

# Scarborough Subway Extension Lawrence East Transit-Oriented Community

3091 Lawrence Avenue East & 685-697 McCowan Road





## DRAWING LIST

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Illustrative Render of Lawrence East Transit-Oriented Community

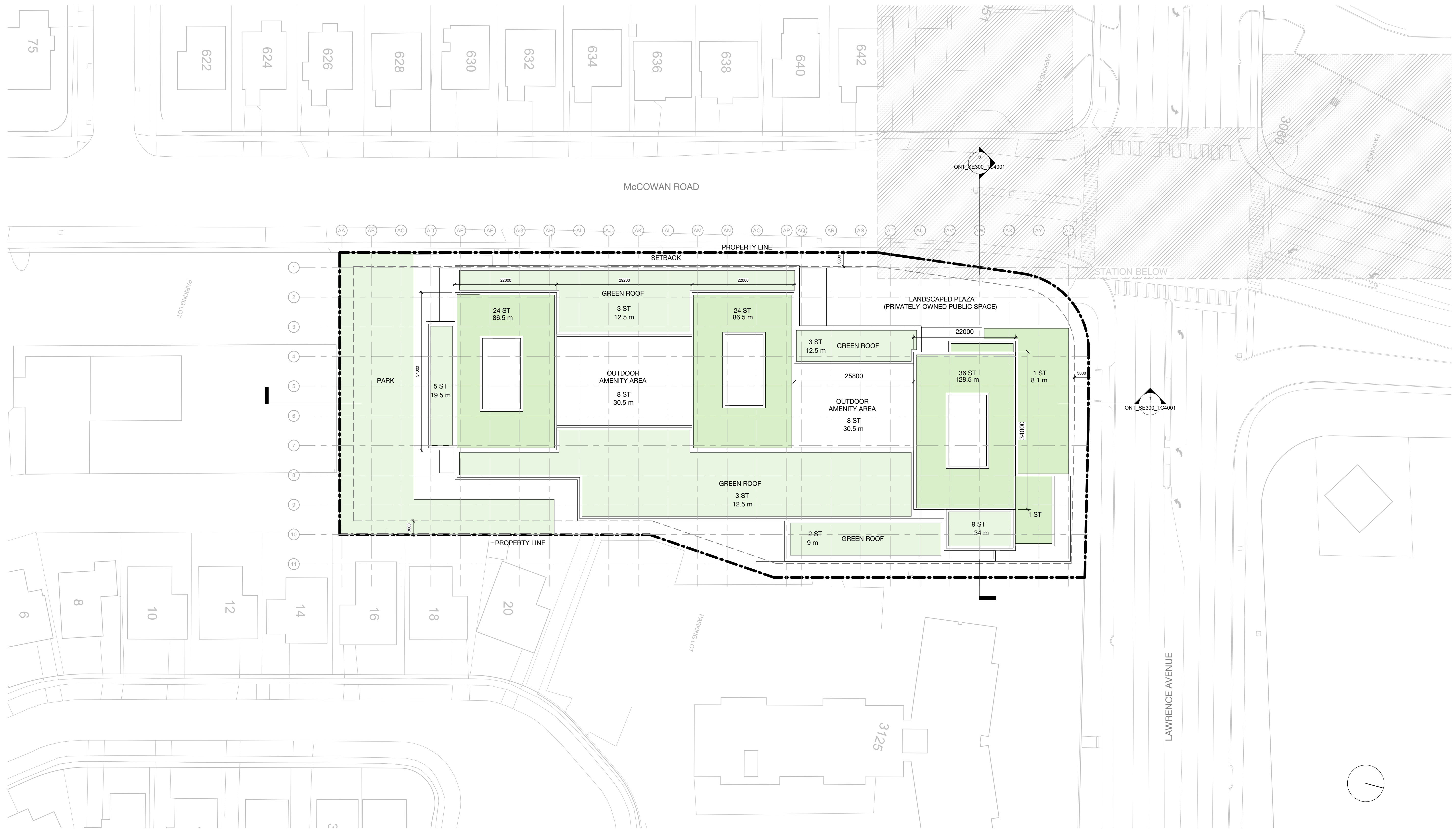
CONFIDENTIAL INFORMATION - NOT FOR CONSTRUCTION - NOT FOR ESTIMATING OR BIDDING - TRANSIT STATION AREAS BY OTHERS ARE SHOWN FOR REFERENCE AND ARE NOT PART OF THIS APPLICATION

REVISIONS		<p style="text-align: center;"><b>TOC CONCEPT OF DESIGN PRELIMINARY RE-ZONING</b></p> <p style="text-align: center;">18/01/24</p> <p style="text-align: center;">NOT FOR CONSTRUCTION</p>			<table border="0"> <tr> <td>DRAWN</td> <td>JJ</td> </tr> <tr> <td>CHECKED</td> <td>MH</td> </tr> <tr> <td>CORRECT</td> <td>AY</td> </tr> <tr> <td>SCALE</td> <td></td> </tr> </table>	DRAWN	JJ	CHECKED	MH	CORRECT	AY	SCALE		<p>Project:</p> <p style="text-align: center;"><b>SCARBOROUGH SUBWAY EXTENSION LAWRENCE EAST TOC</b></p> <p style="text-align: center;">COVER PAGE</p>	<table border="0"> <tr> <td>Contract:</td> <td>Package:</td> </tr> <tr> <td colspan="2" style="text-align: center;"></td> </tr> <tr> <td>Dwg. No.</td> <td>Rev. No.</td> <td>Sheet No.</td> </tr> <tr> <td>ONT_SE300_TC2000</td> <td></td> <td></td> </tr> </table>	Contract:	Package:			Dwg. No.	Rev. No.	Sheet No.	ONT_SE300_TC2000		
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PROJECT STATISTICS	
	<b>ONE T+</b>
SITE AREA sqm	10,400
SITE AREA ha	1.04
Parkland AREA sqm	1,047
GFA sqm (Equivalent to Occupiable Area GCA) *to be refined	58,481
BELOW GRADE GCA sqm	14,664
ABOVE GRADE GCA sqm	76,336
TOTAL GCA sqm *	91,000
NET FLOOR SPACE INDEX (FSI)	6.3
<b>PARKING TEST</b>	
STRUCTURED ABOVE GRADE PARKING LEVELS	-
UNDERGROUND PARKING LEVELS	2
STRUCTURED PARKING FOOTPRINT	-
PARKING RAMP (F1)	171
UNDERGROUND PARKING FOOTPRINT (P1)	5,205
UNDERGROUND PARKING FOOTPRINT (P2)	5,380
TOTAL PARKING GCA sqm	10,585
NO. OF PARKING STALLS PROVIDED	228
NO. OF PARKING STALLS NEEDED	310
<b>RESIDENTIAL</b>	
MARKET RESIDENTIAL NET sqm	50,632
AFFORDABLE HOUSING NET sqm	0
TOTAL RESIDENTIAL (GFA) sqm	50,632
<b>EMPLOYMENT</b>	
RETAIL sqm	1,405
OFFICE sqm	6,444
TOTAL EMPLOYMENT sqm	7,849
<b>OUTDOOR SPACE</b>	
ROOF AREA sqm	6,730
OUTDOOR AMENITY SPACE AT ROOF sqm	2,166
OUTDOOR AMENITY SPACE AT GRADE sqm	TBD
<b>UNITS, JOBS AND PEOPLE ASSUMPTION</b>	
AVERAGE RESIDENTIAL (MARKET) UNIT SIZE sqm	90
AVERAGE AFFORDABLE UNIT SIZE sqm	50
AVERAGE LIVE-WORK UNIT SIZE sqm	-
AVERAGE HOUSEHOLD SIZE	1.74
(RETAIL) EMPLOYMENT SPACE PER EMPLOYEE sqm	40
(OFFICE) EMPLOYMENT SPACE PER EMPLOYEE sqm	20
NUMBER OF UNITS	774
NUMBER OF PEOPLE	978
NUMBER OF JOBS	357
NUMBER OF JOBS + PEOPLE	1,335
NUMBER OF JOBS + PEOPLE PER ha	1,284
PARKING	228
BIKE PARKING	603
LOADING	7
INDOOR AMENITY	2,160

REVISIONS	<p style="text-align: center;"><b>TOC CONCEPT OF DESIGN PRELIMINARY RE-ZONING</b></p> <p style="text-align: center;">18/01/24</p> <p style="text-align: center;">NOT FOR CONSTRUCTION</p>	 <p style="font-size: 8px;">Gannett Fleming Canada ULC &amp; IBI Group</p>	DRAWN _____ JJ CHECKED _____ MH CORRECT _____ AY	Project: <b>SCARBOROUGH SUBWAY EXTENSION</b>  <b>LAWRENCE EAST TOC</b>  PROJECT STATISTICS	Contract: _____ Package: _____
			SCALE _____		Dwg. No. _____ Rev. No. _____ Sheet No. _____ ONT_SE300_TC2001



REVISIONS

**TOC CONCEPT OF DESIGN  
PRELIMINARY RE-ZONING**

18/01/24

NOT FOR CONSTRUCTION



DRAWN \_\_\_\_\_ JJ  
 CHECKED \_\_\_\_\_ MH  
 CORRECT \_\_\_\_\_ AY

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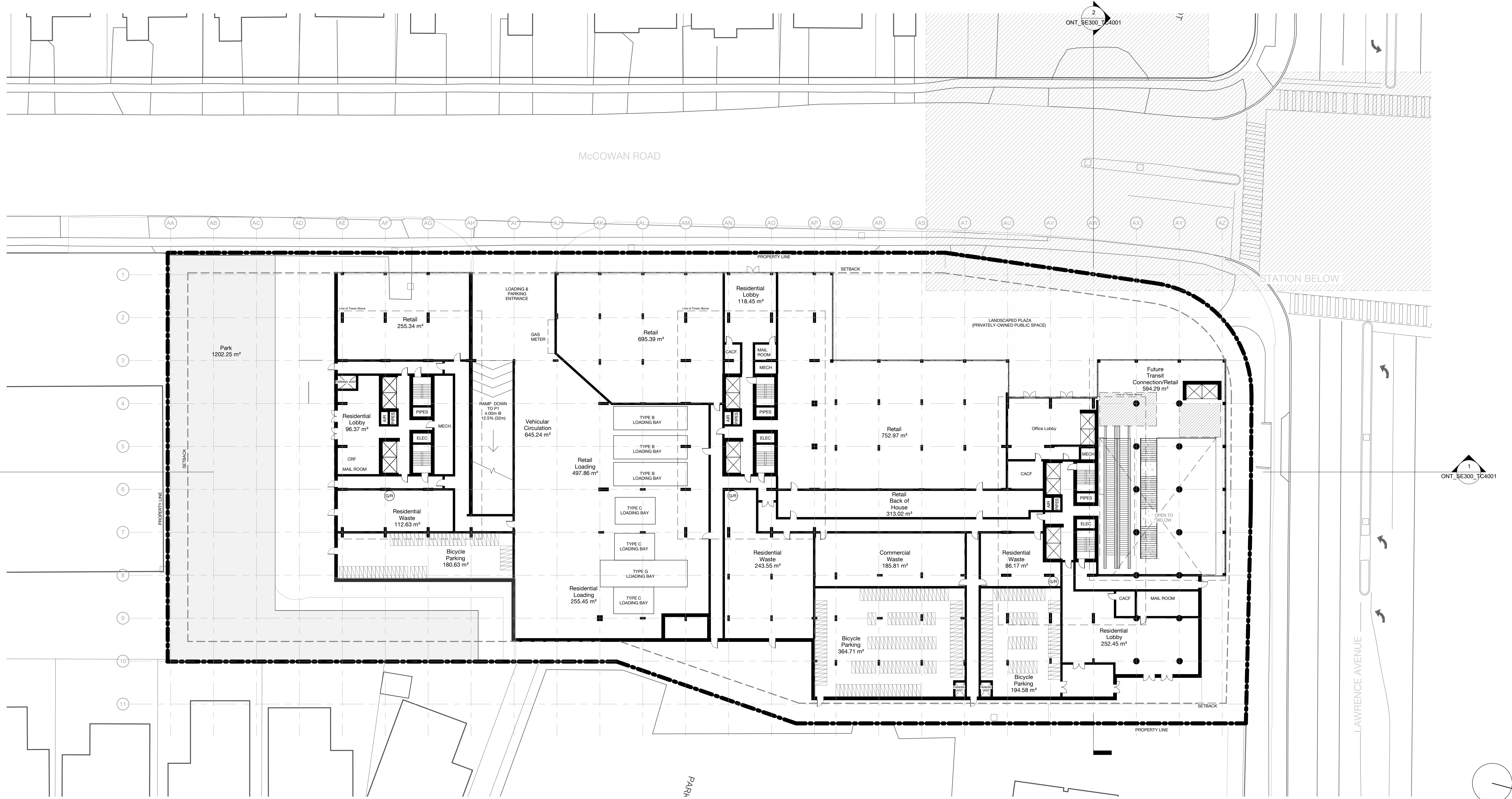
Project:  
**SCARBOROUGH SUBWAY EXTENSION  
 LAWRENCE EAST TOC**

SITE PLAN

Contract: Package:



Dwg. No. Rev. No. Sheet No.  
 ONT\_SE300\_TC2002



REVISIONS

**TOC CONCEPT OF DESIGN  
PRELIMINARY RE-ZONING**

18/01/24

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DRAWN \_\_\_\_\_ JJ  
 CHECKED \_\_\_\_\_ MH  
 CORRECT \_\_\_\_\_ AY

SCALE  
**1 : 300**

Project:  
**SCARBOROUGH SUBWAY EXTENSION**

**LAWRENCE EAST TOC**

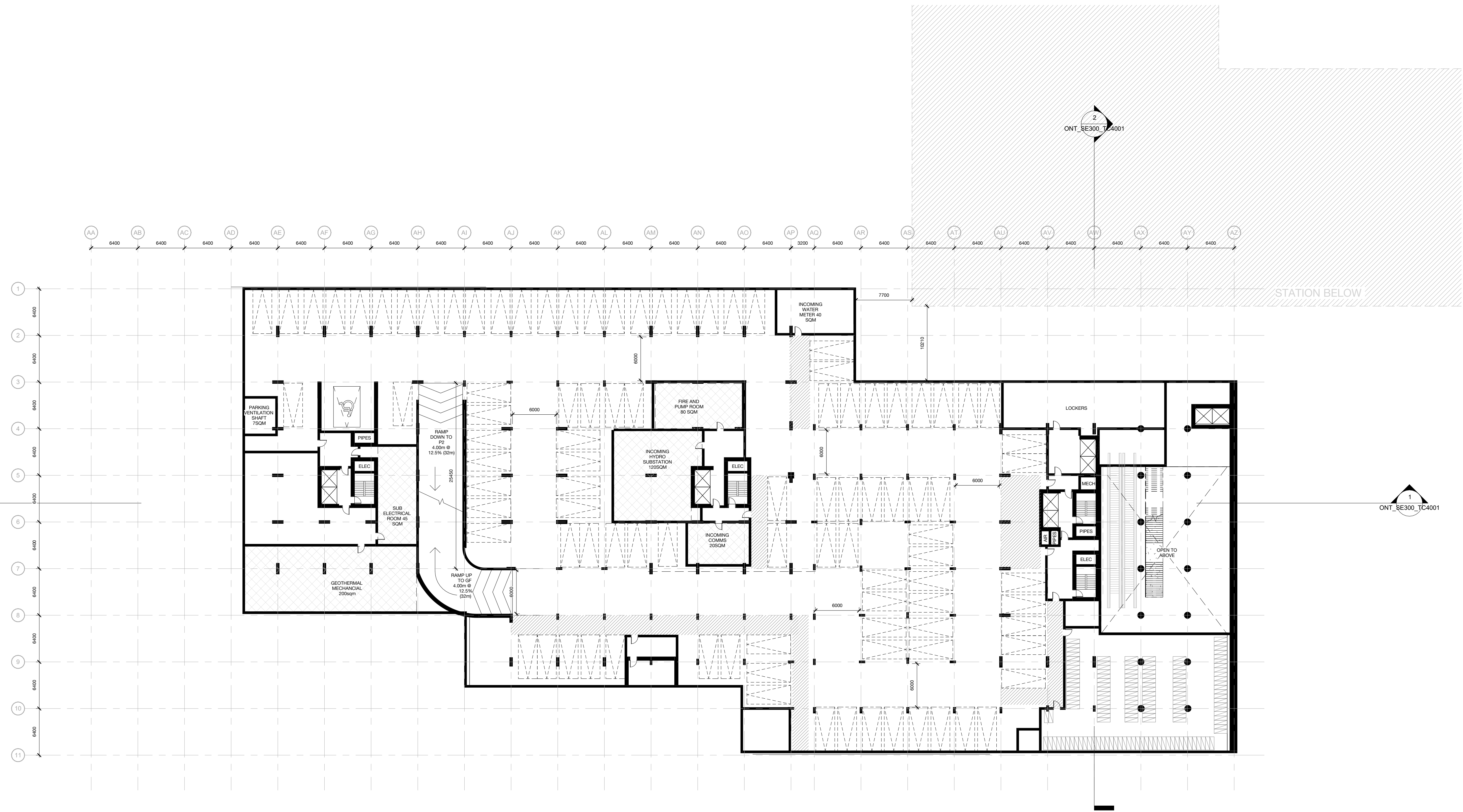
GROUND FLOOR PLAN

Contract: Package:



Dwg. No. Rev. No. Sheet No.  
 ONT\_SE300\_TC2004





REVISIONS

**TOC CONCEPT OF DESIGN  
PRELIMINARY RE-ZONING**

18/01024

**NOT FOR CONSTRUCTION**



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 CORRECT \_\_\_\_\_ AY

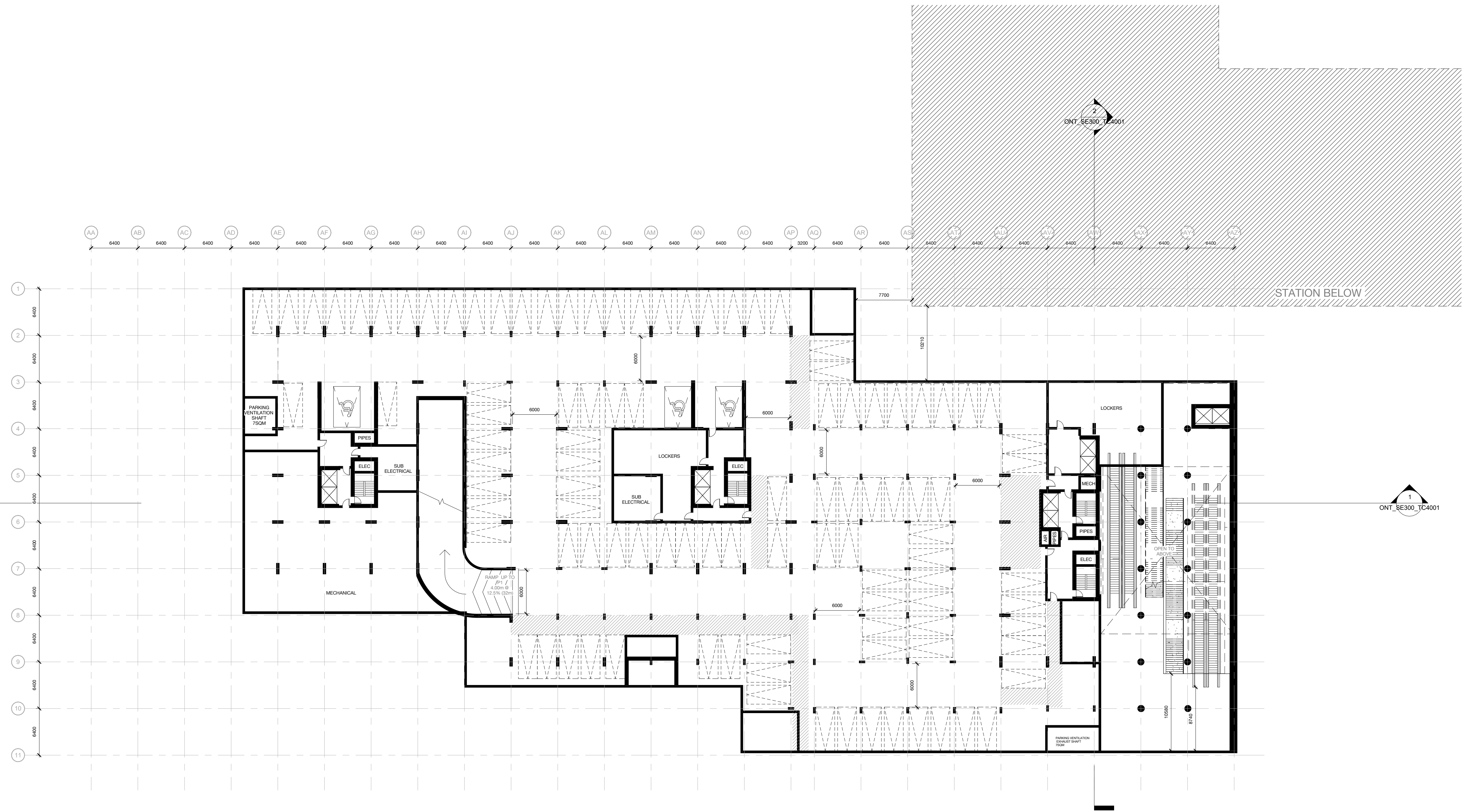
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Project:  
**SCARBOROUGH SUBWAY EXTENSION  
 LAWRENCE EAST TOC**  
 BASEMENT B1 PLAN

Contract: Package:



Dwg. No. Rev. No. Sheet No.  
 ONT\_SE300\_TC2005



REVISIONS

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 CORRECT \_\_\_\_\_ AY

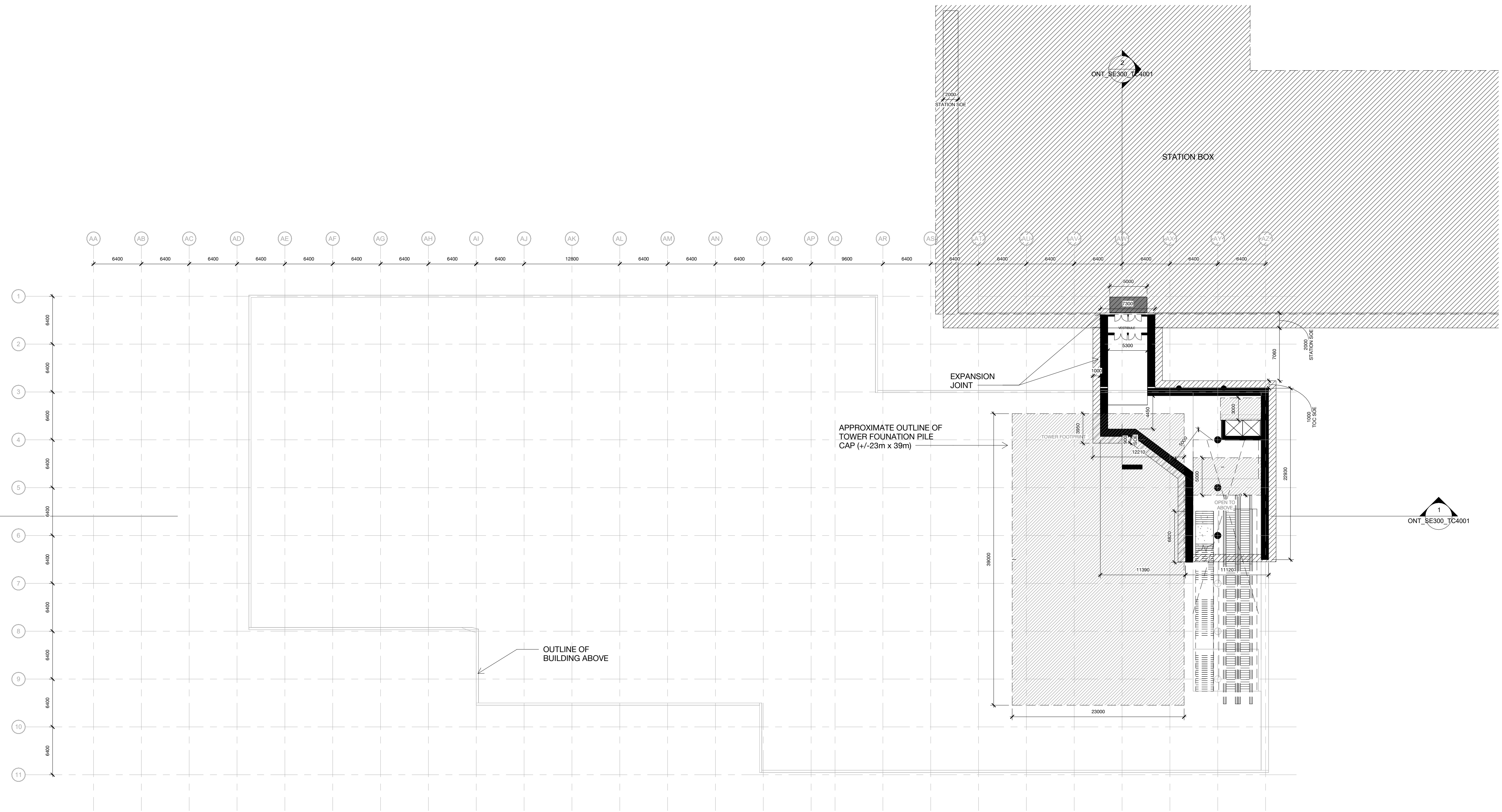
SCALE  
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Project:  
**SCARBOROUGH SUBWAY EXTENSION  
 LAWRENCE EAST TOC**  
 BASEMENT B2 PLAN

Contract: Package:



Dwg. No. Rev. No. Sheet No.  
 ONT\_SE300\_TC2006



REVISIONS

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18/01/24

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DRAWN \_\_\_\_\_ JI  
 CHECKED \_\_\_\_\_ MH  
 CORRECT \_\_\_\_\_ AY

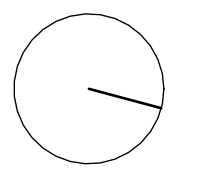
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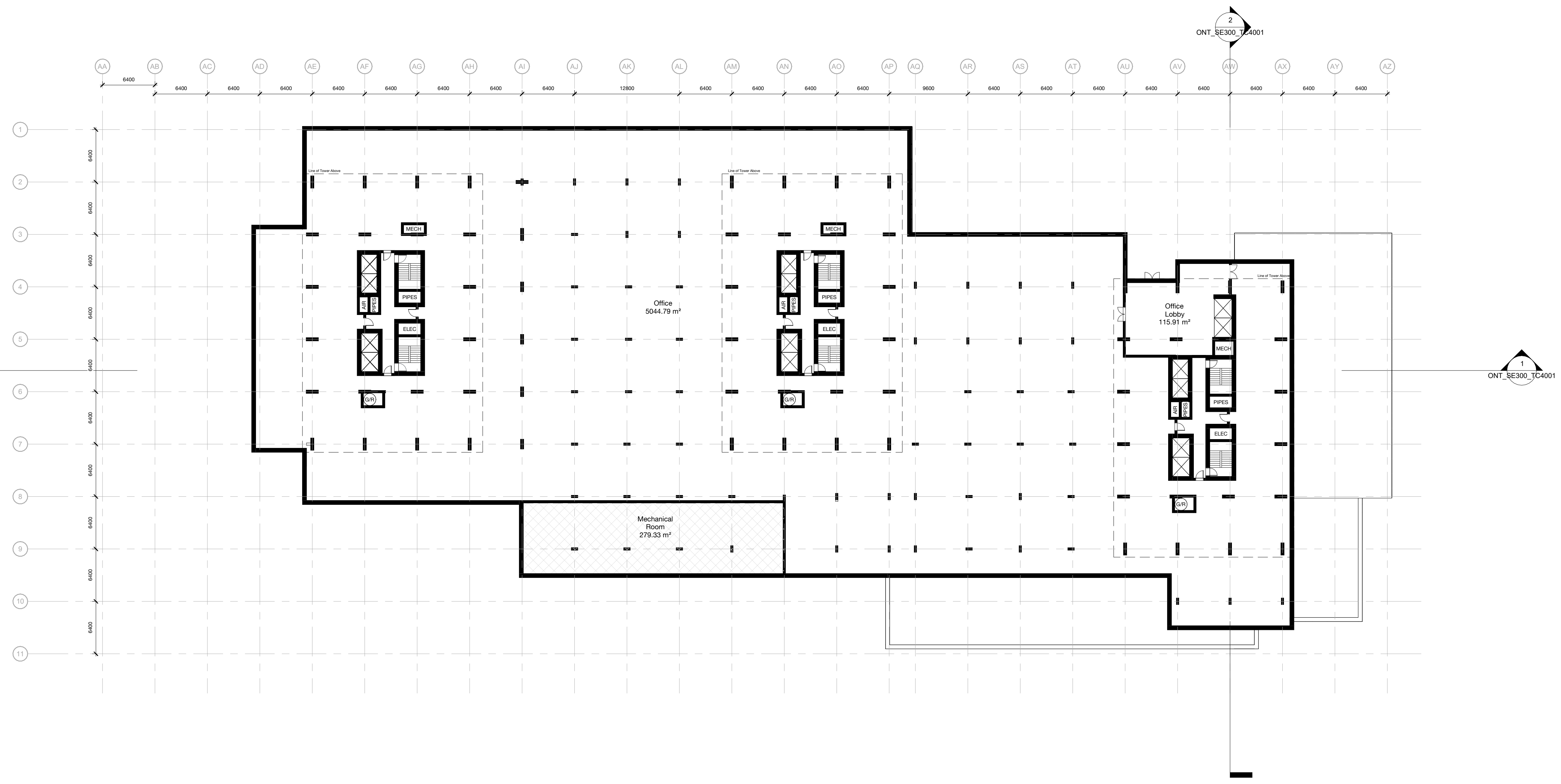
Project:  
**SCARBOROUGH SUBWAY EXTENSION  
 LAWRENCE EAST TOC**  
 BASEMENT B3 PLAN - POTENTIAL STATION BOX CONNECTION

Contract: \_\_\_\_\_ Package: \_\_\_\_\_



Dwg. No. \_\_\_\_\_ Rev. No. \_\_\_\_\_ Sheet No. \_\_\_\_\_  
 ONT\_SE300\_TC2007





REVISIONS

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SCALE  
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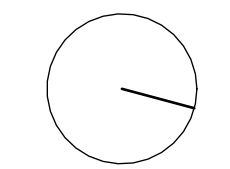
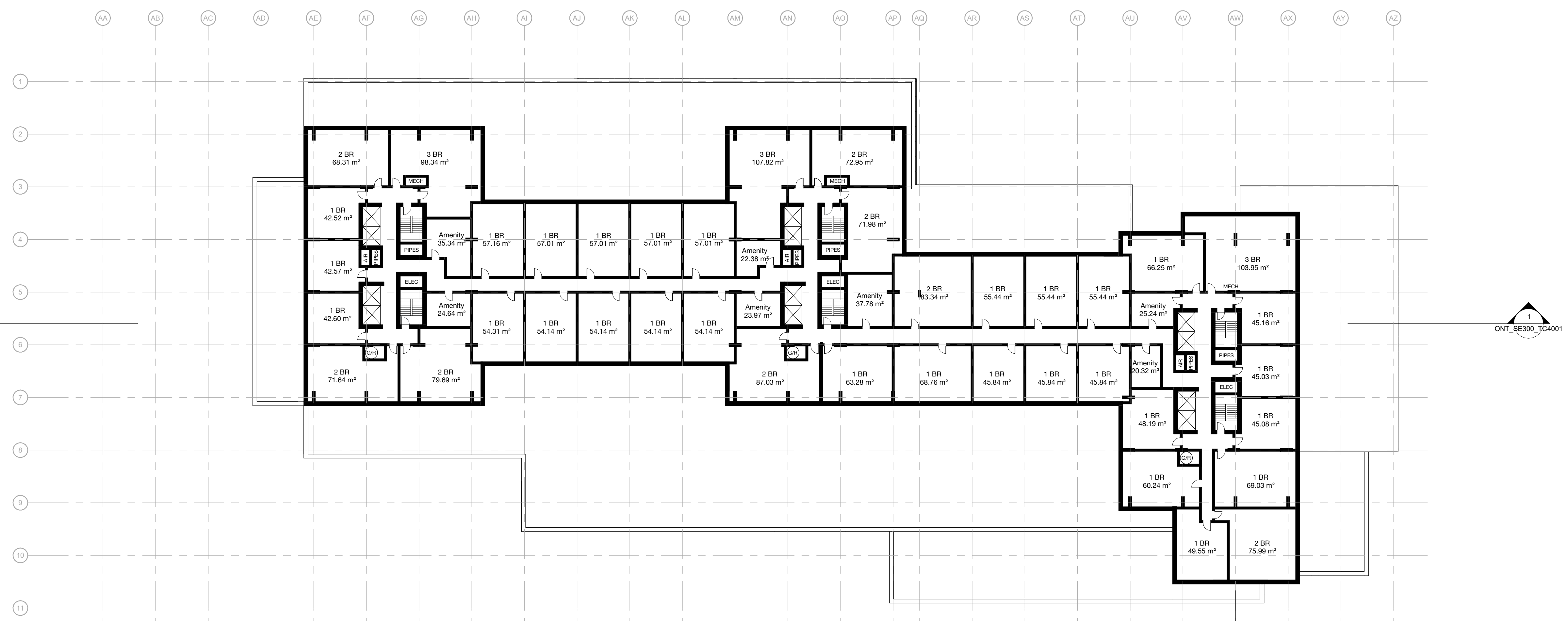
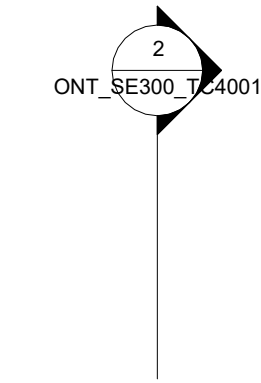
Project:  
**SCARBOROUGH SUBWAY EXTENSION**  
**LAWRENCE EAST TOC**  
 THIRD FLOOR PLAN

Contract: Package:



Dwg. No. Rev. No. Sheet No.  
 ONT\_SE300\_TC2008





REVISIONS

**TOC CONCEPT OF DESIGN  
PRELIMINARY RE-ZONING**

18/01/24

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 CORRECT \_\_\_\_\_ AY

SCALE  
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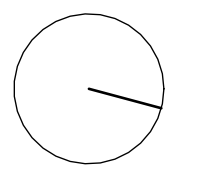
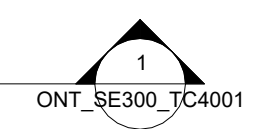
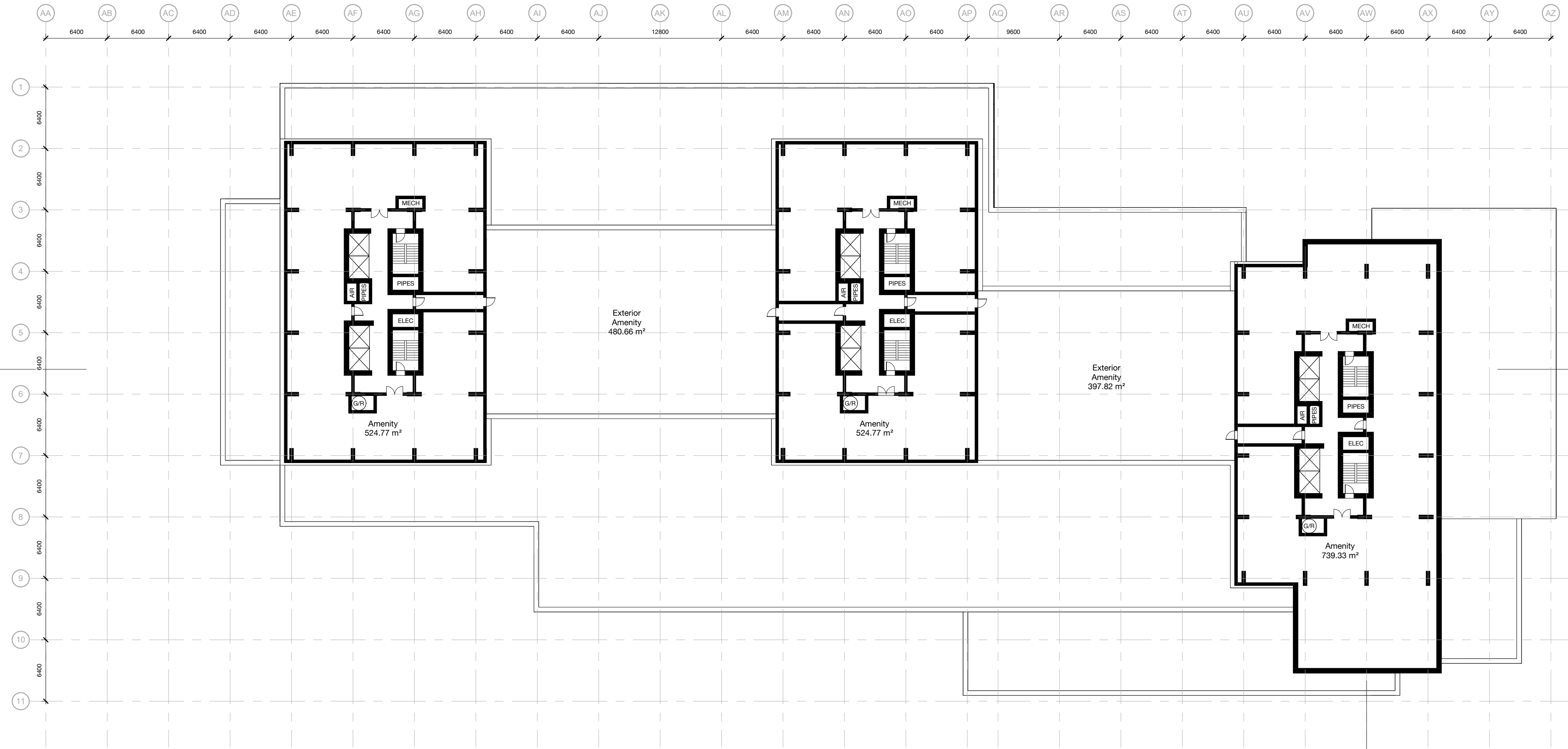
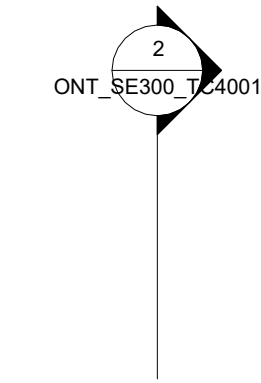
Project:  
**SCARBOROUGH SUBWAY EXTENSION  
 LAWRENCE EAST TOC**

TYPICAL RESIDENTIAL PODIUM PLAN

Contract: \_\_\_\_\_ Package: \_\_\_\_\_

**METROLINX**

Dwg. No. \_\_\_\_\_ Rev. No. \_\_\_\_\_ Sheet No. \_\_\_\_\_  
 ONT\_SE300\_TC2009



REVISIONS

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DRAWN \_\_\_\_\_ JJ  
CHECKED \_\_\_\_\_ MH  
CORRECT \_\_\_\_\_ AY

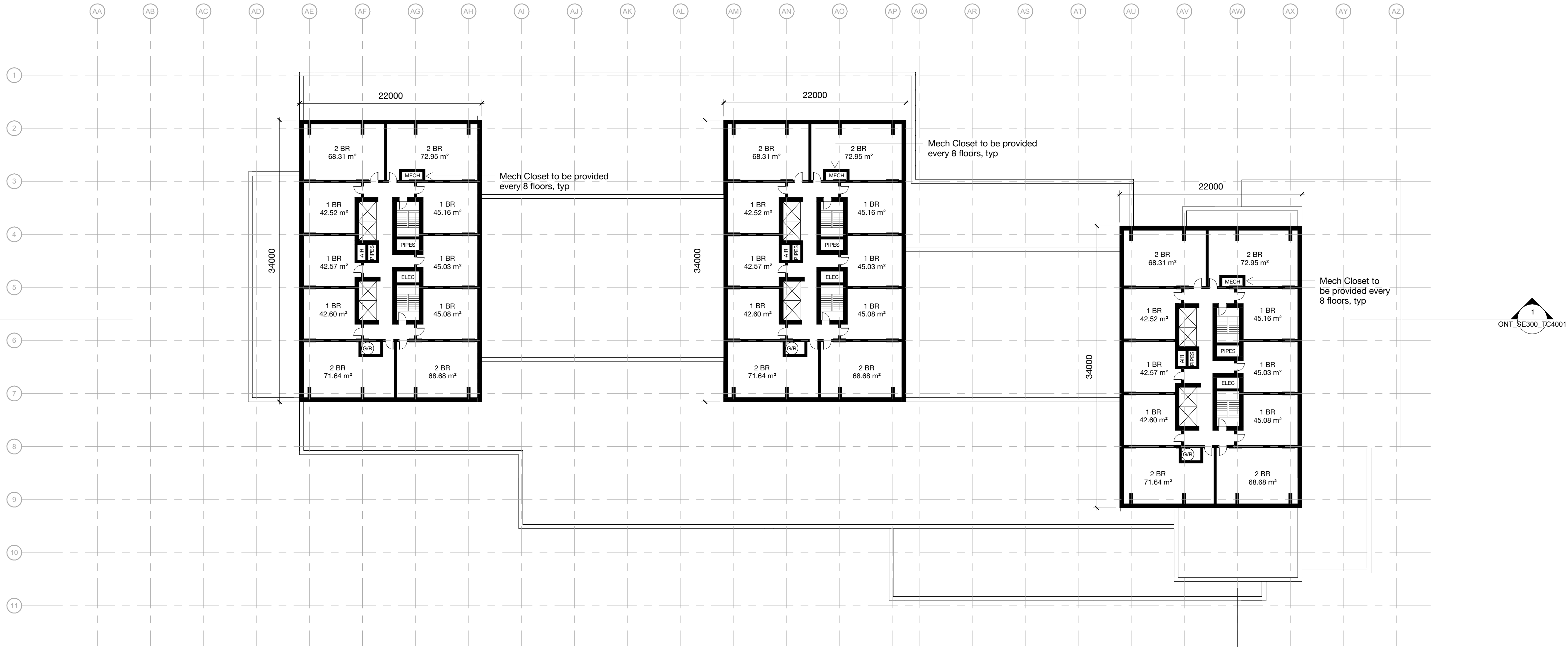
SCALE  
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Project:  
**SCARBOROUGH SUBWAY EXTENSION  
LAWRENCE EAST TOC**  
NINTH FLOOR PLAN

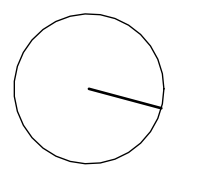
Contract: \_\_\_\_\_ Package: \_\_\_\_\_  
**METROLINX**  
Dwg. No. \_\_\_\_\_ Rev. No. \_\_\_\_\_ Sheet No. \_\_\_\_\_  
ONT\_SE300\_TC2010



2  
ONT\_SE300\_TC4001



1  
ONT\_SE300\_TC4001



REVISIONS

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DRAWN \_\_\_\_\_ JJ  
 CHECKED \_\_\_\_\_ MH  
 CORRECT \_\_\_\_\_ AY

SCALE  
 1 : 300

Project:  
 SCARBOROUGH SUBWAY EXTENSION

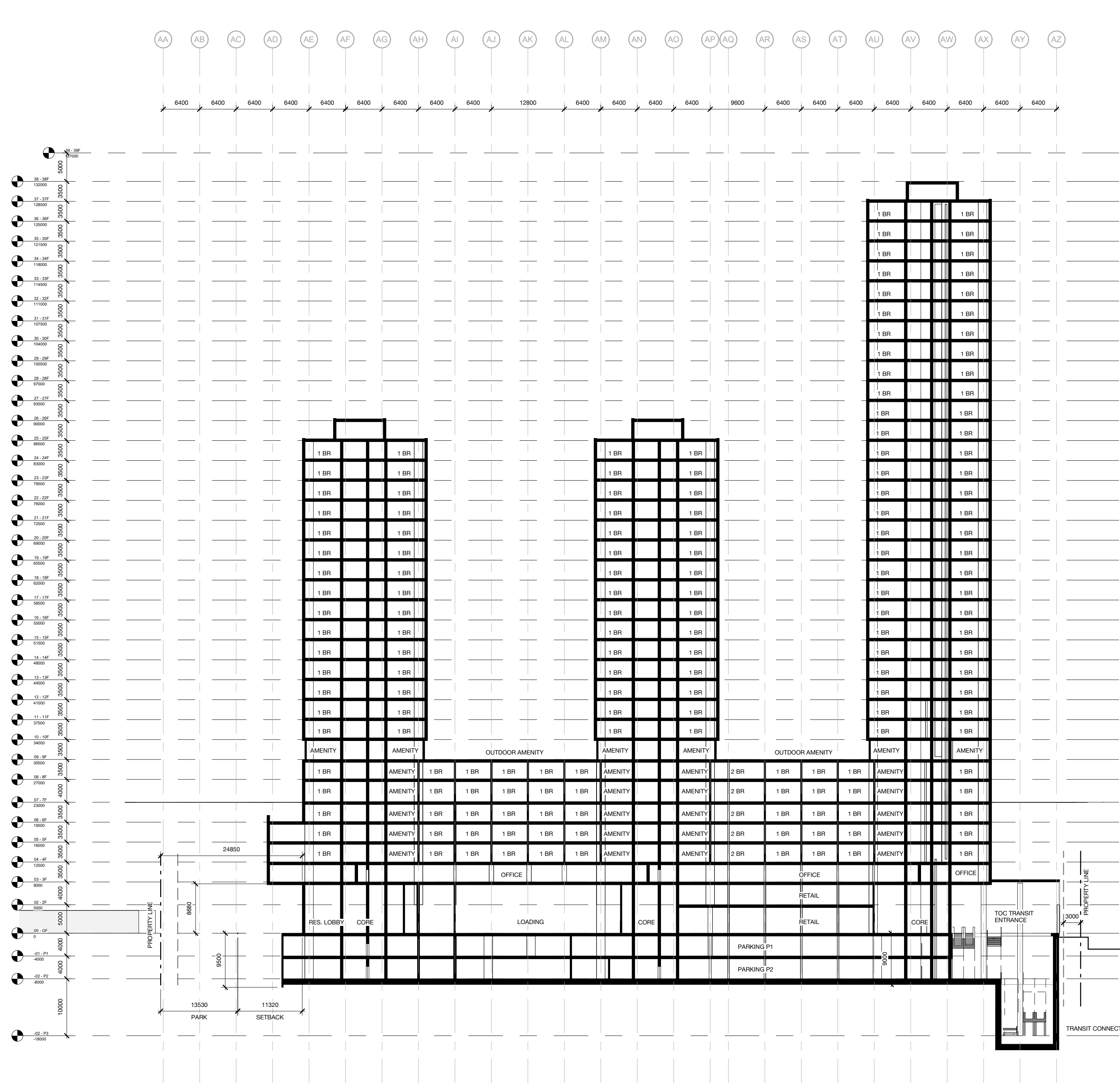
LAWRENCE EAST TOC

TYPICAL TOWER PLAN

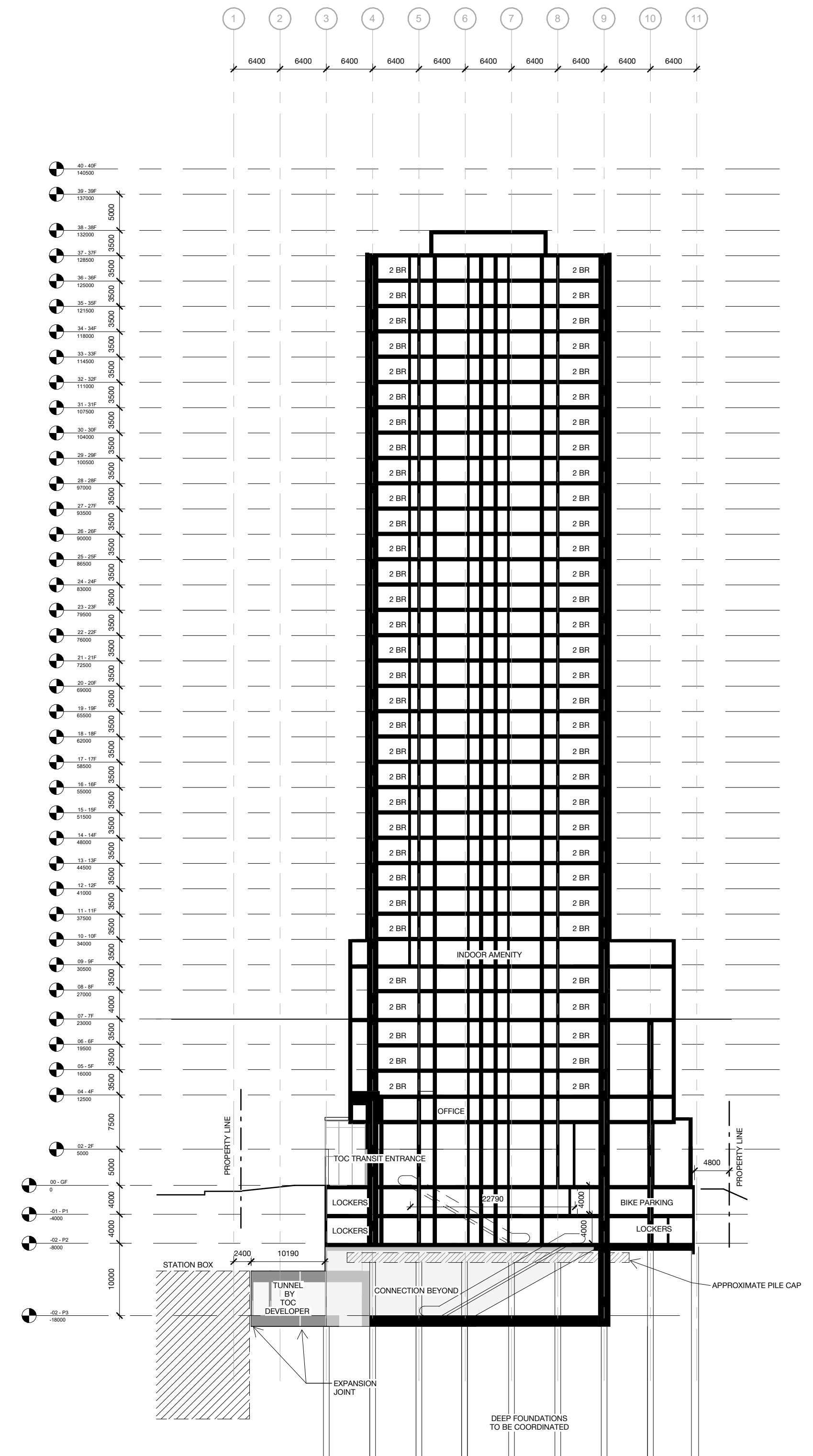
Contract: Package:





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 ONT\_SE300\_TC2011



**1 N-S Section**  
1 : 500

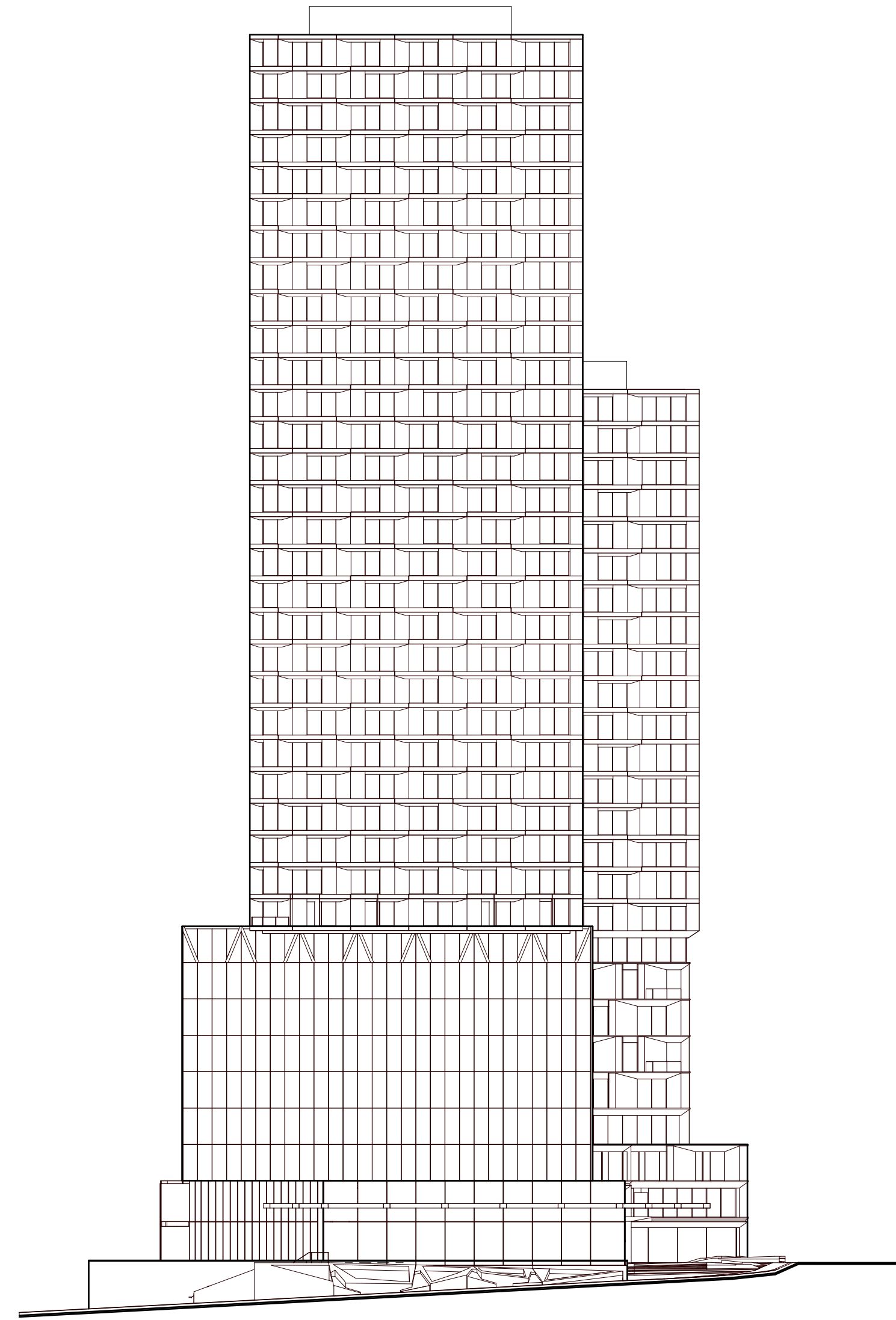


**2 E-W Section**  
1 : 500

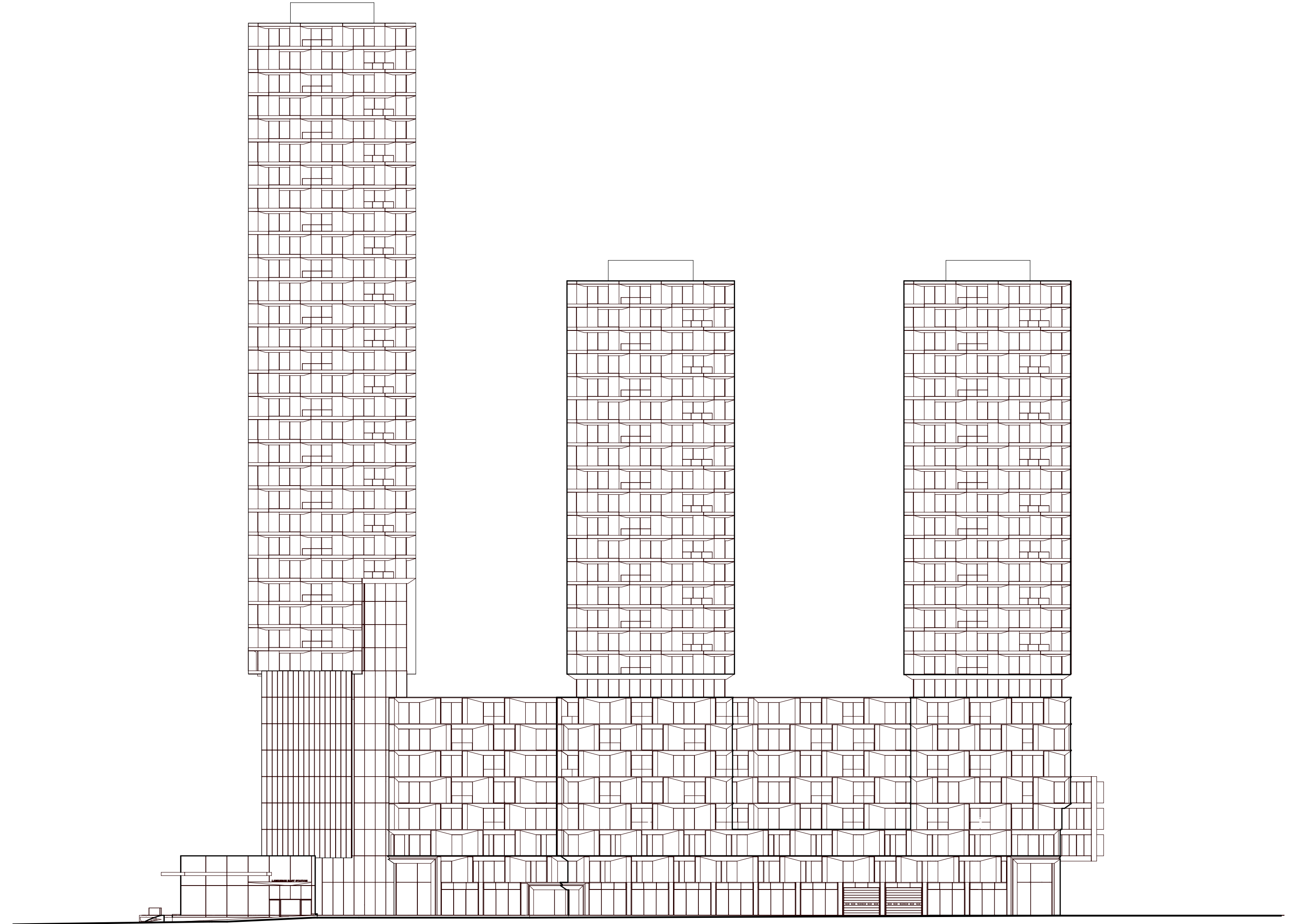
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SECTIONS





**1 North Elevation**  
1 : 500



**2 West Elevation**  
1 : 500

REVISIONS

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18/01/24

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DRAWN \_\_\_\_\_ JJ  
CHECKED \_\_\_\_\_ TBC  
CORRECT \_\_\_\_\_ TBC

SCALE  
**1 : 500**

Project:

**SCARBOROUGH SUBWAY EXTENSION**

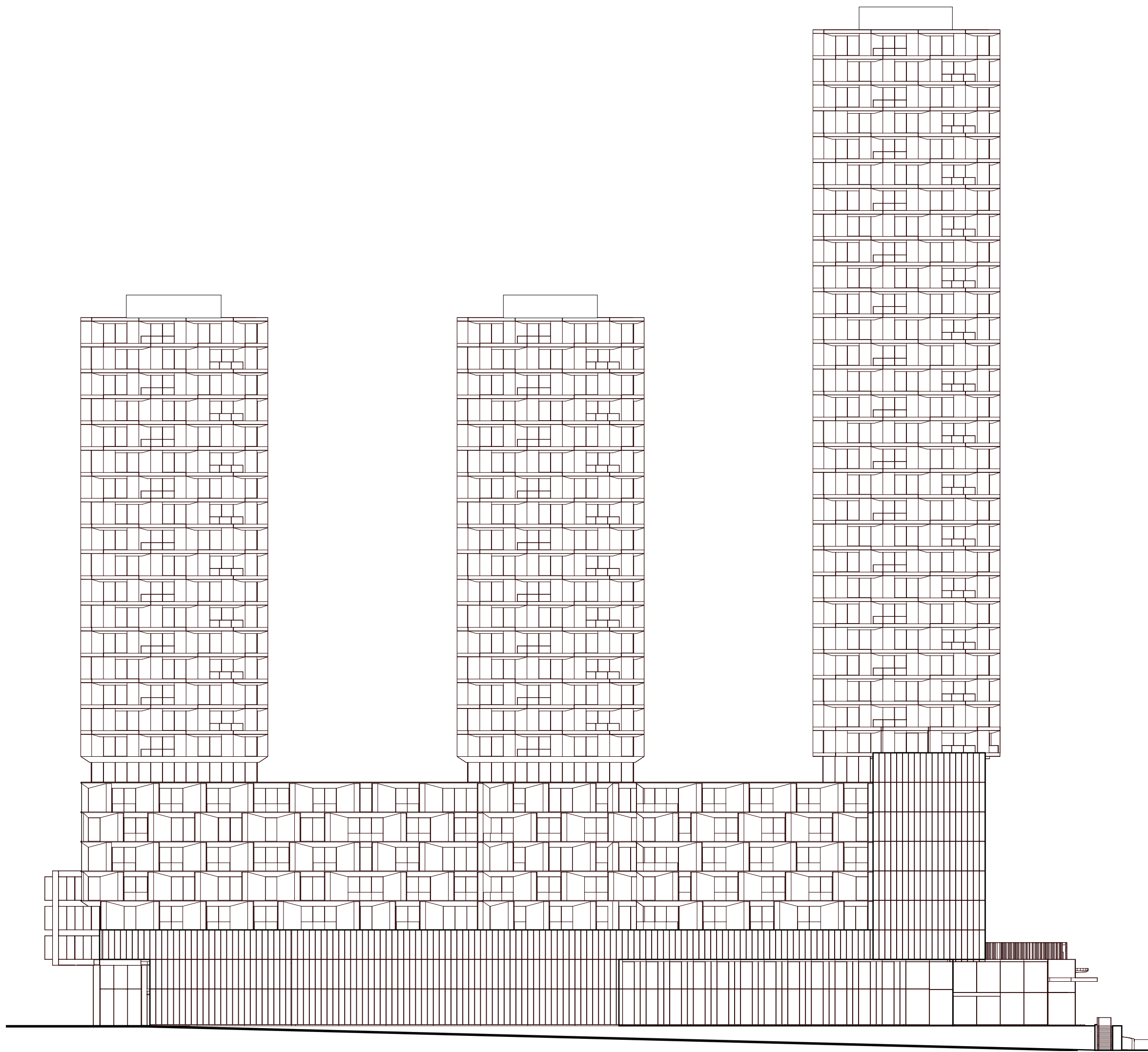
**LAWRENCE EAST TOC**

ELEVATIONS

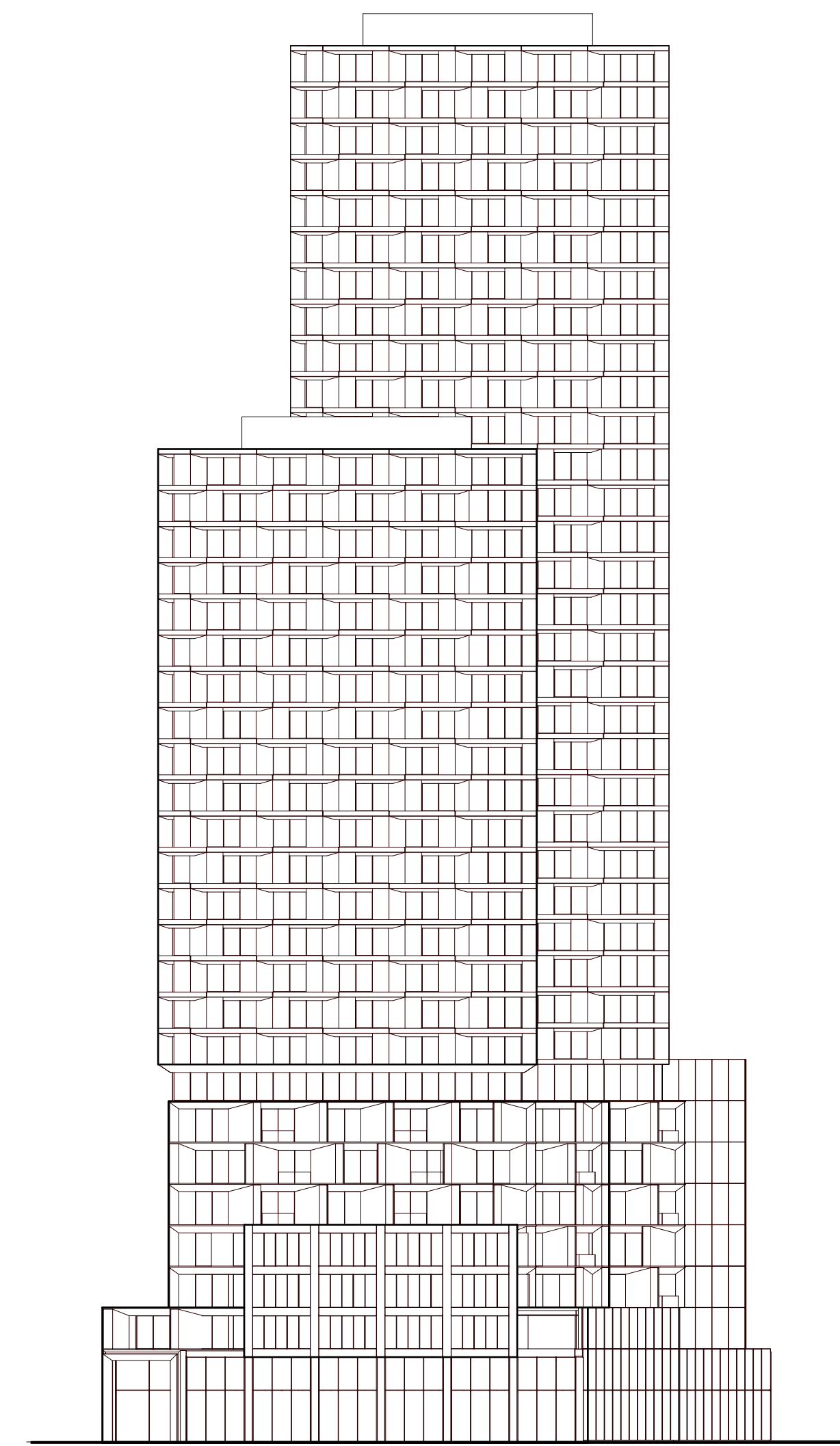
Contract: Package:



Dwg. No. Rev. No. Sheet No.  
ONT\_SE300\_TC4101



**1 East Elevation**  
1 : 500



**2 South Elevation**  
1 : 500

REVISIONS		<p style="color: red; text-align: center;"><b>TOC CONCEPT OF DESIGN PRELIMINARY RE-ZONING</b></p> <p style="text-align: center;">18/01/24</p> <p style="color: red; text-align: center;">NOT FOR CONSTRUCTION</p>			<p>DRAWN _____ JJ</p> <p>CHECKED _____ TBC</p> <p>CORRECT _____ TBC</p> <hr/> <p>SCALE</p> <p style="text-align: center;">1 : 500</p>	<p>Project:</p> <p style="text-align: center;"><b>SCARBOROUGH SUBWAY EXTENSION</b></p> <p style="text-align: center;"><b>LAWRENCE EAST TOC</b></p> <p style="text-align: center;">ELEVATIONS</p>	<p>Contract: _____ Package: _____</p> <p style="text-align: center;"></p> <p>Dwg. No. _____ Rev. No. _____ Sheet No. _____</p> <p style="text-align: center;">ONT_SE300_TC4102</p>
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