

UNIT MIX SUMMARY

BLDG	FLOOR	SALEABLE						RENTAL REPLACEMENT		TOTAL						AVG. UNIT SIZE	
		STUDIO	1B	1B+D	2B	3B	TOTAL	STUDIO	TOTAL	STUDIO	1B	1B+D	2B	3B	TOTAL	m ²	ft ²
BLDG B1	SUBTOTAL	17	90	118	99	38	362	11	11	28	90	118	99	38	373	63.3	681
	TOTAL UNITS	17	208	99	38	362	11	11	28	208	99	38	373				
	UNIT MIX	4.7%	24.9%	32.6%	27.3%	10.5%	100.0%	100.0%	100.0%	7.5%	24.1%	31.6%	26.5%	10.2%	100.0%		
	UNIT MIX TOTAL	4.7%	27.3%	10.5%	100.0%	100.0%	100.0%	7.5%	26.5%	10.2%	100.0%						
	AVG UNIT SIZE (m ²)	46.7	47.4	56.0	74.0	99.3	62.9	77.1	77.1	58.6	47.4	56.0	74.0	99.3	63.3		
	AVG UNIT SIZE (ft ²)	502	510	603	796	1,069	677	830	830	631	510	603	796	1,069	681		
	AVG UNIT SIZE TOTAL (m ²)	46.7	52.3	74.0	99.3	62.9	77.1	77.1	58.6	52.3	74.0	99.3	63.3				
AVG UNIT SIZE TOTAL (ft ²)	502	563	796	1,069	677	830	830	631	563	796	1,069	681					

Last Updated: Wednesday, 29 April 2026 09:40:07 AM

RENTAL REPLACEMENT (EXISTING VS. PROPOSED)

BUILDING / UNIT ADDRESS	EXISTING UNIT TYPE	EXISTING UNIT AREA	EXISTING UNIT AREA	PROPOSED UNIT NUMBER	PROPOSED UNIT TYPE	PROPOSED UNIT AREA	PROPOSED UNIT AREA	DIFFERENCE		
		m ²	ft ²			m ²	ft ²	m ²	ft ²	
UNIT #	ADDRESS					m ²	ft ²	m ²	ft ²	
201	(1153-201 QUEEN STREET WEST)	STUDIO	88.3	950	201	STUDIO	88.3	950	0.0	0
202	(1153-202 QUEEN STREET WEST)	STUDIO	81.5	877	205	STUDIO	81.8	880	0.3	3
203	(1153-203 QUEEN STREET WEST)	STUDIO	90.6	975	210	STUDIO	90.8	977	0.2	2
204	(1153-204 QUEEN STREET WEST)	STUDIO	82.1	884	203	STUDIO	82.8	891	0.7	7
205	(1153-205 QUEEN STREET WEST)	STUDIO	90.6	975	204	STUDIO	90.8	977	0.2	2
206	(1153-206 QUEEN STREET WEST)	STUDIO	84.0	904	202	STUDIO	65.8	708	-18.2	-196
207	(190-207 QUEEN STREET WEST)	STUDIO	83.6	900	206	STUDIO	71.3	767	-12.3	-133
208	(1153-208 QUEEN STREET WEST)	STUDIO	81.5	877	208	STUDIO	56.6	609	-24.9	-268
209	(1153-209F QUEEN STREET WEST)	STUDIO	88.4	951	207	STUDIO	88.4	952	0.0	1
210	(1153-210 QUEEN STREET WEST)	STUDIO	77.9	838	211	STUDIO	78.0	840	0.1	2
					209	STUDIO	53.8	579	53.8	579
EXISTING TOTAL AREA			848.4	9,131	PROPOSED TOTAL AREA		848.4	9,132	0.1	1.1
TOTAL PROPOSED RENTAL REPLACEMENT UNIT			10 UNITS		TOTAL PROPOSED RENTAL REPLACEMENT UNIT		11 UNITS			
TOTAL PROPOSED RENTAL REPLACEMENT RATIO					TOTAL PROPOSED RENTAL REPLACEMENT RATIO		2.95% OF TOTAL UNIT SUPPLY			

BARRIER FREE UNIT SUMMARY

BUILDING INFORMATION	UNIT TYPE	UNIT COUNT	BF UNIT COUNT	%
		STUDIO	28	4
	1B	208	31	15%
	2B	99	15	15%
	3B	38	6	15%
	TOTAL	373	56	15%

EFFECTIVE PARKING RATE

* AS PER TORONTO ZBL 89-2022, VEHICULAR PARKING STANDARDS - PARKING ZONE B

VEHICULAR INFORMATION	UNIT TYPE	UNITS / GFA	ZBL 89-2022 PARKING ZONE B				
			MIN. RATE	MAX. RATE	MIN. REQUIRED SPACES	MAX PERMITTED SPACES	AFFECTIVE PARKING SPACES
	STUDIO	28	-	0.70 / UNIT	-	20	20
	1-BEDROOM	208	-	0.80 / UNIT	-	166	166
	2-BEDROOM	99	-	0.90 / UNIT	-	89	89
	3-BEDROOM	38	-	1.10 / UNIT	-	42	42
	RESIDENTIAL SUBTOTAL					317	317
	VISITOR	373	2.0 + .05 / PARKING RATE	2.0 PLUS 0.05 PER UNIT / 4.5 PLUS 0.1 PER UNIT / 0.1 PER UNIT	21	42	37
	RETAIL	1023.6 m ²	-	0 / 4.0 / 1.0 PER 100 SQ.M.	-	41	10
	NON-RESIDENTIAL SUBTOTAL				21	83	48
	TOTAL PERMITTED				21	400	364

VEHICULAR PARKING - PROPOSED & PROVIDED

VEHICULAR INFORMATION	FLOOR	SPACES		TOTAL
		VISITOR	RESIDENTIAL	
	FLOOR 1	1		1
	U/G LEVEL 1	16	22	38
	U/G LEVEL 2		53	53
	TOTAL PROVIDED	17	75	92

ACCESSIBLE PARKING - REQUIRED & PROVIDED

* AS PER TORONTO ZBL 1048-2022, 200.15,10.10 PARKING RATE - ACCESSIBLE PARKING SPACES

VEHICULAR INFORMATION	ACCESSIBLE PARKING REQUIRED			FLOOR	ACCESSIBLE PARKING PROVIDED		TOTAL
	RATIO (MIN.)	EFFECTIVE PARKING RATE	REQUIRED ACCESSIBLE SPACES		VISITOR	RESIDENTIAL	
	MORE THAN 100 AFFECTIVE PARKING SPACES : 5*(PROVIDED PARKING/50)+1	364	11	FLOOR 1	1		1
				U/G LEVEL 1		6	6
				U/G LEVEL 2		4	4
	TOTAL	364	11	TOTAL PROVIDED	1	10	11

EVSE VEHICLE - REQUIRED & PROVIDED

* 100% EVSE PARKING REQUIRED FOR RESIDENTIAL, 25% EVSE PARKING REQUIRED FOR VISITOR AS PER TORONTO GREEN STANDARDS V4

VEHICULAR INFORMATION	FLOOR	EVSE VEHICLE SPACES PROVIDED		TOTAL
		VISITOR	RESIDENTIAL	
	FLOOR 1			
	U/G LEVEL 1	5	22	27
	U/G LEVEL 2		53	53
	TOTAL PROVIDED	5	75	80
	%	29%	100%	

BICYCLE PARKING - REQUIRED

* AS PER TORONTO GREEN STANDARDS V4 AND PER CITY OF TORONTO ZONING BY-LAW NO. 569-2013, BICYCLE ZONE 1

BICYCLE INFORMATION	USE	RESIDENTIAL			RETAIL	TOTAL
		RATIO (MIN.)	UNITS / GFA (m ²)	SPACES		
	SHORT TERM	0.20 / UNIT		75	TOTAL RETAIL AREA LESS THAN 2000m ² - NO BICYCLE PARKING SPACE IS REQUIRED	75
	LONG TERM	0.90 / UNIT	373	336		336
	SUBTOTAL			411		411

* INTERIOR FLOOR AREA OF RETAIL USE IS LESS THAN 2000 SQUARE METRES; THEREFORE NO BICYCLE PARKING SPACE IS REQUIRED FOR RETAIL USE. (TORONTO ZONING BY-LAW NO. 569-2013)

BIKE PARKING - PROVIDED

BICYCLE INFORMATION	FLOOR	RESIDENTIAL			RETAIL	TOTAL
		LONG TERM	SHORT TERM	SUBTOTAL		
	FLOOR 1		10	10	TOTAL RETAIL AREA LESS THAN 2000m ² - NO BICYCLE PARKING SPACE IS REQUIRED	10
	MEZZANINE	336	66	402		402
	TOTAL PROVIDED	336	76	412		412

ELECTRIC BICYCLE - PROVIDED

* 15% EVSE PARKING REQUIRED AS PER TORONTO GREEN STANDARDS V4

BICYCLE INFORMATION	FLOOR	ELECTRIC BICYCLES PROVIDED		TOTAL
	FLOOR 1			
	MEZZANINE	62		62
	TOTAL PROVIDED	62		62
	PERCENTAGE OF TOTAL BIKE PARKING PROVIDED			15%

WITHOUT PREJUDICE

FOR DISCUSSION
PURPOSES ONLY

#	DATE	DESCRIPTION	BY
4	2026-04-29	ISSUED FOR CLT SETTLEMENT	HRK
3	2026-02-20	ISSUED FOR CLT	HRK
2	2025-11-14	ISSUED IN RESPONSE TO CITY COMMENTS	HRK
1	2024-11-06	ISSUED FOR REZONING SUBMISSION	HRK

PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT

1149-1153 QUEEN ST. W., TORONTO, ON


DRAWING
STATISTICS

PROJECT NO.	24.133P01
PROJECT DATE	2024-08-27
DRAWN BY	NMU
CHECKED BY	NMC
SCALE	N.T.S.

DRAWING NO. **RZ003** REV. **4**

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER
-  VISITOR PARKING
-  EVSE PARKING

WITHOUT PREJUDICE

FOR DISCUSSION PURPOSES ONLY

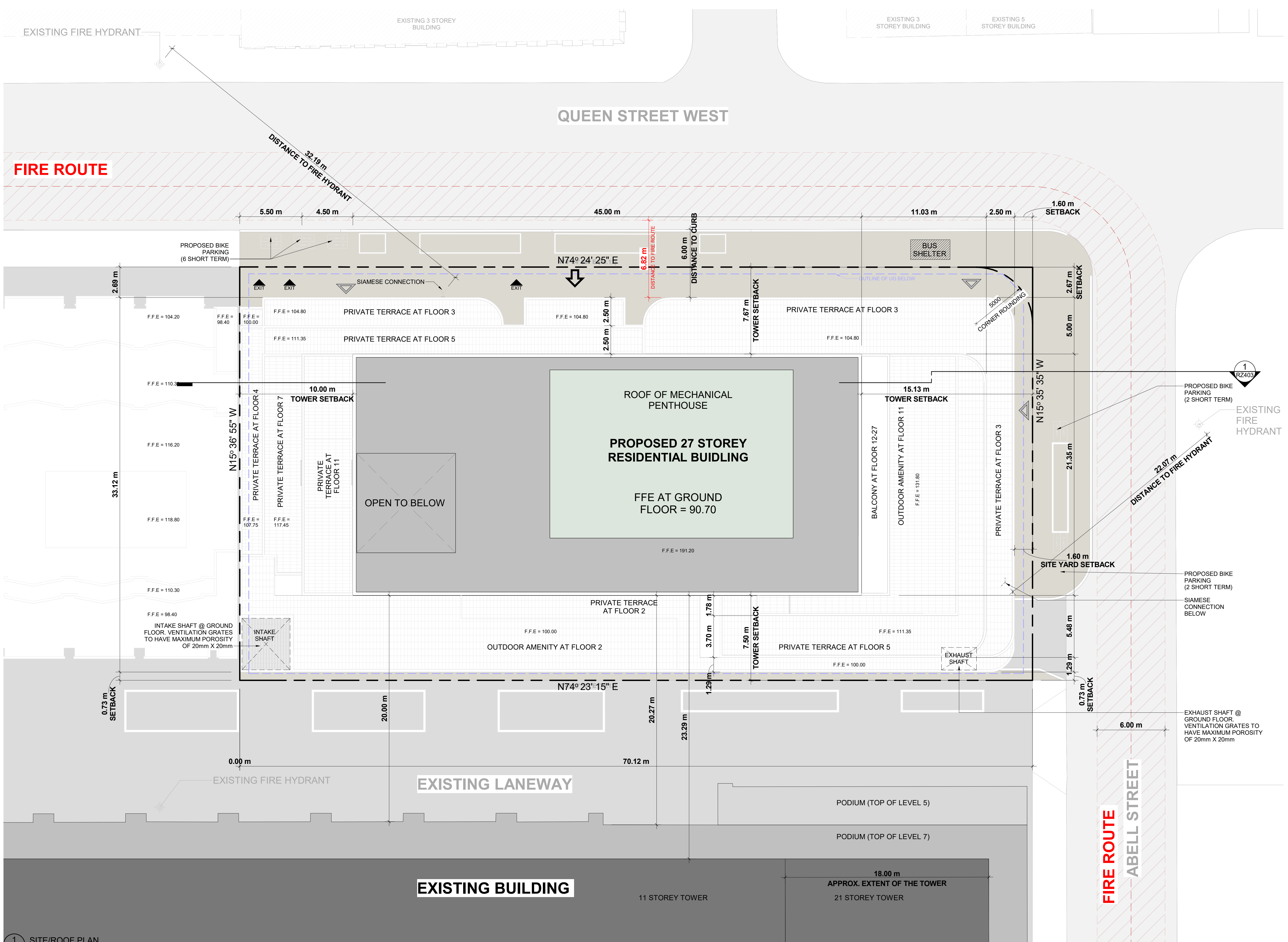
#	DATE	DESCRIPTION	BY
4	2026-04-29	ISSUED FOR OLT SETTLEMENT	HRK
3	2026-02-20	ISSUED FOR OLT	HRK
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PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W., TORONTO, ON

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO. 24.133P01
PROJECT DATE 2024-08-27
DRAWN BY NMU
CHECKED BY NMC
SCALE 1:150

DRAWING NO. RZ007	REV. 4
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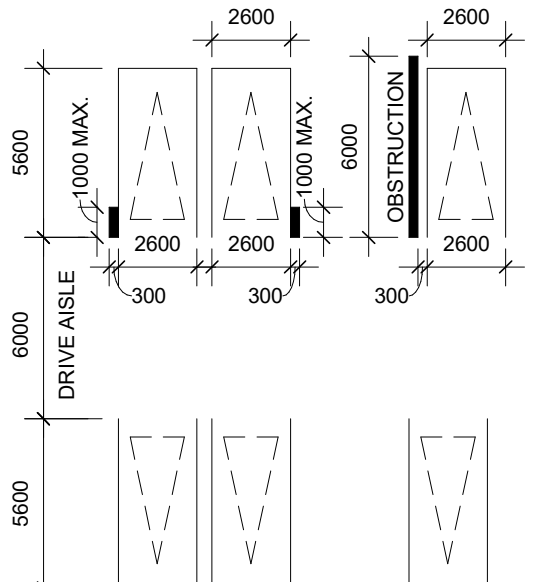
Notes: Spot elevations of adjacent building are calculated based on records from the City of Toronto AIC and are to be verified.

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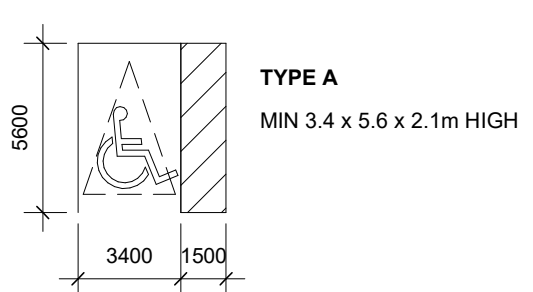
MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS

aisle width: MIN 6m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE



- EV EVSE PARKING
- V VISITOR
- CONVEX MIRROR

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FOR DISCUSSION
PURPOSES ONLY

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#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT

1149-1153 QUEEN ST. W, TORONTO, ON

DRAWING
UNDERGROUND LEVEL 02

PROJECT NO.	24.133P01
PROJECT DATE	2024-08-27
DRAWN BY	NMU
CHECKED BY	NMC
SCALE	1:150

DRAWING NO.	RZ101	REV.	4
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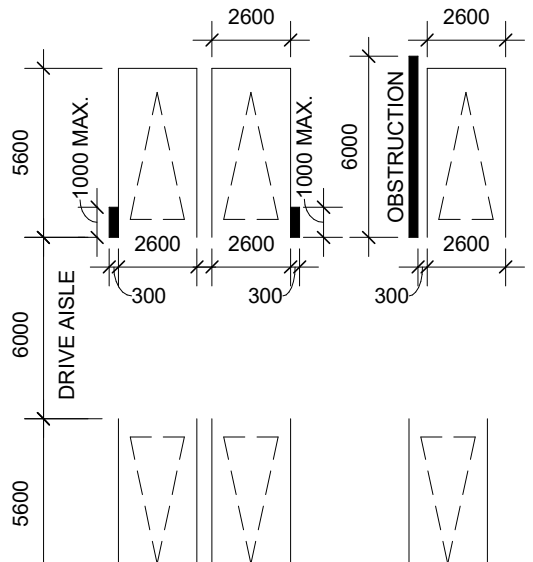


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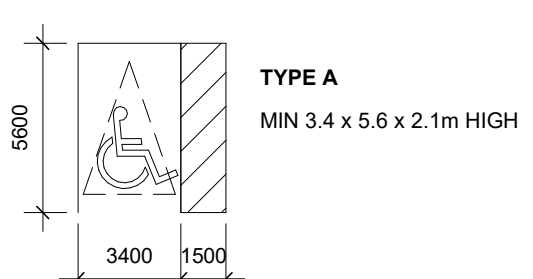
MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS

aisle width: MIN 6m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE



- EV EVSE PARKING
- V VISITOR
- CONVEX MIRROR

WITHOUT PREJUDICE
FOR DISCUSSION
PURPOSES ONLY

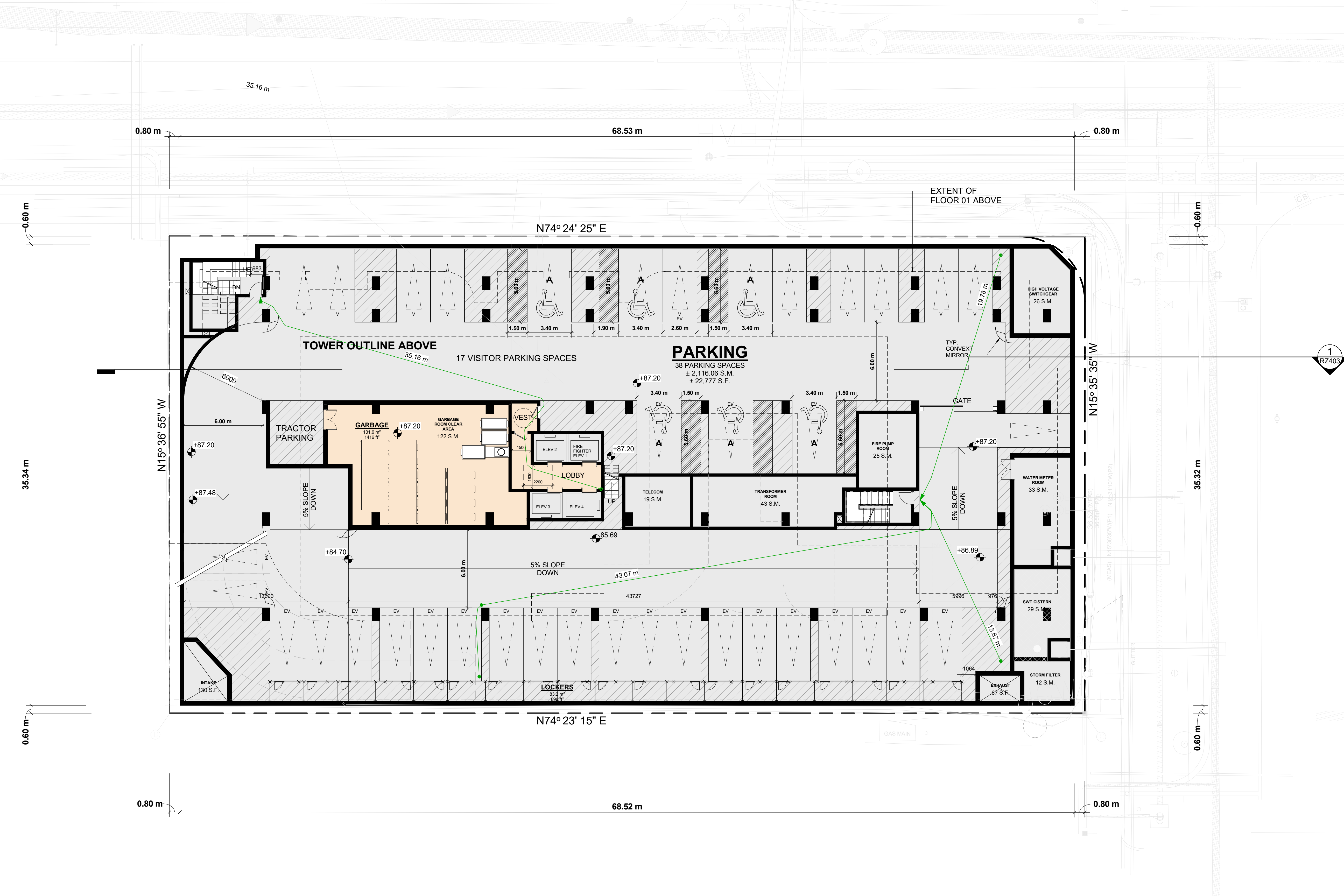
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PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W., TORONTO, ON

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO. 24.133P01	
PROJECT DATE 2024-08-27	
DRAWN BY NMU	
CHECKED BY NMC	
SCALE 1:150	






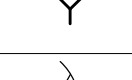
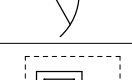
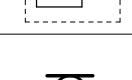
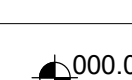

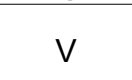


DRAWING NO. RZ102	REV. 4
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LEGEND

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-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER
-  VISITOR PARKING
-  EVSE PARKING

WITHOUT PREJUDICE

FOR DISCUSSION PURPOSES ONLY

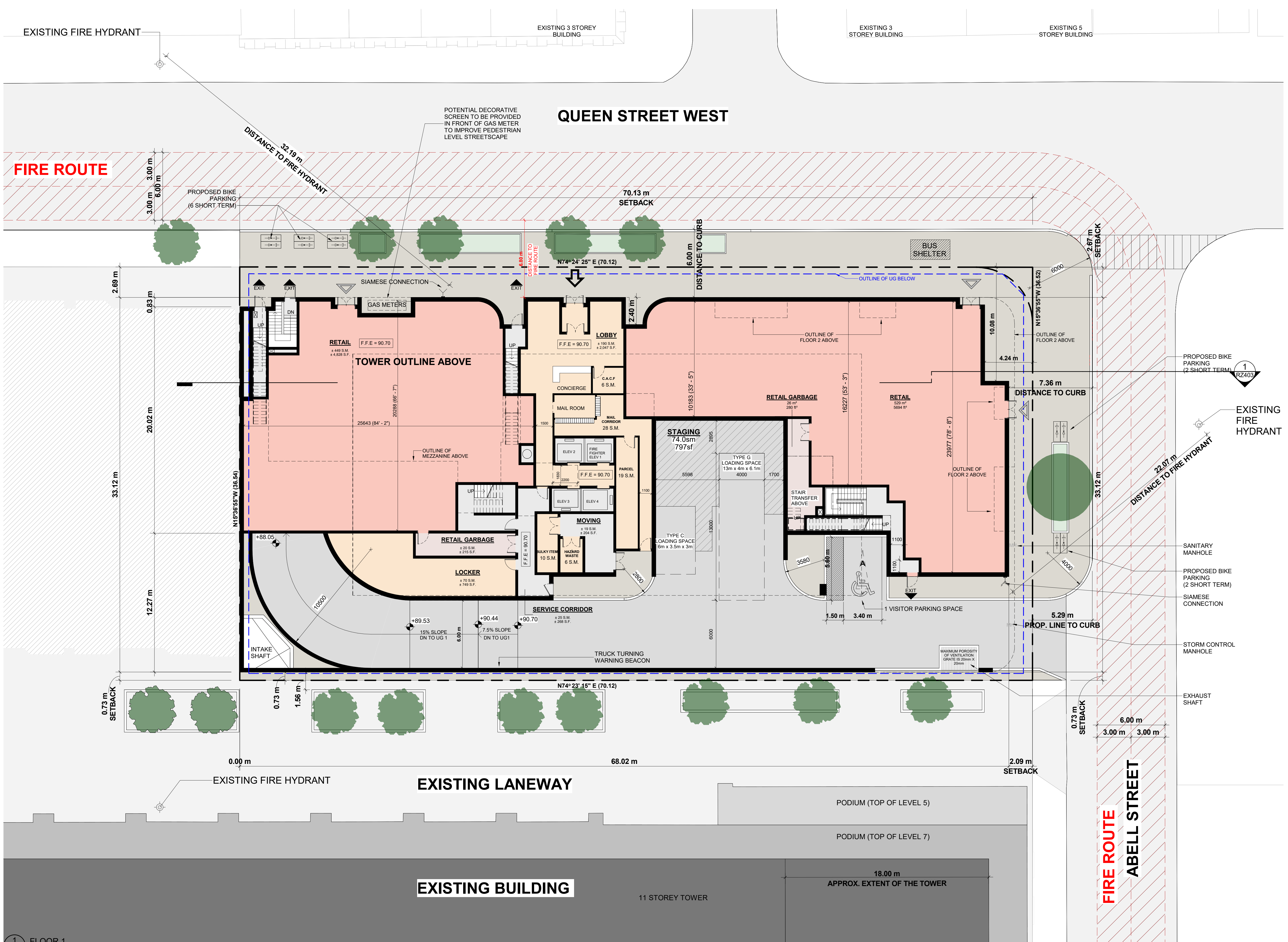
4	2026-04-29	ISSUED FOR OLT SETTLEMENT	HRK
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1	2024-11-06	ISSUED FOR REZONING SUBMISSION	HRK
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W., TORONTO, ON

DRAWING
GROUND FLOOR

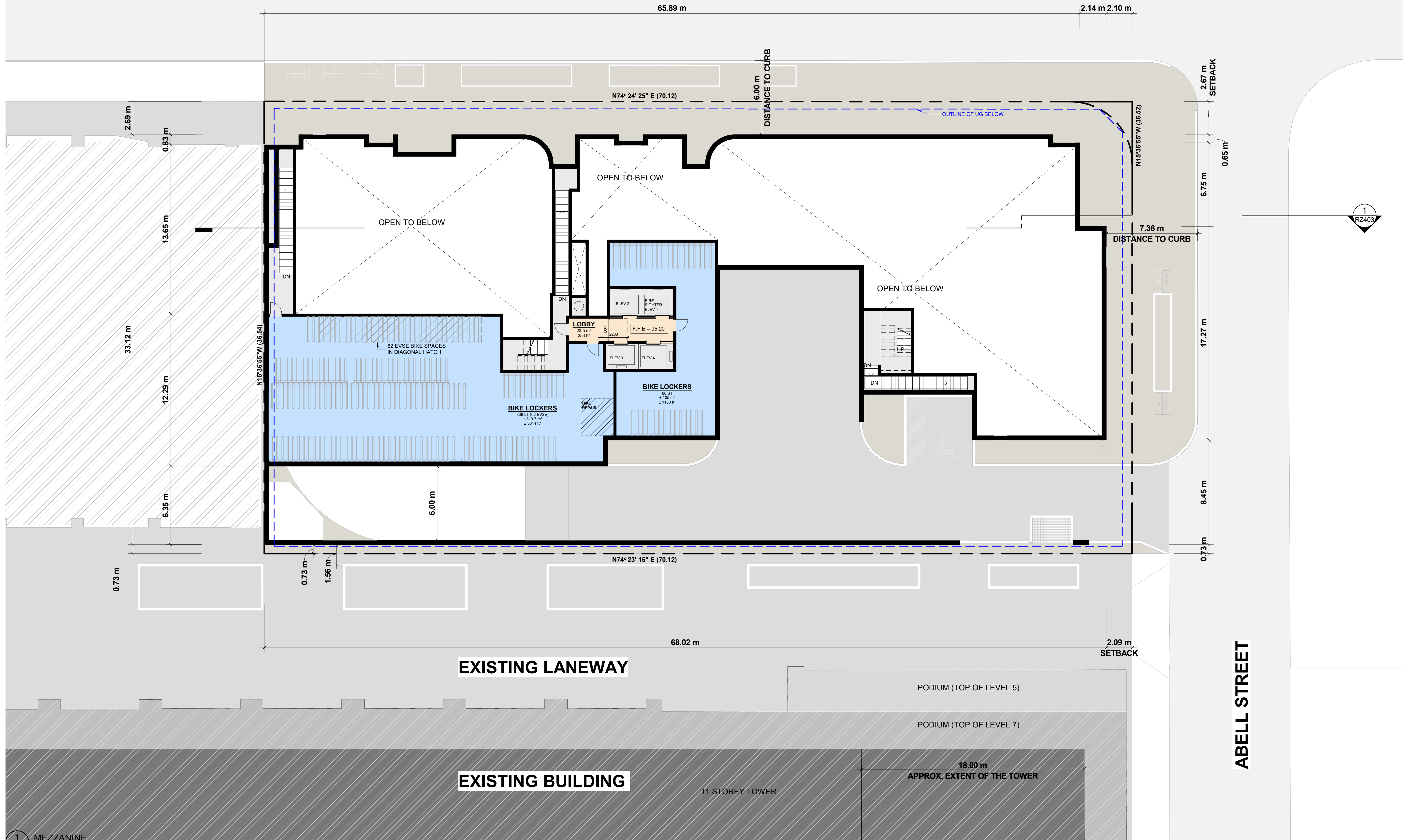
PROJECT NO. 24-133P01
PROJECT DATE 2024-08-27
DRAWN BY NMU
CHECKED BY NMC
SCALE 1:150

DRAWING NO. RZ151	REV. 4
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Notes: Spot elevations of adjacent building are calculated based on records from the City of Toronto AIC and are to be verified.

QUEEN STREET WEST



1
RZ403

WITHOUT PREJUDICE
FOR DISCUSSION
PURPOSES ONLY

#	DATE	DESCRIPTION	BY
4	2025-04-29	ISSUED FOR OLT SETTLEMENT	HRK
3	2025-02-20	ISSUED FOR OLT	HRK
2	2025-11-14	ISSUED IN RESPONSE TO CITY COMMENTS	HRK
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PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W., TORONTO, ON

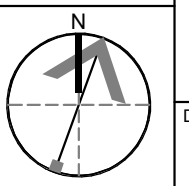
DRAWING
MEZZANINE

PROJECT NO. 24.133P01	PROJECT DATE 2024-08-27
DRAWN BY Author	CHECKED BY Checker
SCALE 1 : 150	

DRAWING NO. RZ151a	REV. 3
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Notes: Spot elevations of adjacent building are calculated based on records from the City of Toronto AIC and are to be verified.

MEZZANINE
RZ151a 1:150



QUEEN STREET WEST



WITHOUT PREJUDICE
FOR DISCUSSION
PURPOSES ONLY

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PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W., TORONTO, ON

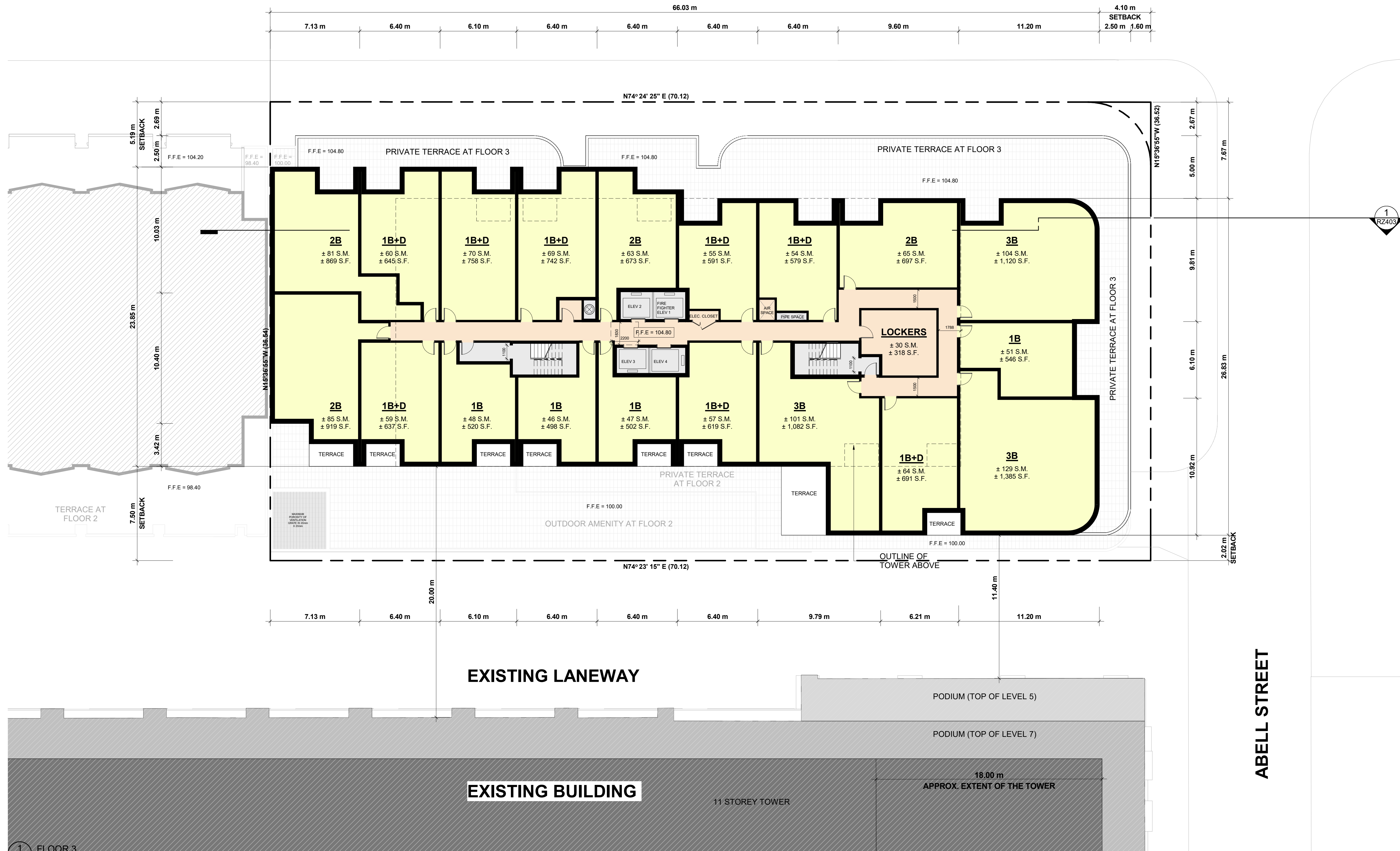
DRAWING
FLOOR 02

PROJECT NO. 24.133P01	PROJECT DATE 2024-08-27
DRAWN BY NMU	CHECKED BY NMC
SCALE 1:150	

DRAWING NO. RZ152	REV. 4
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QUEEN STREET WEST



WITHOUT PREJUDICE

FOR DISCUSSION PURPOSES ONLY

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PROJECT

PROPOSED 27 STOREY MIXED-USE DEVELOPMENT

1149-1153 QUEEN ST. W., TORONTO, ON

DRAWING

FLOOR 03

PROJECT NO.	24-133P01
PROJECT DATE	2024-08-27
DRAWN BY	NMU
CHECKED BY	NMC
SCALE	1 : 150

DRAWING NO.	REV.
RZ153	4

Notes: Spot elevations of adjacent building are calculated based on records from the City of Toronto AIC and are to be verified.

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QUEEN STREET WEST



WITHOUT PREJUDICE
FOR DISCUSSION
PURPOSES ONLY

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PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W., TORONTO, ON

DRAWING
FLOOR 04

PROJECT NO.	24-133P01
PROJECT DATE	2024-08-27
DRAWN BY	NMU
CHECKED BY	NMC
SCALE	1 : 150

DRAWING NO.	RZ154	REV.	4
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QUEEN STREET WEST



WITHOUT PREJUDICE

FOR DISCUSSION PURPOSES ONLY

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PROJECT

PROPOSED 27 STOREY MIXED-USE DEVELOPMENT

1149-1153 QUEEN ST. W., TORONTO, ON

DRAWING

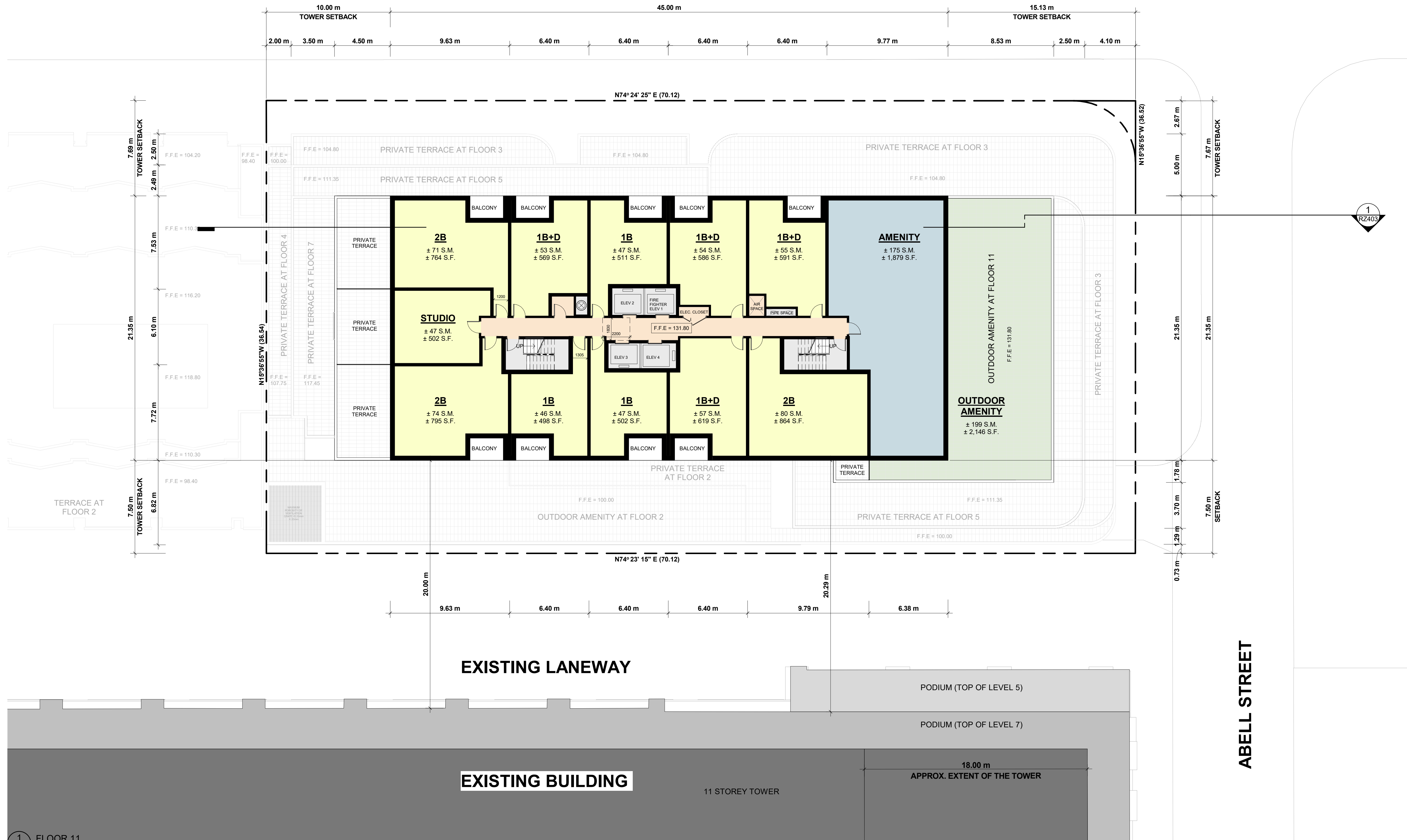
FLOOR 05 - 06

PROJECT NO.	24.133P01
PROJECT DATE	2024-08-27
DRAWN BY	NMU
CHECKED BY	NMC
SCALE	1 : 150

DRAWING NO.	REV.
RZ155	4

Notes: Spot elevations of adjacent building are calculated based on records from the City of Toronto AIC and are to be verified.

QUEEN STREET WEST



1
RZ403

WITHOUT PREJUDICE
FOR DISCUSSION
PURPOSES ONLY

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2	2025-11-14	ISSUED IN RESPONSE TO CITY COMMENTS	HRK
#	DATE	DESCRIPTION	BY

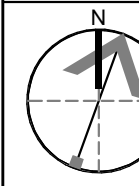
PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W., TORONTO, ON

DRAWING
FLOOR 11

PROJECT NO.	24.133P01
PROJECT DATE	2024-08-27
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 150

DRAWING NO.	REV.
RZ157	3

Notes: Spot elevations of adjacent building are calculated based on records from the City of Toronto AIC and are to be verified.



1 FLOOR 11
RZ157 1 : 150

The issuance of this record drawing is a representation by Turner Fleischer that the construction, engagement or alteration of the building is in general, as approved by the City of Toronto, Ontario, and that the design prepared and provided by Turner Fleischer, but is not a representation that the construction, engagement or alteration of the building is in conformity with a design that has been prepared or provided by others. The responsibility for these matters rests with the contractor. Turner Fleischer shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

QUEEN STREET WEST



WITHOUT PREJUDICE

FOR DISCUSSION
PURPOSES ONLY

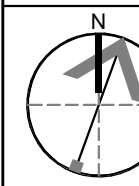
4	2025-04-29	ISSUED FOR OLT SETTLEMENT	HRK
3	2025-02-20	ISSUED FOR OLT	HRK
2	2025-11-14	ISSUED IN RESPONSE TO CITY COMMENTS	HRK
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W, TORONTO, ON

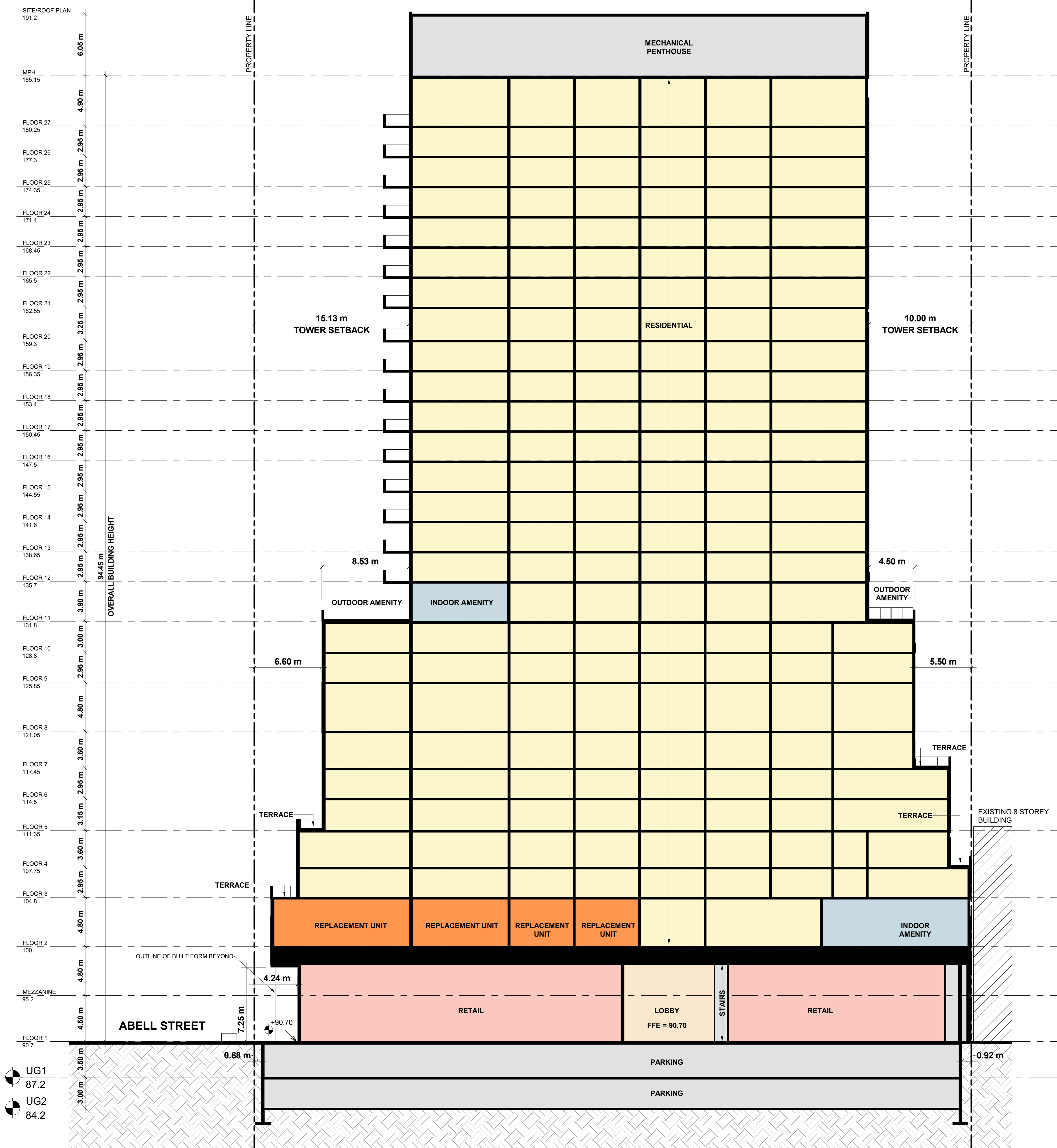
DRAWING
FLOOR 12 - 27

PROJECT NO.	24.133P01
PROJECT DATE	2024-08-27
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 150

DRAWING NO.	REV.
RZ158	3



**PROPOSED 27 STOREY
MIXED-USE BUILDING**



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WITHOUT PREJUDICE
FOR DISCUSSION
PURPOSES ONLY

#	DATE	DESCRIPTION	BY
4	2025-04-29	ISSUED FOR CLT SETTLEMENT	HRK
3	2025-02-20	ISSUED FOR CLT	HRK
2	2025-11-14	ISSUED IN RESPONSE TO CITY COMMENTS	HRK
1	2024-11-06	ISSUED FOR REZONING SUBMISSION	HRK

PROJECT
PROPOSED 27 STOREY MIXED-USE DEVELOPMENT
1149-1153 QUEEN ST. W., TORONTO, ON

DRAWING
BUILDING SECTIONS

PROJECT NO. 24.133P01	<table border="1"> <tr> <td>DRAWING NO.</td> <td>REV.</td> </tr> <tr> <td>RZ403</td> <td>4</td> </tr> </table>	DRAWING NO.	REV.	RZ403	4
DRAWING NO.		REV.			
RZ403		4			
PROJECT DATE 2024-08-27					
DRAWN BY NMU					
CHECKED BY NMC					
SCALE 1 : 200					