

ONTARIO LINE

INTEGRATED TRANSIT ORIENTED COMMUNITY

443-455 QUEEN STREET WEST
TORONTO, ON M5V 2A9

DRAWING NUMBER	DRAWING NAME
203T000F	COVER
203T001F	CONTEXT MASSING
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SHEET No. 203T000F:FILE: BIM 360://10206938_OLTA_Planning/10206938-ID003-DT-SPADINA.rvt



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ARCHITECTURE AND
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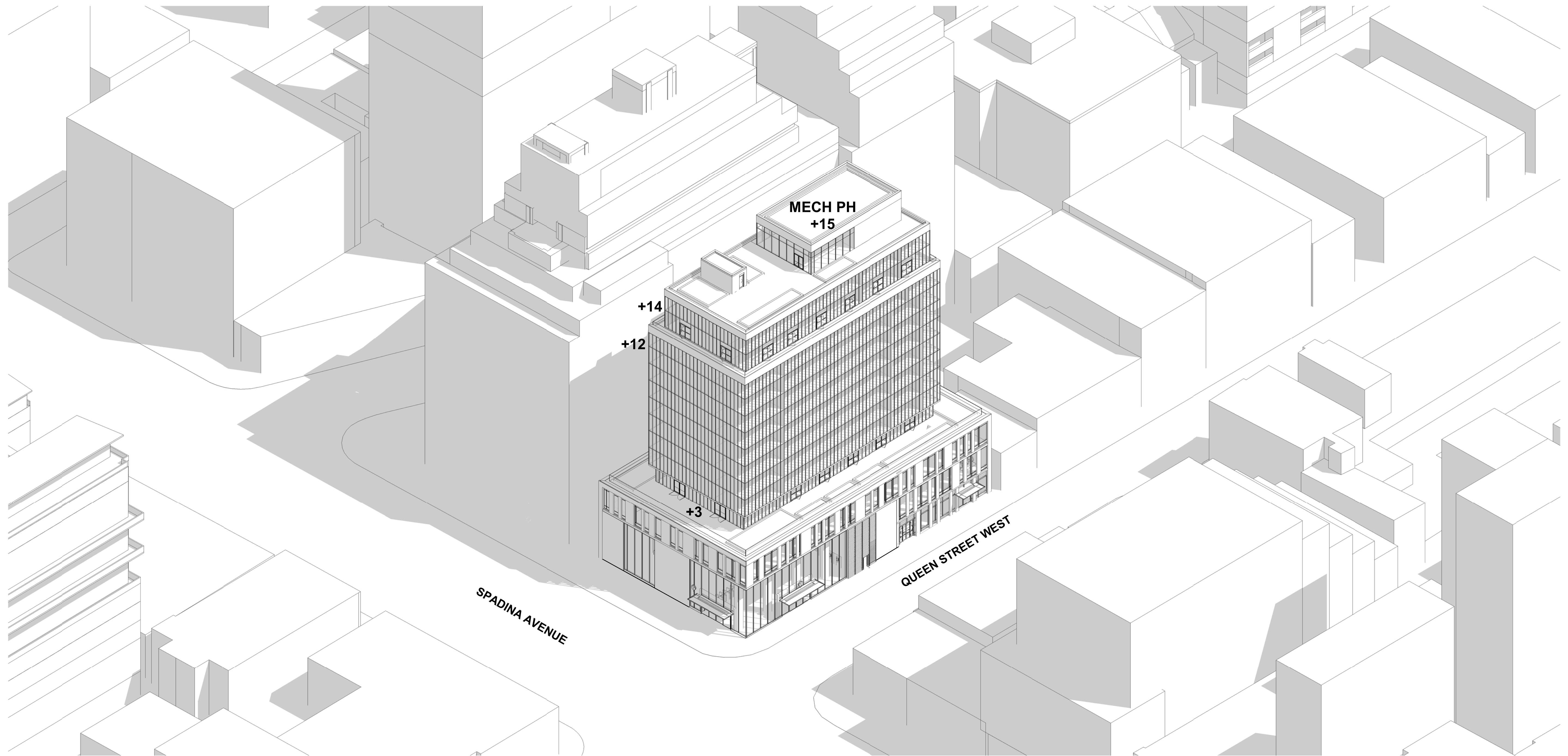
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STATION AREAS BY OTHERS ARE SHOWN FOR REFERENCE AND ARE NOT
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Drawing Number
203T000F

SHEET No. 203T001F FILE: BIM 360/10206938_OL.TA_Planning/10206938-TD003-DT-SPADINA.rvt



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DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING

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ONETEAM
 ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION
 OF ARCHITECTS
 LIANA BRESLER
 LICENCE 8272

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DRAWN	A.AL-JIRJEES
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ONTARIO LINE
ITOC
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 CONTEXT MASSING

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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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ONTARIO LINE

ITOC
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NOTES AND LEGENDS

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SCALE DRAWING NUMBER
203T002F

PROJECT STATISTICS

MUNICIPAL ADDRESS: 443-455 QUEEN STREET WEST
 BUILDING HEIGHT: 47.4m (14 STOREYS) + 4.7m MECH/AMENITY (1 STOREY)

BUILDING STATISTICS

AREAS	%	m ²
SITE AREA (EXISTING)		1588
SITE AREA (ROW CONVEYANCE)		32
SITE AREA		1556
GCA ABOVE GRADE (ITOC)		11104
GCA BELOW GRADE (ITOC)		888
GFA TOTAL (ITOC)		9936
GFA RESIDENTIAL (ITOC)	81%	8024
GFA NON-RESIDENTIAL (ITOC)	19%	1912
GFA RETAIL (ITOC)	19%	1912
GFA OFFICE (ITOC)	0%	0
GFA INSTITUTIONAL (ITOC)	0%	0
FSI (ITOC)		6.4
GFA TRANSIT ABOVE GRADE (SUBJECT OF A DIFFERENT APPLICATION)		669
FSI (ITOC + TRANSIT)		6.8

UNIT DISTRIBUTION AND AMENITY AREAS

UNIT TYPE	AREA m ²	REQUIRED	PROPOSED
STUDIO	27-34	NO REQ	14%
1B	36-64	NO REQ	61%
2B	59-81	15%	16%
3B	85-111	10%	9%

AMENITY AREAS	REQUIRED m ²	PROPOSED m ²
INTERIOR AMENITY (RES)	244	252
EXTERIOR AMENITY (RES)	40	241
TOTAL AMENITY (RES)	488	493
EXTERIOR AMENITY (NON-RES)	NO REQ	0

GREEN ROOF AND STORMWATER MANAGEMENT

ROOF AREAS	m ²
TOTAL ROOF AREA	1556
RESIDENTIAL PRIVATE TERRACES	238
ROOFTOP EXTERIOR AMENITY	241
RENEWABLE ENERGY DEVICES	0
TOWER AREA LESS THAN 750 m2	0
TOTAL TGS EXCLUSIONS	479
TGS AVAILABLE ROOF	1077
GREEN ROOF	571
PERMEABLE LANDCAPE	0
PERMEABLE ROOFSCAPE	791
TOTAL STORMWATER AREA	1362

TGS TIER 2 V3	REQUIRED %	PROPOSED %
GREEN ROOF	30%	53%
STORMWATER MANAGEMENT AREA	85%	88%

PARKING

VEHICLE PARKING	RATIO	REQUIRED	PROPOSED
RESIDENTIAL STUDIO	0.30	6	
RESIDENTIAL 1B	0.50	37	
RESIDENTIAL 2B	0.80	16	
RESIDENTIAL 3B	1.00	11	
RESIDENTIAL VISITOR	0.10	13	
RESIDENTIAL TOTAL		83	0
OFFICE	0.35	0	0
RETAIL	1.00	20	0
NON-RESIDENTIAL TOTAL		20	0
SHARED TOTAL		NO REQ	0
VEHICLE PARKING TOTAL		103	0

BICYCLE PARKING

BICYCLE PARKING TGS TIER 2 V3	RATIO	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	0.90	110	114
RESIDENTIAL SHORT TERM	0.10	13	14
NON-RESIDENTIAL LONG TERM	0.20	4	4
NON-RESIDENTIAL SHORT TERM	0.20	4	4
TRANSIT LONG TERM		0	39
TRANSIT SHORT TERM		0	0
BIKE SHARE		0	53
BICYCLE PARKING TOTAL		131	228

OCCUPANT LOADS

OCCUPANT LOAD	PEOPLE
OCCUPANT LOAD RESIDENTIAL	328
OCCUPANT LOAD RETAIL	319
OCCUPANT LOAD OFFICE	0
TOTALS	647

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	1	0
TYPE C NON-RESIDENTIAL	0	0

WASTE COLLECTION AREAS	REQUIRED m ²	PROPOSED m ²
RESIDENTIAL WASTE ROOM	44	67
RESIDENTIAL BULK WASTE ROOM	10	11
NON-RESIDENTIAL WASTE ROOM		0
TOTAL WASTE COLLECTION AREA		78

FLOOR AREAS (ITOC)

LEVEL	GCA	GFA DED	NRES GFA	RES GFA	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	445	445	0	0	0	0	0	0	0	0
LEVEL B1	443	443	0	0	0	0	0	0	0	0
LEVEL 01	487	129	132	226	0	0	0	0	0	0
LEVEL 02	483	77	406	0	0	0	0	0	0	0
LEVEL 03	1523	149	1373	0	0	0	0	0	0	0
LEVEL 04	713	181	0	531	463	1	6	0	1	8
LEVEL 05	801	44	0	757	690	2	7	2	1	12
LEVEL 06	801	44	0	757	690	2	7	2	1	12
LEVEL 07	801	44	0	757	690	2	7	2	1	12
LEVEL 08	801	44	0	757	690	2	7	2	1	12
LEVEL 09	801	44	0	757	690	2	7	2	1	12
LEVEL 10	801	44	0	757	690	2	7	2	1	12
LEVEL 11	801	44	0	757	690	2	7	2	1	12
LEVEL 12	801	44	0	757	690	2	7	2	1	12
LEVEL 13	639	44	0	595	529	0	6	2	1	9
LEVEL 14	639	44	0	595	529	0	6	2	1	9
LEVEL 15	211	190	0	22	0	0	0	0	0	0
TOTALS	11993	2056	1912	8024	7043	17	74	20	11	122

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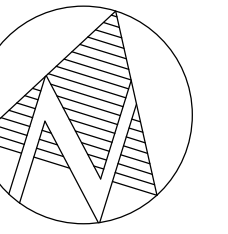
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



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APPROVED	L.BRESLER

ONTARIO LINE
ITOC
 DOWNTOWN | SPADINA
 PROJECT STATISTICS

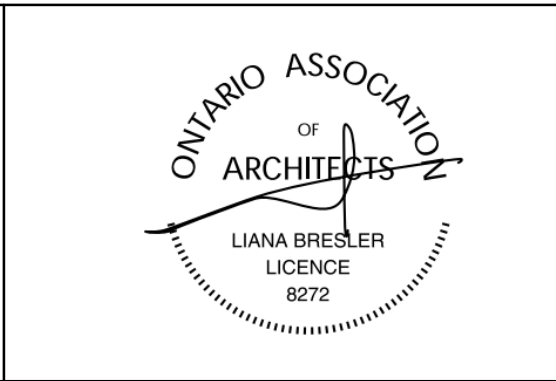
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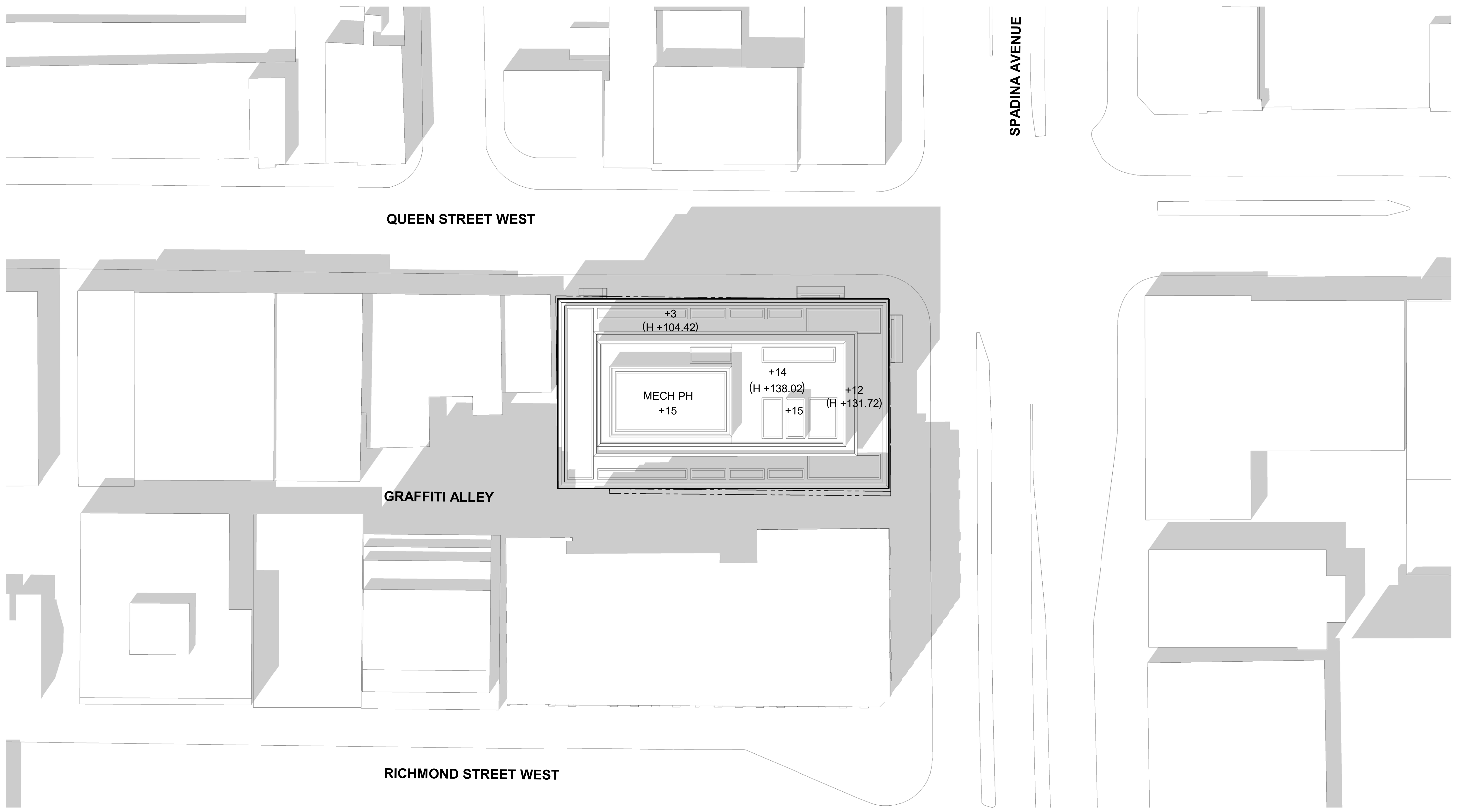
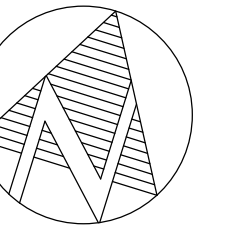


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CONTEXT PLAN

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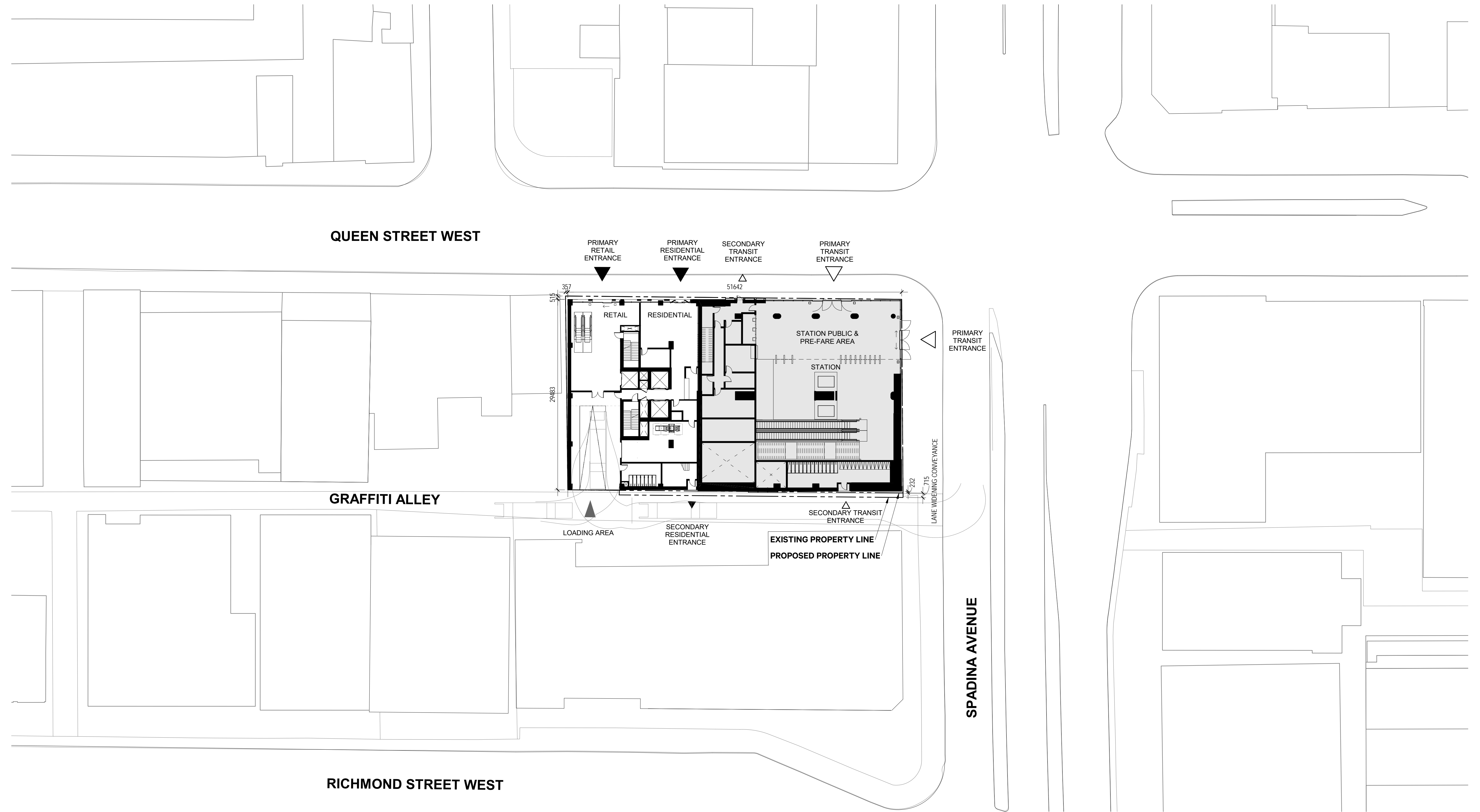
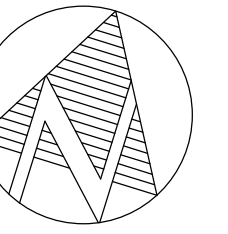
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ONTARIO LINE
ITOC
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ROOF SITE PLAN

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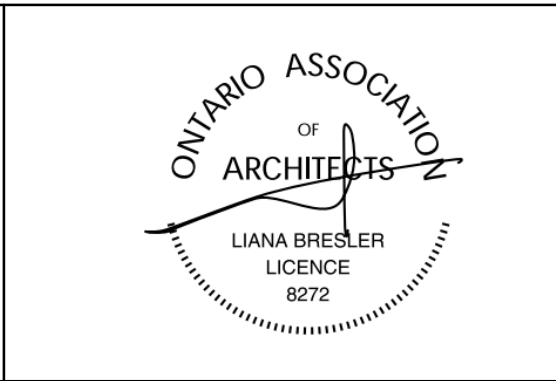
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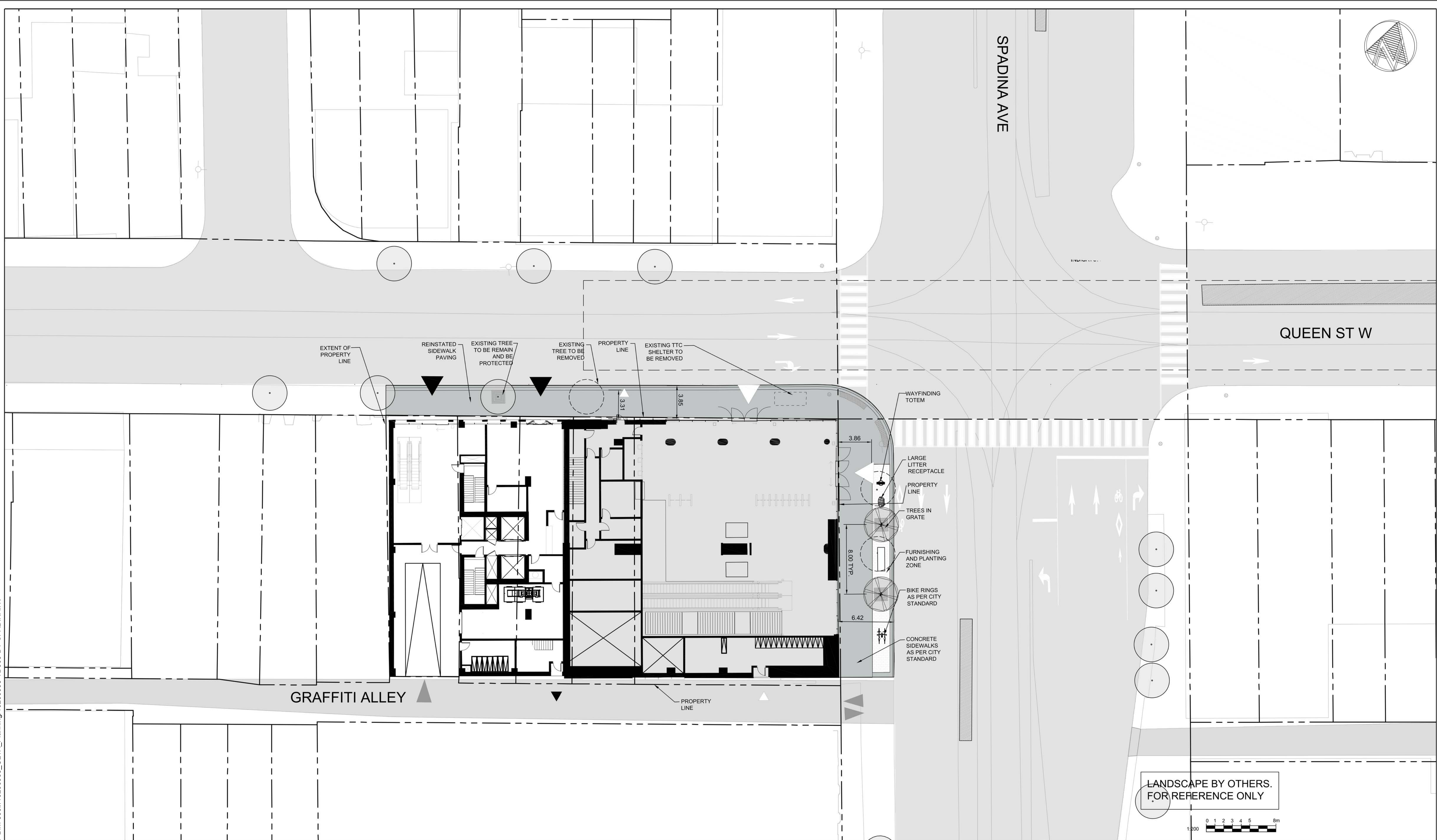


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ONTARIO LINE
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 GROUND FLOOR SITE PLAN

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LANDSCAPE SET - REZONING**

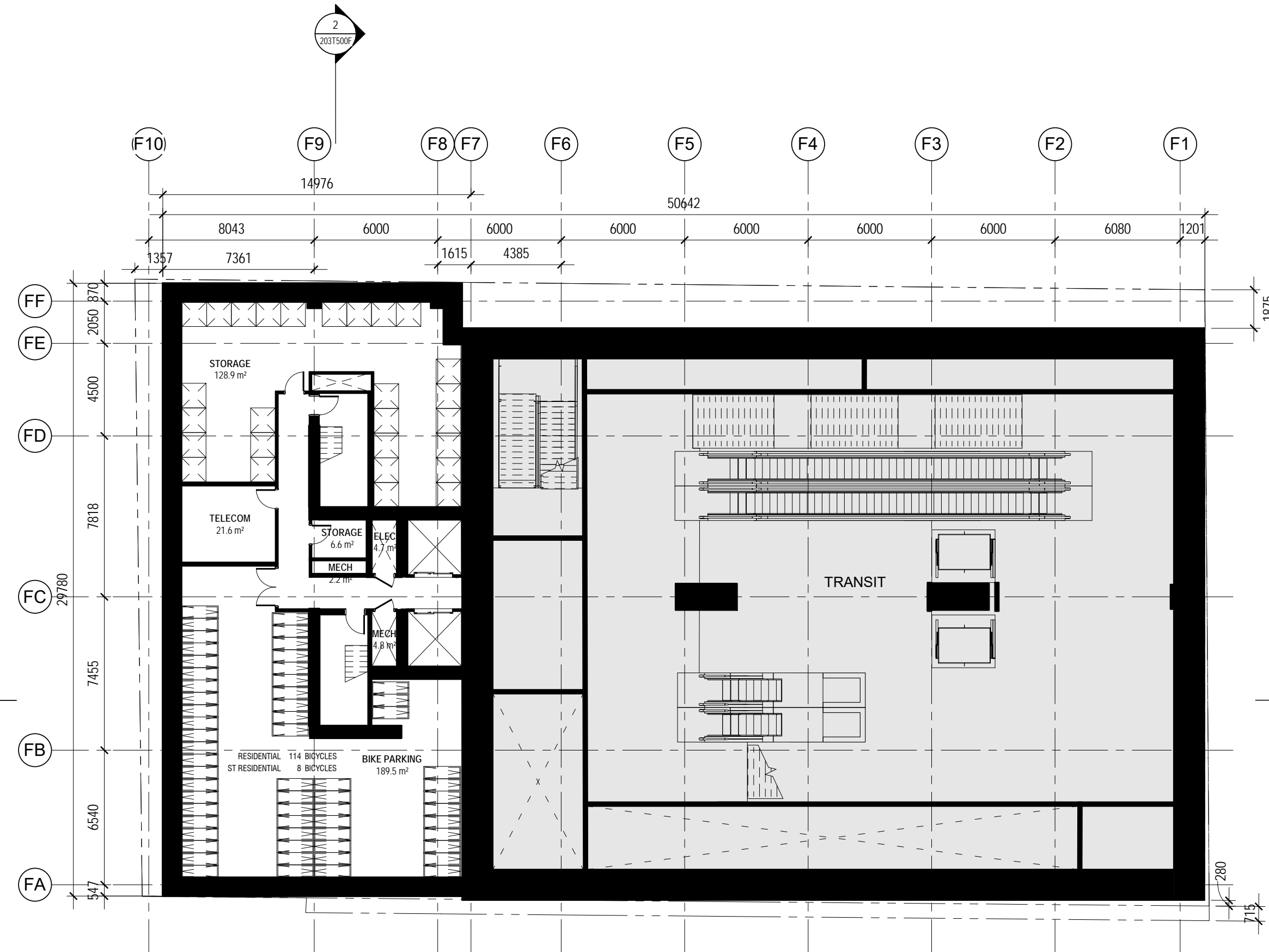
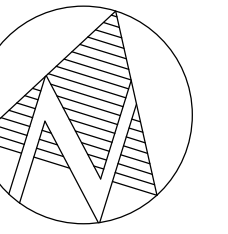


DESIGNED	A.ESPINOSA
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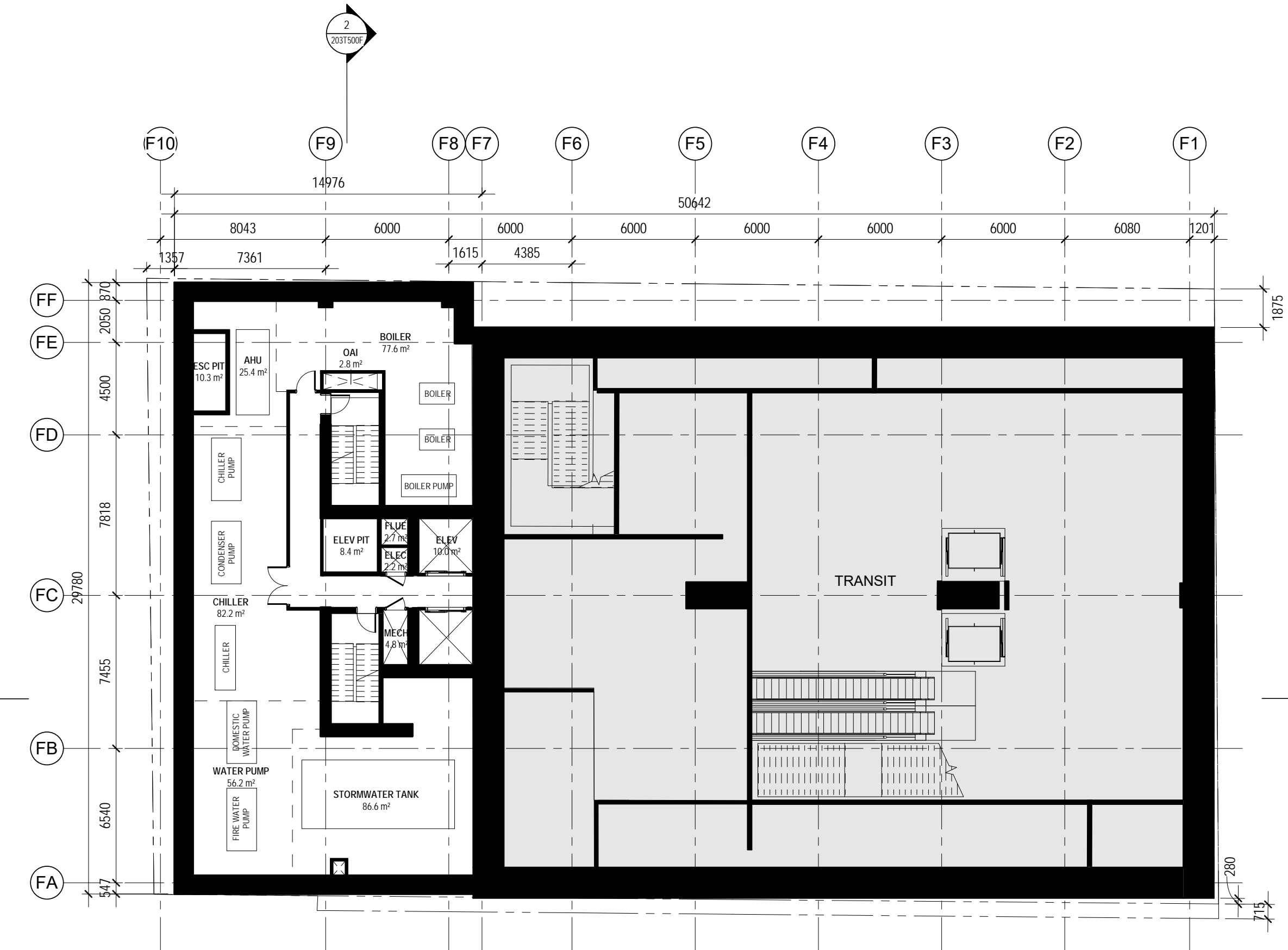
ONTARIO LINE
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LANDSCAPE PLAN

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SCALE: 1 : 200
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1 LEVEL B2
1 : 200



2 LEVEL B1
1 : 200

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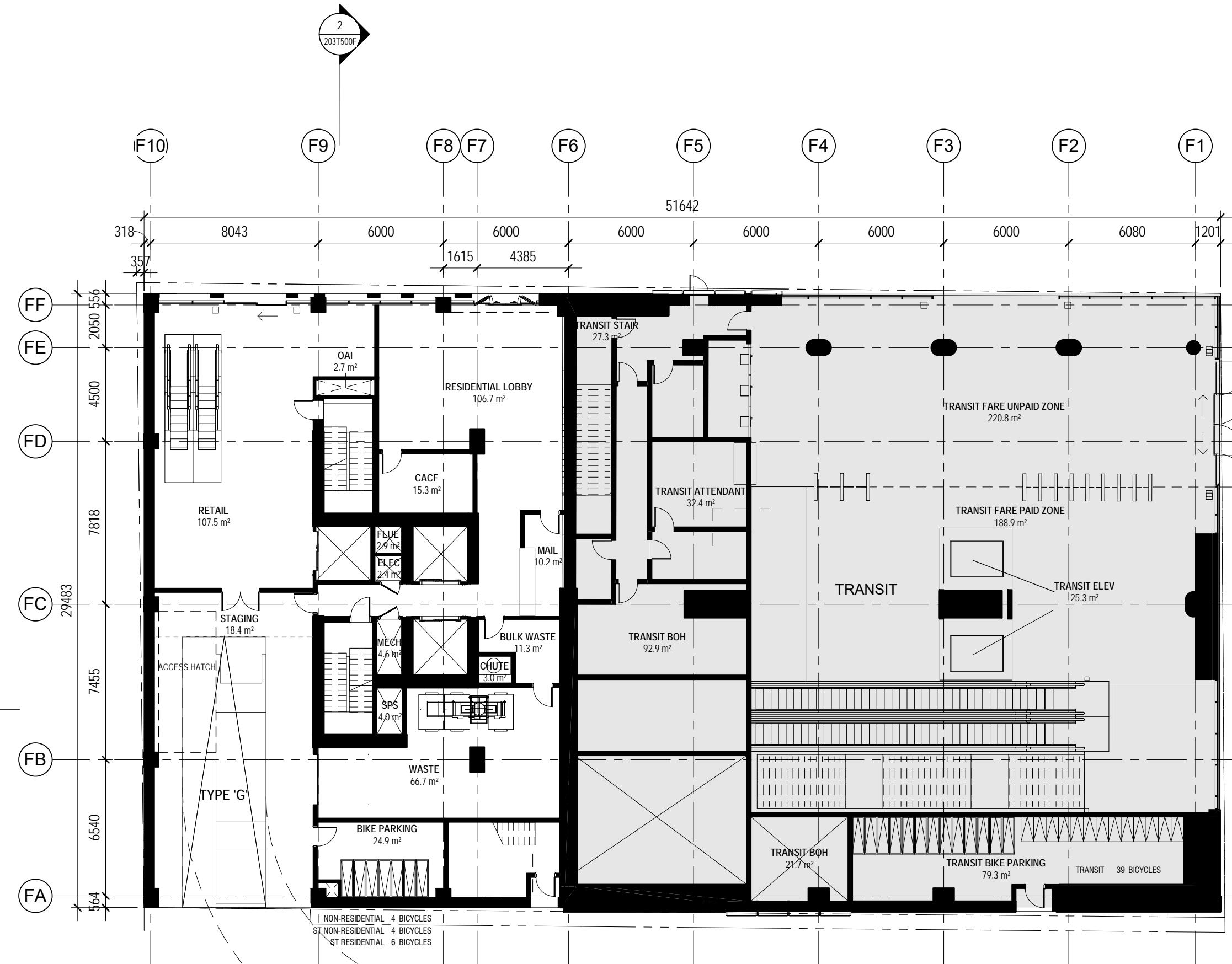
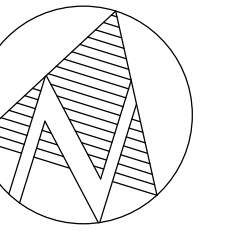
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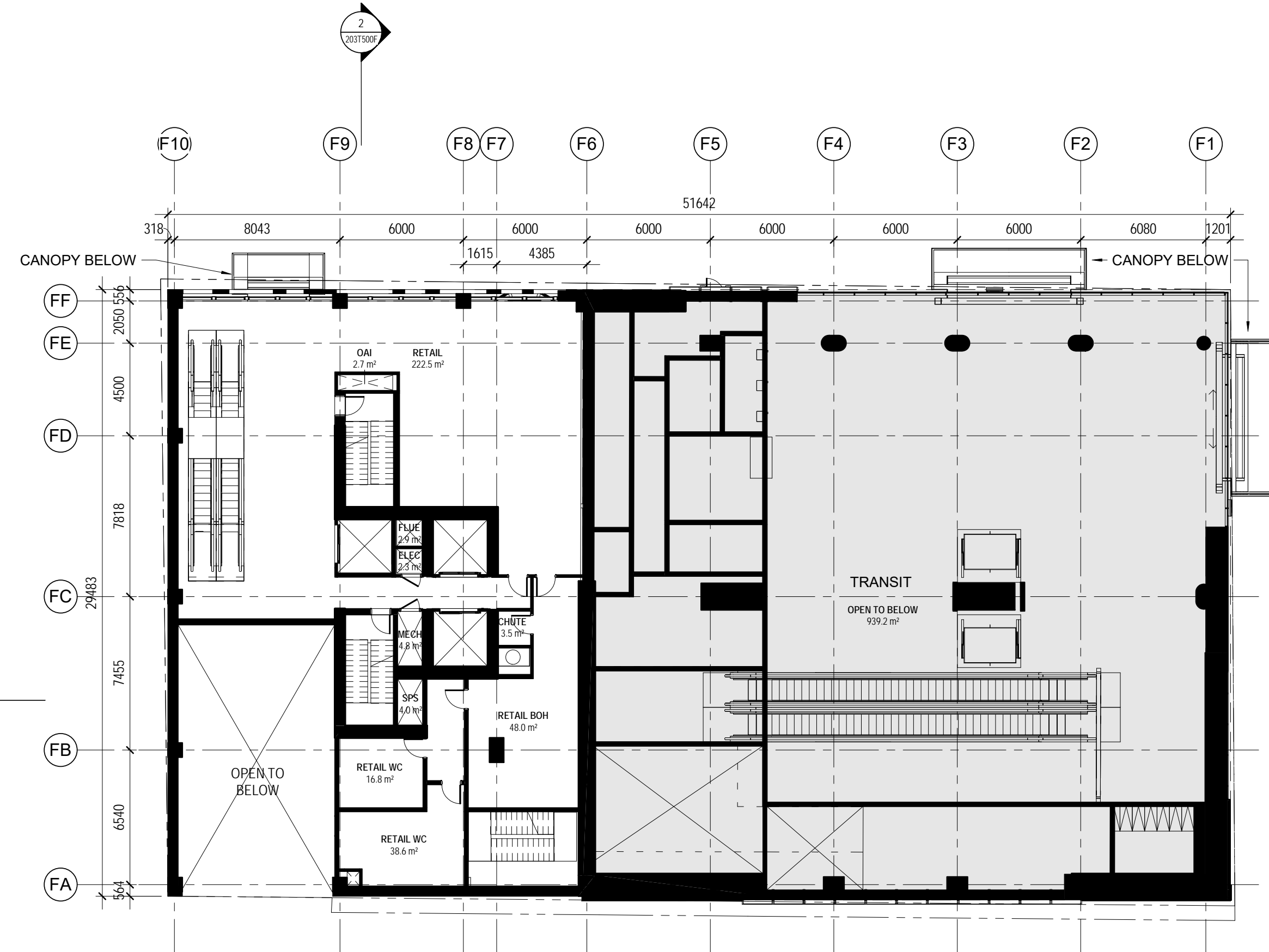
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ONTARIO LINE
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BELOW GRADE LEVELS

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1 LEVEL 01
1 : 200

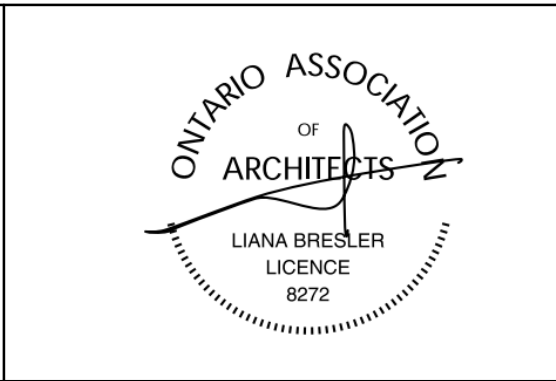


2 LEVEL 02
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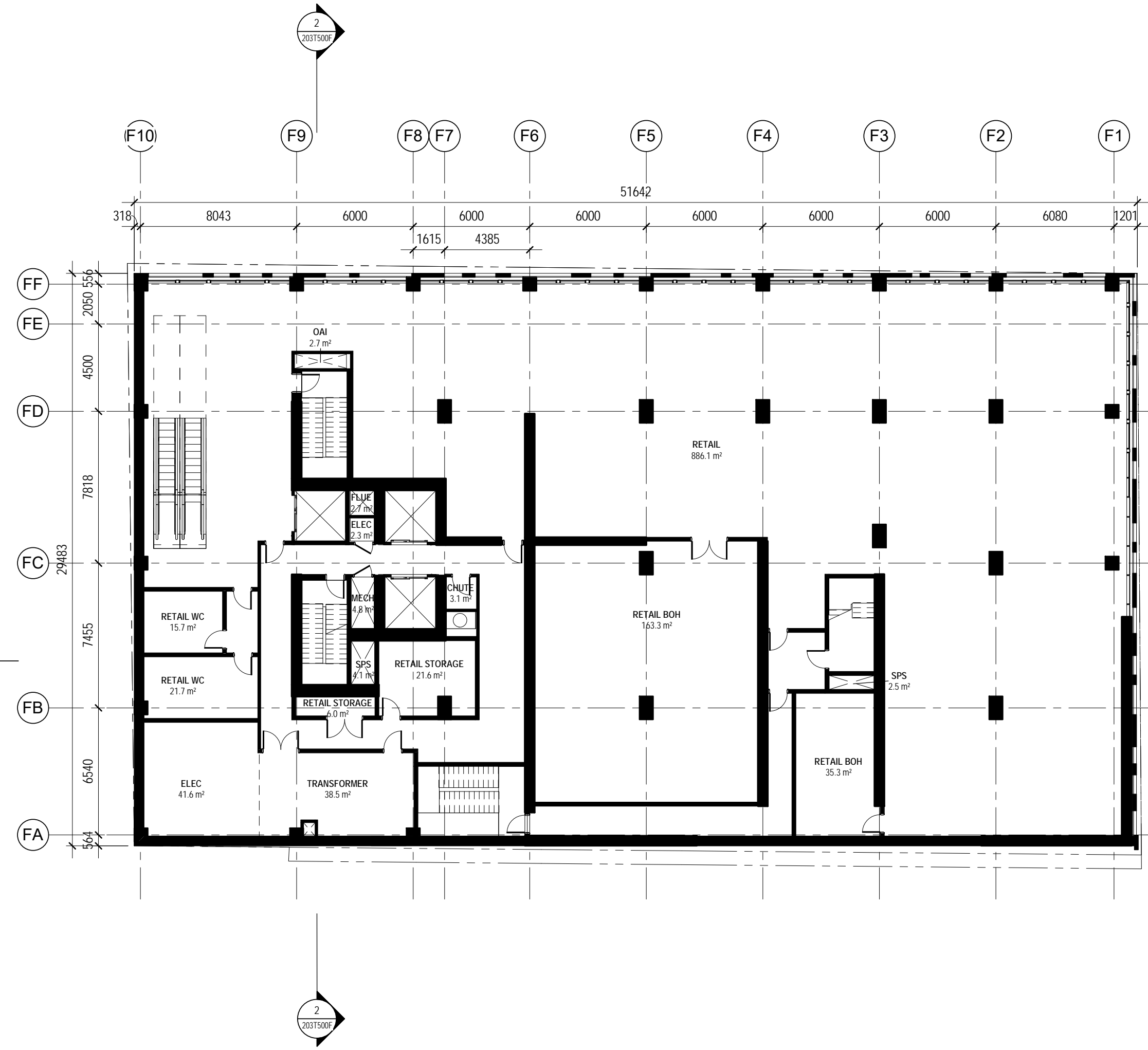
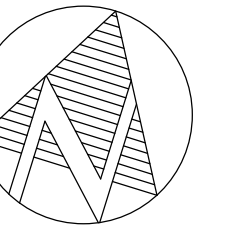
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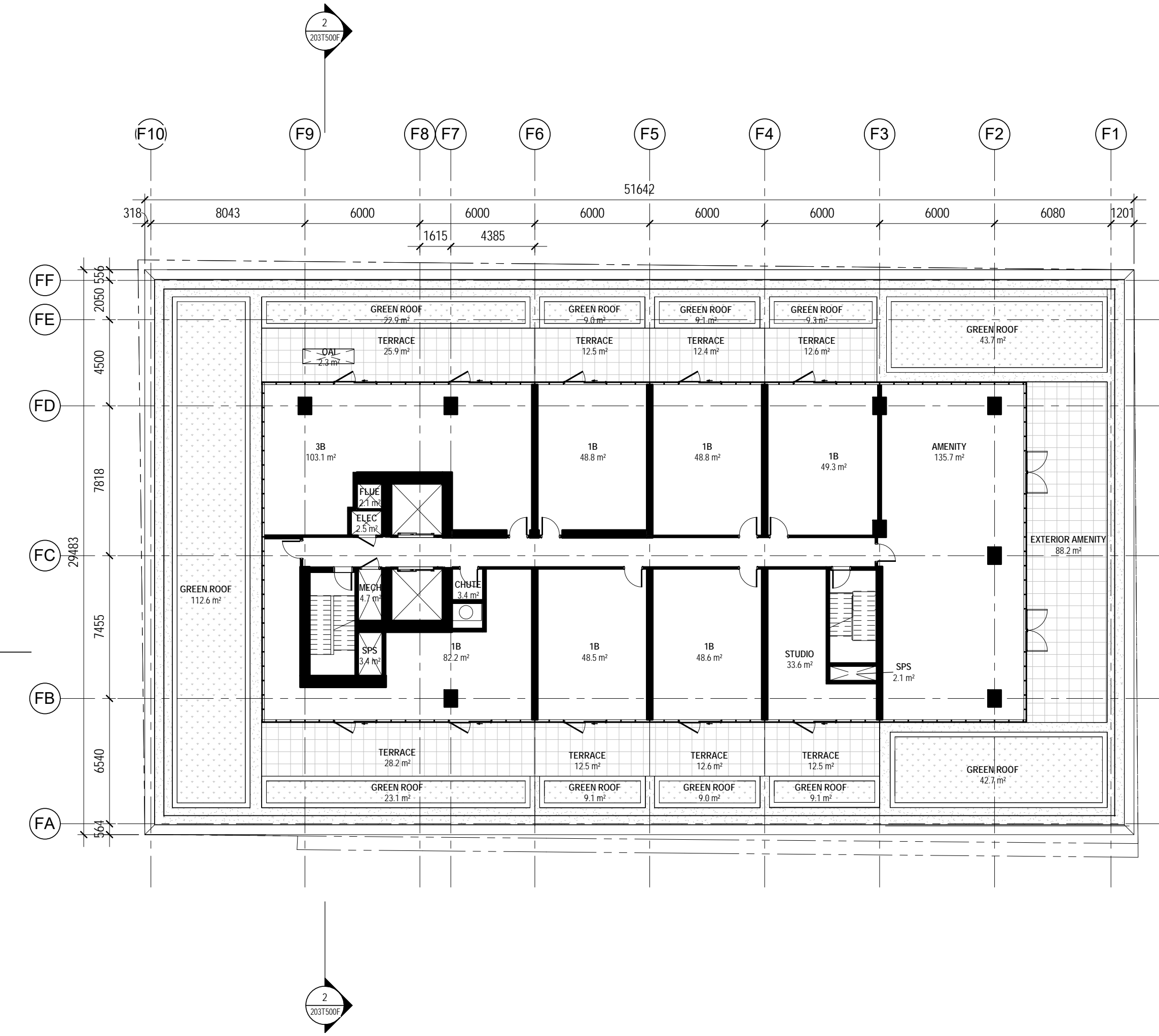
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ONTARIO LINE
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LEVEL 01-02

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1 LEVEL 03
1 : 200

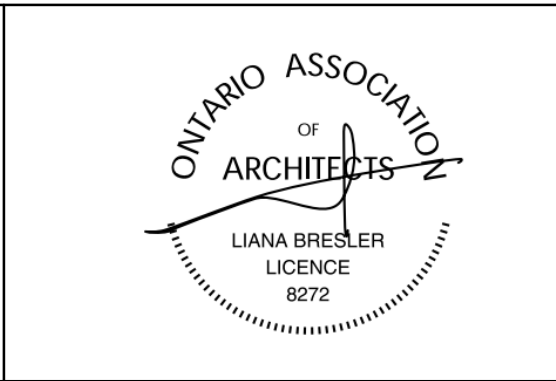


2 LEVEL 04
1 : 200

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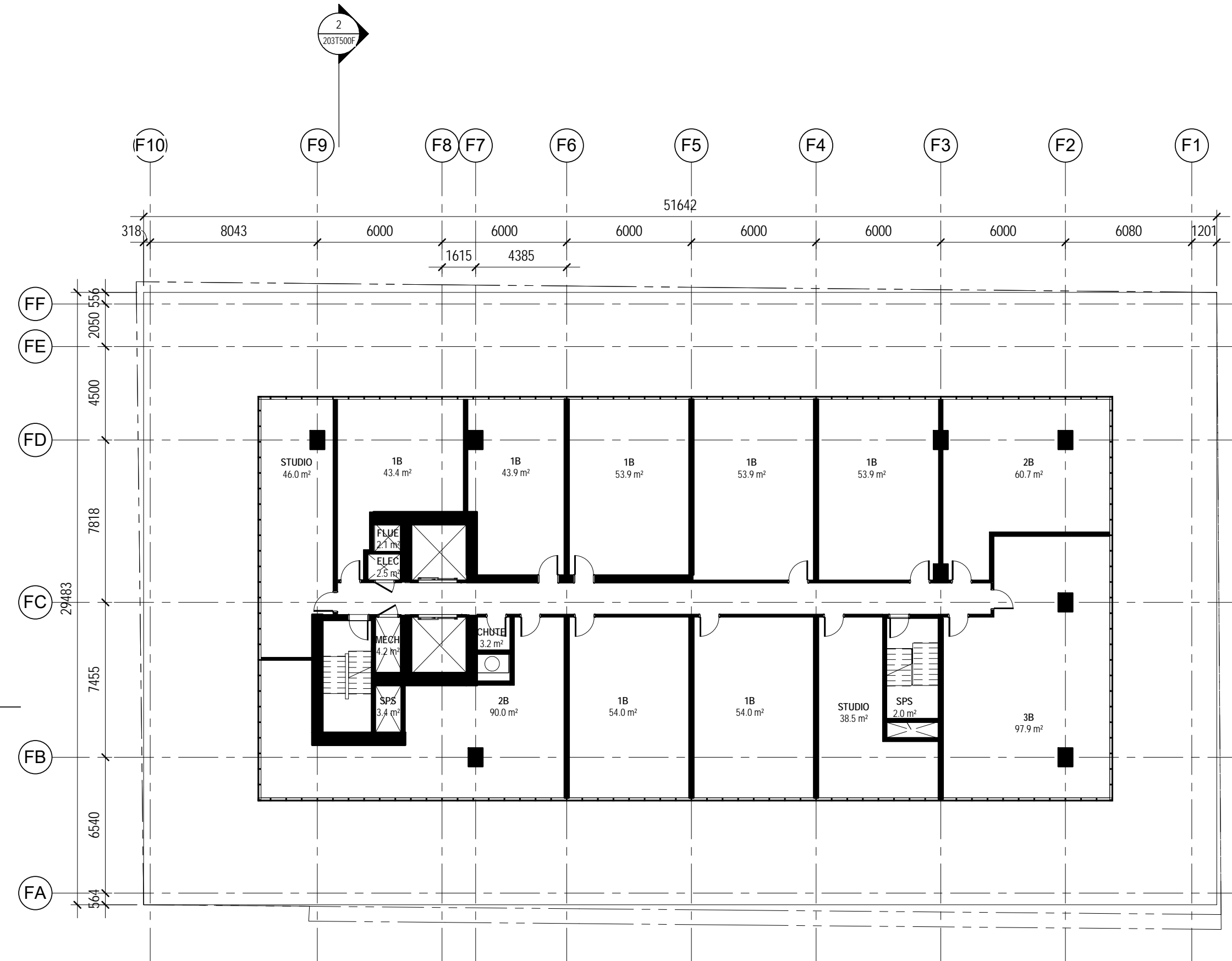
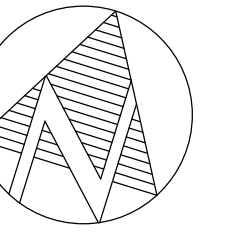
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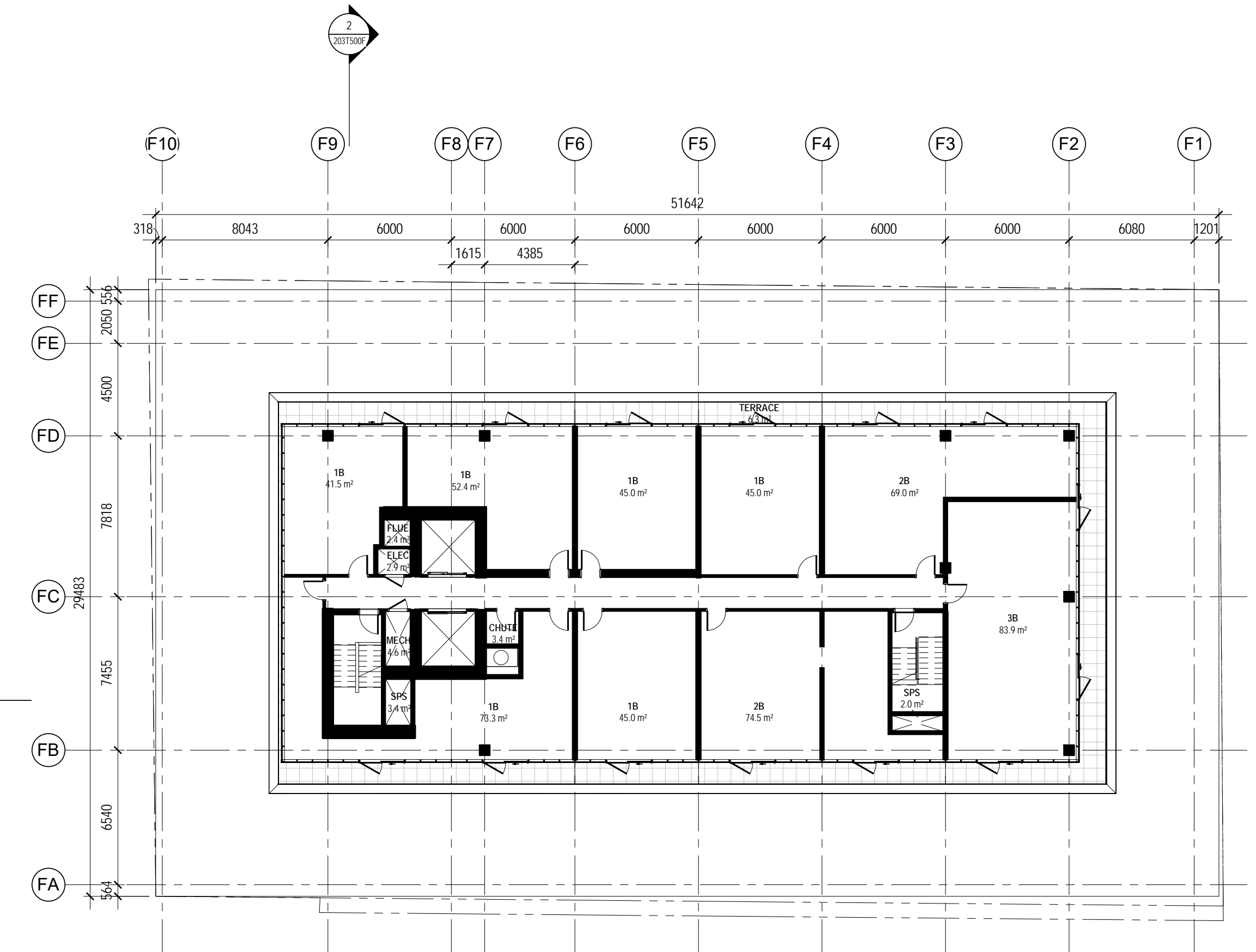
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ONTARIO LINE
ITOC
DOWNTOWN | SPADINA
LEVEL 03-04

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SCALE 1 : 200	DRAWING NUMBER 203T201F



1 LEVEL 05-12
1 : 200



2 LEVEL 13-14
1 : 200

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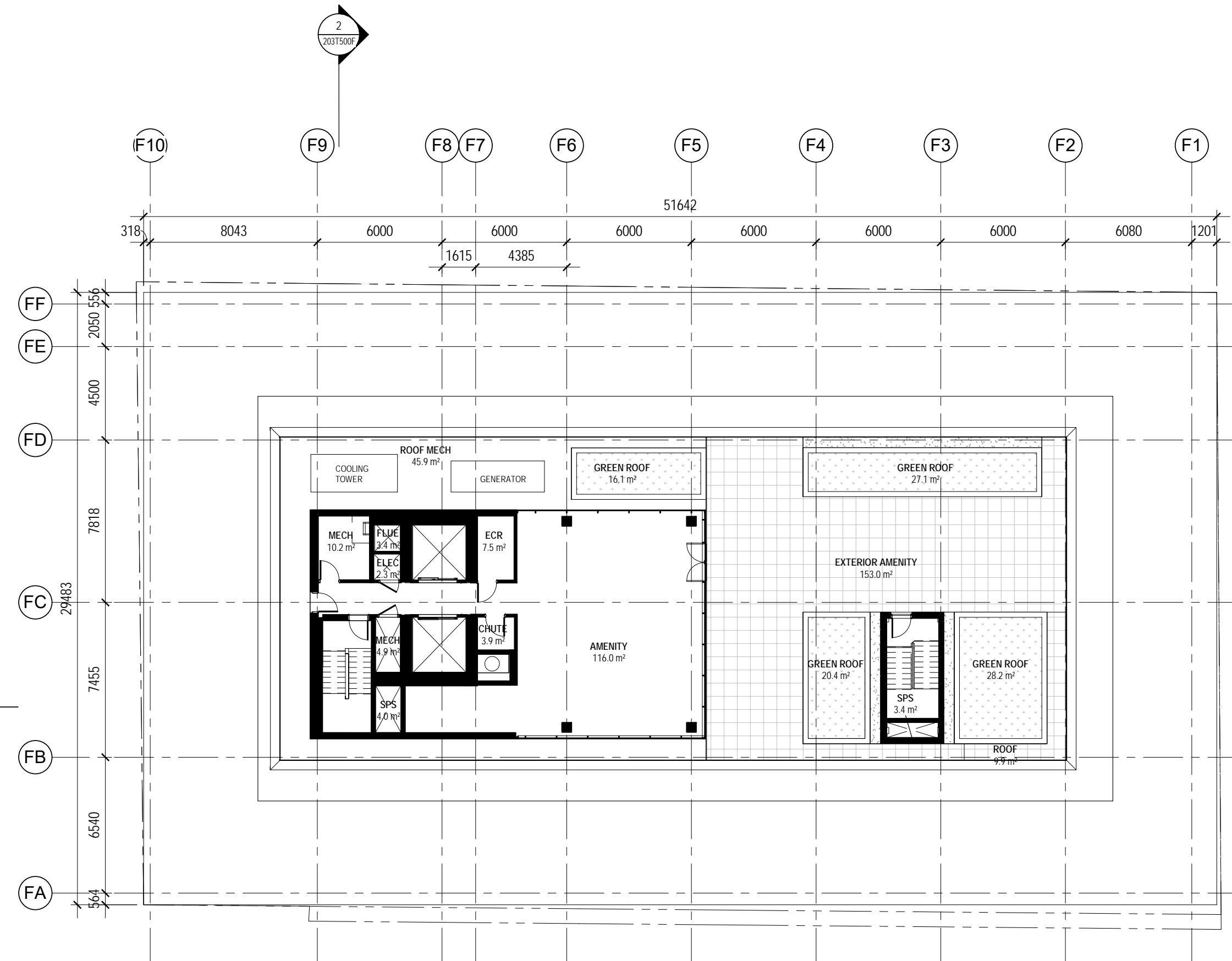
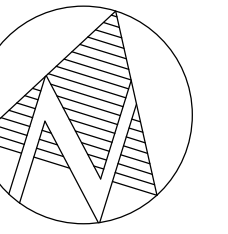
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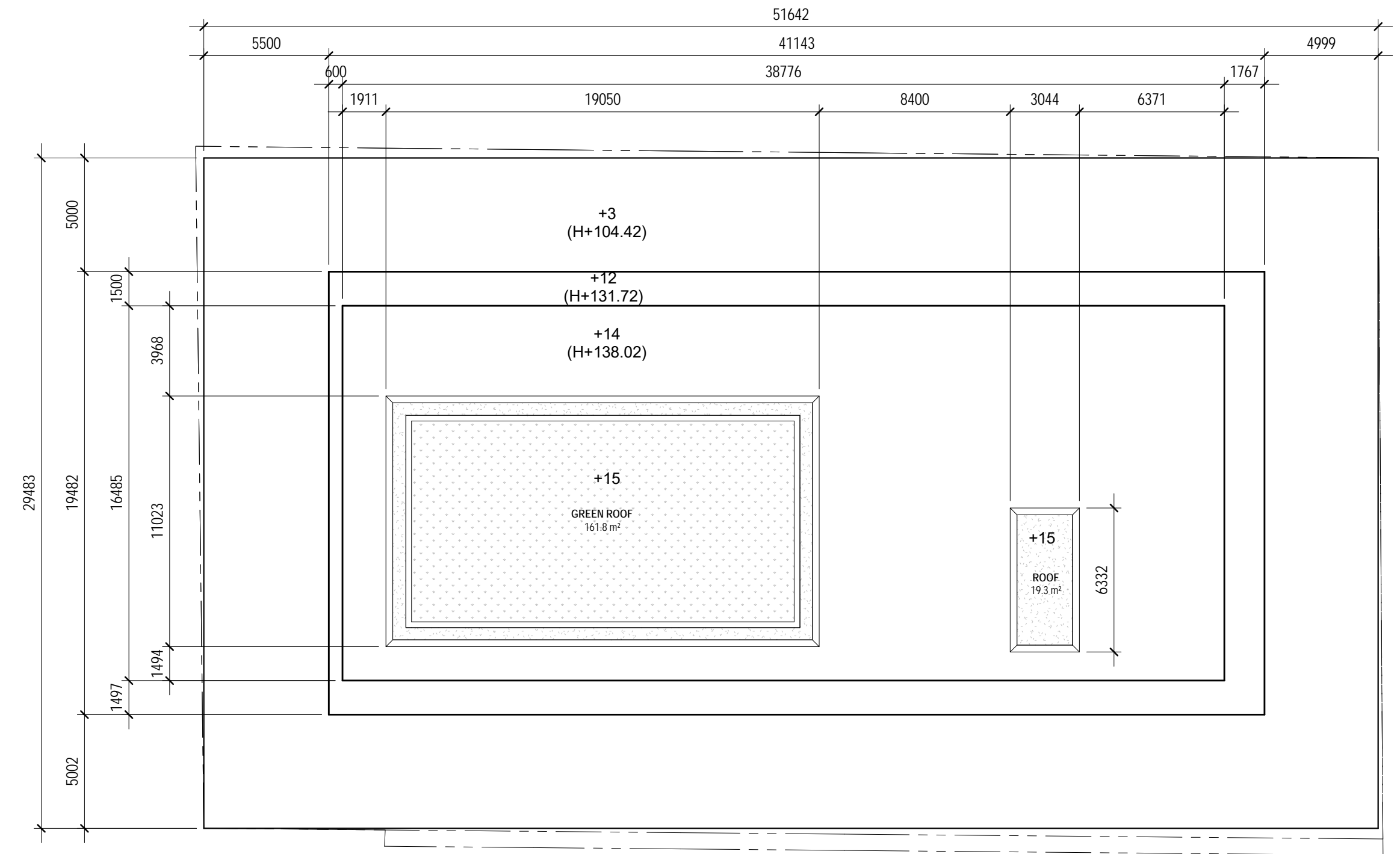
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ONTARIO LINE
ITOC
DOWNTOWN | SPADINA
LEVEL 05-14

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SCALE 1 : 200	DRAWING NUMBER 203T202F



1 LEVEL 15
1 : 200



2 ROOF PLAN
1 : 200

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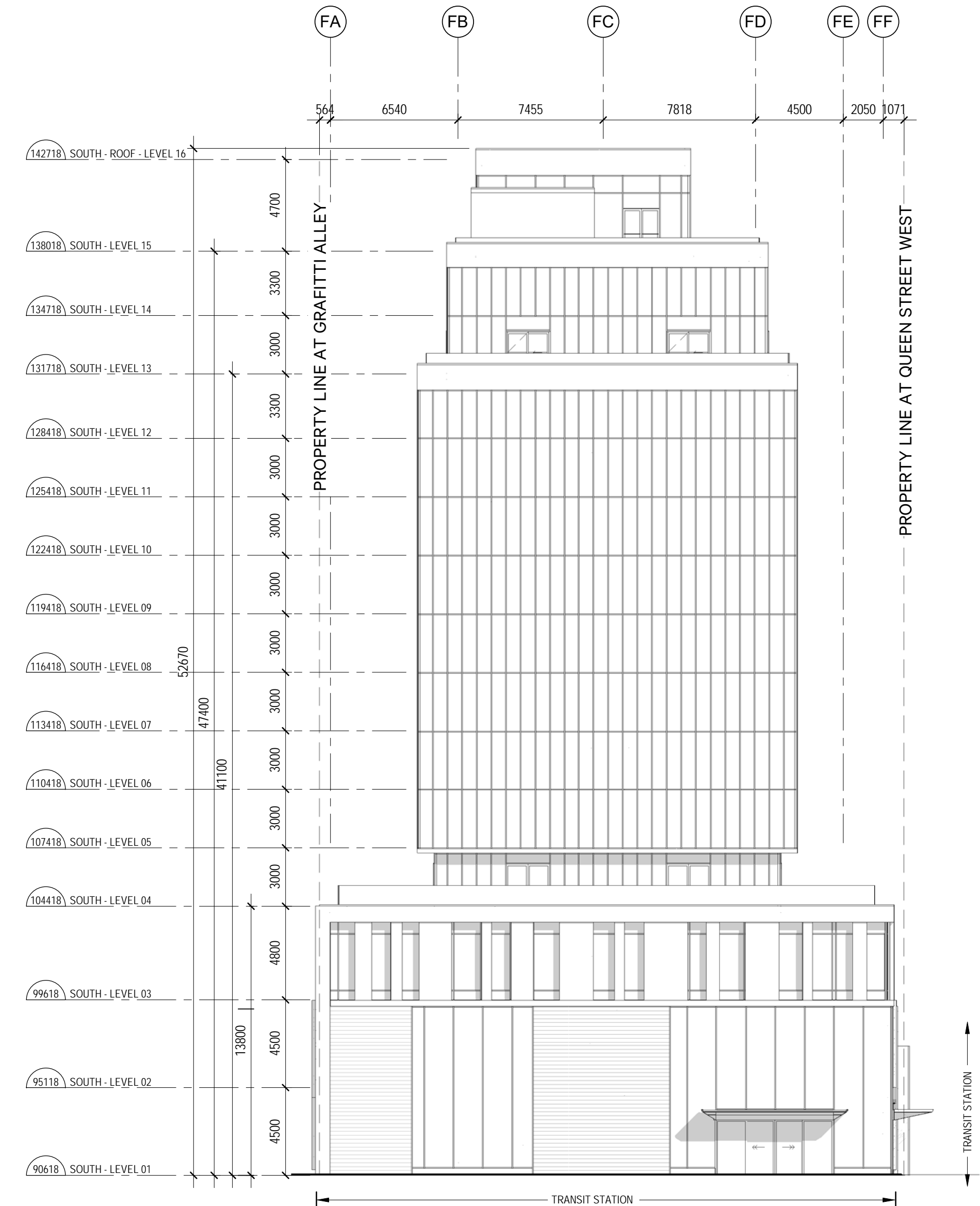


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CHECKED	A. CHRISTOPHER
APPROVED	L. BRESLER

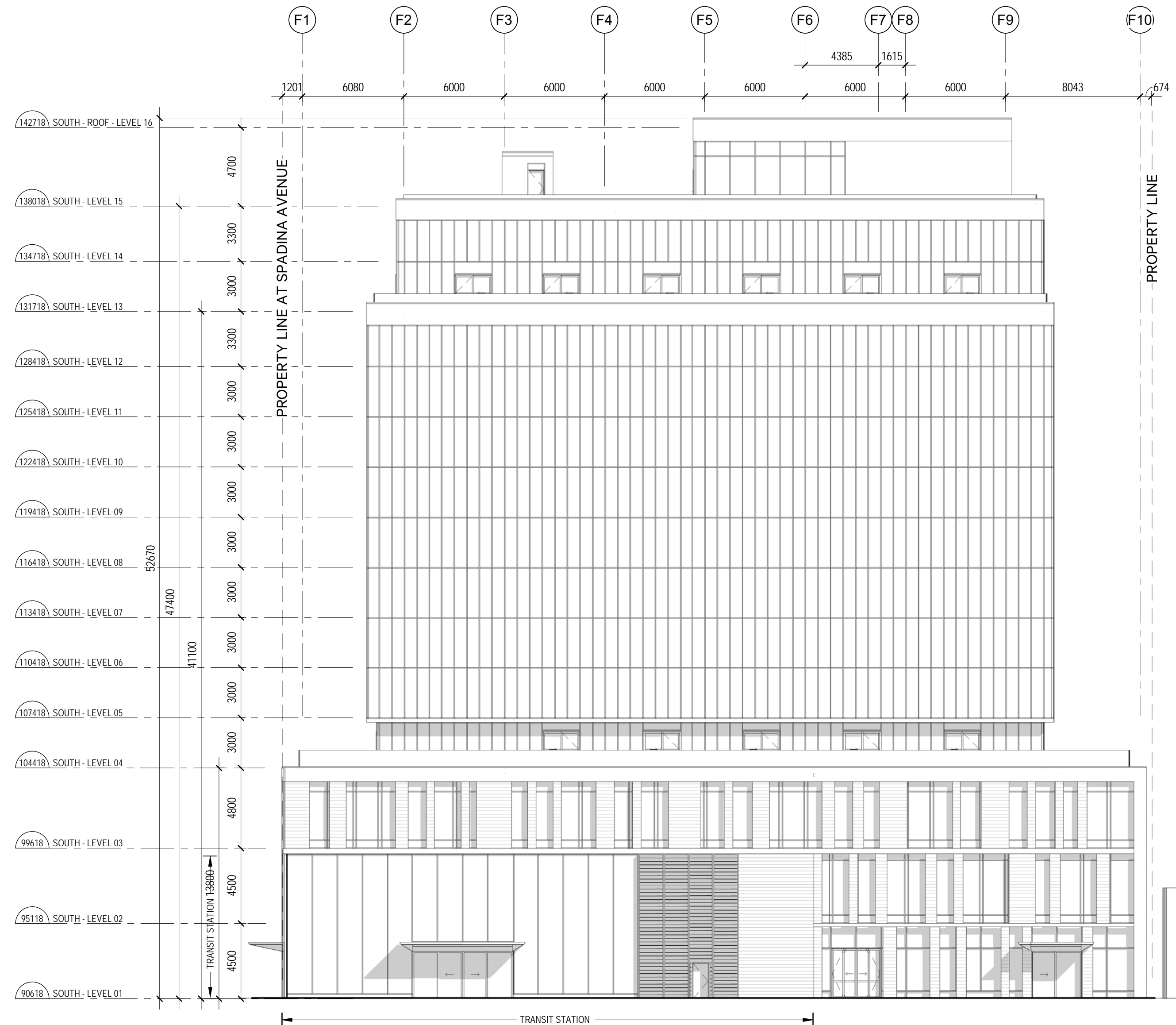
ONTARIO LINE
ITOC
DOWNTOWN | SPADINA
LEVEL 15 + ROOF PLAN

Plot Date: 5/21/2021 4:32:27 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 203T203F

SHEET No. 203T400F FILE: BIM 360/10206938_OL.TA_Planning/10206938-TD005-DT-SPADINA.rvt



1 EAST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING

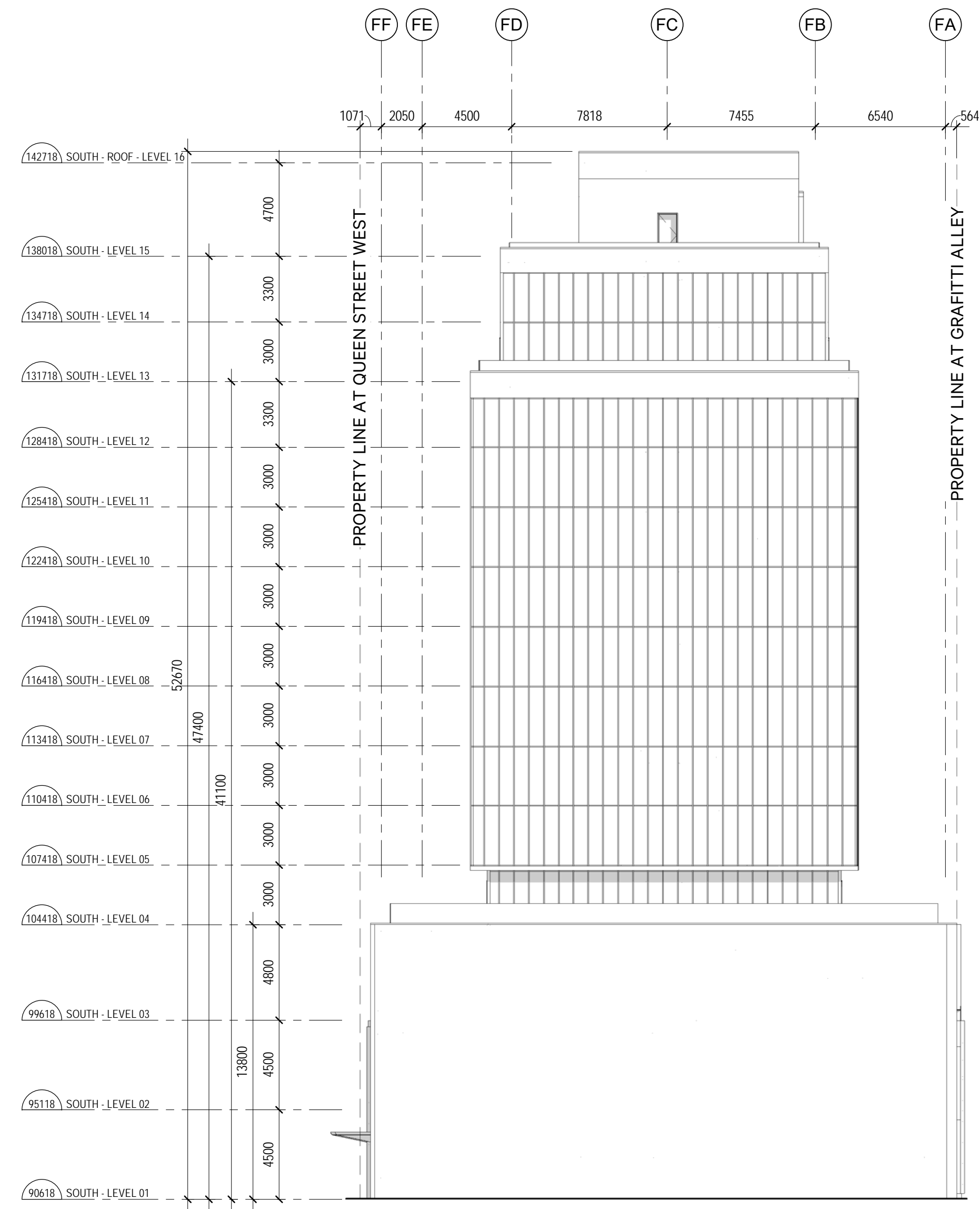


DESIGNED	A. CHRISTOPHER
DRAWN	I. AMOS
CHECKED	A. CHRISTOPHER
APPROVED	L. BRESLER

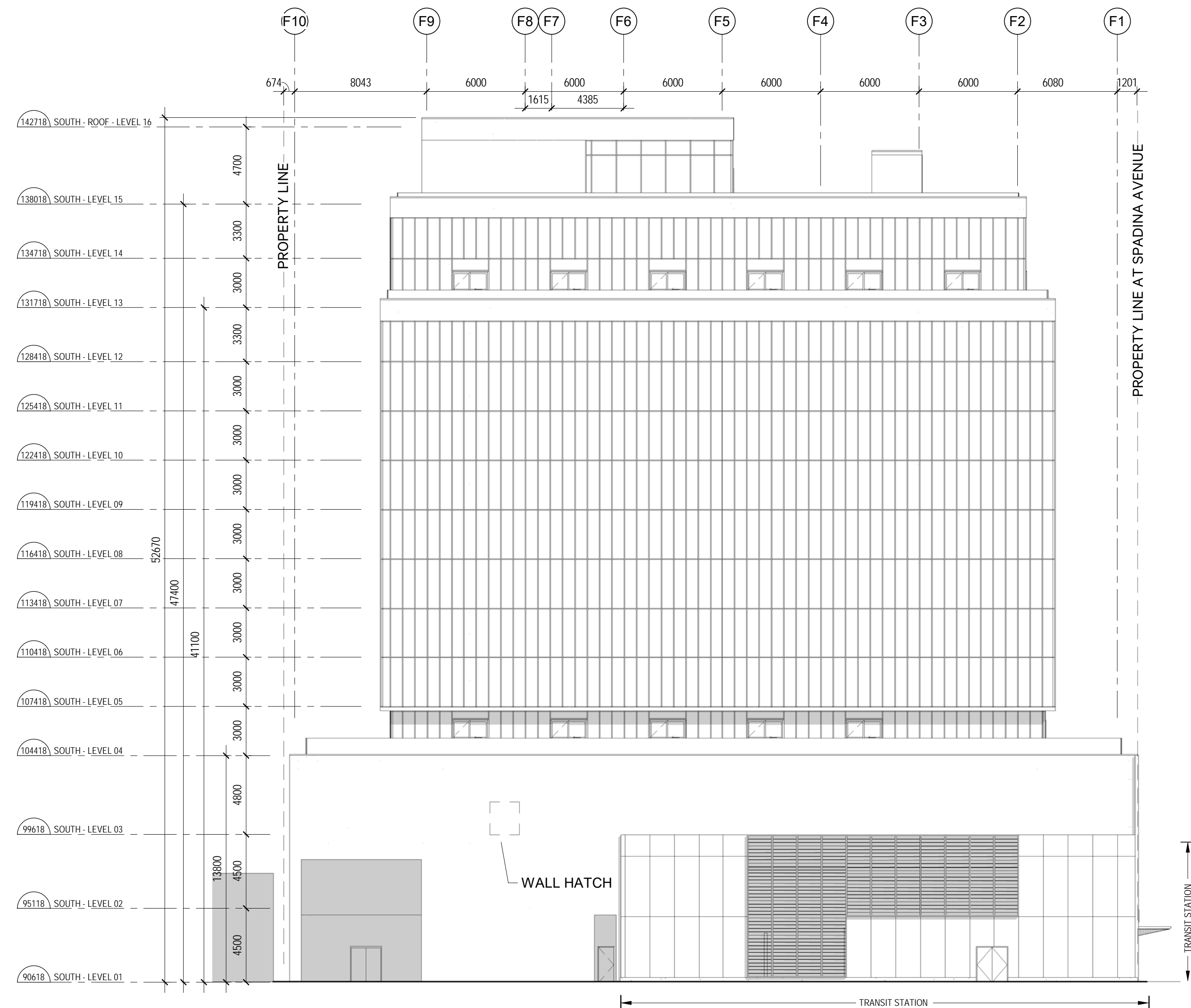
ONTARIO LINE
ITOC
DOWNTOWN | SPADINA
ELEVATIONS

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SCALE 1 : 200	DRAWING NUMBER 203T400F

SHEET No. 203T401F FILE: BIM 360/10206938_OL.TA_Planning/10206938-TD005-DT-SPADINA.rvt



1 WEST ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING

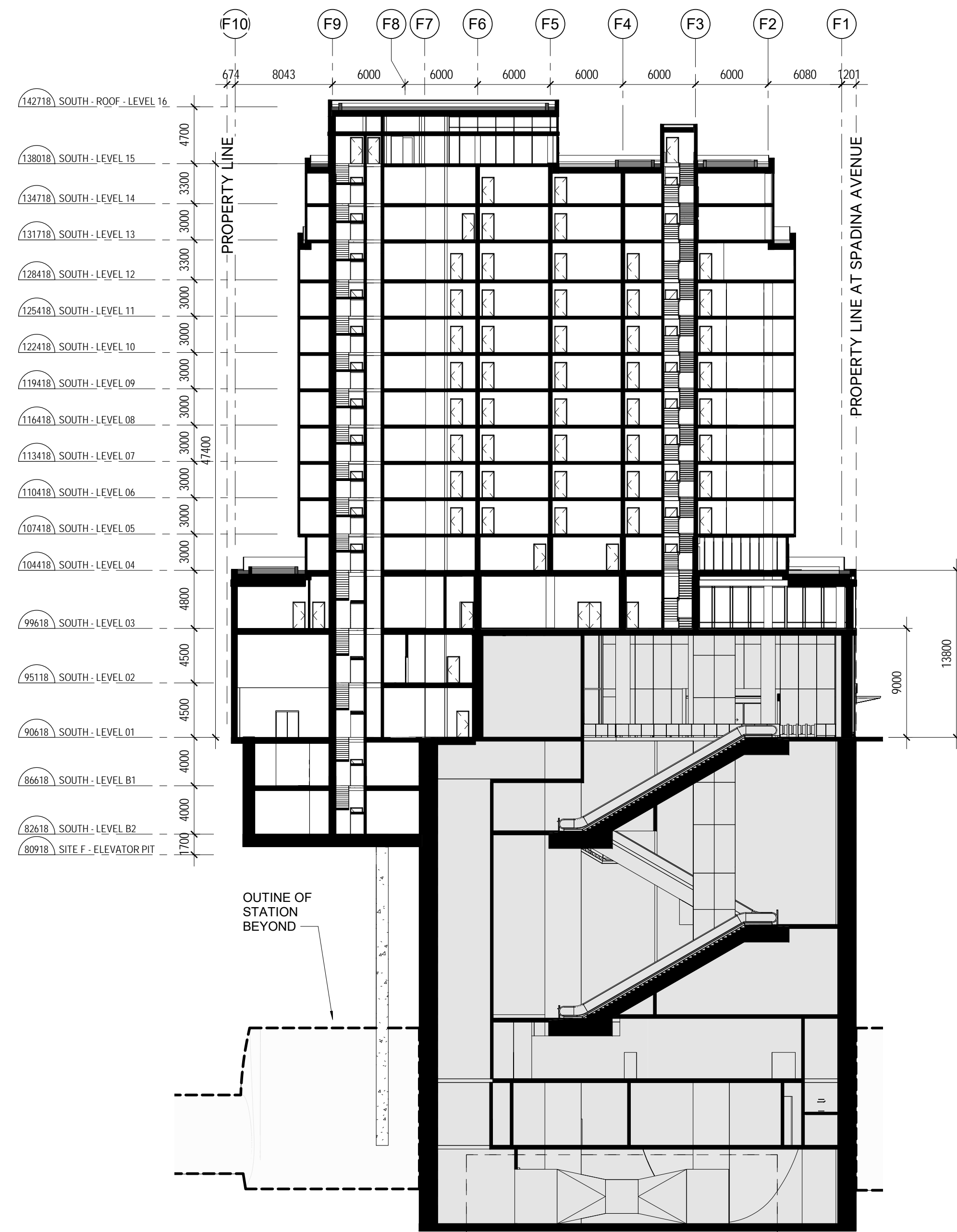


DESIGNED	A. CHRISTOPHER
DRAWN	L. AMOS
CHECKED	A. CHRISTOPHER
APPROVED	L. BRESLER

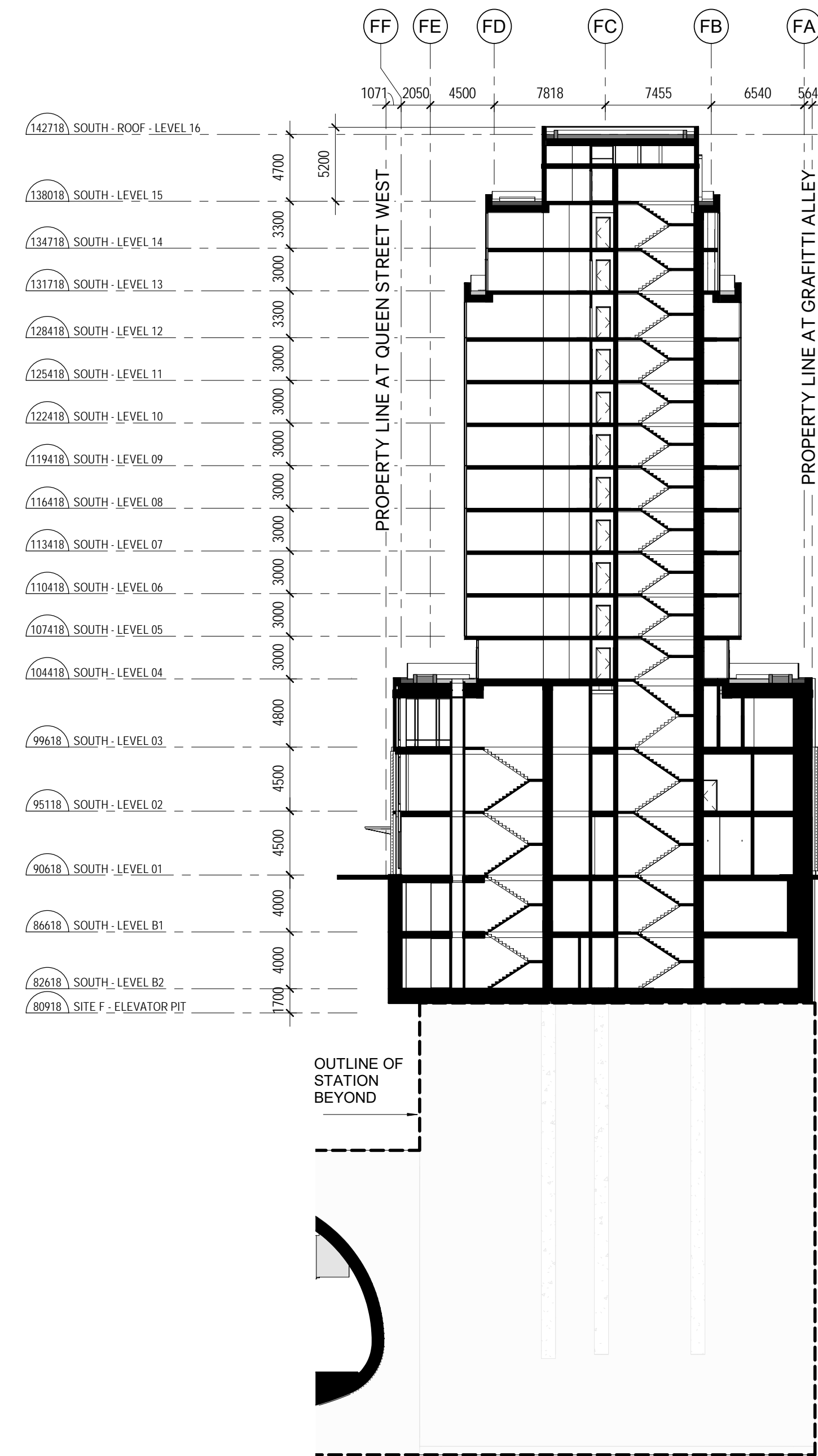
ONTARIO LINE
ITOC
DOWNTOWN | SPADINA
ELEVATIONS

Plot Date: 5/21/2021 4:33:07 PM	
METROLINX Infrastructure Ontario	
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SHEET No. 203T500F001: BIM 360/10206938_OL.TA_Planning/10206938-TD003-DT-SPADINA.rvt



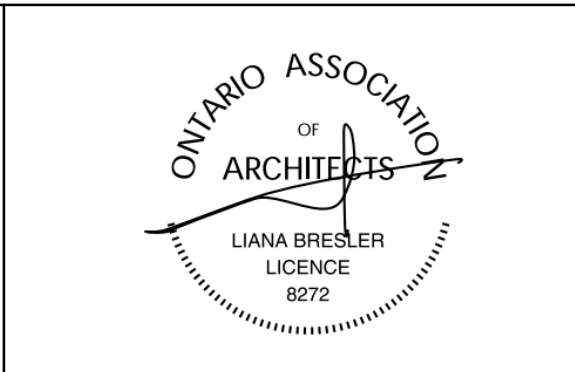
1 LONG SECTION
1:300



2 CROSS SECTION
1:300

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

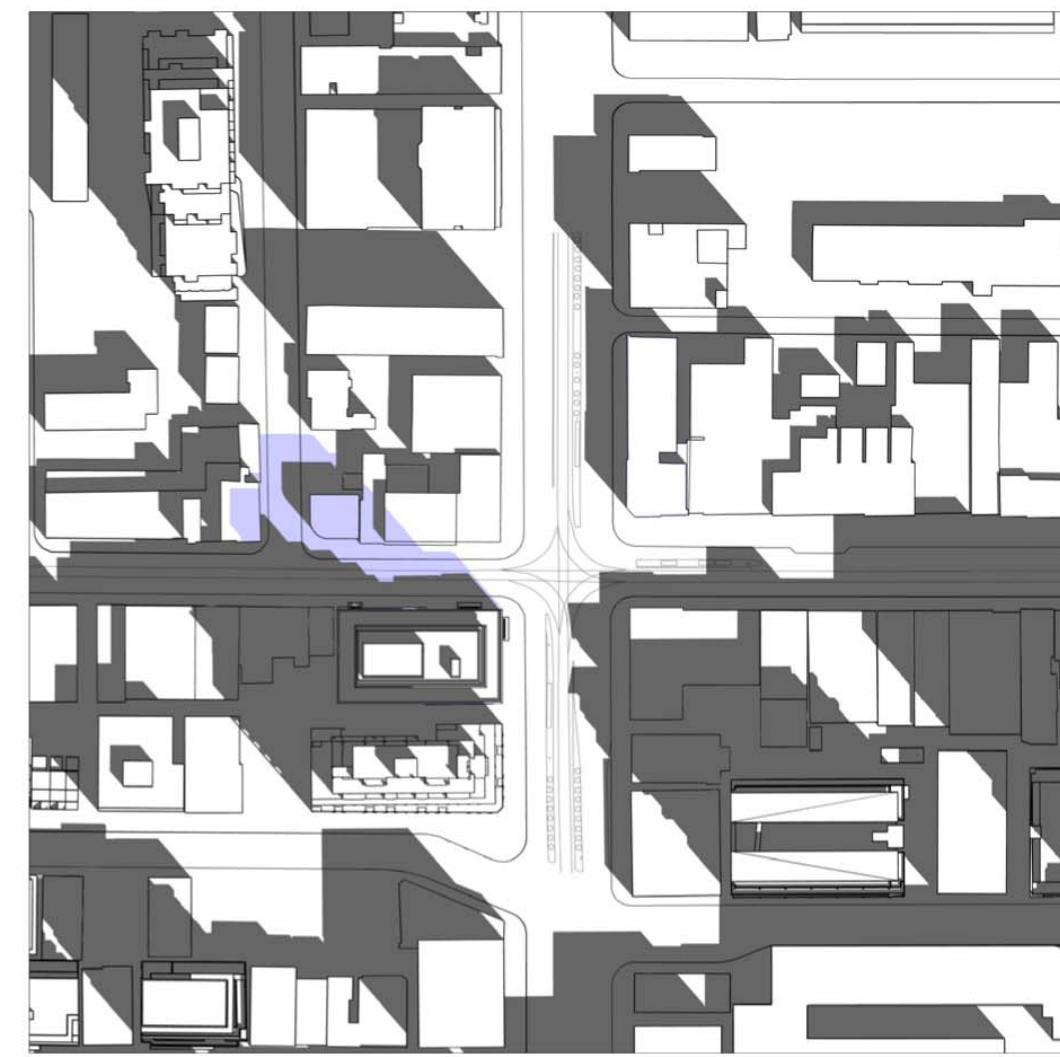
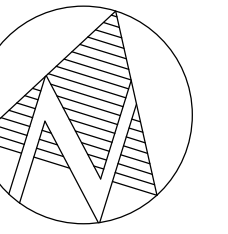
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



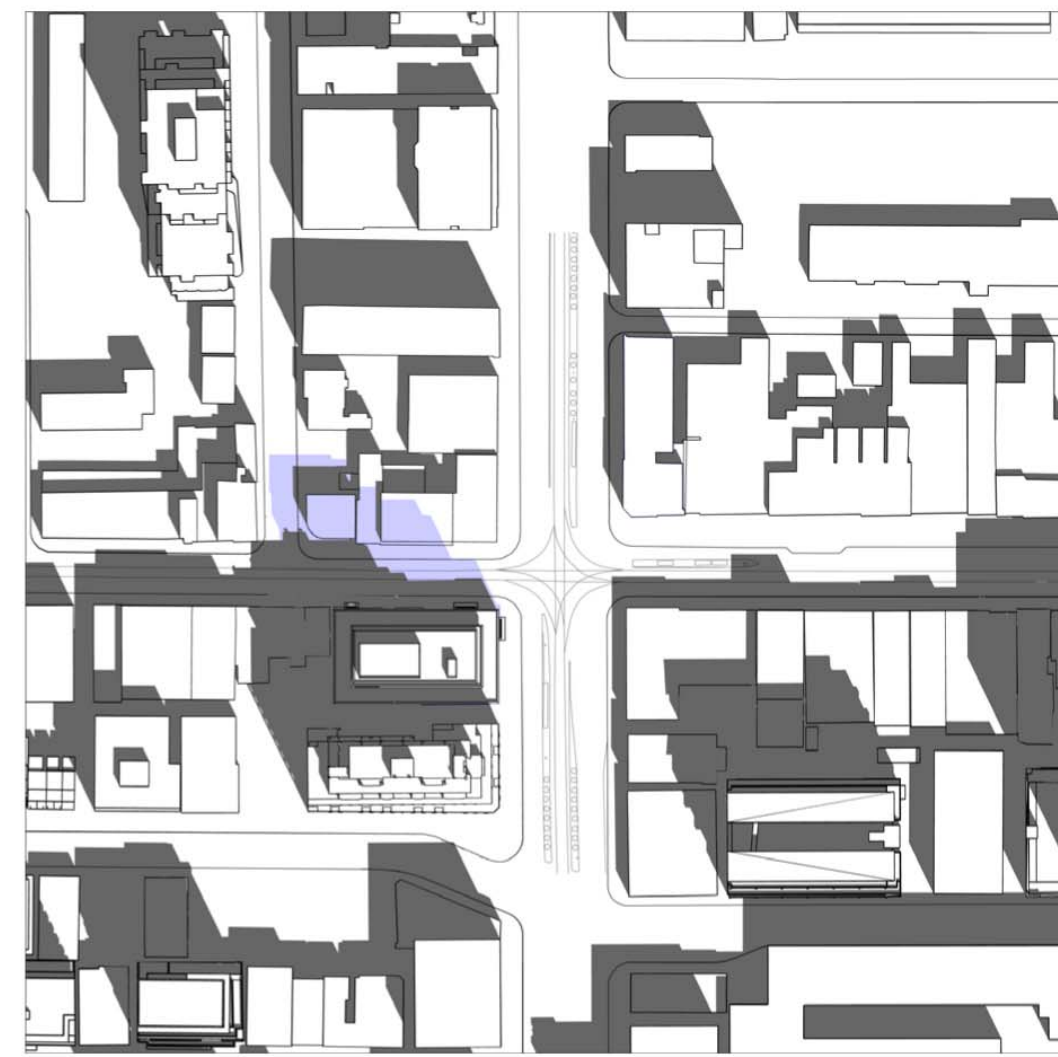
DESIGNED	A. CHRISTOPHER
DRAWN	N. SHEWCHUK
CHECKED	A. CHRISTOPHER
APPROVED	L. BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | SPADINA
SECTIONS

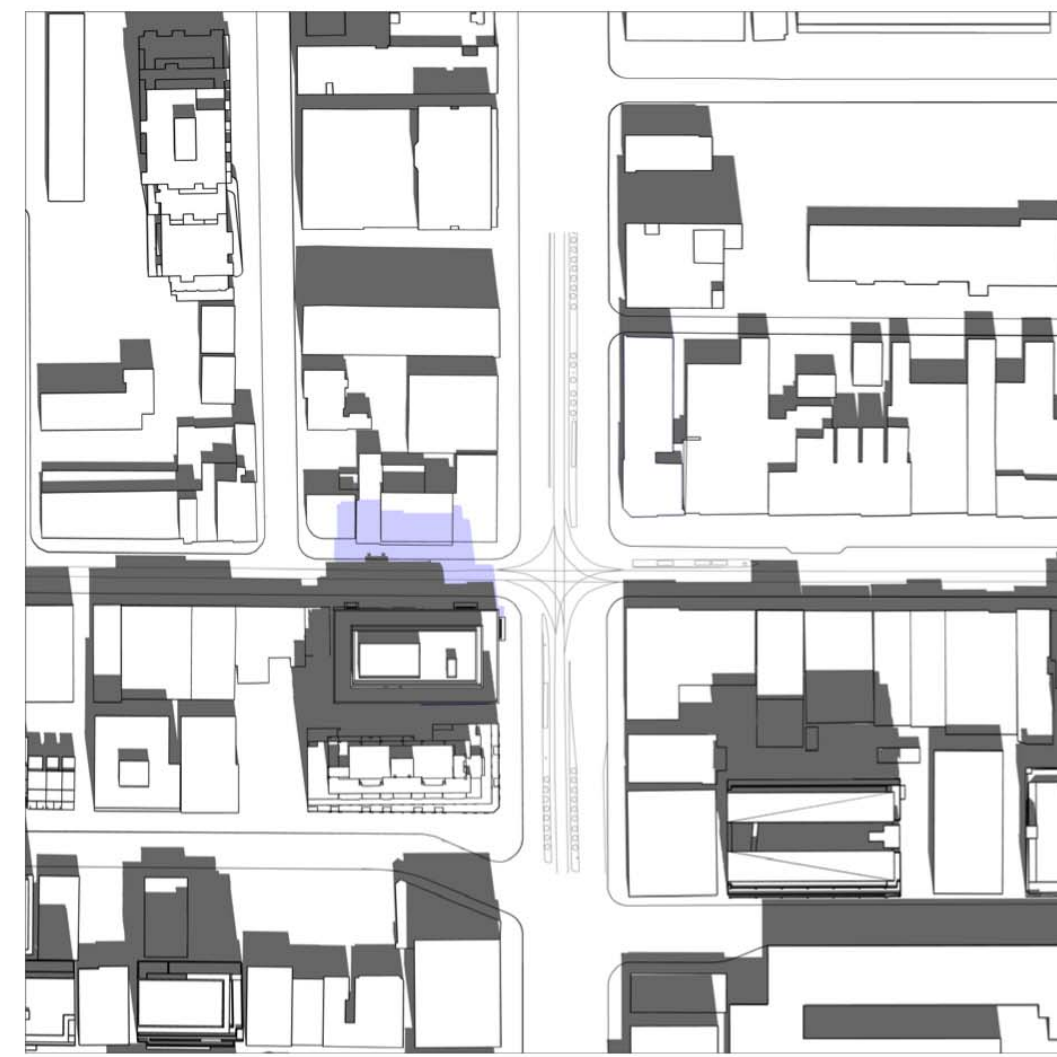
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METROLINX Infrastructure Ontario	
SCALE 1:300	DRAWING NUMBER 203T500F



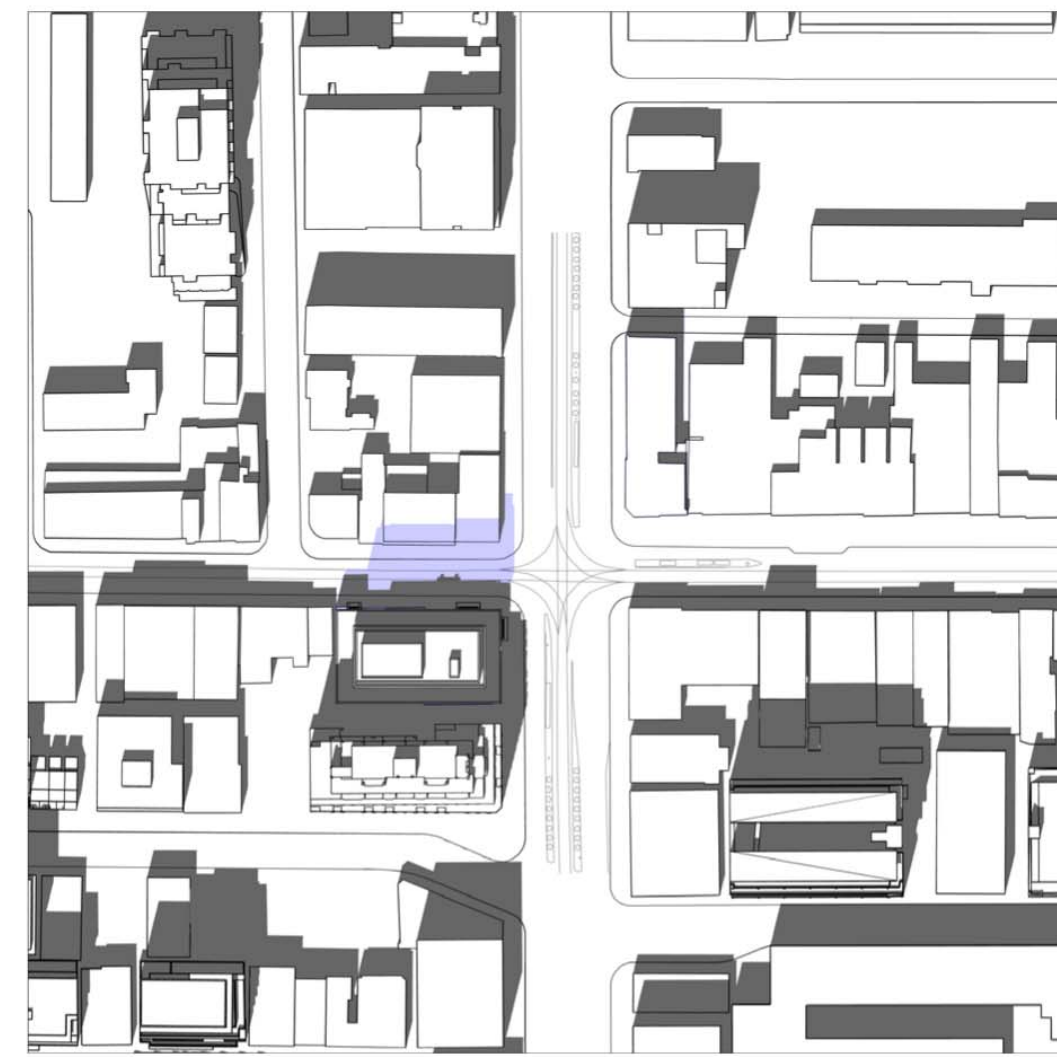
MARCH 21, 2020 - 9:18



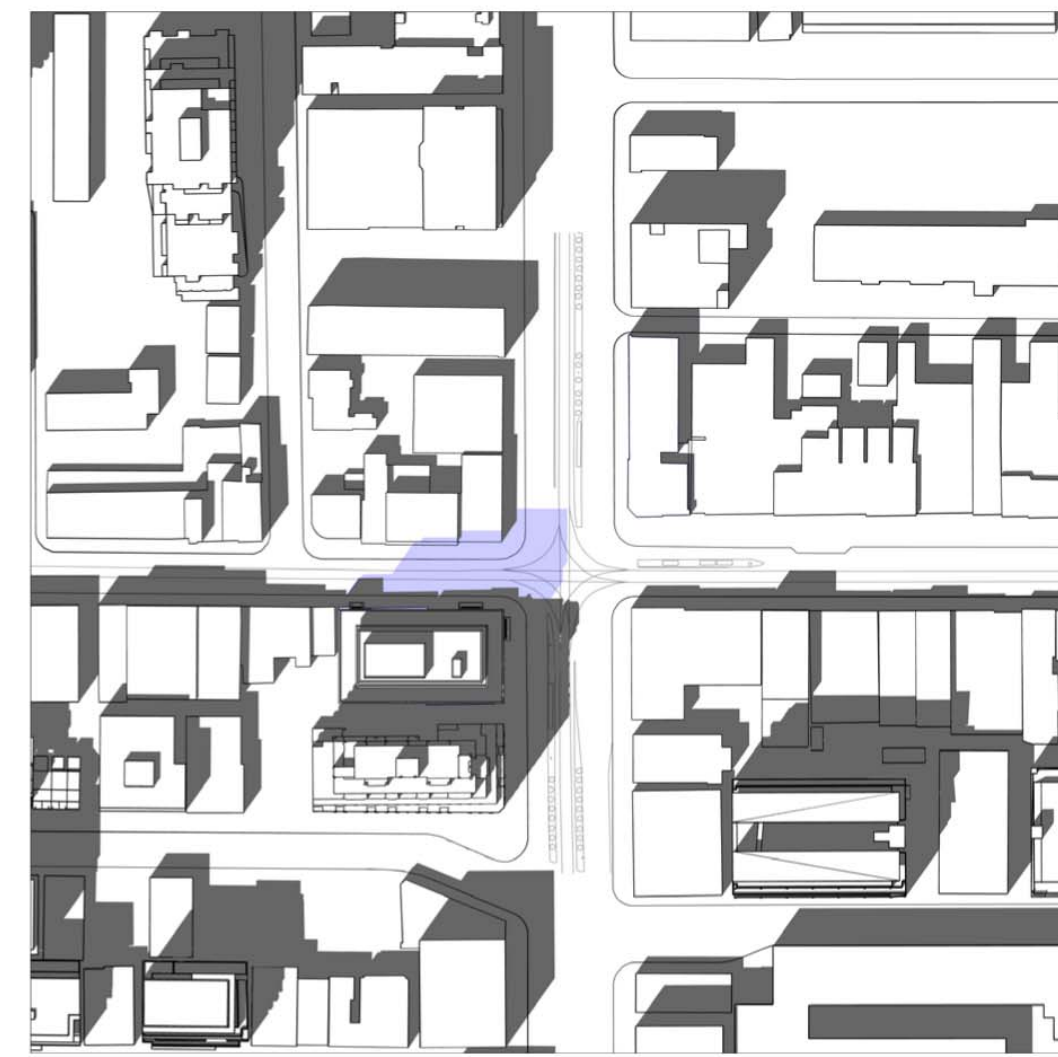
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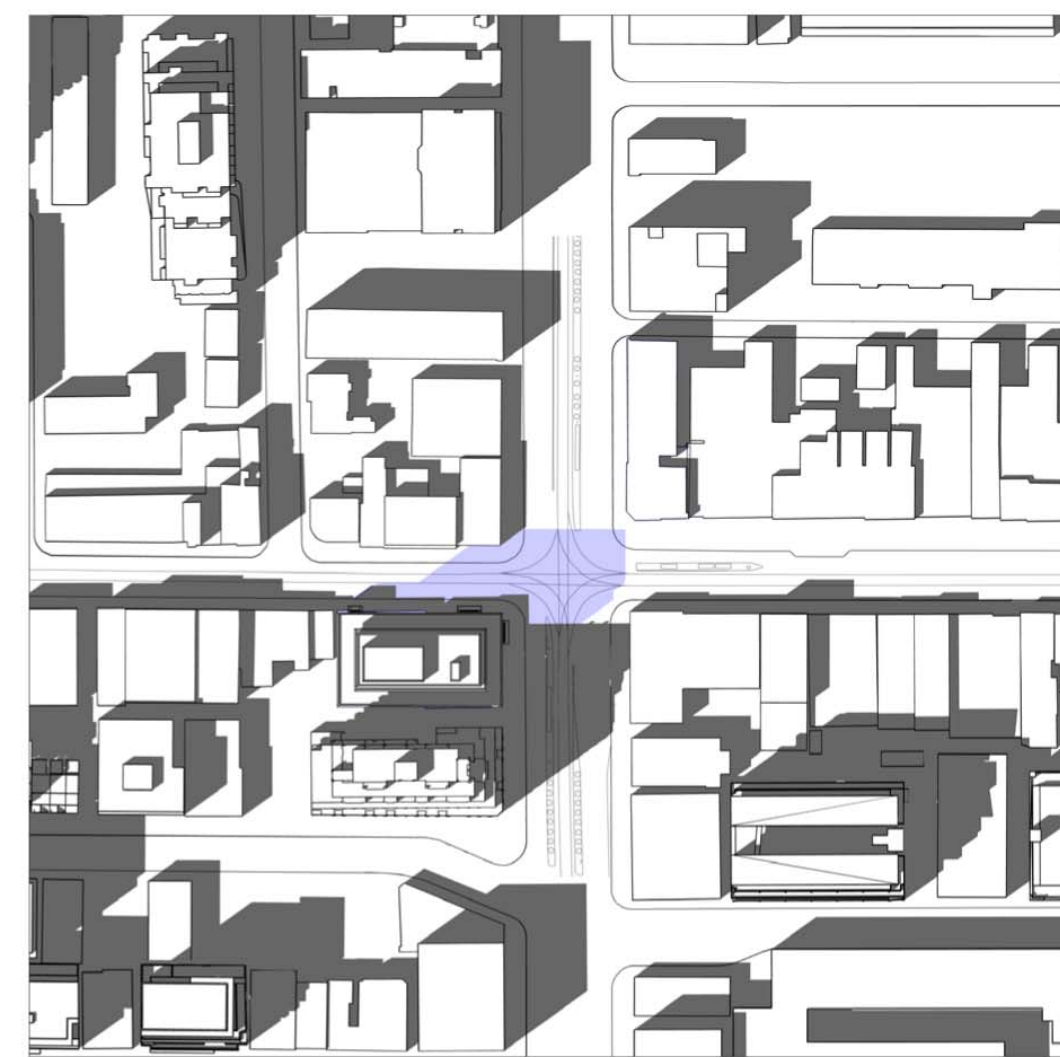
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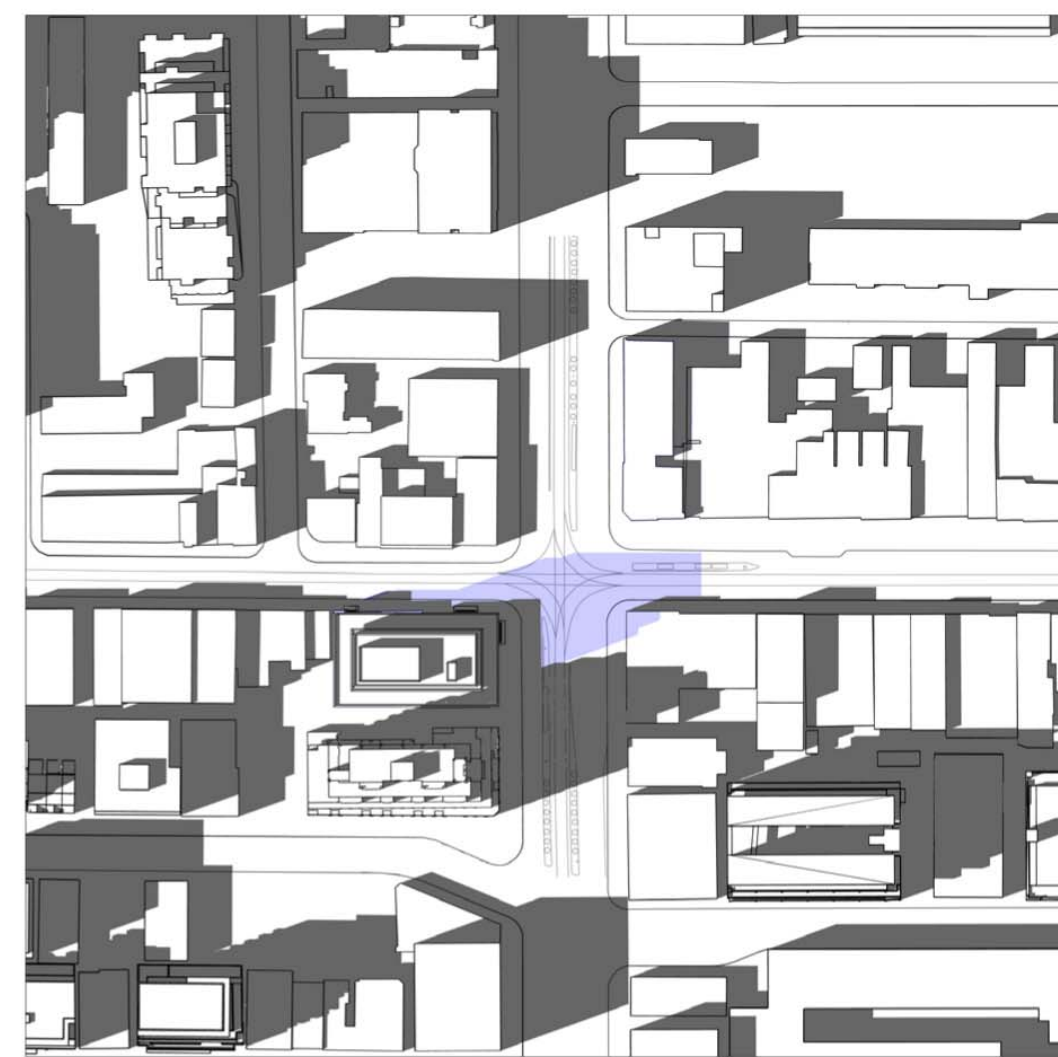
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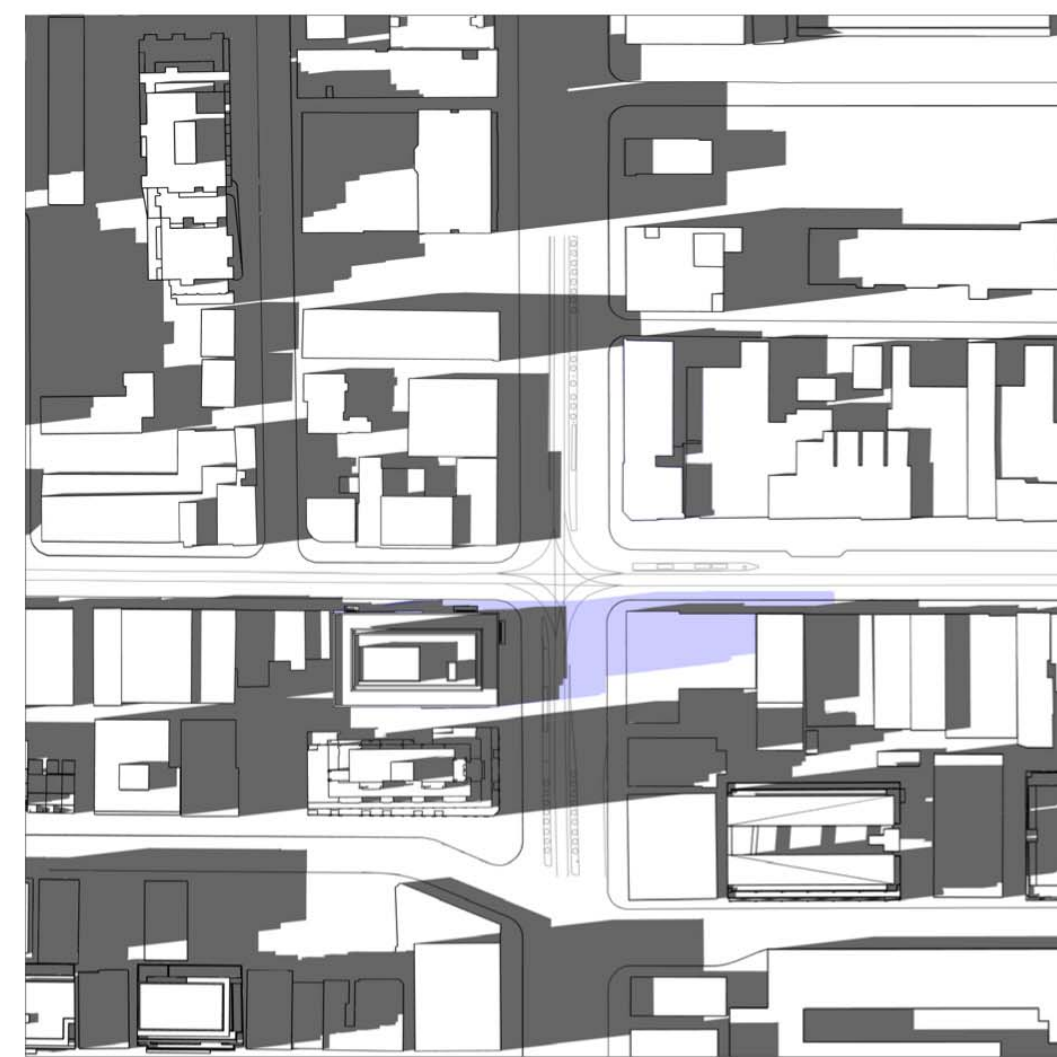
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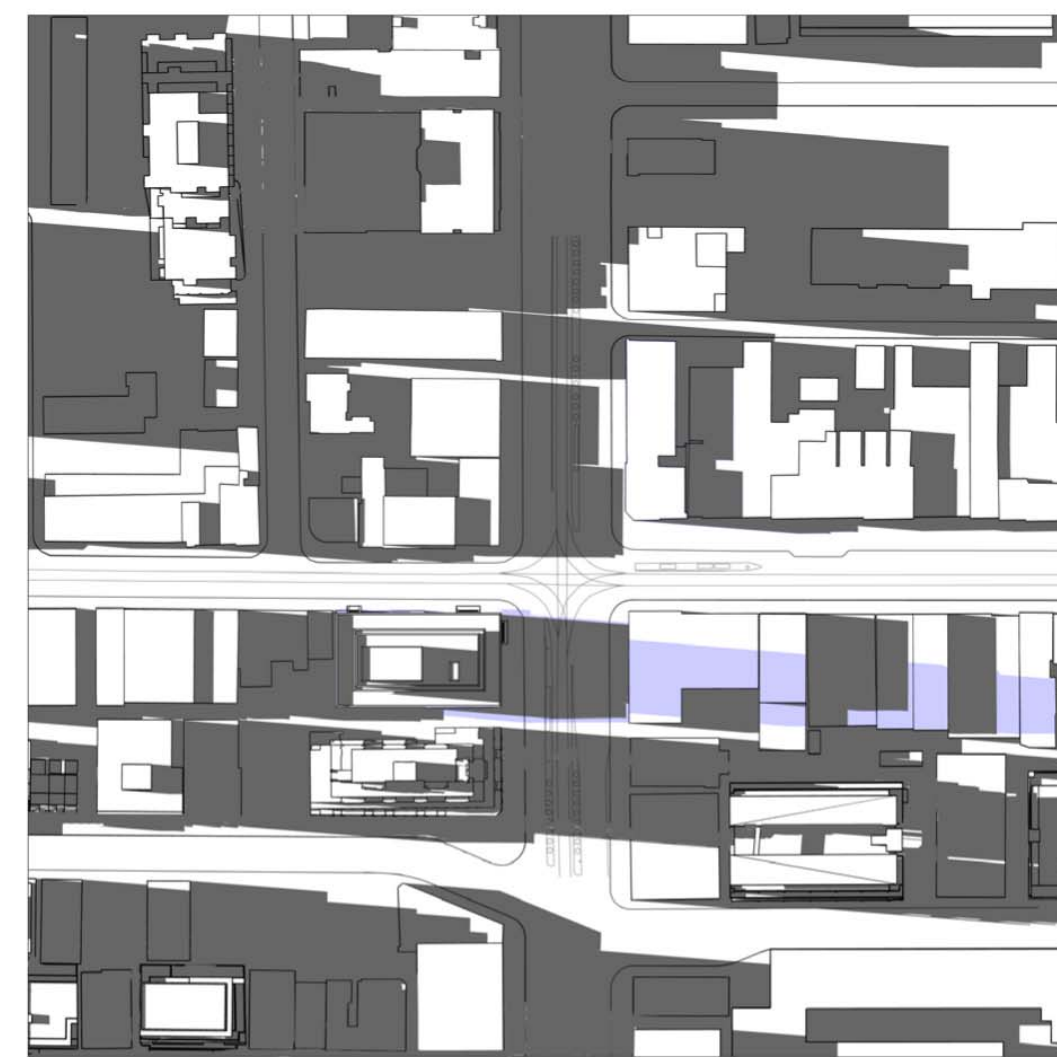
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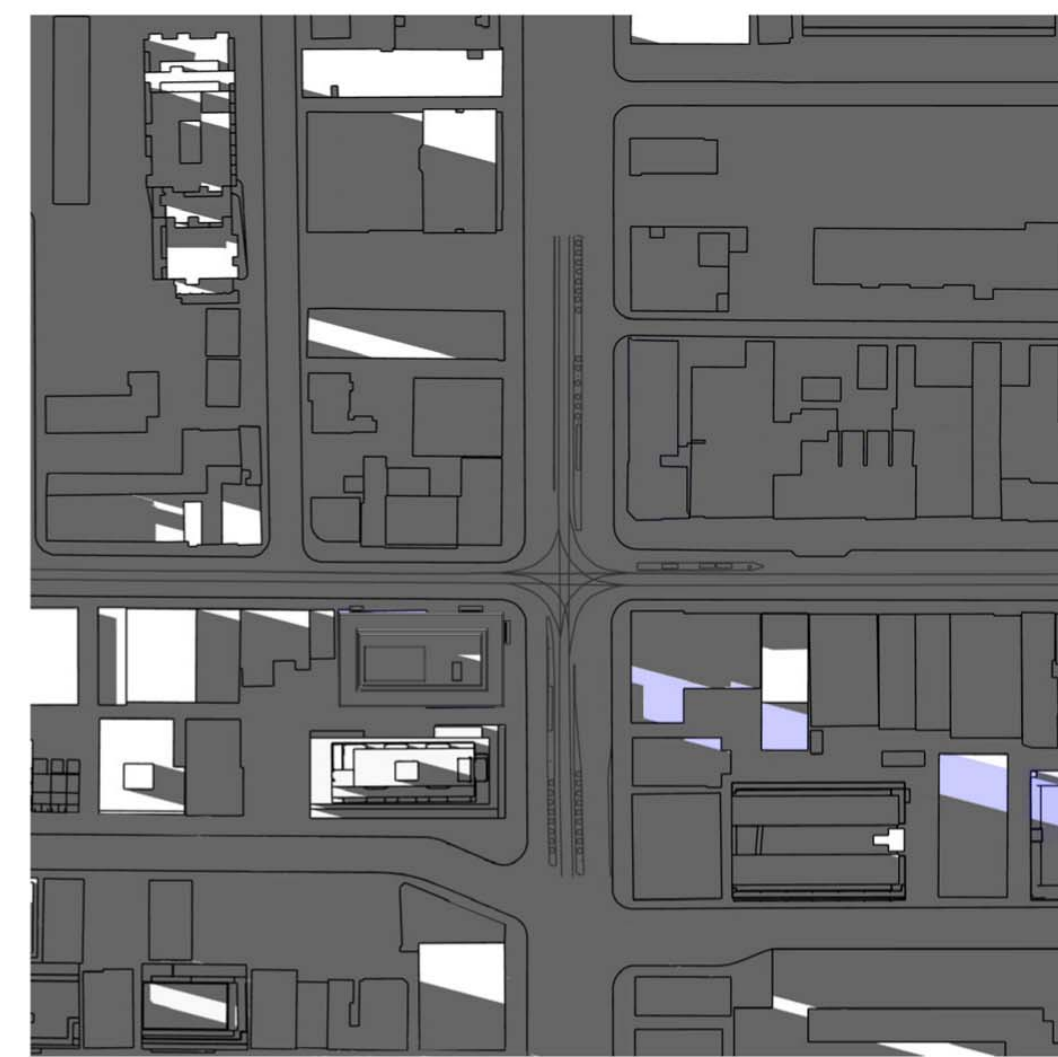
MARCH 21, 2020 - 3:18



MARCH 21, 2020 - 4:18



MARCH 21, 2020 - 5:18



MARCH 21, 2020 - 6:18

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 203T600F FILE: BIM 360/10206938_OL.TA_Planning/10206938-TD003-DT-SPADINA.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

**DRAFT ARCHITECTURE AND
LANDSCAPE SET - REZONING**

SvN
NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION

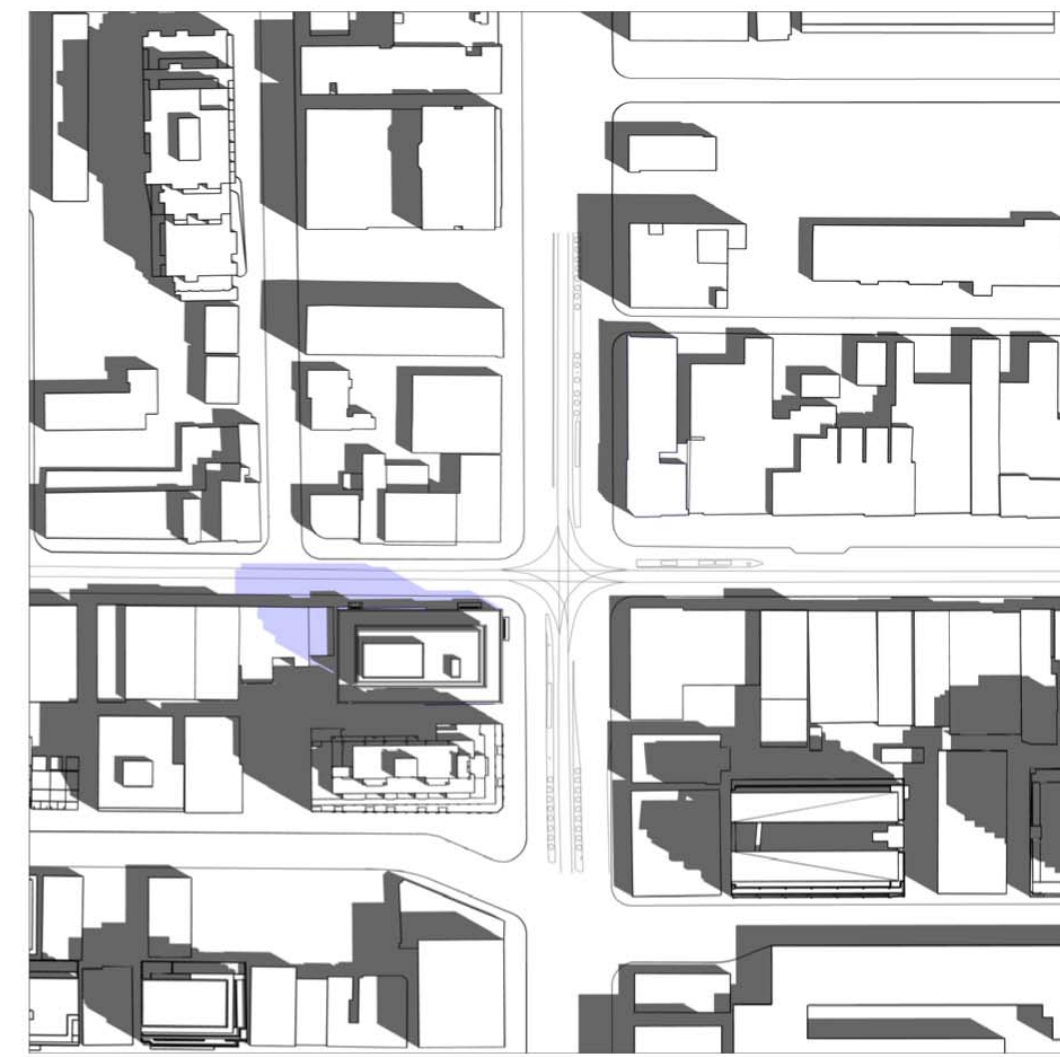
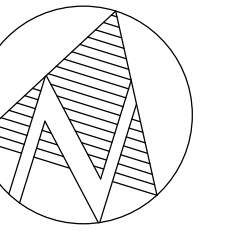
ONETEAM
ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION
OF ARCHITECTS
LIANA BRESLER
LICENCE 8272

DESIGNED	A.CHRISTOPHER
DRAWN	I.AMOS
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

TITLE	ONTARIO LINE
	ITOC DOWNTOWN SPADINA SHADOW STUDIES - MARCH

Plot Date: 5/21/2021 4:33:29 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 203T600F



JUNE 21, 2020 - 9:18



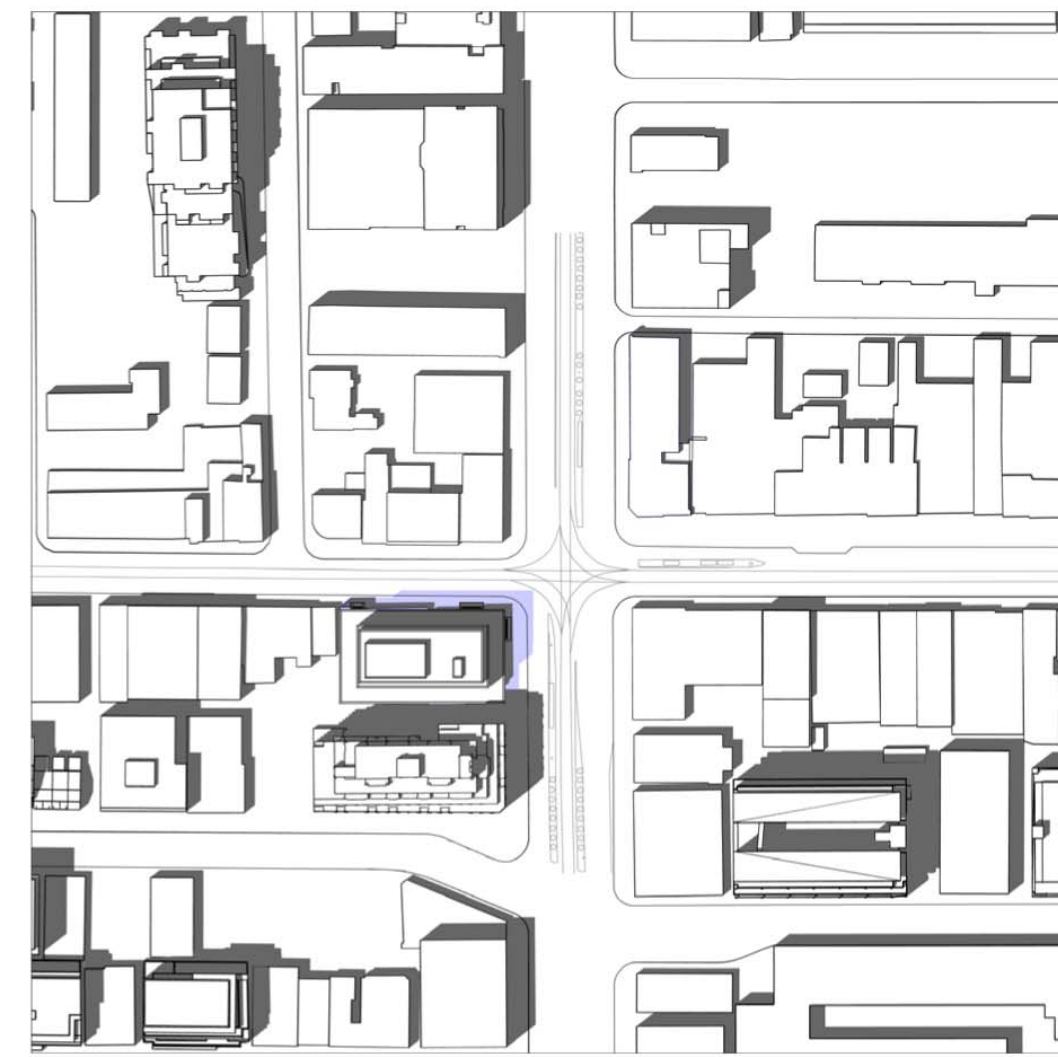
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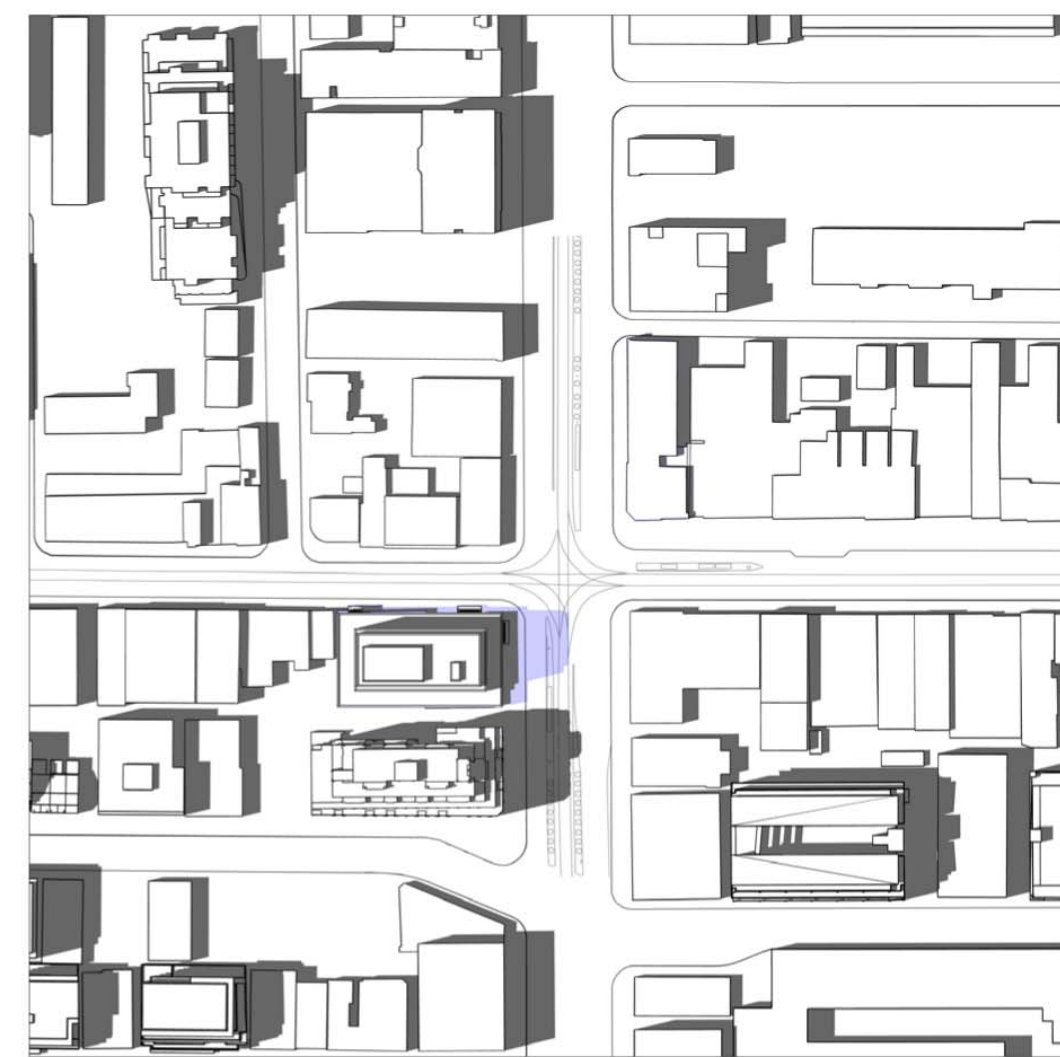
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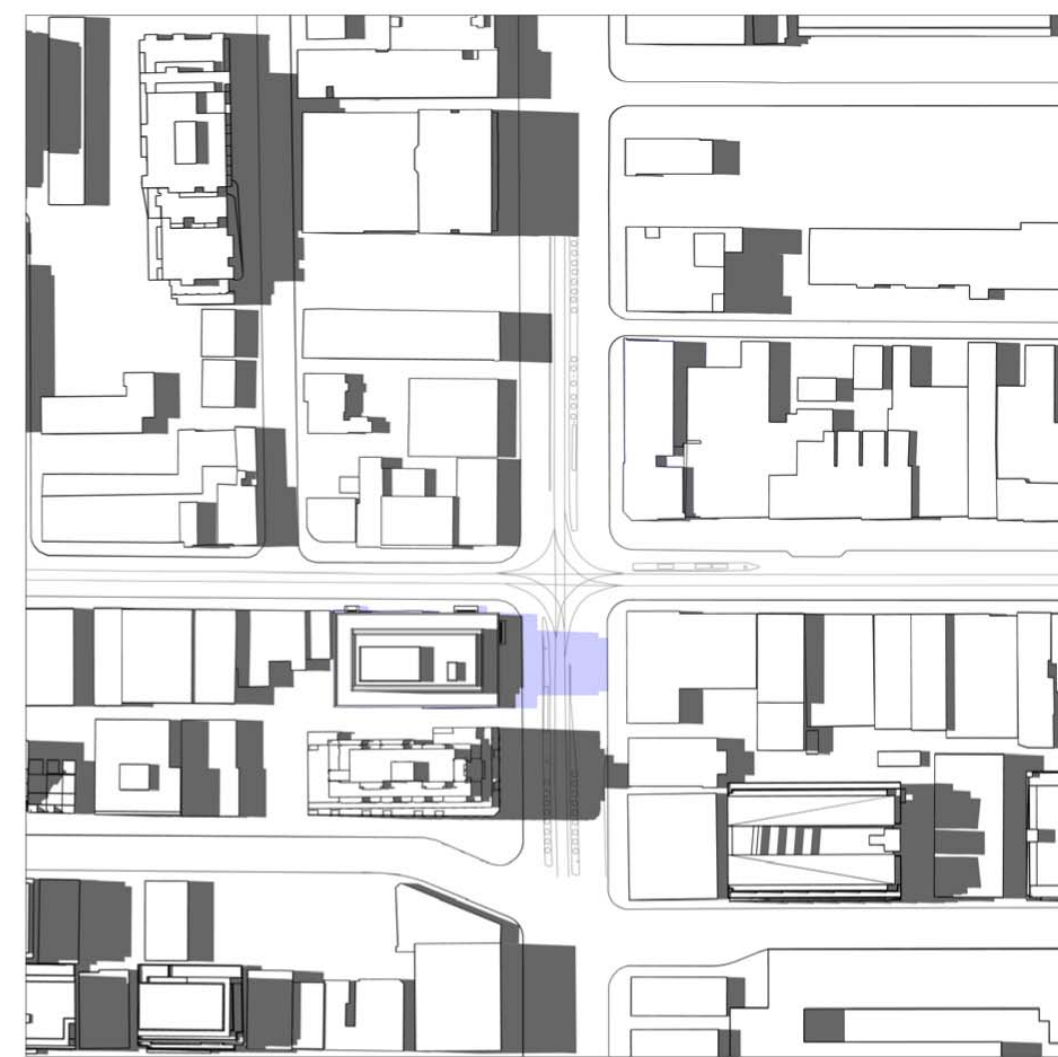
JUNE 21, 2020 - 12:18



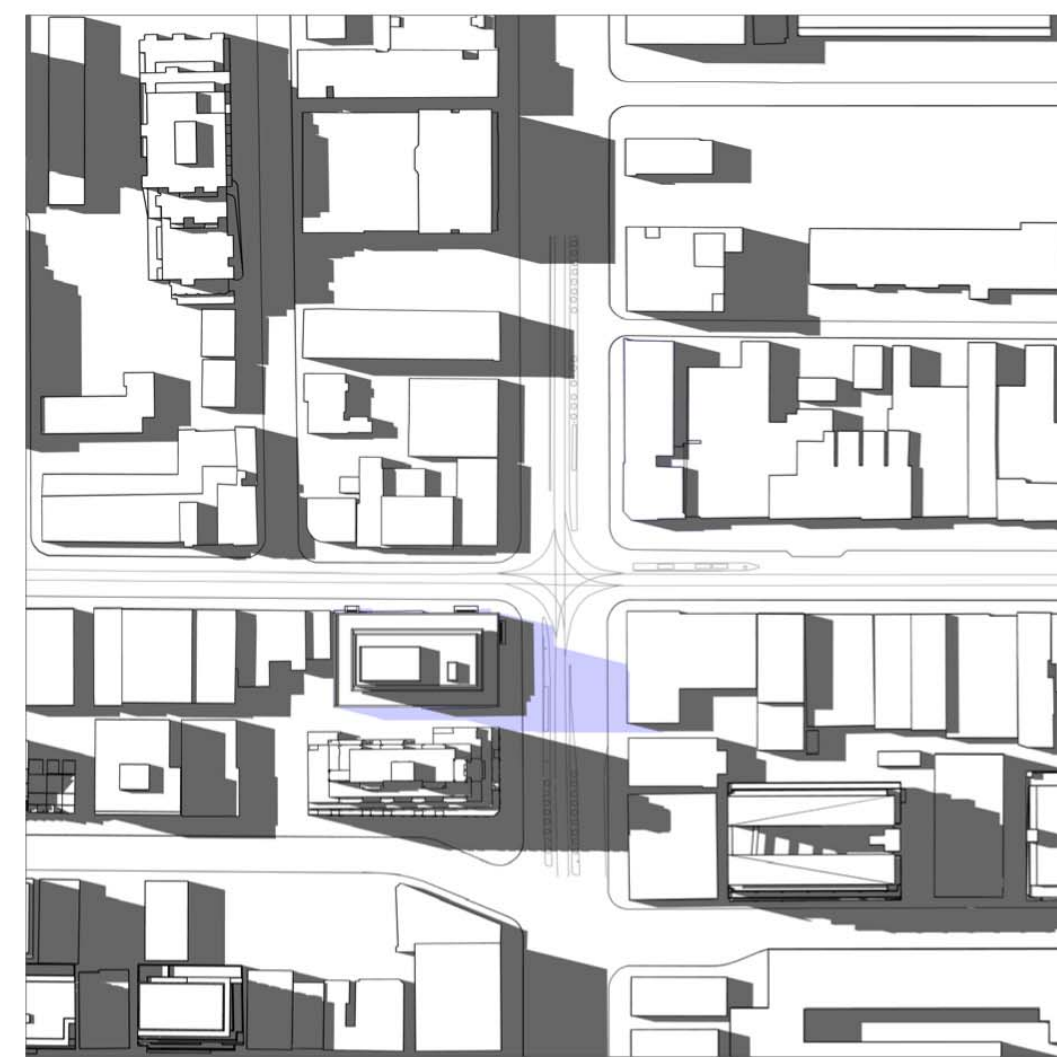
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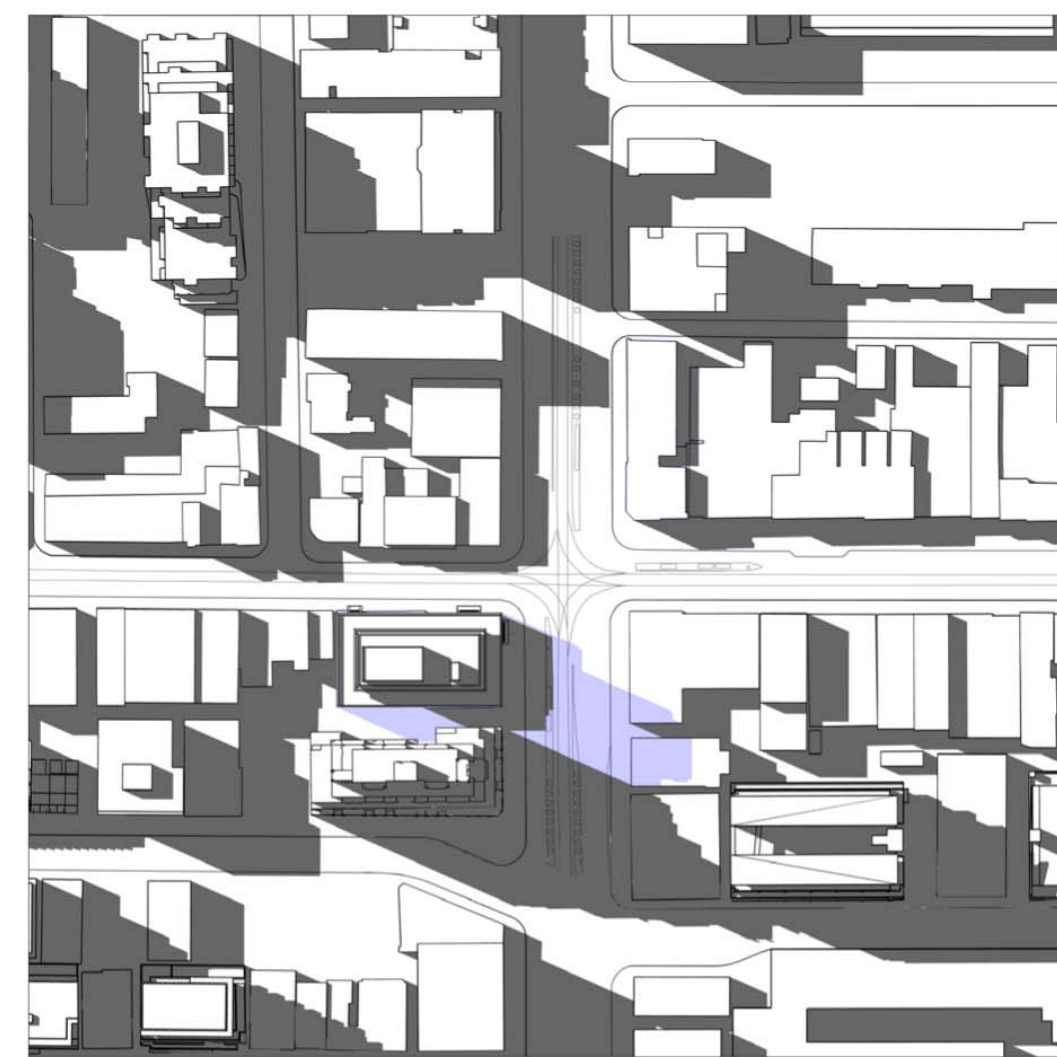
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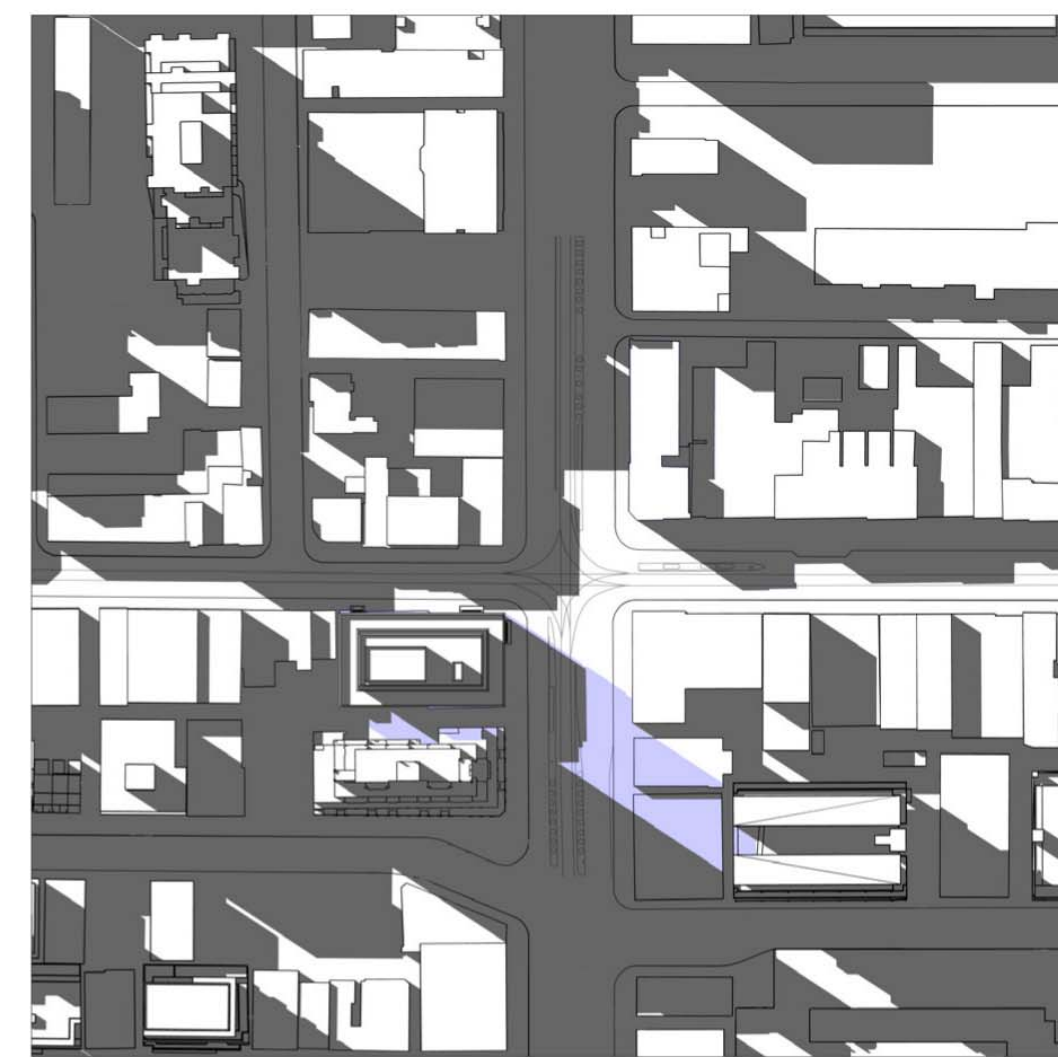
JUNE 21, 2020 - 3:18



JUNE 21, 2020 - 4:18



JUNE 21, 2020 - 5:18



JUNE 21, 2020 - 6:18

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 203T601FFILE: BIM 360/10206938_OL.TA_Planning/10206938-TD003-DT-SPADINA.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

**DRAFT ARCHITECTURE AND
LANDSCAPE SET - REZONING**

SvN
NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION

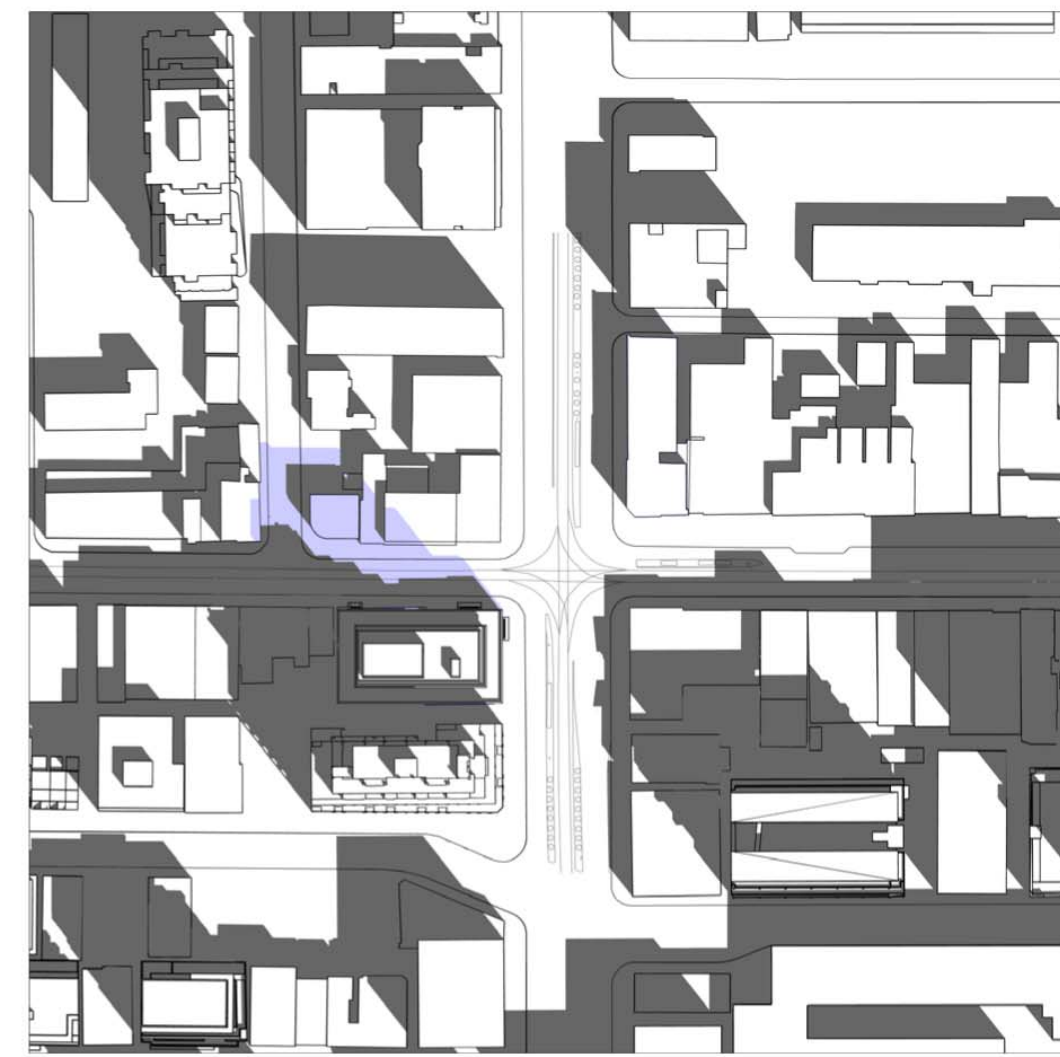
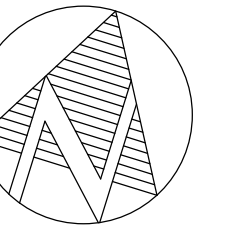
ONETEAM
ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION
OF ARCHITECTS
LIANA BRESLER
LICENCE 8272

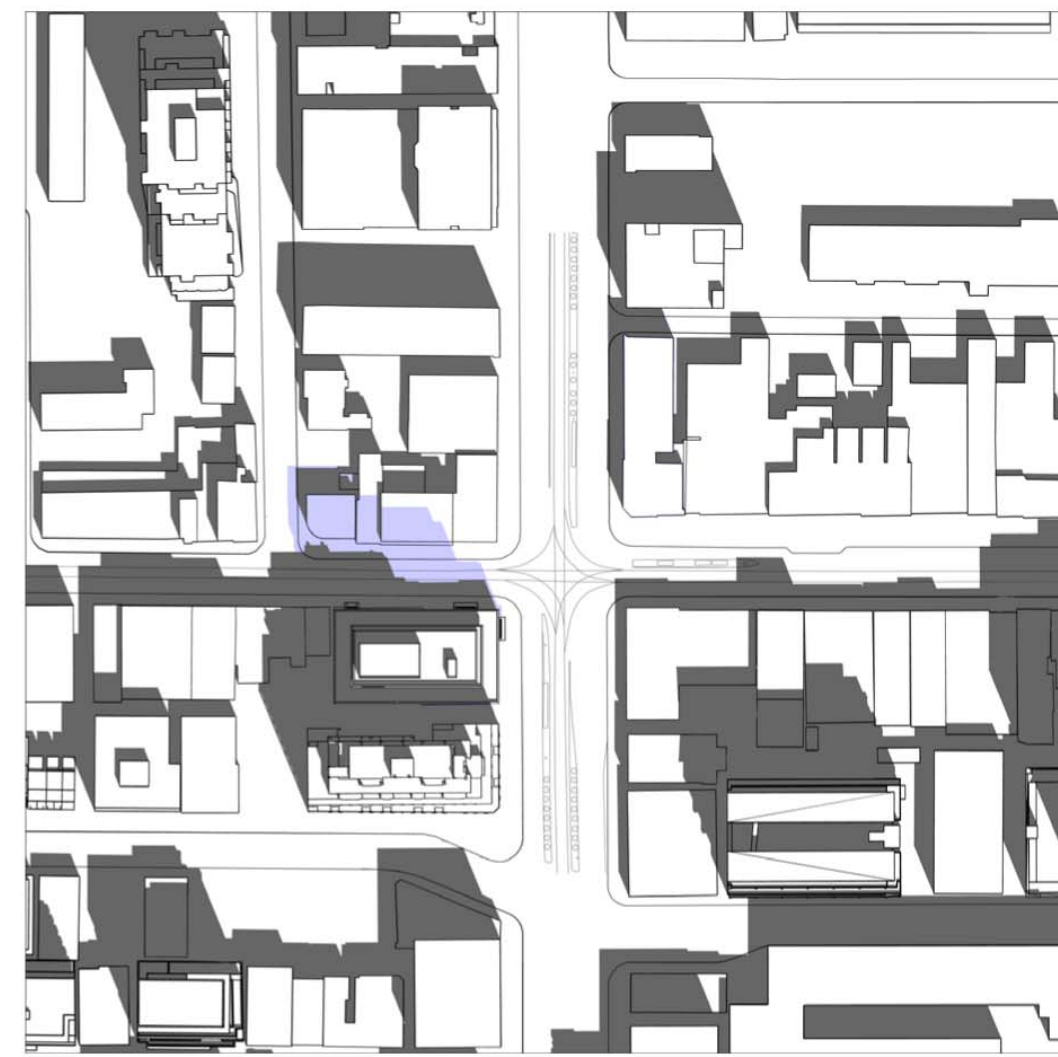
DESIGNED	A.CHRISTOPHER
DRAWN	I.AMOS
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | SPADINA
SHADOW STUDIES - JUNE

Plot Date: 5/21/2021 4:33:37 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 203T601F



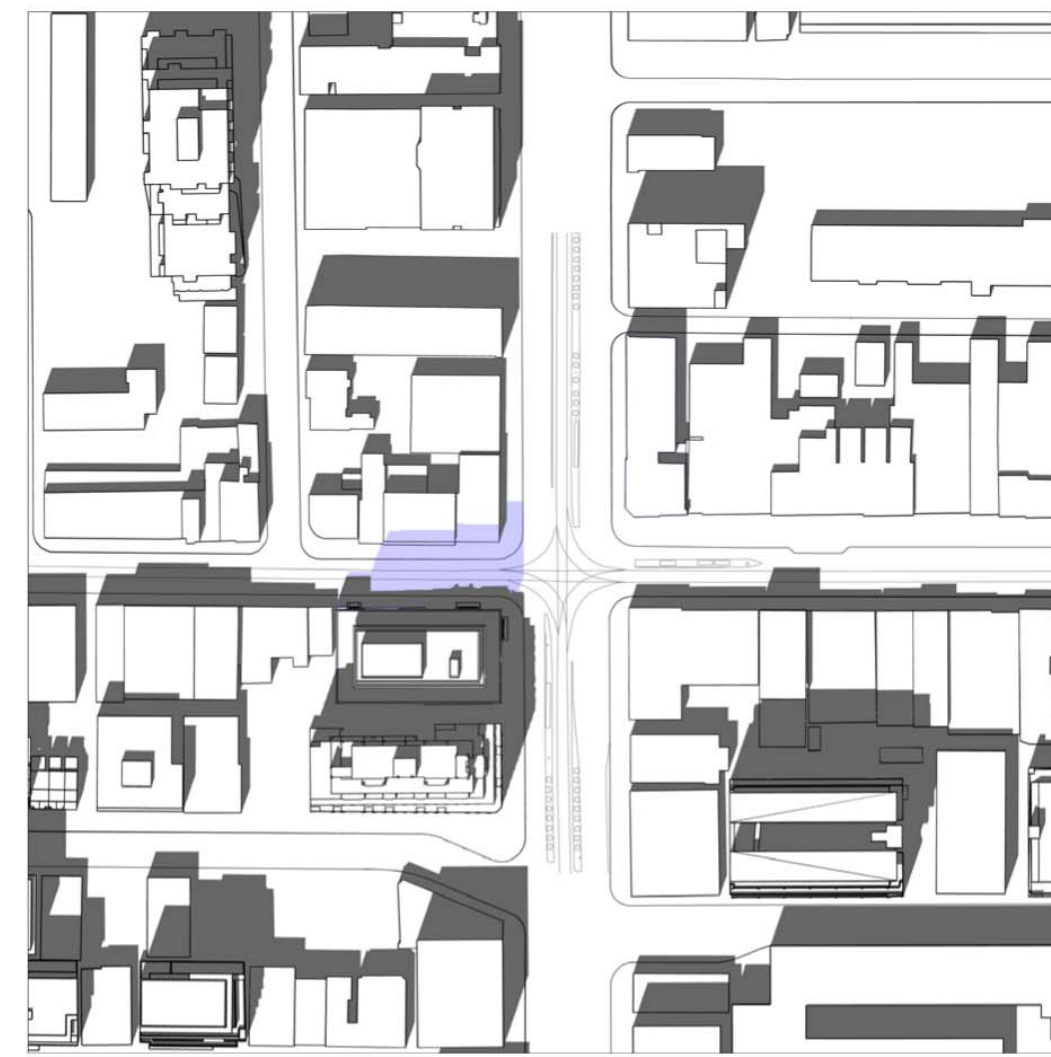
SEPTEMBER 21, 2020 - 9:18



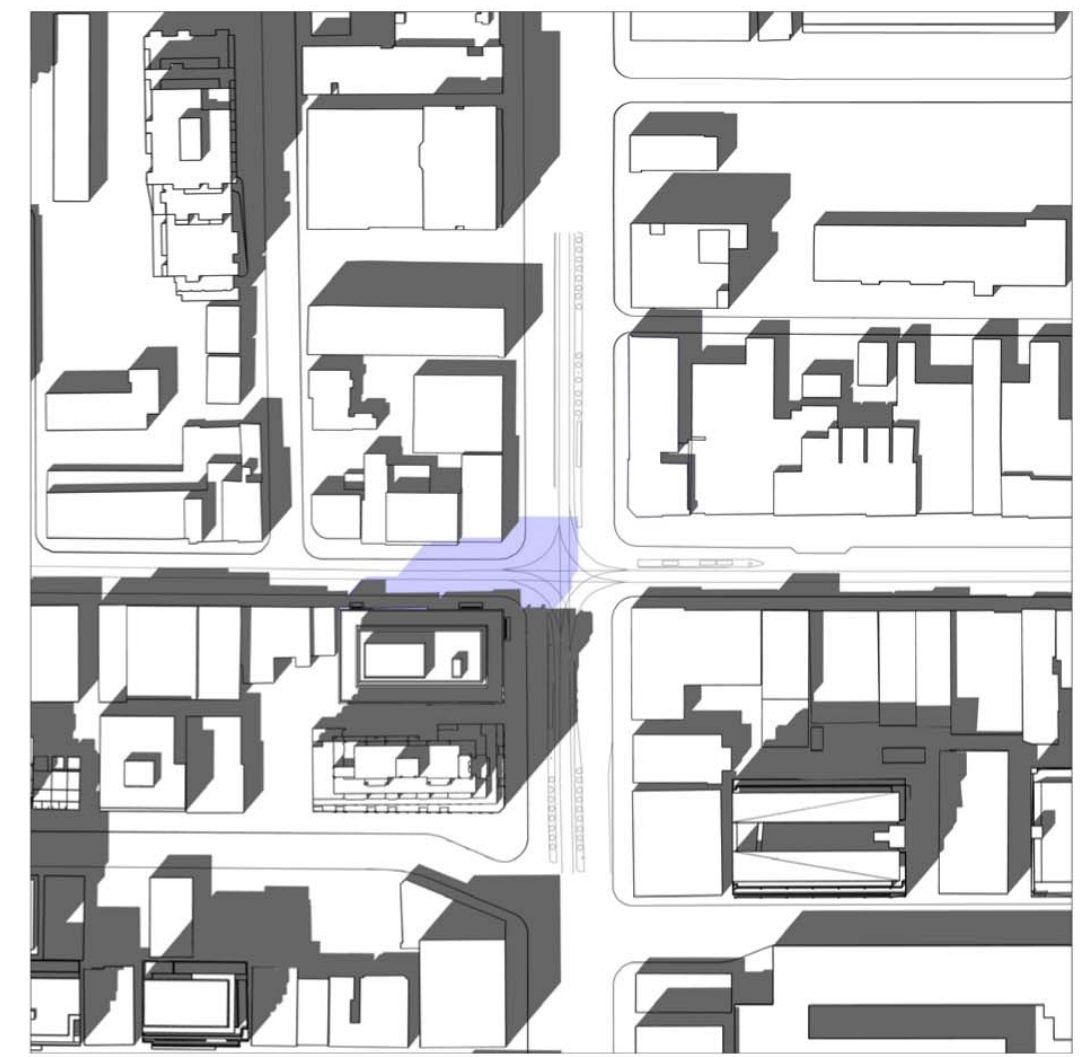
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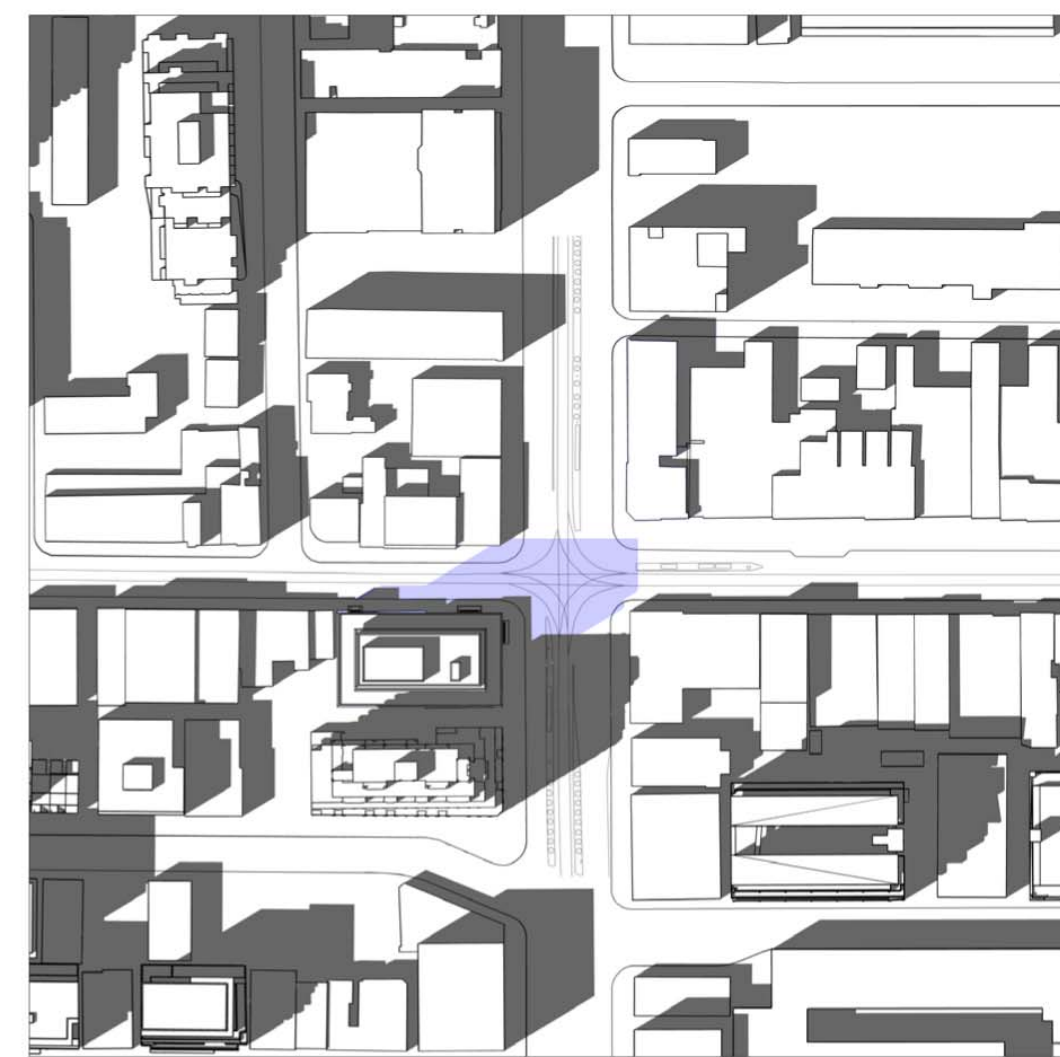
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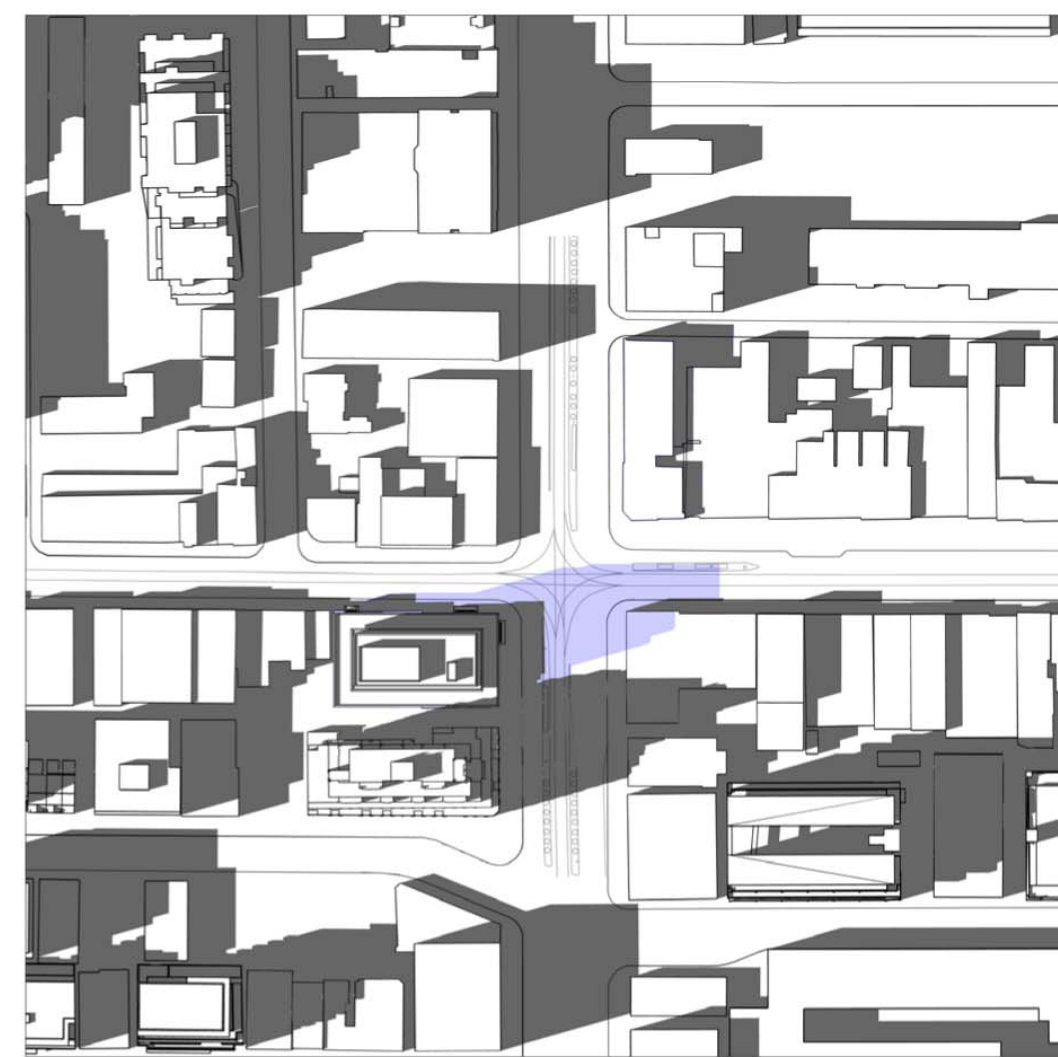
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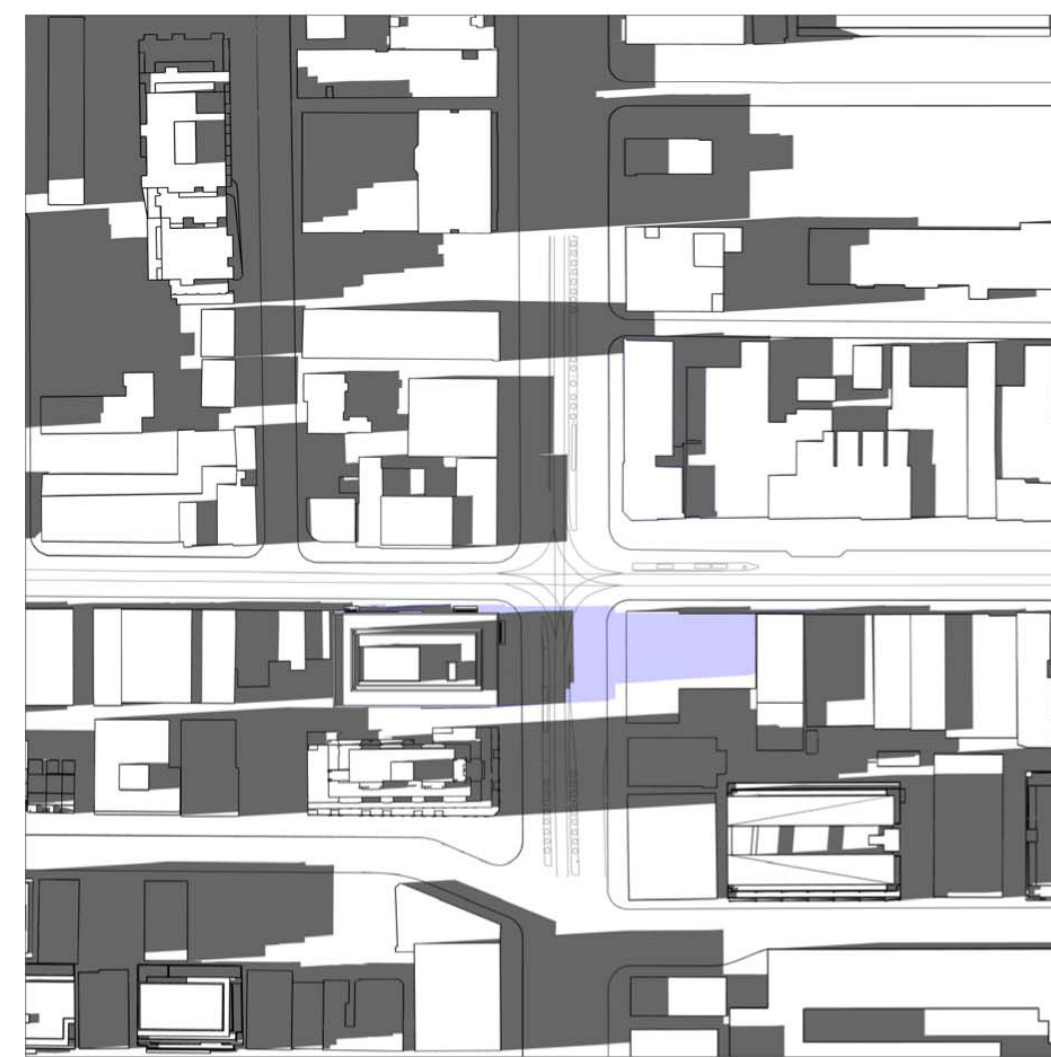
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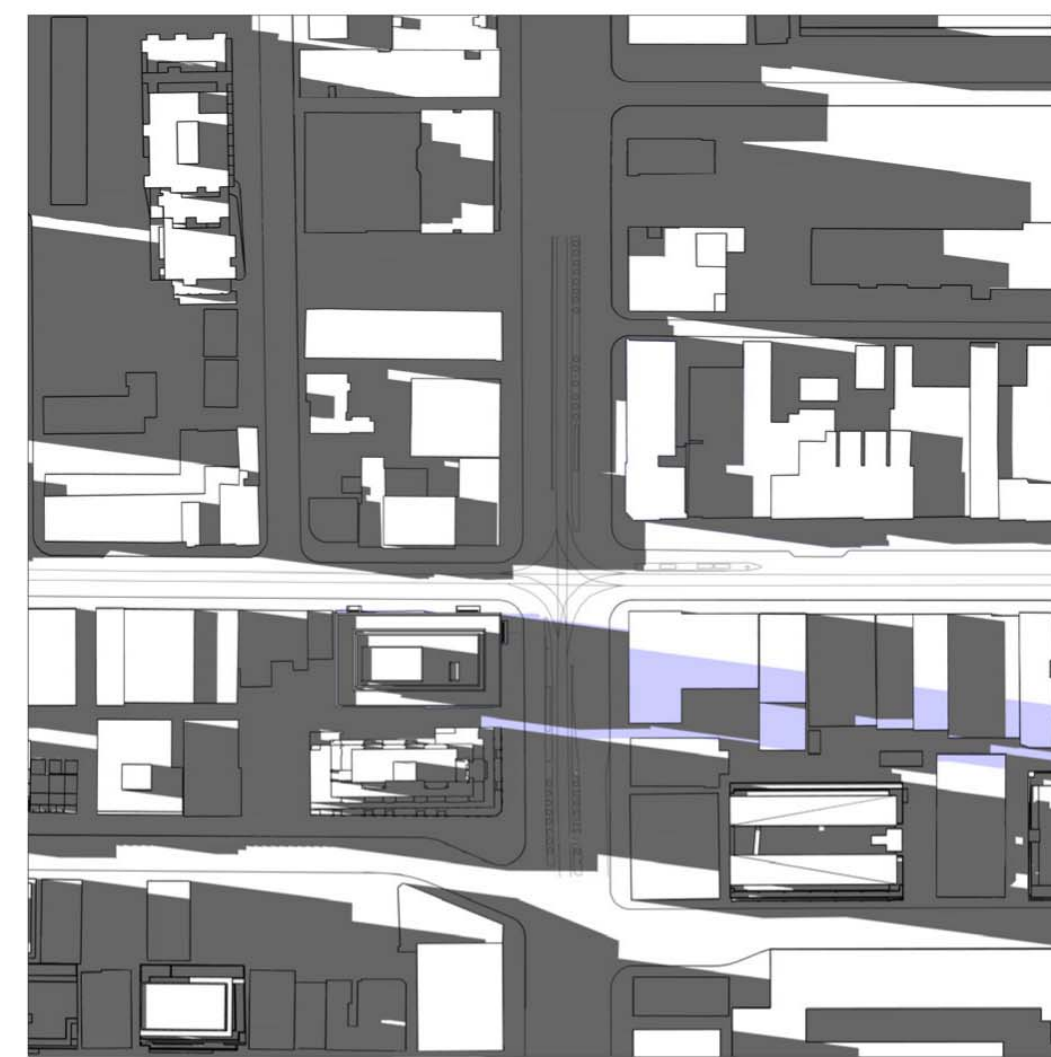
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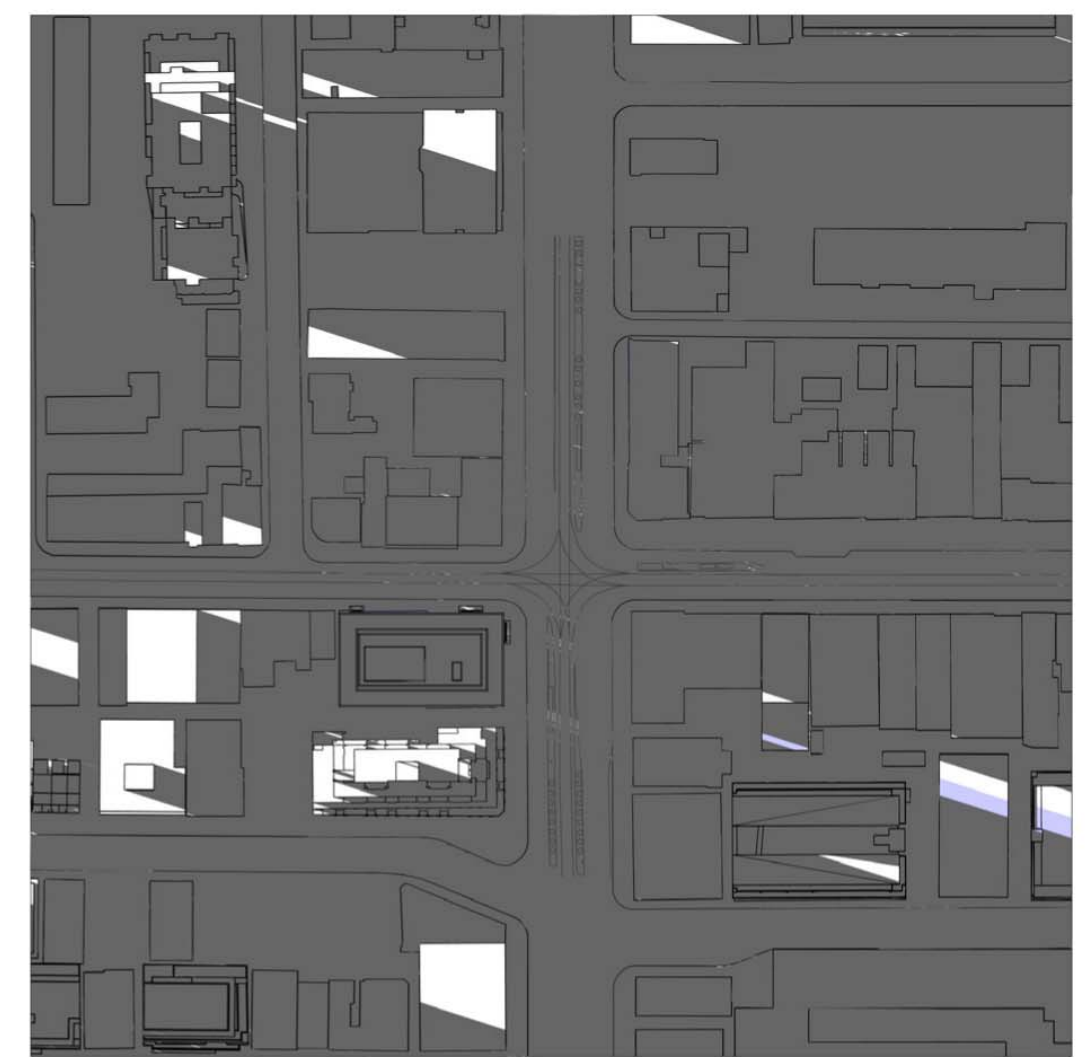
SEPTEMBER 21, 2020 - 3:18



SEPTEMBER 21, 2020 - 4:18





SEPTEMBER 21, 2020 - 5:18



SEPTEMBER 21, 2020 - 6:18

LEGEND

-  NEW SHADOWS
-  EXISTING SHADOWS

SHEET No. 203T602FFILE: BIM 360/10206938_OL.TA_Planning/10206938-TD003-DT-SPADINA.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

**DRAFT ARCHITECTURE AND
LANDSCAPE SET - REZONING**



NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION





ONTARIO LINE TECHNICAL ADVISOR

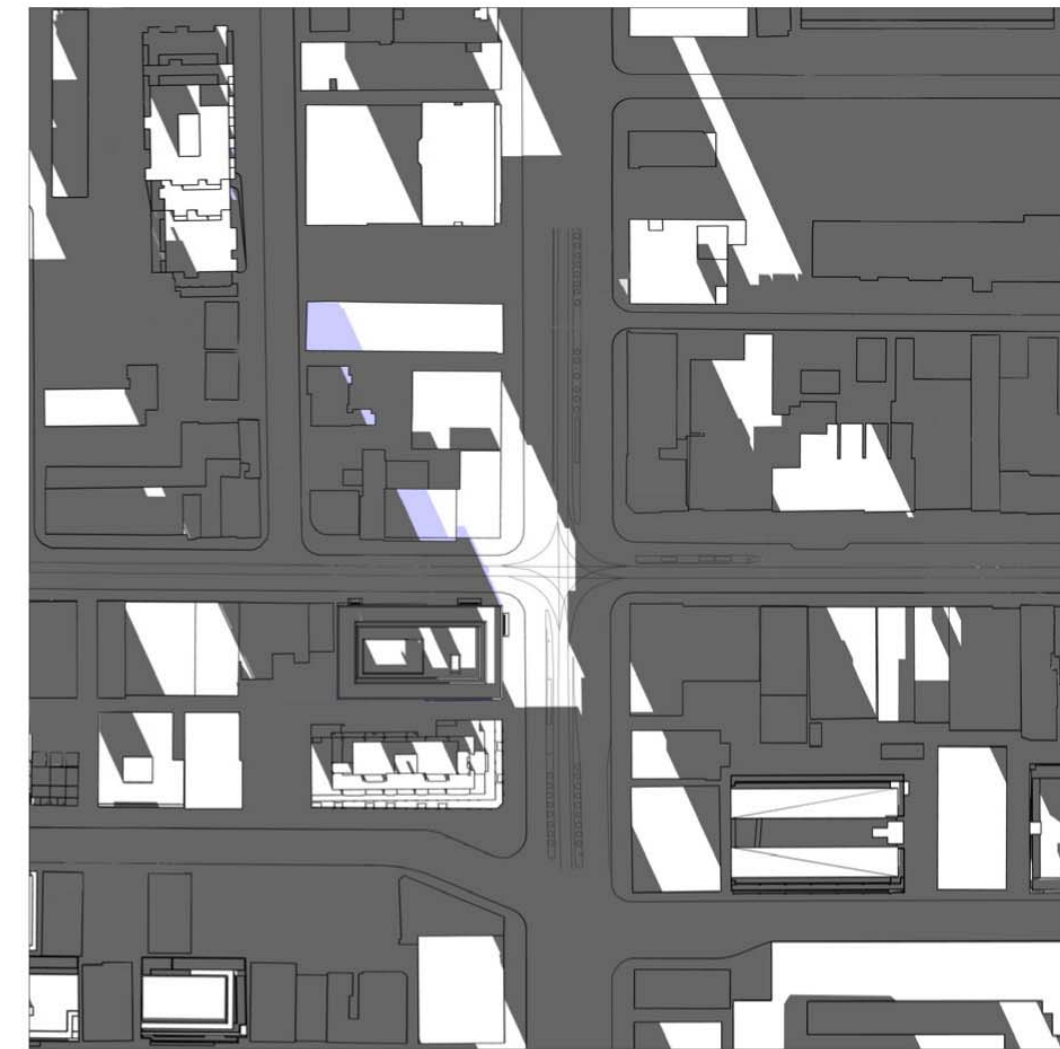
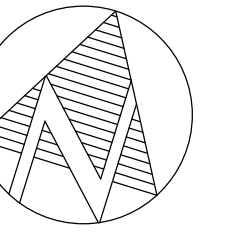


LIANA BRESLER
LICENCE
8272

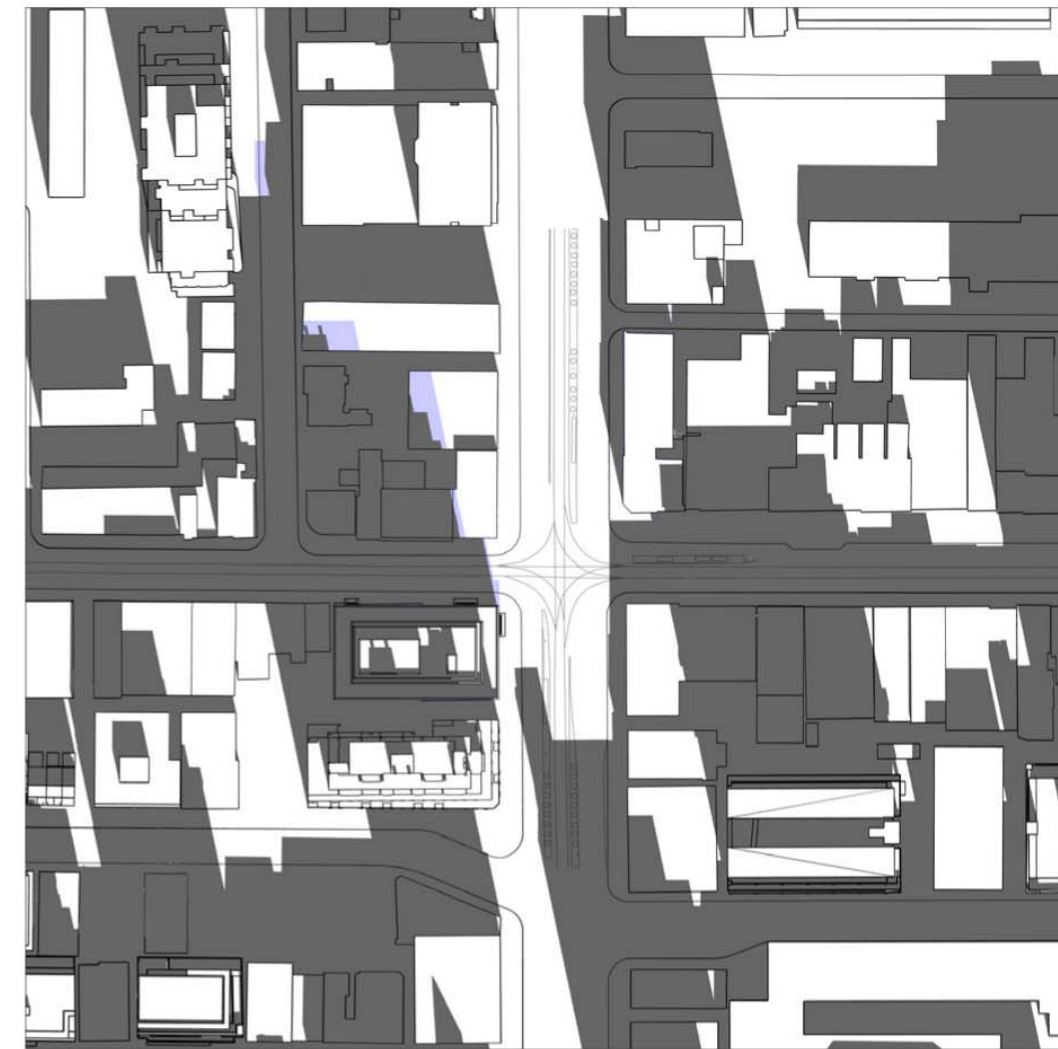
DESIGNED	A.CHRISTOPHER
DRAWN	I.AMOS
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

ONTARIO LINE	
ITOC	
DOWNTOWN SPADINA	
SHADOW STUDIES - SEPTEMBER	

Plot Date: 5/21/2021 4:33:42 PM	
 METROLINX	
 Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 203T602F



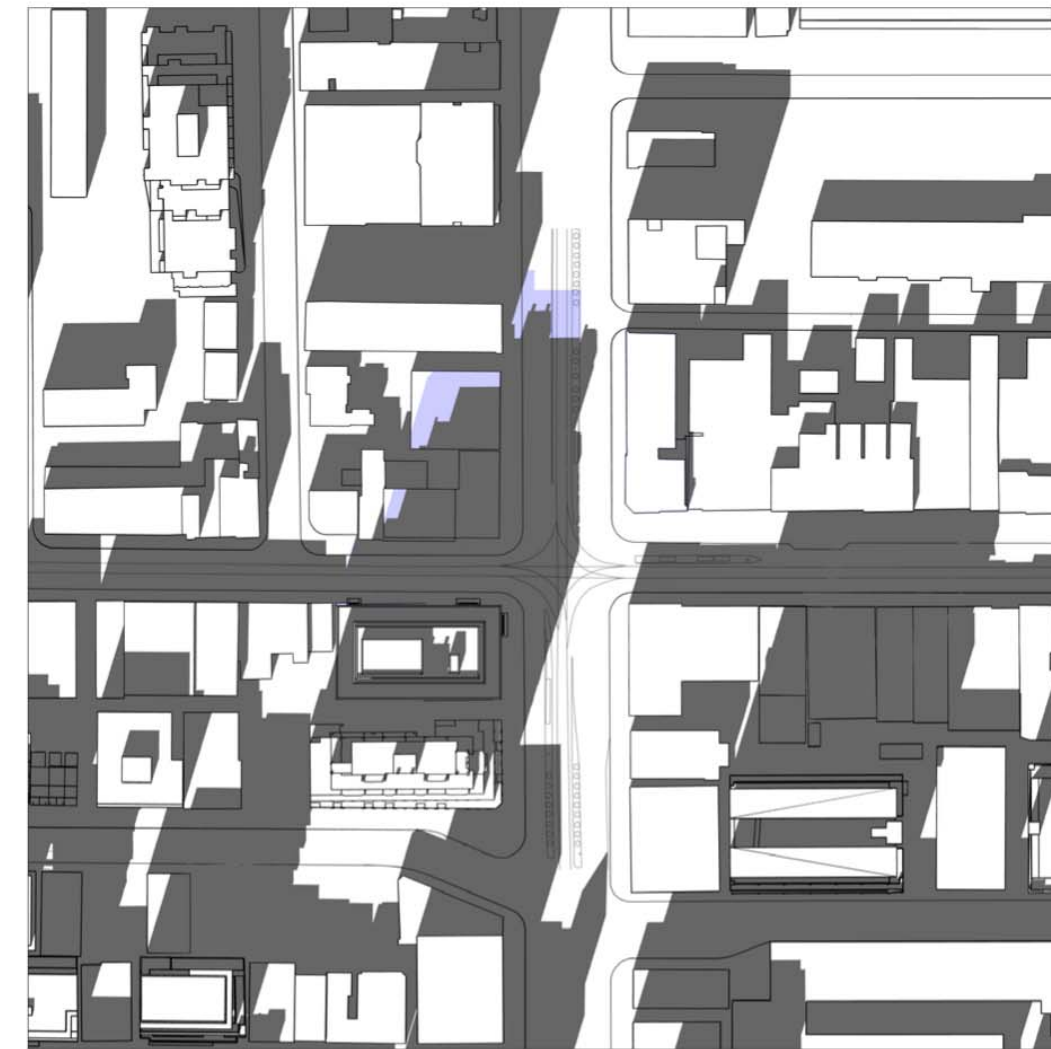
DECEMBER 21, 2020 - 9:18



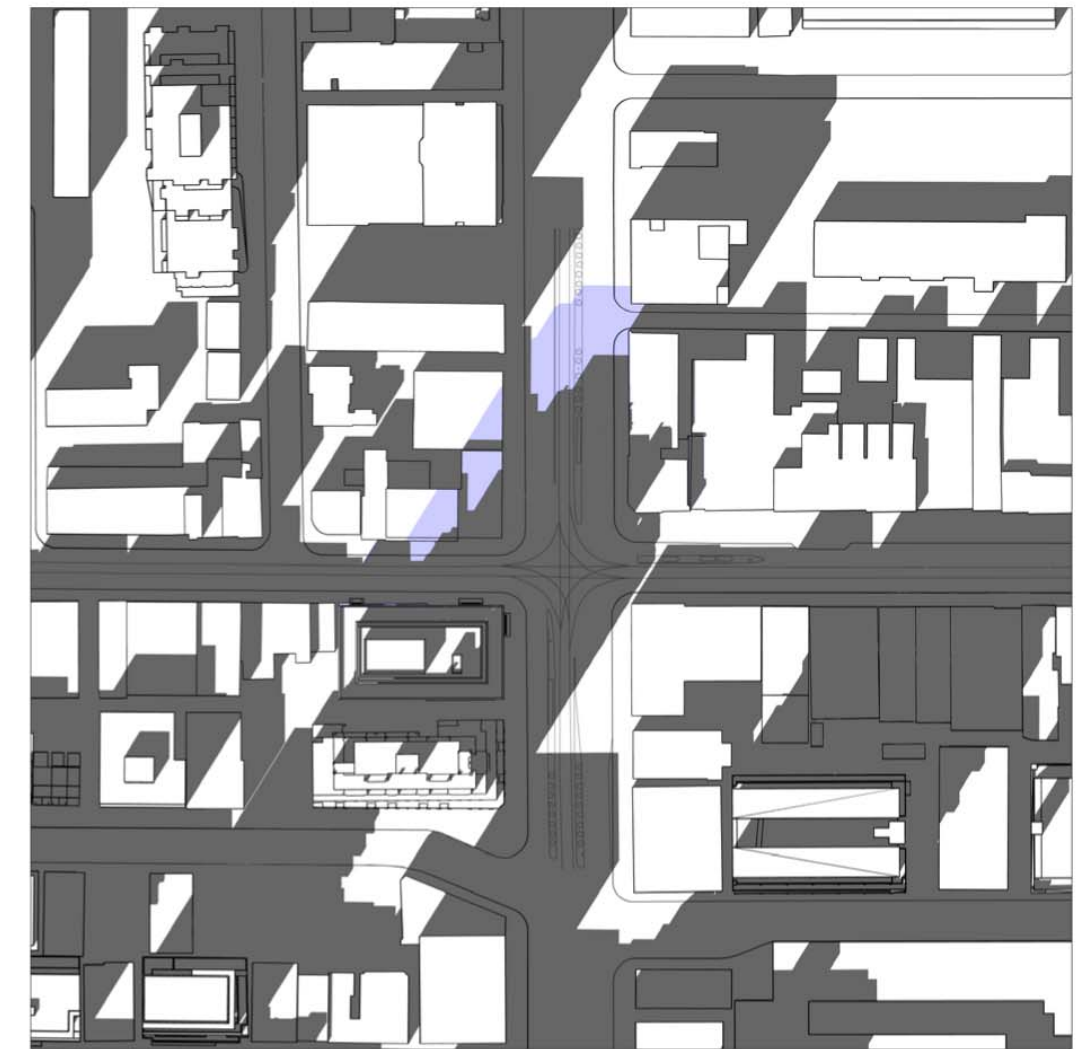
DECEMBER 21, 2020 - 10:18



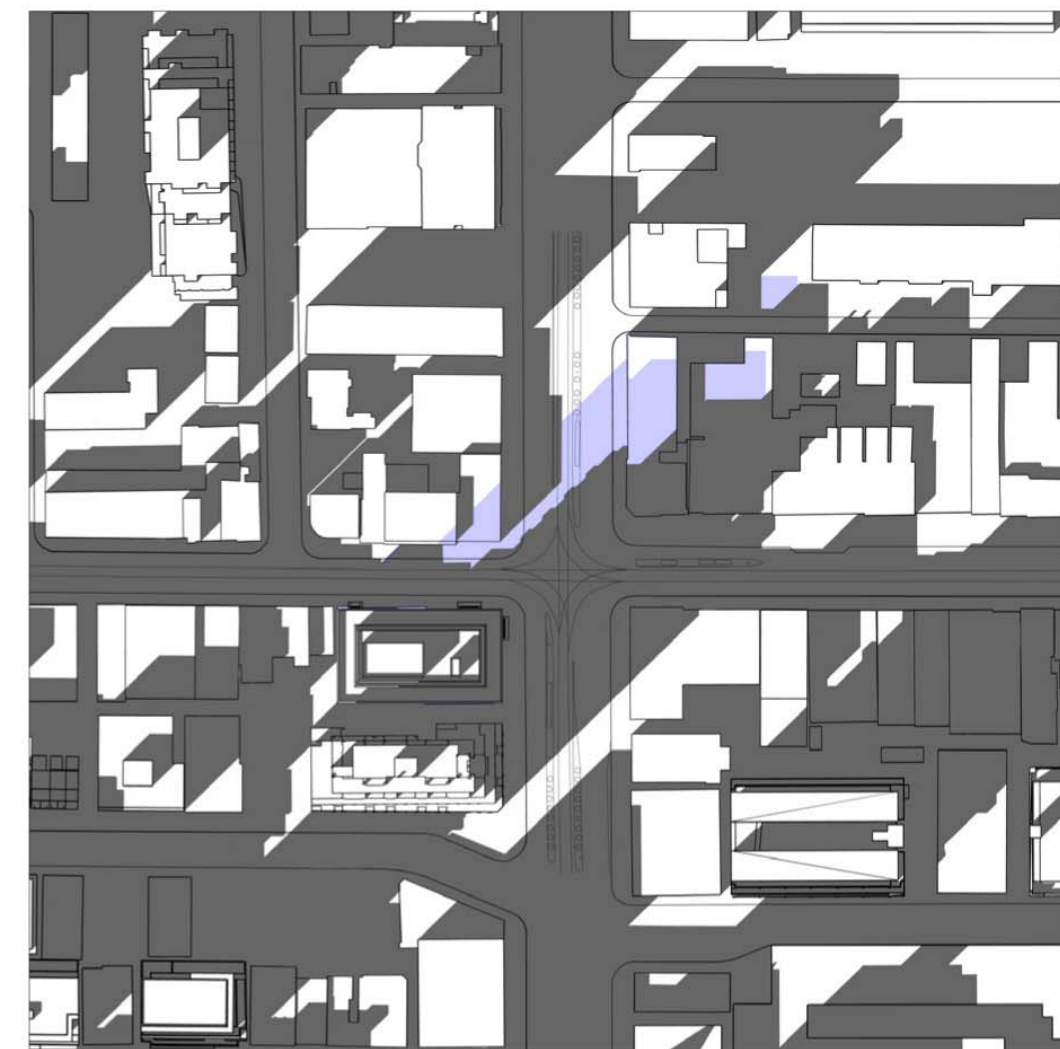
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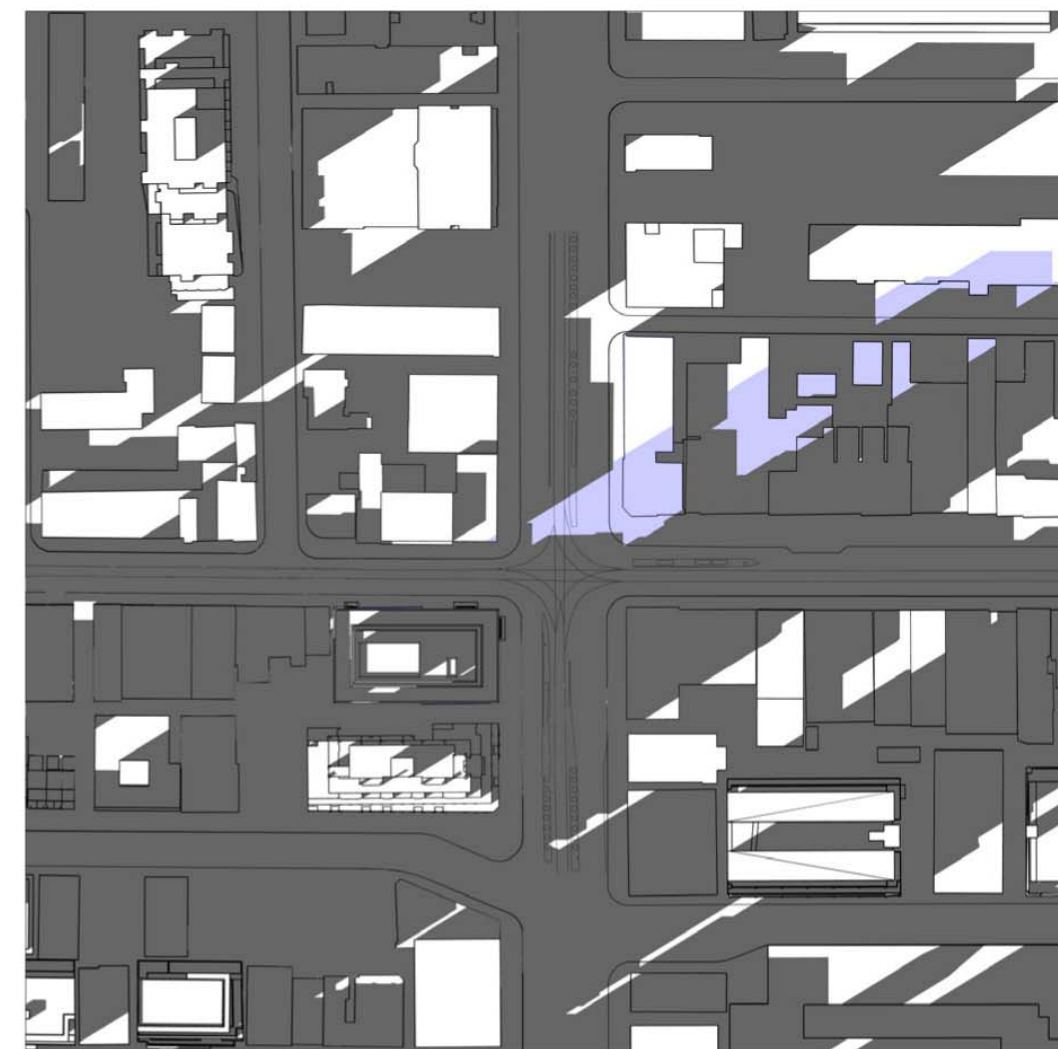
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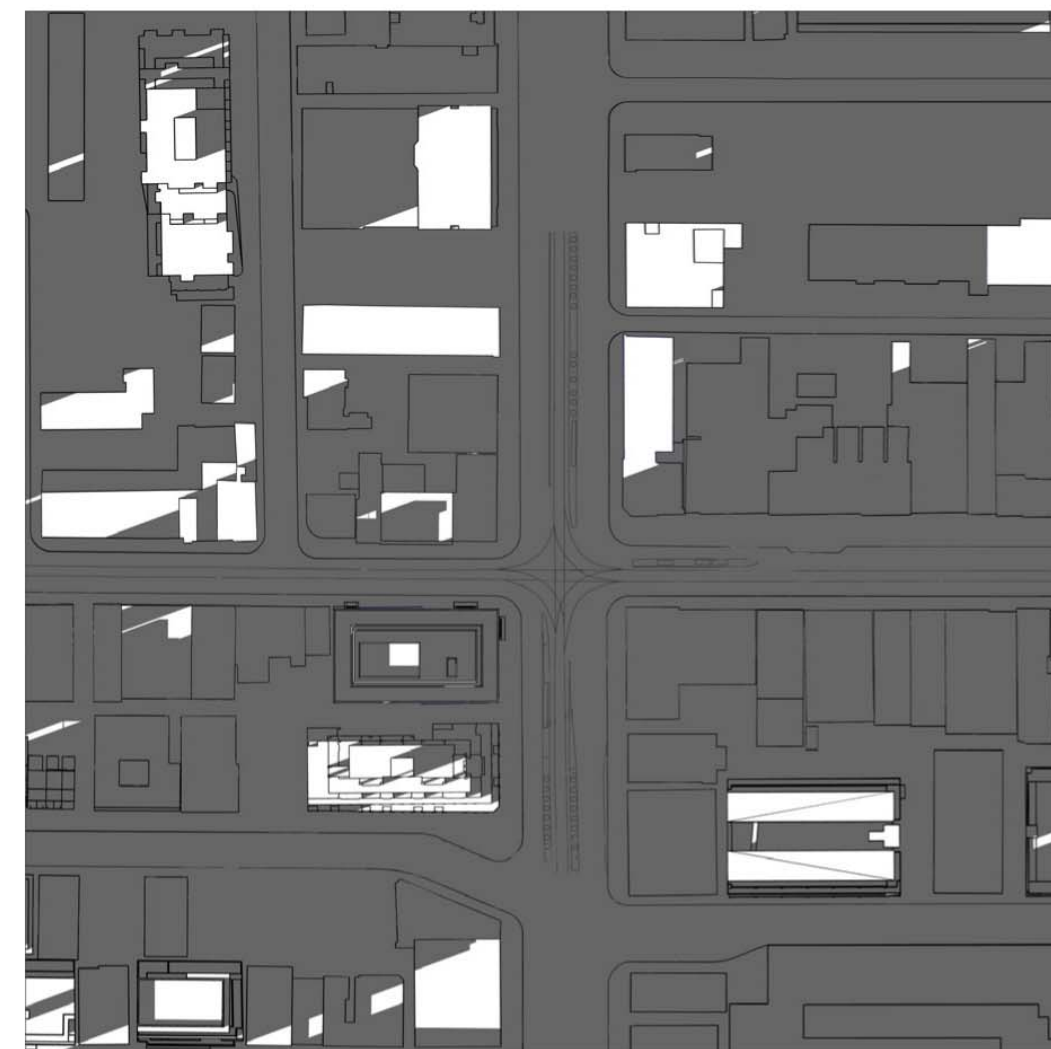
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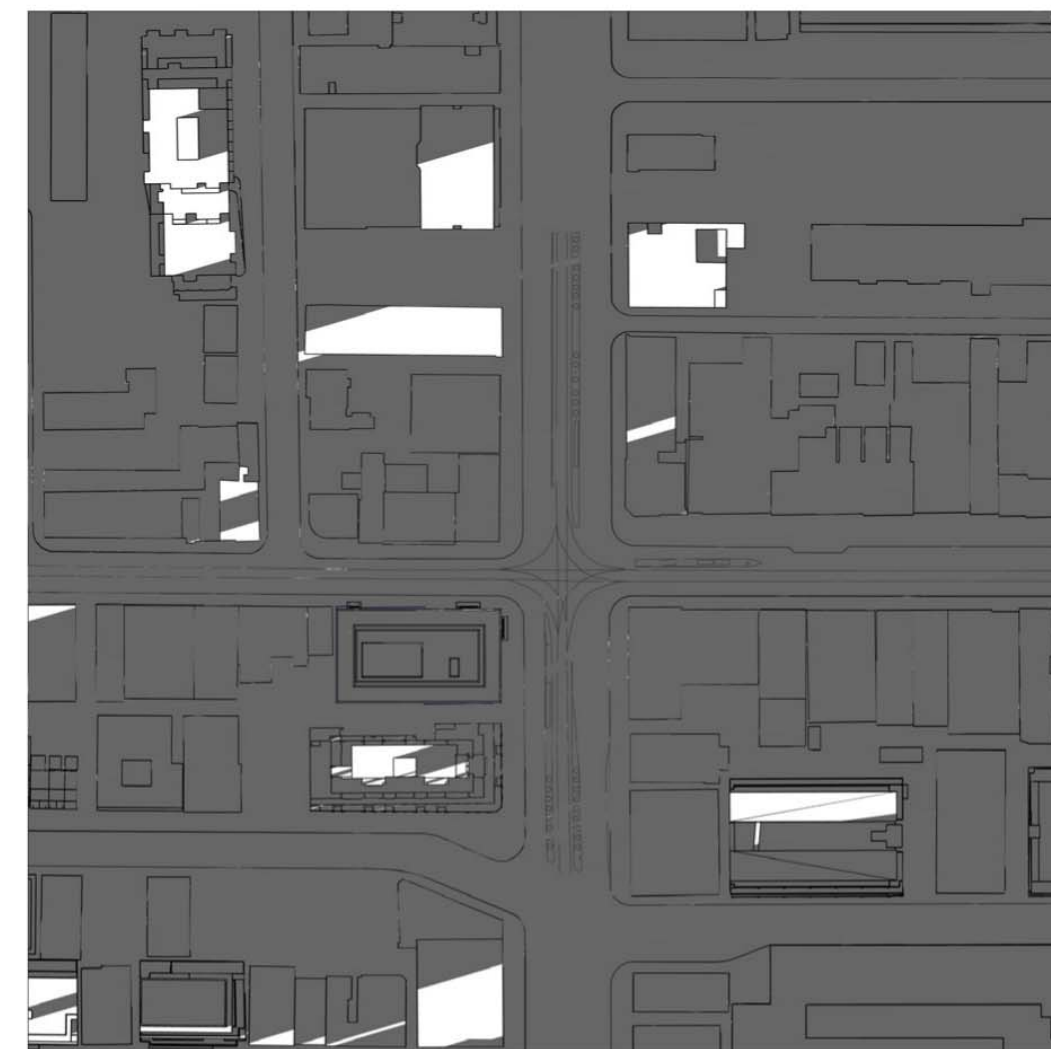
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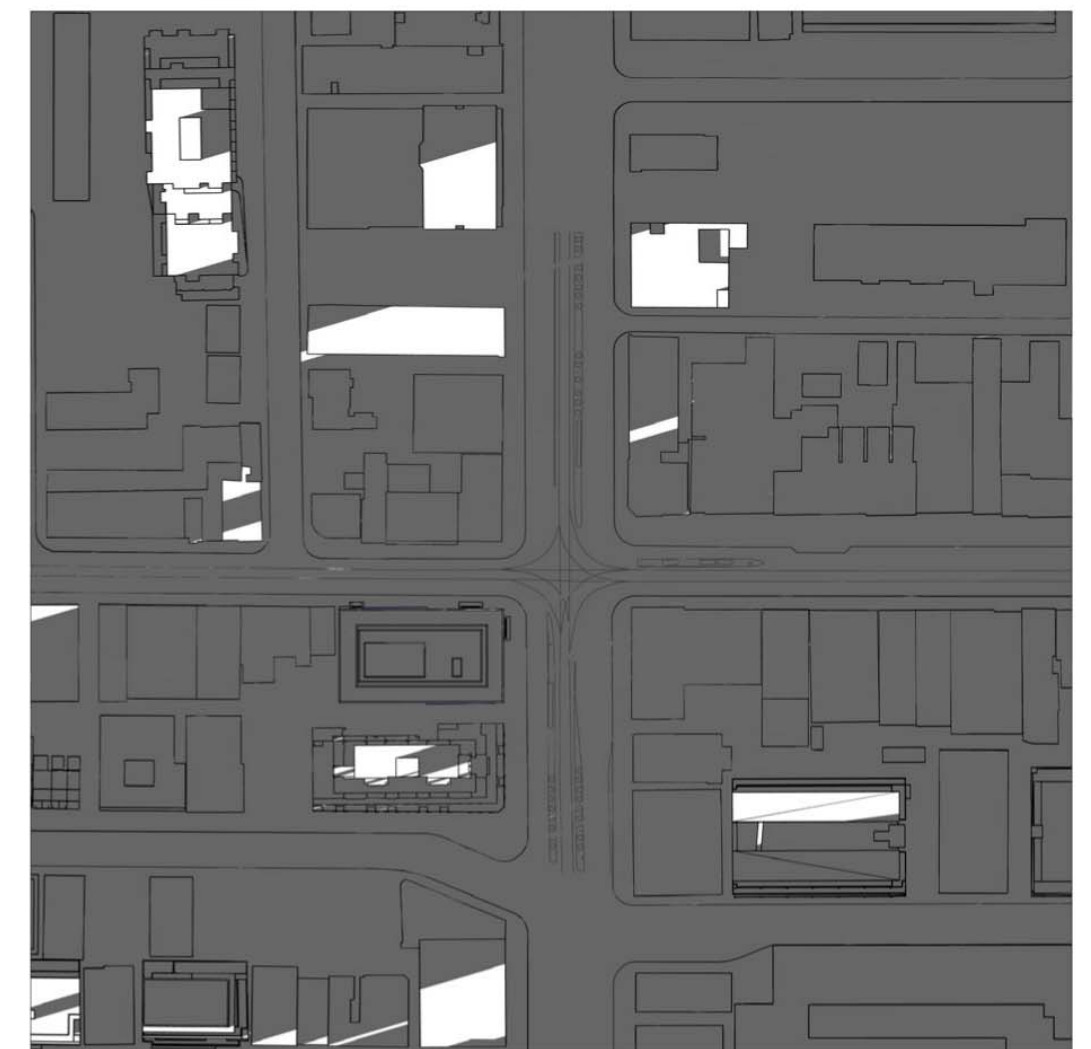
DECEMBER 21, 2020 - 3:18



DECEMBER 21, 2020 - 4:18



DECEMBER 21, 2020 - 5:18



DECEMBER 21, 2020 - 6:18

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 203T603FFILE: BIM 360/10206938_OL.TA_Planning/10206938-TD003-DT-SPADINA.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	A.CHRISTOPHER
DRAWN	I.AMOS
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | SPADINA
SHADOW STUDIES - DECEMBER

Plot Date: 5/21/2021 4:33:48 PM

METROLINX
Infrastructure Ontario

SCALE: 1 : 1 DRAWING NUMBER: 203T603F