

GROSS FLOOR AREA DEFINITION

CITY OF TORONTO ZONING BY-LAW NO.569-2013

Mixed Use:

- (3) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category.  
In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:
- (A) parking, loading and bicycle parking below-ground;
  - (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
  - (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement
  - (D) shower and change facilities required by this By-law for required bicycle parking spaces;
  - (E) amenity space required by this By-law;
  - (F) elevator shafts;
  - (G) garbage shafts;
  - (H) mechanical penthouse; and
  - (I) exit stairwells in the building.

PROJECT SITE AREA

SITE AREAS	m²	ft²
PARCEL 1	11,194.3	120,494
PARCEL 2	3,027.9	32,592
TOTAL SITE AREA	14,222.2	153,086

PROJECT INFORMATION

PROVIDED	BUILDING A	BUILDING B	BUILDING C
BUILDING HEIGHT	118.25M (37 ST)	34.65M (10 ST)	64.75M (20 ST)
BUILDING SETBACKS			
NORTH SETBACK	33.60 M	3.00 M	1.50 M
SOUTH SETBACK	2.00 M	3.00 M	20.10M(easement)
EAST SETBACK	1.50 M	2.30 M	1.60 M
WEST SETBACK	3.00 M	N/A	4.40 M
LOADING SPACE	1 X TYPE 'G'	1 X TYPE 'G'	1 X TYPE 'G'
	1 X TYPE 'C'		
	1 X TYPE 'B'		
ESTABLISHED GRADE	102.40 M		

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
		m²	ft²		
BLDG A+B+C	NON-RESIDENTIAL	6,003.9	64,626	0.42	
	SUBTOTAL NON-RESIDENTIAL	6,003.9	64,626	0.42	
	RESIDENTIAL	1127 UNITS	77,988.0	839,457	5.48
	SUBTOTAL RESIDENTIAL		77,988.0	839,457	5.48
	TOTAL		83,992.0	904,082	5.90

Last Updated: Tuesday, 23 April 2024 14:54:04 PM

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
BLDG A+B		m²	ft²		
	NON-RESIDENTIAL	5,503.1	59,235	0.49	
	SUBTOTAL NON-RESIDENTIAL	5,503.1	59,235	0.49	
	RESIDENTIAL	903 UNITS	60,769.9	654,122	5.43
	SUBTOTAL RESIDENTIAL		60,769.9	654,122	5.43
TOTAL		66,273.0	713,357	5.92	

Last Updated: Tuesday, 23 April 2024 14:53:38 PM

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
		m²	ft²		
BLDG A	NON-RESIDENTIAL	5,000.0	53,819	0.45	
	SUBTOTAL NON-RESIDENTIAL	5,000.0	53,819	0.45	
	RESIDENTIAL	641 UNITS	42,477.5	457,224	3.79
	SUBTOTAL RESIDENTIAL		42,477.5	457,224	3.79
	TOTAL		47,477.5	511,044	4.24

Last Updated: Tuesday, 23 April 2024 14:50:41 PM

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
		m²	ft²		
BLDG B	NON-RESIDENTIAL	503.1	5,416	0.04	
	SUBTOTAL NON-RESIDENTIAL	503.1	5,416	0.04	
	RESIDENTIAL	262 UNITS	18,292.4	196,898	1.63
	SUBTOTAL RESIDENTIAL		18,292.4	196,898	1.63
	TOTAL		18,795.5	202,313	1.68

Last Updated: Tuesday, 23 April 2024 11:31:48 AM

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
		m²	ft²		
BLDG C	NON-RESIDENTIAL	500.8	5,390	0.17	
	SUBTOTAL NON-RESIDENTIAL	500.8	5,390	0.17	
	RESIDENTIAL	224 UNITS	17,218.2	185,335	5.69
	SUBTOTAL RESIDENTIAL		17,218.2	185,335	5.69
	TOTAL		17,719.0	190,725	5.85

Last Updated: Tuesday, 23 April 2024 11:31:53 AM

UNIT MIX SUMMARY

BLDG		SALEABLE				RENTAL AFFORDABLE				TOTAL				AVG. UNIT SIZE	
	BUILDING	1B	2B	3B	TOTAL	1B	2B	3B	TOTAL	1B	2B	3B	TOTAL	m²	ft²
BLDG A+B+C	A	436	96	60	592	36	8	5	49	472	104	65	641	58.7	631
	B	195	40	27	262					195	40	27	262	62.4	671
	C	160	32	21	213	7	2	2	11	167	34	23	224	67.4	726
	SUBTOTAL	791	168	108	1067	43	10	7	60	834	178	115	1127	61.3	660
	TOTAL UNITS	791	168	108	1067	43	10	7	60	834	178	115	1127		
	UNIT MIX	74.1%	15.7%	10.1%	100.0%	71.7%	16.7%	11.7%	100.0%	74.0%	15.8%	10.2%	100.0%		
	UNIT MIX TOTAL	74.1%	15.7%	10.1%	100.0%	71.7%	16.7%	11.7%	100.0%	74.0%	15.8%	10.2%	100.0%		
	AVG UNIT SIZE	53.4	75.9	94.0	61.0	55.9	75.3	111.7	65.6	53.5	75.9	95.1	61.3		
	AVG UNIT SIZE TOTAL	53.4	75.9	94.0	61.0	55.9	75.3	111.7	65.6	53.5	75.9	95.1	61.3		

Last Updated: Tuesday, 23 April 2024 14:54:08 PM

UNIT MIX SUMMARY

BLDG		SALEABLE				RENTAL AFFORDABLE				TOTAL				AVG. UNIT SIZE	
	BUILDING	1B	2B	3B	TOTAL	1B	2B	3B	TOTAL	1B	2B	3B	TOTAL	m²	ft²
BLDG A+B	A	436	96	60	592	36	8	5	49	472	104	65	641	58.7	631
	B	195	40	27	262					195	40	27	262	62.4	671
	SUBTOTAL	631	136	87	854	36	8	5	49	667	144	92	903	59.7	643
	TOTAL UNITS	631	136	87	854	36	8	5	49	667	144	92	903		
	UNIT MIX	73.9%	15.9%	10.2%	100.0%	73.5%	16.3%	10.2%	100.0%	73.9%	15.9%	10.2%	100.0%		
	UNIT MIX TOTAL	73.9%	15.9%	10.2%	100.0%	73.5%	16.3%	10.2%	100.0%	73.9%	15.9%	10.2%	100.0%		
	AVG UNIT SIZE	52.7	73.1	88.7	59.6	53.2	73.7	107.4	62.1	52.7	73.1	89.7	59.7		
	AVG UNIT SIZE TOTAL	52.7	73.1	88.7	59.6	53.2	73.7	107.4	62.1	52.7	73.1	89.7	59.7		

Last Updated: Tuesday, 23 April 2024 14:53:43 PM

UNIT MIX SUMMARY

BLDG	FLOOR	SALEABLE				RENTAL AFFORDABLE				TOTAL				AVG. UNIT SIZE	
		1B	2B	3B	TOTAL	1B	2B	3B	TOTAL	1B	2B	3B	TOTAL	m²	ft²
BLDG A	SUBTOTAL	436	96	60	592	36	8	5	49	472	104	65	641	58.7	631
	TOTAL UNITS	436	96	60	592	36	8	5	49	472	104	65	641		
	UNIT MIX	73.6%	16.2%	10.1%	100.0%	73.5%	16.3%	10.2%	100.0%	73.6%	16.2%	10.1%	100.0%		
	UNIT MIX TOTAL	73.6%	16.2%	10.1%	100.0%	73.5%	16.3%	10.2%	100.0%	73.6%	16.2%	10.1%	100.0%		
	AVG UNIT SIZE	51.0	72.6	89.0	58.4	53.2	73.7	107.4	62.1	51.2	72.7	90.4	58.7		
	AVG UNIT SIZE TOTAL	51.0	72.6	89.0	58.4	53.2	73.7	107.4	62.1	51.2	72.7	90.4	58.7		

Last Updated: Tuesday, 23 April 2024 14:52:05 PM

UNIT MIX SUMMARY

BLDG	FLOOR	SALEABLE				AVG. UNIT SIZE	
		1B	2B	3B	TOTAL	m²	ft²
BLDG B	SUBTOTAL	195	40	27	262	62.4	671
	TOTAL UNITS	195	40	27	262		
	UNIT MIX	74.4%	15.3%	10.3%	100.0%		
	UNIT MIX TOTAL	74.4%	15.3%	10.3%	100.0%		
	AVG UNIT SIZE	56.4	74.2	88.1	62.4		
	AVG UNIT SIZE TOTAL	56.4	74.2	88.1	62.4		

Last Updated: Tuesday, 23 April 2024 11:32:10 AM

UNIT MIX SUMMARY

BLDG	FLOOR	SALEABLE				RENTAL AFFORDABLE				TOTAL				AVG. UNIT SIZE	
		1B	2B	3B	TOTAL	1B	2B	3B	TOTAL	1B	2B	3B	TOTAL	m²	ft²
BLDG C	SUBTOTAL	160	32	21	213	7	2	2	11	167	34	23	224	67.4	726
	TOTAL UNITS	160	32	21	213	7	2	2	11	167	34	23	224		
	UNIT MIX	75.1%	15.0%	9.9%	100.0%	63.6%	18.2%	18.2%	100.0%	74.6%	15.2%	10.3%	100.0%		
	UNIT MIX TOTAL	75.1%	15.0%	9.9%	100.0%	63.6%	18.2%	18.2%	100.0%	74.6%	15.2%	10.3%	100.0%		
	AVG UNIT SIZE	56.0	88.1	116.1	66.7	70.1	81.5	122.2	81.6	56.6	87.7	116.6	67.4		
	AVG UNIT SIZE TOTAL	56.0	88.1	116.1	66.7	70.1	81.5	122.2	81.6	56.6	87.7	116.6	67.4		

Last Updated: Tuesday, 23 April 2024 11:32:16 AM

AMENITY AREAS REQUIRED & PROVIDED

BLDG A	TYPE	REQUIRED			PROVIDED		
		RATIO	m²	ft²	RATIO	m²	ft²
	INDOOR AMENITY	2.00 m²/UNIT	1,282.0	13,799	2.97 m²/UNIT	1,905.8	20,513
	OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40.0 m²)			1.02 m²/UNIT	660.0	7,104
	TOTAL AMENITY	4.00 m²/UNIT	2,564.0	27,599	4.00 m²/UNIT	2,565.8	27,618

Last Updated: Monday, 15 April 2024 17:16:41 PM

AMENITY AREAS REQUIRED & PROVIDED

BLDG B	TYPE	REQUIRED			PROVIDED		
		RATIO	m²	ft²	RATIO	m²	ft²
	INDOOR AMENITY	2.00 m²/UNIT	524.0	5,640	2.00 m²/UNIT	526.5	5,667
	OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40.0 m²)			2.00 m²/UNIT	526.1	5,663
	TOTAL AMENITY	4.00 m²/UNIT	1,048.0	11,281	4.01 m²/UNIT	1,052.6	11,330

Last Updated: Friday, 12 April 2024 17:45:06 PM

AMENITY AREAS REQUIRED & PROVIDED

BLDG C	TYPE	REQUIRED			PROVIDED		
		RATIO	m²	ft²	RATIO	m²	ft²
	INDOOR AMENITY	2.00 m²/UNIT	448.0	4,822	2.78 m²/UNIT	623.5	6,712
	OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40.0 m²)			1.21 m²/UNIT	273.2	2,940
	TOTAL AMENITY	4.00 m²/UNIT	896.0	9,644	4.00 m²/UNIT	896.7	9,652



VEHICULAR PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	
BLDG A+B+C	Bldg A_Floor 1		10	10
	U/G 1	201	53	254
	U/G 2	282		282
	U/G 3	282		282
	U/G 3.5	22		22
	TOTAL	787	63	850

Last Updated: Tuesday, 04 June 2024 15:41:55 PM

VEHICULAR PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	
BLDG A	U/G 1	56	35	91
	U/G 2	101		101
	U/G 3	101		101
	TOTAL	258	35	293

Last Updated: Tuesday, 04 June 2024 15:41:41 PM

VEHICULAR PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	
BLDG B	Bldg A_Floor 1		10	10
	U/G 1	128	5	133
	U/G 2	137		137
	U/G 3	137		137
	TOTAL	402	15	417

Last Updated: Tuesday, 04 June 2024 15:41:46 PM

VEHICULAR PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	
BLDG C	U/G 1	17	13	30
	U/G 2	44		44
	U/G 3	44		44
	U/G 3.5	22		22
	TOTAL	127	13	140

Last Updated: Tuesday, 04 June 2024 15:41:50 PM

VEHICULAR PARKING REQUIRED

		RES.					Non-Residential (m2)
		STUDIO	1B	2B	3B	Visitor	
BLDG. A+B+C	MIN. RATIO	N/A	N/A	N/A	N/A	2 + 0.05	N/A
	MIN. COUNT	N/A	N/A	N/A	N/A	5 for the first 5 units, 0.1 per unit for the sixth and subsequent units	62
	MAX. RATIO	0.8	0.9	1	1.2		3.5/100
	MAX. COUNT		749	178	137		209
	TOTAL						1388
	GRAND TOTAL						1397

\*PARKING ZONE(ALL OTHER PARTS)

VEHICULAR PARKING REQUIRED

		RES.					Non-Residential (m2)
		STUDIO	1B	2B	3B	Visitor	
BLDG. A	MIN. RATIO	N/A	N/A	N/A	N/A	2 + 0.05	N/A
	MIN. COUNT	N/A	N/A	N/A	N/A	5 for the first 5 units, 0.1 per unit for the sixth and subsequent units	34
	MAX. RATIO	0.8	0.9	1	1.2		3.5/100
	MAX. COUNT		424	104	78		68
	TOTAL						674
							175

\*PARKING ZONE(ALL OTHER PARTS)

VEHICULAR PARKING REQUIRED

		RES.					Non-Residential (m2)
		STUDIO	1B	2B	3B	Visitor	
BLDG. B	MIN. RATIO	N/A	N/A	N/A	N/A	2 + 0.05	N/A
	MIN. COUNT	N/A	N/A	N/A	N/A	5 for the first 5 units, 0.1 per unit for the sixth and subsequent units	15
	MAX. RATIO	0.8	0.9	1	1.2		3.5/100
	MAX. COUNT		175	40	32		30
	TOTAL						277
							37

\*PARKING ZONE(ALL OTHER PARTS)

VEHICULAR PARKING REQUIRED

		RES.					Non-Residential (m2)
		STUDIO	1B	2B	3B	Visitor	
BLDG. C	MIN. RATIO	N/A	N/A	N/A	N/A	2 + 0.05	N/A
	MIN. COUNT	N/A	N/A	N/A	N/A	5 for the first 5 units, 0.1 per unit for the sixth and subsequent units	13
	MAX. RATIO	0.8	0.9	1	1.2		3.5/100
	MAX. COUNT		150	34	27		26
	TOTAL						237
							17

\*PARKING ZONE(ALL OTHER PARTS)

ACCESSIBLE PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	
BLDG A	U/G 1	4	2	6
	U/G 2	6		6
	U/G 3	6		6
	TOTAL	16	2	18

Last Updated: Monday, 22 April 2024 16:07:22 PM

ACCESSIBLE PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	
BLDG B	Bldg A_Floor 1		1	1
	U/G 1	4		4
	U/G 2	2		2
	U/G 3	2		2
	TOTAL	8	1	9

Last Updated: Monday, 22 April 2024 16:07:26 PM

ACCESSIBLE PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	
BLDG C	U/G 1	3	1	4
	U/G 2	2		2
	U/G 3	2		2
	U/G 3.5			
	TOTAL	7	1	8

Last Updated: Monday, 22 April 2024 16:07:31 PM

EFFECTIVE VEHICULAR PARKING SPACES

	RATIO	USE		SPACES
		RES. UNITS/SQM		
BLDG A+B+C	0.9/1B UNIT	834		751
	1.0/2B UNIT	178		178
	1.2/3B UNIT	115		138
	0.1/UNIT	1,127		113
	NON-RES. 1/100SQM	6003.9		60
	TOTAL			1,239

ACCESSIBLE PARKING REQUIRED

	EFFECTIVE PARKING SPACES	RATIO	SPACES
BLDG A			18
BLDG B			9
BLDG C			8
TOTAL			35

5 FOR FIRST 100+1PER  
50 THEREAFTER

EFFECTIVE VEHICULAR PARKING SPACES

	RATIO	USE		SPACES
		RES. UNITS/SQM		
BLDG A	0.9/1B UNIT	472		425
	1.0/2B UNIT	104		104
	1.2/3B UNIT	65		78
	0.1/UNIT	641		64
	NON-RES. 1/100SQM	5000		50
	TOTAL			721

EFFECTIVE VEHICULAR PARKING SPACES

	RATIO	USE		SPACES
		RES. UNITS/SQM		
BLDG B	0.9/1B UNIT	195		176
	1.0/2B UNIT	40		40
	1.2/3B UNIT	27		32
	0.1/UNIT	262		26
	NON-RES. 1/100SQM	503.1		5
	TOTAL			279

EFFECTIVE VEHICULAR PARKING SPACES

	RATIO	USE		SPACES
		RES. UNITS/SQM		
BLDG C	0.9/1B UNIT	167		150
	1.0/2B UNIT	34		34
	1.2/3B UNIT	23		28
	0.1/UNIT	224		22
	NON-RES. 1/100SQM	500.8		5
	TOTAL			239

PARCEL 1+2 BIKE PARKING COUNT

(PROVISION)

BUILDING A+B+C	FLOOR	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
		SHORT TERM	LONG TERM	SHORT TERM	LONG TERM	
	FLOOR 1	79	153	19	1	252
	U/G LEVEL 1	0	614	0	8	622
	TOTAL	79	767	19	9	874

PARCEL 1+2 BIKE PARKING RATIO

(REQUIRED)

BUILDING A+B+C	TYPE	RATIO	COUNT	RESIDENTIAL UNIT:	1,127
	RES. SHORT TERM	0.07 per unit	79		
	RES. LONG TERM	0.68 per unit	766		
	NON-RES. SHORT TERM	3+0.15 per 100m2	19		
	NON-RES. LONG TERM	0.13 per 100m2	9		

PARCEL 1 BIKE PARKING COUNT

(PROVISION)

BUILDING A+B	FLOOR	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
		SHORT TERM	LONG TERM	SHORT TERM	LONG TERM	
	FLOOR 1	63	0	15	0	78
	U/G LEVEL 1	0	614	0	8	622
	TOTAL	63	614	15	8	700

PARCEL 1 BIKE PARKING RATIO

(REQUIRED)

BUILDING A+B	TYPE	RATIO	COUNT	RESIDENTIAL UNIT:	903
	RES. SHORT TERM	0.07 per unit	63		
	RES. LONG TERM	0.68 per unit	614		
	NON-RES. SHORT TERM	3+0.15 per 100m2	15		
	NON-RES. LONG TERM	0.13 per 100m2	8		

BLDG A BIKE PARKING COUNT

(PROVISION)

BUILDING A	FLOOR	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
		SHORT TERM	LONG TERM	SHORT TERM	LONG TERM	
	FLOOR 1	45	0	11	0	56
	U/G LEVEL 1	0	436	0	7	443
	TOTAL	45	436	11	7	499

BLDG A BIKE PARKING RATIO

(REQUIRED)

BUILDING A	TYPE	RATIO	COUNT	RESIDENTIAL UNIT:	641
	RES. SHORT TERM	0.07 per unit	45		
	RES. LONG TERM	0.68 per unit	436		
	NON-RES. SHORT TERM	3+0.15 per 100m2	11		
	NON-RES. LONG TERM	0.13 per 100m2	7		

BLDG B BIKE PARKING COUNT

(PROVISION)

BUILDING B	FLOOR	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
		SHORT TERM	LONG TERM	SHORT TERM	LONG TERM	
	FLOOR 1					
	U/G LEVEL 1	18	178	4	1	22
	TOTAL	18	178	4	1	203

BLDG B BIKE PARKING RATIO

(REQUIRED)

BUILDING B	TYPE	RATIO	COUNT	RESIDENTIAL UNIT:	262
	RES. SHORT TERM	0.07 per unit	18		
	RES. LONG TERM	0.68 per unit	178		
	NON-RES. SHORT TERM	3+0.15 per 100m2	4		
	NON-RES. LONG TERM	0.13 per 100m2	1		

PARCEL 2 BIKE PARKING COUNT

(PROVISION)

BUILDING C	FLOOR	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
		SHORT TERM	LONG TERM	SHORT TERM	LONG TERM	
	FLOOR 1	16	153	4	1	174
	U/G LEVEL 1					
	TOTAL	16	153	4	1	174



LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- TOWNHOUSE ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- GAS/HYDRO METER

WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MMZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MMZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MMZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MMZ
5	2024-04-01	ISSUED FOR MEDIATION	MMZ
4	2024-03-19	ISSUED FOR MEDIATION	MMZ
3	2024-02-21	ISSUED FOR MEDIATION	MMZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS

SITE PLAN / ROOF PLAN

PROJECT NO.

21-191

PROJECT DATE

2024-06-04

DRAWN BY

RYT

CHECKED BY

MMZ

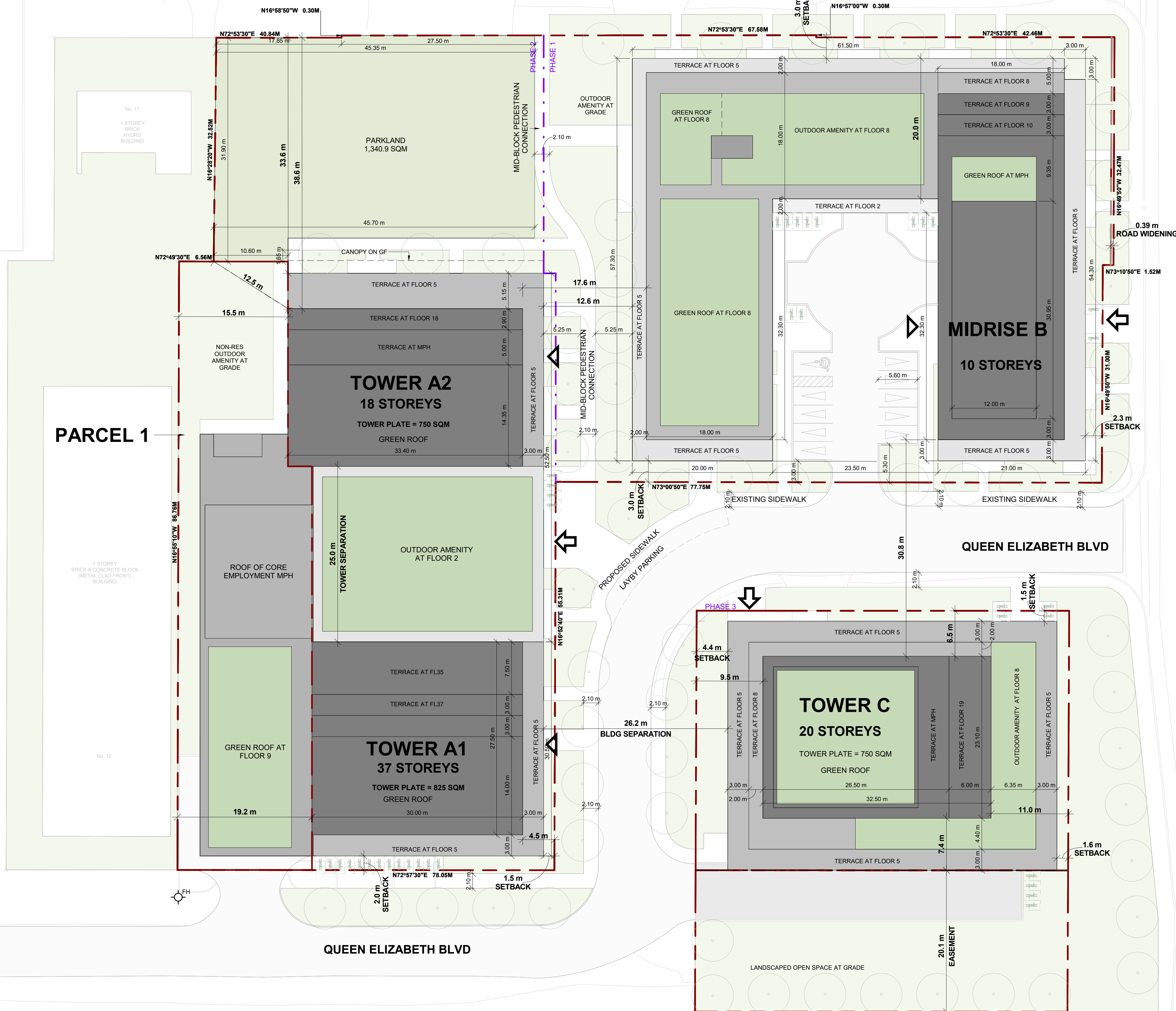
SCALE

As indicated

DRAWING NO.

RZ005

REV.  
9



PARCEL 2

PARCEL 1

# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leslie Road  
Toronto, ON, M5B 2T8  
T 416 425 2222  
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements or authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from the work.

The site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachment prepared by Genesis Land Surveying Inc. dated prior to 2023 as provided by Queensway (Royal York) Inc.

## LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	TOWNHOUSE ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	GAS/HYDRO METER

WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	ATU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	ATU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

## PHASING PLAN

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE As indicated	

DRAWING NO. **RZ005A** REV. **9**

SINCLAIR ST

N16°58'50"W 0.30M

N16°57'00"W 0.30M

N72°53'30"E 67.68M

N72°53'30"E 42.46M

N72°53'30"E 40.84M

N16°28'20"W 32.62M

N72°49'30"E 6.56M

N16°55'10"W 86.76M

N16°52'40"E 55.31M

N73°00'50"E 77.75M

0.39 m  
ROAD WIDENING

N73°10'50"E 1.52M

N16°49'50"W 31.00M

N16°49'50"W 32.47M

PHASE 1  
BLDG B

PHASE 2  
BLDG A1 & A2

PHASE 3  
BLDG C

QUEEN ELIZABETH BLVD

QUEEN ELIZABETH BLVD

N72°57'30"E 78.05M

No. 17  
1 STOREY  
BRICK  
HYDRO  
BUILDING

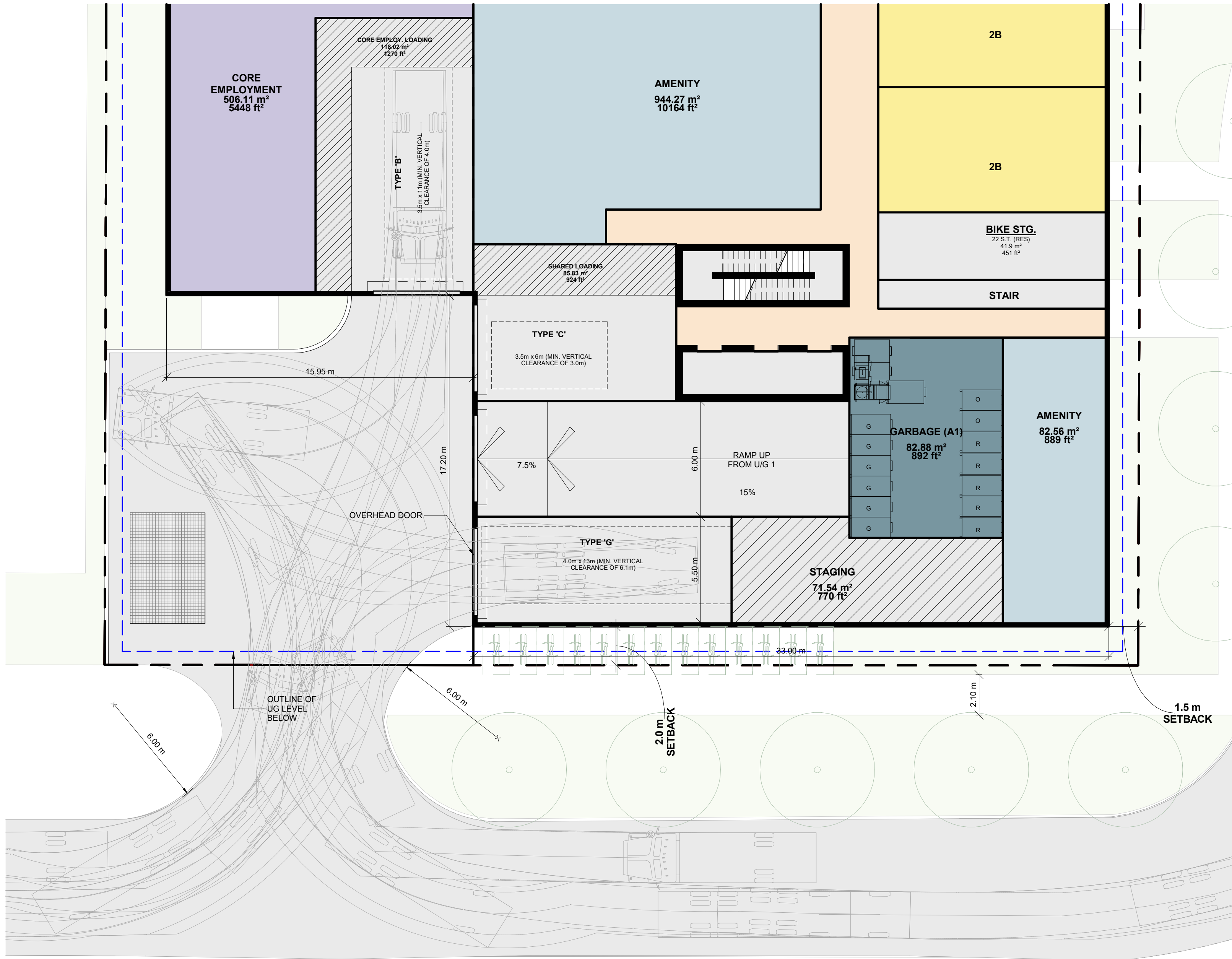
1 STOREY  
BRICK & CONCRETE BLOCK  
(METAL CLAD FRONT)  
BUILDING

1 STOREY  
STUCCO  
(GLASS FRONT)  
BUILDING

No. 16

No. 12





4 Floor 1 - Solid Waste Management Plan - Building A1  
RZ006A 1 : 150

RESIDENTIAL SOLID WASTE MANAGEMENT NOTES:	
1.	ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER HEAD DOORS.
2.	TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL (+/-2%), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
3.	A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
4.	SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
5.	IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE. OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING: i. DESIGN CODE- ONTARIO BUILDING CODE. ii. DESIGN LOAD- CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS. iii. IMPACT FACTOR- 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS. iv. CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT. THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
6.	PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.
7.	WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
8.	NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY"



1 U/G 1 - Solid Waste Management Plan - Building A2  
RZ006A 1 : 150

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS		
AS PER CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING, AND ORGANIC COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS (MAY 2022)		
TOWER A - 641 RESIDENTIAL UNITS		
RESIDENTIAL WASTE STORAGE AREA REQUIRED:  1a) MINIMUM 25 m² FOR THE FIRST 50 UNITS 1b) .26 m² FOR EACH ADDITIONAL UNIT OVER 50 2) MINIMUM OF 10 m² FOR OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES 3) MINIMUM OF 1 m² PER 100 UNITS FOR HOUSEHOLD HAZARDOUS WASTE STORAGE AND/OR ADDITIONAL DIVERSION PROGRAMS  1) NUMBER OF UNITS = 641: 1a) 25m²; WITH 591 UNITS OVER 50 1b) 591 UNITS * .26m² = 153.66m² => 1a) + 1b) = 25m² + 153.66m² = 178.66m²  2) OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES: 10m² + 178.66m² = 188.66m²  3) HOUSEHOLD HAZARDOUS WASTE STORAGE AND/OR ADDITIONAL DIVERSION PROGRAMS: 1 m² PER 100 UNITS + 188.66m² = 7.00m² + 188.66m² = 195.66m²  TOTAL WASTE STORAGE AREA REQUIRED: = 195.66m²  WASTE STORAGE AREA PROVIDED: RESIDENTIAL: 252.12m²	NUMBER OF BINS REQUIRED:  GARBAGE WASTE BINS: @ 1 BIN PER 50 UNITS = 641/50 = 12.82 (ROUND UP TO 13) = 13 BINS  RECYCLING BINS: @ 1 BIN PER 50 UNITS = 641/50 = 12.82 (ROUND UP TO 13) = 13 BINS  ORGANIC BINS: @ 1 BIN PER 100 UNITS = 641/100 = 6.41 (ROUND UP TO 7) = 7 BINS  TOTAL NUMBER OF BINS REQUIRED: = 13 GARBAGE + 13 RECYCLING + 7 ORGANIC = 33 BINS  NUMBER OF BINS PROVIDED:  GARBAGE WASTE BINS (G): 13 RECYCLING BINS (R): 13 ORGANIC BINS (O): 7 TOTAL: 33	LOADING SPACE(S) REQUIRED:  BUILDING CONTAINING DWELLING UNITS: 400 DWELLING UNITS OR MORE = 1 TYPE "G" AND TYPE "C" TYPE "C" REQUIREMENT MAY BE SATISFIED BY PROVIDING ONE OF THE FOLLOWING: i) TYPE "A"; ii) TYPE "B"; OR A SECOND TYPE "G"  LOADING SPACE STANDARDS: i) TYPE "A" LOADING SPACE: MIN. LENGTH OF 17.0M; MIN. WIDTH OF 3.5M; MIN. VERTICAL CLEARANCE OF 4.4M. ii) TYPE "B" LOADING SPACE: MIN. LENGTH OF 11.0M; MIN. WIDTH OF 3.5M; iii) MIN. VERTICAL CLEARANCE OF 4.0M. TYPE "C" LOADING SPACE: MIN. LENGTH OF 6.0M;  MIN. WIDTH OF 3.5M; MIN. VERTICAL CLEARANCE OF 3.0M. TYPE "G" LOADING SPACE: MIN. LENGTH OF 13.0M; MIN. WIDTH OF 4.0M;  MIN. VERTICAL CLEARANCE OF 6.1M.  LOADING SPACE(S) PROVIDED: RESIDENTIAL: 1 TYPE "G" AND 1 TYPE "C"  TOTAL LOADING SPACES: 2
STAGING AREA REQUIRED:  1a) MINIMUM 5m² FOR THE FIRST 50 UNITS 1b) 0.10m² FOR EACH ADDITIONAL UNIT OVER 50  1) NUMBER OF UNITS = 641: 1a) 5m²; WITH 591 UNITS OVER 50 1b) 591 UNITS * .10m² = 59.10m² => 1a) + 1b) = 5m² + 59.10m² = 64.10m²  TOTAL STAGING AREA REQUIRED: 64.10m²  STAGING AREA PROVIDED: 71.54m²		

WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MMZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MMZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MMZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	JAYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	JAYU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
RESIDENTIAL SOLID WASTE  
MANAGEMENT - BUILDING A

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MMZ	
SCALE As indicated	

	DRAWING NO. RZ006A	REV. 9
--	-----------------------	-----------







This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the contract documents for the design and construction standards and conditions. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



1. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER HEAD DOORS.
2. TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL (+/-2%), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
3. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
4. SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
5. IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE. OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
  - i. DESIGN CODE- ONTARIO BUILDING CODE.
  - ii. DESIGN LOAD- CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
  - iii. IMPACT FACTOR- 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
  - iv. CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE). THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT, THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
6. PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.
7. WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
8. NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY"

AS PER CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING, AND ORGANIC COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS (MAY 2022)

**RESIDENTIAL WASTE STORAGE AREA REQUIRED:**

- 1a) MINIMUM 25 m<sup>2</sup> FOR THE FIRST 50 UNITS
- 1b) .26 m<sup>2</sup> FOR EACH ADDITIONAL UNIT OVER 50
- 2) MINIMUM OF 10 m<sup>2</sup> FOR OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES
- 3) MINIMUM OF 1 m<sup>2</sup> PER 100 UNITS FOR HOUSEHOLD HAZARDOUS WASTE STORAGE AND/OR ADDITIONAL DIVERSION PROGRAMS

- 1) NUMBER OF UNITS = 224:  
1a)  $25\text{m}^2$   
WITH 174 UNITS OVER 50  
1b)  $174 \text{ UNITS} \times .26\text{m}^2 = 45.24\text{m}^2$   
 $\Rightarrow 1\text{a}) + 1\text{b}) \geq 25\text{m}^2 + 45.24\text{m}^2 = 70.24\text{m}^2$
- 2) OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES:  
 $10\text{m}^2 + 70.24\text{m}^2 = 80.24\text{m}^2$
- 3) HOUSEHOLD HAZARDOUS WASTE STORAGE AND/OR ADDITIONAL DIVERSION PROGRAMS:  
 $1 \text{ m}^2 \text{ PER } 100 \text{ UNITS} + 80.24\text{m}^2 = 3.00\text{m}^2 + 80.24\text{m}^2 = 83.24\text{m}^2$

TOTAL WASTE STORAGE AREA REQUIRED:  
= 83.24m<sup>2</sup>

WASTE STORAGE AREA PROVIDED  
RESIDENTIAL: 118.6m<sup>2</sup>

STAGING AREA REQUIRED.

1a) MINIMUM 5m<sup>2</sup> FOR THE FIRST 50 UNITS  
1b) 0.10m<sup>2</sup> FOR EACH ADDITIONAL UNIT OVER 50

1) NUMBER OF UNITS = 224:  
1a)  $5\text{m}^2$ ;  
WITH 174 UNITS OVER 50  
1b)  $174 \text{ UNITS} \cdot .10\text{m}^2 = 17.40\text{m}^2$   
 $\Rightarrow 1\text{a}) + 1\text{b}) = 5\text{m}^2 + 17.40\text{m}^2 = 22.40\text{m}^2$

TOTAL STAGING AREA REQUIRED:  
22.40m<sup>2</sup>

STAGING AREA PROVIDED:  
38.31m<sup>2</sup>

NUMBER OF BINS REQUIRED:  
GARBAGE WASTE BINS:  
@ 1 BIN PER 50 UNITS  
=  $224/50 = 4.48$  (ROUND UP TO)  
= 5 BINS

RECYCLING BINS:  
@ 1 BIN PER 50 UNITS  
=  $224/50 = 4.48$  (ROUND UP TO 5)  
= 5 BINS

ORGANIC BINS:  
@ 1 BIN PER 100 UNITS  
=  $224/100 = 2.24$  (ROUND UP TO 3)  
= 3 BINS

TOTAL NUMBER OF BINS REQUIRED:  
= 5 GARBAGE + 5 RECYCLING + 3 ORGANIC  
= 13 BINS

NUMBER OF BINS PROVIDED:

GARBAGE WASTE BINS (G):	5
RECYCLING BINS (R):	5
ORGANIC BINS (O):	3
TOTAL:	13

LOADING SPACE(S) REQUIRED:

BUILDING CONTAINING DWELLING UNITS:  
31 TO 399 DWELLING UNITS = 1 TYPE "G"

LOADING SPACE STANDARDS:

i) TYPE "G" LOADING SPACE:  
MIN. LENGTH OF 13.0M;  
MIN. WIDTH OF 4.0M;  
MIN. VERTICAL CLEARANCE OF 6.1M.

LOADING SPACE(S) PROVIDED:  
RESIDENTIAL: 1 TYPE "G"

TOTAL LOADING SPACES: 1

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MINZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MINZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MINZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	RY

**Queenscorp (Royal York) Inc.**

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

**DRAWING**

**RESIDENTIAL SOLID WASTE  
MANAGEMENT - BUILDING C**

PROJECT N

21.191

PROJECT D

2024-06-

DRAWN BY

RYT

CHECKED BY \_\_\_\_\_

MNZ

SCALE

As indica



DRAWING NO.

REV.

## PARKING LEGEND

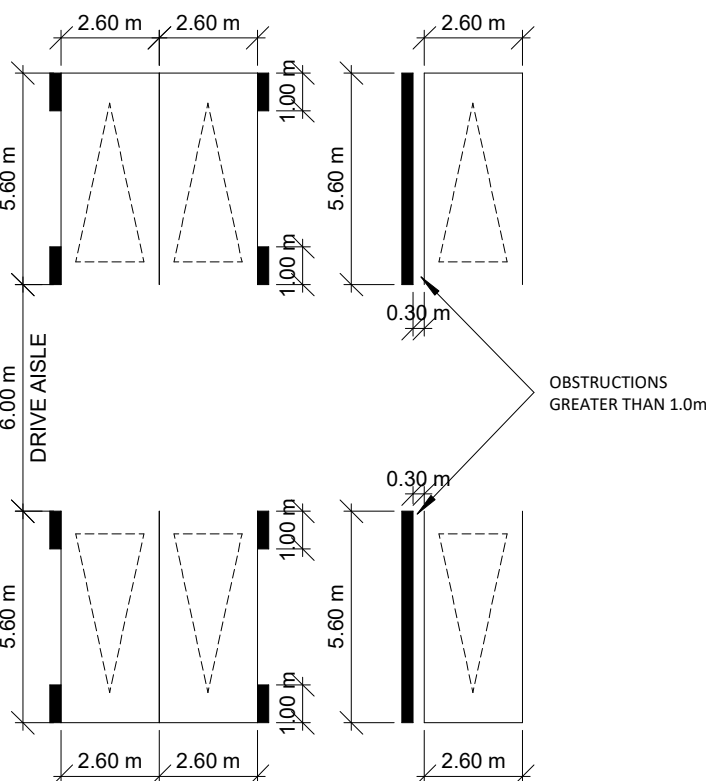
EV EVSE PARKING

EV-R EV ROUGH-INS

CONVEX MIRROR

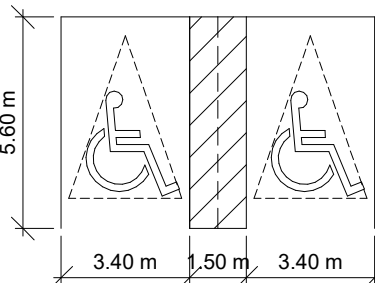
## STANDARD PARKING DIMENSIONS:

AISLE WIDTH: MIN 6m

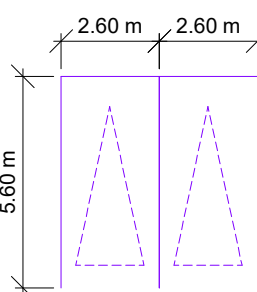
TYPICAL PARKING SIZE:  
MIN 2.6 x 5.6 x 2.1m HIGH

## STANDARD BARRIER-FREE SPACE:

MIN 3.4 x 5.6 x 2.1m HIGH



## NON-RESIDENTIAL/VISITOR PARKING SPACES:

1 U/G 2 & 3 - BUILDING A AND B  
RZ102 1: 3002 U/G 3.5 BLDG C  
RZ102 1: 300

WITHOUT PREJUDICE

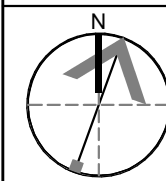
9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MMZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MMZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MMZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MMZ
5	2024-04-01	ISSUED FOR MEDIATION	MMZ
4	2024-03-19	ISSUED FOR MEDIATION	MMZ
3	2024-02-21	ISSUED FOR MEDIATION	MMZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS

UNDERGROUND LEVEL 02-3.5

PROJECT NO.  
21.191  
PROJECT DATE  
2024-06-04  
DRAWN BY  
RYT  
CHECKED BY  
MMZ  
SCALE  
As indicated

DRAWING NO.

RZ102

REV.

9



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



PARKING LEGEND

EV EVSE PARKING

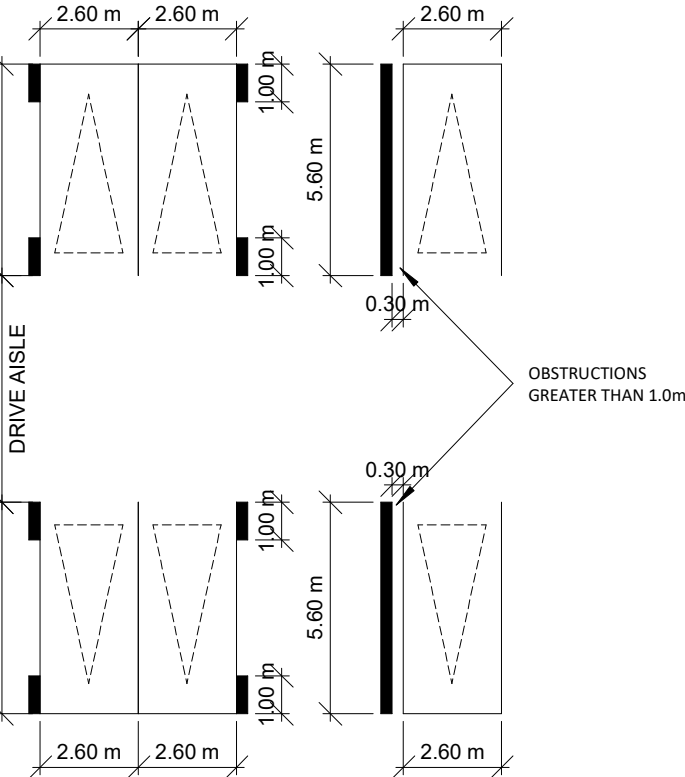
EV-R EV ROUGH-INS

CONVEX MIRROR

STANDARD PARKING DIMENSIONS:

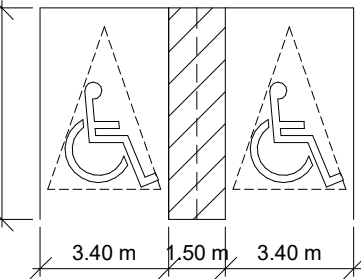
aisle width: min 6m

typical parking size:  
min 2.6 x 5.6 x 2.1m high

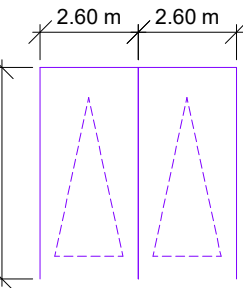


STANDARD BARRIER-FREE SPACE:

min 3.4 x 5.6 x 2.1m high



NON-RESIDENTIAL/VISITOR PARKING SPACES:



WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MINZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MINZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MINZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MINZ
5	2024-04-01	ISSUED FOR MEDIATION	MINZ
4	2024-03-19	ISSUED FOR MEDIATION	MINZ
3	2024-02-21	ISSUED FOR MEDIATION	MINZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

UNDERGROUND LEVEL 01

PROJECT NO.	21.191
PROJECT DATE	2024-06-04
DRAWN BY	RYT
CHECKED BY	MINZ
SCALE	As indicated



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND	
	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	TOWNHOUSE ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	GAS/HYDRO METER



WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MINZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MINZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MINZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MINZ
5	2024-04-01	ISSUED FOR MEDIATION	MINZ
4	2024-03-19	ISSUED FOR MEDIATION	MINZ
3	2024-02-21	ISSUED FOR MEDIATION	MINZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWING

FLOOR 01 / OFFICE 01

PROJECT NO.	21.191
PROJECT DATE	2024-06-04
DRAWN BY	RYT
CHECKED BY	MINZ
SCALE	As indicated

DRAWING NO.	REV.
<b>RZ151</b>	<b>9</b>



his drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Rely on the drawings and specifications before the work. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.



# WITHOUT PREJUDICE

8	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
5	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
4	2024-04-01	ISSUED FOR MEDIATION	MNZ
3	2024-03-19	ISSUED FOR MEDIATION	MNZ
2	2024-02-21	ISSUED FOR MEDIATION	MNZ
1	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

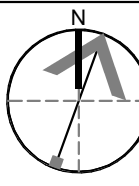
**Queenscorp (Royal York) Inc.**

PROJECT  
Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON

## DRAWING

## MEZZANINE

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE	



DRAWING NO.	REV.
RZ151A	9



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the respective drawings for details. The contractor must ensure that the work construction must conform to applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



6	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

**PROJECT**

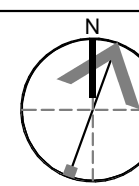
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWING

**FLOOR 02 / OFFICE 02**

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE 1 : 300	



DRAWING NO.	REV.
RZ152	9



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	ATU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	ATU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
FLOOR 03

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE 1 : 300	

	DRAWING NO. RZ153	REV. 9
--	----------------------	-----------



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	ATU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	ATU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
FLOOR 04 / OFFICE 03

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE 1 : 300	



his drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Rely on the drawings and specifications before the work. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.



6	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
5	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
4	2024-04-01	ISSUED FOR MEDIATION	MNZ
5	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

**Queenscorp (Royal York) Inc.**

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWING

**FLOOR 05 / OFFICE 04**

PROJECT NO. <b>21.191</b>	
PROJECT DATE <b>2024-06-04</b>	
DRAWN BY <b>RYT</b>	
CHECKED BY <b>MNZ</b>	
SCALE <b>1 : 300</b>	



DRAWING NO.	REV.
RZ155	9



his drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Rely on the drawings and specifications before the work. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.



6	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	

**Queenscorp (Royal York) Inc.**

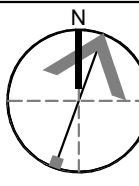
PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWING

**FLOOR 06 / OFFICE 04 ABOVE**

PROJECT NO. <b>21.191</b>	
PROJECT DATE <b>2024-06-04</b>	
DRAWN BY <b>RYT</b>	
CHECKED BY <b>MNZ</b>	
SCALE <b>1 : 300</b>	



DRAWING NO.	REV.
RZ156	9



his drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Rely on the drawings and specifications before the work. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.



8	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
5	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
4	2024-04-01	ISSUED FOR MEDIATION	MNZ
3	2024-03-19	ISSUED FOR MEDIATION	MNZ
2	2024-02-21	ISSUED FOR MEDIATION	MNZ
1	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

**Queenscorp (Royal York) Inc.**

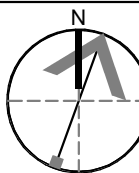
PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWING

**FLOOR 07 / OFFICE 05**

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE 1 : 300	



DRAWING NO. <b>RZ157</b>	REV. <b>9</b>
-----------------------------	------------------

his drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Rely on the drawings and specifications before the work. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.



8	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
5	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
4	2024-04-01	ISSUED FOR MEDIATION	MNZ
3	2024-03-19	ISSUED FOR MEDIATION	MNZ
2	2024-02-21	ISSUED FOR MEDIATION	MNZ
1	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

**Queenscorp (Royal York) Inc.**

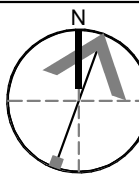
PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWING

**FLOOR 08 / OFFICE 06**

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE	



DRAWING NO.	REV.
RZ158	9



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MMZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MMZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MMZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MMZ
5	2024-04-01	ISSUED FOR MEDIATION	MMZ
4	2024-03-19	ISSUED FOR MEDIATION	MMZ
3	2024-02-21	ISSUED FOR MEDIATION	MMZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	ATU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	ATU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
**FLOOR 09**

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MMZ	
SCALE 1 : 300	

	DRAWING NO. <b>RZ159</b>	REV. <b>9</b>
--	-----------------------------	------------------

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
**FLOOR 10**

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE 1 : 300	

	DRAWING NO. <b>RZ160</b>	REV. <b>9</b>
--	-----------------------------	------------------





WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	ATU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	ATU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

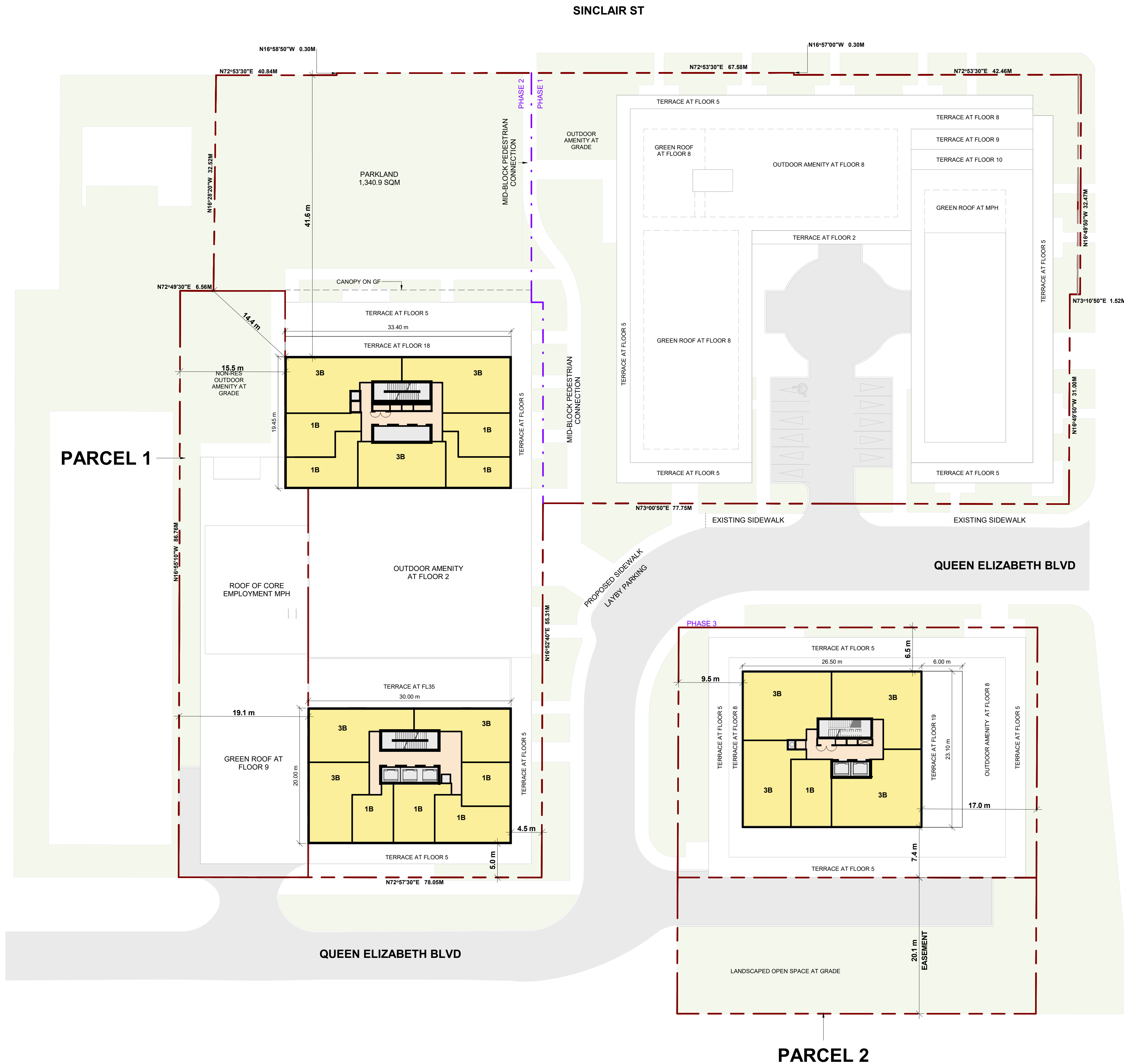
PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
**F11-18 (BLDG-C) \_ F11-17 (BLDG-A1) \_  
F11-34 (BLDG-A2)**

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE 1 : 300	

	DRAWING NO. <b>RZ161</b>	REV. <b>9</b>
--	-----------------------------	------------------

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



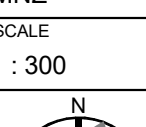
WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

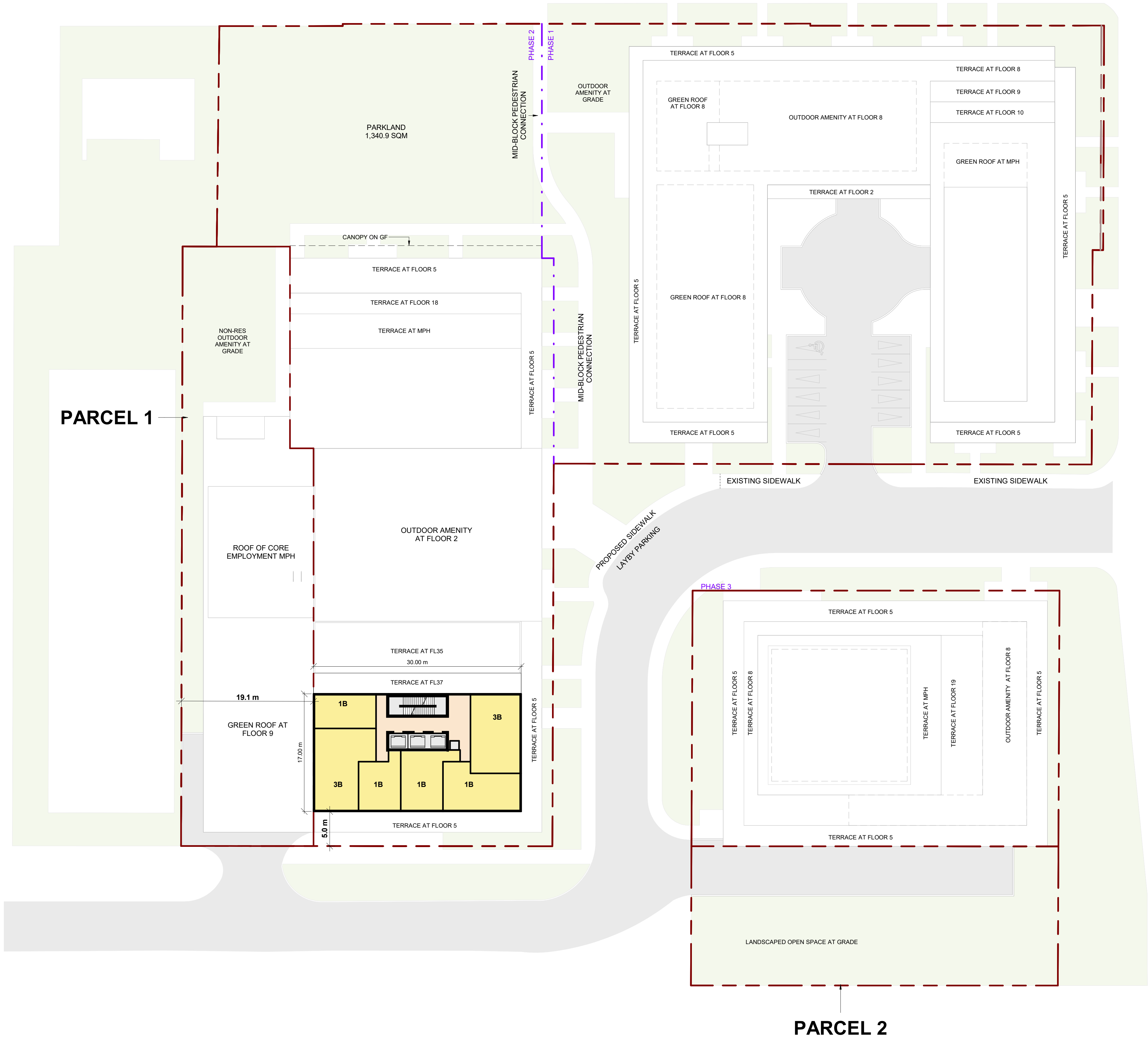
Queenscorp (Royal York) Inc.

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
**F19-20 (BLDG-C) \_ F18 (BLDG-A2) \_  
F35-36 (BLDG-A1)**

PROJECT NO 21.191		DRAWING NO. <b>BZ162</b>	REV. <b>9</b>
PROJECT DATE 2024-06-04			
DRAWN BY RYT			
CHECKED BY MNZ			
SCALE 1 : 300			
			





WITHOUT PREJUDICE

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MMZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MMZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MMZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MMZ
5	2024-04-01	ISSUED FOR MEDIATION	MMZ
4	2024-03-19	ISSUED FOR MEDIATION	MMZ
3	2024-02-21	ISSUED FOR MEDIATION	MMZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

Queenscorp (Royal York) Inc.

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516,  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
**FLOOR 37**

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MMZ	
SCALE 1 : 300	

	DRAWING NO.	REV.
	<b>RZ163</b>	<b>9</b>

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the specifications for details of the work. Government authorities must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

8	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
5	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
4	2024-04-01	ISSUED FOR MEDIATION	MNZ
3	2024-03-19	ISSUED FOR MEDIATION	MNZ
2	2024-03-21	ISSUED FOR MEDIATION	MNZ
1	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**

**DRAWING**

## BUILDING MASSING SECTIONS (A)

PROJECT NO.

21.191

PROJECT DATA

2024-06-0

DRAWN BY

RYT

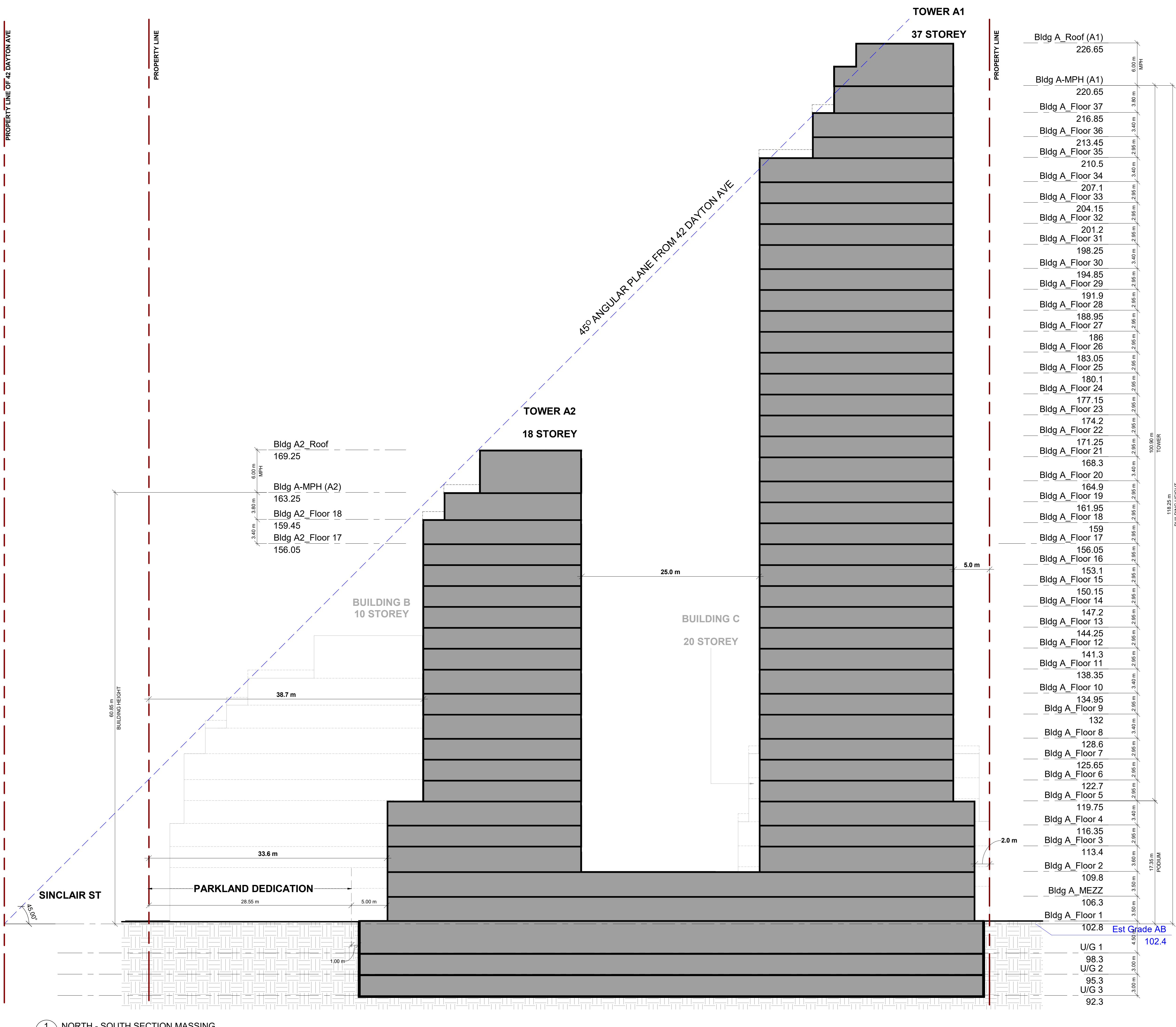
CHECKED BY \_\_\_\_\_

MNZ

SCALE

DRAWING NO.

EV.





This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the contract documents for the design and construction standards and conditions. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



8	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
5	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
4	2024-04-01	ISSUED FOR MEDIATION	MNZ
3	2024-03-19	ISSUED FOR MEDIATION	MNZ
2	2024-02-21	ISSUED FOR MEDIATION	MNZ
1	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

**Queenscorp (Royal York) Inc.**

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd,  
Toronto, ON**

2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516  
520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

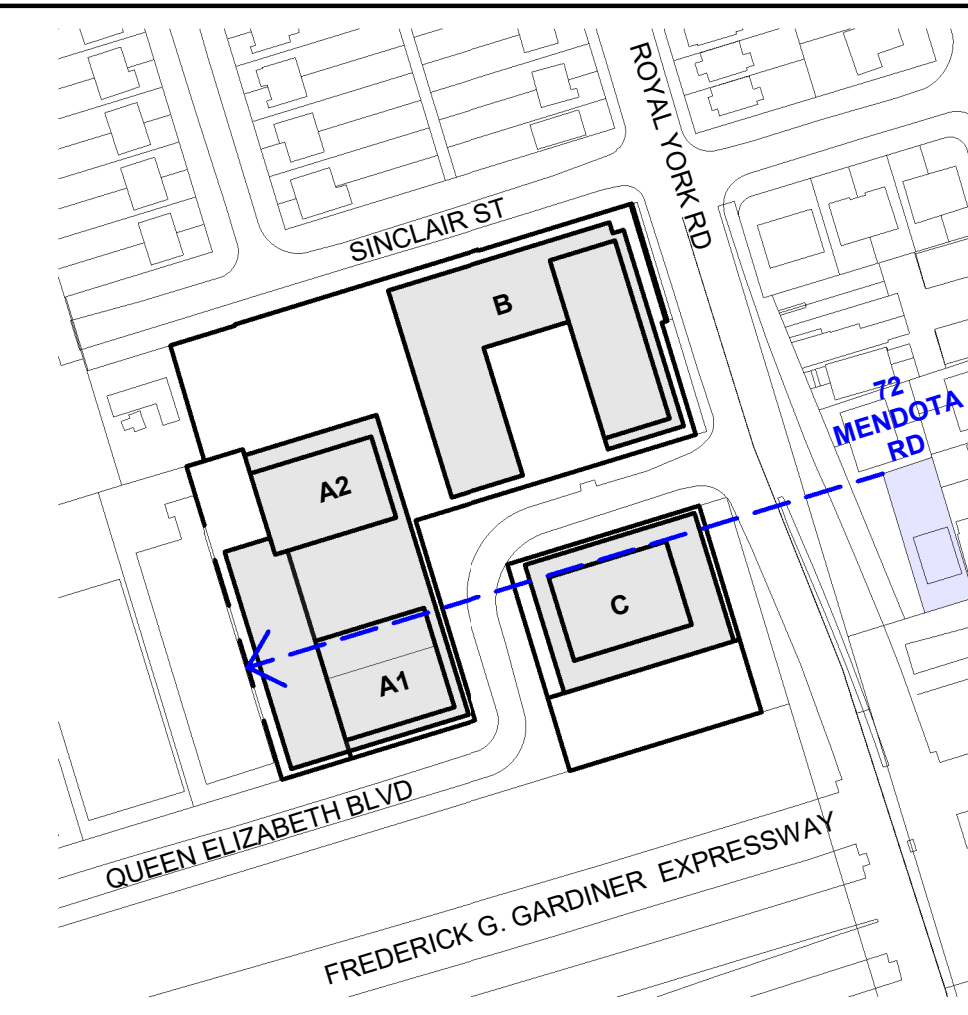
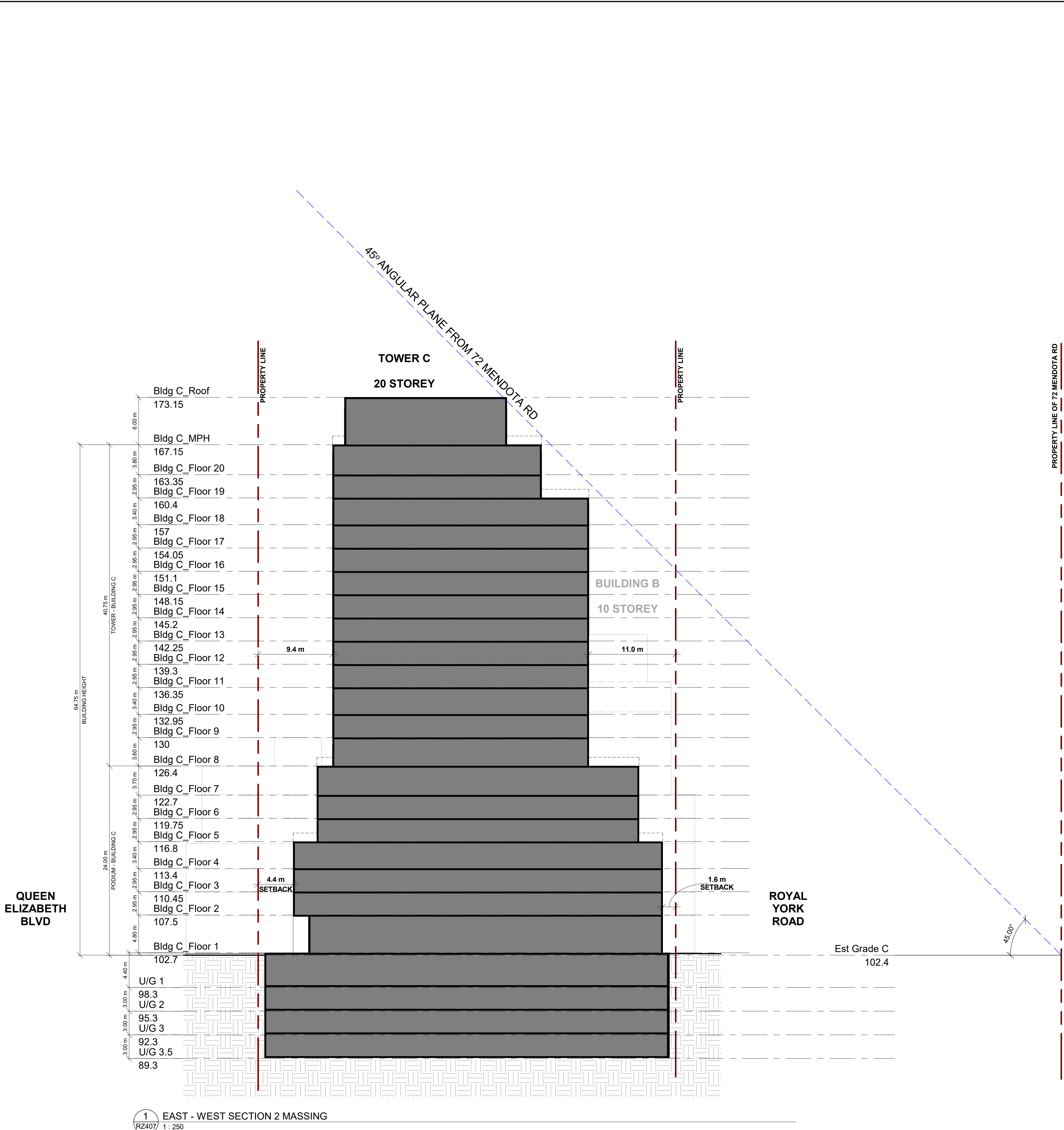
DRAWING

### BUILDING MASSING SECTIONS (B & A)

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE As indicated	

DRAWING NO.	REV.
RZ406	9

2024-06-06 6:21:43 PM



# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leslie Road  
Toronto, ON M5B 2T8  
T 416 425 2222  
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

**WITHOUT PREJUDICE**

9	2024-06-04	REISSUED FOR SETTLEMENT OFFER	MNZ
8	2024-05-16	REISSUED FOR SETTLEMENT OFFER	MNZ
7	2024-04-30	ISSUED FOR SETTLEMENT OFFER	MNZ
6	2024-04-23	ISSUED FOR DRAFT SETTLEMENT OFFER REVIEW	MNZ
5	2024-04-01	ISSUED FOR MEDIATION	MNZ
4	2024-03-19	ISSUED FOR MEDIATION	MNZ
3	2024-02-21	ISSUED FOR MEDIATION	MNZ
2	2022-12-16	ISSUED FOR REZONING APPLICATION	AYU
1	2022-05-02	ISSUED FOR REZONING APPLICATION	AYU
#	DATE	DESCRIPTION	BY

**Queenscorp (Royal York) Inc.**

PROJECT  
**Queen Elizabeth Blvd + Royal York Rd, Toronto, ON**  
2, 7 and 10 Queen Elizabeth Boulevard, 506, 514, 516, 520, 522 Royal York Rd and 3, 5, 15 Sinclair Street

DRAWINGS  
**BUILDING MASSING SECTIONS (C)**

PROJECT NO. 21.191	
PROJECT DATE 2024-06-04	
DRAWN BY RYT	
CHECKED BY MNZ	
SCALE As indicated	

DRAWING NO. <b>RZ407</b>	REV. <b>9</b>
-----------------------------	------------------