



Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com



28 River Street & 550 Queen Street East

for
Queen River Limited Partnership

ARCHITECTURAL DRAWINGS

A200.S	Cover Page
A201.S	View
A101.S	Context Plan, Site Plan & TDS
A151.S	P1 Underground
A201.S	Statistics & Ground Floor Plan
A202.S	Office Floor 2 Plan / Upper Live-Work Unit Plan & Office Floor 3 Plan / Residential Floor 2 Plan
A203.S	Level 3-4 Floor Plans
A204.S	Level 5-6 & 7 Floor Plans
A205.S	Level 8-9 Floor Plan
A206.S	Level 10-11 Floor Plans
A207.S	Level 12-13 Floor Plans
A208.S	Level 14 & 15-18 Floor Plans
A401.S	Building Elevations
A402.S	Building Elevations
A451.S	Building Section

PLANNER

Bousfields Inc.
3 Church Street, Suite 200,
Toronto, ON

LANDSCAPE ARCHITECT

PMA Landscape Architects
Ltd. 359 Keele St. Toronto,
ON

TRAFFIC

LEA Group
425 University Avenue,
Suite 400, Toronto, ON

SITE SERVICING

Valdor Engineering Inc.
571 Chrislea Road, Unit 4
Woodbridge, ON

**BD .
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WITH PREJUDICE

28 River Street & 550 Queen Street East

for
Queen River Limited Partnership
Project No. 19067
Date 06 May 2022
Reissued for Rezoning



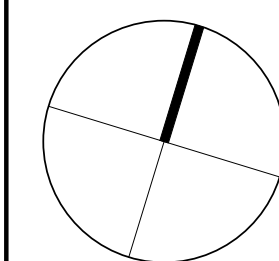
Date	No.	Description
2021-12-15	1	Issued for Rezoning

REVISION RECORD

WITH PREJUDICE

2022-05-06	Reissued for Rezoning
2021-12-15	Issued for Rezoning

ISSUE RECORD



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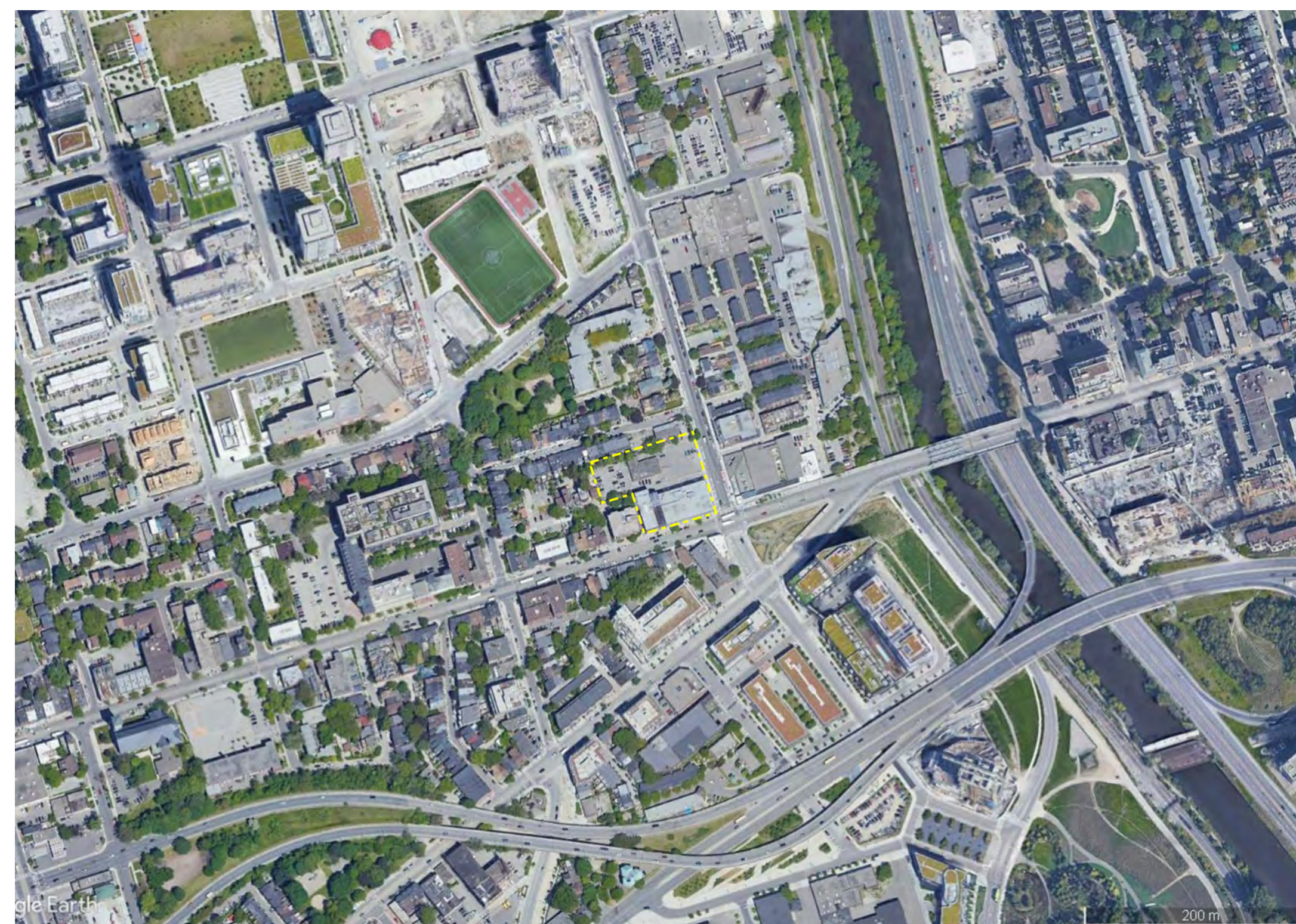
for
Queen River Limited Partnership

19067 PROJECT SCALE HL LRS
DRAWN REVIEWED

View

A001.S

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Green Roof Statistics		
Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (sm)		38,991
Total Roof Area (sm)		2,568
Area of Residential Private Terraces (sm)		2,110
Rooftop Outdoor Amenity Space, if in Residential Building (sm)		360
Area of Renewable Energy Devices (sm)		0
Tower(s) Roof Area with floor plants less than 750sm		0
Total Available Roof Space (sm)		1,118
Green Roof Coverage		Required
Coverage of Available Roof Space (sm)	60%	60%
Coverage of Available Roof Space (%)	671	671

[illegible]

PROPERTY LINE	
	LINE OF UNDER GROUND GARAGE BELOW
	MAIN BUILDING ENTRANCE
	RETAIL ENTRANCE
	EXIT
	VEHICLE / LOADING ENTRANCE / EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	MANHOLE COVER
	AREA DRAIN
	CATCH BASIN
	FLOOR DRAIN (PARKING SLAB)
	FLOOR DRAIN (INTERIOR)
	EXISTING LIGHT
	TYPICAL PARKING SPACE
	TYPICAL B.F. PARKING SPACE
	FINISH FLOOR ELEVATION
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF ROOF
	BUILDING ENVELOPE
	FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
	GREEN ROOF
	TERRACE PAVERS

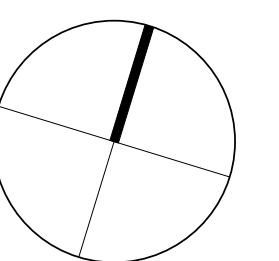
No.	Description
No.	Description

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02-05-06	Reissued for Rezoning
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or
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L9067 As indicated HL LRS
PROJECT SCALE DRAWN REVIEWED

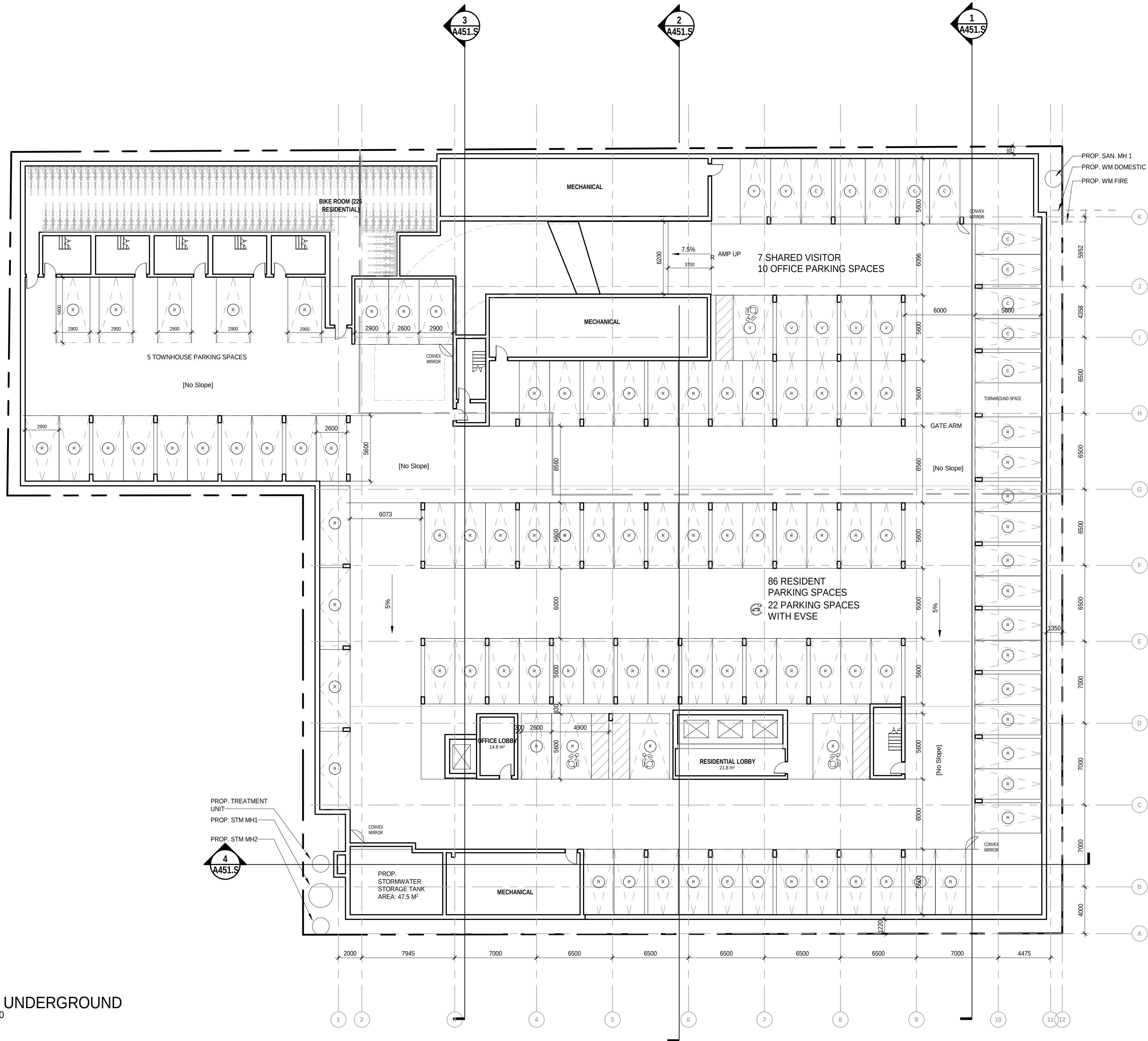
Context Plan, Site Plan & TGS

A101.S

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SITE PLAN
1:200

P1 UNDERGROUND
1:200



- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2000mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)
 - 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

- PARKING LEGEND:**
- OFFICE PARKING SPACE
 - RESIDENTIAL PARKING SPACE
 - VISITOR PARKING SPACE
 - E BIKE LOCKER
 - BIKE PARKING (STACKED)
 - BIKE PARKING (VERTICAL)
 - CONVEX MIRROR
 - ELECTRIC VEHICLE
 - LIGHT STANDARD
 - PAINTED LINES
 - FIRE-RATED BULKHEAD
 - TYPICAL
 - ONE SIDE OBSTRUCTED
 - PARALLEL PARKING
 - ACCESSIBLE
 - ACCESSIBLE VISITOR - TYPE A
 - ACCESSIBLE VISITOR - TYPE B

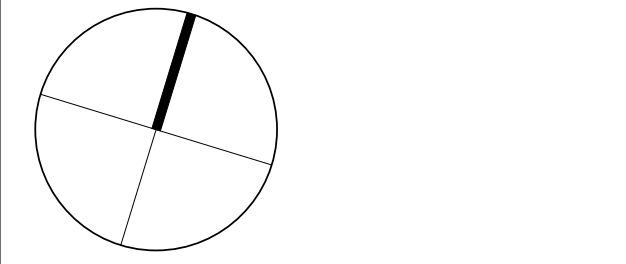
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19067 As indicatedHL LRS
PROJECT SCALE DRAWN REVIEWED

P1 Underground

A151.S

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[illegible]

Architectural site plan for a residential development at the intersection of Queen Street and River Street. The plan shows a large rectangular building footprint with various internal spaces including retail, office, amenity, and multiple townhouse units. Key features include a 'TOWNHOUSE GROUND FLOOR' on the left, a 'RETAIL' space (464.4 m²) on the top right, an 'OFFICE' (457.8 m²) on the bottom left, and an 'AMENITY' (120.0 m²) on the bottom right. The plan also shows 'TOWNHOUSE' units, a 'BIKE ROOM', 'MOVING ROOM', 'GARBAGE' area, and 'LIVE WORK LOWER' units. External features include 'EXTERIOR AMENITY' (255.8 m²), 'TOWNHOUSE GROUND FLOOR' (383.0 m²), and 'TOWNHOUSE' units. The plan includes numerous annotations for landscaping, such as 'TREE PROTECTION ZONE', 'WOOD POLE & LIGHT', 'BIKE RACK', and 'GARBAGE BIN'. It also shows 'CITY BY-LAW SIGN', 'PARKING TICKET DISPENSER', and 'CITY CUT TO BE REMOVED'. The plan is oriented with Queen Street at the bottom and River Street on the right. A north arrow is located in the top left corner. The plan is labeled 'A451.5' and includes a scale bar at the bottom left.



- | Date | No. | Description |
|------|-----|-------------|
| | No. | Description |

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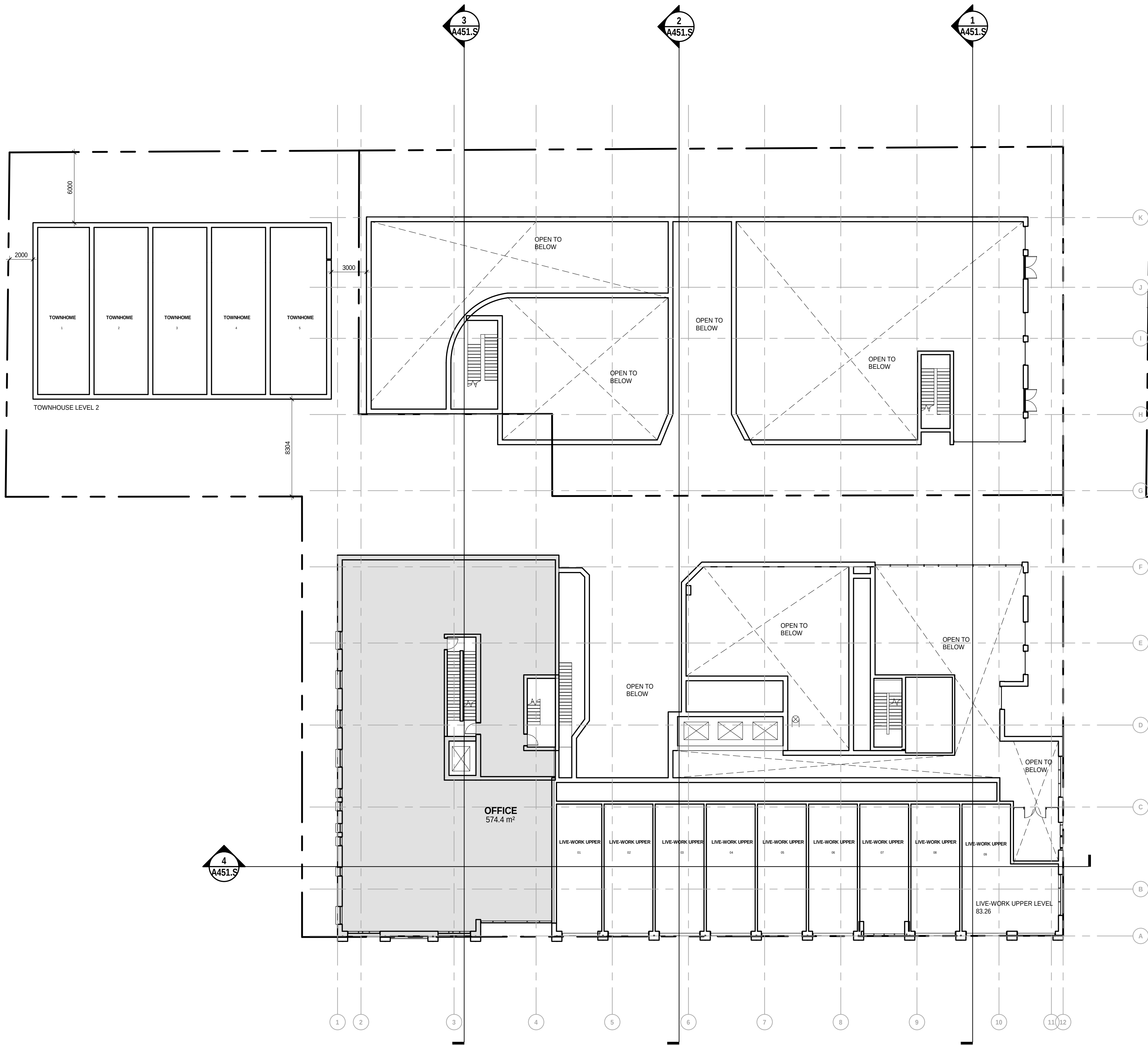
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PROJECT	SCALE	DRAWN	REVIEWED

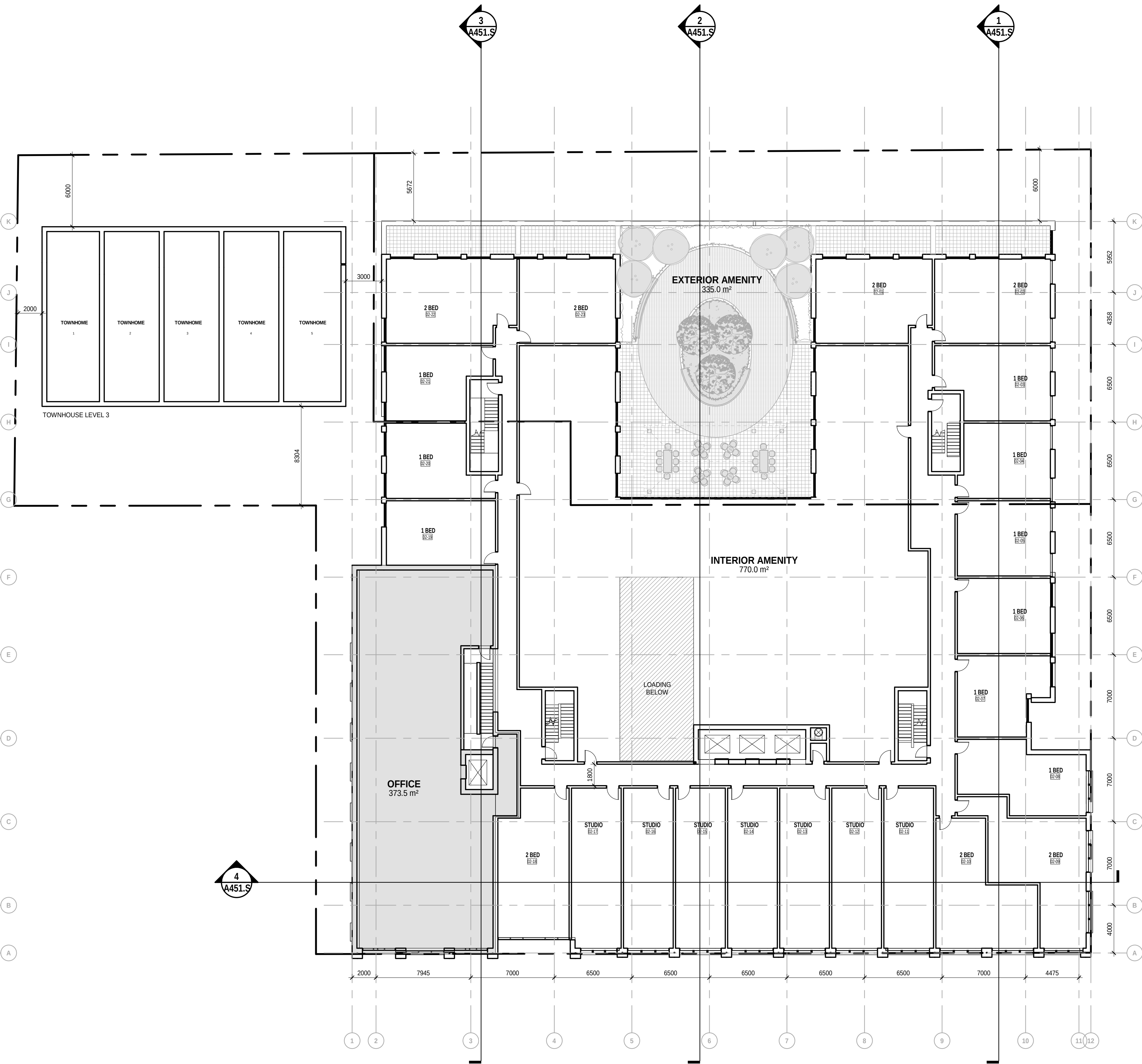
Statistics & Ground Floor Plan

A201.S

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OFFICE FLOOR 2 PLAN & UPPER LIVE-WORK UNIT PLAN



OFFICE FLOOR 3 PLAN & RESIDENTIAL FLOOR 2 PLAN

DateNo. Description

DateNo. Description

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1 : 200

HL

LRS

PROJECT

SCALE

DRAWN

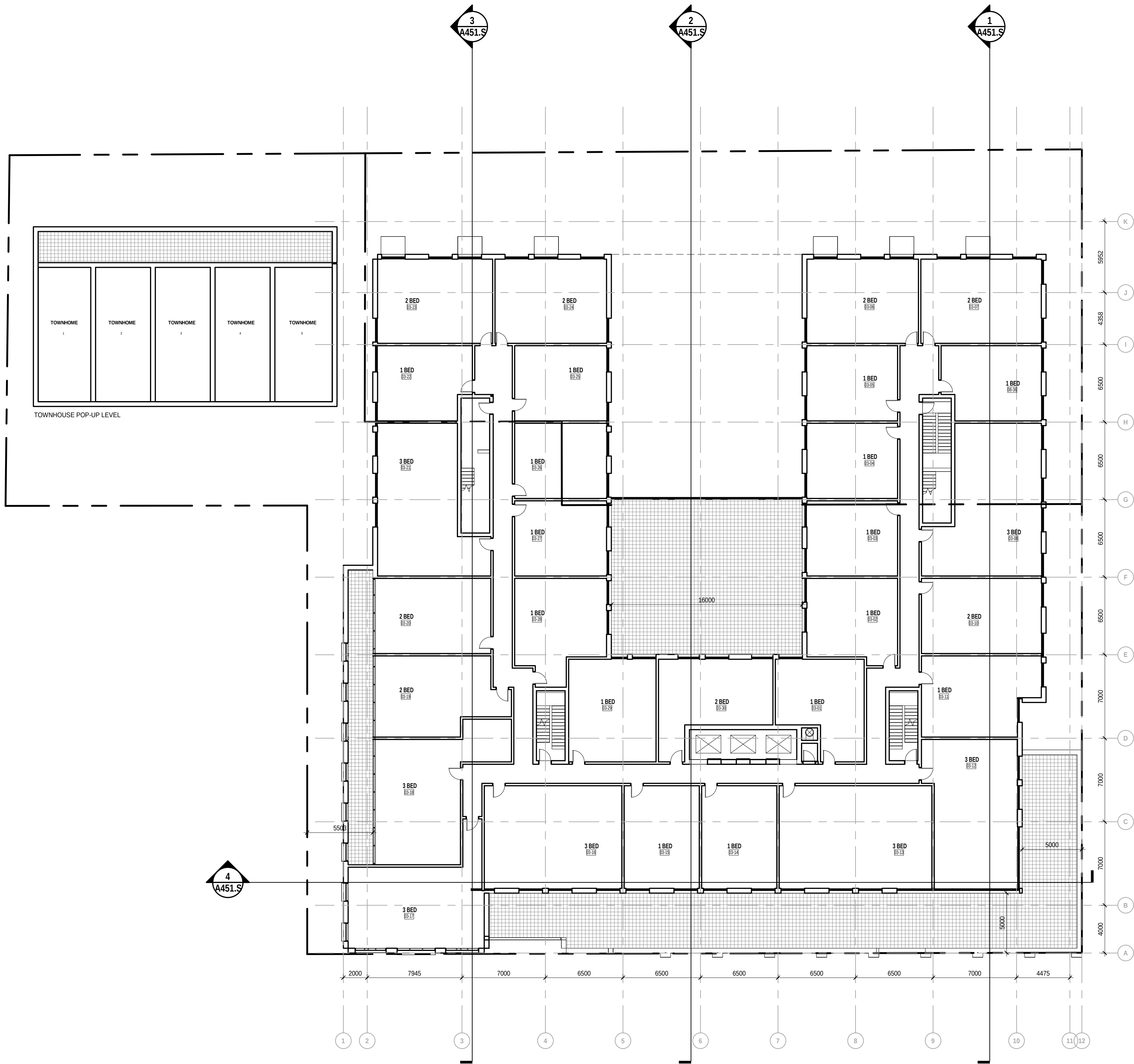
REVIEWED

Office Floor 2 Plan / Upper Live-Work Unit Plan & Office Floor 3 Plan / Residential Floor 2 Plan

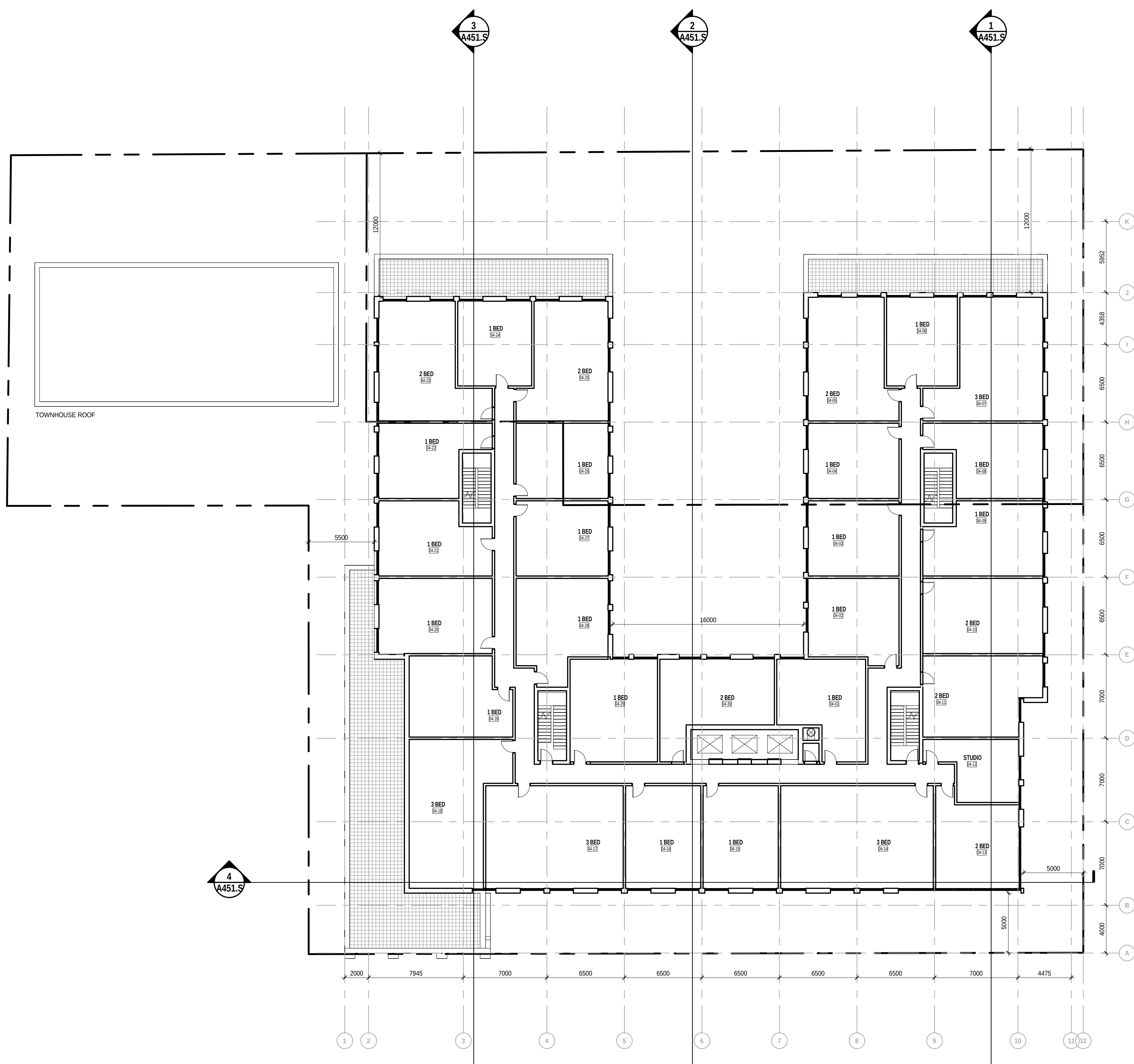
A202.S

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FLOOR 3



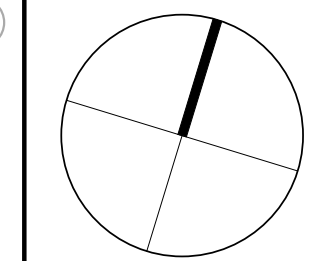
FLOOR 4

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19067 1 : 200 HL LRS
PROJECT SCALE DRAWN REVIEWED

Level 3-4 Floor Plans

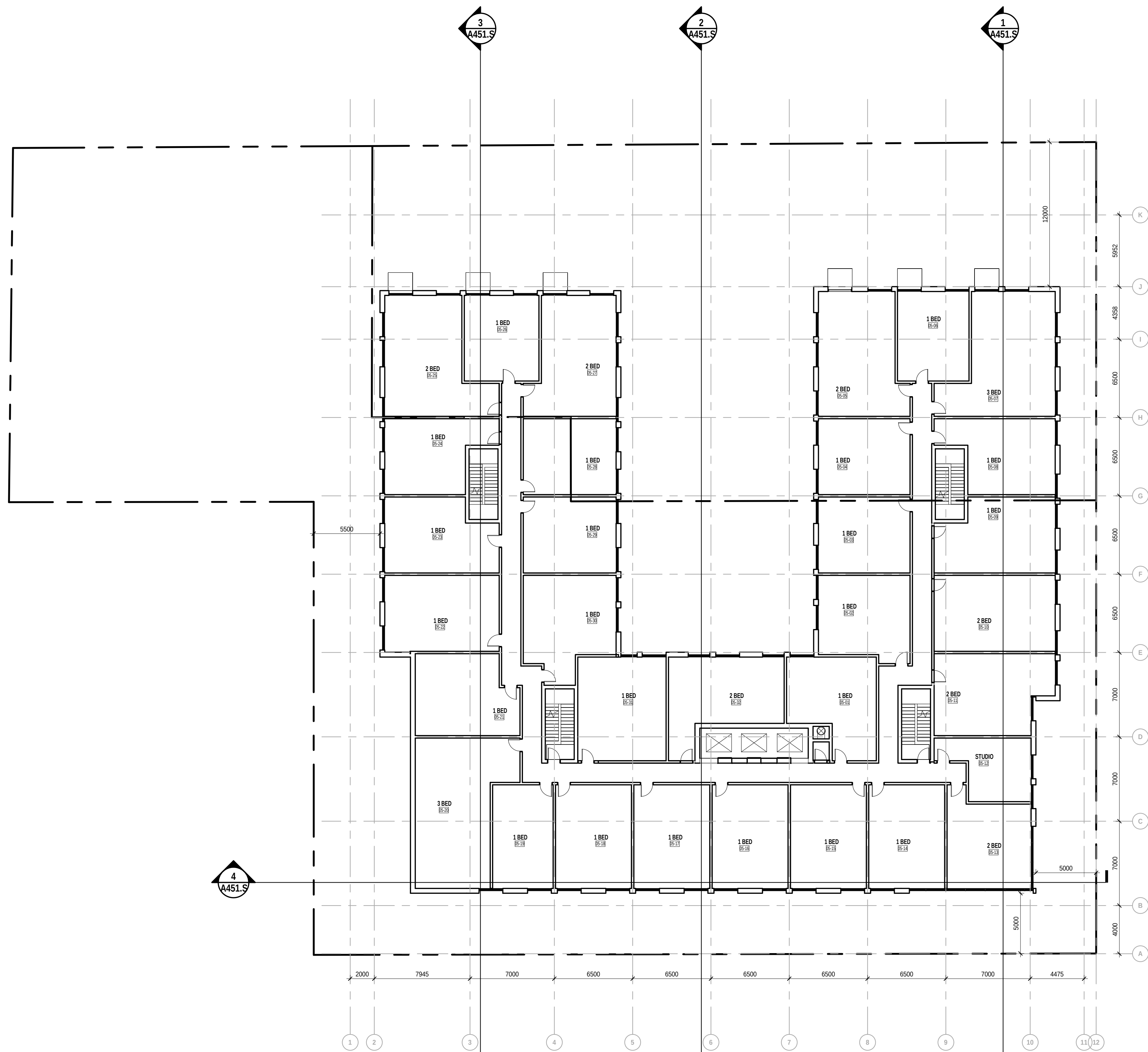
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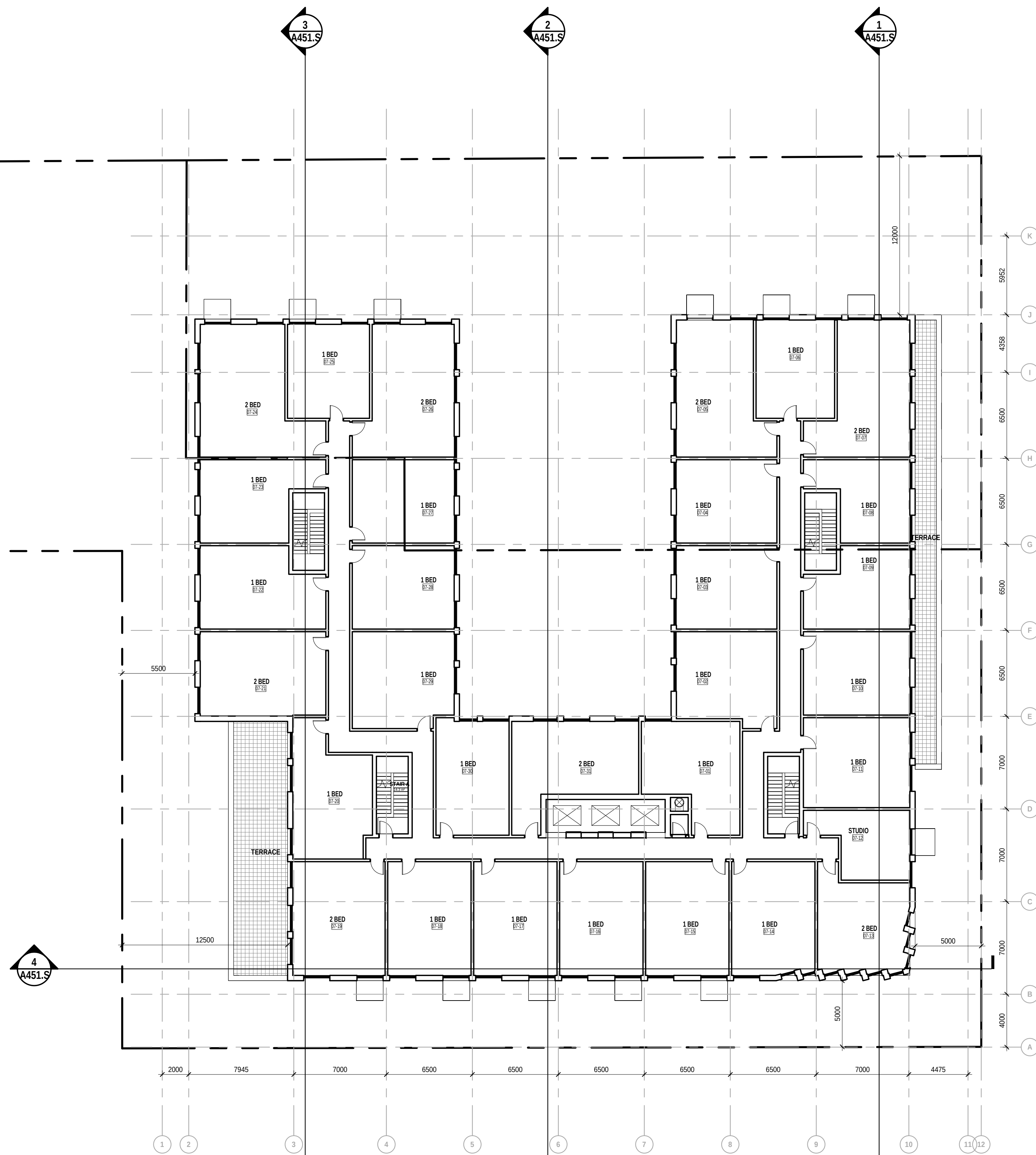
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FLOOR 5-6



FLOOR 7



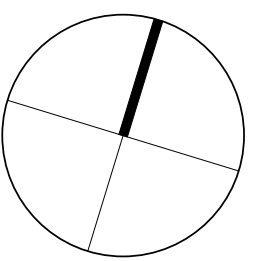
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PROJECT SCALE DRAWN REVIEWED

Level 5-6 & 7 Floor Plans

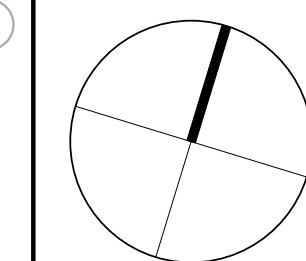
A204.S

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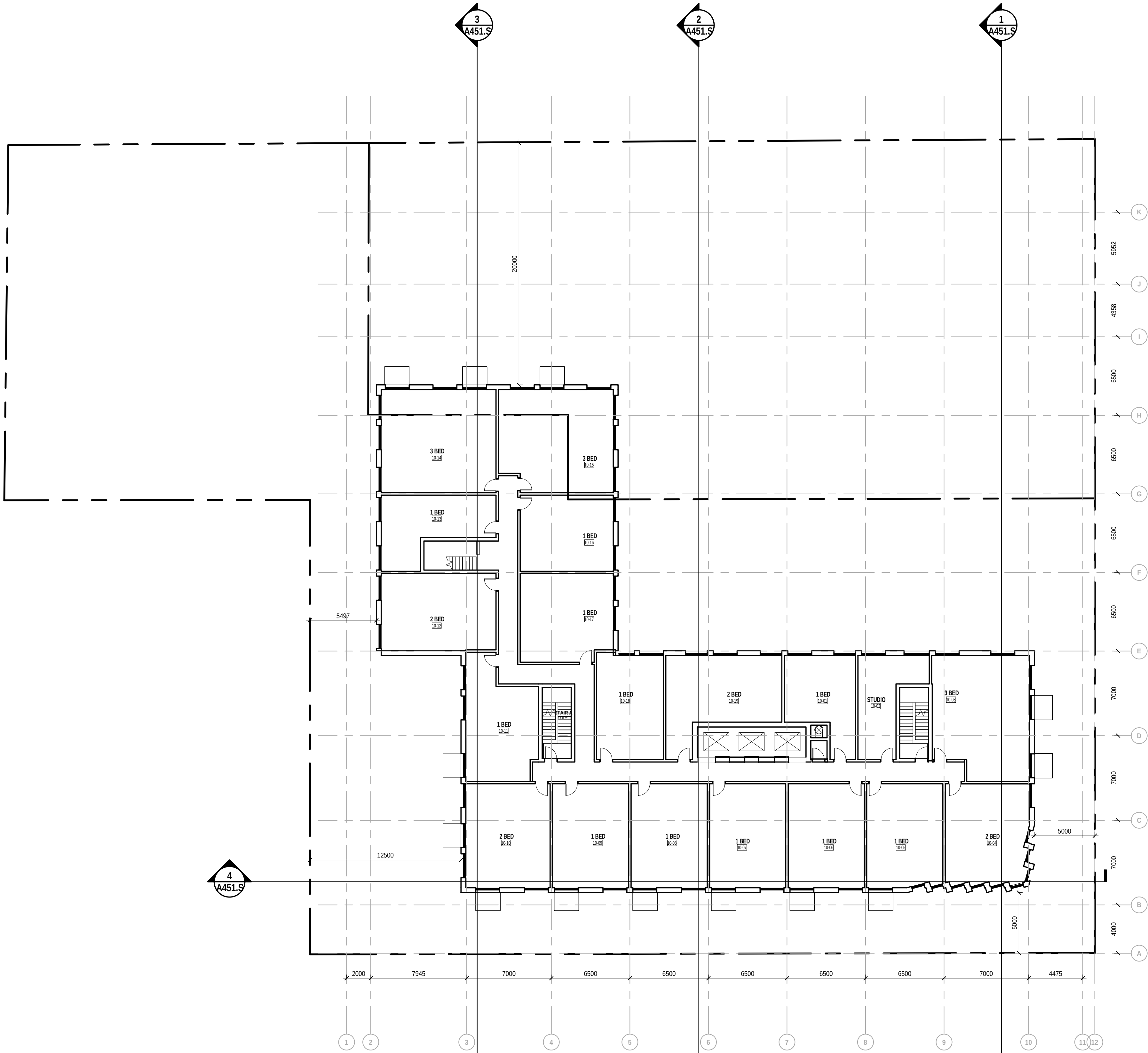
19067	1 : 200	HL	LRS
PROJECT	SCALE	DRAWN	REVIEWED

Level 8-9 Floor Plan

A205.S

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FLOOR 10



FLOOR 11



Date	No.	Description
2021-12-15	1	Issued for Rezoning
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19067 1:200 HL LRS
PROJECT SCALE DRAWN REVIEWED

Level 10-11 Floor Plans

A206.S

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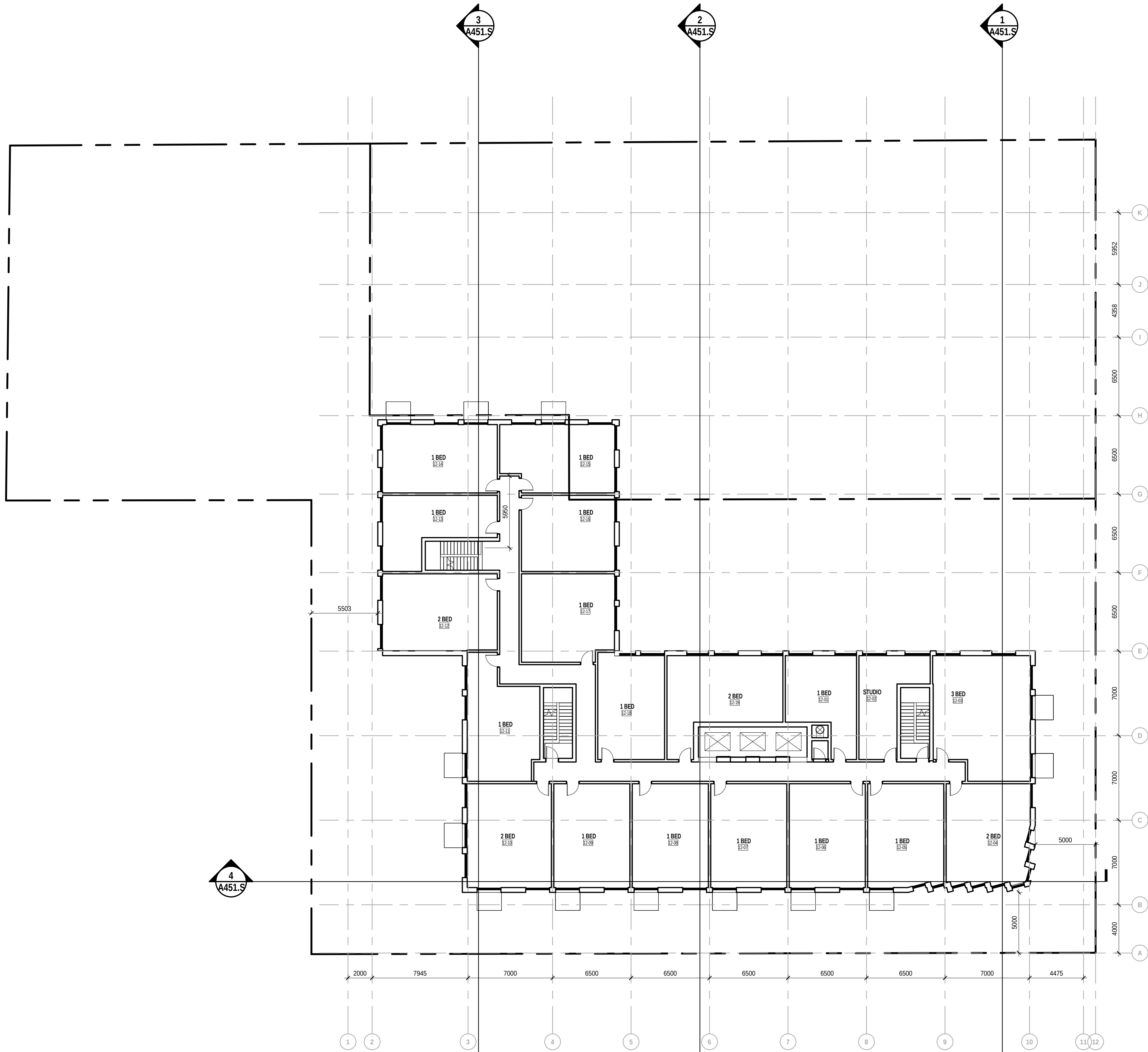
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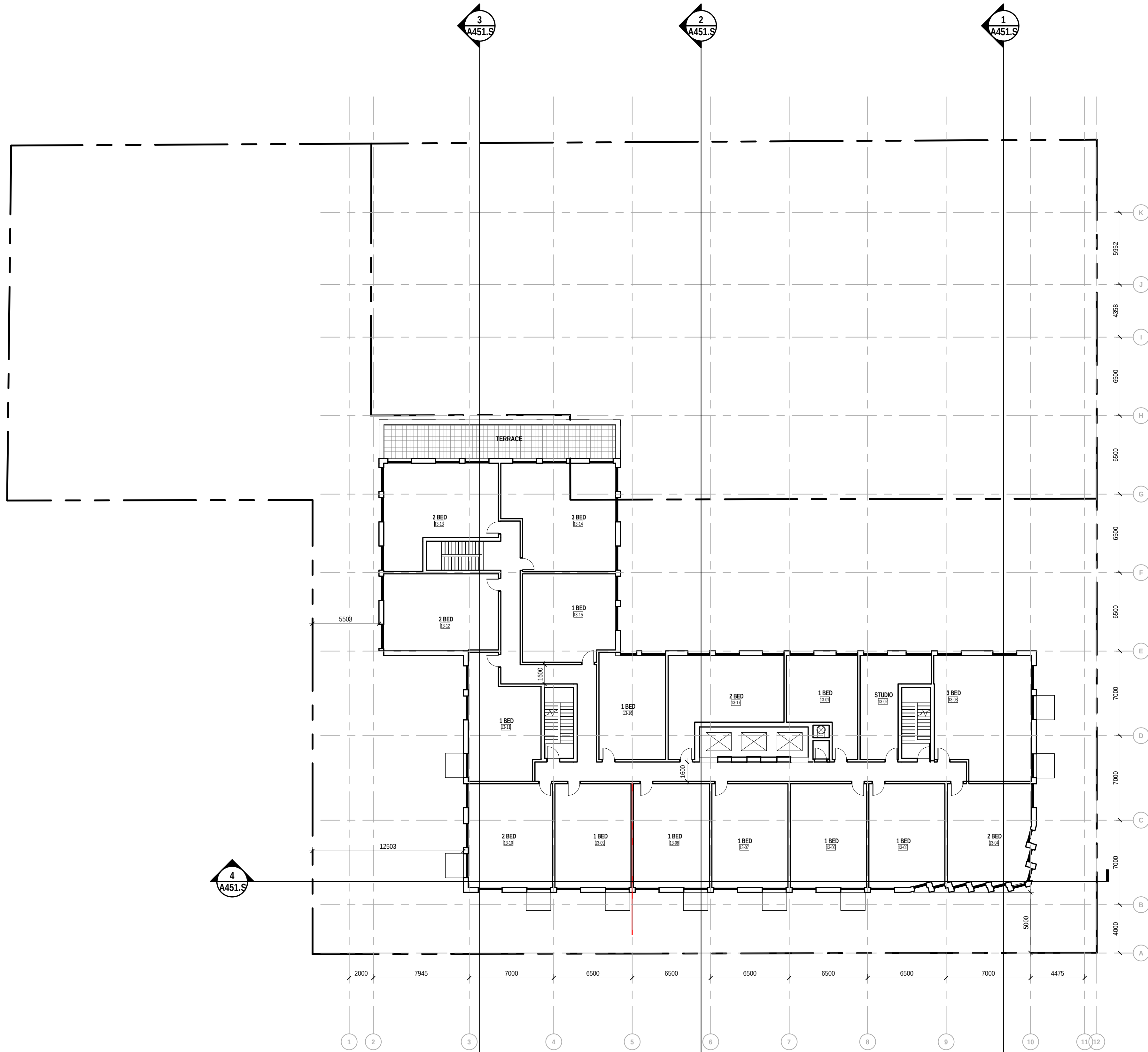
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FLOOR 12



FLOOR 13

Date	No.	Description
2022-05-06	1	Reissued for Rezoning
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2022-05-06 11:15 AM

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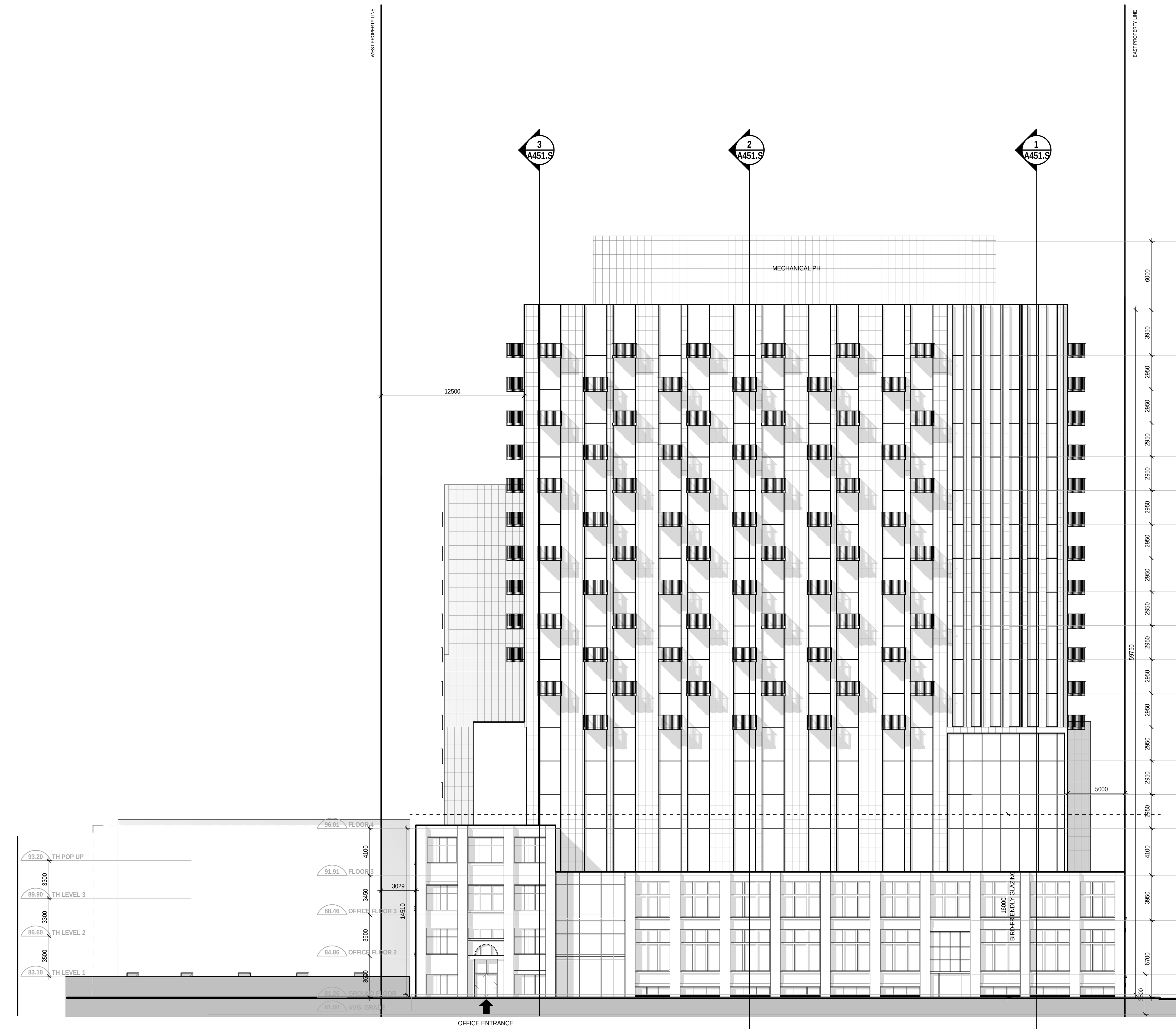
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PROJECT SCALE DRAWN REVIEWED

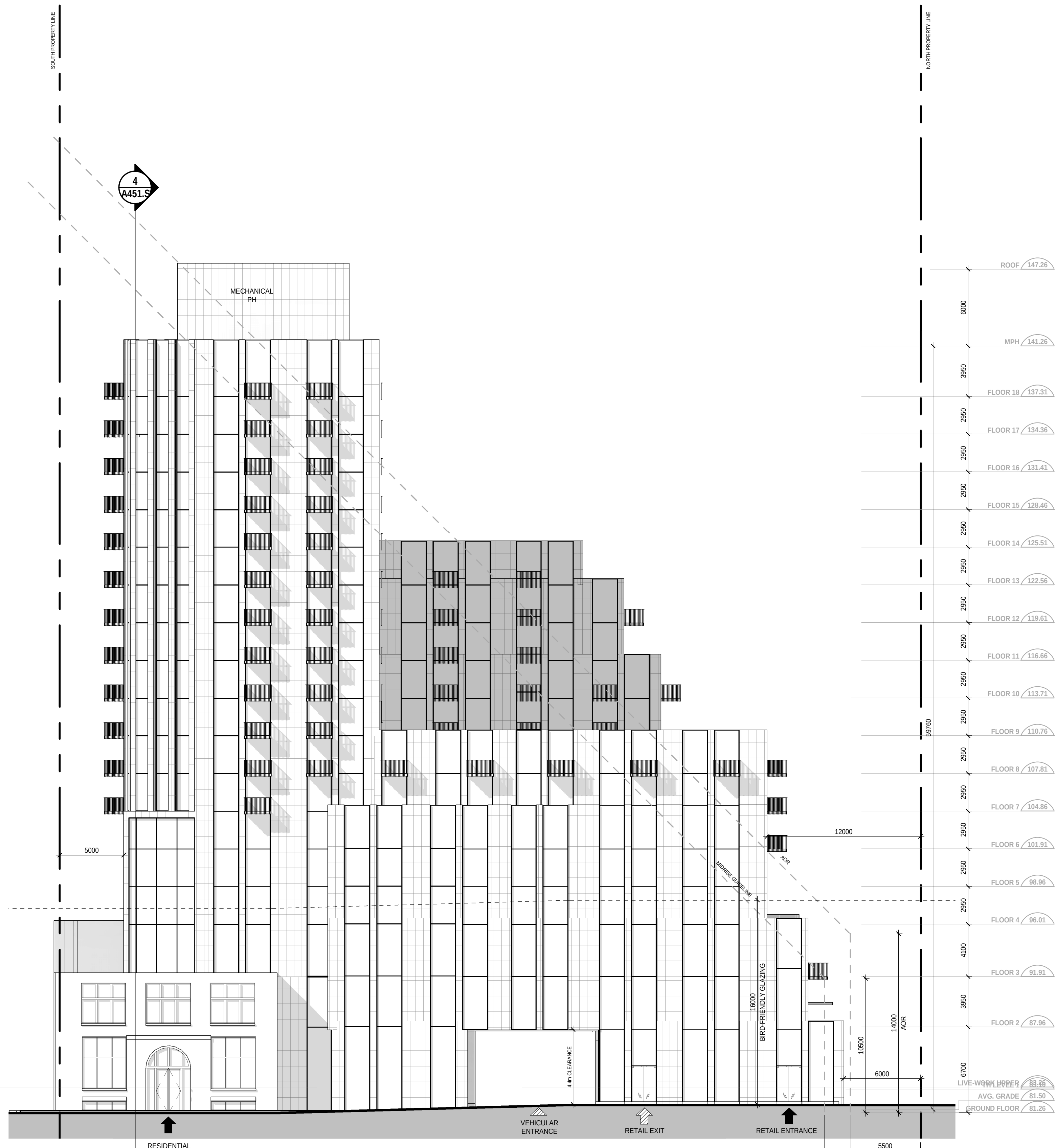
Level 12-13 Floor Plans

A207.S

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A403.S- SOUTH ELEVATION



A401.S - EAST ELEVATION

DateNo. Description

DateNo. Description

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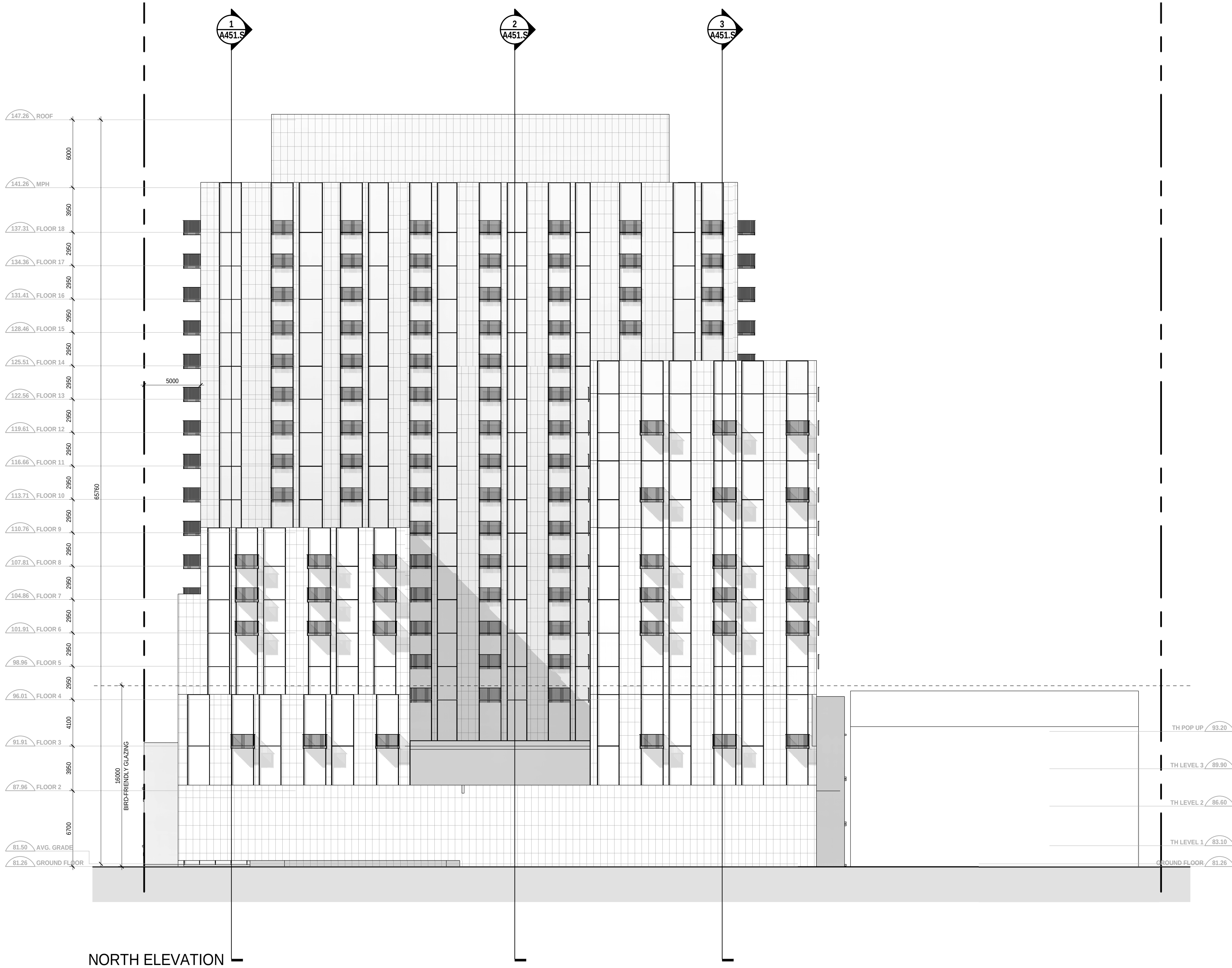
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Building Elevations

A401.S

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NORTH ELEVATION



WEST ELEVATION

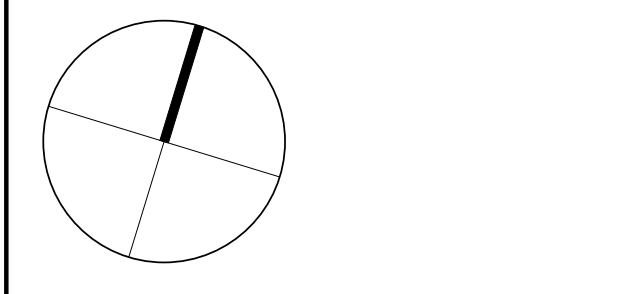
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PROJECT SCALE DRAWN REVIEWED

Building Elevations

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