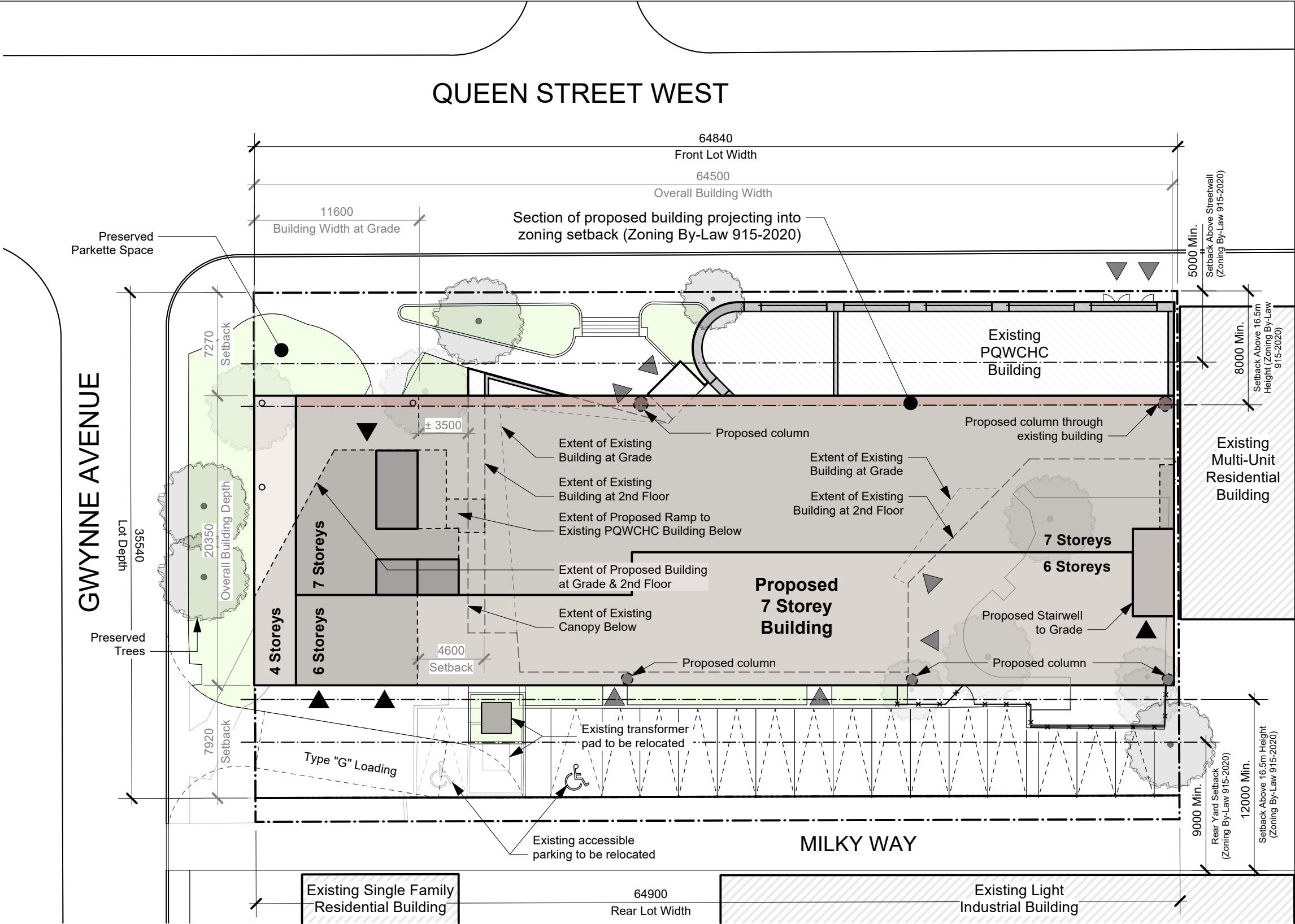


STATISTICS		
GENERAL DESCRIPTION		
ZONING: Commercial Residential (CR 2.5 (c1.0; r2.5) SS2 (x2608))		
Total # of Storeys	7	
Approximate Building Height (From Average Grade)	24.36 m	79.9 ft
Approximate Building Height (From Grade @ NW Corner of Site)	23.60 m	77.4 ft
Modifications Required to Existing PQWCHC Building	Yes**	
NOTES: ** Column likely required through the east end of the existing building to support extension.		
BUILDING AREA STATISTICS	AREA	
Ground Floor GFA	175.5 sqm	1889 sqft
2nd Floor GFA	175.5 sqm	1889 sqft
3rd Floor GFA	249.5 sqm	2686 sqft
4th Floor GFA	249.5 sqm	2686 sqft
5th Floor GFA	1251.3 sqm	13469 sqft
6th Floor GFA	1251.3 sqm	13469 sqft
7th Floor GFA	760.2 sqm	8182 sqft
Total GFA	4112.8 sqm	44270 sqft
Total Residential GFA	2906.4 sqm	31284 sqft
Total Non-Residential GFA	1206.4 sqm	12985 sqft
UNIT STATISTICS by TYPE	COUNT	RATIO
Studio	3	5.2%
1 Bedroom	43	74.1%
2 Bedroom	12	20.7%
Total Unit Count	58	100%
UNIT STATISTICS by STOREY	COUNT	RATIO
Ground Floor	0	0%
2nd Floor	0	0%
3rd Floor	0	0%
4th Floor	3	5%
5th Floor	22	38%
6th Floor	22	38%
7th Floor	11	19%
Total Unit Count	58	100%
AMENITY & SUPPORT AREAS	AREA	
Total Support Space Provided	108.2 sqm	1165 sqft
Total CHC Space Provided	135.7 sqm	1461 sqft
Total Required Amenity Area (4 sqm / Unit)	232.0 sqm	2497 sqft
Required Outdoor Amenity Area	40.0 sqm	431 sqft
Required Indoor Amenity Area (2 sqm / Unit)	116.0 sqm	1249 sqft
Total Indoor Amenity Area Provided	120.3 sqm	1295 sqft
Total Outdoor Amenity Area Provided (Excluding Parkette)	273.8 sqm	2947 sqft
Total Amenity Area Provided (Excluding Parkette)	394.1 sqm	4242 sqft
BICYCLE PARKING SPACES	COUNT	
Total Required (1 / Unit)	58	
Total Provided	19	



SK-1

Site Plan & Statistics



Date: 2022-08-24
Project No: 2120
Scale: 1:300

Concept Sketch for:

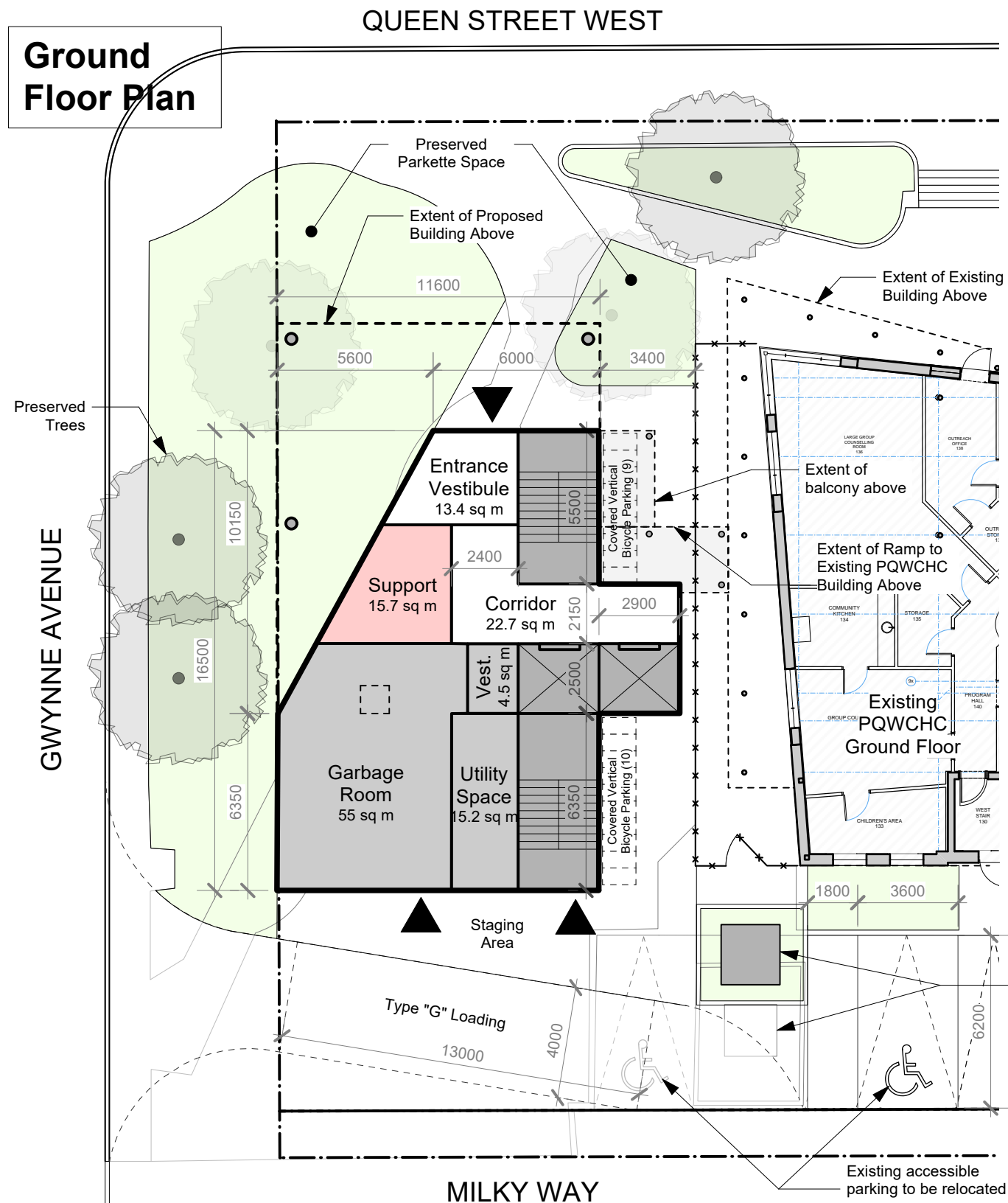
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1229 Queen Street West
for
Parkdale Queen West CHC

Hilditch Architect Inc.



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Ground Floor Plan

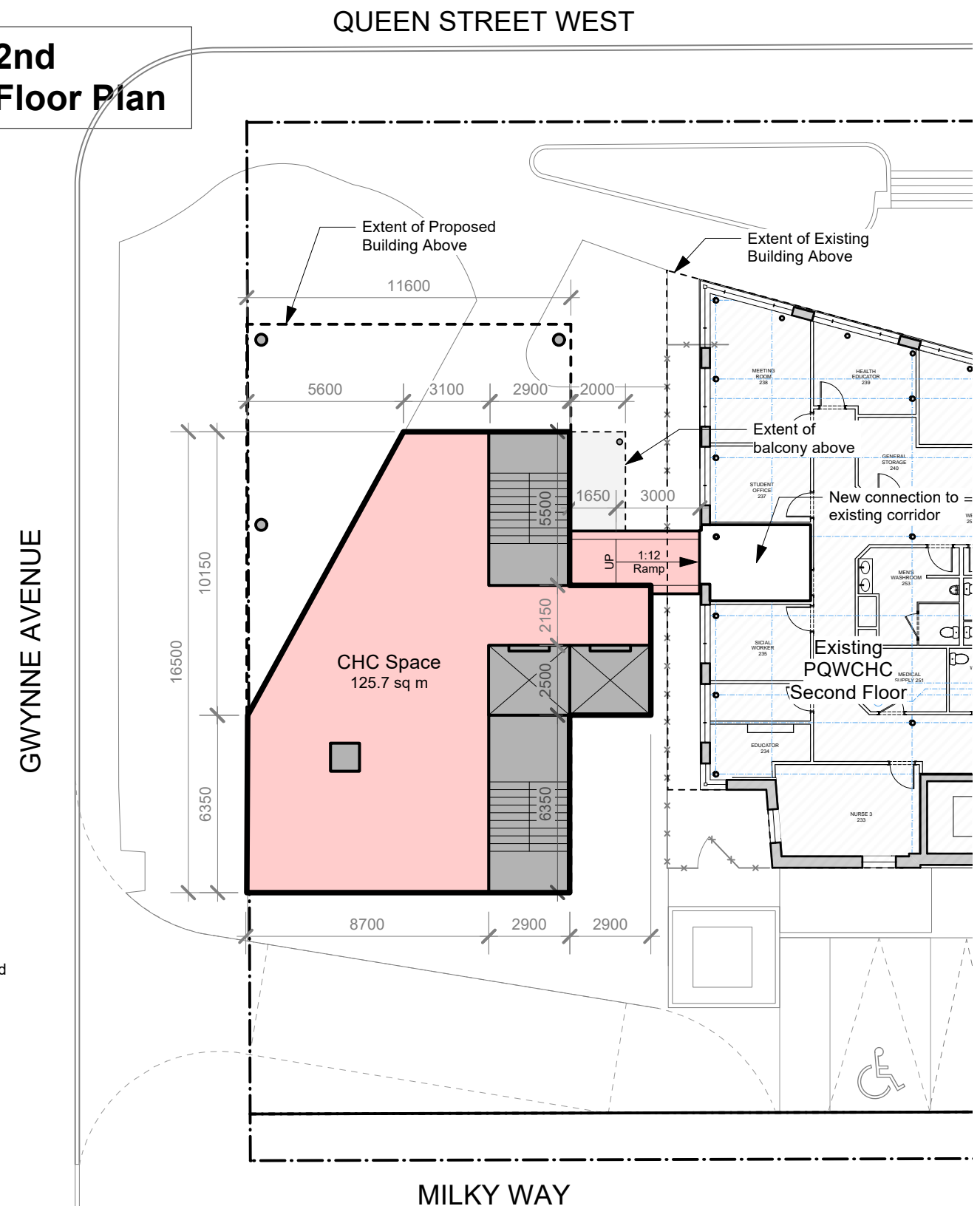


SK-2

Ground & 2nd Floor Plans

Date: 2022-08-24
Project No: 2120
Scale: 1:200

2nd Floor Plan



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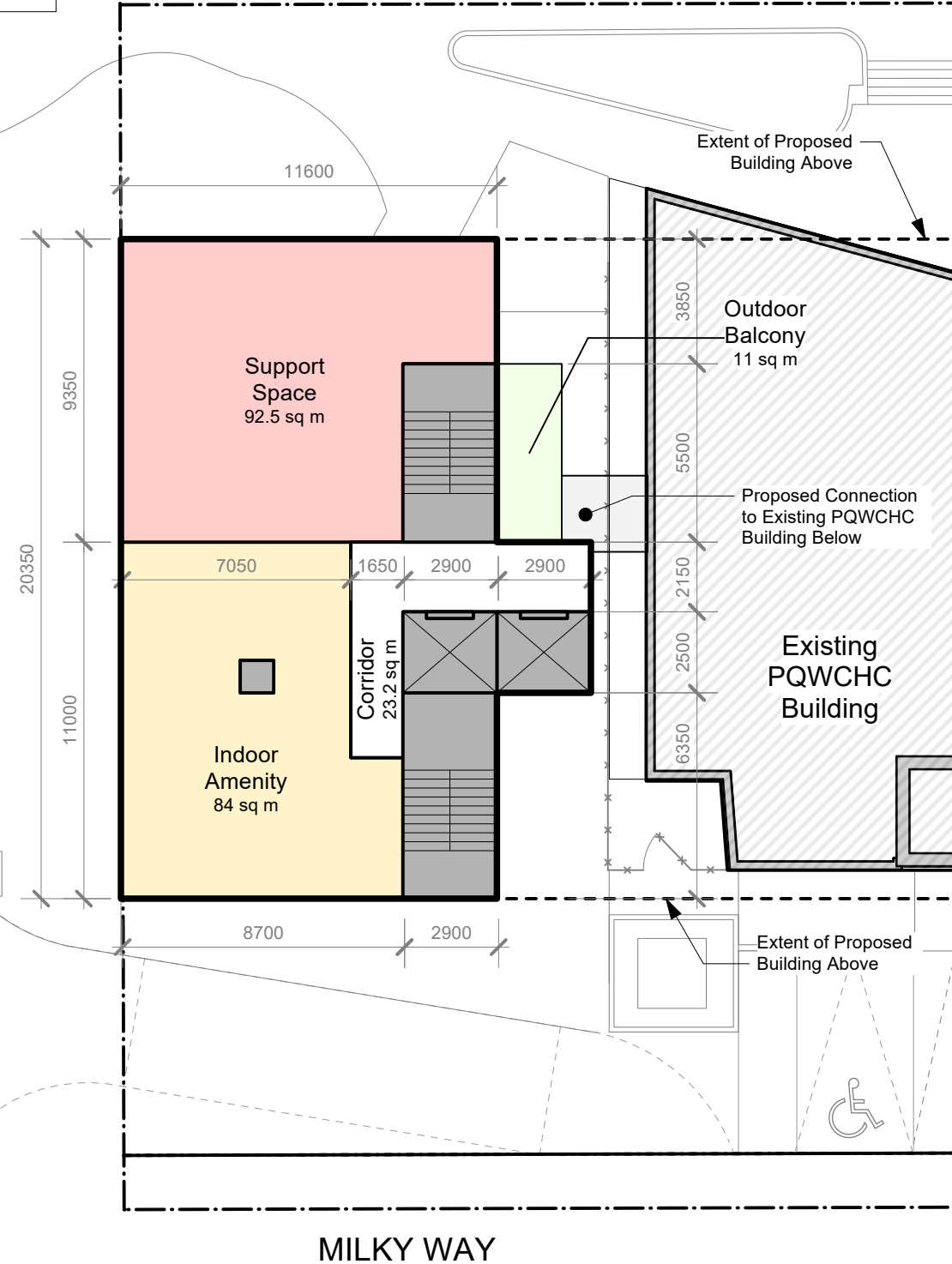
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3rd Floor Plan

GWYNNE AVENUE

QUEEN STREET WEST



SK-3

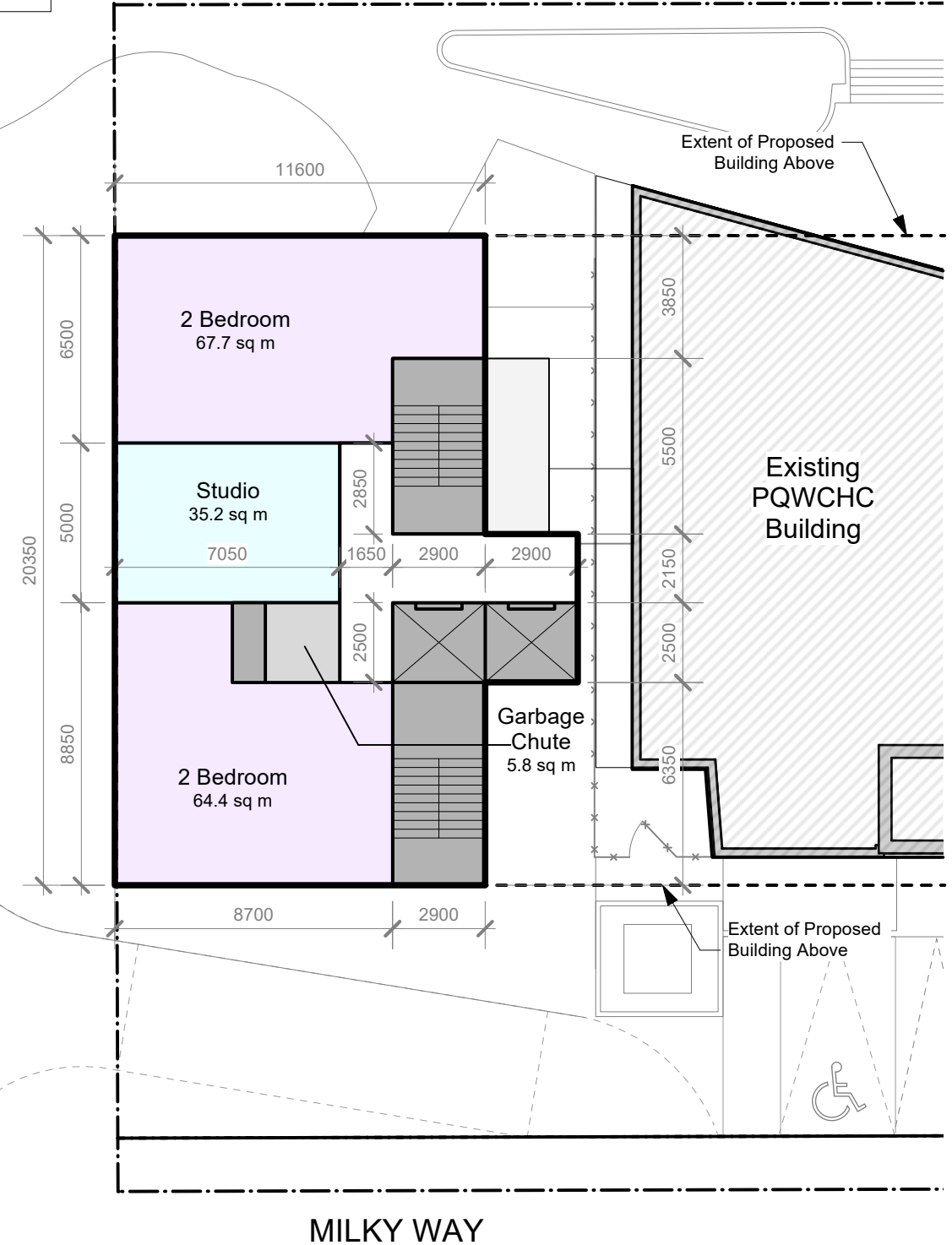
3rd & 4th Floor Plan

Date: 2022-08-24
Project No: 2120
Scale: 1:200

4th Floor Plan

GWYNNE AVENUE

QUEEN STREET WEST



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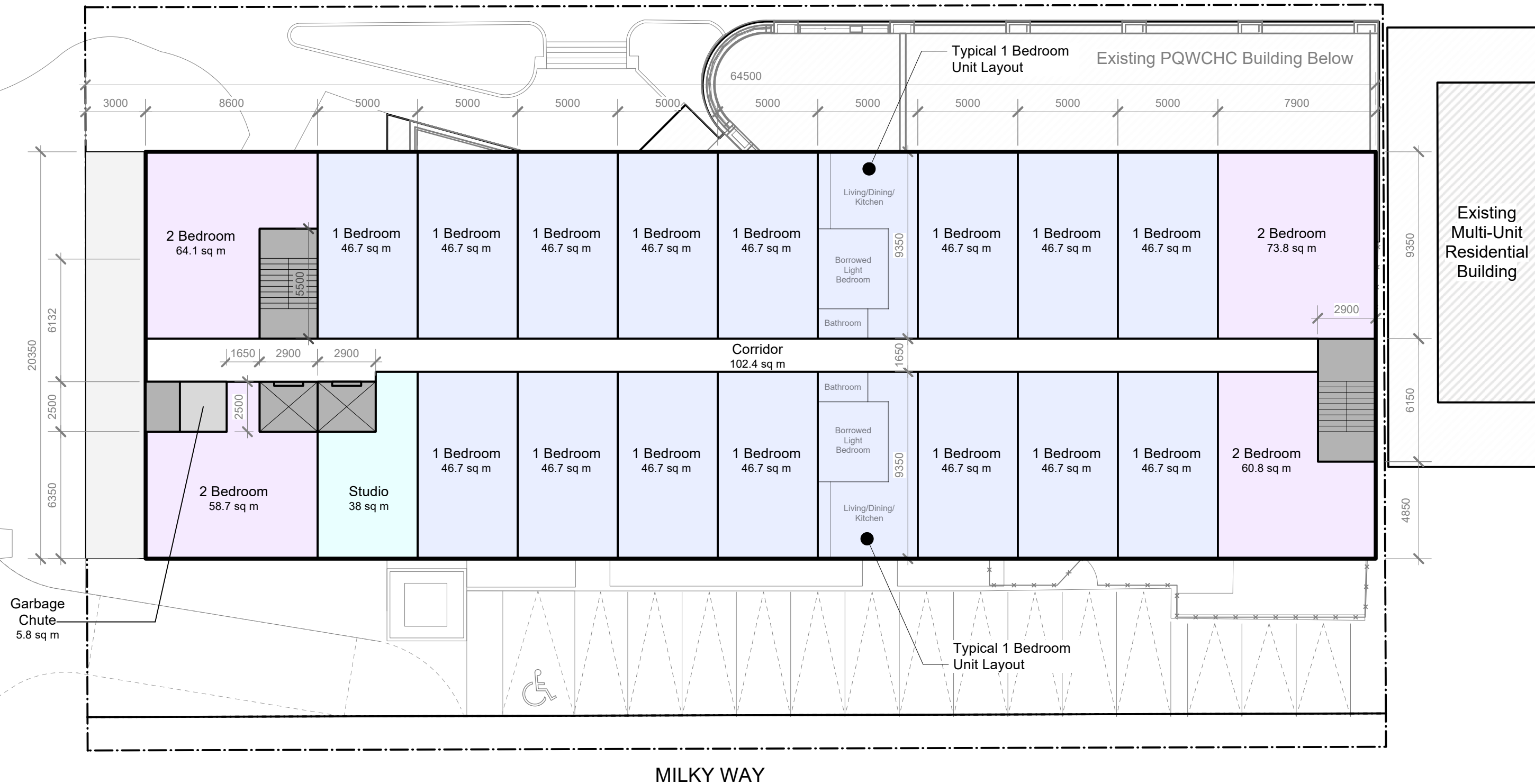
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QUEEN STREET WEST

GWYNNE AVENUE



SK-5

6th Floor Plan



Date: 2022-08-24
Project No: 2120
Scale: 1:200

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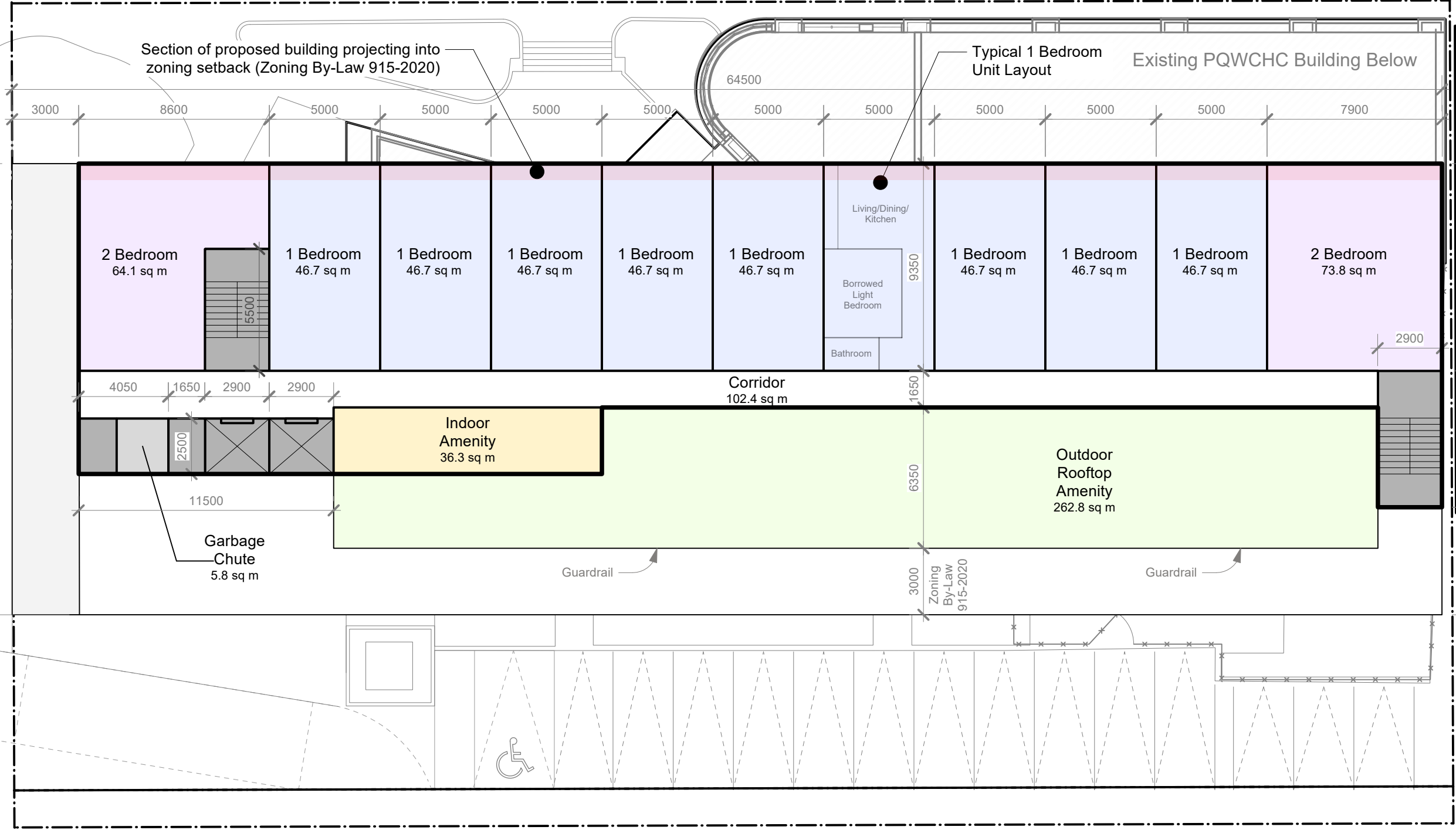
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QUEEN STREET WEST

GWYNNE AVENUE



MILKY WAY

SK-6

7th Floor Plan



Date: 2022-08-24
Project No: 2120
Scale: 1:200

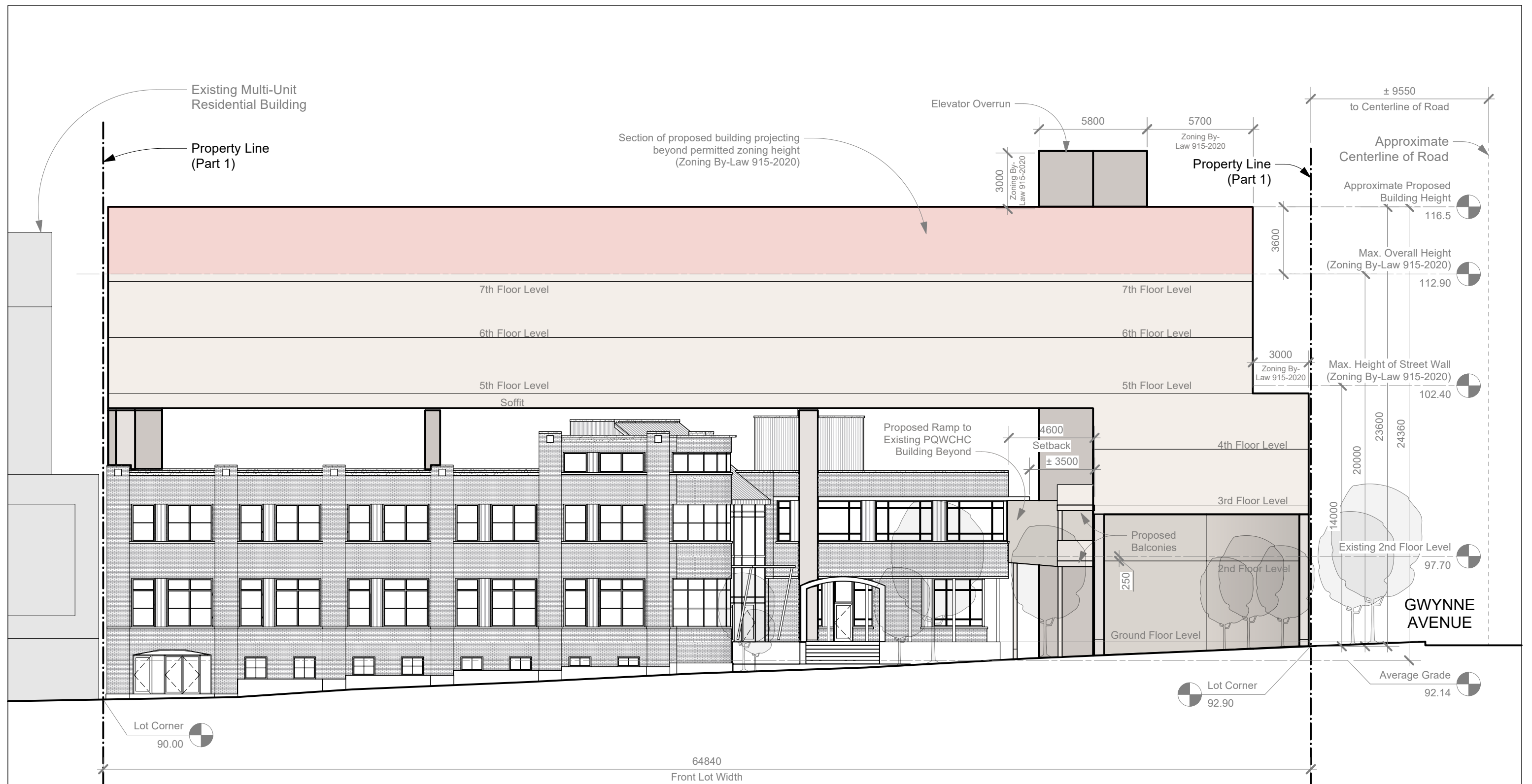
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SK-8

North Elevation

Date: 2022-08-24
 Project No: 2120
 Scale: 1:200

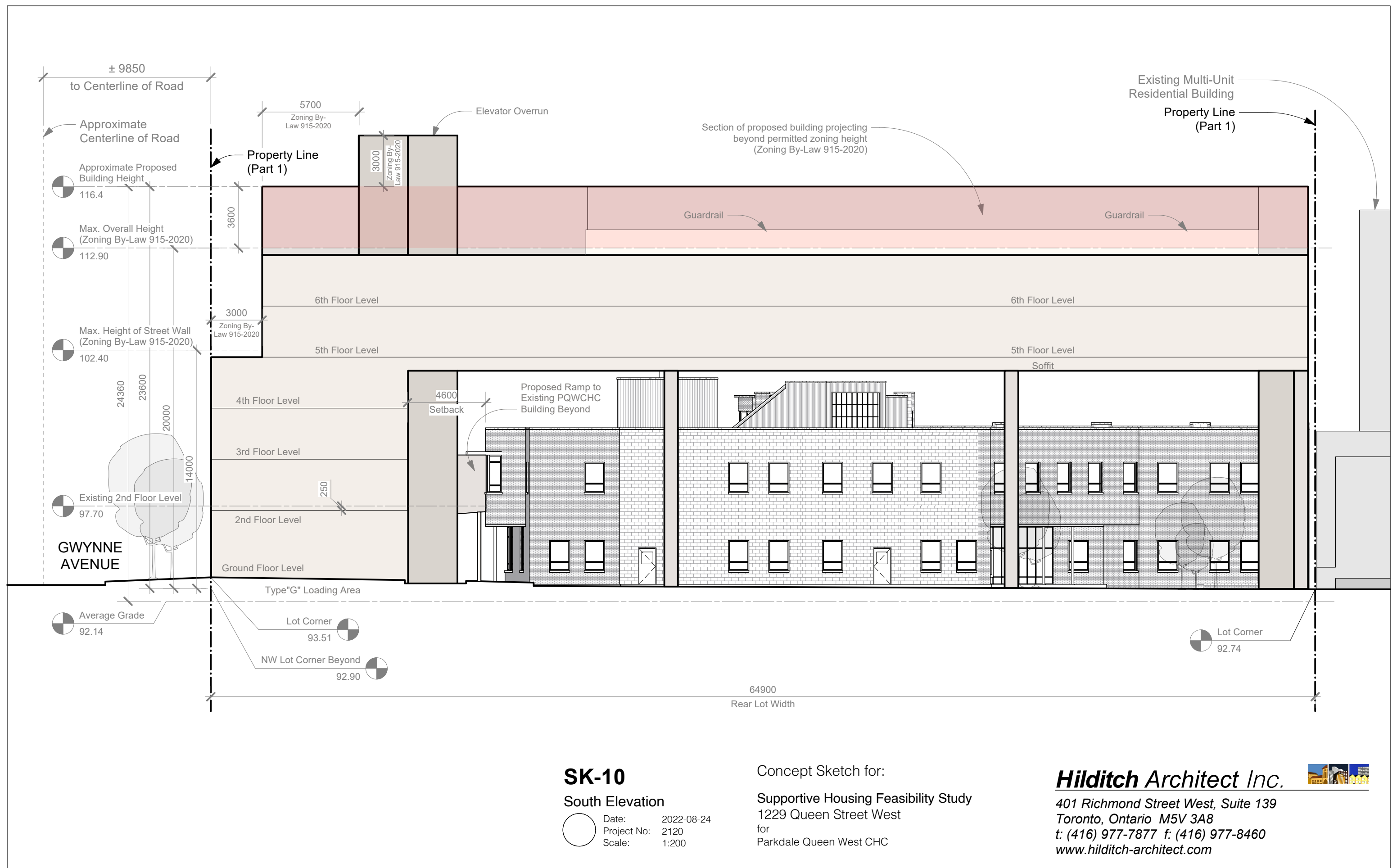
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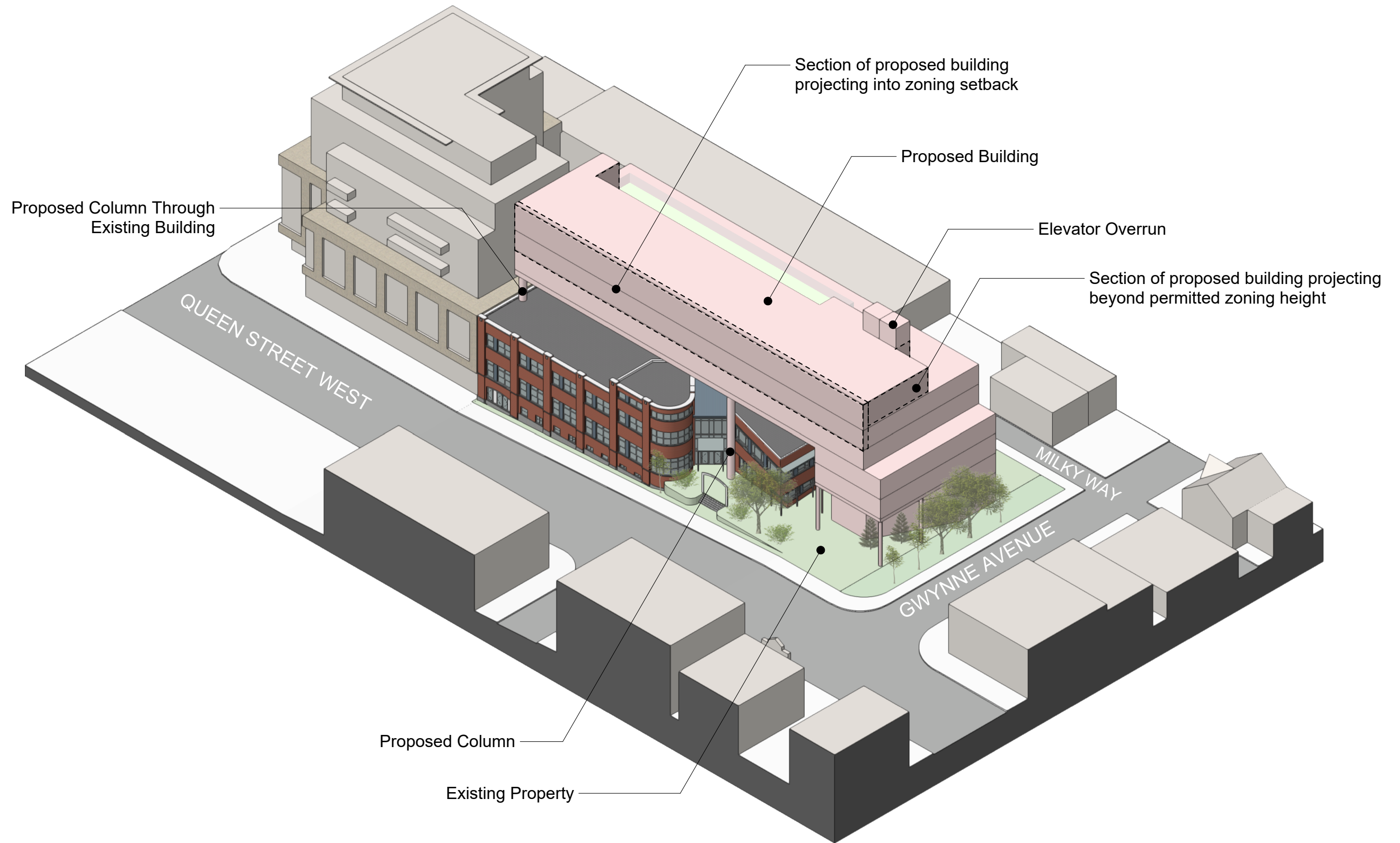
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SK-11

Massing Model NW View



Date: 2022-08-24
Project No: 2120
Scale: 1:500

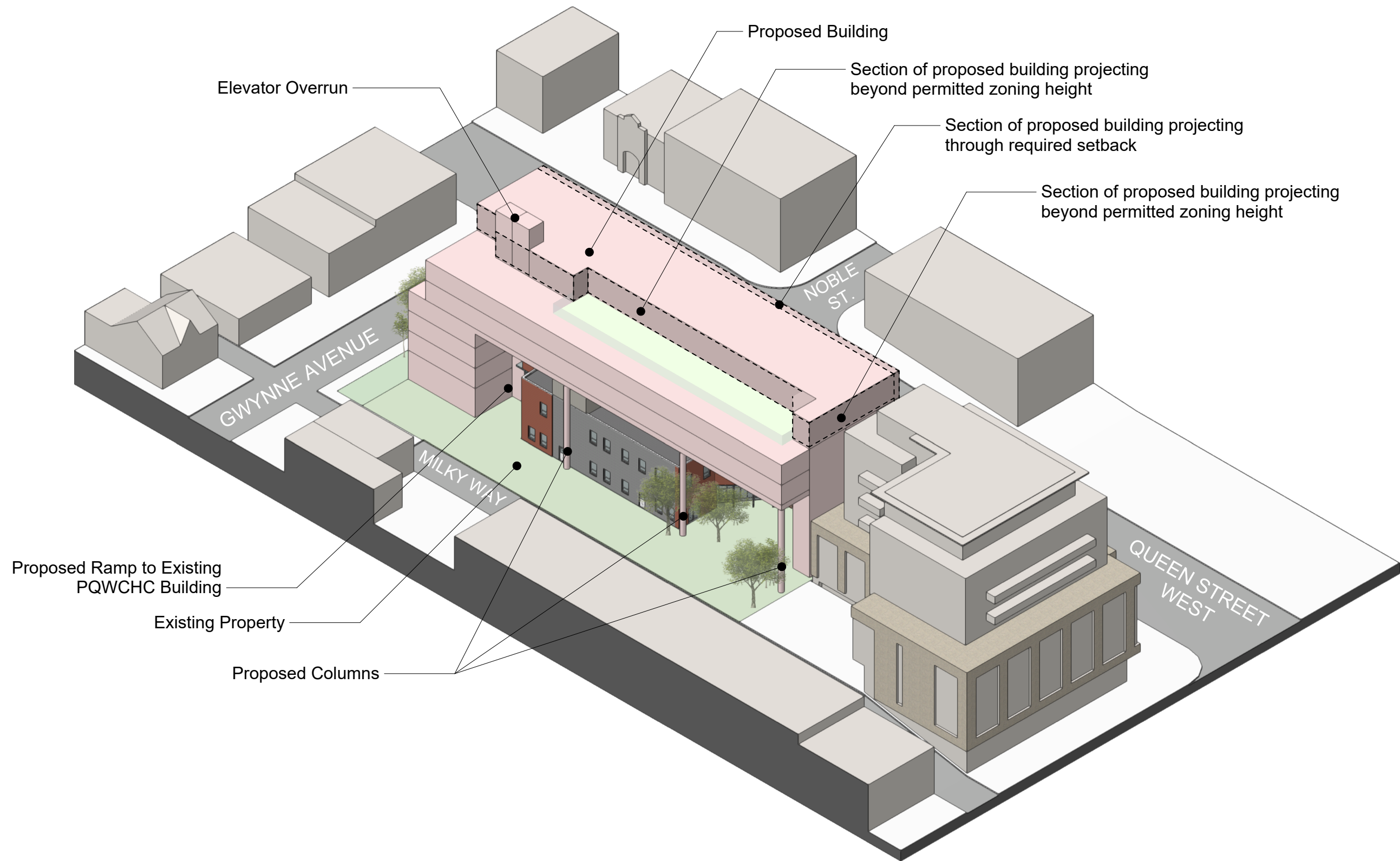
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SK-12

Massing Model SE View

Date: 2022-08-24
 Project No: 2120
 Scale: 1:500

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SK-13

NW Perspective



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Project No: 2120
Scale:

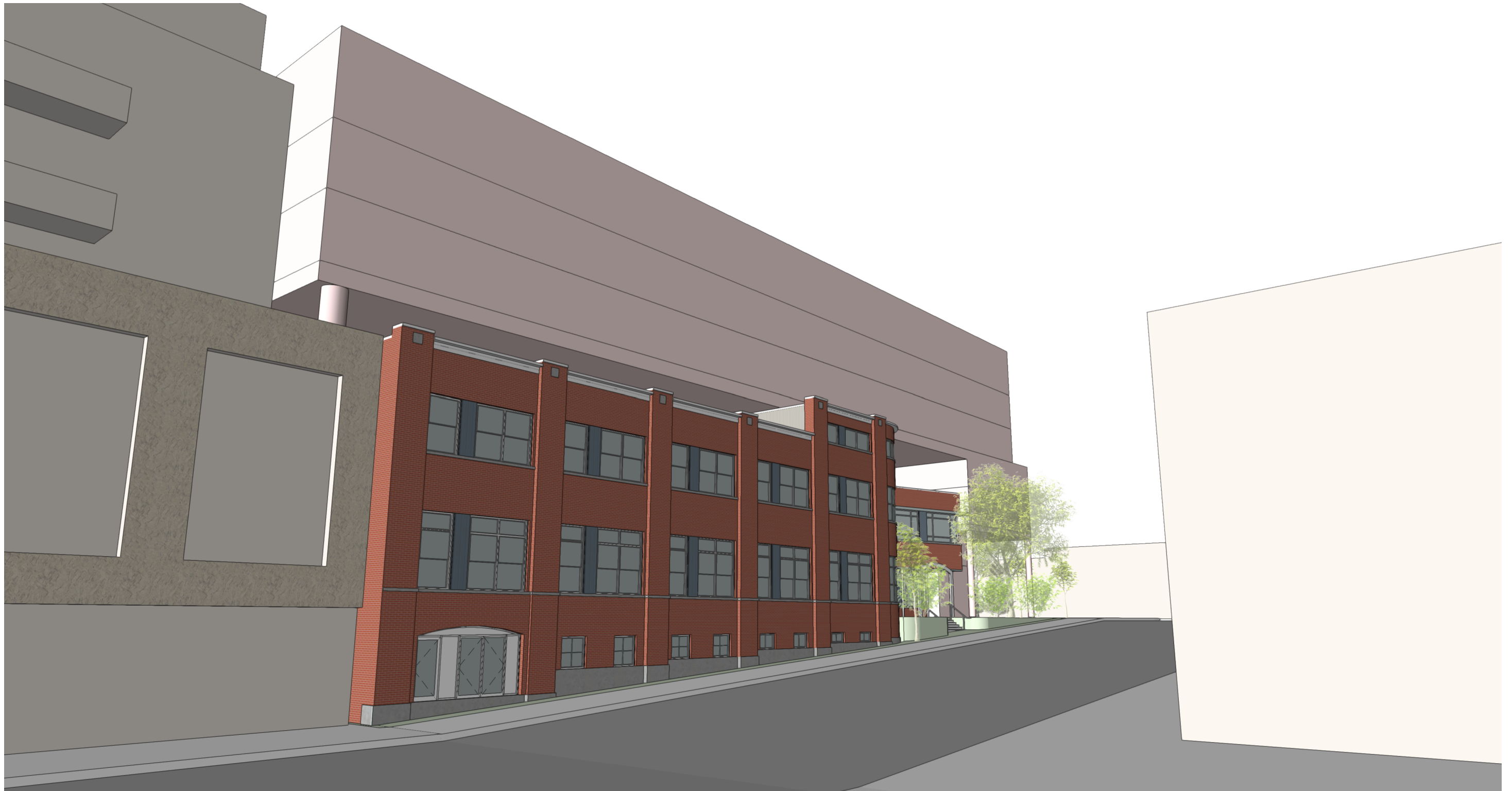
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SK-14

NE Perspective



Date: 2022-08-24
Project No: 2120
Scale:

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SK-15

SW Perspective



Date: 2022-08-24
Project No: 2120
Scale:

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