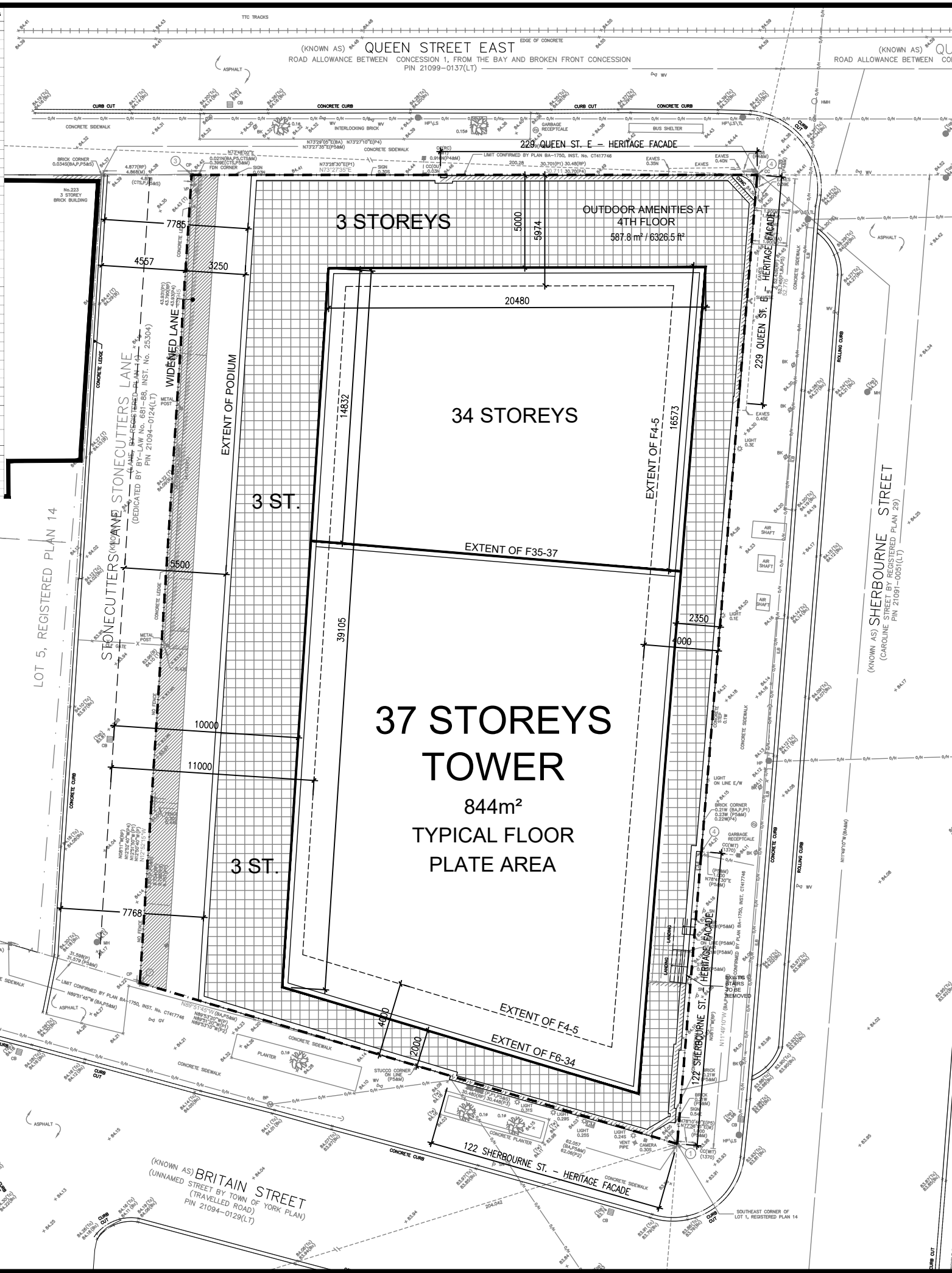


FLOOR LEVEL	GCA		RETAIL		COMMUNITY AREA		DEDUCTIBLE AREA		AMENITY INDOOR		AMENITY OUTDOOR		ZONING GFA		RESIDENTIAL NSA				UNIT MIX				CARS	GAR SPACE	BIKES
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	BA	1 BR	2 BR	3 BR	Total						
P3	13,446	14,473											40	426								20			
P2	13,446	14,473											40	426								20			
P1	13,446	14,473											150	1,615								0		478	
SUB-BELOW GRADE	4,034	43,419											230	2,476								40		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	586	8,302	1	5	1	3	10				
3	13,110.0	14,111					49.3	531					1,262	13,581	1,140	12,274	1	5	6	6	18				
4	478.2	7,200					49.3	531	604.0	6,501	587.8	6,327	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	14				
7	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
8	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
9	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
10	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
11	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
12	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
13	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
14	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
15	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
16	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
17	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
18	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
19	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
20	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
21	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
22	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
23	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
24	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
25	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
26	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
27	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
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29	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
30	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
31	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
32	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
33	844.1	9,086					49.3	531					785	8,555	727	7,830	5	5	4	1	15				
34	844.1	9,086					67.3	724					777	8,361	706	7,664	2	5	4	2	13				
35	525.5	5,856					49.3	531					476	5,126	420	4,518	0	0	3	3	6				
36	525.5	5,856					49.3	531					476	5,126	420	4,518	0	0	3	3	6				
37	525.5	5,856					49.3	531					476	5,126	420	4,518	0	0	3	3	6				
MPH	525.5	5,856					525.5	5,856					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	305,738	24,048	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 ² PER UNIT	1,839	21,140										
													AMENITY AREA PROVIDED	438											
													LONG TERM BICYCLES REQUIRED	438											
													LONG TERM BICYCLES PROVIDED												
													SHORT TERM BICYCLES REQUIRED	96											
													SHORT TERM BICYCLES PROVIDED												
													SITE	1,460	15,713										
													FSI	19											



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

WITHOUT PREJUDICE AND CONFIDENTIAL

SEAL

SITE PLAN

DRAWING NAME

SCALE: 1:300

DATE: 2023-06-23

JOB-No:

IBI

IBI GROUP ARCHITECTS (CANADA) INC.
7th Floor
55 St. Clair Avenue West
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ibigroup.com

A.02

DWG NO:



120-134 SHERBOURNE ST
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P2 & P3 LEVEL PLAN

DRAWING NAME

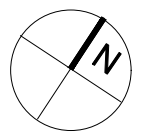
SCALE: 1:250

DATE: 2023-06-23

JOB-No:

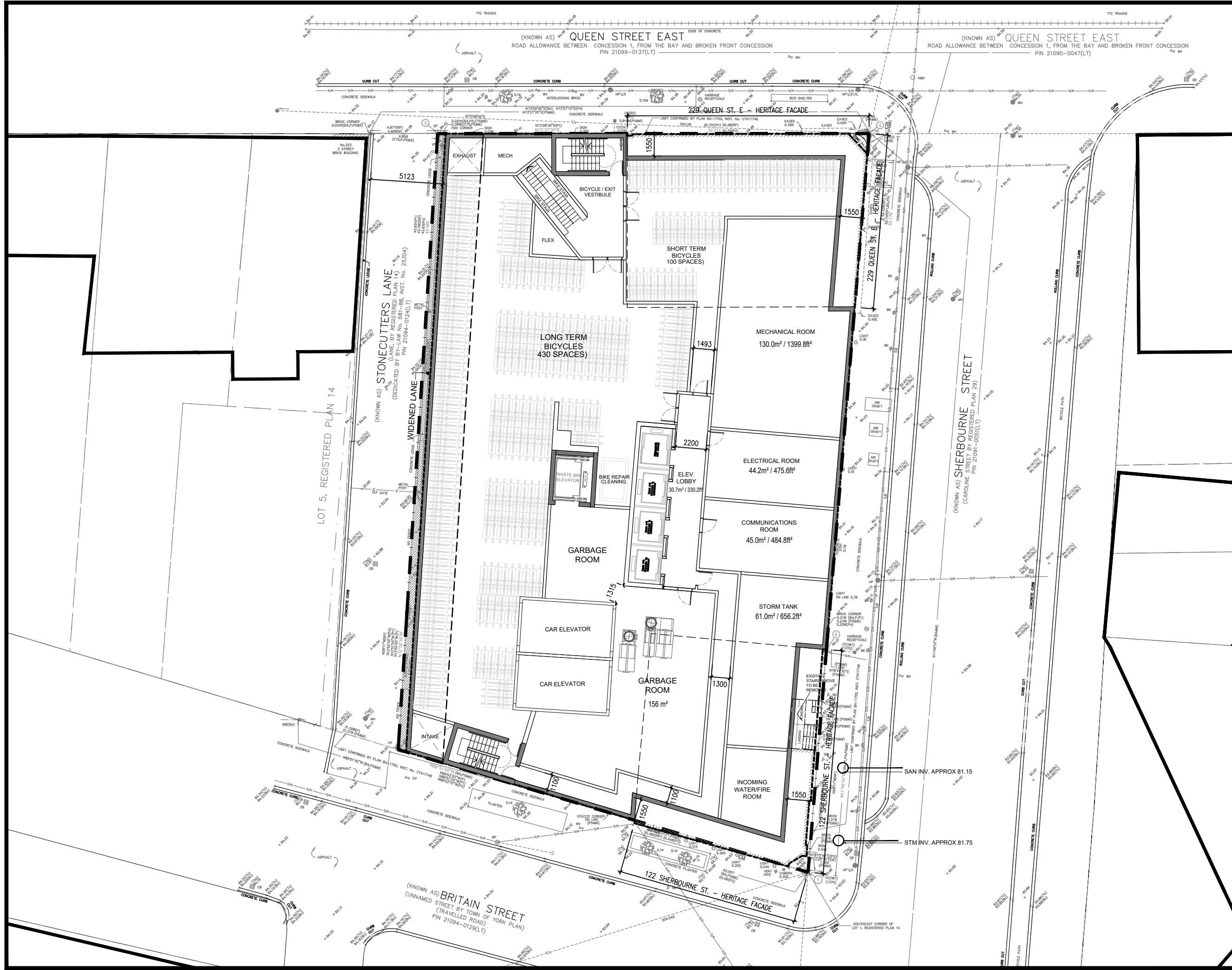


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A.04

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P1 LEVEL PLAN

DRAWING NAME

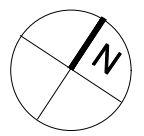
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DATE: 2023-06-23

JOB-No:



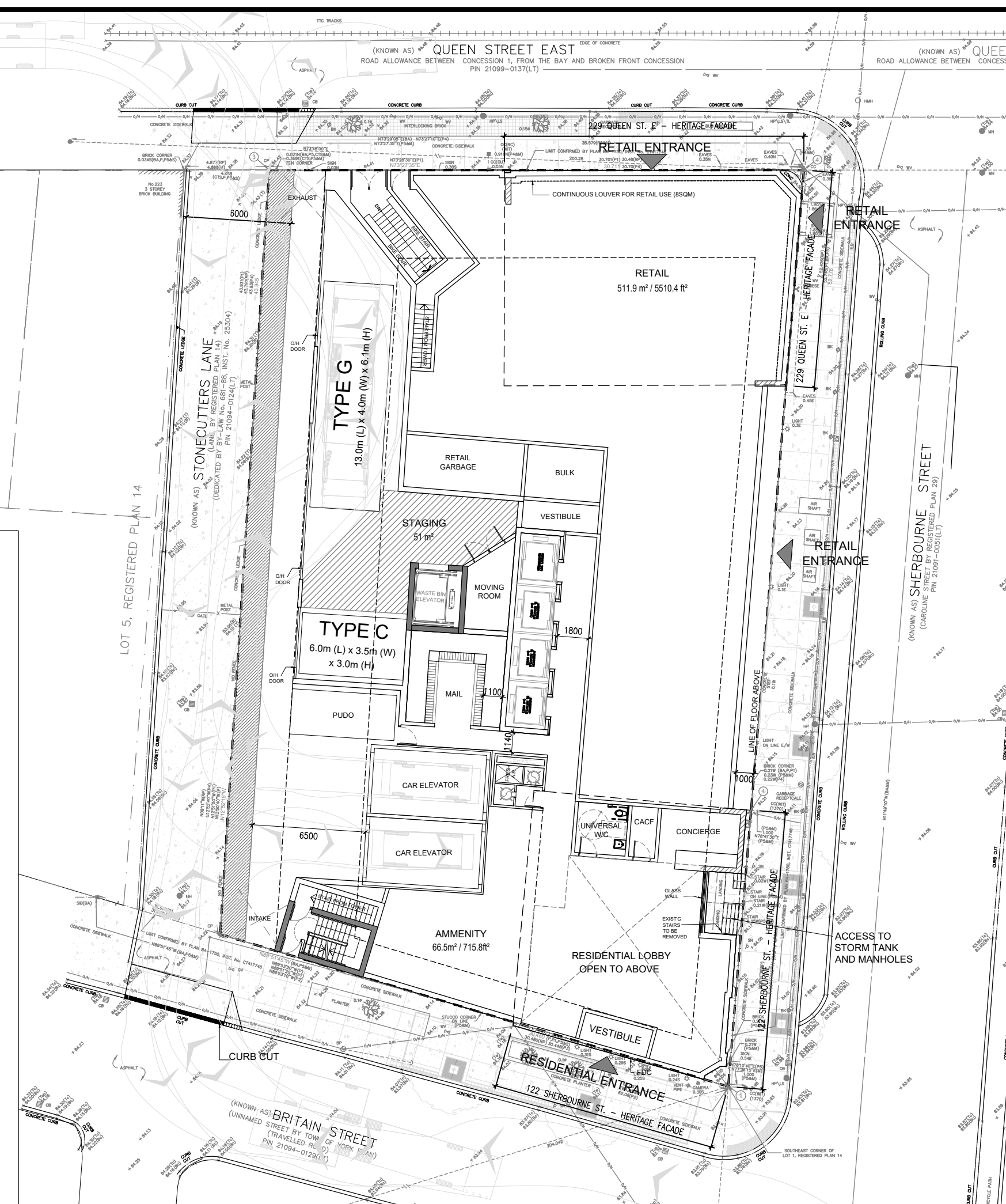
**IBI GROUP ARCHITECTS
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fax 416 596 0644
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A.04
DWG NO:

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

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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

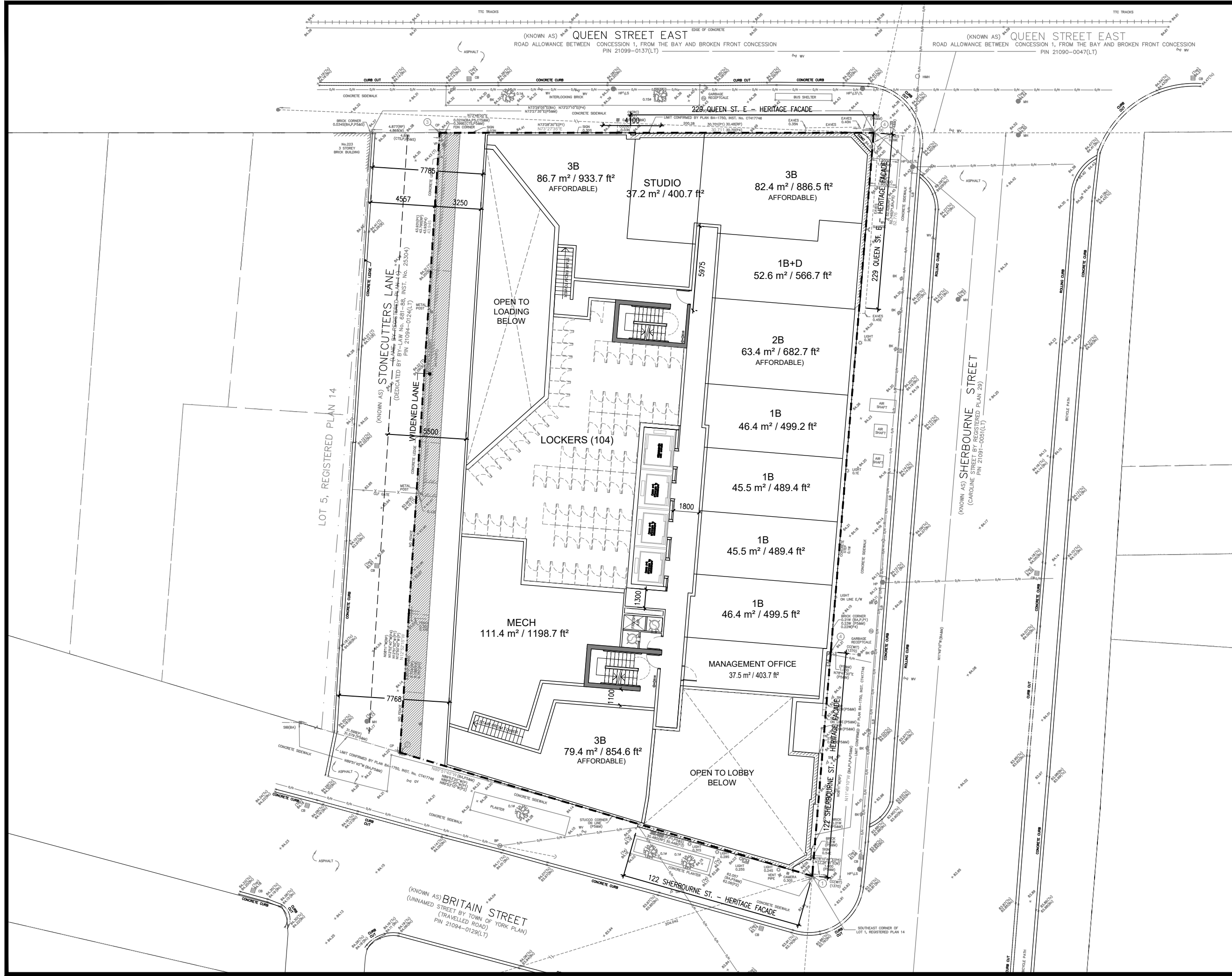
SCALE: 1:250

DATE: 2023-06-23

JOB-No:

[BI]
IBI GROUP ARCHITECTS
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A.05
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2ND FLOOR PLAN

DRAWING NAME

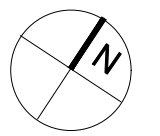
SCALE: 1:250

DATE: 2023-06-23

JOB-No:



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A.06
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3RD FLOOR PLAN

DRAWING NAME

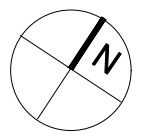
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DATE: 2023-06-23

JOB-No:

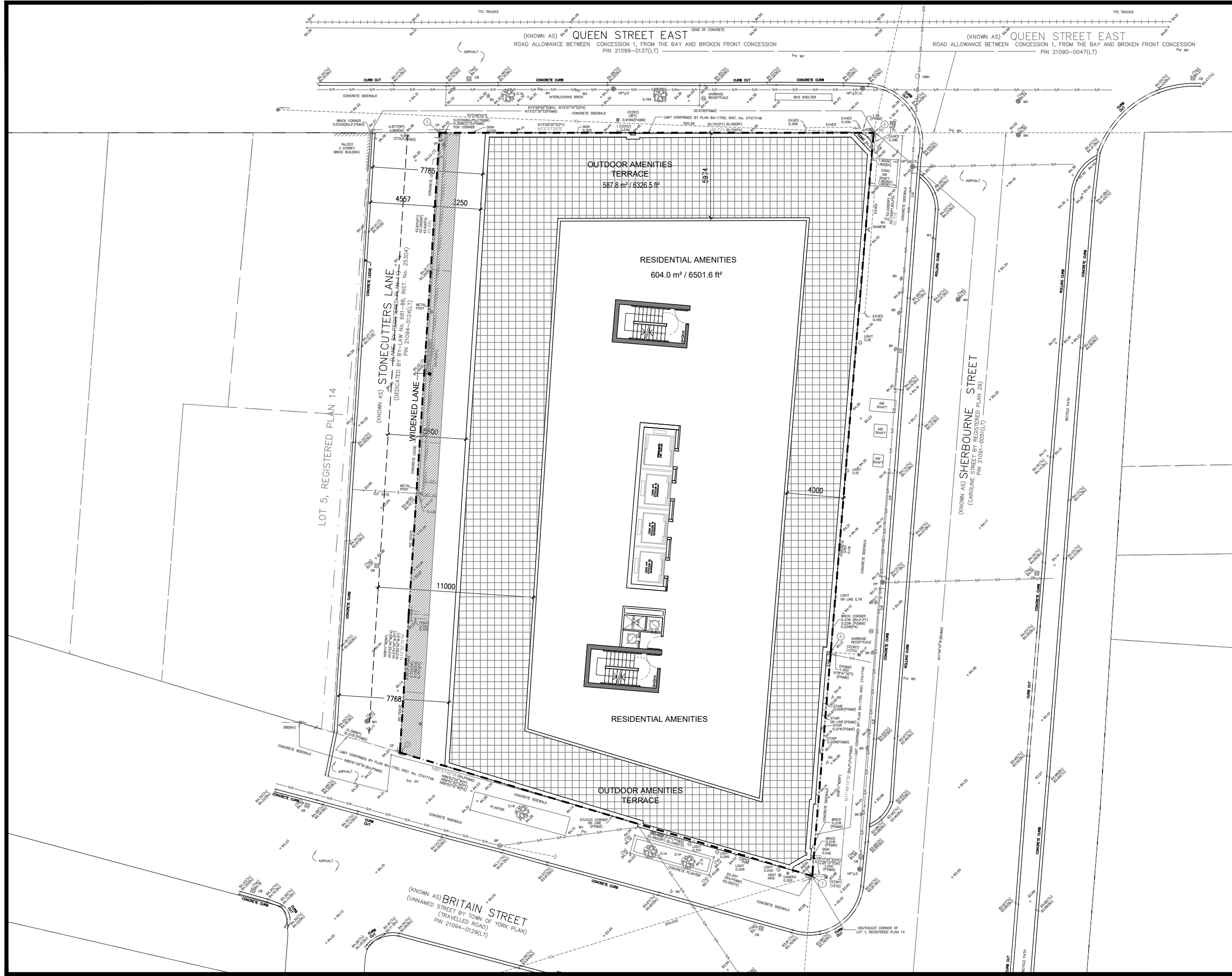


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A.07

DWG NO:



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4TH FLOOR PLAN

DRAWING NAME

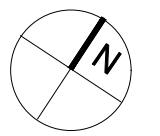
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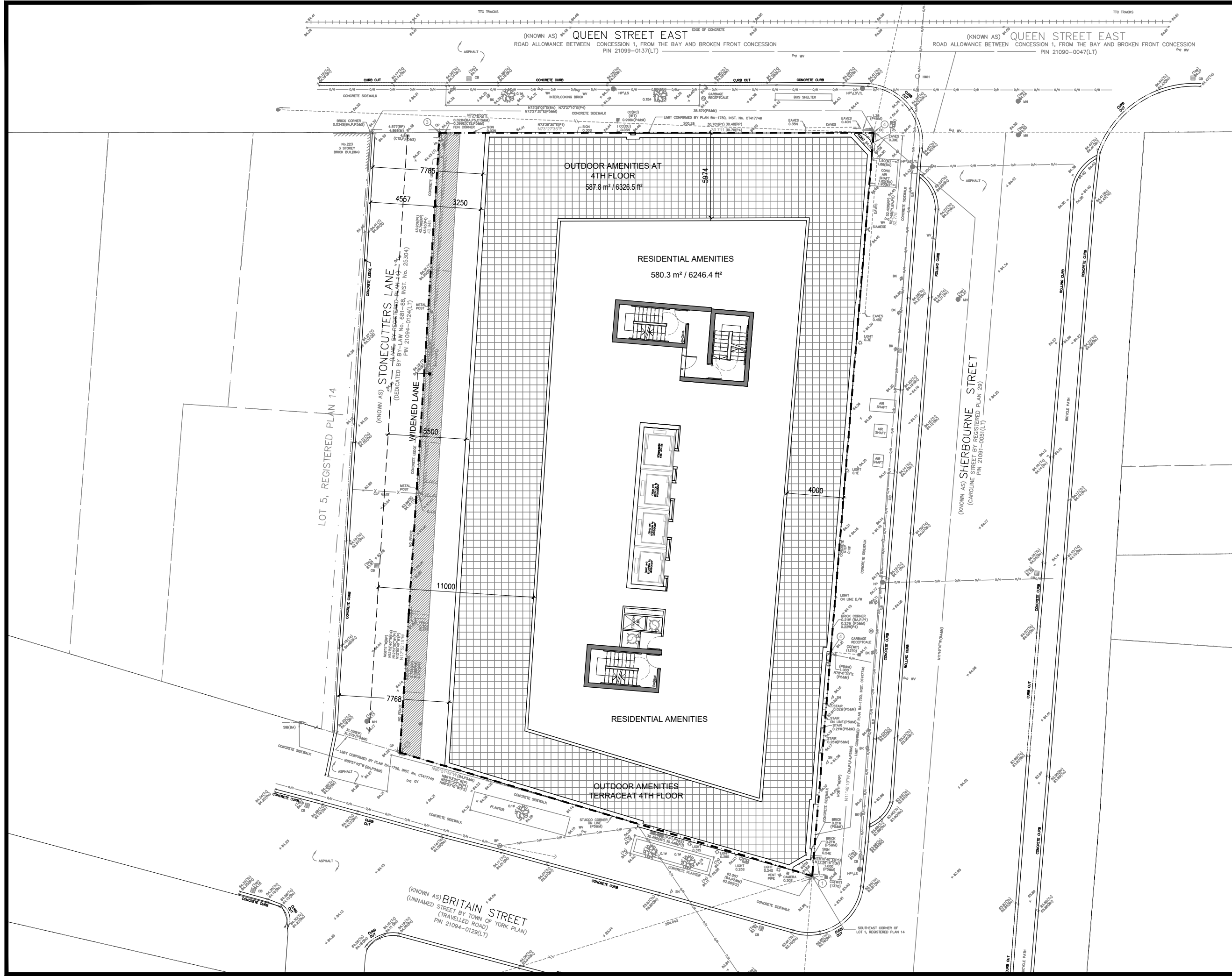
JOB-No:



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A.08
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5TH FLOOR PLAN

DRAWING NAME

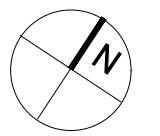
SCALE: 1:250

DATE: 2023-06-23

JOB-No:



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A.09
DWG NO:



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6TH FLOOR PLAN

DRAWING NAME

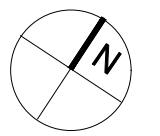
SCALE: 1:250

DATE: 2023-06-23

JOB-No:



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A.10
DWG NO:



120-134 SHERBOURNE ST
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SEAL



TYPICAL TOWER
F7-F33

DRAWING NAME

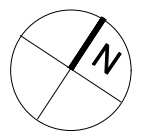
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DATE: 2023-06-23

JOB-No.:



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A.11

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34TH FLOOR PLAN

DRAWING NAME

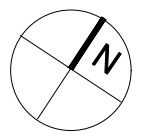
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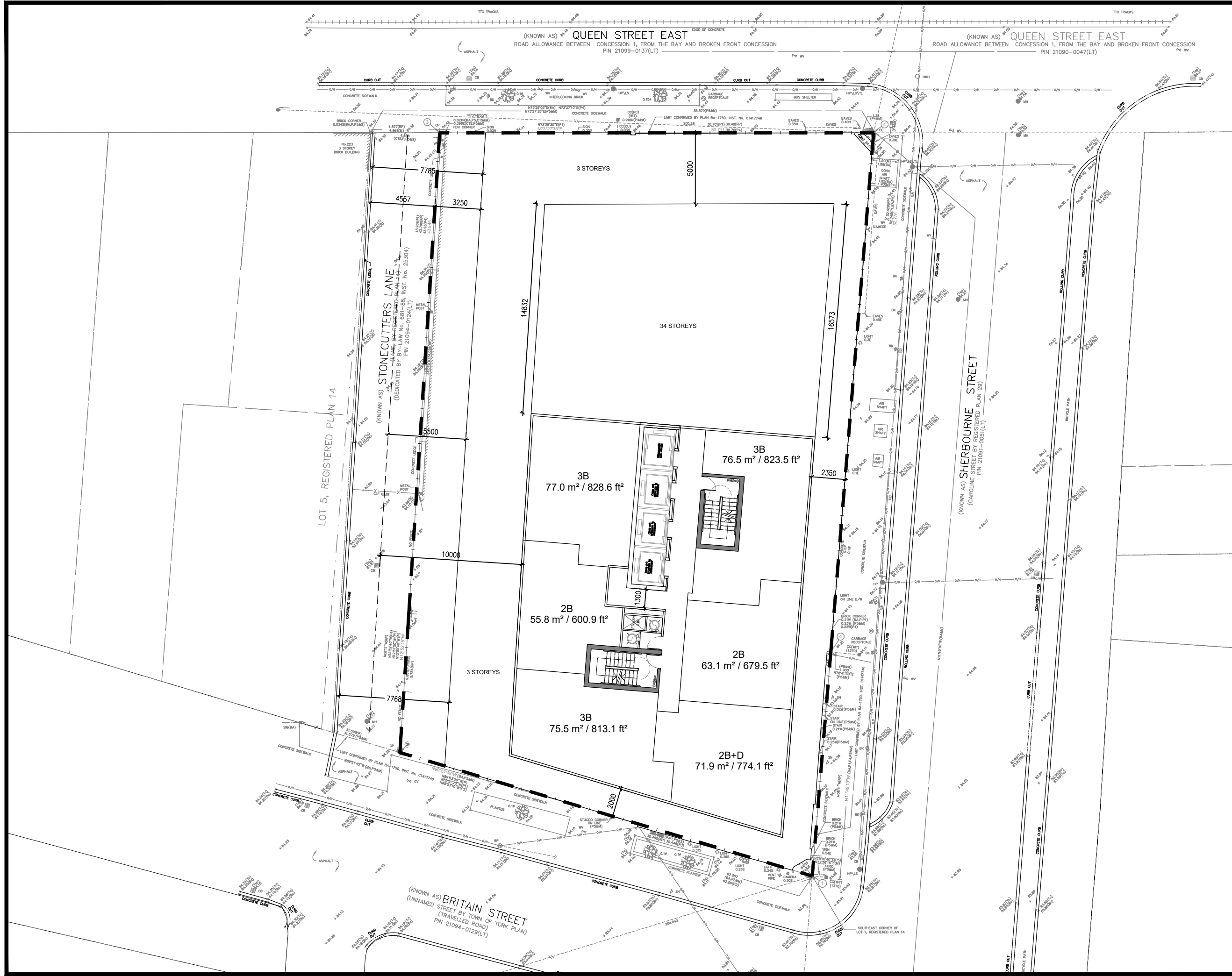
JOB-No:



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A.12
DWG NO:



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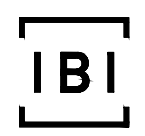
35TH- 37TH
FLOOR PLAN

DRAWING NAME

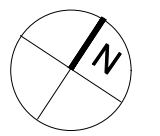
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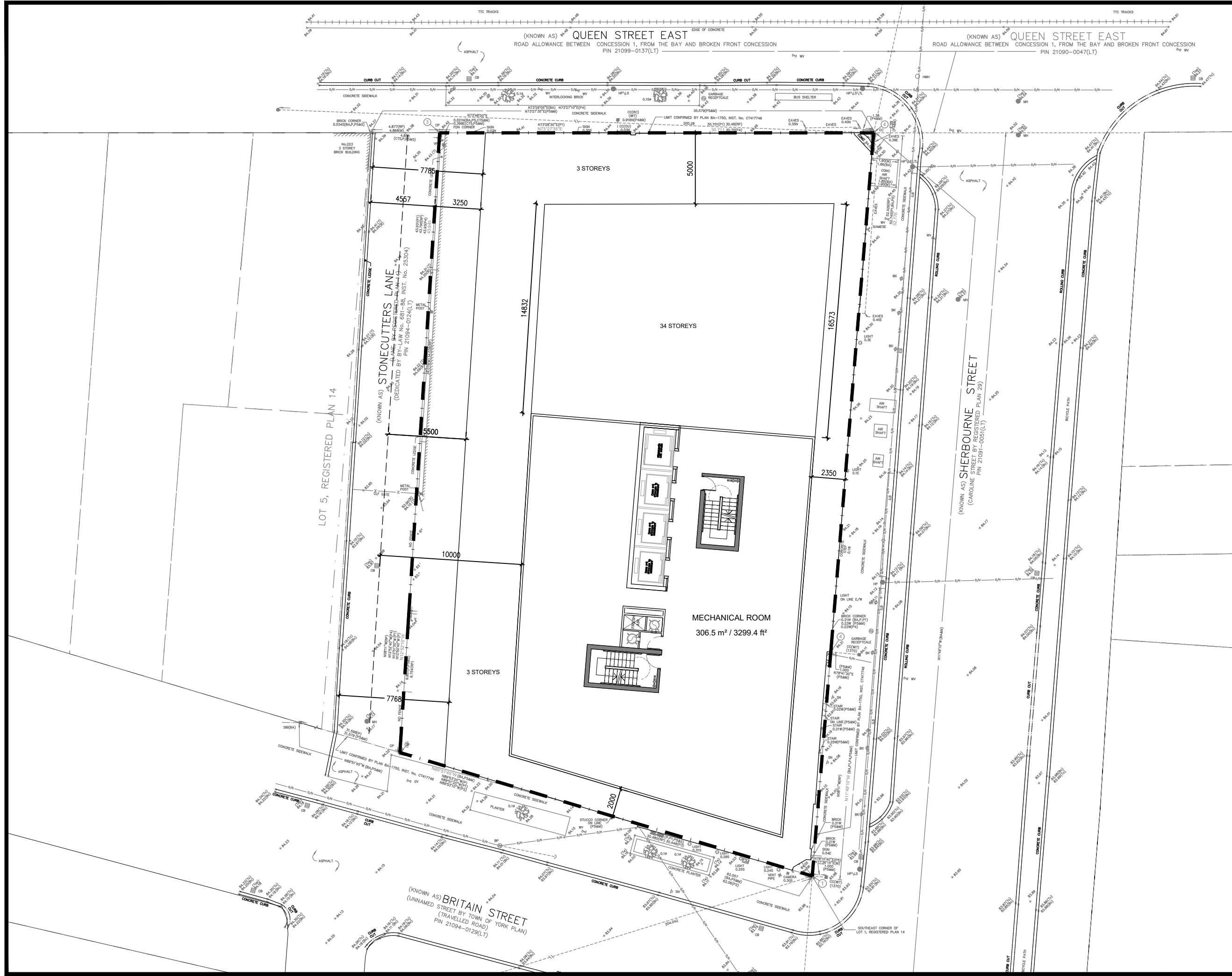
JOB-No:



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A.13
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SEAL



M.P.H.

DRAWING NAME

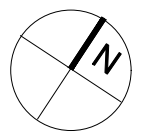
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DATE: 2023-06-23

JOB-No:



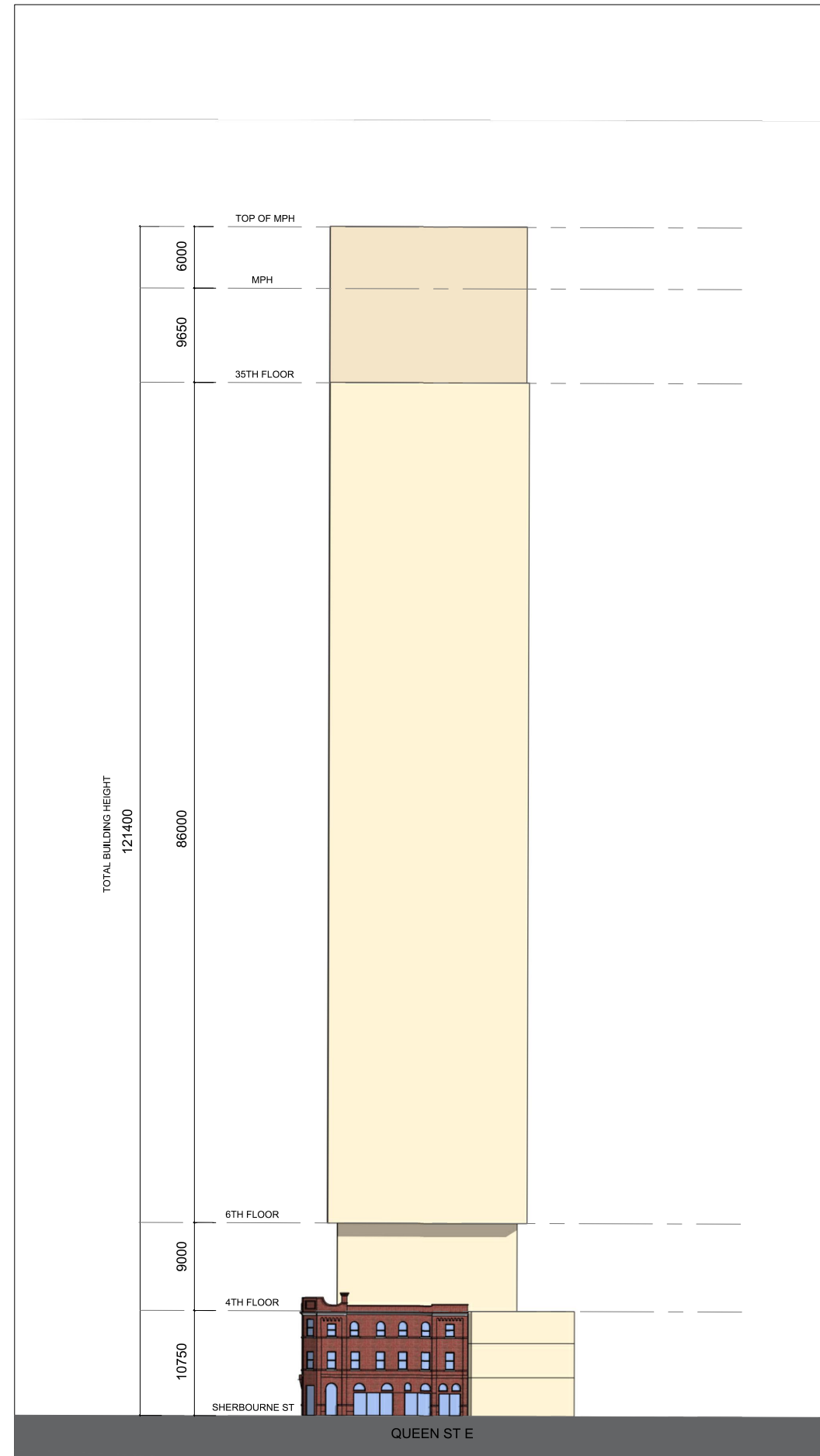
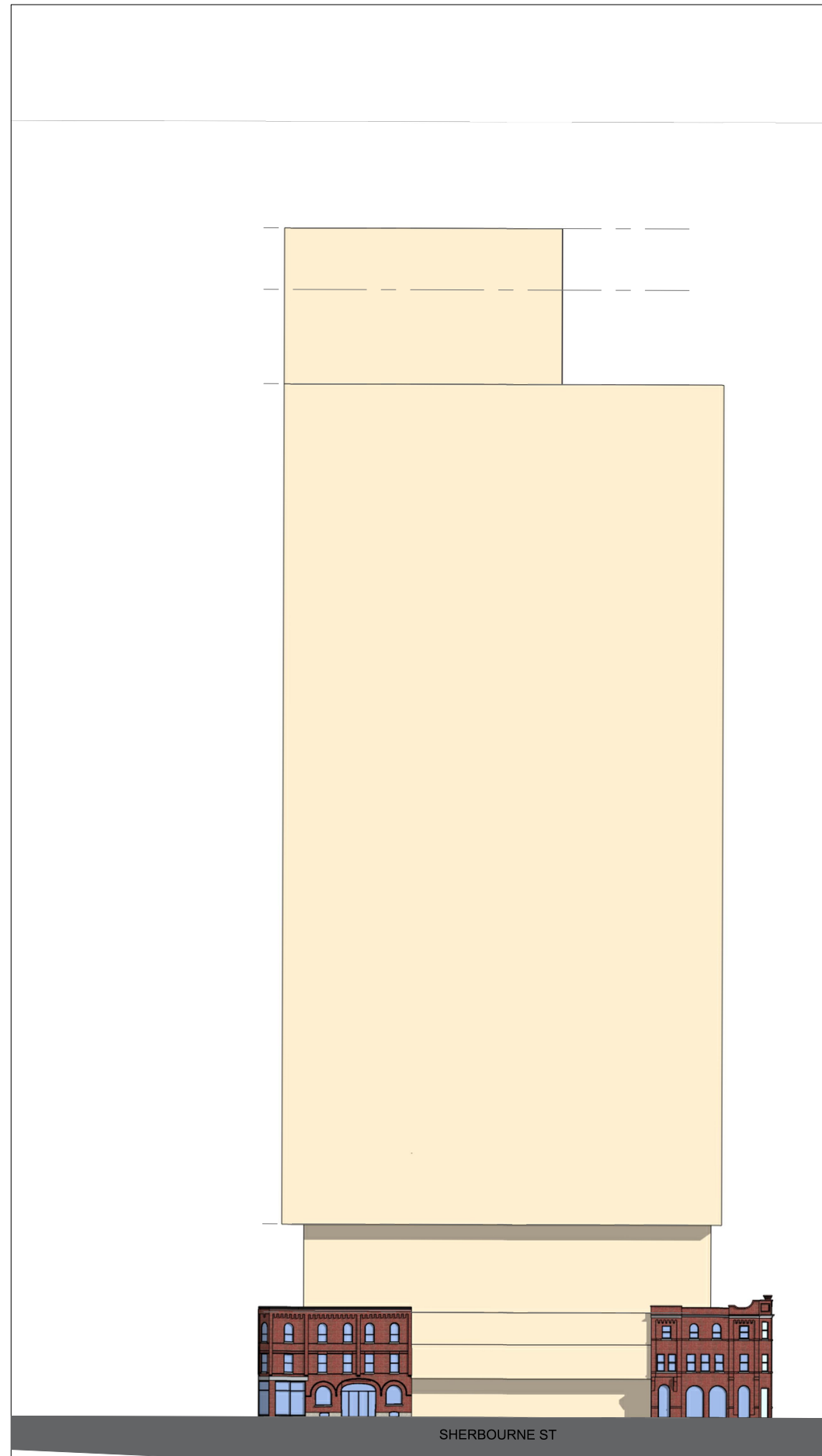
IBI GROUP ARCHITECTS
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A.14
DWG NO:

120-134 SHERBOURNE ST
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NORTH ELEVATION

SEAL



EAST & NORTH
ELEVATIONS

DRAWING NAME

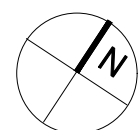
SCALE: 1:600

DATE: 2023-06-23

JOB-No.:



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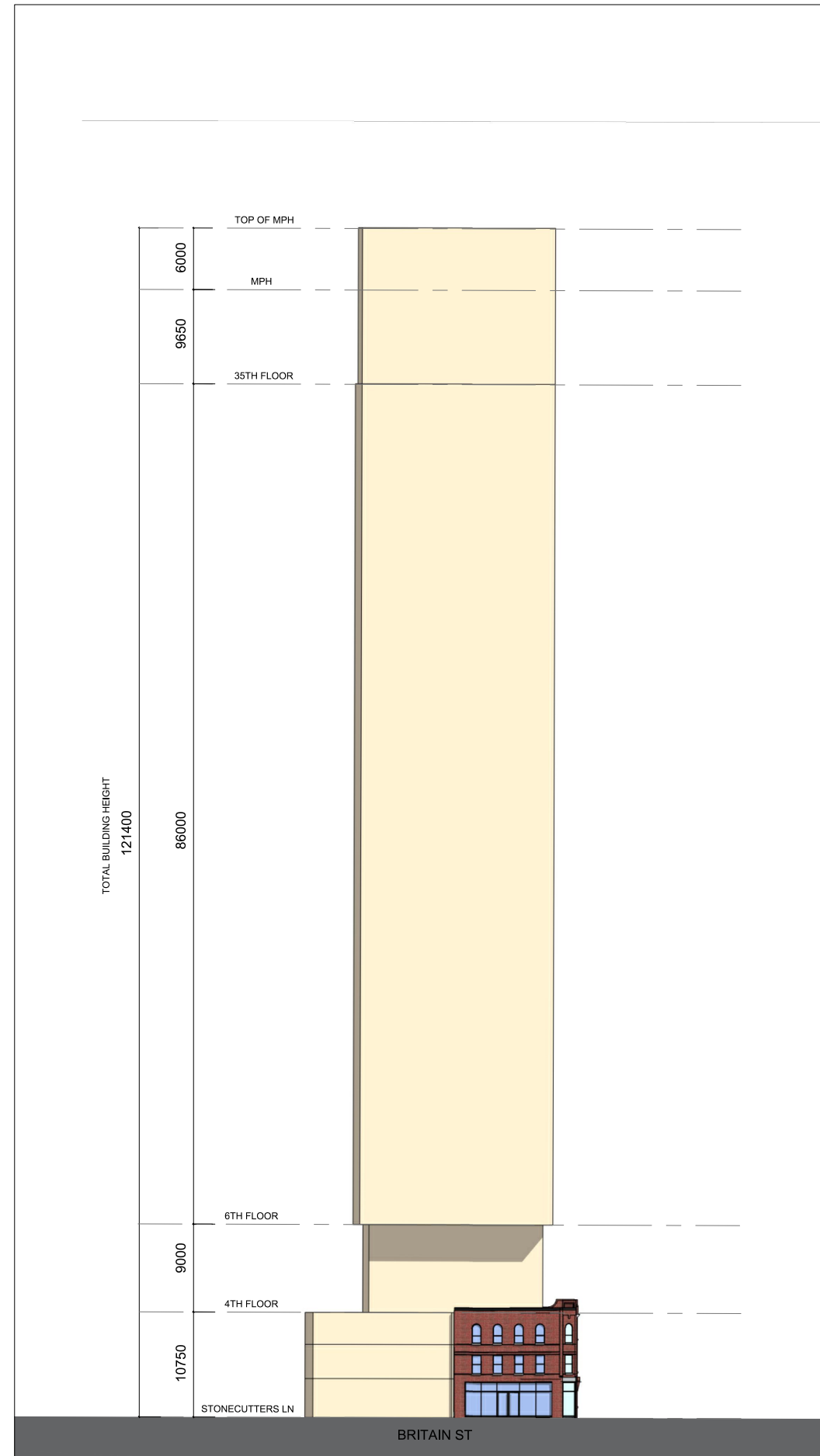
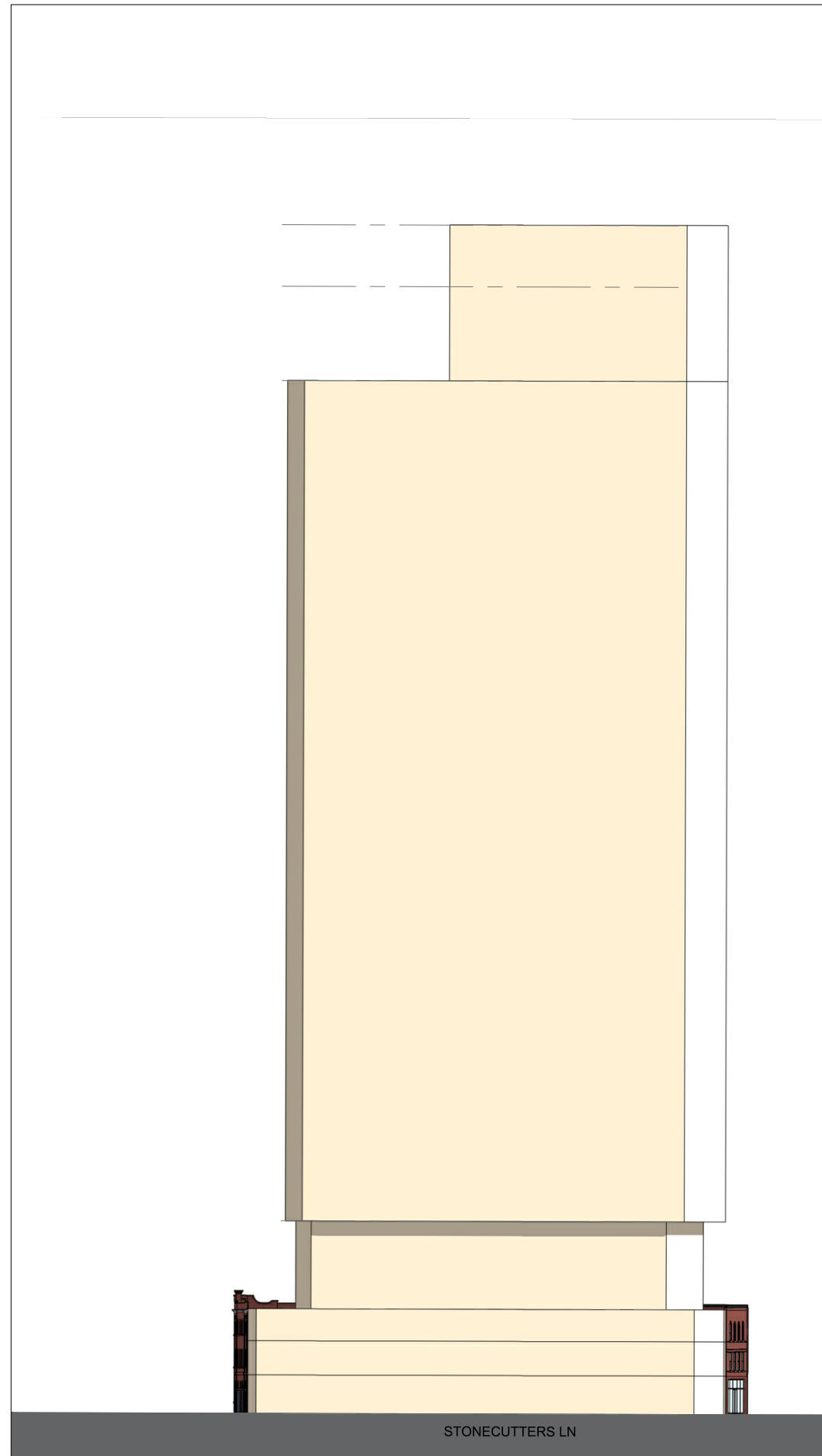


A.15.1

DWG NO:

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

WITHOUT PREJUDICE AND CONFIDENTIAL



SOUTH ELEVATION

SEAL



WEST & SOUTH
ELEVATIONS

DRAWING NAME

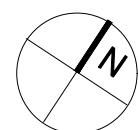
SCALE: 1:600

DATE: 2023-06-23

JOB-No:



IBI GROUP ARCHITECTS
(CANADA) INC.
7th Floor
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A.15.2

DWG NO: