

ONTARIO LINE

TRANSIT ORIENTED COMMUNITY

11,13,15 GERTRUDE PL.
TORONTO, ON
M4J 1R1

DRAWING NUMBER	DRAWING NAME
413T000N	COVER
413T001N	CONTEXT MASSING
413T002N	NOTES AND LEGENDS
413T003N	PROJECT STATISTICS
413T004N	CONTEXT PLAN
413T005N	SITE PLAN
413T006N	LANDSCAPE PLAN
413T102N	LEVEL B1
413T201N	LEVEL 01, 02 & 03
413T202N	LEVEL 04-07, MECH PH, ROOF
413T400N	ELEVATIONS
413T401N	ELEVATIONS
413T500N	SECTIONS
413T600N	SHADOW STUDY - MARCH
413T601N	SHADOW STUDY - JUNE
413T602N	SHADOW STUDY - SEPTEMBER
413T603N	SHADOW STUDY - DECEMBER



SHEET No. 413T000N\FILE: BIM_360//10206938_OLTA_Planning/10206938-TD013N-PAPE-PAPE.rvt



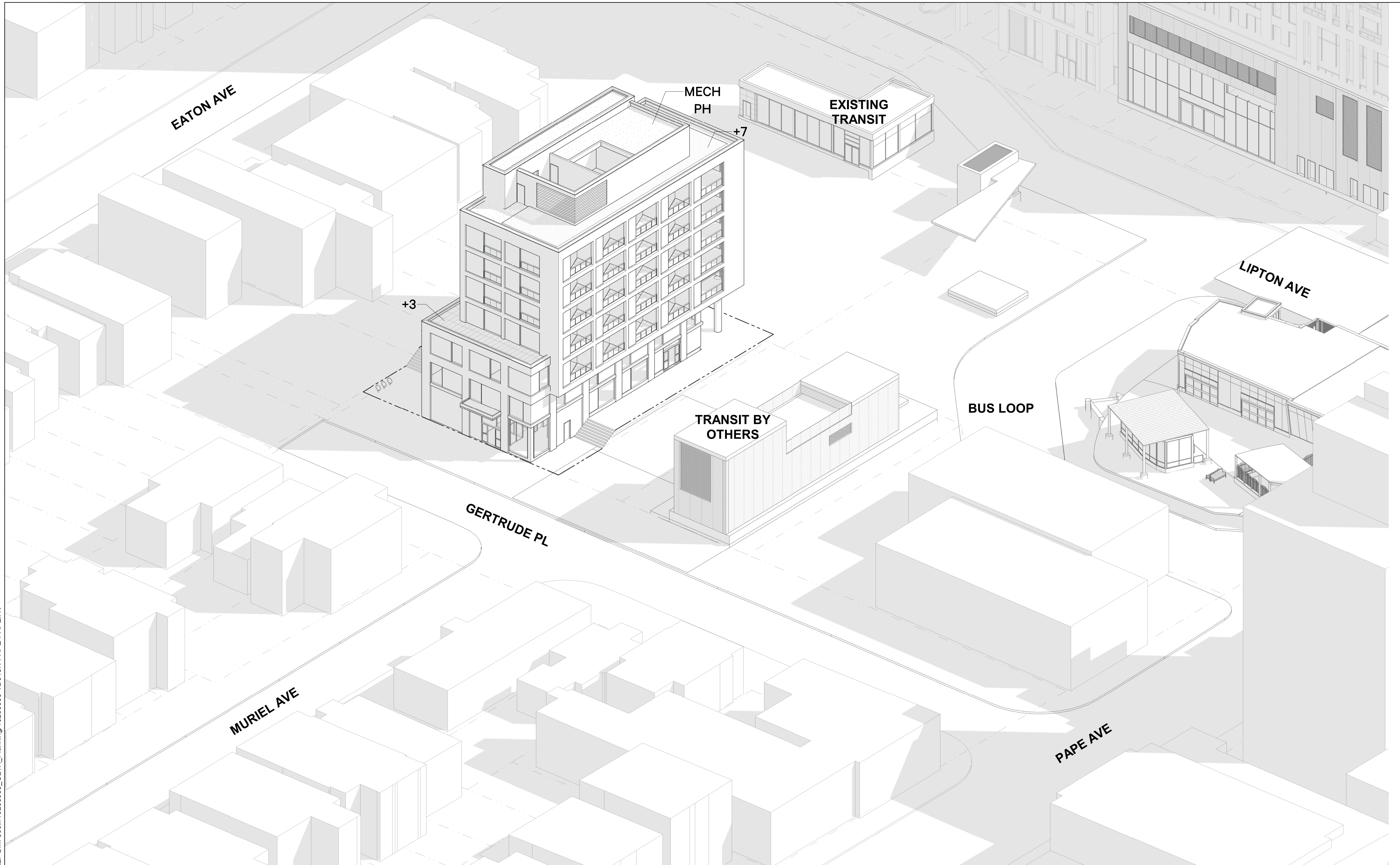
ARCHITECTURE AND
LANDSCAPE SET -
REZONING

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

Plot Date: 2022-11-29 11:54:28 AM



Drawing Number
413T000N



SHEET No. 413T001N FILE: BIM 360/10206938_OLTA_Planning/10206938-TD013N-PAPE-PAPE.rvt

REVISIONS		
1	2022-10-24	ISSUED FOR QA/QC
2	2022-11-17	ISSUED FOR REZONING

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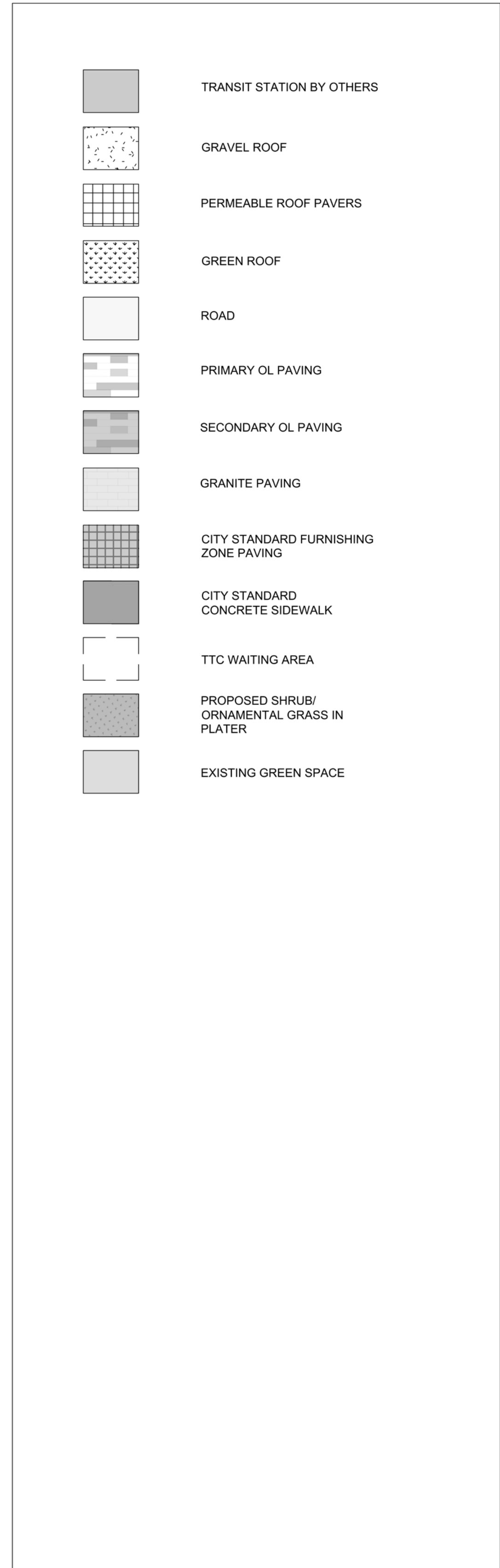
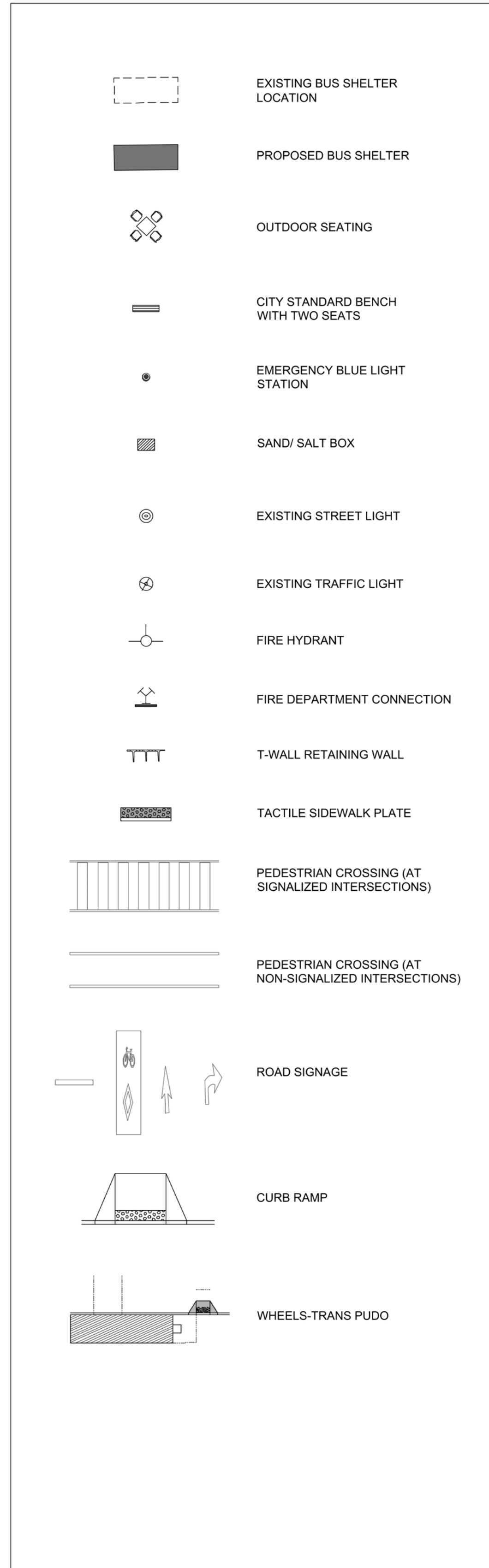
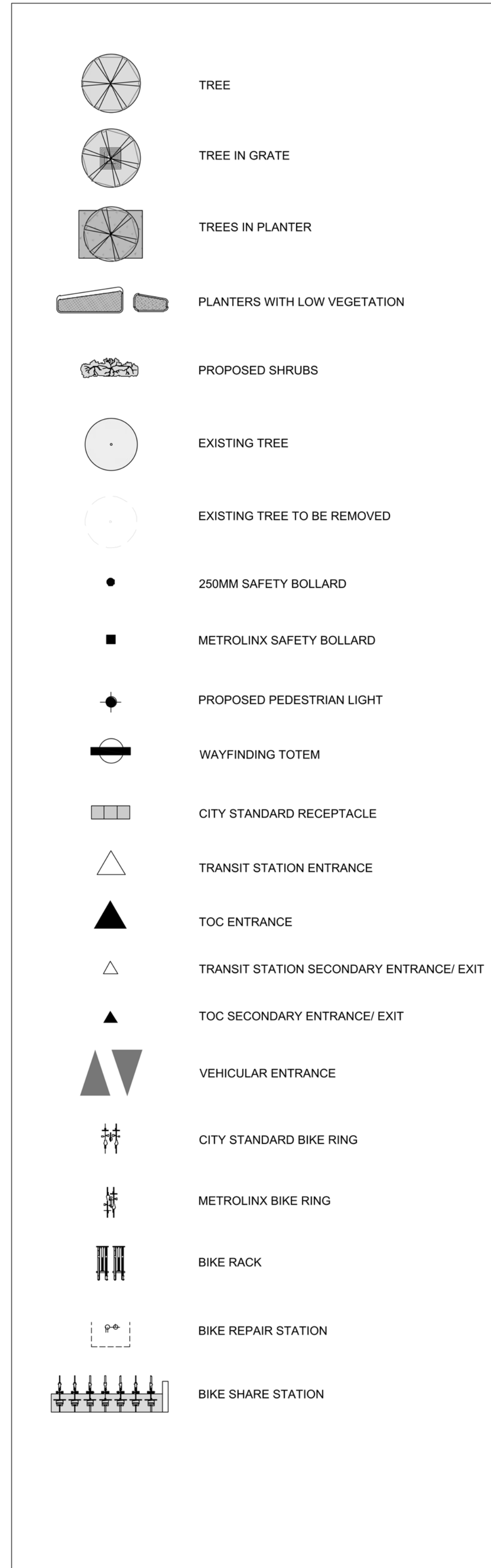
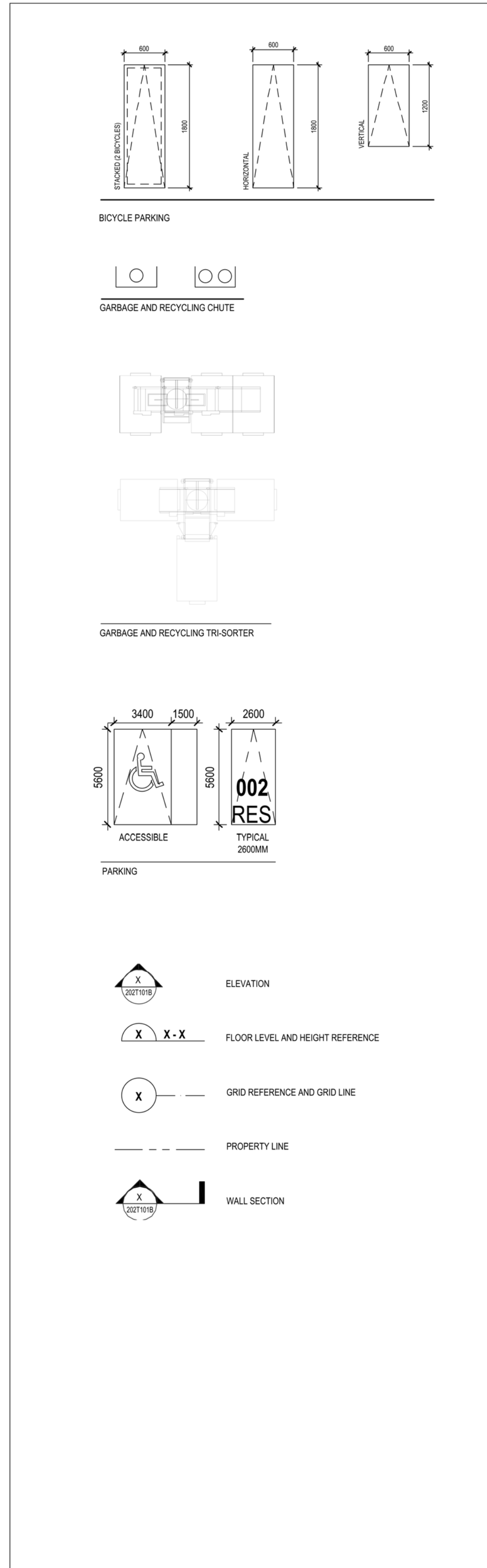
DESIGNED	D.ABAD
DRAWN	D.ABAD
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE

TITLE
**TOC
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CONTEXT MASSING**

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	Infrastructure Ontario
SCALE	DRAWING NUMBER 413T001N

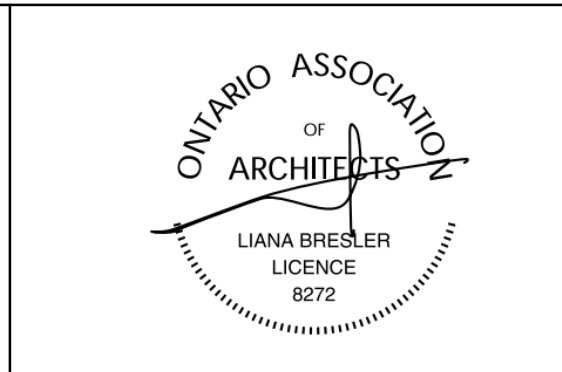
1B	ONE BEDROOM SUITE
2B	TWO BEDROOM SUITE
3B	THREE BEDROOM SUITE
AHU	AIR HANDLING UNIT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BC	BUILDING CODE
BLDG	BUILDING
BOH	BACK OF HOUSE SERVICE AREA
CACF	CENTRAL ALARM AND CONTROL FACILITY
DED	DEDUCTION
DIM	DIMENSION
DWG	DRAWING
EA	EXHAUST AIR
ECR	ELEVATOR CONTROL ROOM
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMR	ELEVATOR MACHINE ROOM
ESC	ESCALATOR
FLUE	FLUE VENT SHAFT
GCA	GROSS CONSTRUCTION AREA
GFA	GROSS FLOOR AREA
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
TH	TOWNHOUSE
TOC	TRANSIT ORIENTED COMMUNITY
TOFR	TOP OF FINISHED ROOF
TOS	TOP OF SLAB
TYP	TYPICAL



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CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

ONTARIO LINE

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NOTES AND LEGENDS

Plot Date: 2022-11-29 11:54:54 AM	
SCALE	DRAWING NUMBER 413T002N

PROJECT STATISTICS

MUNICIPAL ADDRESS: 11, 13, 15 GERTRUDE PL., TORONTO, ON, M4J 1R1
 BUILDING HEIGHT: 23.3 m (7 STOREYS)

BUILDING STATISTICS

AREAS	%	m ²
SITE AREA		856
SITE AREA (CONVEYANCE)		0
SITE AREA		856
GCA ABOVE GRADE (TOC)		2807
GCA BELOW GRADE (TOC)		474
GFA TOTAL (TOC)		2322
GFA RESIDENTIAL (TOC)	82%	1902
GFA NON-RESIDENTIAL (TOC)	18%	420
FSI (TOC)		2.7

UNIT DISTRIBUTION AND AMENITY AREAS

UNIT TYPE	AREA m ²	REQUIRED	PROPOSED
STUDIO	27-34	NO REQ	0%
1B	36-64	NO REQ	60%
2B	59-81	15%	20%
3B	85-111	10%	20%

AMENITY AREAS	REQUIRED m ²	PROPOSED m ²
INTERIOR AMENITY (RES)	50	71
EXTERIOR AMENITY (RES)	40	45
TOTAL AMENITY (RES)	100	116
EXTERIOR AMENITY (NON-RES)	NO REQ	246

*Excess in Total Amenity is interpreted first as Interior Amenity down to the required minimum and then as Exterior Amenity.

GREEN ROOF AND STORMWATER MANAGEMENT

ROOF AREAS	m ²
TOTAL ROOF AREA	752
RESIDENTIAL PRIVATE TERRACES	0
ROOFTOP EXTERIOR AMENITY	291
RENEWABLE ENERGY DEVICES	0
TOWER AREA LESS THAN 750 m2	0
TOTAL TGS EXCLUSIONS	291
TGS AVAILABLE ROOF	461
GREEN ROOF	144

CITY OF TORONTO GREEN ROOF BYLAW	REQUIRED %	PROPOSED %
GREEN ROOF	20%	31%

VEHICLE PARKING

VEHICLE PARKING (BY-LAW NO. 89-2022 POLICY ZONE A / BY-LAW 569-2013)	REQ. RATIO		REQ. STALLS		PROPOSED	
	MIN	MAX	MIN	MAX	STALLS	RATIO
	RESIDENTIAL STUDIO	0 / UNIT	0.3 / UNIT	0	0	0
RESIDENTIAL 1B	0 / UNIT	0.5 / UNIT	0	8	0	0
RESIDENTIAL 2B	0 / UNIT	0.8 / UNIT	0	12	0	0
RESIDENTIAL 3B	0 / UNIT	1.0 / UNIT	0	5	0	0
RESIDENTIAL VISITOR	2+(0.05/UNIT)	5+(0.1/UNIT)	3	7	0	0
RESIDENTIAL TOTAL			3	32	0	0
NON-RESIDENTIAL TOTAL	0 / 100 m ²	4 / 100 m ²	0	17	0	0
SHARED TOTAL			NO REQ	NO REQ	0	0
VEHICLE PARKING TOTAL			32	48	0	0

BICYCLE PARKING

BICYCLE PARKING TGS V4, TIER 3	REQ. RATIO		REQ. STALLS		PROPOSED	
	MIN	MAX	MIN	MAX	STALLS	RATIO
RESIDENTIAL LONG TERM	0.9 / UNIT	N/A	23	N/A	26	1.0
RESIDENTIAL SHORT TERM	0.1 / UNIT	N/A	3	N/A	6	0.2
NON-RESIDENTIAL LONG TERM	0.2 / 100m ²	N/A	1	N/A	2	N/A
NON-RESIDENTIAL SHORT TERM	3 + 0.3 / 100m ²	N/A	5	N/A	8	N/A
TRANSIT LONG TERM			0		0	
TRANSIT SHORT TERM			0		0	
BICYCLE PARKING TOTAL			32		42	

LOADING

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

WASTE COLLECTION

WASTE COLLECTION AREAS	REQUIRED m ²	PROPOSED m ²
RESIDENTIAL WASTE ROOM	31	31
RESIDENTIAL BULK WASTE ROOM	0	13
RESIDENTIAL HAZARDOUS WASTE	1	2
NON-RESIDENTIAL WASTE ROOM	0	0
TOTAL WASTE COLLECTION AREA	32	45

***Mass Transportation Loading Requirements not included

FLOOR AREAS (TOC)

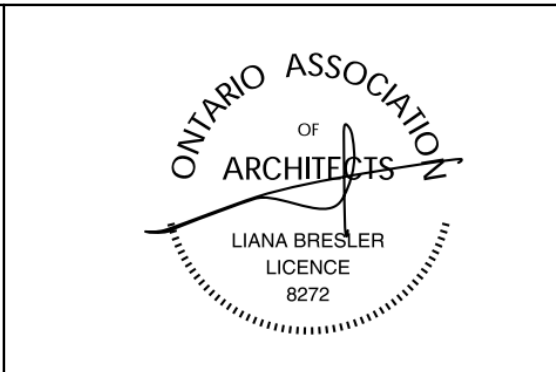
LEVEL	GCA	GFA DED	NRES GFA	RES GFA	RSA	0B	1B	2B	3B	UNITS
LEVEL B1	474	446	0	28	0	0	0	0	0	0
LEVEL 01	409	51	134	224	0	0	0	0	0	0
LEVEL 02	341	45	287	9	0	0	0	0	0	0
LEVEL 03	430	44	0	385	346	0	3	2	1	6
LEVEL 04	376	115	0	261	227	0	3	0	1	4
LEVEL 05	376	44	0	331	298	0	3	1	1	5
LEVEL 06	376	44	0	331	298	0	3	1	1	5
LEVEL 07	376	44	0	331	298	0	3	1	1	5
MECH PH	125	125	0	0	0	0	0	0	0	0
TOTALS	3281	959	420	1902	1467	0	15	5	5	25

SHEET No. 413T003N FILE: BIM_360/10206938_OL.TA_Planning/10206938-TD013N+PAPE-PAPE.rvt

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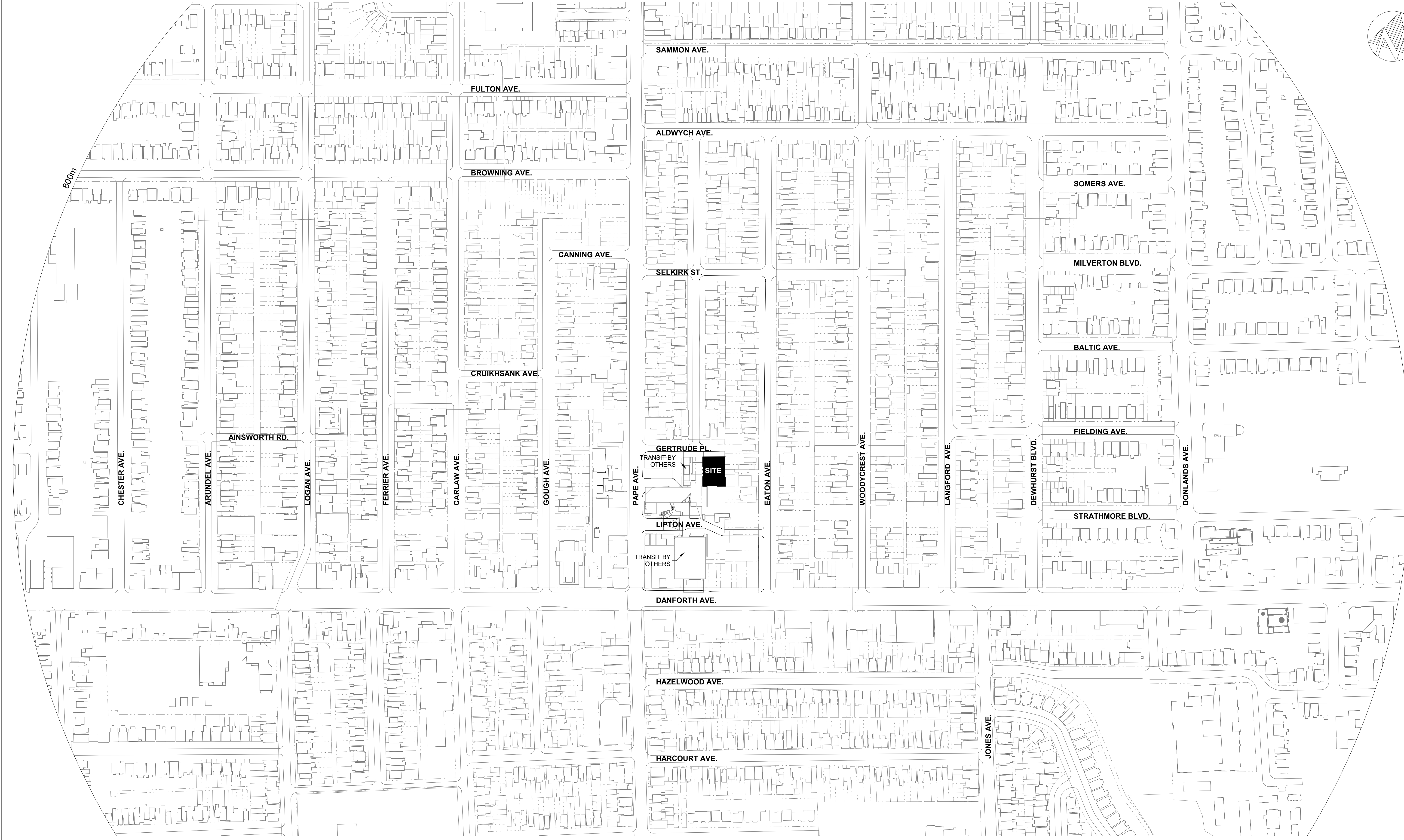
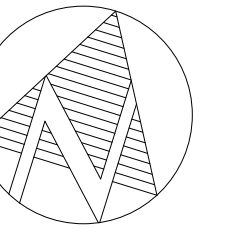


DESIGNED	D.ABAD
DRAWN	D.ABAD
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE

TITLE
**TOC
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PROJECT STATISTICS**

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Infrastructure Ontario	
SCALE	DRAWING NUMBER 413T003N

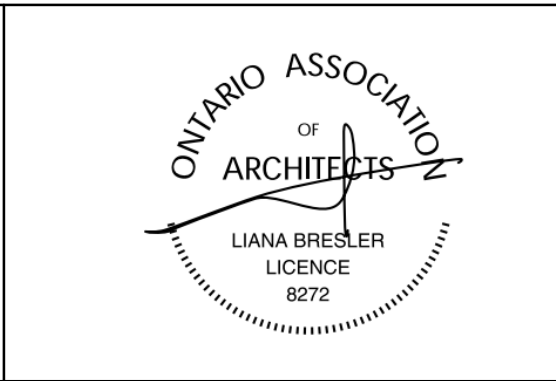
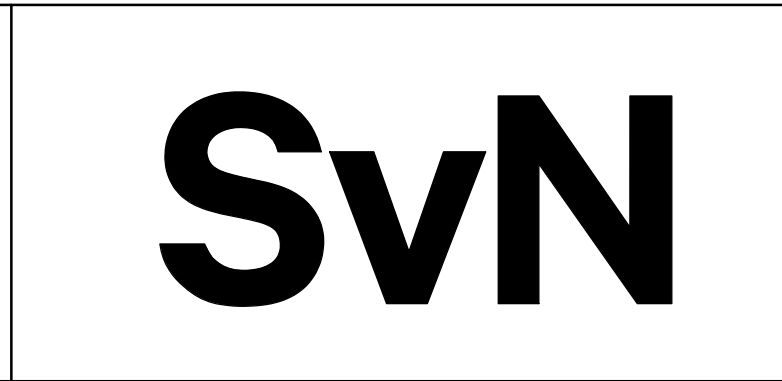


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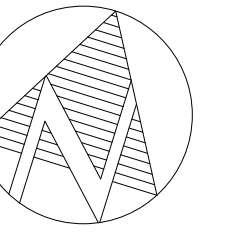
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DRAWN	<u>D.ABAD</u>
CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

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CONTEXT PLAN**

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Infrastructure Ontario	
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PAPE AVE

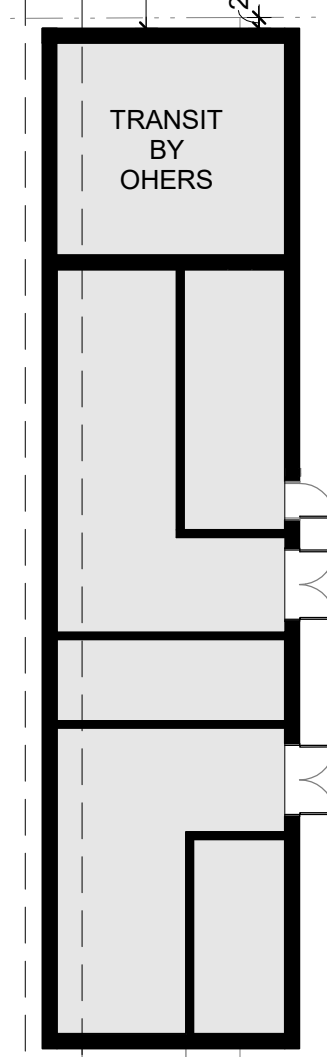
GERTRUDE PL

MURIEL AVE

EATON AVE

BUS LOOP

TTC VEHICLES ONLY



BIKE PARKING 8 BICYCLES ST NON-RES

TRANSIT EMERGENCY EGRESS

PRIMARY NON-RESIDENTIAL ENTRANCE

PEDESTRIAN PLAZA (REFER TO LANDSCAPE PLAN)

OUTLINE OF OL STATION BOX WALL BELOW GRADE

PRIMARY RESIDENTIAL ENTRANCE

RES LOBBY

TYPE 'C' MIN. 3.0m CLEAR

BIKE PARKING 6 BICYCLES ST RESIDENTIAL

NON-RESIDENTIAL

10000

OUTLINE OF BUILDING ABOVE

TPA PARKING LOT

SHEET No. 413T005N FILE: BIM_360/10206938_OL.TA_Planning/10206938-TD013N-PAPE-PAPE.rvt

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

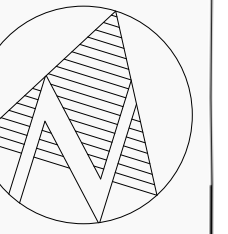
ONTARIO LINE

TITLE
**TOC
 PAPE | PAPE
 SITE PLAN**

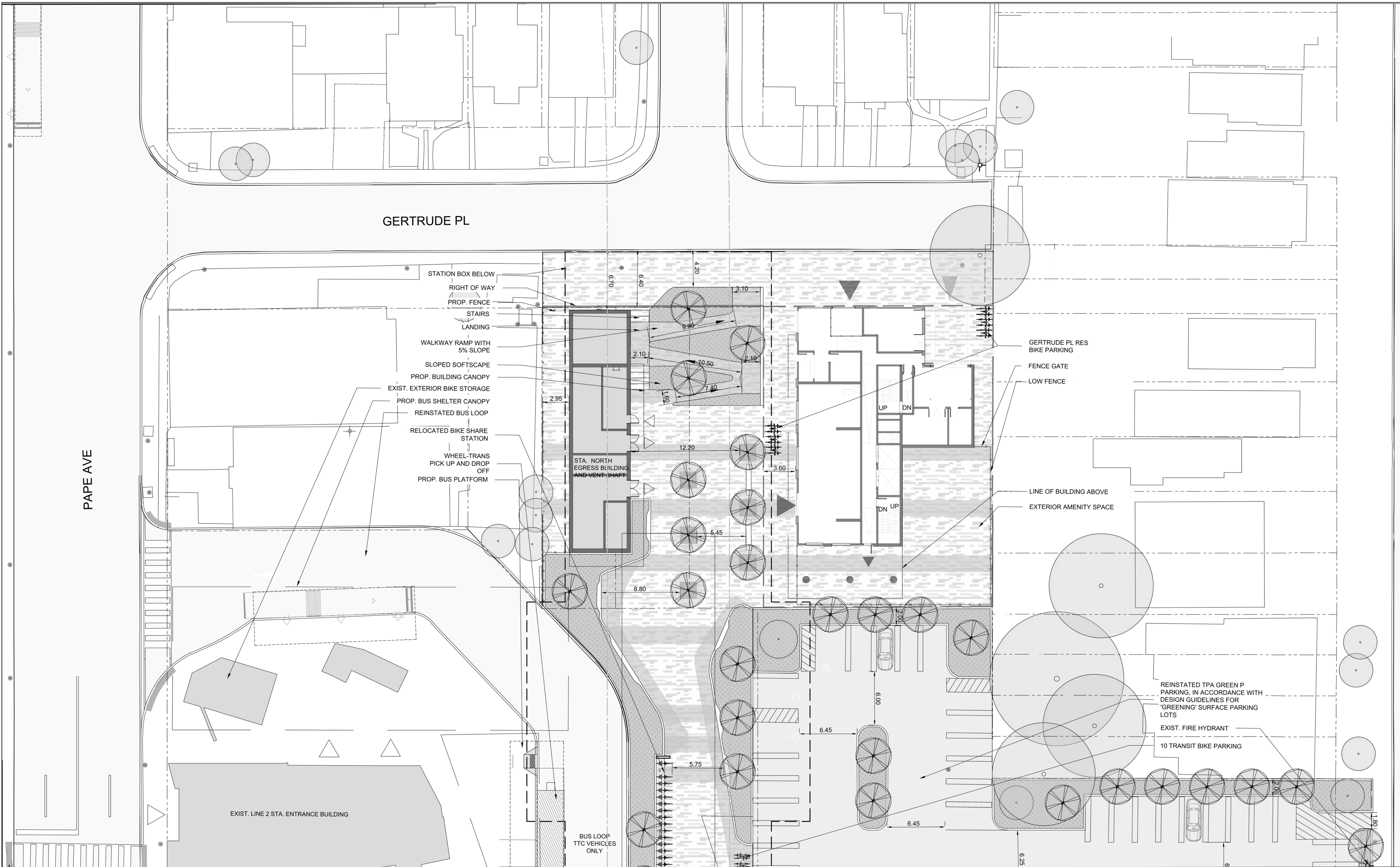
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PAPE AVE

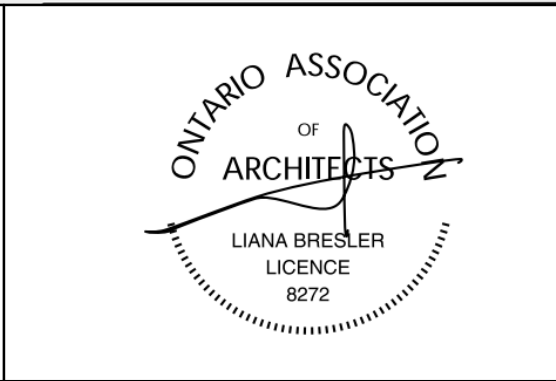
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EATON AVE

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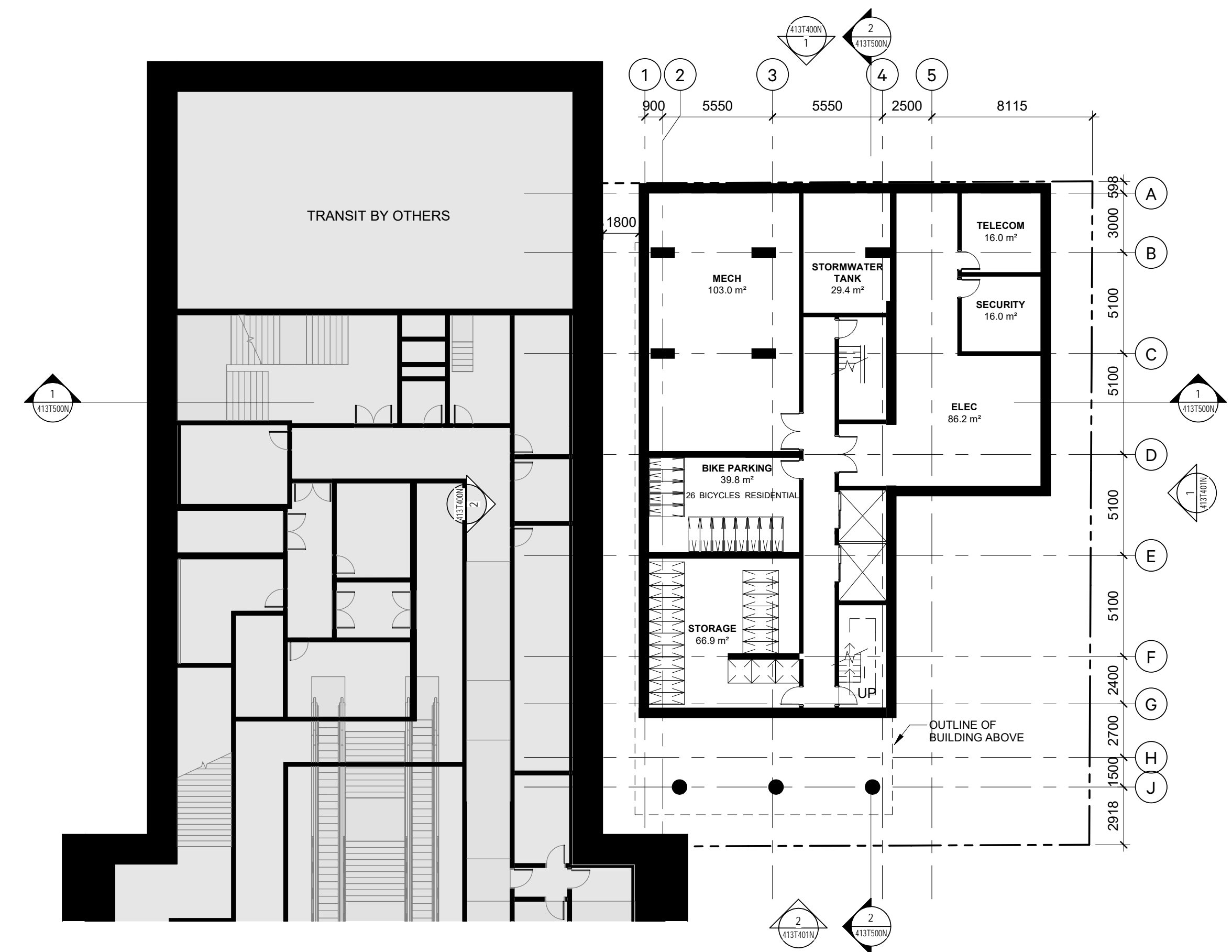
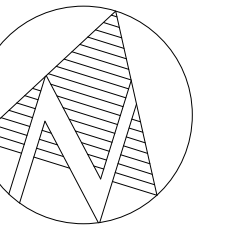
DESIGNED	S.CHEN
DRAWN	S.CHEN
CHECKED	G.PAEZ
APPROVED	G.PAEZ

ONTARIO LINE

TITLE

**TOC
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LANDSCAPE PLAN**

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Infrastructure Ontario	
SCALE	DRAWING NUMBER
	413T006N



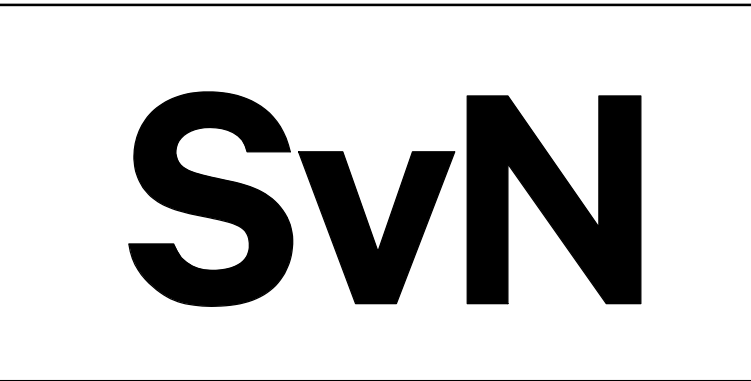
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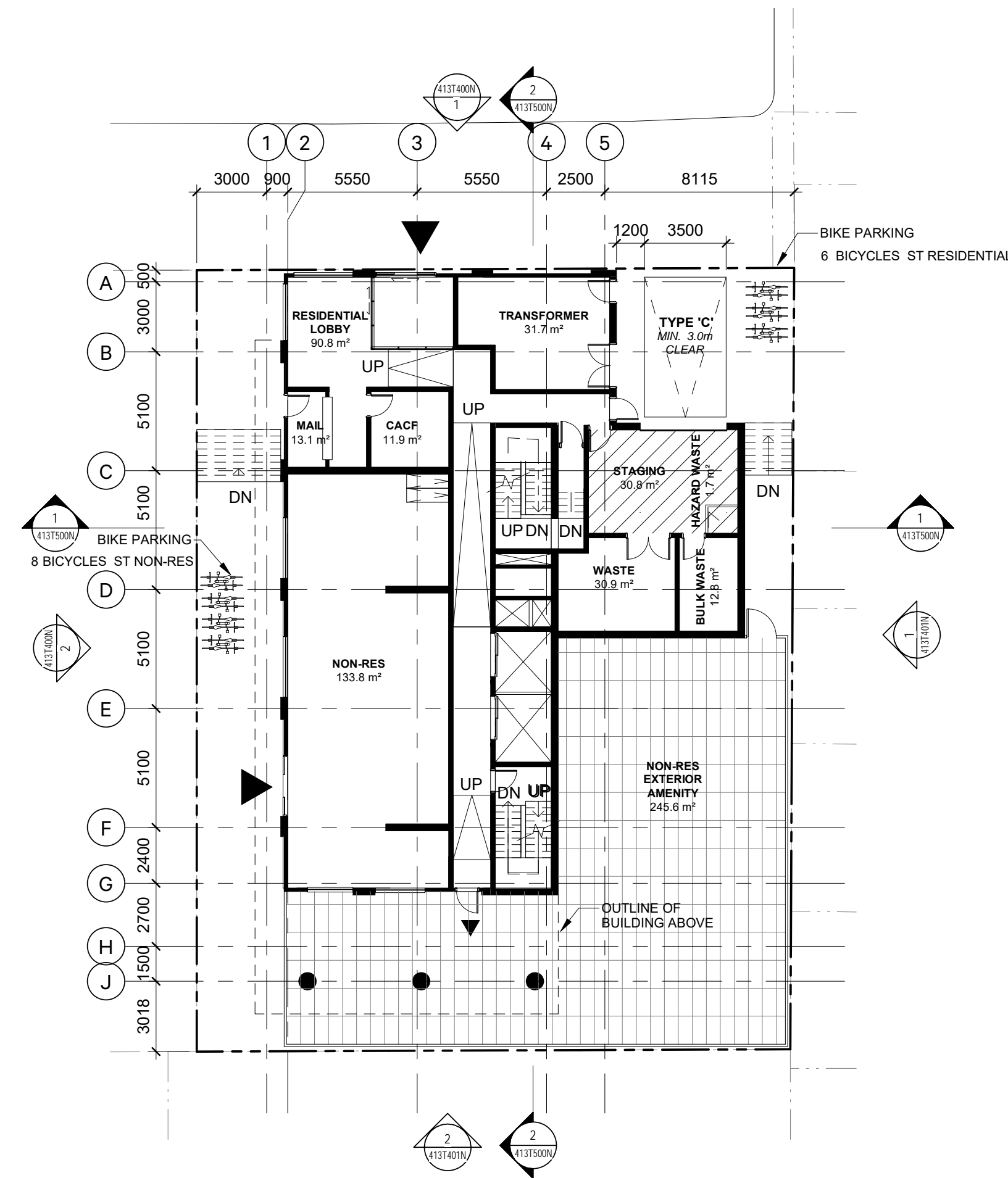
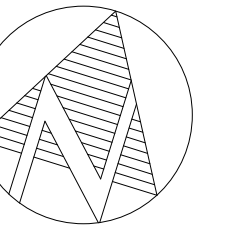
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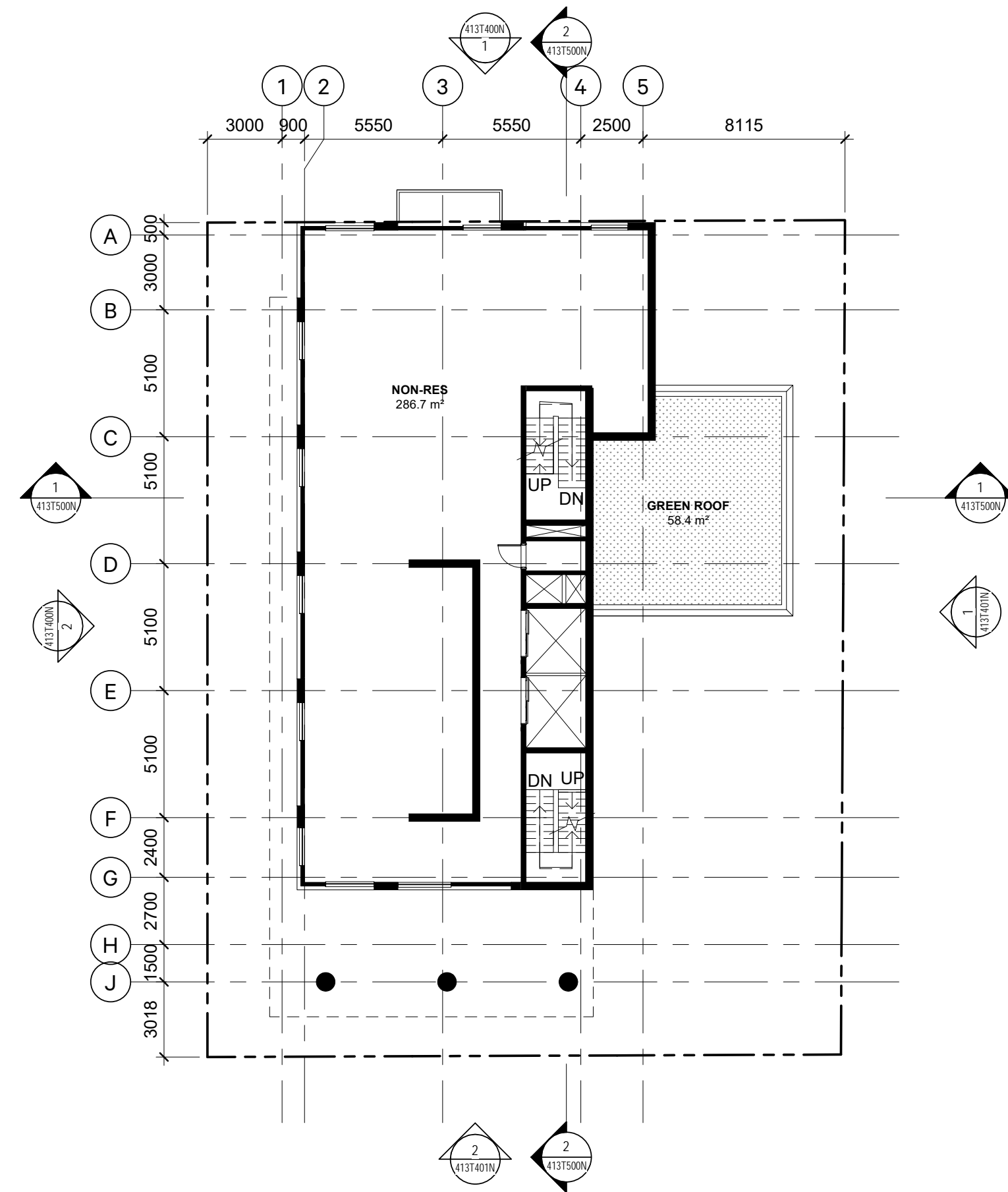
DESIGNED	D.ABAD
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CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE	
TITLE	
TOC PAPE PAPE LEVEL B1	

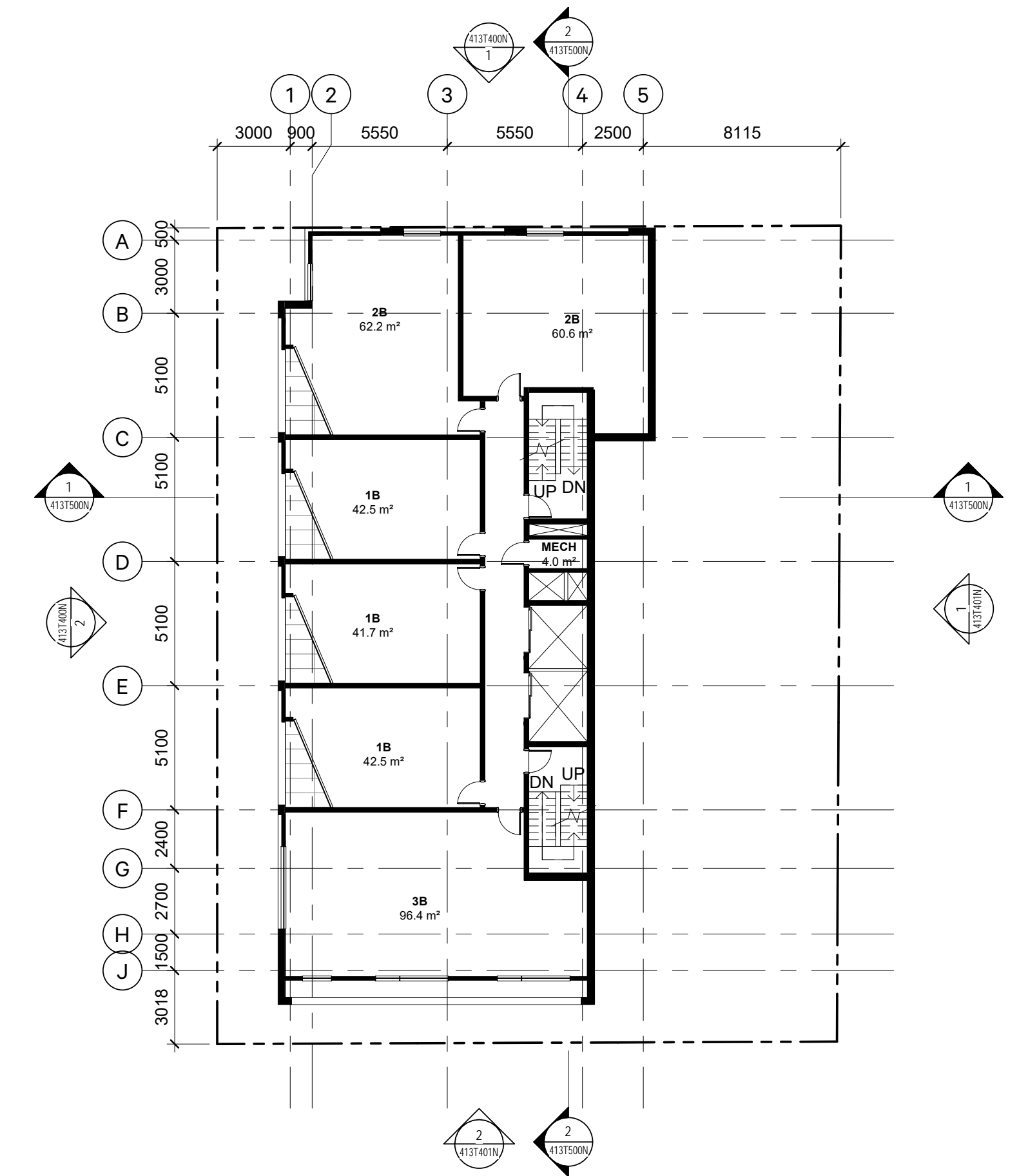
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METROLINX	
Infrastructure Ontario	
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1 LEVEL 01
1:200



2 LEVEL 02
1:200



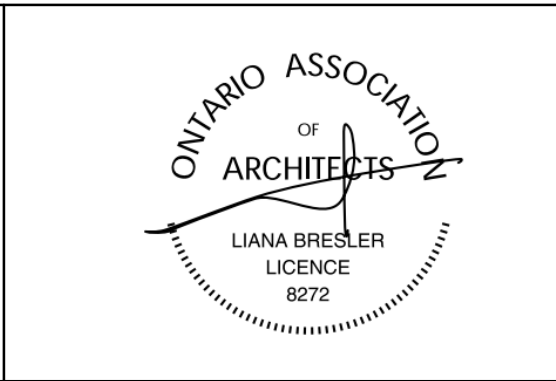
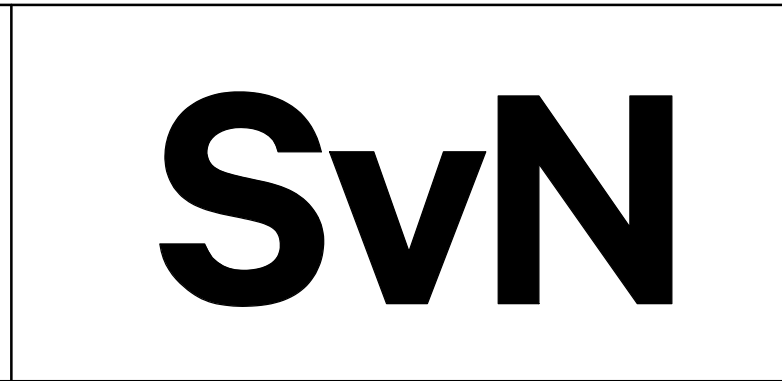
3 LEVEL 03
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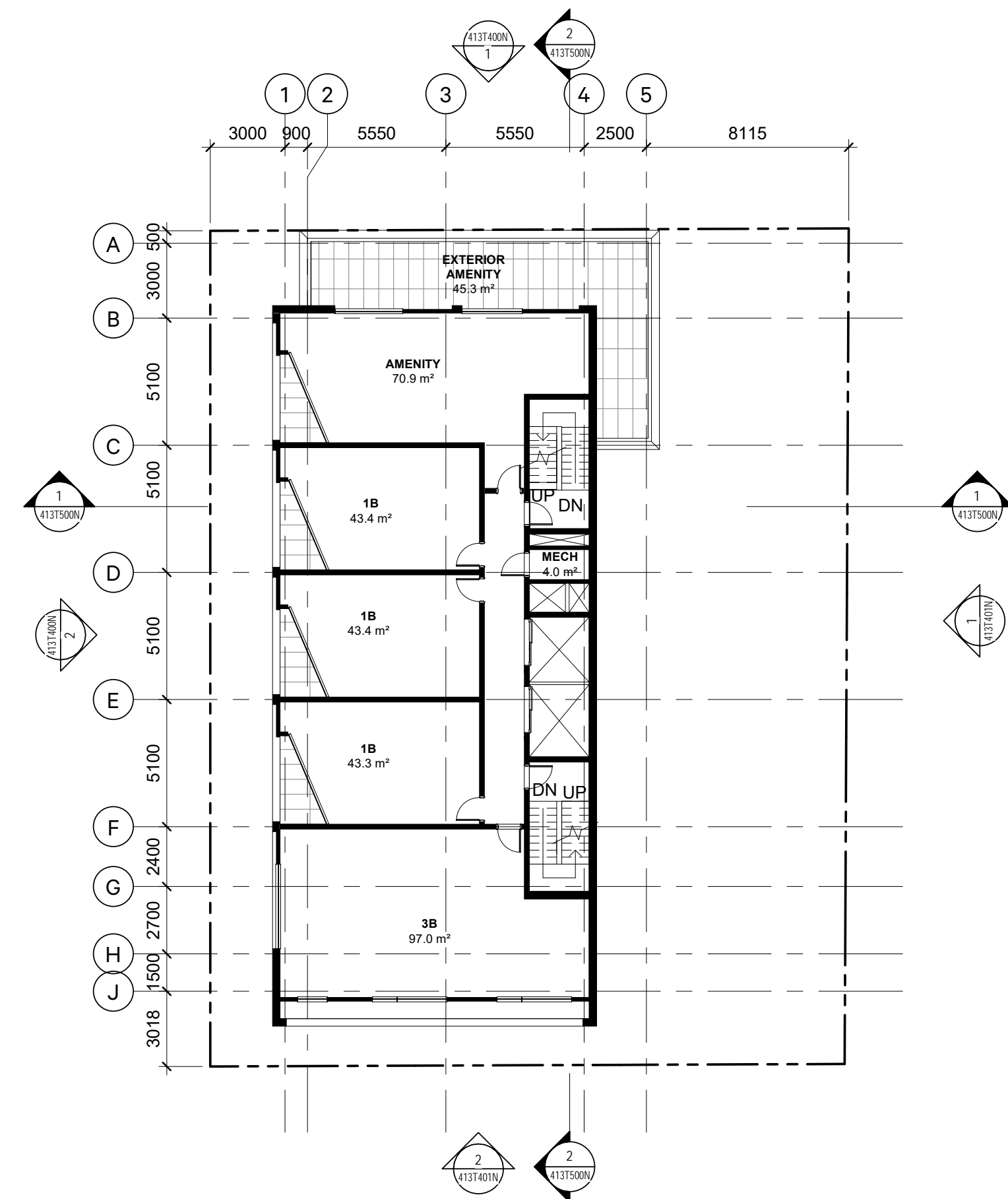
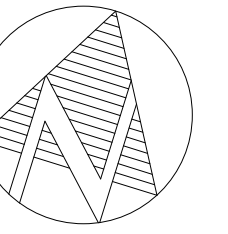
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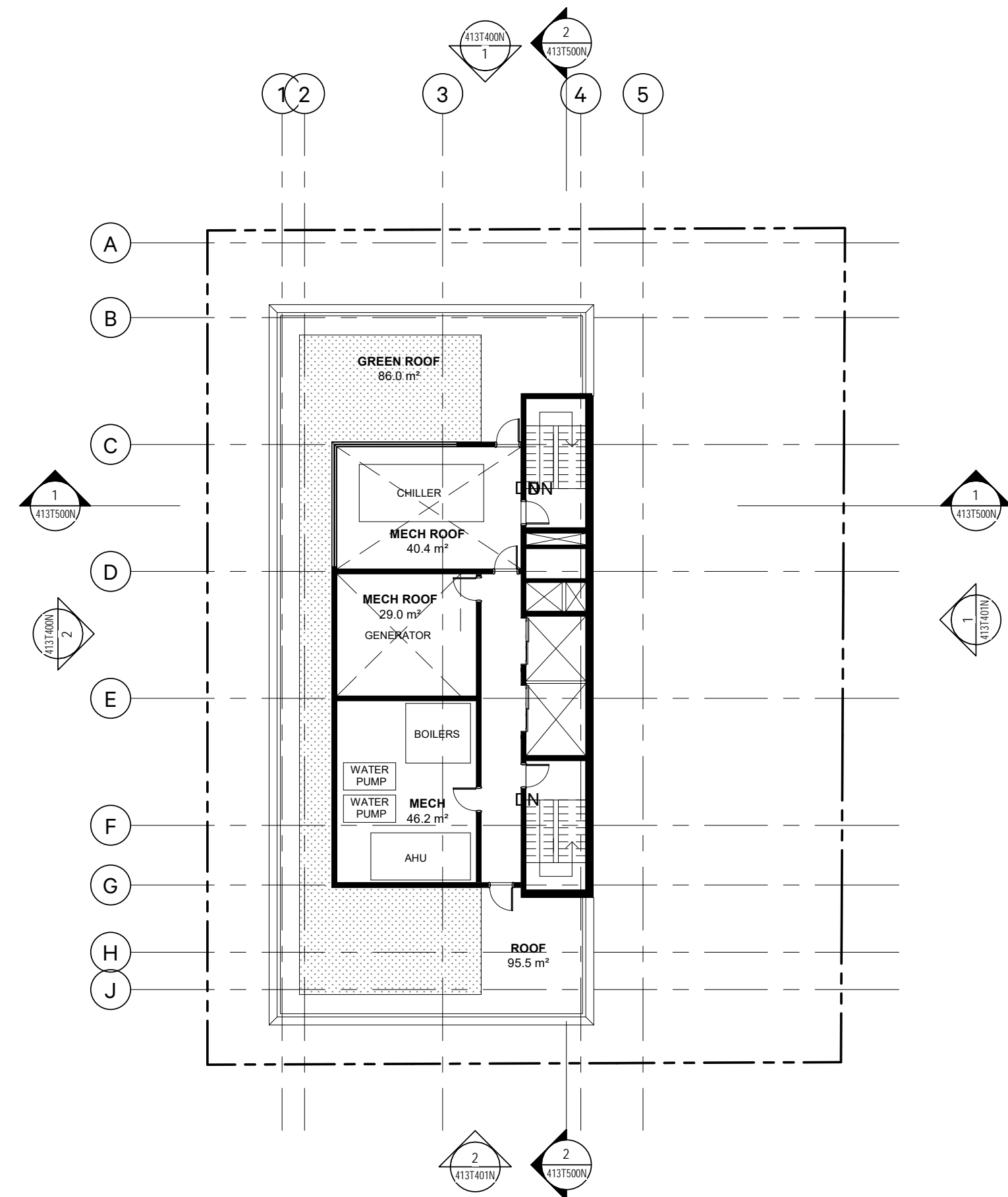
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APPROVED	L.BRESLER

ONTARIO LINE	
TITLE TOC PAPE PAPE LEVEL 01, 02 & 03	

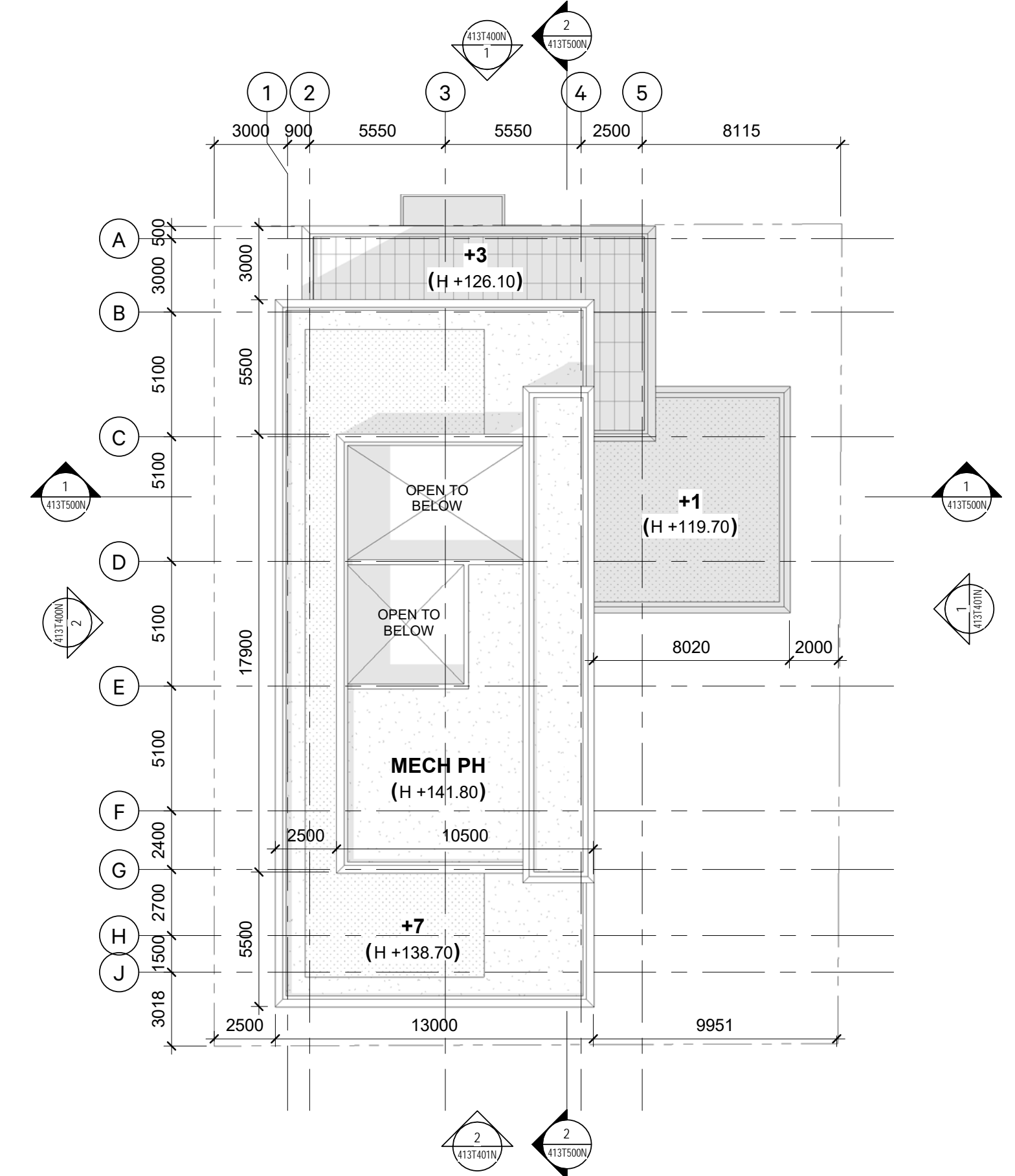
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SCALE 1:200	DRAWING NUMBER 413T201N



1 LEVEL 04 - LEVEL 07
1:200



2 MECH PH
1:200



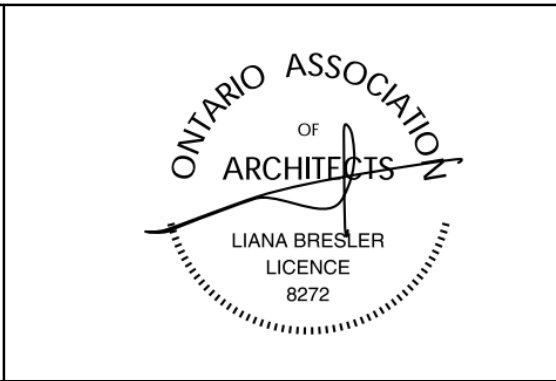
3 ROOF
1:200

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APPROVED	L.BRESLER

ONTARIO LINE

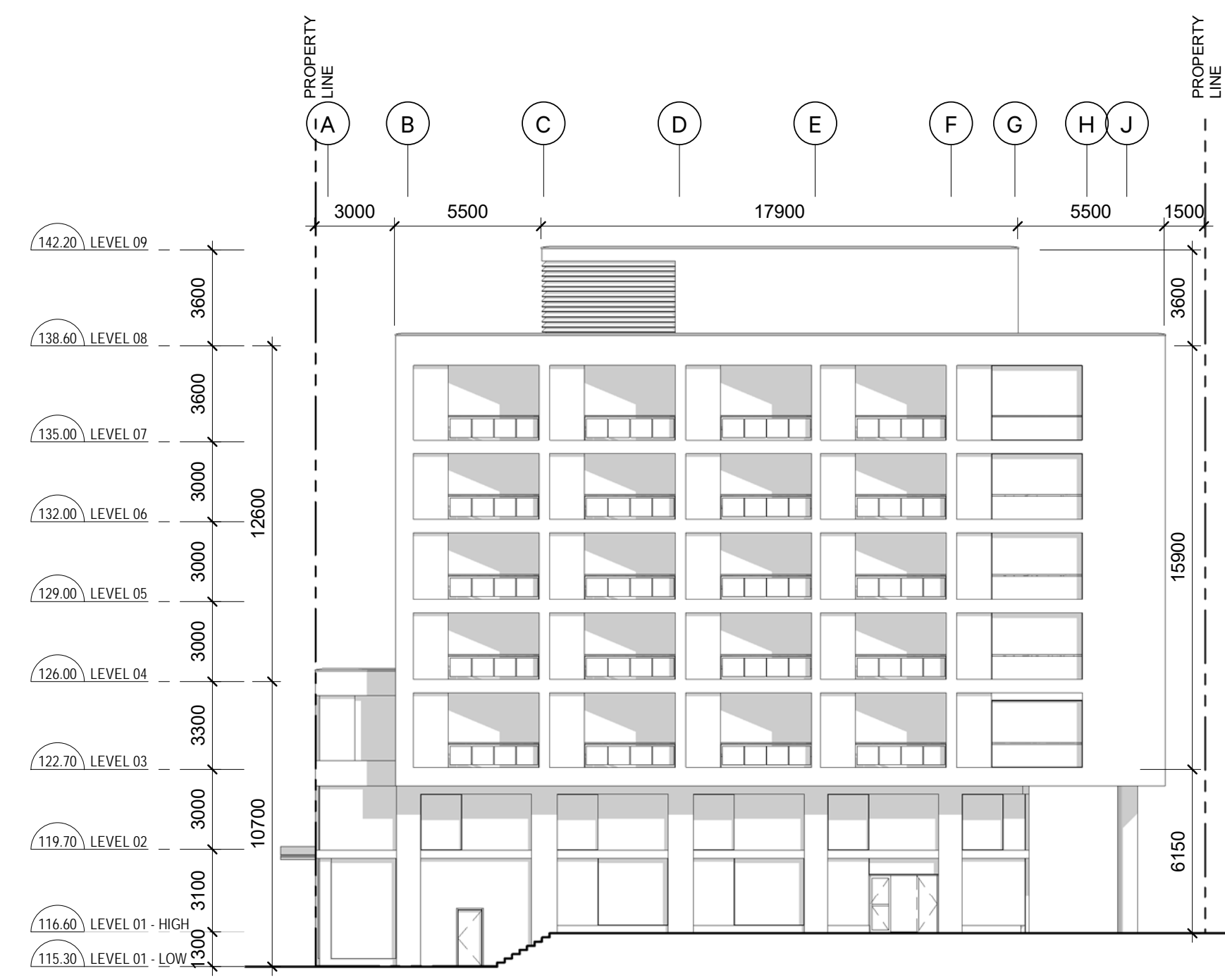
TITLE
**TOC
PAPE | PAPE
LEVEL 04-07, MECH PH, ROOF**

Plot Date: 2022-11-29 11:55:29 AM	
METROLINX	
Infrastructure Ontario	
SCALE 1:200	DRAWING NUMBER 413T202N

SHEET No. 413T400N FILE: BIM 360//10206938_OLTA_Planning/10206938-TD013N-PAPE-PAPE.rvt



1 NORTH ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

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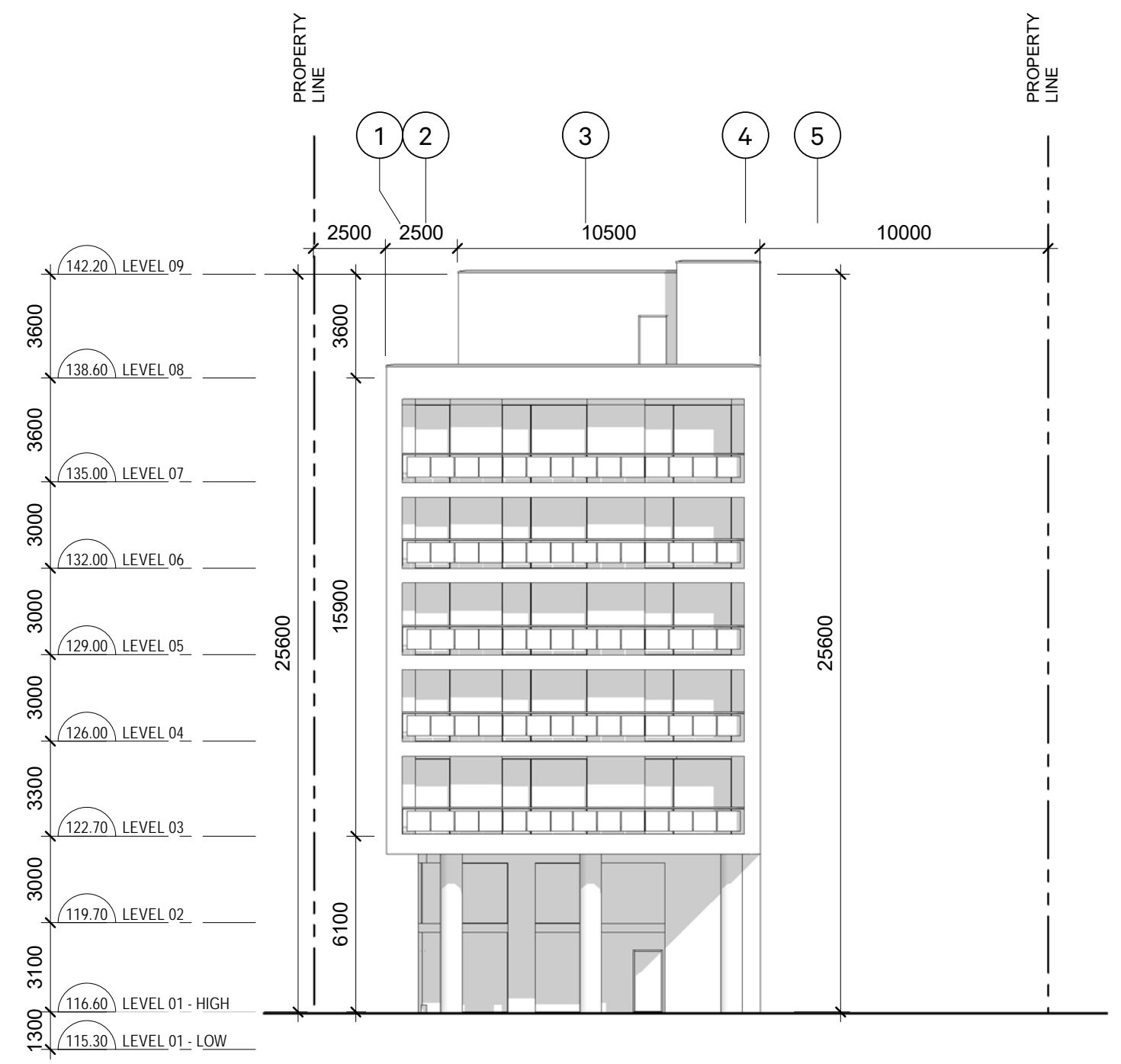
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APPROVED	L.BRESLER

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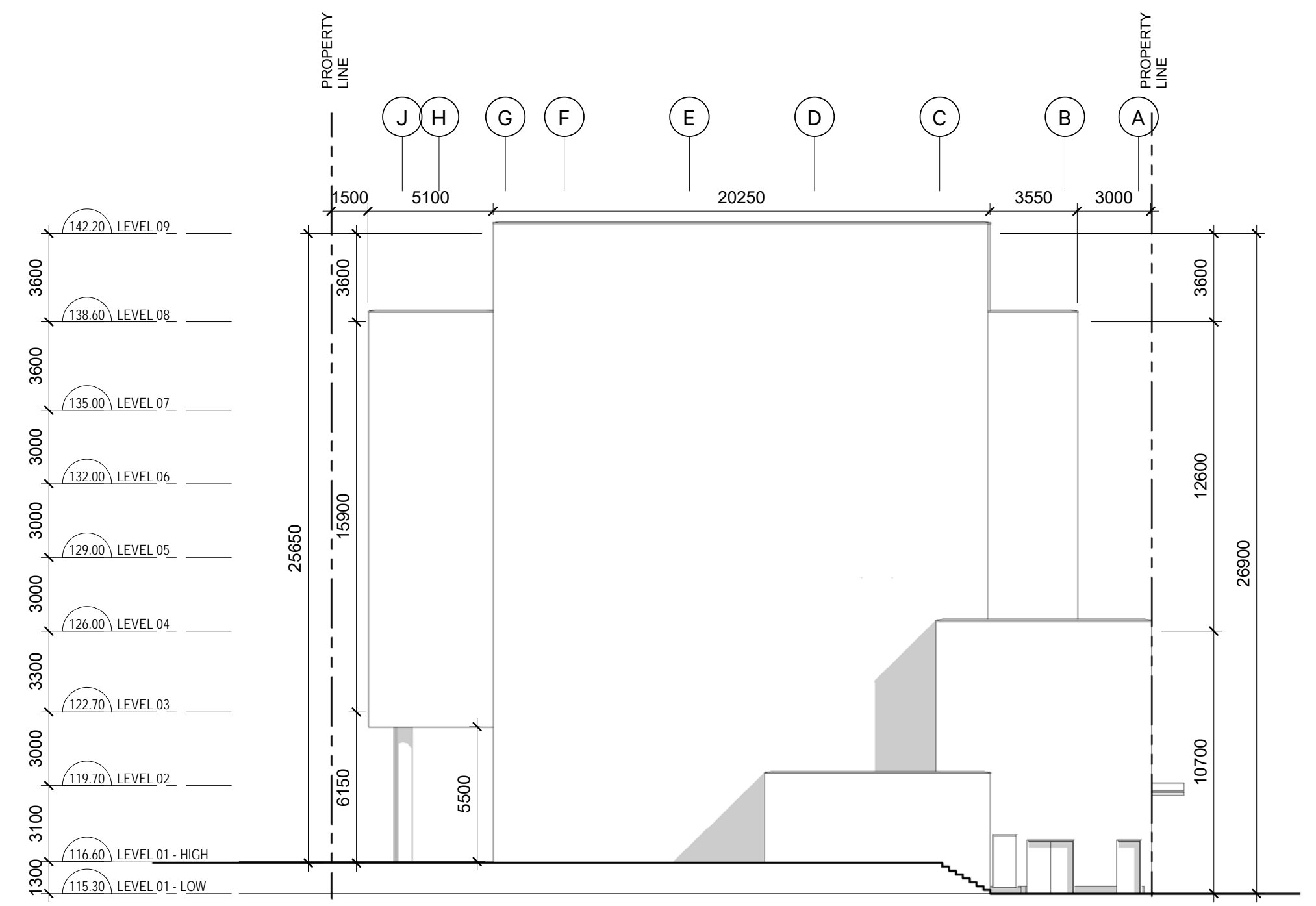
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ELEVATIONS**

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METROLINX Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 413T400N

SHEET No. 413T401N FILE: BIM 360://10206938_OLTA_Planning/10206938-TD013N-PAPE-PAPE.rvt



2 SOUTH ELEVATION
1 : 200



1 EAST ELEVATION
1 : 200

REVISIONS		
1	2022-10-24	ISSUED FOR QA/QC
2	2022-11-17	ISSUED FOR REZONING

**ARCHITECTURE AND
LANDSCAPE SET - REZONING**

NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION



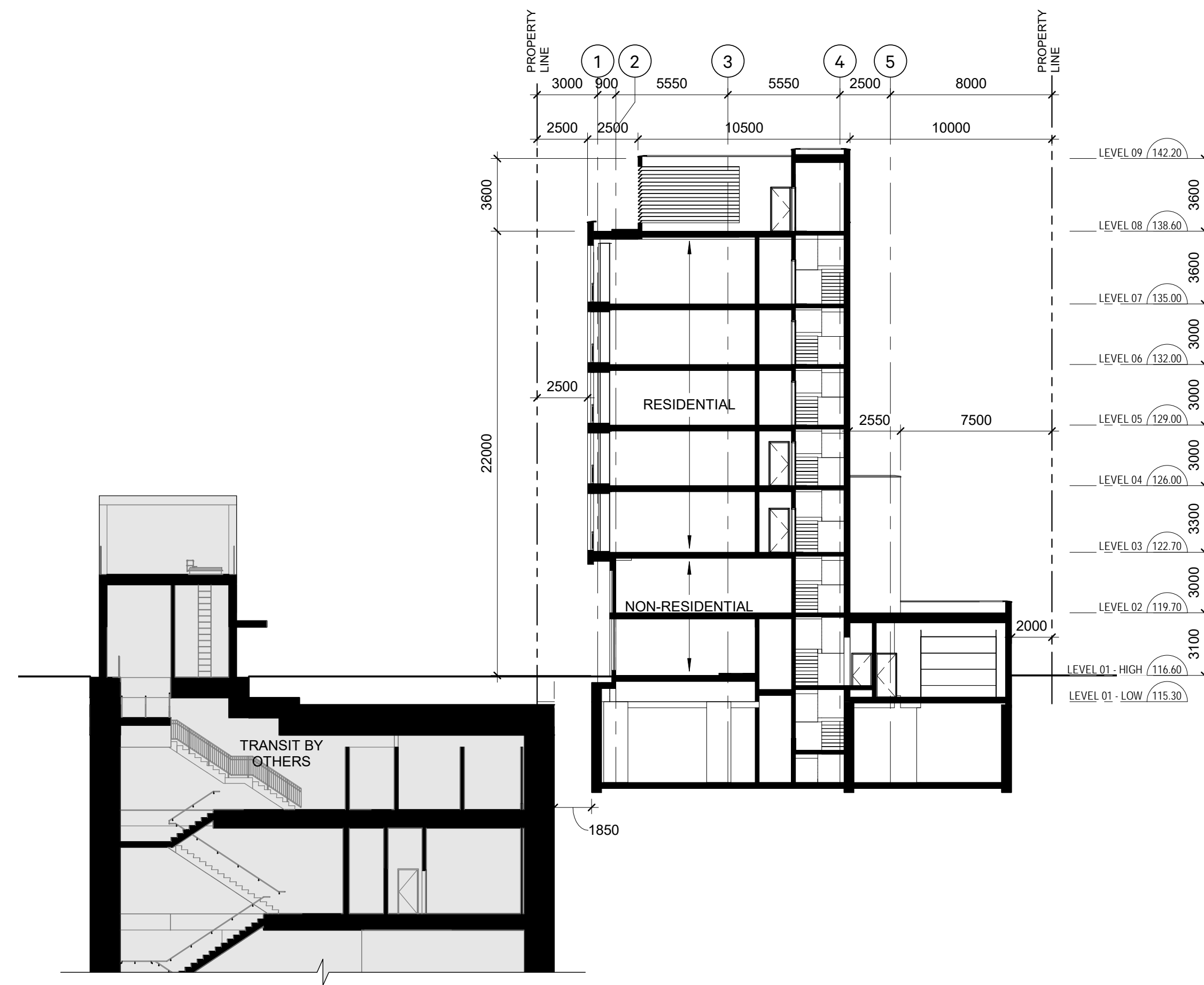
DESIGNED	<u>D.ABAD</u>
DRAWN	<u>D.ABAD</u>
CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

ONTARIO LINE

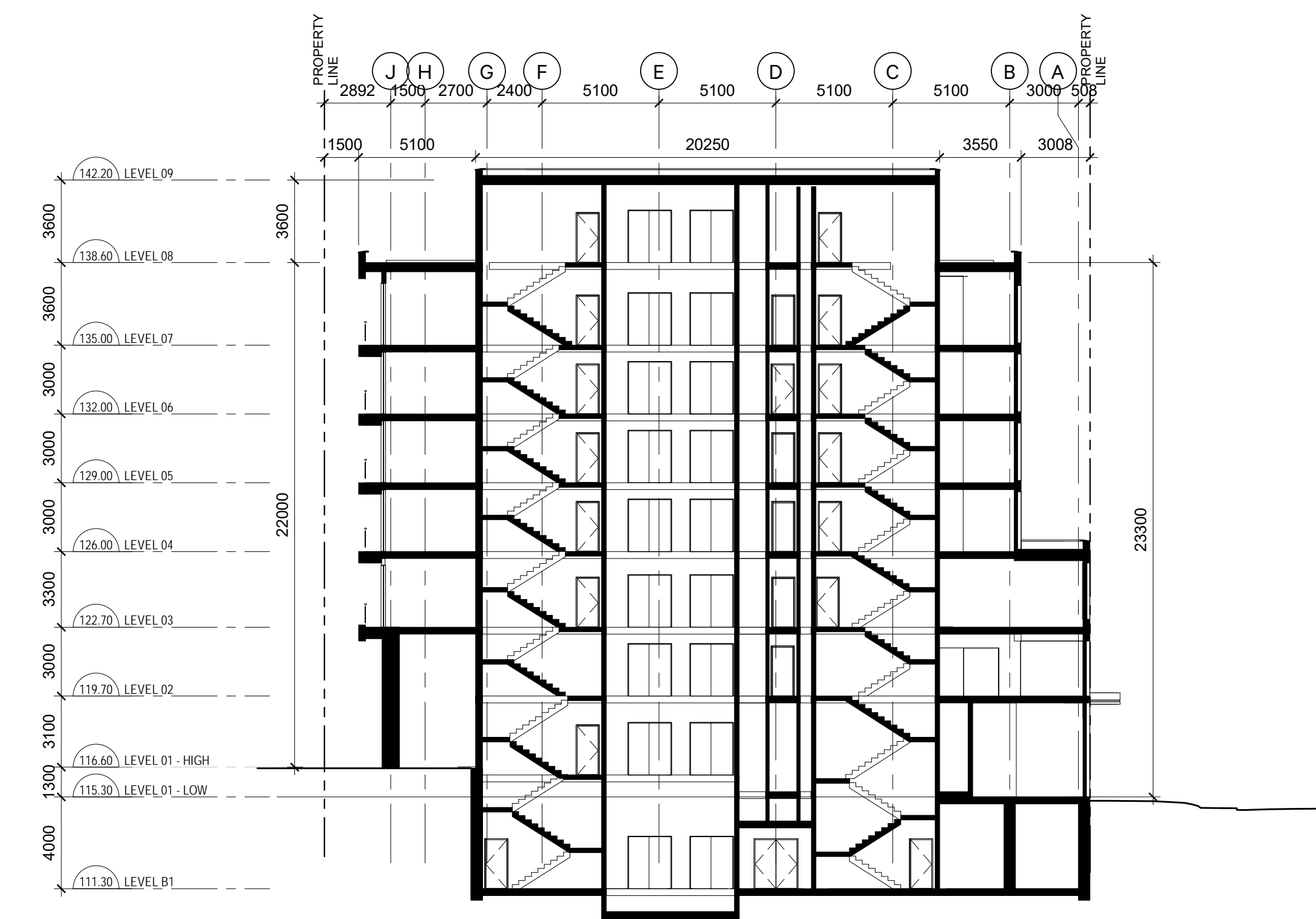
TITLE
**TOC
PAPE | PAPE
ELEVATIONS**

Plot Date: 2022-11-29 11:55:34 AM	
	Infrastructure Ontario
SCALE 1 : 200	DRAWING NUMBER 413T401N

SHEET No. 413T500N FILE: BIM 360/10206938_OLTA_Planning/10206938-TD013N-PAPE-PAPE.rvt



1 CROSS SECTION
1 : 200

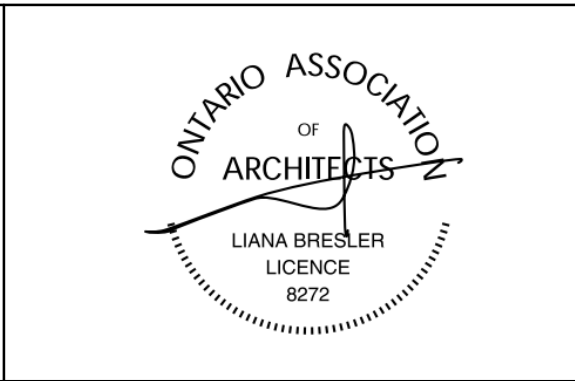


2 LONG SECTION
1 : 200

REVISIONS		
1	2022-10-24	ISSUED FOR QA/QC
2	2022-11-17	ISSUED FOR REZONING

**ARCHITECTURE AND
LANDSCAPE SET - REZONING**

NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION

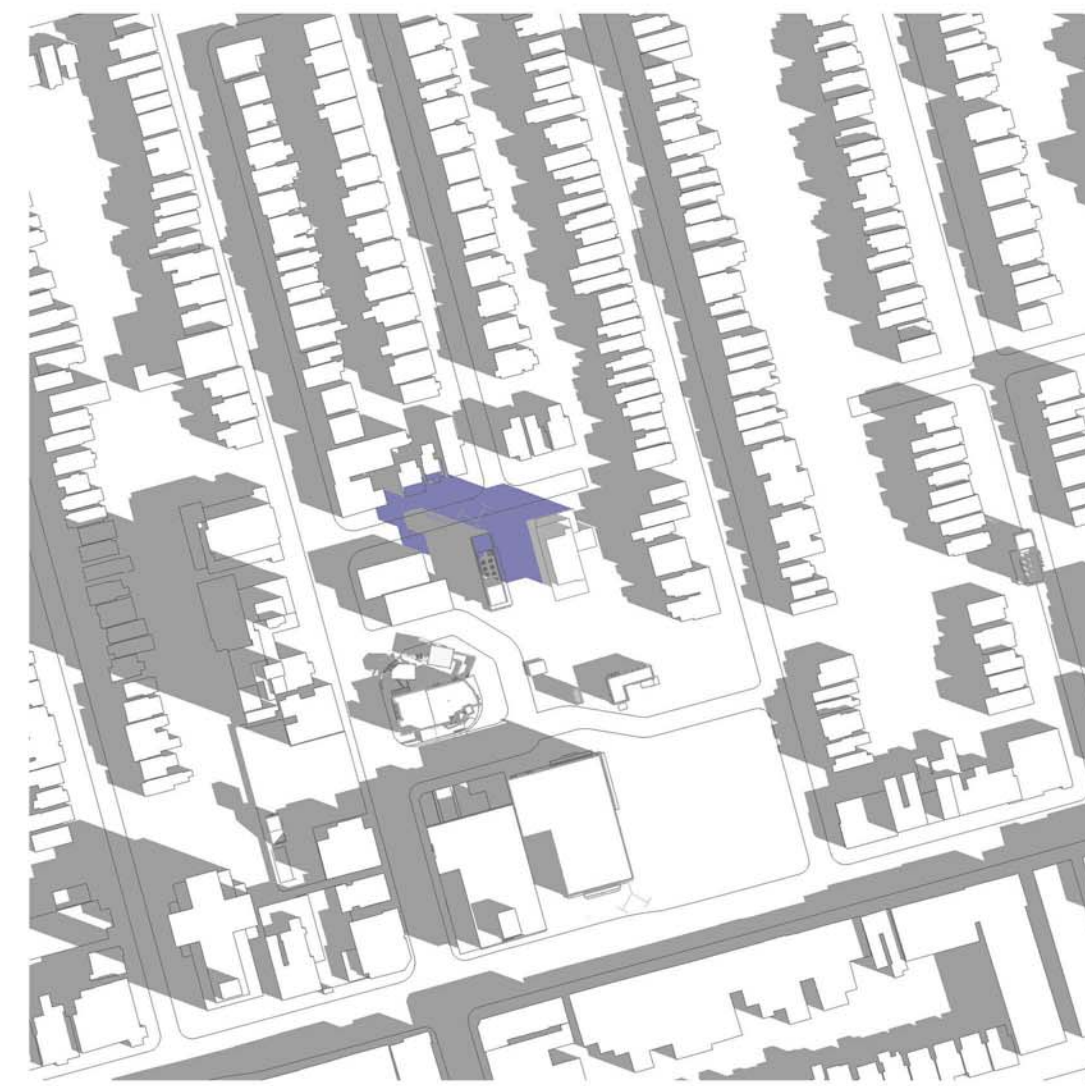
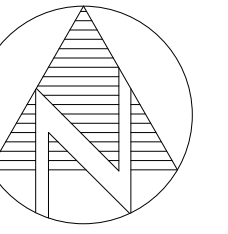


DESIGNED	<u>D.ABAD</u>
DRAWN	<u>D.ABAD</u>
CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

ONTARIO LINE

TITLE
**TOC
PAPE | PAPE
SECTIONS**

Plot Date: 2022-11-29 11:55:37 AM	
SCALE 1 : 200	DRAWING NUMBER 413T500N



MARCH 21, 2022 - 9:18



MARCH 21, 2022 - 10:18



MARCH 21, 2022 - 11:18



MARCH 21, 2022 - 12:18



MARCH 21, 2022 - 13:18



MARCH 21, 2022 - 14:18



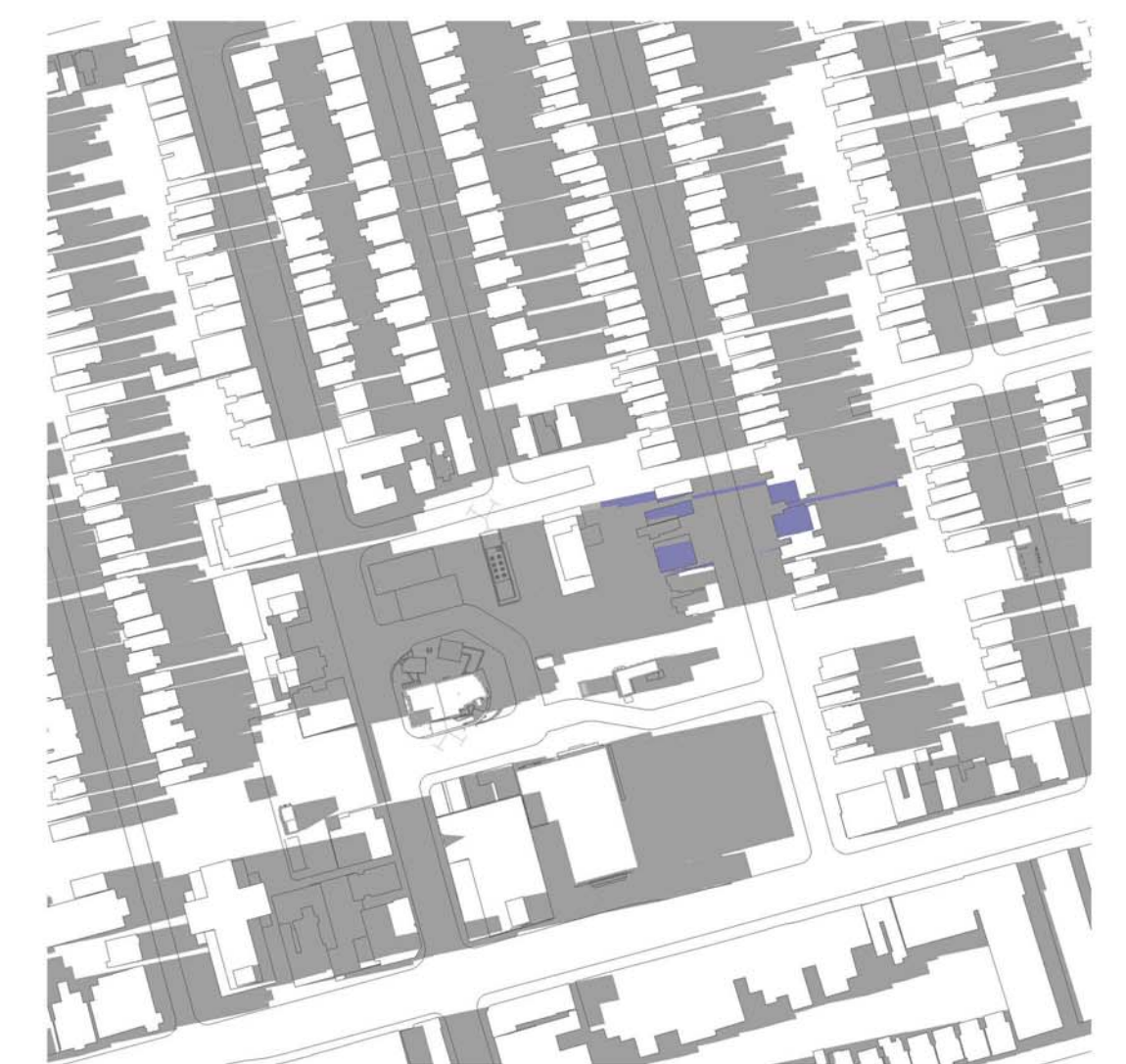
MARCH 21, 2022 - 15:18



MARCH 21, 2022 - 16:18



MARCH 21, 2022 - 17:18



MARCH 21, 2022 - 18:18

LEGEND

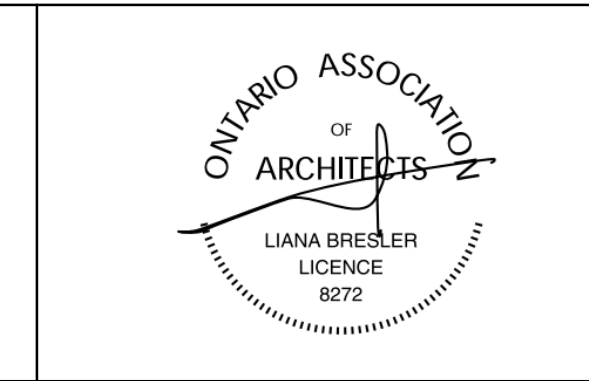
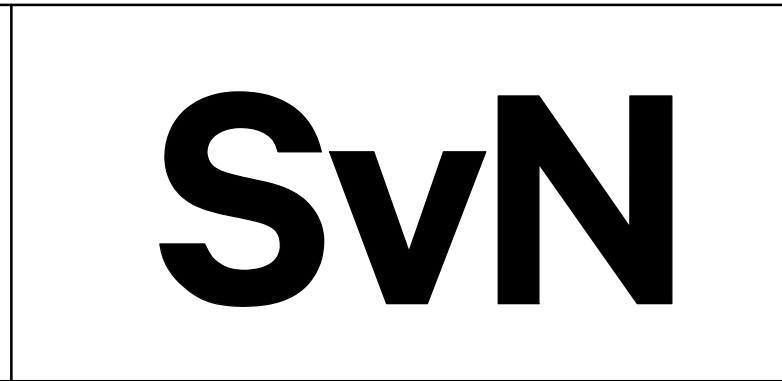
-  NEW SHADOWS
-  EXISTING SHADOWS

SHEET No. 413T600N FILE: BIM_360/10206938_OL.TA_Planning/10206938-TD013N-PAPE-PAPE.rvt

REVISIONS		
1	2022-10-24	ISSUED FOR QA/QC
2	2022-11-17	ISSUED FOR REZONING

**ARCHITECTURE AND
LANDSCAPE SET - REZONING**


NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION

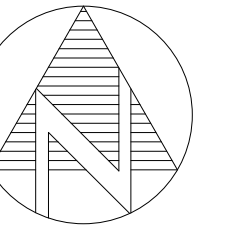


DESIGNED	<u>D.ABAD</u>
DRAWN	<u>D.ABAD</u>
CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

ONTARIO LINE

TITLE
**TOC
PAPE | PAPE
SHADOW STUDY - MARCH**

Plot Date: 2022-11-29 11:55:40 AM	
	Infrastructure Ontario
SCALE 1 : 1	DRAWING NUMBER 413T600N



JUNE 21, 2022 - 9:18



JUNE 21, 2022 - 10:18



JUNE 21, 2022 - 11:18



JUNE 21, 2022 - 12:18



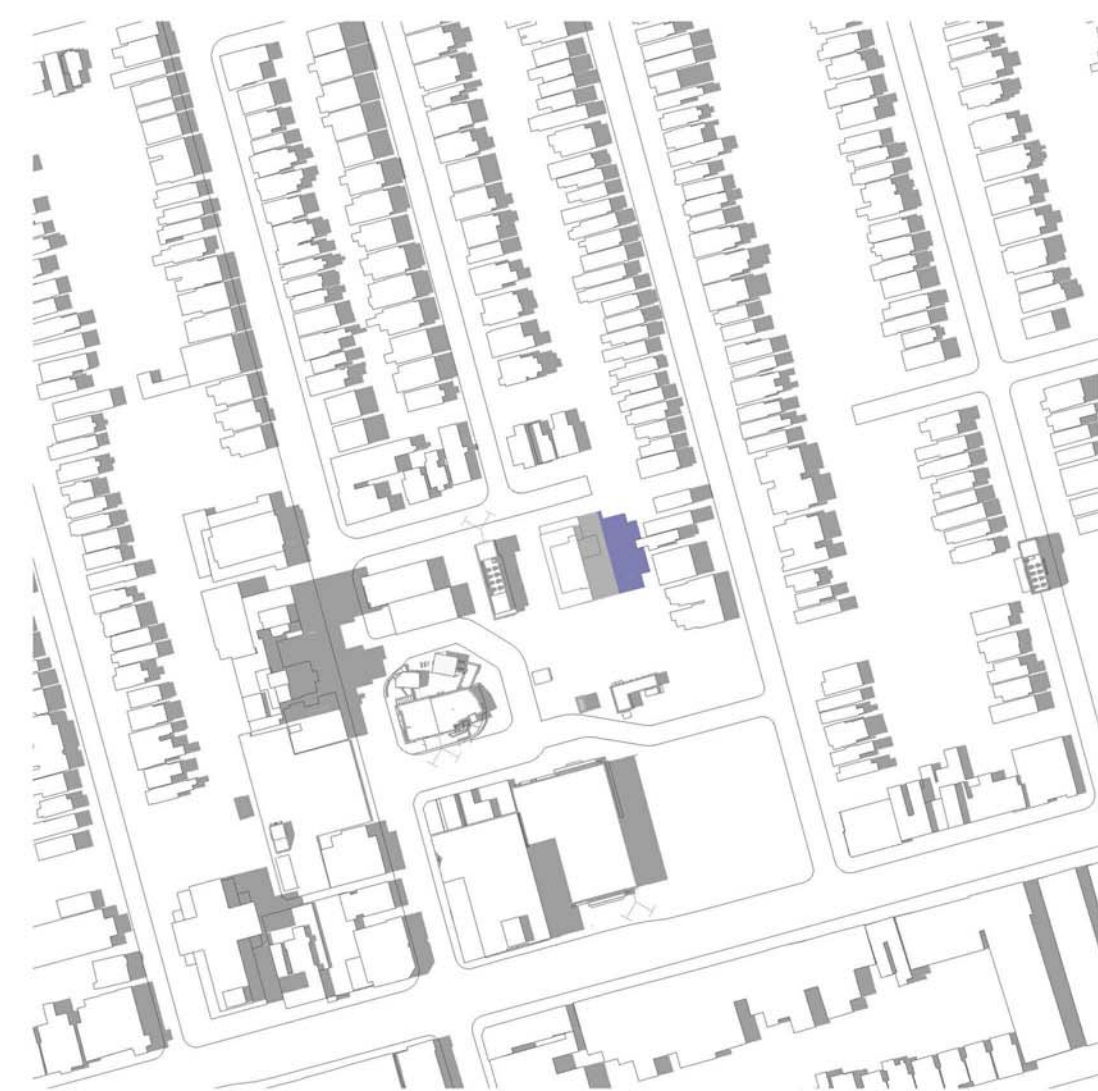
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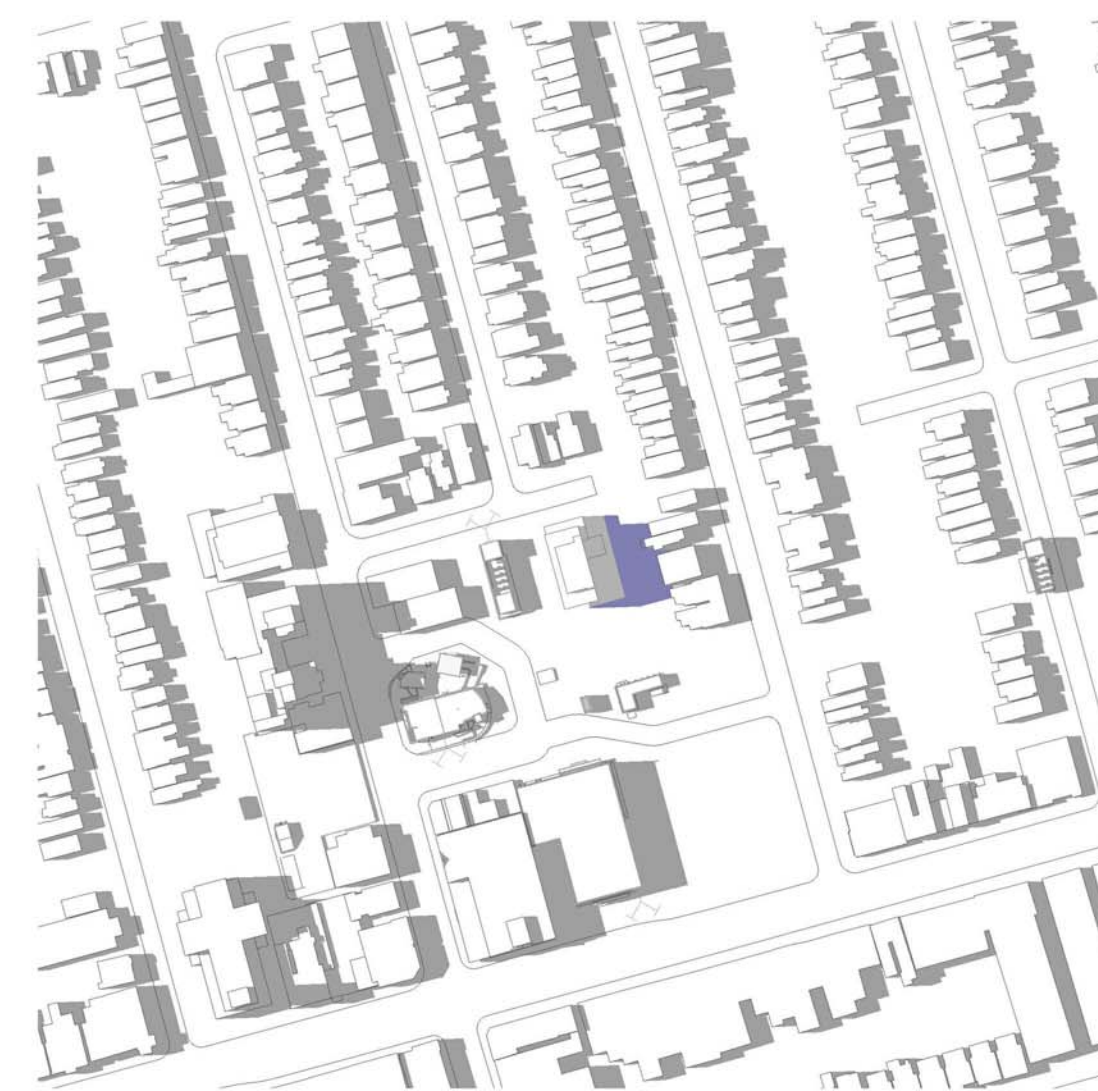
JUNE 21, 2022 - 14:18



JUNE 21, 2022 - 15:18



JUNE 21, 2022 - 16:18



JUNE 21, 2022 - 17:18



JUNE 21, 2022 - 18:18

LEGEND

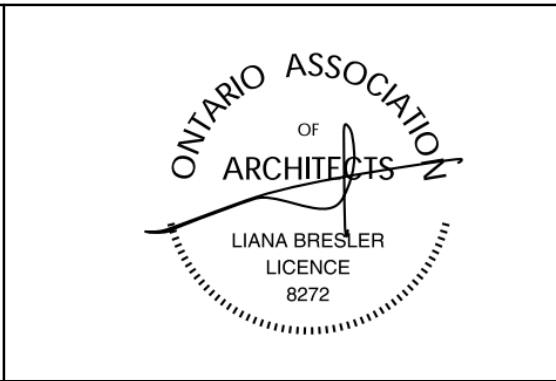
-  NEW SHADOWS
-  EXISTING SHADOWS

SHEET No. 413T601N FILE: BIM_360/10206938_OL_TA_Planning/10206938-TD013N-PAPE-PAPE.rvt

REVISIONS		
1	2022-10-24	ISSUED FOR QA/QC
2	2022-11-17	ISSUED FOR REZONING

**ARCHITECTURE AND
LANDSCAPE SET - REZONING**



NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION

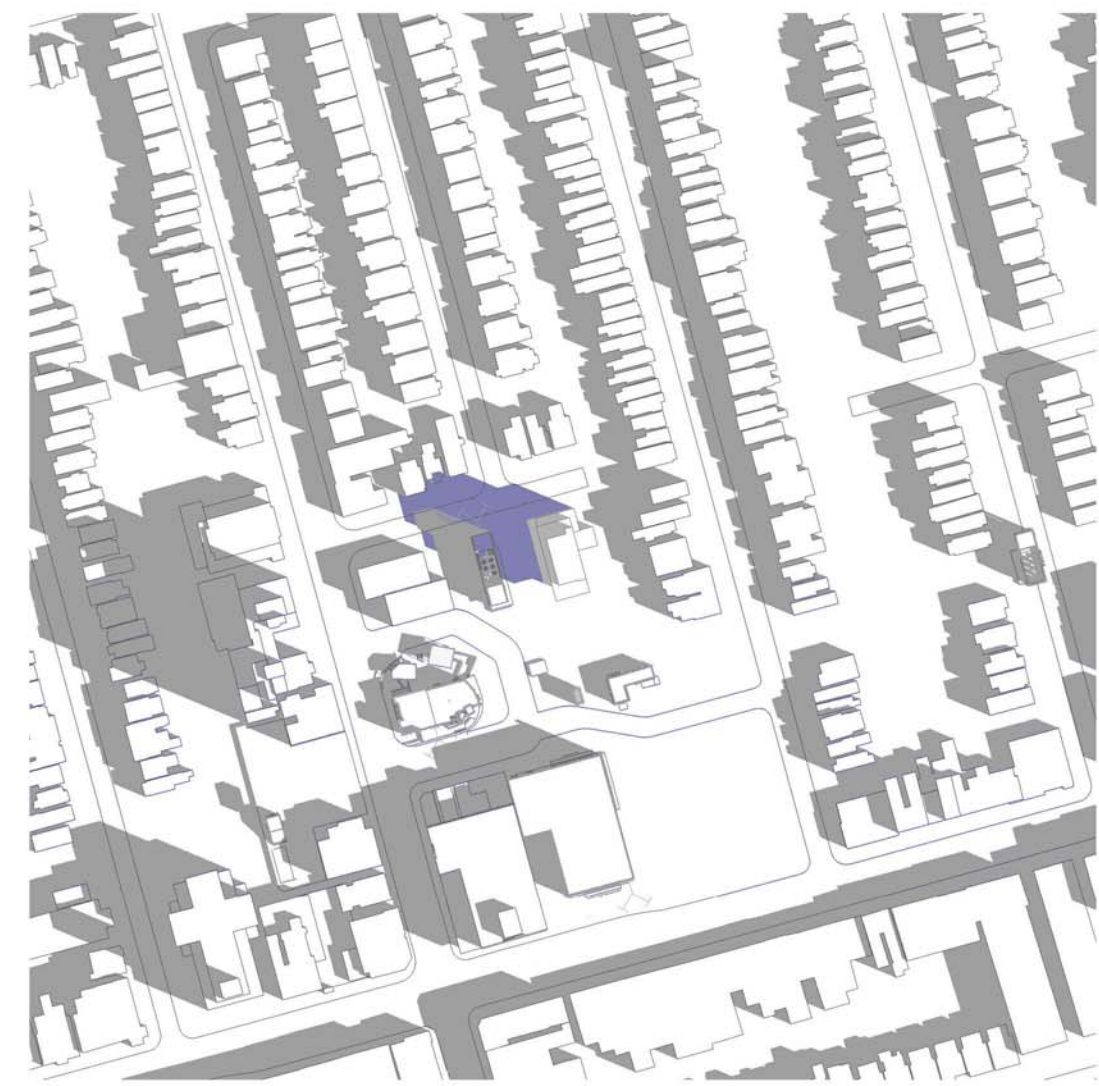
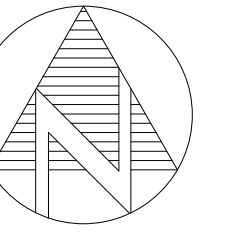


DESIGNED	<u>D.ABAD</u>
DRAWN	<u>D.ABAD</u>
CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

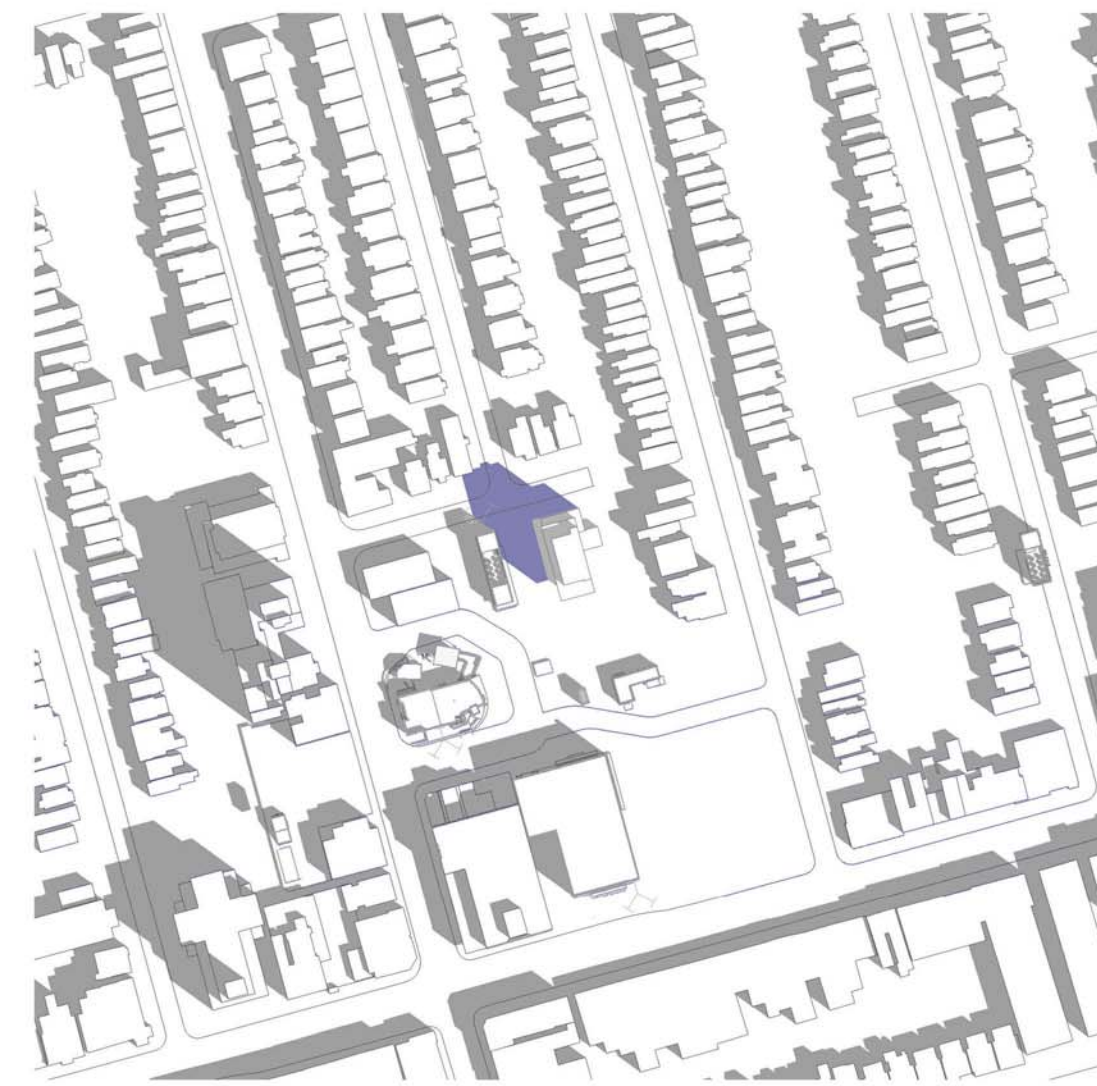
ONTARIO LINE

TITLE
**TOC
PAPE | PAPE
SHADOW STUDY - JUNE**

Plot Date: 2022-11-29 11:55:42 AM	
	METROLINX
	Infrastructure Ontario
SCALE 1 : 1	DRAWING NUMBER 413T601N



SEPTEMBER 21, 2022 - 9:18



SEPTEMBER 21, 2022 - 10:18



SEPTEMBER 21, 2022 - 11:18



SEPTEMBER 21, 2022 - 12:18



SEPTEMBER 21, 2022 - 13:18



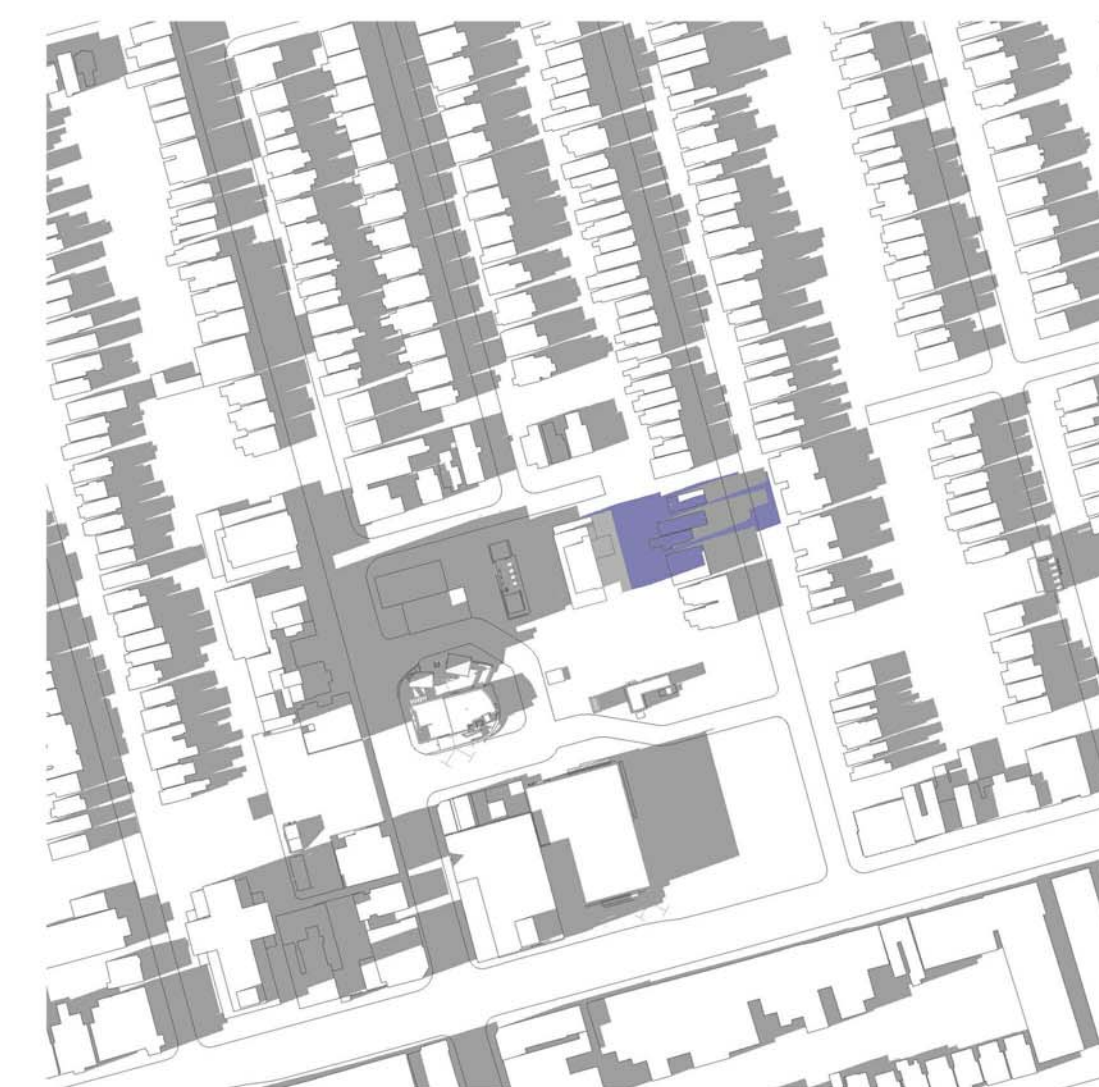
SEPTEMBER 21, 2022 - 14:18



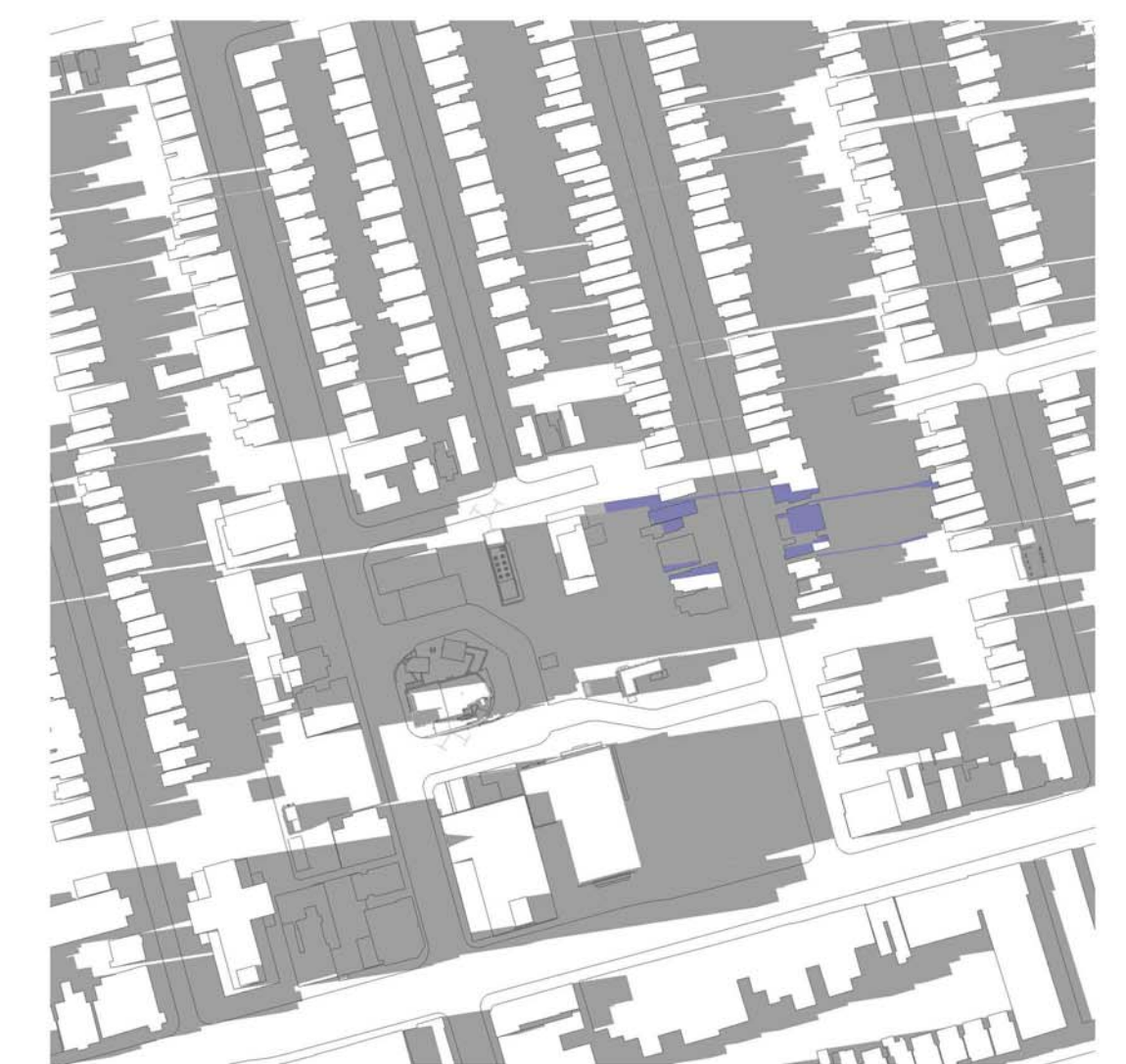
SEPTEMBER 21, 2022 - 15:18



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SEPTEMBER 21, 2022 - 17:18



SEPTEMBER 21, 2022 - 18:18

LEGEND

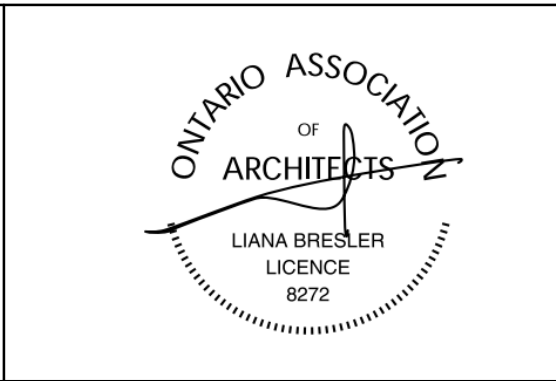
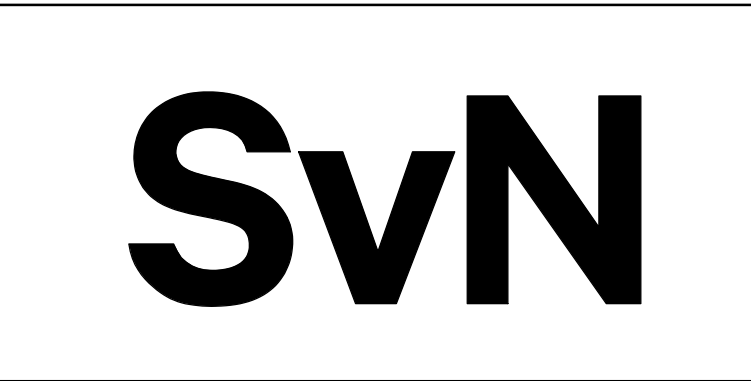
- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 413T602N FILE: BIM_360/10206938_OLTA_Planning/10206938-TD013N-PAPE-PAPE.rvt

REVISIONS		
1	2022-10-24	ISSUED FOR QA/QC
2	2022-11-17	ISSUED FOR REZONING

**ARCHITECTURE AND
LANDSCAPE SET - REZONING**

NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION

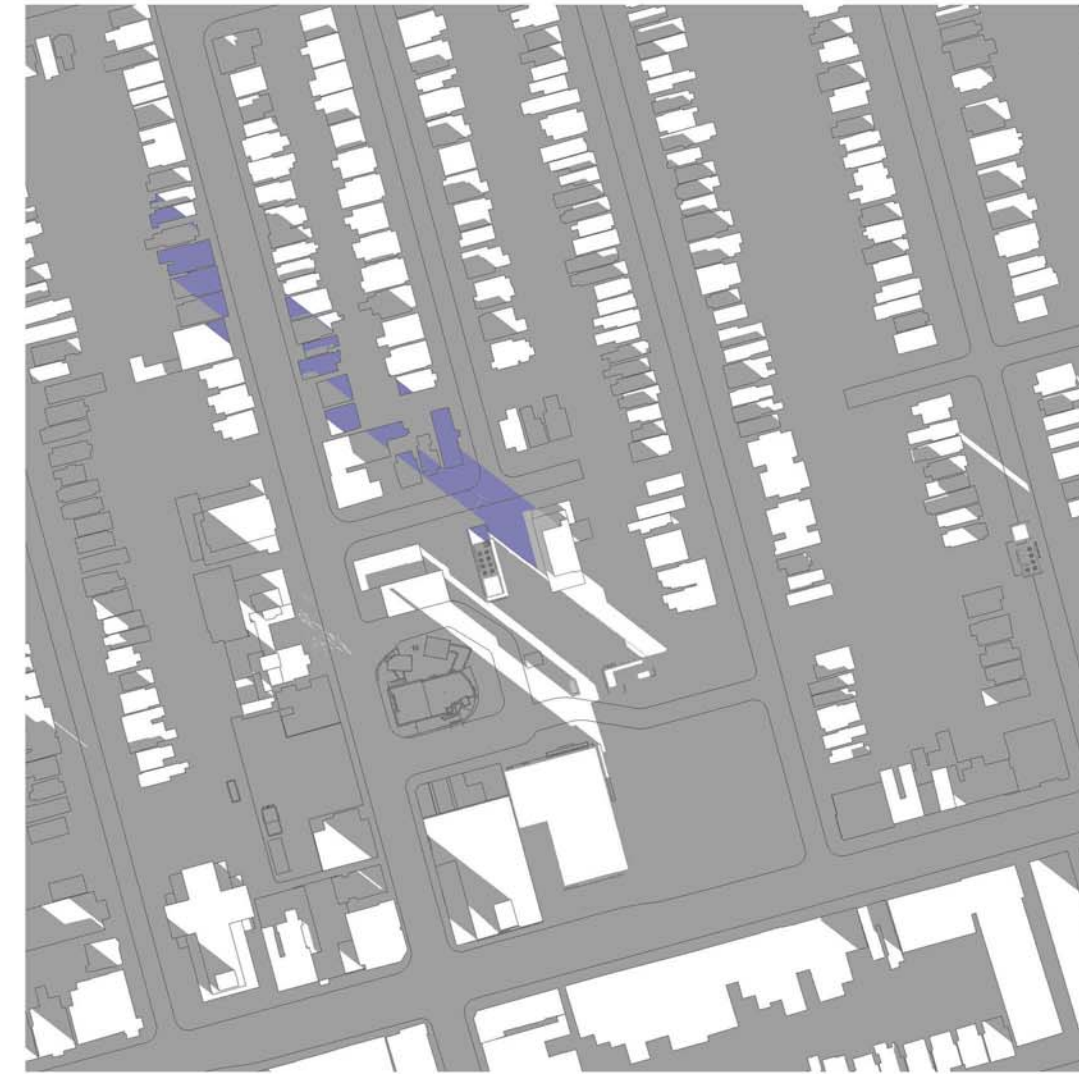
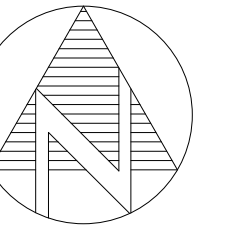


DESIGNED	<u>D.ABAD</u>
DRAWN	<u>D.ABAD</u>
CHECKED	<u>J.RODRIGUEZ-VILLA</u>
APPROVED	<u>L.BRESLER</u>

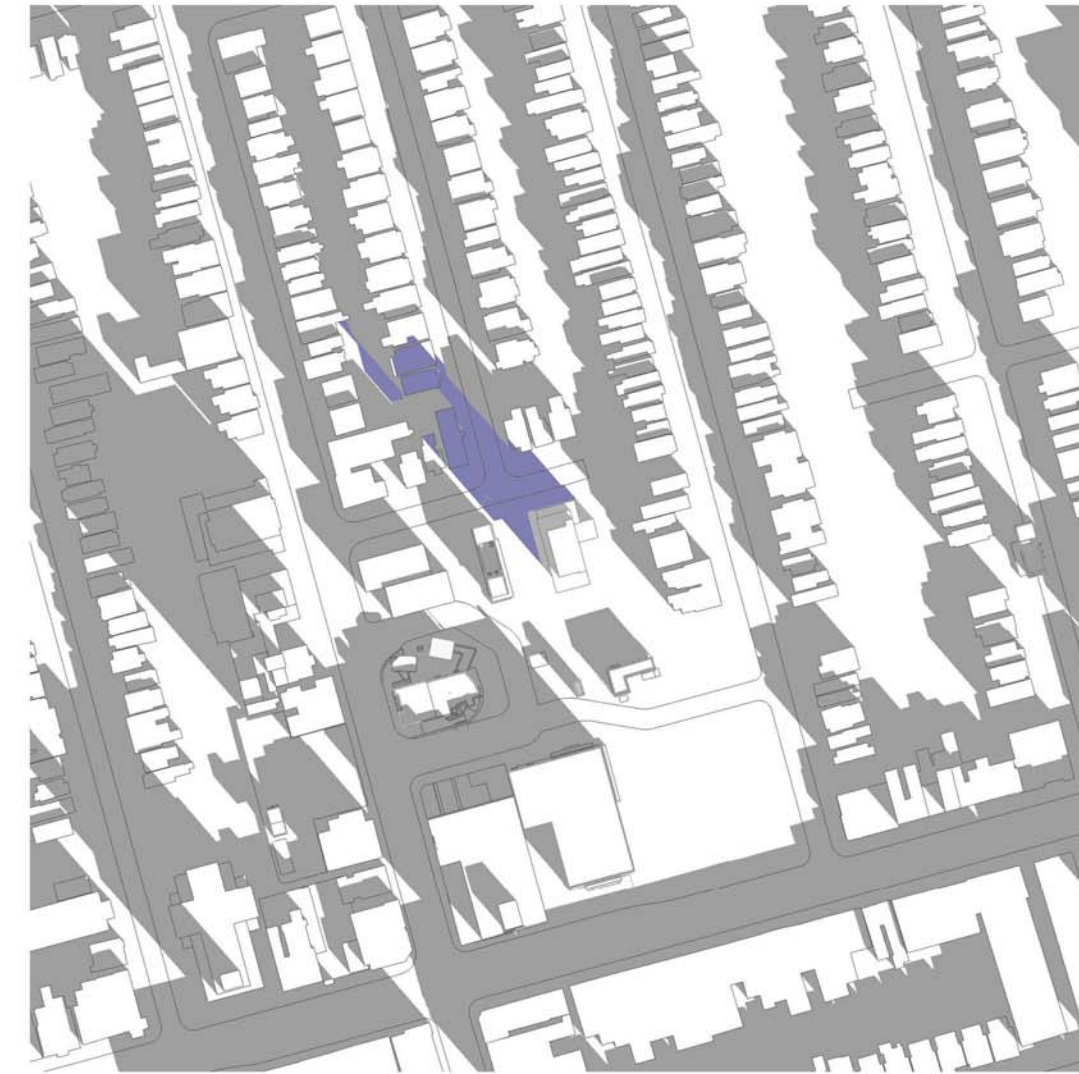
ONTARIO LINE

TITLE
**TOC
PAPE | PAPE
SHADOW STUDY - SEPTEMBER**

Plot Date: 2022-11-29 11:55:45 AM	
METROLINX	
Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 413T602N



DECEMBER 21, 2022 - 9:18



DECEMBER 21, 2022 - 10:18



DECEMBER 21, 2022 - 11:18



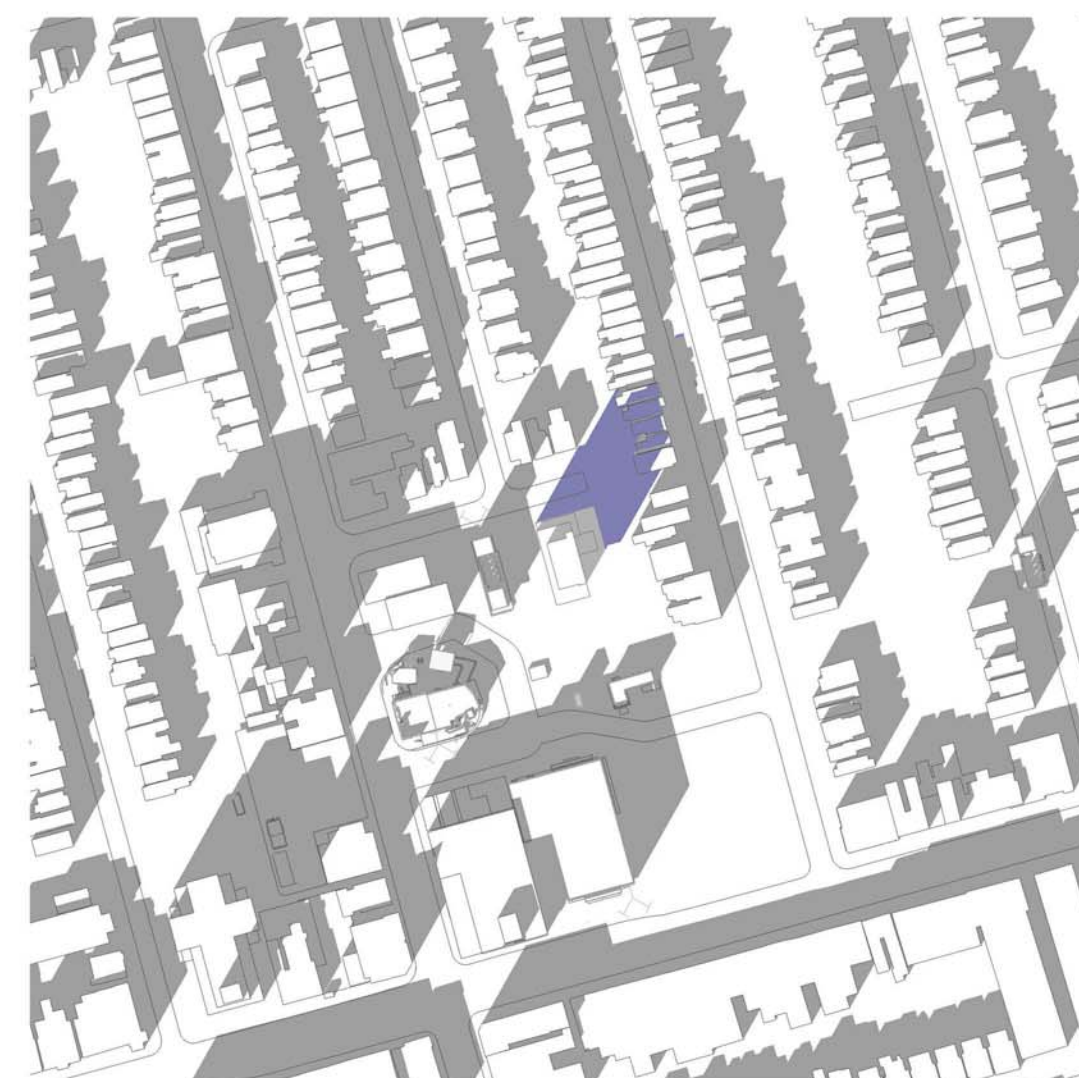
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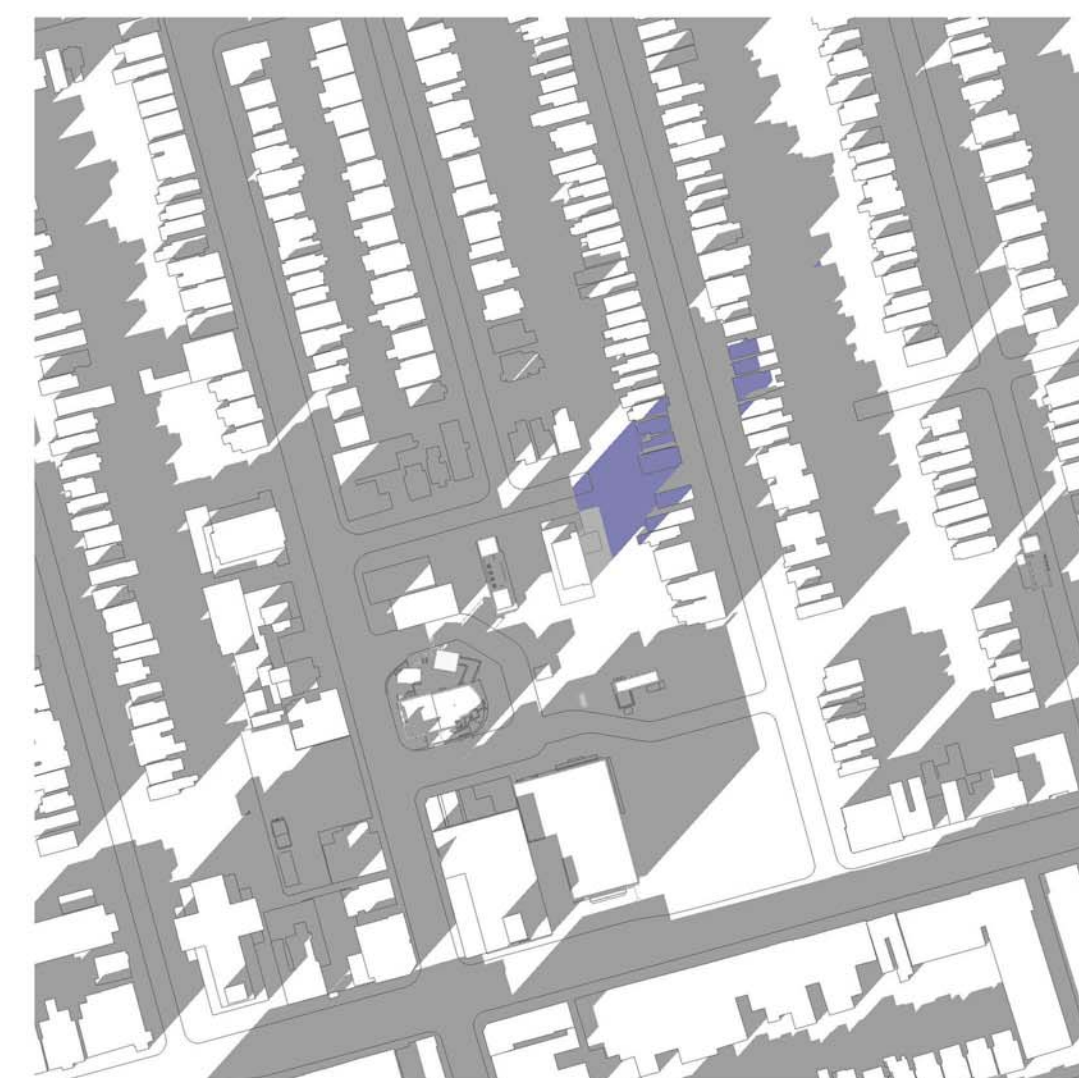
DECEMBER 21, 2022 - 13:18



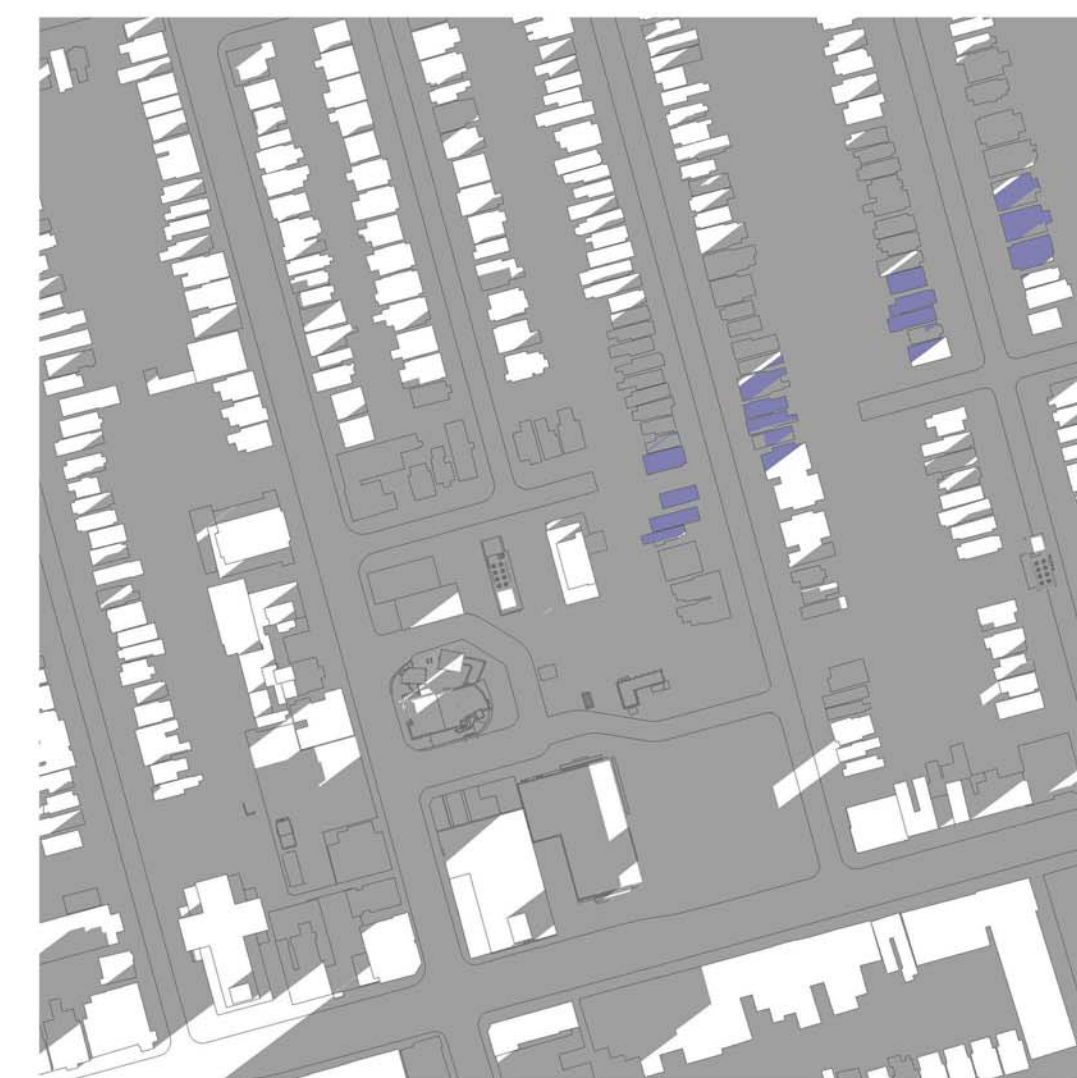
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DECEMBER 21, 2022 - 16:18



DECEMBER 21, 2022 - 17:18



DECEMBER 21, 2022 - 18:18

LEGEND

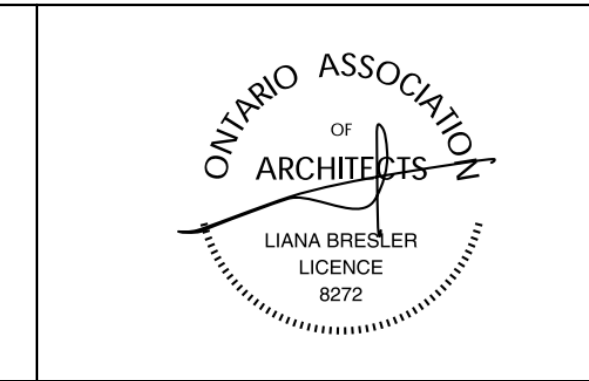
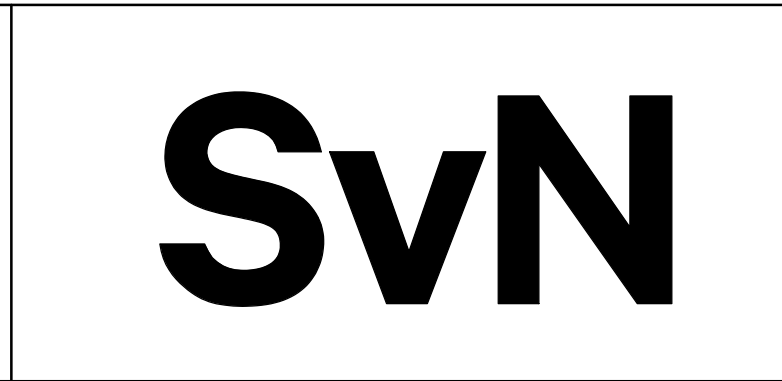
- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 413T603N FILE: BIM_360/10206938_OLTA_Planning/10206938-TD013N-PAPE-PAPE.rvt

REVISIONS		
1	2022-10-24	ISSUED FOR QA/QC
2	2022-11-17	ISSUED FOR REZONING

**ARCHITECTURE AND
LANDSCAPE SET - REZONING**

NOT FOR ESTIMATING OR BIDDING
NOT FOR CONSTRUCTION



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

ONTARIO LINE

TITLE
**TOC
PAPE | PAPE
SHADOW STUDY - DECEMBER**

Plot Date: 2022-11-29 11:55:49 AM	
METROLINX	
Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 413T603N