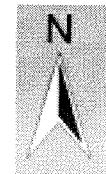
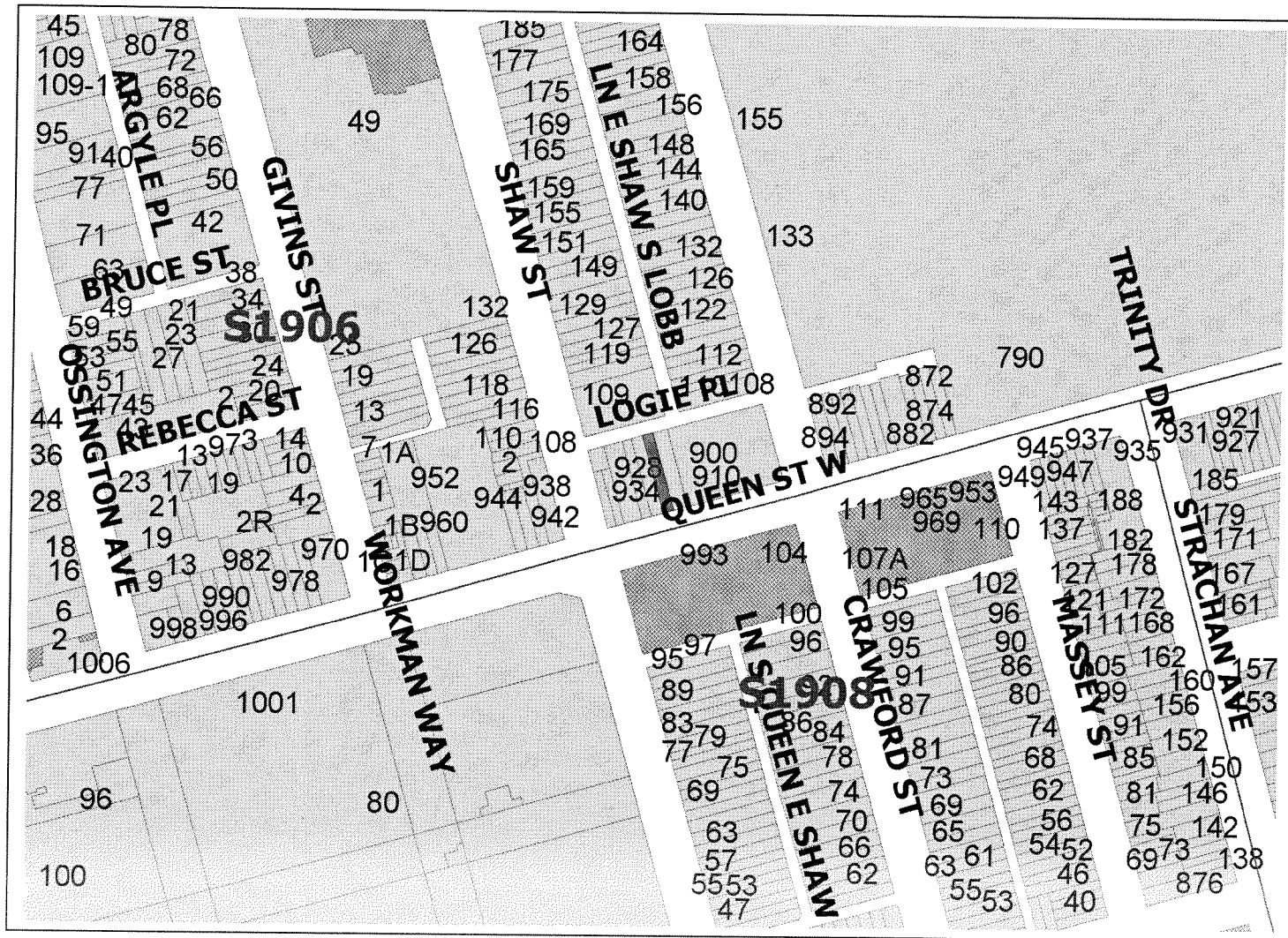


# 922 Queen Street West

A0447/15TEY

City of Toronto



Author

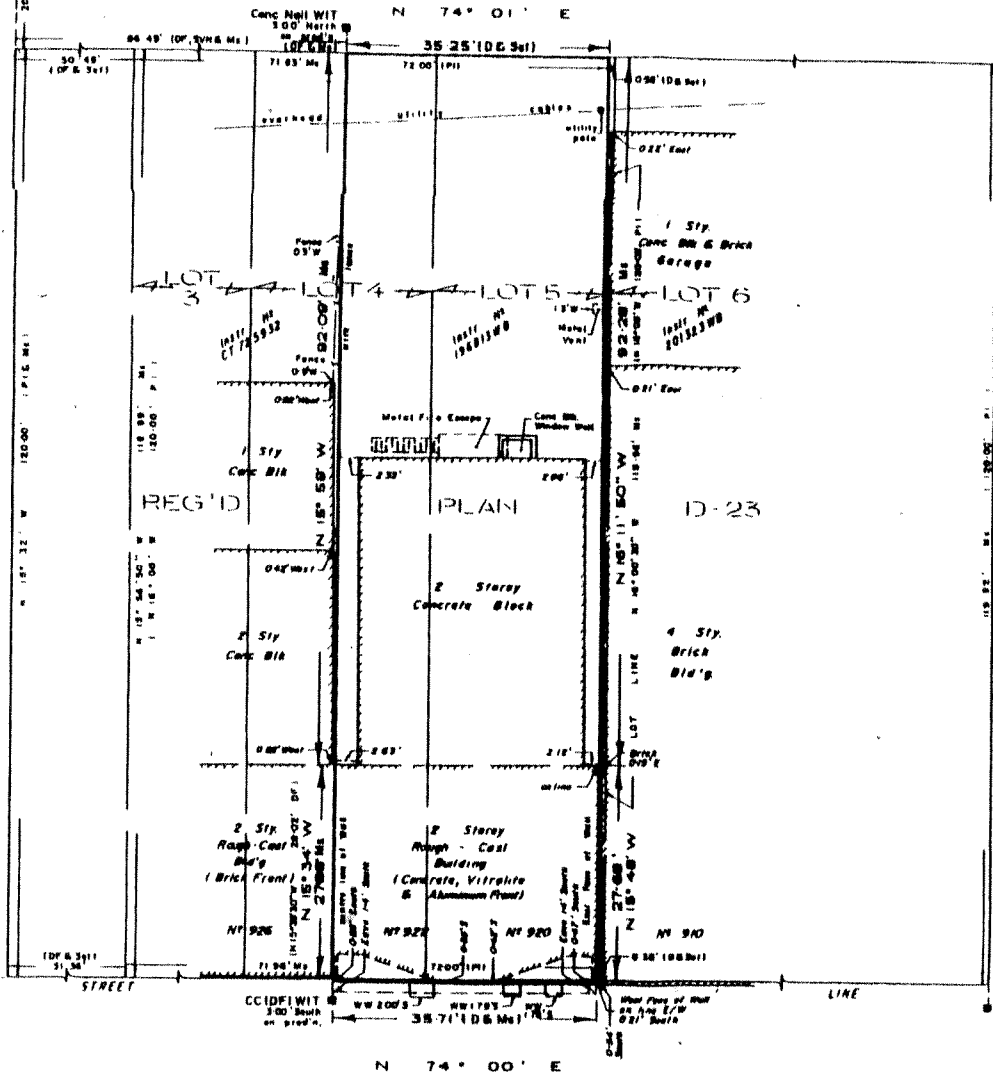
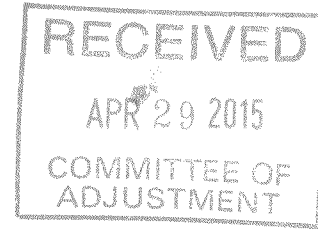
Committee of Adjustment

Date: May 15, 2015

# LOGIE PLACE

( 20' LANE, by REG'D PLAN D-23 )

BUILDING LOCATION SURVEY OF  
 PART of LOTS 4 and 5,  
 REGISTERED PLAN D-23  
 CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO  
 SCALE 1" = 15'  
 © Copyright TOM CZERWINSKI SURVEYING LTD.  
 1986



**NOTE**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF QUEEN STREET WEST HAVING AN ASSUMED BEARING OF N 74° 00' E AS SHOWN ON REGISTERED PLAN D-23

- LEGEND**
- DENOTES MONUMENT FOUND
  - DENOTES MONUMENT PLANTED
  - WIT --- WITNESS
  - Me --- MEASURES
  - D --- DEED (Instr. N° 196815 WB)
  - SIB --- STANDARD IRON BAR
  - PI --- REGISTERED PLAN D-23
  - SVN --- SPEIGHT & VANOSTRANO, O.L.S
  - DF --- DIEGO FAZIO, O.L.S
  - FP --- FAZIO & PAPPA, O.L.S
  - WW --- WINDOW WELL

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 22nd DAY OF OCTOBER, 1986

17 OCT 86  
 DATED \_\_\_\_\_  
 TOM CZERWINSKI  
 Ontario Land Surveyor

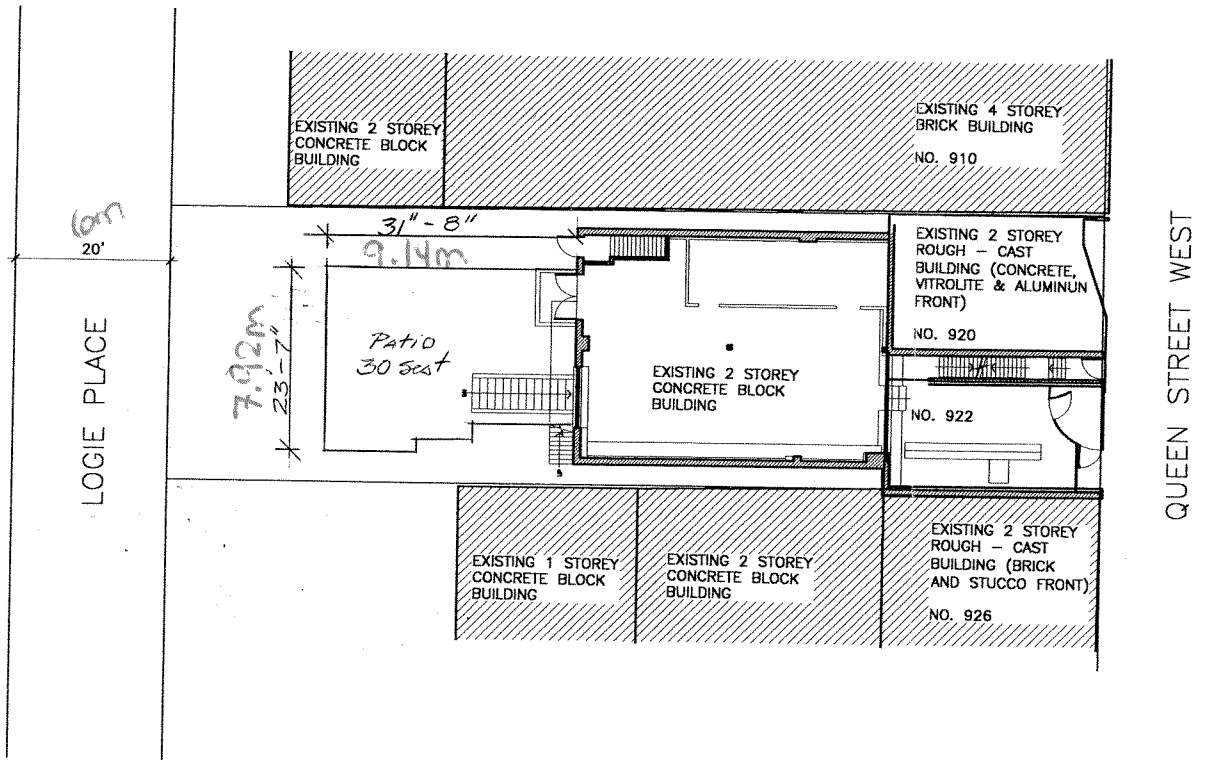
## QUEEN STREET WEST

( original TWP. ROAD ALLOWANCE between THE BROKEN FRONT CONCESSION and CONCESSION I, From The Bay )

**tz** tom czerwinski surveying ltd.  
 866 THE QUEENSWAY, SUITE 105  
 TORONTO, ONT. M8Z 1N7 252-8248

PROJECT: 86-1807    REF. N°: D-23-4

**RECEIVED**  
 APR 29 2015  
 COMMITTEE OF  
 ADJUSTMENT



**PROJECT DESCRIPTION:**

INTERIOR ALTERATIONS AND GROUND FLOOR STOREFRONT

**OBC AND ZONING REVIEW:**

ZONING CLASSIFICATION: MCR  
 EXISTING USE: RETAIL  
 PROPOSED TENANT USE: RESTAURANT  
 EXISTING TO REMAIN SECOND FLOOR: RESIDENTIAL

**EXISTING:**  
 NO. OF STREETS FACING: 1  
 NO. OF PUBLIC LANEWAYS: 1  
 NO. OF STORIES ABOVE GRADE: 2

**EXISTING:**  
 BASEMENT FLOOR AREA: 876 sf 81.4 m<sup>2</sup>  
 GROUND FLOOR AREA: 1,510 sf 140.2 m<sup>2</sup>  
 TOTAL GFA: 2,386 sf 221.6 m<sup>2</sup>

TOTAL PATRON AREA: 969 sf 90 m<sup>2</sup>  
 (EXCLUDING KITCHEN AND BAR)  
 AREA PER PERSON: 6.5 sf 0.604 m<sup>2</sup>  
 PERMITTED OCCUPANT LOAD: 149 149

NUMBER OF PERSONS STANDING: 30  
 NUMBER OF SEATS: 90  
 OCCUPANT LOAD: 120

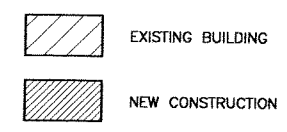
NUMBER OF PATRONS: 120  
 NUMBER OF STAFF: 5

REQUIRED FIRE EXITS: 2

REQUIRED WATERCLOSETS: 2 FOR EACH SEX  
 REQUIRED STAFF WATERCLOSETS: 1 FOR BOTH SEXES

EXISTING FIRE ALARM SYSTEM: NO  
 EXISTING SPRINKLER SYSTEM: NO

**LEGEND:**

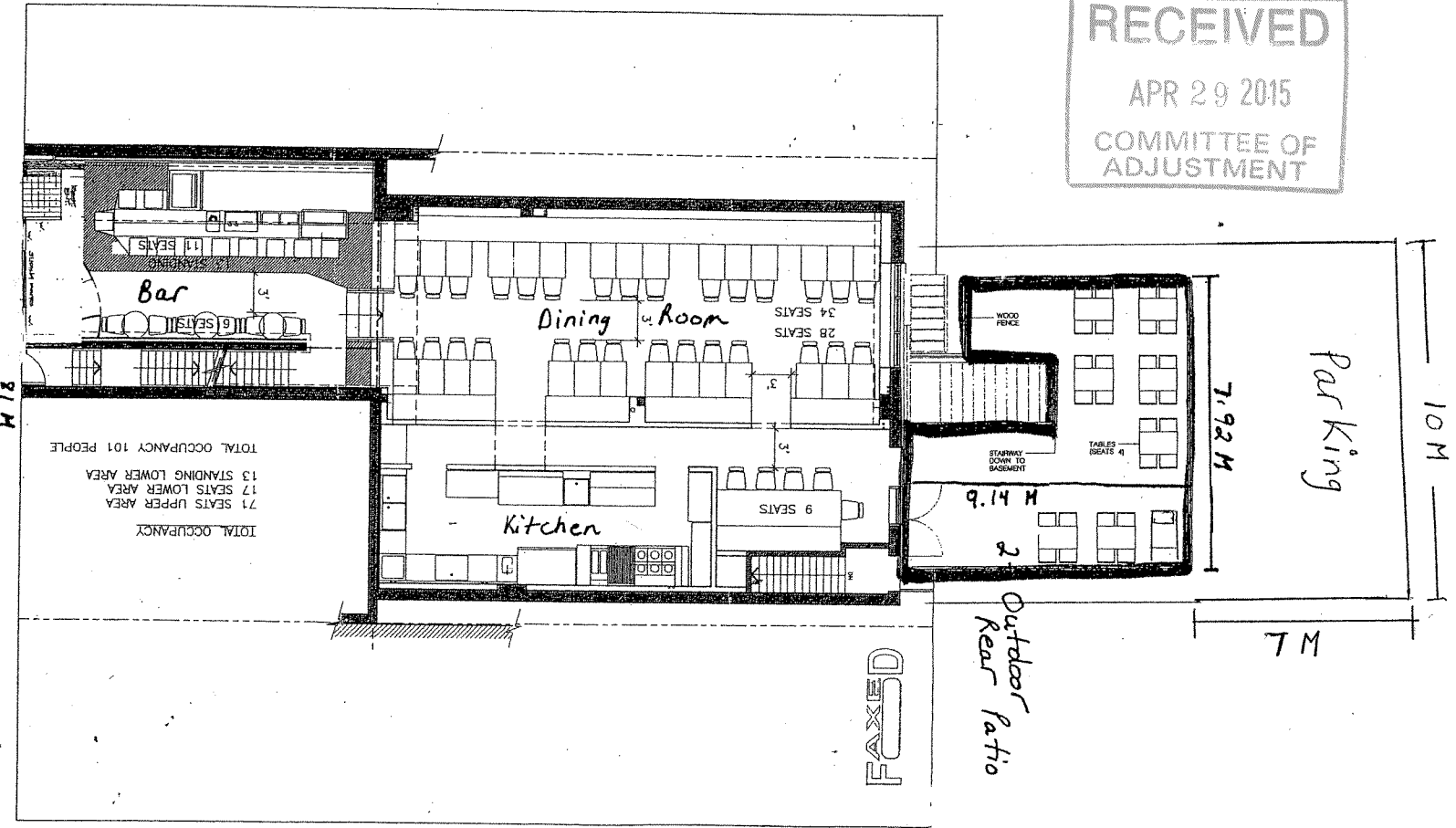


**SOURCE FOR EXISTING SITE PLAN:**

PART OF LOTS 4 AND 5, REGISTERED  
 PLAN D-23  
 CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO

PREPARED BY:  
 TOM CZERWINSKI SURVEYING LTD.  
 ONTARIO LAND SURVEYORS COMPLETED  
 OCTOBER 27, 1986

RECEIVED  
APR 29 2015  
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ADJUSTMENT



CATV RESTAURANT

7.13 M

7.92 M

Parking

10 M

Outdoor Patio  
Rear

7 M

FAXED

9.14 M

TOTAL OCCUPANCY 101 PEOPLE  
71 SEATS UPPER AREA  
17 SEATS LOWER AREA  
13 STANDING LOWER AREA

9 SEATS

28 SEATS

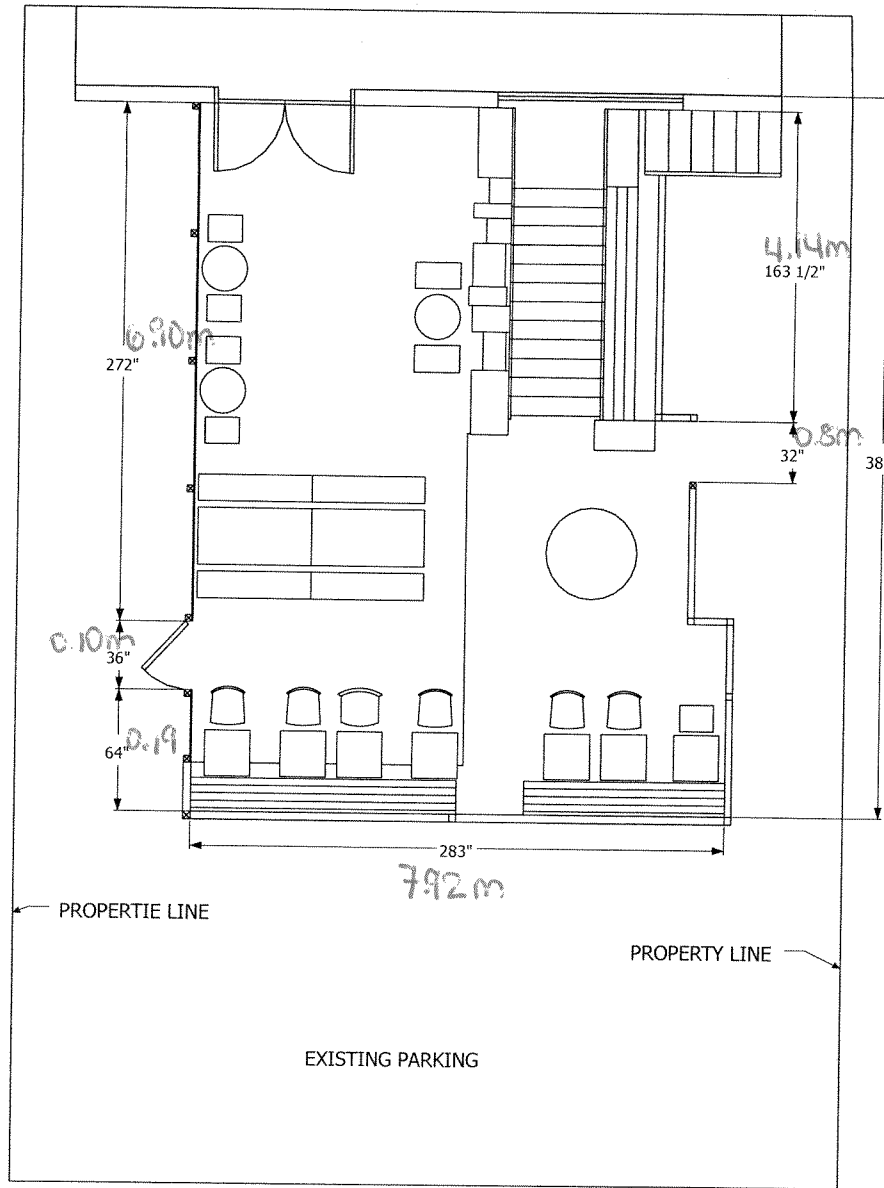
34 SEATS

TABLES (SEATS 4)

STAIRWAY DOWN TO BASEMENT

WOOD FENCE

922 Queen St. West Back Patio Lay-out



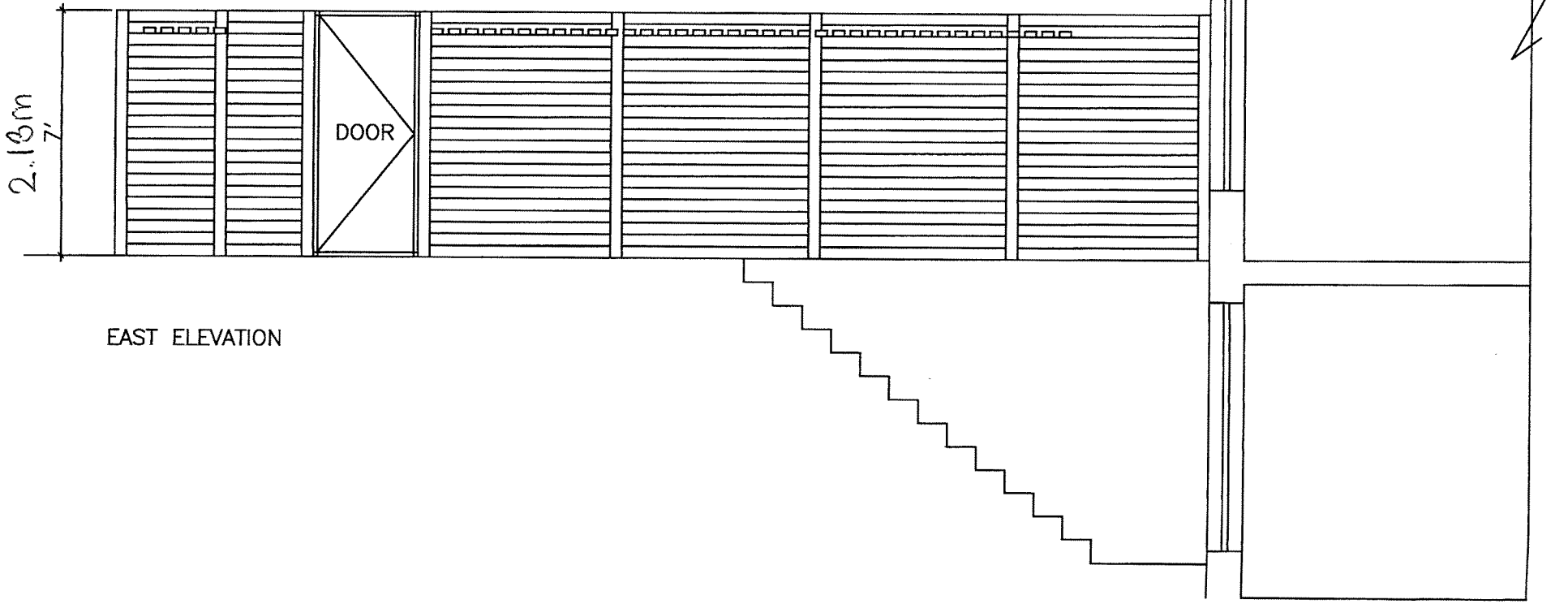
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LOGIE PLACE



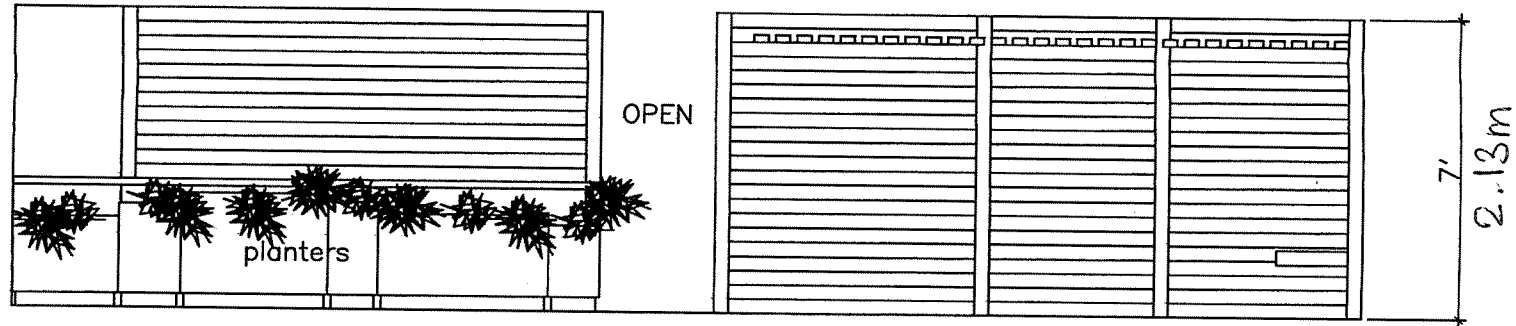
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922 QUEEN ST.WEST BACK PATIO – ELEVATIONS



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922 Queen St. West - Back Patio - Elevations

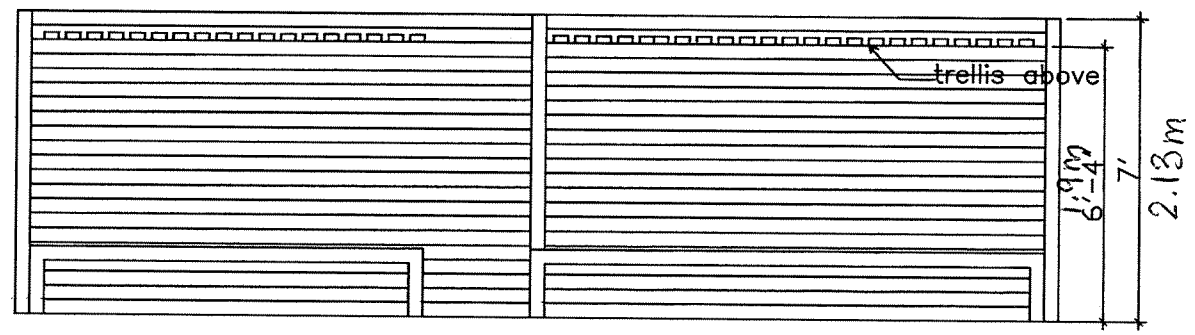


WEST ELEVATION



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922 Queen St. West - Back Patio - Elevations



NORTH ELEVATION

RECEIVED  
APR 29 2015  
COMMITTEE OF  
ADJUSTMENT

922 Queen St. West - Back Patio - Elevations

