

1117 QUEEN STREET WEST

REVISED PROPOSAL FOR OLT - 2025-01-31

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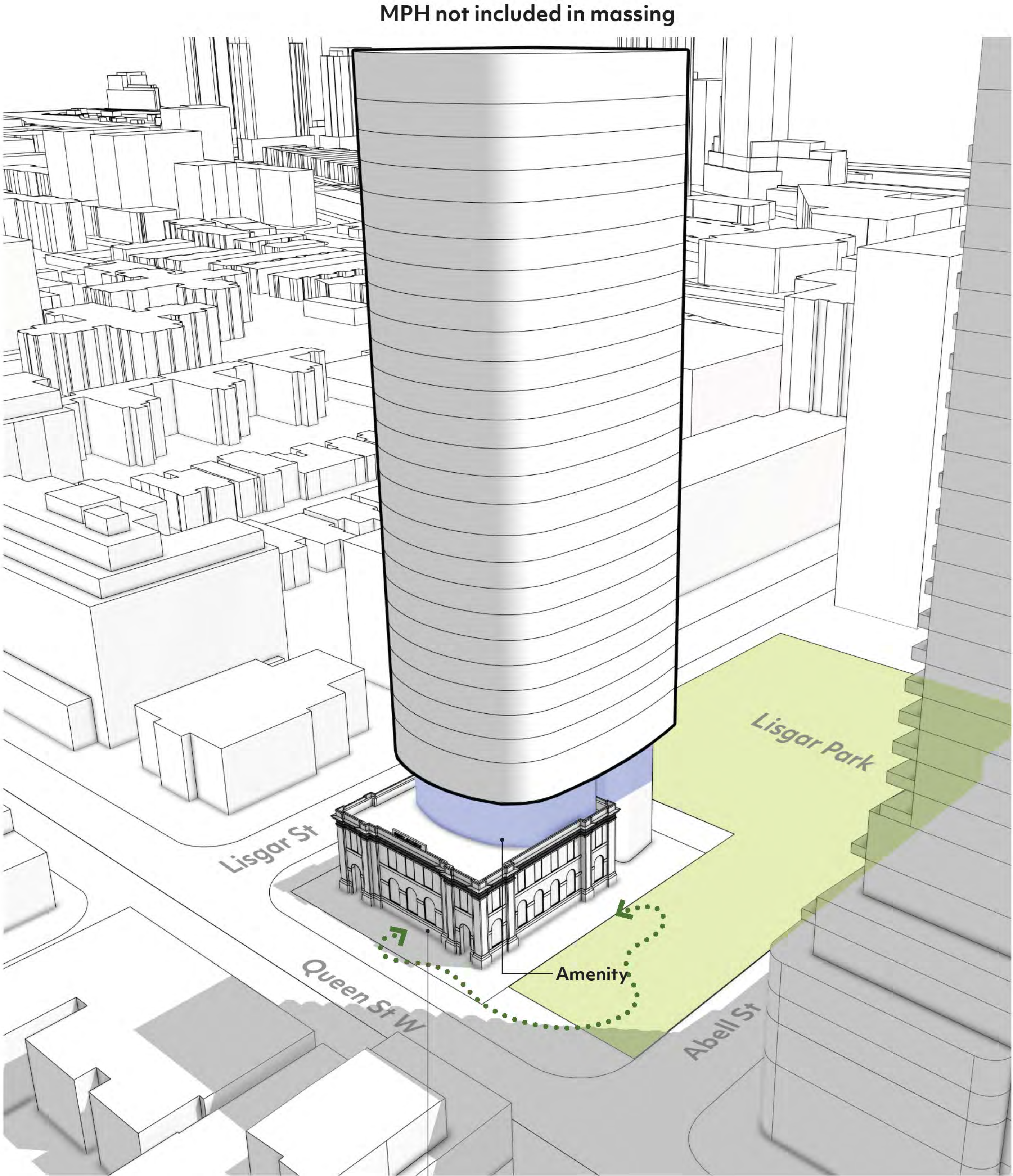
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SITE STATISTICS

	OPA / ZBA SUBMISSION	REVISED PROPOSAL (670 SM SCHEME)	
SITE AREA	± 1,296.5 m ²	± 1,296.5 m ²	Excl. Laneway
FSI	± 13.40	± 13.38	
TOTAL	± 17,384 m ²	± 17,353 m ²	± 186,785 ft ²
TOWER PLATE	± 691 m ²	± 670 m ²	± 7,212 ft ²
GFA (RES)	± 16,465 m ²	± 16,421 m ²	± 176,754 ft ²
	COMMUNITY	COMMUNITY	
GFA (NON-RES)	± 919 m ²	± 932 m ²	± 10,031 ft ²
P1 - Underground	± 261 m ²	± 267 m ²	± 2,873 ft ²
Ground Floor	± 274 m ²	± 315 m ²	± 3,391 ft ²
2nd Floor	± 384 m ²	± 350 m ²	± 3,767 ft ²
# of Storeys	29	28	Storeys
Total Units	272	± 272	Units
Studio	73	47	17.3%
1 Bedroom	121	147	54.0%
2 Bedroom	50	50	18.4%
3 Bedroom	28	28	10.3%

* MPH not included in massing



Lower ground floor slab to grade level
Improve Connectivity and Accessibility



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A_0.02

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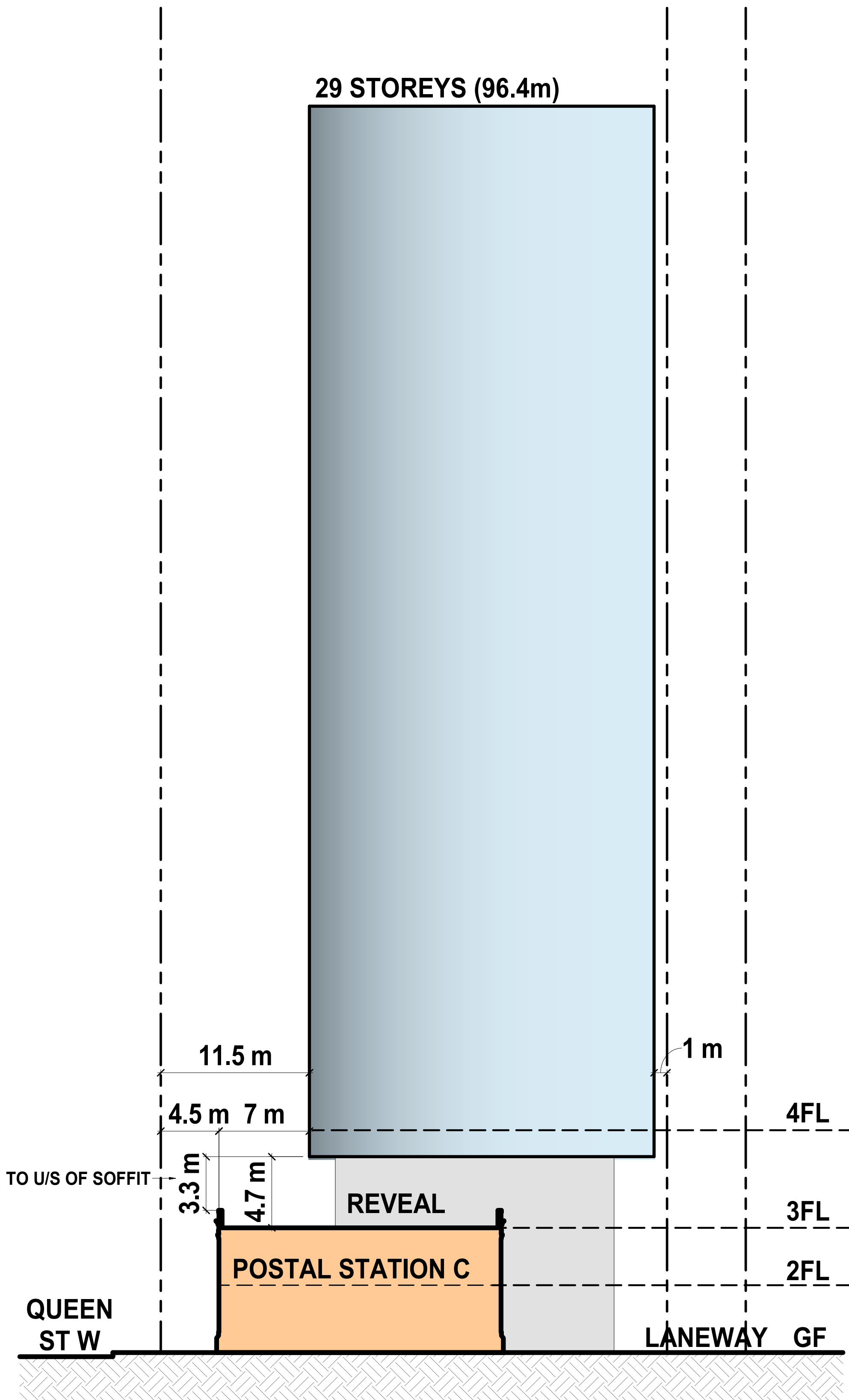
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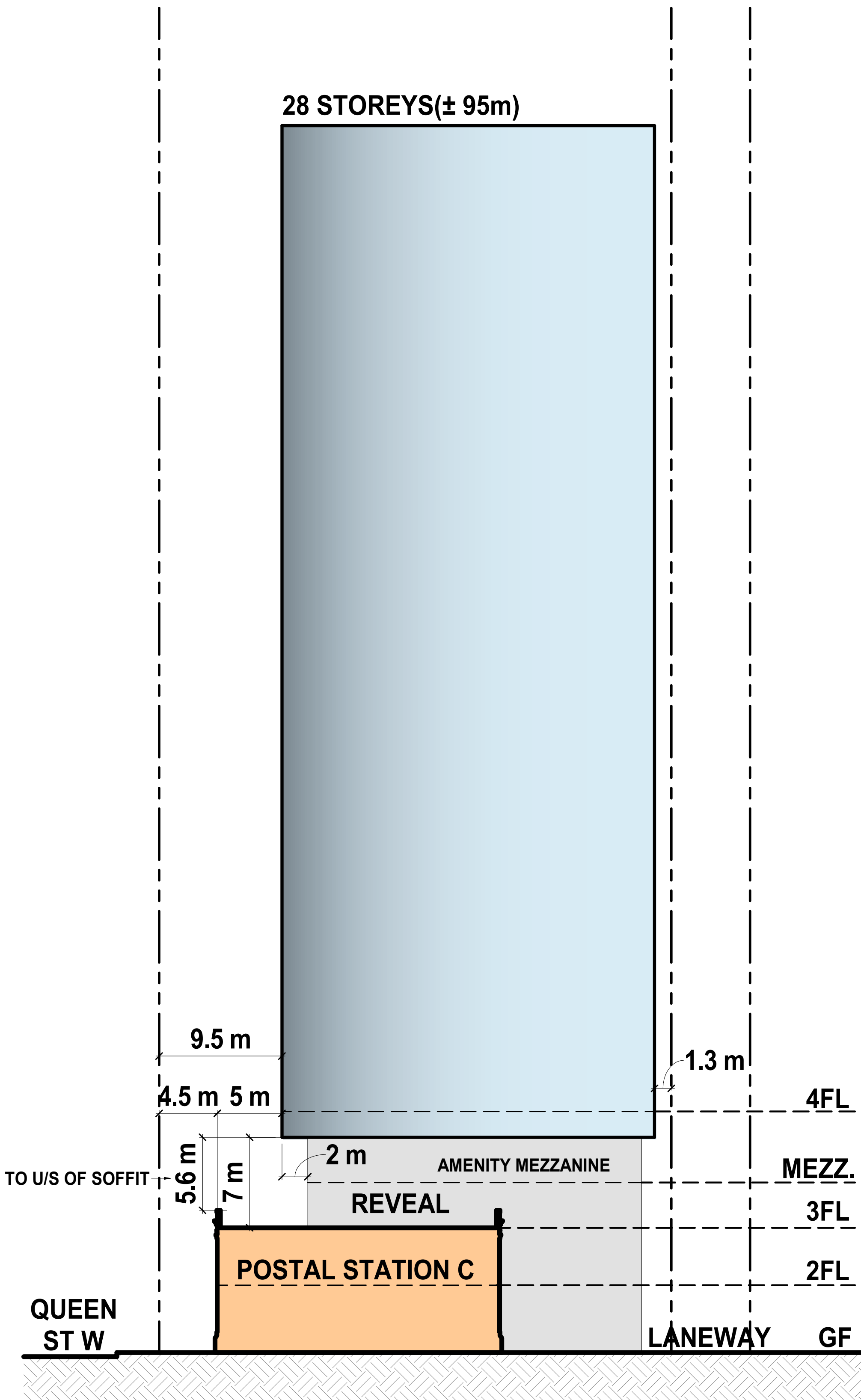
TOWER DIAGRAMS

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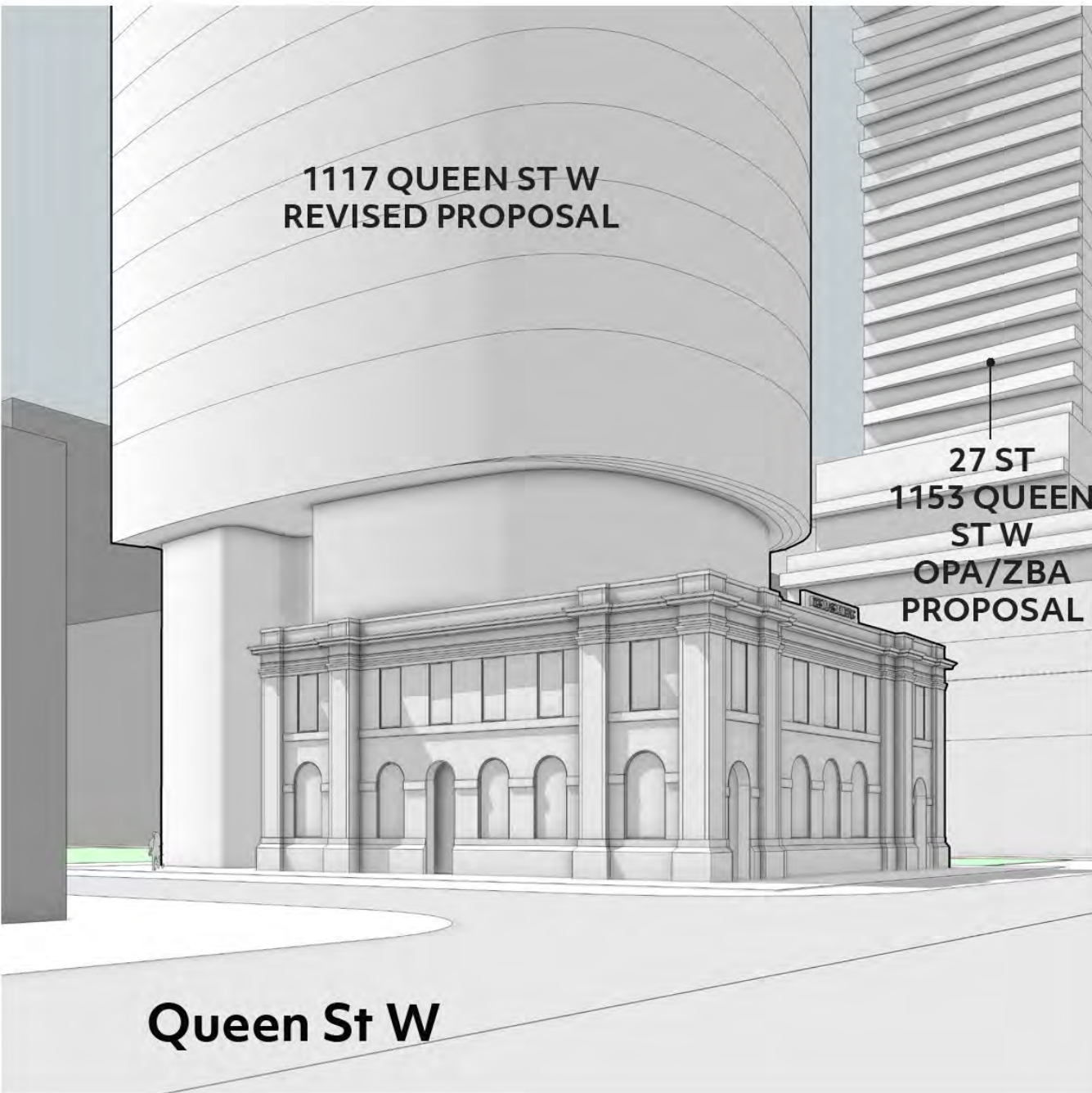
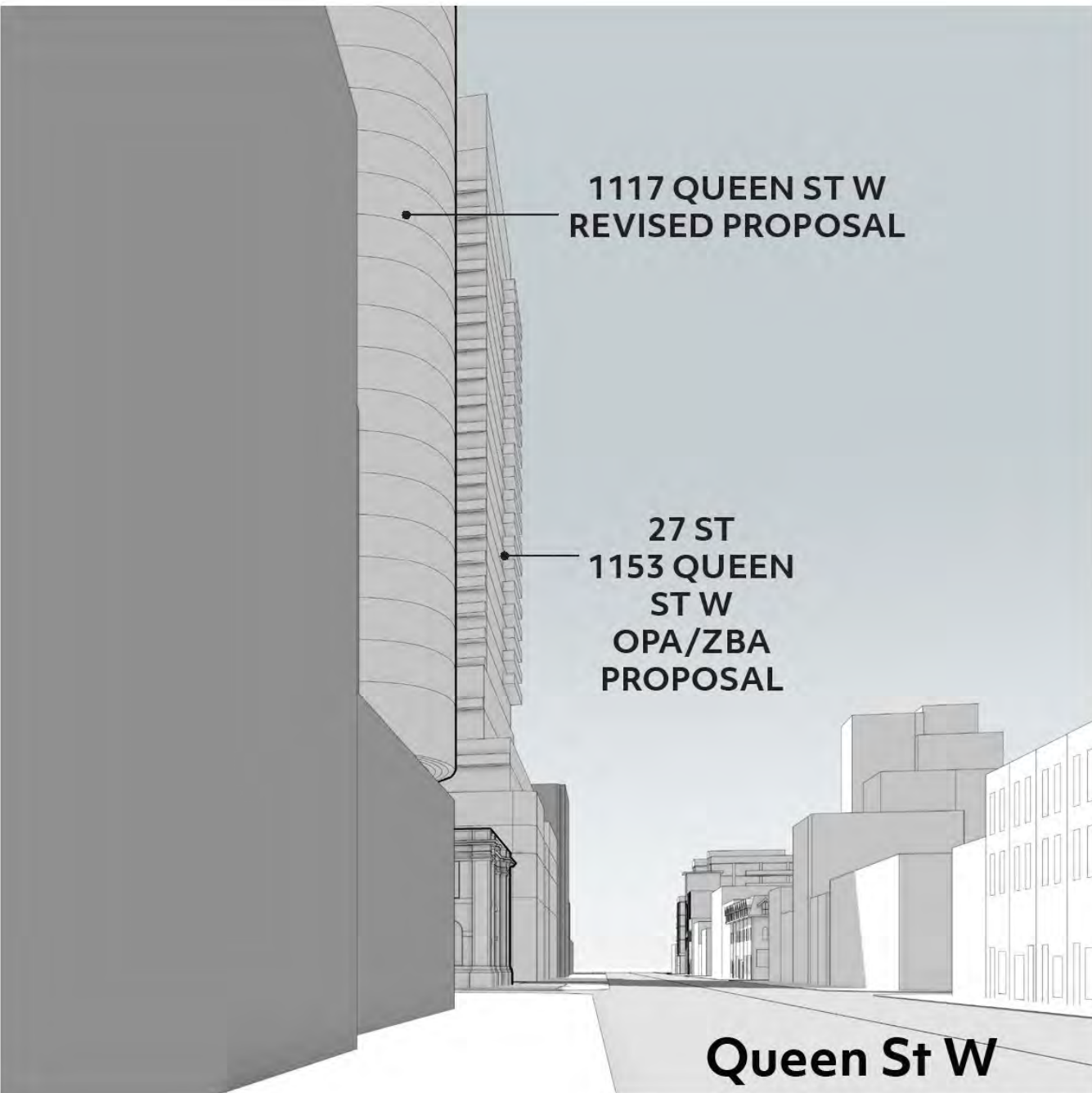
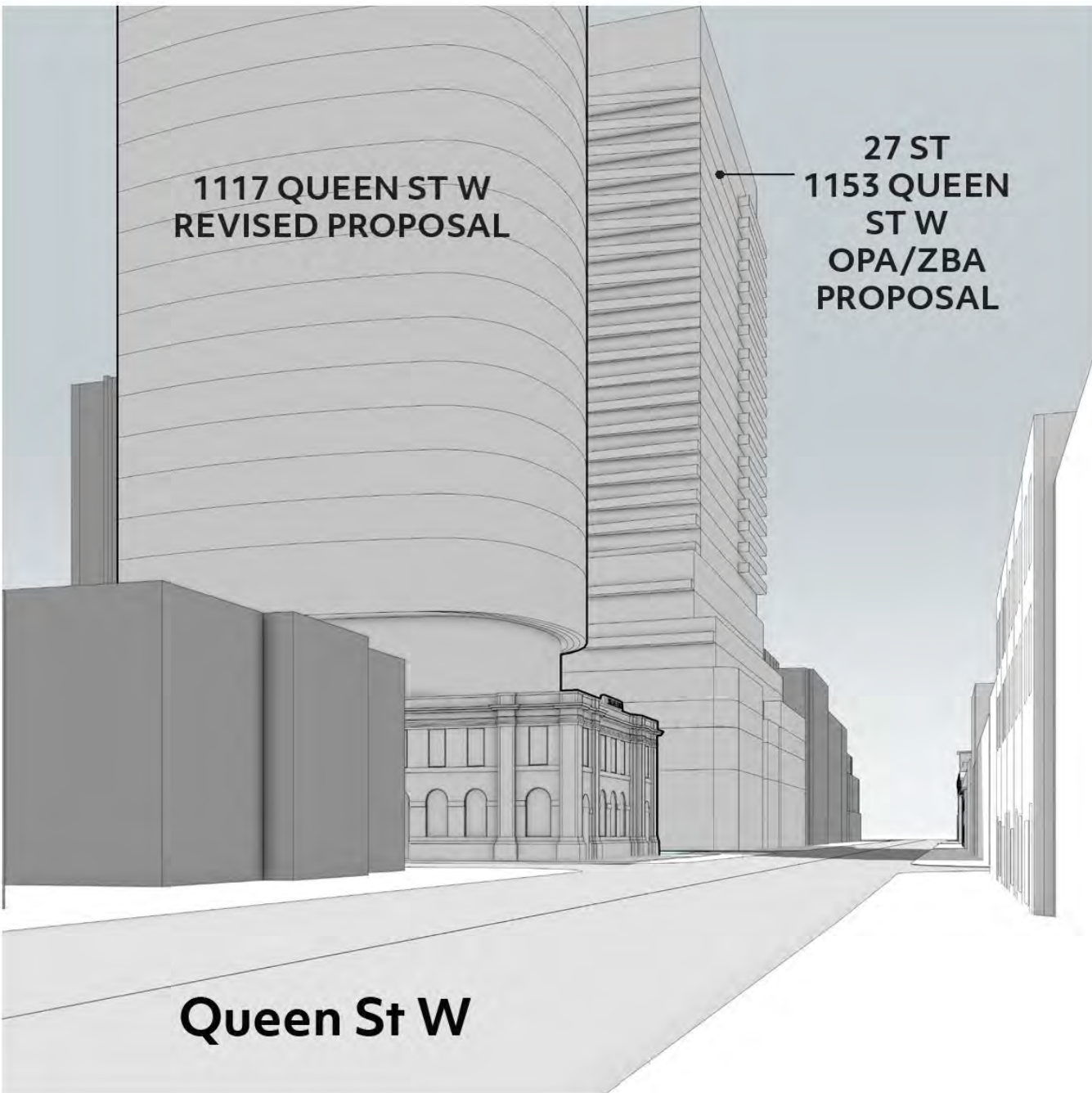
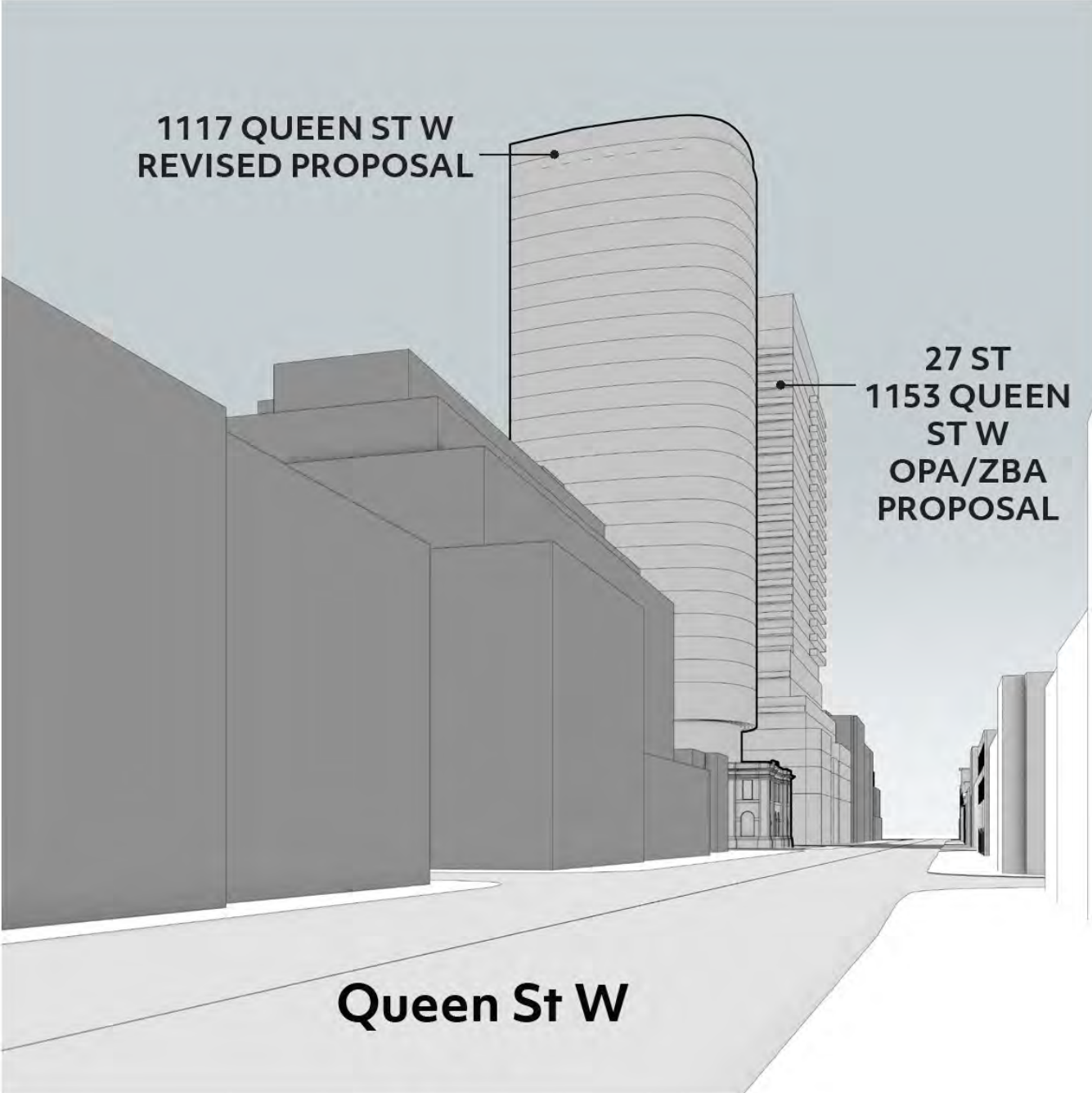
OPA/ZBA SUBMISSION
691 SM TOWER FLOOR PLATE
29 STOREYS



REVISED PROPOSAL
670 SM FLOOR PLATE
28 STOREYS

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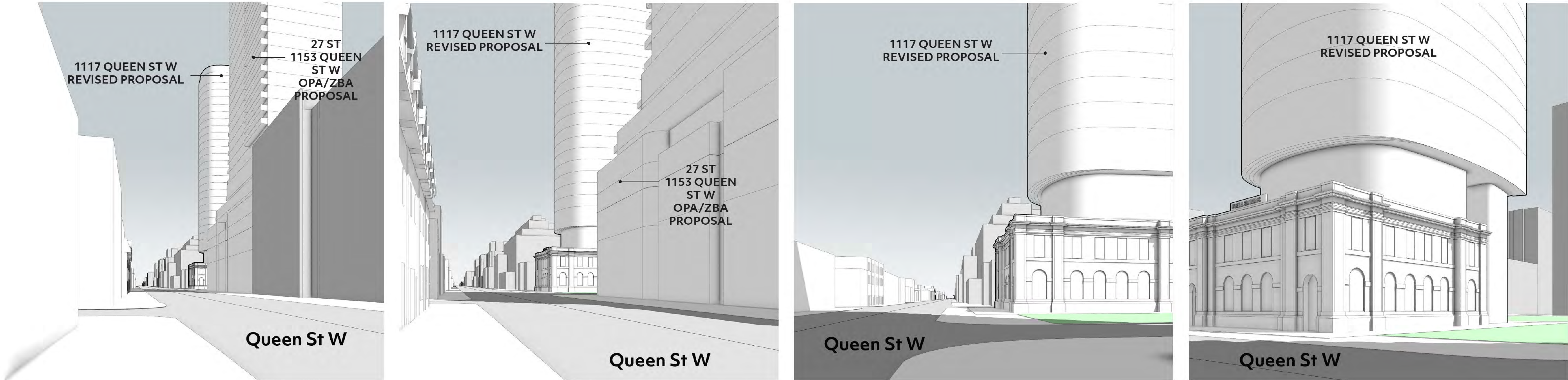
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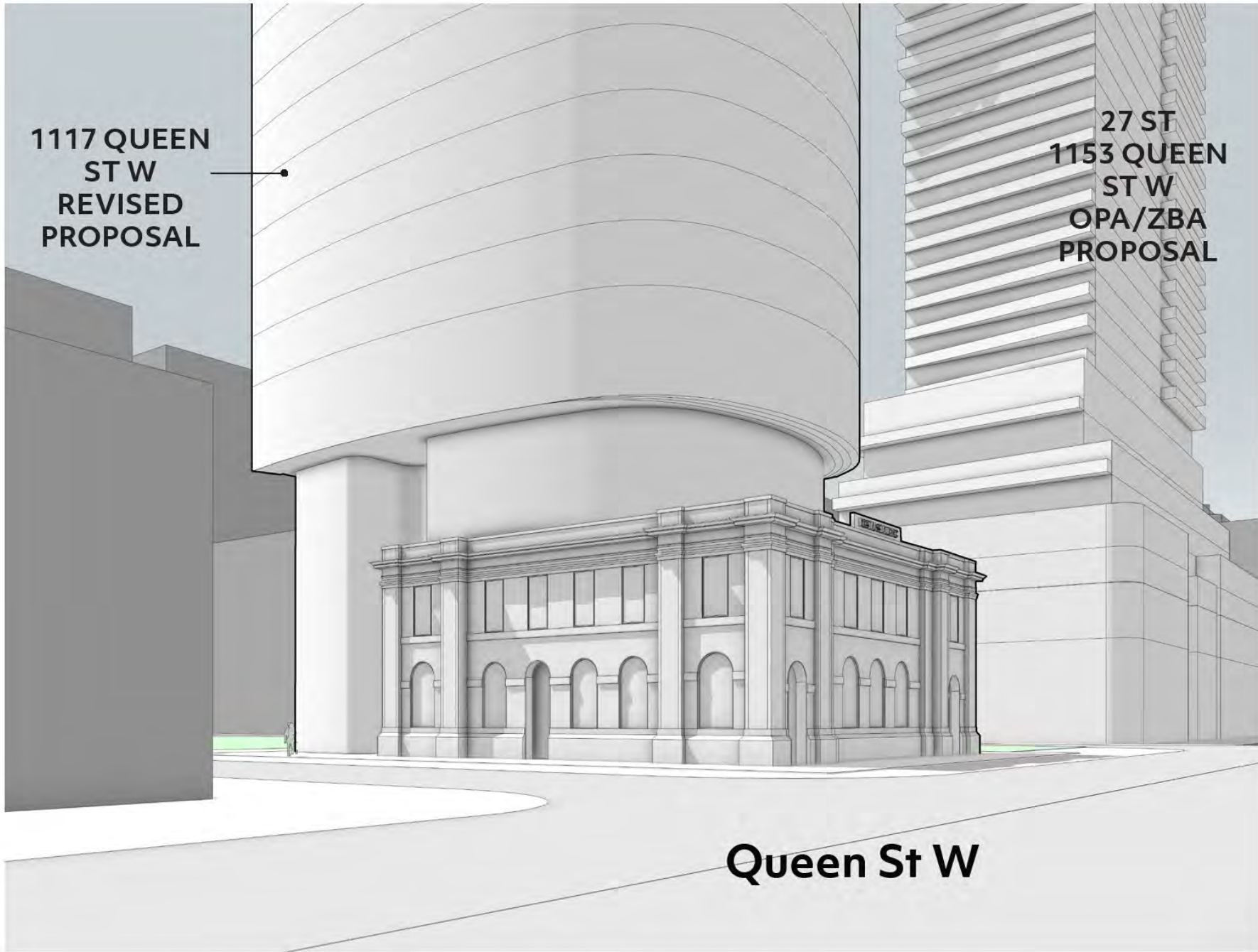
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View of tower reveal from Lisgar St



View of tower reveal from Queen St W
7m reveal



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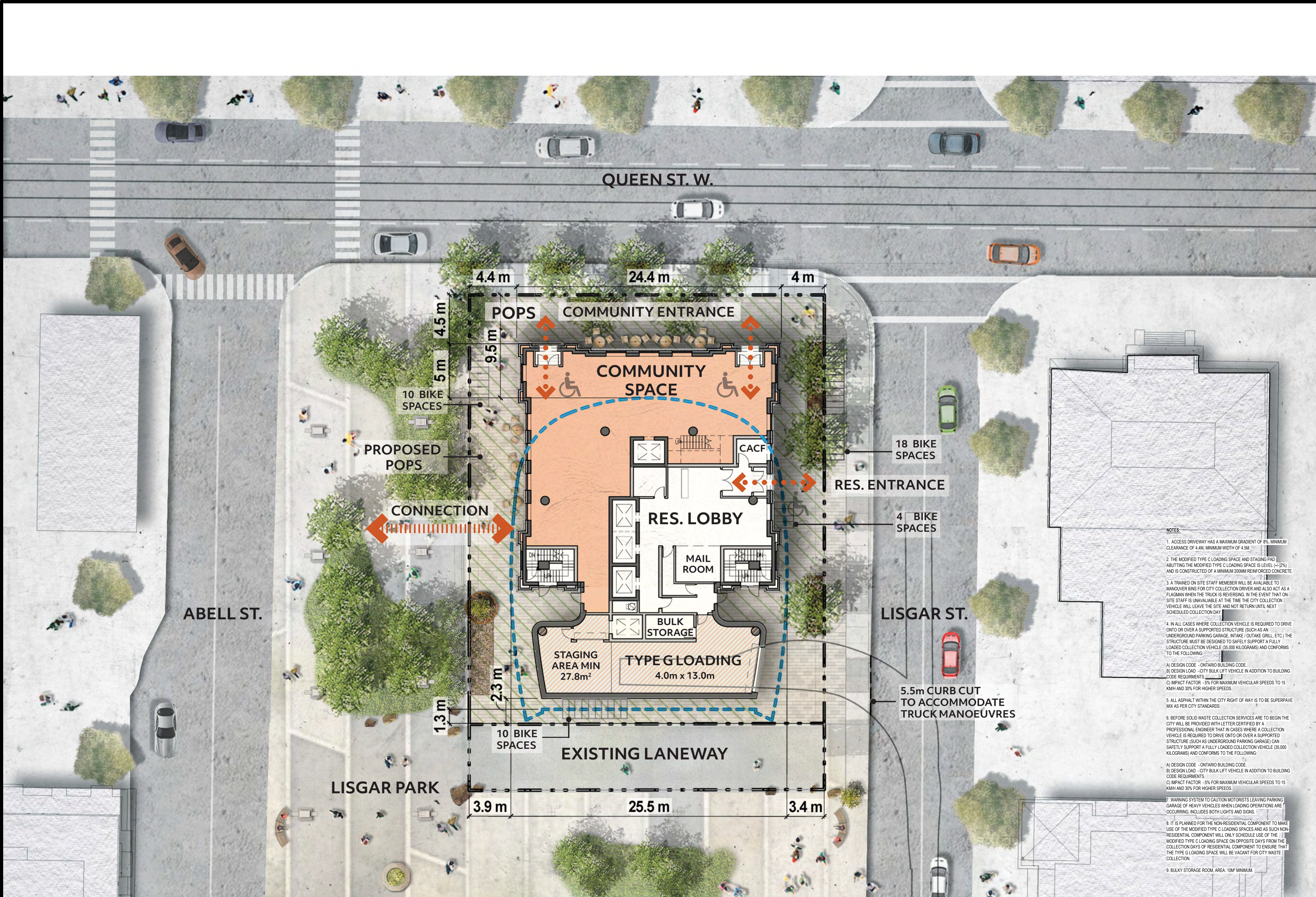
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STREET VIEWS

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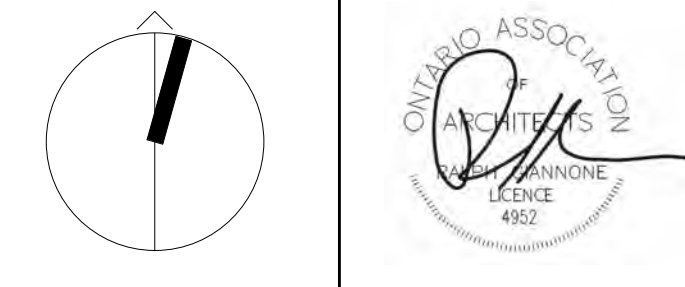
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LEGEND

- CITY COMMUNITY SPACE
- SHARED COMMUNITY + RESIDENTIAL SPACE
- INDOOR AMENITY
- OUTDOOR AMENITY
- STUDIO
- 1B-1B+D-1B+D2
- 2B-2B+D
- 3B
- EXTENT OF U/G LEVEL
- WALLS TO BE DEMOLISHED
- EXTENT OF PODIUM BUILDING

- NOTES:
- ACCESS DRIVEWAY HAS A MAXIMUM GRADIENT OF 8%, MINIMUM CLEARANCE OF 4.1M, MINIMUM WIDTH OF 4.5M.
 - THE MODIFIED TYPE C LOADING SPACE AND STAGING PAD ADJUTING THE MODIFIED TYPE C LOADING SPACE IS LEVEL (4-12%) AND IS CONSTRUCTED OF A MINIMUM 200MM REINFORCED CONCRETE.
 - A TRAINED ON SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR CITY COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL NEXT SCHEDULED COLLECTION DAY.
 - IN ALL CASES WHERE COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE / OUTAKE GRILL, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
 - A) DESIGN CODE - ONTARIO BUILDING CODE
 - B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KMH AND 30% FOR HIGHER SPEEDS.
 - ALL ASPHALT WITHIN THE CITY RIGHT OF WAY IS TO BE SUPERPAVE MIX AS PER CITY STANDARDS
 - BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN THE CITY WILL BE PROVIDED WITH LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS UNDERGROUND PARKING GARAGE) CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
 - A) DESIGN CODE - ONTARIO BUILDING CODE
 - B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KMH AND 30% FOR HIGHER SPEEDS.
 - WARNING SYSTEM TO CAUTION MOTORISTS LEAVING PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING, INCLUDES BOTH LIGHTS AND SIGNS.
 - IT IS PLANNED FOR THE NON-RESIDENTIAL COMPONENT TO MAKE USE OF THE MODIFIED TYPE C LOADING SPACES AND AS SUCH NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE MODIFIED TYPE C LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
 - BULKY STORAGE ROOM AREA: 10M² MINIMUM.



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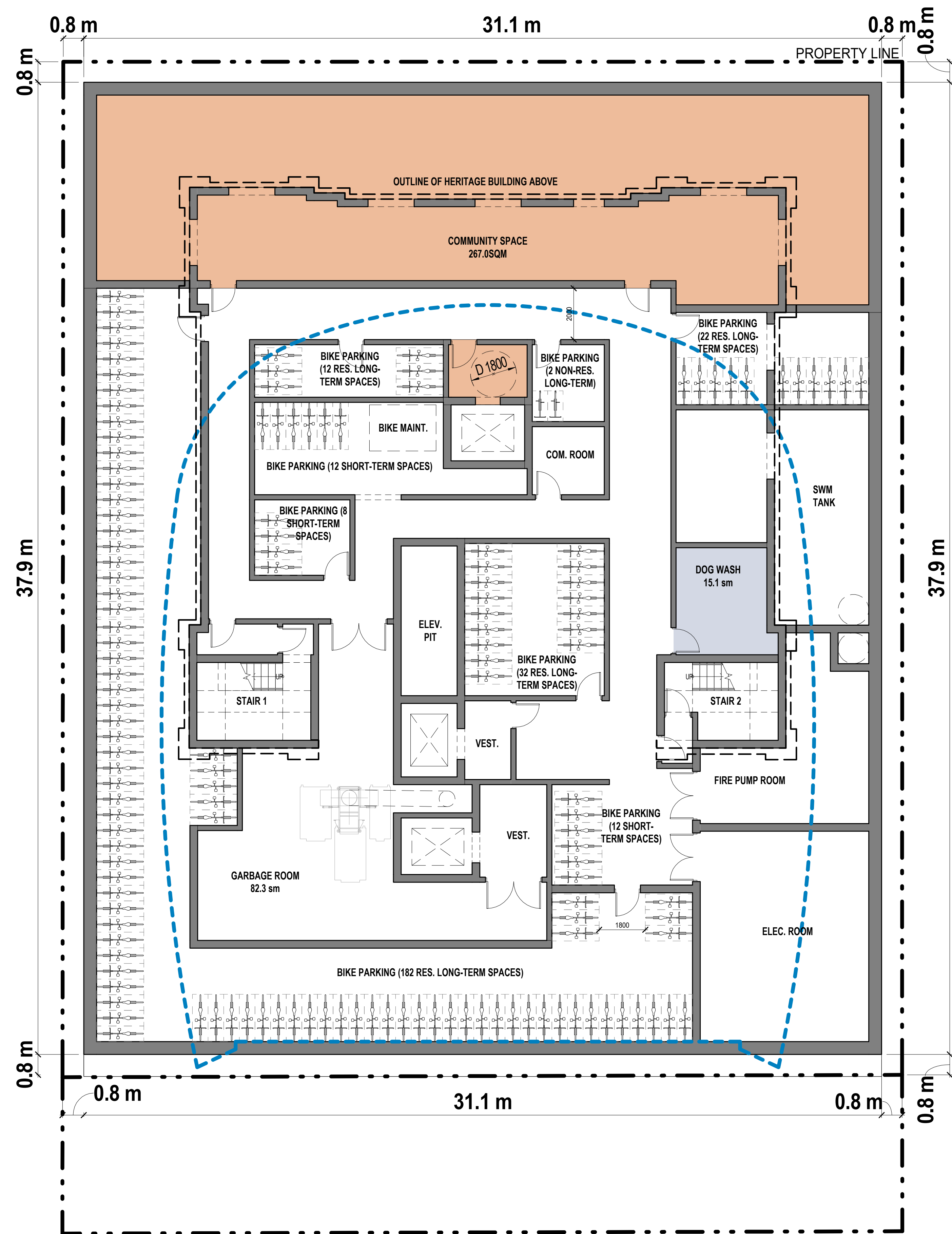
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SITE PLAN

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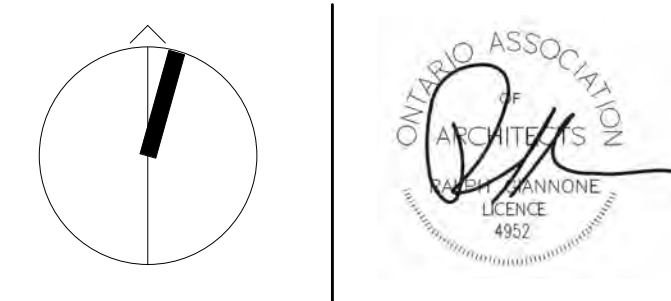
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- 1B-1B+D-1B+D2
- 2B-2B+D
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- EXTENT OF U/G LEVEL
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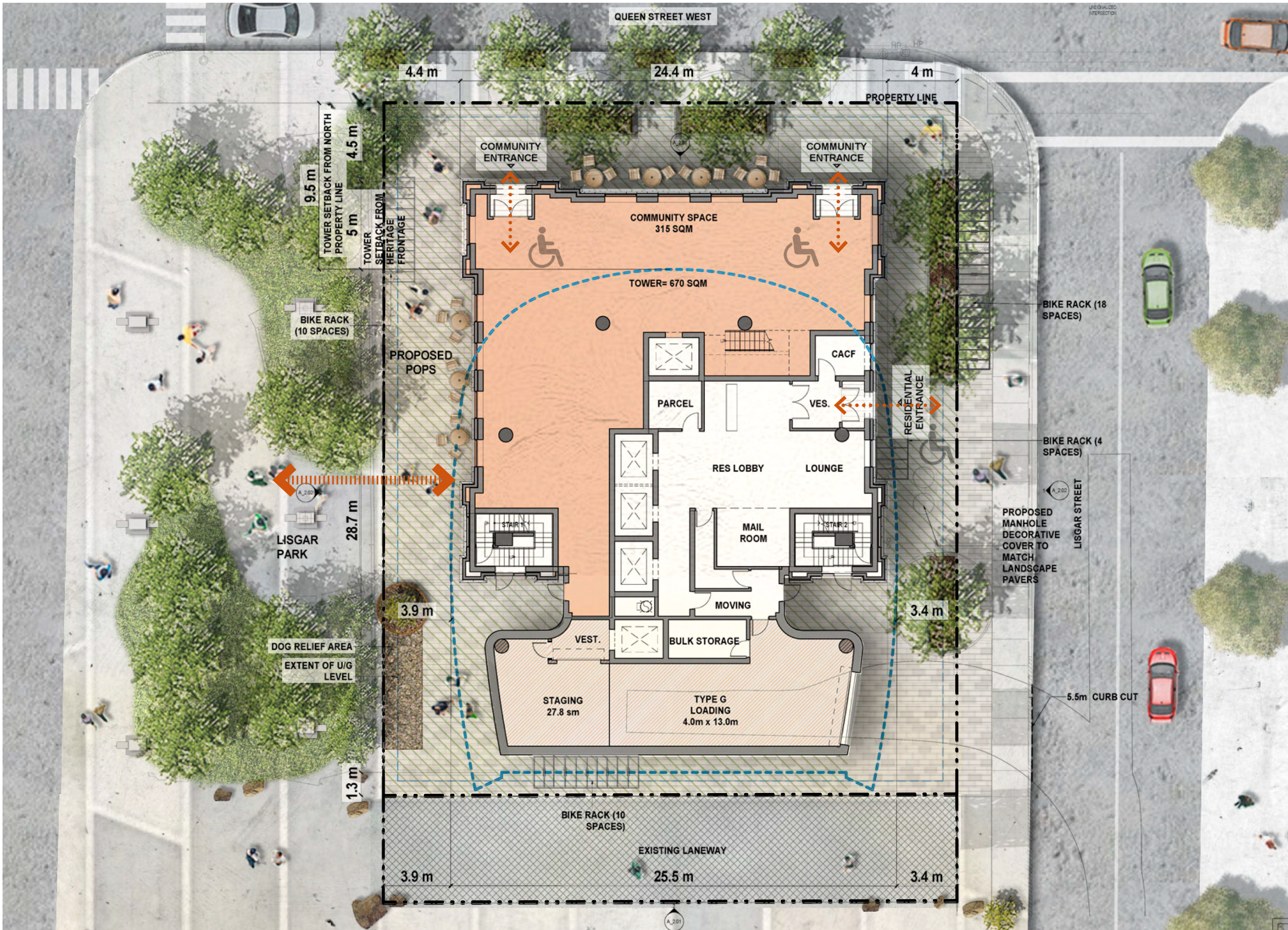
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SHEET TITLE

UNDERGROUND LEVEL

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A_1.02



1 GROUND FLOOR PLAN
A_1.03 1:100

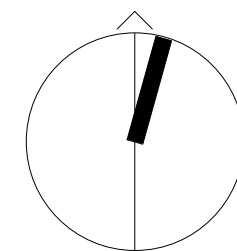
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GROUND FLOOR PLAN

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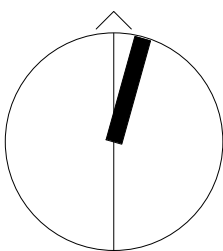
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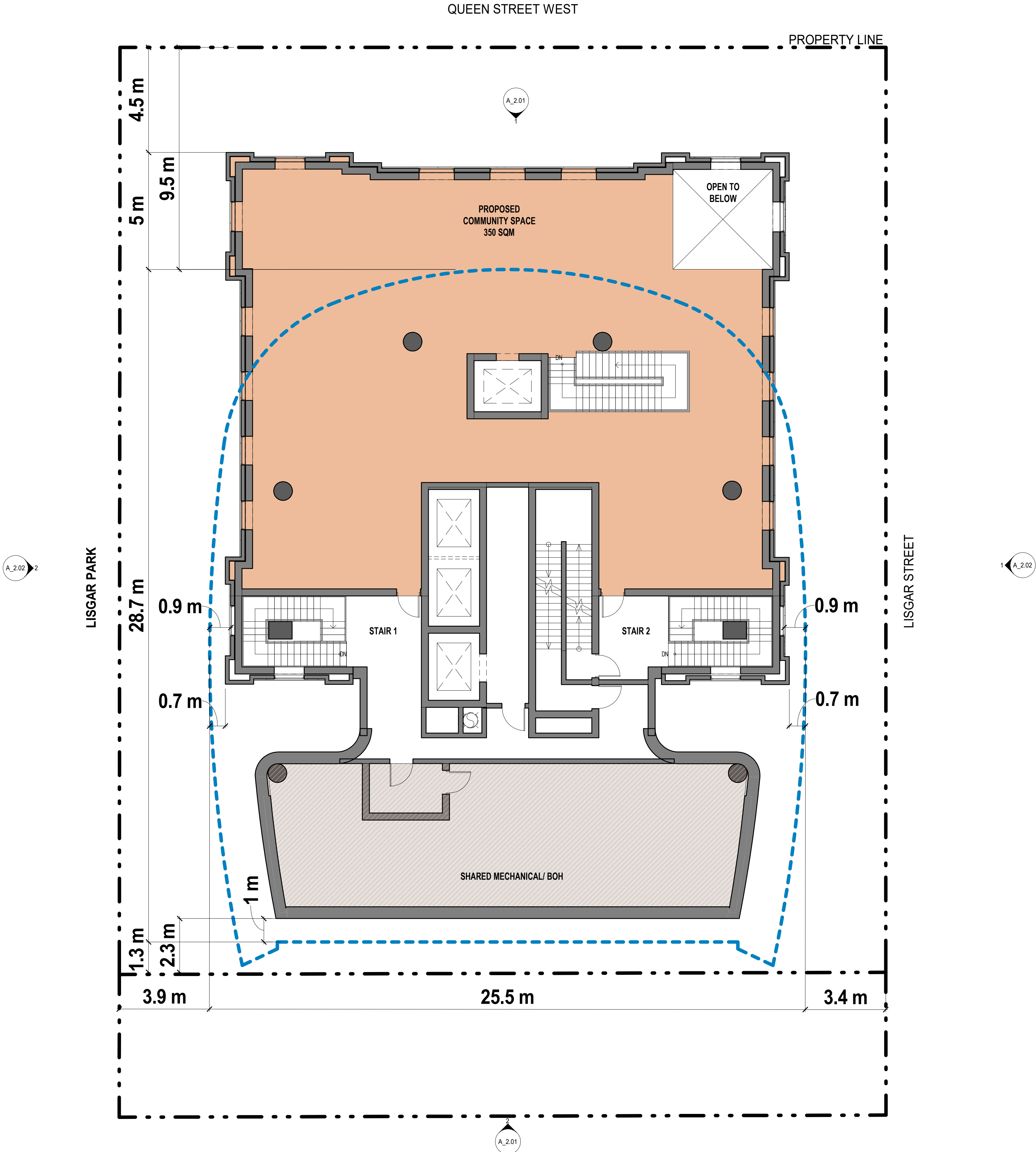
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COMMUNITY - 2ND LEVEL

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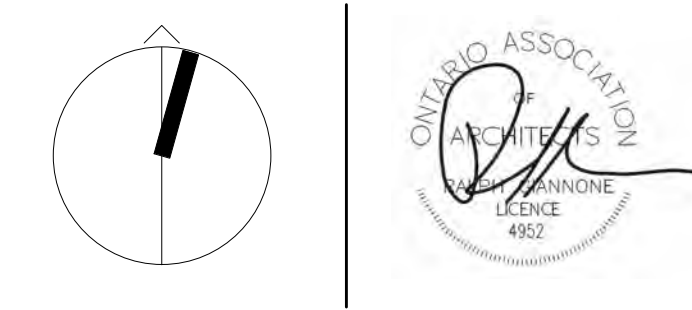
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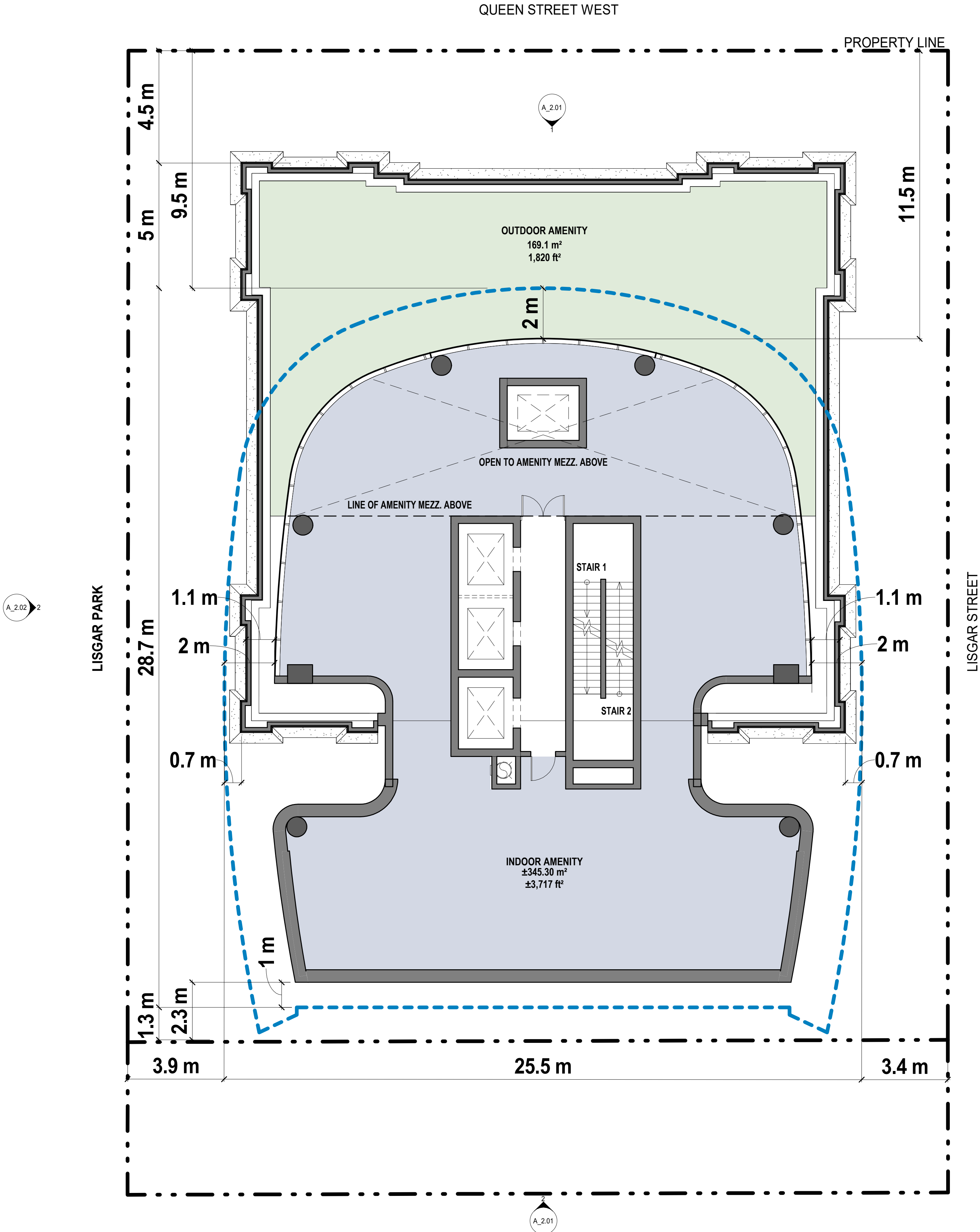
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AMENITY LEVEL (ROOF OF
HERITAGE BUILDING)

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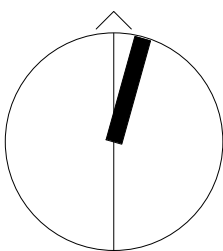
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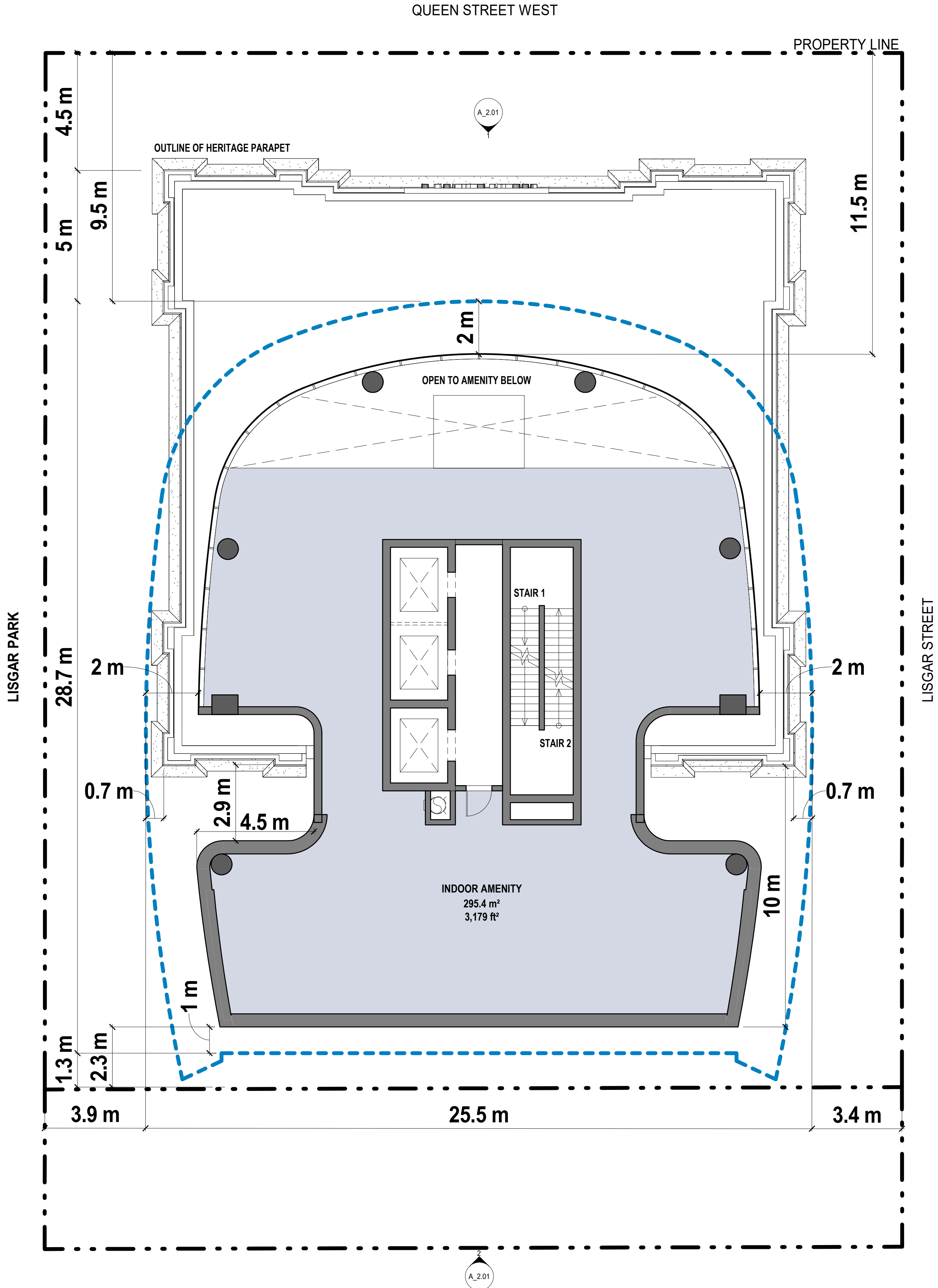
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AMENITY MEZZANINE

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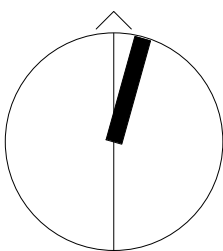
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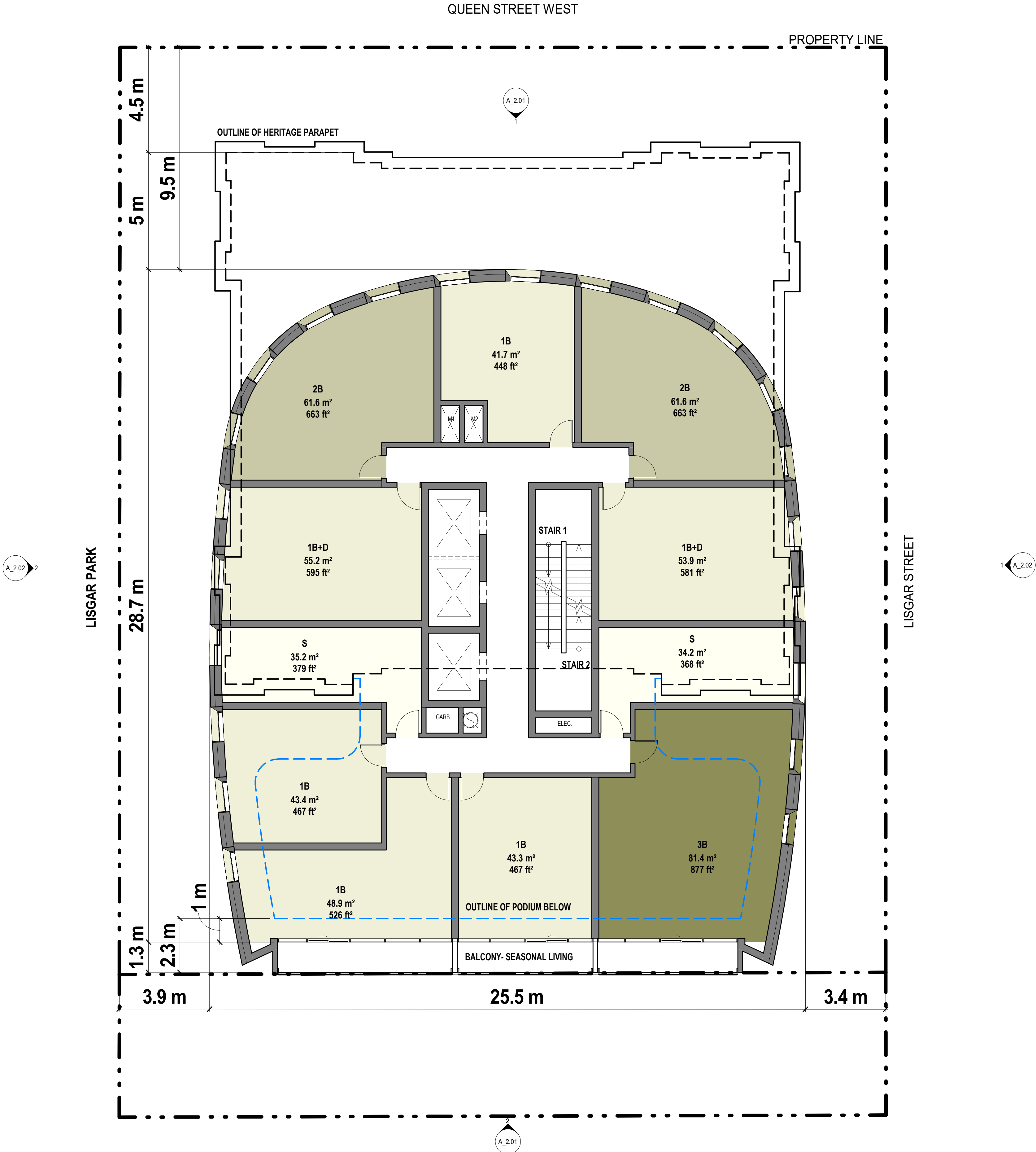
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TYPICAL TOWER FLOOR PLAN
LEVEL 4-28

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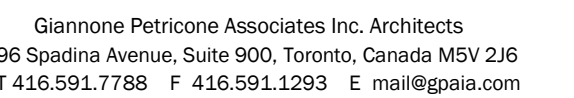


1 TYPICAL TOWER PLAN
A_1.07 1:100

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1	ISSUED FOR OPA/ZBA	2023-09-15
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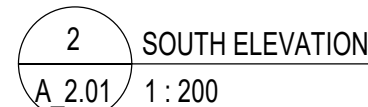
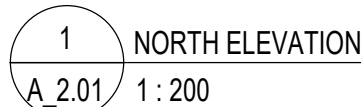
NOTE: EXTENT OF BIRD FRIENDLY GLAZING TREATMENT

NOTE: MINIMUM 85% OF ALL EXTERIOR GLAZING, WITHIN FIRST 16M OF GRADE, AND 4M OF ROOF TOP VEGETATION, WILL BE TREATED TO COMPLY WITH BIRD FRIENDLY REQUIREMENTS



DRAWN BY:	
CHECKED BY:	
PROJECT START DATE:	07/06/23
PROJECT NO.:	22110
SHEET NUMBER	

LOT DATE: 2025-01-31 9:26:14 AM



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Revision		Date
1	ISSUED FOR OPA/ZBA	2023-09-15
2	REVISED PROPOSAL FOR OLT	2025-01-31

NOT FOR
CONSTRUCTION

APPENDICES



giannone
petricone
associates

Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6
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1117 QUEEN STREET WEST

TORONTO, ON

SHEET TITLE

APPENDICES

DRAWN BY: _____
CHECKED BY: _____
PROJECT START DATE: 07/06/23
PROJECT NO.: 22110
SHEET NUMBER

A_3.00

FLR LVL		GROSS CONST AREA		GFA DEDUCTIONS		INDOOR AMENITY		TOTAL GFA		RESIDENTIAL GFA		NON-RES GFA		UNIT							TOTAL ROOF AREA		PRIV TERRACE		OUTDR AMNT		APPL ROOF		GREEN ROOF		FLR LVL
		m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	ST	1BD	1BD+D	2BD	3BD	TOTAL	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf		
PODIUM	1	703.5	7,572	105.8	1,139	-	-	597.6	6,433	282.6	3,042	315.0	3,391	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	2	685.2	7,376	124.3	1,338	-	-	560.9	6,038	210.9	2,271	350.0	3,767	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	
	3	471.0	5,070	395.0	4,251	345.4	3,718	76.1	819	76.1	819	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
	Amnt Mezz	406.3	4,373	241.8	2,603	295.4	3,180	164.5	1,771	164.5	1,771	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
TOWER	4	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	4
	5	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	5
	6	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	6
	7	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	7
	8	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	8
	9	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	9
	10	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	10
	11	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	11
	12	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	12
	13	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	13
	14	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	14
	15	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	15
	16	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	16
	17	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	17
	18	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	18
	19	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	19
	20	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	20
	21	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	21
	22	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	22
	23	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	23
	24	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	24
	25	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	2	4	2	2	1	11	-	-	-	-	-	-	-	-	-	-	-	25
	26	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	1	3	2	2	2	10	-	-	-	-	-	-	-	-	-	-	-	26
	27	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	1	3	2	2	2	10	-	-	-	-	-	-	-	-	-	-	-	27
	28	670.0	7,212	43.2	465	-	-	626.8	6,747	626.8	6,747	-	-	1	3	2	2	2	10	-	-	-	-	-	-	-	-	-	-	-	28
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TOTAL	17,352.9	186,785
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- GFA deductions include parking, loading and bicycle parking, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below grade, shower and change facilities as required for bicycle parking, amenity space, elevator shafts, garbage shafts, mechanical penthouse, and exit stairwells as per the City of Toronto by-law 569-2013.

DENSITY	
GFA	17,352.9 m²
TOTAL SITE	1,296.5 m²
1117 QUEEN STREET WEST	
FSI	13.4

BICYCLE STORAGE	(TGS Tier 1)
Residential Long Term Required	245
Residential Short Term Required	55
Non-Res Long Term Required	-
Non-Res Short Term Required	-
TOTAL REQUIRED	300
Residential Long Term Provided	245
Residential Short Term Provided	55
Non Res. Long Term Provided	2
Non Res. Short Term Provided	7
TOTAL PROVIDED	309

GARBAGE & RECYCLING	m²
Garbage Room Required	25.0
First 50 Units	25m²
Remaining Units	13m² / additional 50 Units
Bulk Storage Required	10.0
TOTAL REQUIRED	92.7
Garbage Room Provided	82.7
Bulk Storage Provided	10.0
TOTAL PROVIDED	92.7
STAGING AREA	
Staging Area Req.	5m²/additional 50 Units
Staging Area Prov.	27.2

GREEN ROOF	m²
Gross floor area	20,200.5
(as defined by Green roof bylaw)	
Total Roof Area	893.3
Exempt Roof Area:	
Private Terrace	-
Outdoor Amenity	169.1
Roof of Tower <750sqm	405.6
Total Exempt Roof Area	574.7
Applicable Roof Area	318.6
GREEN ROOF REQ. (60%)	191.2
GREEN ROOF PROVIDED	208.7

AMENITY AREA	m²	Ratio
Indoor Amenity Required	544.0	2.0m² / U
Outdoor Amenity Required	544.0	2.0m² / U
TOTAL REQUIRED	1,088.0	4.0m² / U
Indoor Amenity Provided	655.9	2.4
Outdoor Amenity Provided	169.1	0.6
TOTAL PROVIDED	825.0	3.0

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