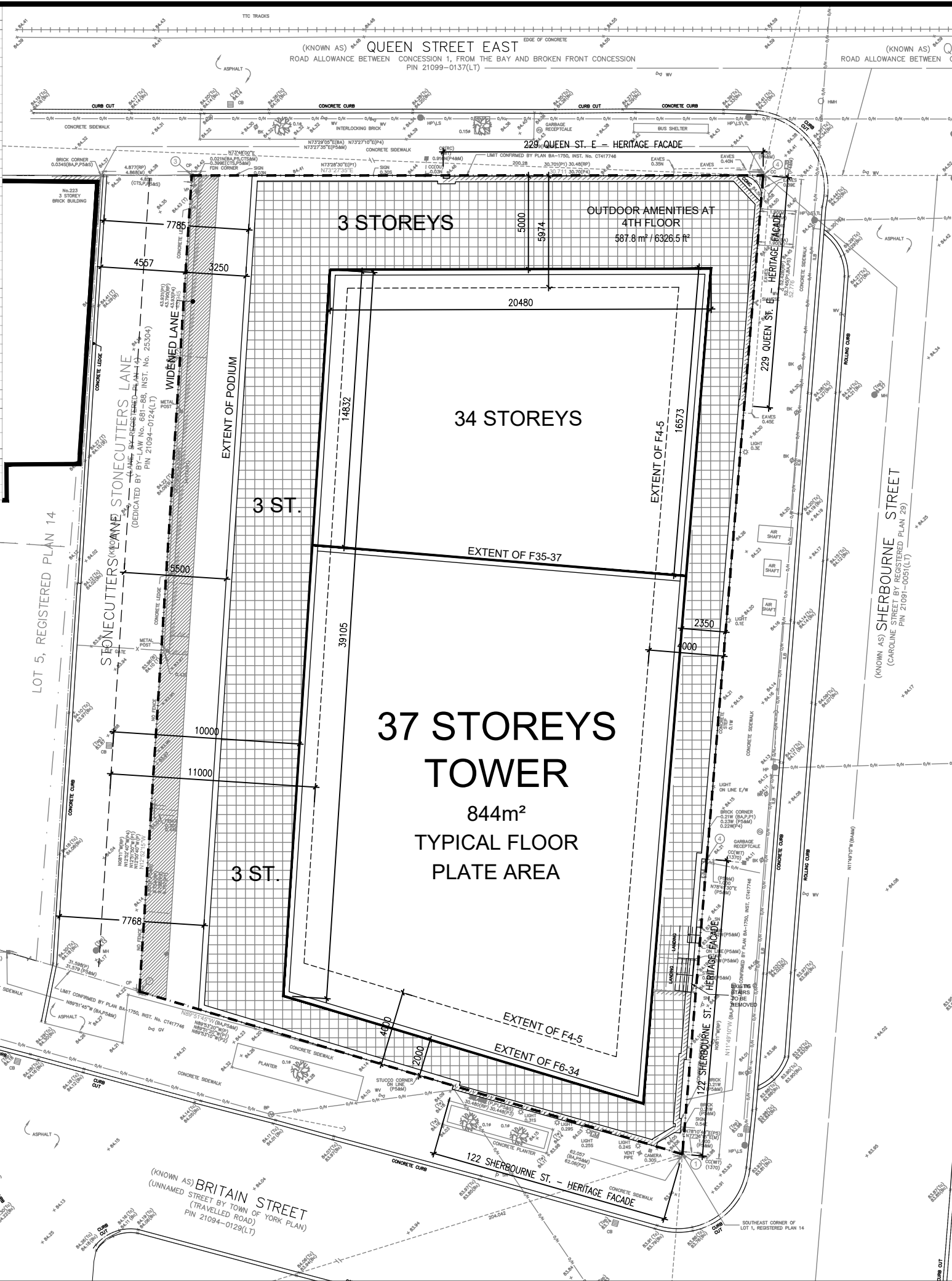


FLOOR LEVEL	GCA		RETAIL		COMMUNITY AREA		DEDUCTIBLE AREA		AMENITY INDOOR		AMENITY OUTDOOR		ZONING GFA		RESIDENTIAL NSA				UNIT MIX				CARS	GAR SPACES	BIKES		
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR				9 BR	10 BR
P3	13,546.6	14,473											40	426													
P2	13,546.6	14,473											40	426													
P1	13,546.6	14,473											150	1,615											478		
SUB-BELOW GRADE		4,034	43,419										230	2,476											478		
1	12,159.9	13,131			5,119	5,510		204.2	2,198	66.5	716		949	10,217													
2	13,304.4	14,040						284.1	2,059				1,020	10,992													
3	13,110.0	14,111						49.3	531				1,263	13,581	1,140	12,274	1	5	6	6	6				18		
4	478.2	7,200						49.3	531	604.0	6,501	587.8	25	288													
5	478.2	7,200						68.1	733	580.3	6,246		325	3,498													
6	844.1	9,086						57.6	620				787	8,406	717	7,713	4	4	5	1	1				14		
7	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
8	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
9	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
10	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
11	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
12	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
13	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
14	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
15	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
16	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
17	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
18	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
19	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
20	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
21	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
22	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
23	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
24	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
25	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
26	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
27	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
28	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
29	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
30	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
31	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
32	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
33	844.1	9,086						49.3	531				785	8,555	727	7,830	5	5	4	1	1				15		
34	844.1	9,086						67.3	724				777	8,361	706	7,664	2	5	4	2	13						
35	525.5	5,656						476	5,126	420			476	5,126	420	4,518	0	0	3	3	6						
36	525.5	5,656						476	5,126	420			476	5,126	420	4,518	0	0	3	3	6						
37	525.5	5,656						476	5,126	420			476	5,126	420	4,518	0	0	3	3	6						
MPH	525.5	5,656						0	0				0	0													
SUB ABOVE GRADE		31,773	341,997	512	5,510			2,784	29,971	1,250.8	13,463	587.8	6,327	28,022	301,738	34,048	258,847	143	154	133	48	478	40		524		
TOTAL ABOVE & BELOW GRADE		35,806	385,417											28,262	304,214												
												UNIT MIX	30% 32% 28% 10% 100%														
												AVERAGE UNIT AREA	50	542													
												AMENITY AREA REQUIRED - 4 m <sup>2</sup> PER UNIT	1,839	21,140													
												AMENITY AREA PROVIDED	438														
												LONG TERM BICYCLES REQUIRED					438										
												SHORT TERM BICYCLES REQUIRED					100										
												LONG TERM BICYCLES PROVIDED					438										
												SHORT TERM BICYCLES PROVIDED					100										
												SITE												1,460	15,713		
												FSI												19			



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SITE PLAN

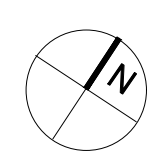
DRAWING NAME

SCALE: 1:300

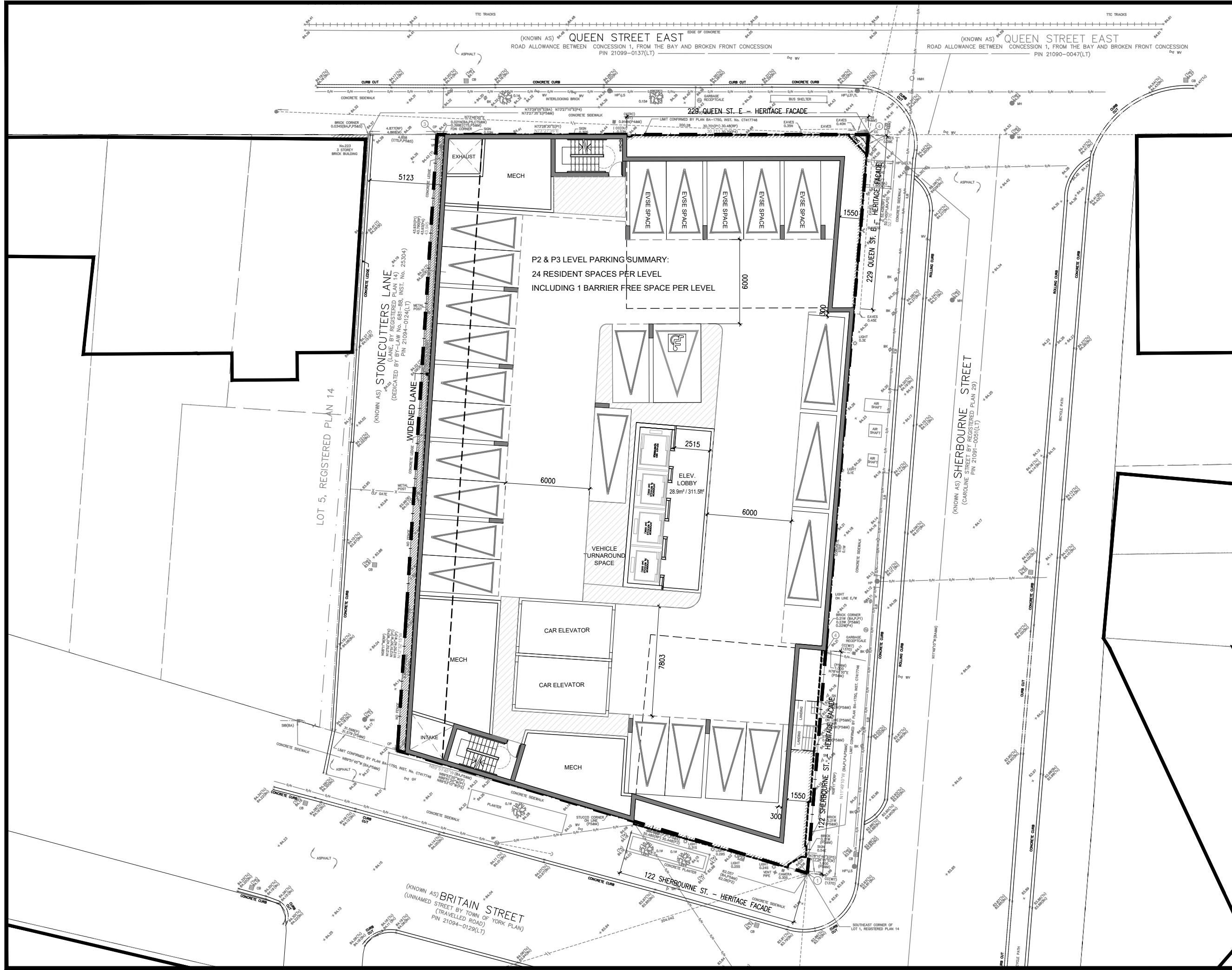
DATE: 2023-06-23

JOB-No:

**IBI** GROUP ARCHITECTS (CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
fax 416 596 0644  
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A.02  
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P2 & P3 LEVEL PLAN

DRAWING NAME

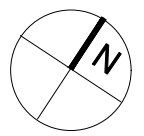
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DATE: 2023-06-23

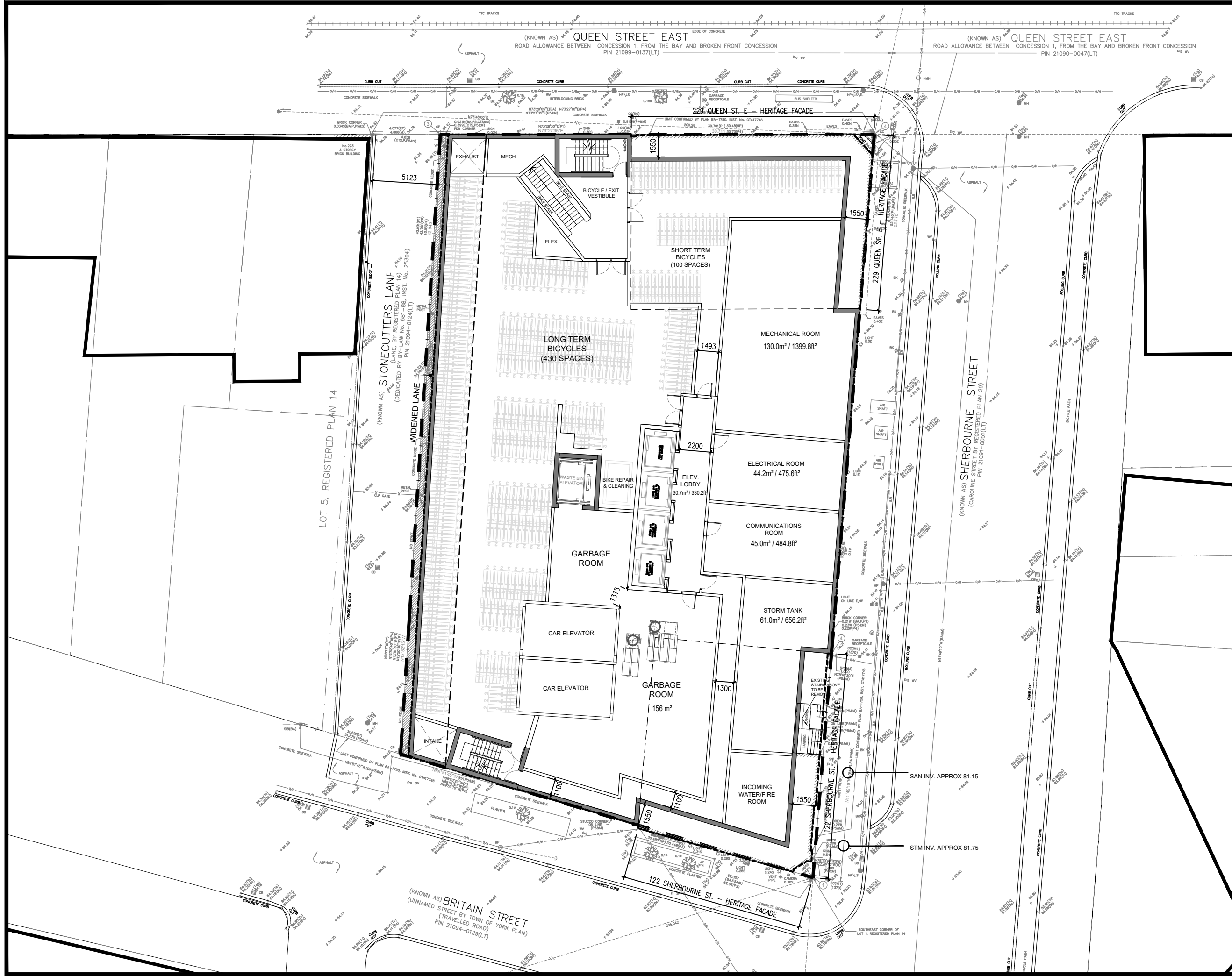
JOB-No:



IBI GROUP ARCHITECTS (CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
fax 416 596 0644  
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A.04  
DWG NO:



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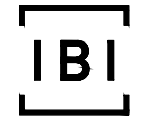
P1 LEVEL PLAN

DRAWING NAME

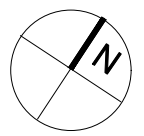
SCALE: 1:250

DATE: 2023-06-23

JOB-No:



IBI GROUP ARCHITECTS  
(CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
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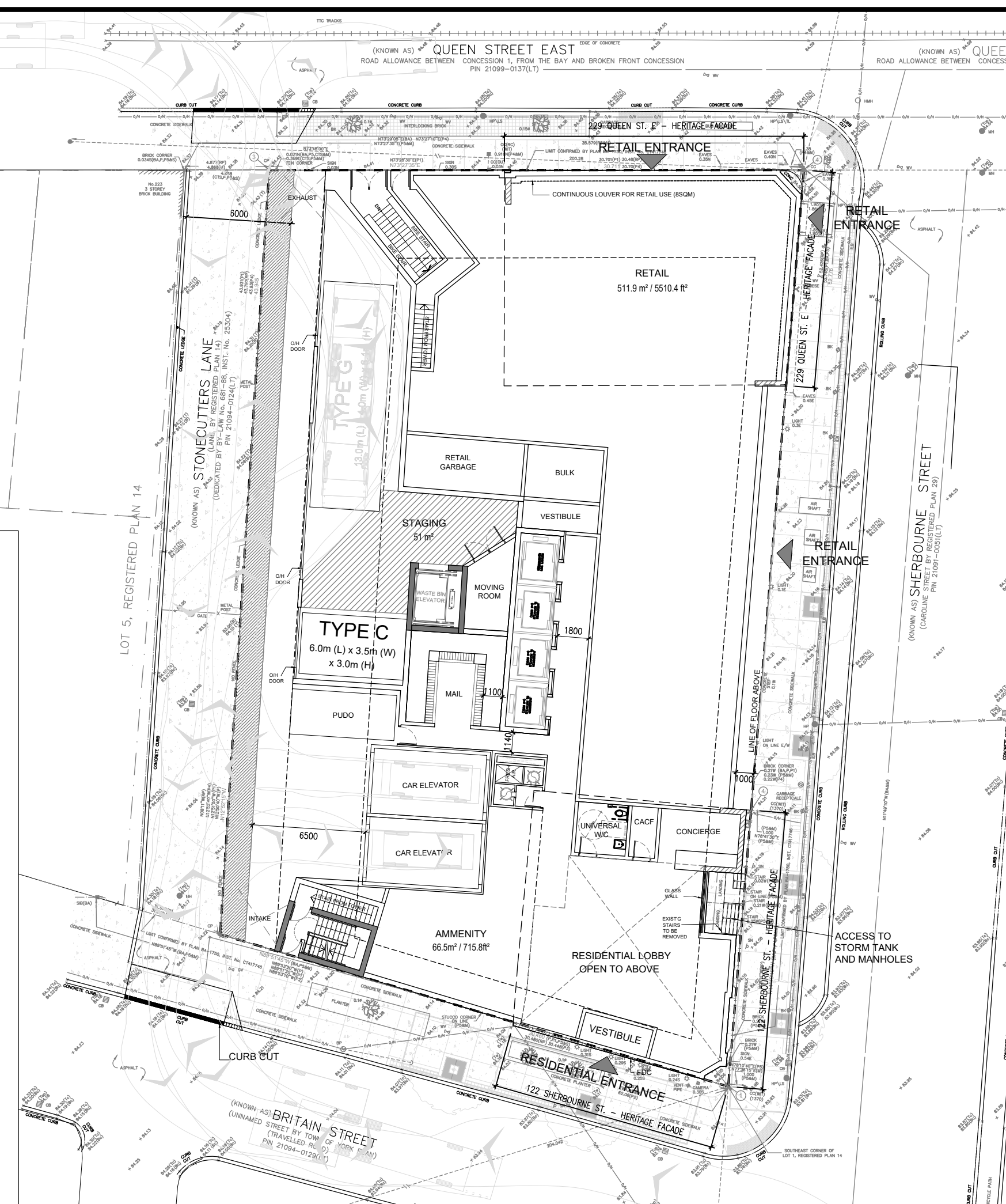
A.04

DWG NO:



120-134 SHERBOURNE ST  
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400 - 3 Concorde Gate  
Toronto, ON M3C 3N7  
Telephone (416) 447-7405  
Fax (416) 447-2771  
www.astint.on.ca  
Email jap@astint.on.ca

September 21, 2021

Dash Developments Inc.  
1170 Bay Street, Suite 110  
Toronto, ON M5S 2B4

Attn: Mr. Sharon Golberg

Re: 229 Queen Street & 122 Sherbourne  
Collection Vehicle Loading  
Our Project No. 21185

Dear Sir,

This is to certify that the garage roof structure of the above referenced building will be designed to safely support a fully loaded collection vehicle (35,000 kilograms) for the full anticipated route of travel, in accordance with the Ontario Building Code 2012, (and the structural requirements of the Canadian Highway Bridge Design Code CAN/CSA-S6,) 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.

Should you have any questions or require any additional information, please contact this office at your convenience.

Yours very truly,

JABLONSKY, AST AND PARTNERS  
CONSULTING ENGINEERS

*C. Slama*  
Craig Slama, P. Eng., P.E.



cc: Steve Daniels, Dash Developments  
Jeff Cogliati, IBI Group

P.F. Ast, P.ENG D. Tari, P.ENG M. Shiu, P.ENG R. Asman, P.ENG  
J.N. Vivian, P.ENG R.J. Watson, P.ENG C.J. Slama, P.ENG R. Martinez, P.ENG

SEAL



GROUND LEVEL PLAN

DRAWING NAME

SCALE: 1:250

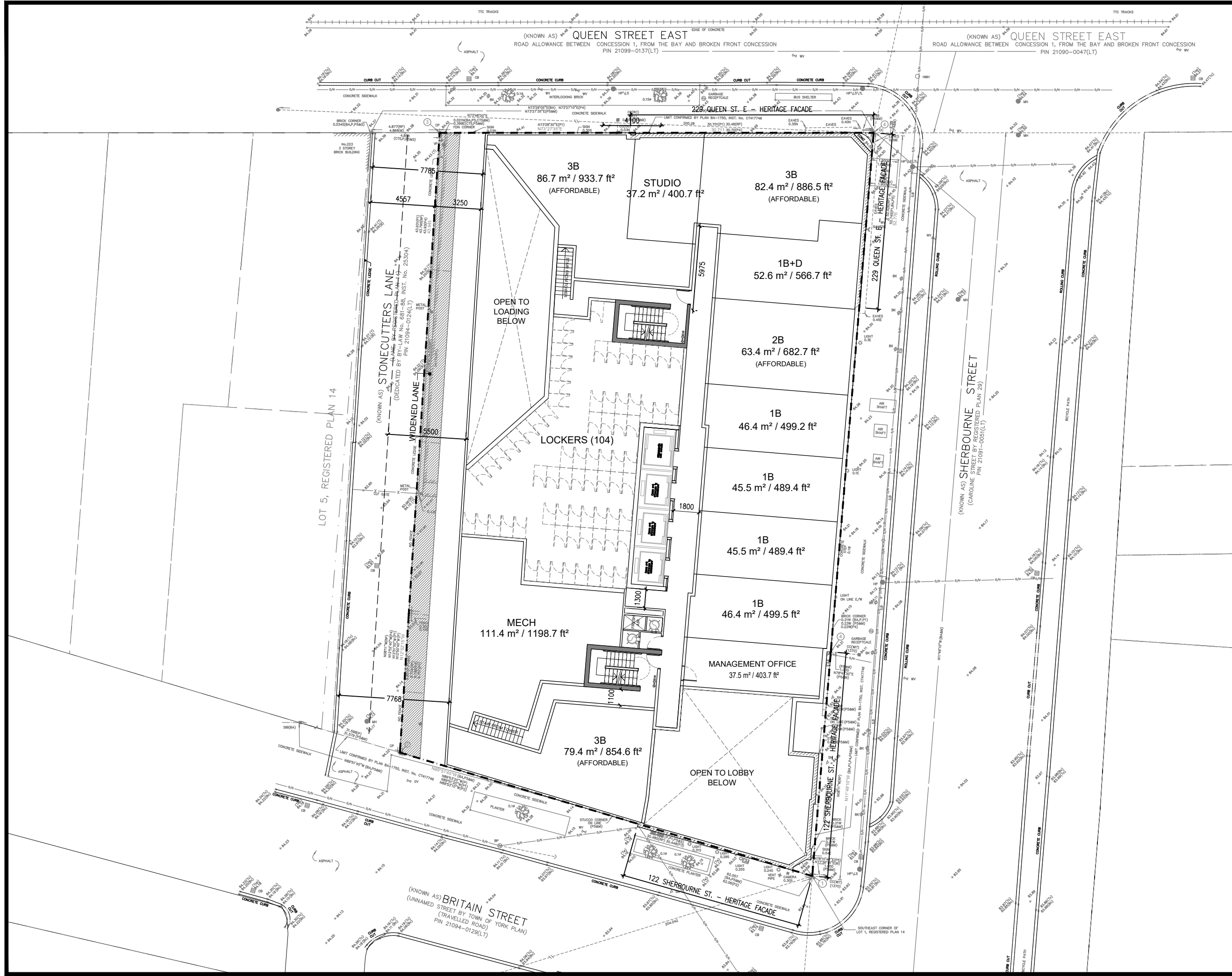
DATE: 2023-06-23

JOB-No:

**[BI]**  
IBI GROUP ARCHITECTS  
(CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
fax 416 596 0644  
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A.05  
DWG NO:





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2ND FLOOR PLAN

DRAWING NAME

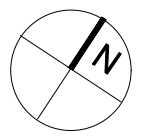
SCALE: 1:250

DATE: 2023-06-23

JOB-No:



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7th Floor  
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M4V 2Y7 Canada  
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A.06  
DWG NO:



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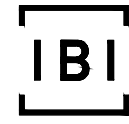
3RD FLOOR PLAN

DRAWING NAME

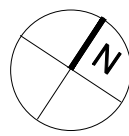
SCALE: 1:250

DATE: 2023-06-23

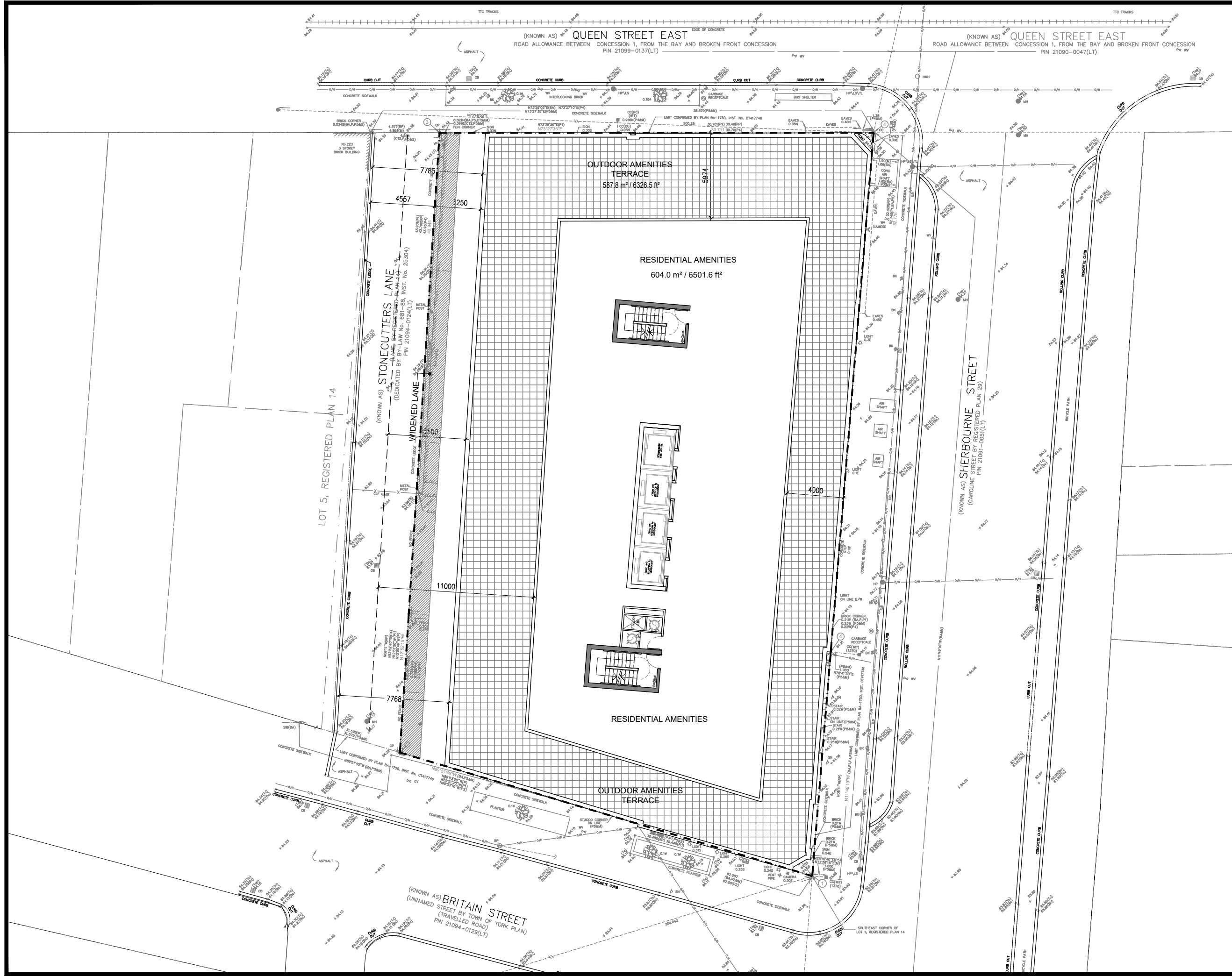
JOB-No:



IBI GROUP ARCHITECTS (CANADA) INC.  
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A.07  
DWG NO:



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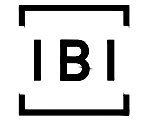
4TH FLOOR PLAN

DRAWING NAME

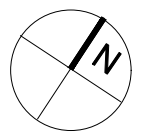
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DATE: 2023-06-23

JOB-No:

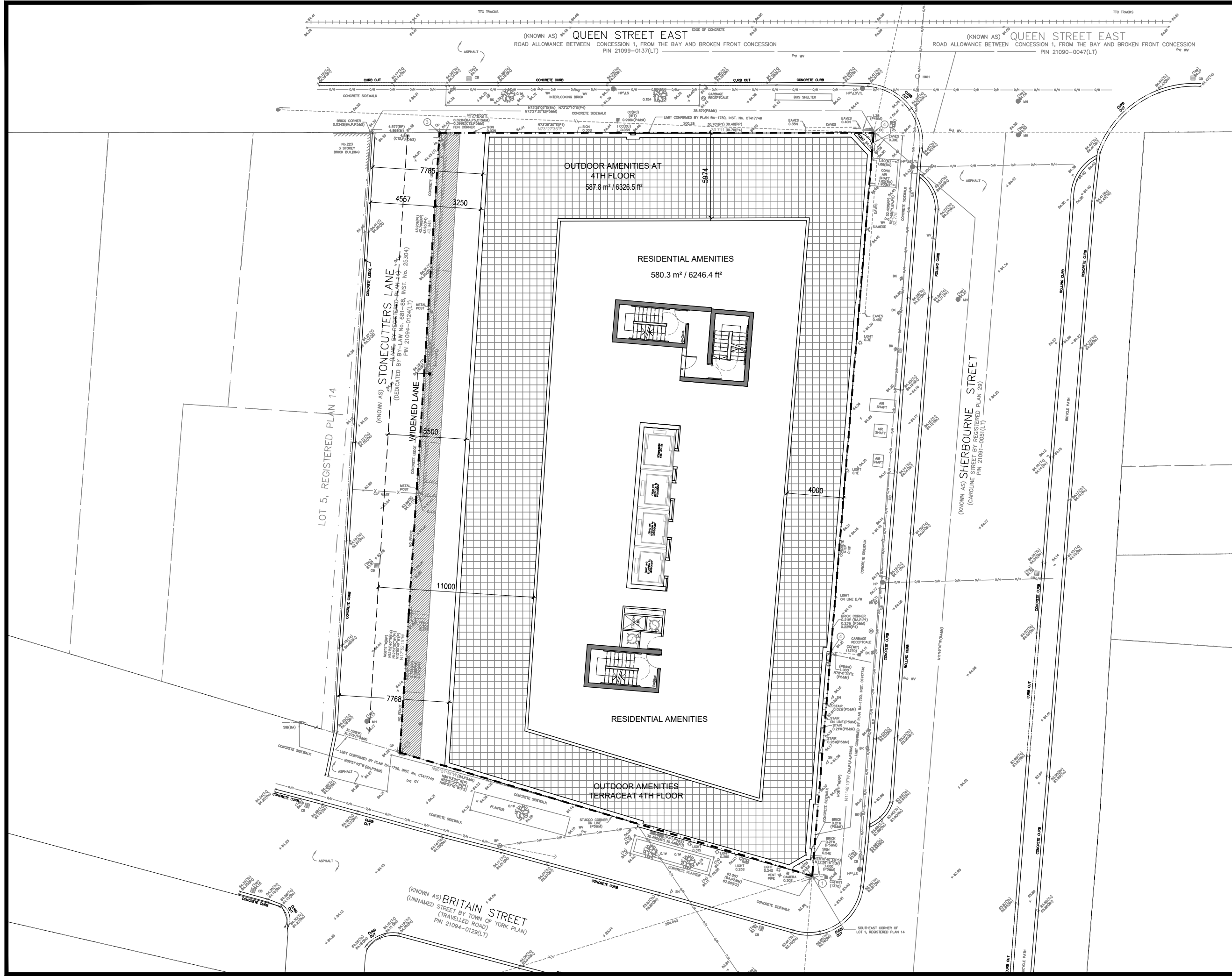


IBI GROUP ARCHITECTS  
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A.08  
DWG NO:





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5TH FLOOR PLAN

DRAWING NAME

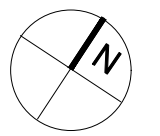
SCALE: 1:250

DATE: 2023-06-23

JOB-No:



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(CANADA) INC.**  
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Toronto ON  
M4V 2Y7 Canada  
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A.09  
DWG NO:



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6TH FLOOR PLAN

DRAWING NAME

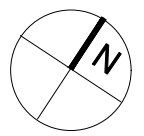
SCALE: 1:250

DATE: 2023-06-23

JOB-No:



**IBI GROUP ARCHITECTS  
(CANADA) INC.**  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
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A.10  
DWG NO:



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TYPICAL TOWER  
F7-F33  
DRAWING NAME

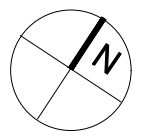
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DATE: 2023-06-23

JOB-No:



IBI GROUP ARCHITECTS  
(CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
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A.11  
DWG NO:





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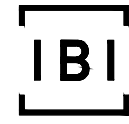
34TH FLOOR PLAN

DRAWING NAME

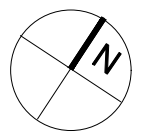
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DATE: 2023-06-23

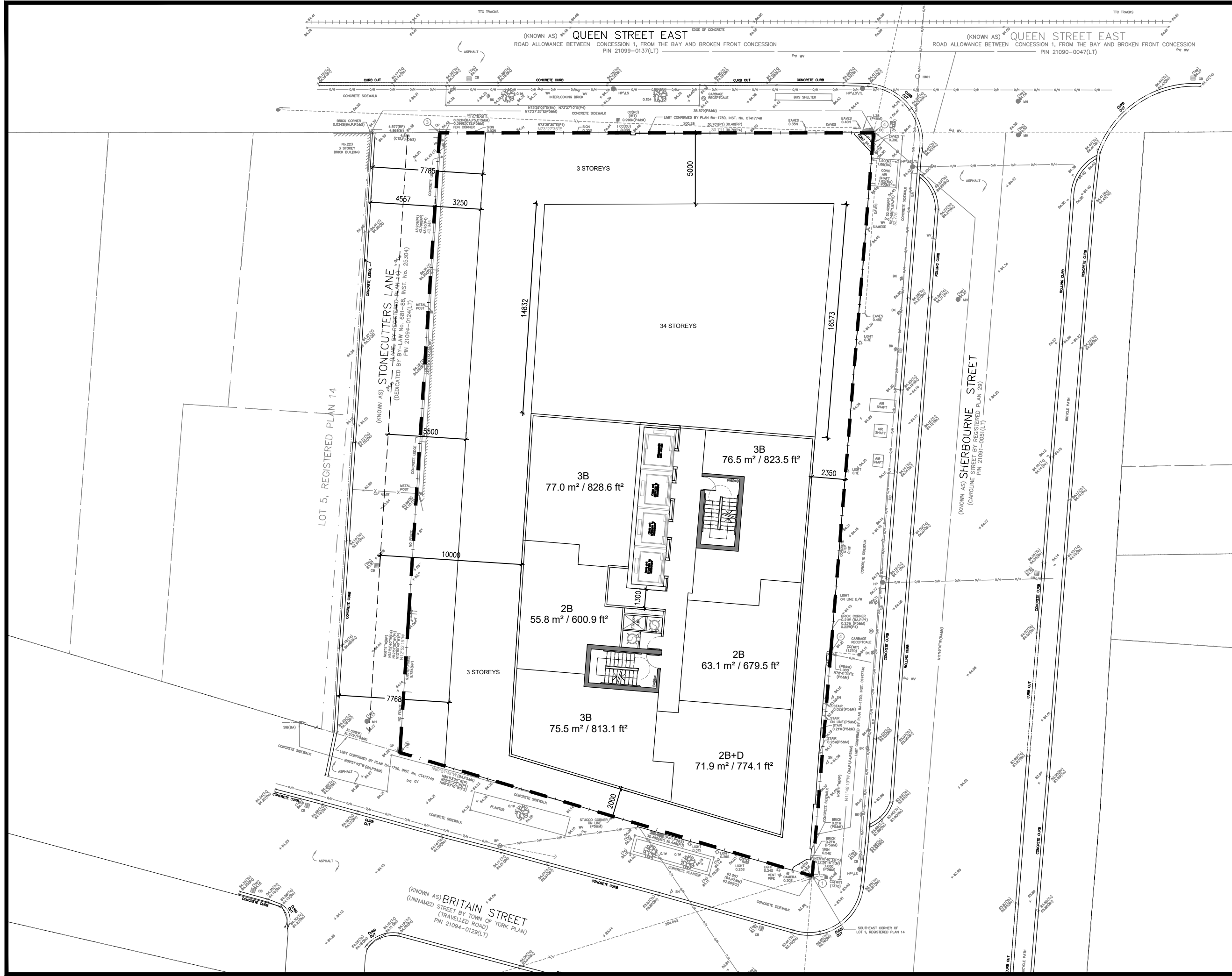
JOB-No:



IBI GROUP ARCHITECTS  
(CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
fax 416 596 0644  
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A.12  
DWG NO:



120-134 SHERBOURNE ST  
& 225 - 229 QUEEN ST. E.

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SEAL



35TH- 37TH  
FLOOR PLAN

DRAWING NAME

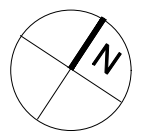
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DATE: 2023-06-23

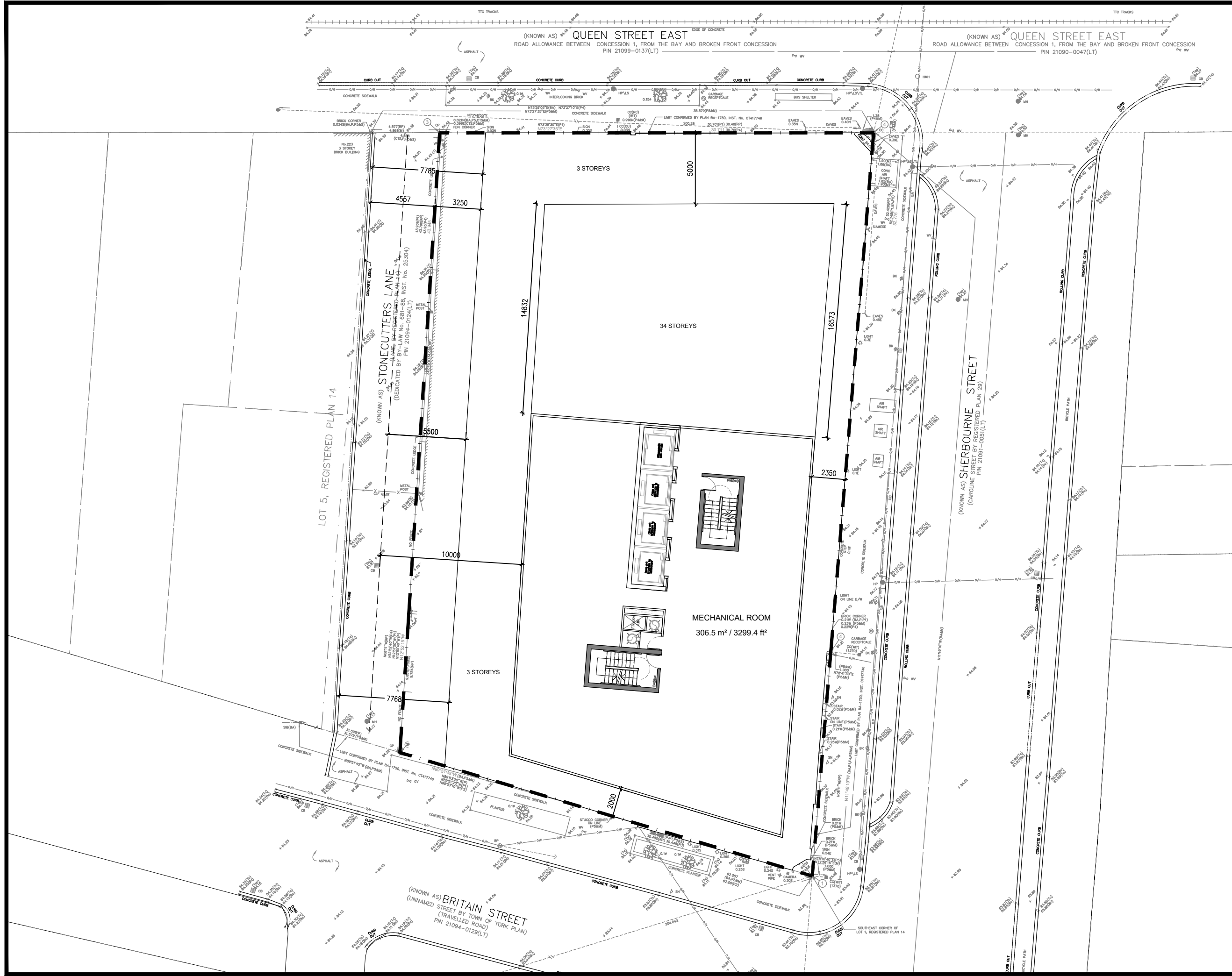
JOB-No:



IBI GROUP ARCHITECTS  
(CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
fax 416 596 0644  
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A.13  
DWG NO:



120-134 SHERBOURNE ST  
& 225 - 229 QUEEN ST. E.

WITHOUT PREJUDICE AND CONFIDENTIAL

SEAL



M.P.H.

DRAWING NAME

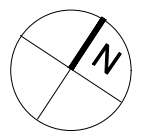
SCALE: 1:250

DATE: 2023-06-23

JOB-No:



IBI GROUP ARCHITECTS  
(CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
fax 416 596 0644  
ibigroup.com

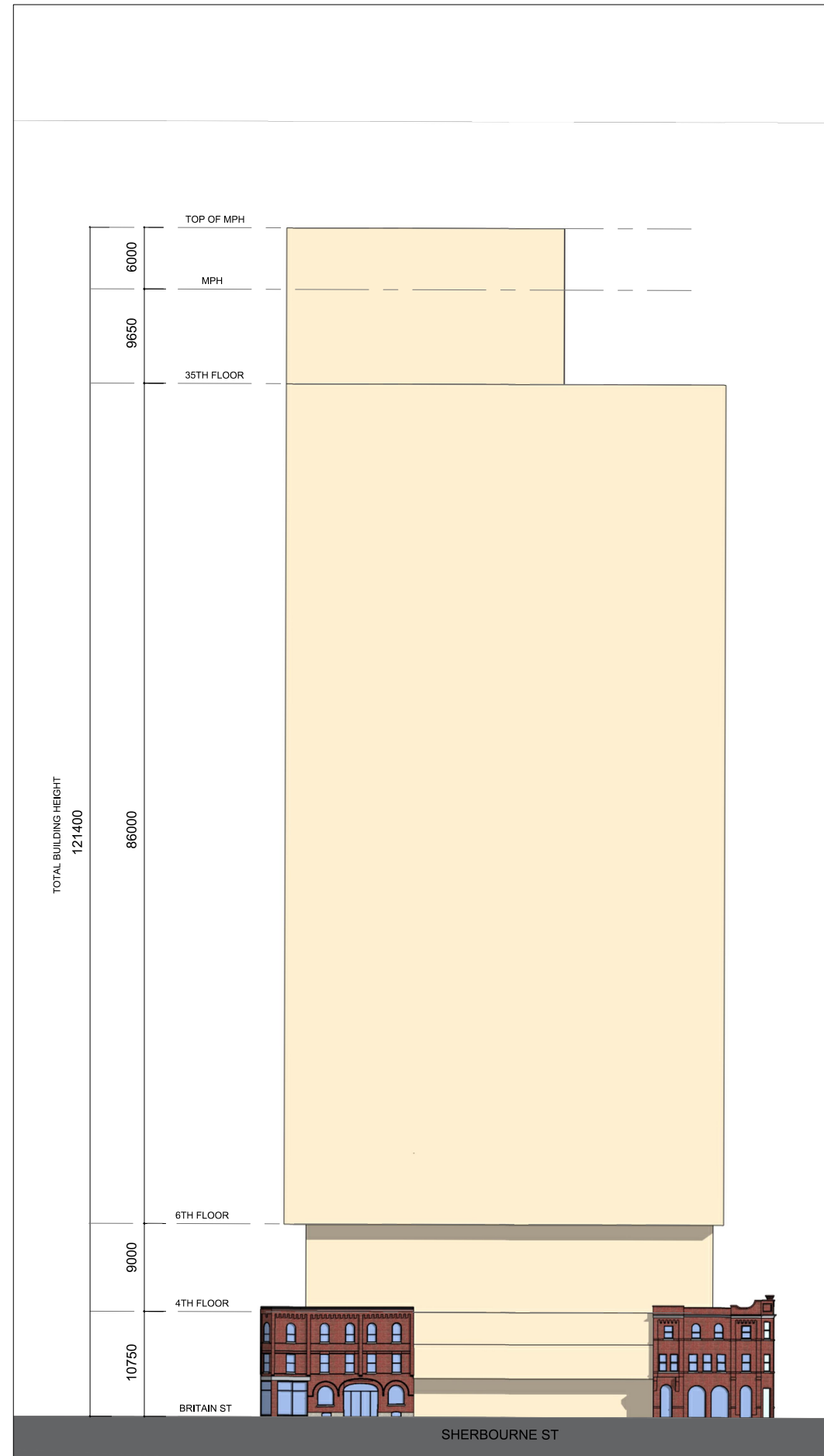


A.14  
DWG NO:

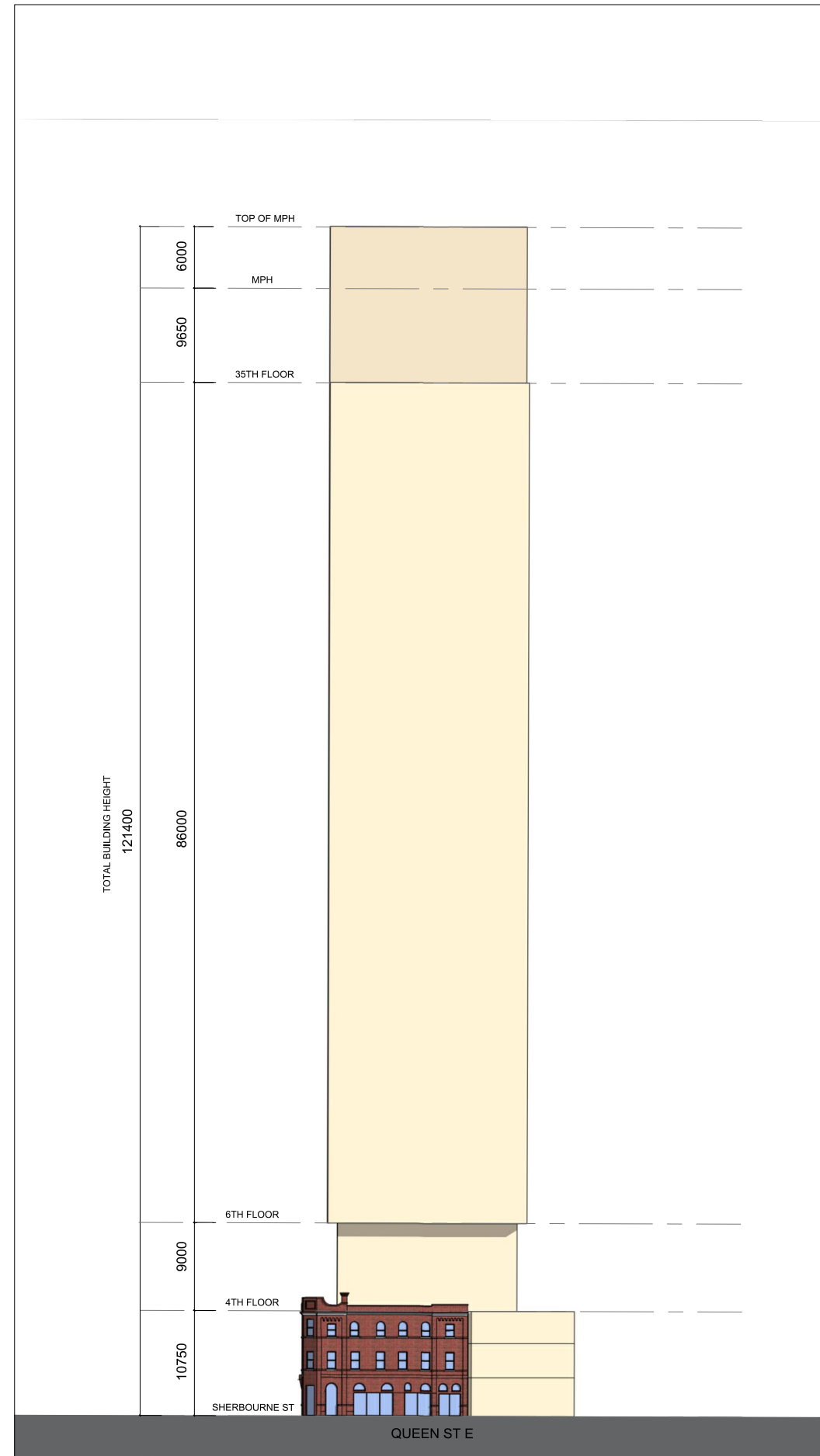


120-134 SHERBOURNE ST  
& 225 - 229 QUEEN ST. E.

WITHOUT PREJUDICE AND CONFIDENTIAL



EAST ELEVATION



NORTH ELEVATION

SEAL



EAST & NORTH  
ELEVATIONS

DRAWING NAME

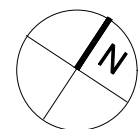
SCALE: 1:600

DATE: 2023-06-23

JOB-No.:



IBI GROUP ARCHITECTS  
(CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
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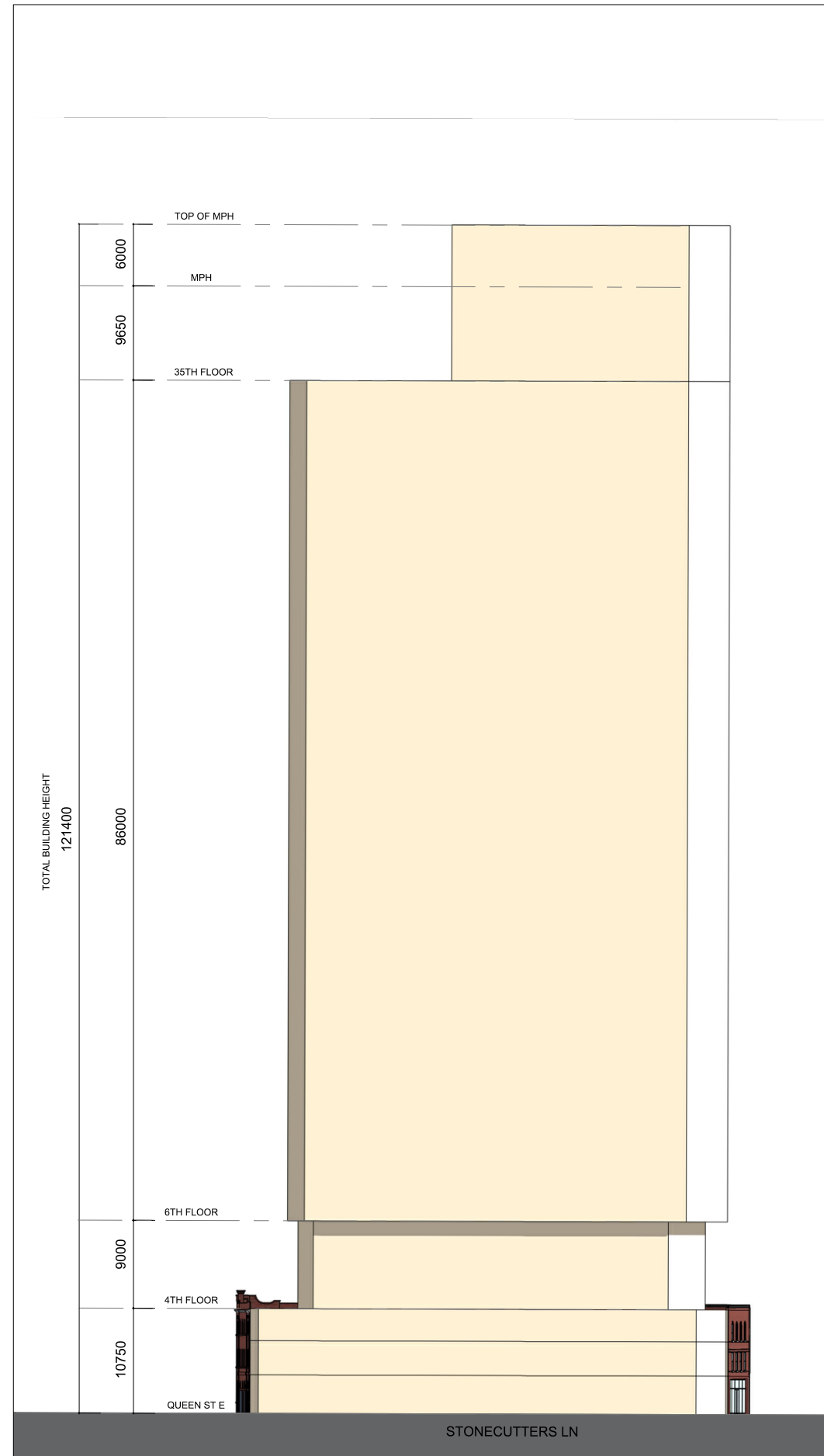


A.15.1

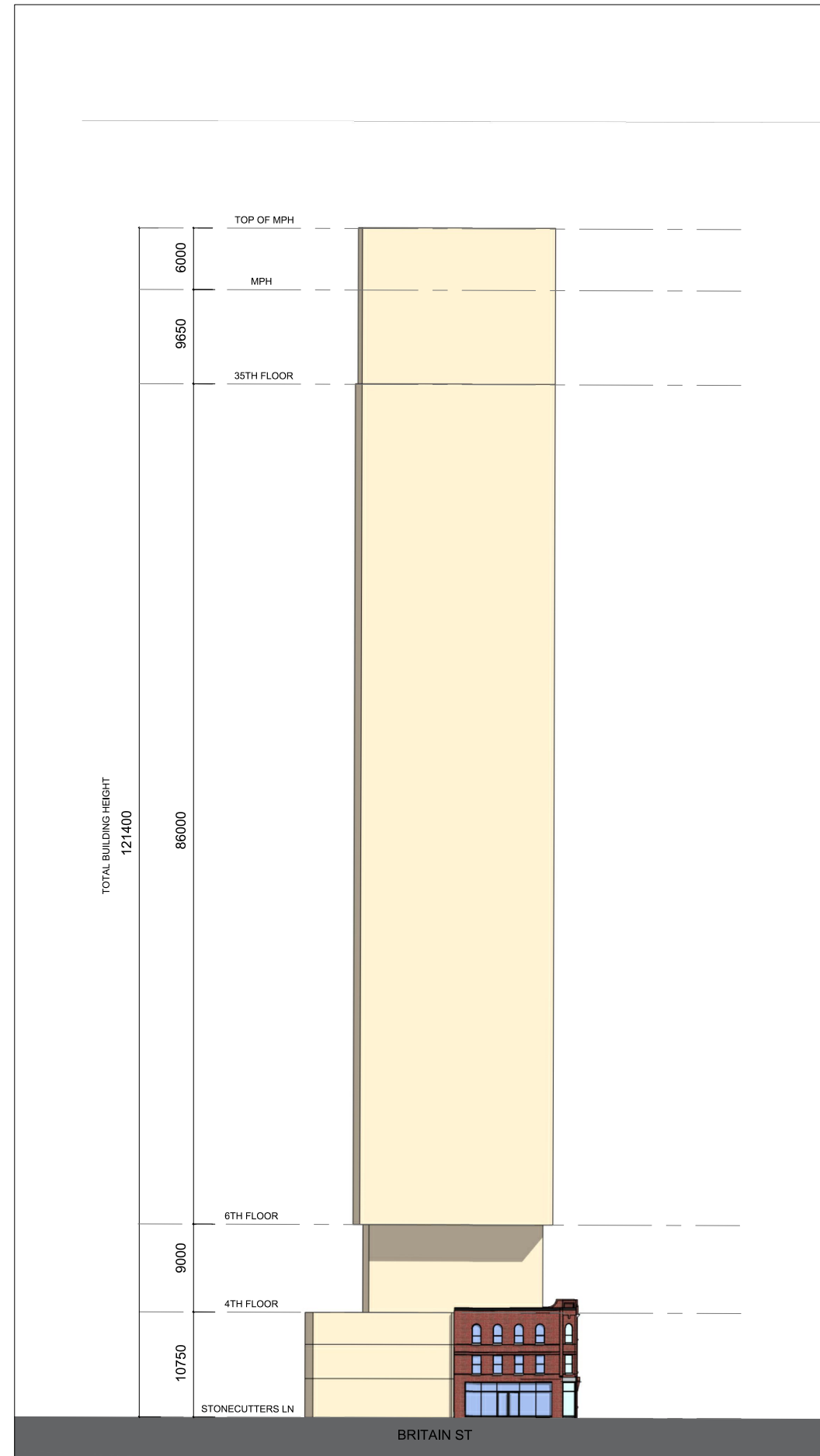
DWG NO:

120-134 SHERBOURNE ST  
& 225 - 229 QUEEN ST. E.

WITHOUT PREJUDICE AND CONFIDENTIAL



WEST ELEVATION



SOUTH ELEVATION

SEAL



WEST & SOUTH  
ELEVATIONS

DRAWING NAME

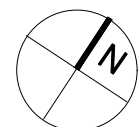
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DATE: 2023-06-23

JOB-No:



IBI GROUP ARCHITECTS  
(CANADA) INC.  
7th Floor  
55 St. Clair Avenue West  
Toronto ON  
M4V 2Y7 Canada  
tel 416 596 1930  
fax 416 596 0644  
ibigroup.com



A.15.2

DWG NO: