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Revision	Date
1 ISSUED FOR OPA/ZBA	2023-09-15
2 REVISED PROPOSAL FOR OLT	2025-01-31
3 REVISED PROPOSAL FOR OLT	2025-05-15

NOT FOR
CONSTRUCTION

1117 QUEEN STREET WEST
REVISED PROPOSAL FOR OLT SUBMISSION - 2025-05-15



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1117 QUEEN STREET WEST

TORONTO, ON

SHEET TITLE

COVER PAGE

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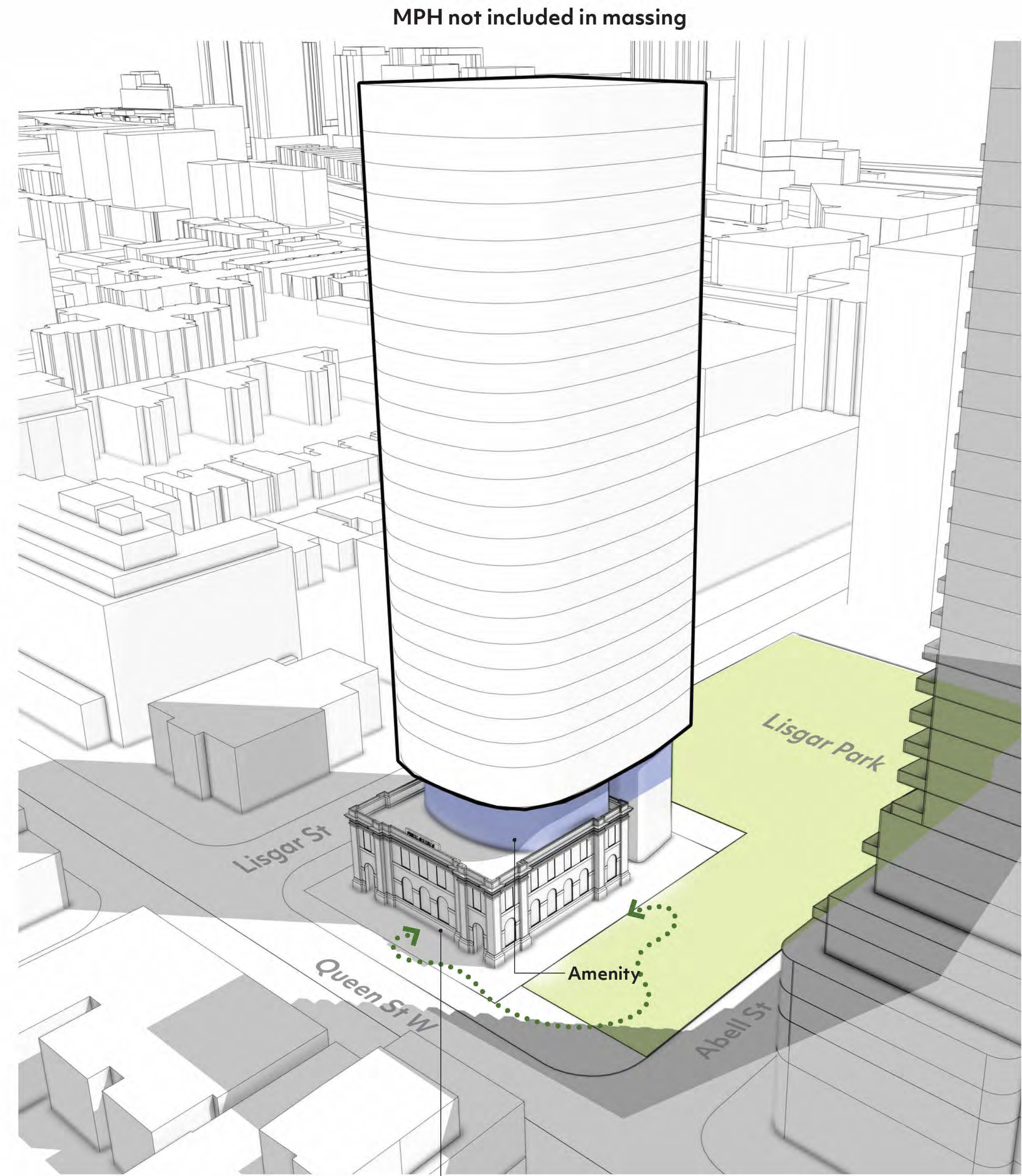
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27 STOREYS SCHEME

REVISED PROPOSAL 4M SETBACK
(AVERAGE SETBACK 7.3M)
750 SM FLOOR PLATE
27 STOREYS

SITE STATISTICS

	OPA / ZBA SUBMISSION	REVISED PROPOSAL (750 SM SCHEME)	
SITE AREA	± 1,296.5 m²	± 1,296.5 m²	Excl. Laneway
FSI	± 13.41	± 14.36	
TOTAL	± 17,384 m²	± 18,615 m²	± 200,372 ft²
TOWER PLATE	± 691 m²	± 750 m²	± 8,073 ft²
GFA (RES)	± 16,465 m²	± 17,683 m²	± 190,341 ft²
	NON-RESIDENTIAL	NON-RESIDENTIAL	
GFA (NON-RES)	± 919 m²	± 932 m²	± 10,031 ft²
P1 - Underground	± 261 m²	± 267 m²	± 2,873 ft²
Ground Floor	± 274 m²	± 315 m²	± 3,391 ft²
2nd Floor	± 384 m²	± 350 m²	± 3,767 ft²
# of Storeys	29	27	Storeys
Total Units	272	± 261	Units
Studio	73	0	0.0%
1 Bedroom	121	186	71.3%
2 Bedroom	50	48	18.4%
3 Bedroom	28	27	10.3%



Lower ground floor slab to grade level
Improve Connectivity and Accessibility

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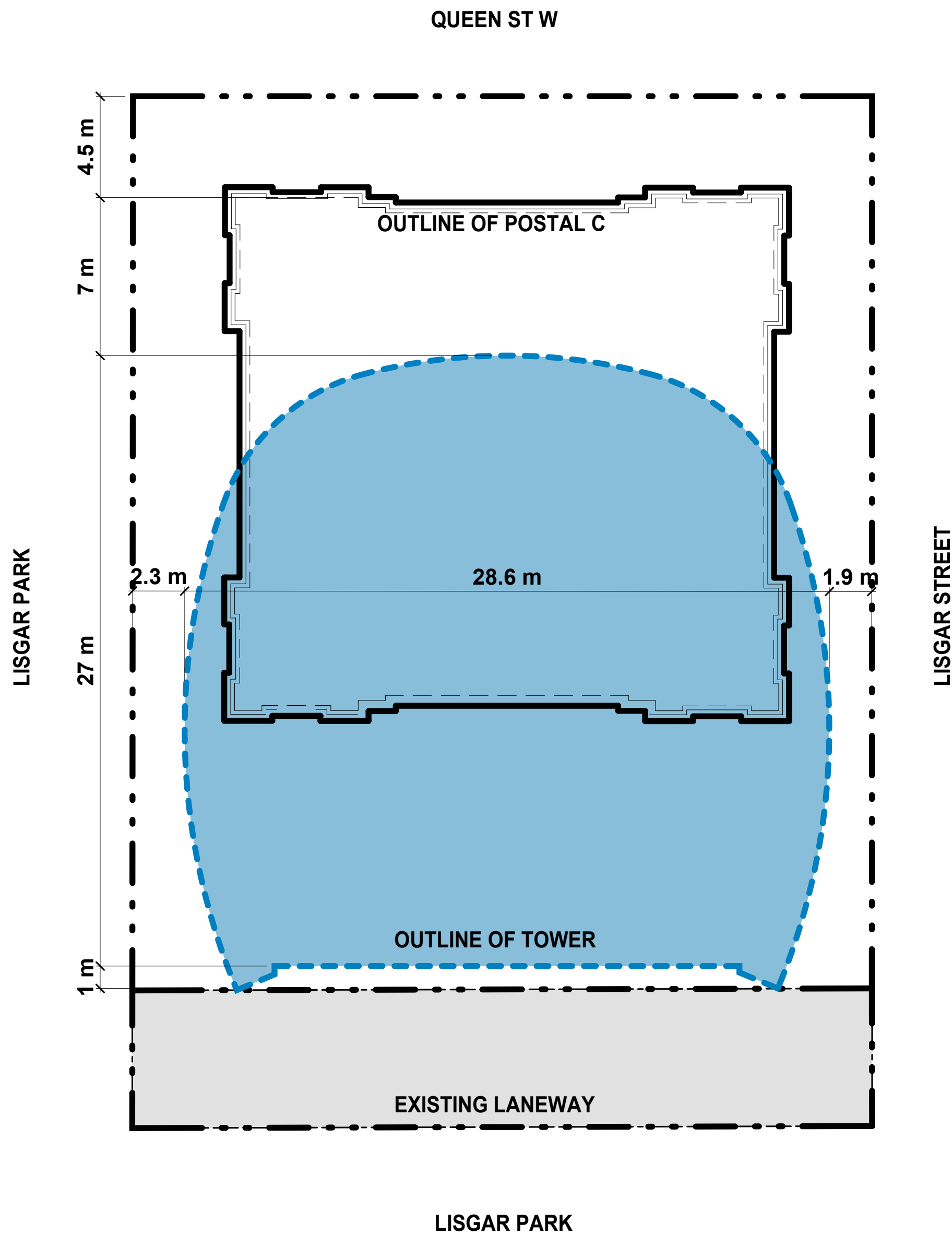
STATISTICS SUMMARY

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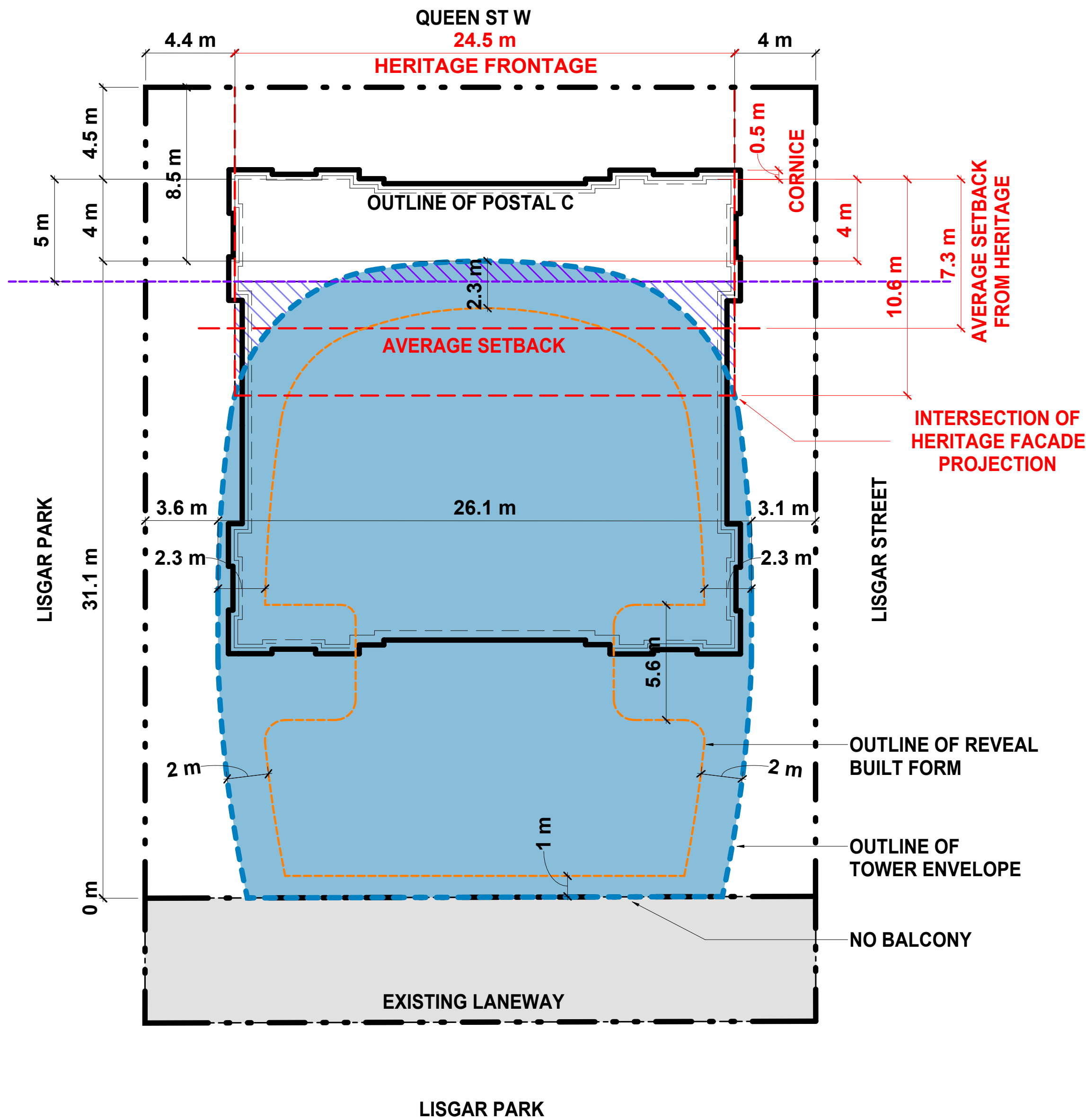
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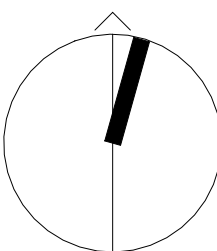
OPA/ZBA SUBMISSION

TOWER PLATE	691 SM
SETBACK FROM NORTH EDGE OF POSTAL STATION	7 M
SITE AREA (EXCLUDING LANEWAY)	1,296.5 SM



REVISED PROPOSAL 4M SETBACK
(AVERAGE SETBACK 7.3M)
(750 SM FLOOR PLATE)

TOWER PLATE	± 750 SM
SETBACK FROM NORTH EDGE OF POSTAL STATION	4 M
AVERAGE SETBACK	7.3 M
SITE AREA (EXCLUDING LANEWAY)	1,296.5 SM



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TORONTO, ON

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TOWER LOCATION DIAGRAMS

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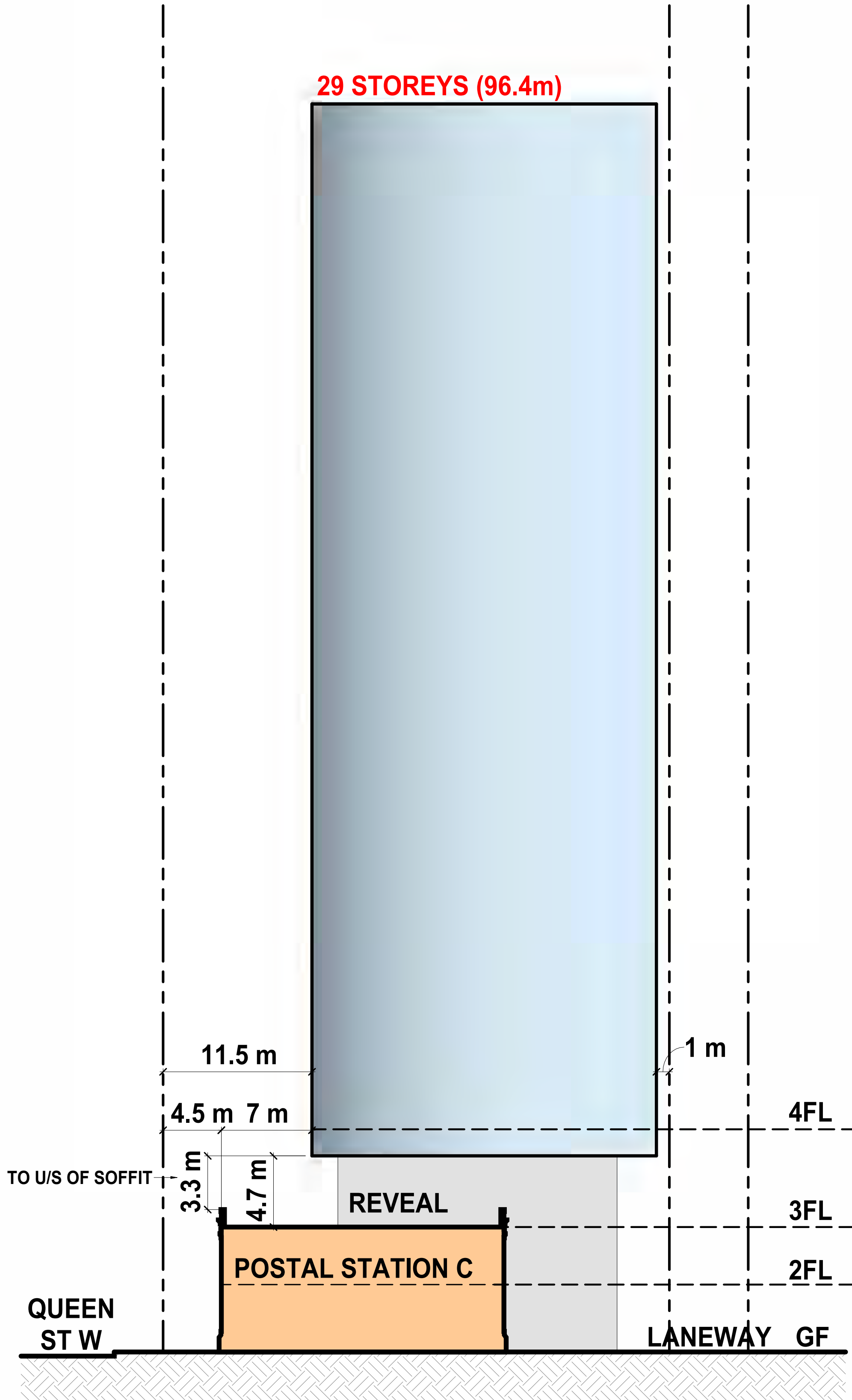
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TOWER DIAGRAMS

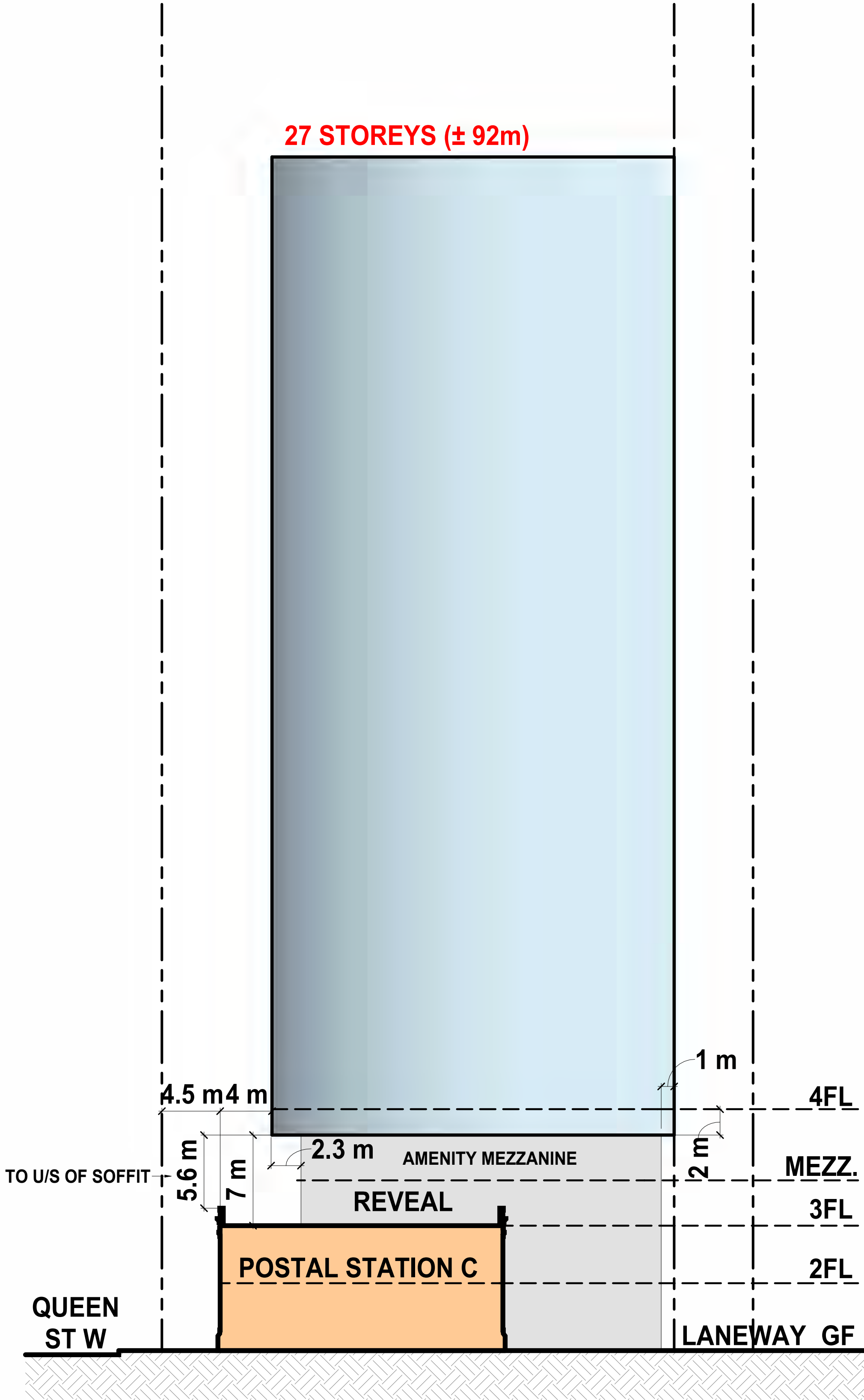
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OPA/ZBA SUBMISSION
691 SM TOWER FLOOR PLATE
29 STOREYS

MPH NOT INCLUDED IN HEIGHT



REVISED PROPOSAL 4M SETBACK
(AVERAGE SETBACK 7.3M)
750 SM FLOOR PLATE
27 STOREYS

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REVISED PROPOSAL 27 ST - STREET VIEW - LOOKING WEST



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REVISED PROPOSAL 27 ST - STREET VIEW - LOOKING EAST



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REVISED PROPOSAL 27 ST - STREET VIEW - LOOKING EAST



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REVISED PROPOSAL 27 ST - STREET VIEW - Tower Reveal

1117 QUEEN ST W
REVISED PROPOSAL

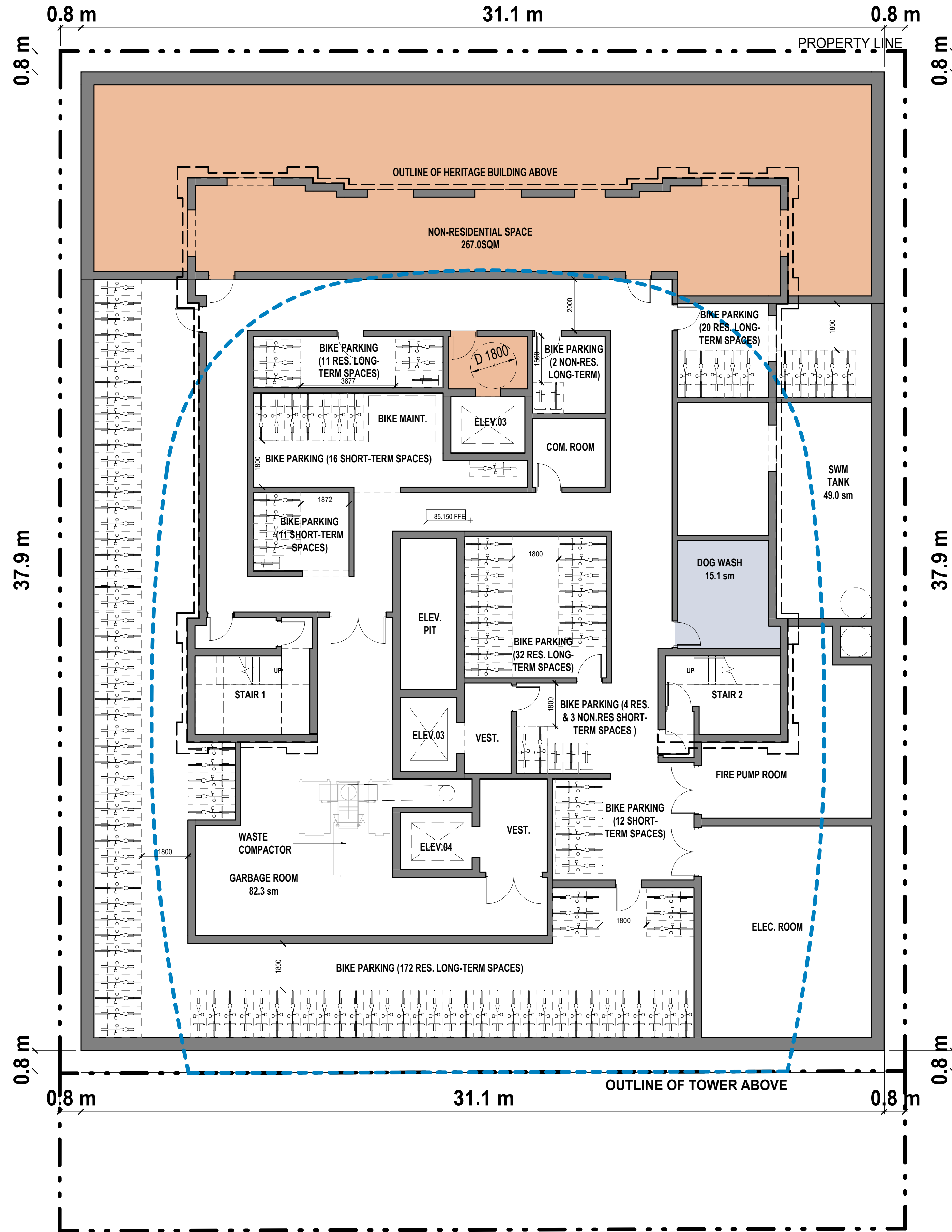
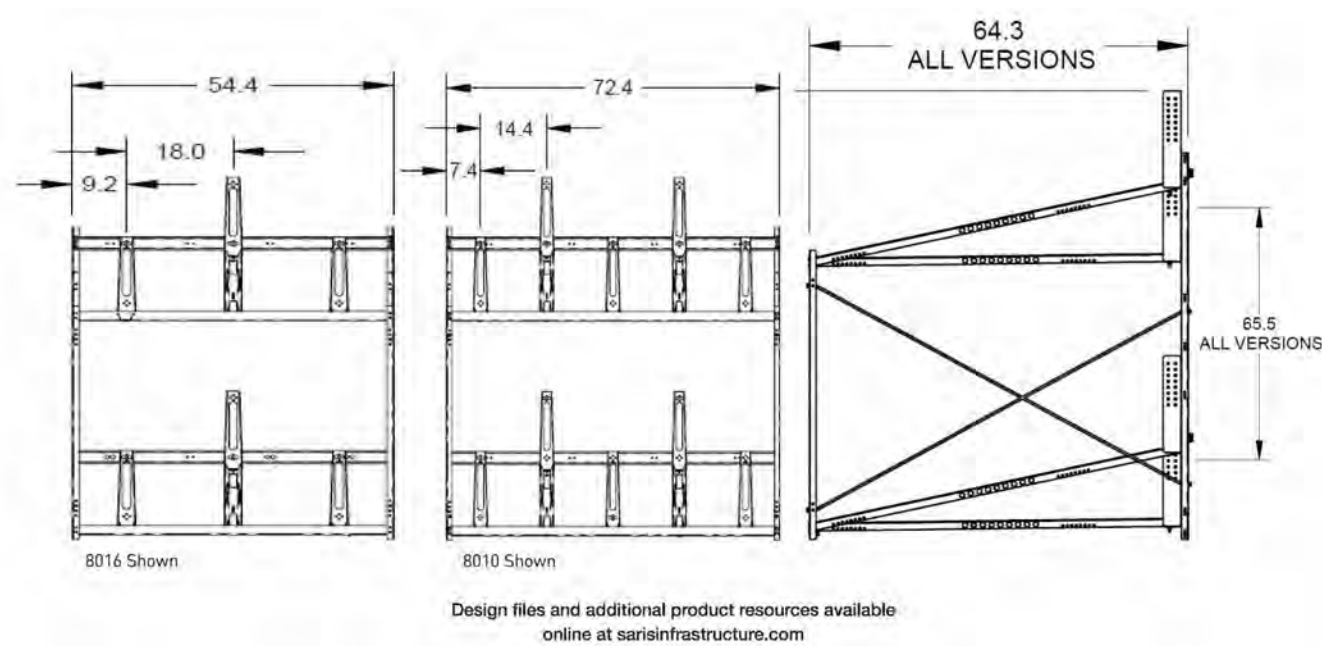


Stretch Rack

Recommended Setbacks

Dimensions				
Model #	# Bikes	Bike Spacing	Ceiling Height Min.	Foot Print
Non-Locking				
8016	6	18"	96"	54" x 63"
8018	8	13.5"	96"	54" x 63"
8080	8	18"	96"	72" x 63"
8010	10	14.4"	96"	72" x 63"
Locking				
8116	6	18"	96"	54" x 63"
8118	8	13.5"	96"	54" x 63"
8180	8	18"	96"	72" x 63"
8110	10	14.4"	96"	72" x 63"

4' minimum, 6' recommended clearance in front of rack for loading and unloading bikes



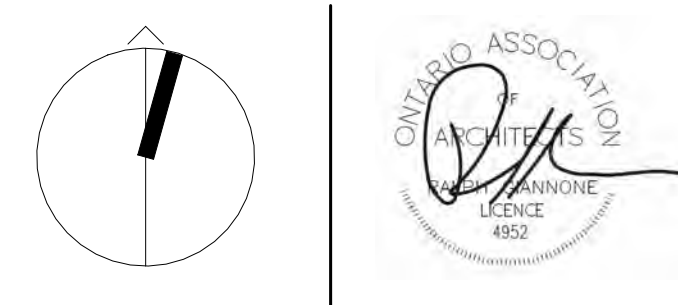
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- NON-RESIDENTIAL SPACE
- SHARED NON-RES. + RESIDENTIAL SPACE
- INDOOR AMENITY
- OUTDOOR AMENITY
- 1B-1B+D
- 2B
- 3B
- EXTENT OF U/G LEVEL
- EXTENT OF TOWER
- EXTENT OF PODIUM BUILDING



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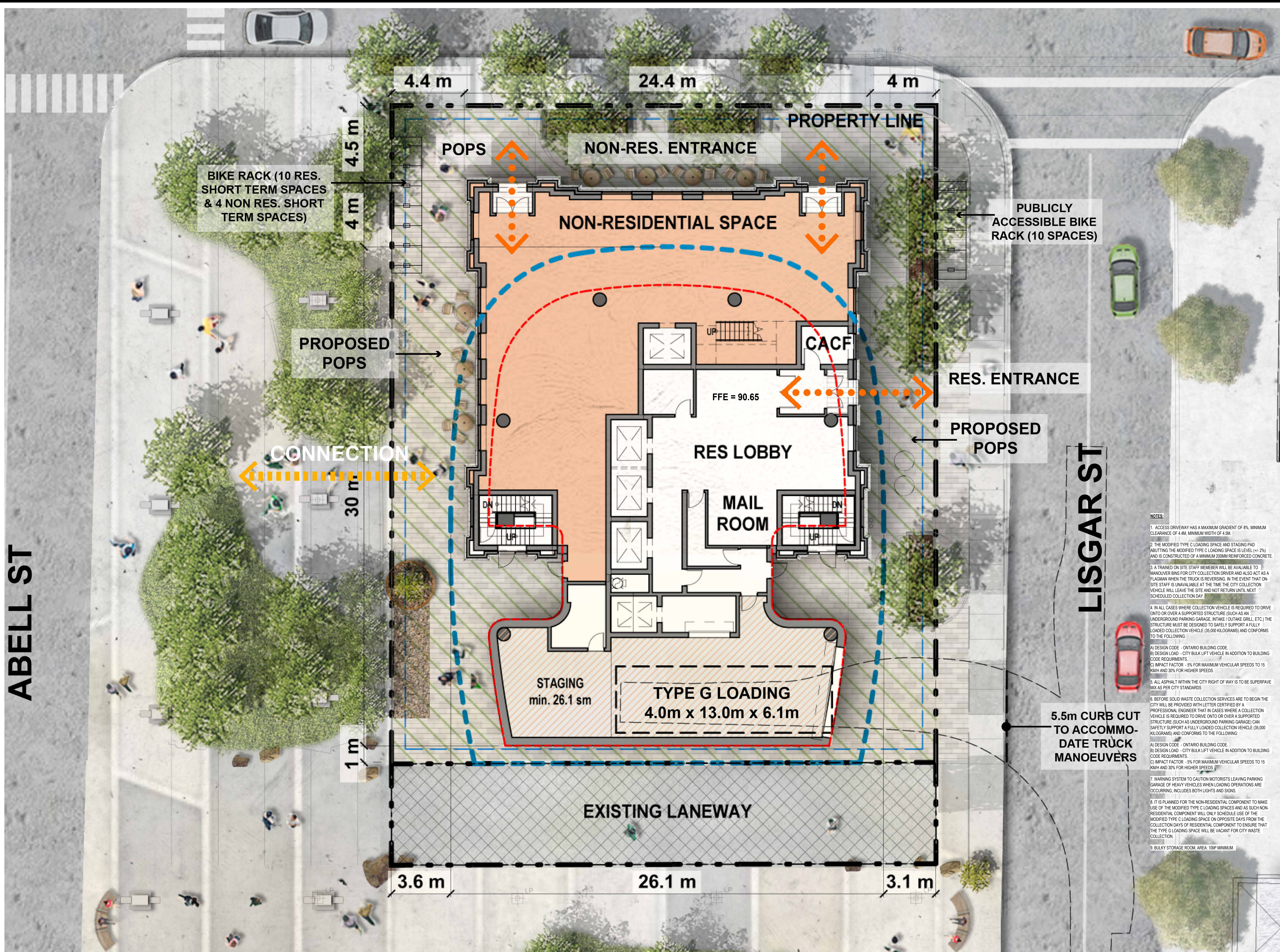
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UNDERGROUND LEVEL

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- 2B
- 3B
- EXTENT OF U/G LEVEL
- EXTENT OF TOWER
- EXTENT OF PODIUM BUILDING

NOTES:

- ACCESS DRIVEWAY HAS A MAXIMUM GRADIENT OF 8%, MINIMUM CLEARANCE OF 4.0M, MINIMUM WIDTH OF 4.0M.
- THE MODIFIED TYPE C LOADING SPACE AND STAGING PAD ADJUTING THE MODIFIED TYPE C LOADING SPACE IS LEVEL (+/- 2%) AND IS CONSTRUCTED OF A MINIMUM 200MM REINFORCED CONCRETE.
- A TRAINED ON SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE 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 - 2% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H 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 - 2% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H 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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SITE PLAN / GROUND FLOOR
PLAN

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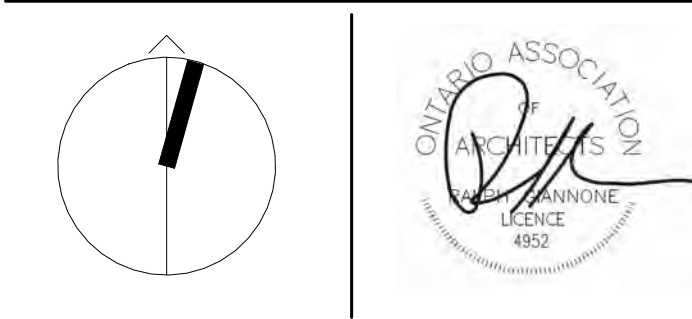
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- 2B
- 3B
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- EXTENT OF PODIUM BUILDING



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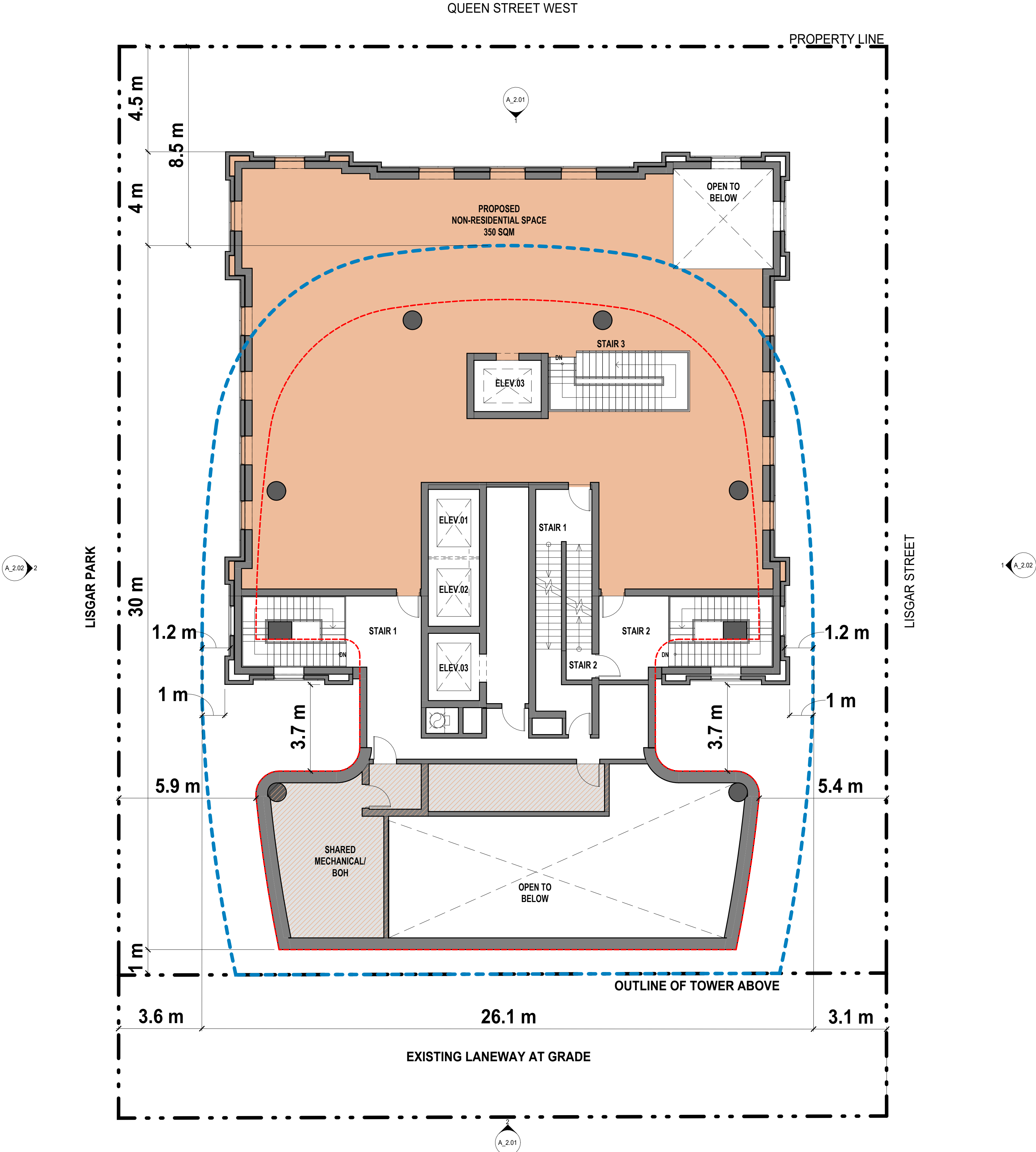
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2ND LEVEL -
NON-RESINDENTIAL

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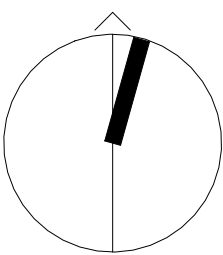
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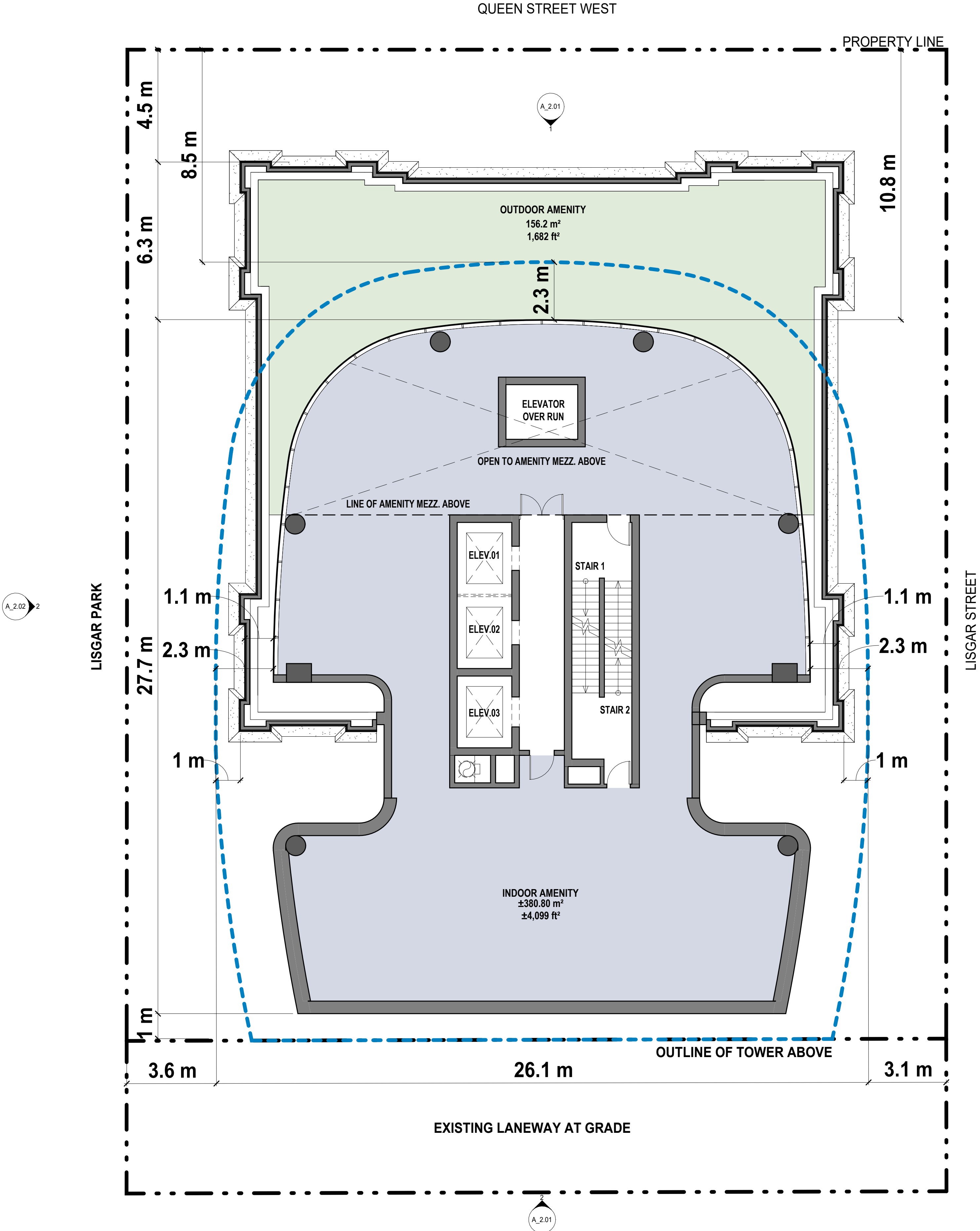
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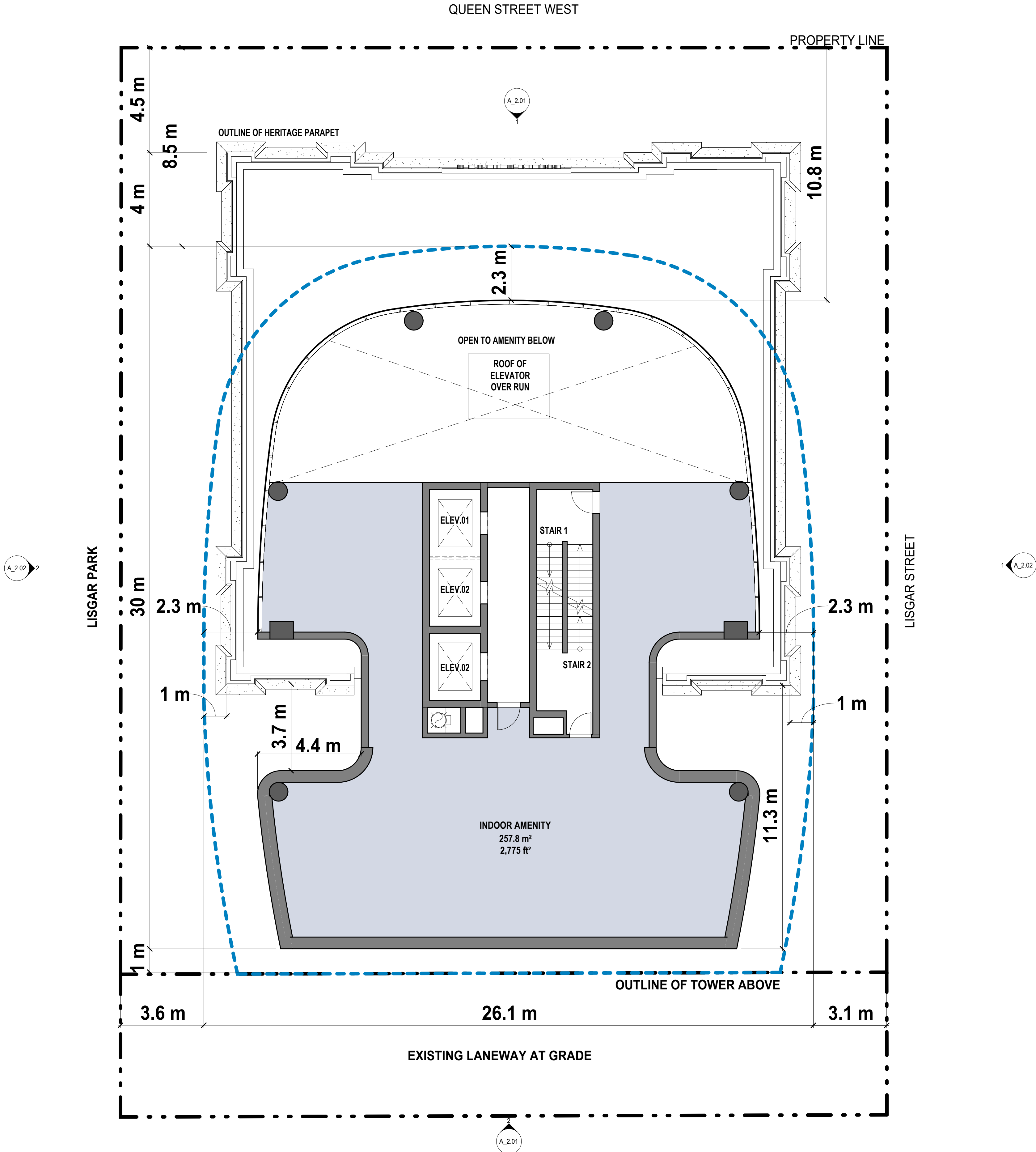
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AMENITY LEVEL (ROOF OF
HERITAGE BUILDING)

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1 Level 3- MEZZ.
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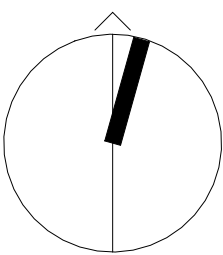
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AMENITY MEZZANINE

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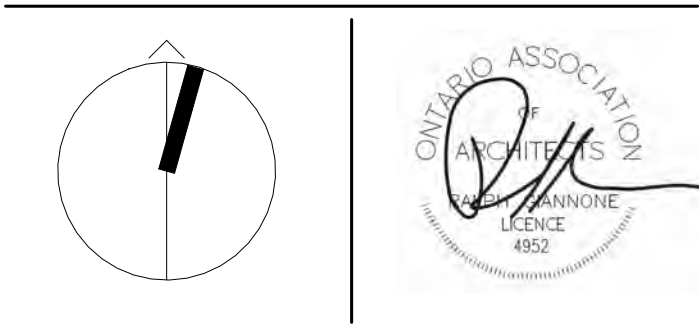
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TYPICAL TOWER FLOOR PLAN
LEVEL 4-24

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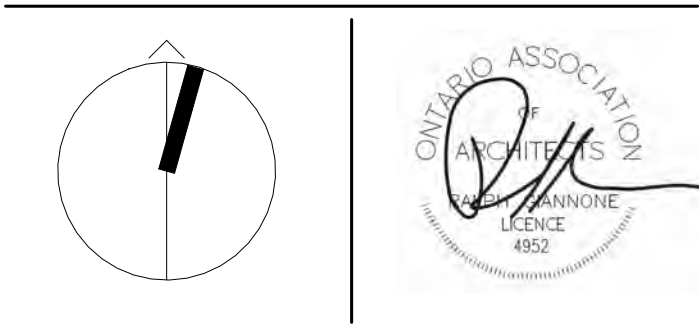
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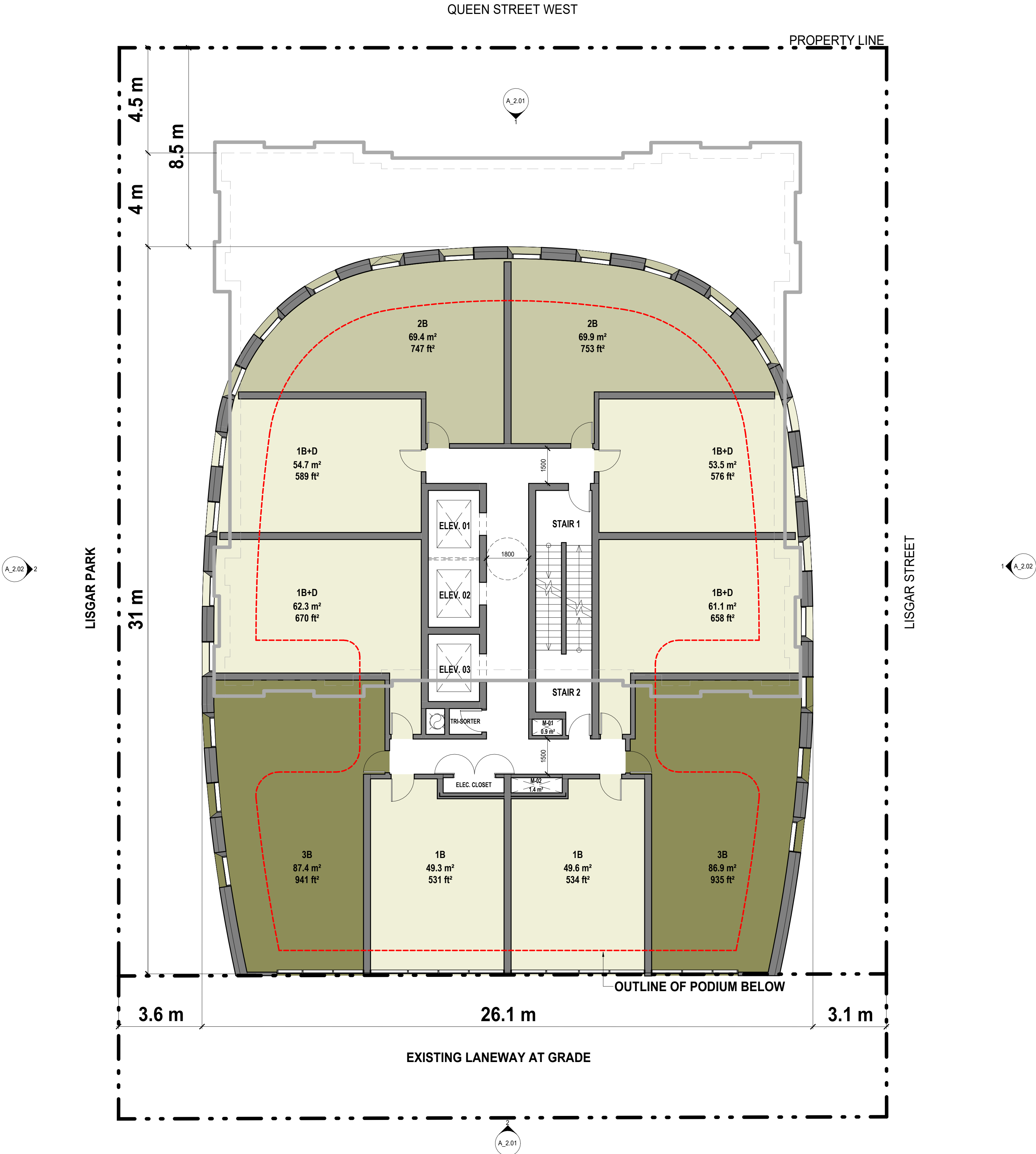
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TORONTO, ON
SHEET TITLE

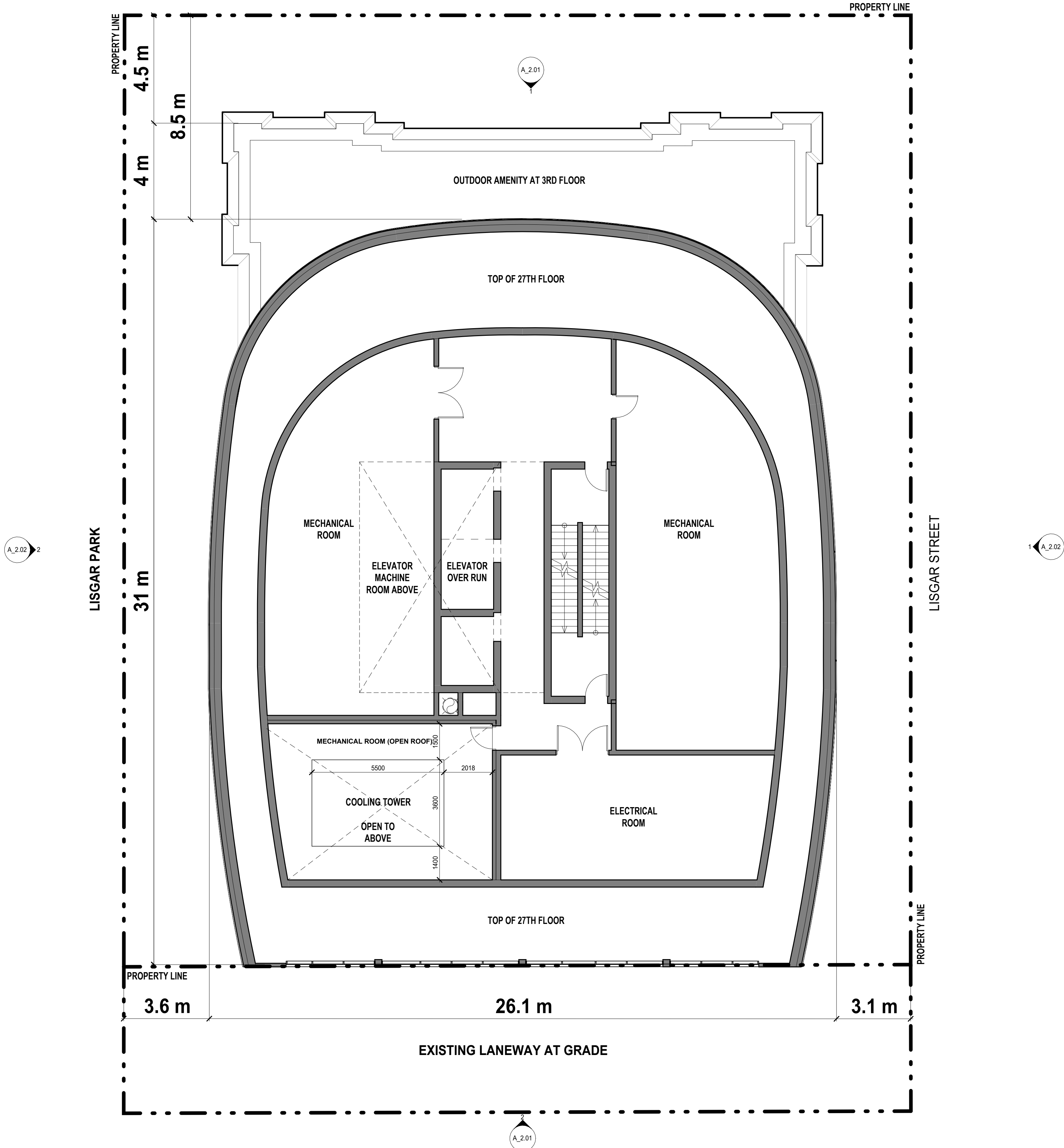
TYPICAL TOWER FLOOR PLAN
LEVEL 25-27

DRAWN BY:
CHECKED BY:
PROJECT START DATE: 08/24/23
PROJECT NO.: 22110
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A_1.08



QUEEN STREET WEST

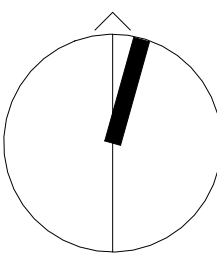


1 MPH FLOOR PLAN
A_1.09 1:100

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Revision	Date
1 ISSUED FOR OPA/ZBA	2023-09-15
2 REVISED PROPOSAL FOR OLT	2025-01-31
3 REVISED PROPOSAL FOR OLT	2025-05-15

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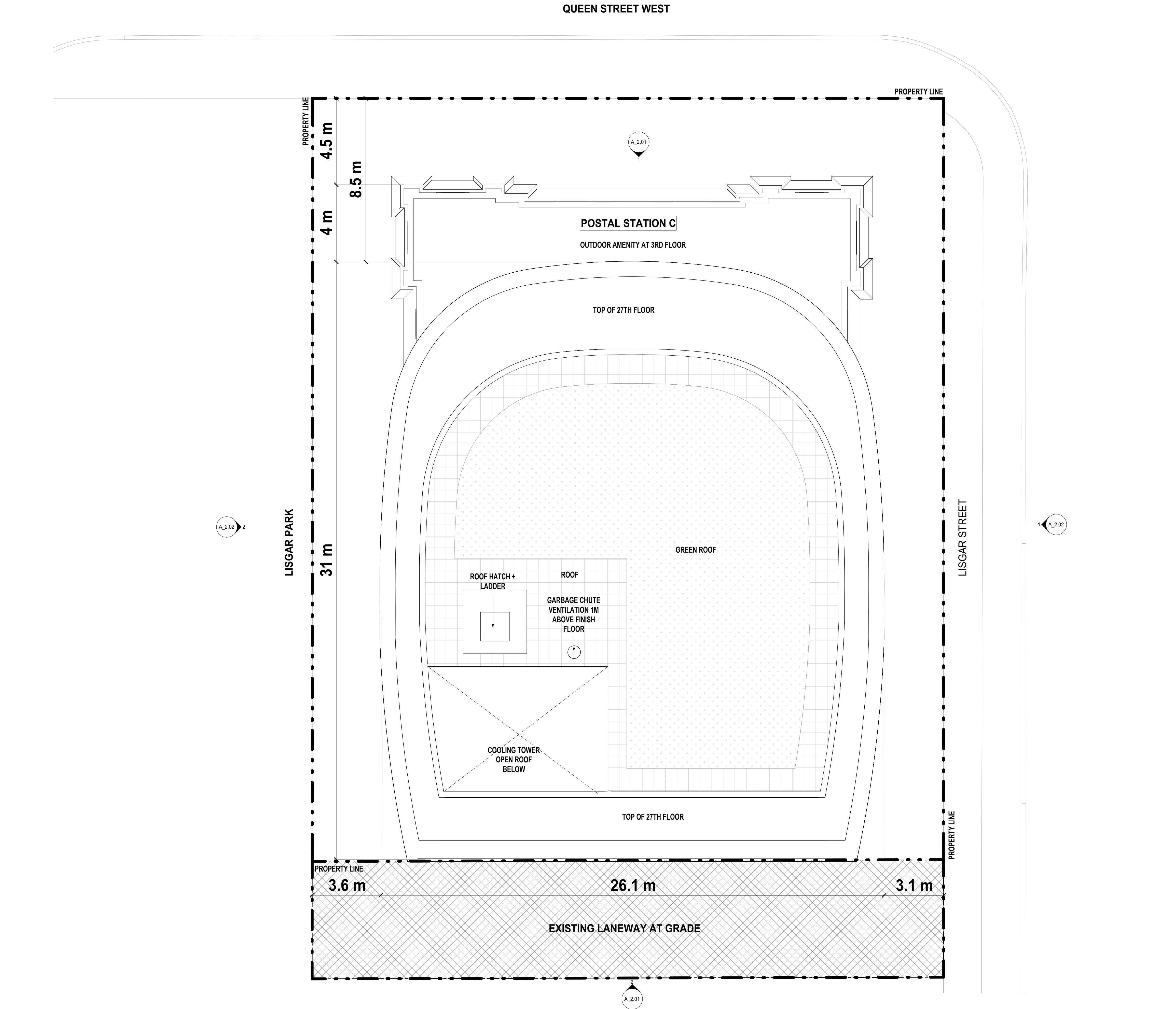
TORONTO, ON

SHEET TITLE

MPH

DRAWN BY: _____
CHECKED BY: _____
PROJECT START DATE: 08/24/23
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SHEET NUMBER

A_1.09

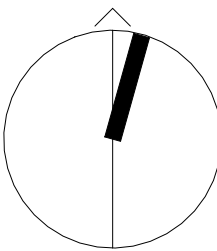


1 ROOF PLAN
A_1.10 1:100

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ROOF PLAN

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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



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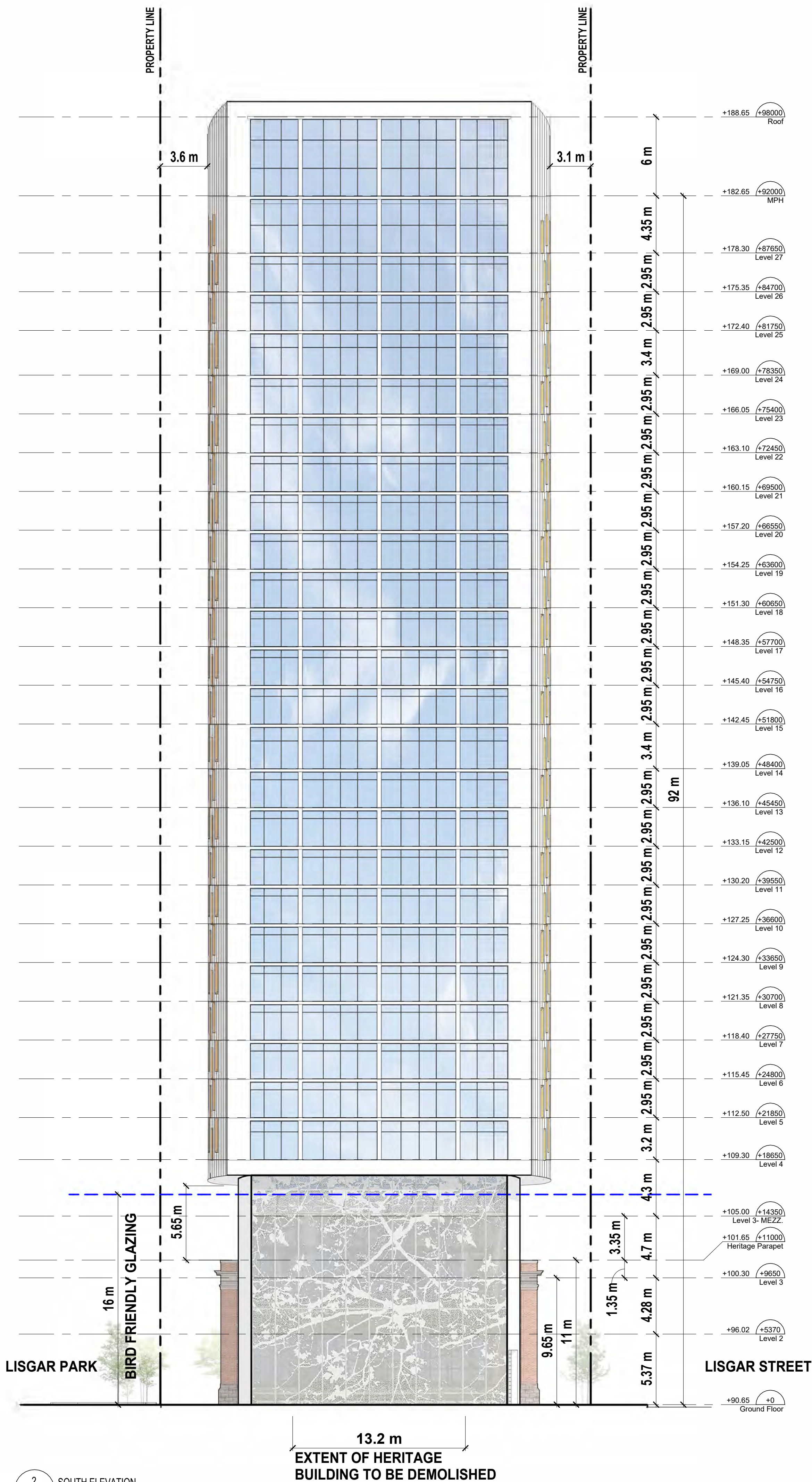
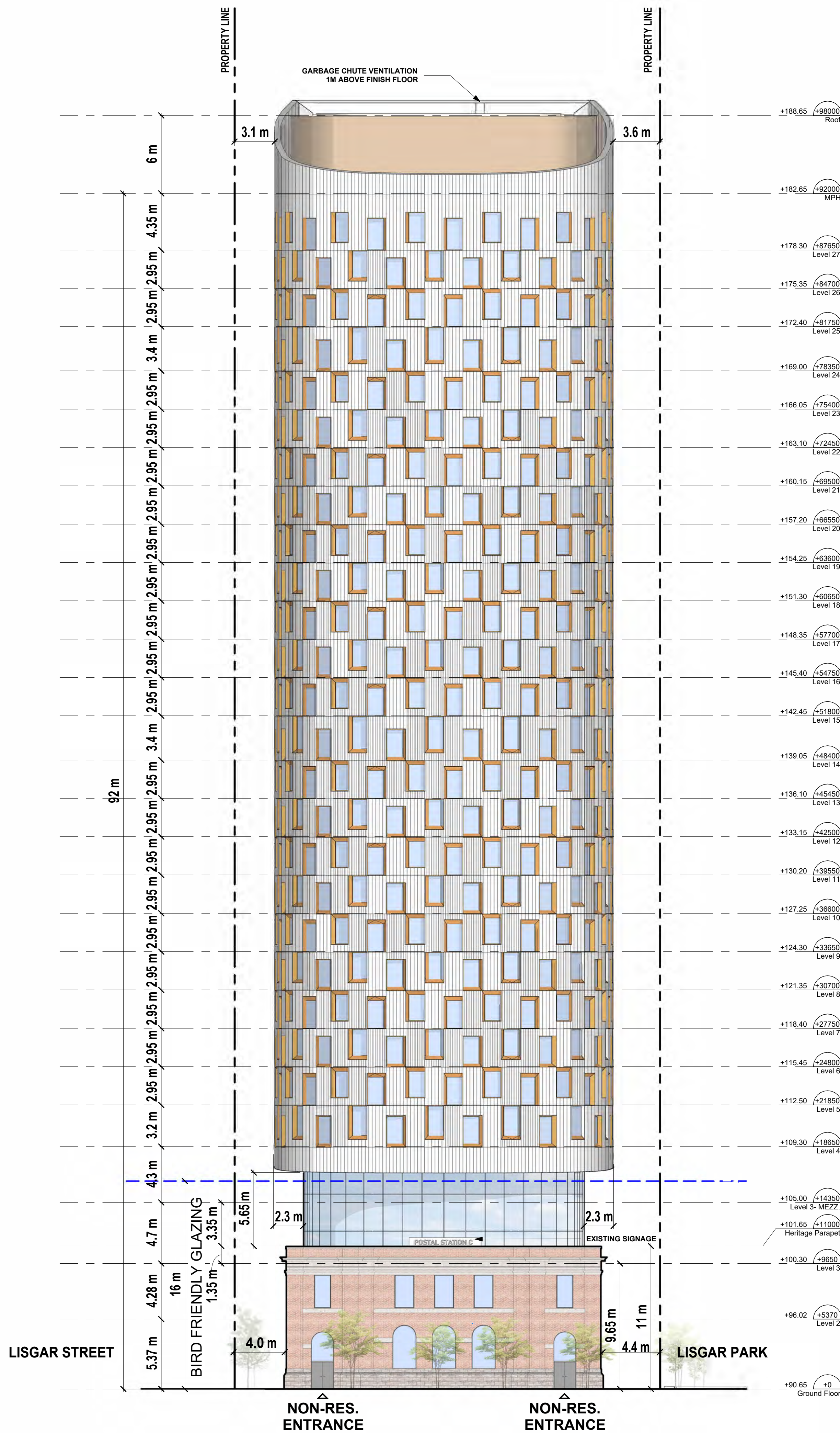
SHEET TITLE

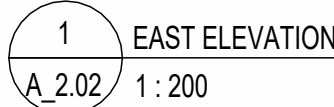
**NORTH AND SOUTH
ELEVATIONS**

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

A_2.01

PLOT DATE: 2025-05-15 2:44:25 PM





2 WEST ELEVATION
A_2.02 1 : 200

PLOT DATE: 2025-05-15 2:44:27 PM

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APPENDICES

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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						
		m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	ST	1BD	1BD+D	2BD	3BD	TOTAL	
PODIUM	1	710.7	7,649	111.9	1,204	-	-	598.8	6,445	283.8	3,055	315.0	3,391	-	-	-	-	-	-	
	2	618.4	6,657	121.6	1,309	-	-	496.8	5,348	146.8	1,580	350.0	3,767	-	-	-	-	-	-	
	3	510.4	5,494	430.4	4,632	380.8	4,099	80.1	862	80.1	862	-	-	-	-	-	-	-	-	
TOWER	Amnt Mezz	376.9	4,057	184.4	1,985	257.8	2,775	192.5	2,072	192.5	2,072	-	-	-	-	-	-	-	-	
	4	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	5	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	6	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	7	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	8	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	9	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	10	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	11	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	12	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	13	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	14	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	15	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	16	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	17	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	18	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	19	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	20	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	21	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	22	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	23	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	24	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	4	4	2	1	11	
	25	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	2	4	2	2	10	
	26	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	2	4	2	2	10	
	27	750.0	8,073	43.2	465	-	-	706.8	7,608	706.8	7,608	-	-	-	2	4	2	2	10	
	MECH ROOF	410.0	4,413	410.0	4,413	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	ABV GR	20,626.4	222,021	2,294.8	24,701	638.6	6,874	18,331.6	197,320	17,666.6	190,162	665.0	7,158	-	90	96	48	27	261	
	U/G	1,181.2	12,714	882.5	9,499	15.1	163	283.6	3,052	16.6	179	267.0	2,873	-	-	-	-	-	-	
	BLW GR	1,181.2	12,714	882.5	9,499	15.1	163	283.6	3,052	16.6	179	267.0	2,873	-	-	-	-	-	-	
	SUBTOTAL	21,807.5	234,734	3,177.3	34,200	653.7	7,036	18,615.2	200,372	17,683.2	190,341	932.0	10,031	-	90	96	48	27	261	

TOTAL	18,615.2	200,372
-------	----------	---------

- 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	18,615.2 m²
TOTAL SITE	1,296.5 m²
1117 QUEEN STREET WEST	
FSI	14.36

AMENITY AREA	m²	Ratio
Indoor Amenity Required	522.0	2.0m² / U
Outdoor Amenity Required	522.0	2.0m² / U
TOTAL REQUIRED	1,044.0	4.0m² / U
Indoor Amenity Provided	653.7	2.5
Outdoor Amenity Provided	156.2	0.6
TOTAL PROVIDED	809.9	3.1

BICYCLE STORAGE	(TGS Tier 1)
Residential Long Term Required	235
Residential Short Term Required	53
Non-Res Long Term Required	-
Non-Res Short Term Required	-
TOTAL REQUIRED	288
Residential Long Term Provided	235
Residential Short Term Provided	53
Non Res. Long Term Provided	2
Non Res. Short Term Provided	7
TOTAL PROVIDED	297

GARBAGE & RECYCLING	m²
Garbage Room Required	
First 50 Units	25m²
Remaining Units	13m² / additional 50 Units
Bulk Storage Required	10m²
TOTAL REQUIRED	89.9
Garbage Room Provided	82.7
Bulk Storage Provided	10.0
TOTAL PROVIDED	92.7
STAGING AREA	m²
Staging Area Req.	5m²/additional 50 Units
Staging Area Prov.	26.1



Statistics Template – Toronto Green Standard Version 4.0

Mid to High Rise Residential and
all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	18,615.2 m²
Breakdown of project components (m²):	
Residential	17,683.2 m²
Retail	
Commercial	
Industrial	
Institutional/Other Community	932 m²
Total number of residential units	261

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces			
Number of EV Parking Spaces (Residential)			
Number of EV Parking Spaces (non-residential)			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	235	235	100%
Number of long-term bicycle parking located on:			
a) first storey of building		10	5%
b) second storey of building			
c) first level below-ground		225	95%
d) second level below-ground			
e) other levels below-ground			



Statistics Template – Toronto Green Standard Version 4.0

Mid to High Rise Residential and
all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	53	53	100%
Number of shower and change facilities (non-residential)	n/a		

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m2 x 30 m³)	240m3	122.7m3	51%
Soil volume provided within the site area (m³)		122.7m3	
Soil Volume provided within the public boulevard (m³)		unknown	

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