-18

Revision Date

**giannone petricone associates**

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3.  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

Queen and Brock Holdings Inc.  
QUEEN ST & BROCK AVE  
TORONTO, ON, M6K 1L7

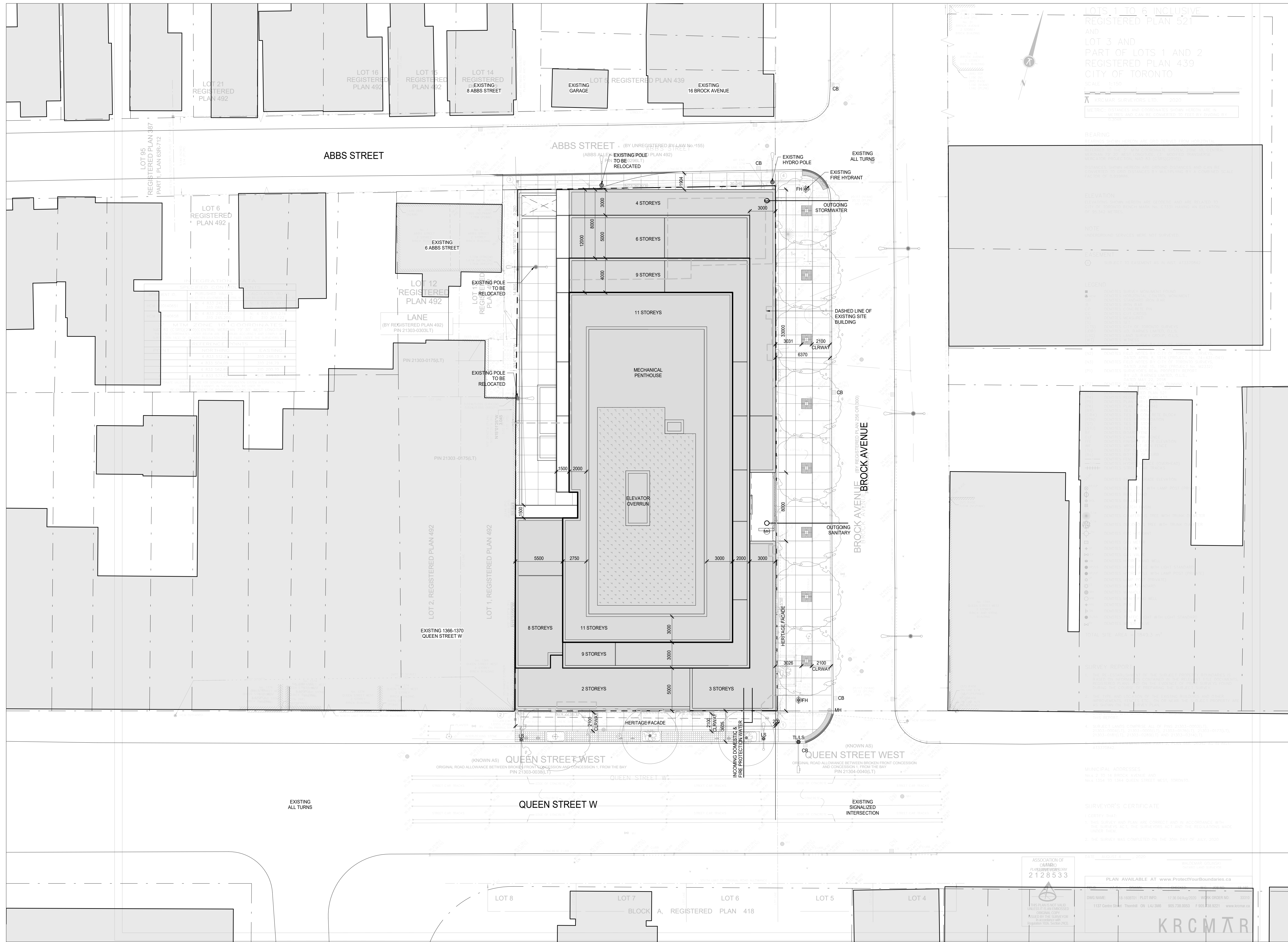
SHEET TITLE

PROJECT STATISTICS

DRAWN BY:	MK
CHECKED BY:	LL
PROJECT START DATE:	19-01-03
PROJECT NO.:	18152
SHEET NUMBER	

**A0.02**





LOTS 1 TO 6 INCLUSIVE  
REGISTERED PLAN 521  
AND  
LOT 3 AND  
PART OF LOTS 1 AND 2  
REGISTERED PLAN 439  
CITY OF TORONTO  
SCALE: 1:200

BEARING  
ELEVATION  
NOTE  
LEGEND

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SUBDIVISION ACT AND THE REGULATIONS MADE THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF JULY, 2022.

ASSOCIATION OF  
LAND SURVEYORS  
212 6533

PLAN AVAILABLE AT [www.ProtectYourBoundaries.ca](http://www.ProtectYourBoundaries.ca)

DWG NAME: 1337 Centre St W  
1337 Centre St W, Toronto, ON, L4J 3M6  
1137 04 Aug 2022  
1337 04 Aug 2022  
1337 04 Aug 2022  
1337 04 Aug 2022

KRCMTR

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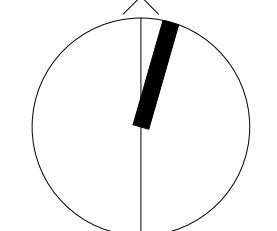
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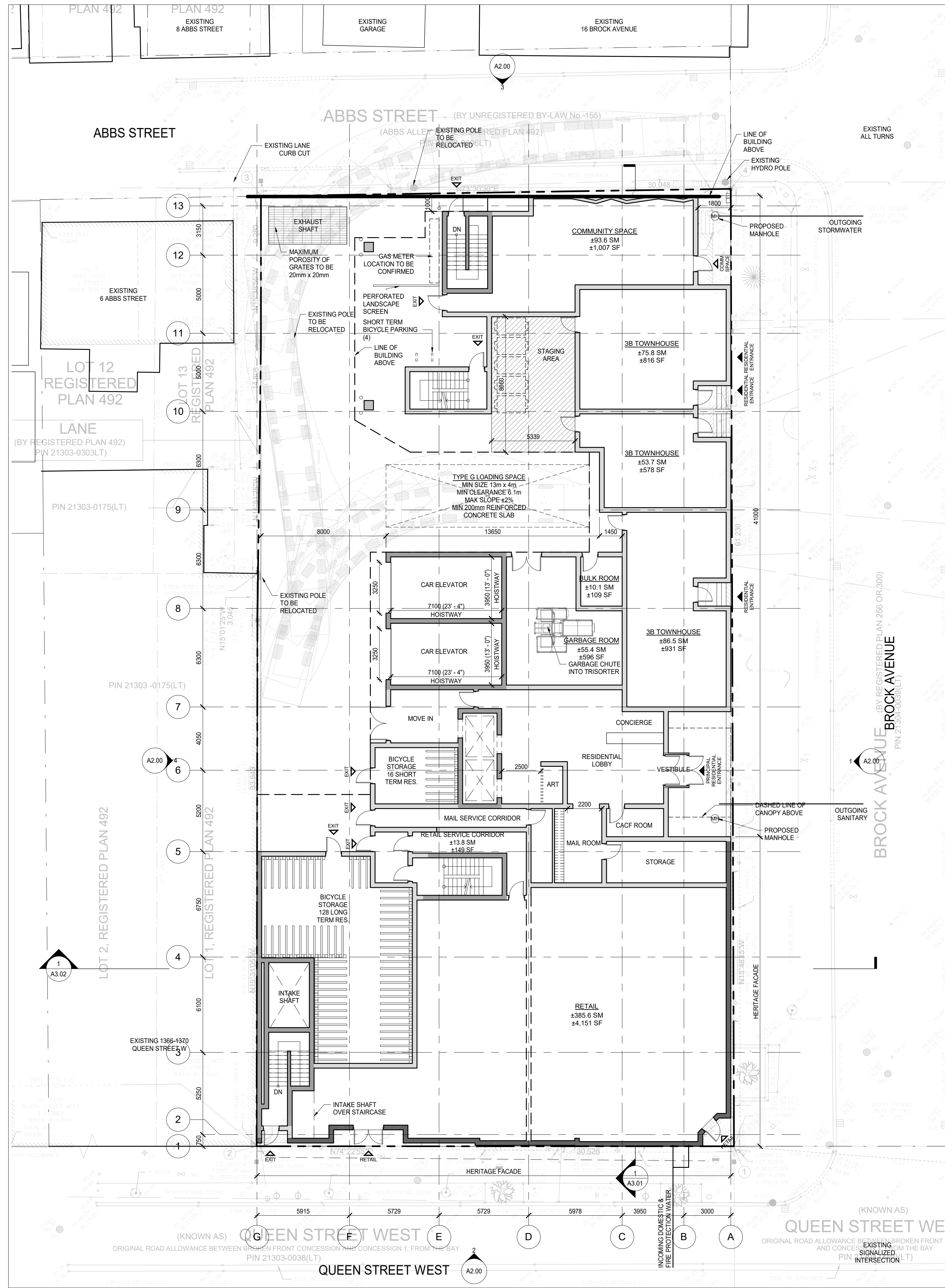
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**SITE PLAN**

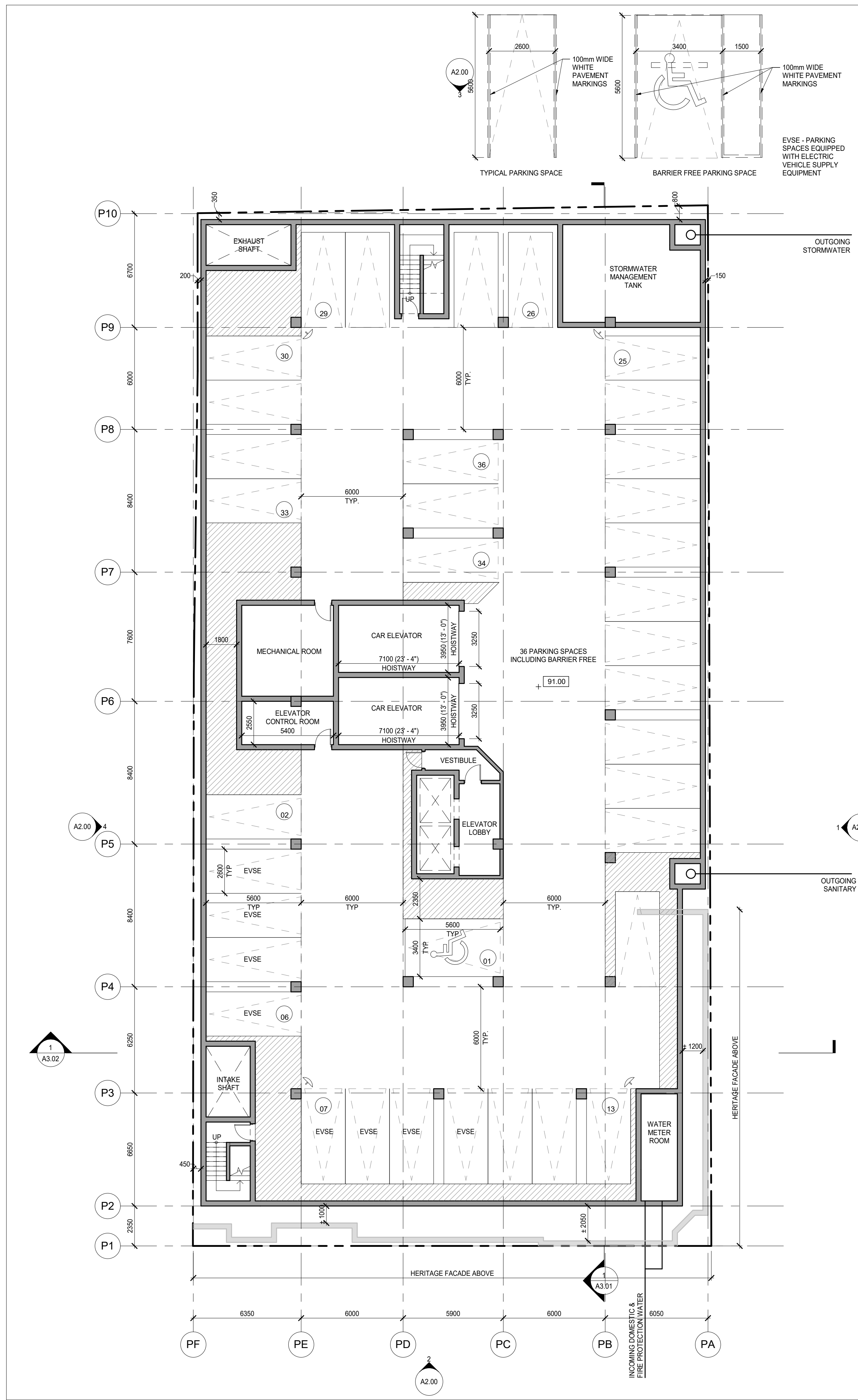
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PROJECT NO.: 18152  
SHEET NUMBER

**A0.10**

1 SITE PLAN  
A0.10 1:200



2 T.O.S. GROUND  
A1.00 1:150



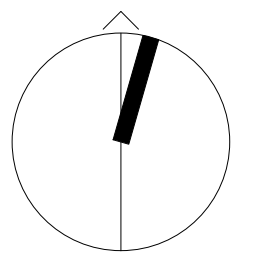
1 T.O.S. LEVEL P1  
A1.00 1:150

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SHEET TITLE

**P1 & GROUND FLOOR PLAN**

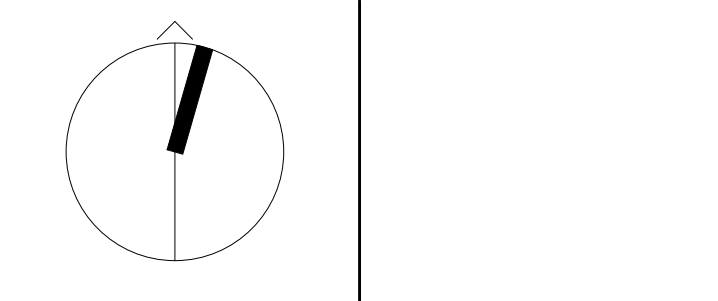
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**A1.00**

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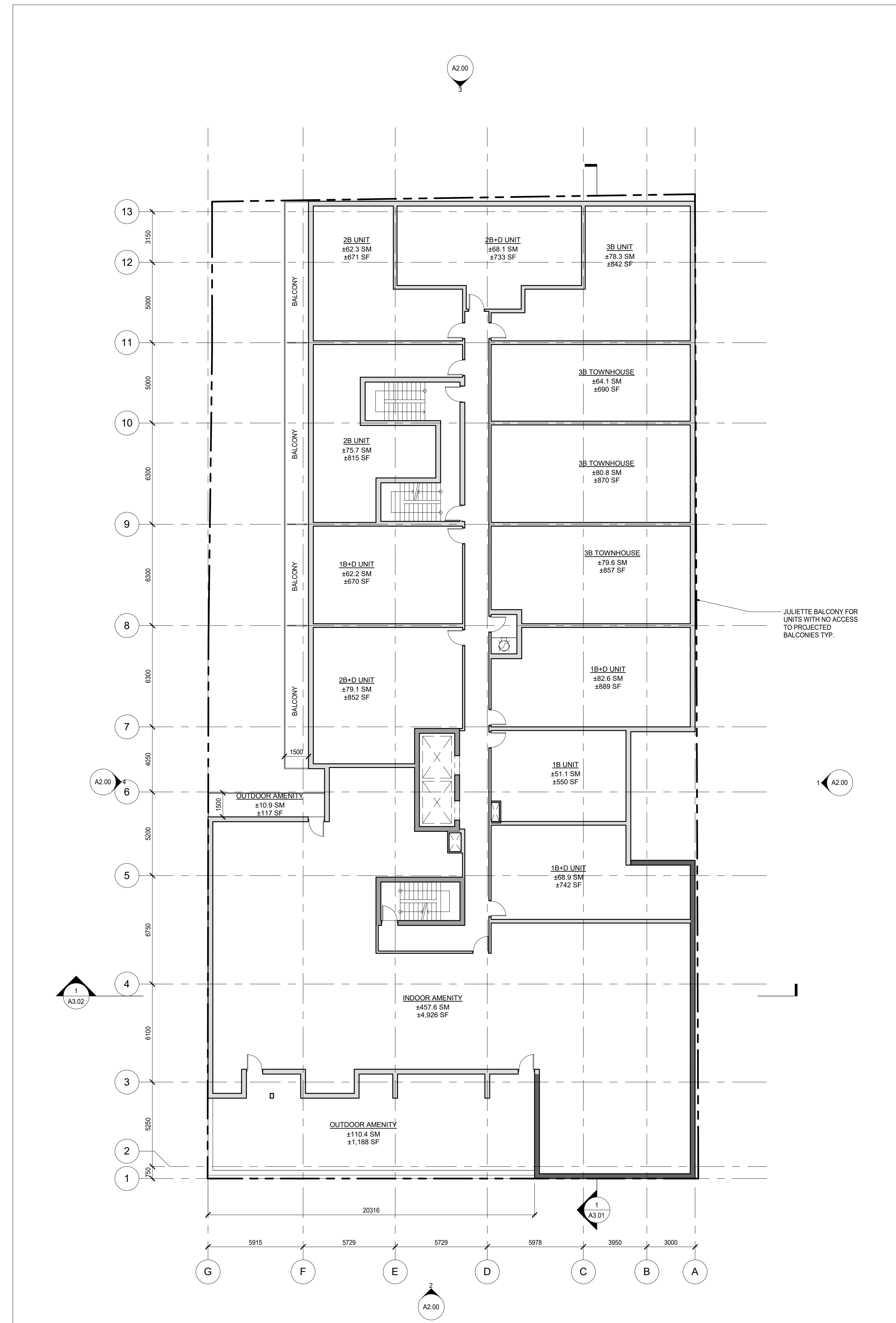
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**QUEEN ST & BROCK AVE**  
 TORONTO, ON, M6K 1L7

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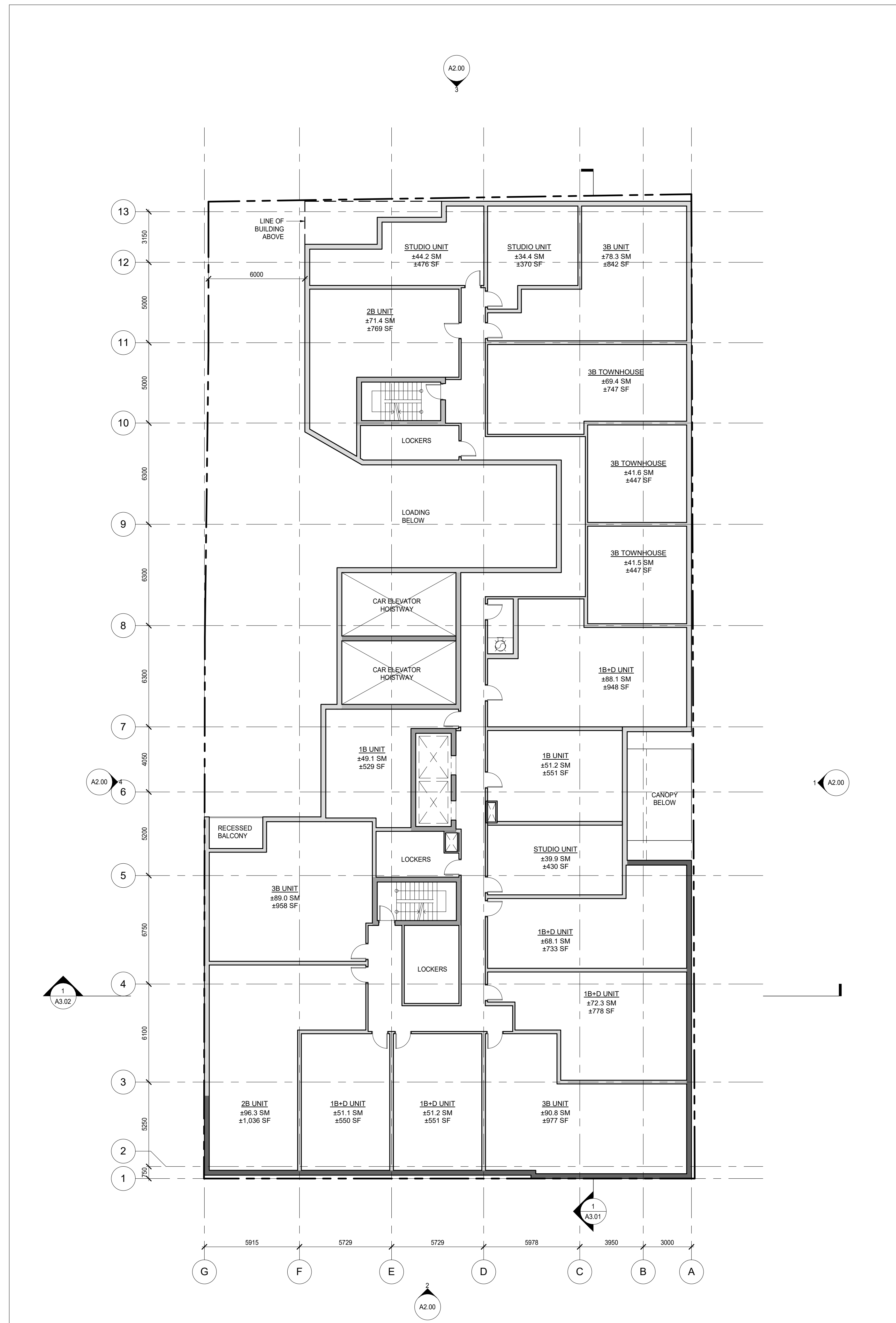
L2 & L3

DRAWN BY: MK  
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**A1.01**



2 T.O.S. LEVEL 3  
 A1.01 1:150



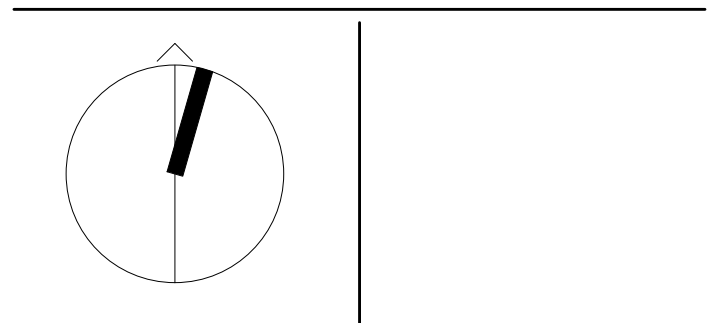
1 T.O.S. LEVEL 2  
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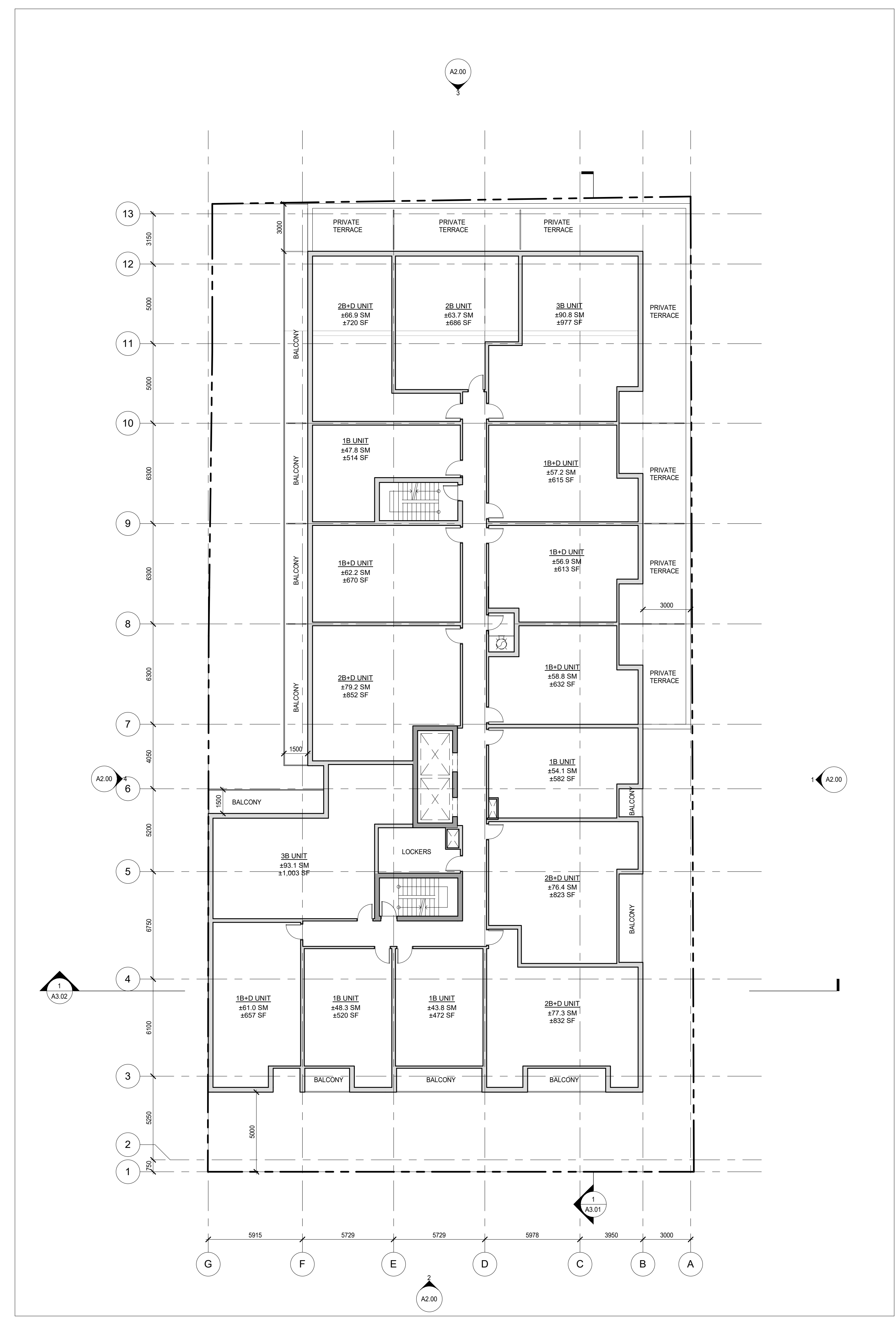
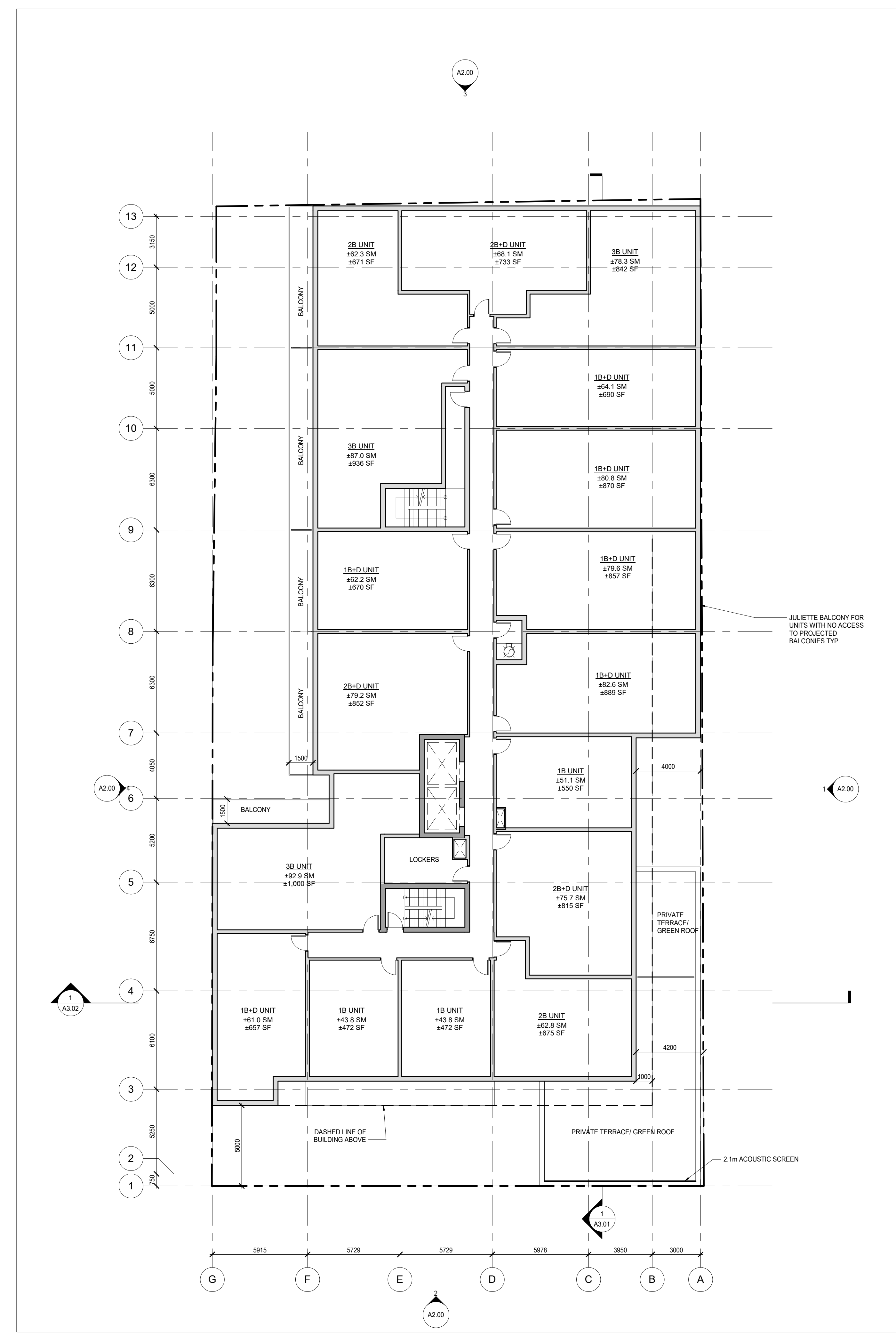
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L4 & L5

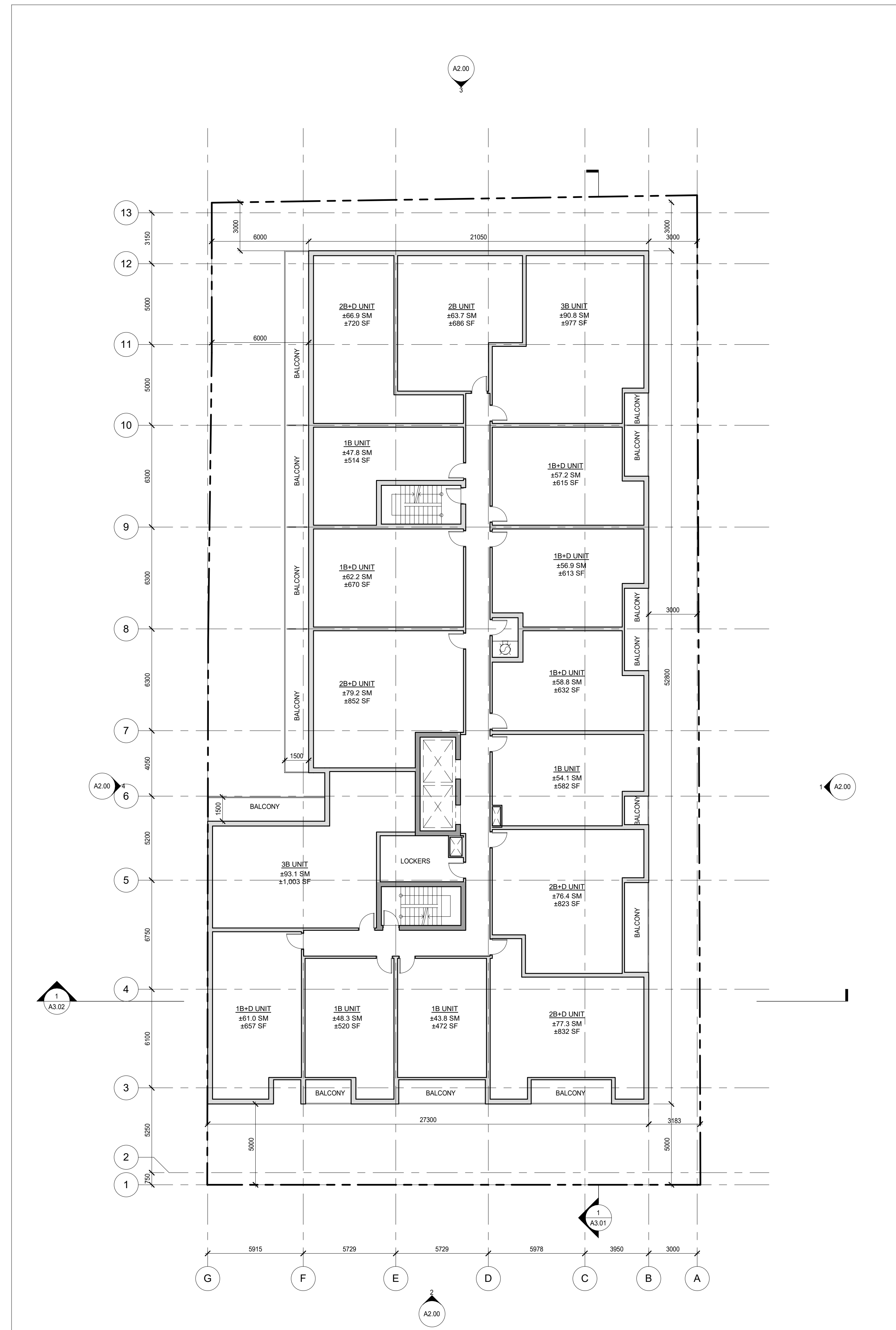
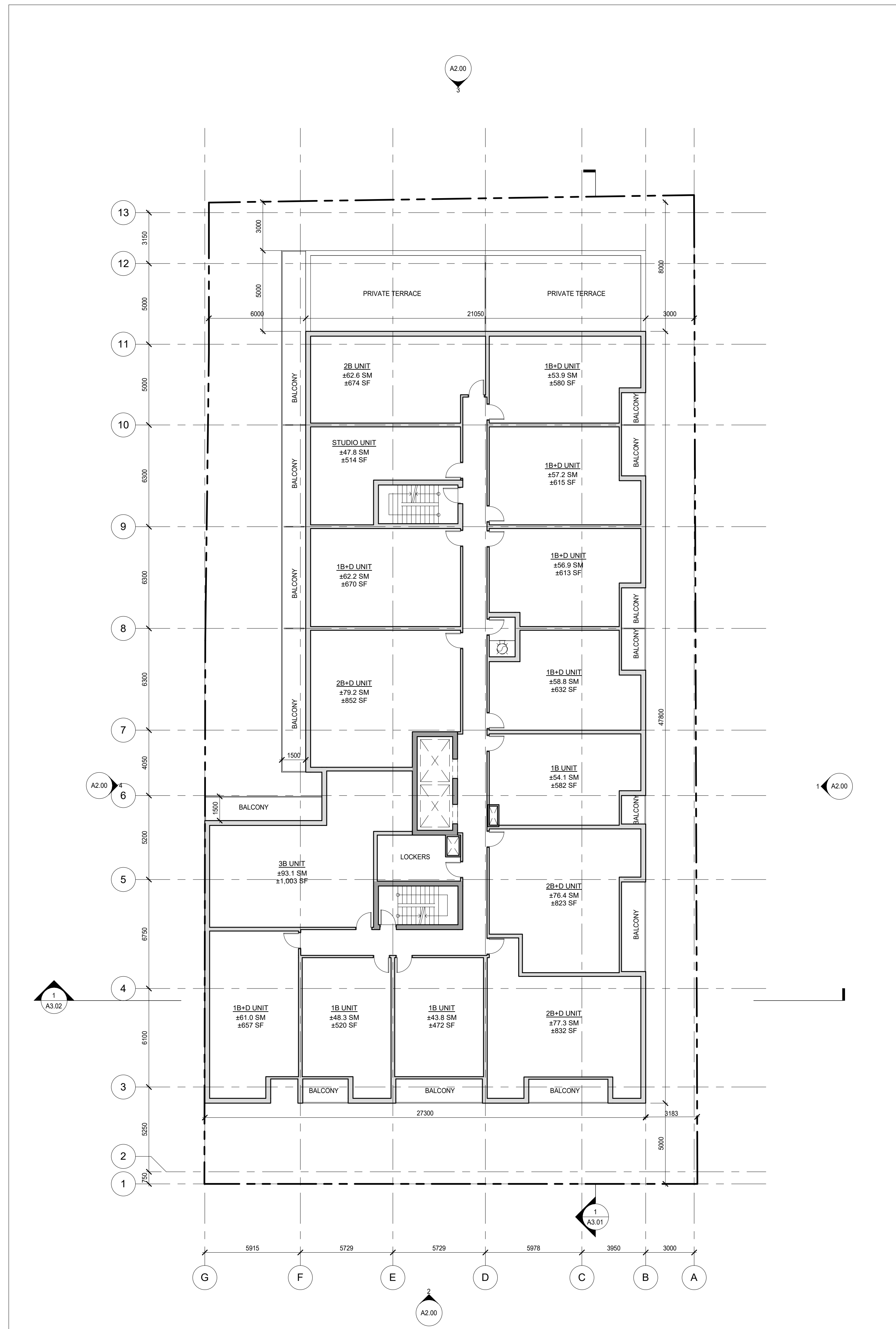
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PROJECT START DATE:	19-01-03
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**A1.02**

PLOT DATE: 2022-04-22 2:26:51 PM



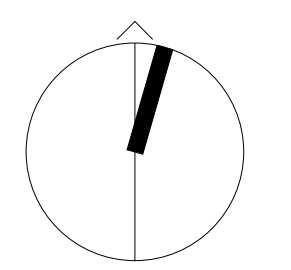
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associates**

Giannone Petricone Associates Inc. Architects  
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SHEET TITLE

L6 & L7

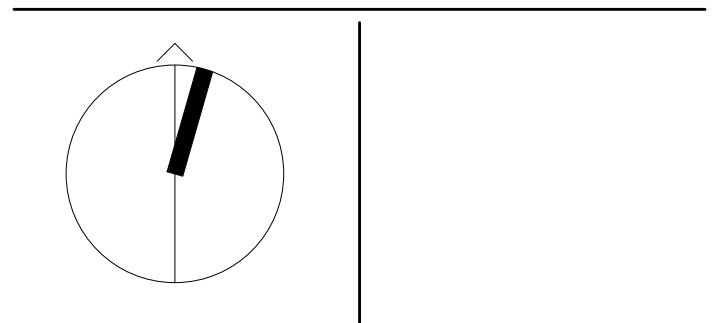
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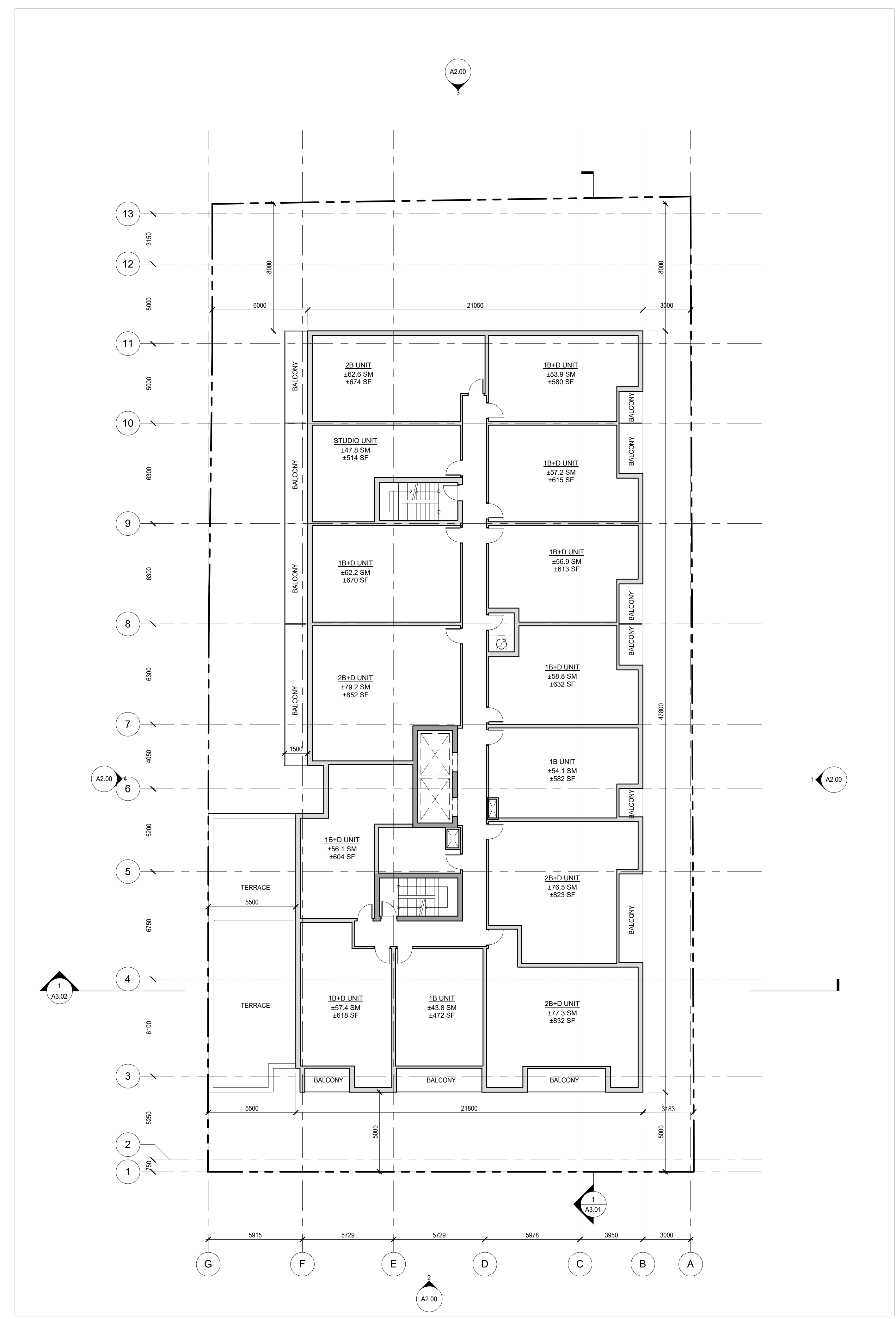
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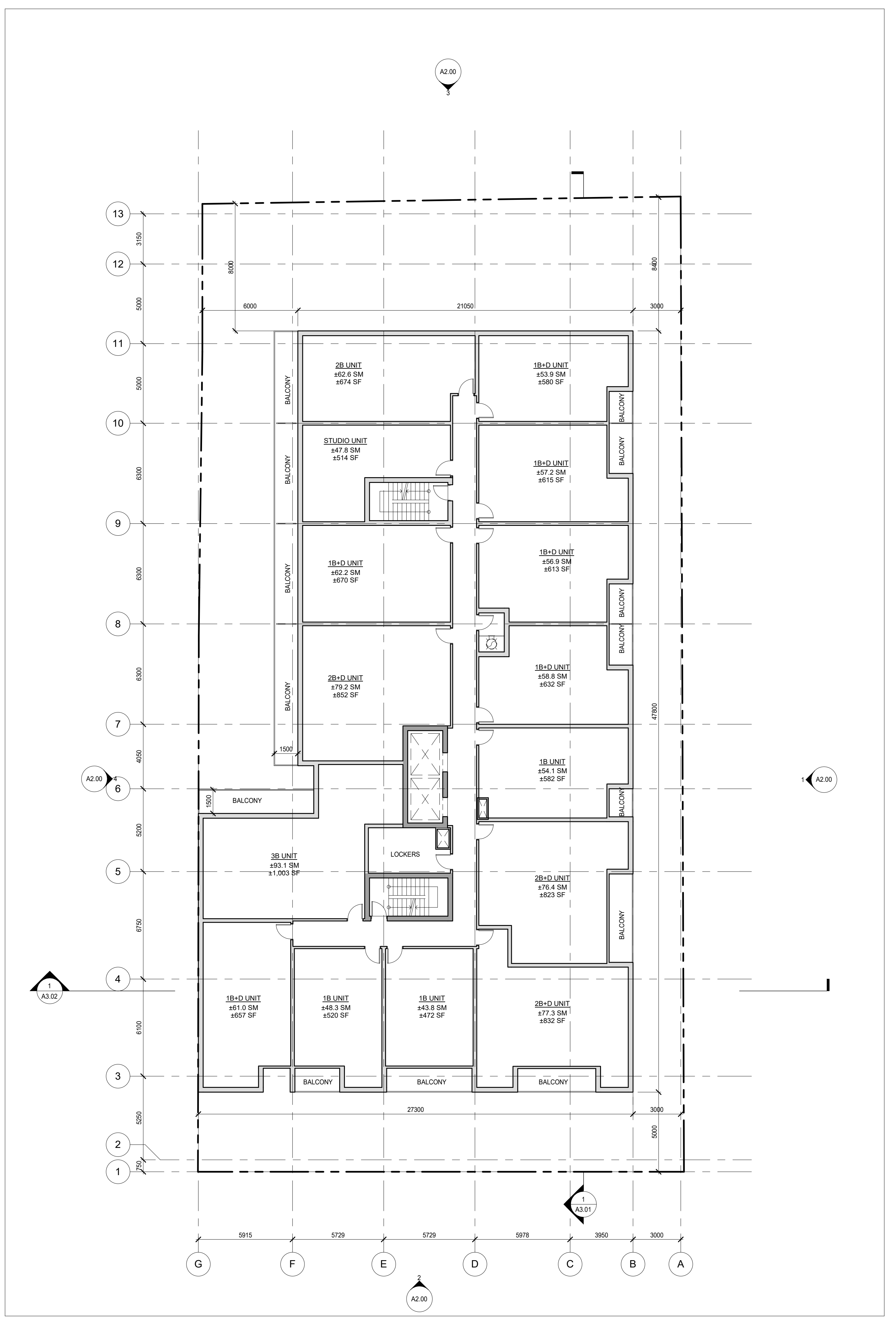
L8 & L9

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**A1.04**



**2** T.O.S. LEVEL 9  
 A1.04 1:150

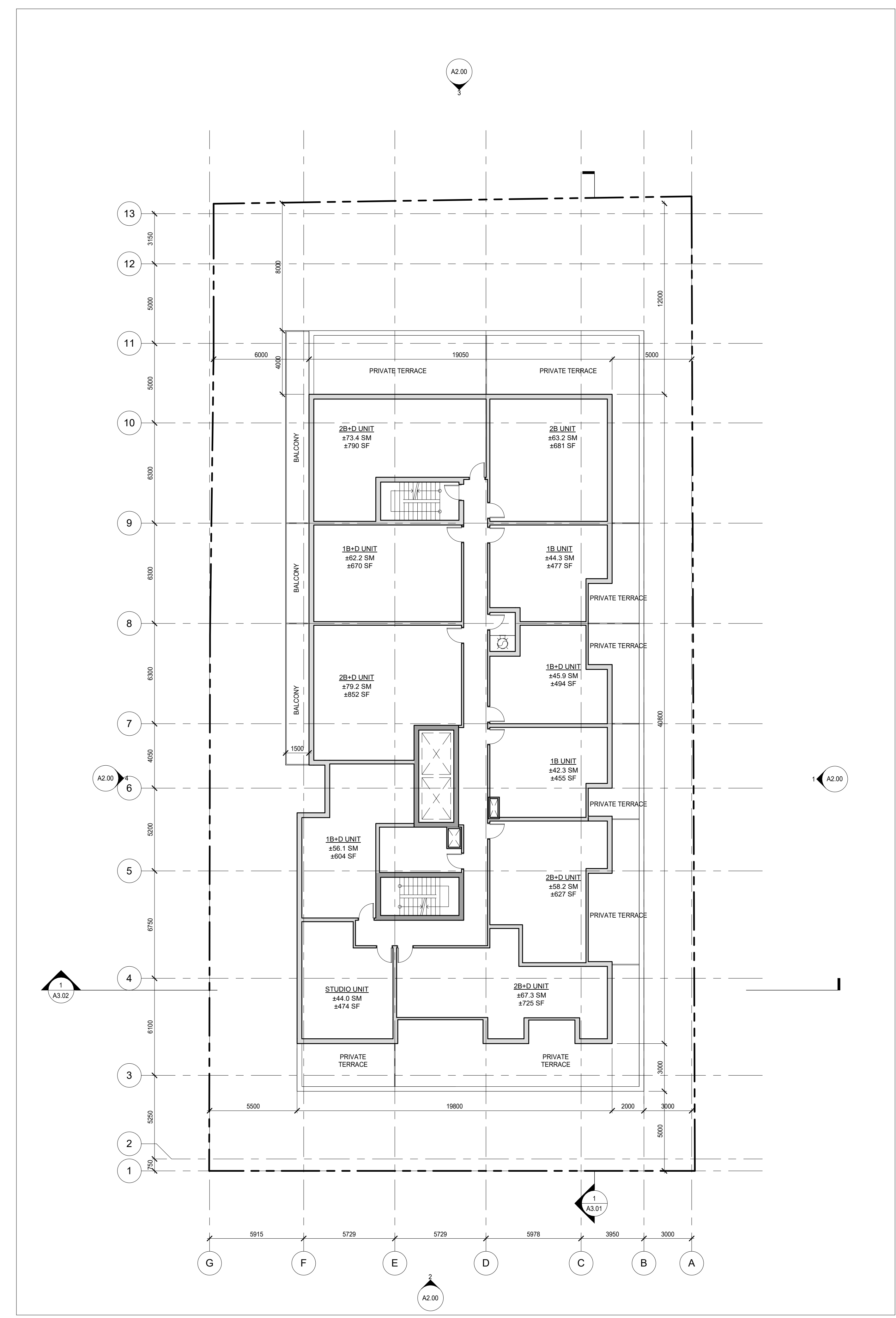
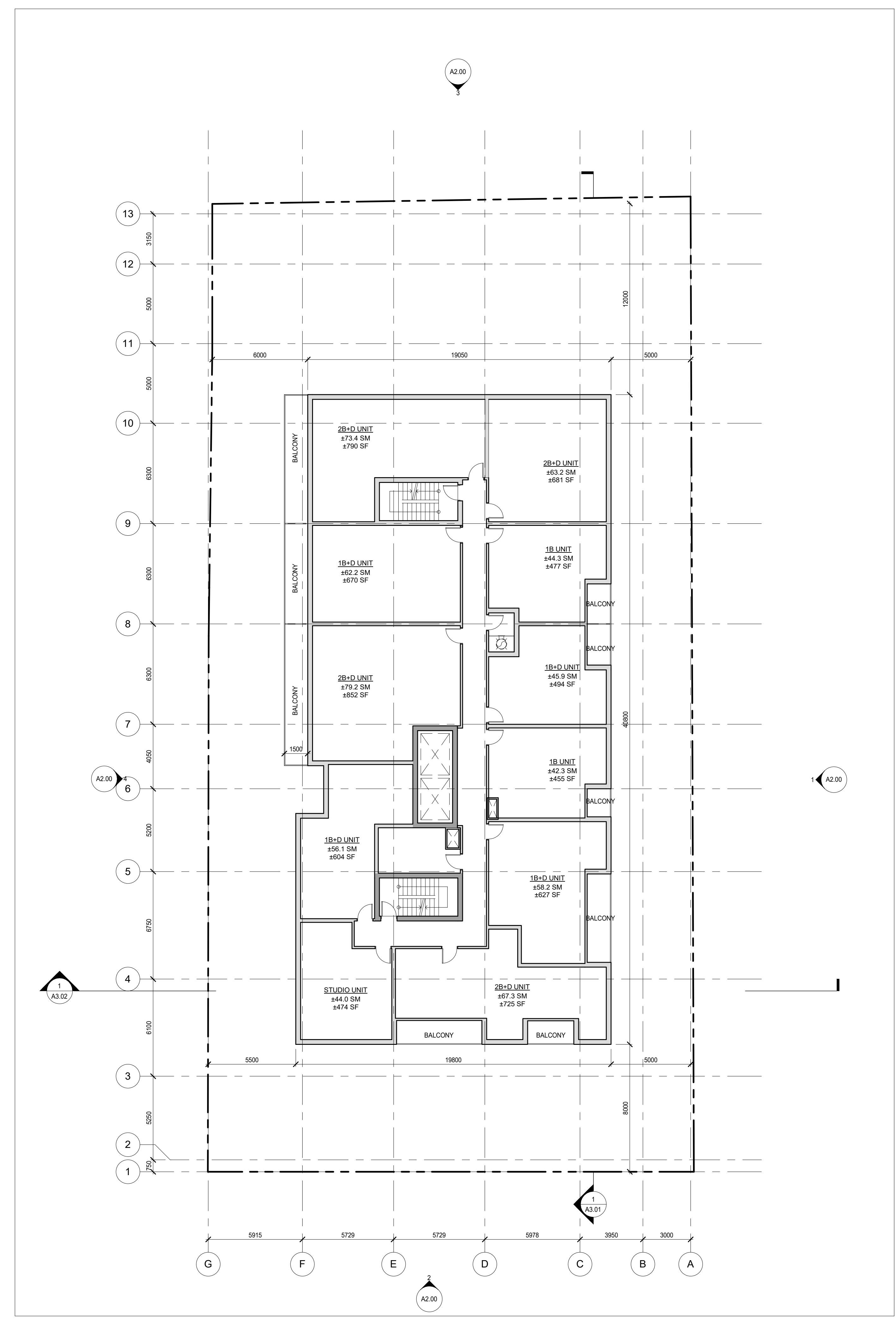


**1** T.O.S. LEVEL 8  
 A1.04 1:150

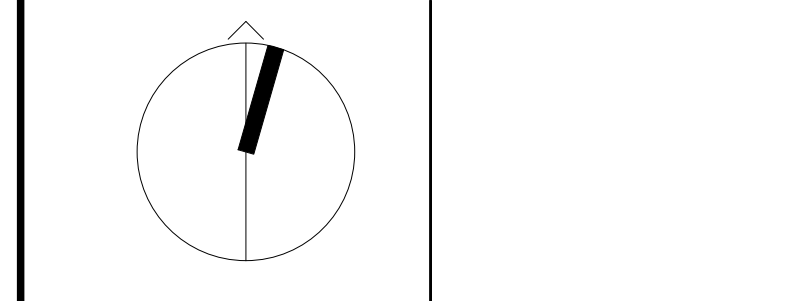
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TORONTO, ON, M6K 1L7

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**L10 + L11**

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PROJECT NO.: 18152  
SHEET NUMBER

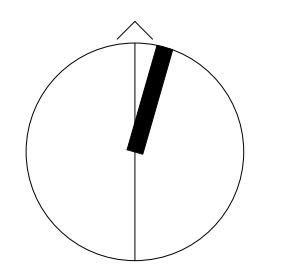
**A1.05**

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**giannone  
petricone  
associates**

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

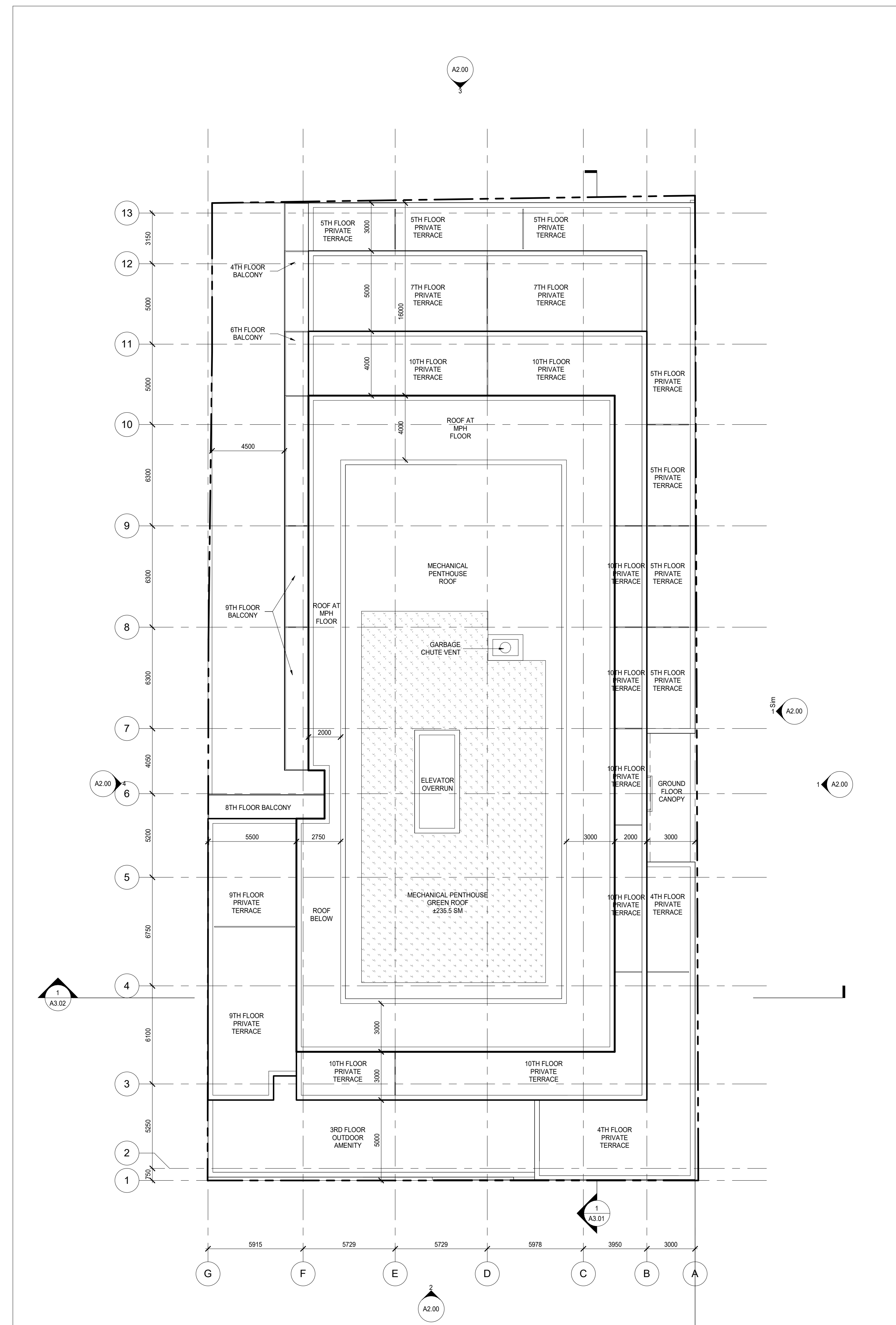
Queen and Brock Holdings Inc.  
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SHEET TITLE

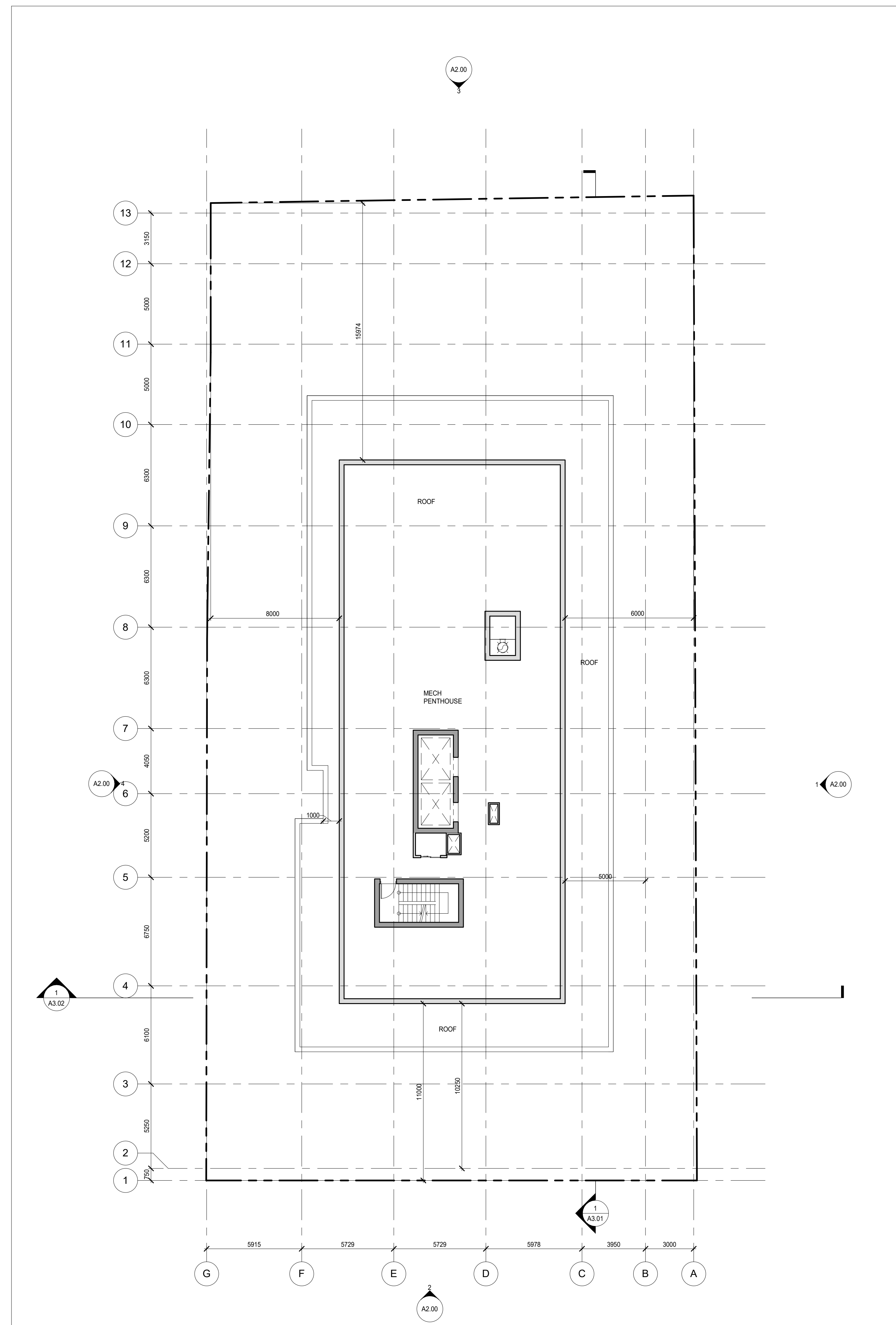
**MPH + ROOF**

DRAWN BY: \_\_\_\_\_ Author  
CHECKED BY: \_\_\_\_\_ Checker  
PROJECT START DATE: 04/19/22  
PROJECT NO.: 18152  
SHEET NUMBER

**A1.06**



1 T.O.S. ROOF  
A1.06 1:150



2 T.O.S. MPH  
A1.06 1:150

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**EXTERIOR FINISH SCHEDULE**

- GL-1 STOREFRONT GLAZING
- GL-2 CLEAR GLAZING
- GL-3 CLEAR GLAZING
- GL-4 BALCONY GLAZING
- GL-5 RESERVED
- GL-6 HERITAGE STOREFRONT GLAZING
- SP-1 SPANDREL GLAZING
- BR-1 HERITAGE BRICK FINISH TYPE 1
- BR-2 HERITAGE BRICK FINISH TYPE 2
- AP-1 ARCHITECTURAL CLADDING TYPE 1
- AP-2 ARCHITECTURAL CLADDING TYPE 2
- AP-3 RESERVED
- AP-4 ARCHITECTURAL SLAB COVER TYPE 1
- AP-5 ARCHITECTURAL SLAB COVER TYPE 2
- AP-6 ARCHITECTURAL CLADDING / LOUVRES
- PM-1 PREFINISHED METAL
- PL-1 STUCCO PANEL TYPE 1
- PL-2 STUCCO PANEL TYPE 2

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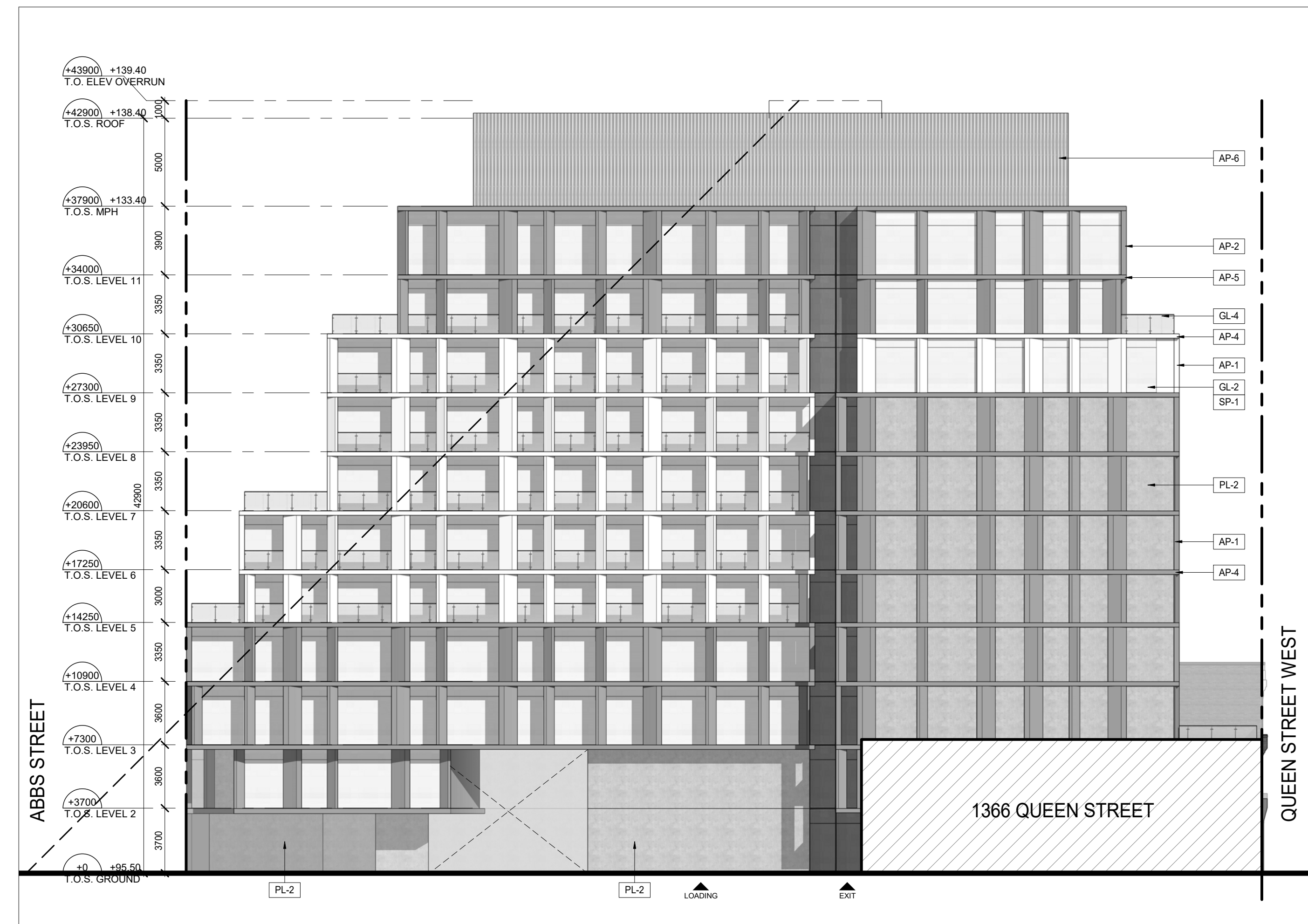
**giannone  
petricone  
associates**  
 Giannone Petricone Associates Inc. Architects  
 462 Wellington Street West, Toronto, Canada M5V 1E3,  
 T 416.591.7788 F 416.591.1293 E mail@gpaia.com

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**QUEEN ST & BROCK AVE**  
 TORONTO, ON, M6K 1L7

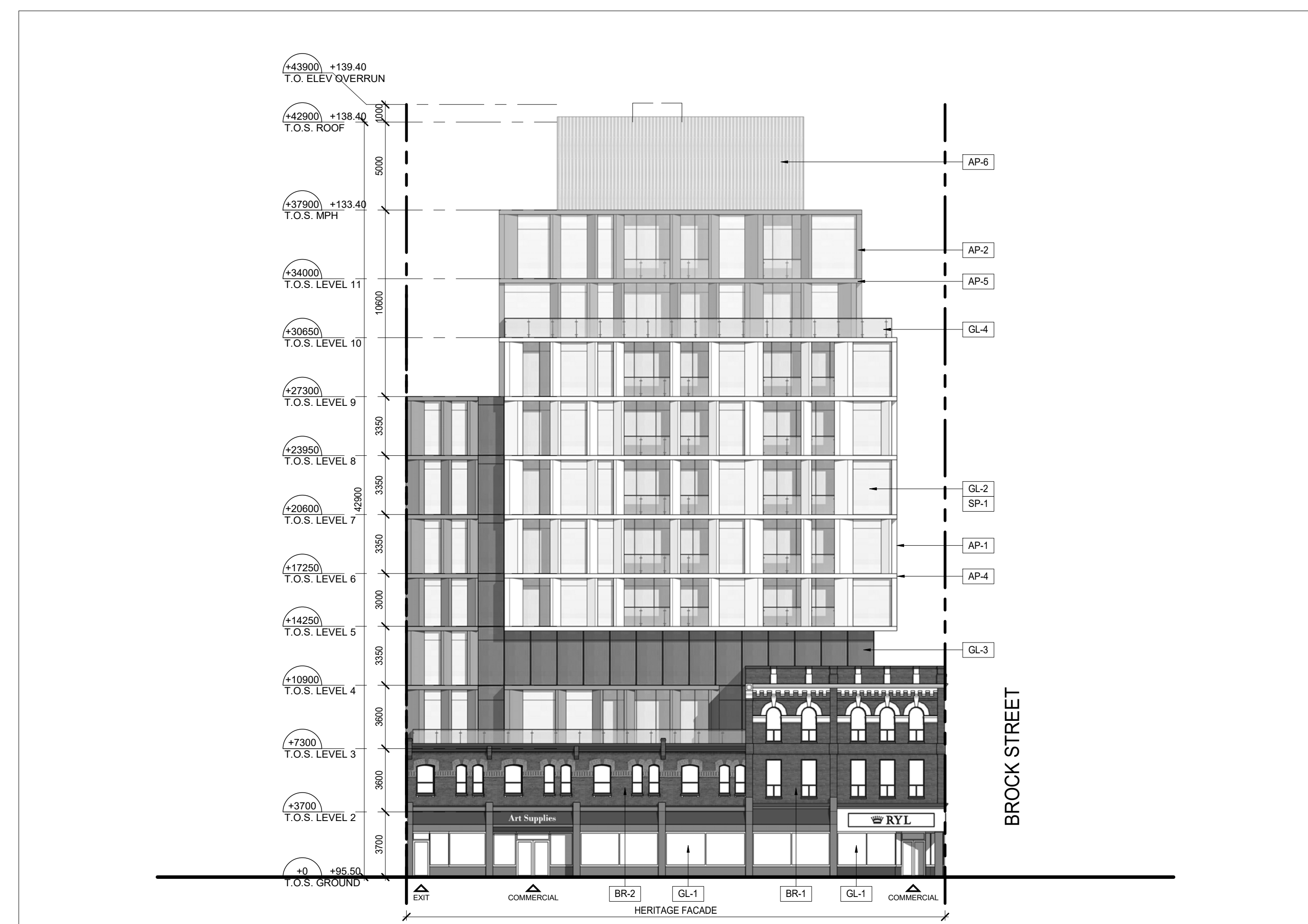
**BUILDING ELEVATIONS**

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 PROJECT NO.: 18152  
 SHEET NUMBER

**A2.00**



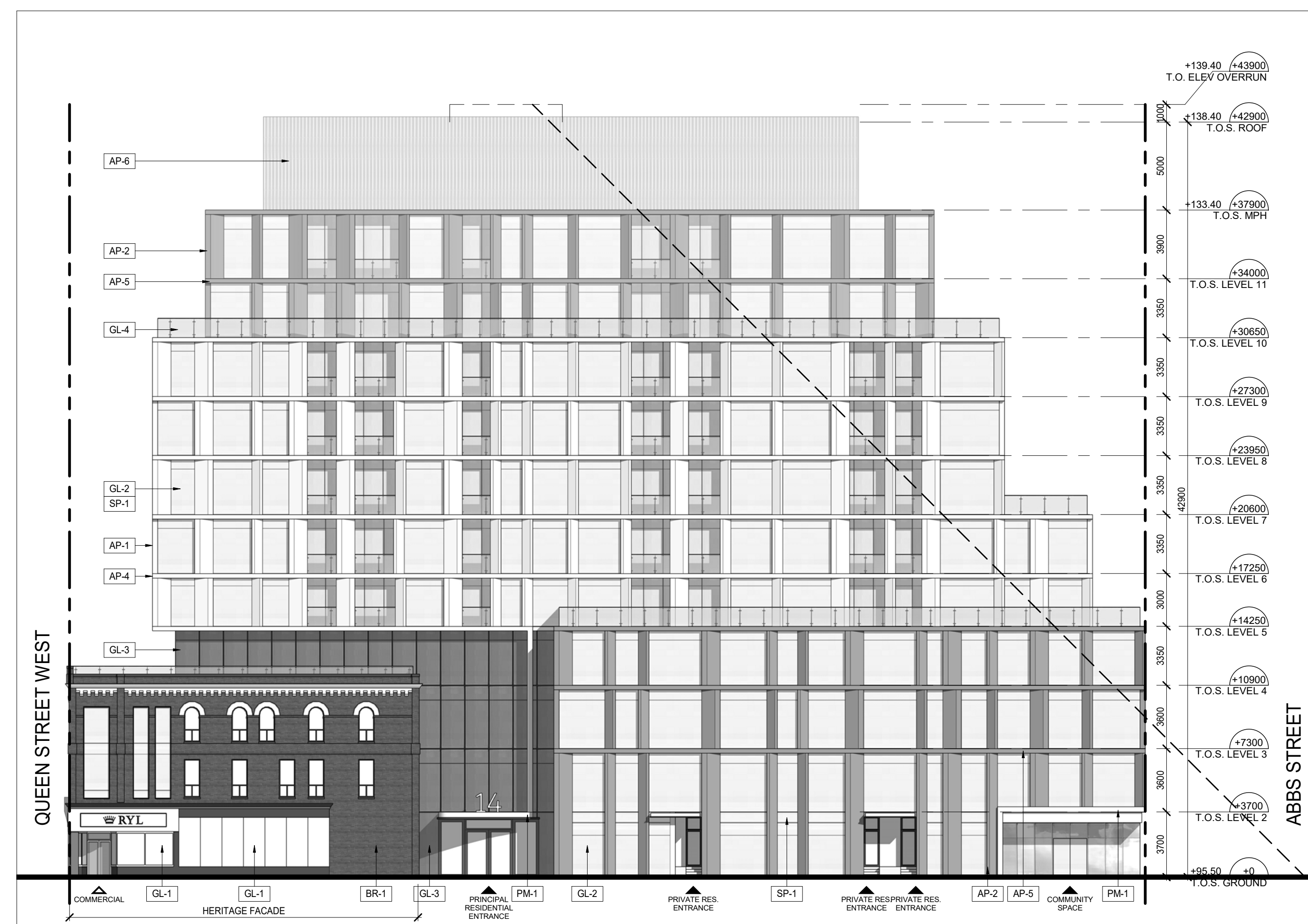
4 WEST ELEVATION  
 A2.00 1:200



2 SOUTH ELEVATION  
 A2.00 1:200

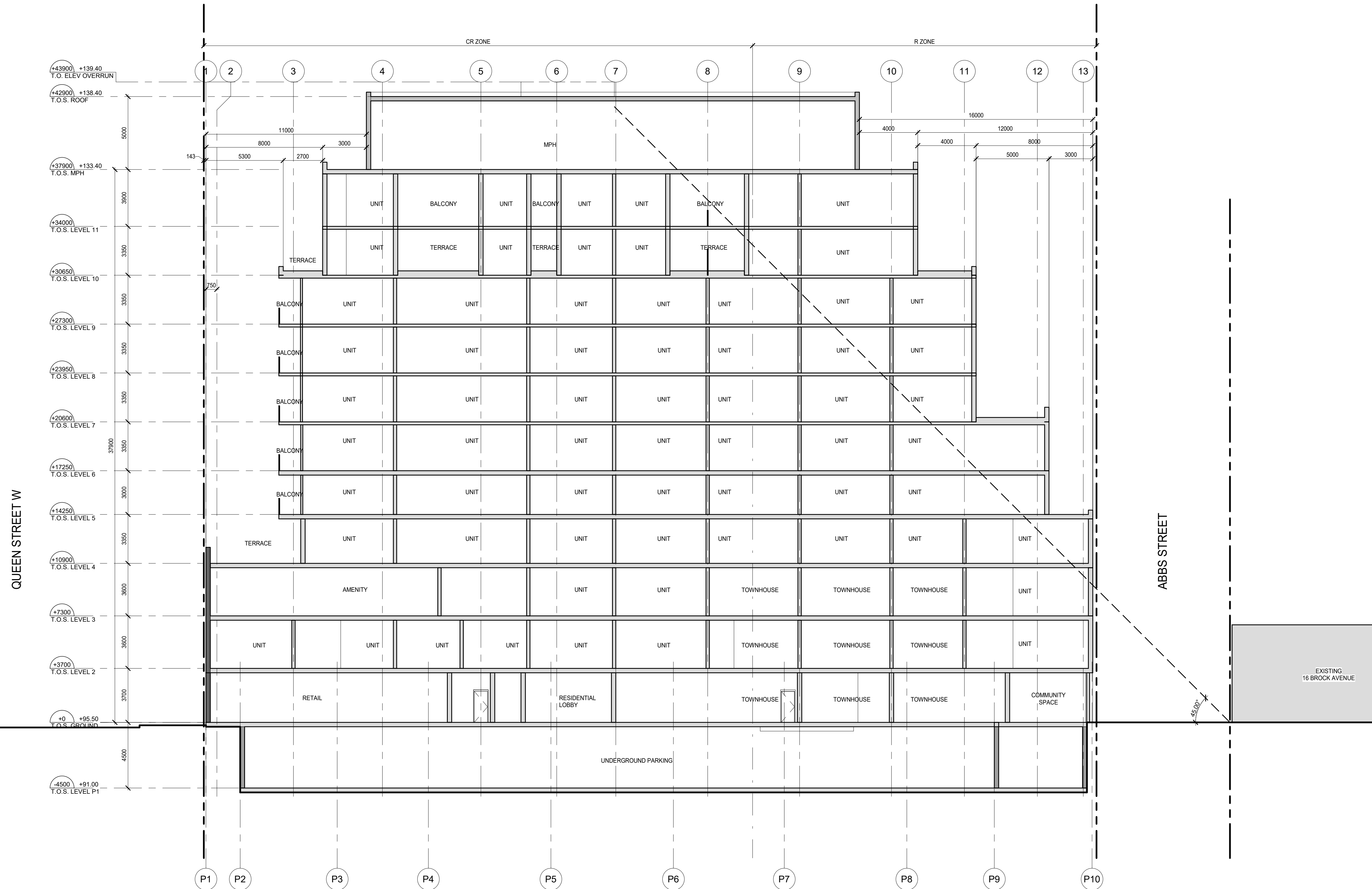


3 NORTH ELEVATION  
 A2.00 1:200



1 EAST ELEVATION  
 A2.00 1:200

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**giannone  
petricone  
associates**

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

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SHEET TITLE

**BUILDING SECTIONS**

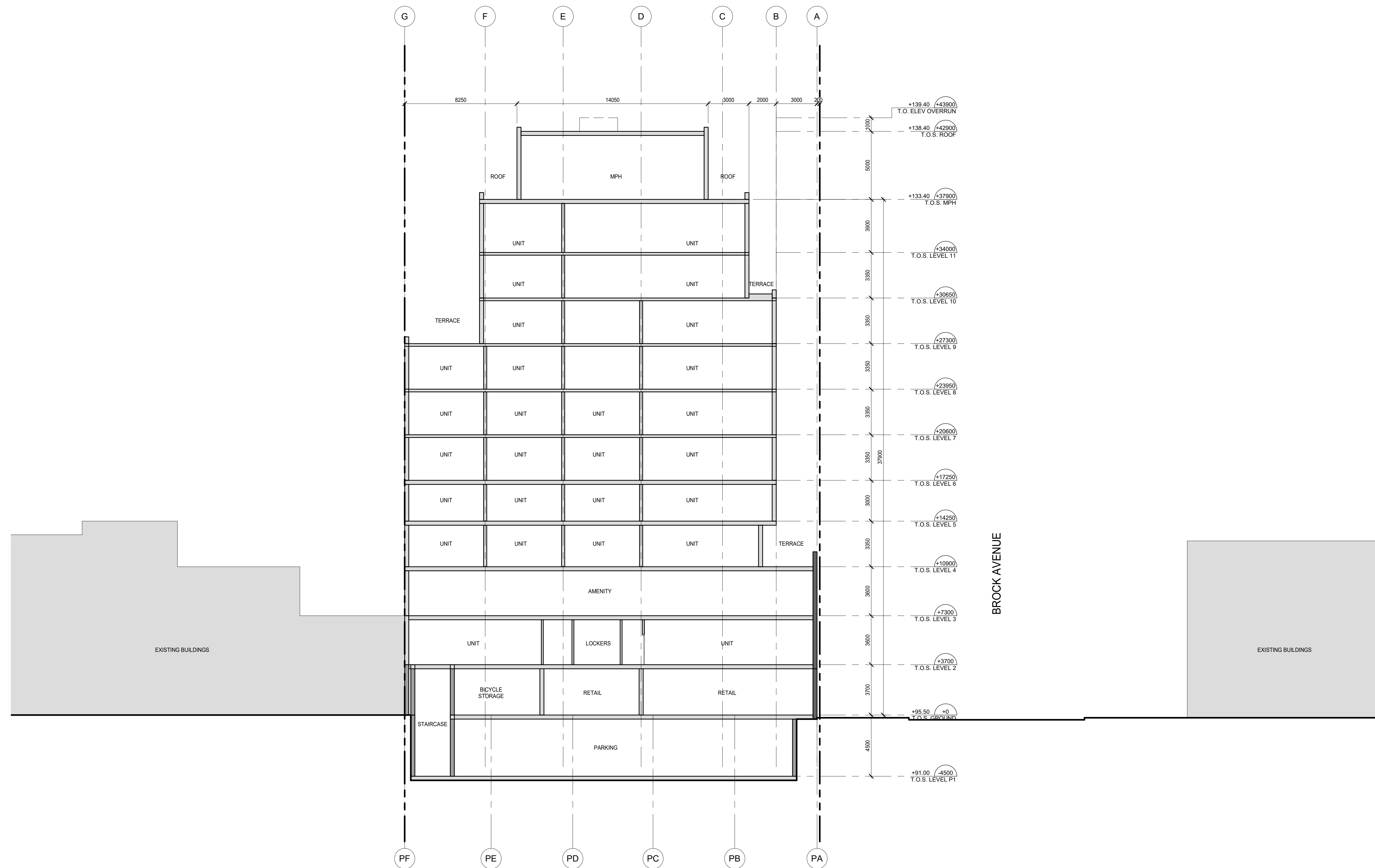
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**A3.01**

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associates**

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

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**QUEEN ST & BROCK AVE**  
TORONTO, ON, M6K 1L7

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**A3.02**

1 WEST EAST SECTION  
A3.02 1:150