



# 162 Queens Quay East

Issues Identification

February 20<sup>th</sup>, 2019

# Site Context

## 162 Queens Quay East

Proponent: 162 Queens Quay GP Inc.

Design Team: Kirkor Architects, Alexander Budrevics

Review Stage: Issues Identification



215 Lake Shore Blvd.  
(East FedEx North)

162 Queens  
Quay East

178-180 Queens Quay East  
(East FedEx South)

Design Review Area

162 Queens Quay East

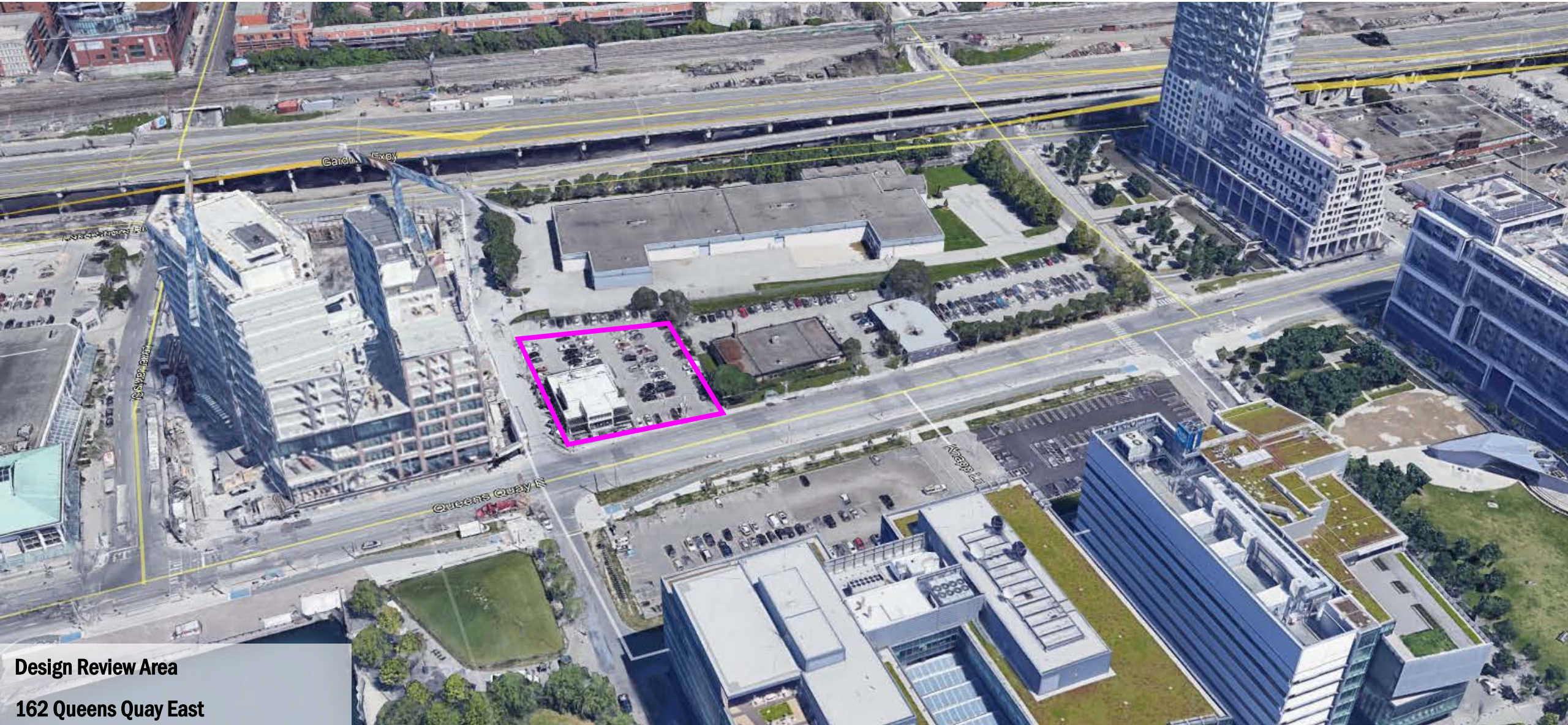
# Site Context

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Review Stage: Issues Identification



**Design Review Area**  
**162 Queens Quay East**



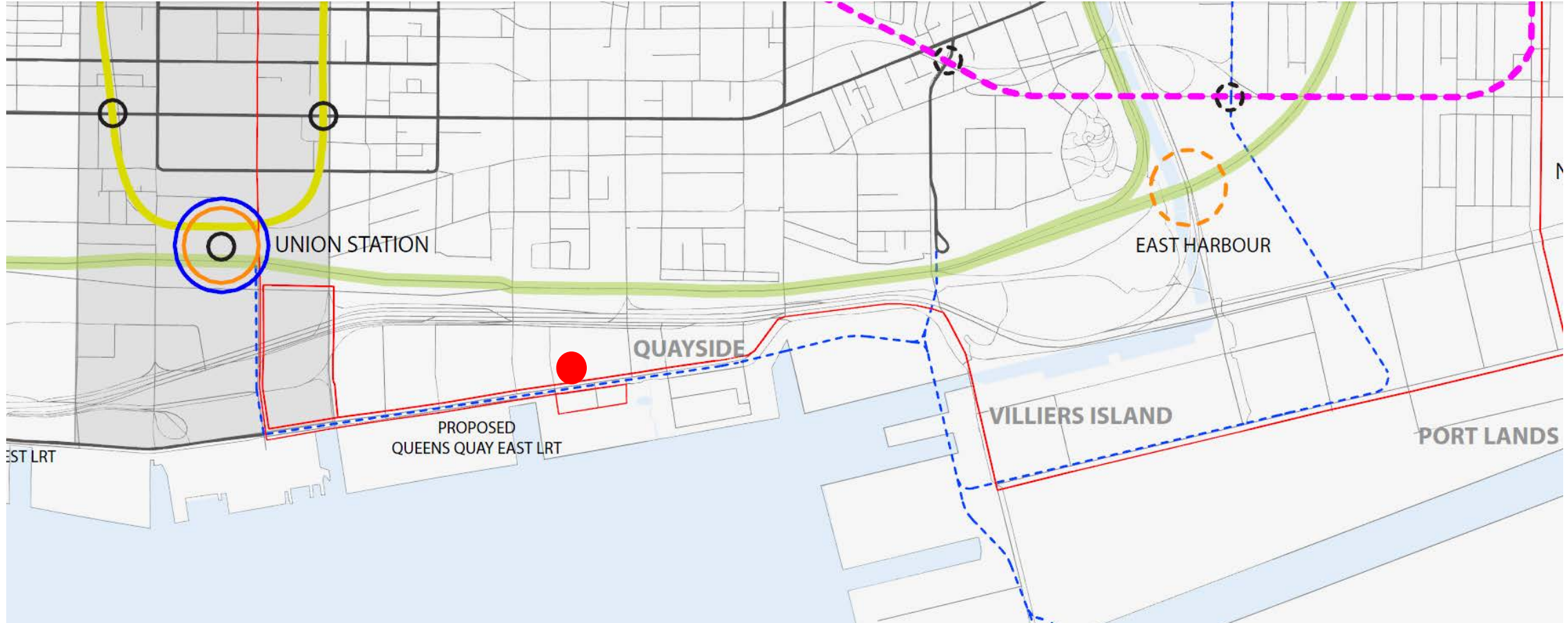
# Site Context – Transit

## 162 Queens Quay East

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Review Stage: Issues Identification



	SUBWAY - EXISTING - YONGE-UNIVERSITY		SUBWAY STATION - EXISTING		SUBWAY STATION - FUTURE
	SUBWAY - EXISTING - BLOOR		REGIONAL EXPRESS RAIL STATION - EXISTING		NATIONAL RAIL STATION
	SUBWAY - FUTURE - RELIEF LINE		REGIONAL EXPRESS RAIL STATION - PROPOSED		CENTRAL BUSINESS DISTRICT
	STREETCAR - EXISTING				
	STREETCAR - FUTURE				
	BUS ROUTES SERVICING EASTERN WATERFRONT				
	REGIONAL EXPRESS RAIL ROUTE				

# Policy Context – Central Waterfront Secondary Plan

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Review Stage: Issues Identification

## D24 - THE EAST BAYFRONT, A PROMINENT NEW NEIGHBOURHOOD

The East Bayfront will become a prominent waterfront address for working and living amid the energy and abundance of waterfront activities, including a new water's edge promenade and other public activities in the series of new East Bayfront public spaces. Development adjacent to the water's edge promenade shall consist of low and medium scale buildings that will reinforce the safety and usability of the public spaces.

(P31) Excellence in the design of public and private buildings, infrastructure (streets, bridges, promenades, etc.) parks and public spaces will be promoted to achieve quality, beauty and worldwide recognition.

(P32) New development will be located, organized and massed to protect view corridors, frame and support the adjacent public realm and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

(P34) Schools and other community services and facilities will be integral components of new waterfront communities and will be provided in conjunction with new development.

# Project Approval Stage

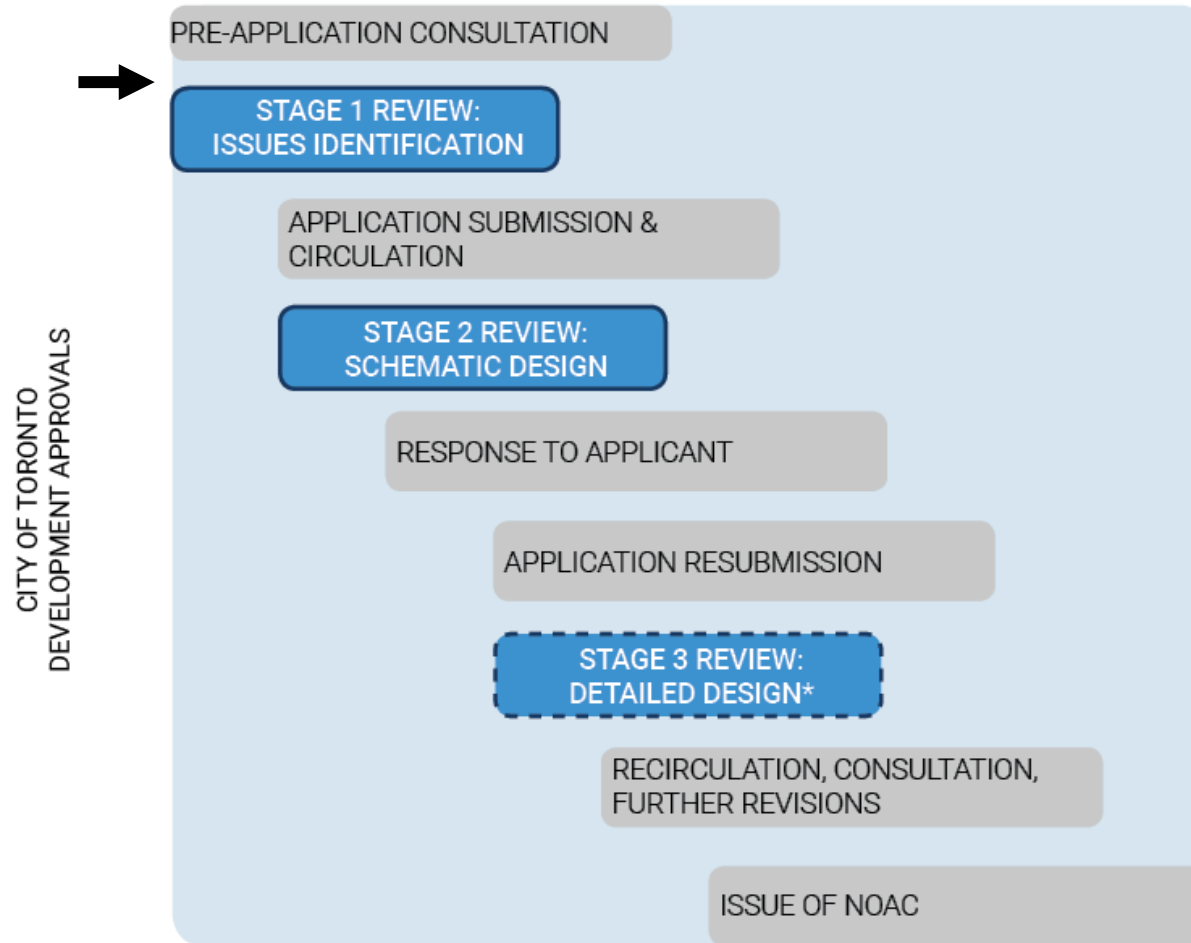
## DRP Stream 2: Private land – Site Plan Approval

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Review Stage: Issues Identification



# Project Description & Background

162 Queens Quay East

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Review Stage: Issues Identification

- The development parameters defined through an appeal and subsequent Minutes of Settlement (2014).
- Shares a portion of the FedEx Block (215 Lake Shore Blvd. E & 178-180 Queens Quay East).
- 28,700 square metres of GFA with a 20-metre podium stepping up to 68.5-metres
- The building program will be primarily residential with retail uses at grade.
- Community benefits include affordable rental housing or equivalent cash-in-lieu contributions.
- Key Milestones for other buildings on the FedEx block:
  - 215 Lake Shore Blvd. East – targeting Spring 2019 for excavation and structural permits.
  - 178-180 Queens Quay East – Draft Plan of Subdivision submitted in 2018



# Areas for Panel Consideration – City Planning Issues

162 Queens Quay East

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Design Team: Kirkor Architects, Alexander Budrevics

Review Stage: Issues Identification

1. **Site Organization and coordination:** The site plan composition including relationship within the FedEx block.
2. **Frontages:** The overall built form composition along all street frontages and the new public street with special regard for scale, character, transparency and architectural fit.
3. **Built Form:** building fit within planned scale of the development block and consistency with the East Bayfront planning and urban design vision.
4. **Amenity:** integration and interface with the indoor and outdoor amenity spaces, program, function, landscape treatment, and how the landscape concept improves the user experience of the amenity space for enhanced comfort, safety, and general use.
5. **Sustainability and Innovation:** Use of sustainable building technologies, energy efficiencies, green infrastructure, how the proposal integrates innovations in sustainability through programming or design.

# Areas for Panel Consideration- Waterfront Toronto

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Review Stage: Issues Identification

- Has the team adequately addressed the objectives of the East Bayfront Precinct Plan and ensured continuity within the block?
- Does the mass and program distribution support Waterfront Toronto's vision for design excellence?
- Does the proposed public realm treatment integrate seamlessly with the approved treatment at 215 Lakeshore Boulevard and established treatment along Queens Quay Blvd.
- Is the proposed treatment of Richardson Street adequate?
- Does the project meet or exceed Waterfront Toronto's sustainability objectives?

WATERFRONT TORONTO  
DESIGN REVIEW PANEL

# 162 QUEENS QUAY E.

TORONTO, ONTARIO

DRAFT

LE  
**EMPIRE**  
armstrong



ALEXANDER BUDREVICS



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**EMPIRE**  
armstrong



ALEXANDER BUDREVICS



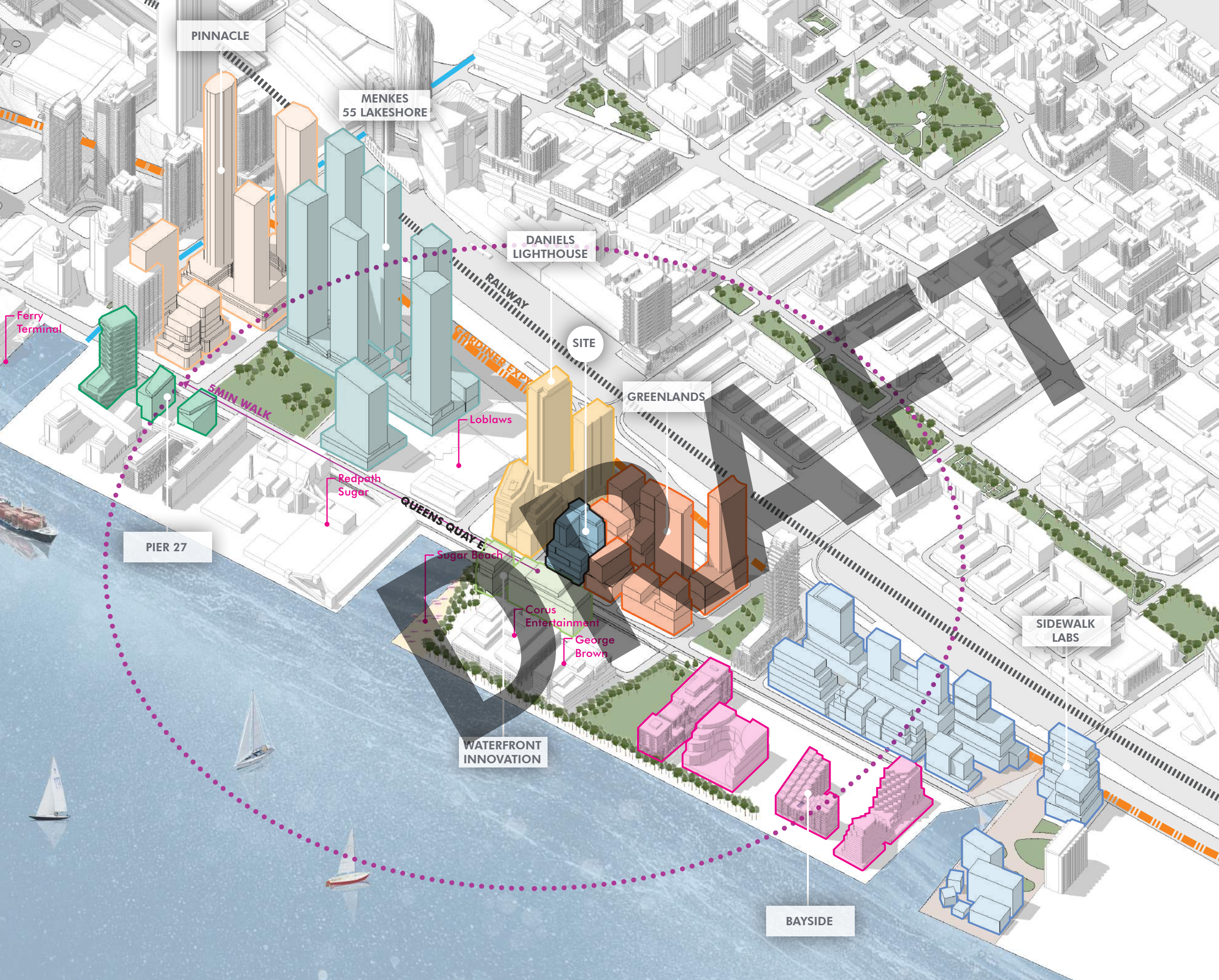
162 QUEENS QUAY EAST  
TORONTO, ONTARIO

DATE : FEBRUARY 15, 2019

**01** | OVERVIEW  
SITE LOCATION

LEGEND

- SITE
- 5 MIN. WALK RADIUS
- GARDINER EXPY
- RAILWAY LINE
- YONGE ST.



# 01 | OVERVIEW

SITE LOCATION

## DISTRICTS

 SITE

 DISTRICTS



# 01 | OVERVIEW

ACCESSIBILITY & CONNECTIVITY

## ACCESSIBILITY

-  SITE
-  QUEENS QUAY E
-  REGIONAL EXPRESS RAIL ROUTE
-  GARDINER EXPRESSWAY
-  SUBWAY LINE 1 YONGE - UNIVERSITY
-  FUTURE RELIEF LINE
-  BUS/ STREETCAR LINE
-  5MIN (400M) WALKING RADIUS
-  10MIN (800M) WALKING RADIUS
-  Grocery Store
-  Community Centre
-  Library
-  Parks
-  Landmark
-  School/university



# 01 OVERVIEW

ACCESSIBILITY & CONNECTIVITY

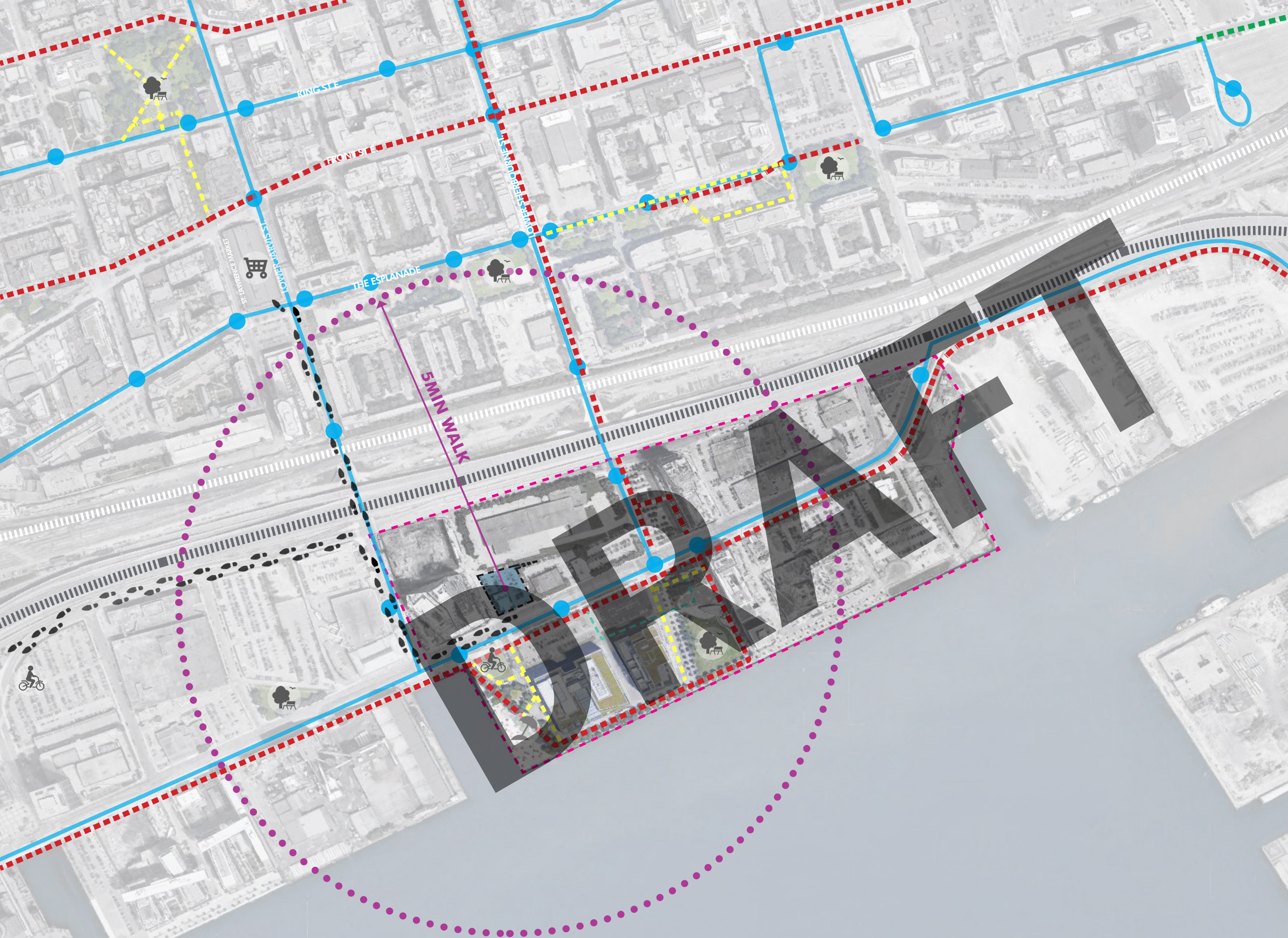
## STREET & BICYCLE NETWORK

-  SITE
-  QUEENS QUAY E
-  REGIONAL EXPRESS RAIL ROUTE
-  GARDINER EXPRESSWAY
-  BIKE PATHS
-  DEDICATED BIKE LANES
-  5MIN WALKING RADIUS
-  BUS/ STREETCAR LINE
-  BUS/ STREETCAR STOPS

The existing street network in the vicinity of the site, as well as existing and proposed bicycle facilities, and future street enhancements provide adequate vehicular access from the site to the surrounding community and connections to the rest of the city as follows:

- Connected to the city via the Gardiner Expressway
- Connects to the St Lawrence Market and many parks in the area
- Access to the harbour and its variety of trails

The grid network of streets in this area provides ample pedestrian connections throughout the neighbourhood, further enhanced by the future upgrades to Queens Quay E.





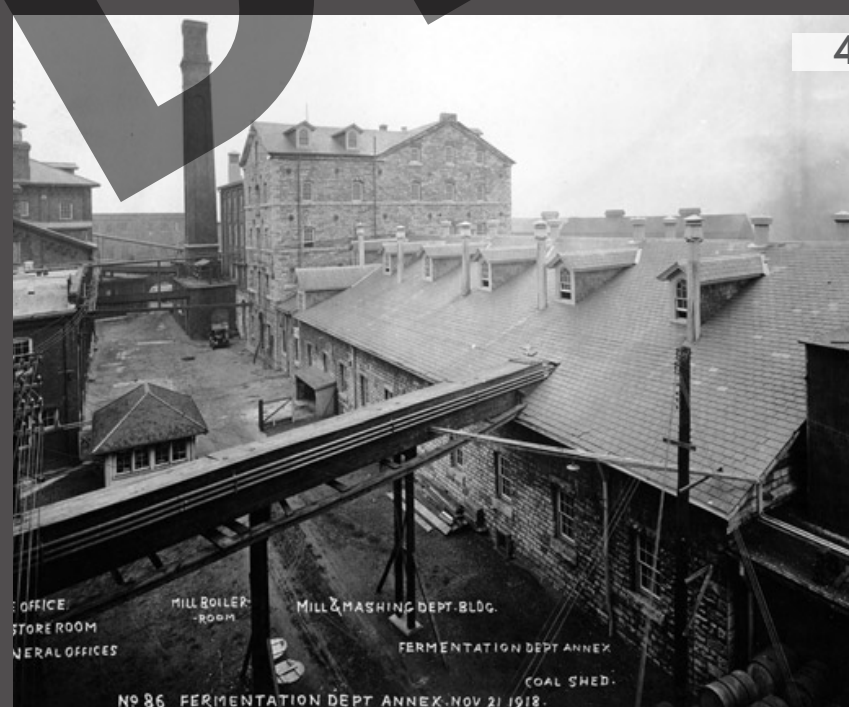


01 | OVERVIEW  
SITE LOCATION

EXISTING CONTEXT

- 1 REDPATH SUGAR REFINERY
- 2 SUGAR BEACH
- 3 CORUS ENTERTAINMENT
- 4 GEORGE BROWN
- 5 AQUALINA
- 6 AQUAVISTA
- 7 MONDE CONDOMINIUMS
- 8 SHERBOURNE COMMON
- 9 DANIELS CITY OF THE ARTS
- 10 LOBLAWS





02 | CONTEXT ANALYSIS  
LAND USE AND CHARACTER

SITE HISTORY

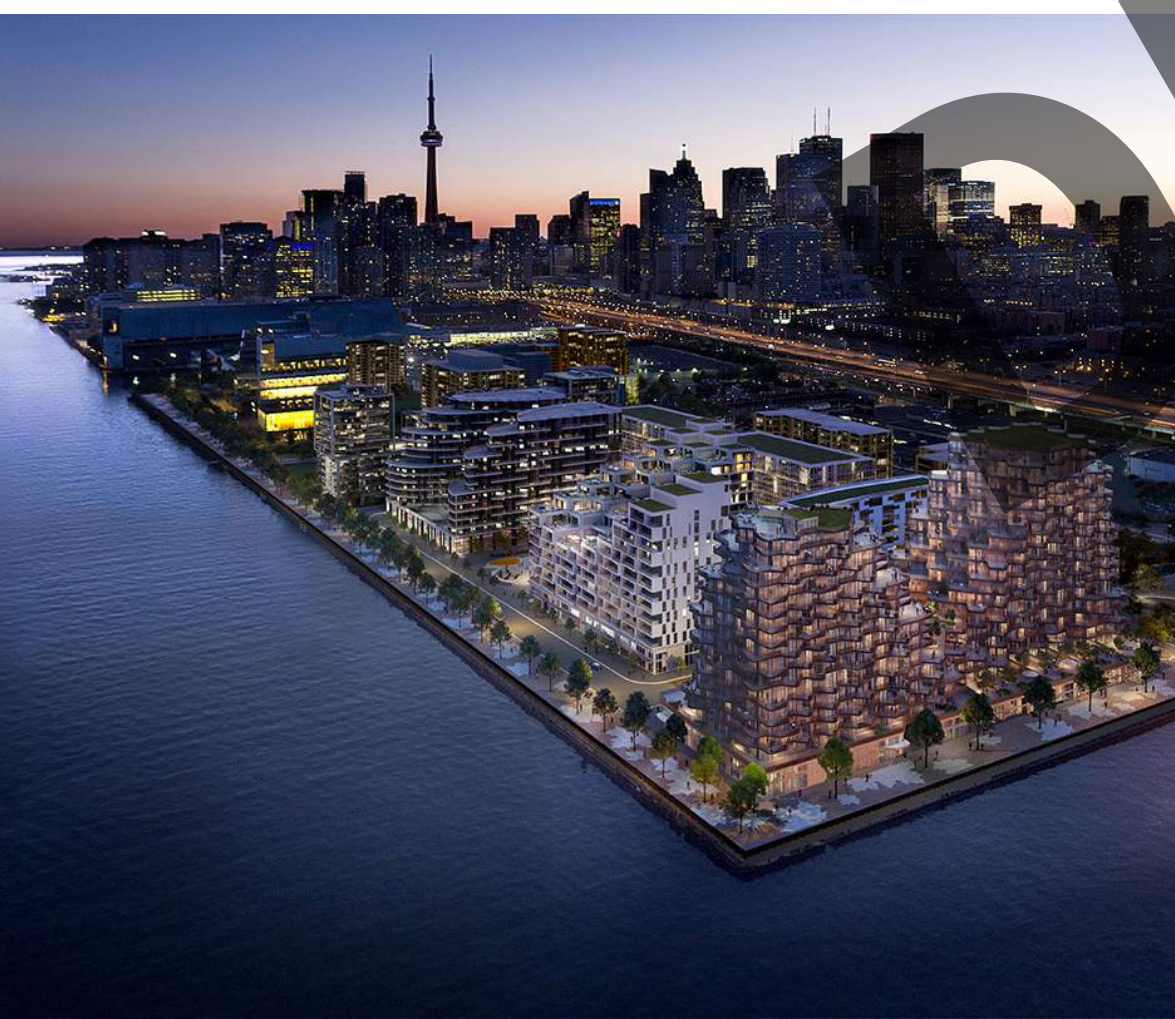
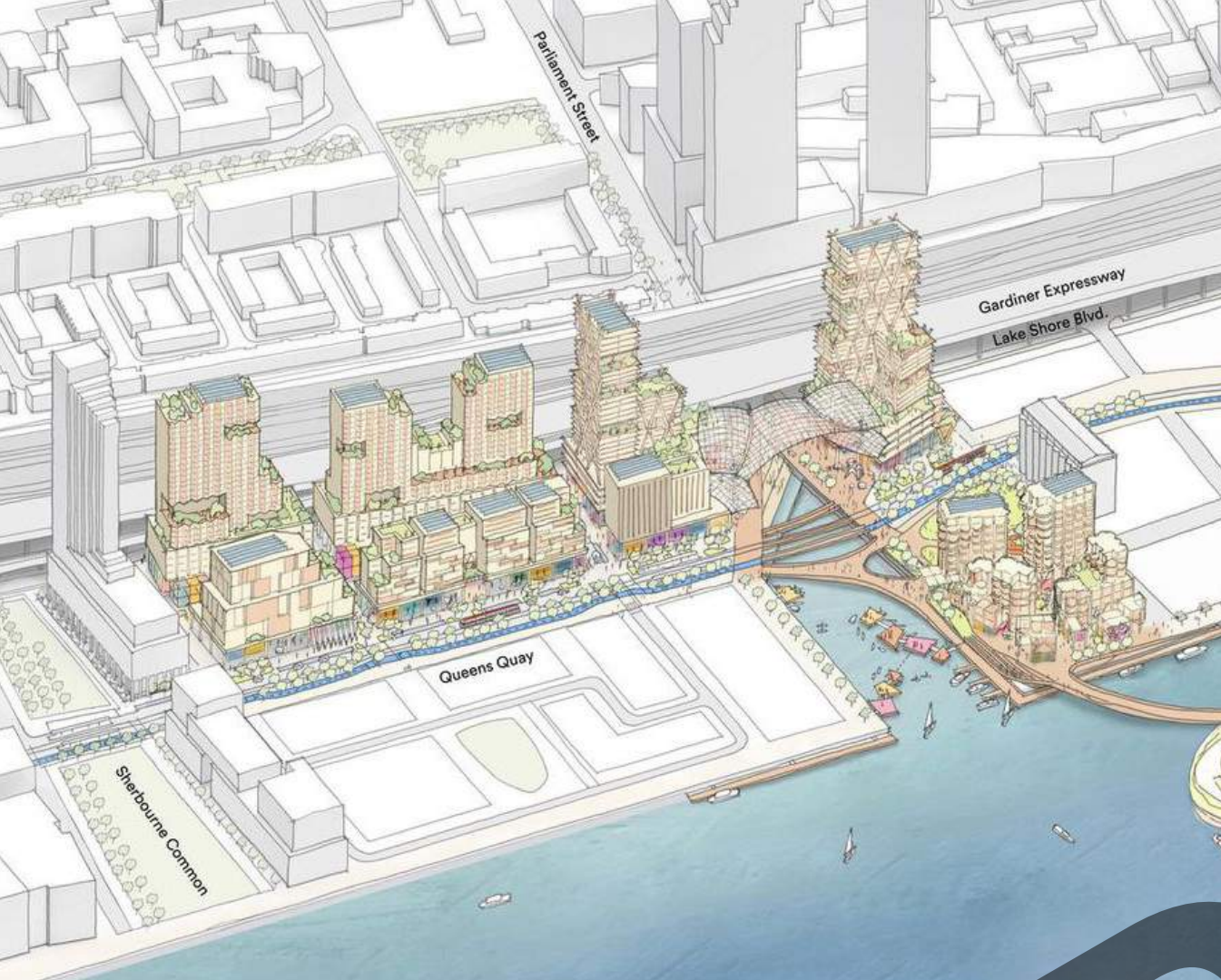
- 1 WATERFRONT TORONTO
- 2 TORONTO STAR BUILDING
- 3 REDPATH SUGAR REFINERY
- 4 DISTILLERY DISTRICT
- 5 HARBOUR, RAILWAY TERMINALS

## 02 | CONTEXT ANALYSIS

DEVELOPMENT AND VISION

### VISION OF THE NEIGHBOURHOOD

Toronto's waterfront, an underused location in Toronto is now growing into an iconic public asset accessible to everyone. Waterfront Toronto is the largest urban revitalization project in North America and is being redefined through the vision of the site. The main goal of the revitalization is to reconnect people back to the waterfront, by emphasizing parks, and public space. The revitalization is focused on design excellence, economic growth, innovation, green initiatives and many more. The vision is to make waterfront a pillar in the world for smart communities and the next generation of infrastructure.

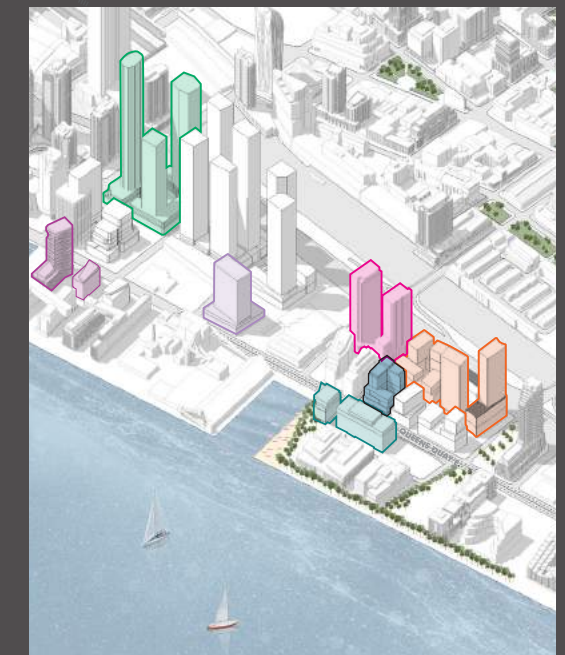


# 02 | CONTEXT ANALYSIS

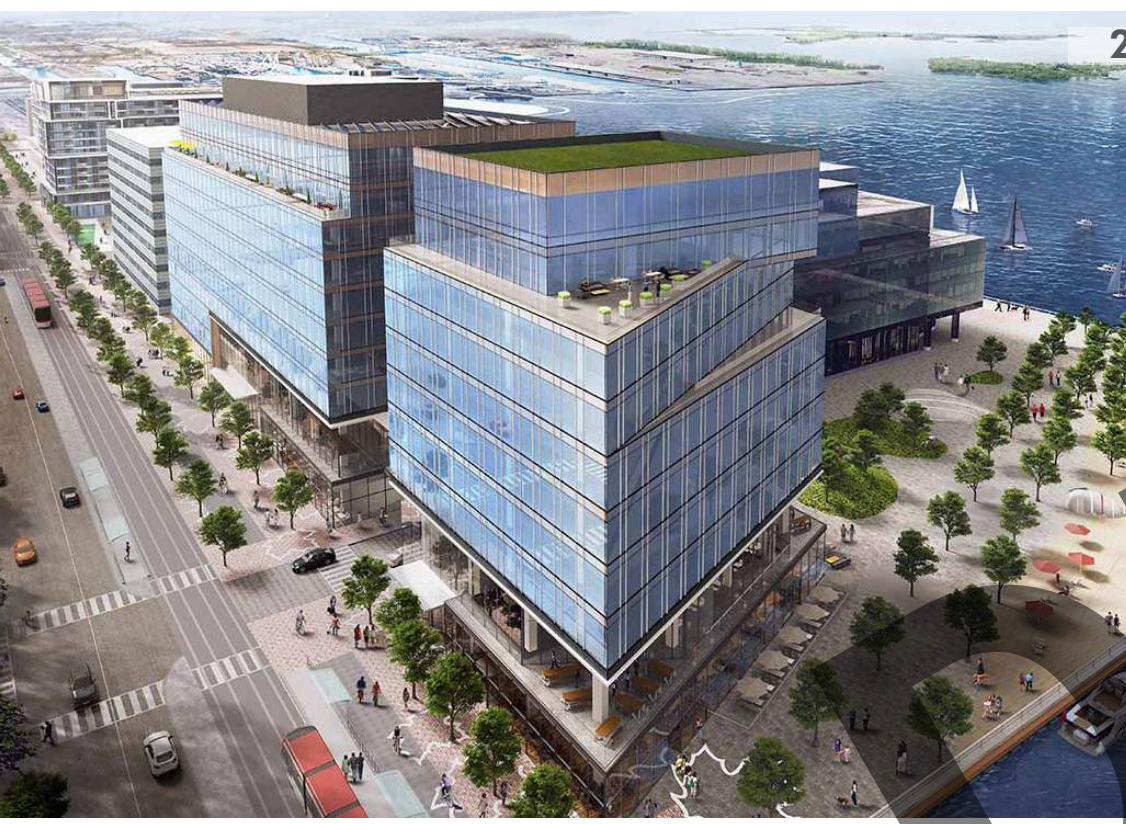
DEVELOPMENT AND CHARACTER

## FUTURE OF THE NEIGHBOURHOOD

- 1 DANIELS LIGHTHOUSE
- 2 WATERFRONT INNOVATION CENTRE
- 3 215 LAKESHORE - GREENLANDS
- 4 55 LAKESHORE
- 5 PIER 27 - PHASE 2
- 6 1 YONGE - PINNACLE



1



2



3



4



5



6

## 02 | CONTEXT ANALYSIS

LAND USE AND CHARACTER

### PUBLIC SPACES

- 1 SUGAR BEACH
- 2 SHERBOURNE COMMONS SCULPTURE
- 3 ACTIVITIES
- 4 PARK & WATER FEATURES
- 5 STRUCTURED LANDSCAPE
- 6 LANDSCAPE SCULPTURE

The site is surrounded by an abundance of public spaces and activities. Thus, creating a comfortable space that successfully activates the surrounding environment. The array of activities brings life to the Queens Quay E.



1



4



2



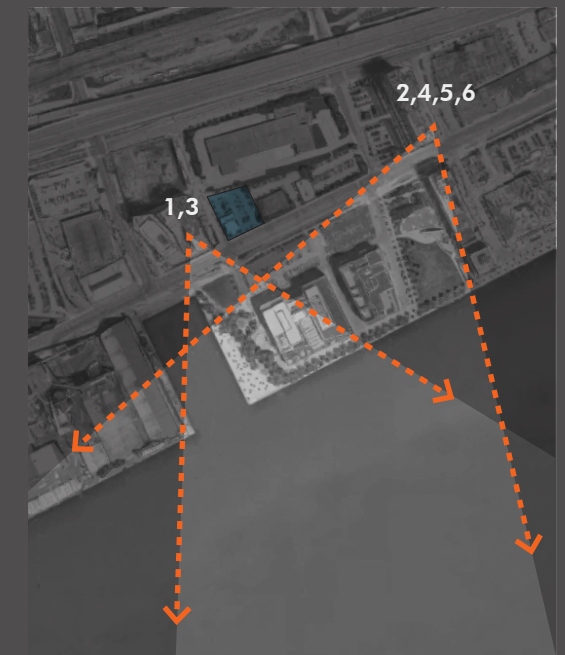
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3



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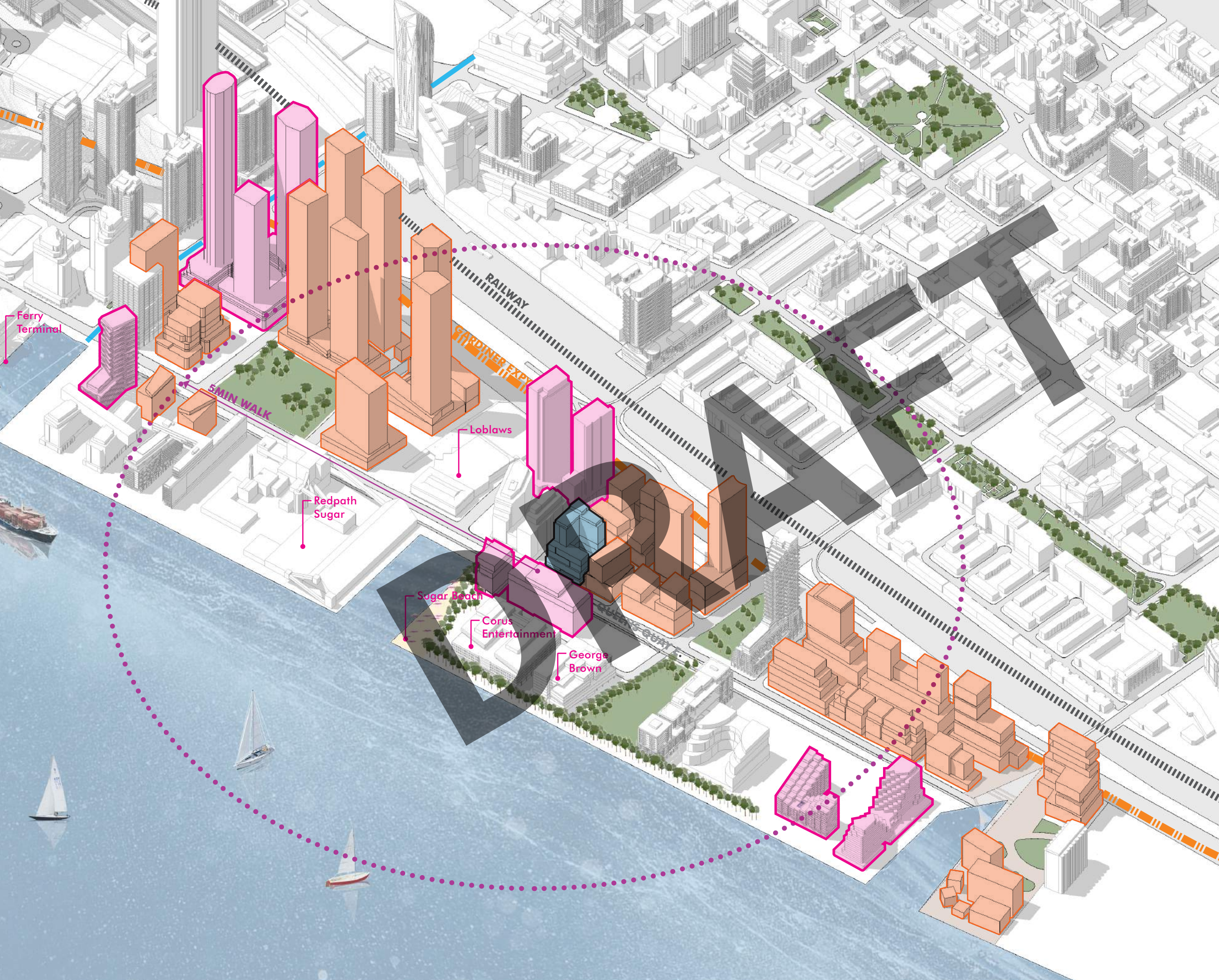


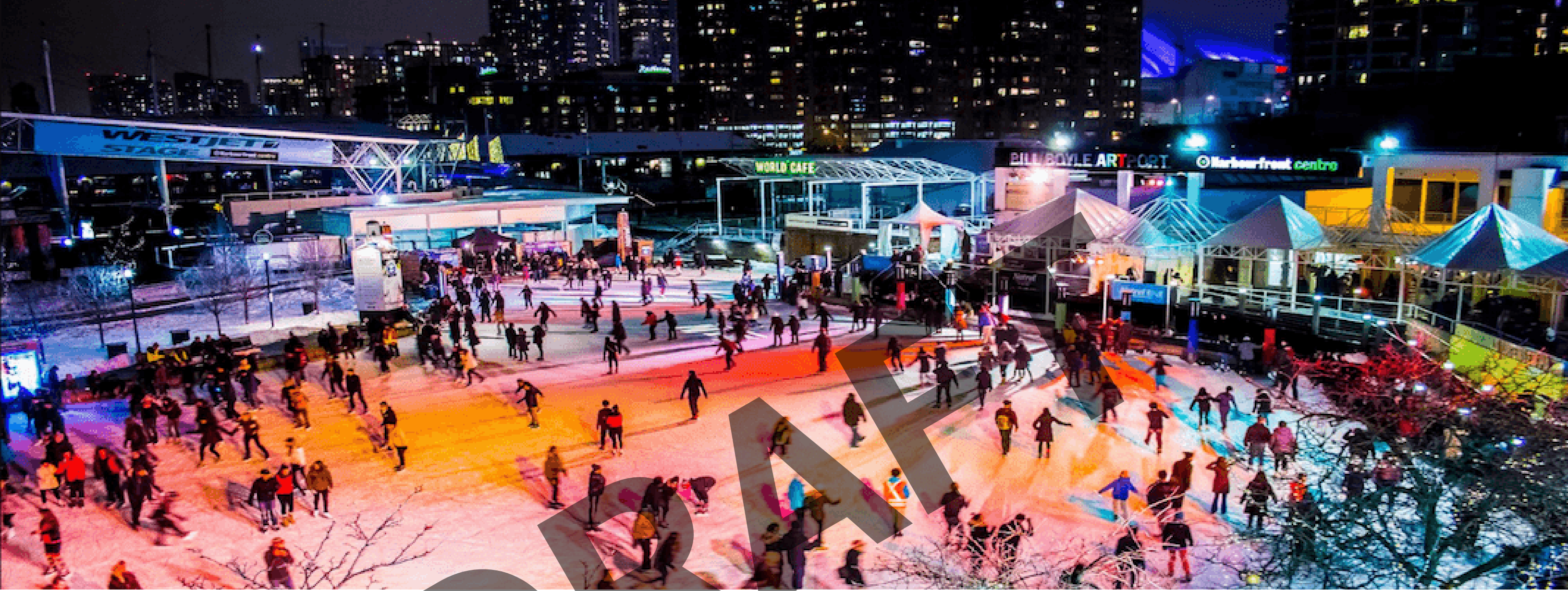
## 02 | CONTEXT ANALYSIS

HEIGHT IN STOREYS

### LEGEND

- SITE
- 5 MIN. WALK RADIUS
- GARDINER EXPY
- RAILWAY LINE
- YONGE ST.
- PROPOSED
- UNDER CONSTRUCTION





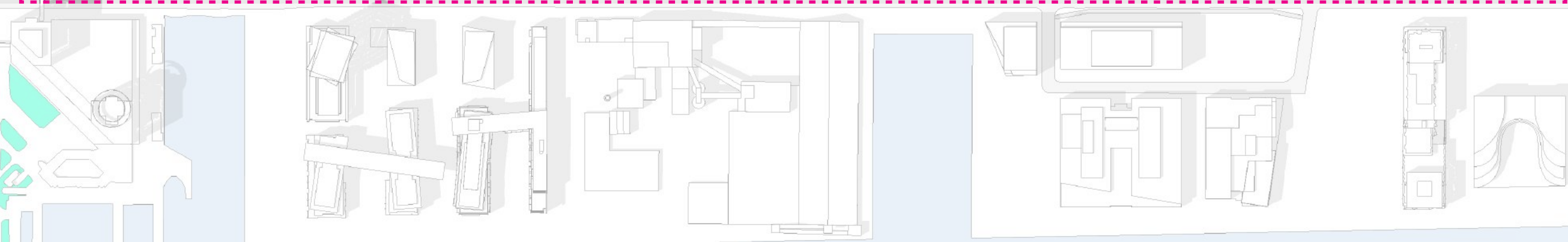
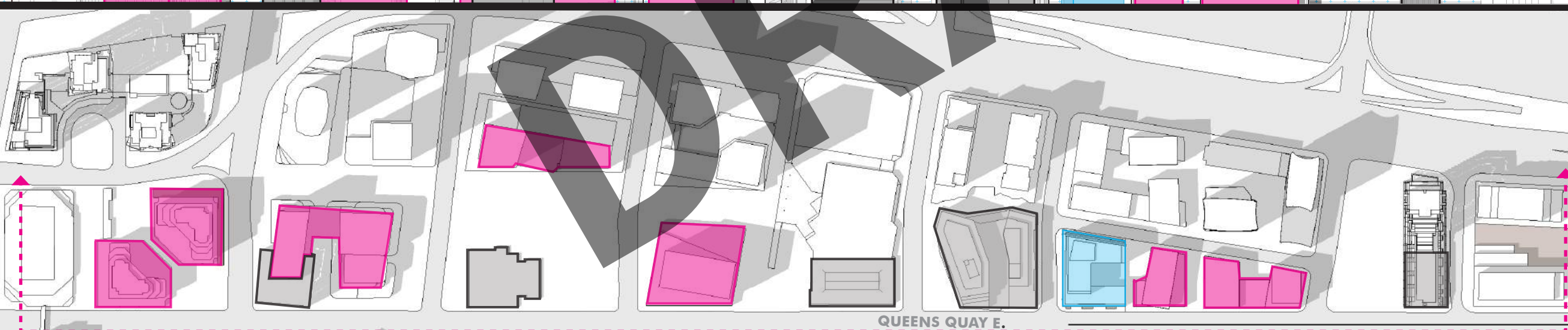
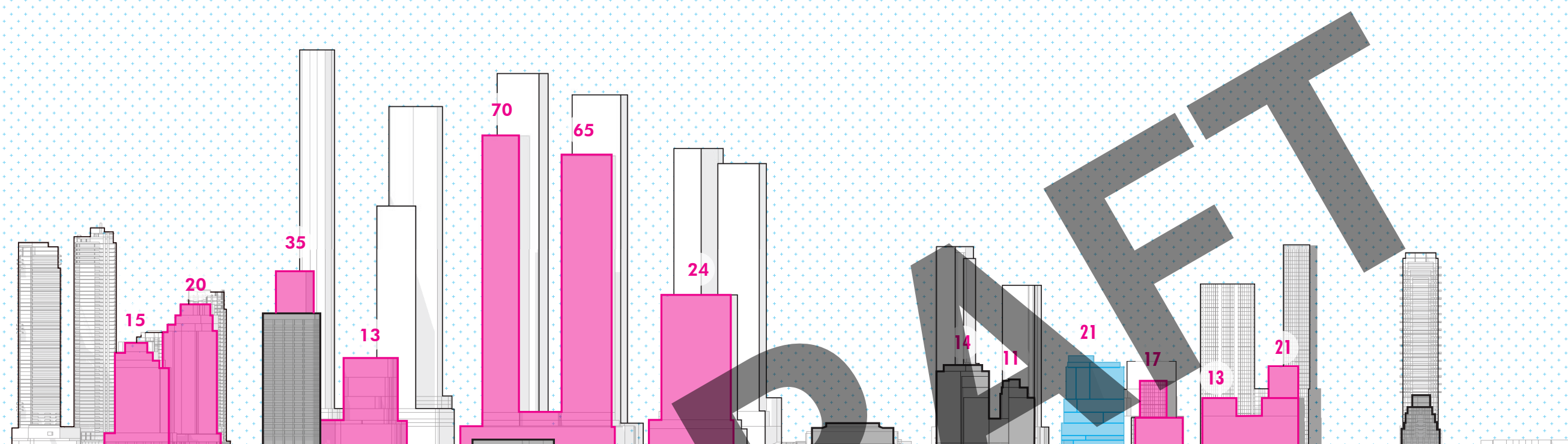


## 02 | CONTEXT ANALYSIS

BASED ON ZONING MASS

### LEGEND

- SITE
- FUTURE DEVELOPMENT
- EXISTING
- # HEIGHT IN STOREYS



## 02 | CONTEXT ANALYSIS

SITE DESIGN

### NATURAL CONNECTIONS

- SITE
- MAIN ROADS TO PARKS
- MAIN BICYCLE CONNECTION
- B EXISTING CITY TRANSIT BUS STOP
- L FUTURE LRT



### SUSTAINABILITY

- CITY BUS STOP
- EXISTING BIKE PATH
- FUTURE LRT
- FUTURE PARK

162 QUEENS QUAY EAST  
TORONTO, ONTARIO

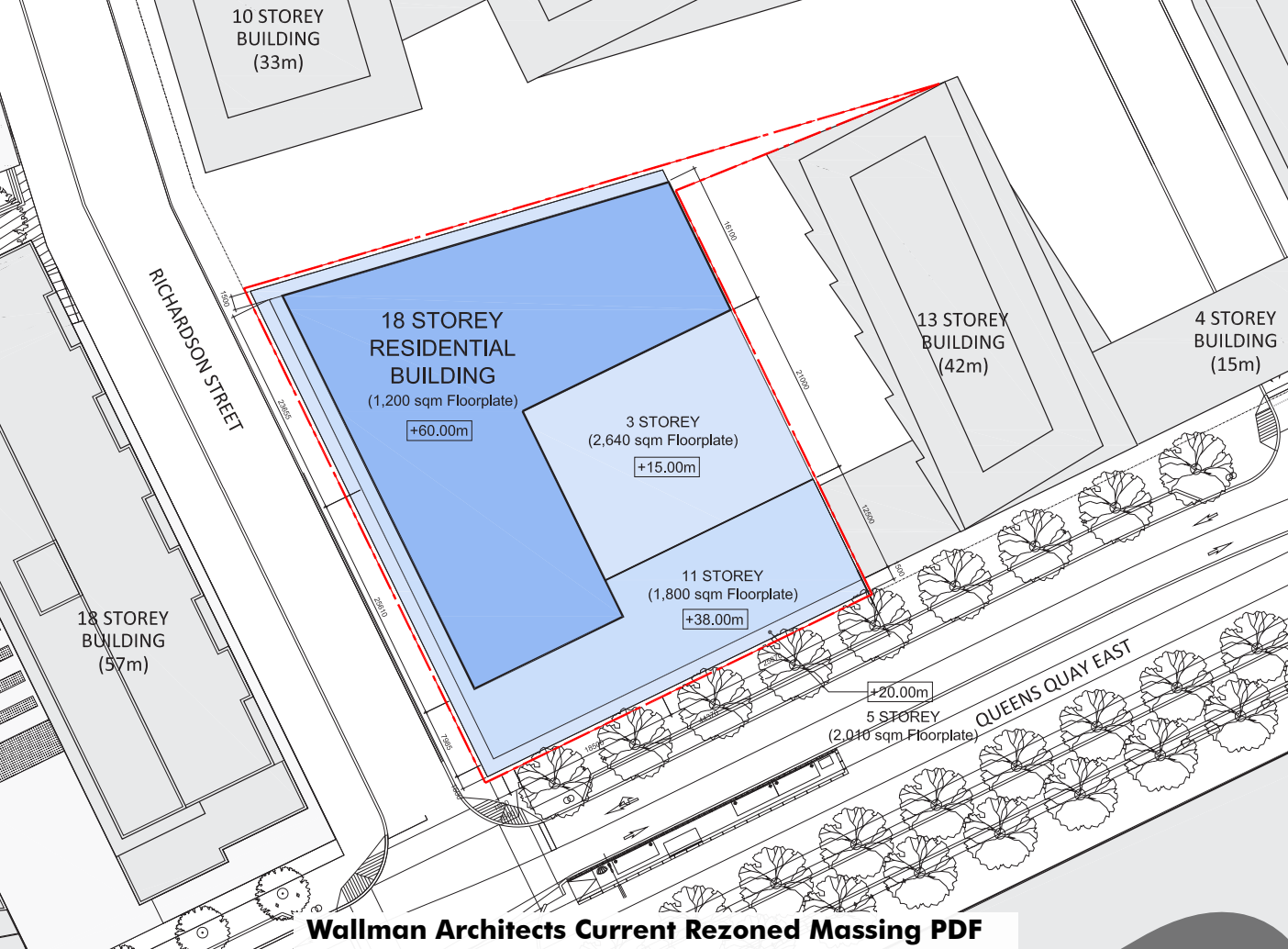
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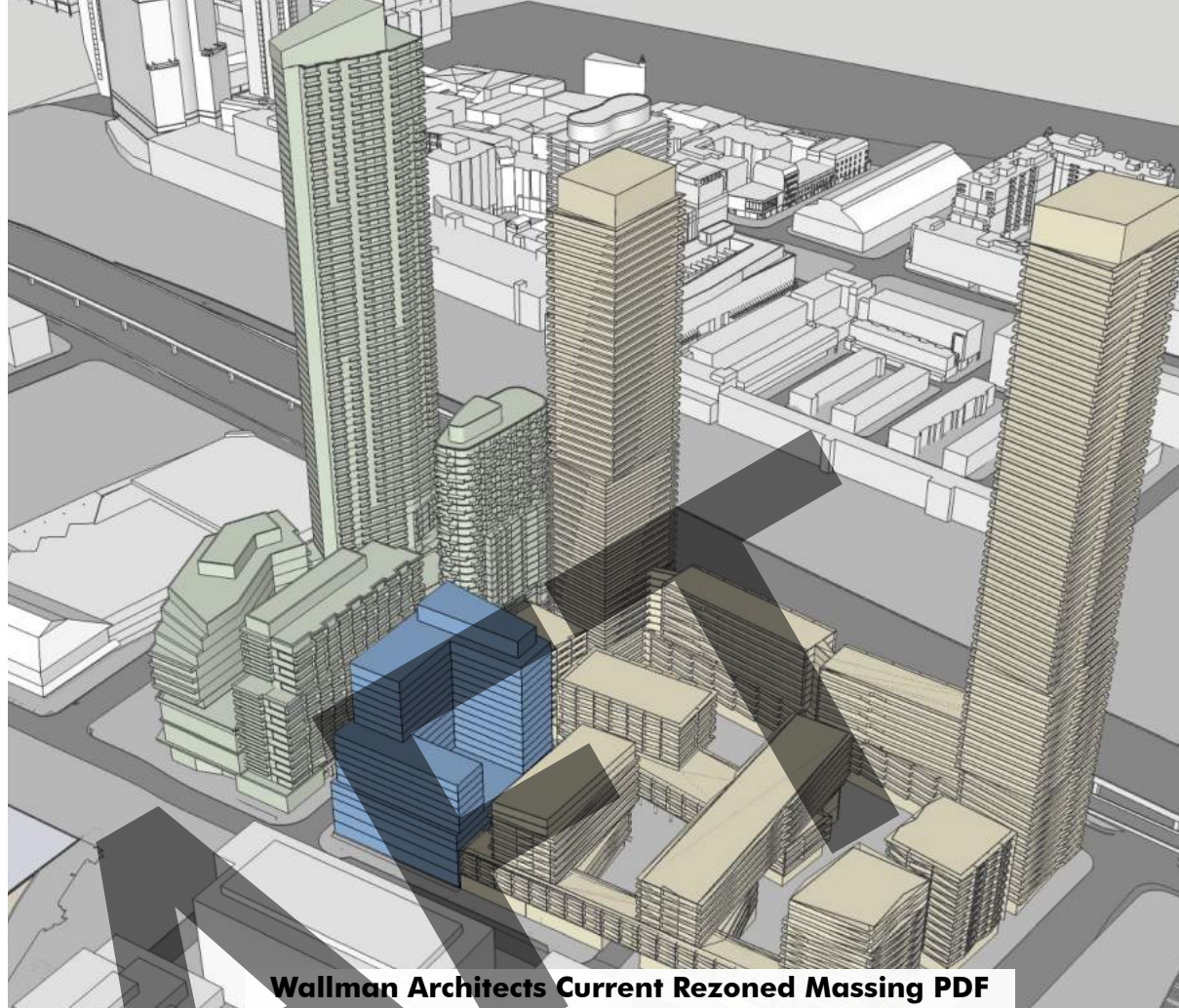
# 03 | SITE ZONING

APPROVED REZONED MASSING

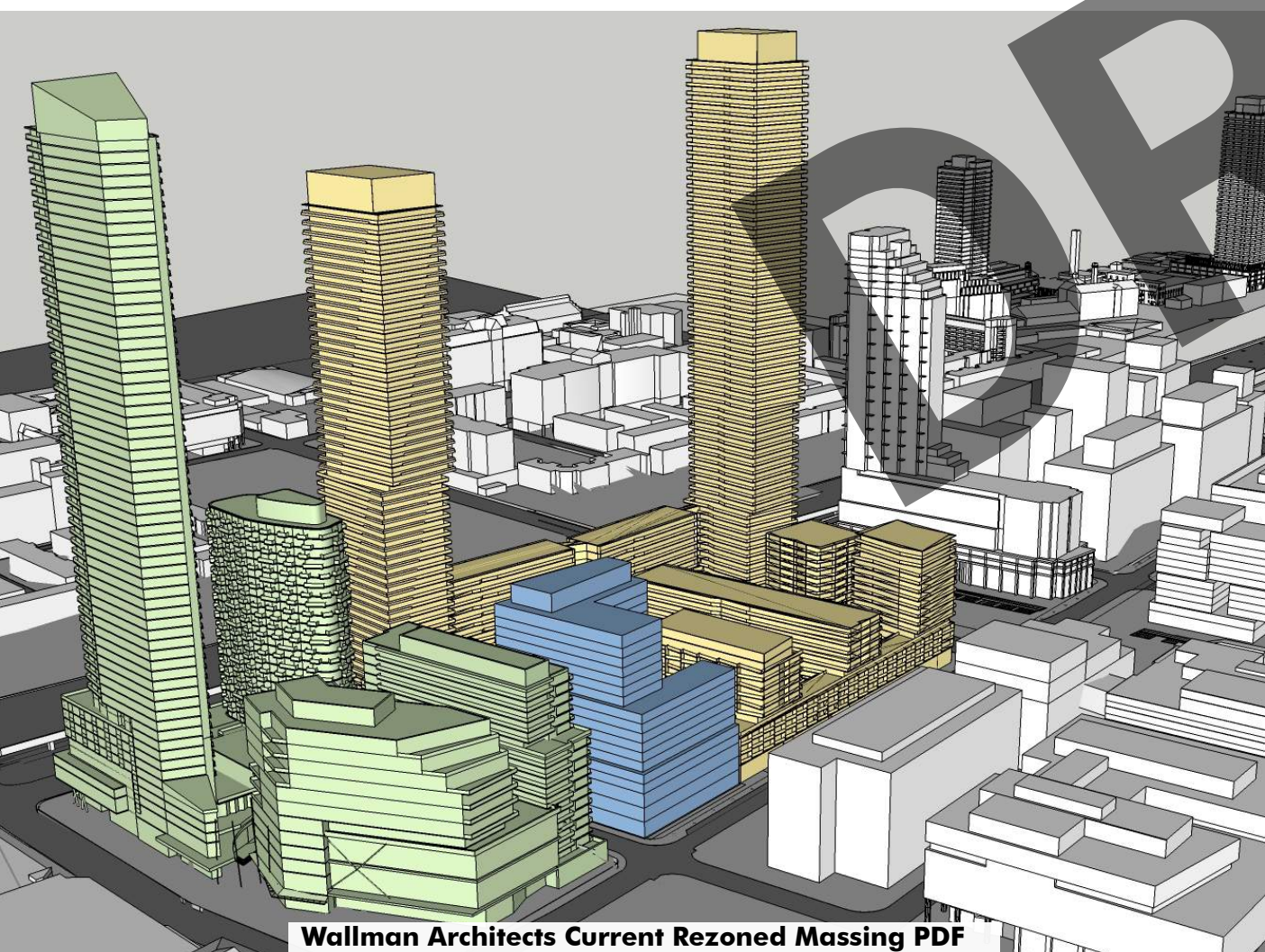
APPROVED GFA FROM SETTLEMENT 308,924 ft<sup>2</sup>



Wallman Architects Current Rezoned Massing PDF



Wallman Architects Current Rezoned Massing PDF



Wallman Architects Current Rezoned Massing PDF



Wallman Architects Current Rezoned Massing PDF

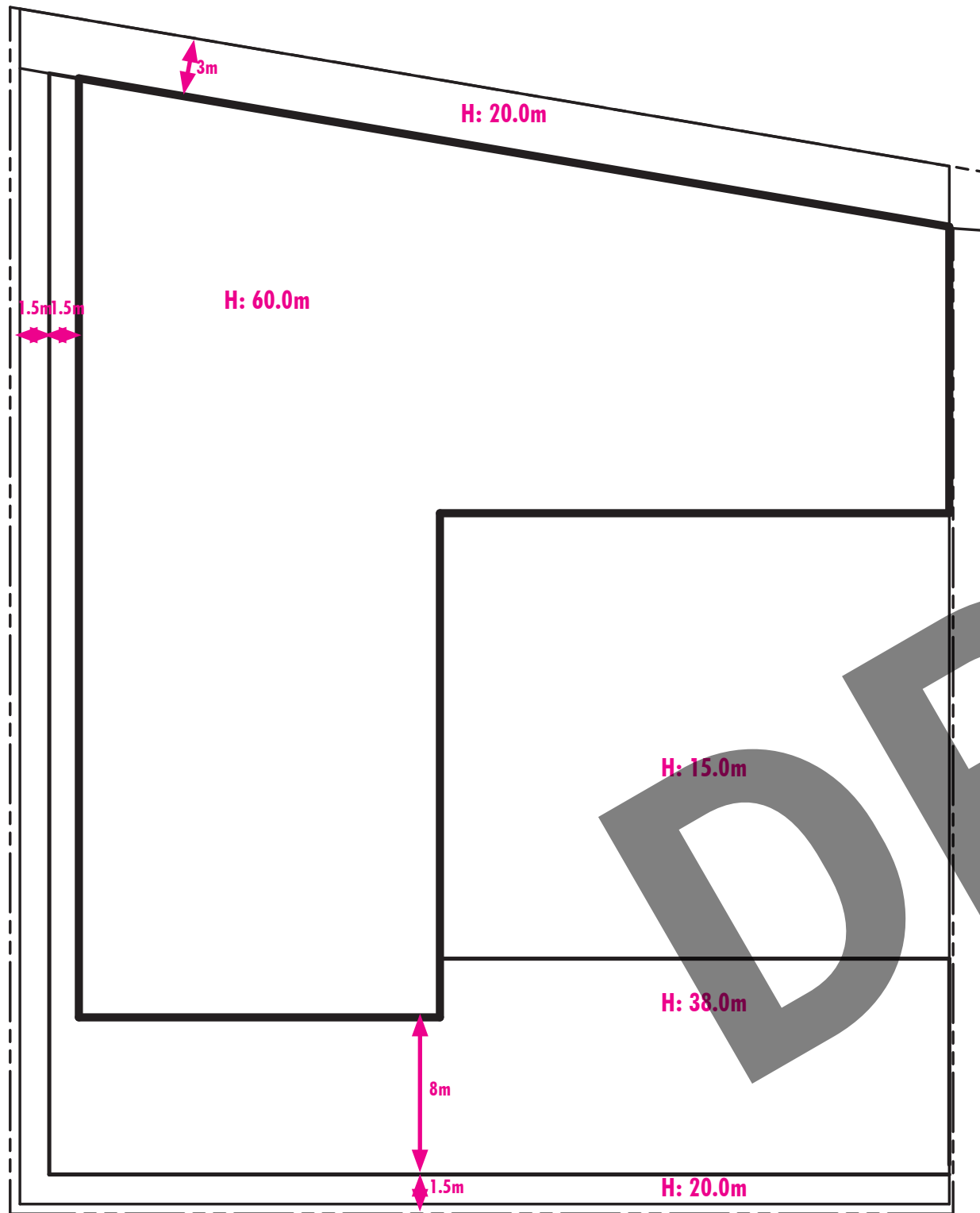
WALLMANARCHITECTS  
(Wallman Architects Current Rezoned Massing PDF, Queens Quay East. Pg 1,3)

162 QUEENS QUAY EAST  
TORONTO, ONTARIO

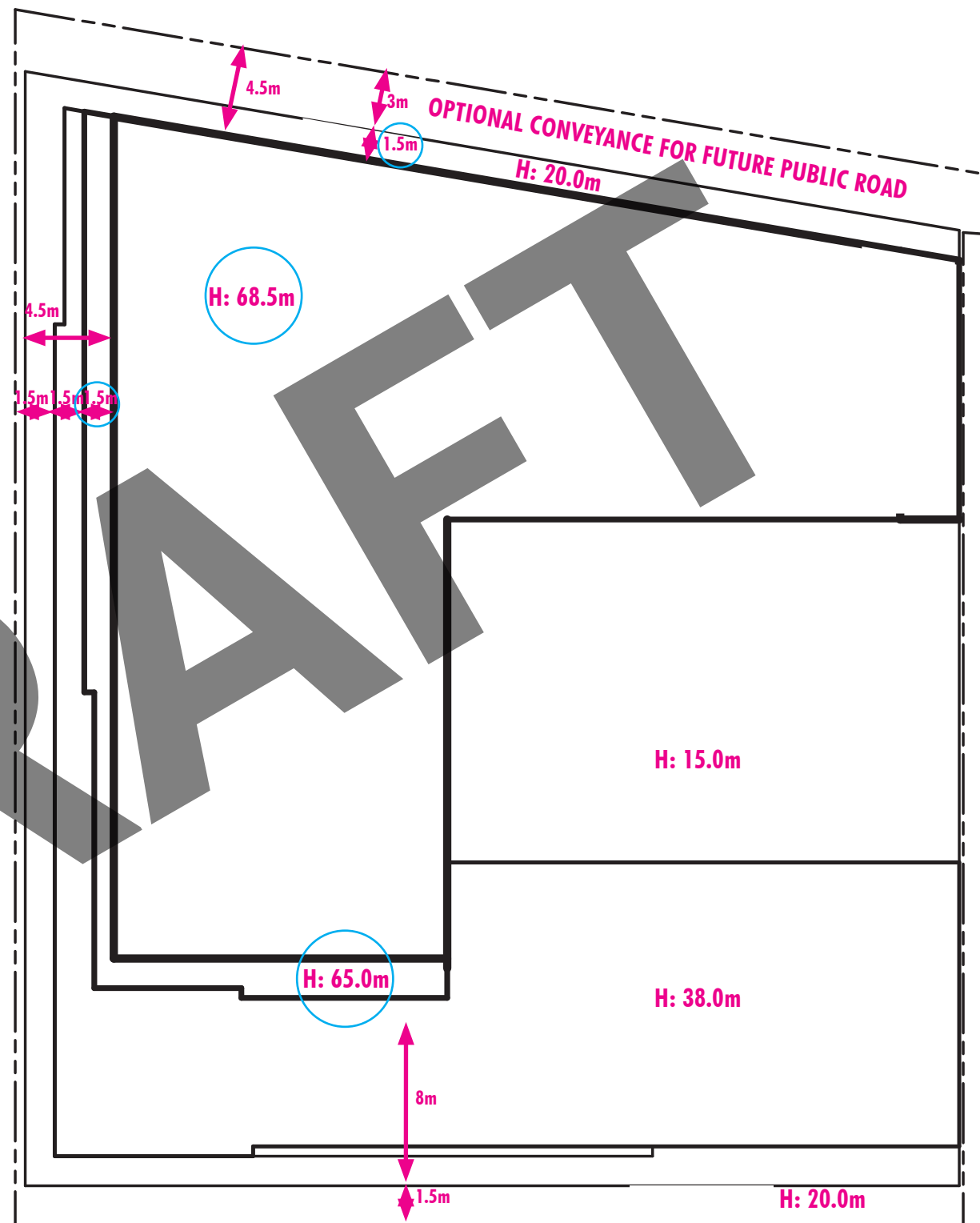
**03** | SITE ZONING  
MASSING COMPARISON

STATISTICS COMPARISON

APPROVED GFA FROM SETTLEMENT	308,924 ft <sup>2</sup>
PROPOSED GFA	296,341 ft <sup>2</sup>



APPROVED SCHEDULE B



PROPOSED SCHEDULE B

DRAFT



**APPROVED MASSING FROM SETTLEMENT**  
GFA 308,924 ft<sup>2</sup>

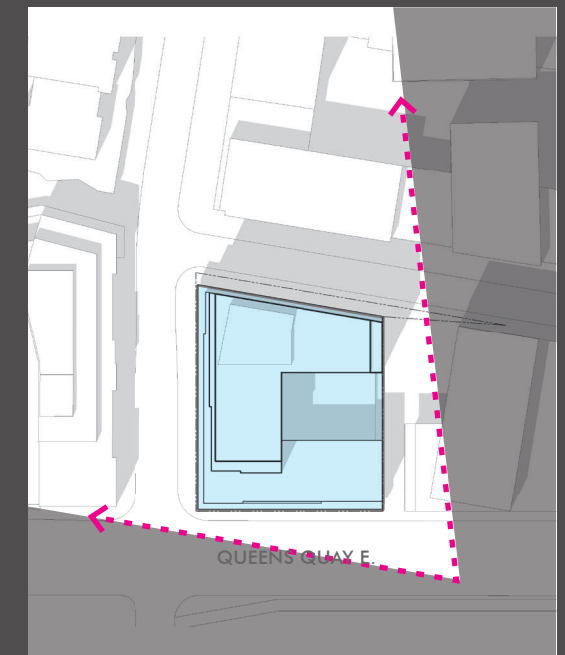
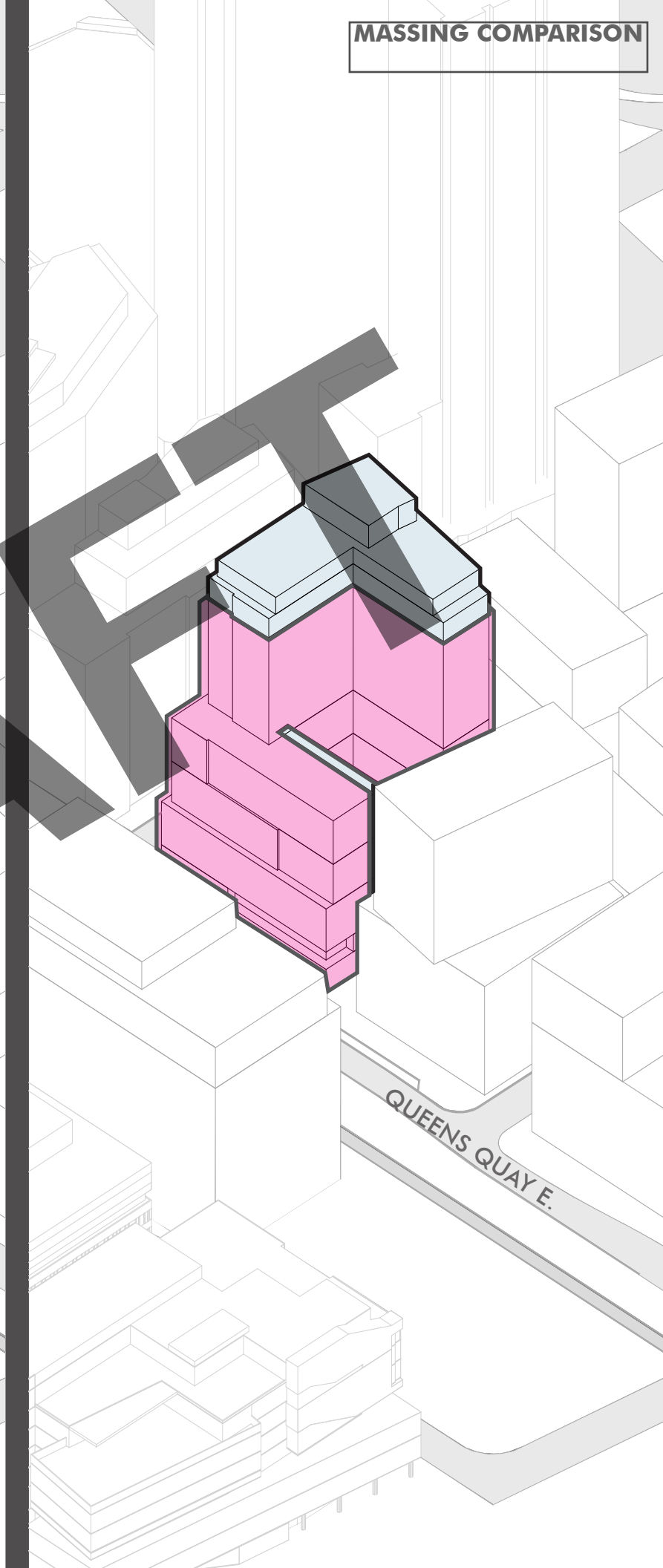
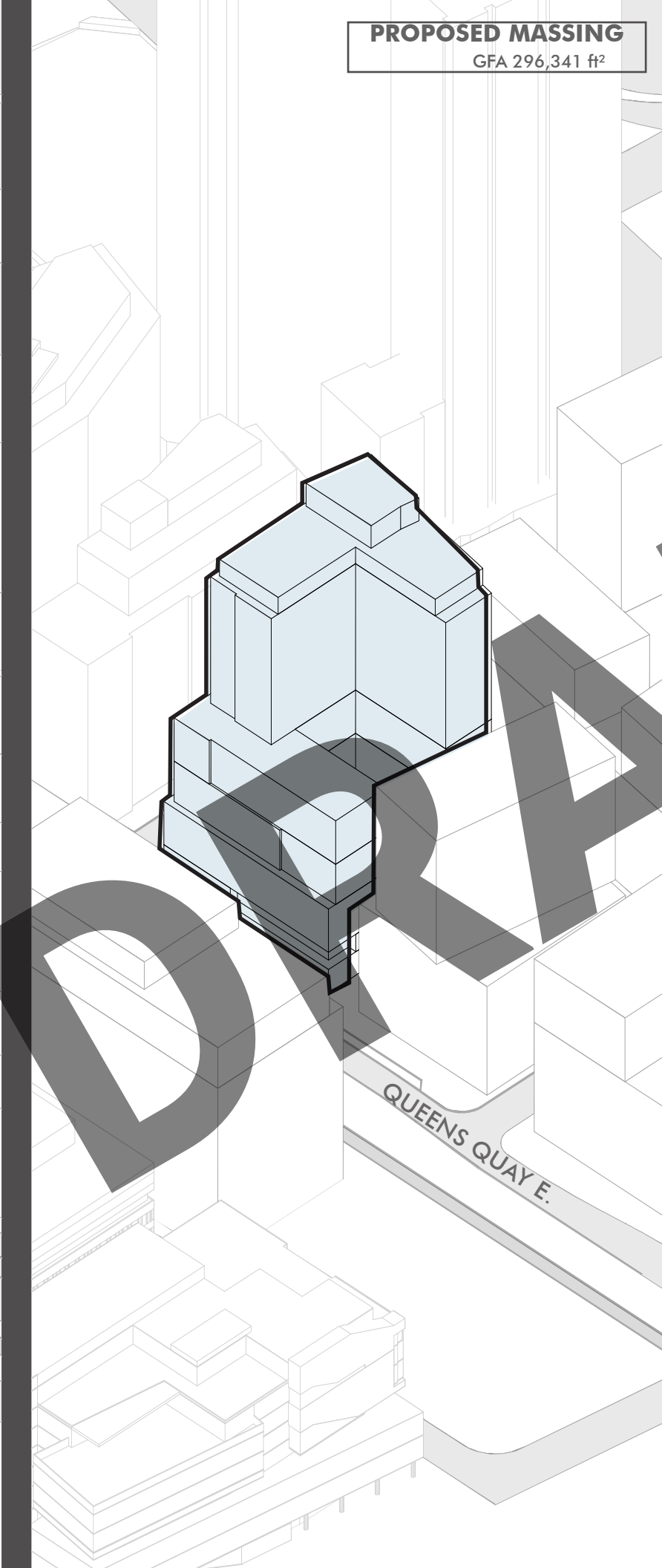
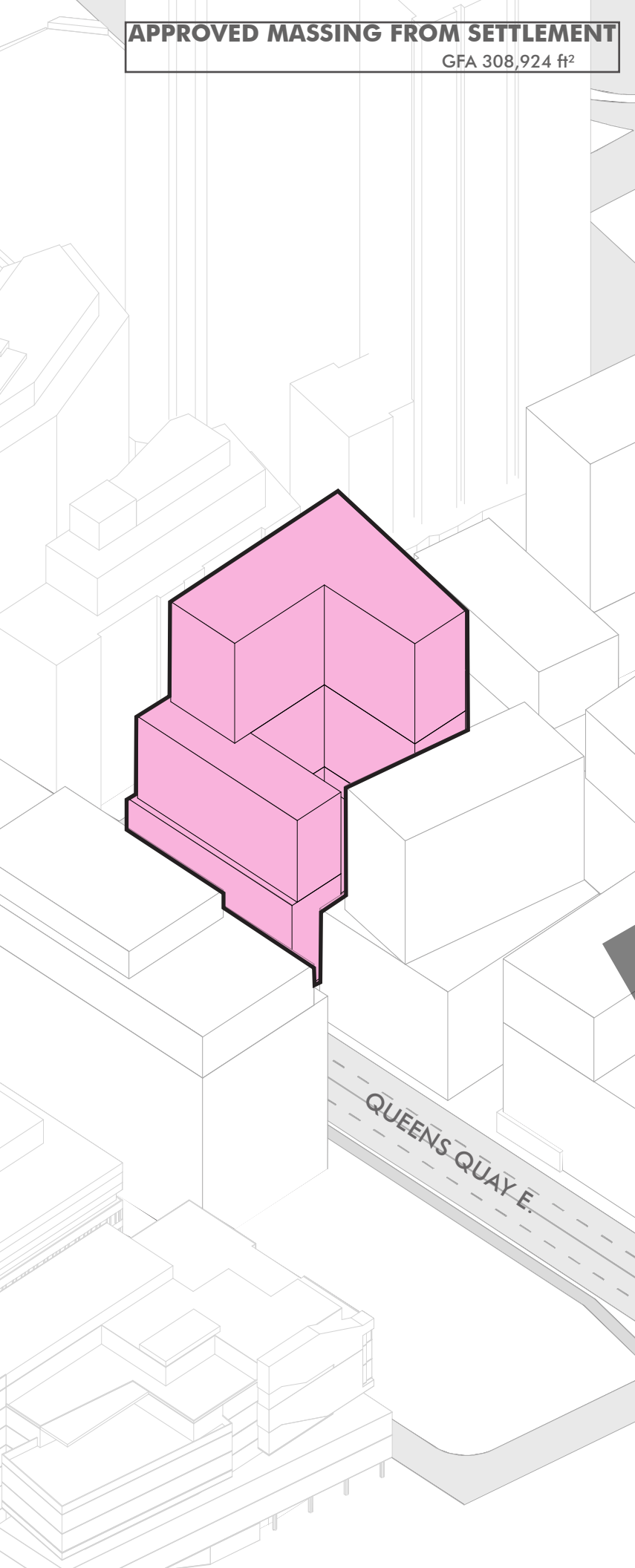
**PROPOSED MASSING**  
GFA 296,341 ft<sup>2</sup>

**MASSING COMPARISON**

**03 | SITE ZONING**  
MASSING COMPARISON

**MASSING CONSTRAINTS**

- PROPOSED MASSING
- APPROVED MASSING FROM SETTLEMENT



# 03 SITE ZONING

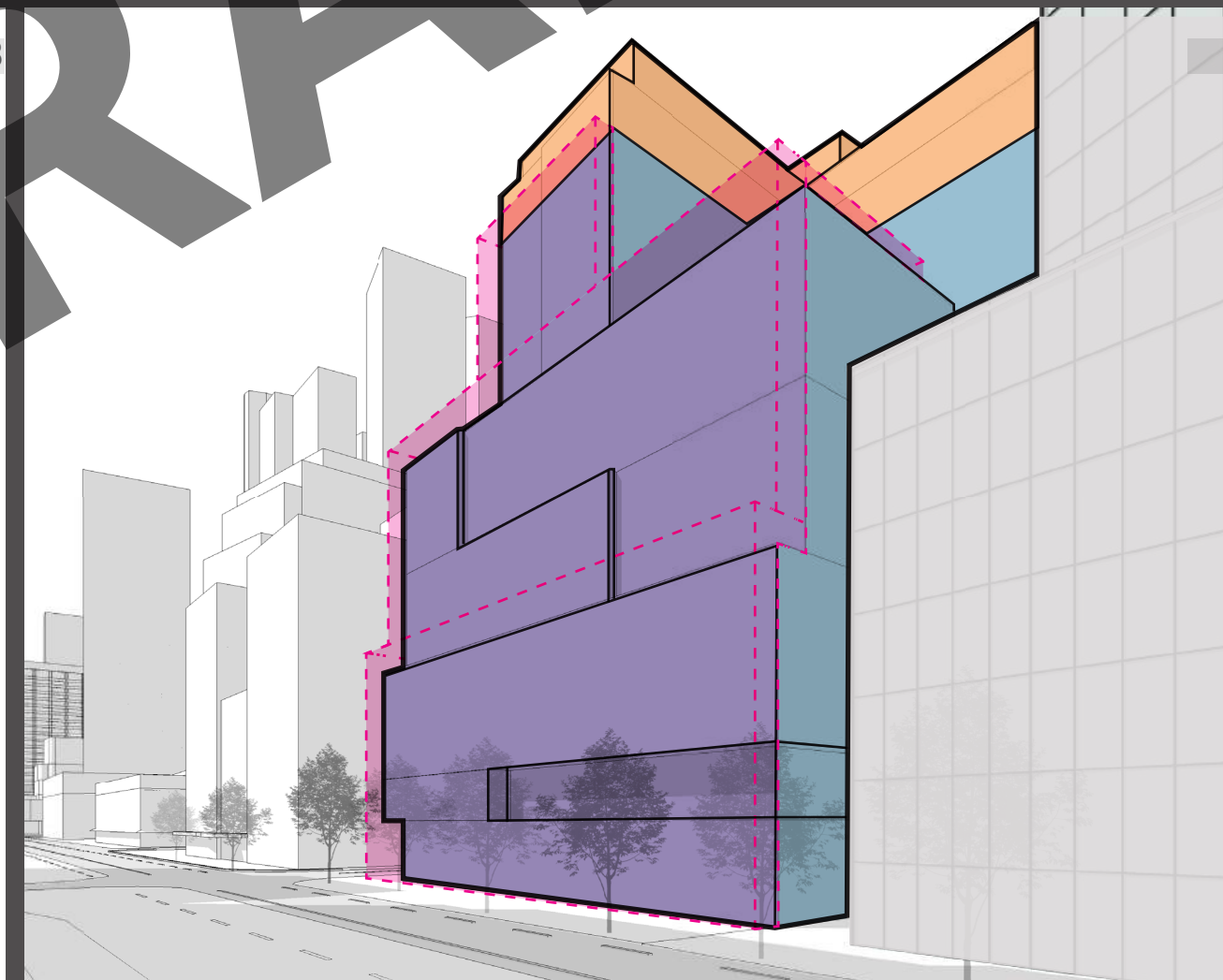
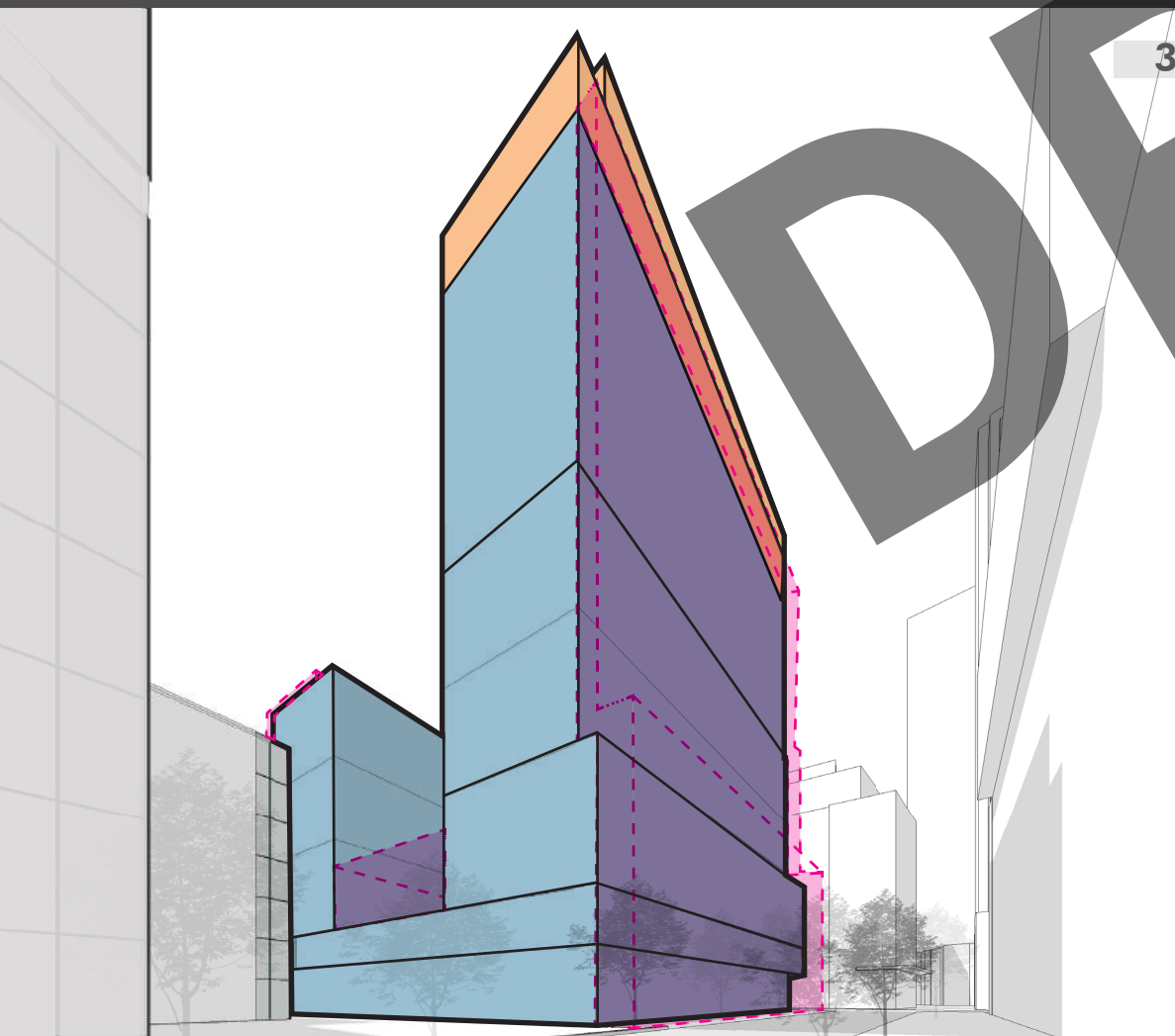
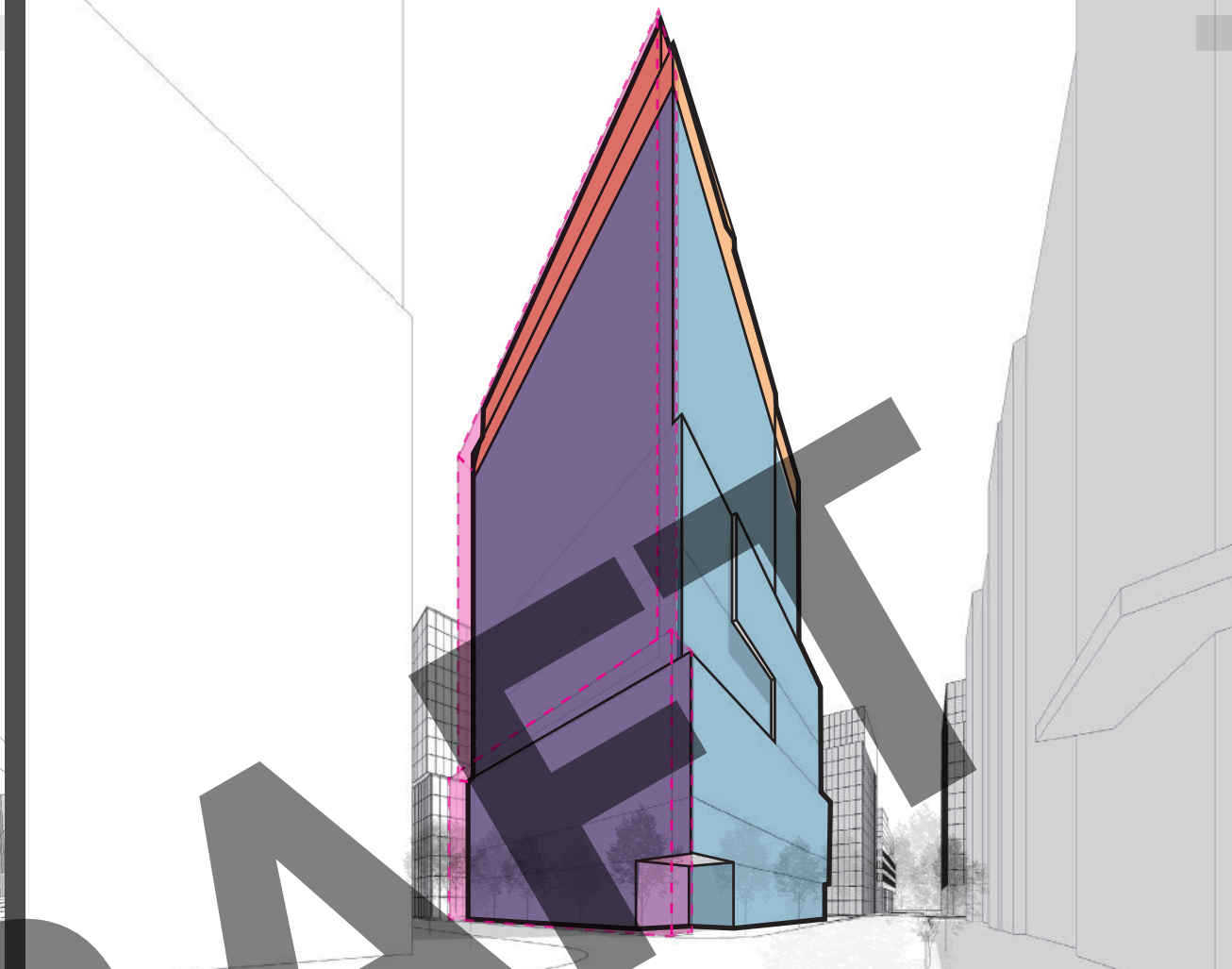
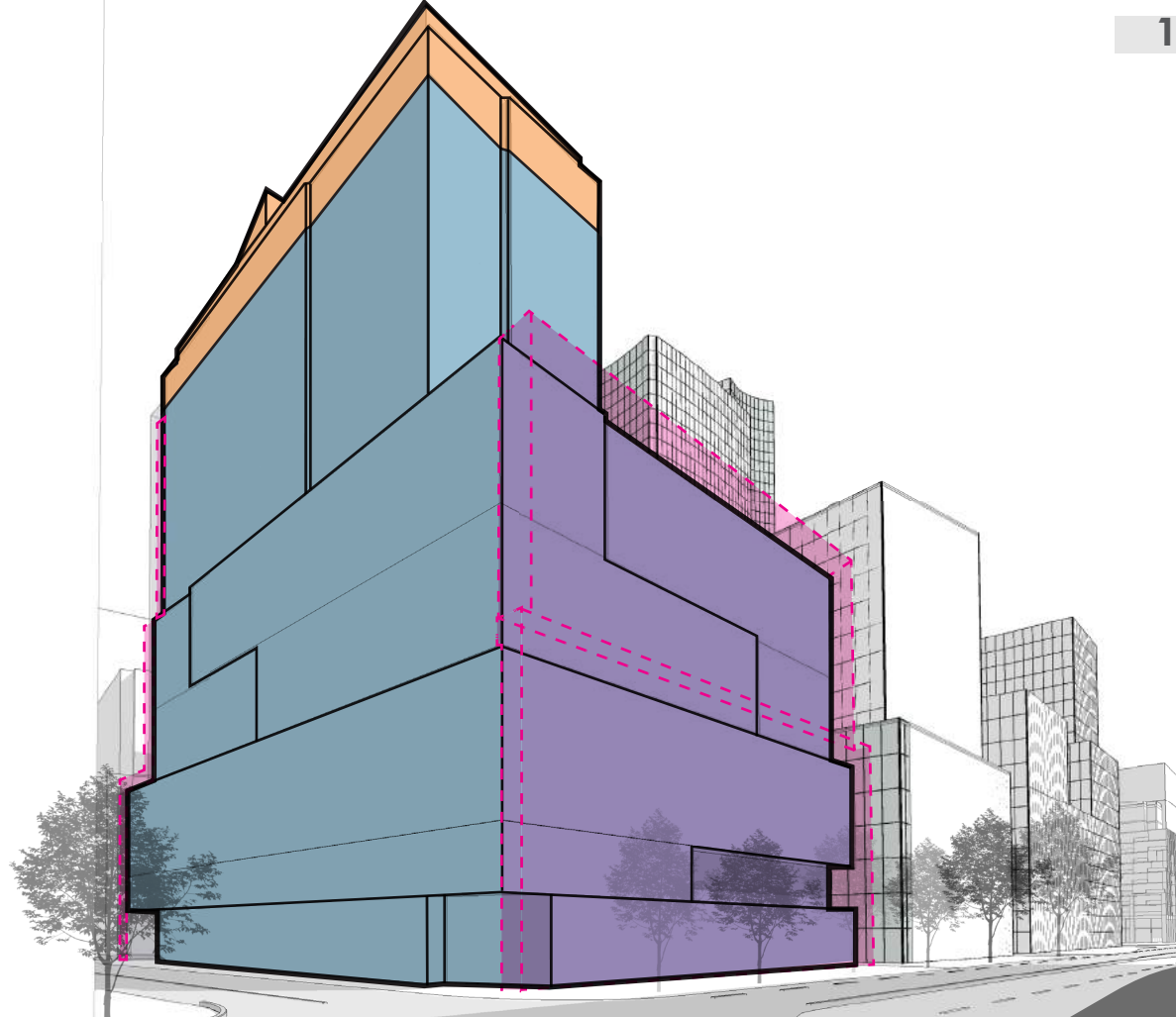
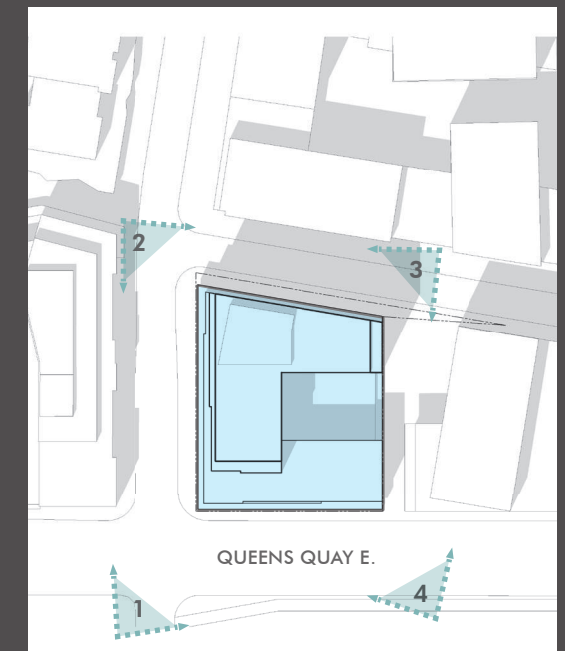
GUIDING PRINCIPLES

## BUILDING HEIGHTS & SETBACKS

- APPROVED REZONING FROM SETTLEMENT
- PORTION OF BUILDING REDUCED DUE TO LAND CONVEYANCE REQUIREMENTS
- RE-DISTRIBUTED BUILDING

## STATISTICS

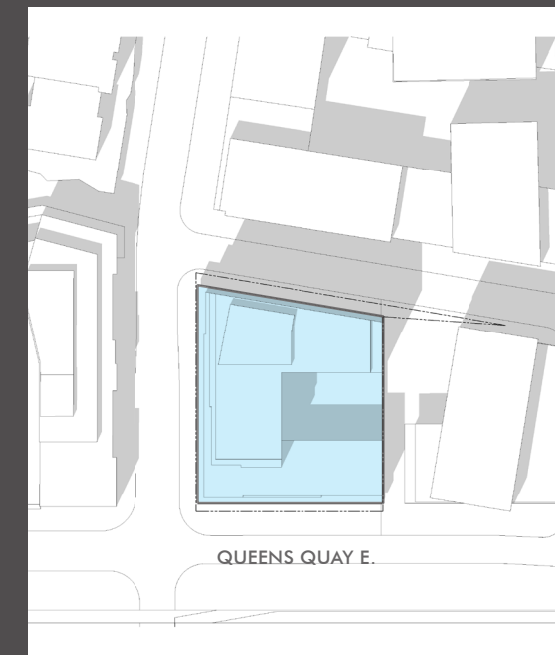
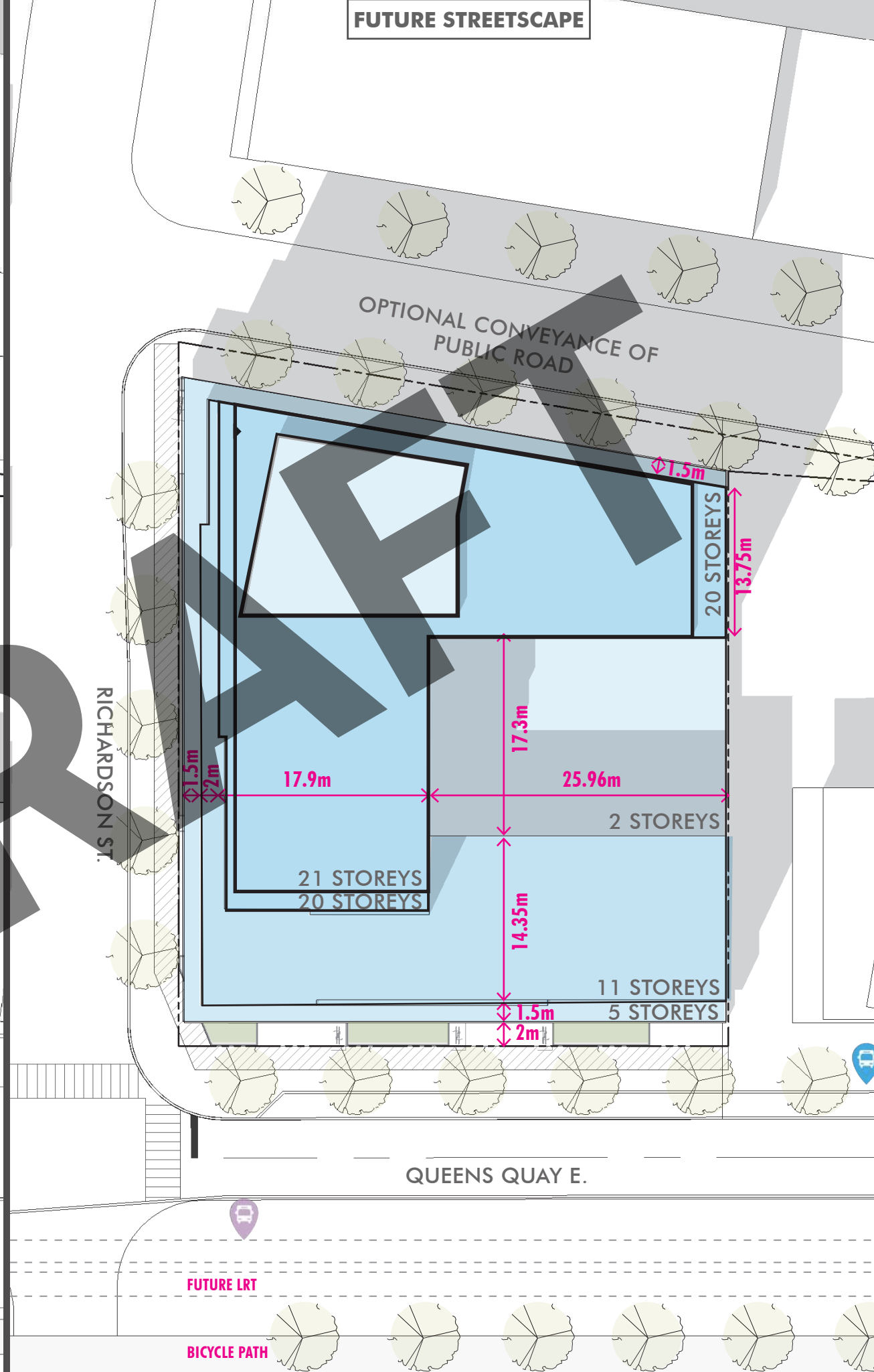
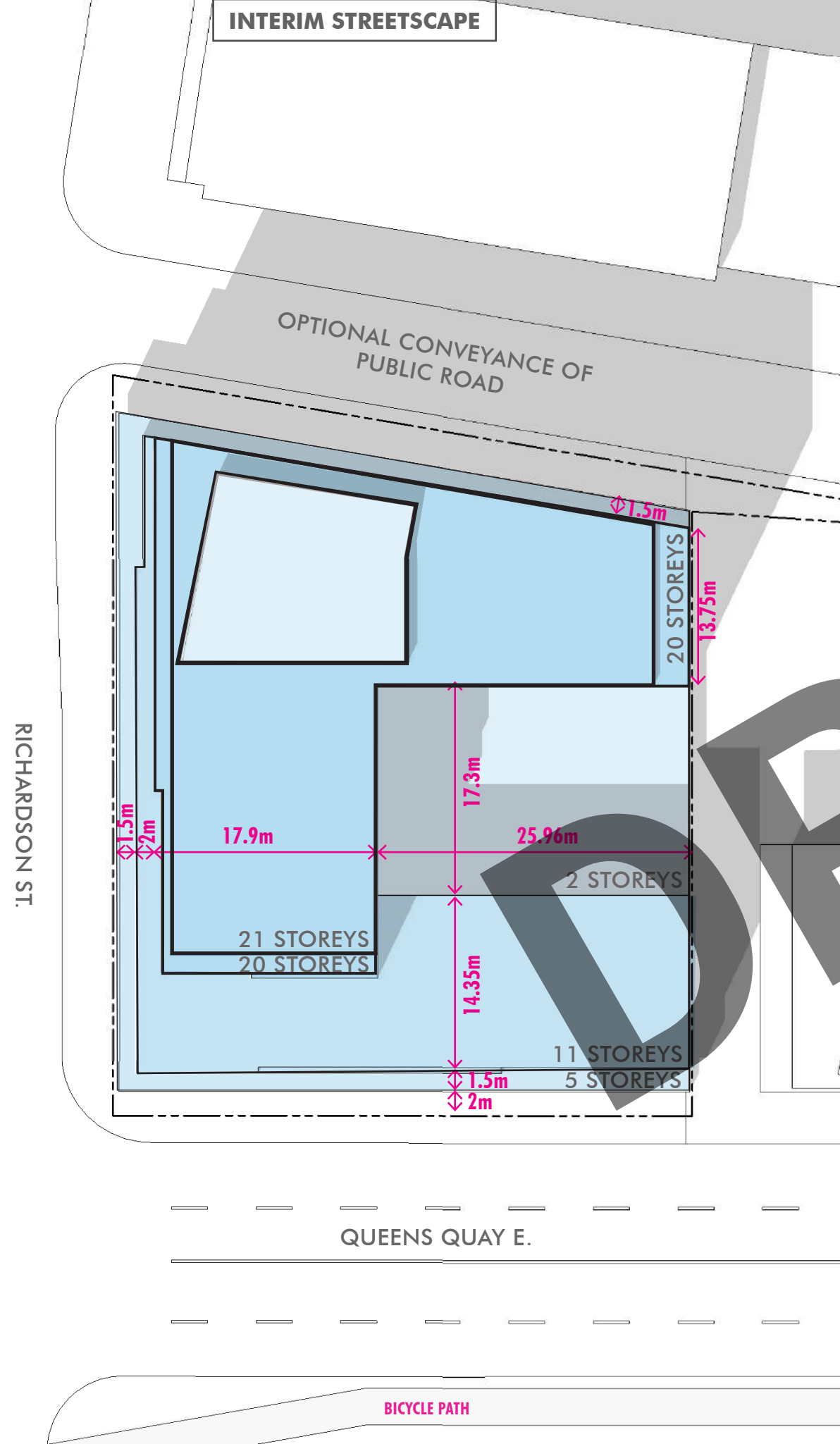
- 308,924 ft<sup>2</sup>** APPROVED GFA FROM SETTLEMENT
- 296,341 ft<sup>2</sup>** PROPOSED GFA



03 | SITE PLAN  
PROPOSED

SITE PLAN

-  SITE
-  CITY TRANSIT BUS STOP
-  FUTURE LRT





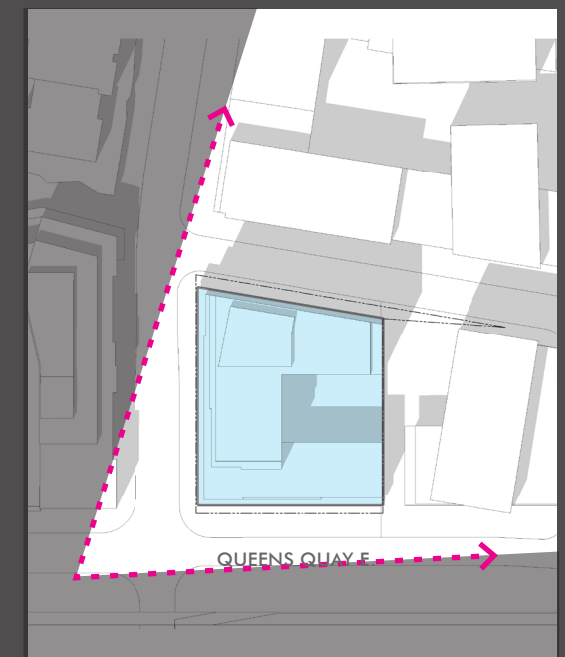
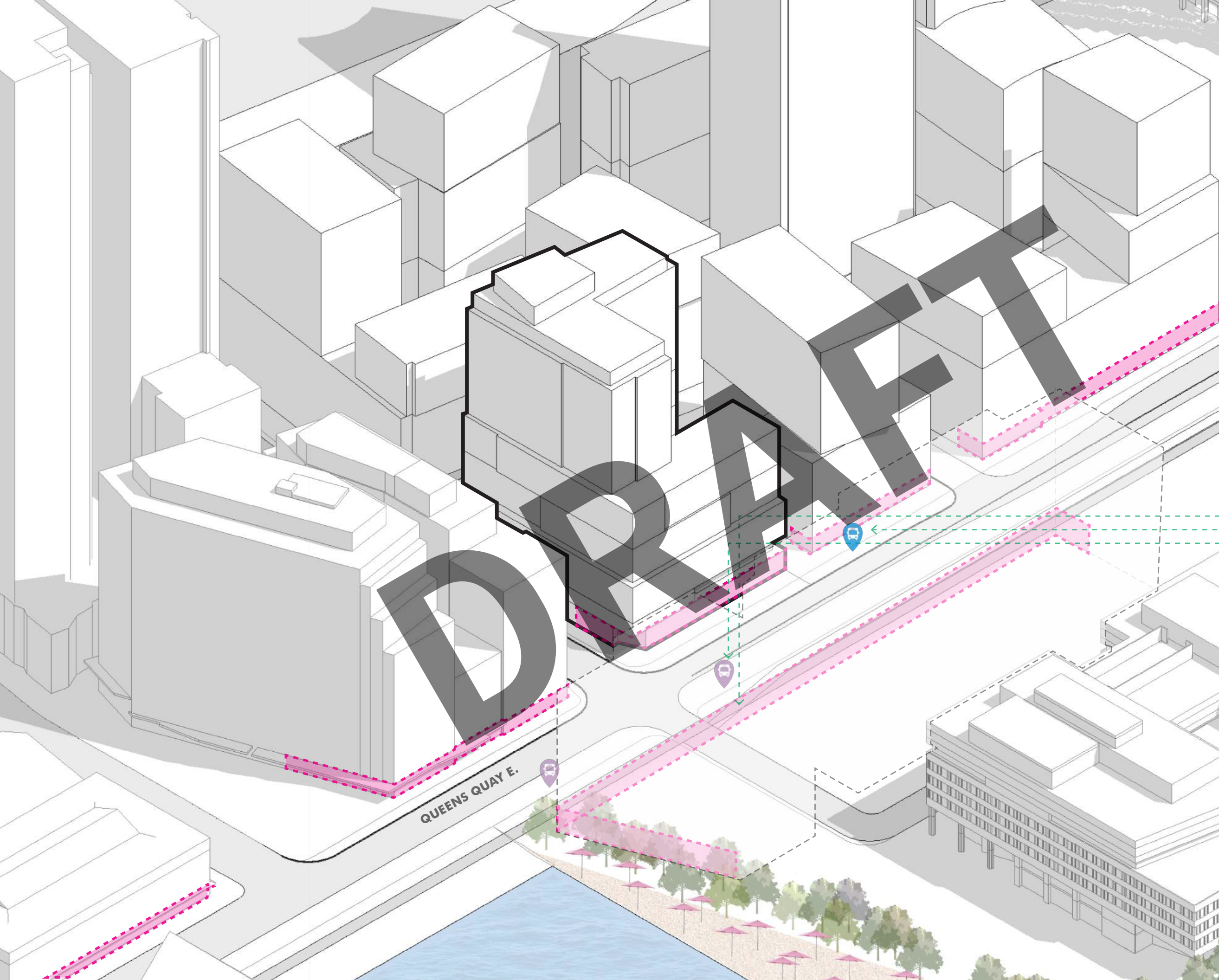
# 04 | MASSING PROPOSED

## LEGEND

- SITE
- RETAIL
- CITY TRANSIT BUS STOP
- FUTURE LRT

## SUSTAINABILITY

- EXISTING BIKE PATH
- CITY TRANSIT STOP
- FUTURE LRT STOP





**04** | STREET SECTION  
EXISTING QUEENS QUAY

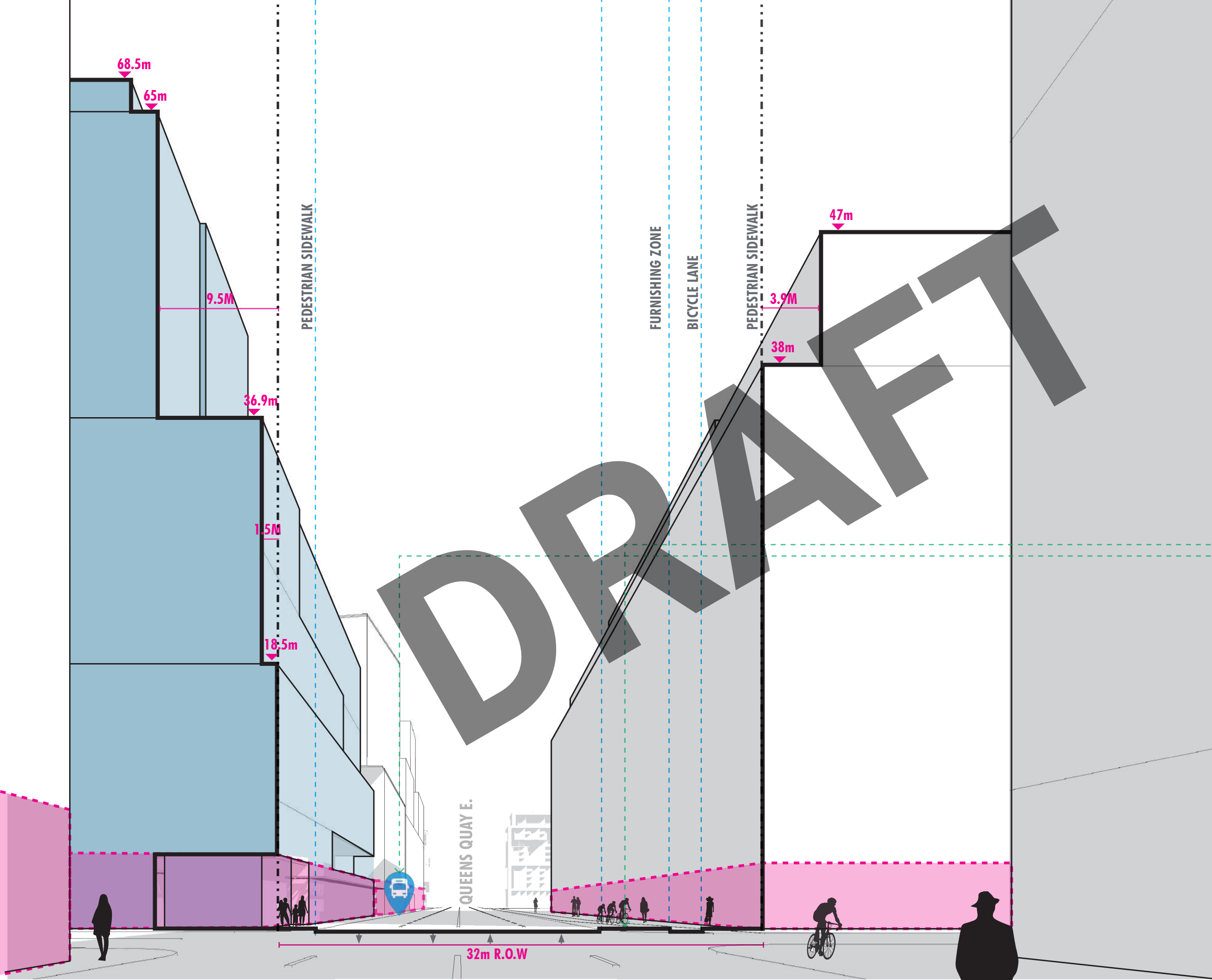
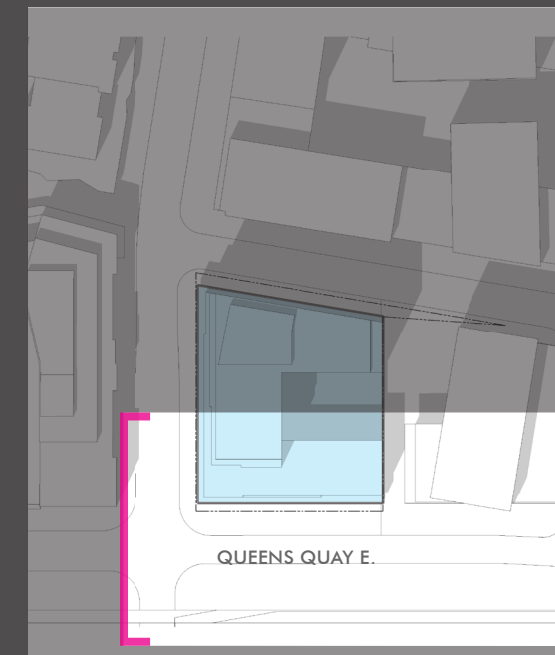
INTERIM STREETSECTION

RETAIL

BUS STOP



SUSTAINABILITY

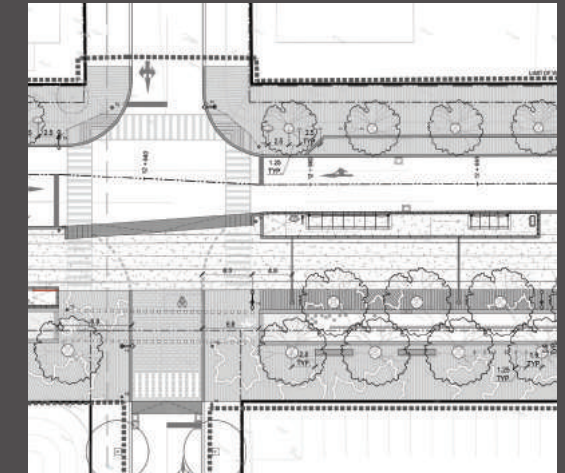
- EXISTING BIKE PATH
- CITY TRANSIT STOP



**04 | STREET SECTION**  
QUEENS QUAY EXTENSION

**FUTURE STREETScape**

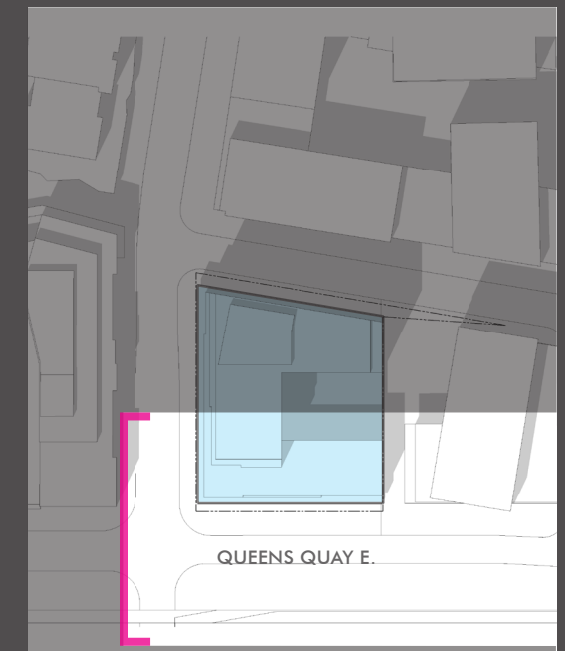
-  RETAIL
-  CITY TRANSIT BUS STOP
-  FUTURE LRT



\* Waterfront Toronto | Queens Quay Revitalization Plan | Drawing # L-LA-005, November 14, 2012

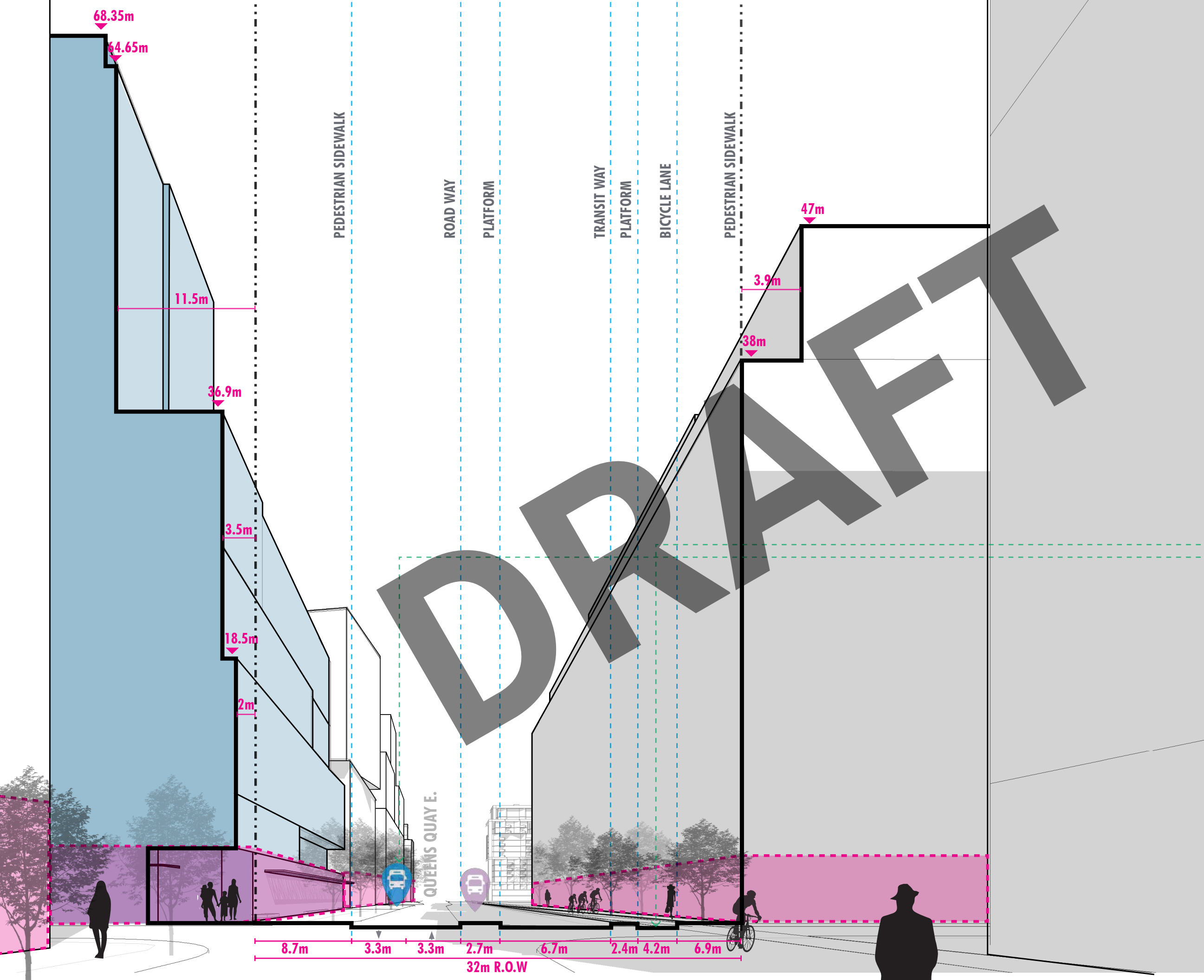
**SUSTAINABILITY**

-  EXISTING BIKE PATH
-  CITY TRANSIT STOP



162 QUEENS QUAY EAST  
TORONTO, ONTARIO

DATE: FEBRUARY 13, 2019



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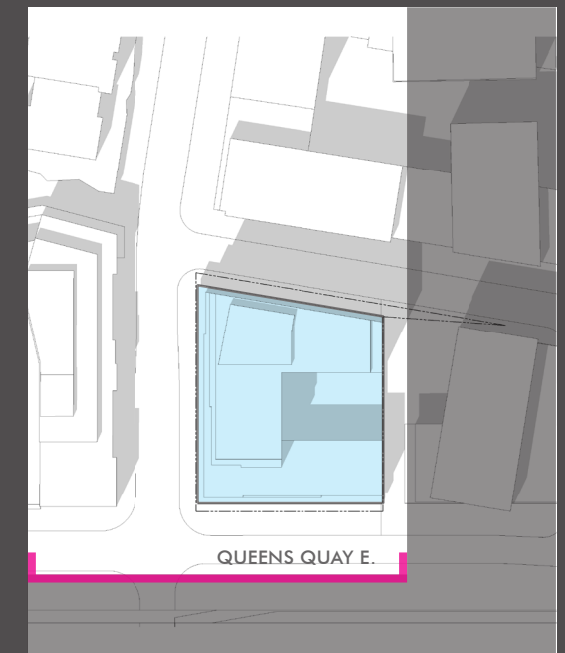
04 | STREET SECTION  
RICHARDSON ST.

INTERIM STREETScape

RETAIL

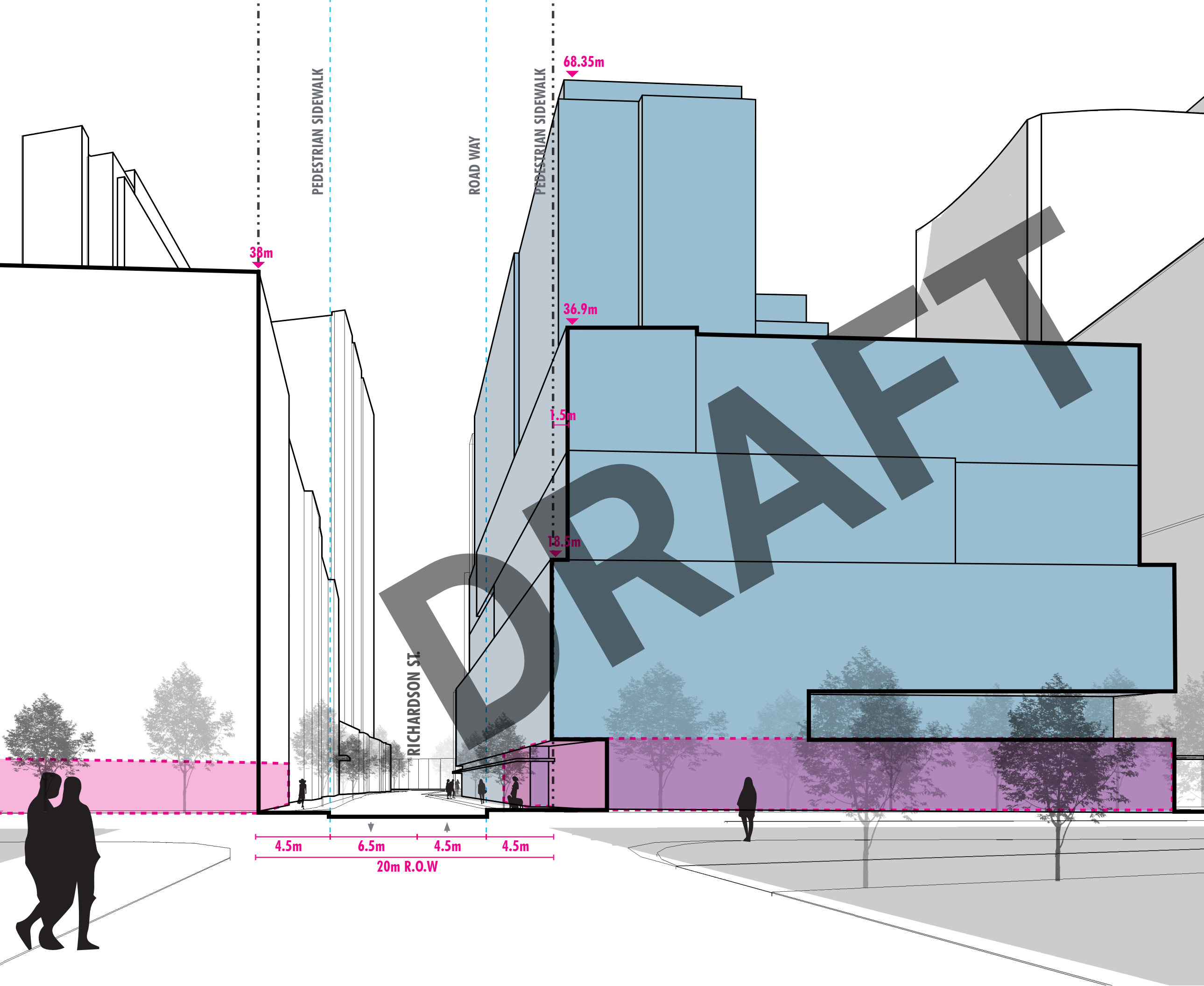


\* Functional Road Plan | New Public Road - Interim Condition | 215 LAKE SHORE BOULEVARD EAST - March 30, 2017



162 QUEENS QUAY EAST  
TORONTO, ONTARIO

DATE: FEBRUARY 13, 2019



# 04 | STREET VIEW

RETAIL STREETScape

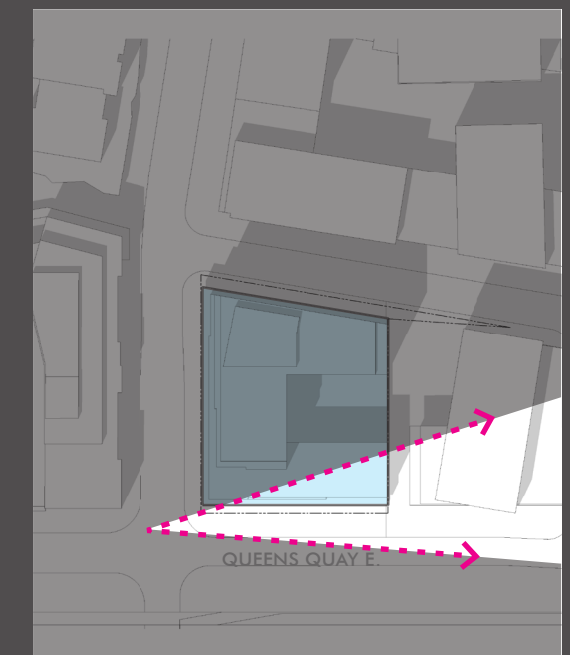
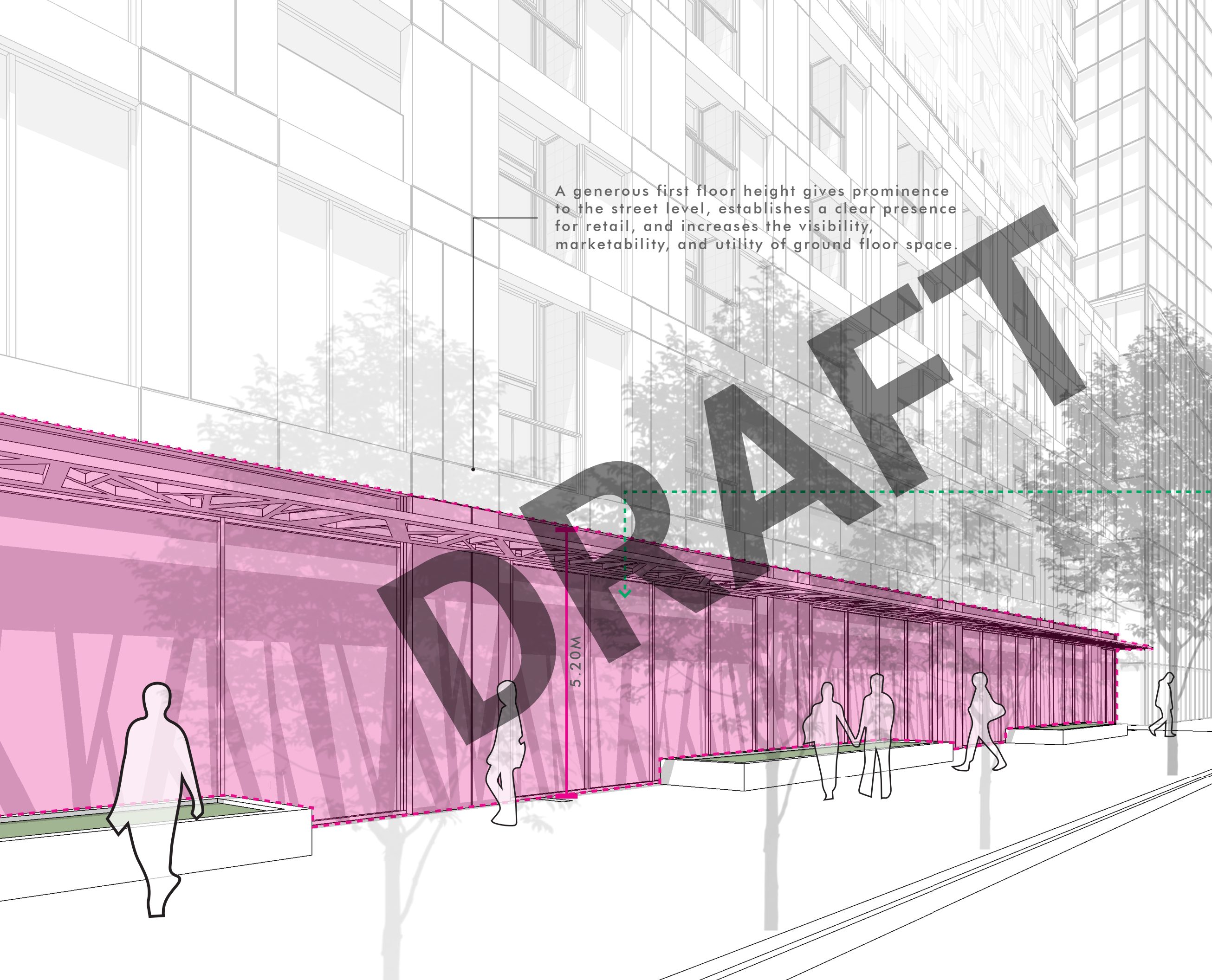
## SITE PLAN

RETAIL

## SUSTAINABILITY

BIRD FRIENDLY GLAZING

A generous first floor height gives prominence to the street level, establishes a clear presence for retail, and increases the visibility, marketability, and utility of ground floor space.



162 QUEENS QUAY EAST  
TORONTO, ONTARIO

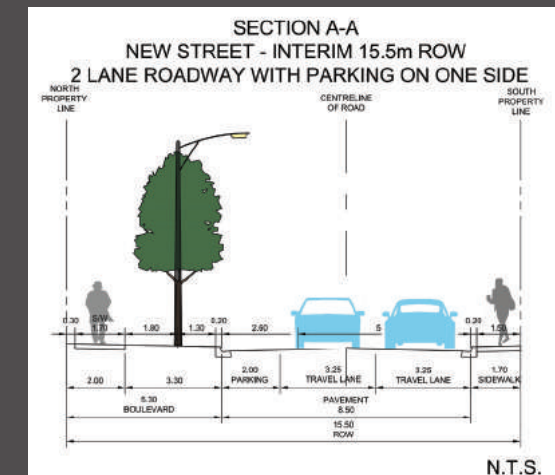
DATE: FEBRUARY 13, 2019



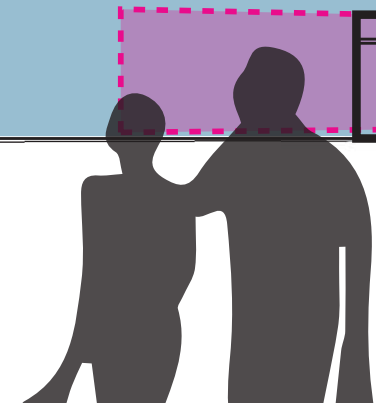
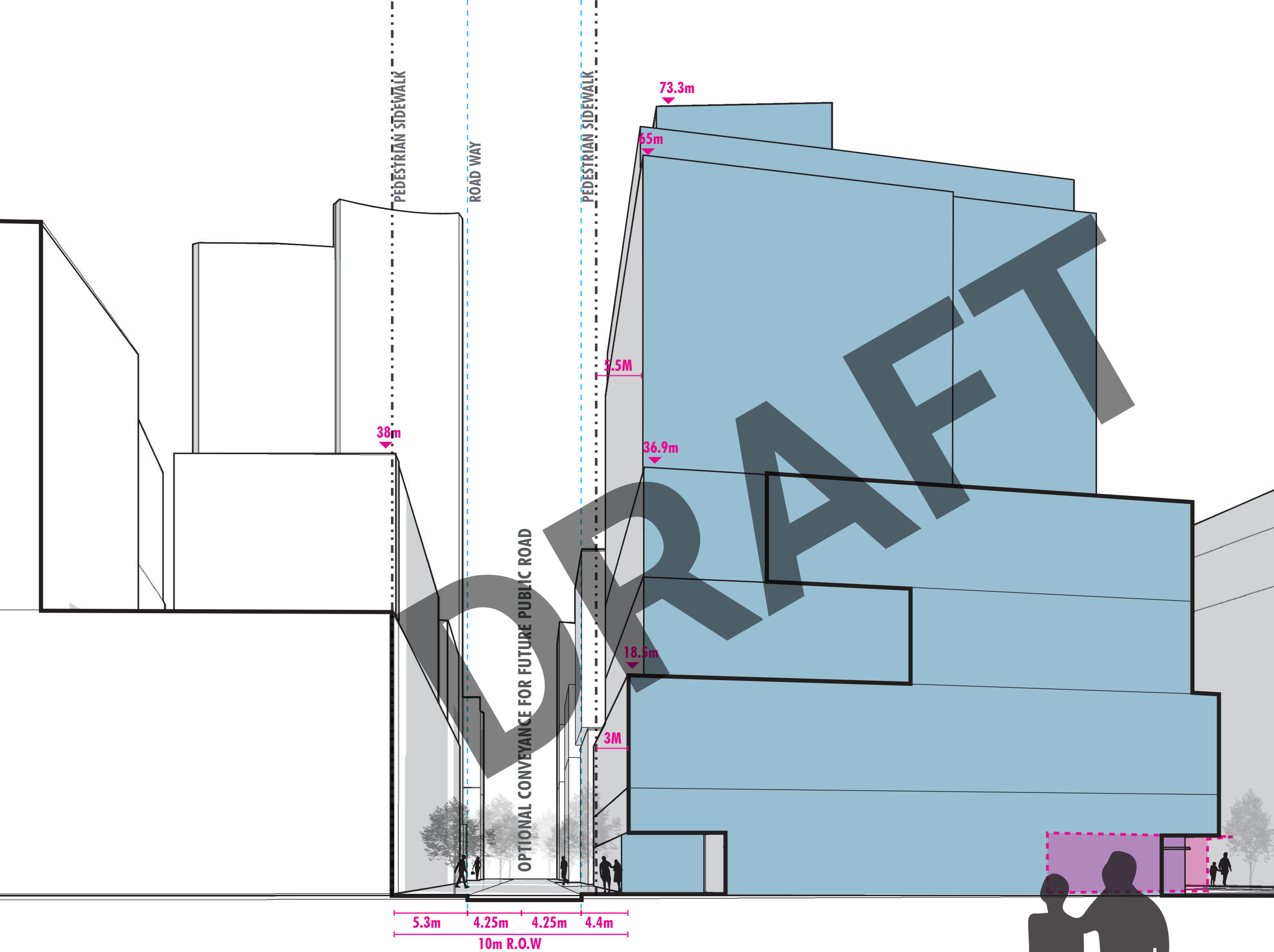
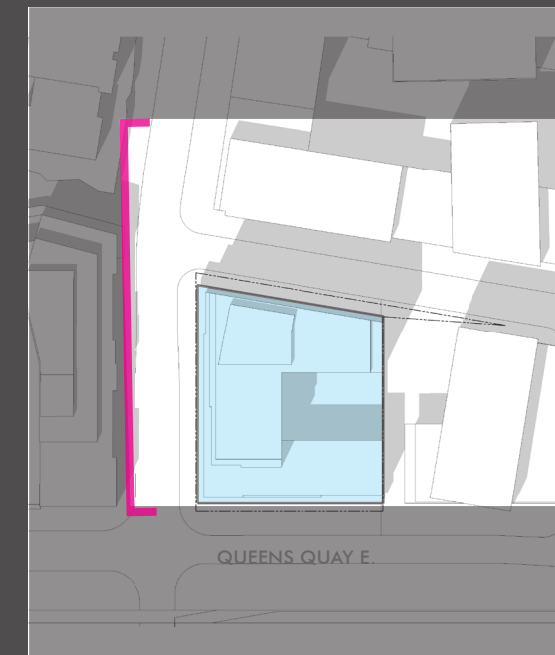
04 | STREET SECTION  
FUTURE PUBLIC ROAD

LEGEND

RETAIL



\* Functional Road Plan | New Public Road - Interim Condition | 215 LAKE SHORE BOULEVARD EAST - March 30, 2017



162 QUEENS QUAY EAST  
TORONTO, ONTARIO





# 04 SHADOW STUDY

SUN SHADOW STUDY

SHADOW STUDY  
JUNE 21  
9:18AM - 5:18PM



JUNE 21 - 9:18AM



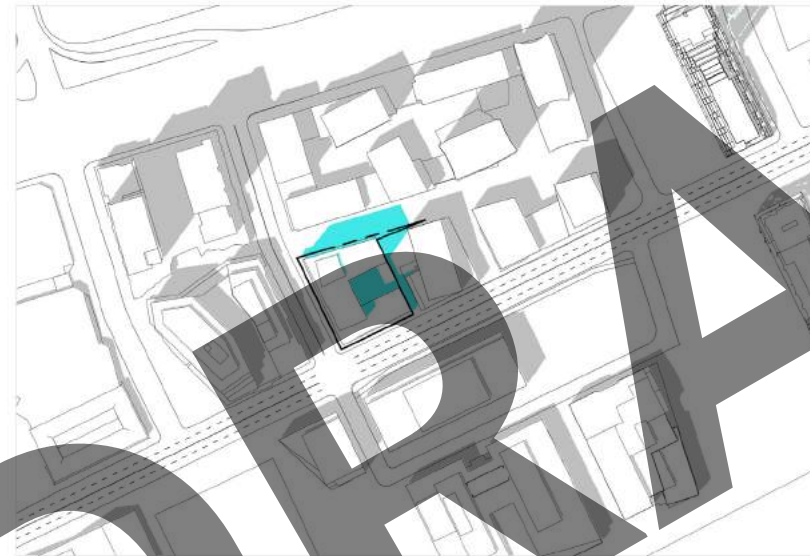
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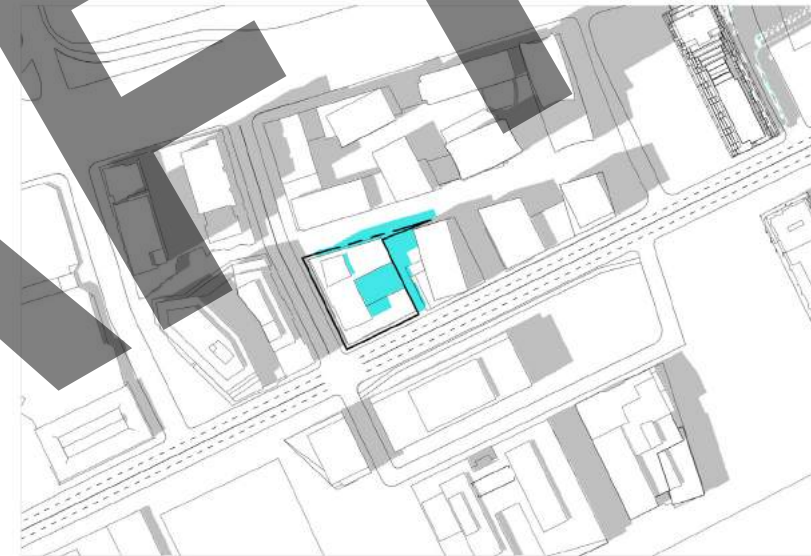
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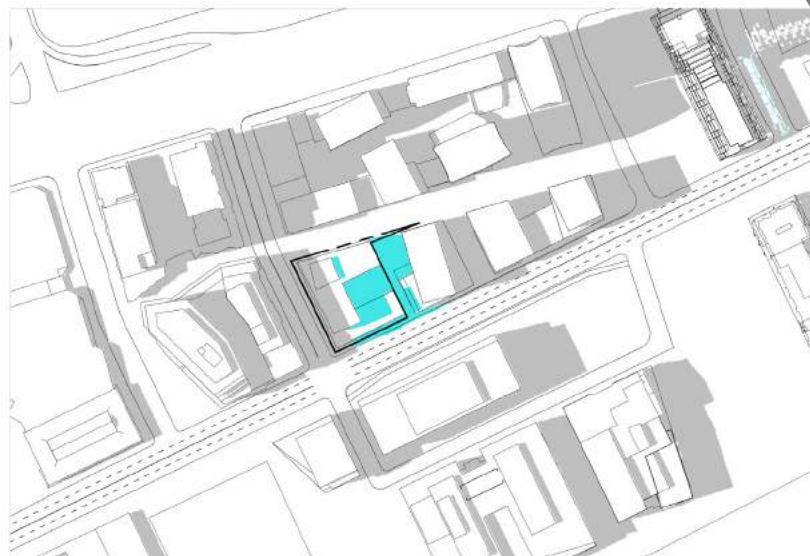
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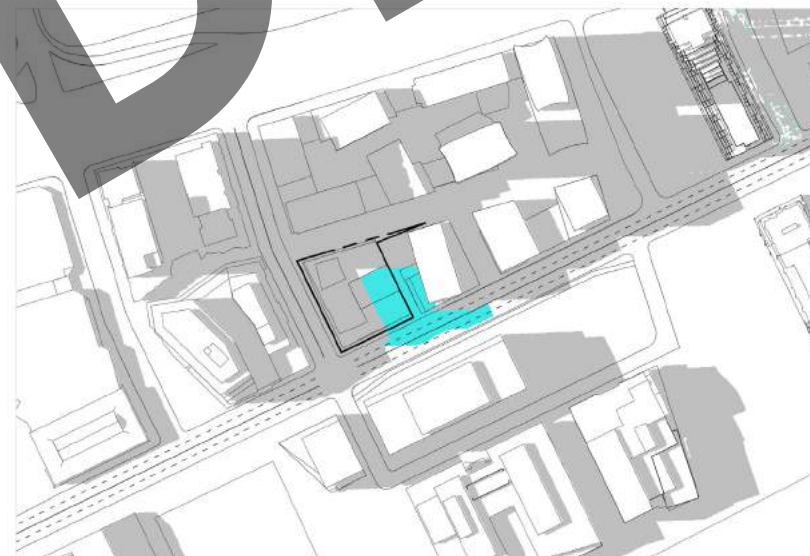
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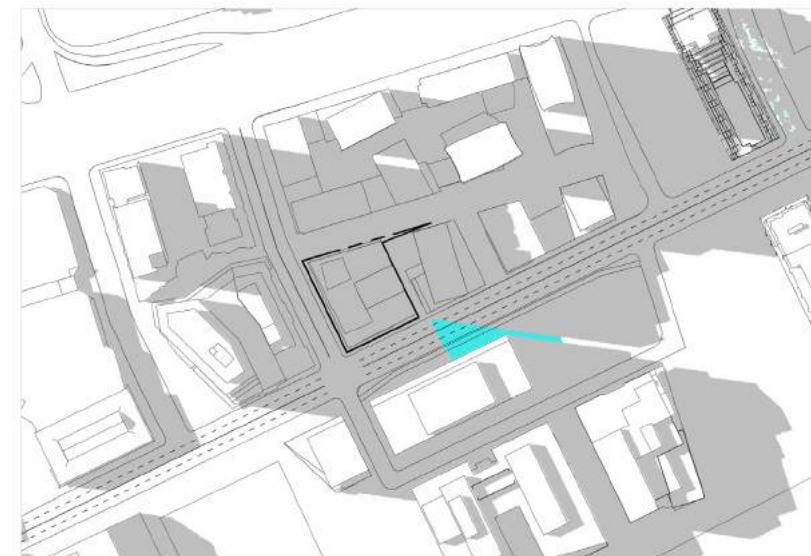
JUNE 21 - 2:18PM



JUNE 21 - 3:18PM



JUNE 21 - 4:18PM



JUNE 21 - 5:18PM

DRAFT



# 04 SHADOW STUDY

SUN SHADOW STUDY

SHADOW STUDY  
MARCH/SEPTEMBER 21  
9:18AM - 5:18PM



MARCH/SEPTEMBER 21 - 9:18AM



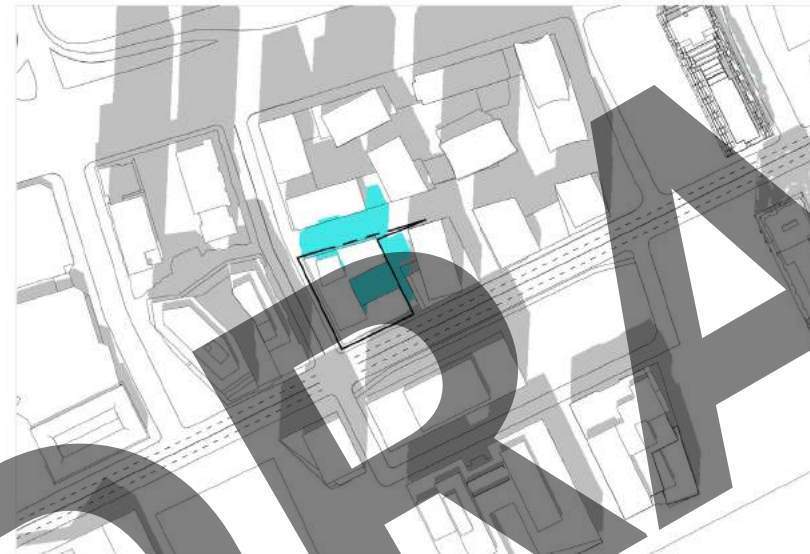
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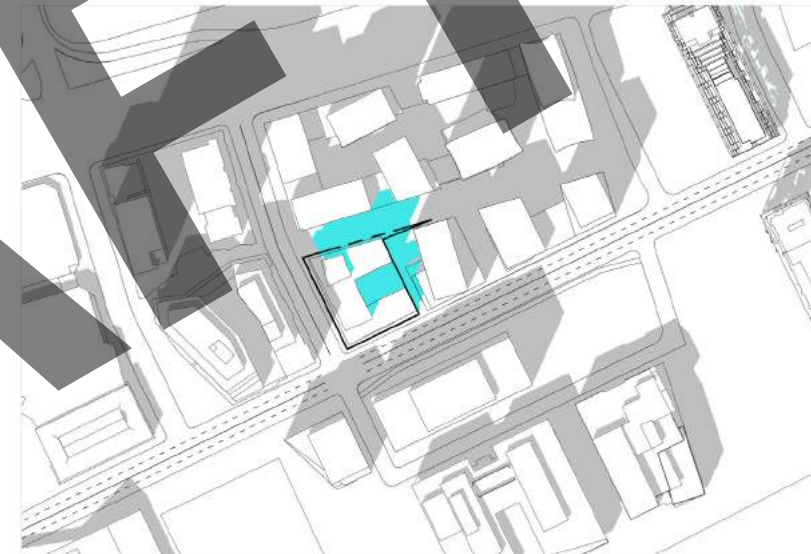
MARCH/SEPTEMBER 21 - 11:18AM



MARCH/SEPTEMBER 21 - 12:18PM



MARCH/SEPTEMBER 21 - 1:18PM



MARCH/SEPTEMBER 21 - 2:18PM



MARCH/SEPTEMBER 21 - 3:18PM



MARCH/SEPTEMBER 21 - 4:18PM



MARCH/SEPTEMBER 21 - 5:18PM

DRAFT



# 05 | DESIGN CONCEPT

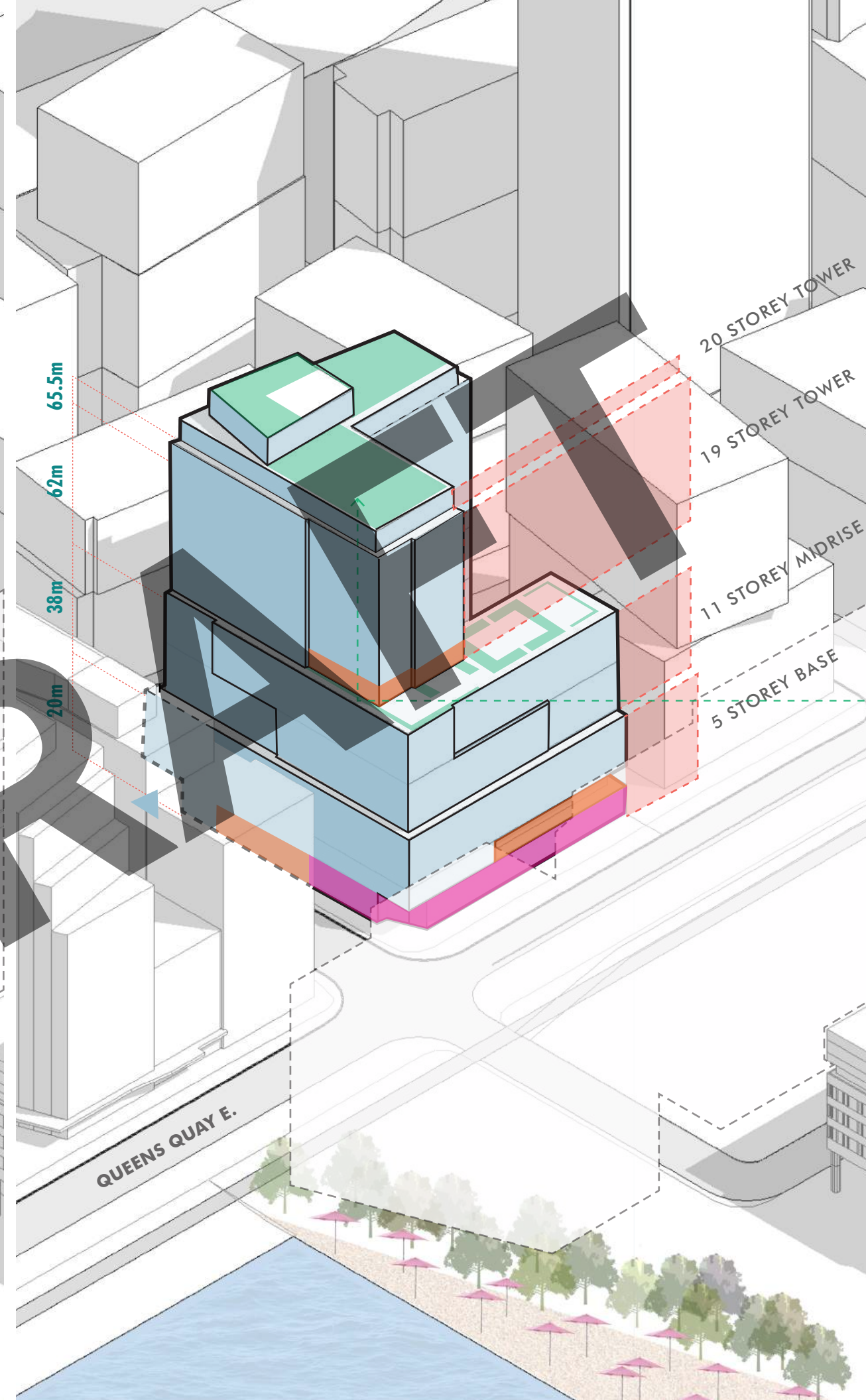
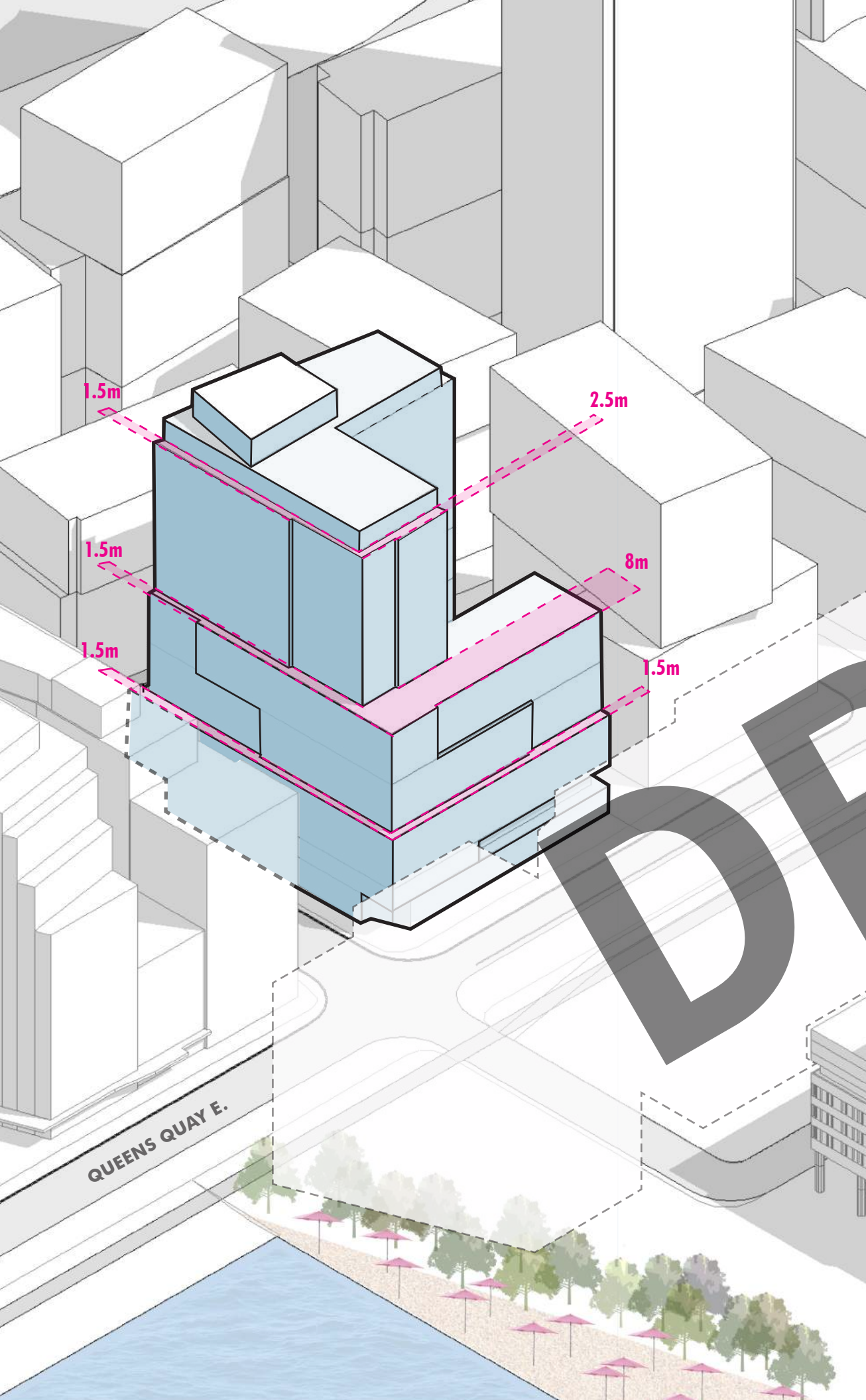
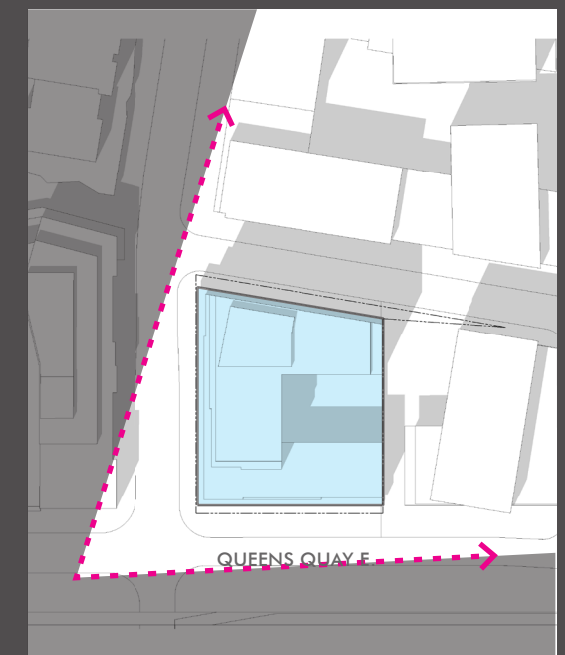
GUIDING PRINCIPLES

## BUILDING HEIGHTS & SETBACKS

- RETAIL
- AMENITY
- GREEN SPACE
- RESIDENTIAL
- RESIDENTIAL ENTRANCE

## SUSTAINABILITY

- 60% GREEN ROOF
- 50% NATIVE PLANTS
- 50% DROUGHT TOLERANT PLANTS



# 05 | DESIGN CONCEPT

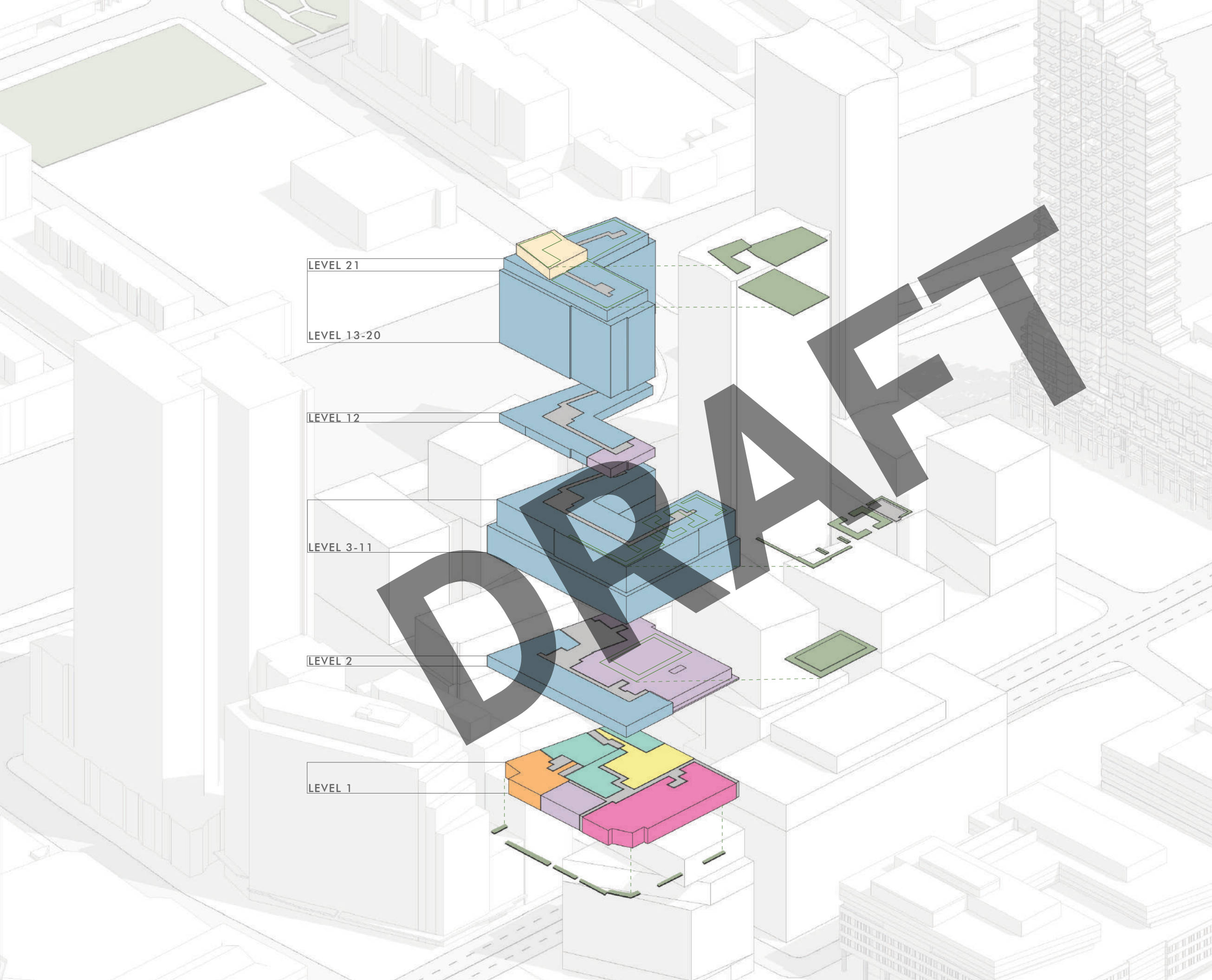
BUILDING REALM

## BUILDING PROGRAM

- MAIN LOBBY
- RETAIL
- AMENITY
- RESIDENTIAL
- SERVICE
- CIRCULATION
- MECHANICAL
- GREEN SPACE

## STATISTICS

<b>296,341 ft<sup>2</sup></b>	GFA
<b>21</b>	STOREYS
<b>454</b>	UNITS
<b>6,277 ft<sup>2</sup></b>	OUTDOOR AMENITY
<b>14,095 ft<sup>2</sup></b>	INDOOR AMENITY
<b>7,911 ft<sup>2</sup></b>	GREEN ROOF
<b>211</b>	PARKING SPOTS
<b>454</b>	BICYCLE PARKING



LEVEL 21

LEVEL 13-20

LEVEL 12

LEVEL 3-11

LEVEL 2

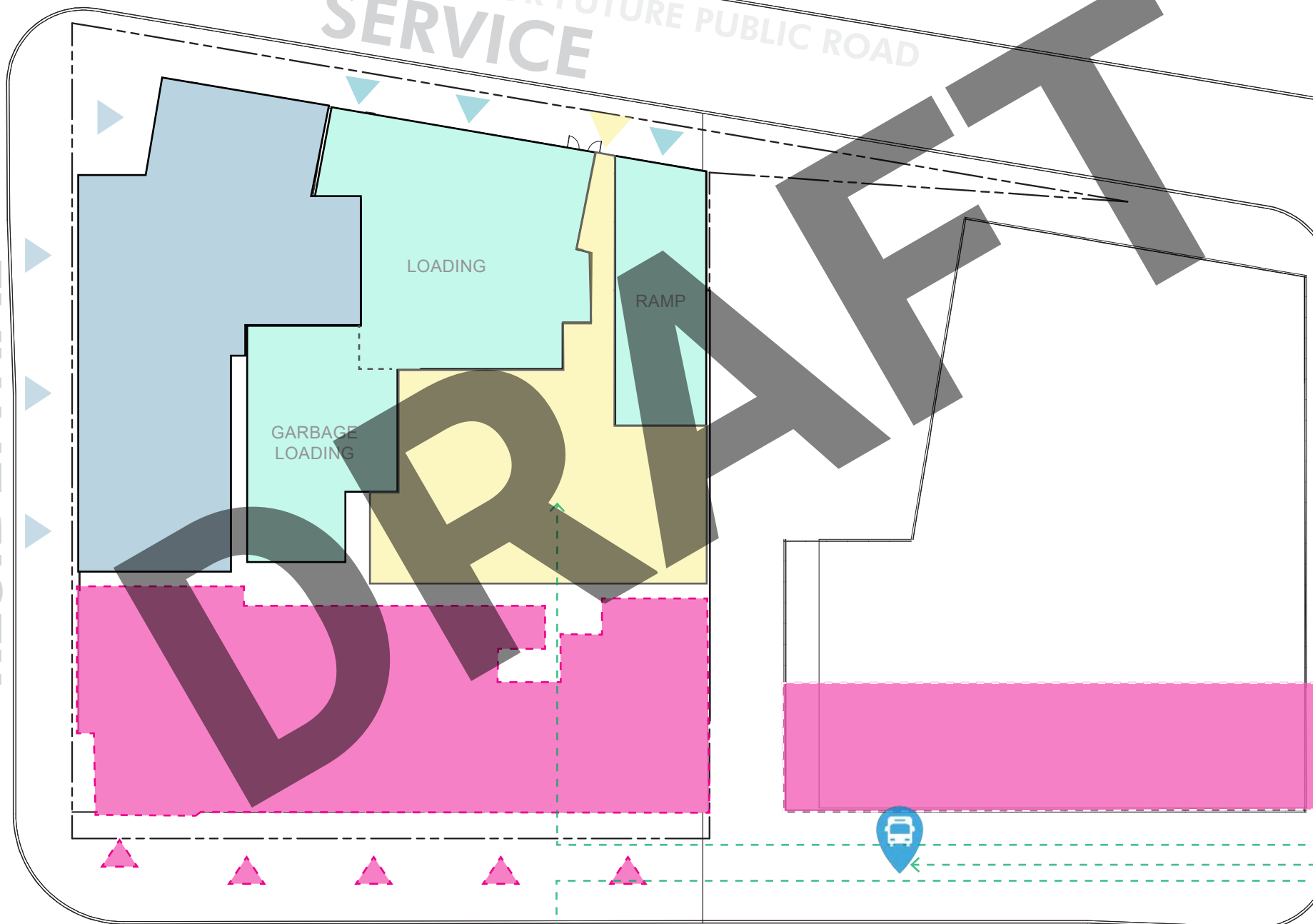
LEVEL 1

STREET FRONTAGES

- RESIDENTIAL ENTRANCE
- RETIAL FRONTAGE
- BIKE PARKING
- SERVICE ENTRANCE

RICHARDSON ST  
RESIDENTIAL

OPTIONAL CONVEYANCE FOR FUTURE PUBLIC ROAD  
SERVICE



RETAIL  
QUEENS QUAY E

SUSTAINABILITY

- BICYCLE PARKING
- CITY BUS STOP
- EXISTING BIKE PATH



06 | LANDSCAPE  
PUBLIC REALM

LANDSCAPE PRINCIPLES  
INTERIM STREETSCAPE

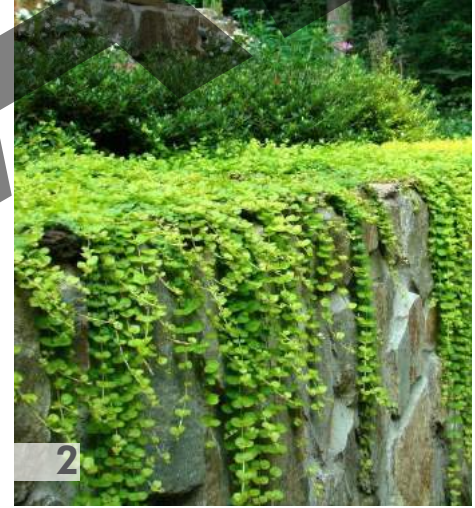
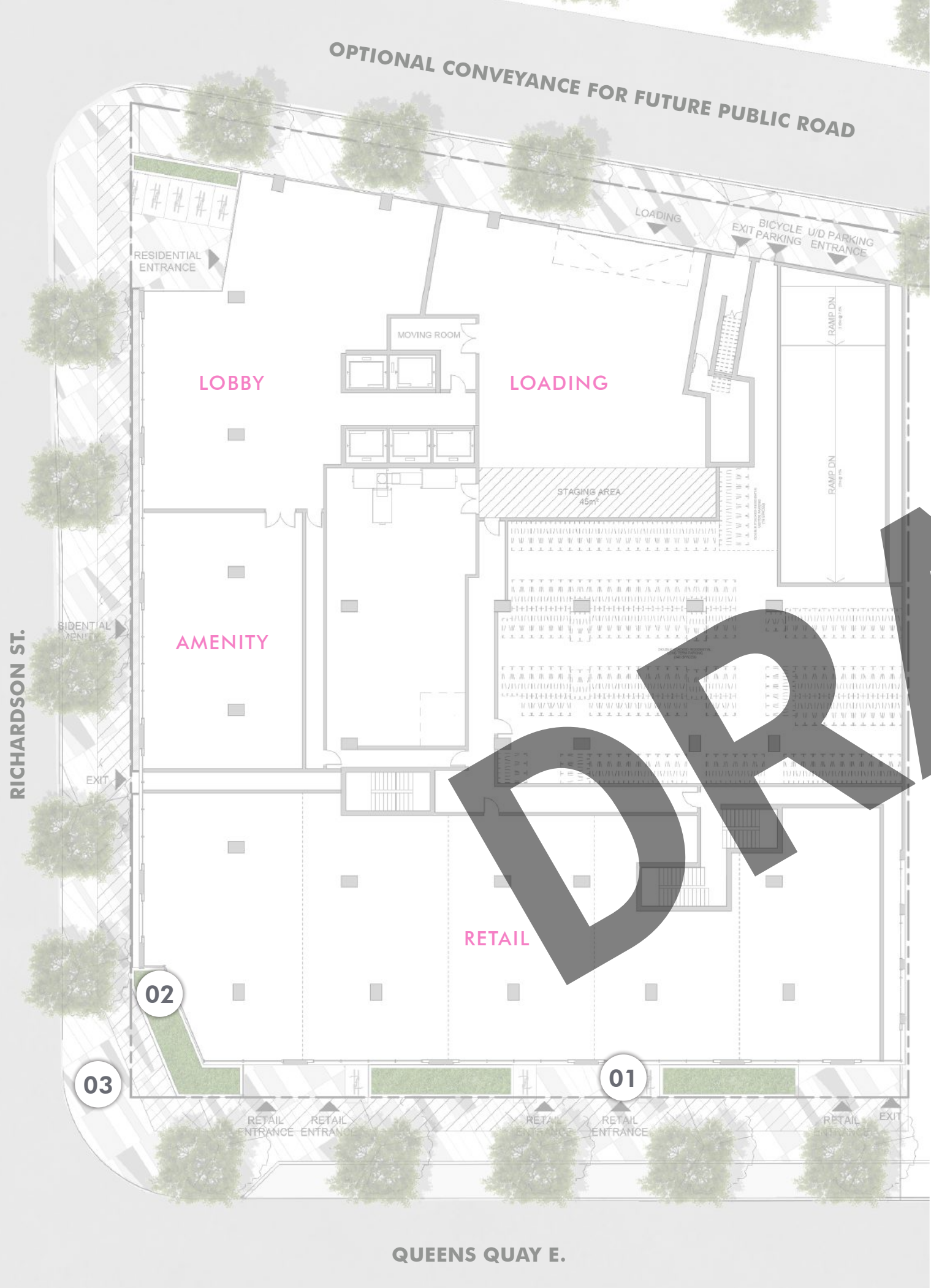
- 1 UNDULATING CONCRETE PLANTER + SEAT WALL
- 2 CONCEPTUAL PLANTING
- 3 CONCRETE PAVING WITH CONTRASTING SEGMENTS



06 | LANDSCAPE  
PUBLIC REALM

LANDSCAPE PRINCIPLES  
FUTURE STREETScape

- 1 UNDULATING CONCRETE PLANTER + SEAT WALL
- 2 CONCEPTUAL PLANTING
- 3 CONCRETE PAVING WITH CONTRASTING SEGMENTS



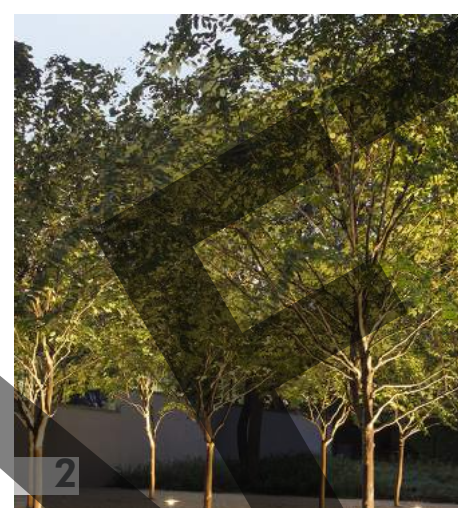
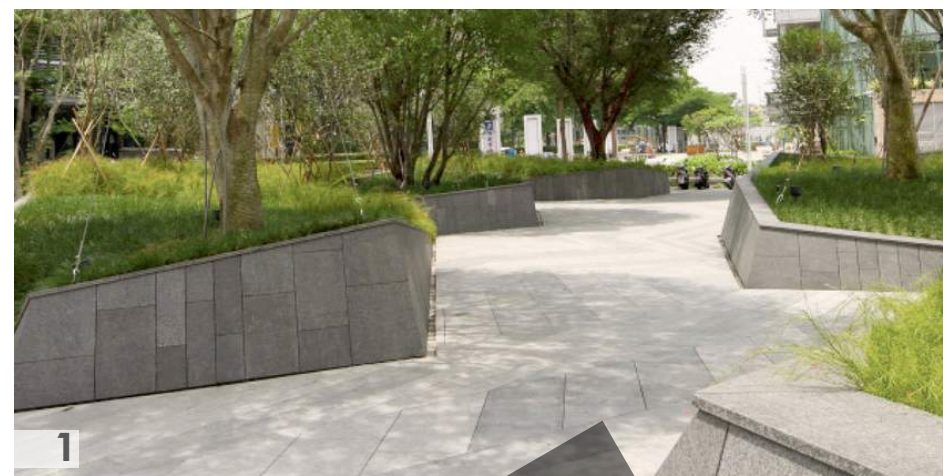
**06** | LANDSCAPE  
3RD & 12 FLOOR

LANDSCAPE PRINCIPLES

- 1 RAISED PLANTERS WITH TREES IN LOUNGE
- 2 3RD FL RAISED BOSQUE PLANTING
- 3 PERGOLA
- 4 PRIVACY SCREENING
- 5 DOG RUN
- 6 GREEN ROOF

RICHARDSON ST.

OPTIONAL CONVEYANCE FOR FUTURE PUBLIC ROAD







**06** | LANDSCAPE  
DESIGN INTENT

ROOFTOP AMENITY  
LEVEL 12



06 | LANDSCAPE  
DESIGN INTENT

ROOFTOP AMENITY  
LEVEL 12

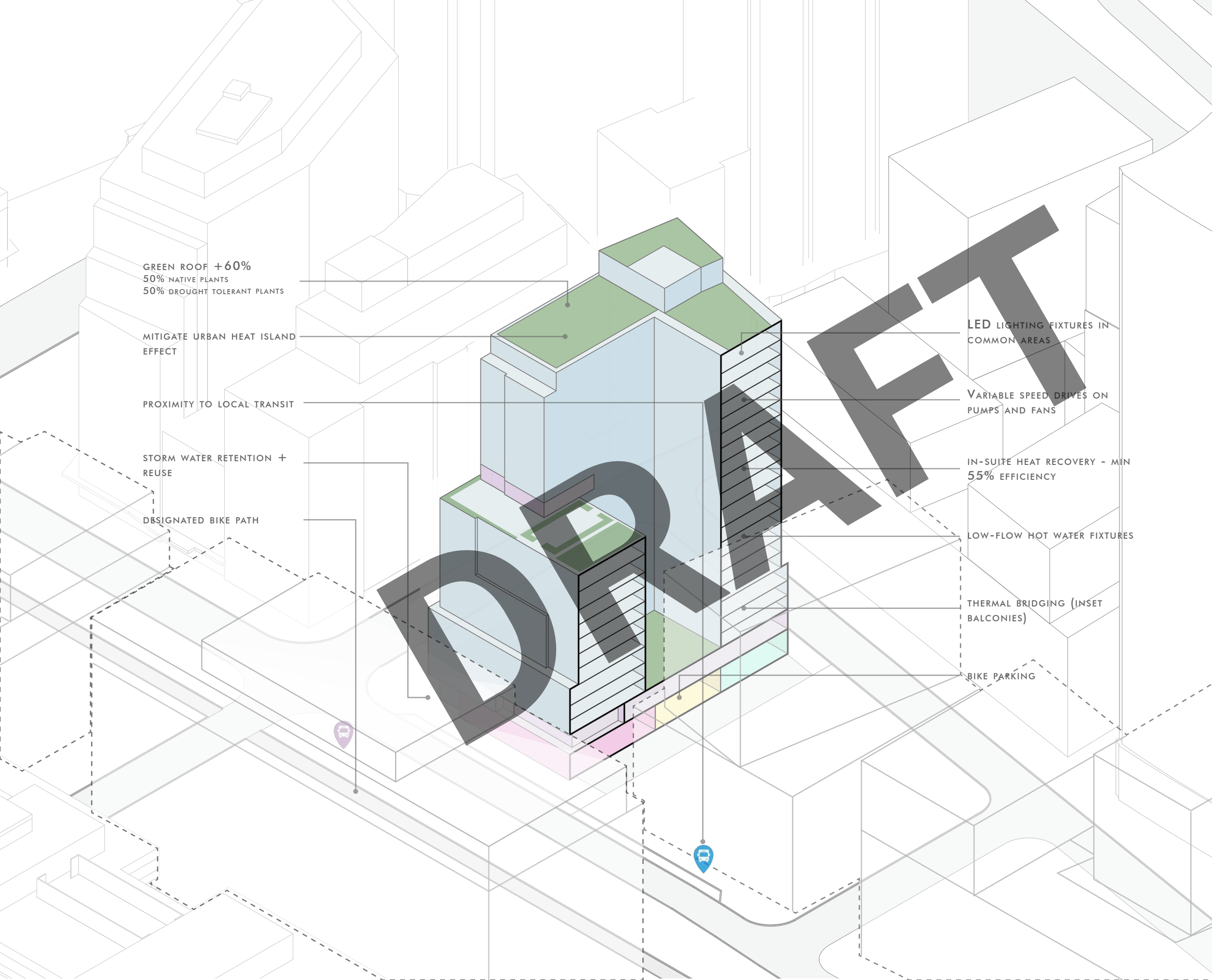




# 07 | SUSTAINABILITY

## LEGEND

- RESIDENTIAL
- RETIAL
- BIKE PARKING
- RAMP
- CITY TRANSIT BUS STOP
- FUTURE LRT



GREEN ROOF +60%  
50% NATIVE PLANTS  
50% DROUGHT TOLERANT PLANTS

MITIGATE URBAN HEAT ISLAND EFFECT

PROXIMITY TO LOCAL TRANSIT

STORM WATER RETENTION + REUSE

DESIGNATED BIKE PATH

LED LIGHTING FIXTURES IN COMMON AREAS

VARIABLE SPEED DRIVES ON PUMPS AND FANS

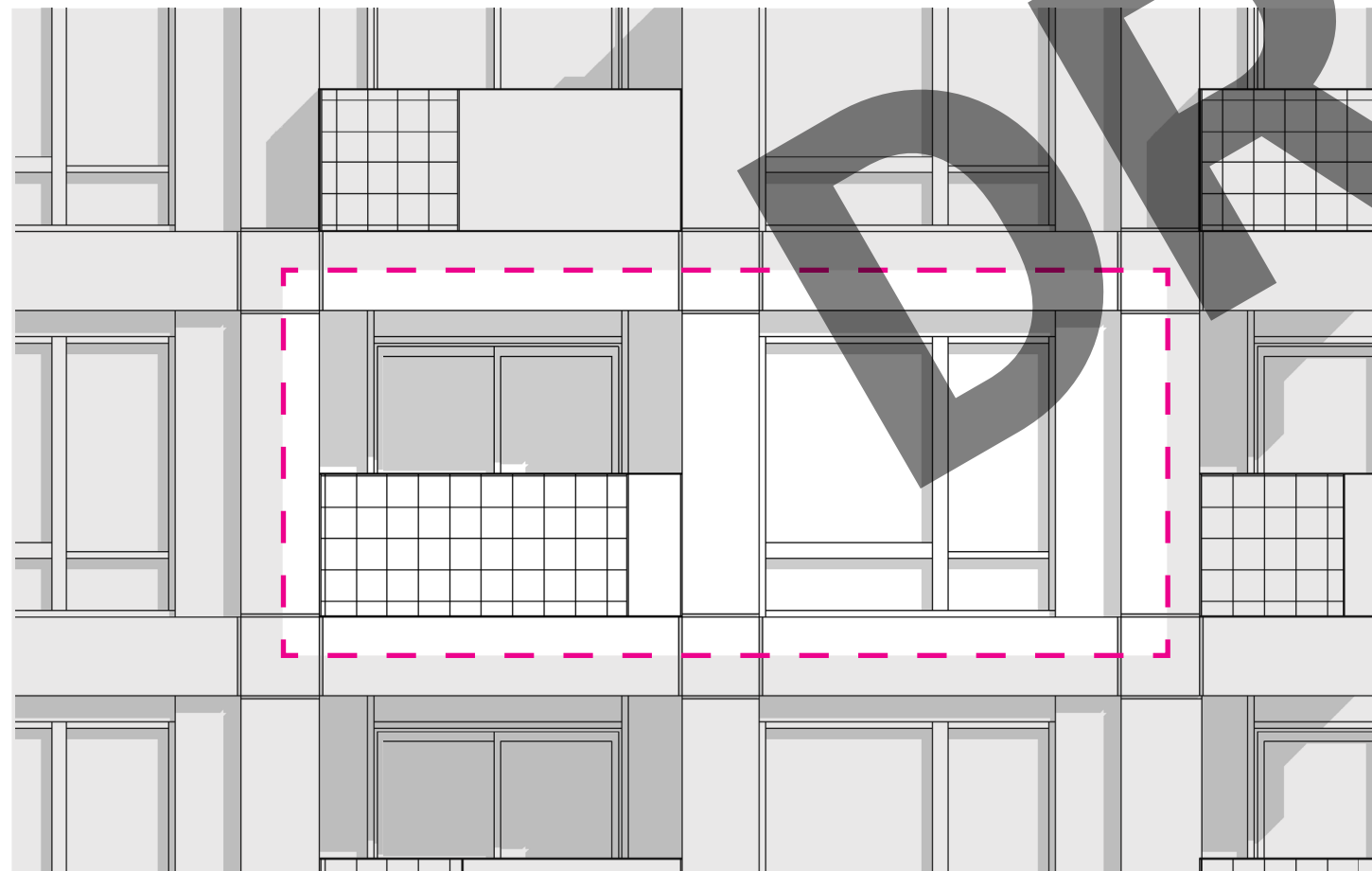
IN-SUITE HEAT RECOVERY - MIN 55% EFFICIENCY

LOW-FLOW HOT WATER FIXTURES

THERMAL BRIDGING (INSET BALCONIES)

BIKE PARKING

TGS Category	Comment
Air Quality	<p>Reduced parking rate provided, ample bikes, access to public transit, will significantly reduce vehicle use</p> <p>High albedo materials will be used for all hardscaping</p> <p>60% green roof</p>
Energy	<p>Building will exceed 15% improvement over OBC for Tier 1 requirements</p> <p>Currently considering connection to district energy and VRF technology</p>
Water	<p>Low flow plumbing fixtures will be used</p> <p>Erosion and Sediment Control Plan will be used during construction</p> <p>Stormwater will be retained and re-used on site (methods still being confirmed)</p>
Ecology	<p>Adequate soil volumes to be provided for all trees</p> <p>Minimum 50% native, and 50% drought-tolerant species</p> <p>Bird friendly treatment throughout the building as appropriate</p> <p>Dark sky compliant exterior lighting fixtures</p>
Solid Waste	<p>Waste storage system will be provided for residents</p> <p>Dedicated bulky waste storage will be provided</p> <p>Construction and demolition waste will be diverted from landfill</p>



WINDOW TO WALL RATIO 50%



THERMAL BRIDGING (INSET BALCONIES)

08 | DESIGN CONCEPT  
DESIGN INTENT

DESIGN INTENT  
AREA 1



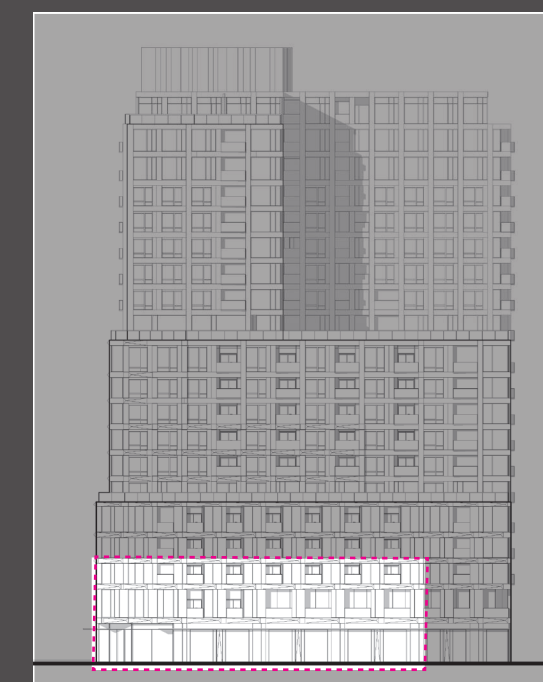
162 QUEENS QUAY EAST  
TORONTO, ONTARIO

DATE: FEBRUARY 13, 2019



08 | DESIGN CONCEPT  
DESIGN INTENT

DESIGN INTENT  
AREA 2





APPENDIX

DRAFT

PROJECT STATISTICS

162 Queens Quay East

TORONTO

RESIDENTIAL DEVELOPMENT SITE

February 05, 2019

Project No. 18-120

1.0 LOT AREA

Phase No.	m <sup>2</sup>	ft <sup>2</sup>	acres	hectares
Phase 1	2,808	30,226	0.69	0.28
<b>Lot Area</b>	<b>2,808</b>	<b>30,226</b>	<b>0.69</b>	<b>0.28</b>

2.0 PROJECT FLOOR AREAS

2.1 GFA PROPOSED

GFA PROPOSED RESIDENTIAL

40.4.40.40 (3) 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

Floor Levels	no. floors	m <sup>2</sup> /fl	m <sup>2</sup>	ft <sup>2</sup>
Level 1	1	284	284	3,057
Level 2	1	886	886	9,537
Level 3	1	1,899	1,899	20,441
Level 4-5	2	1,863	3,726	40,106
Level 6	1	1,688	1,688	18,169
Level 7-8	2	1,617	3,234	34,810
Level 9-10	2	1,610	3,220	34,660
Level 11	1	1,579	1,579	16,996
Level 12	1	963	963	10,366
Level 13-19	7	1,046	7,322	78,813
Level 20	1	1,031	1,031	11,098
Level 21	1	966	966	10,398
<b>Total GFA</b>			<b>26,798</b>	<b>288,451</b>

GFA PROPOSED RETAIL

Floor Levels	no. floors	m <sup>2</sup> /fl	m <sup>2</sup>	ft <sup>2</sup>
Level 1 - Retail	1	753	753	8,105
<b>Total Retail GFA</b>			<b>753</b>	<b>8,105</b>

GRAND TOTAL GFA

27,551 296,556

3.0 RESIDENTIAL AMENITY SPACE

3.1 REQUIRED AMENITY SPACE

40.10.40.50 (1) Amenity Space for Buildings with 20 or More Dwelling Units In the CR zone, a building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which: (A) at least 2.0 metres for each dwelling unit is indoor amenity space; (B) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and (C) no more than 25% of the outdoor component may be a green roof

	no. units	m <sup>2</sup> /u	m <sup>2</sup>	ft <sup>2</sup>
Indoor	454	2	908	9,774
Outdoor	454	2	908	9,774
<b>Total Amenity Space Required</b>			<b>1,816</b>	<b>19,547</b>

3.2 RESIDENTIAL AMENITY SPACE PROVIDED

Indoor Amenity				
Floor Levels	no. floors	m <sup>2</sup> /fl	m <sup>2</sup>	ft <sup>2</sup>
Level 1	1	166	166	1,789
Level 2	1	1,194	1,194	12,854
Level 12	1	115	115	1,241
<b>Total Indoor Amenity Space Provided</b>			<b>1,476</b>	<b>15,884</b>

Outdoor Amenity				
Floor Levels	no. floors	m <sup>2</sup> /fl	m <sup>2</sup>	ft <sup>2</sup>
Level 2	1	71	71	769
Level 12	1	512	512	5,508
<b>Total Outdoor Amenity Space Provided</b>			<b>583</b>	<b>6,277</b>

Total Amenity Space Provided

2,059 22,161

4.0 FLOOR SPACE INDEX

GFA of Site divided by LOT AREA

9.81 times

5.0 UNIT COUNT

Floor Levels	no. floors	unit/fl	Total units
Level 1	1	0	0 units
Level 2	1	12	12 units
Level 3	1	34	34 units
Level 4-5	2	34	68 units
Level 6	1	27	27 units
Level 7-8	2	29	58 units
Level 9-10	2	29	58 units
Level 11	1	27	27 units
Level 12	1	18	18 units
Level 13-18	6	20	120 units
Level 19	1	19	19 units
Level 20	1	13	13 units
<b>Total Units</b>			<b>454 units</b>

6.0 PARKING

6.1 PARKING REQUIRED

City of Toronto Former Zoning By-Law No. 438-86 Section 4 (5) Schedules 1 (4)(5), 8 Parking Space Requirements for Dwelling Units Dwelling unit (other than alternative housing or social housing) in a building containing more than 6 dwelling units including those that are alternative housing or social housing; (253-91)

Parking Type (Condominium)	unit type	parking ratio	no. units	parking spaces
Resident	1 Bedroom	0.50 space/unit	337	169
	2 Bedroom	0.75 space/unit	71	53
	3 Bedroom	1.20 space/unit	46	55
Visitor		0.06 space/unit	454	27
<b>Total Parking Required</b>				<b>304</b>

6.2 PARKING RATE PROVIDED

Parking Type (Condominium)	unit type	parking ratio	no. units	parking spaces
Residential / Visitor		0.46 space/unit	454	211
<b>Total Parking Provided</b>				<b>211</b>

6.3 PARKING PROVIDED

Parking Type (Condominium)	Car Share	Multiplier	parking spaces
P1 Visitor / Commercial			49
P2 Resident			52
P3 Resident			54
P4 Resident			56
<b>Total</b>			<b>211</b>

6.4 BICYCLE PARKING REQUIRED

230.5.10.1 (5) Bicycle Parking Space Requirements for Dwelling Units Bicycle parking space requirements for dwelling units in a apartment building or mixed use building are: (A) in Bicycle Zone 1, a minimum of 1.0 bicycle parking spaces for each dwelling unit, allocated as 0.9 "long-term" bicycle parking space per dwelling unit and 0.1 "short term" bicycle parking space per dwelling unit

Parking Type (Condominium)	parking ratio	no. units	parking spaces
Resident	0.90 space/unit	454	409
Visitor	0.10 space/unit	454	45
<b>Total Parking Required</b>	1 space/unit		<b>454</b>

Parking Type (Commercial)	parking ratio	Area	parking spaces
Long Term	1+0.2/100m <sup>2</sup>	816	3
Short Term	3+0.3/100m <sup>2</sup>	816	5
<b>Total Parking Required</b>			<b>8</b>

6.5 BICYCLE PARKING PROVIDED

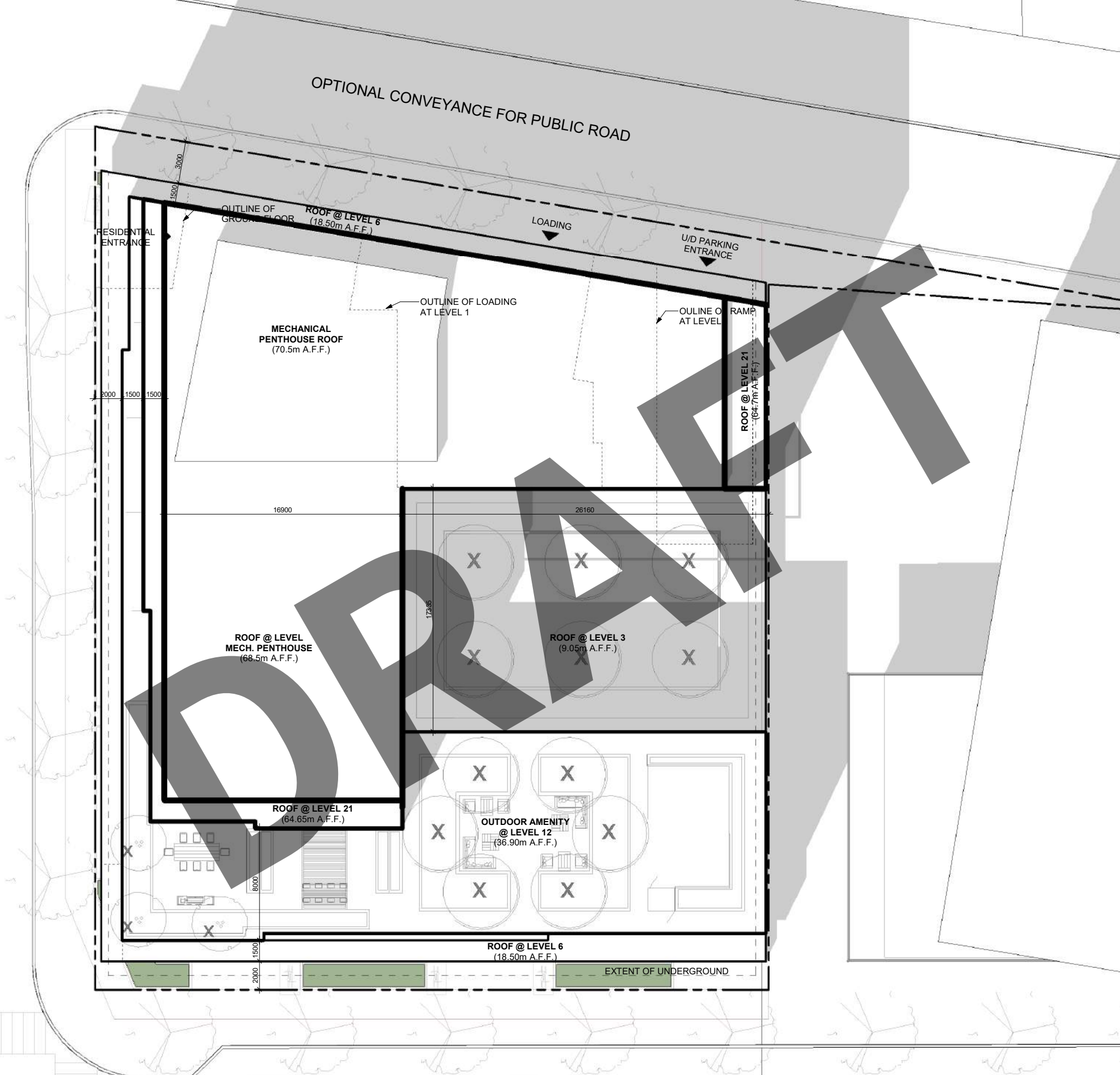
Parking Type (Condominium)	parking spaces
Level P1 (Resident)	84
Level 1 (Residential)	325
Level 1 (Visitor)	45
<b>Total</b>	<b>454</b>

Parking Type (Commercial)	parking spaces
Level 1 (Long Term)	3
Level 1 (Short Term)	5
<b>Total</b>	<b>8</b>

Total Bicycle Parking Provided

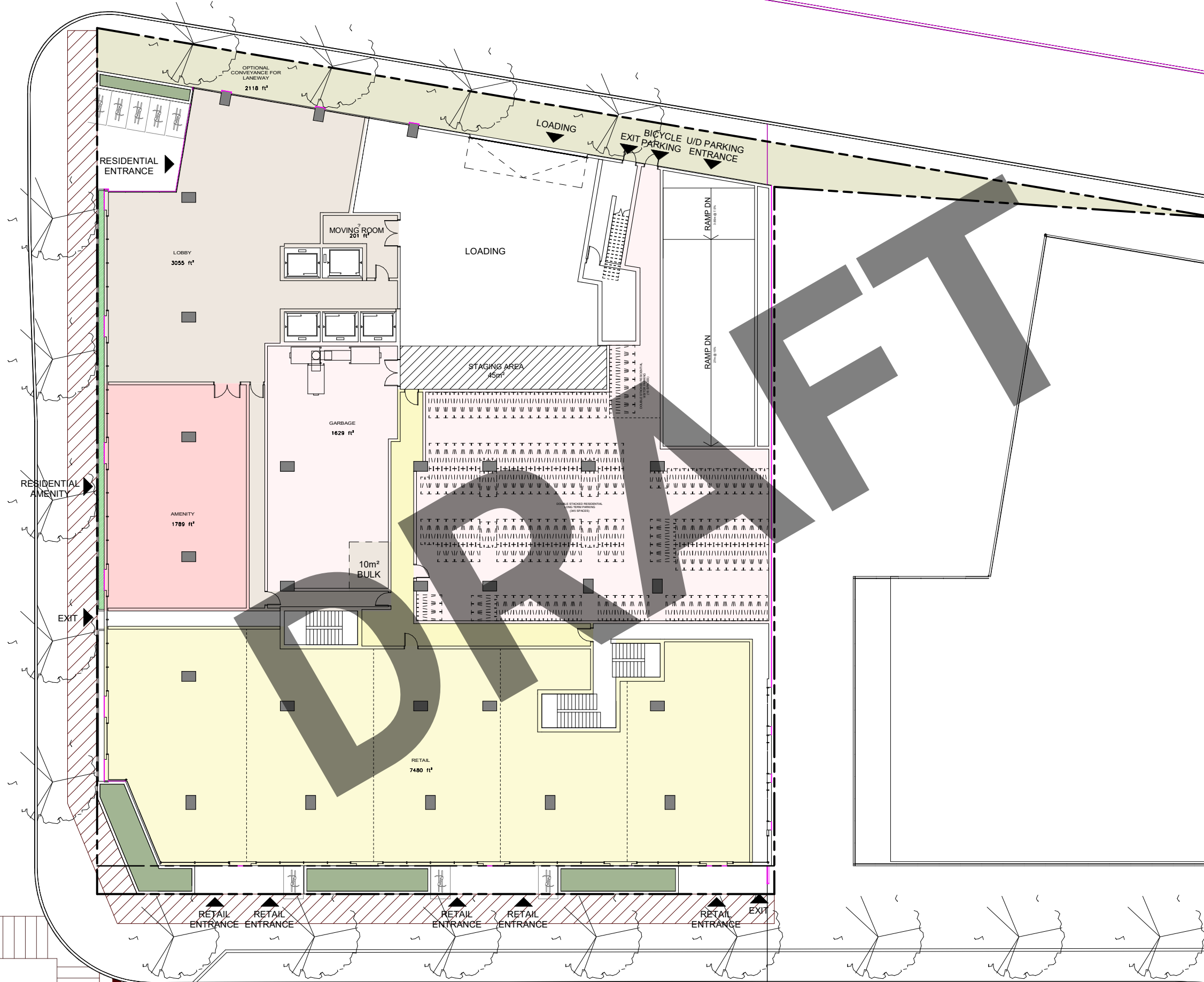
462

RICHARDSON ST.



QUEENS QUAY E.







LEVEL 2



LEVEL 3



LEVEL 4-5



LEVEL 6



LEVEL 7-8



LEVEL 9-10





LEVEL 11



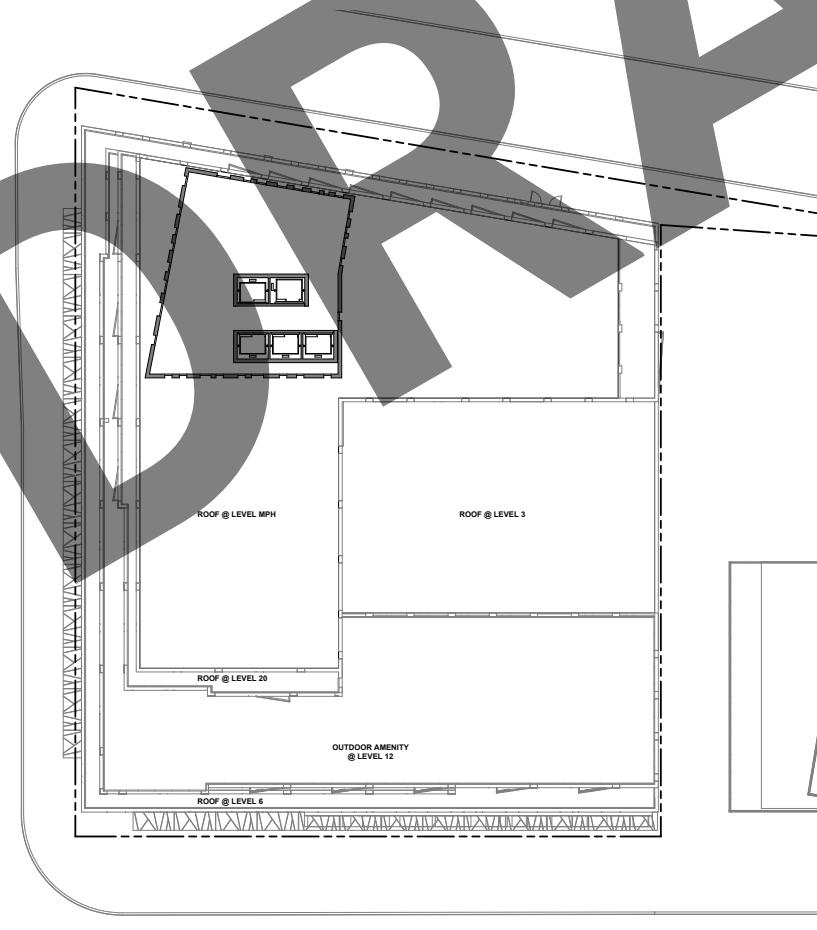
LEVEL 12



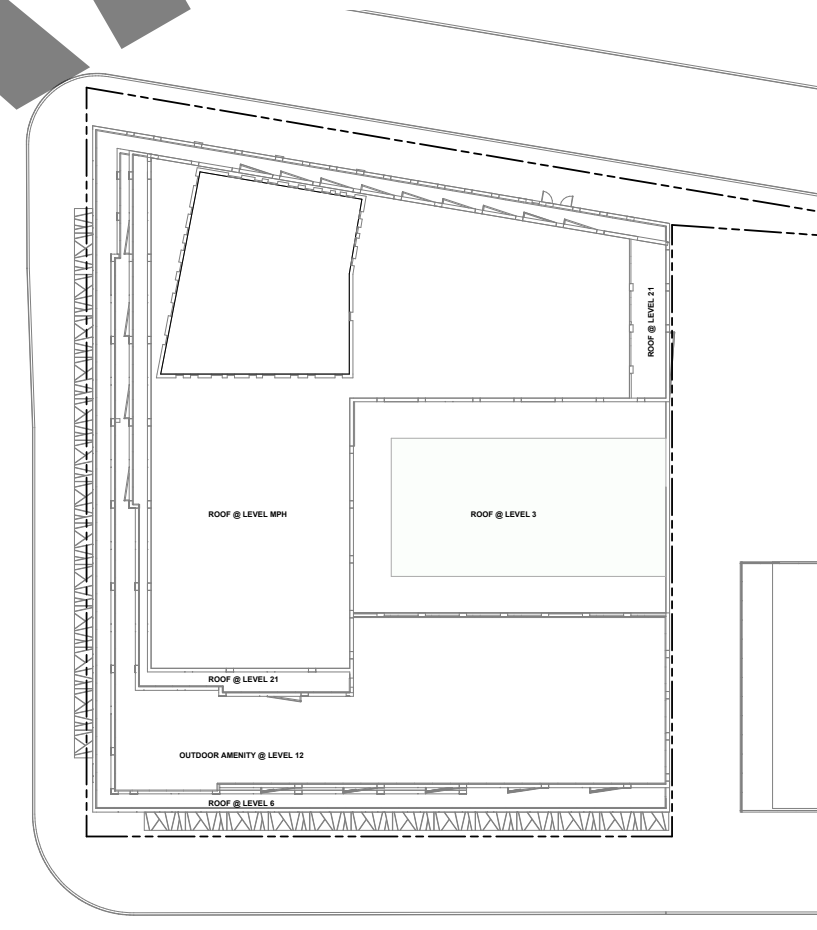
LEVEL 13-20



LEVEL 21



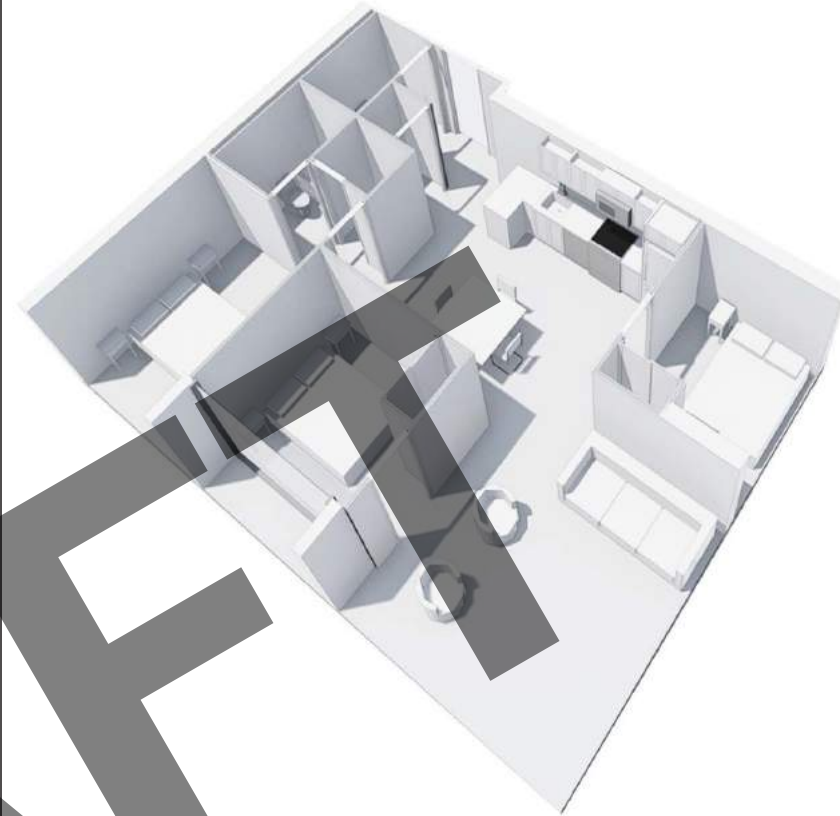
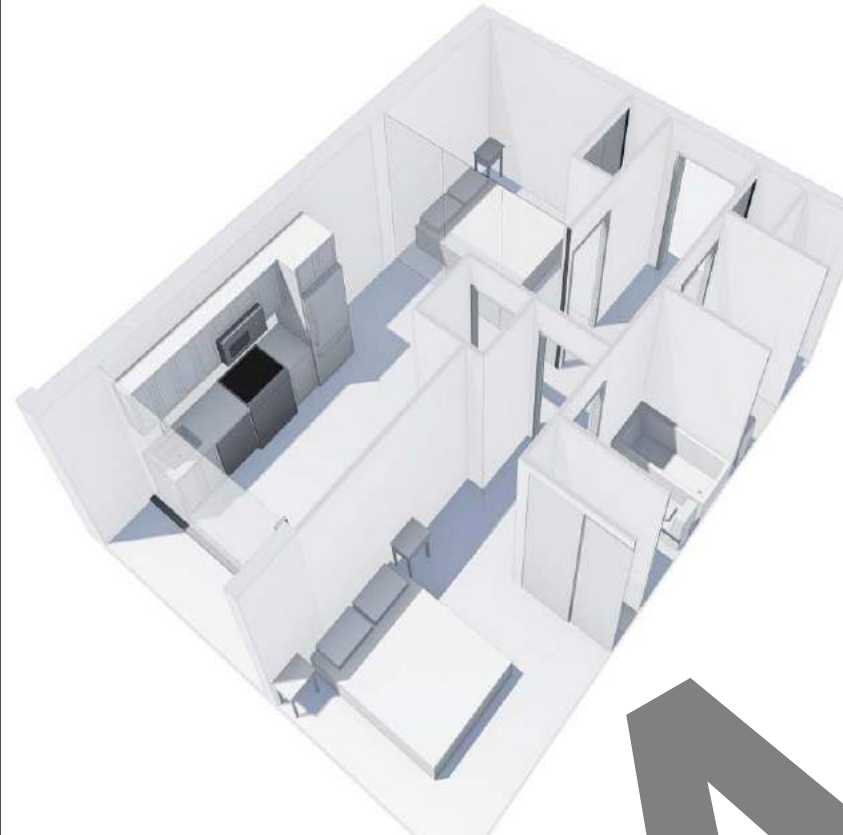
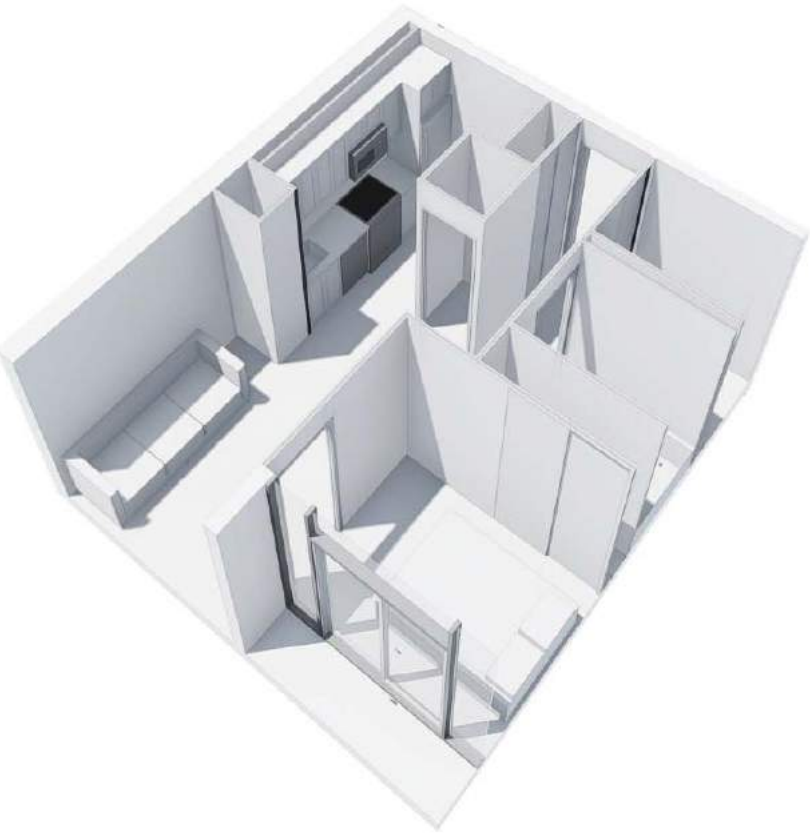
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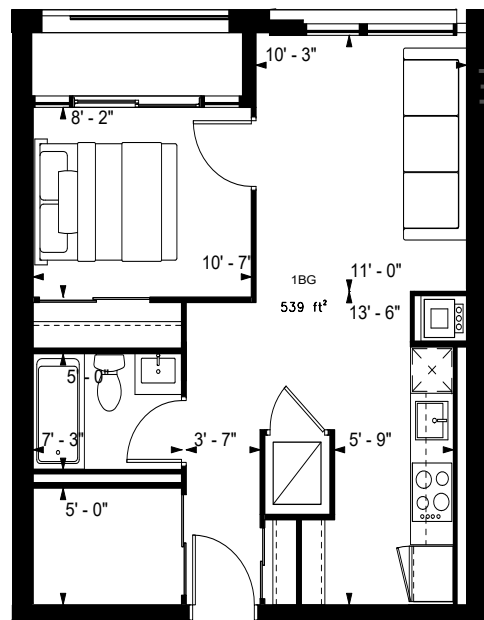
ROOF PLAN

DRAFT

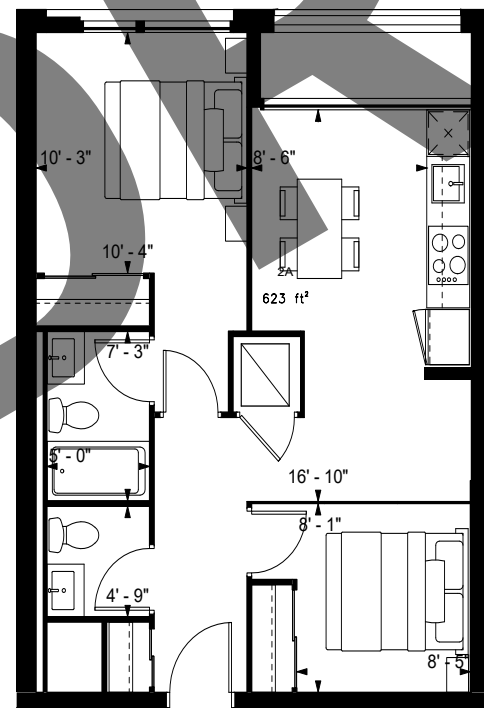




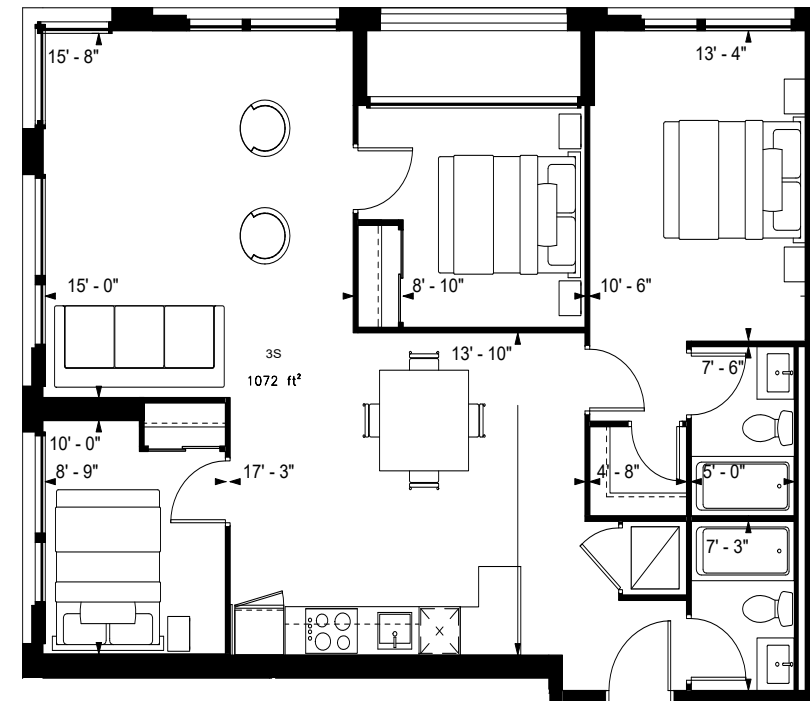
DRAFT



1 BEDROOM + DEN  
539 ft<sup>2</sup>



2 BEDROOM  
623 ft<sup>2</sup>



3 BEDROOM  
1072 ft<sup>2</sup>



