

ONTARIO LINE

INTEGRATED TRANSIT ORIENTED COMMUNITY

662-668 KING STREET WEST, 91 BATHURST STREET
TORONTO, ONTARIO, M5V 1M7

DRAWING NUMBER	DRAWING NAME
202T000B	COVER
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SHEET No. 202T000BFILE: BIM 360/10206938_OLTA_Planning/10206938-ID002-DT-BATHURST_KING.rvt



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ARCHITECTURE AND
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REZONING

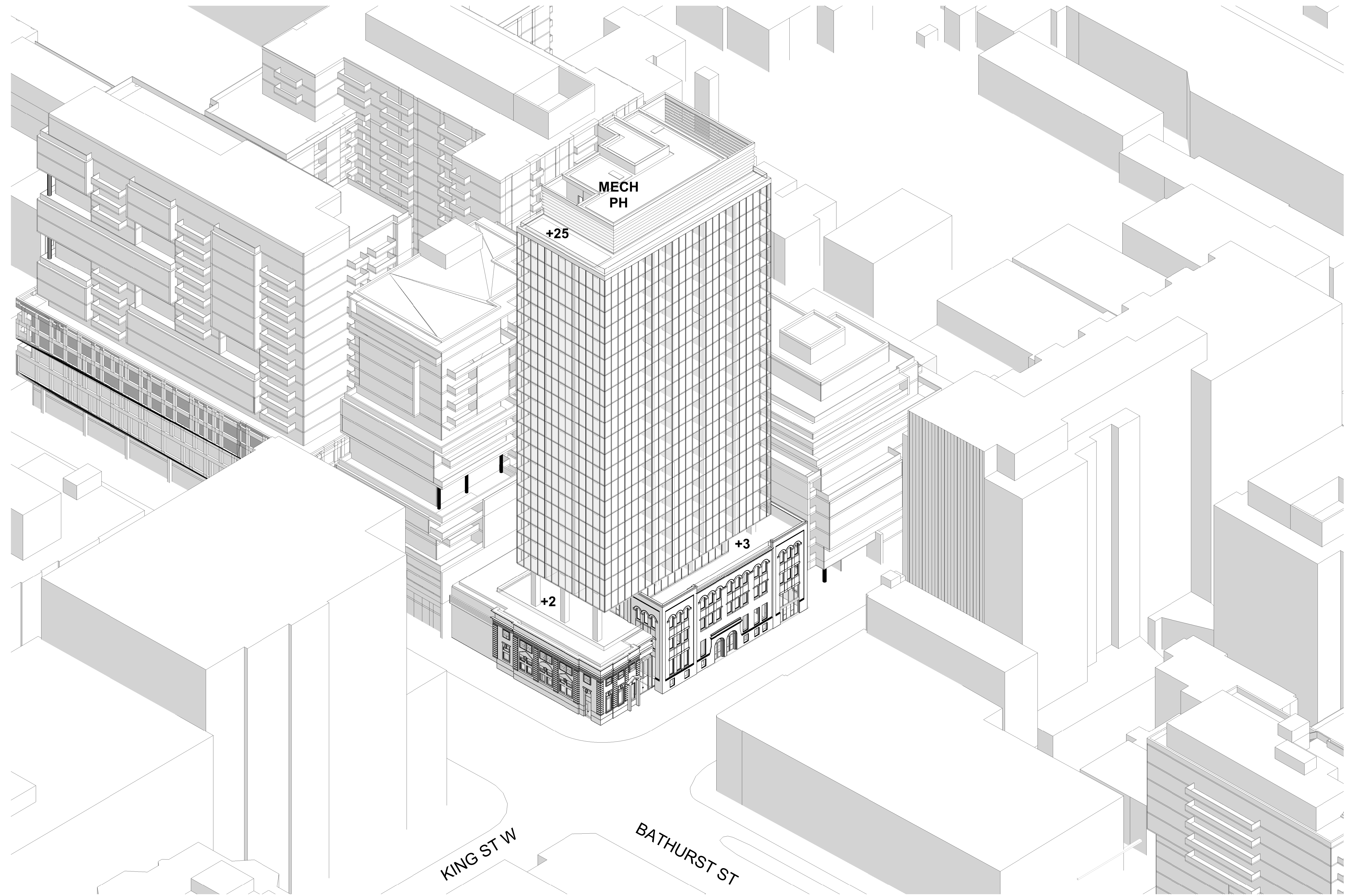
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STATION AREAS BY OTHERS ARE SHOWN FOR REFERENCE AND ARE NOT
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Drawing Number
202T000B

SHEET No. 202T001BFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt



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ONETEAM
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APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
CONTEXT MASSING

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SCALE DRAWING NUMBER
202T001B

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
DOWNTOWN | KING-BATHURST
NOTES AND LEGENDS

Plot Date: 2021-05-21 4:09:00 PM

SCALE: DRAWING NUMBER: 202T002B

PROJECT STATISTICS

MUNICIPAL ADDRESS: 662-668 KING STREET WEST
 BUILDING HEIGHT: 88.9m (25 STOREYS)

BUILDING STATISTICS

AREAS	%	m ²
SITE AREA (EXISTING)		1643
SITE AREA (ROW CONVEYANCE)		0
SITE AREA		1643
GCA ABOVE GRADE (ITOC)		18975
GCA BELOW GRADE (ITOC)		964
GFA TOTAL (ITOC)		16130
GFA RESIDENTIAL (ITOC)	92%	14815
GFA NON-RESIDENTIAL (ITOC)	8%	1315
GFA RETAIL (ITOC)	0%	0
GFA OFFICE (ITOC)	8%	1315
GFA INSTITUTIONAL (ITOC)	0%	0
FSI (ITOC)		9.0
GFA TRANSIT ABOVE GRADE (SUBJECT OF A DIFFERENT APPLICATION)		824
FSI (ITOC + TRANSIT)		9.5

UNIT DISTRIBUTION AND AMENITY AREAS

UNIT TYPE	REQUIRED	PROPOSED
STUDIO (33-42m ²)	NO REQ	11%
1B (42-51m ²)	NO REQ	45%
2B (70-79m ²)	15%	33%
3B (79-88m ²)	10%	11%

AMENITY AREAS	REQUIRED m ²	PROPOSED m ²
INTERIOR AMENITY (RES)	374	537
EXTERIOR AMENITY (RES)	40	355
TOTAL AMENITY (RES)	748	892
EXTERIOR AMENITY (NON-RES)	NO REQ	49

GREEN ROOF AND STORMWATER MANAGEMENT

ROOF AREAS	m ²
TOTAL ROOF AREA	1351
RESIDENTIAL PRIVATE TERRACES	0
ROOFTOP EXTERIOR AMENITY	203
RENEWABLE ENERGY DEVICES	0
TOWER AREA LESS THAN 750 m2	0
TOTAL TGS EXCLUSIONS	203
TGS AVAILABLE ROOF	1147
GREEN ROOF	711
PERMEABLE ROOFSCAPE	640
PERMEABLE LANDSCAPE	40
TOTAL STORMWATER AREA	1391

TGS TIER 2 V3	REQUIRED %	PROPOSED %
GREEN ROOF	60%	62%
STORMWATER MANAGEMENT AREA	85%	85%

PARKING

VEHICLE PARKING	RATIO	REQUIRED	PROPOSED
RESIDENTIAL STUDIO	0.30	7	
RESIDENTIAL 1B	0.50	42	
RESIDENTIAL 2B	0.80	50	
RESIDENTIAL 3B	1.00	20	
RESIDENTIAL VISITOR	0.10	19	
RESIDENTIAL TOTAL		138	0
OFFICE	0.35	5	
RETAIL	1.00	0	
NON-RESIDENTIAL TOTAL		5	0
SHARED TOTAL		NO REQ	0
VEHICLE PARKING TOTAL		143	0

BICYCLE PARKING

BICYCLE PARKING TGS TIER 2 V3	RATIO	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	0.90	169	176
RESIDENTIAL SHORT TERM	0.10	19	38
NON-RESIDENTIAL LONG TERM	0.20	3	26
NON-RESIDENTIAL SHORT TERM	0.20	3	4
TRANSIT LONG TERM			0
TRANSIT SHORT TERM			0
BIKE SHARE			35
BICYCLE PARKING TOTAL		194	279

OCCUPANT LOADS

OCCUPANT LOAD	PEOPLE
OCCUPANT LOAD RESIDENTIAL	578
OCCUPANT LOAD RETAIL	0
OCCUPANT LOAD OFFICE	139
TOTALS	717

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	61	62
RESIDENTIAL BULK WASTE ROOM	10	10
NON-RESIDENTIAL WASTE ROOM		0
TOTAL WASTE COLLECTION AREA		71

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	491	491	0	0	0	0	0	0	0	0
LEVEL B1	473	473	0	0	0	0	0	0	0	0
LEVEL 01	549	218	75	256	0	0	0	0	0	0
LEVEL 02	547	105	442	0	0	0	0	0	0	0
LEVEL 03	872	74	798	0	0	0	0	0	0	0
LEVEL 04	462	449	0	13	0	0	0	0	0	0
LEVEL 05	769	232	0	537	456	1	4	2	0	7
LEVEL 06	769	69	0	700	623	1	4	3	1	9
LEVEL 07	769	69	0	700	623	1	4	3	1	9
LEVEL 08	769	69	0	700	623	1	4	3	1	9
LEVEL 09	769	69	0	700	623	1	4	3	1	9
LEVEL 10	769	69	0	700	623	1	4	3	1	9
LEVEL 11	769	69	0	700	623	1	4	3	1	9
LEVEL 12	769	69	0	700	623	1	4	3	1	9
LEVEL 13	769	69	0	700	623	1	4	3	1	9
LEVEL 14	769	69	0	700	623	1	4	3	1	9
LEVEL 15	769	69	0	700	623	1	4	3	1	9
LEVEL 16	769	69	0	700	623	1	4	3	1	9
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LEVEL 19	769	69	0	700	623	1	4	3	1	9
LEVEL 20	769	69	0	700	623	1	4	3	1	9
LEVEL 21	769	69	0	700	623	1	4	3	1	9
LEVEL 22	769	69	0	700	623	1	4	3	1	9
LEVEL 23	769	69	0	700	623	1	4	3	1	9
LEVEL 24	769	69	0	700	623	1	4	3	1	9
LEVEL 25	769	69	0	700	623	1	4	3	1	9
MECH PH	390	390	0	0	0	0	0	0	0	0
TOTALS	19939	3809	1315	14815	12913	21	84	62	20	187

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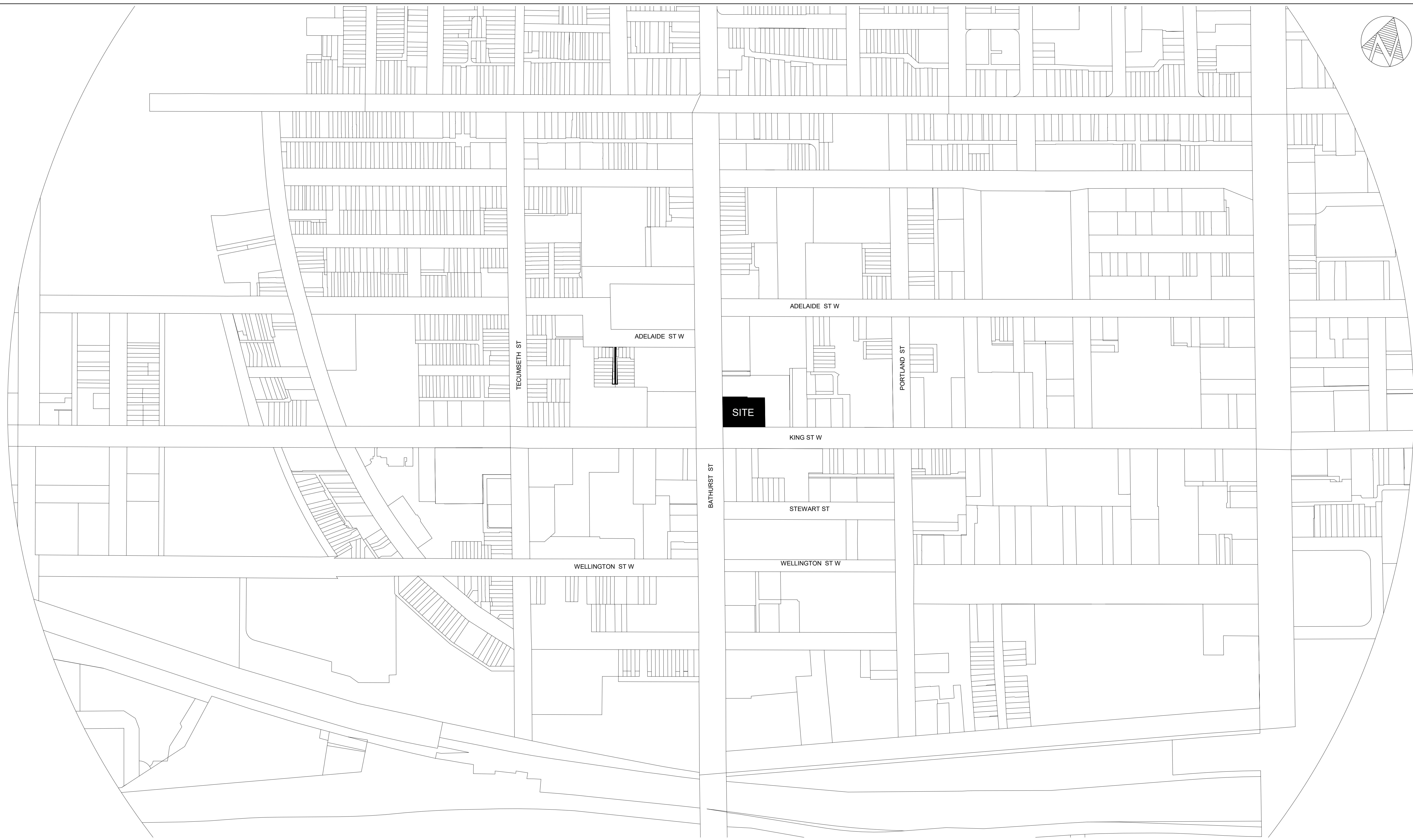
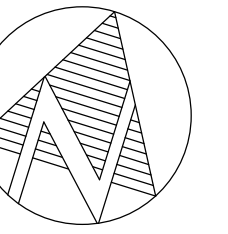
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ONTARIO LINE
ITOC
 DOWNTOWN | KING-BATHURST
PROJECT STATISTICS

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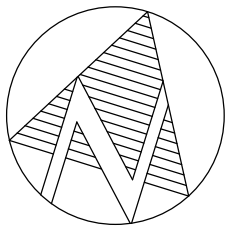
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TITLE
**ITOC
DOWNTOWN | KING-BATHURST
CONTEXT PLAN**

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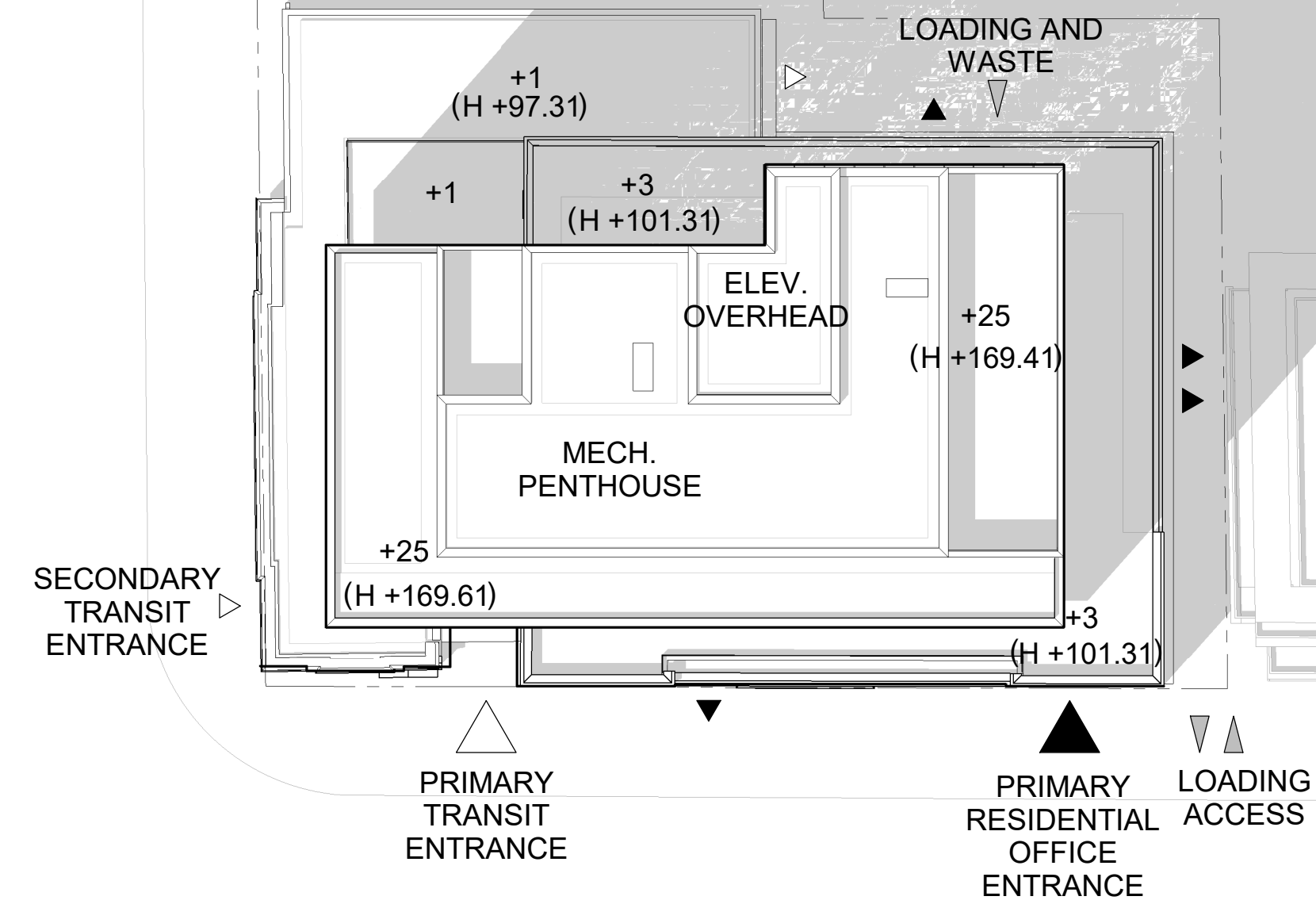


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BATHURST STREET

KING STREET WEST



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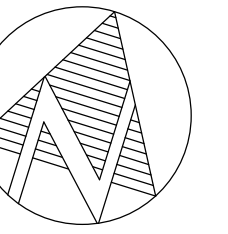
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 ROOF SITE PLAN

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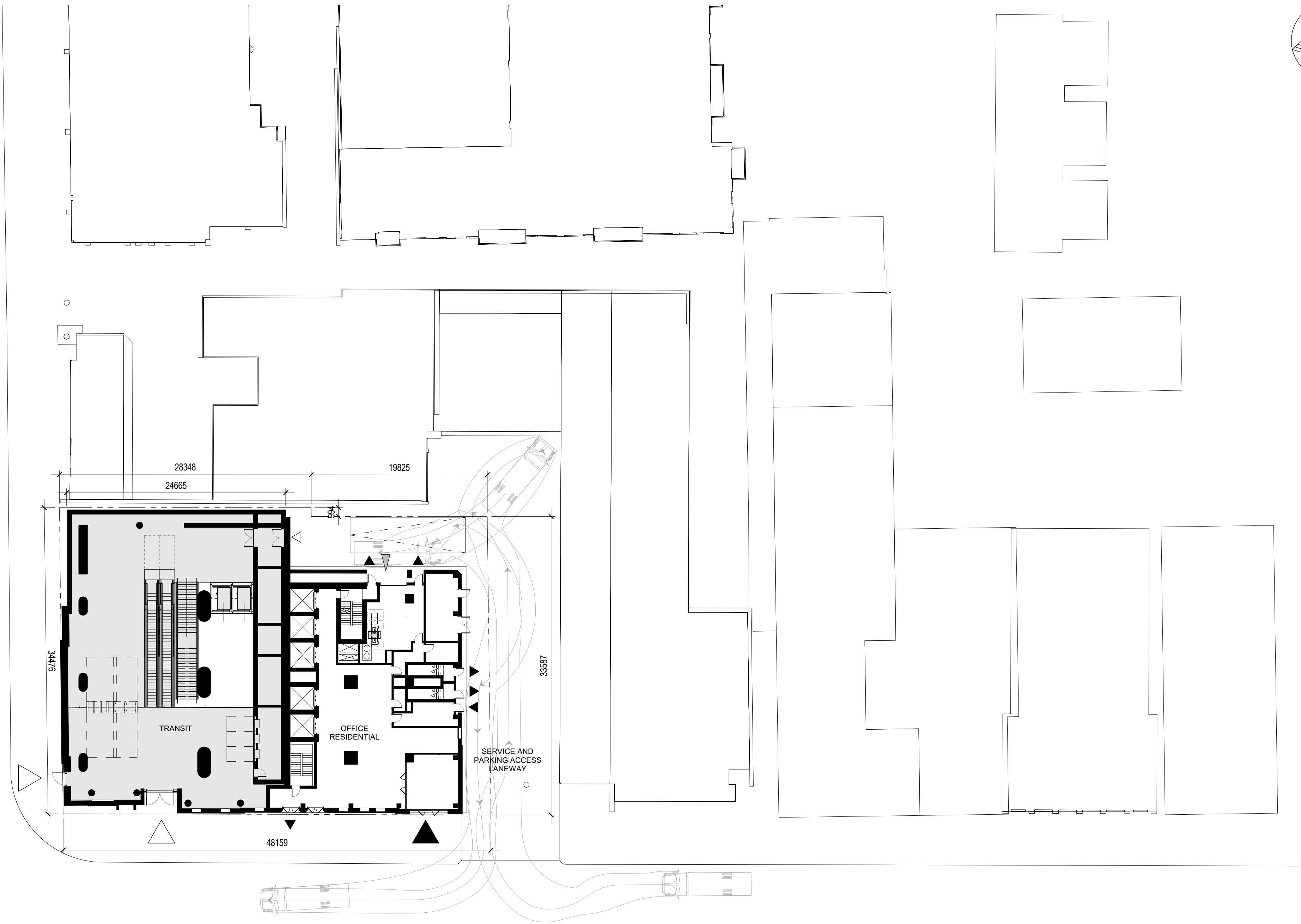


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BATHURST STREET

KING STREET WEST



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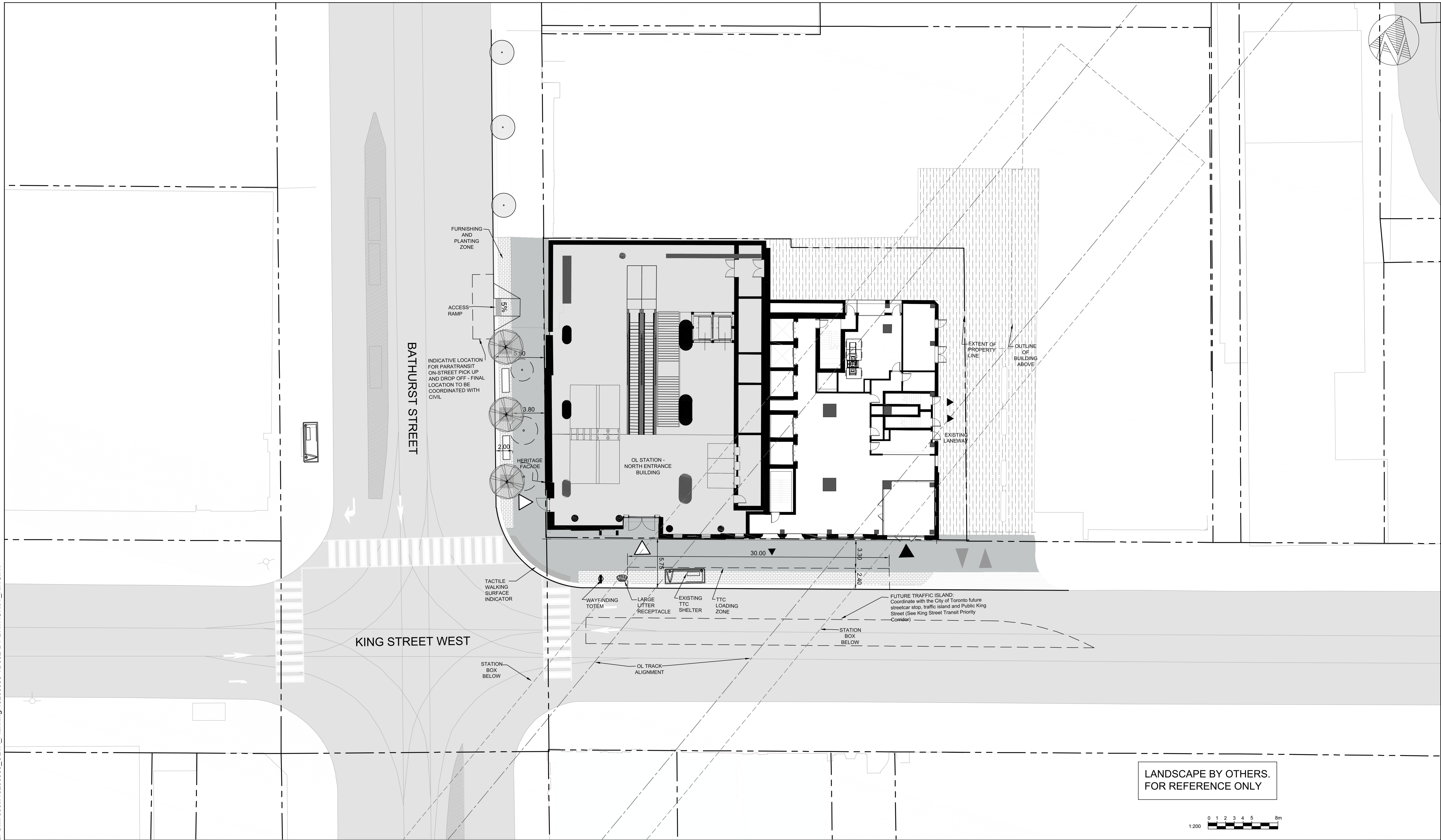
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**ITOC
DOWNTOWN | KING-BATHURST
GROUND FLOOR SITE PLAN**

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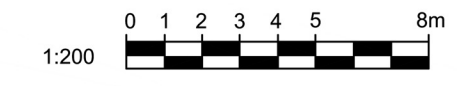


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LANDSCAPE BY OTHERS.
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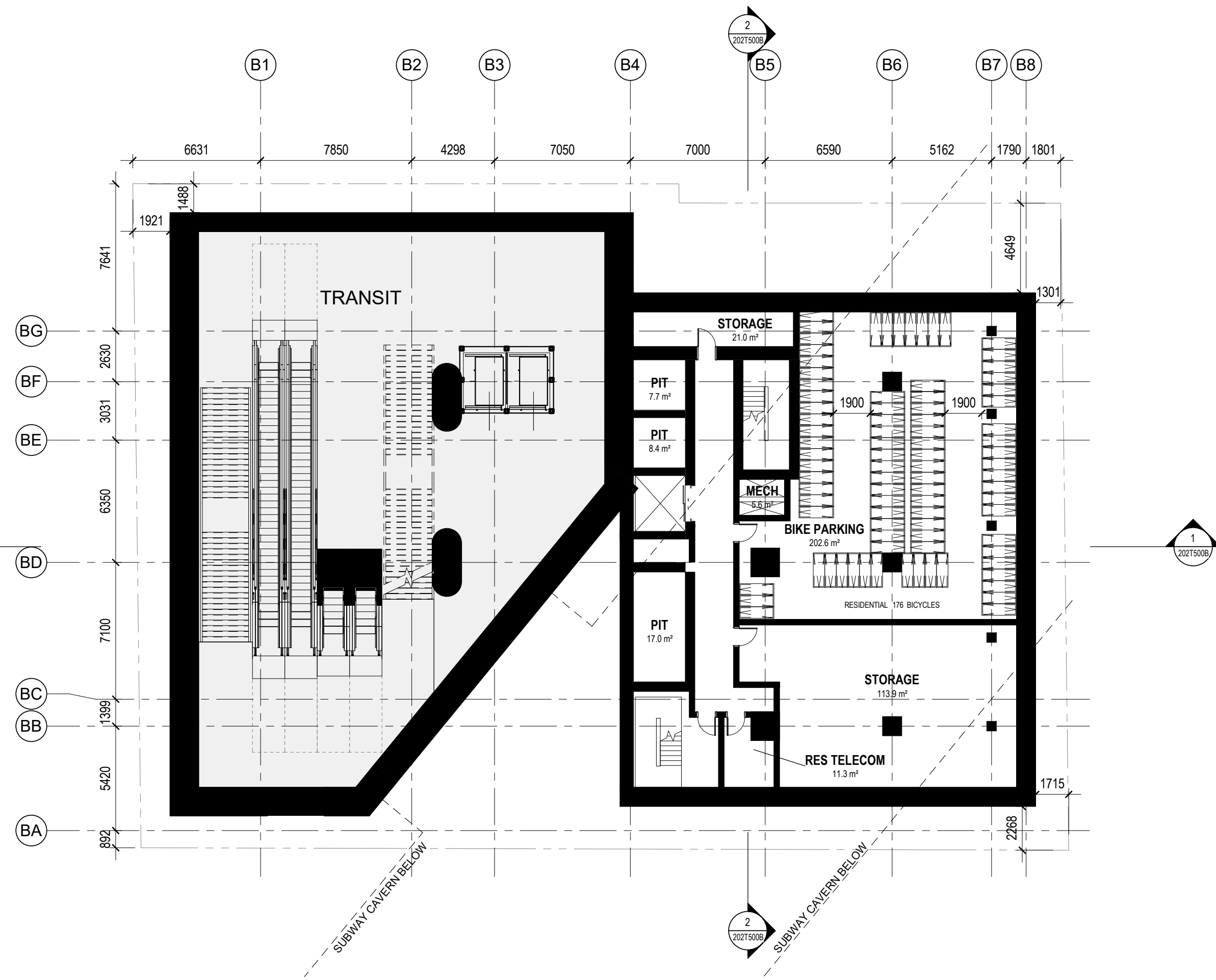
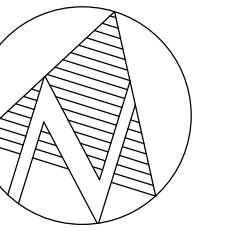
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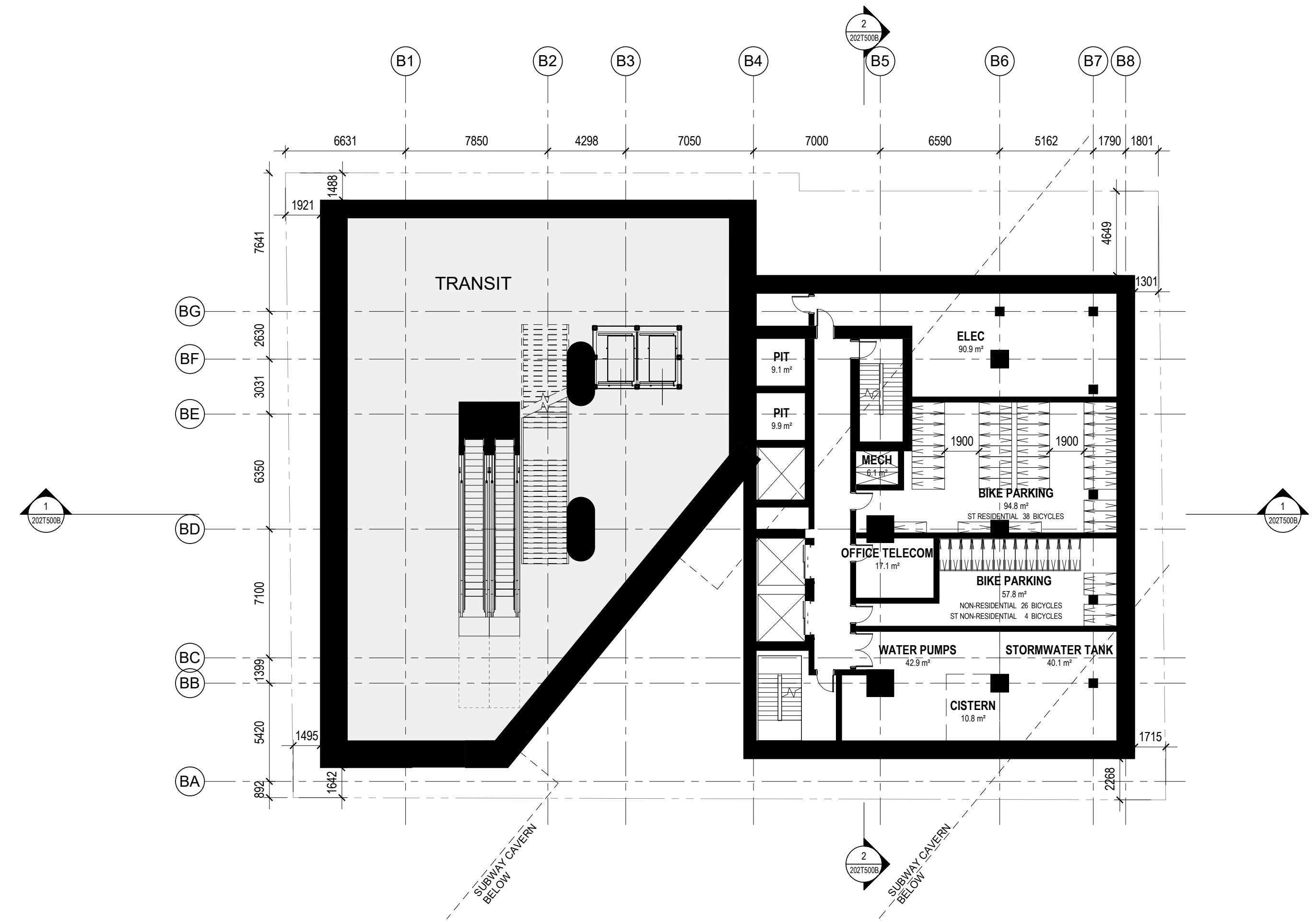
DESIGNED	G.LUNA
DRAWN	G.LUNA
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APPROVED	K.BIALA

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LANDSCAPE PLAN

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202T007B



1 SITE B - LEVEL B2
1 : 200



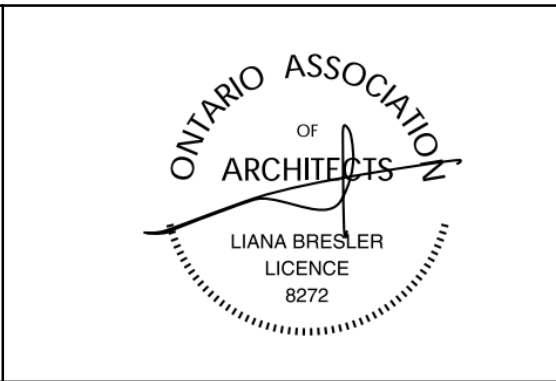
2 SITE B - LEVEL B1
1 : 200

TRANSIT STATION BY OTHERS

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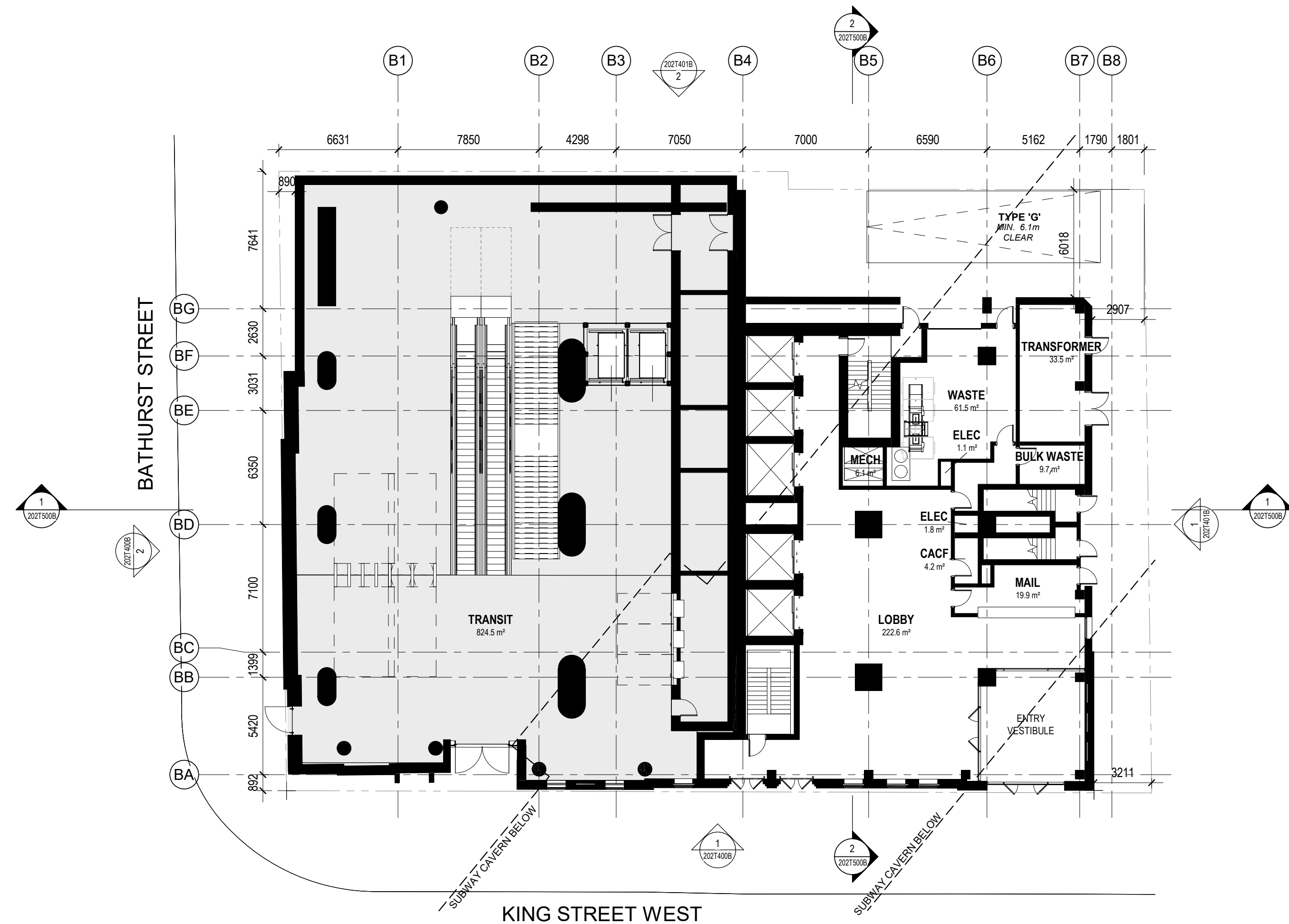
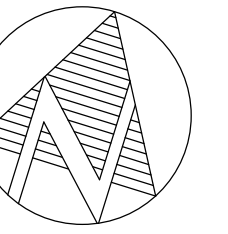
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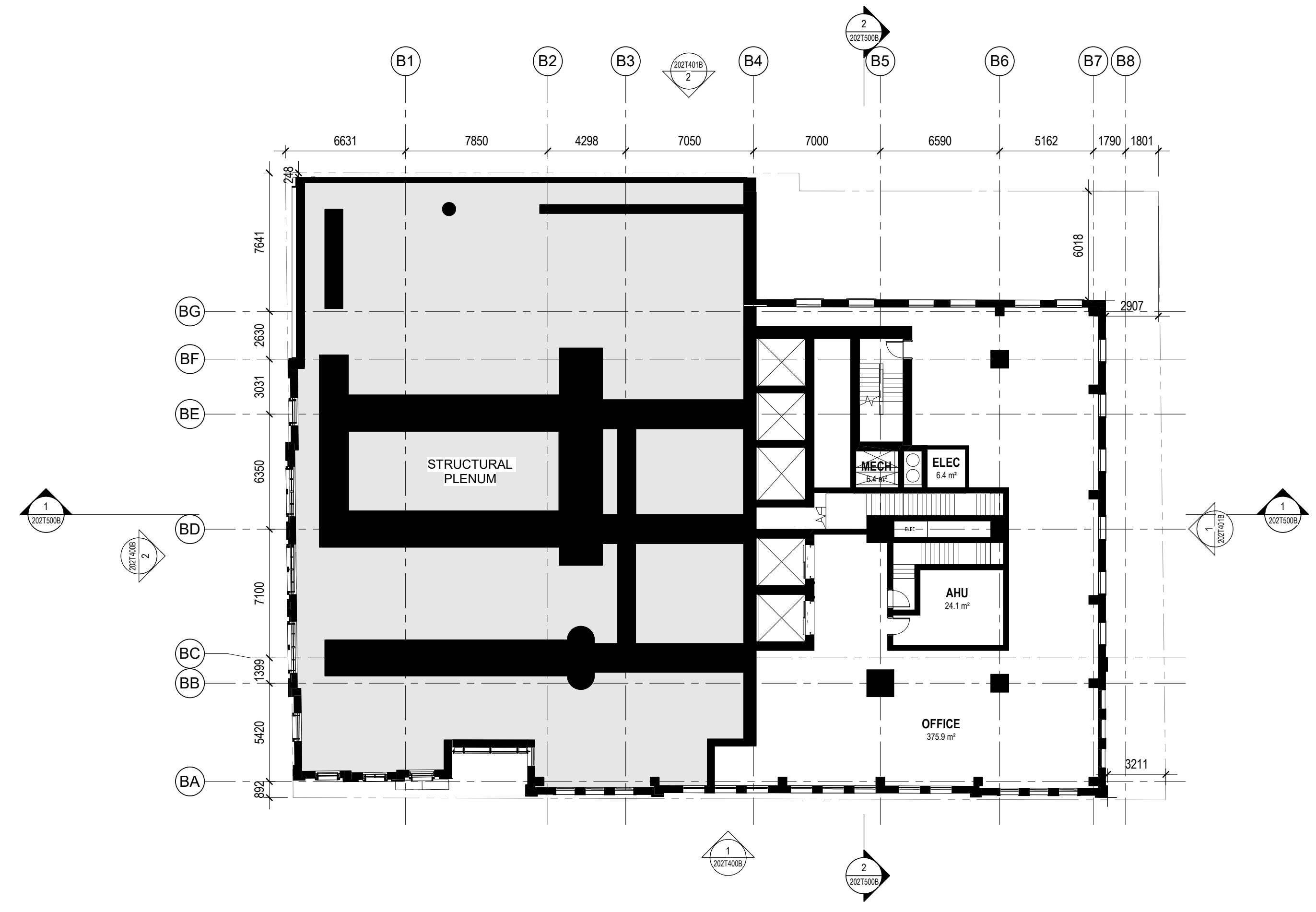
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TITLE	
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DOWNTOWN KING-BATHURST	
BELOW GRADE LEVELS	

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1 : 200	202T100B



1 LEVEL 01
1 : 200



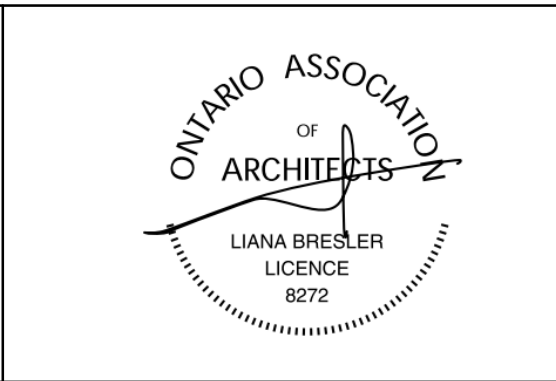
2 LEVEL 02
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TRANSIT STATION BY OTHERS

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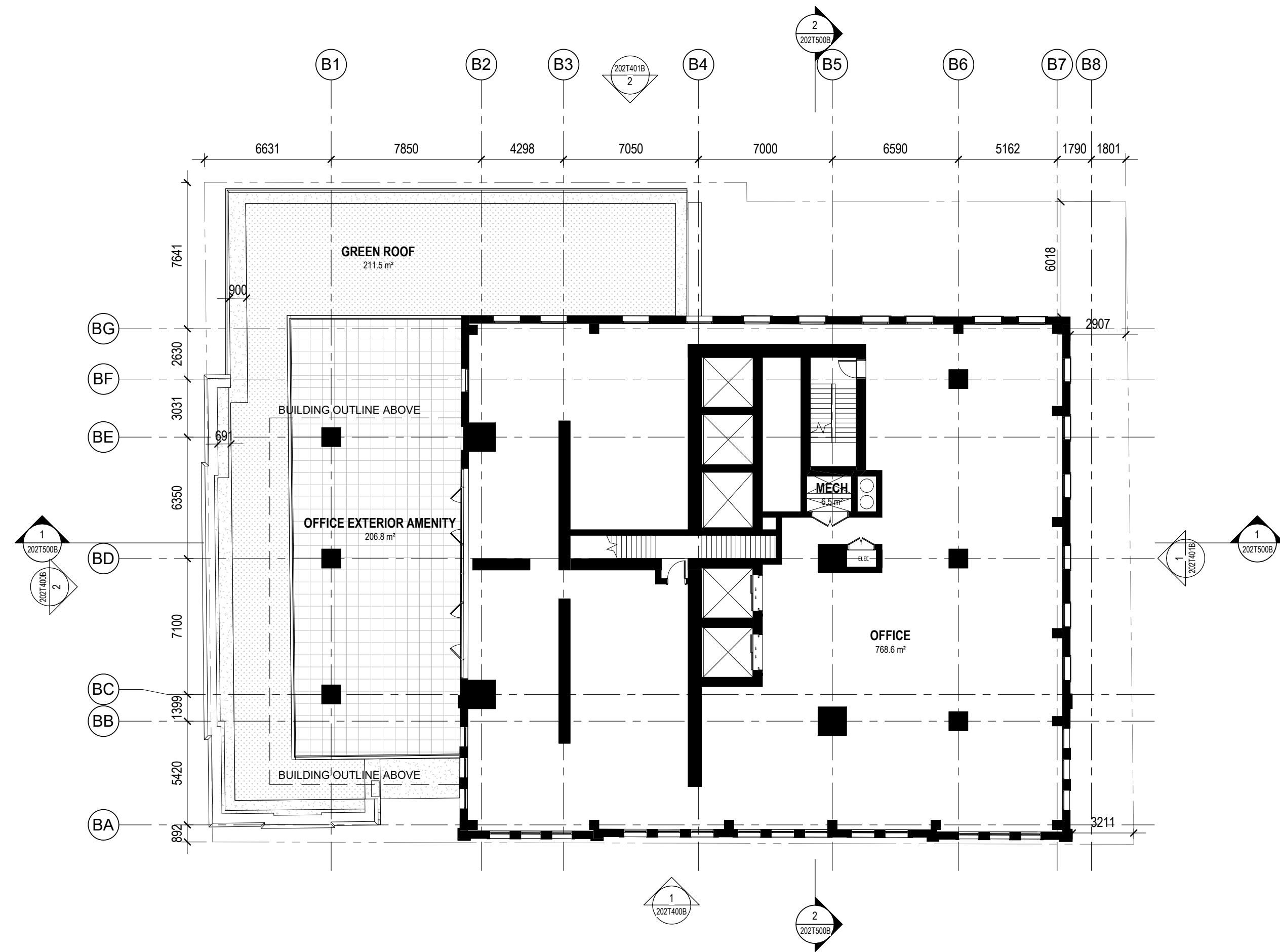
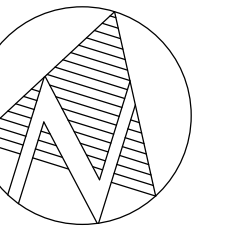
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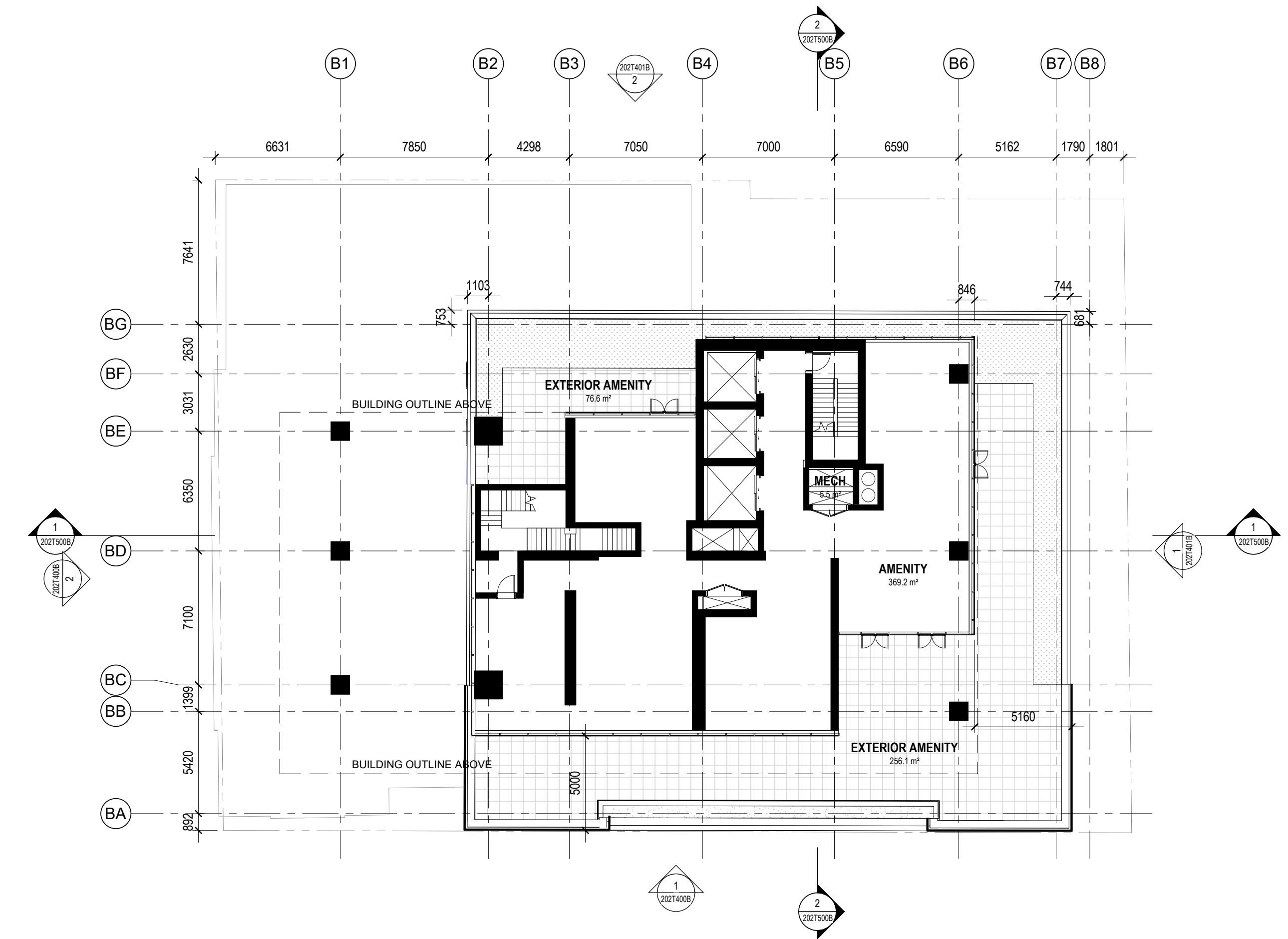
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ONTARIO LINE	
TITLE	ITOC DOWNTOWN KING-BATHURST LEVEL 01 & LEVEL 02

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SCALE 1 : 200	DRAWING NUMBER 202T200B



1 LEVEL 03
1 : 200

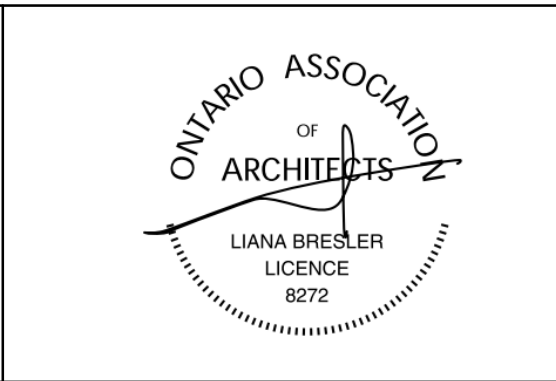


2 LEVEL 04
1 : 200

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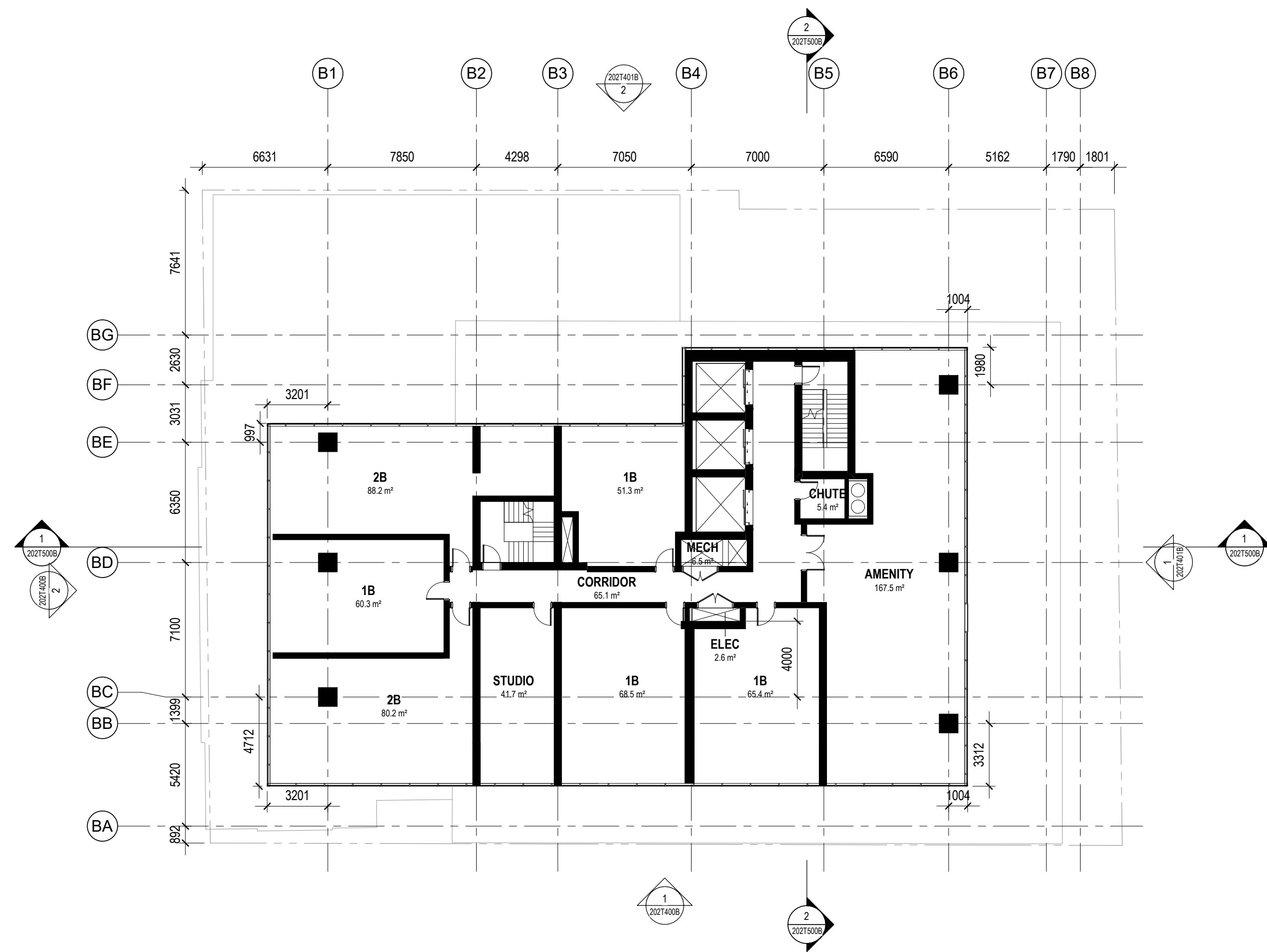
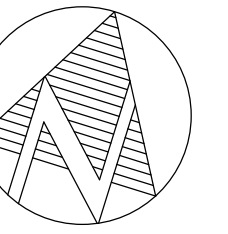
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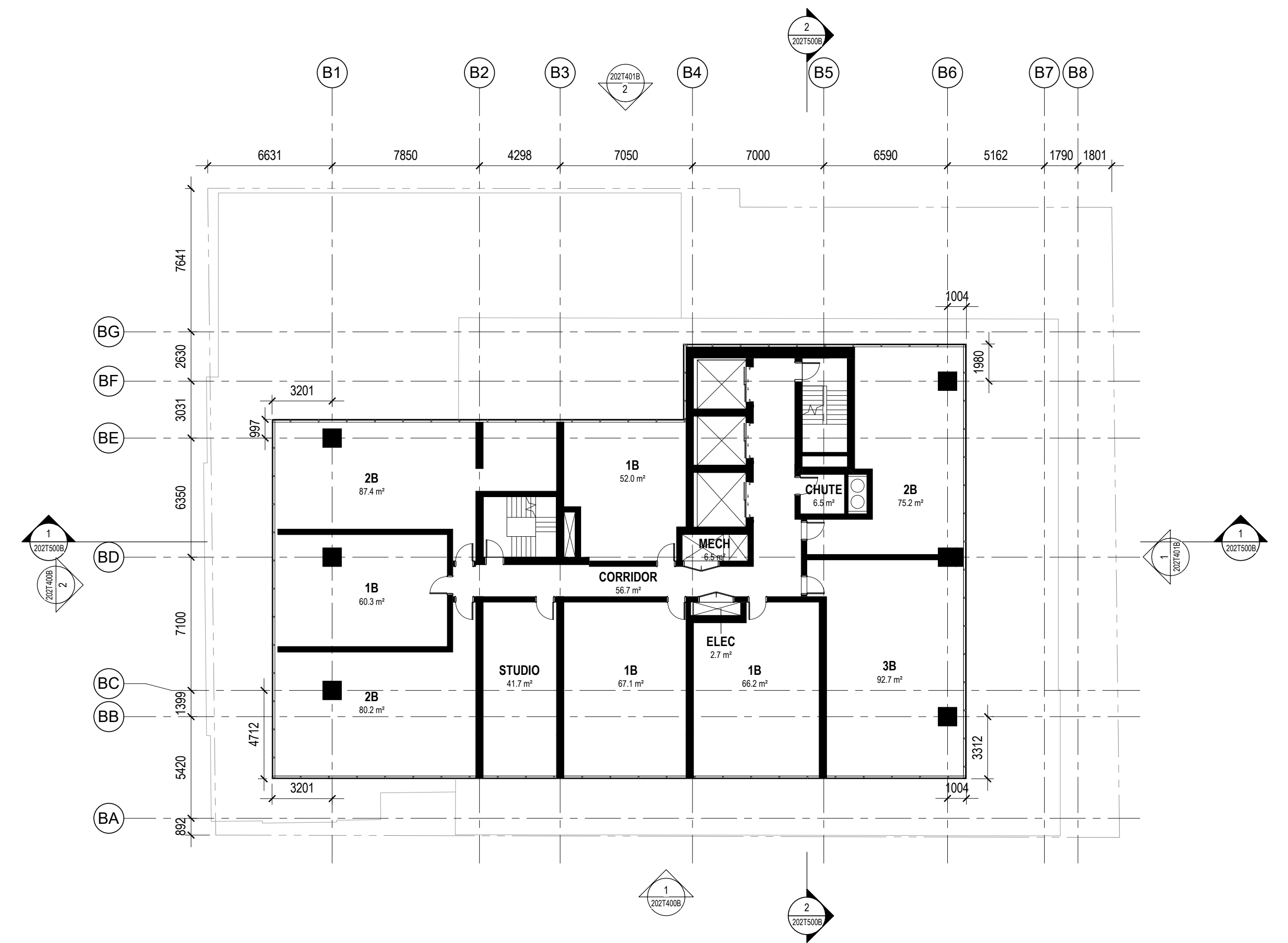
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ITOC
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 LEVEL 03 & LEVEL 04

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 Infrastructure Ontario
 SCALE 1 : 200
 DRAWING NUMBER 202T201B



1 LEVEL 05
1 : 200

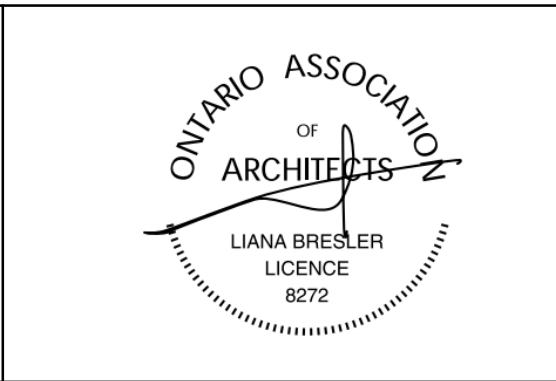


2 LEVEL 06 - LEVEL 25
1 : 200

SHEET No. 202T202BFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

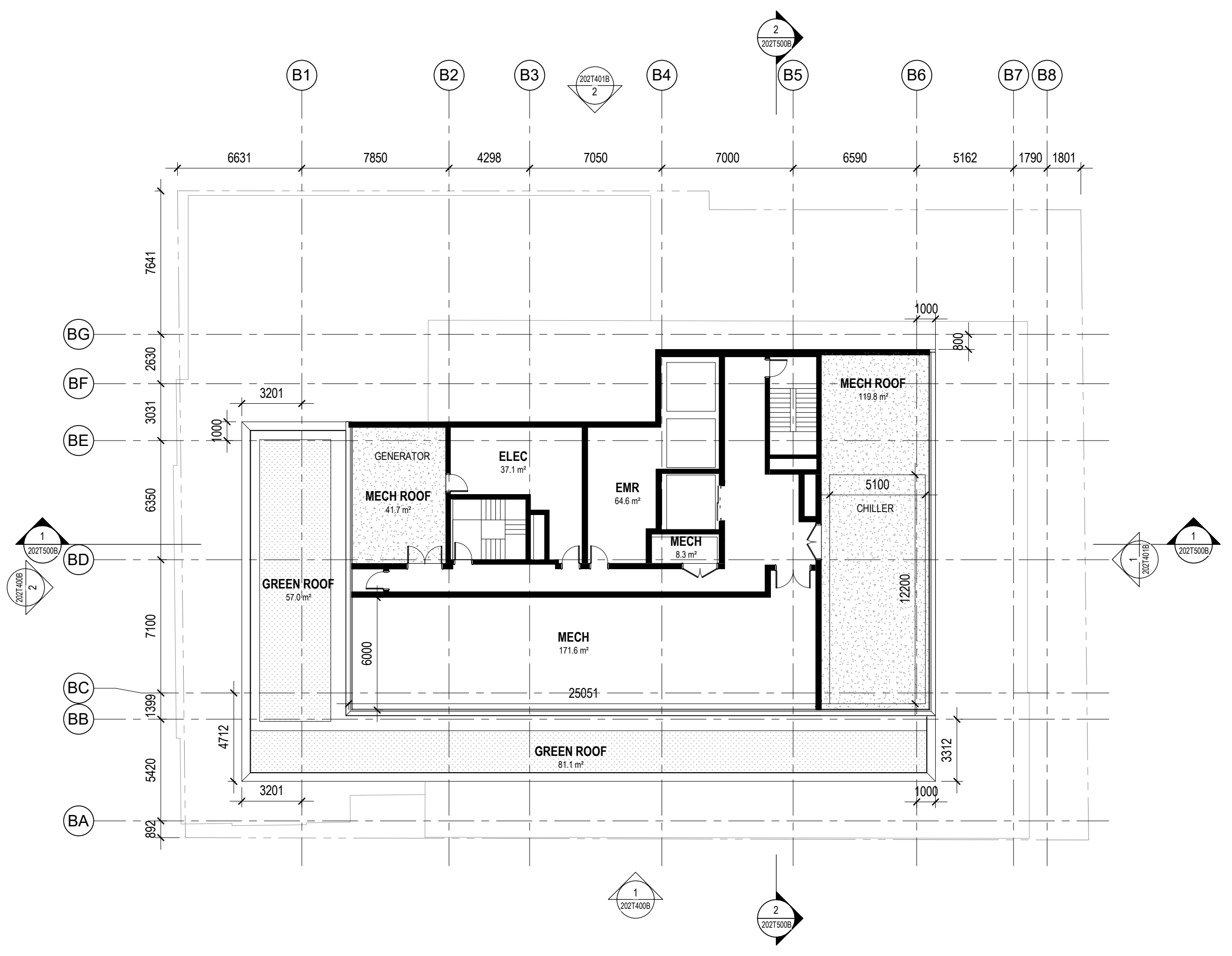
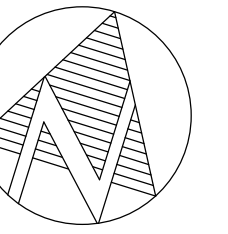
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



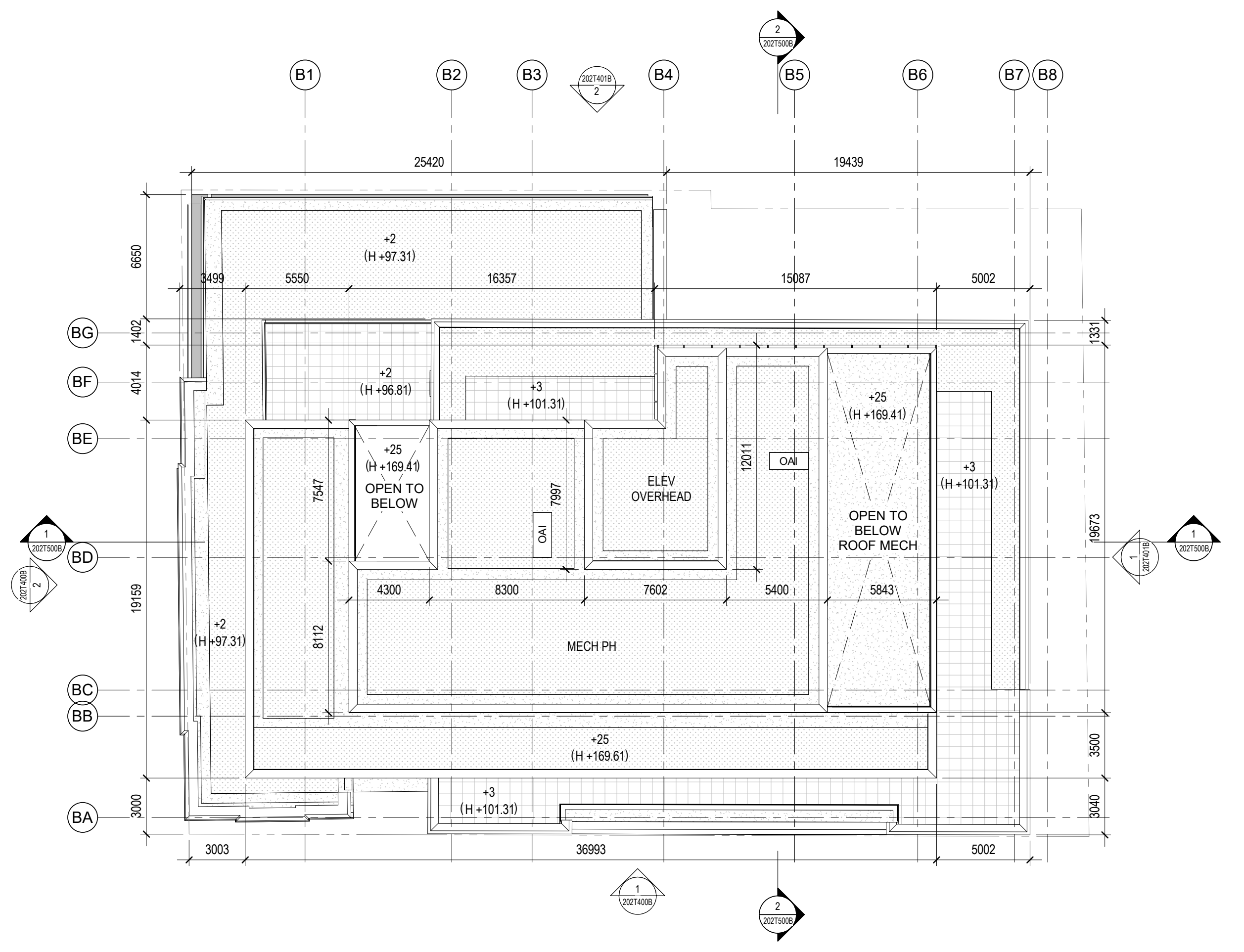
DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
LEVEL 05 & TYP LEVEL

Plot Date: 2021-05-21 4:13:18 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 202T202B



1 LEVEL 26
1 : 200

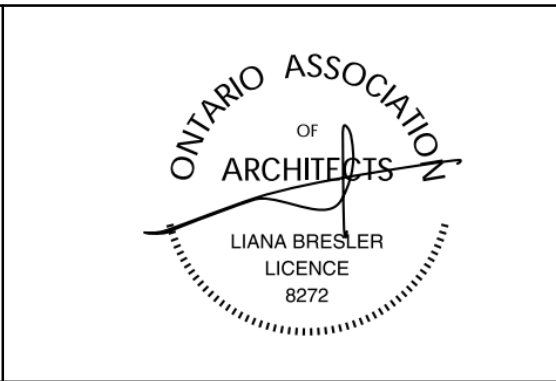


2 ROOF PLAN
1 : 200

SHEET No. 202T203BFILE: 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

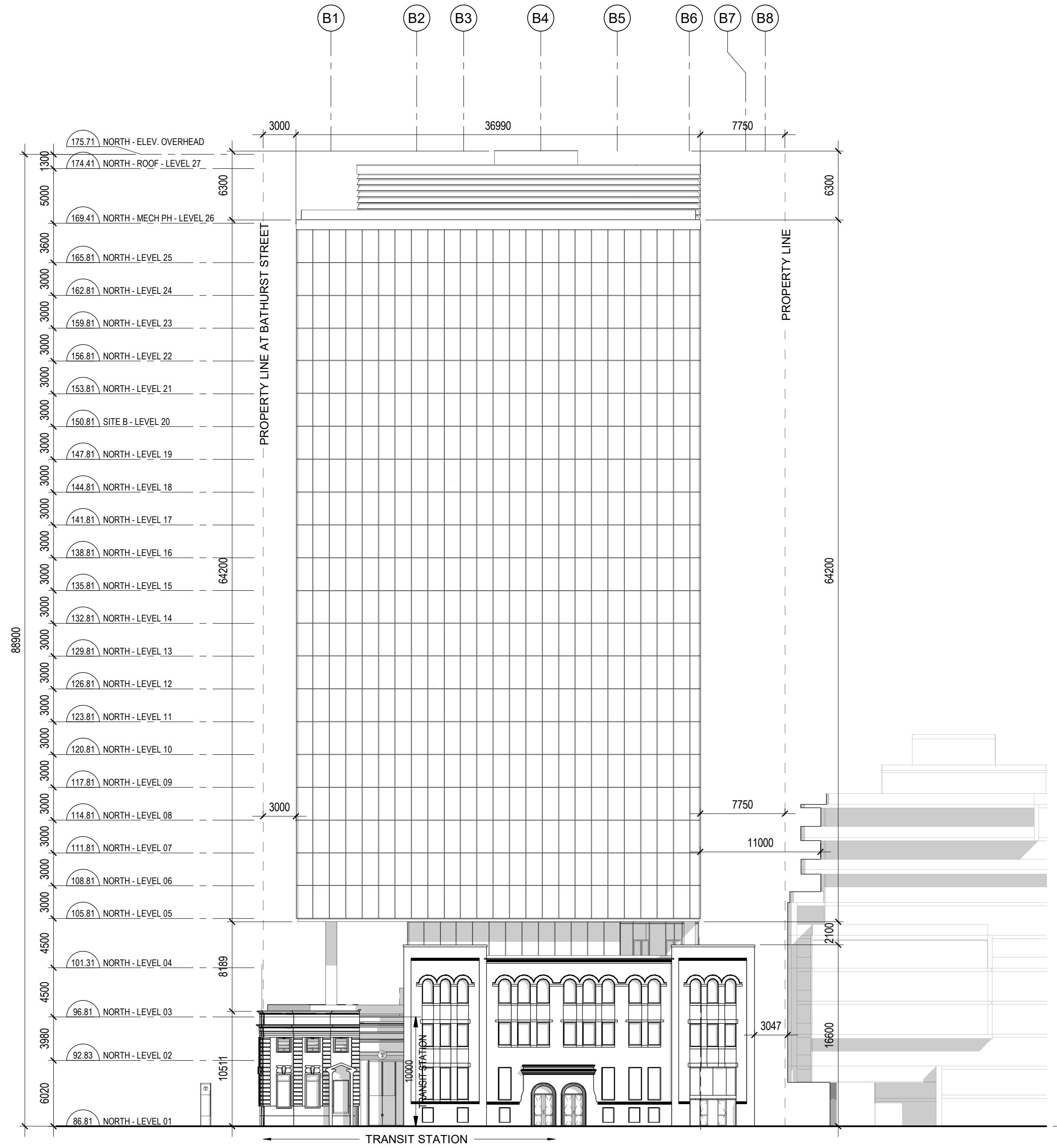


DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

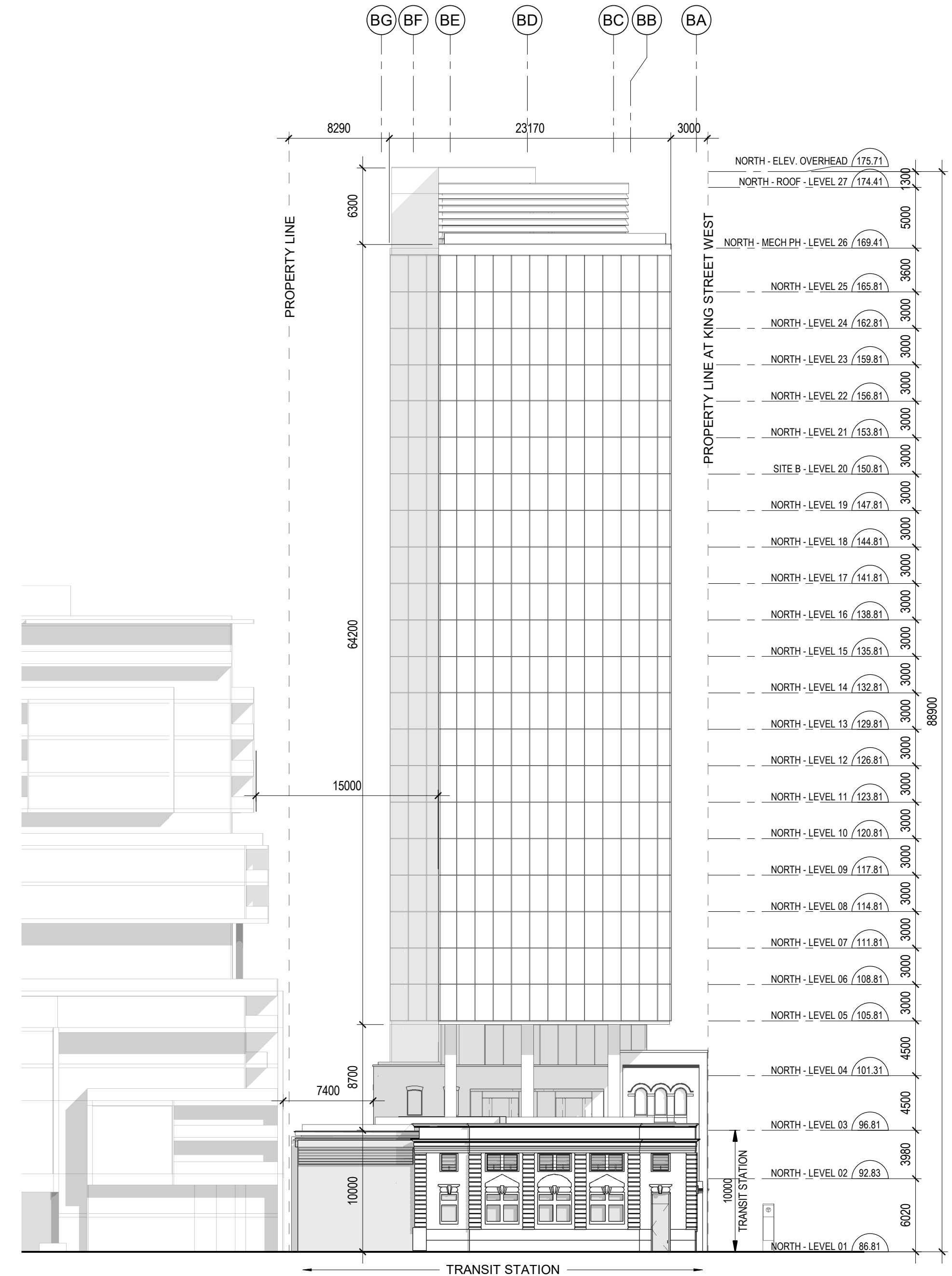
ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
LEVEL 26 & ROOF

Plot Date: 2021-05-21 4:13:24 PM	
METROLINX Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 202T203B

SHEET No. 2021400BFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt



1 SOUTH ELEVATION
1:300



2 WEST ELEVATION
1:300

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

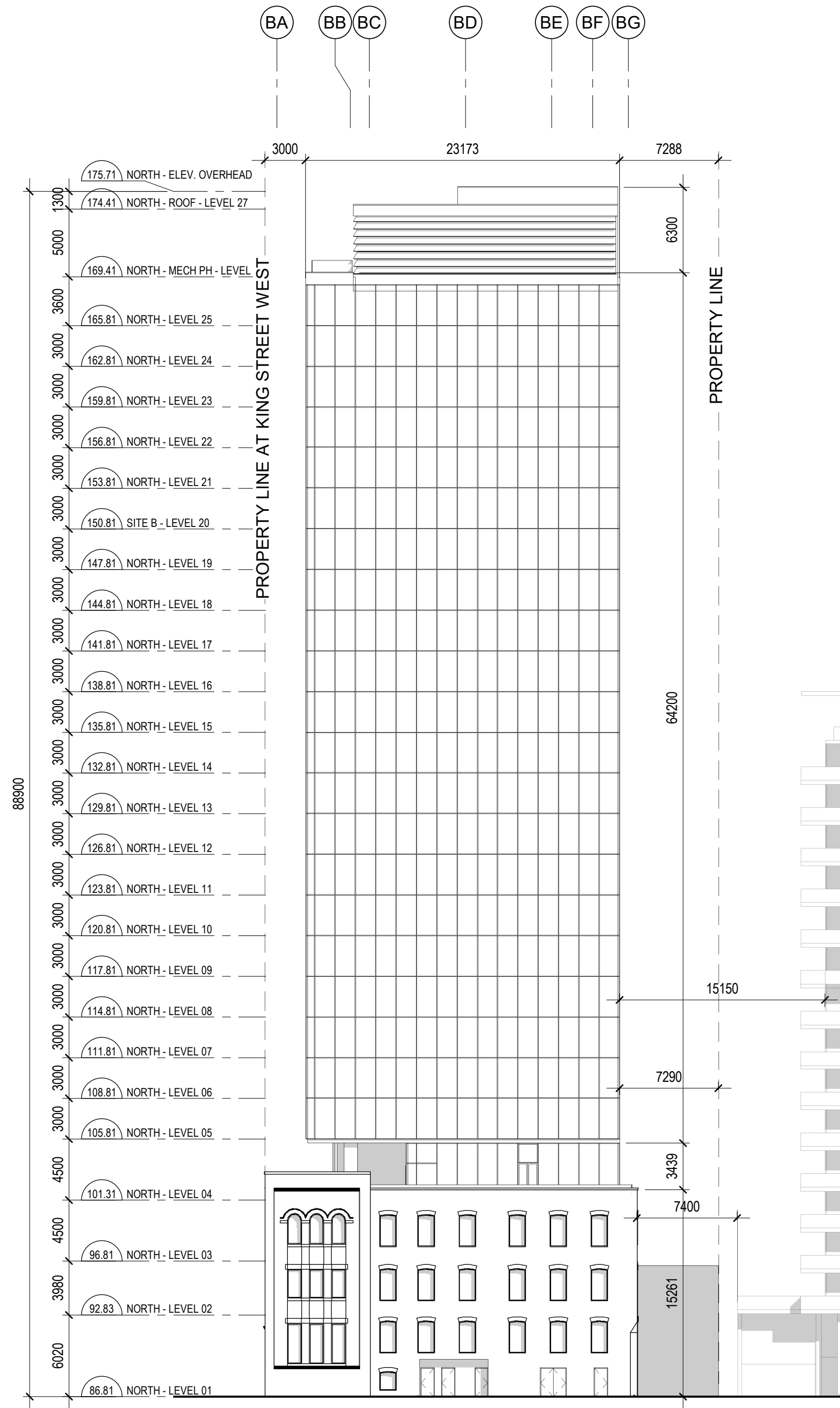
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



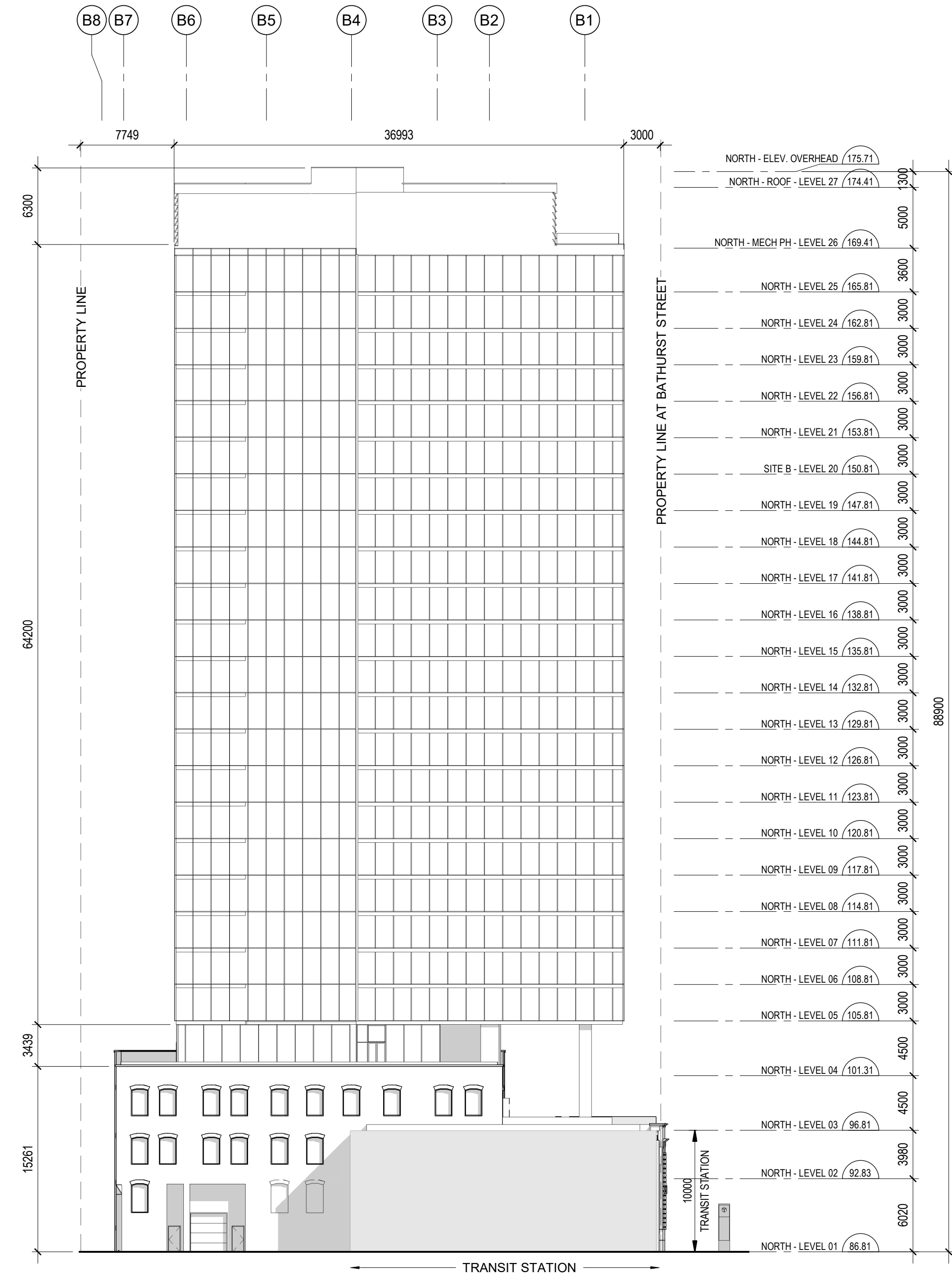
DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

ONTARIO LINE
ITOC
DOWNTOWN | KING-BATHURST
ELEVATIONS

Plot Date: 2021-05-21 4:14:54 PM	
METROLINX Infrastructure Ontario	
SCALE 1:300	DRAWING NUMBER 202T400B



1 EAST ELEVATION
1:300



2 NORTH ELEVATION
1:300

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING

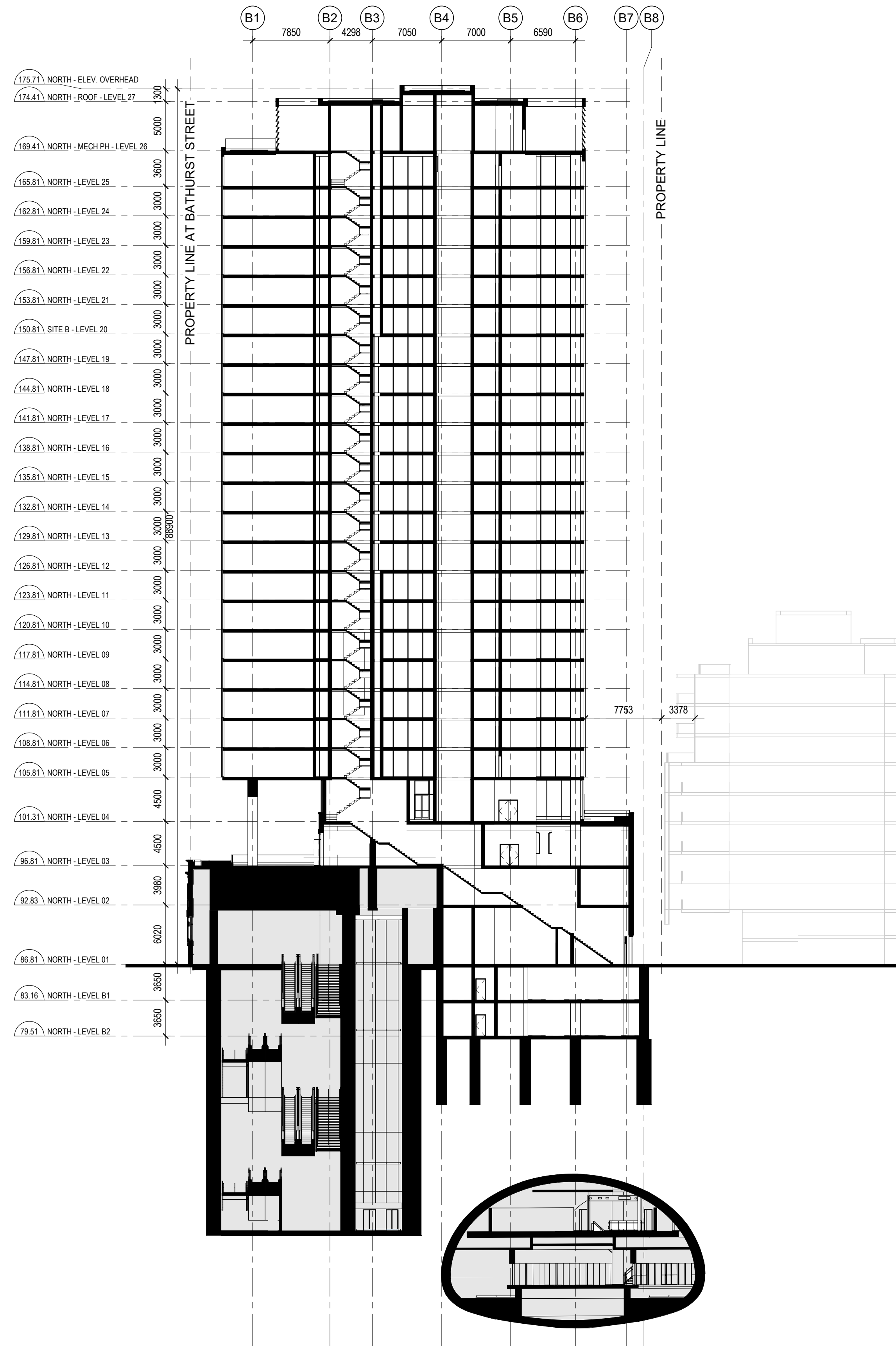


DESIGNED	D.ABAD, J.SANTAMARIA
DRAWN	D.ABAD, J.SANTAMARIA
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

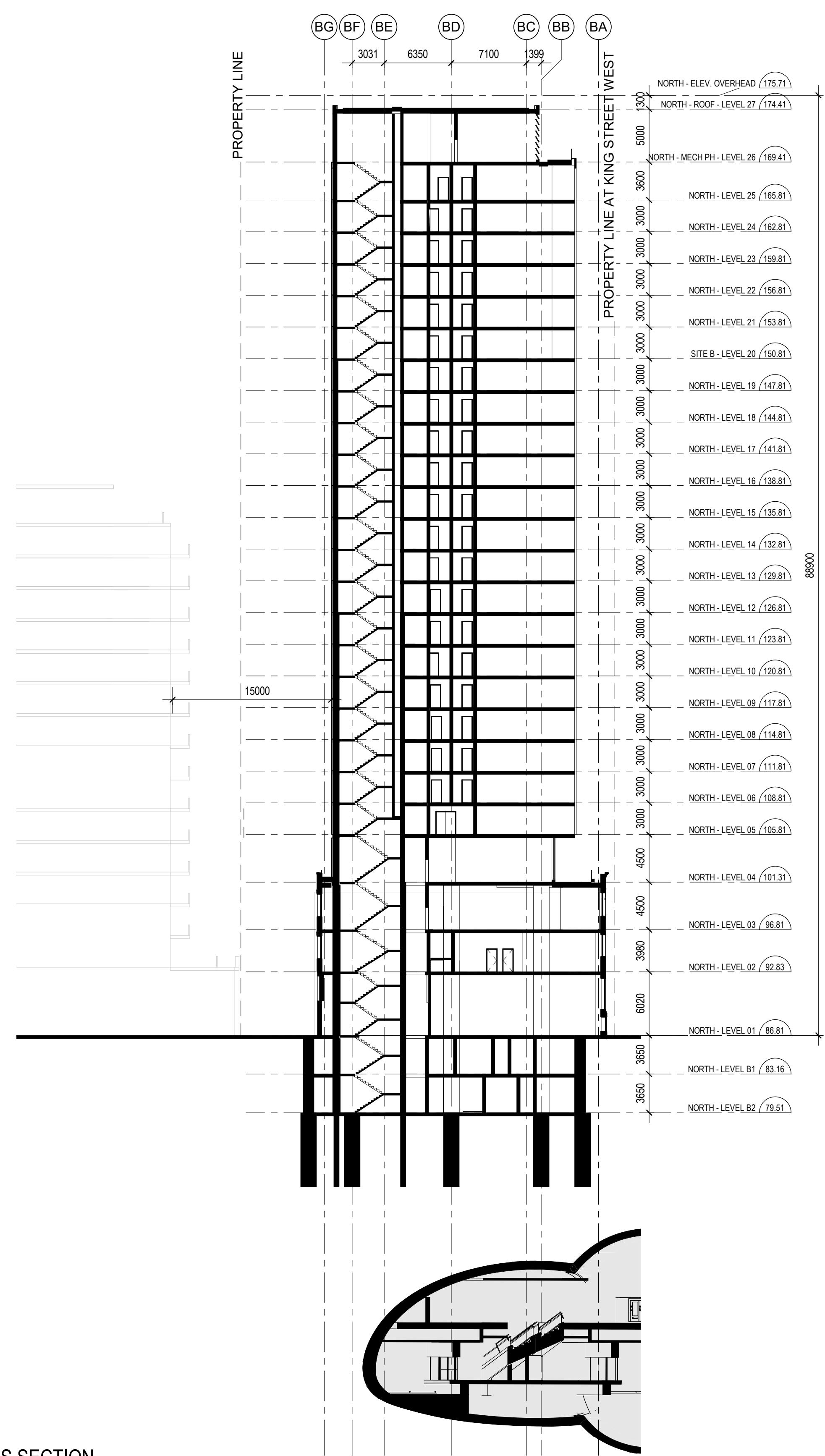
ONTARIO LINE
TITLE
ITOC
DOWNTOWN | KING-BATHURST
ELEVATIONS

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SCALE 1:300	DRAWING NUMBER 202T401B

SHEET No. 2021500BFILE: 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

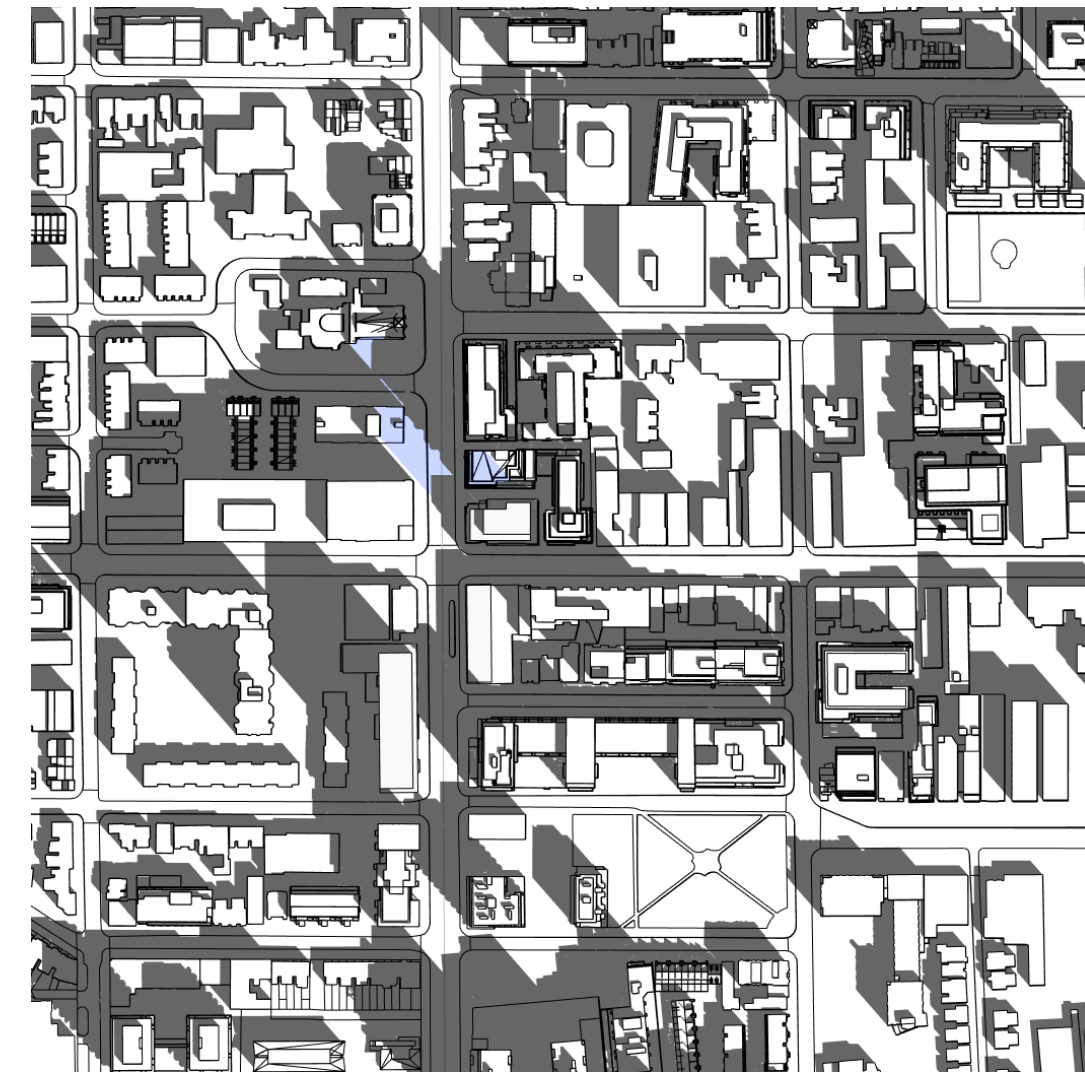
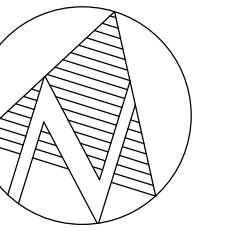
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



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

ONTARIO LINE	
ITOC	
DOWNTOWN KING-BATHURST	
SECTIONS	
TITLE	
SCALE	DRAWING NUMBER
1 : 300	202T500B

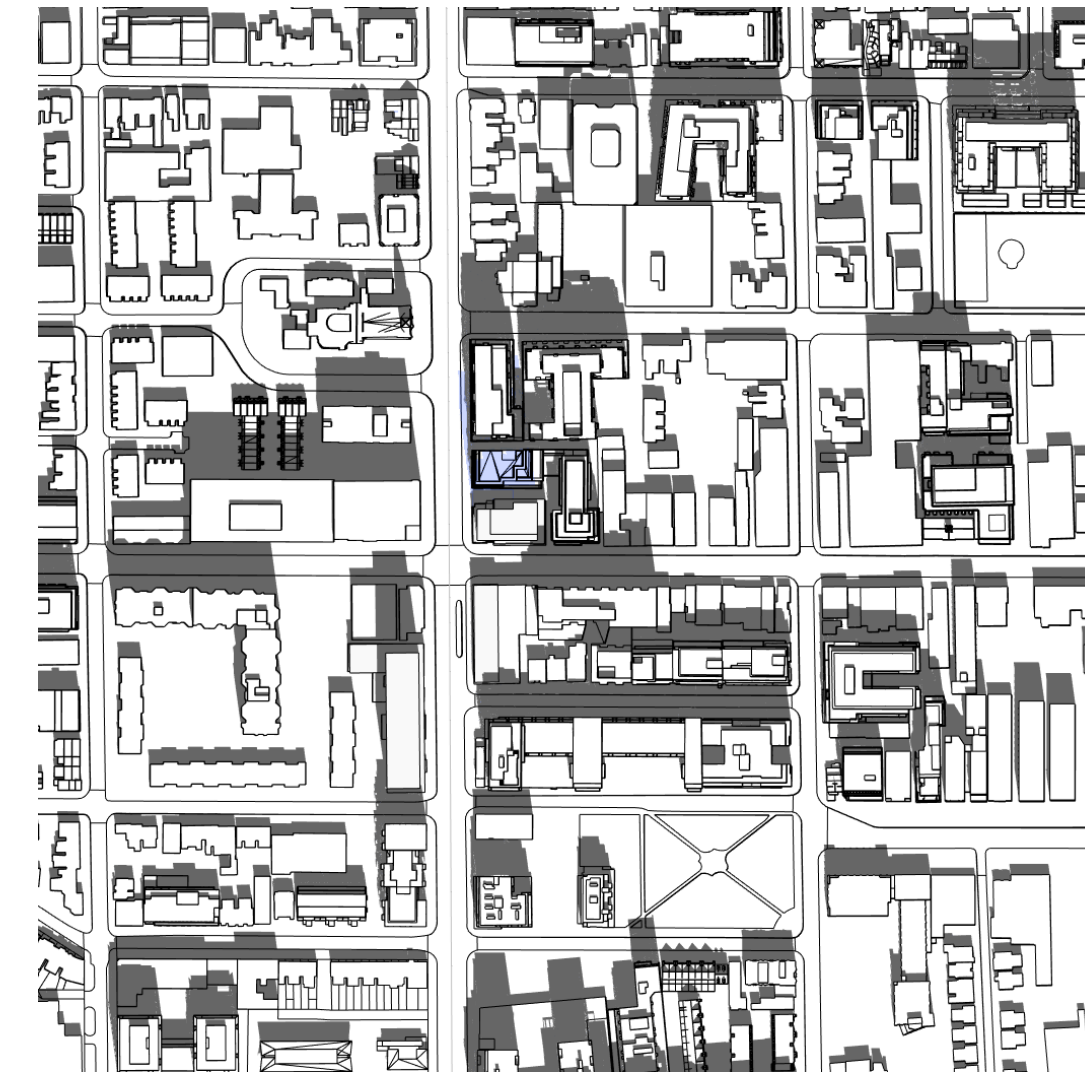
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METROLINX
Infrastructure Ontario



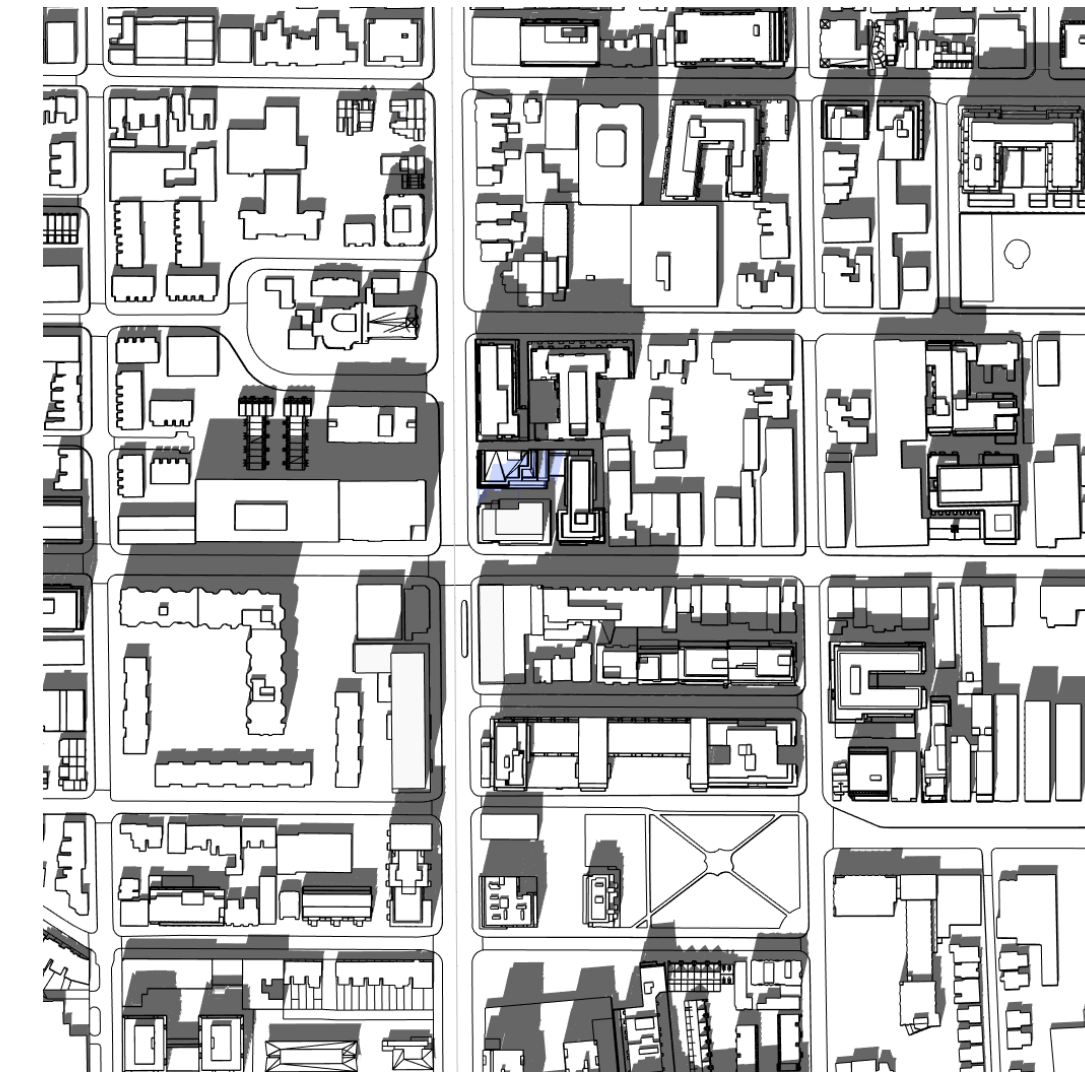
MARCH 21, 2020 - 9:18



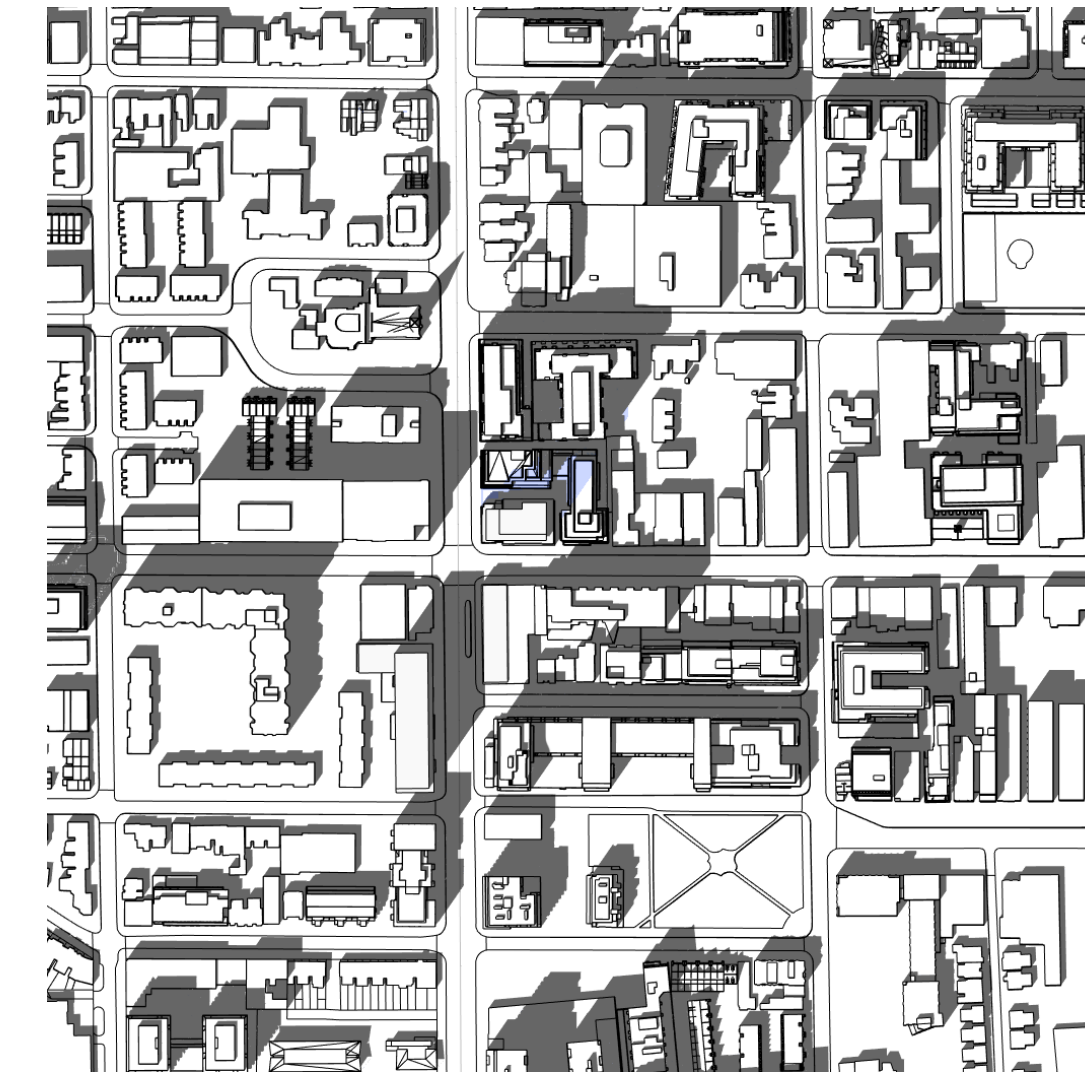
MARCH 21, 2020 - 10:18



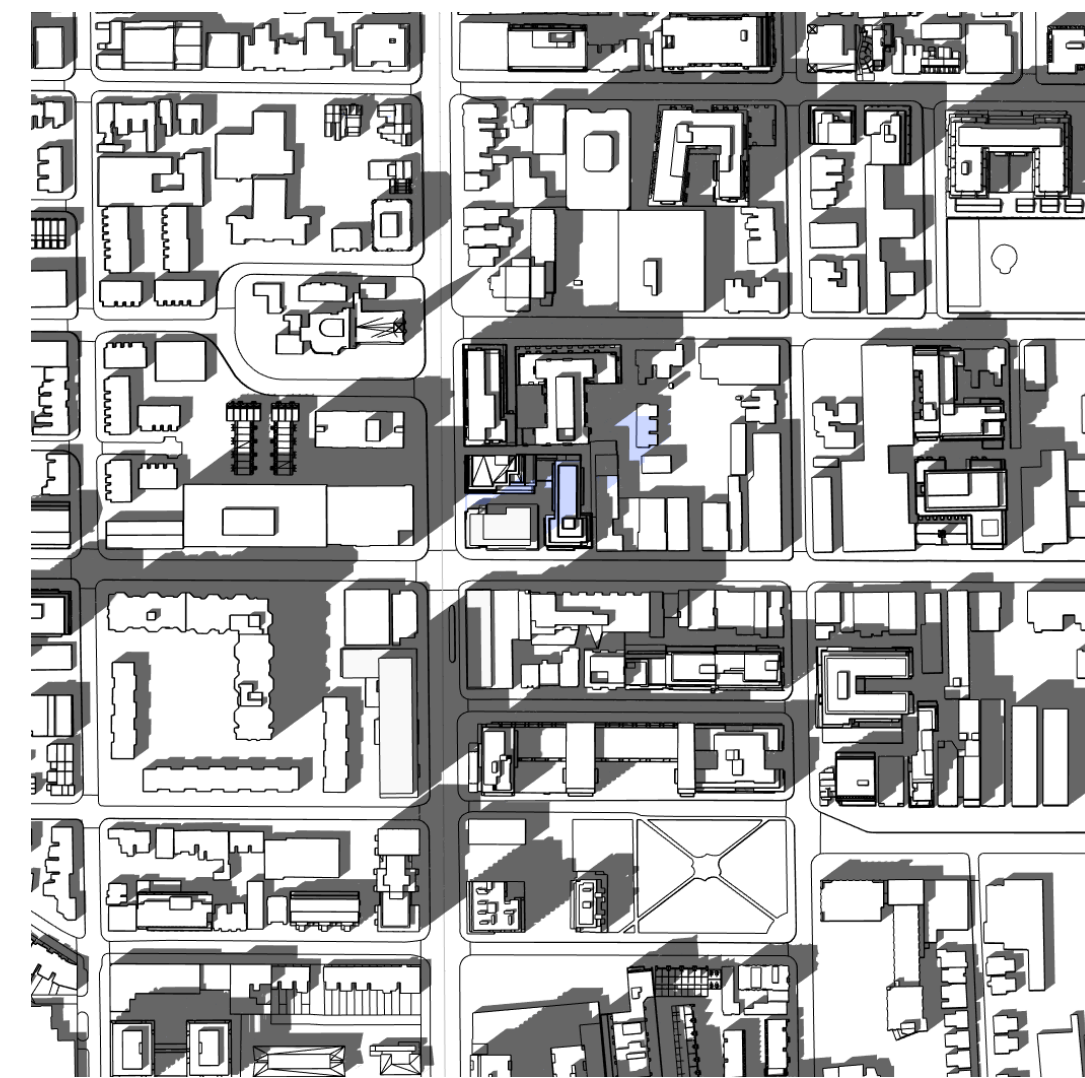
MARCH 21, 2020 - 11:18



MARCH 21, 2020 - 12:18



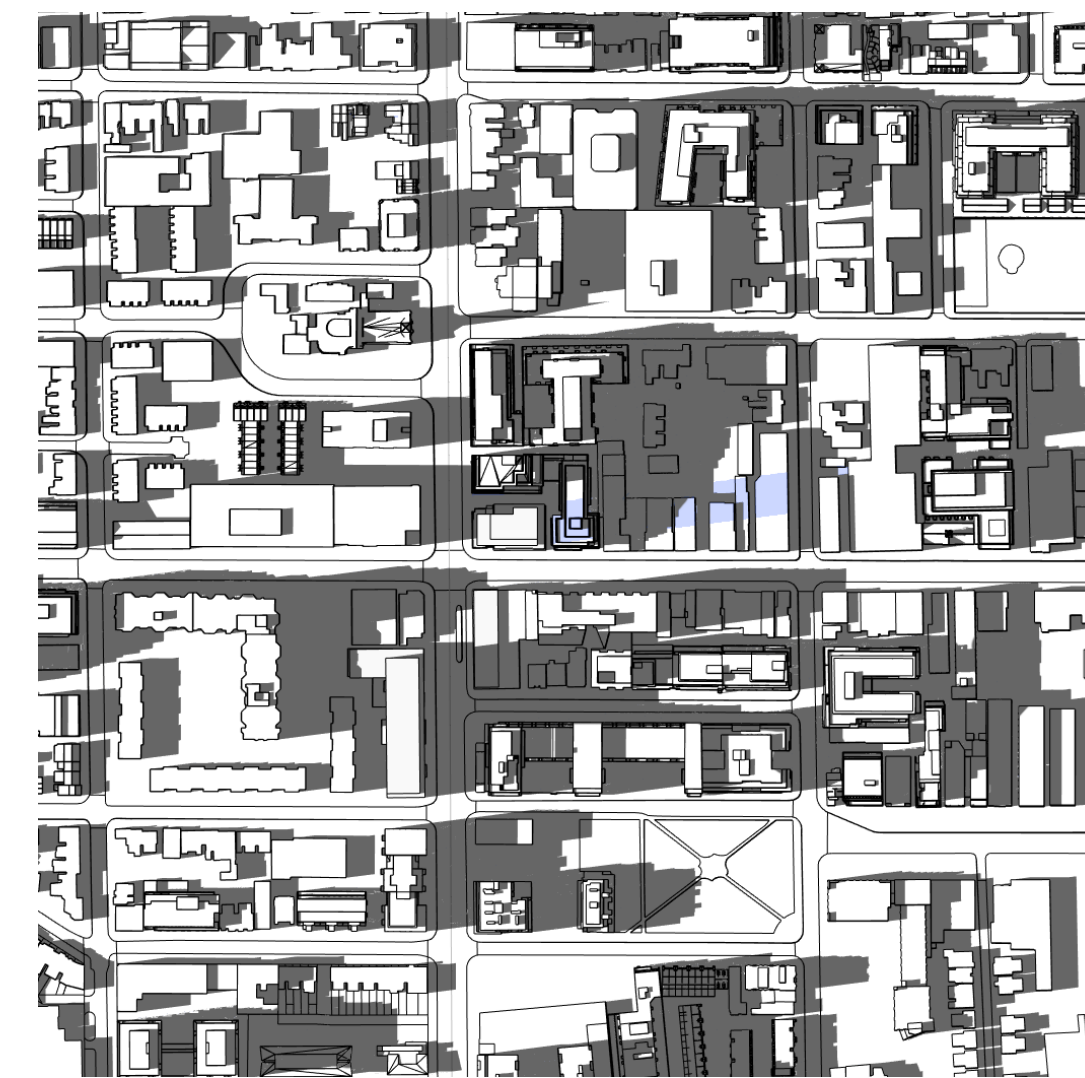
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MARCH 21, 2020 - 2:18



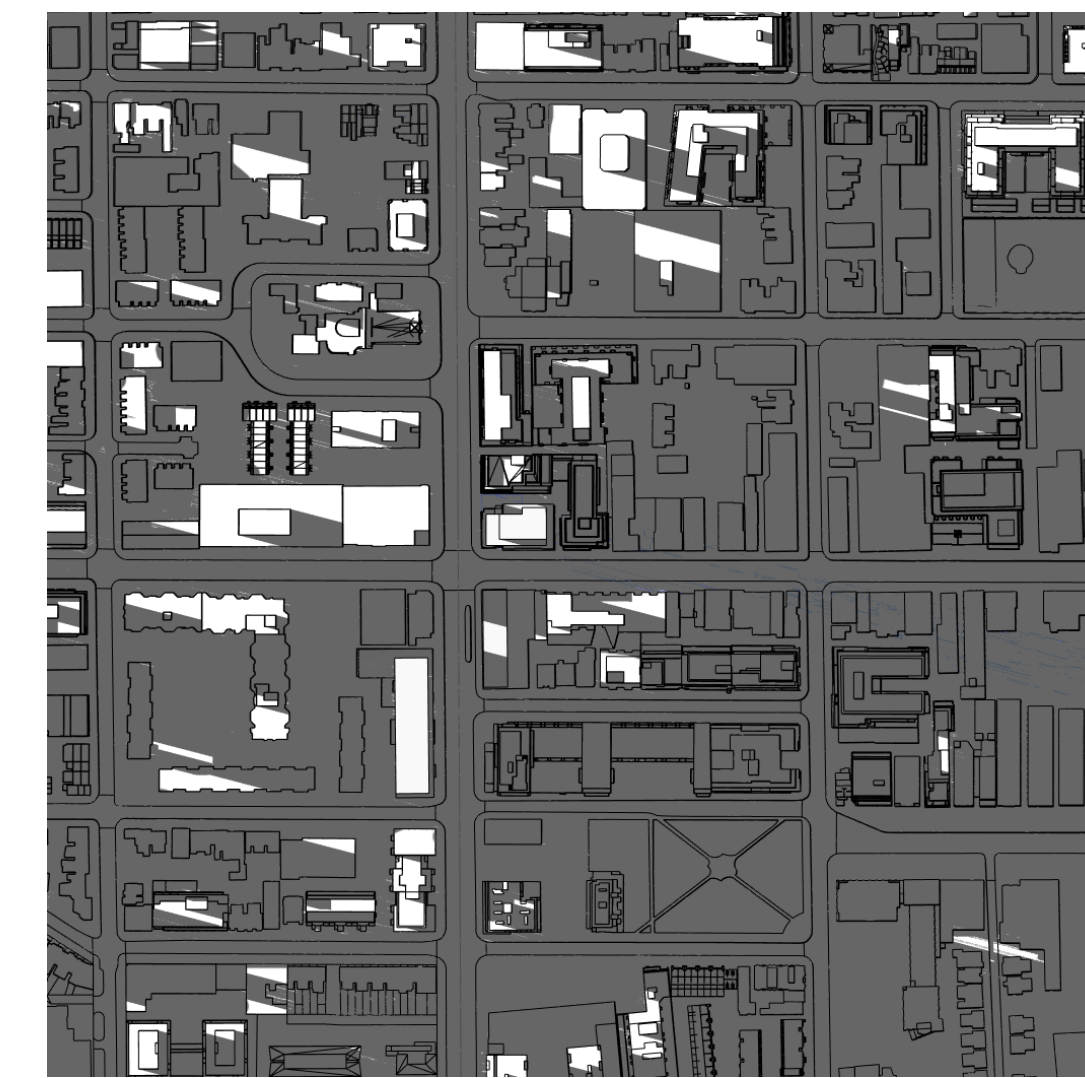
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MARCH 21, 2020 - 4:18



MARCH 21, 2020 - 5:18



MARCH 21, 2020 - 6:18

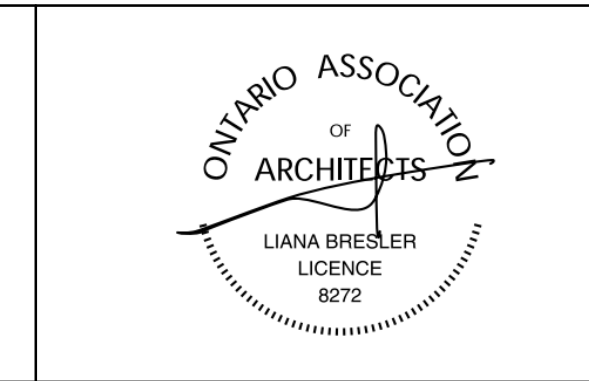
LEGEND

-  NEW SHADOWS
-  EXISTING SHADOWS

SHEET No. 202T600BFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

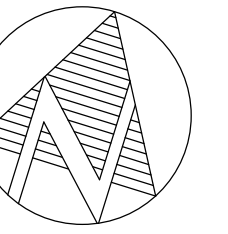
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



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

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

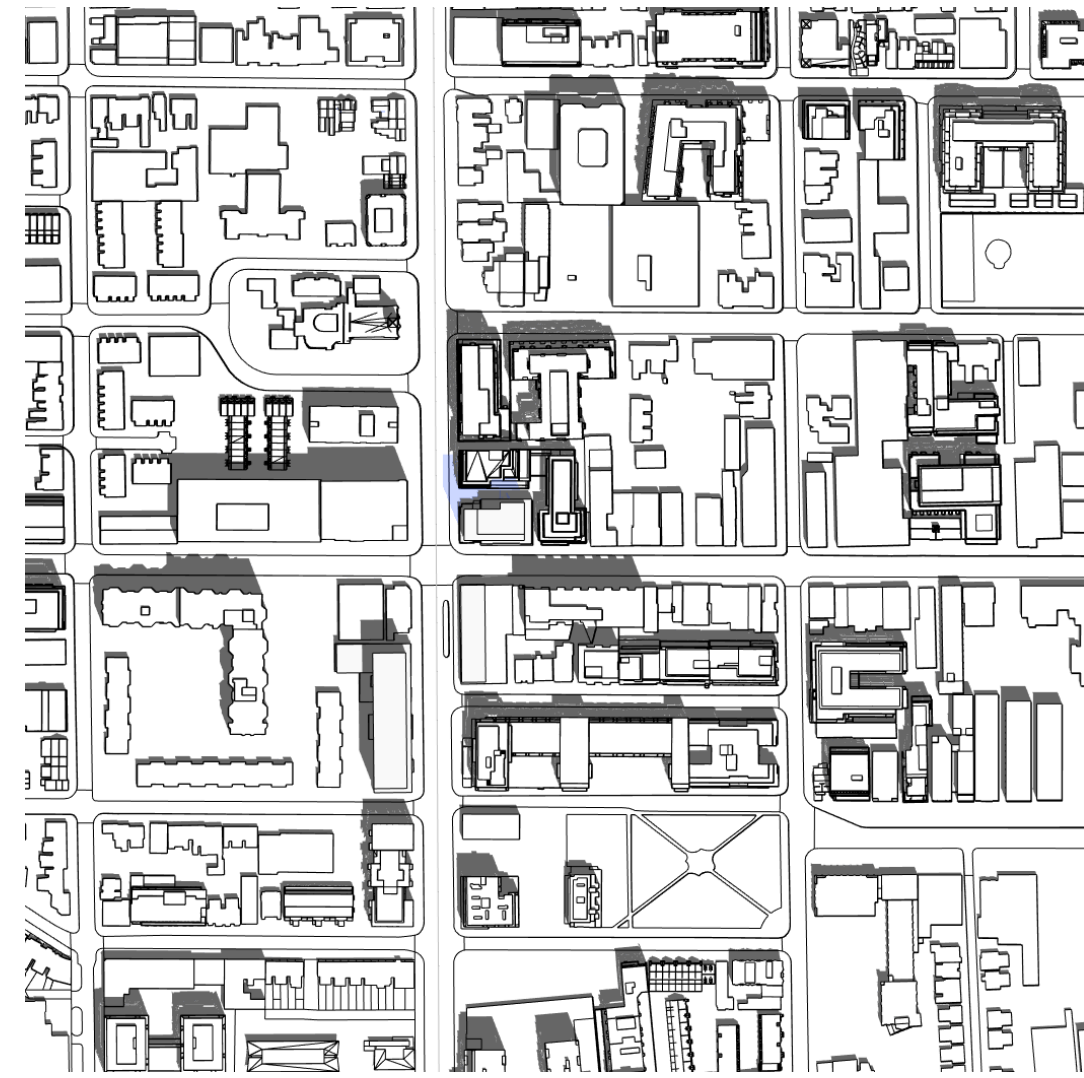
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METROLINX Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 202T600B



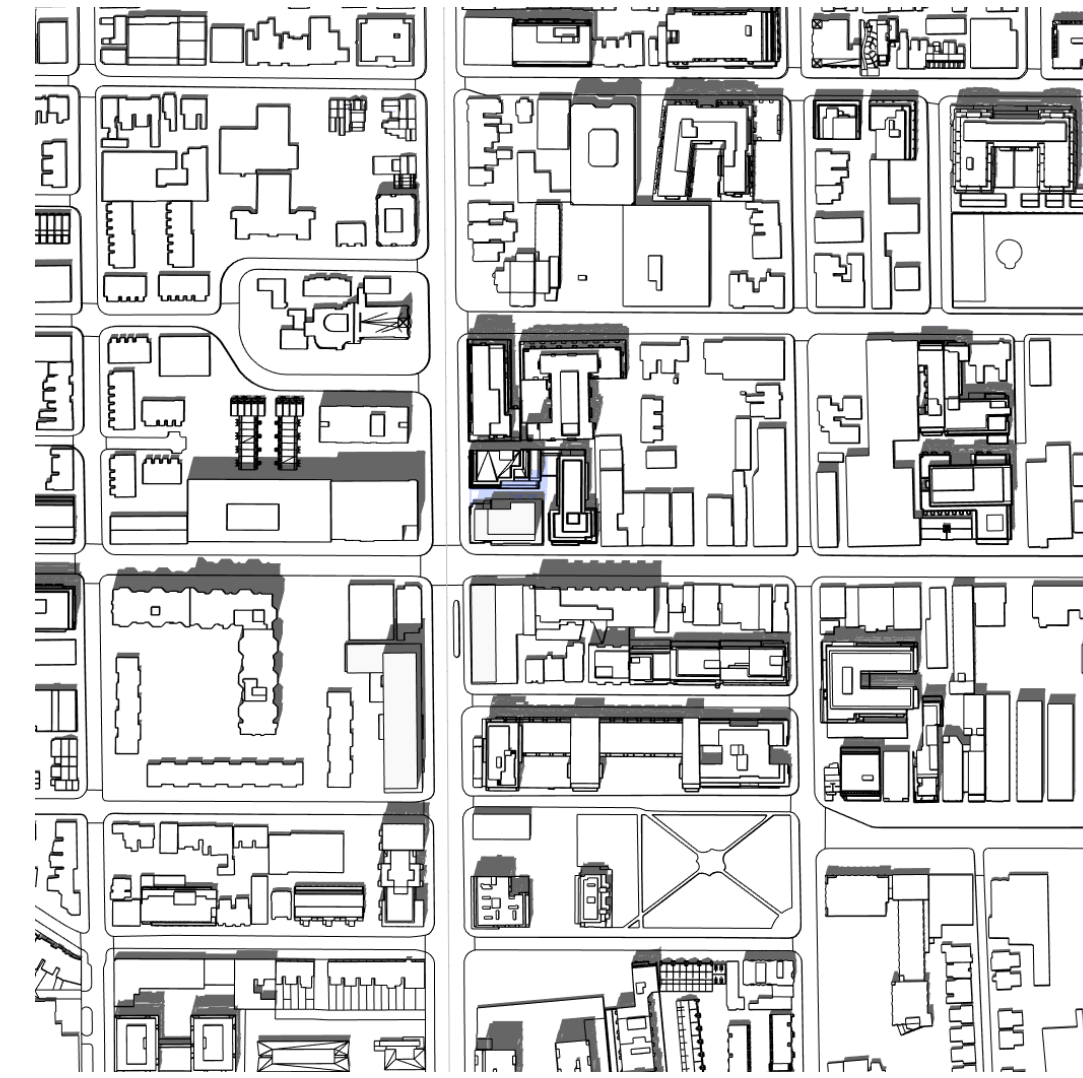
JUNE 21, 2020 - 9:18



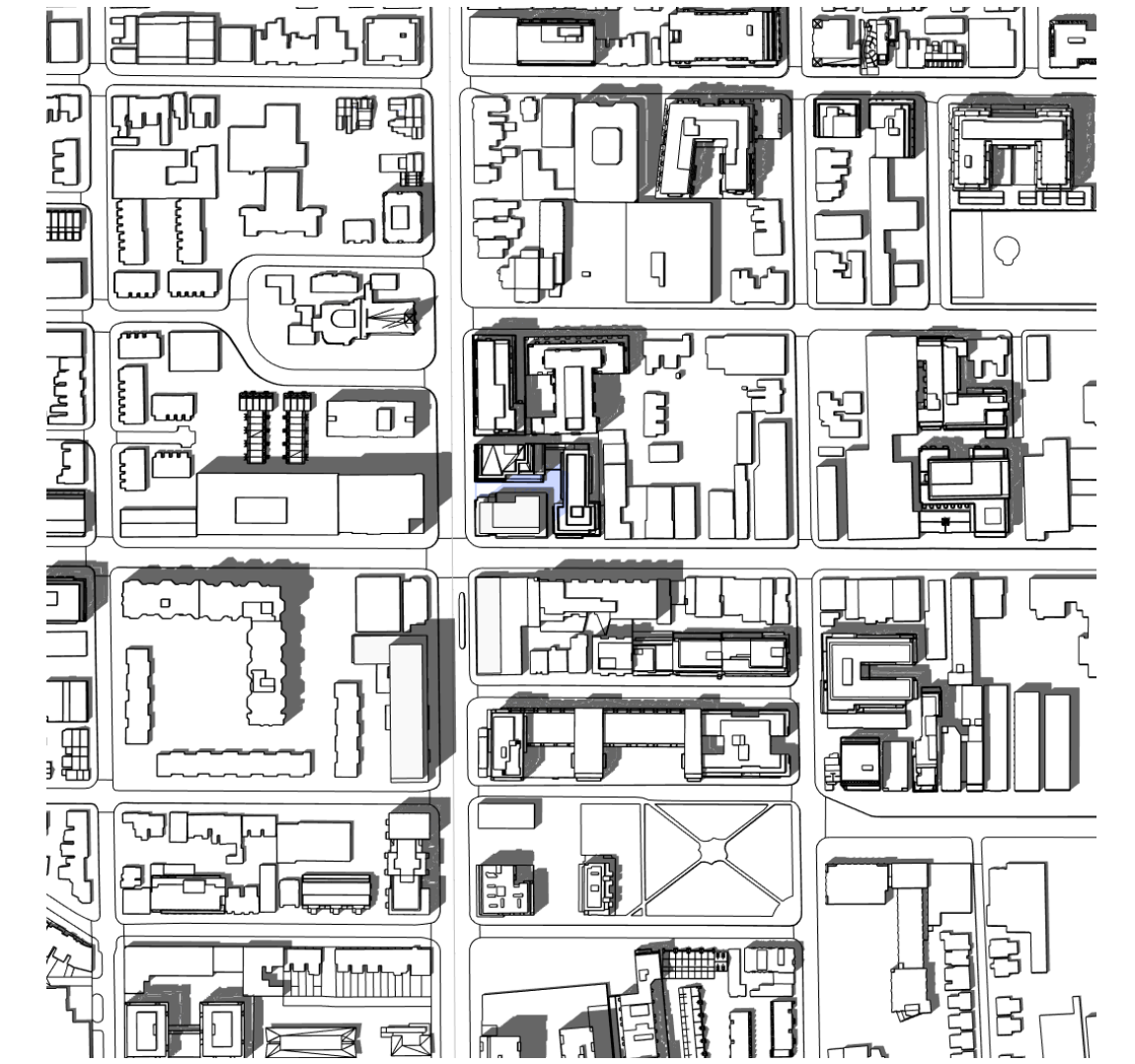
JUNE 21, 2020 - 10:18



JUNE 21, 2020 - 11:18



JUNE 21, 2020 - 12:18



JUNE 21, 2020 - 1:18



JUNE 21, 2020 - 2:18



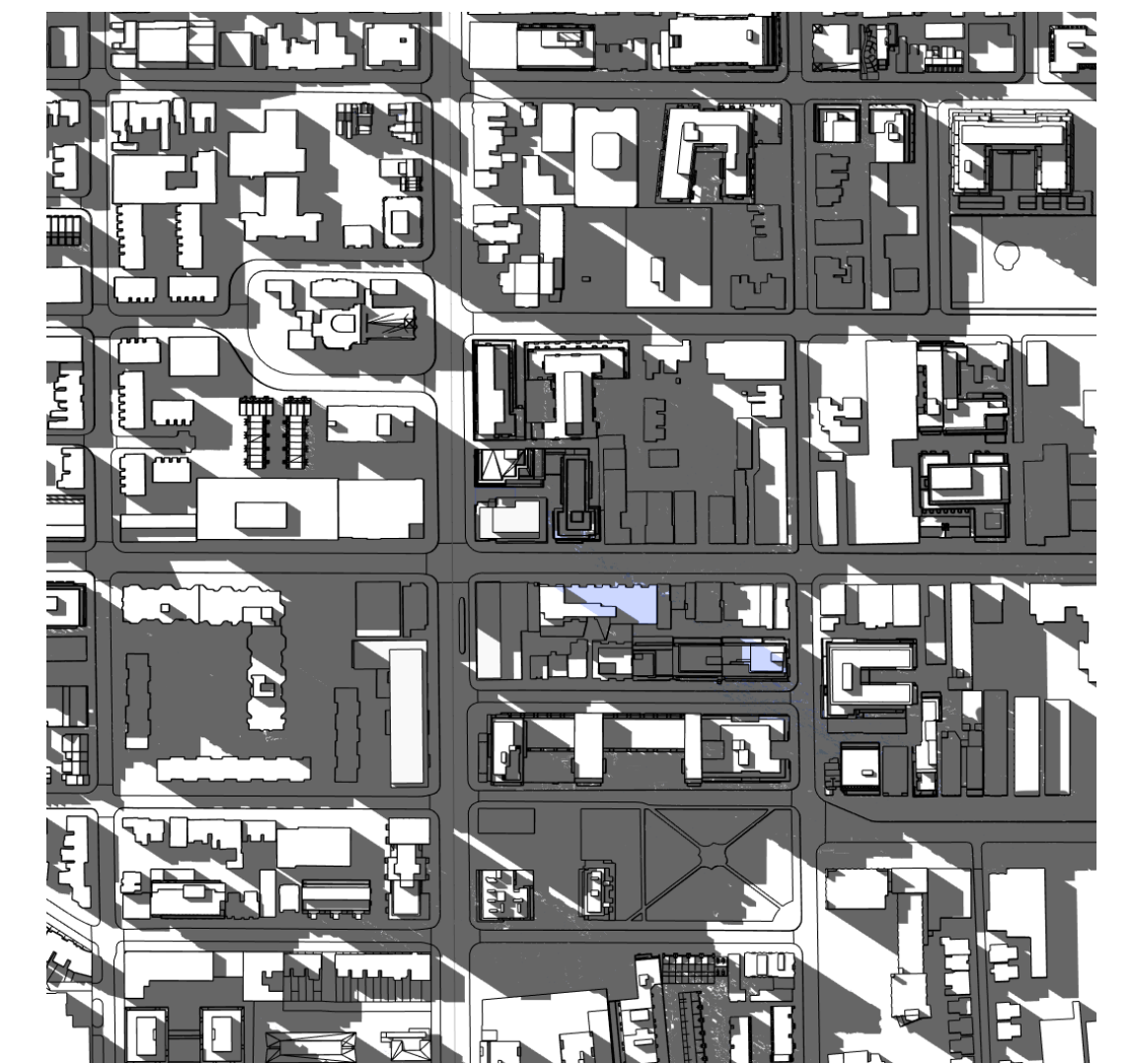
JUNE 21, 2020 - 3:18



JUNE 21, 2020 - 4:18



JUNE 21, 2020 - 5:18



JUNE 21, 2020 - 6:18

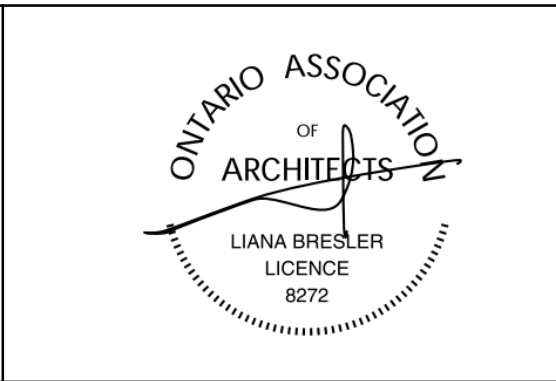
LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 202T601BFILE: BIM 360/10206938_OLTA_Planning/10206938-OLTA_DT002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

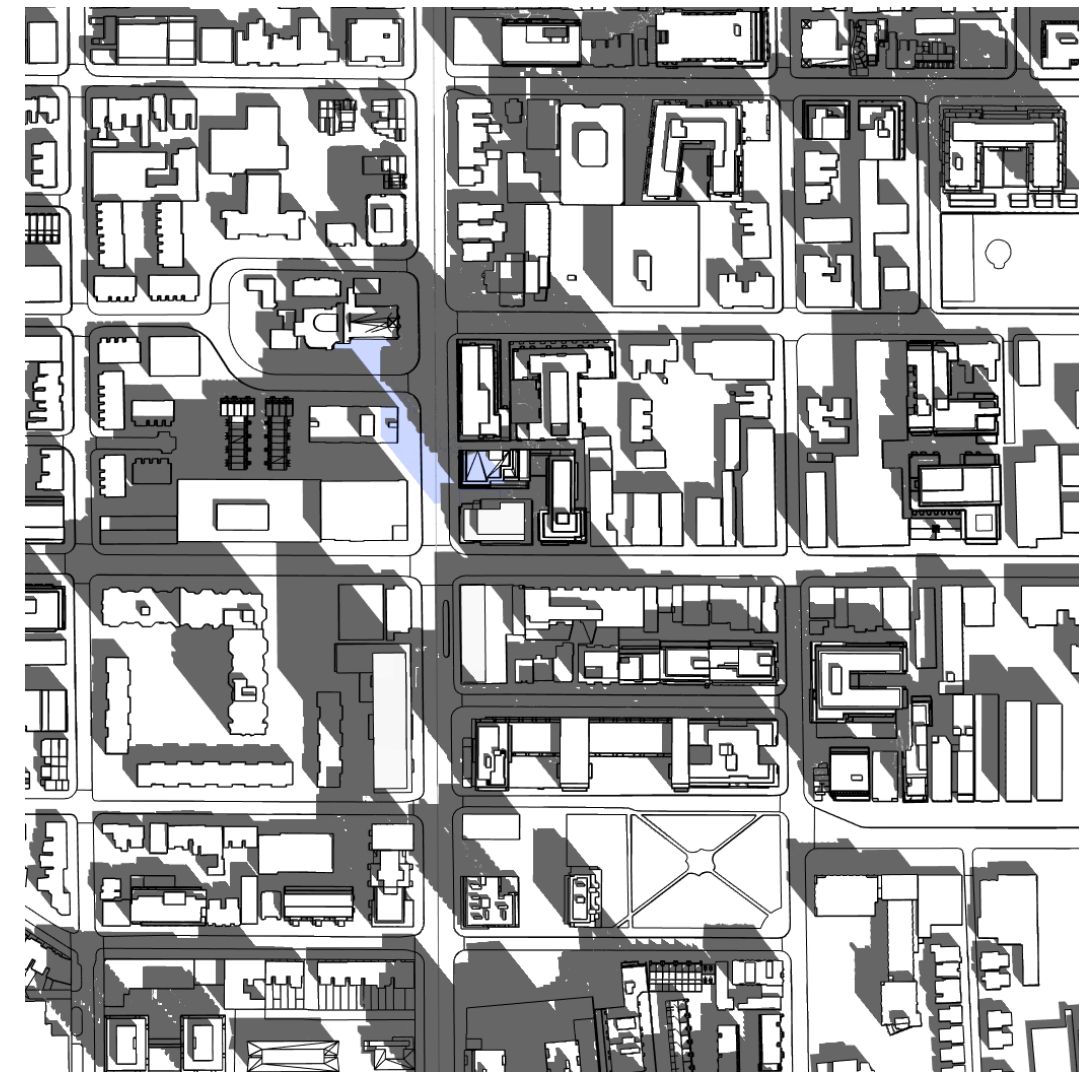
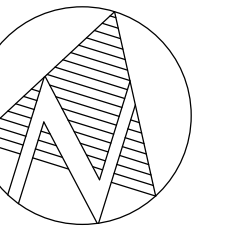
**DRAFT ARCHITECTURE AND
LANDSCAPE SET - REZONING**



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

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

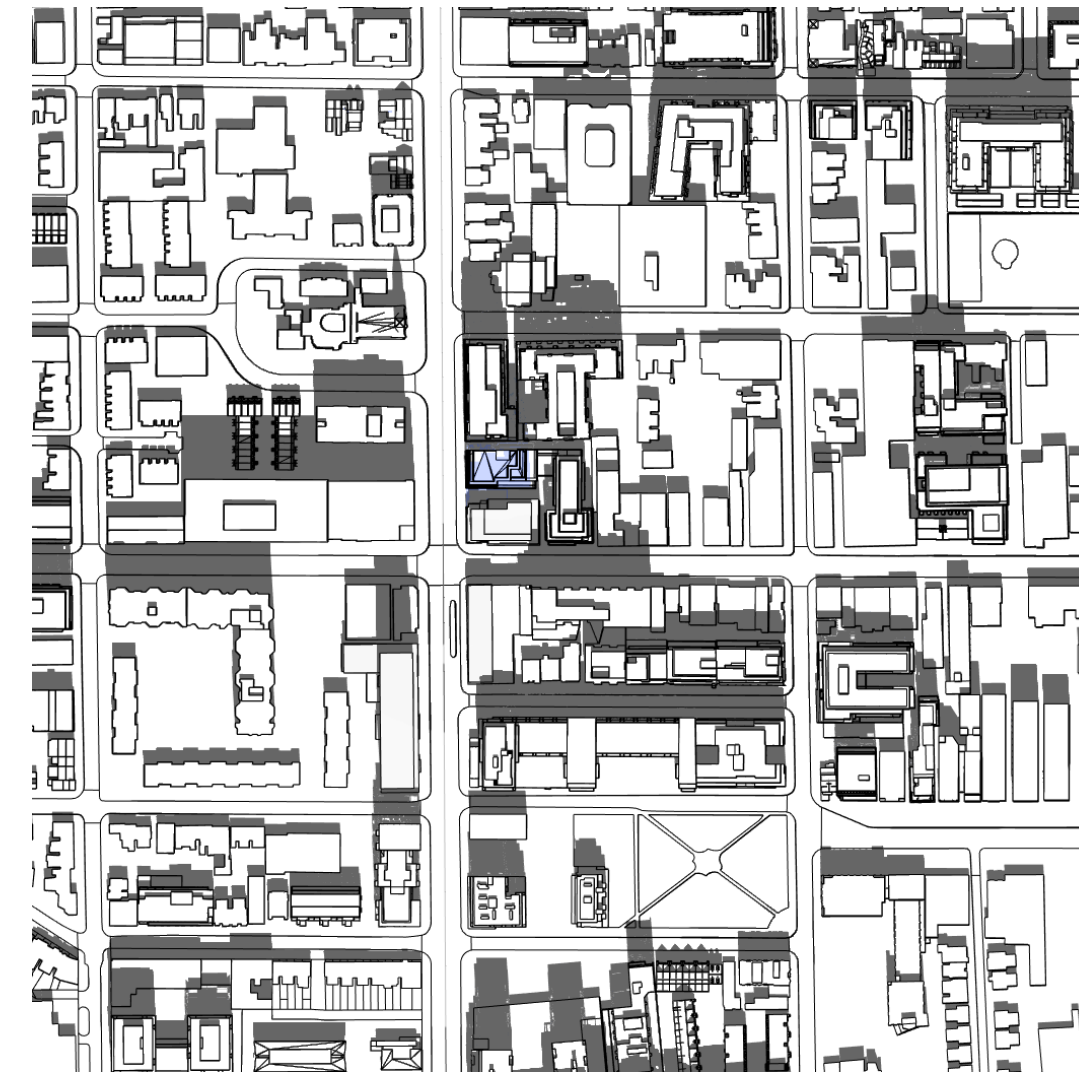
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METROLINX	
Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 202T601B



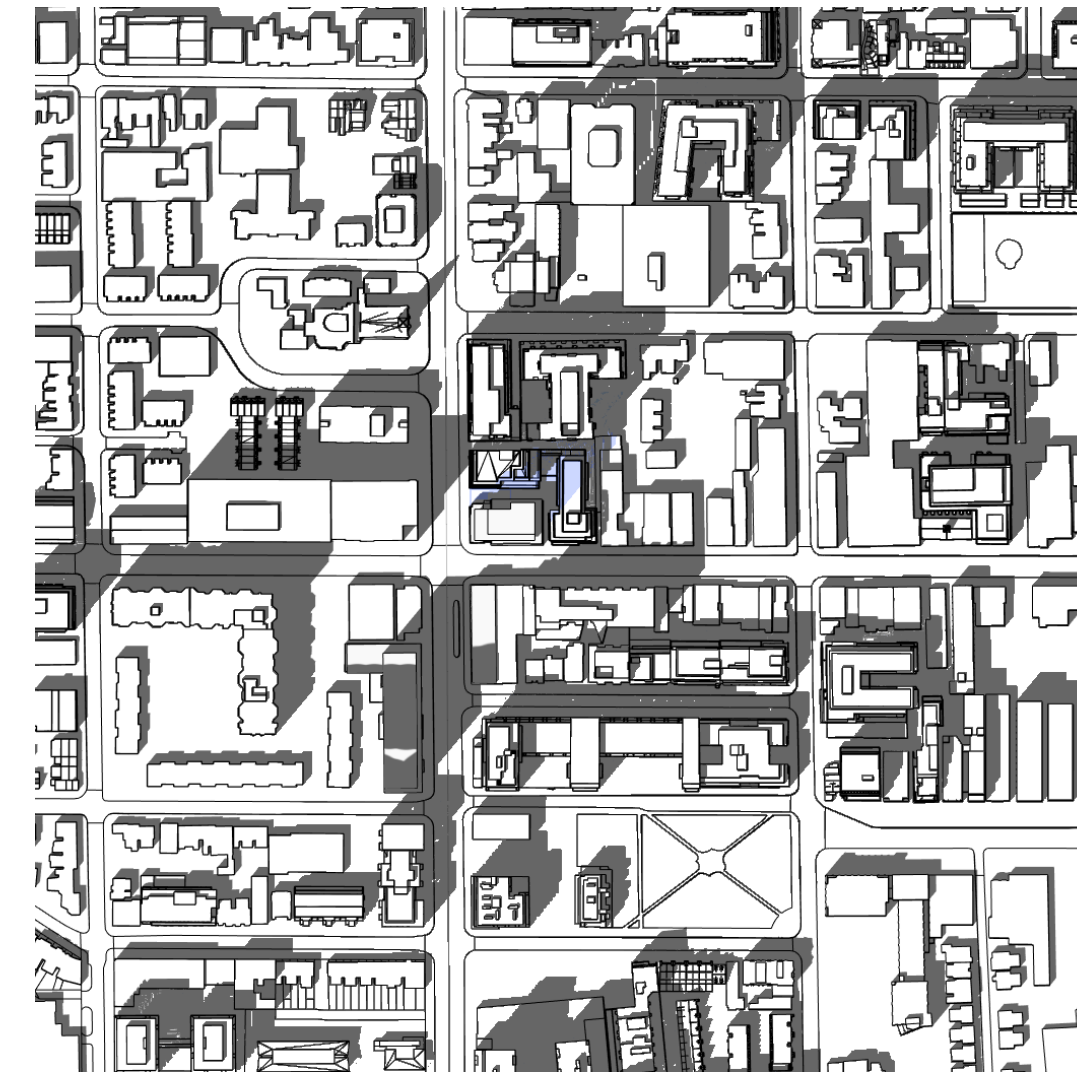
SEP 21, 2020 - 9:18



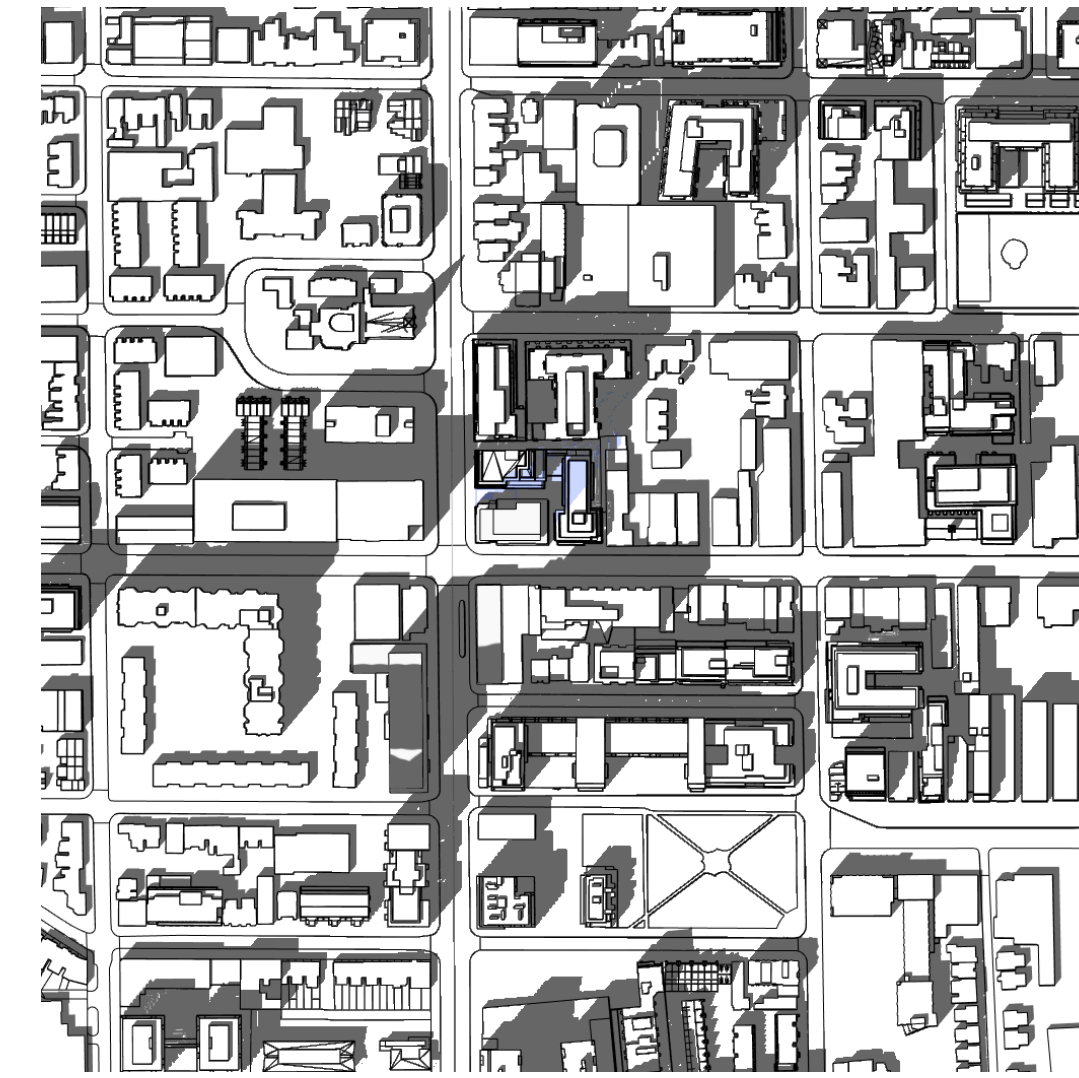
SEP 21, 2020 - 10:18



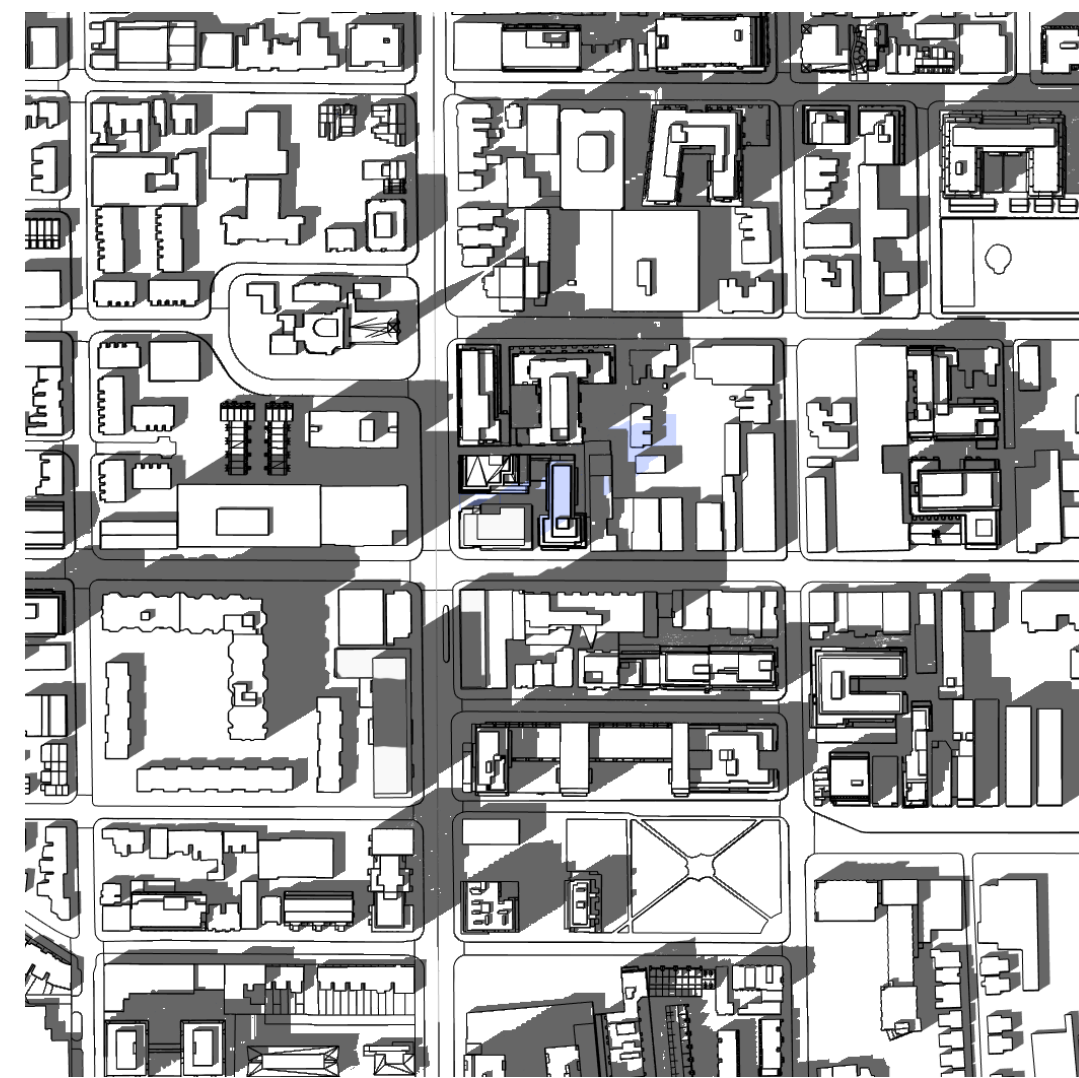
SEP 21, 2020 - 11:18



SEP 21, 2020 - 12:18



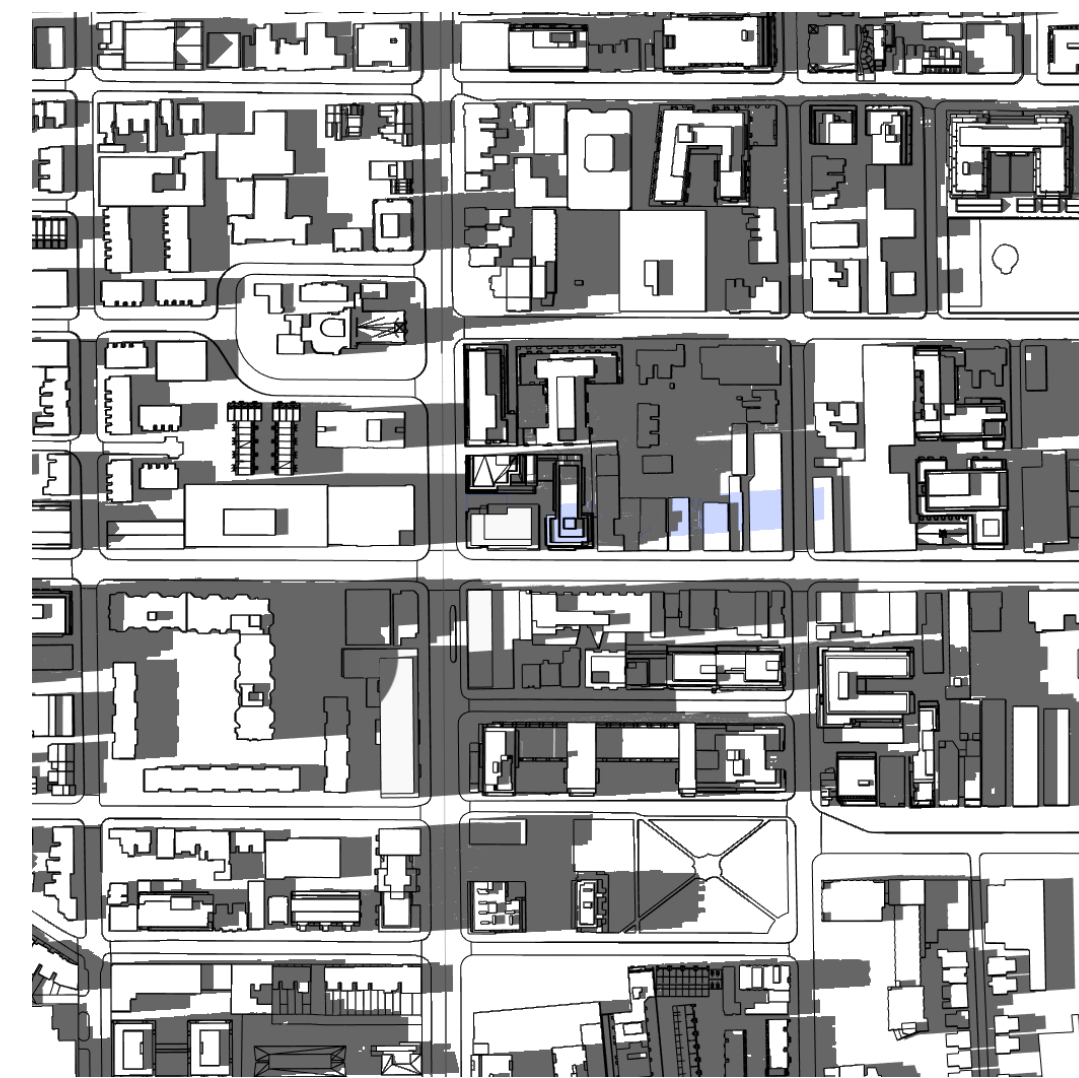
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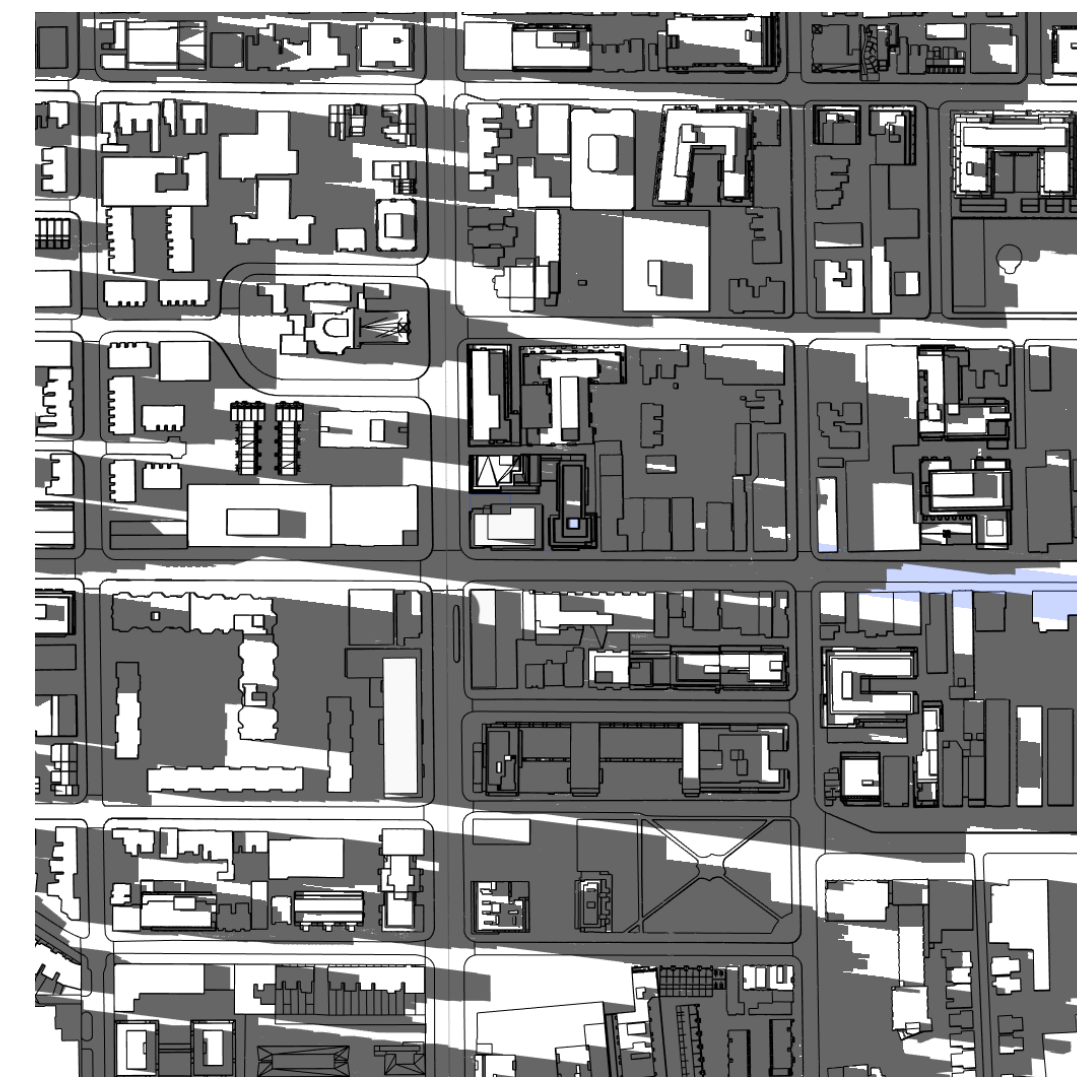
SEP 21, 2020 - 2:18



SEP 21, 2020 - 3:18



SEP 21, 2020 - 4:18



SEP 21, 2020 - 5:18



SEP 21, 2020 - 6:18

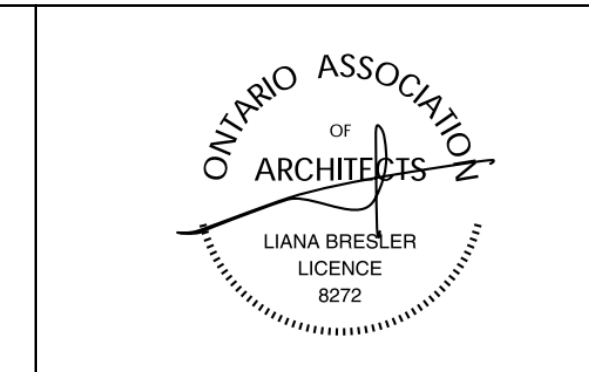
LEGEND

-  NEW SHADOWS
-  EXISTING SHADOWS

SHEET No. 202T602BFILE: BIM 360/10206938_OLTA_Planning/10206938-TD002-DT-BATHURST_KING.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

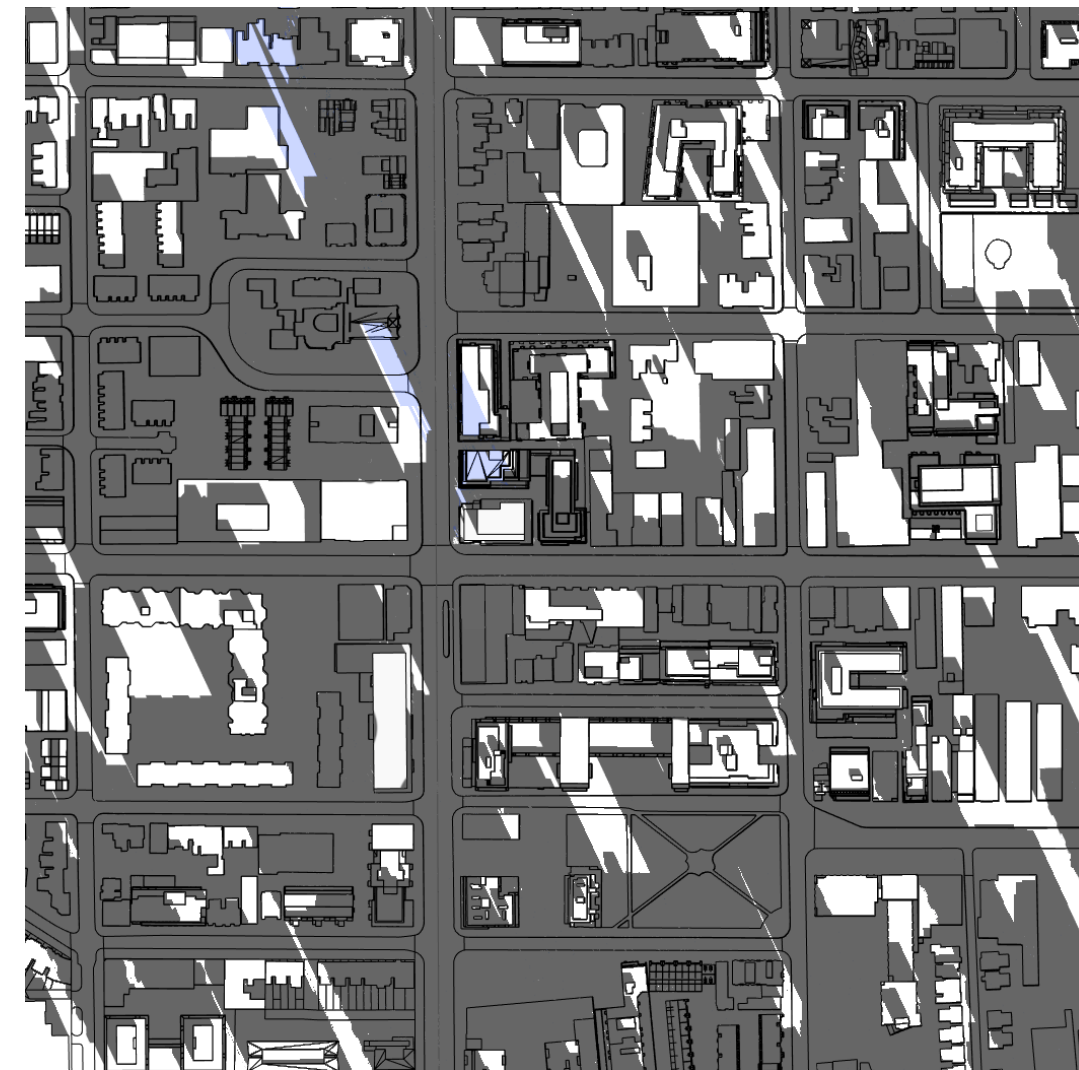
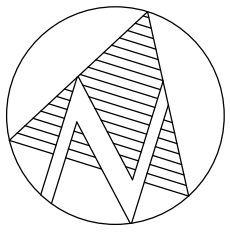
DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING



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

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

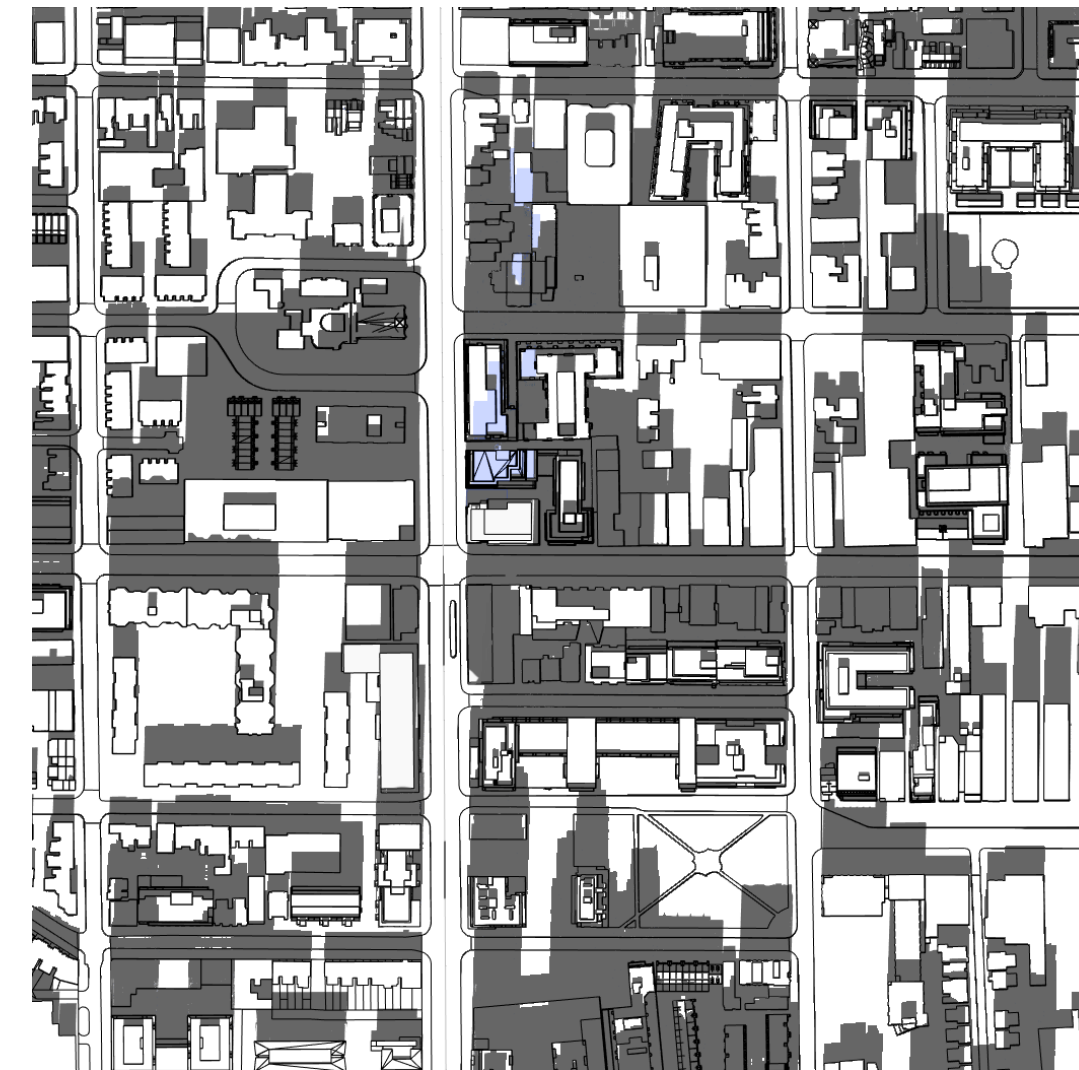
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METROLINX Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 202T602B



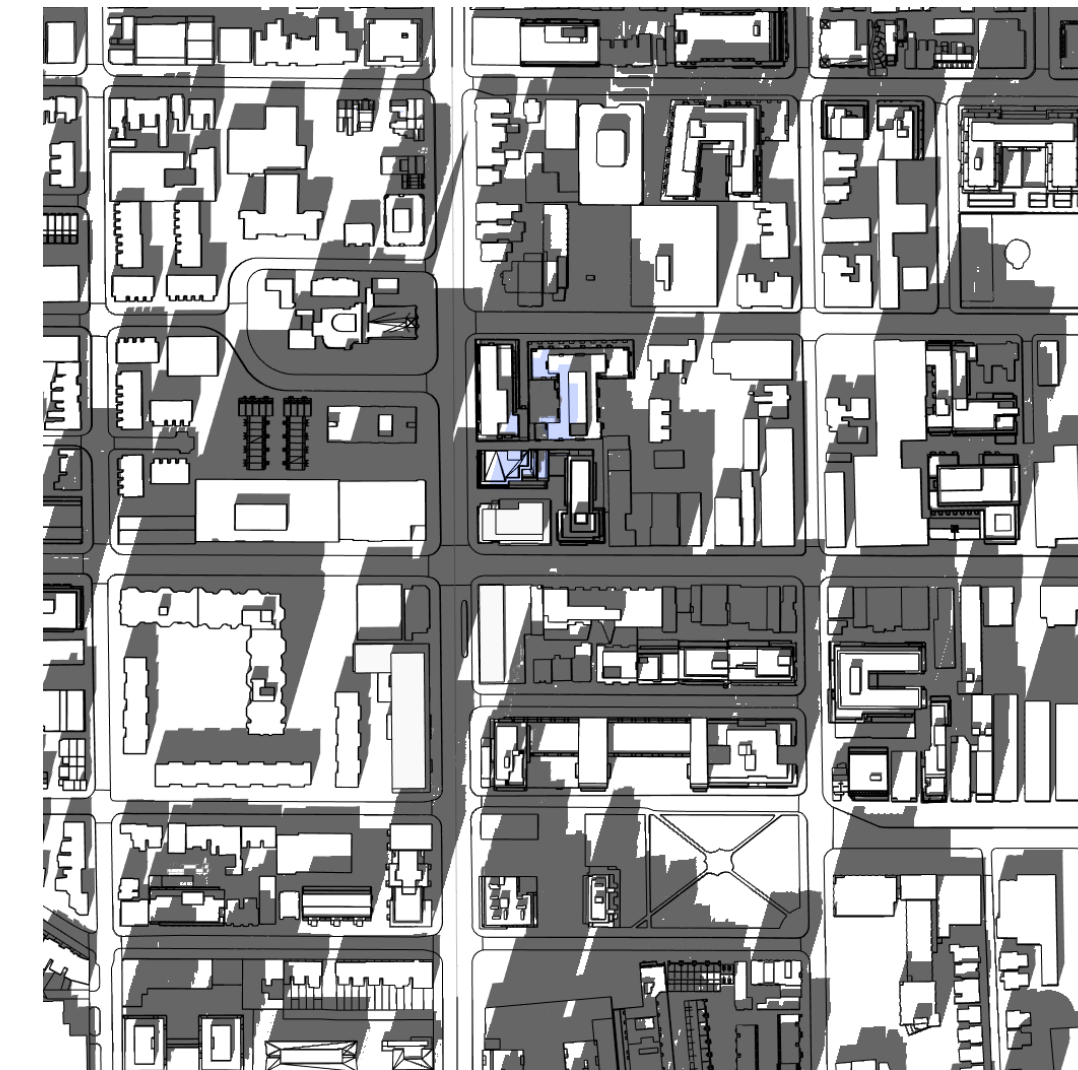
DEC 21, 2020 - 9:18



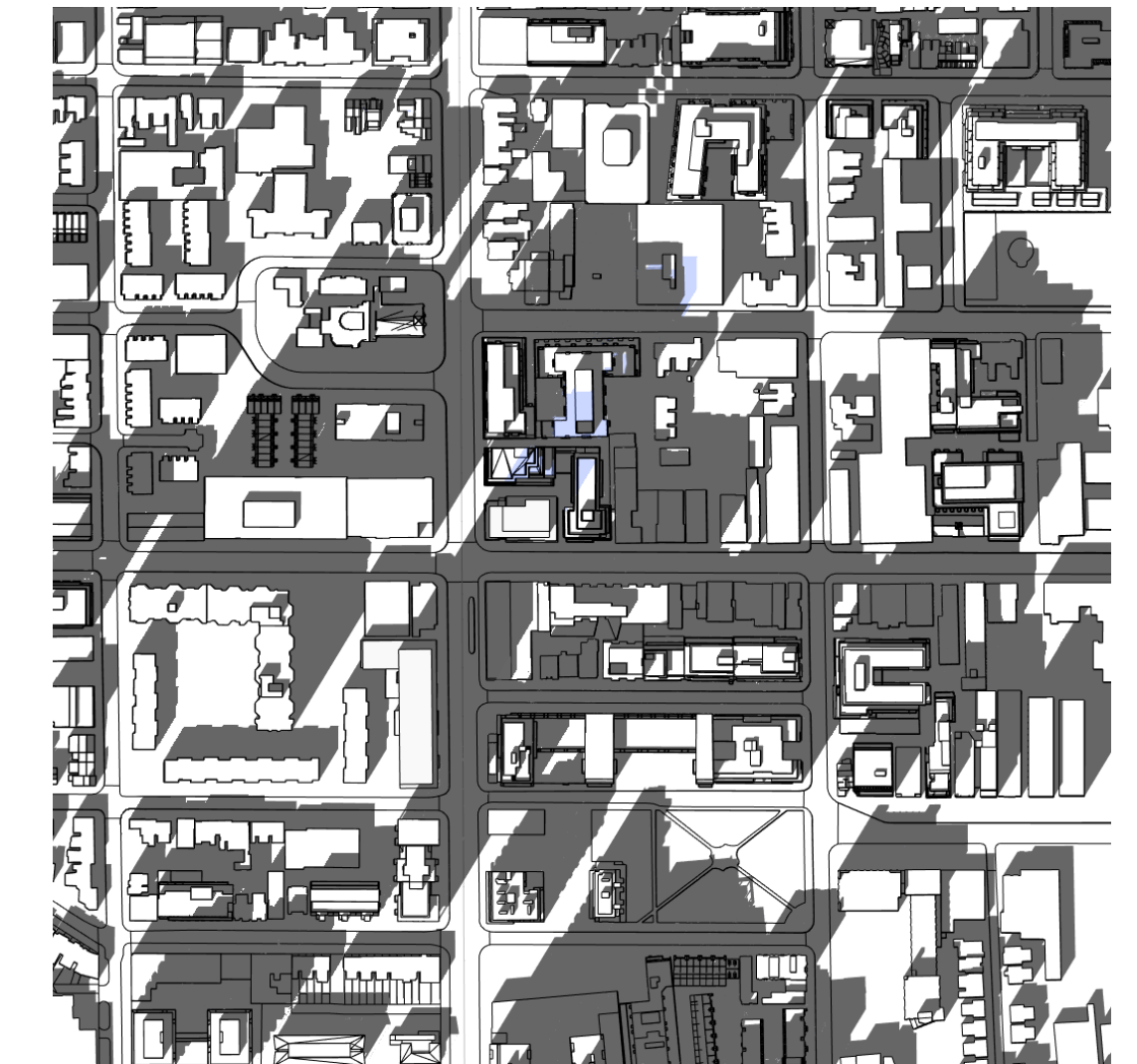
DEC 21, 2020 - 10:18



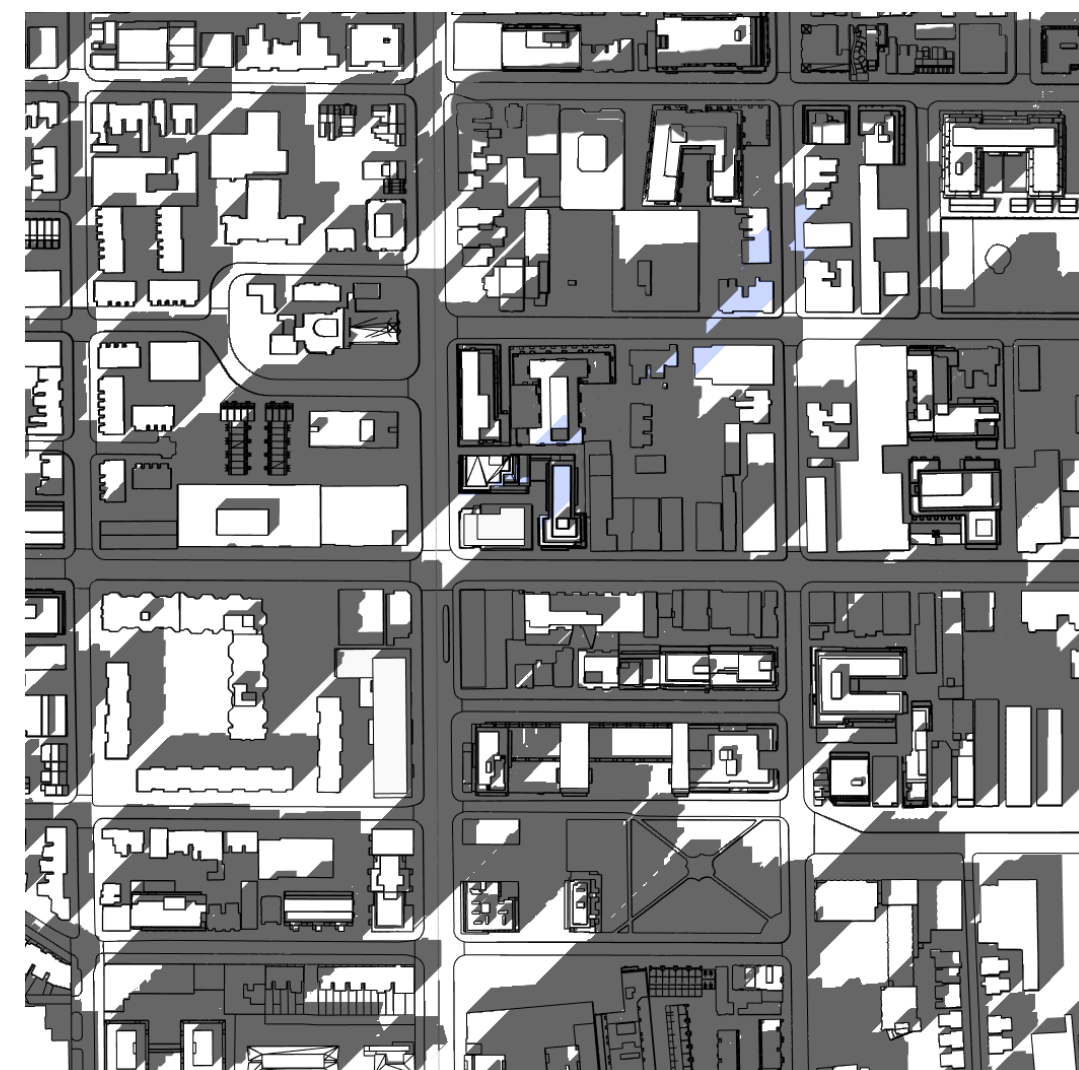
DEC 21, 2020 - 11:18



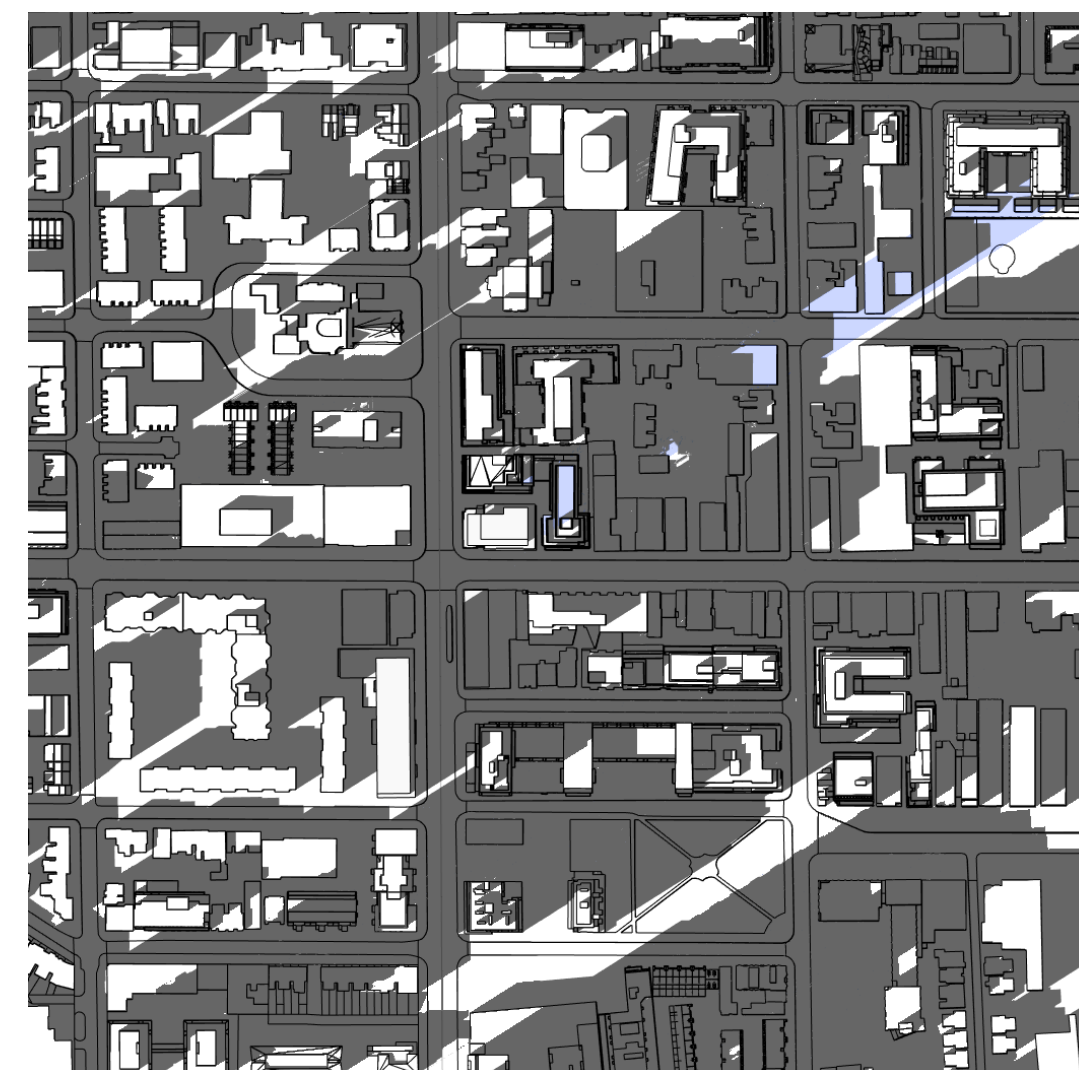
DEC 21, 2020 - 12:18



DEC 21, 2020 - 1:18



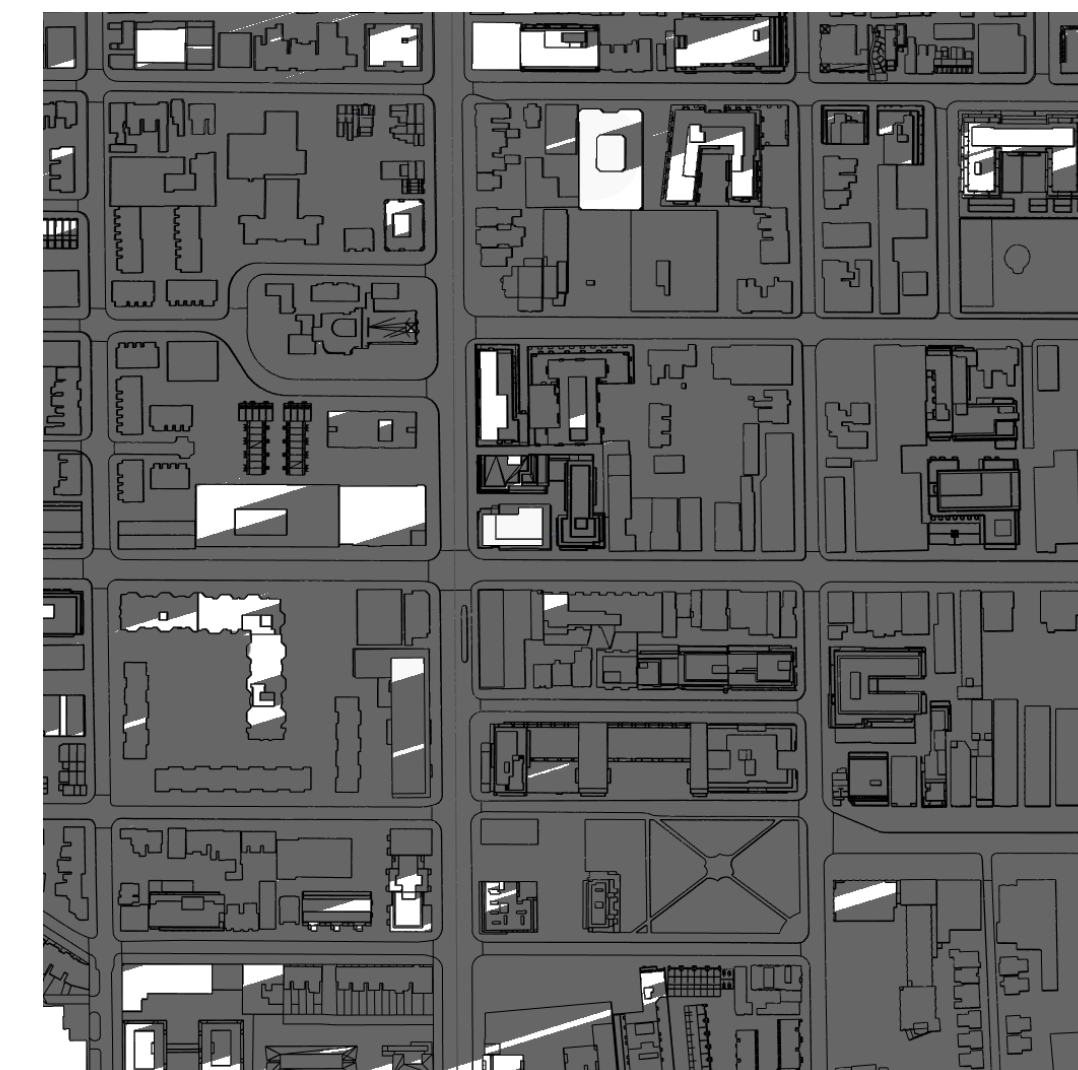
DEC 21, 2020 - 2:18



DEC 21, 2020 - 3:18



DEC 21, 2020 - 4:18



DEC 21, 2020 - 5:18



DEC 21, 2020 - 6:18

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 202T603BFILE: 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.CHOPEAUX
CHECKED	J.RODRIGUEZ-VILLA
APPROVED	L.BRESLER

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

Plot Date: 2021-05-21 4:15:49 PM

METROLINX
Infrastructure Ontario

SCALE: 1 : 1 DRAWING NUMBER: 202T603B