

ONTARIO LINE

INTEGRATED TRANSIT ORIENTED COMMUNITY

647-655 KING STREET WEST, 69-76 BATHURST STREET,
58-60 STEWART STREET
TORONTO, ONTARIO, M5V 1H6

DRAWING NUMBER	DRAWING NAME
202T000D	COVER
202T001D	CONTEXT MASSING
202T002D	NOTES AND LEGENDS
202T003D	PROJECT STATISTICS
202T004D	CONTEXT PLAN
202T005D	ROOF SITE PLAN
202T006D	GROUND FLOOR SITE PLAN
202T007D	LANDSCAPE PLAN
202T100D	BELOW GRADE LEVELS
202T200D	LEVEL 01 & 02
202T201D	LEVEL 03 & 04
202T202D	LEVEL 05 & LEVEL 06-17
202T203D	LEVEL 18 & LEVEL 19-25
202T204D	LEVEL 26 & ROOF
202T400D	ELEVATIONS
202T401D	ELEVATIONS
202T500D	SECTIONS
202T600D	SHADOW STUDY - MARCH 21
202T601D	SHADOW STUDY - JUNE 21
202T602D	SHADOW STUDY - SEP 21
202T603D	SHADOW STUDY - DEC 21



SHEET No. 202T000DFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt



DRAFT
ARCHITECTURE AND
LANDSCAPE SET -
REZONING

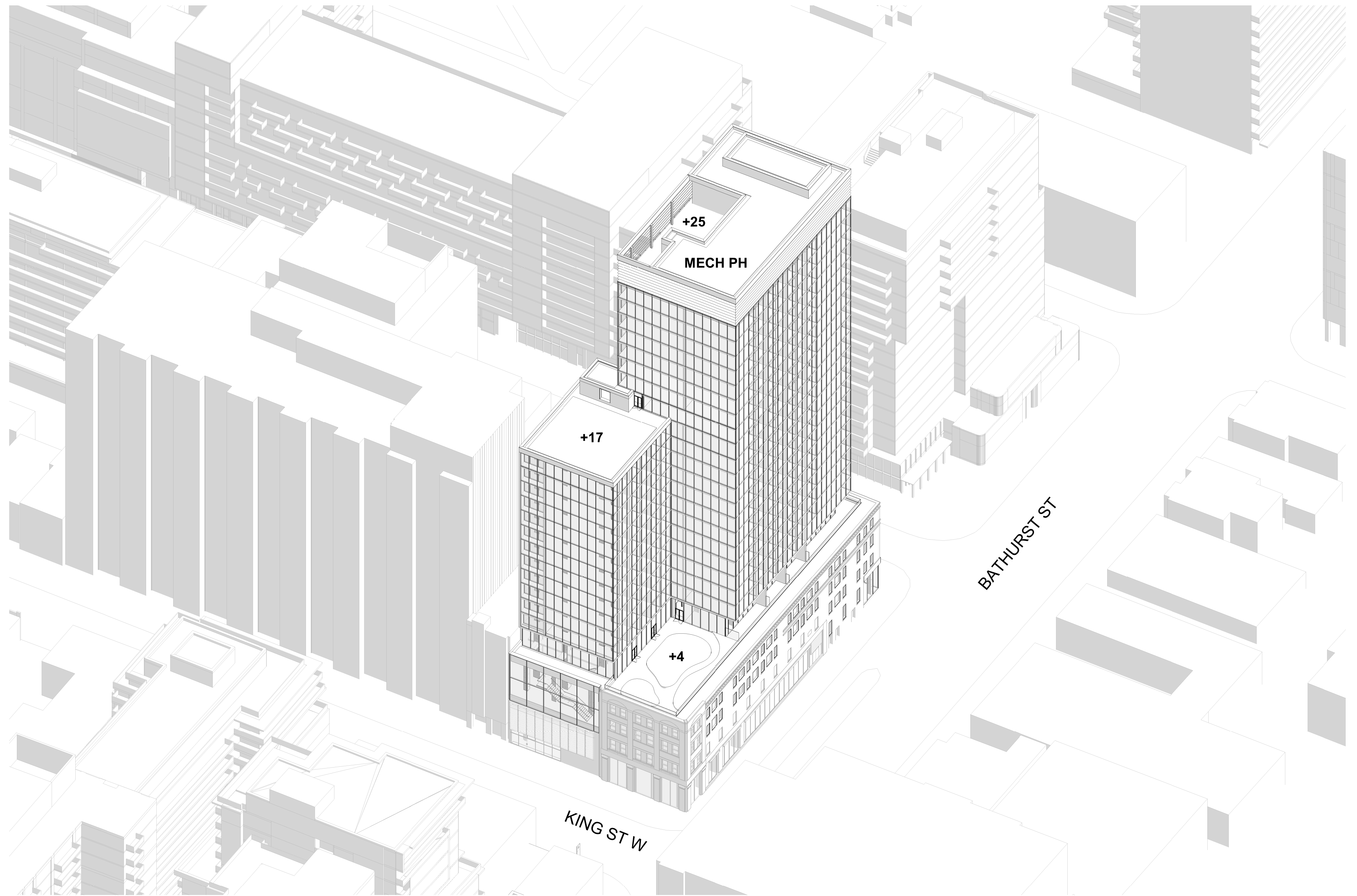
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STATION AREAS BY OTHERS ARE SHOWN FOR REFERENCE AND ARE NOT
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Drawing Number
202T000D

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**DRAFT ARCHITECTURE AND
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ONETEAM
ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION
OF ARCHITECTS
LIANA BRESLER
LICENCE 8272

DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
CONTEXT MASSING

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METROLINX
Infrastructure Ontario
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202T001D

ABBREVIATIONS

1B	ONE BEDROOM SUITE
2B	TWO BEDROOM SUITE
3B	THREE BEDROOM SUITE
AHU	AIR HANDLING UNIT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BC	BUILDING CODE
BLDG	BUILDING
BOH	BACK OF HOUSE SERVICE AREA
CACF	CENTRAL ALARM AND CONTROL FACILITY
DED	DEDUCTION
DIM	DIMENSION
DWG	DRAWING
EA	EXHAUST AIR
ECR	ELEVATOR CONTROL ROOM
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMR	ELEVATOR MACHINE ROOM
ESC	ESCALATOR
FLUE	FLUE VENT SHAFT
GCA	GROSS CONSTRUCTION AREA
GFA	GROSS FLOOR AREA
ITOC	INTEGRATED TRANSIT ORIENTED COMMUNITY
LT	LONG TERM
M	METRE
MAIL	RESIDENTIAL MAIL ROOM
MECH	MECHANICAL
MECH PH	MECHANICAL PENTHOUSE
NON-RES WASTE	NON-RESIDENTIAL WASTE ROOM
NTS	NOT TO SCALE
OAI	OUTSIDE AIR INTAKE
OBC	ONTARIO BUILDING CODE
OL	ONTARIO LINE
RCD	REFERENCE CONCEPT DESIGN
ROOF MECH	ROOF AREA FOR MECHANICAL EQUIPMENT
ROW	RIGHT OF WAY
RSA	RESIDENTIAL SALEABLE AREA
SPS	STAIR PRESSURIZATION SHAFT
ST	SHORT TERM
STUDIO	STUDIO SUITE
SWM ROOF	PERMEABLE ROOF FOR STORM WATER MANAGEMENT
TELECOM	TELECOMMUNICATIONS ROOM
TGS	TORONTO GREEN STANDARD
TOFR	TOP OF FINISHED ROOF
TOS	TOP OF SLAB
TYP	TYPICAL

ANNOTATIONS LEGEND

BICYCLE PARKING

GARBAGE AND RECYCLING CHUTE

GARBAGE AND RECYCLING TRI-SORTER

PARKING

- ELEVATION
- FLOOR LEVEL AND HEIGHT REFERENCE
- GRID REFERENCE AND GRID LINE
- PROPERTY LINE
- WALL SECTION

SYMBOLS LEGEND

- TRANSIT STATION BY OTHERS
- GRAVEL ROOF
- PERMEABLE ROOF PAVERS
- GREEN ROOF/ AMENITY GREEN ROOF
- OL PAVING ACCENT
- OL PAVING FIELD
- SIDEWALK PAVING
- FURNISHING ZONE PAVING
- LANEWAY
- PLANTERS
- TREE
- TREE IN GRATE
- TREES IN PLANTER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PEDESTRIAN LIGHT
- WAYFINDING TOTEM
- LARGE LITTER RECEPTACLE
- TRANSIT STATION ENTRANCE
- ITOC ENTRANCE
- TRANSIT STATION SECONDARY ENTRANCE
- ITOC SECONDARY ENTRANCE
- VEHICULAR ENTRANCE/ EXIT
- PROPOSED BIKE RING
- PROPOSED BENCH

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DRAWN	<u>D.ABAD, J.SANTAMARIA</u>
CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

ONTARIO LINE

ITOC
DOWNTOWN | KING-BATHURST

NOTES AND LEGENDS

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SCALE: DRAWING NUMBER: 202T002D

PROJECT STATISTICS

MUNICIPAL ADDRESS: 647-655 KING STREET WEST, 69-76 BATHURST STREET, 58-60 STEWART STREET
 BUILDING HEIGHT: 88.9m (25 STOREYS)

BUILDING STATISTICS

AREAS	%	m ²
SITE AREA (EXISTING)		1957
SITE AREA (ROW CONVEYANCE)		0
SITE AREA		1957
GCA ABOVE GRADE (ITOC)		26636
GCA BELOW GRADE (ITOC)		802
GFA TOTAL (ITOC)		23024
GFA RESIDENTIAL (ITOC)	100%	23024
GFA NON-RESIDENTIAL (ITOC)	0%	0
GFA RETAIL (ITOC)	0%	0
GFA OFFICE (ITOC)	0%	0
GFA INSTITUTIONAL (ITOC)	0%	0
FSI (ITOC)		11.8
GFA TRANSIT ABOVE GRADE (SUBJECT OF A DIFFERENT APPLICATION)		1366
FSI (ITOC + TRANSIT)		12.5

UNIT DISTRIBUTION AND AMENITY AREAS

UNIT TYPE	REQUIRED	PROPOSED
STUDIO (33-42m ²)	NO REQ	0%
1B (42-51m ²)	NO REQ	53%
2B (70-79m ²)	15%	21%
3B (79-88m ²)	10%	26%

AMENITY AREAS	REQUIRED m ²	PROPOSED m ²
INTERIOR AMENITY (RES)	470	818
EXTERIOR AMENITY (RES)	40	357
TOTAL AMENITY (RES)	940	1175
EXTERIOR AMENITY (NON-RES)	NO REQ	0

GREEN ROOF AND STORMWATER MANAGEMENT

ROOF AREAS	m ²
TOTAL ROOF AREA	1993
RESIDENTIAL PRIVATE TERRACES	335
ROOFTOP EXTERIOR AMENITY	135
RENEWABLE ENERGY DEVICES	0
TOWER AREA LESS THAN 750 m2	0
TOTAL TGS EXCLUSIONS	469
TGS AVAILABLE ROOF	1524
GREEN ROOF	1011
PERMEABLE ROOFSCAPE	909
PERMEABLE LANDSCAPE	0
TOTAL STORMWATER AREA	1920

TGS TIER 2 V3	REQUIRED %	PROPOSED %
GREEN ROOF	60%	66%
STORMWATER MANAGEMENT AREA	85%	98%

PARKING

VEHICLE PARKING	RATIO	REQUIRED	PROPOSED
RESIDENTIAL STUDIO	0.30	0	
RESIDENTIAL 1B	0.50	62	
RESIDENTIAL 2B	0.80	40	
RESIDENTIAL 3B	1.00	61	
RESIDENTIAL VISITOR	0.10	24	
RESIDENTIAL TOTAL		187	0
OFFICE	0.35	0	
RETAIL	1.00	0	
NON-RESIDENTIAL TOTAL		0	0
SHARED TOTAL		NO REQ	0
VEHICLE PARKING TOTAL		187	0

BICYCLE PARKING

BICYCLE PARKING TGS TIER 2 V3	RATIO	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	0.90	212	220
RESIDENTIAL SHORT TERM	0.10	24	36
NON-RESIDENTIAL LONG TERM	0.20	0	0
NON-RESIDENTIAL SHORT TERM	0.20	0	0
TRANSIT LONG TERM			0
TRANSIT SHORT TERM			0
BIKE SHARE			35
BICYCLE PARKING TOTAL		236	291

OCCUPANT LOADS

OCCUPANT LOAD	PEOPLE
OCCUPANT LOAD RESIDENTIAL	814
OCCUPANT LOAD RETAIL	0
OCCUPANT LOAD OFFICE	0
TOTALS	814

LOADING AND WASTE COLLECTION

LOADING AREAS	REQUIRED	PROPOSED
TYPE C RESIDENTIAL	0	0
TYPE G RESIDENTIAL	1	1
TYPE A NON-RESIDENTIAL	0	0
TYPE B NON-RESIDENTIAL	0	0
TYPE C NON-RESIDENTIAL	0	0

WASTE COLLECTION AREAS	REQUIRED m ²	PROPOSED m ²
RESIDENTIAL WASTE ROOM	73	81
RESIDENTIAL BULK WASTE ROOM	10	15
NON-RESIDENTIAL WASTE ROOM		0
TOTAL WASTE COLLECTION AREA		97

FLOOR AREAS (ITOC)

LEVEL	GCA	GFA DED	GFA NRES	GFA RES	RSA	0B	1B	2B	3B	UNITS
LEVEL B4	0	0	0	0	0	0	0	0	0	0
LEVEL B3	0	0	0	0	0	0	0	0	0	0
LEVEL B2	401	401	0	0	0	0	0	0	0	0
LEVEL B1	401	401	0	0	0	0	0	0	0	0
LEVEL 01	562	362	0	200	0	0	0	0	0	0
LEVEL 02	570	91	0	479	420	0	0	1	2	3
LEVEL 03	1832	455	0	1377	1267	0	0	1	9	10
LEVEL 04	1834	279	0	1555	1352	0	3	2	2	7
LEVEL 05	1072	374	0	698	572	0	6	2	0	8
LEVEL 06	1150	56	0	1094	979	0	7	3	2	12
LEVEL 07	1167	74	0	1093	977	0	7	3	2	12
LEVEL 08	1167	74	0	1093	977	0	7	3	2	12
LEVEL 09	1167	74	0	1093	977	0	7	3	2	12
LEVEL 10	1167	74	0	1093	977	0	7	3	2	12
LEVEL 11	1167	74	0	1093	977	0	7	3	2	12
LEVEL 12	1167	74	0	1093	977	0	7	3	2	12
LEVEL 13	1167	74	0	1093	977	0	7	3	2	12
LEVEL 14	1167	74	0	1093	977	0	7	3	2	12
LEVEL 15	1167	74	0	1093	977	0	7	3	2	12
LEVEL 16	1167	74	0	1093	977	0	7	3	2	12
LEVEL 17	1167	74	0	1093	977	0	7	3	2	12
LEVEL 18	792	86	0	705	579	0	3	1	3	7
LEVEL 19	774	75	0	699	623	0	4	1	3	8
LEVEL 20	774	75	0	699	623	0	4	1	3	8
LEVEL 21	774	75	0	699	623	0	4	1	3	8
LEVEL 22	774	75	0	699	623	0	4	1	3	8
LEVEL 23	774	75	0	699	623	0	4	1	3	8
LEVEL 24	774	75	0	699	623	0	4	1	3	8
LEVEL 25	774	75	0	699	623	0	4	1	3	8
MECH PH	571	571	0	0	0	0	0	0	0	0
TOTALS	27438	4415	0	23024	20282	0	124	50	61	235

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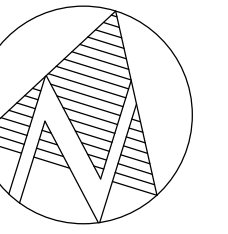
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DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
 TITLE
ITOC
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 PROJECT STATISTICS

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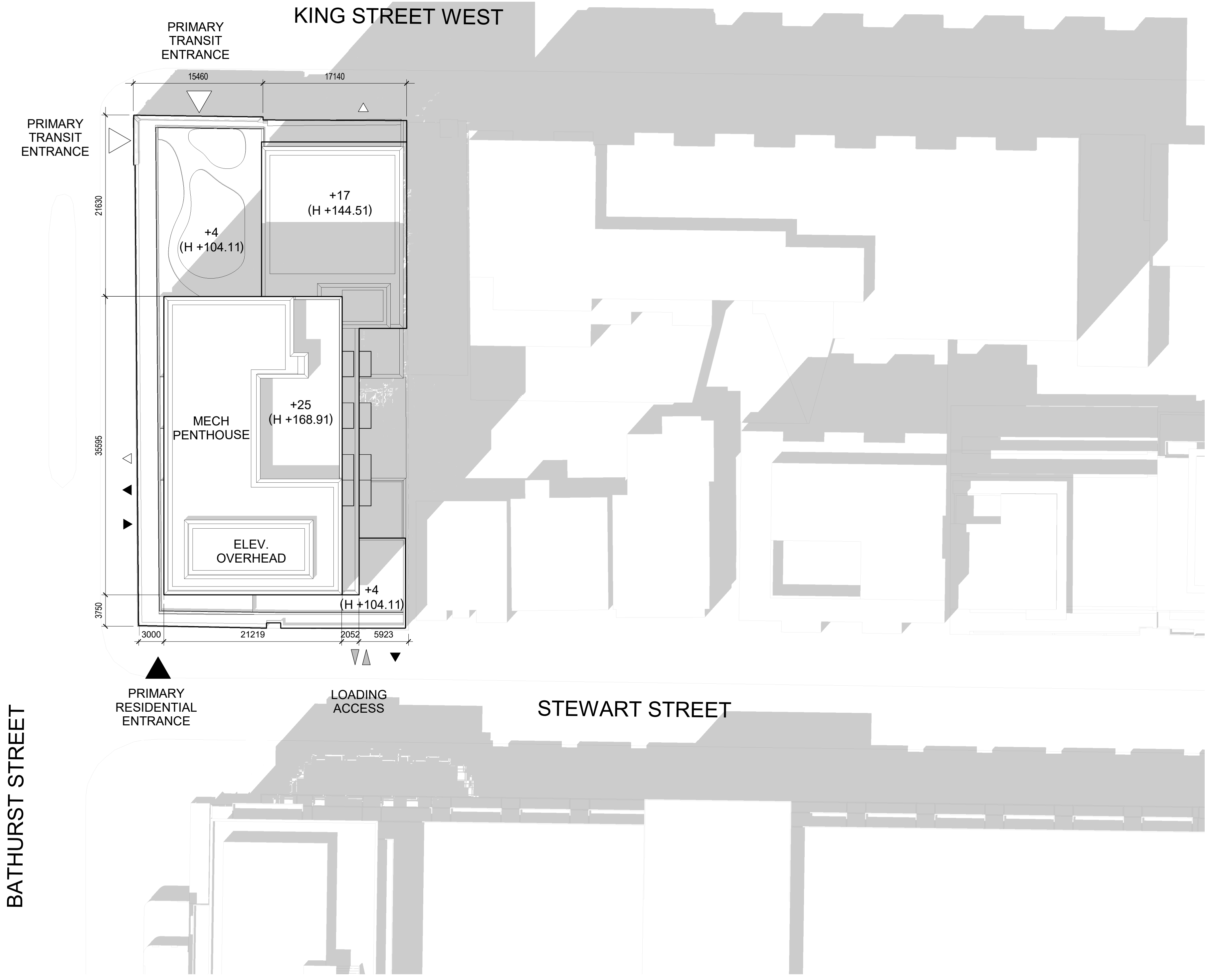
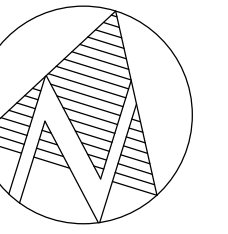
ONETEAM
 ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION
 OF ARCHITECTS
 LIANA BRESLER
 LICENCE 8272

DESIGNED	<u>D.ABAD, J.SANTAMARIA</u>
DRAWN	<u>D.ABAD, J.SANTAMARIA</u>
CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

ONTARIO LINE
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 CONTEXT PLAN

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ONETEAM

ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION OF ARCHITECTS

LIANA BRESLER
LICENCE 8272

DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE

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DOWNTOWN | KING-BATHURST

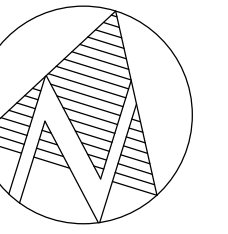
ROOF SITE PLAN

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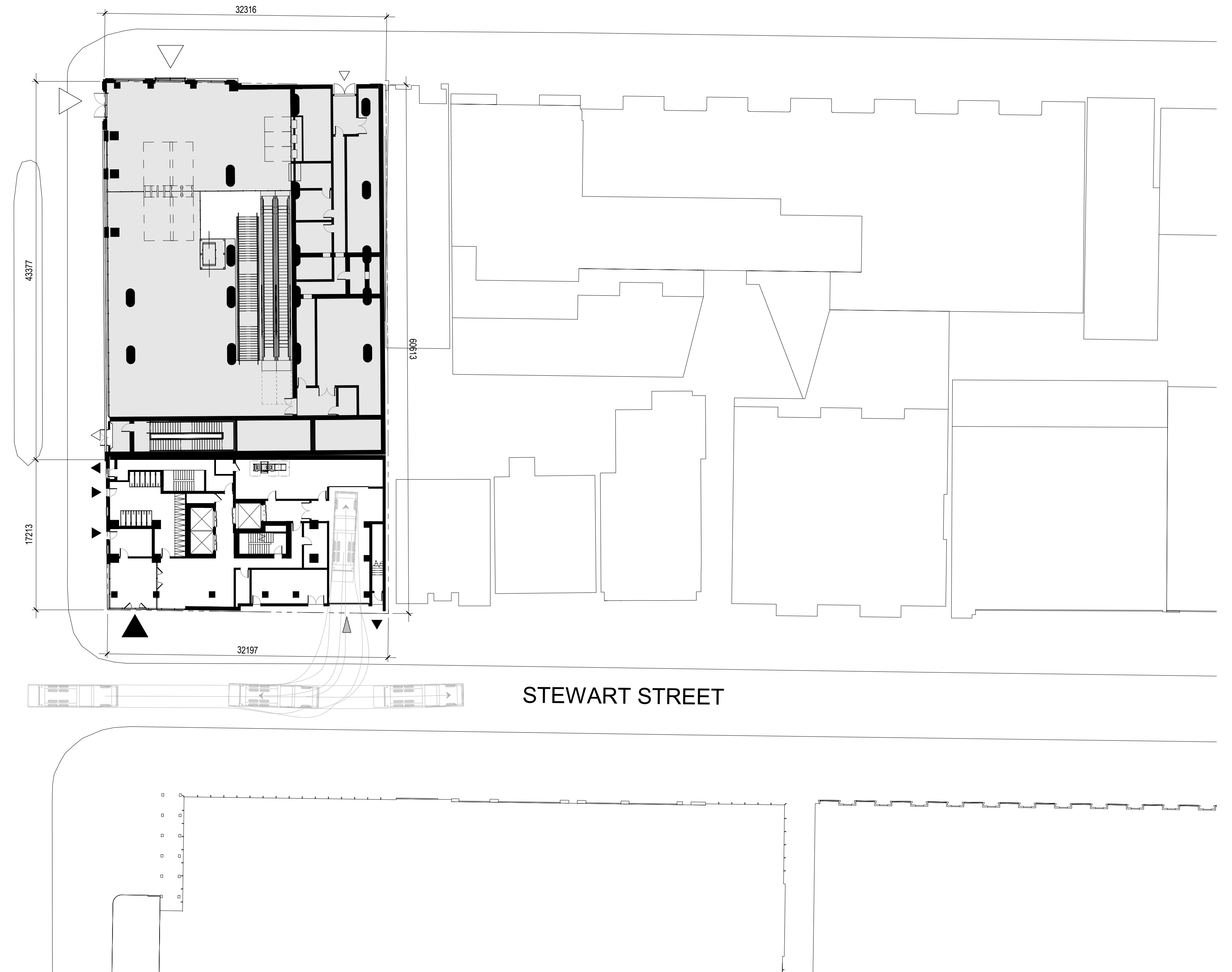
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KING STREET WEST

BATHURST STREET

STEWART STREET



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DRAWN D.ABAD, J.SANTAMARIA
CHECKED J.RODRIGUEZ-VILLA
APPROVED L.BRESLER

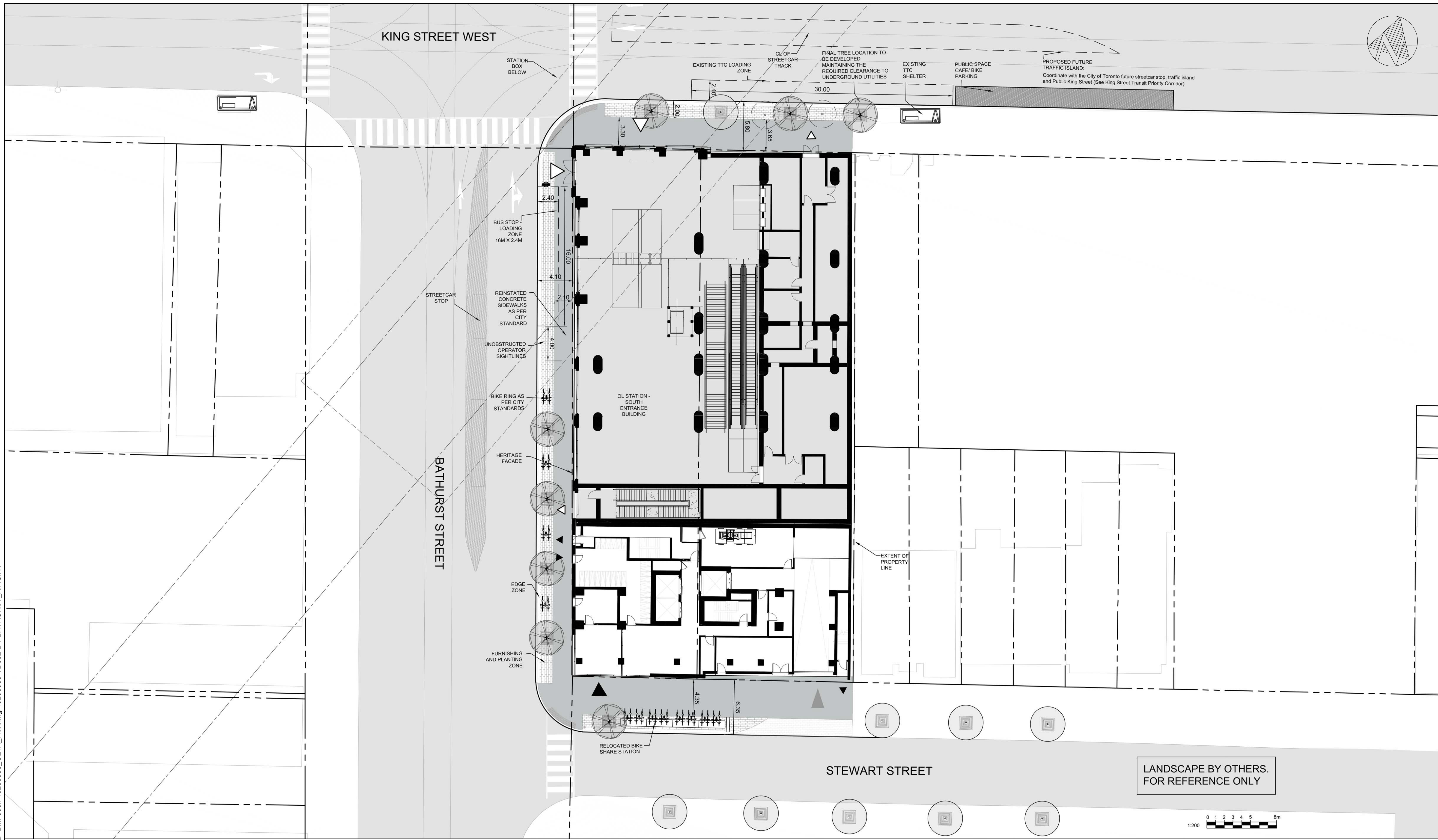
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GROUND FLOOR SITE PLAN

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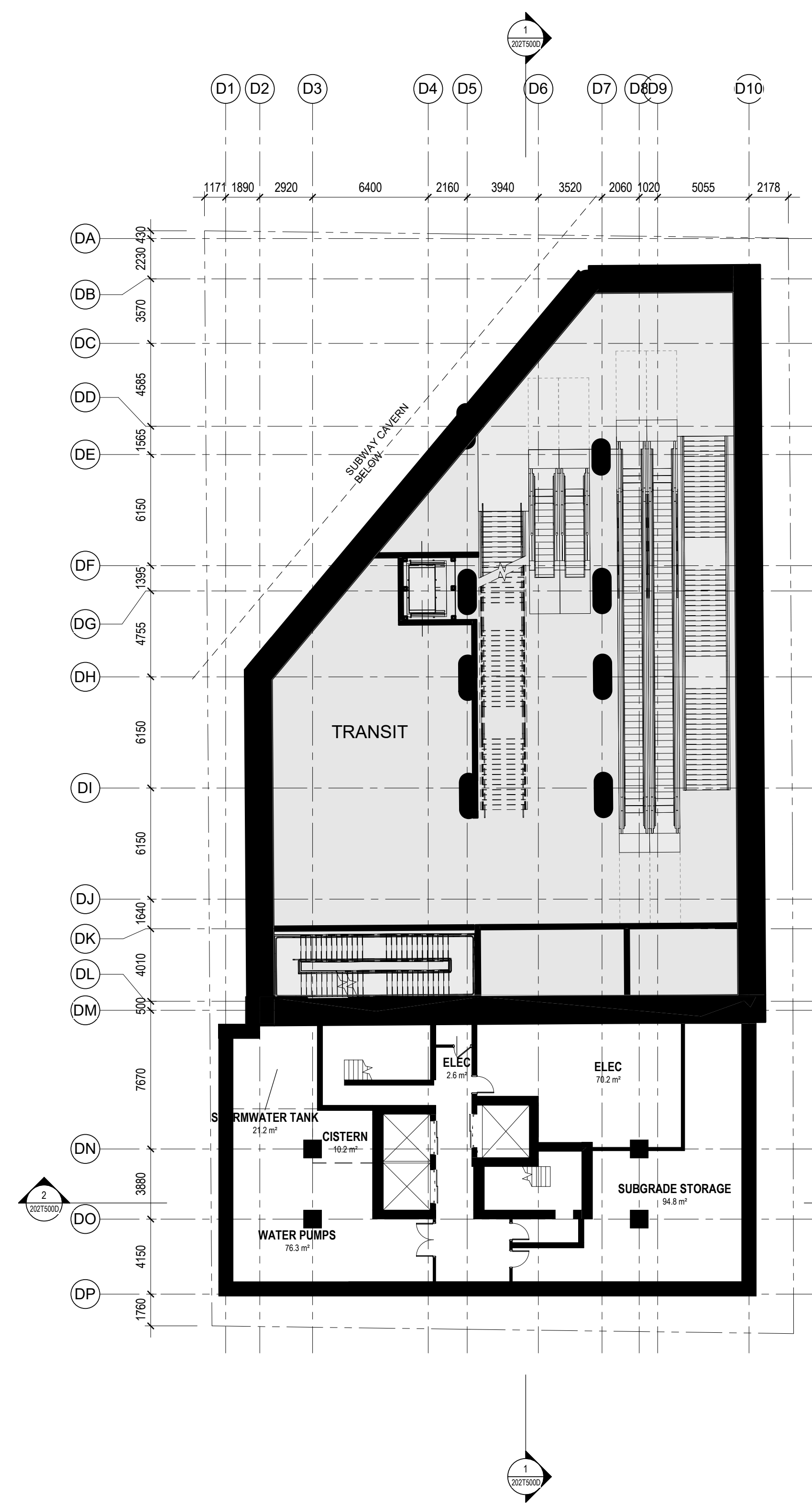
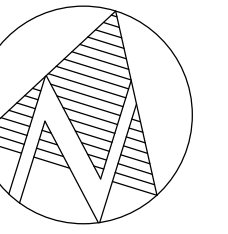
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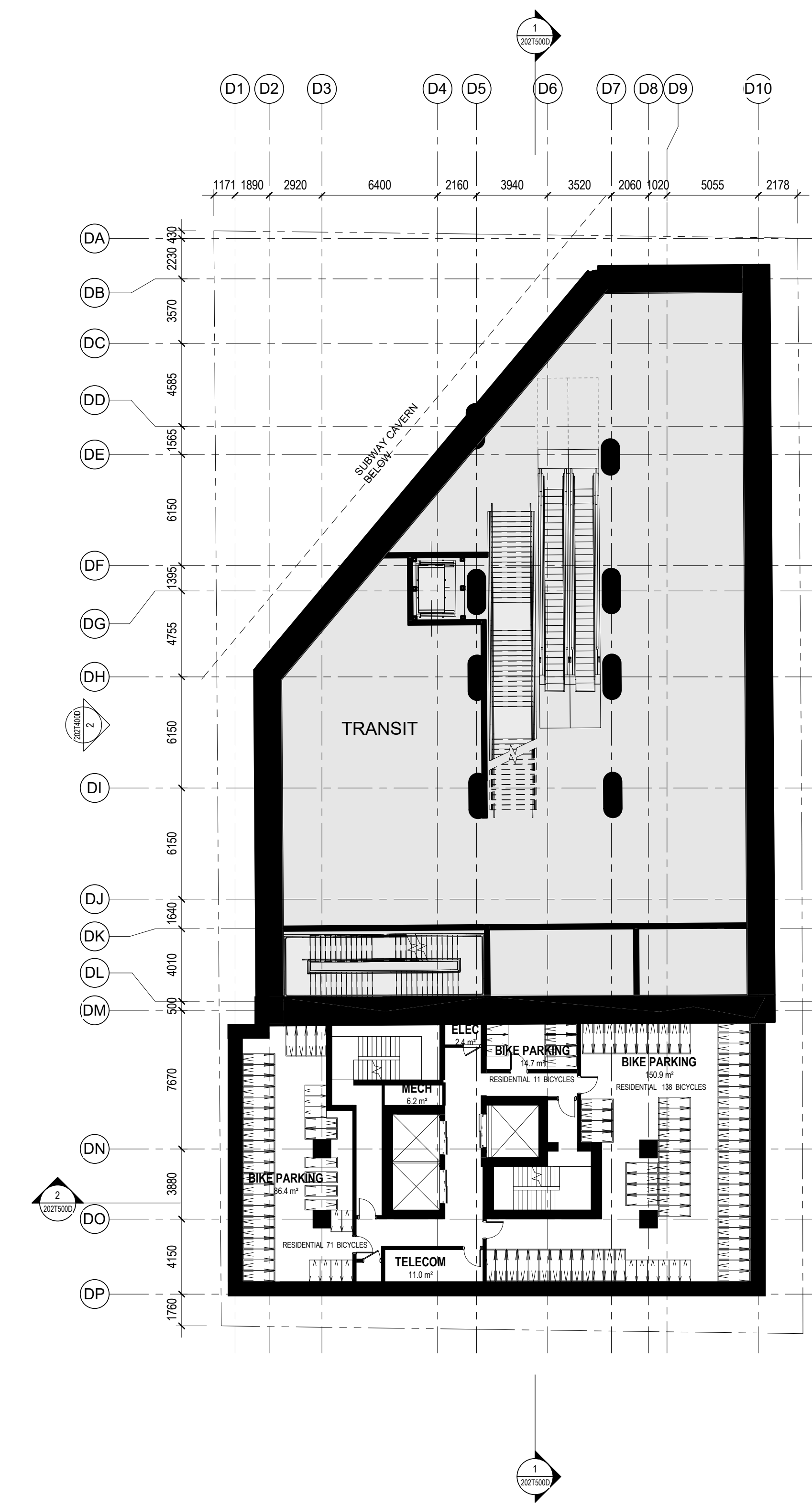
DESIGNED	G.LUNA
DRAWN	G.LUNA
CHECKED	S.WANG
APPROVED	K.BIALA

<p>ONTARIO LINE</p> <p>ITOC</p> <p>DOWNTOWN KING-BATHURST</p> <p>LANDSCAPE PLAN</p>	
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1 LEVEL B2
1 : 200

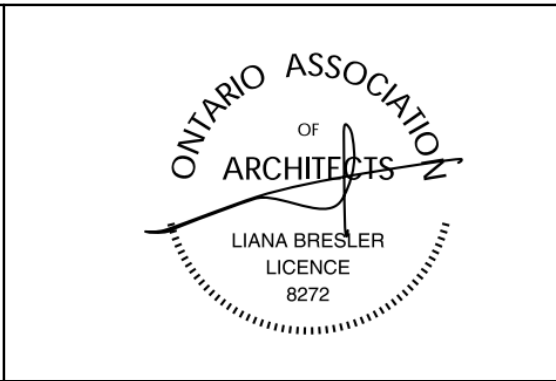


2 LEVEL B1
1 : 200

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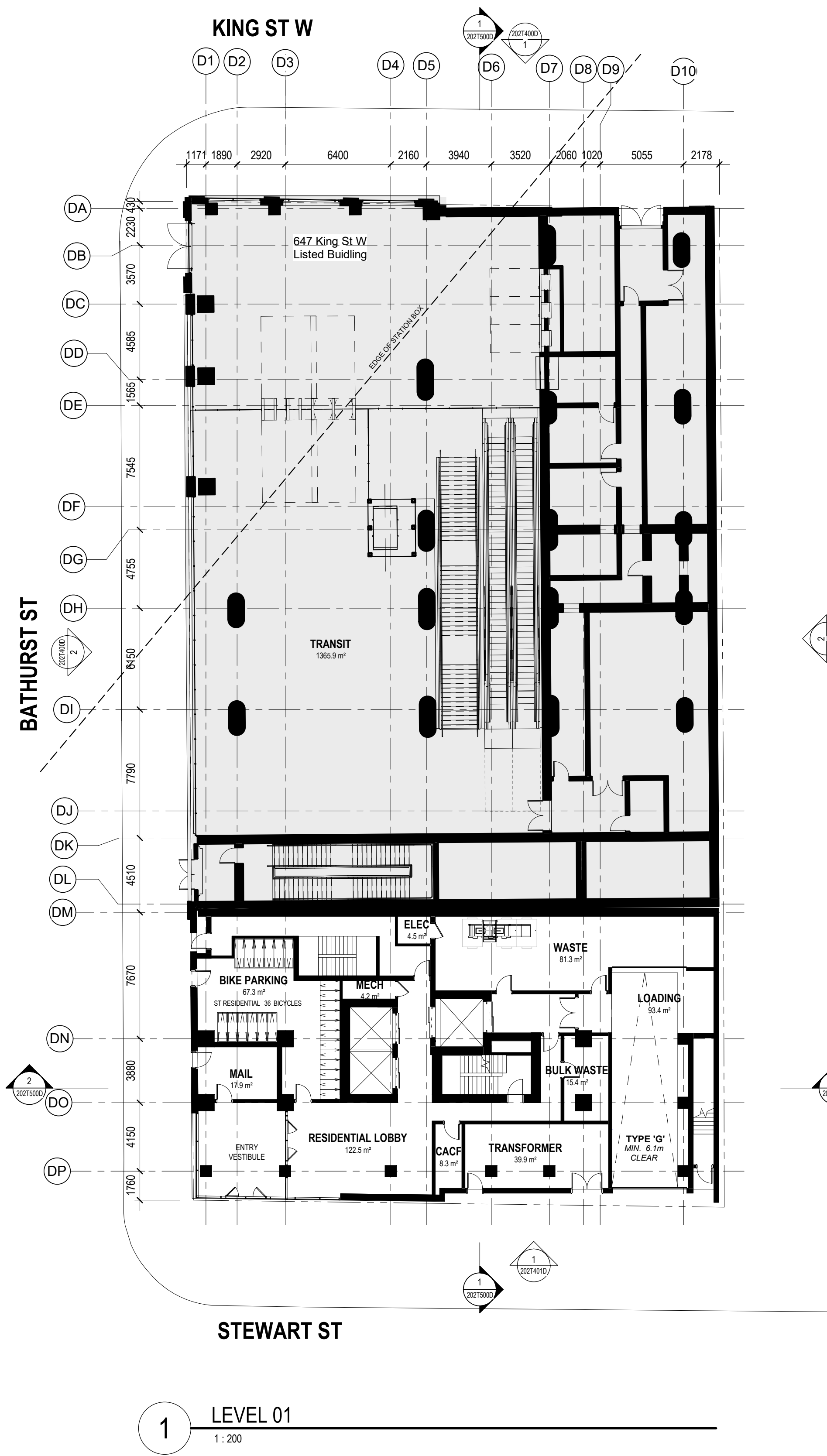
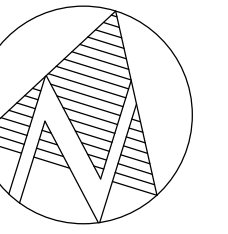
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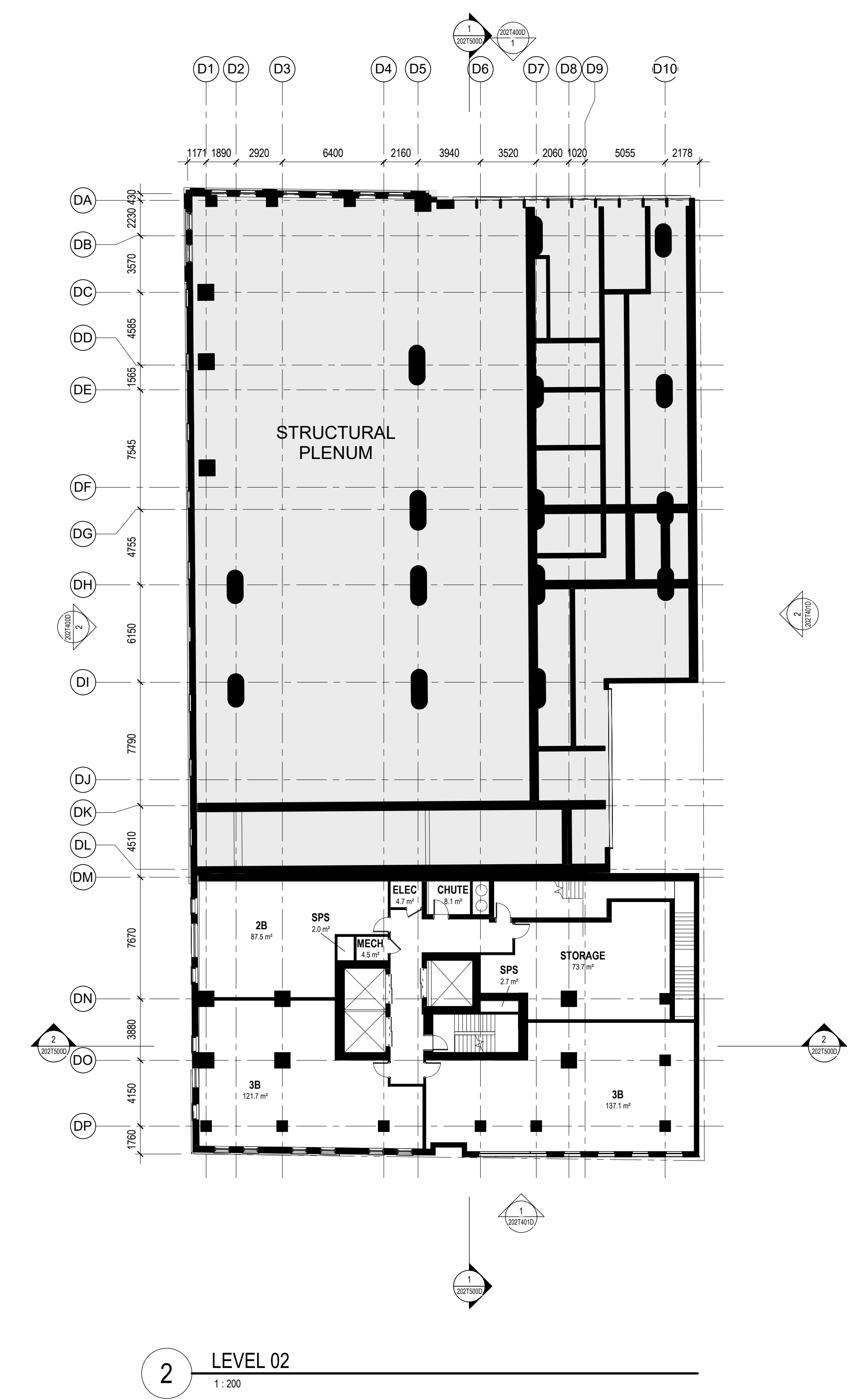
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ONTARIO LINE
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BELOW GRADE LEVELS

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1 LEVEL 01
1 : 200

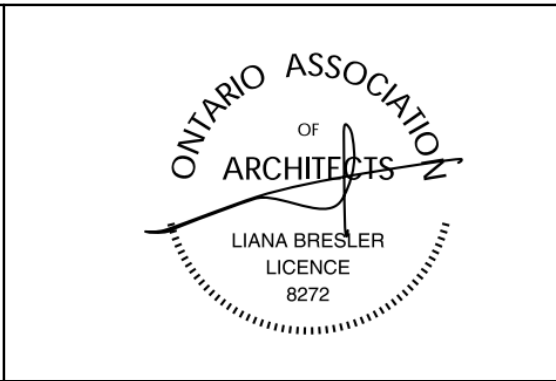


2 LEVEL 02
1 : 200

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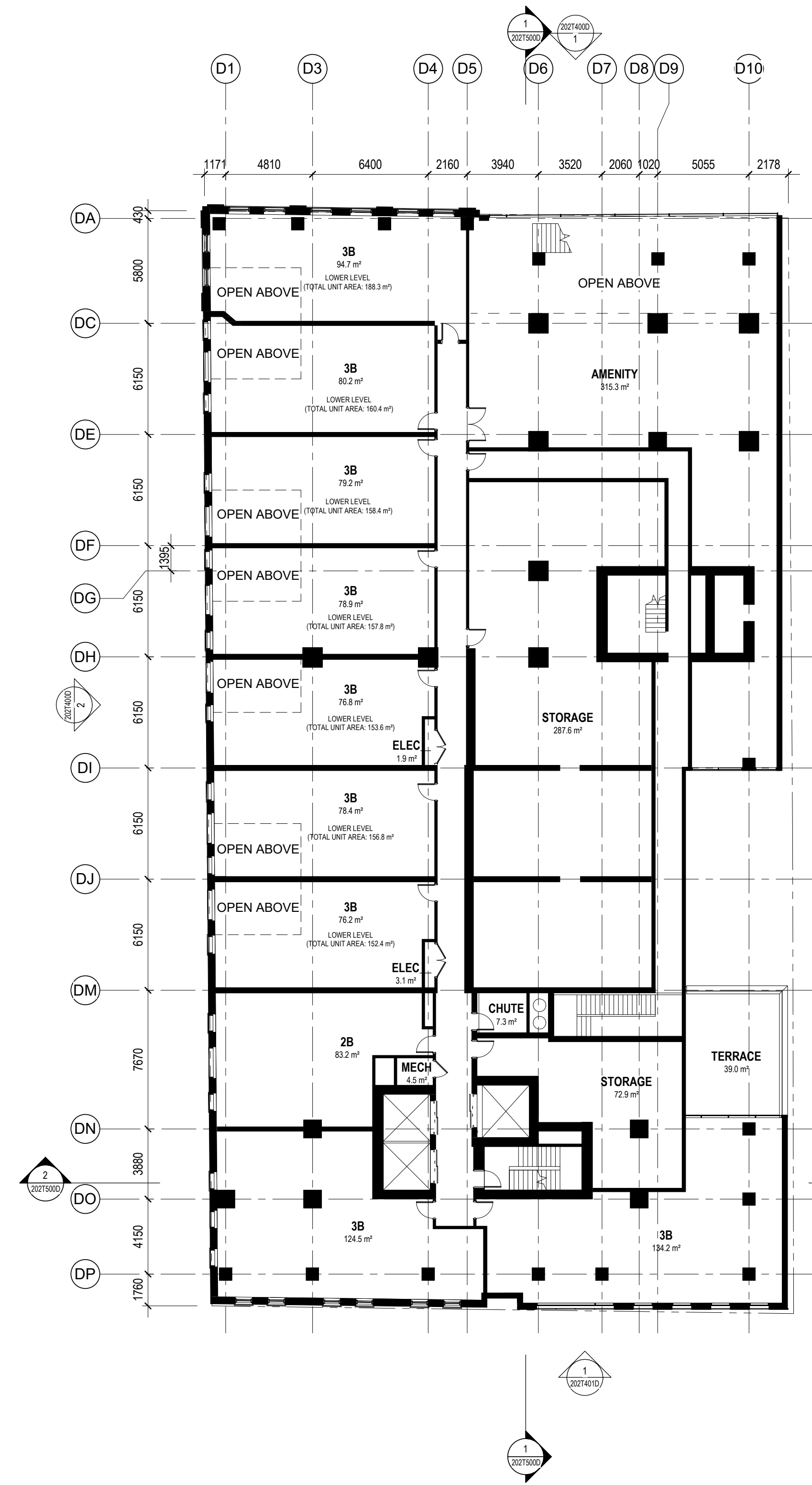
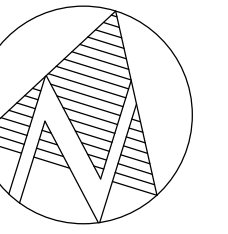
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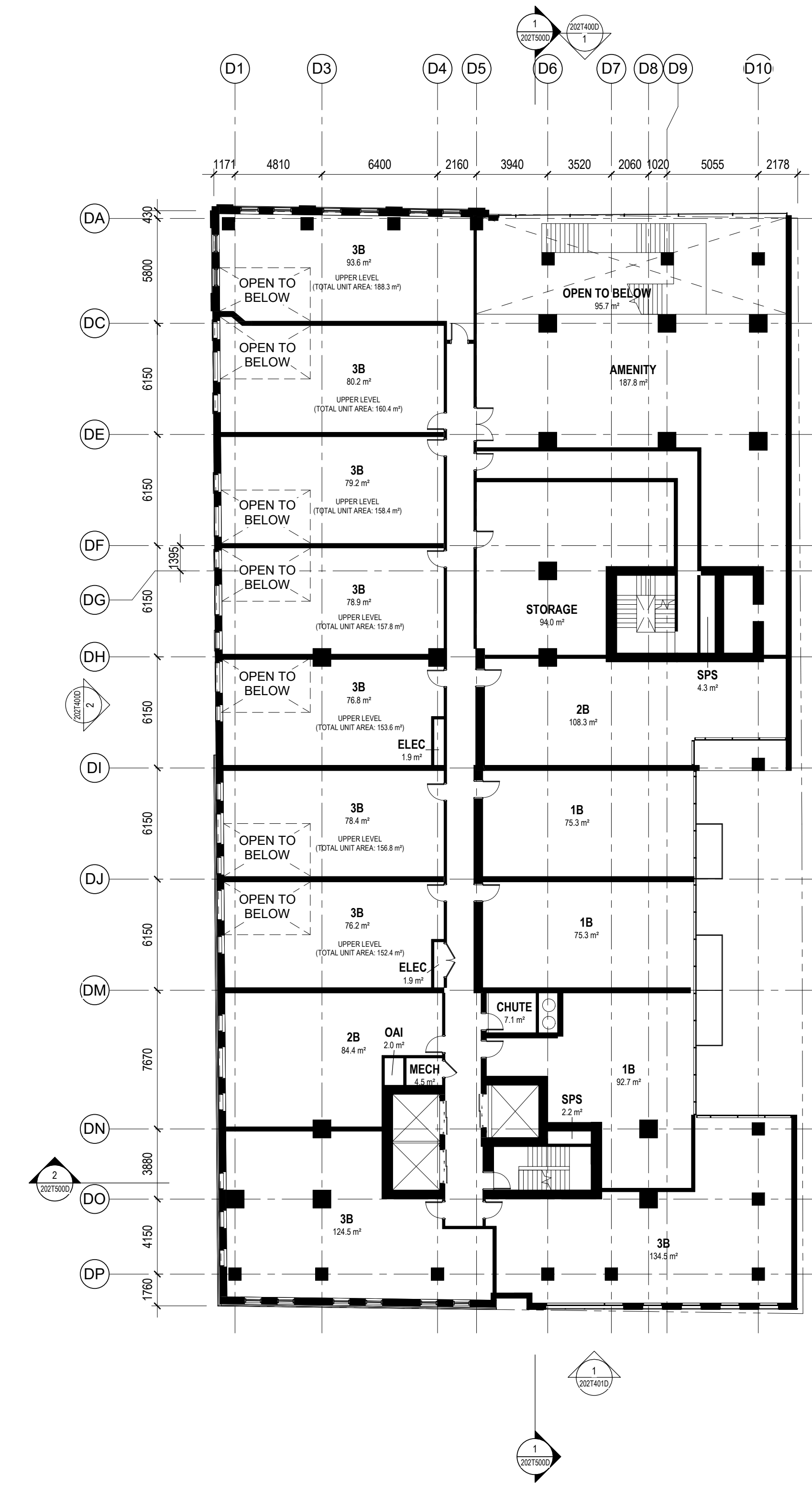
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ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
LEVEL 01 & 02

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1 LEVEL 03
1 : 200

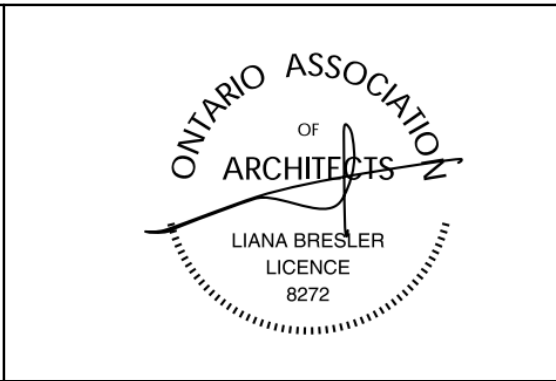


2 LEVEL 04
1 : 200

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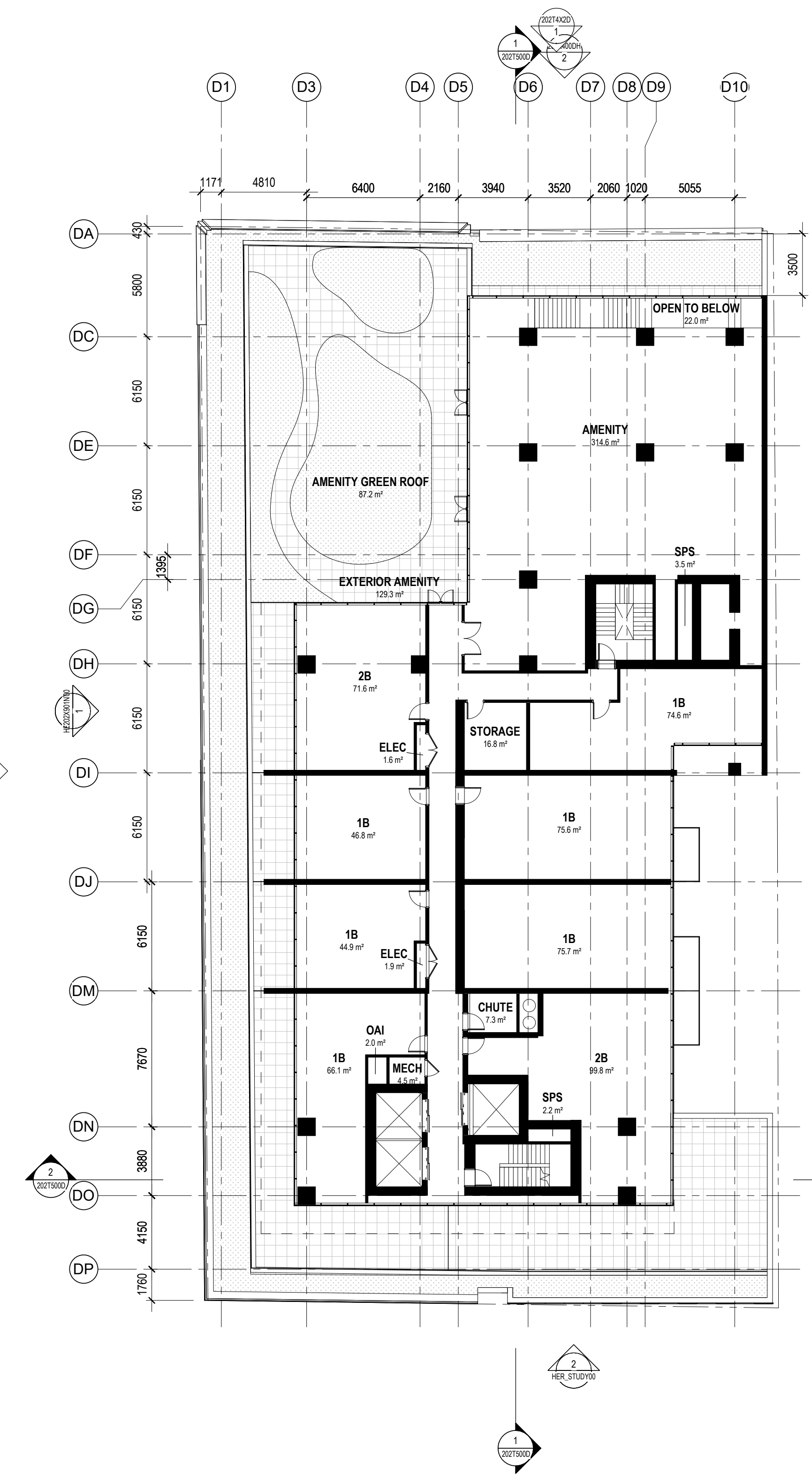
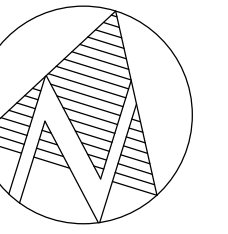
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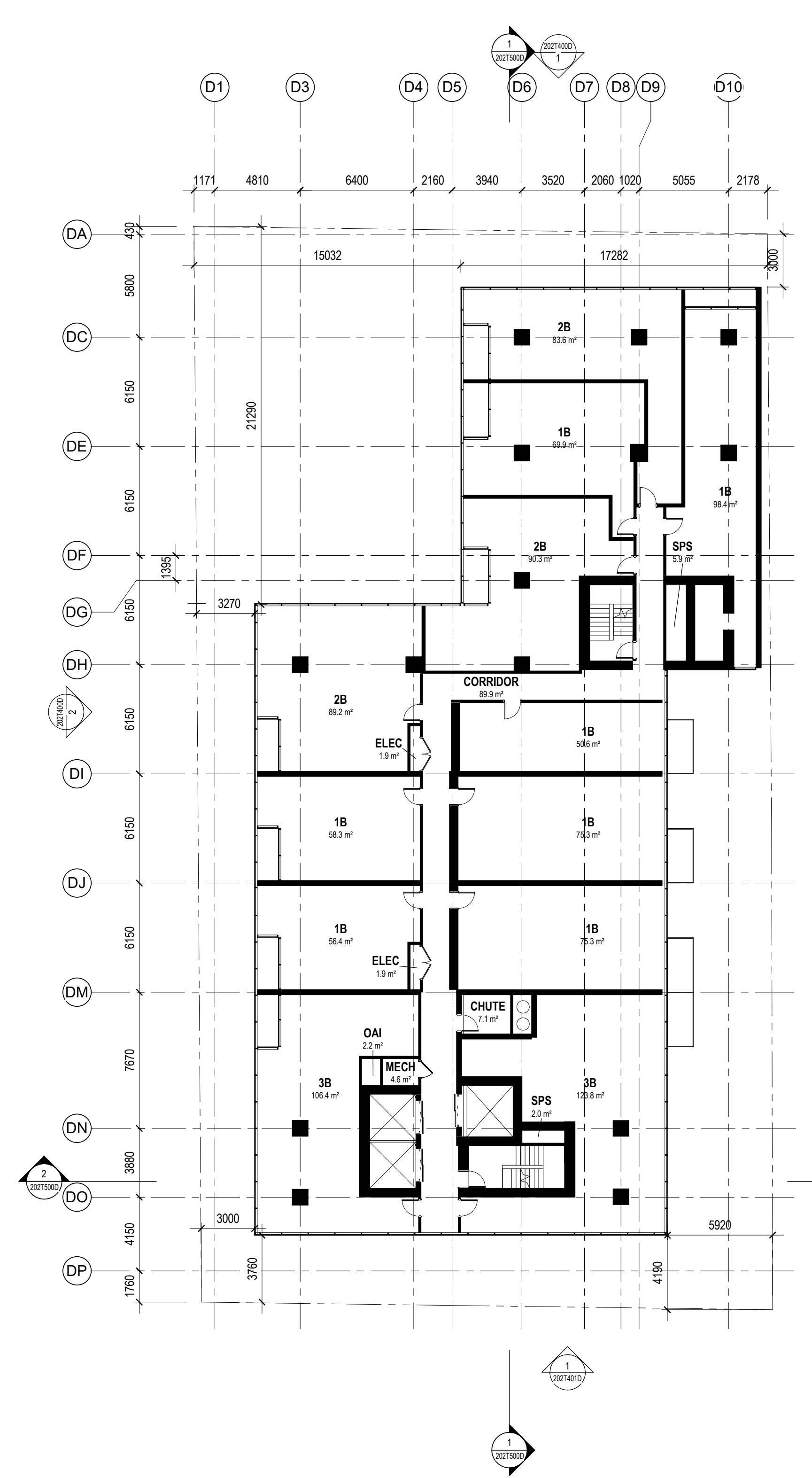
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ONTARIO LINE
ITOC
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LEVEL 03 & 04

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1 LEVEL 05
1 : 200

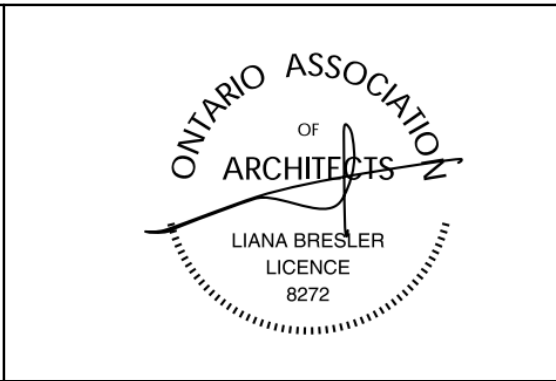


2 LEVEL 06 - 17
1 : 200

SHEET No. 202T20202FILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

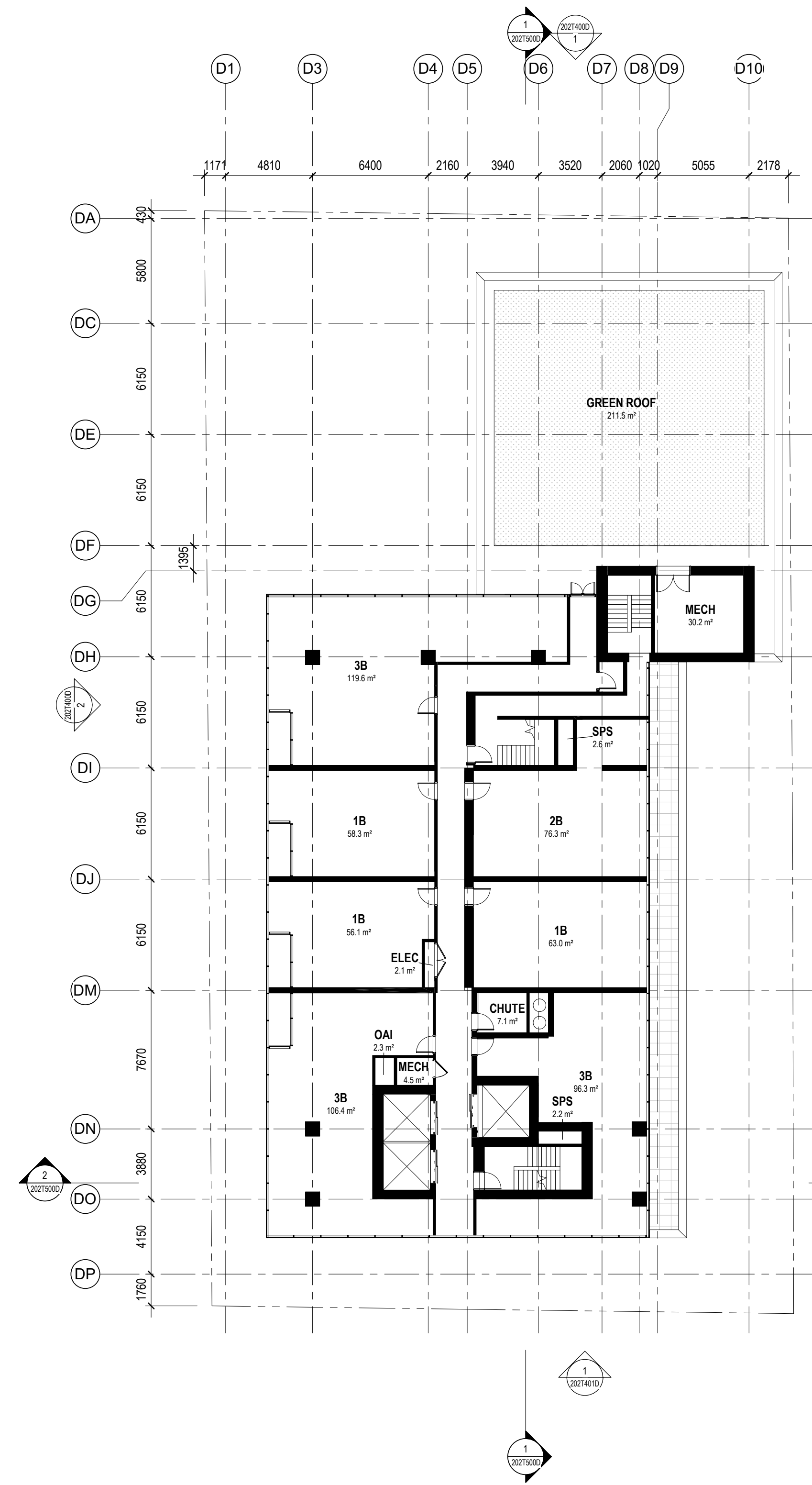
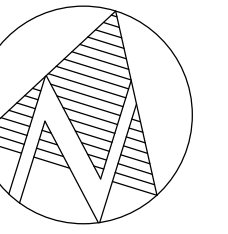
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



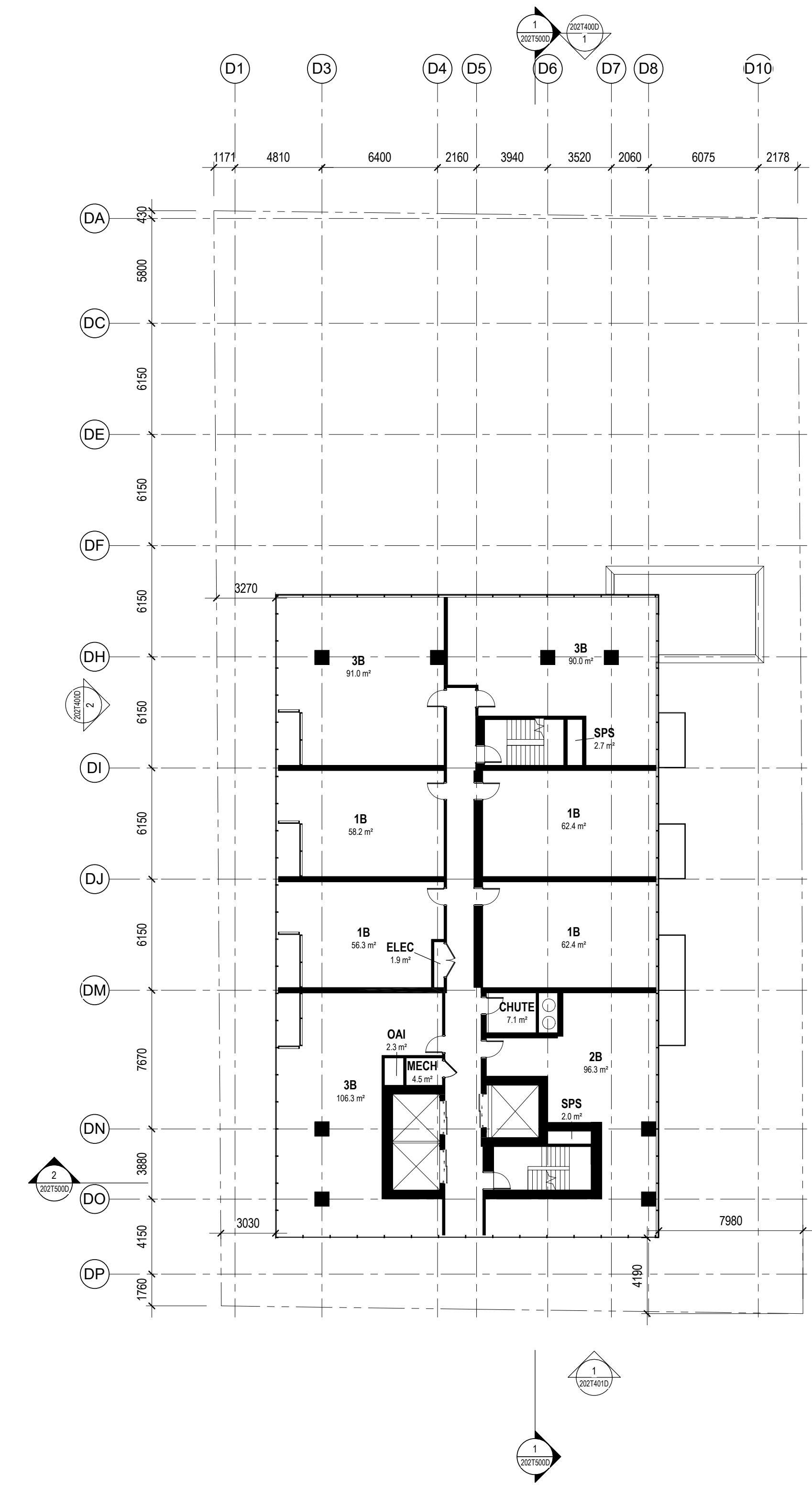
DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
LEVEL 05 & LEVEL 06-17

Plot Date: 2021-05-26 5:27:18 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 202T202D



1 LEVEL 18
1: 200

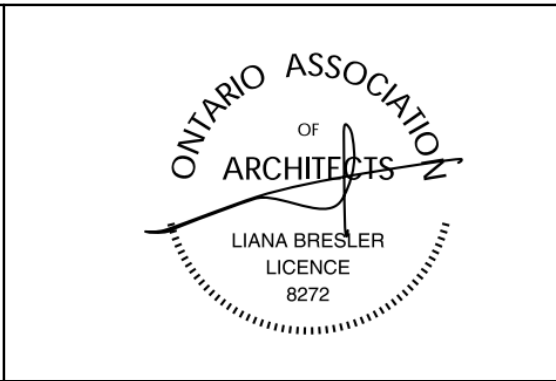


2 LEVEL 19 - 25
1: 200

SHEET No. 202T203DFILE: BIM 360/10206938_OLTA_Planning/10206938-ID002-DT-BATHURST_KING.rvt

ISSUANCE	
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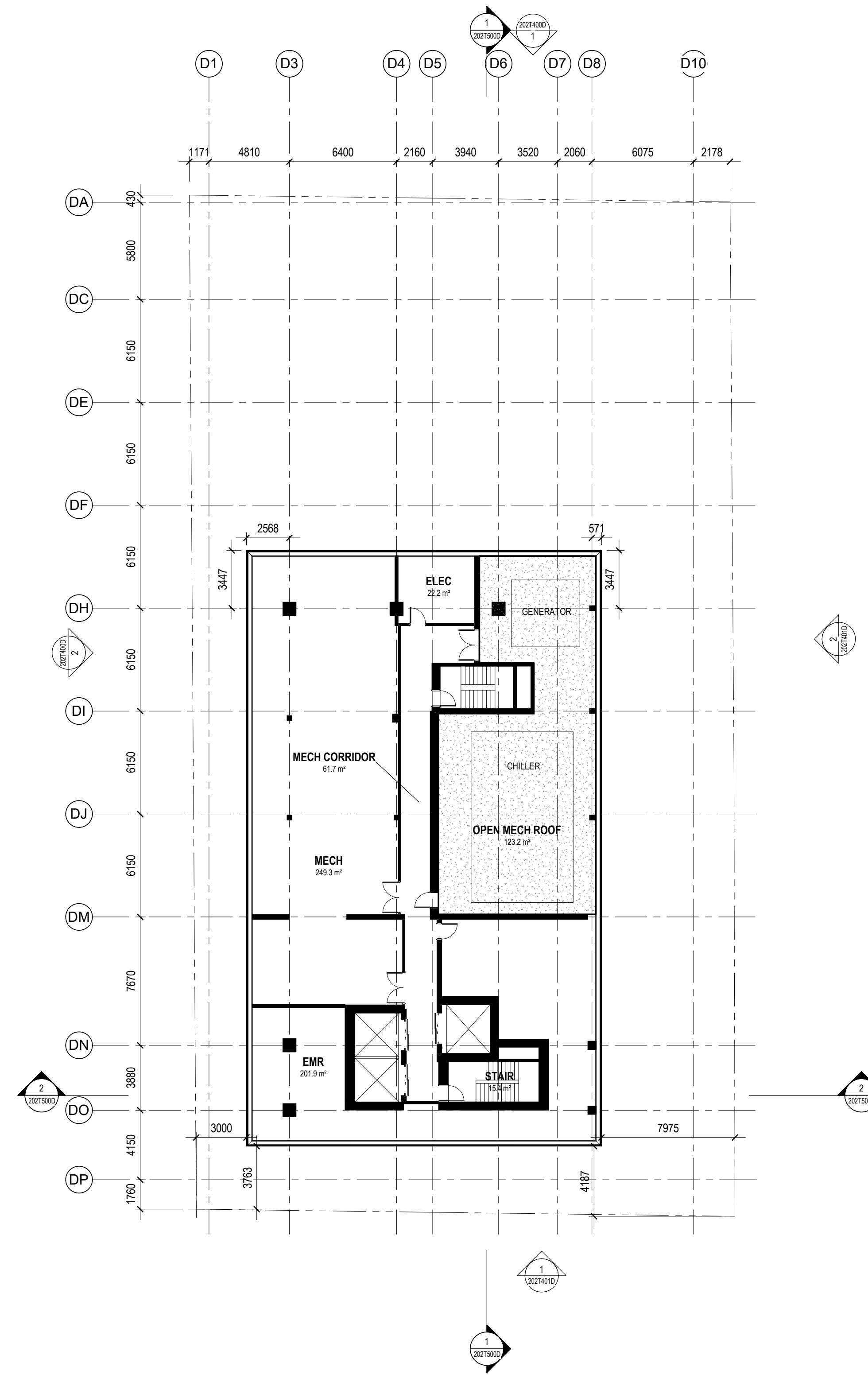
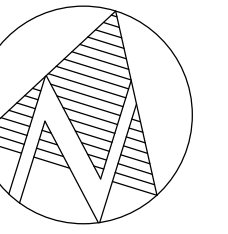
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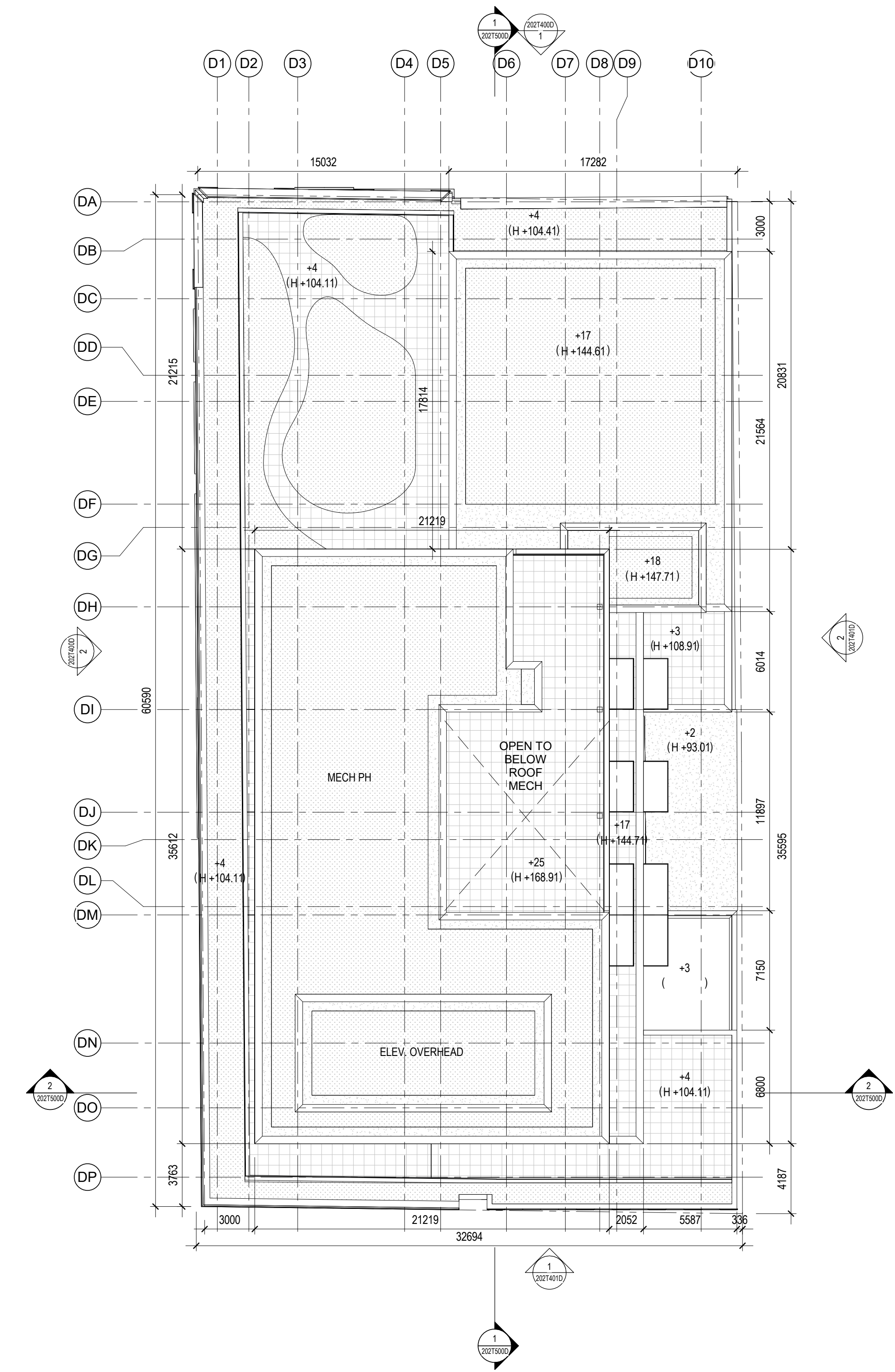
DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
LEVEL 18 & LEVEL 19-25

Plot Date: 2021-05-26 5:27:23 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 202T203D



1 LEVEL 26
1 : 200

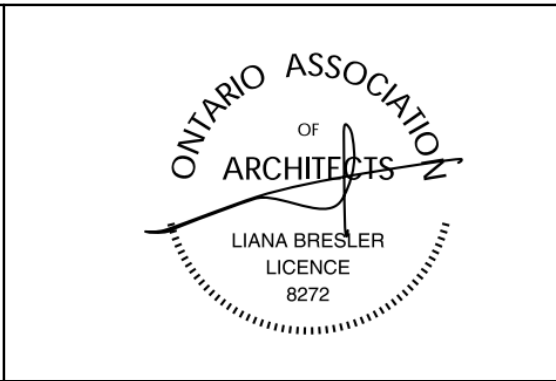


2 ROOF PLAN
1 : 200

SHEET No. 202T204D FILE: BIM 360://10206938_OLTA_Planning/10206938-ID002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING

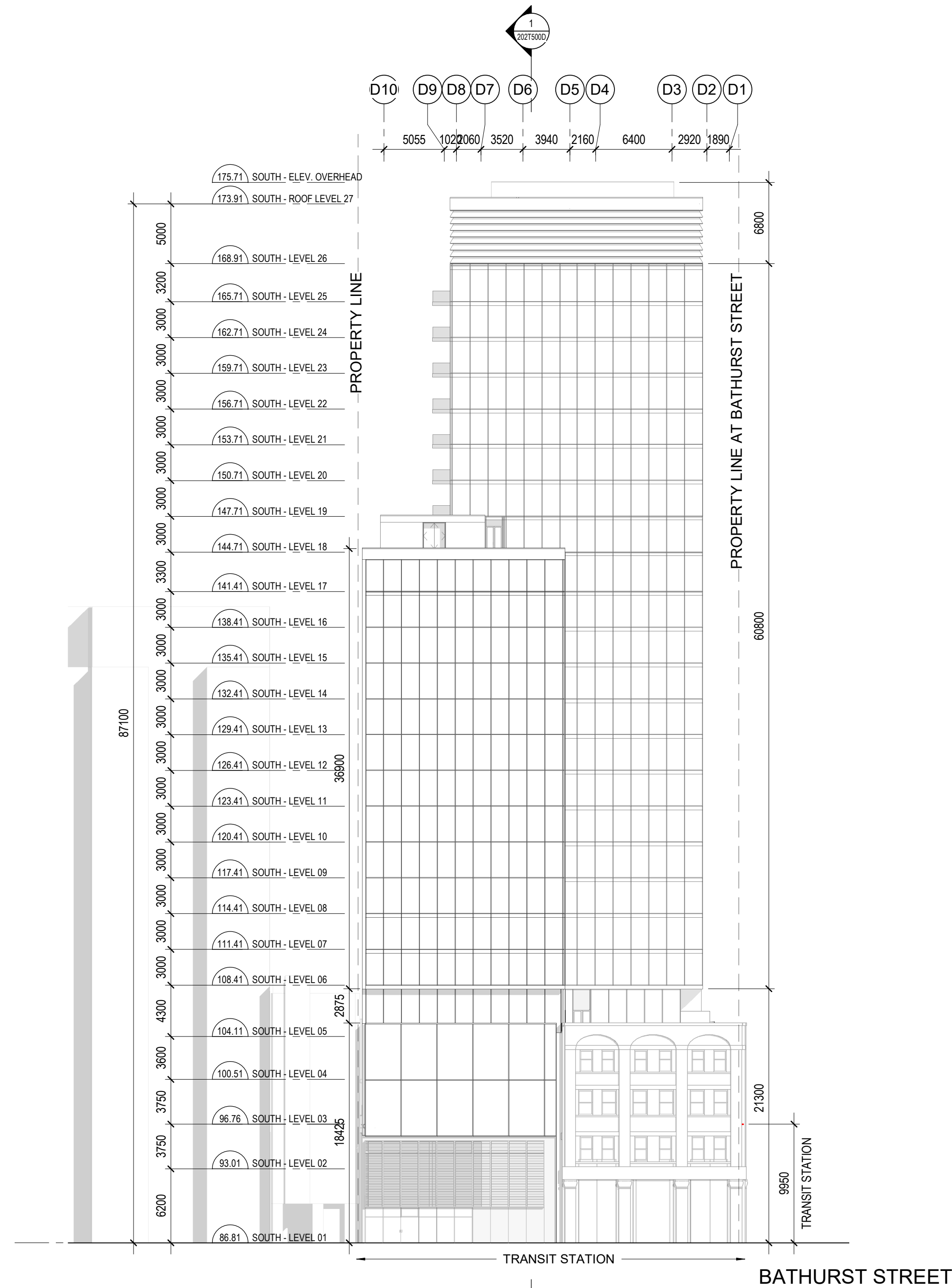


DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

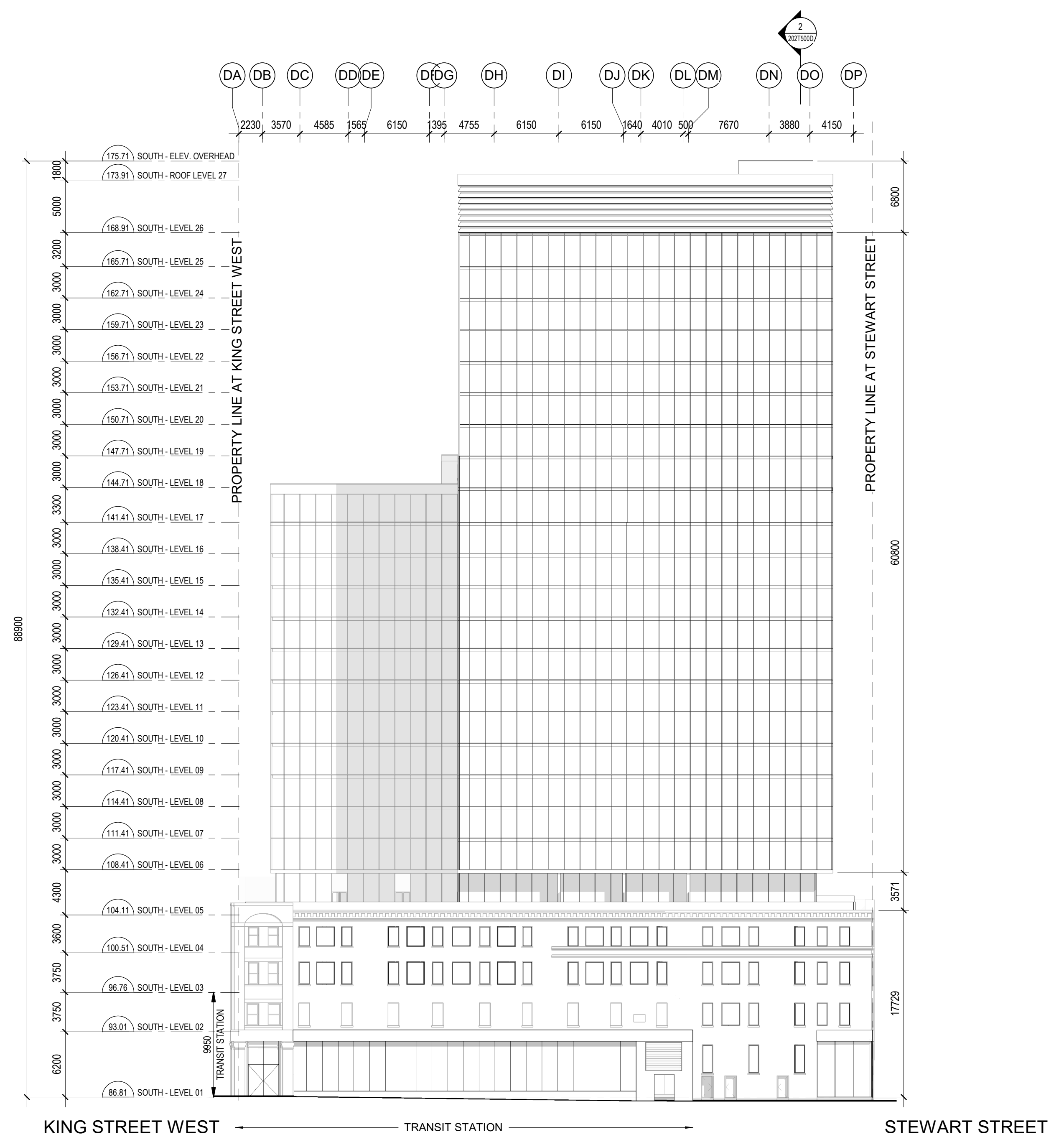
ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
LEVEL 26 & ROOF

Plot Date: 2021-05-26 5:27:40 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 202T204D

SHEET No. 202T400D FILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt



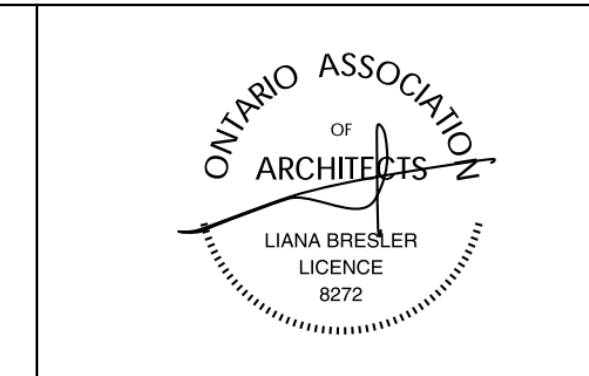
1 NORTH ELEVATION
1 : 300



2 WEST ELEVATION
1 : 300

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING

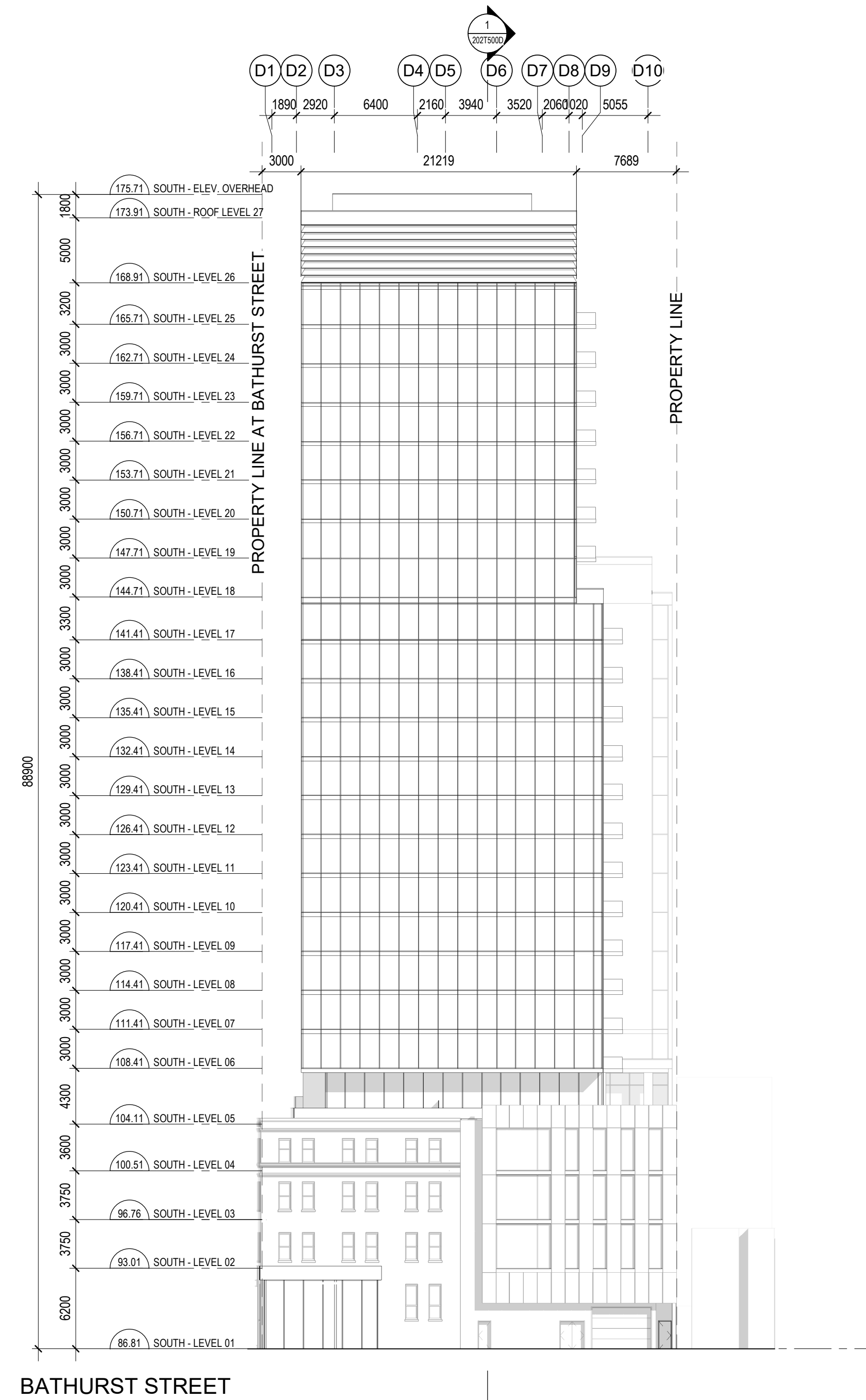


DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
ELEVATIONS

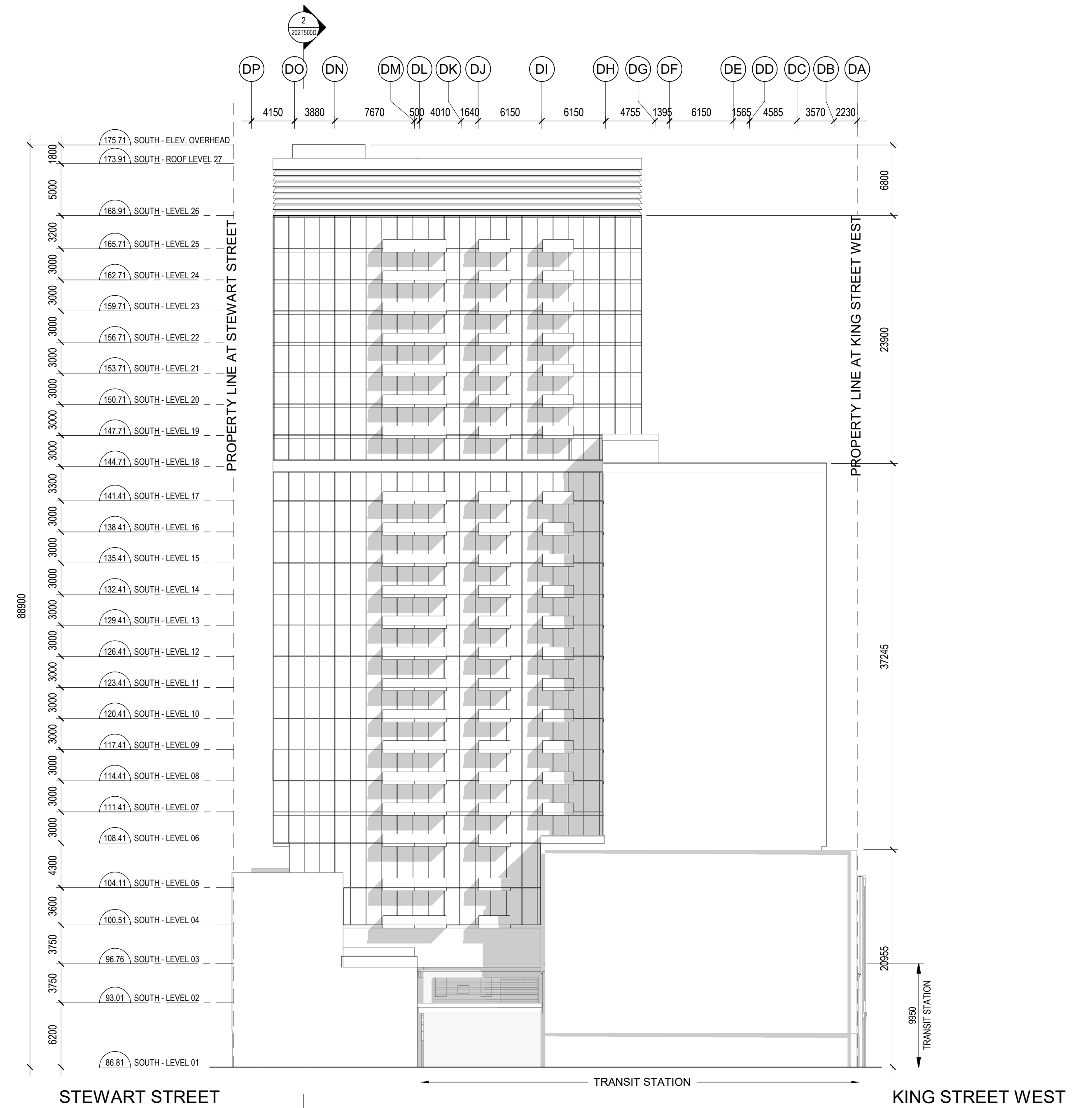
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SHEET No. 2021401DFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt



BATHURST STREET

1 SOUTH ELEVATION
1 : 300



STEWART STREET

KING STREET WEST

2 EAST ELEVATION
1 : 300

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING

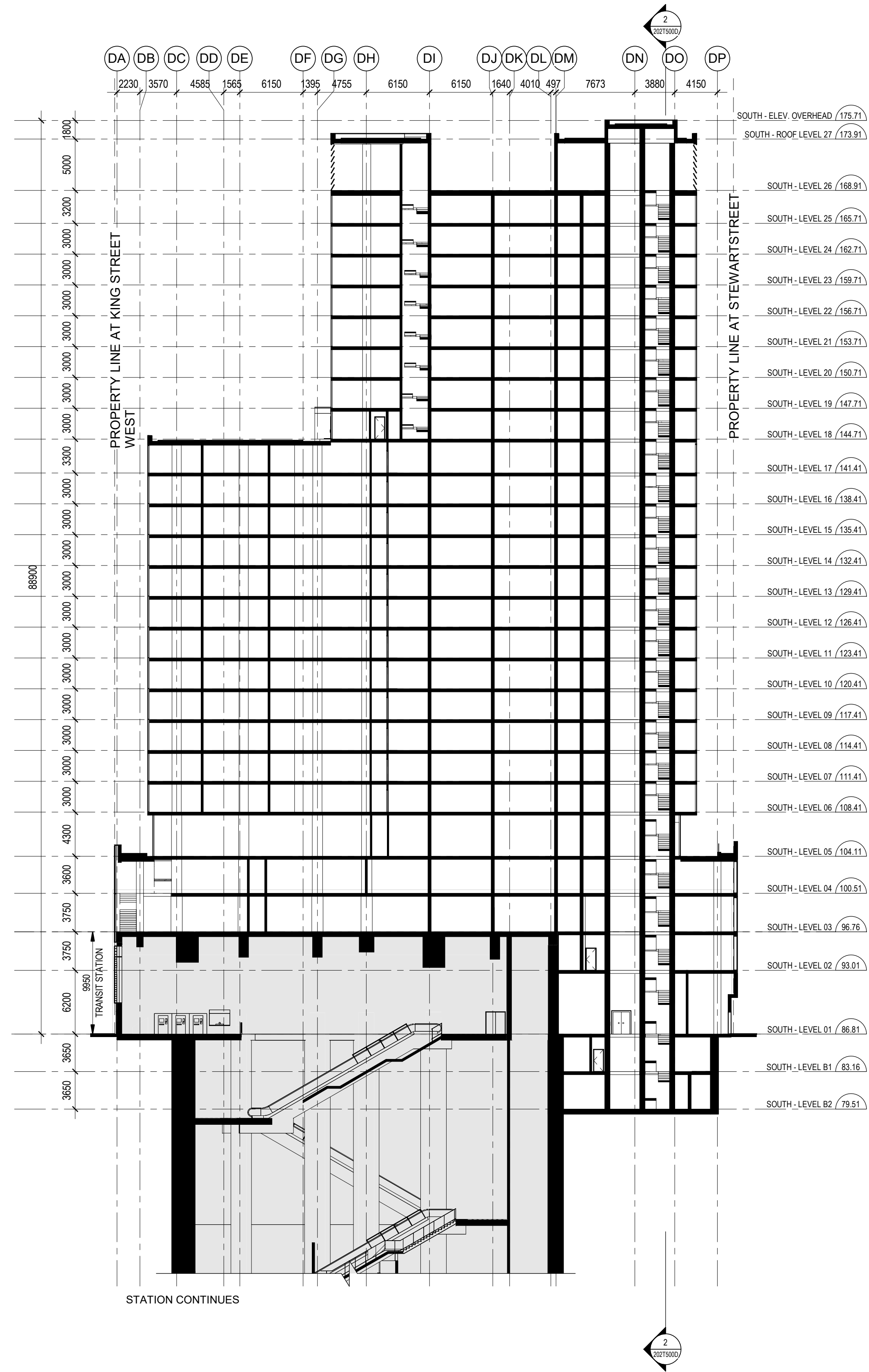


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DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

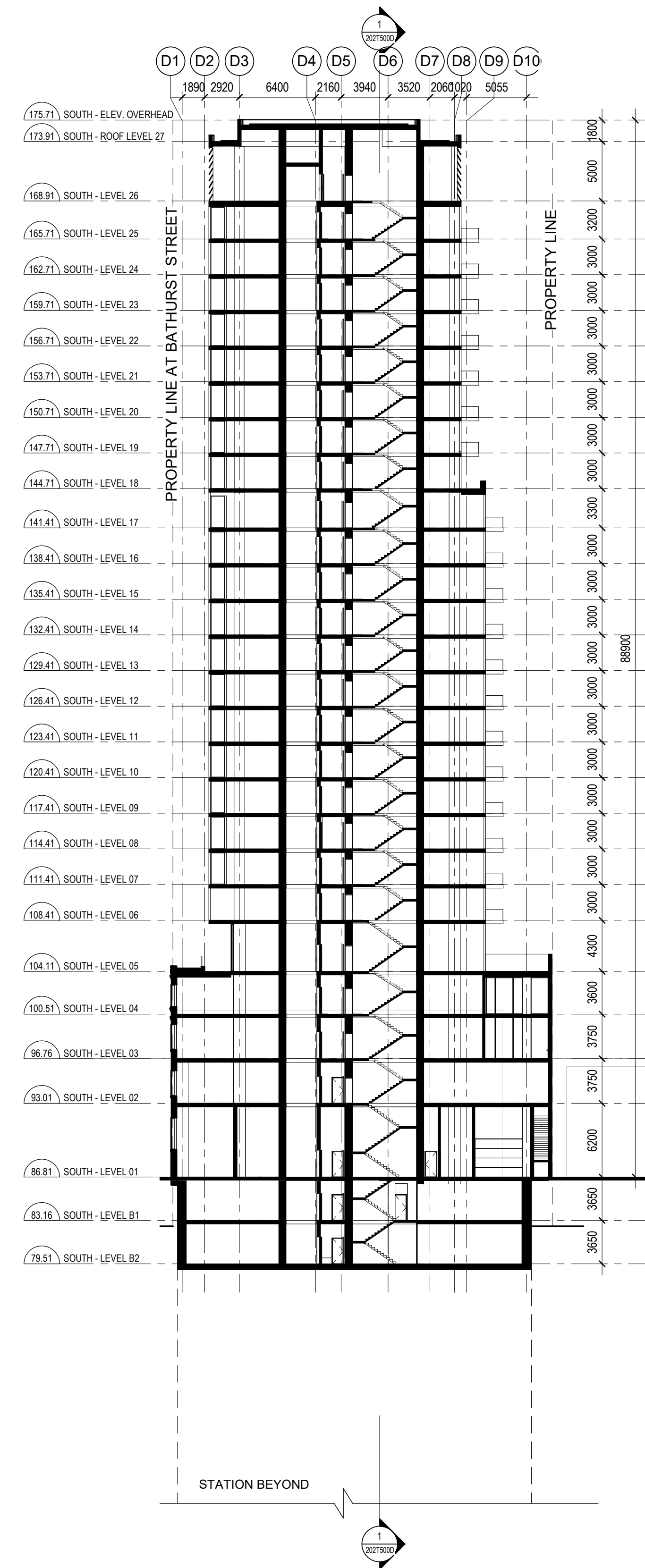
ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
ELEVATIONS

Plot Date: 2021-05-26 5:29:18 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 300	DRAWING NUMBER 2021401D

SHEET No. 202T5000 FILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt



1 LONG SECTION
1 : 300



2 CROSS SECTION
1 : 300

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

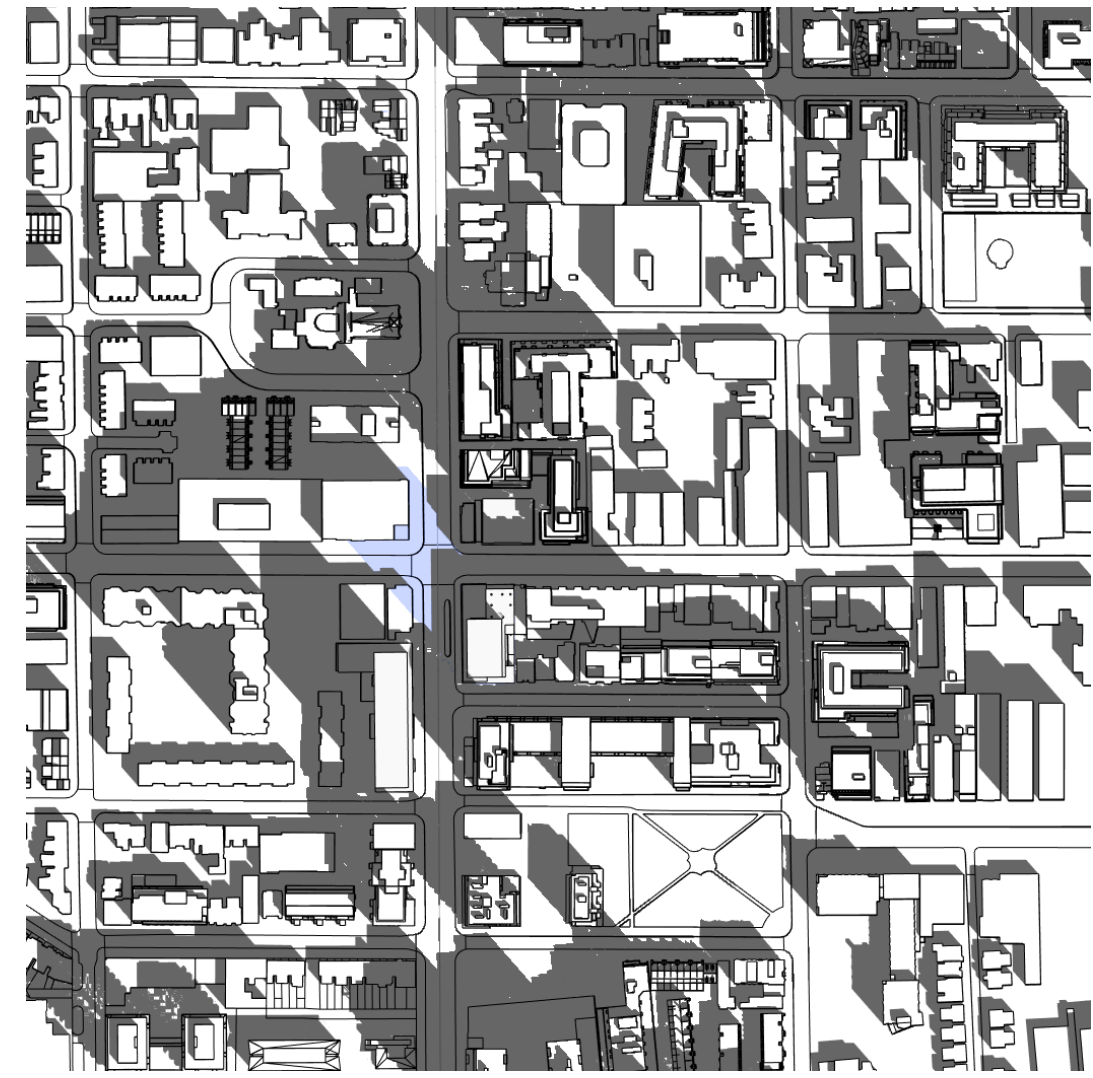
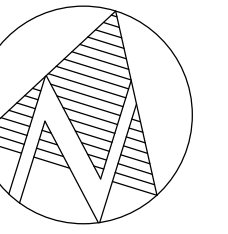
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



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DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
SECTIONS

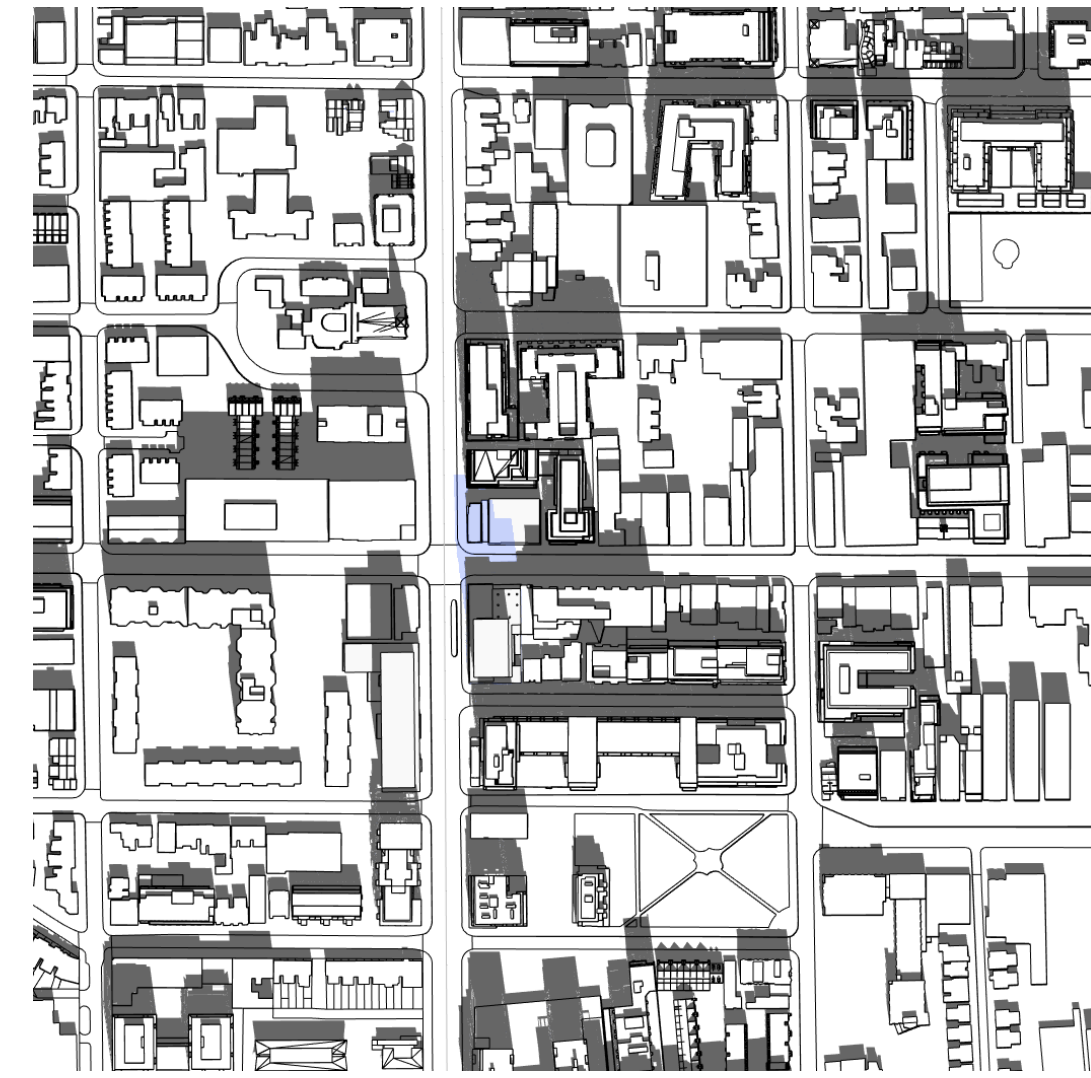
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METROLINX Infrastructure Ontario	
SCALE 1 : 300	DRAWING NUMBER 202T500D



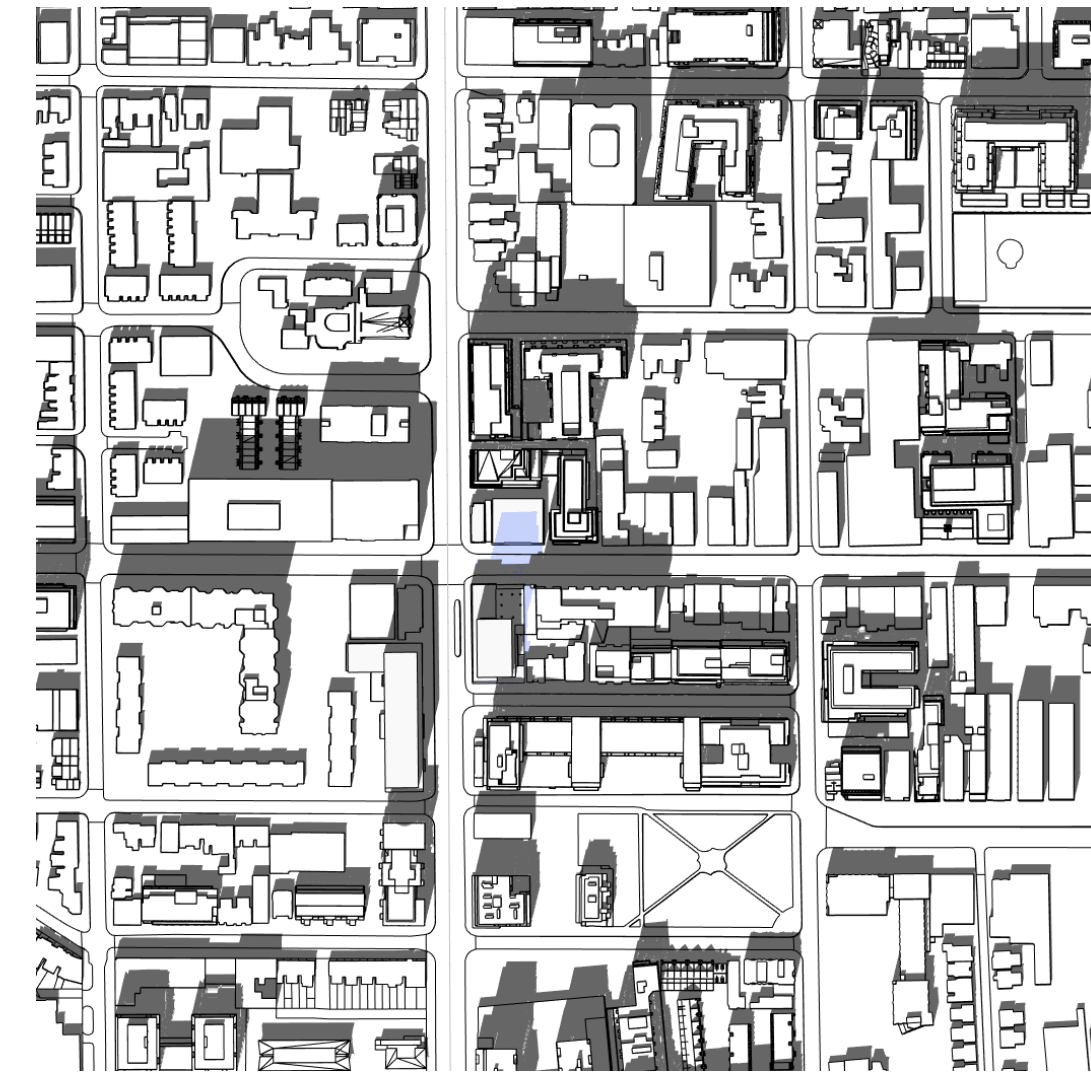
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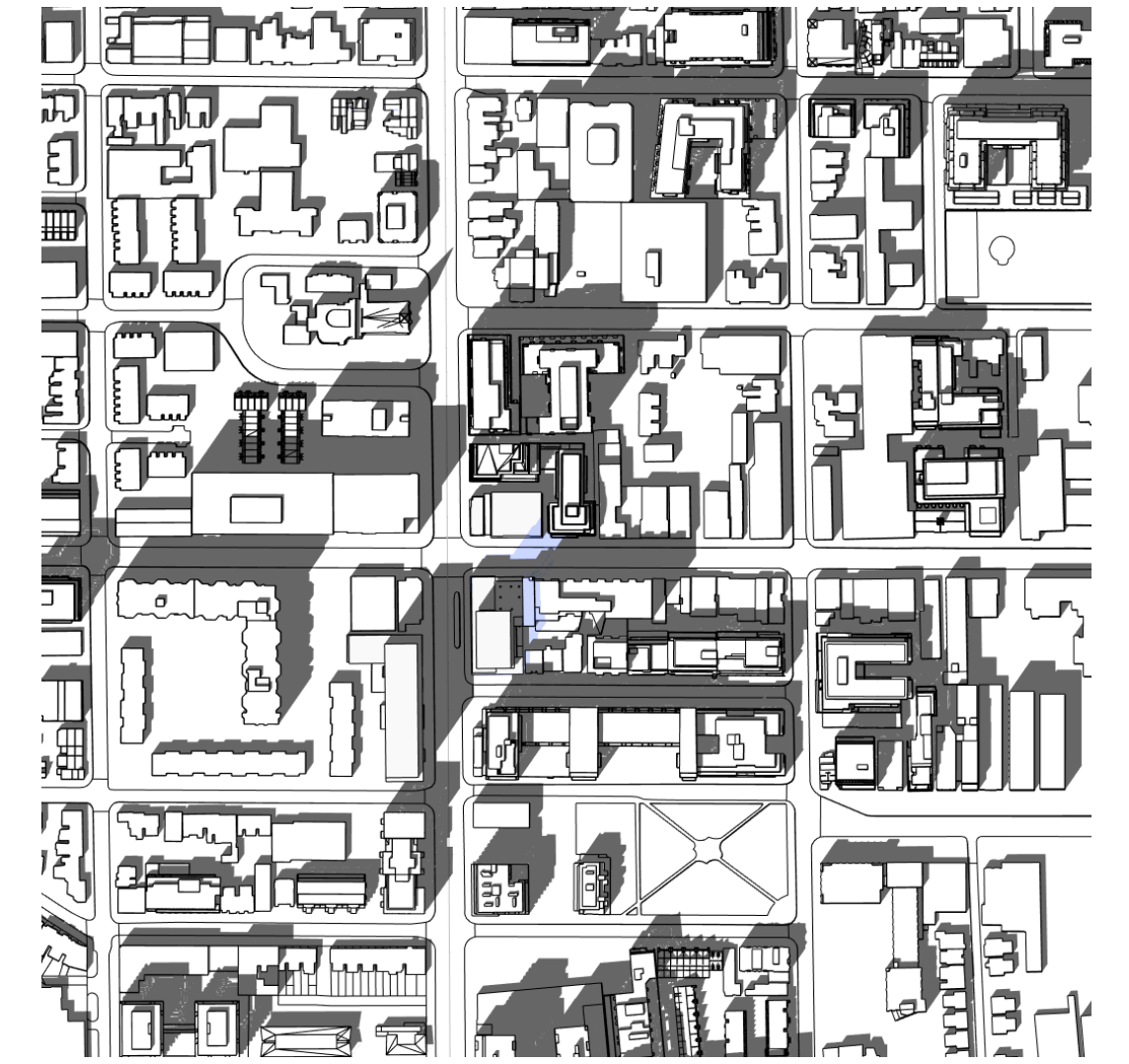
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MARCH 21, 2020 - 12:18



MARCH 21, 2020 - 1:18



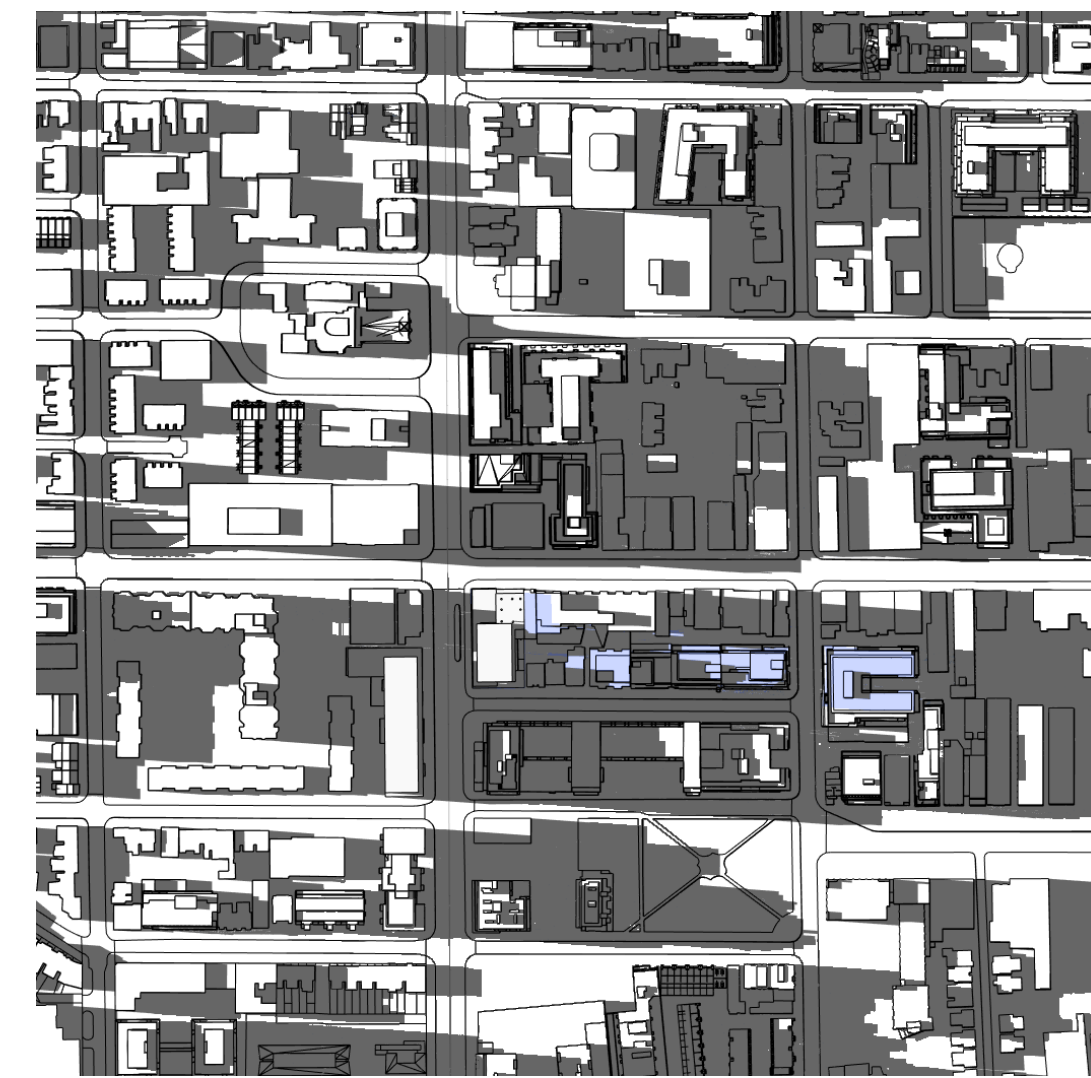
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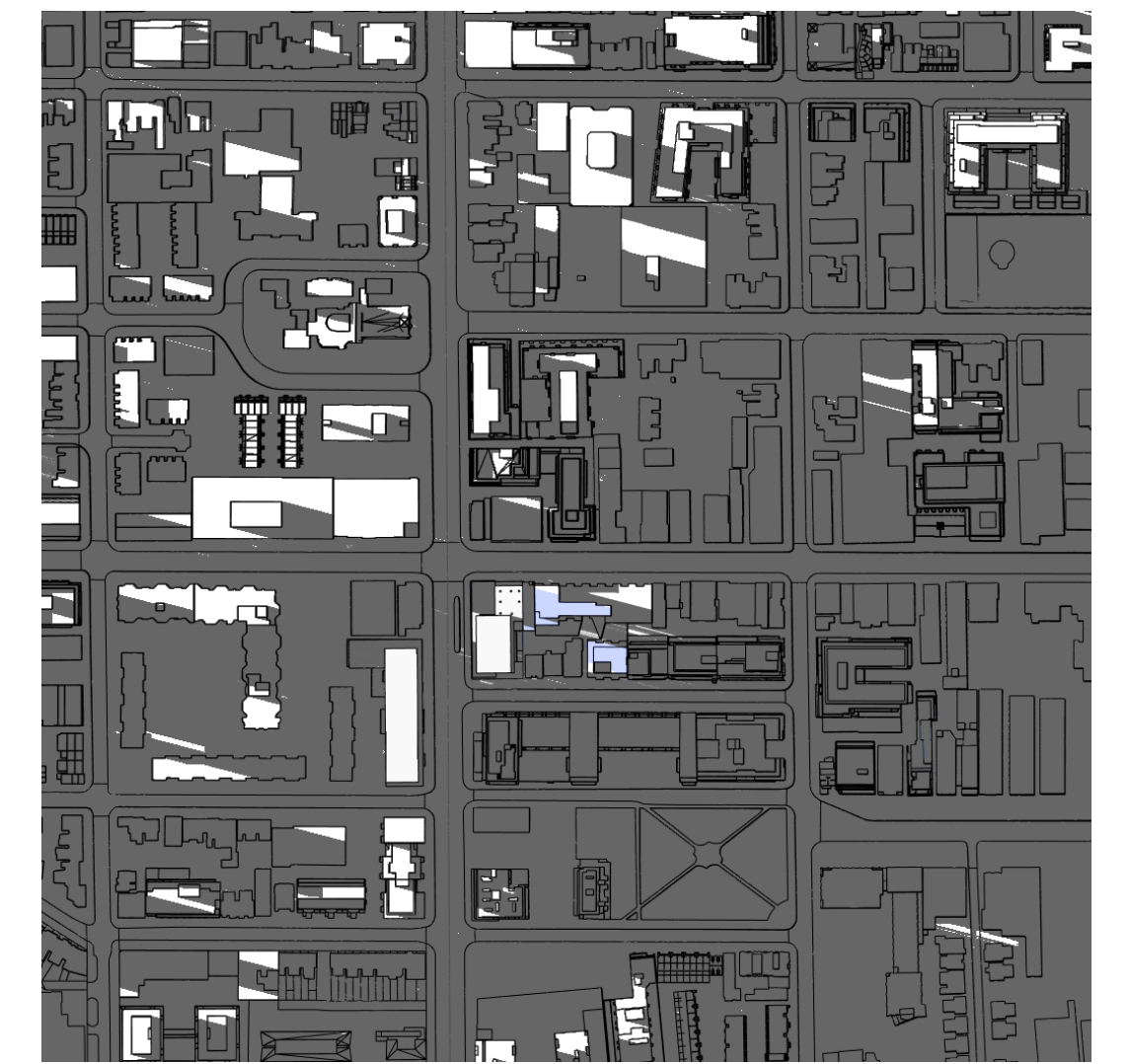
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MARCH 21, 2020 - 4:18



MARCH 21, 2020 - 5:18



MARCH 21, 2020 - 6:18

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 202T600D FILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

**DRAFT ARCHITECTURE AND
LANDSCAPE SET - REZONING**

SvN
NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION

ONETEAM
ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION
OF ARCHITECTS
LIANA BRESLER
LICENCE
8272

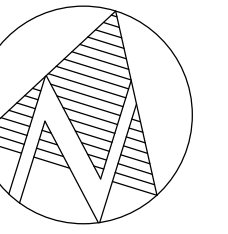
DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	A.CHOUPEAUX
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
SHADOW STUDY - MARCH 21

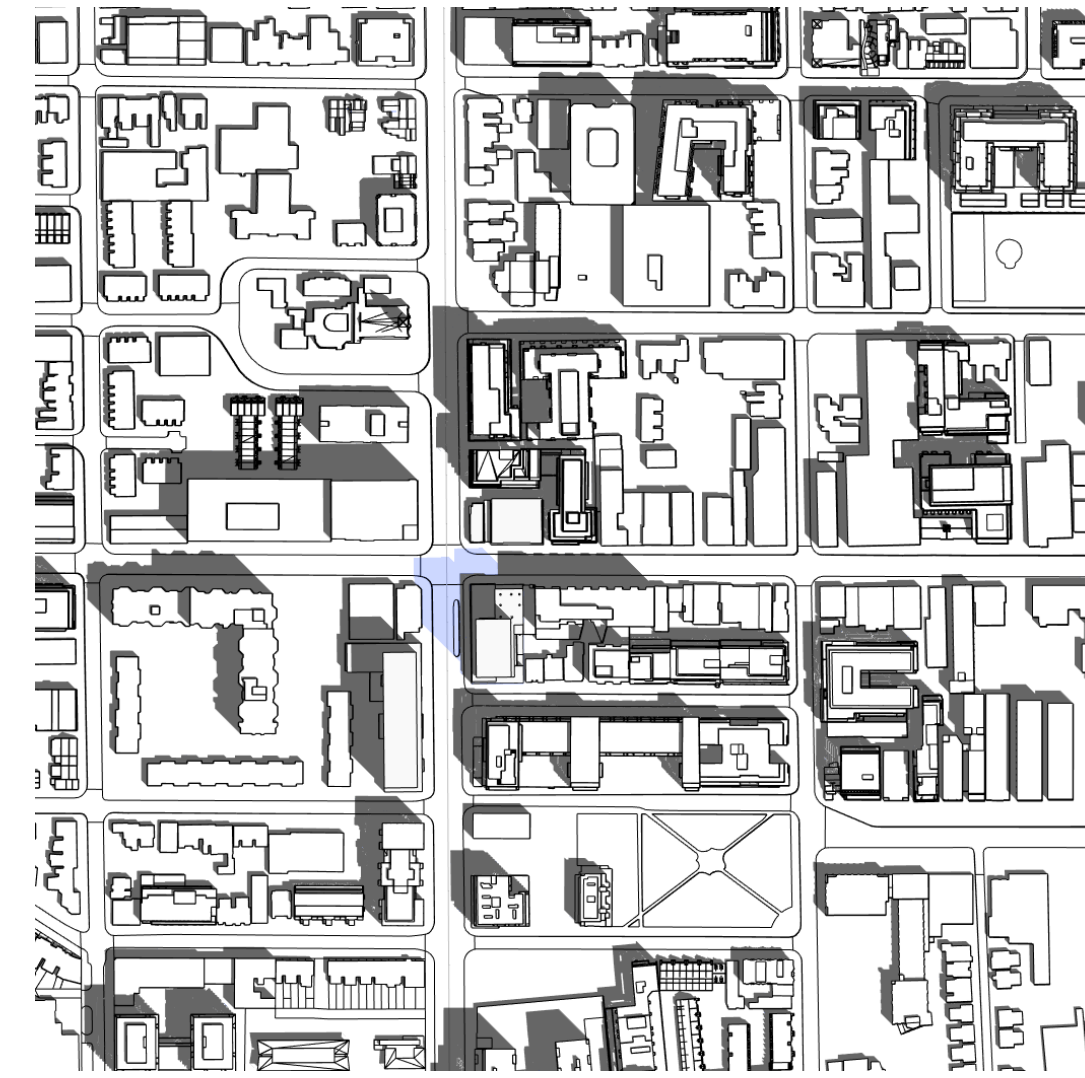
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METROLINX
Infrastructure Ontario

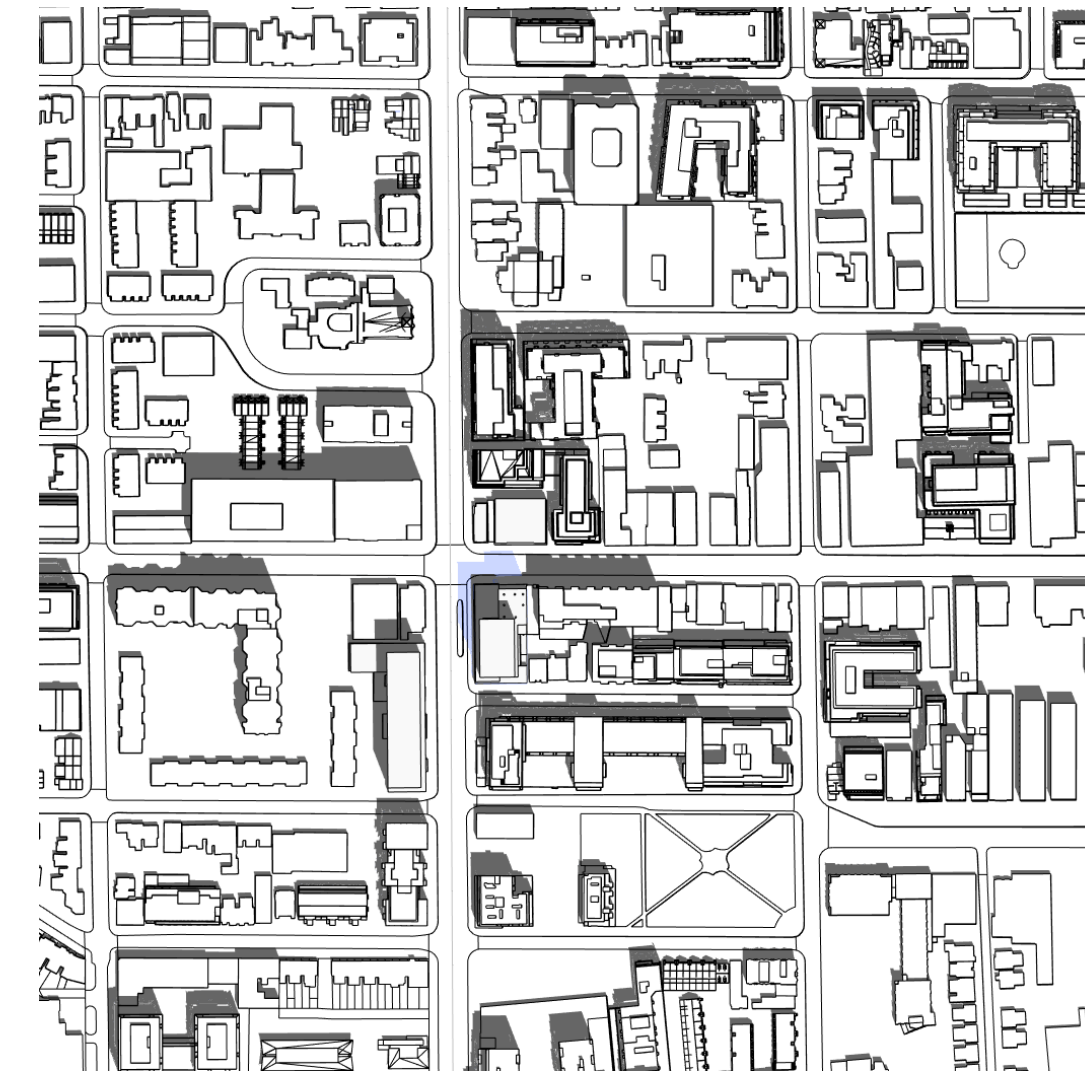
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JUNE 21, 2020 - 10:18



JUNE 21, 2020 - 11:18



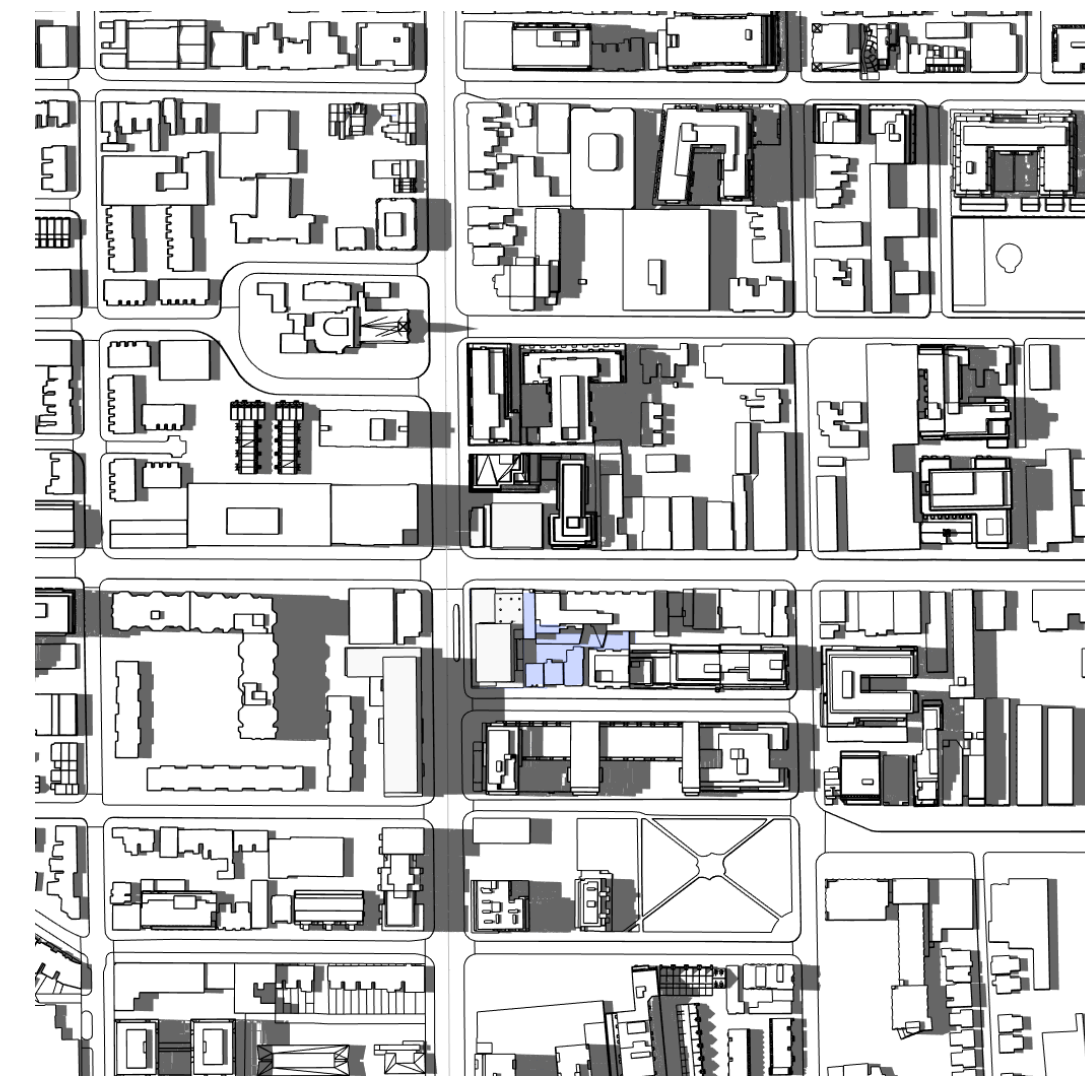
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JUNE 21, 2020 - 1:18



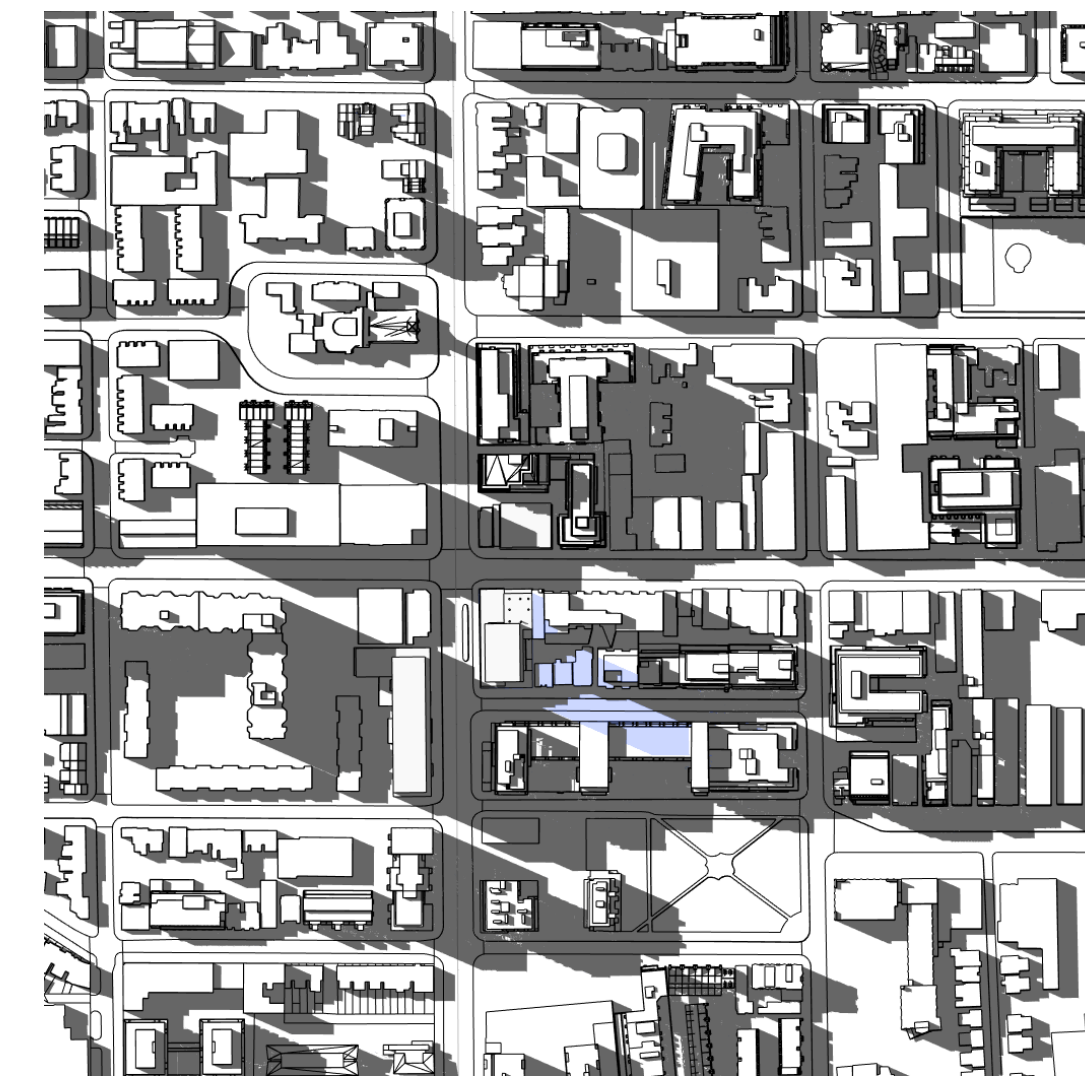
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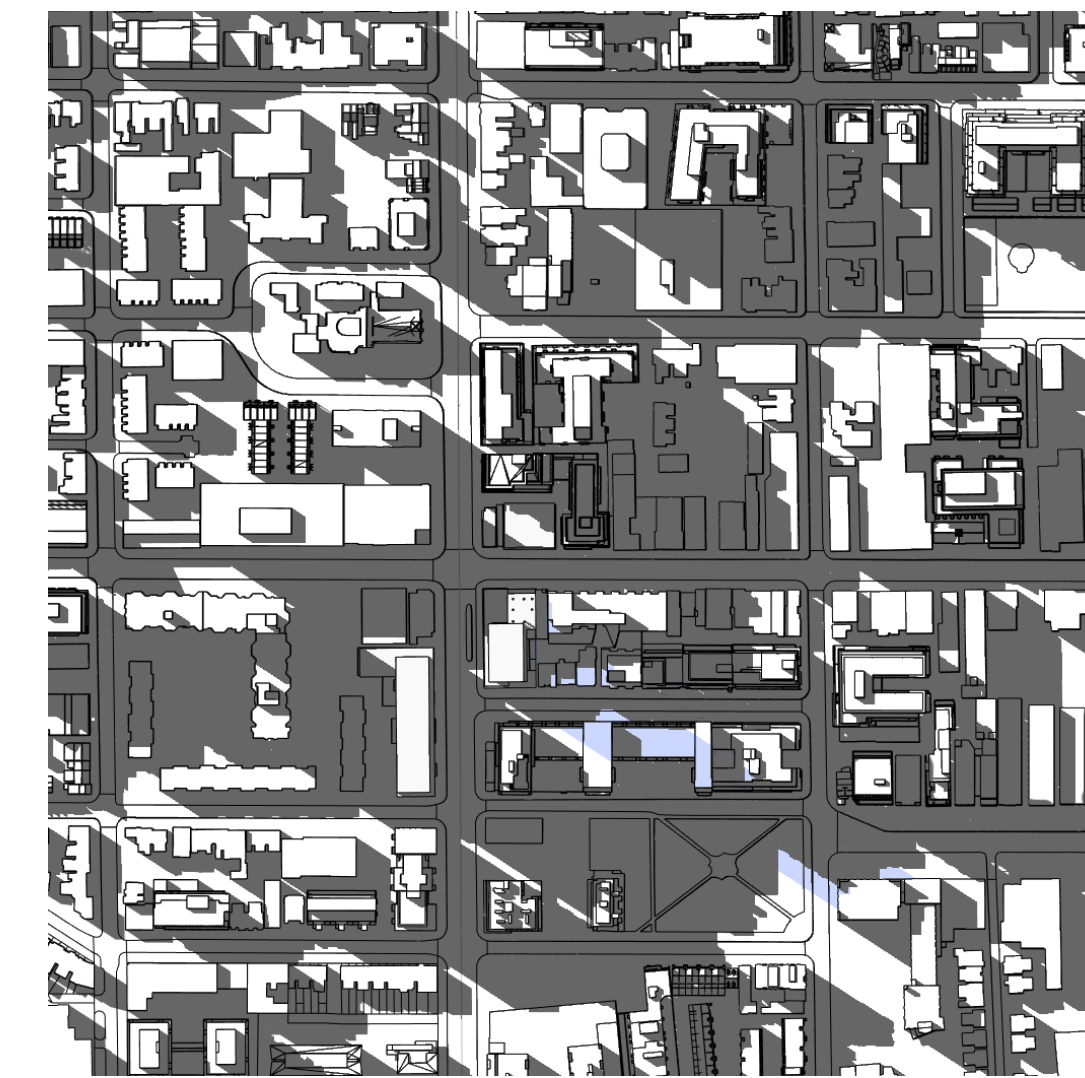
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JUNE 21, 2020 - 4:18



JUNE 21, 2020 - 5:18



JUNE 21, 2020 - 6:18

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 202T601D FILE: BIM 360/10206938_OLTA_Planning/10206938-1D002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

**DRAFT ARCHITECTURE AND
LANDSCAPE SET - REZONING**

SvN
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NOT FOR CONSTRUCTION

ONETEAM
ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION
OF ARCHITECTS
LIANA BRESLER
LICENCE
8272

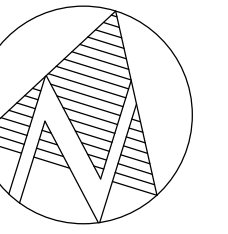
DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	A.CHOUBEUX
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
SHADOW STUDY - JUNE 21

Plot Date: 2021-05-26 5:29:29 PM

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Infrastructure Ontario

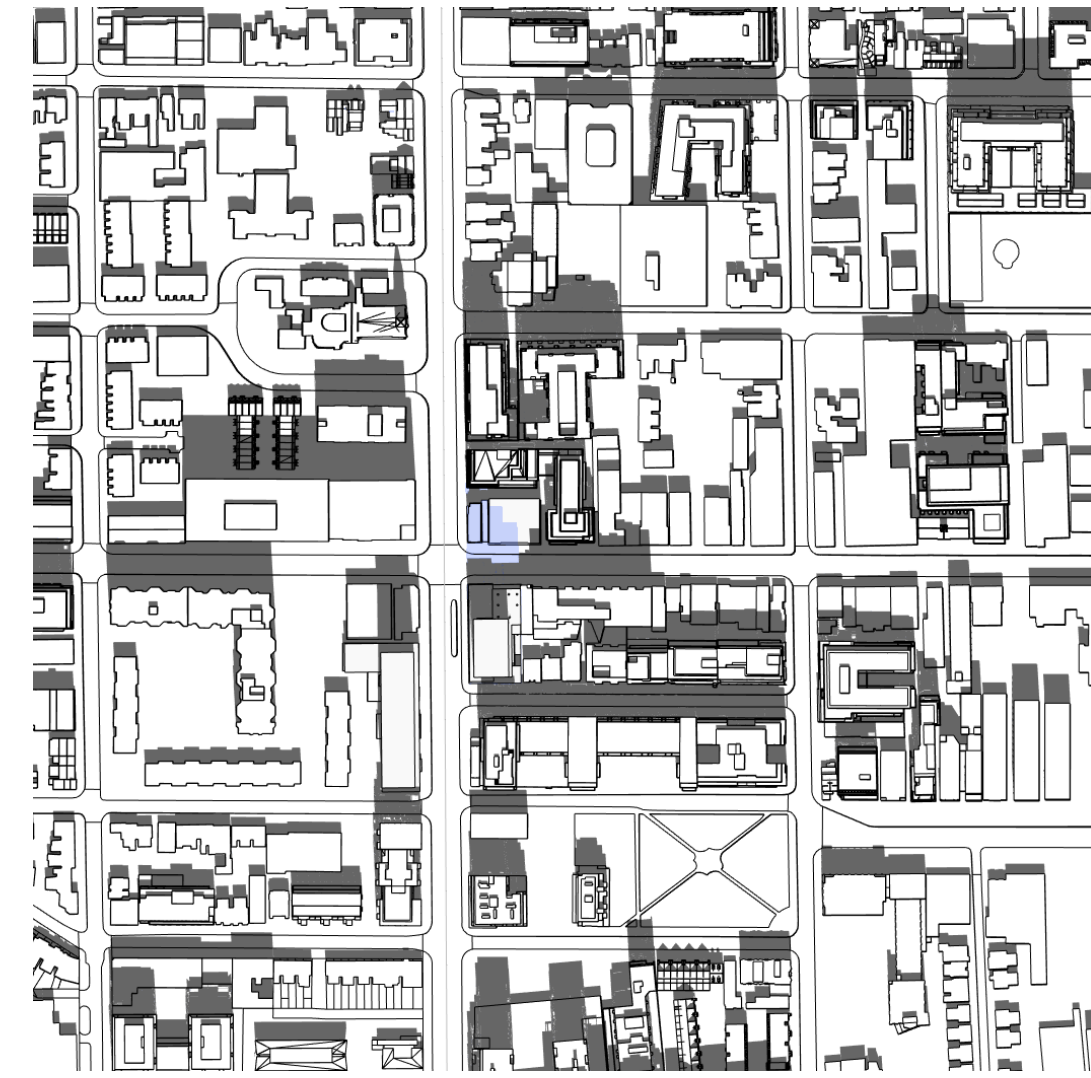
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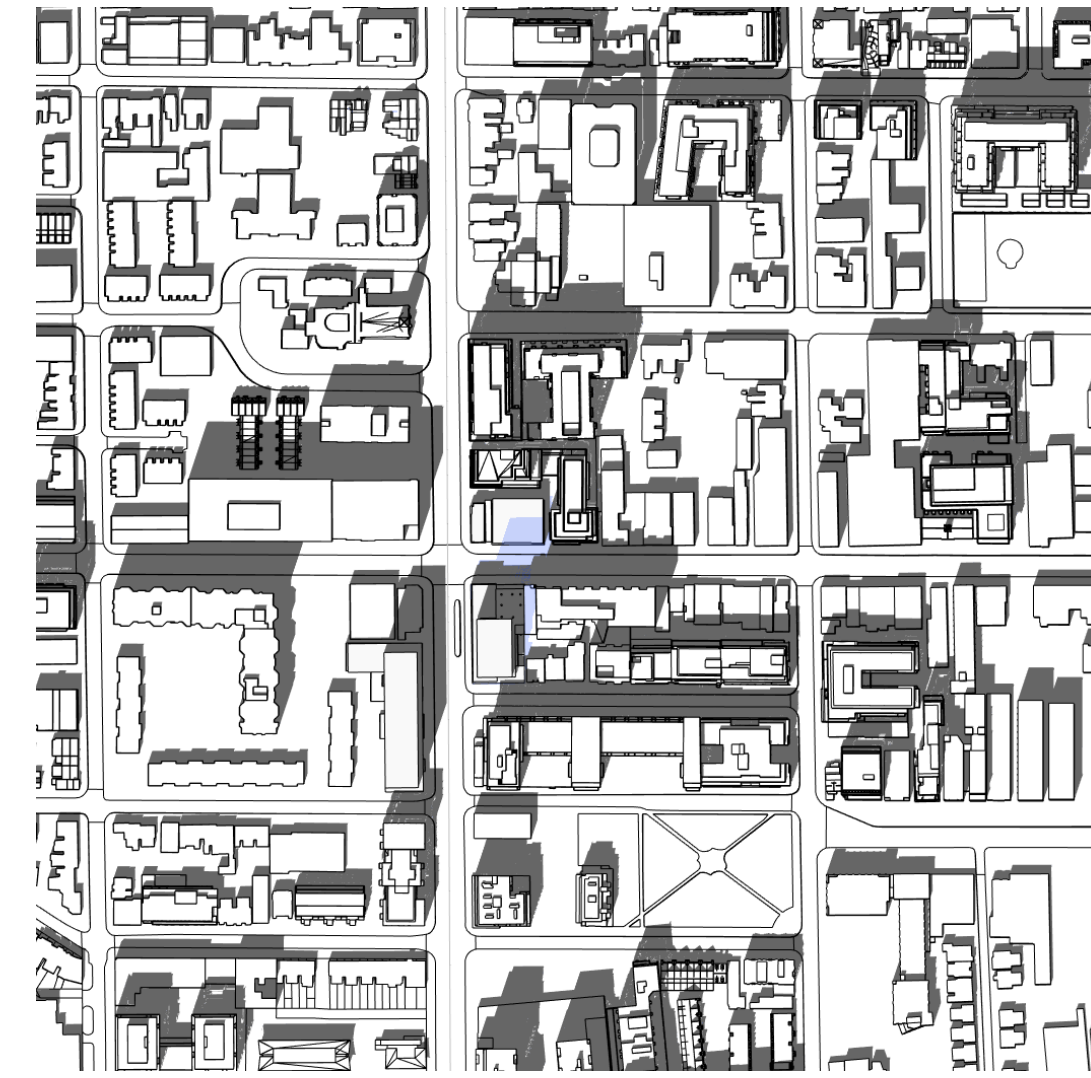
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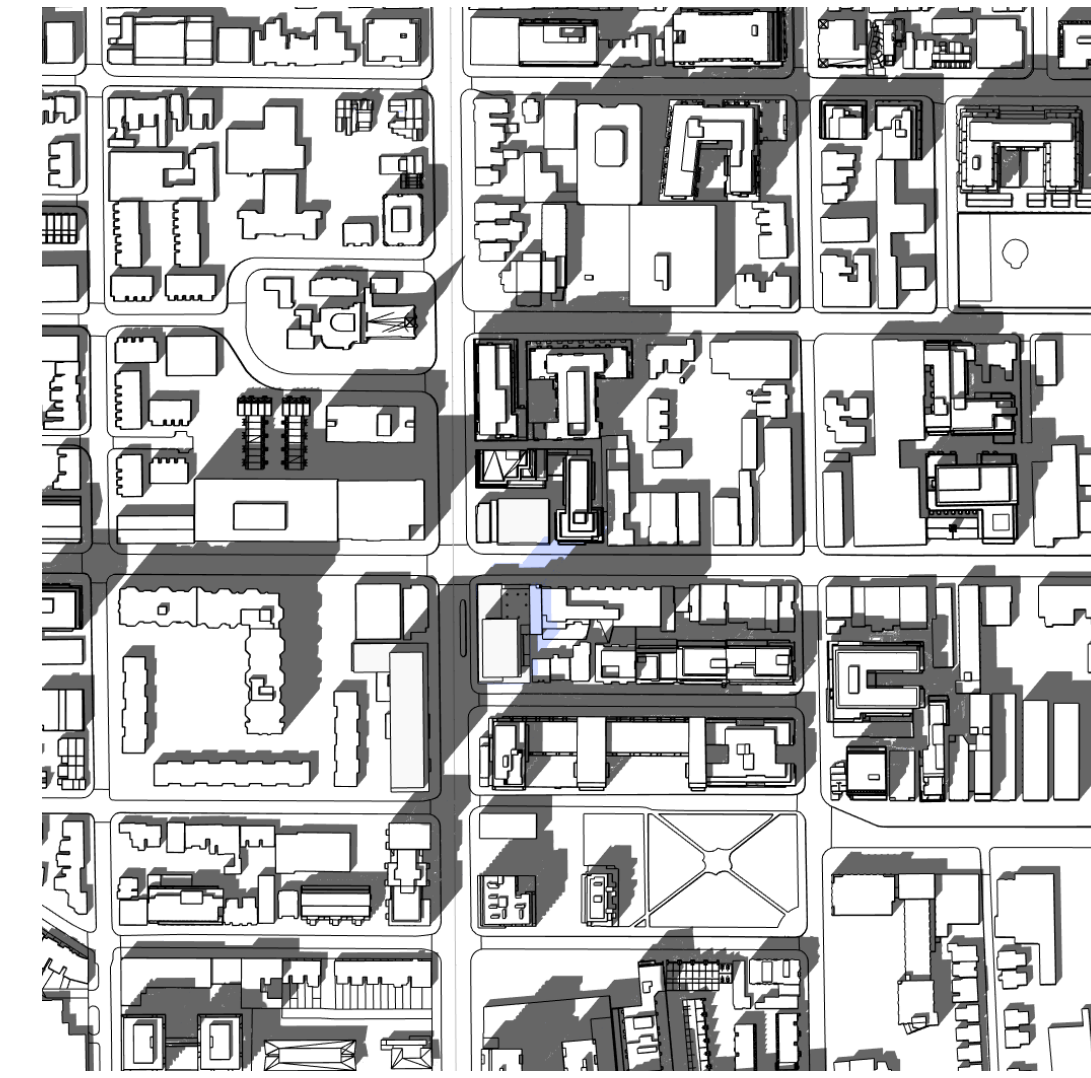
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SEP 21, 2020 - 11:18



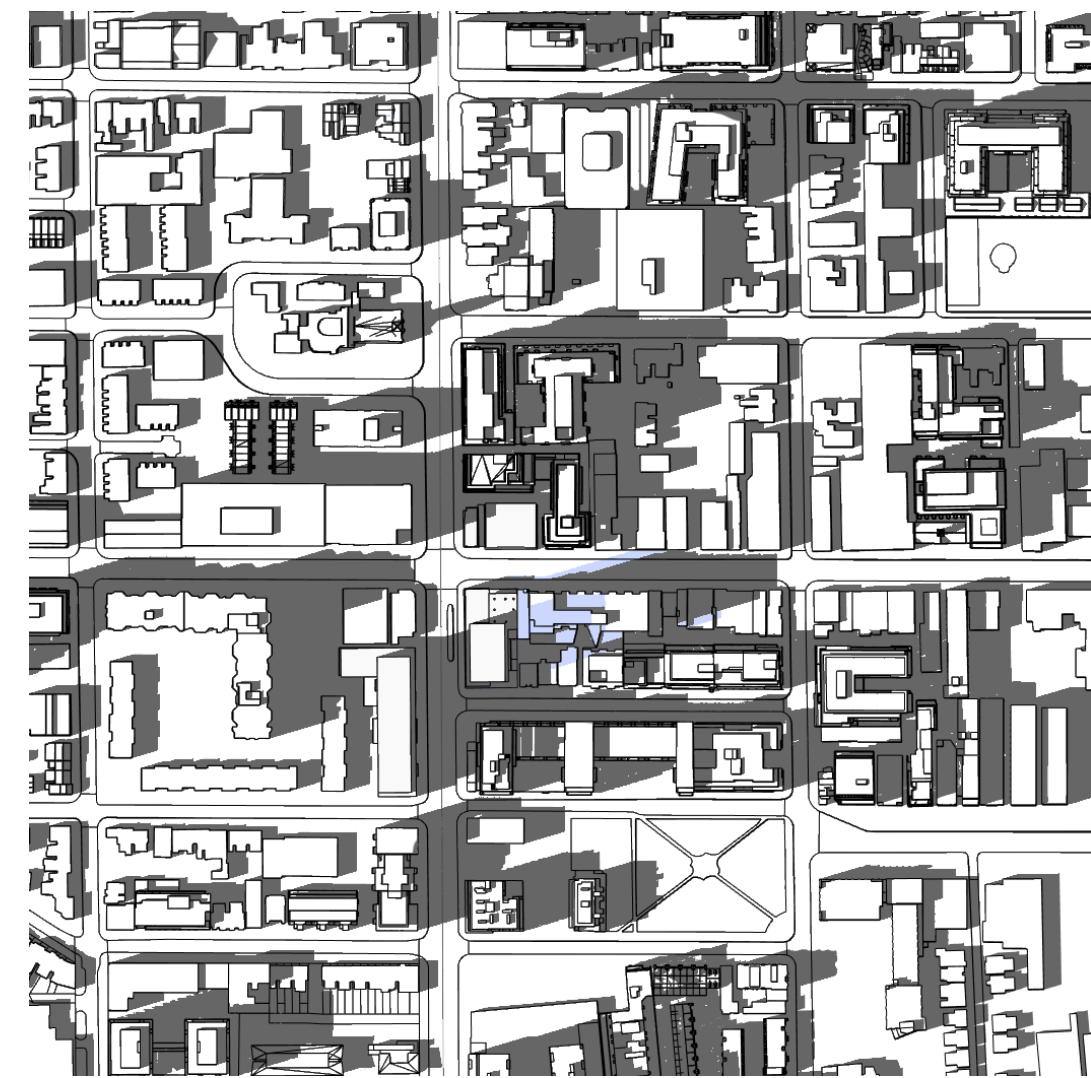
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SEP 21, 2020 - 1:18



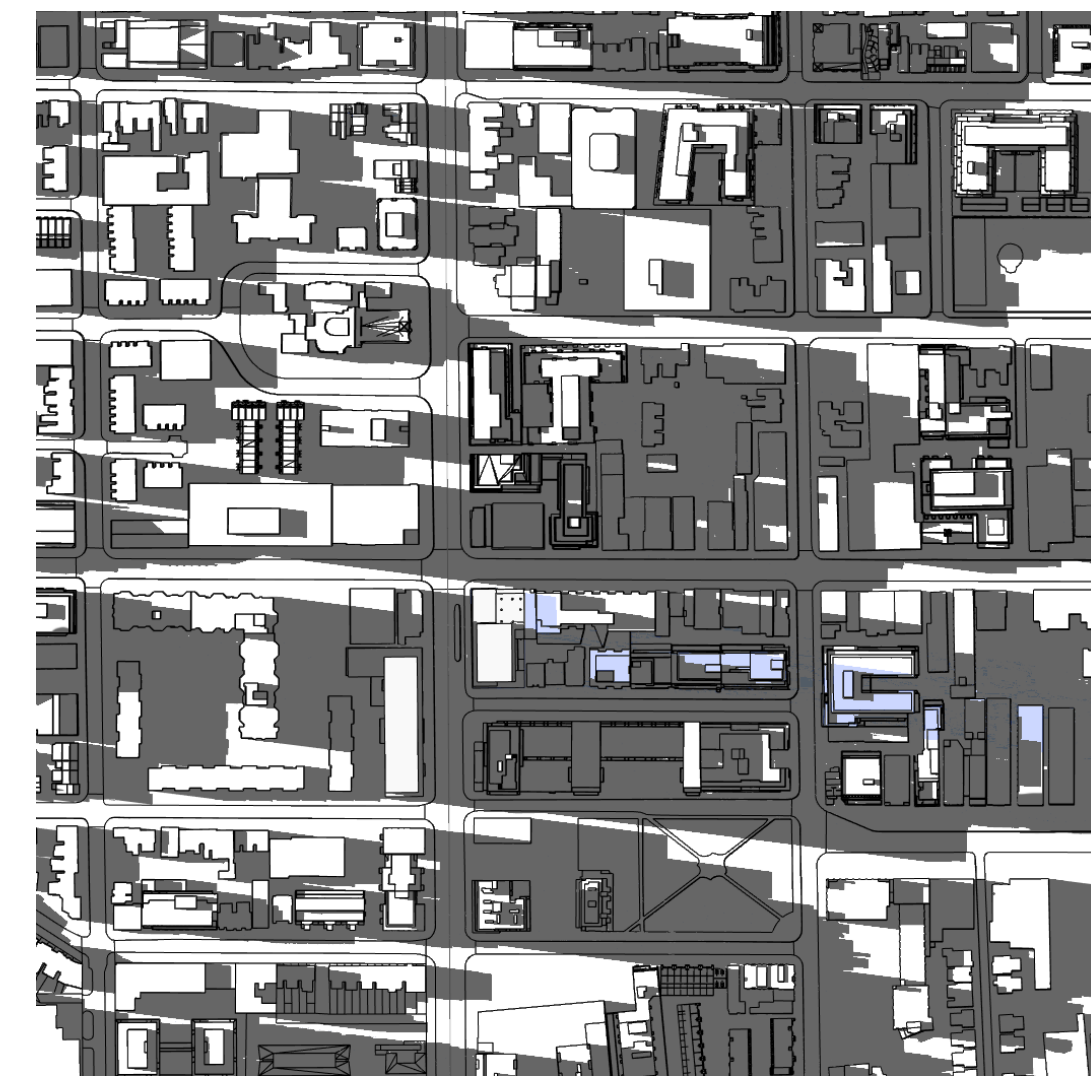
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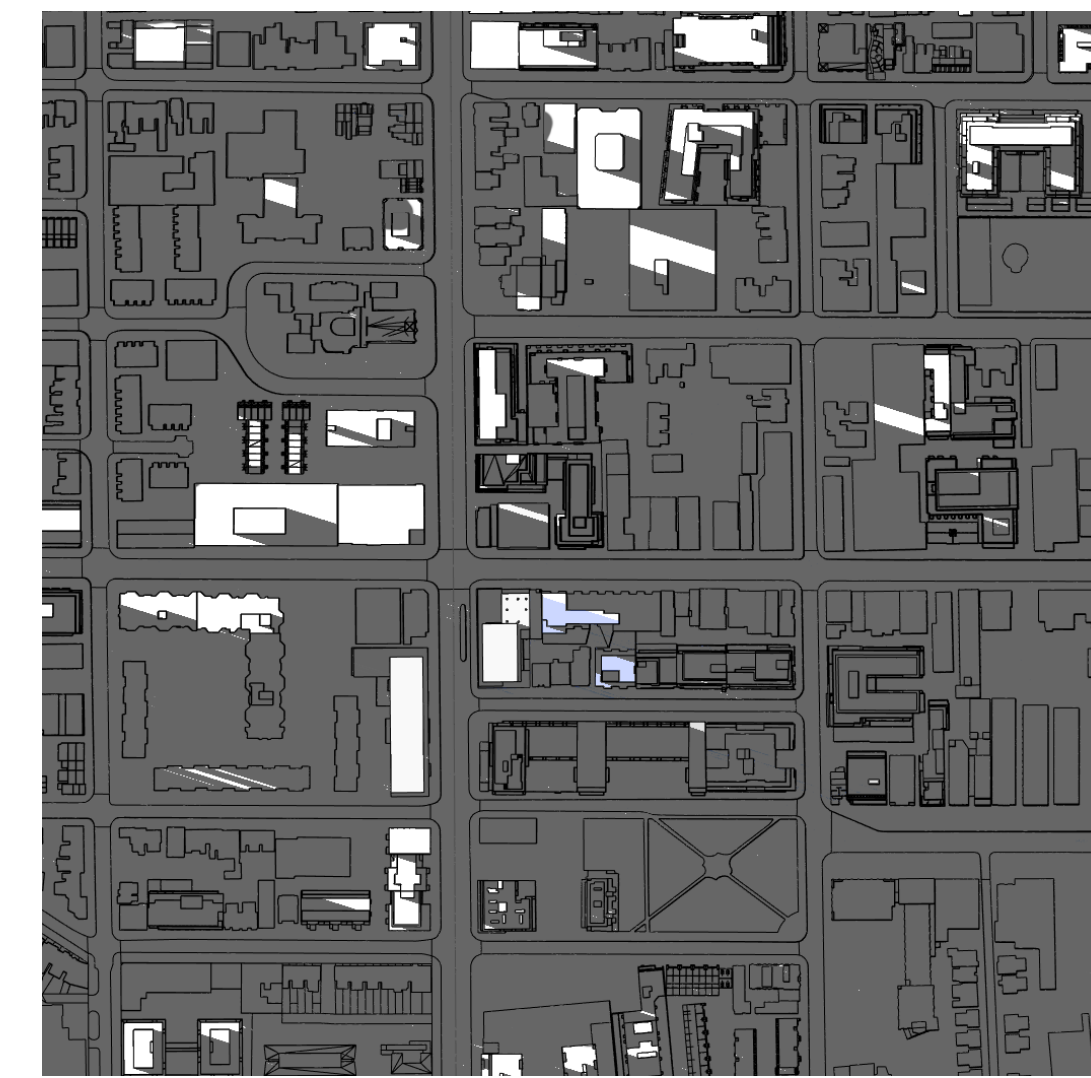
SEP 21, 2020 - 3:18



SEP 21, 2020 - 4:18



SEP 21, 2020 - 5:18



SEP 21, 2020 - 6:18

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 202T602DFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

**DRAFT ARCHITECTURE AND
LANDSCAPE SET - REZONING**

SvN
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NOT FOR CONSTRUCTION

ONETEAM
ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION
OF ARCHITECTS
LIANA BRESLER
LICENCE
8272

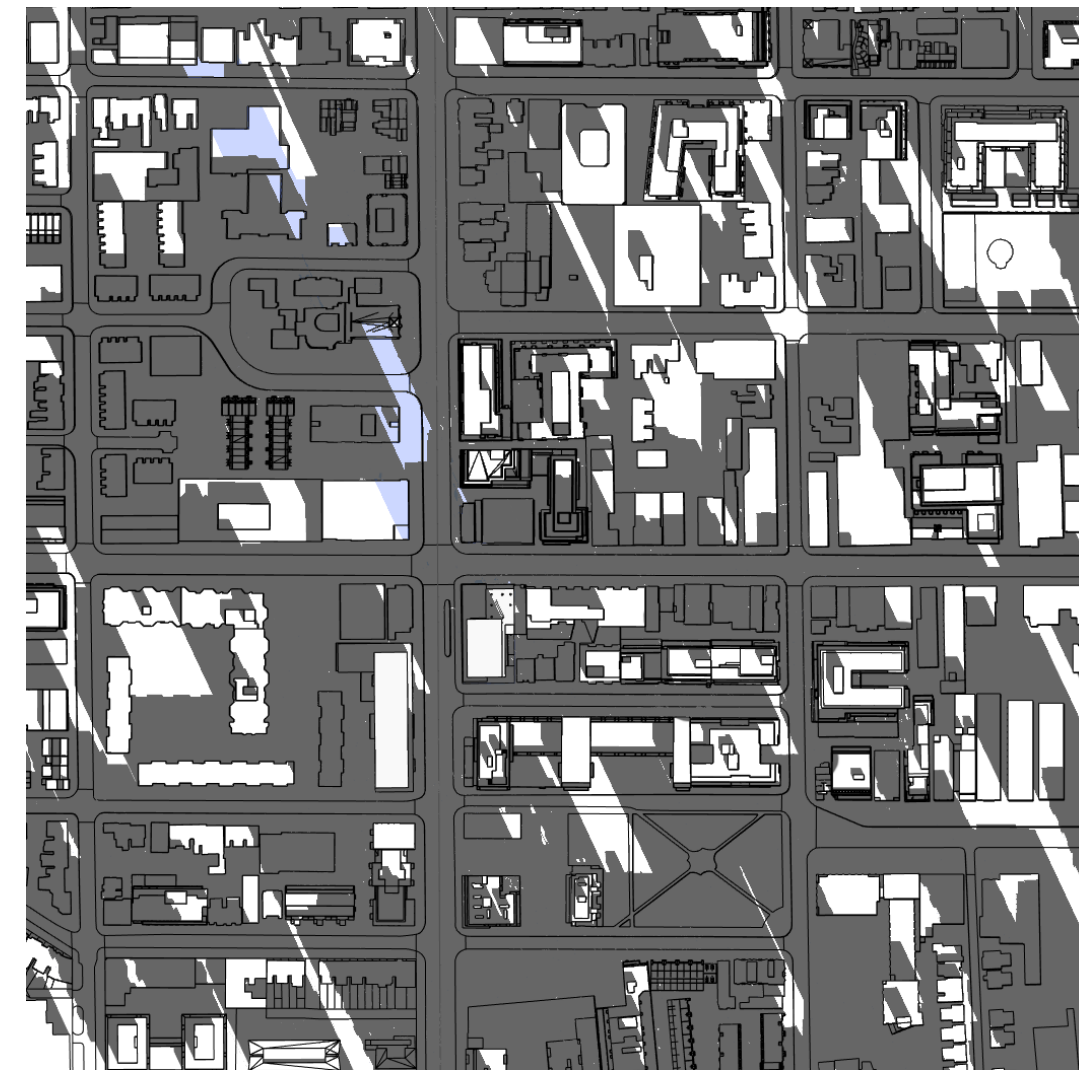
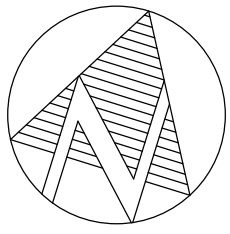
DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	A.CHOUPEAUX
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
SHADOW STUDY - SEP 21

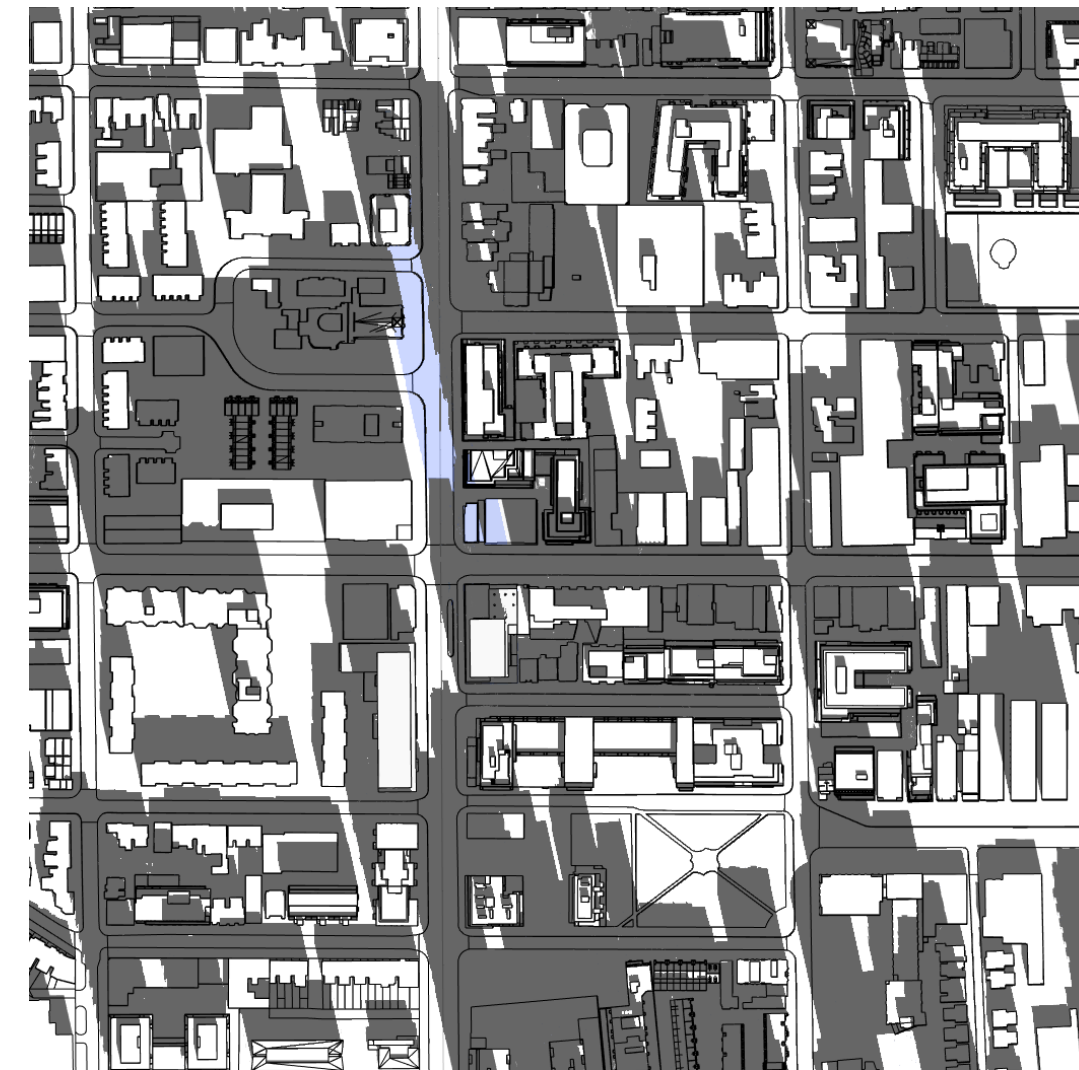
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METROLINX
Infrastructure Ontario

SCALE: 1 : 1 DRAWING NUMBER: 202T602D



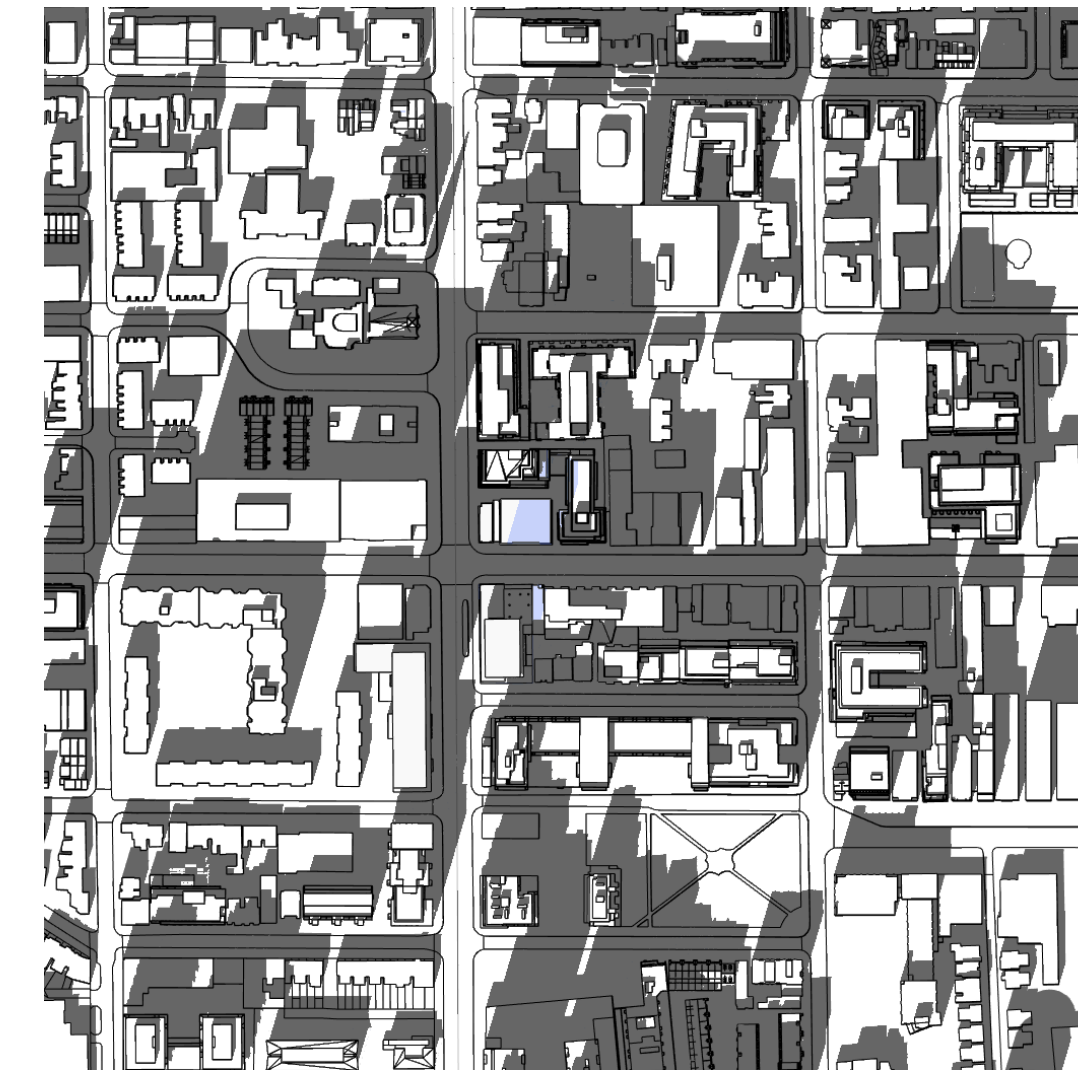
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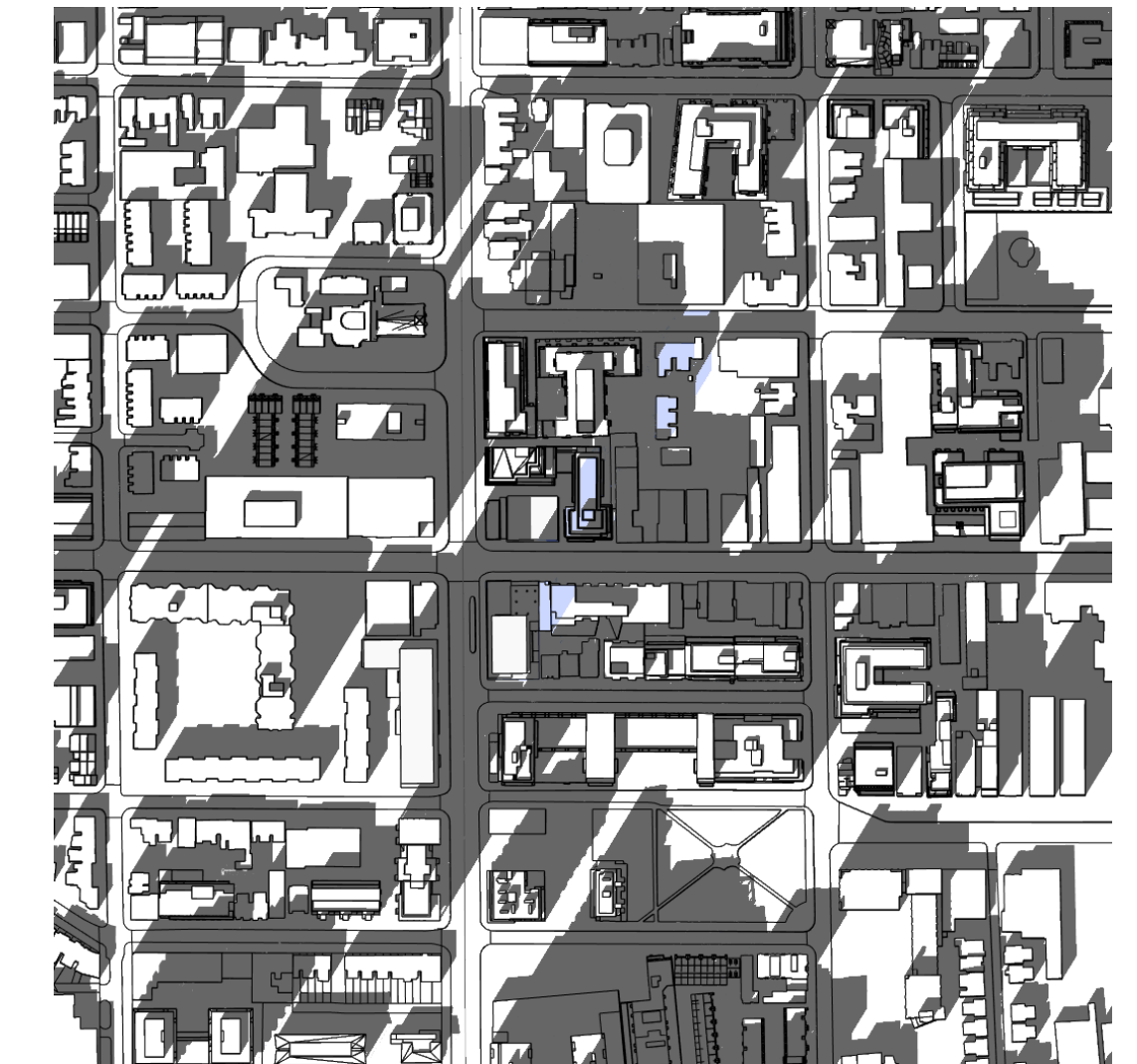
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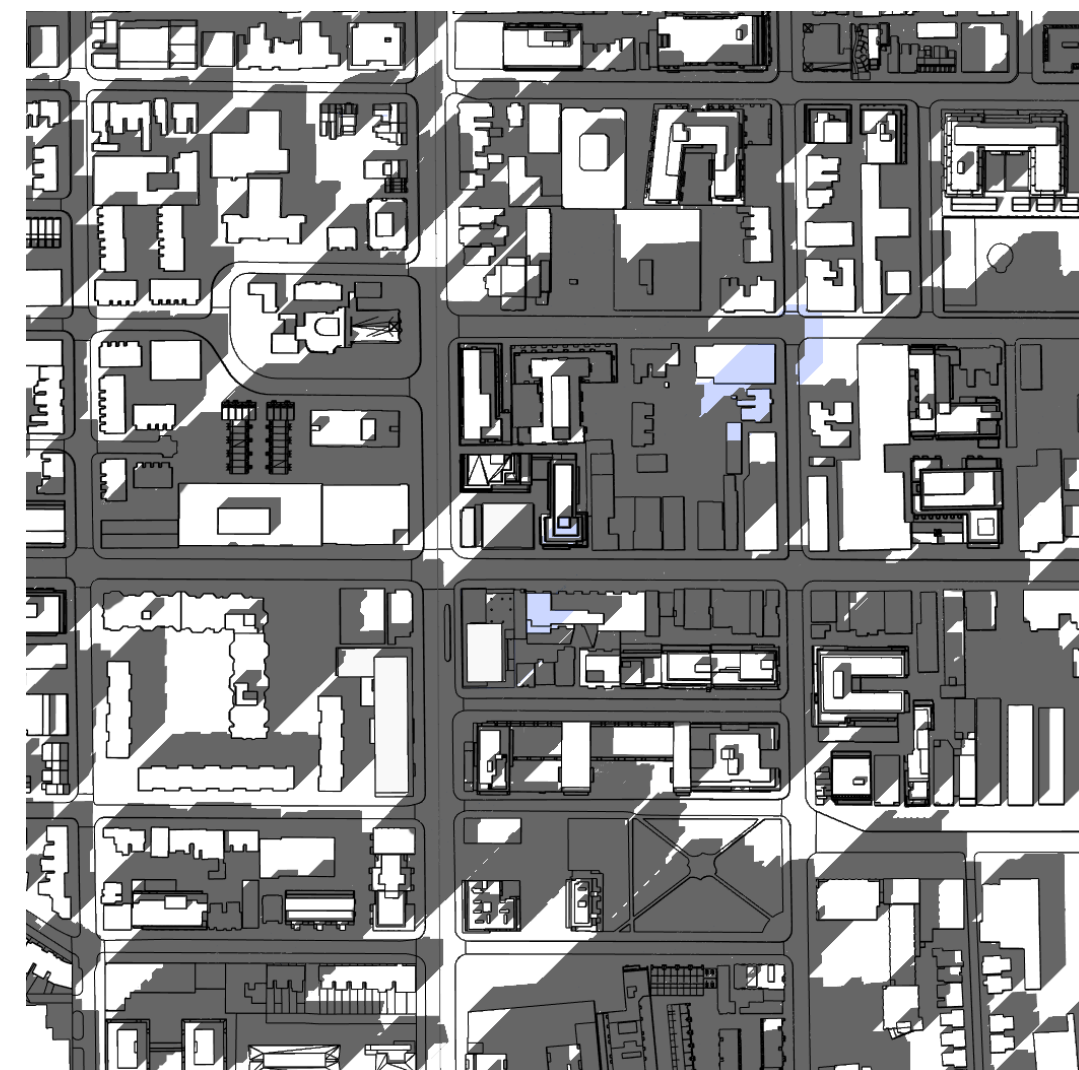
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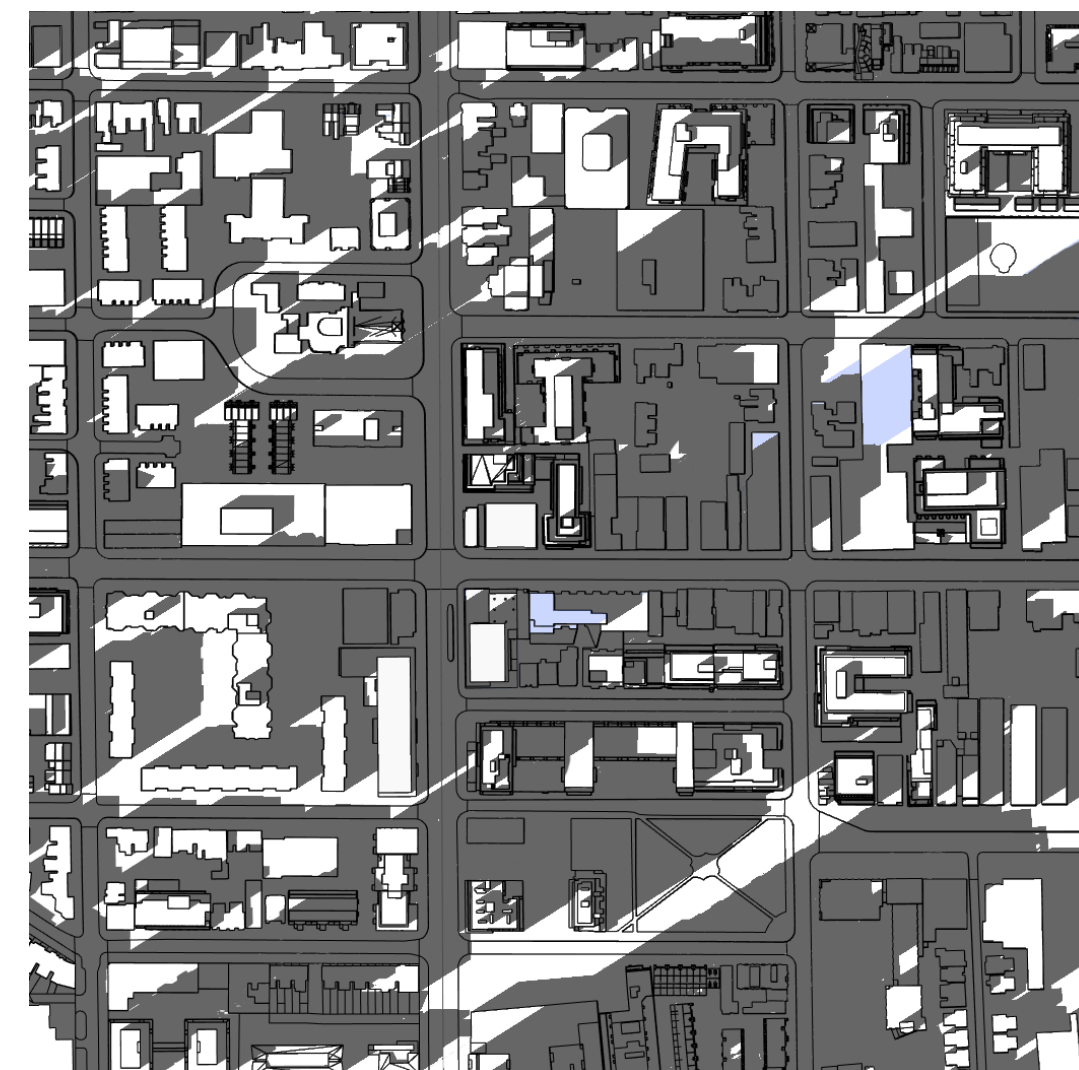
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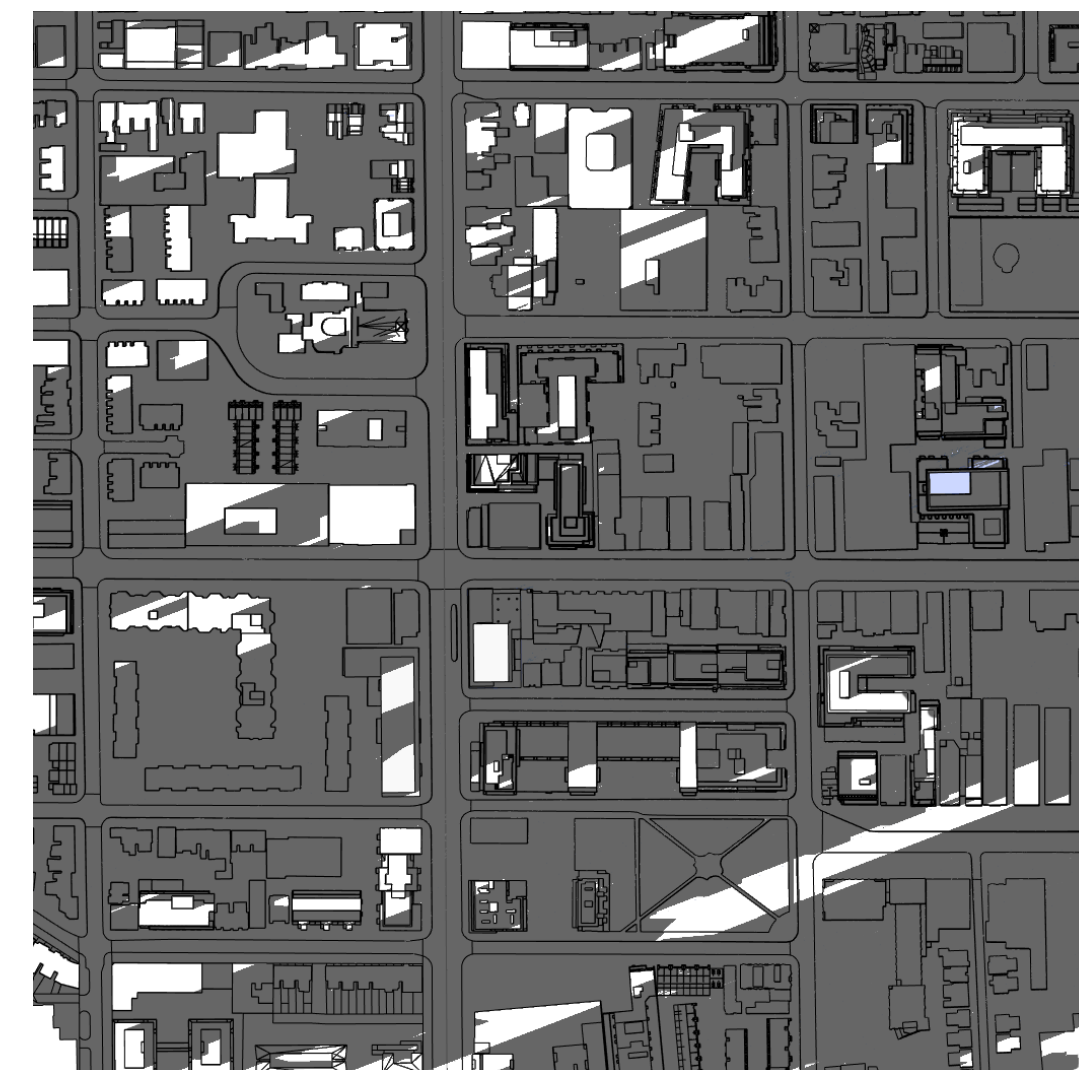
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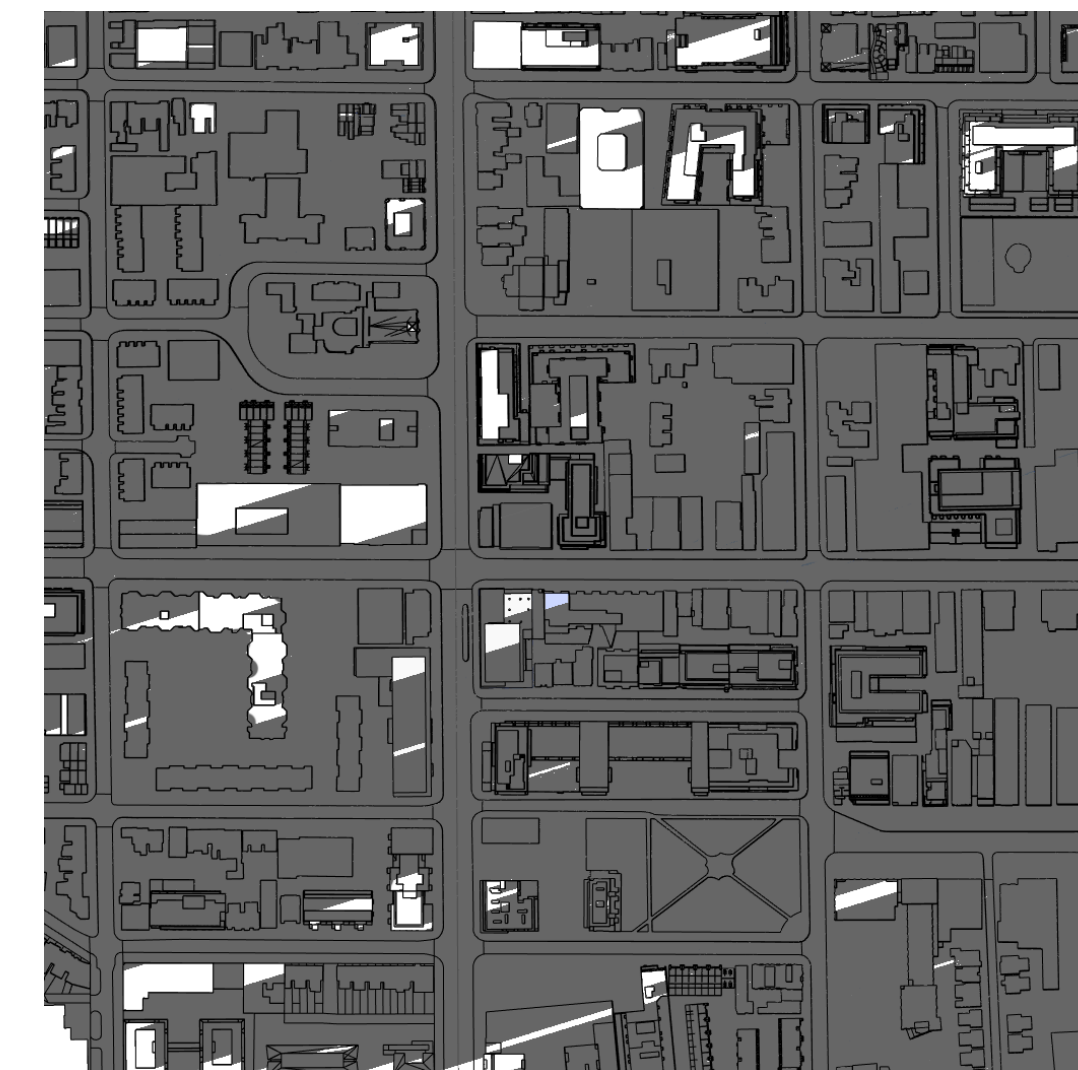
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DEC 21, 2020 - 4:18



DEC 21, 2020 - 5:18



DEC 21, 2020 - 6:18

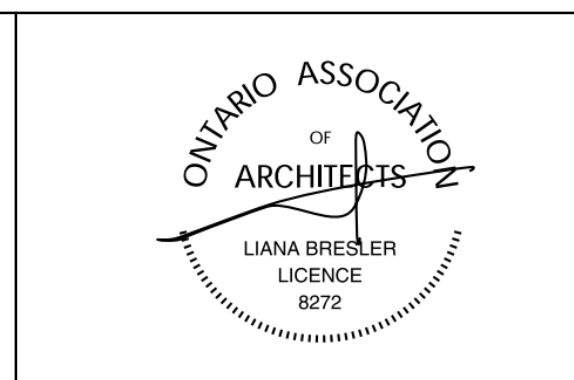
LEGEND

-  NEW SHADOWS
-  EXISTING SHADOWS

SHEET No. 202T603DFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

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LANDSCAPE SET - REZONING



DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	A.CHOPEAUX
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE	
ITOC	
DOWNTOWN KING-BATHURST	
SHADOW STUDY - DEC 21	
TITLE	

Plot Date: 2021-05-26 5:29:32 PM	
METROLINX	
Infrastructure Ontario	
SCALE	DRAWING NUMBER
1 : 1	202T603D