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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

REVISED PROPOSAL 27 ST - STREET VIEW - LOOKING WEST



NOT FOR
CONSTRUCTION



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1117 QUEEN STREET WEST

TORONTO, ON

SHEET TITLE

STREET VIEWS

DRAWN BY: _____
CHECKED BY: _____
PROJECT START DATE: _____
PROJECT NO.: 22110
SHEET NUMBER

A_0.05

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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REVISED PROPOSAL 27 ST - STREET VIEW - LOOKING WEST



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1117 QUEEN STREET WEST

TORONTO, ON

SHEET TITLE

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A_0.06

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1 ISSUED FOR OPA/ZBA	2023-09-15
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1117 QUEEN STREET WEST

TORONTO, ON

SHEET TITLE

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DRAWN BY: _____
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PROJECT START DATE: _____
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A_0.07

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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REVISED PROPOSAL 27 ST - STREET VIEW - LOOKING EAST



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1117 QUEEN STREET WEST

TORONTO, ON

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DRAWN BY: _____
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PROJECT START DATE: _____
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A_0.08

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1 ISSUED FOR OPA/ZBA	2023-09-15
2 REVISED PROPOSAL FOR OLT	2025-01-31
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REVISED PROPOSAL 27 ST - STREET VIEW - Tower Reveal



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1117 QUEEN STREET WEST

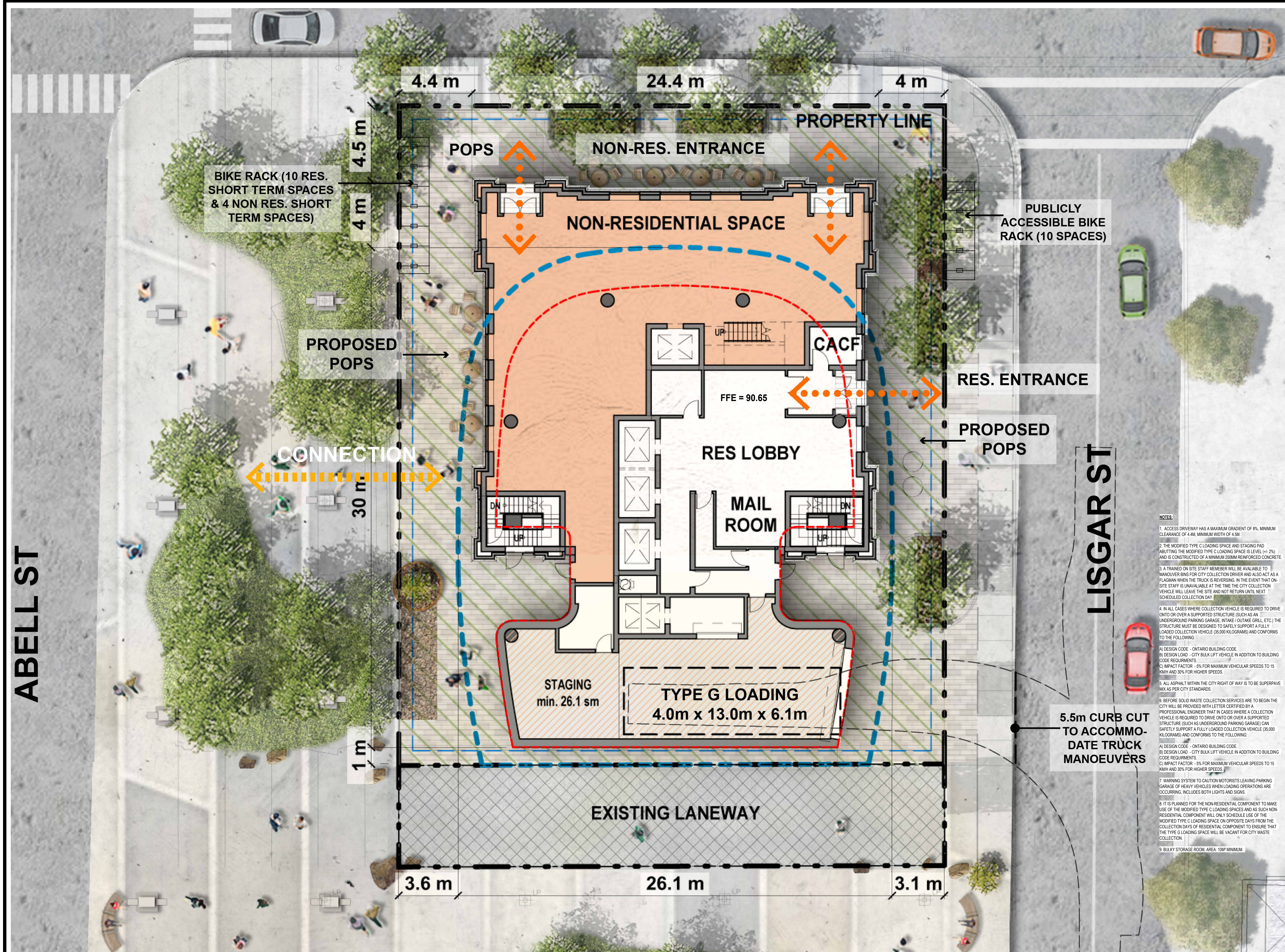
TORONTO, ON

SHEET TITLE

STREET VIEWS

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PROJECT START DATE: _____
PROJECT NO.: 22110
SHEET NUMBER

A_0.09



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3 REVISED PROPOSAL FOR OLT	2025-05-15

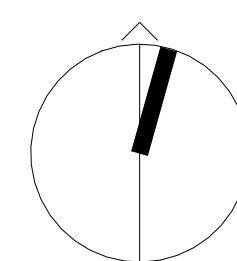
**NOT FOR
CONSTRUCTION**

LEGEND

-  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

NOTES

- ACCESS DRIVEWAYS HAVE A MAXIMUM GRADIENT OF 8% MINIMUM CLEARANCE OF 4.4M MINIMUM WIDTH OF 4.5M.
2. THE MODIFIED TYPE C LOADING SPACE AND STAGING PAD ABUTTING THE MODIFIED TYPE C LOADING SPACE IS LEVEL (+/- 2%) AND IS CONSTRUCTED OF A MINIMUM 200MM REINFORCED CONCRETE.
3. A TRAINED ON SITE STAFF MEMBER WILL BE AVAILABLE TO MANIOUVER BUSES 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 LEAVE THE SITE AND NOT RETURN UNTIL NEXT SCHEDULED COLLECTION DAY.
4. 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 VEHICLE SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
5. ALL ASPHALT WITHIN THE CITY RIGHT OF WAY IS TO BE SUPERPAVE MIX AS PER CITY STANDARDS
6. BEFORE SOLD VEHICLE COLLECTION SERVICES ARE TO BEGIN THE CITY WILL BE PROVIDED WITH LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN CASES WHERE A COLLECTION SPACE IS EITHER UNDER 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 VEHICLE SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
7. WARNING SYSTEM TO CAUTION MOTORISTS LEAVING PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. INCLUDES BOTH LIGHTS AND SIGNS.
8. 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 CITY COLLECTION COMPONENT TO ENSURE THAT THE TYPE C LOADING SPACE WILL BE VACANT FOR CITY COLLECTION DAY.
9. BULKY STORAGE ROOM AREA - 10M MINIMUM



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1117 QUEEN STREET WEST

TORONTO, ON

SHEET TITLE

SITE PLAN / GROUND FLOOR
PLAN

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

A_1.03

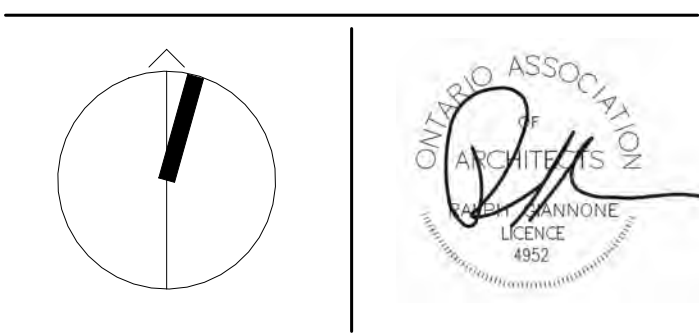
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NOT FOR
CONSTRUCTION

LEGEND

- 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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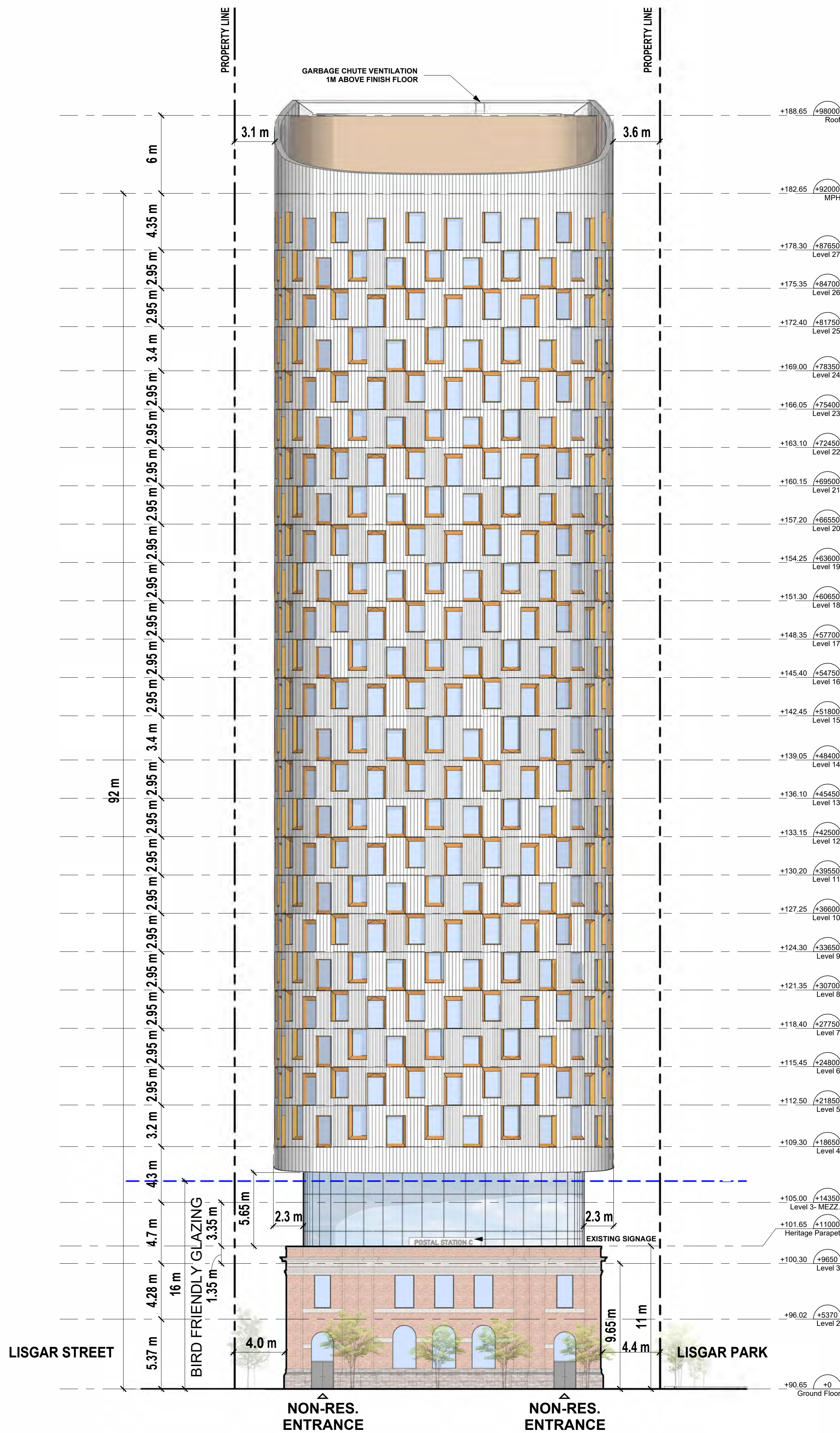
TORONTO, ON

TYPICAL TOWER FLOOR PLAN
LEVEL 4-24

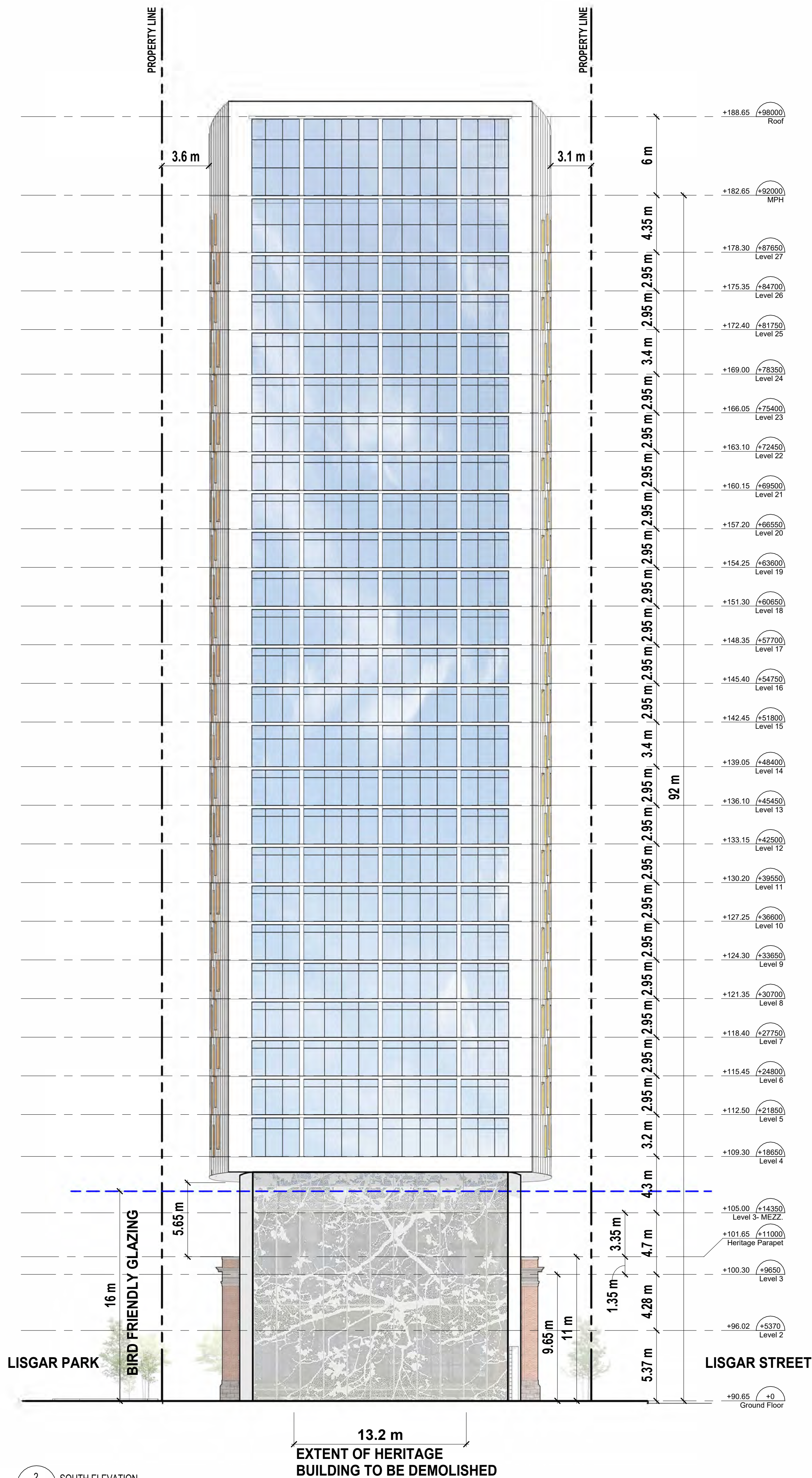
DRAWN BY:
CHECKED BY:
PROJECT START DATE: 08/24/23
PROJECT NO.: 22110
SHEET NUMBER

A_1.07





1 NORTH ELEVATION
A_2.01 1:200



2 SOUTH ELEVATION
A_2.01 1:200

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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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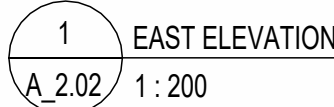
TORONTO, ON

SHEET TITLE

**NORTH AND SOUTH
ELEVATIONS**

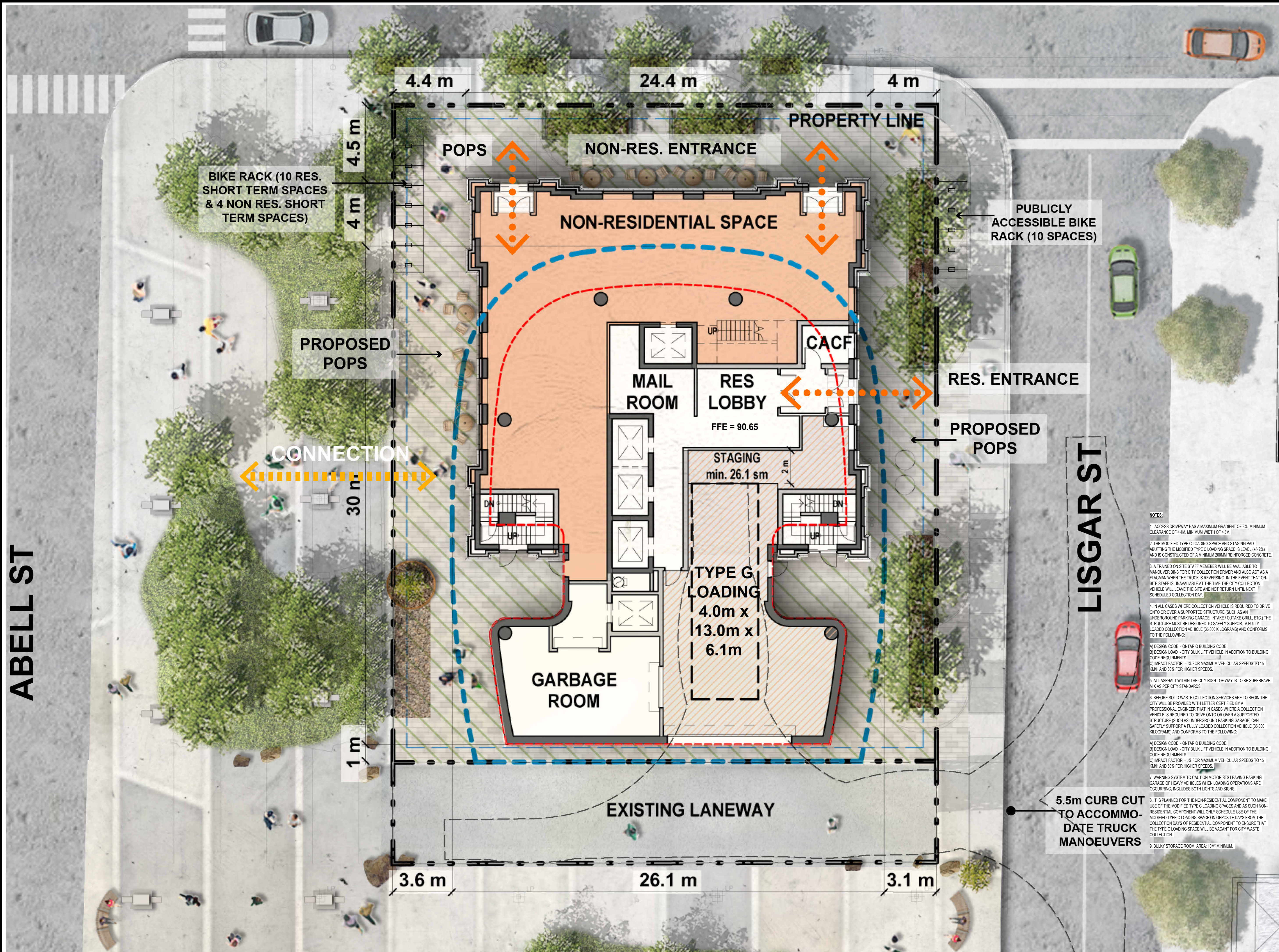
DRAWN BY: _____
CHECKED BY: _____
PROJECT START DATE: 07/06/23
PROJECT NO.: 22110
SHEET NUMBER

A_2.01



2 WEST ELEVATION
A_2.02 1 : 200

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



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LEGEND

- 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

NOTES:

- ACCESS DRIVEWAY HAS A MAXIMUM GRADIENT OF 8%, MINIMUM CLEARANCE OF 4.4M, MINIMUM WIDTH OF 4.5M.
- THE MODIFIED TYPE C LOADING SPACE AND STAGING PAD ABUTTING 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 - 5% 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
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C) IMPACT FACTOR - 5% 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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1117 QUEEN STREET WEST

TORONTO, ON

SHEET TITLE

SITE PLAN / GROUND FLOOR
PLAN (OPTION 2)

DRAWN BY: _____
CHECKED BY: _____
PROJECT START DATE: 08/24/23
PROJECT NO.: 22110
SHEET NUMBER

A_3.02