

# ONTARIO LINE

## INTEGRATED TRANSIT ORIENTED COMMUNITY

378 QUEEN STREET WEST,  
165-177 SPADINA AVENUE  
TORONTO, ON M5T 2C4

DRAWING NUMBER	DRAWING NAME
203T000E	COVER
203T001E	CONTEXT MASSING
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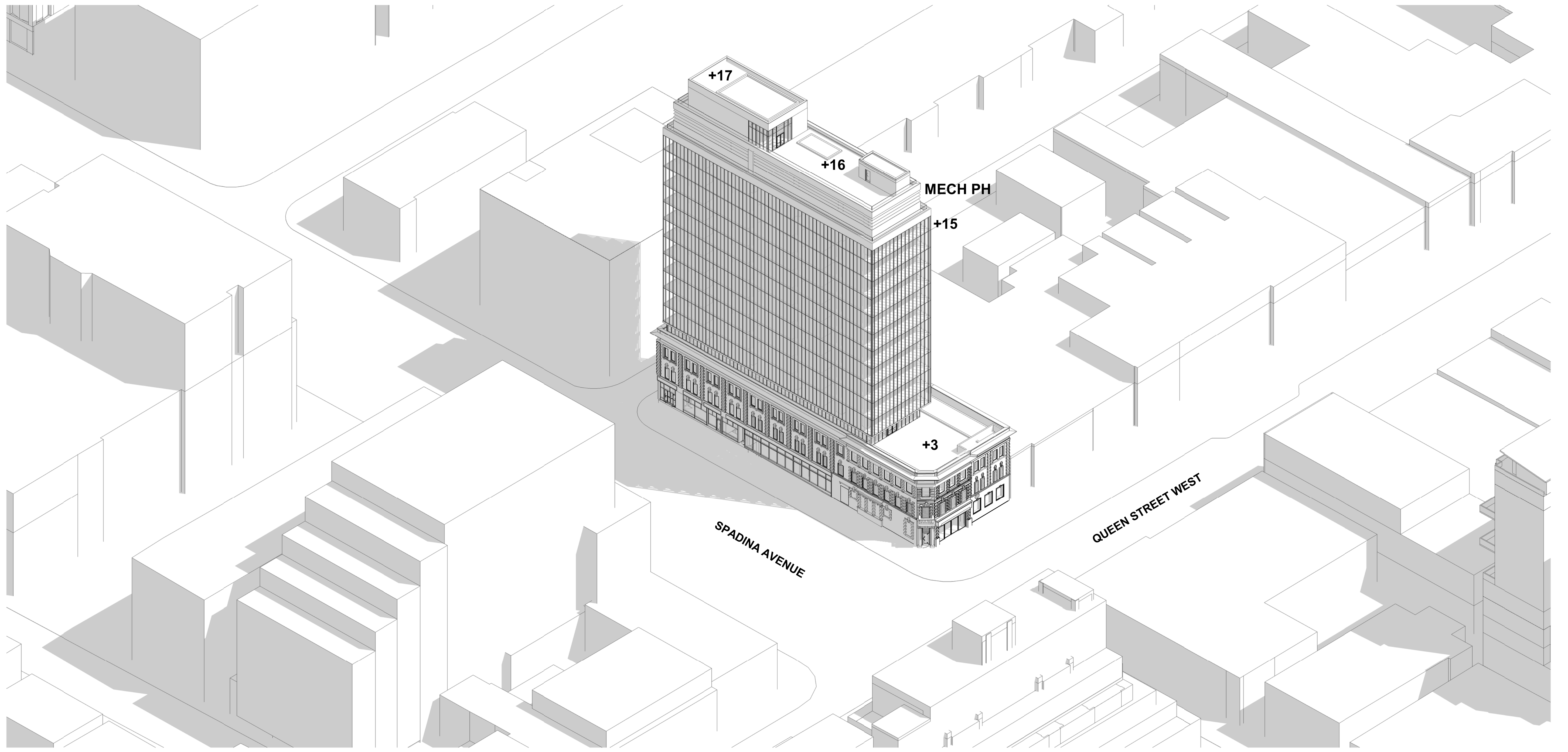
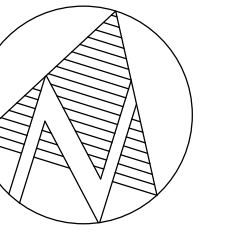
DRAFT  
ARCHITECTURE AND  
LANDSCAPE SET -  
REZONING

NOT FOR CONSTRUCTION - NOT FOR ESTIMATING OR BIDDING - TRANSIT  
STATION AREAS BY OTHERS ARE SHOWN FOR REFERENCE AND ARE NOT  
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203T000E



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**DRAFT ARCHITECTURE AND  
LANDSCAPE SET - REZONING**

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NOT FOR CONSTRUCTION

**ONETEAM**  
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APPROVED	L.BRESLER

**ONTARIO LINE**  
ITOC  
DOWNTOWN | SPADINA  
CONTEXT MASSING

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**METROLINX**  
Infrastructure Ontario  
SCALE DRAWING NUMBER  
203T001E

SHEET No. 203T002EFILE: BIM 360/10206938\_OLTA\_Planning/10206938-TD003-DT-SPADINA.rvt

### 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 | SPADINA  
NOTES AND LEGENDS

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**PROJECT STATISTICS**

MUNICIPAL ADDRESS: 378 QUEEN STREET WEST, 165-177 SPADINA AVENUE  
 BUILDING HEIGHT: 48.7m (15 STOREYS) + 8.9m MECH/AMENITY (2 STOREYS)

**BUILDING STATISTICS**

AREAS	%	m <sup>2</sup>
SITE AREA (EXISTING)		975
SITE AREA (ROW CONVEYANCE)		0
SITE AREA		975
GCA ABOVE GRADE (ITOC)		8495
GCA BELOW GRADE (ITOC)		601
GFA TOTAL (ITOC)		6662
GFA RESIDENTIAL (ITOC)	100%	6662
GFA NON-RESIDENTIAL (ITOC)	0%	0
GFA RETAIL (ITOC)	0%	0
GFA OFFICE (ITOC)	0%	0
GFA INSTITUTIONAL (ITOC)	0%	0
FSI (ITOC)		6.8
GFA TRANSIT ABOVE GRADE (SUBJECT OF A DIFFERENT APPLICATION)		562
FSI (ITOC + TRANSIT)		7.4

**UNIT DISTRIBUTION AND AMENITY AREAS**

UNIT TYPE	AREA m <sup>2</sup>	REQUIRED	PROPOSED
STUDIO	32-37	NO REQ	48%
1B	39-51	NO REQ	25%
2B	54-80	15%	13%
3B	81-114	10%	14%

AMENITY AREAS	REQUIRED m <sup>2</sup>	PROPOSED m <sup>2</sup>
INTERIOR AMENITY (RES)	190	507
EXTERIOR AMENITY (RES)	40	239
TOTAL AMENITY (RES)	380	747
EXTERIOR AMENITY (NON-RES)	NO REQ	0

**GREEN ROOF AND STORMWATER MANAGEMENT**

ROOF AREAS	m <sup>2</sup>
TOTAL ROOF AREA	892
RESIDENTIAL PRIVATE TERRACES	62
ROOFTOP EXTERIOR AMENITY	239
RENEWABLE ENERGY DEVICES	0
TOWER AREA LESS THAN 750 m2	531
TOTAL TGS EXCLUSIONS	832
TGS AVAILABLE ROOF	60
GREEN ROOF	236
PERMEABLE LANDSCAPE	0
PERMEABLE ROOFSCAPE	438
TOTAL STORMWATER AREA	674

TGS TIER 2 V3	REQUIRED %	PROPOSED %
GREEN ROOF	30%	393%
STORMWATER MANAGEMENT AREA	85%	69%

**PARKING**

VEHICLE PARKING	RATIO	REQUIRED	PROPOSED
RESIDENTIAL STUDIO	0.30	14	
RESIDENTIAL 1B	0.50	12	
RESIDENTIAL 2B	0.80	10	
RESIDENTIAL 3B	1.00	13	
RESIDENTIAL VISITOR	0.10	10	
RESIDENTIAL TOTAL		59	0
OFFICE	0.35	0	
RETAIL	1.00	0	
NON-RESIDENTIAL TOTAL		0	0
SHARED TOTAL		NO REQ	0
VEHICLE PARKING TOTAL		59	0

**BICYCLE PARKING**

BICYCLE PARKING TGS TIER 2 V3	RATIO	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	0.90	86	84
RESIDENTIAL SHORT TERM	0.10	10	12
NON-RESIDENTIAL LONG TERM	0.20	0	0
NON-RESIDENTIAL SHORT TERM	0.20	0	0
TRANSIT LONG TERM		0	0
TRANSIT SHORT TERM		0	0
BIKE SHARE		0	53
BICYCLE PARKING TOTAL		96	149

**OCCUPANT LOADS**

OCCUPANT LOAD	PEOPLE
OCCUPANT LOAD RESIDENTIAL	266
OCCUPANT LOAD RETAIL	0
OCCUPANT LOAD OFFICE	0
TOTALS	266

**LOADING AND WASTE COLLECTION**

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

WASTE COLLECTION AREAS	REQUIRED m <sup>2</sup>	PROPOSED m <sup>2</sup>
RESIDENTIAL WASTE ROOM	37	49
RESIDENTIAL BULK WASTE ROOM	10	8
NON-RESIDENTIAL WASTE ROOM		0
TOTAL WASTE COLLECTION AREA		57

**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	301	301	0	0	0	0	0	0	0	0
LEVEL B1	301	301	0	0	0	0	0	0	0	0
LEVEL 01	320	144	0	176	0	0	0	0	0	0
LEVEL 02	324	192	0	132	18	0	0	0	0	0
LEVEL 03	971	350	0	620	488	0	0	0	2	2
LEVEL 04	461	138	0	323	248	2	2	1	0	5
LEVEL 05	531	49	0	482	408	4	2	1	1	8
LEVEL 06	532	49	0	483	409	4	2	1	1	8
LEVEL 07	531	49	0	482	408	4	2	1	1	8
LEVEL 08	531	49	0	482	408	4	2	1	1	8
LEVEL 09	531	49	0	482	408	4	2	1	1	8
LEVEL 10	531	49	0	482	408	4	2	1	1	8
LEVEL 11	531	49	0	482	408	4	2	1	1	8
LEVEL 12	531	49	0	482	408	4	2	1	1	8
LEVEL 13	531	49	0	482	408	4	2	1	1	8
LEVEL 14	531	49	0	482	408	4	2	1	1	8
LEVEL 15	531	49	0	482	408	4	2	1	1	8
LEVEL 16	416	348	0	68	49	0	0	0	0	0
LEVEL 17	158	123	0	35	12	0	0	0	0	0
TOTALS	9096	2434	0	6662	5306	46	24	12	13	95

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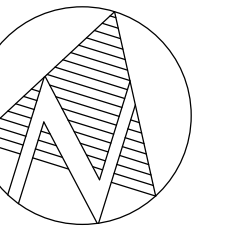
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DESIGNED	A.CHRISTOPHER
DRAWN	N.SHEWCHUK
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

**ONTARIO LINE**  
**ITOC**  
 DOWNTOWN | SPADINA  
**PROJECT STATISTICS**

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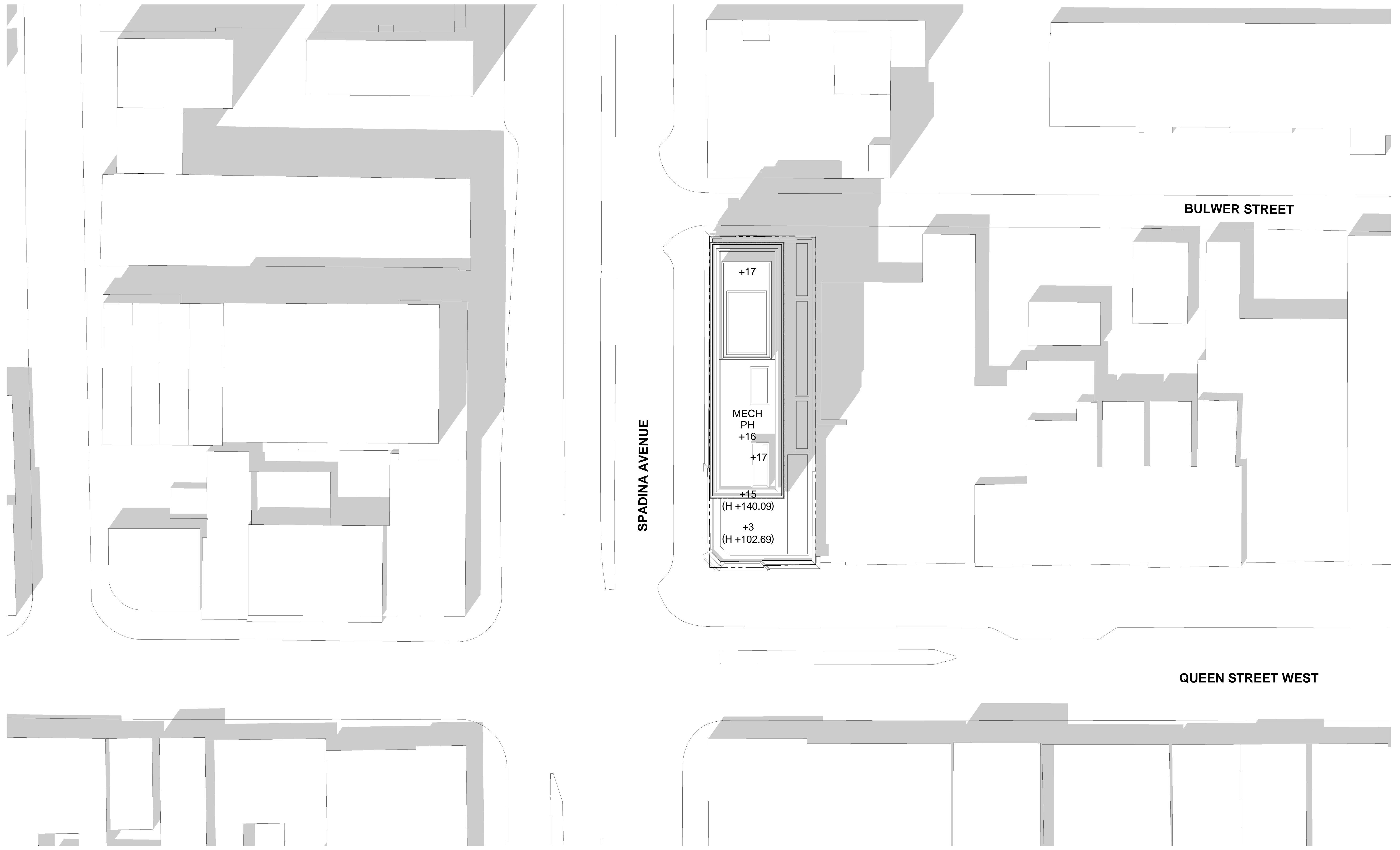
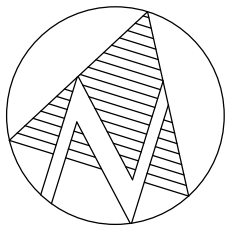
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**ONTARIO LINE**  
ITOC  
DOWNTOWN | SPADINA  
CONTEXT PLAN

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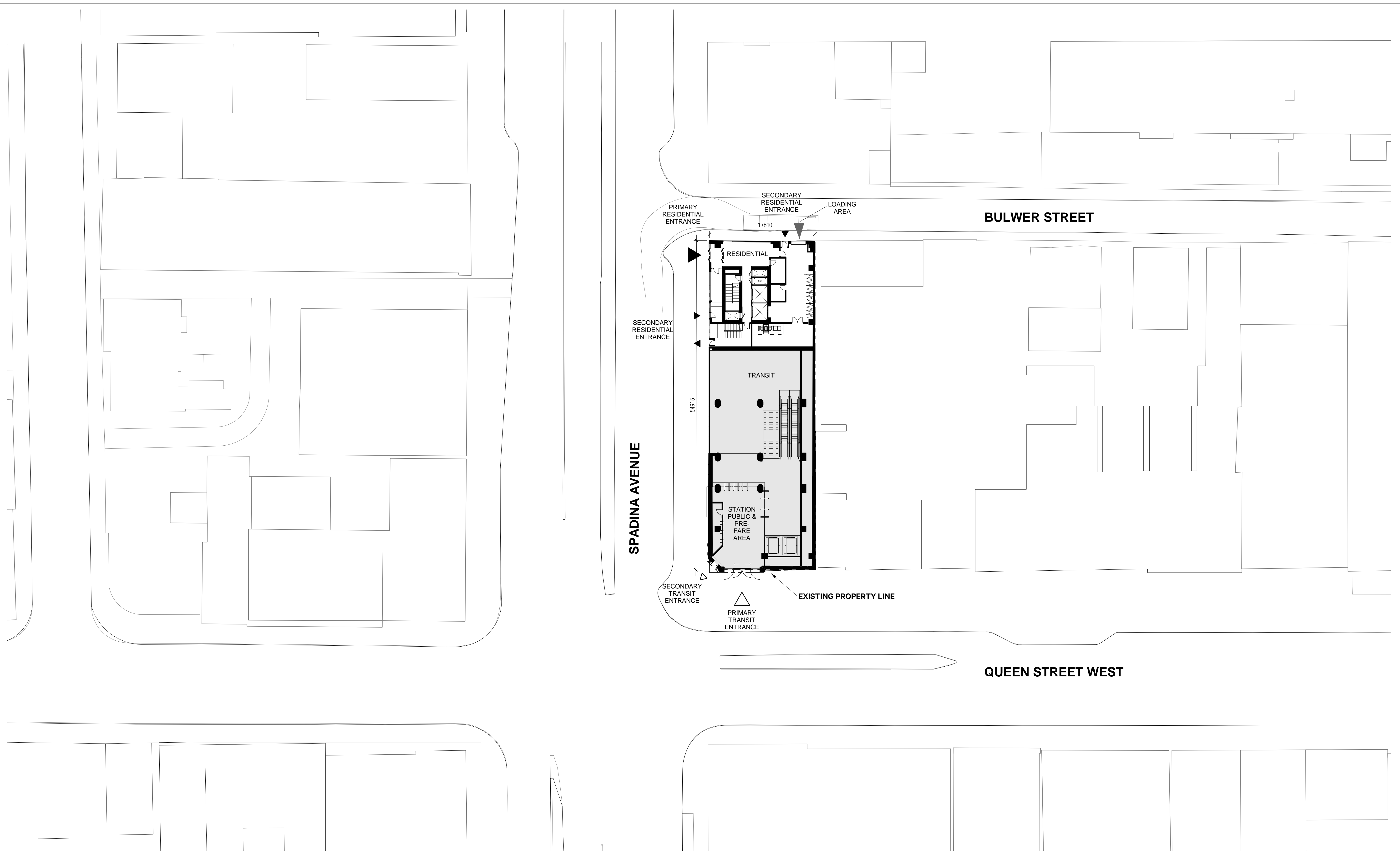
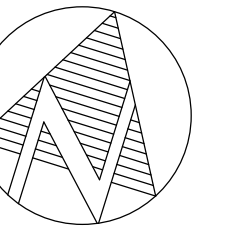
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APPROVED	L.BRESLER

**ONTARIO LINE**  
ITOC  
DOWNTOWN | SPADINA  
ROOF SITE PLAN

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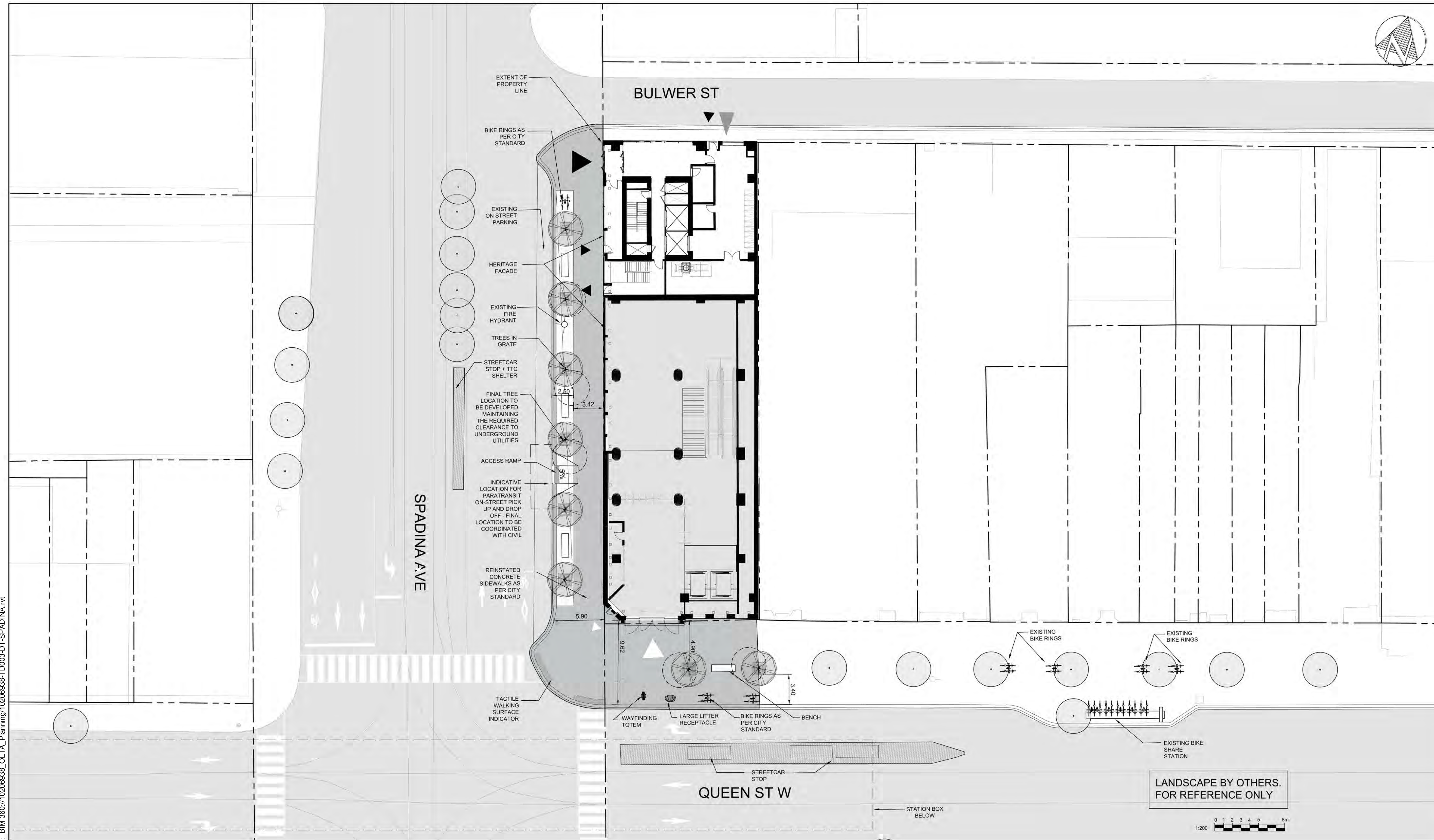
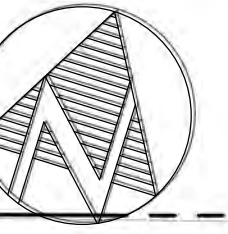
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**ONTARIO LINE**  
ITOC  
DOWNTOWN | SPADINA  
GROUND FLOOR SITE PLAN

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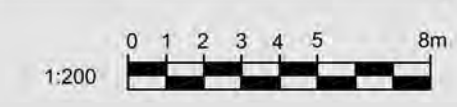
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DESIGNED	A.ESPINOSA
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CHECKED	S.WANG
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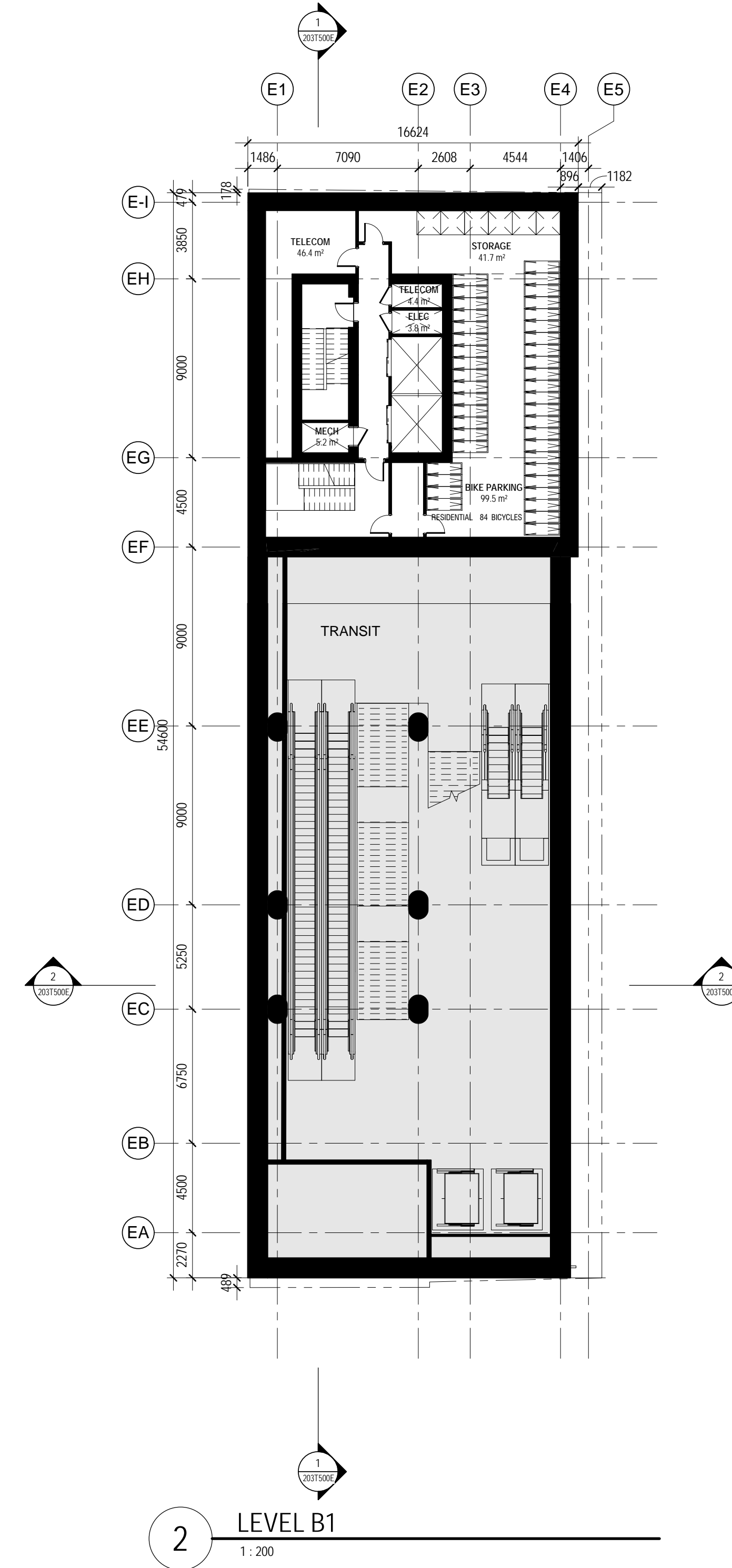
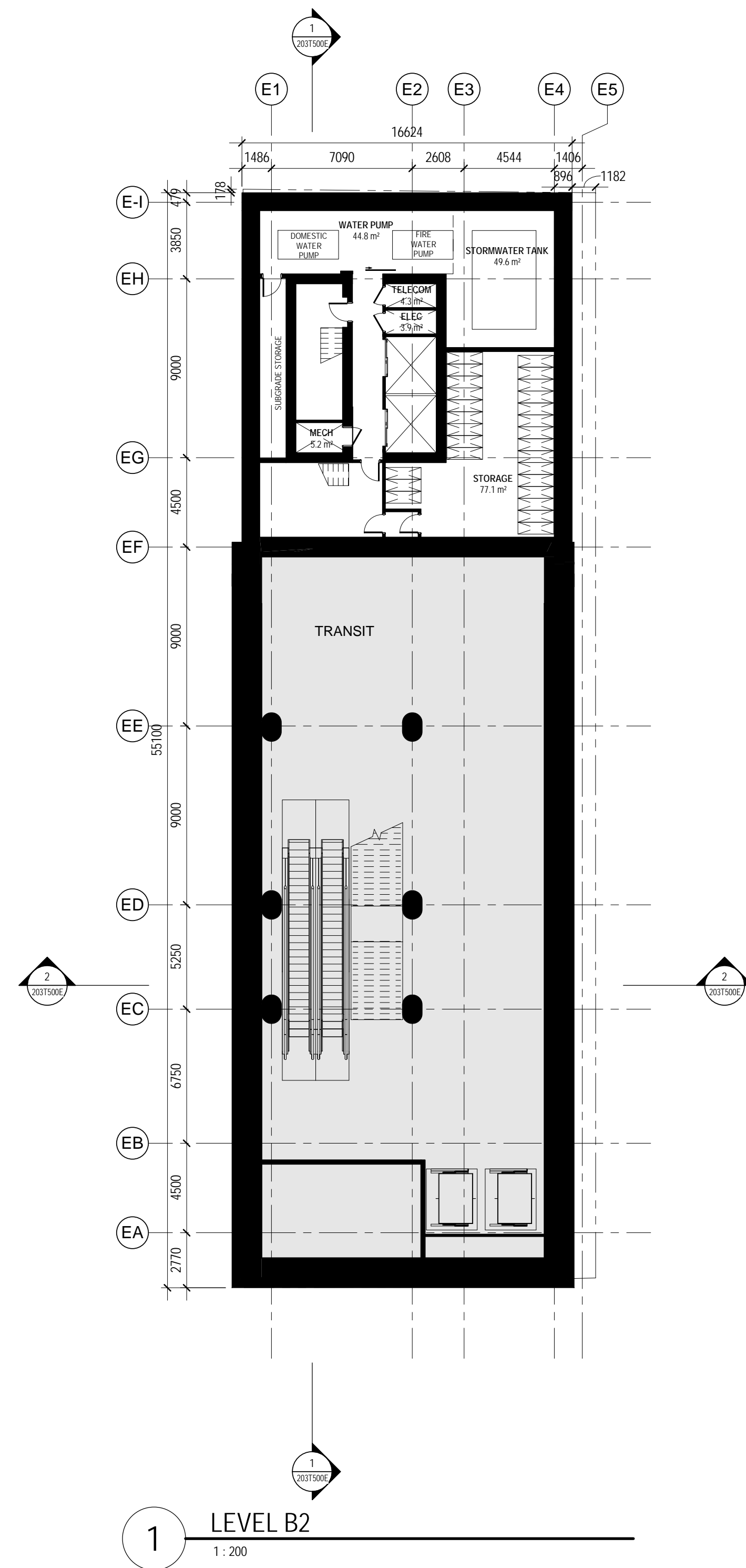
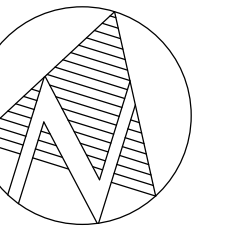
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<b>ONTARIO LINE</b> <b>ITOC</b> <b>DOWNTOWN   SPADINA</b> <b>LANDSCAPE PLAN</b>	

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LANDSCAPE BY OTHERS.  
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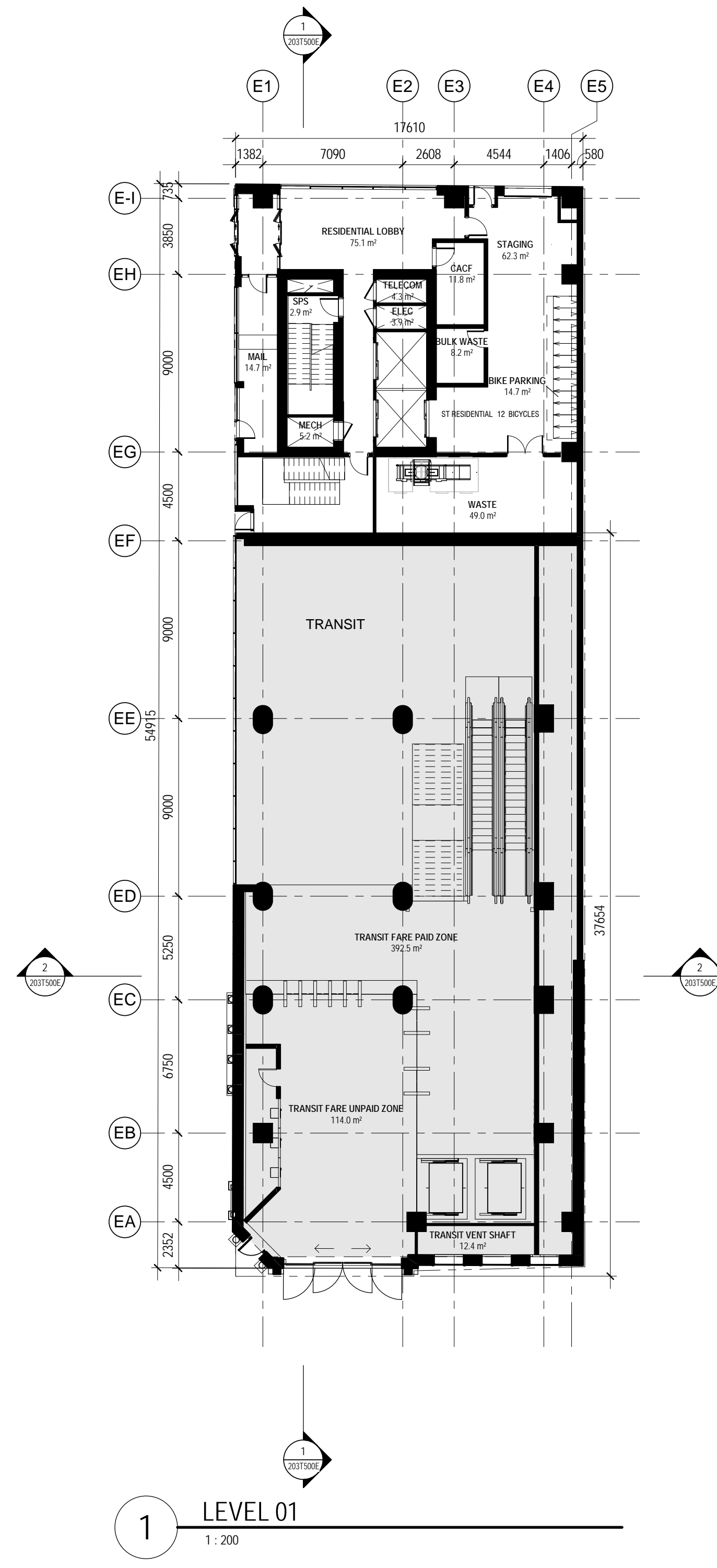
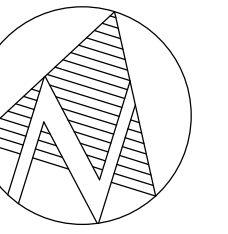
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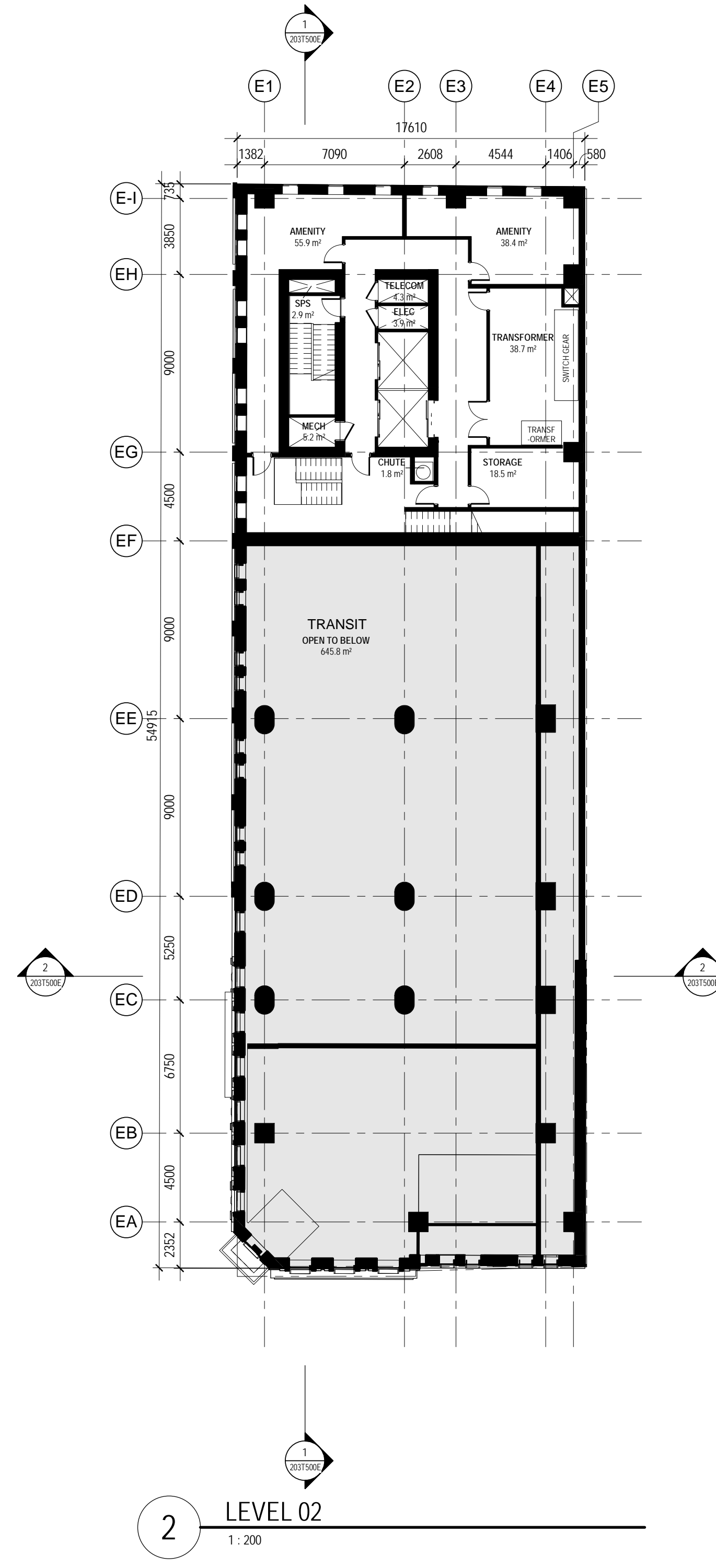
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**ONTARIO LINE**  
ITOC  
DOWNTOWN | SPADINA  
BELOW GRADE LEVELS

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1 LEVEL 01  
1 : 200



2 LEVEL 02  
1 : 200

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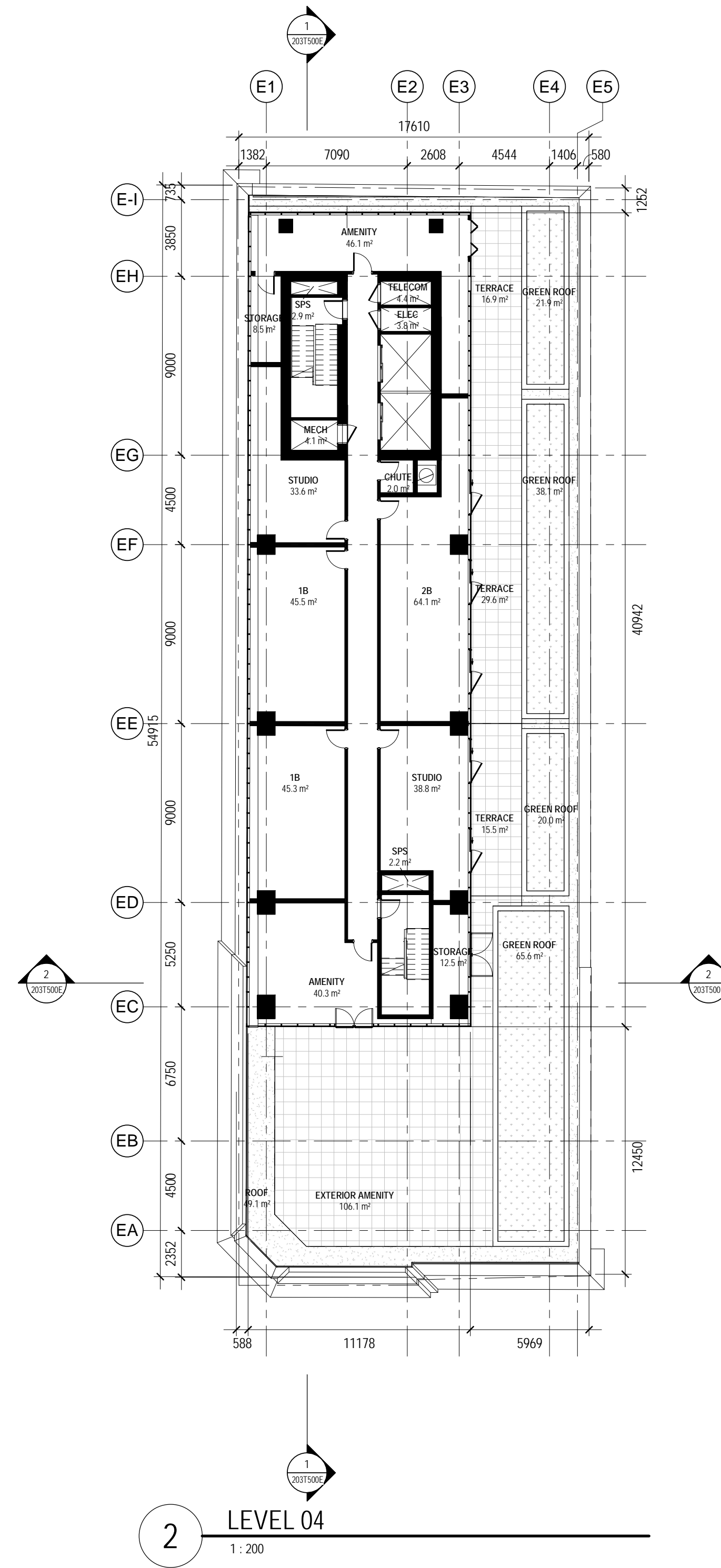
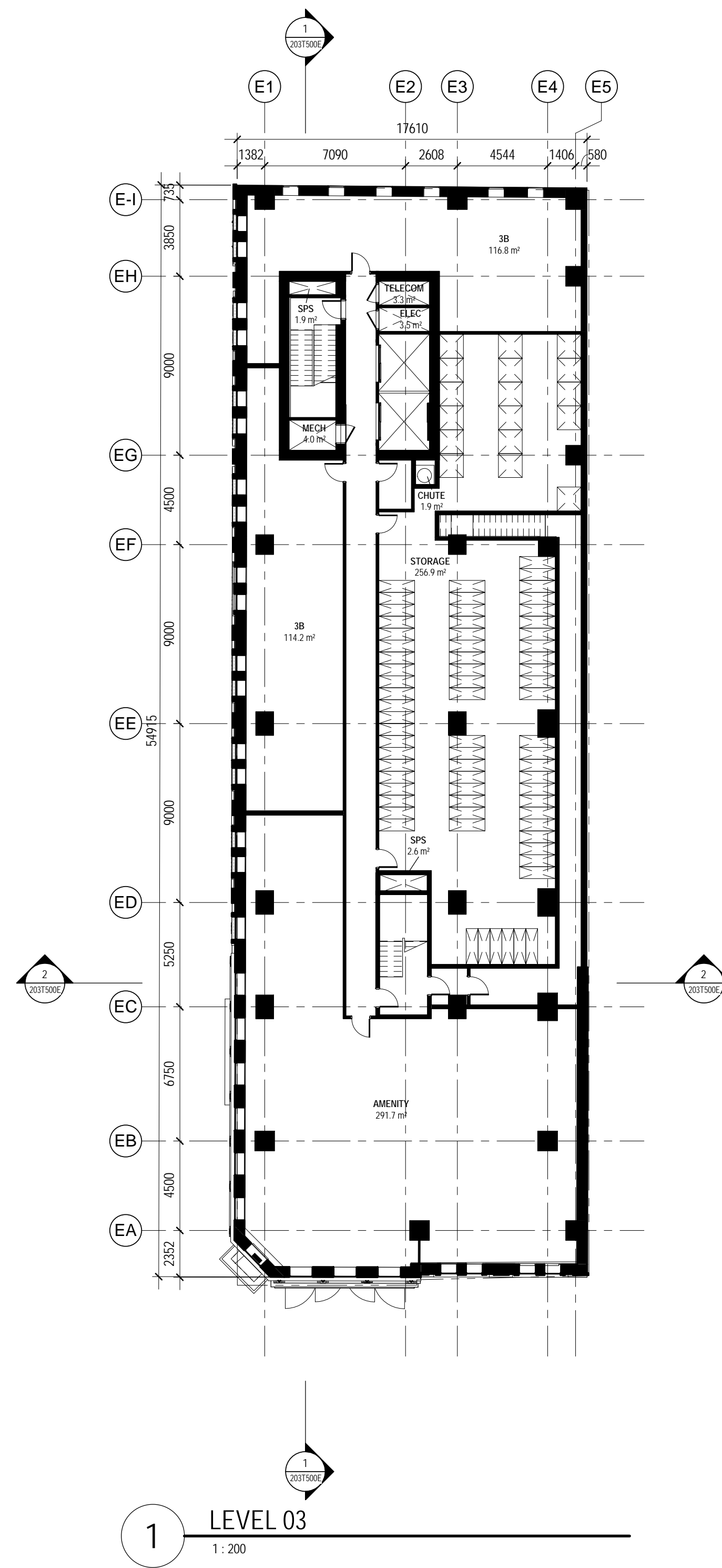
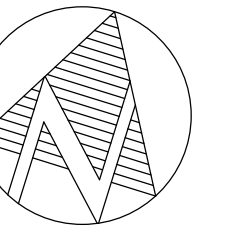
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ONTARIO LINE  
ITOC  
DOWNTOWN | SPADINA  
LEVEL 01-02

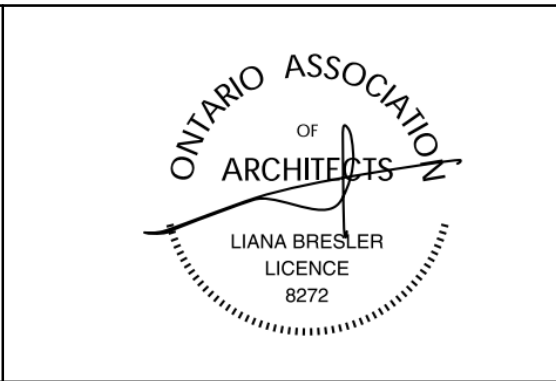
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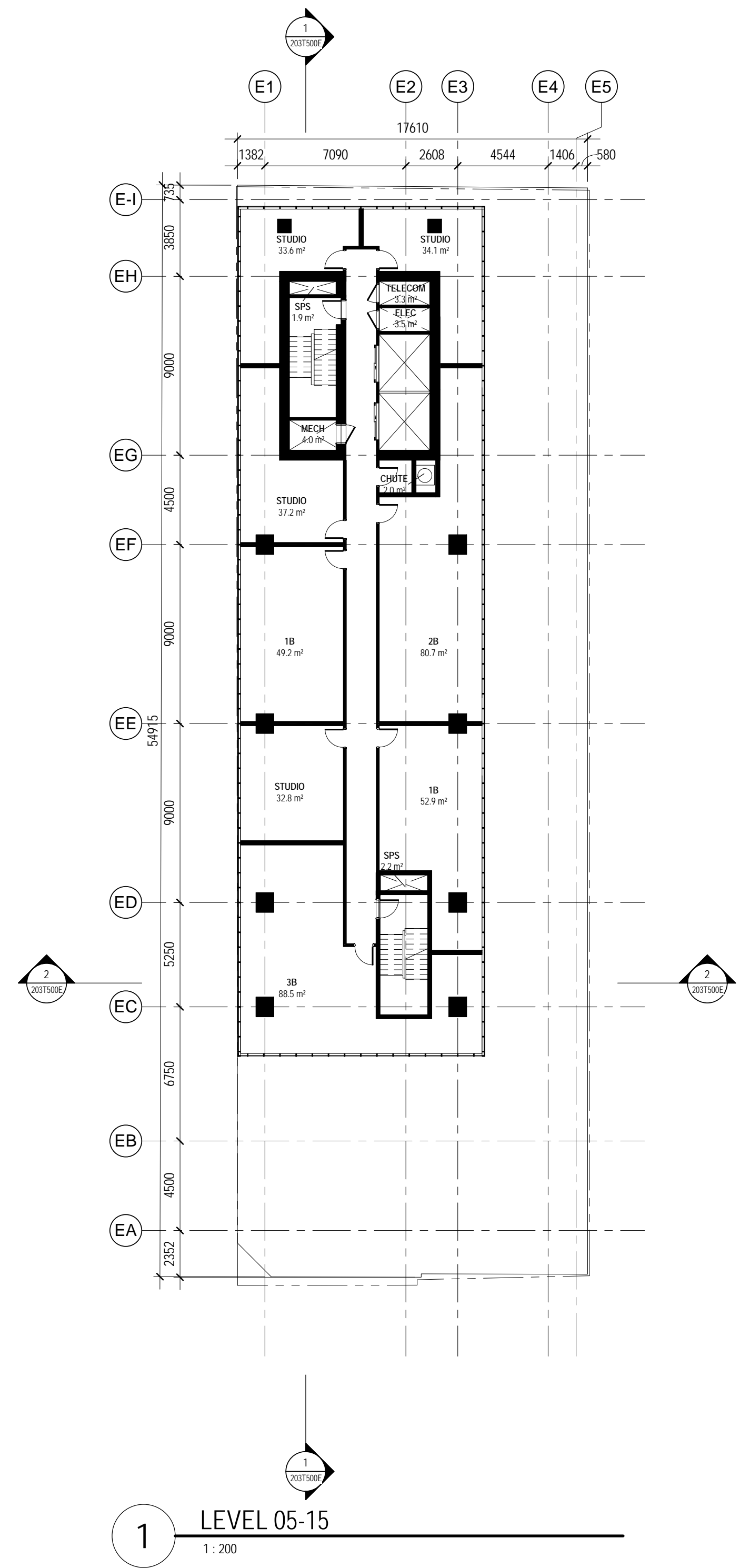
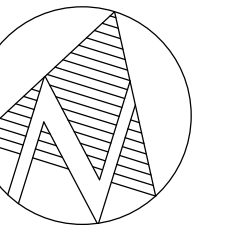
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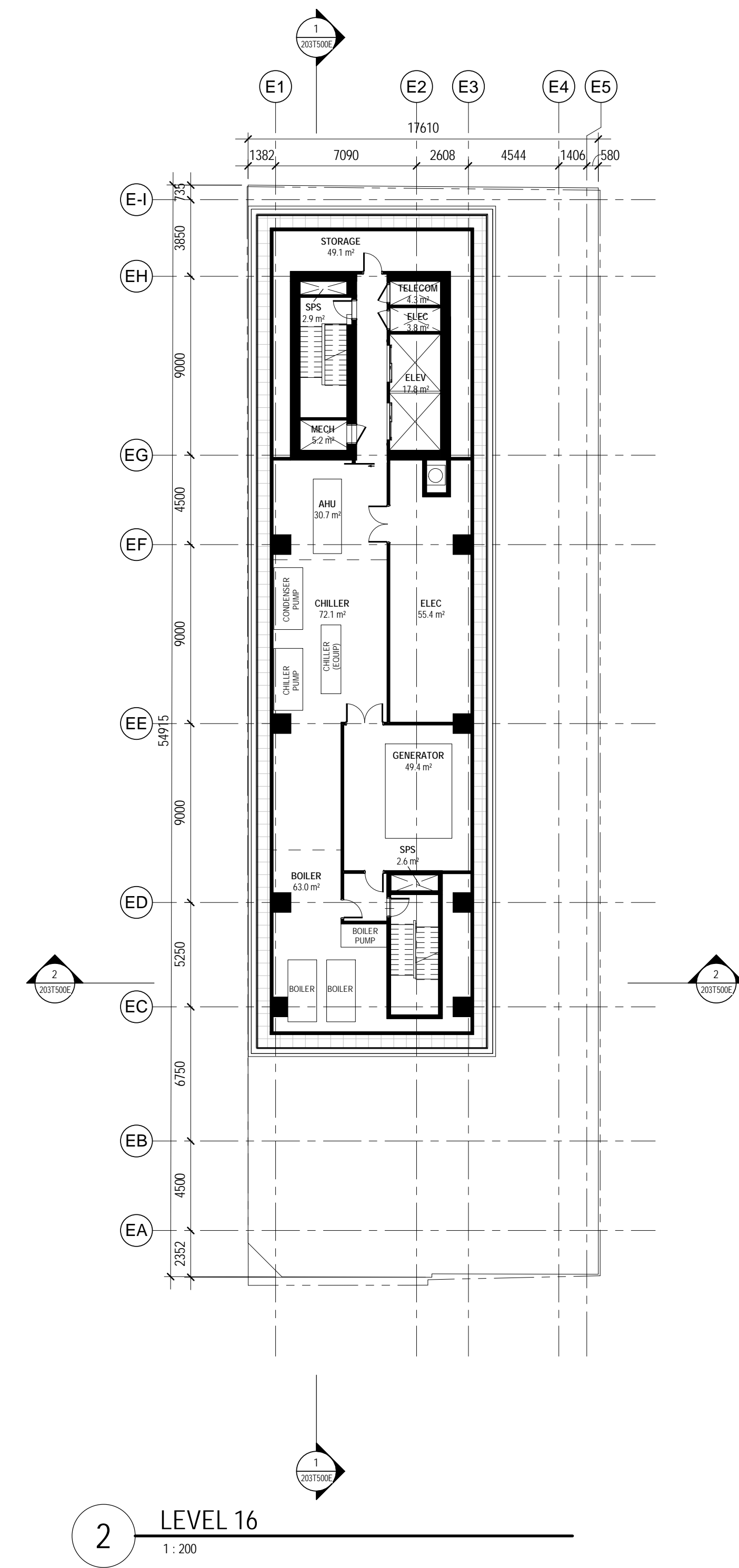
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**ONTARIO LINE**  
ITOC  
DOWNTOWN | SPADINA  
LEVEL 03-04

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SCALE 1 : 200	DRAWING NUMBER 203T201E



**1** LEVEL 05-15  
1 : 200

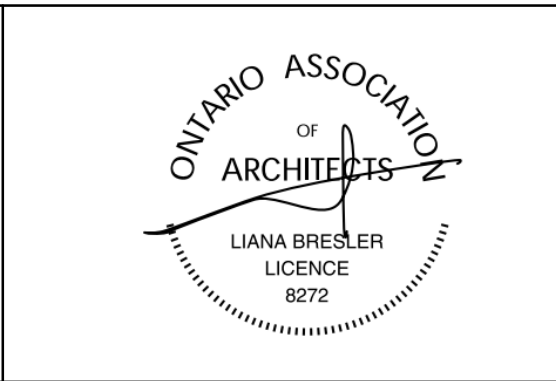


**2** LEVEL 16  
1 : 200

SHEET No. 203T202EFILE: BIM 360/10206938\_OLTA\_Planning/10206938-TD003-DT-SPADINA.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

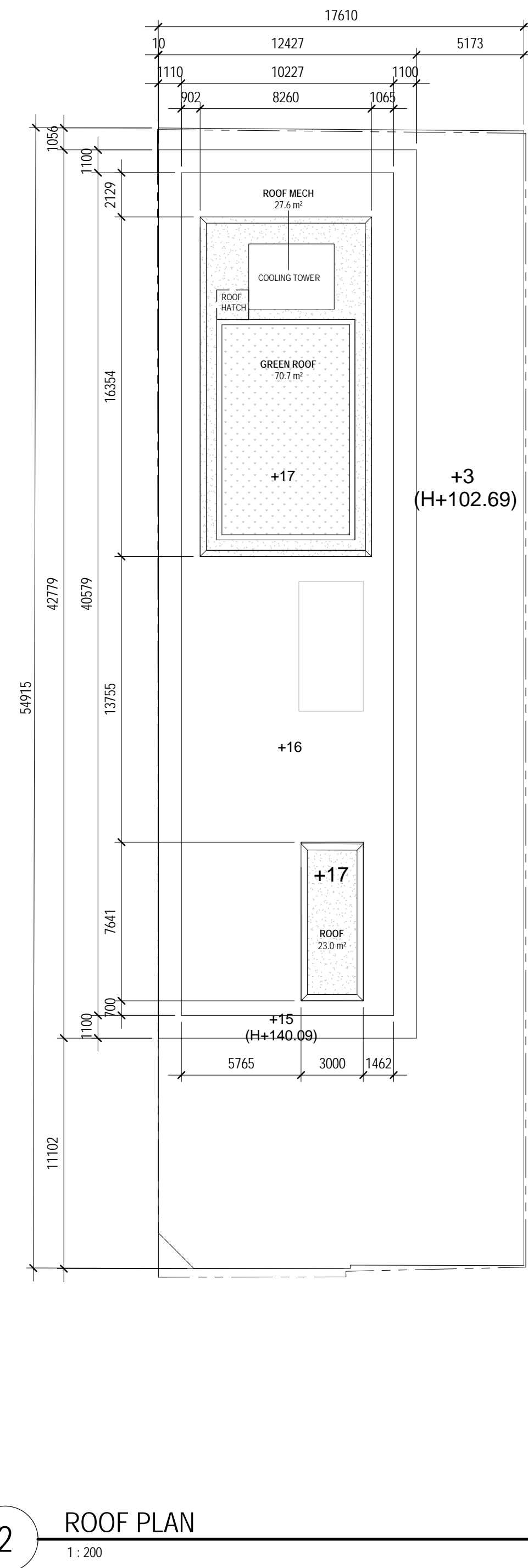
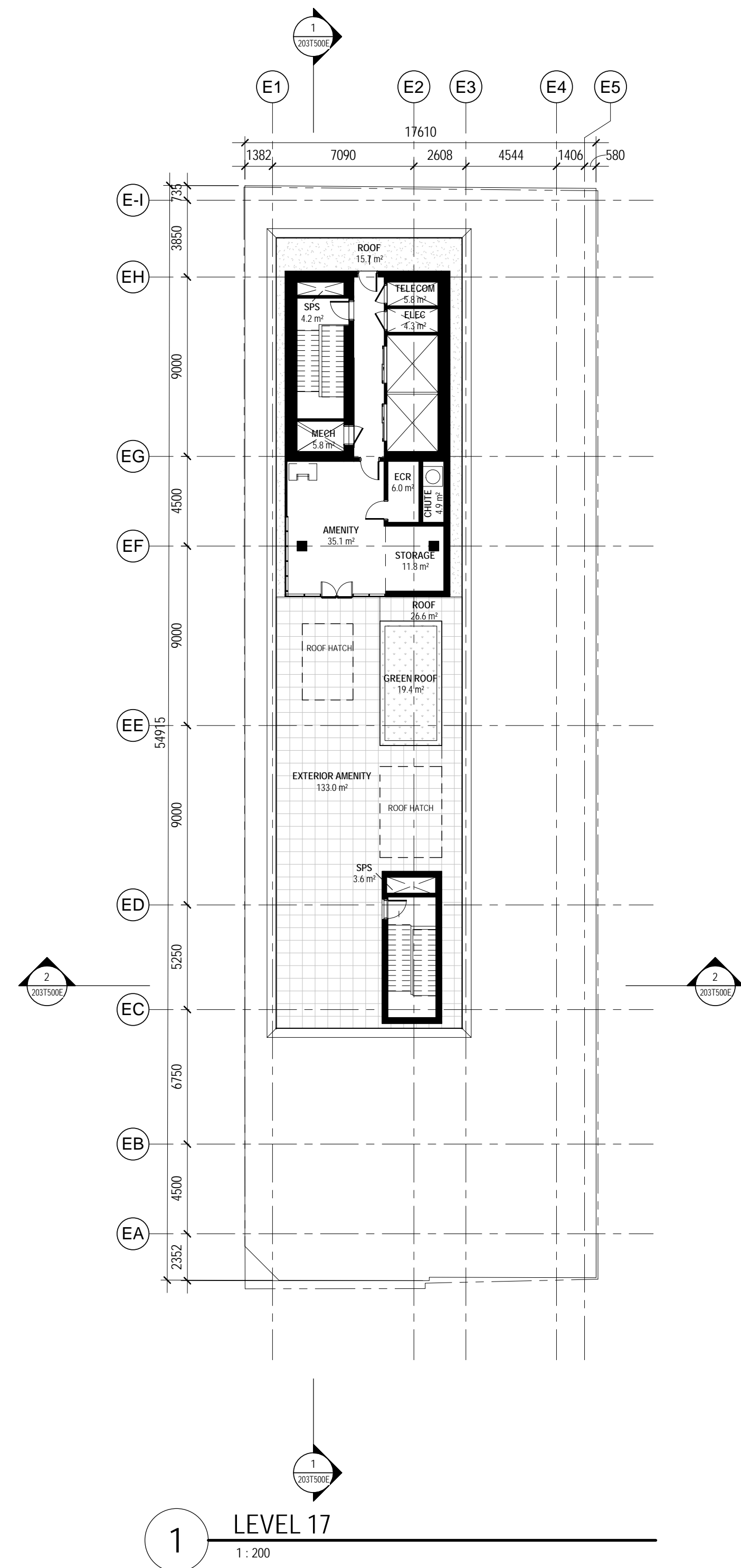
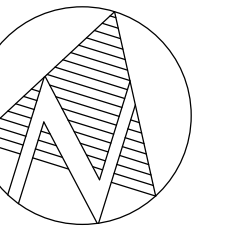
**DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING**



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

**ONTARIO LINE**  
ITOC  
DOWNTOWN | SPADINA  
LEVEL 05-16

Plot Date: 2021-05-21 4:29 PM	
<b>METROLINX</b> Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 203T202E



SHEET No. 203T203EFILE: BIM 360/10206938\_OLTA\_Planning/10206938-TD003-DT-SPADINA.rvt

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

**DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING**

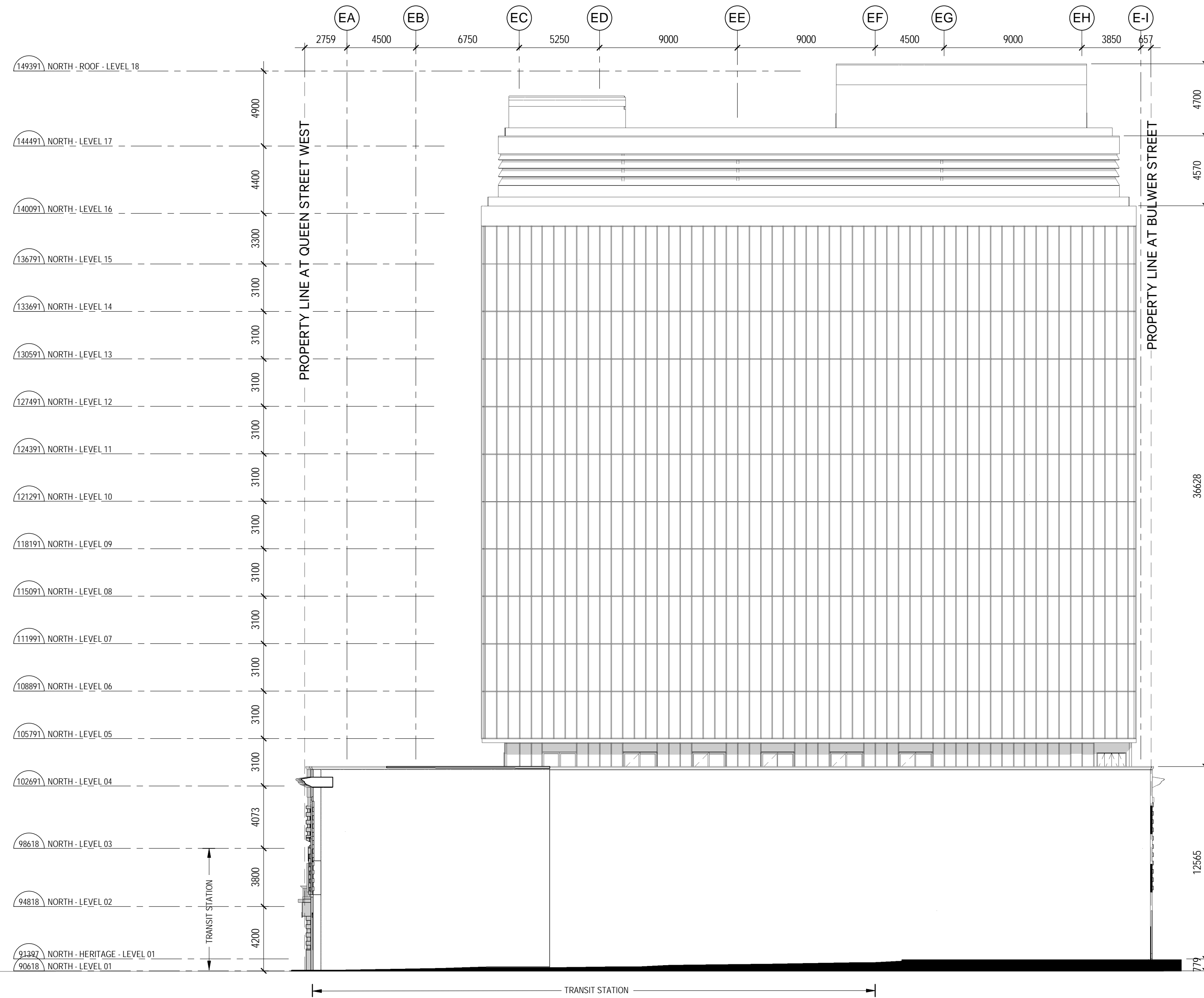


DESIGNED	A. CHRISTOPHER
DRAWN	I. AMOS
CHECKED	A. CHRISTOPHER
APPROVED	L. BRESLER

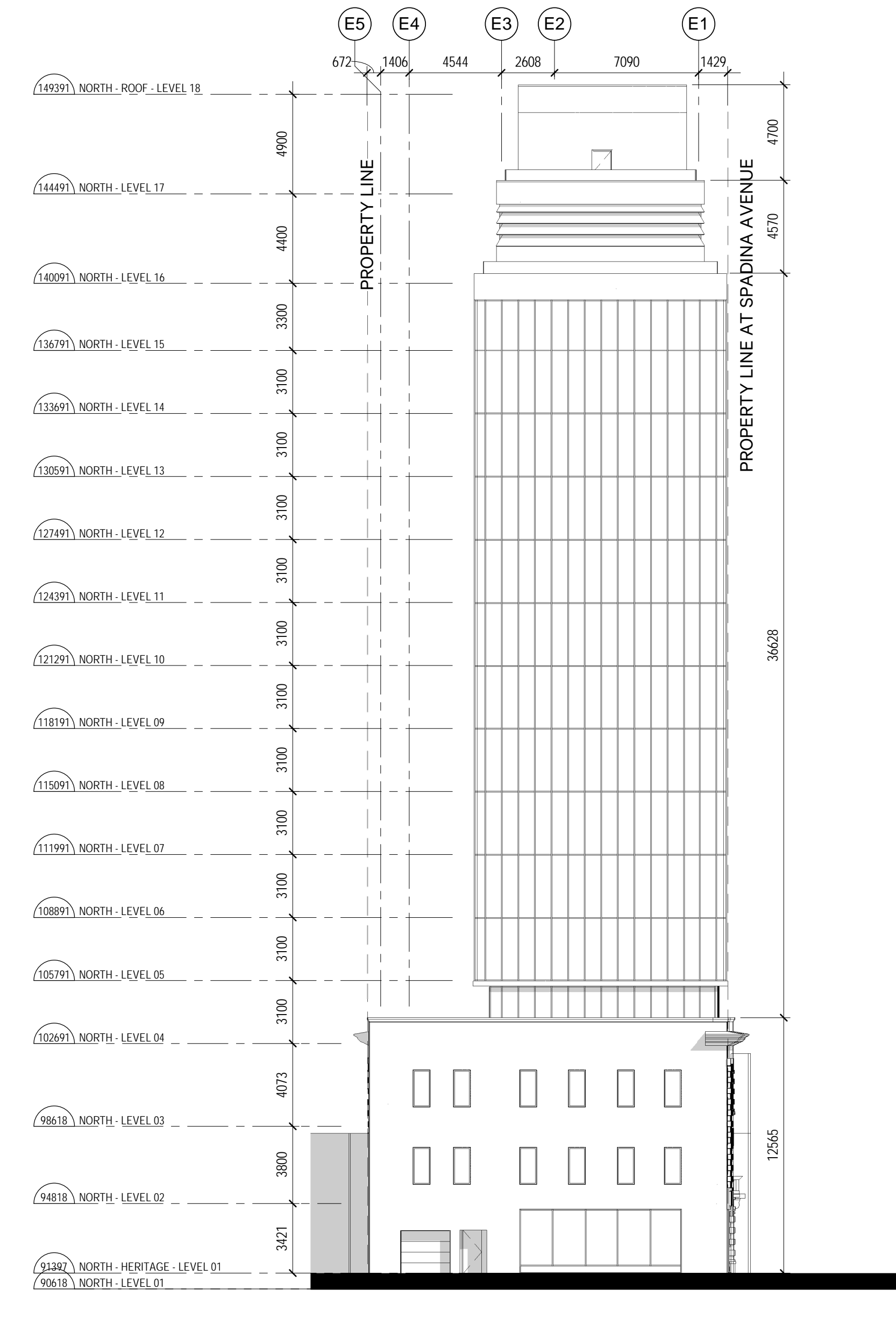
**ONTARIO LINE**  
**ITOC**  
 DOWNTOWN | SPADINA  
 LEVEL 17-ROOF

Plot Date: 2021-05-21 4:29 PM	
<b>METROLINX</b> Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 203T203E

SHEET No. 203T400EFILE: BIM 360/10206938\_OLTA\_Planning/10206938-TD003-DT-SPADINA.rvt



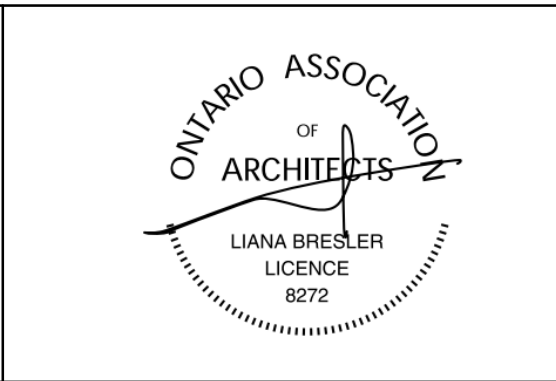
**1** EAST ELEVATION  
1 : 200



**2** NORTH ELEVATION  
1 : 200

ISSUANCE	
1	2021-05-21 ISSUED FOR REZONING

**DRAFT ARCHITECTURE AND LANDSCAPE SET - REZONING**

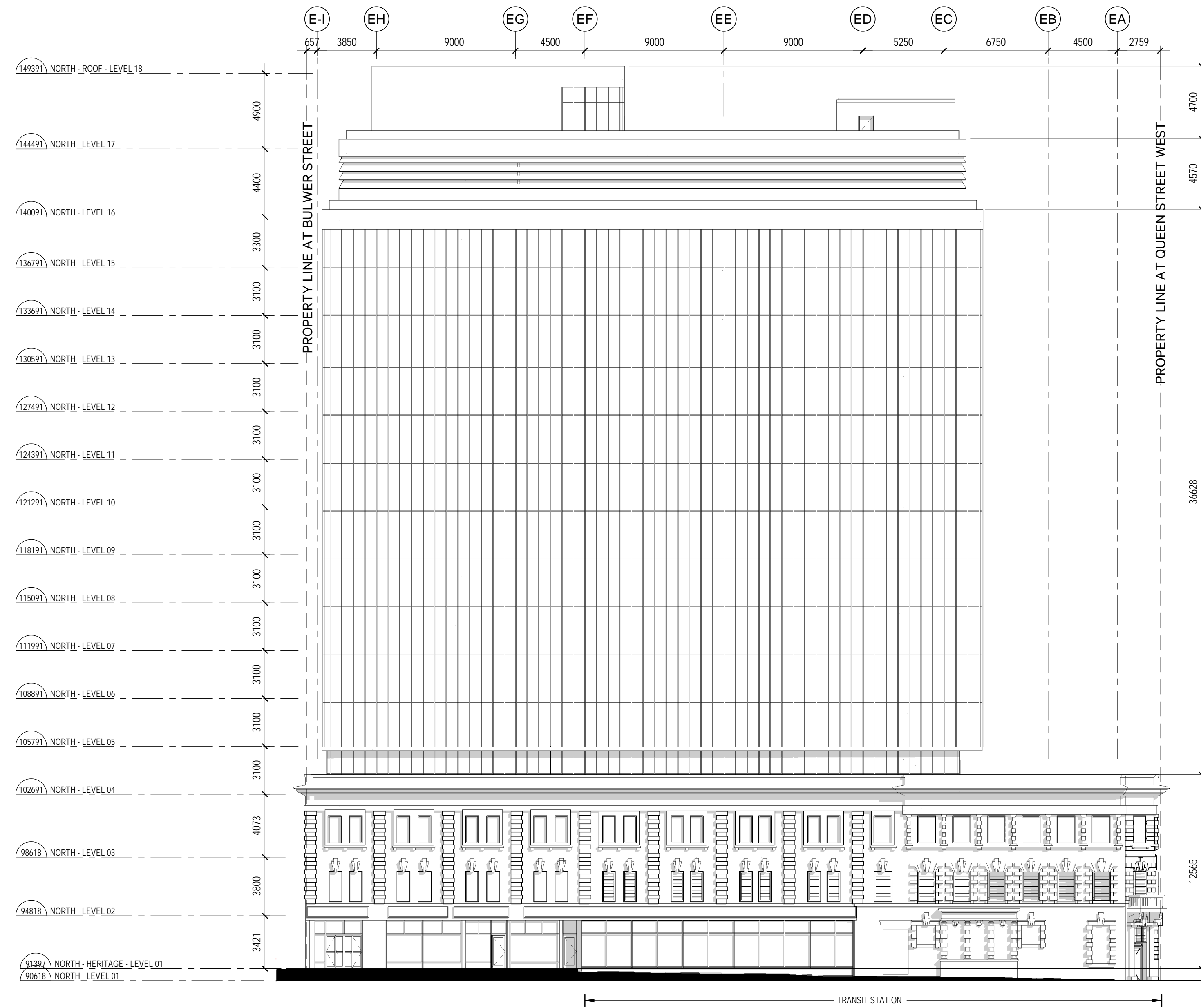


DESIGNED	A.CHRISTOPHER
DRAWN	I.AMOS
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

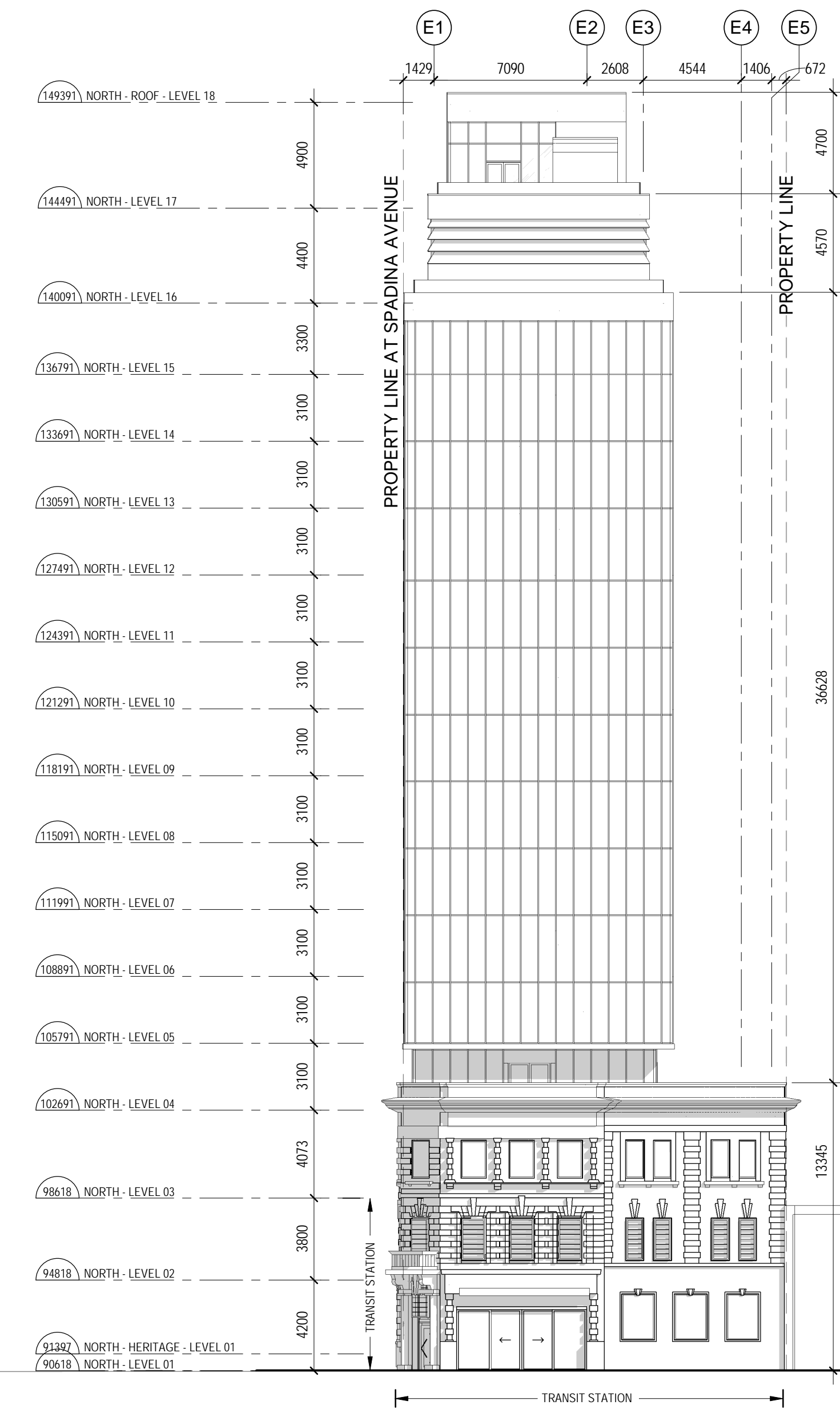
**ONTARIO LINE**  
**ITOC**  
**DOWNTOWN | SPADINA**  
**ELEVATIONS**

Plot Date: 2021-05-21 4:30 PM	
<b>METROLINX</b> Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 203T400E

SHEET No. 203T401EFILE: BIM 360/10206938\_OL.TA\_Planning/10206938-TD003-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**

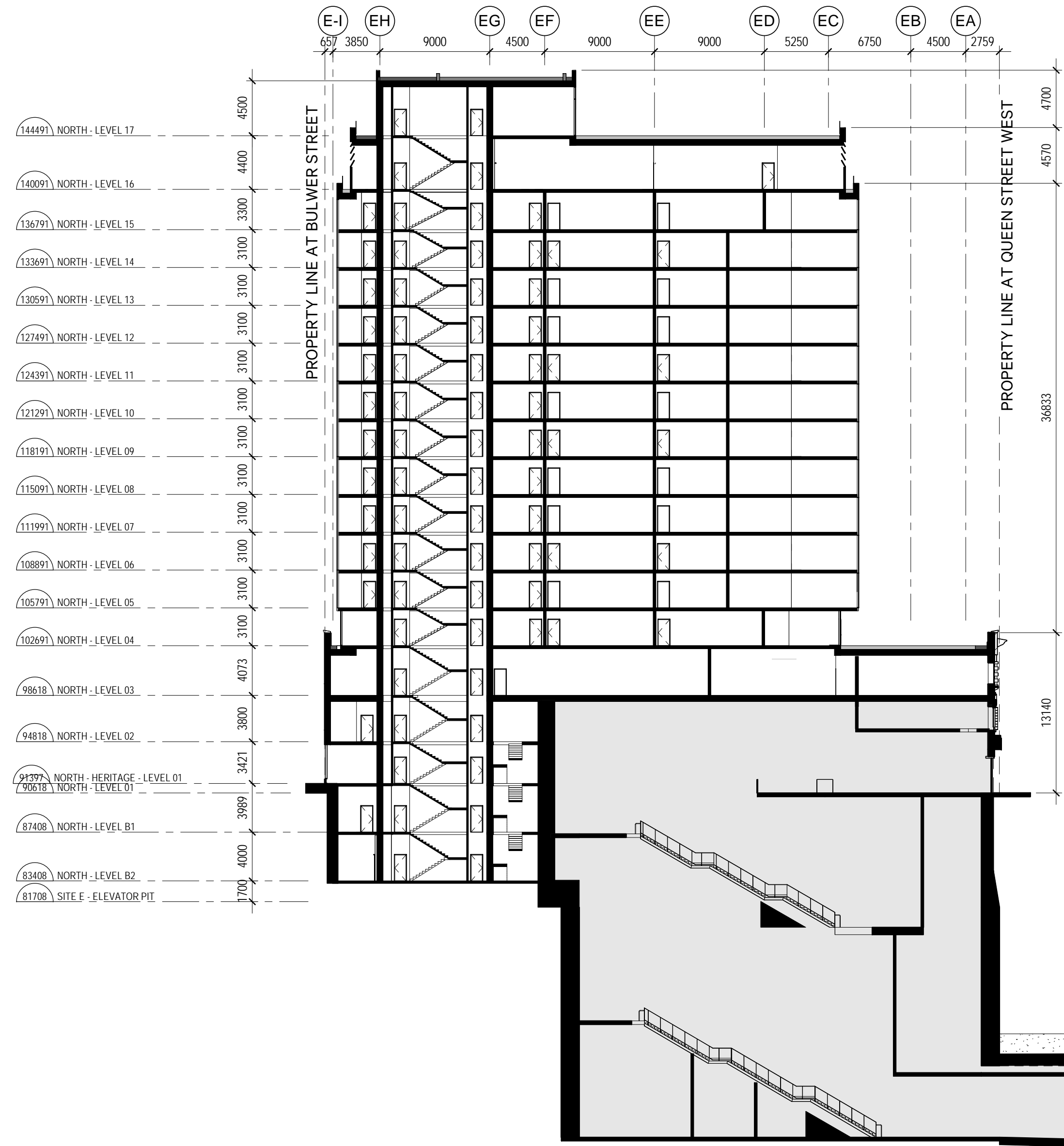


DESIGNED	A.CHRISTOPHER
DRAWN	I.AMOS
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

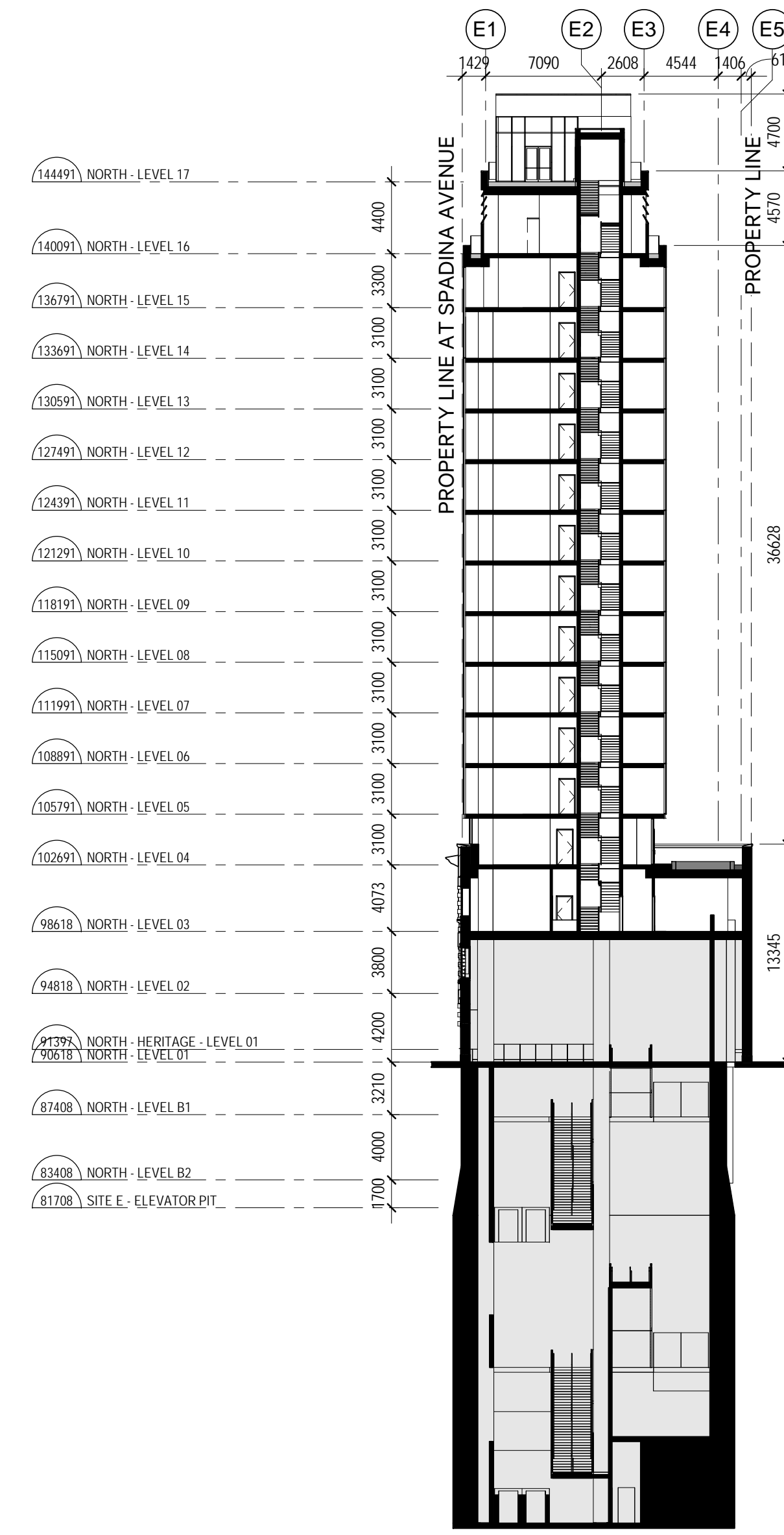
**ONTARIO LINE**  
**ITOC**  
**DOWNTOWN | SPADINA**  
**ELEVATIONS**

Plot Date: 2021-05-21 4:30 PM	
<b>METROLINX</b> Infrastructure Ontario	
SCALE 1 : 200	DRAWING NUMBER 203T401E

SHEET No. 203T500E FILE: 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**

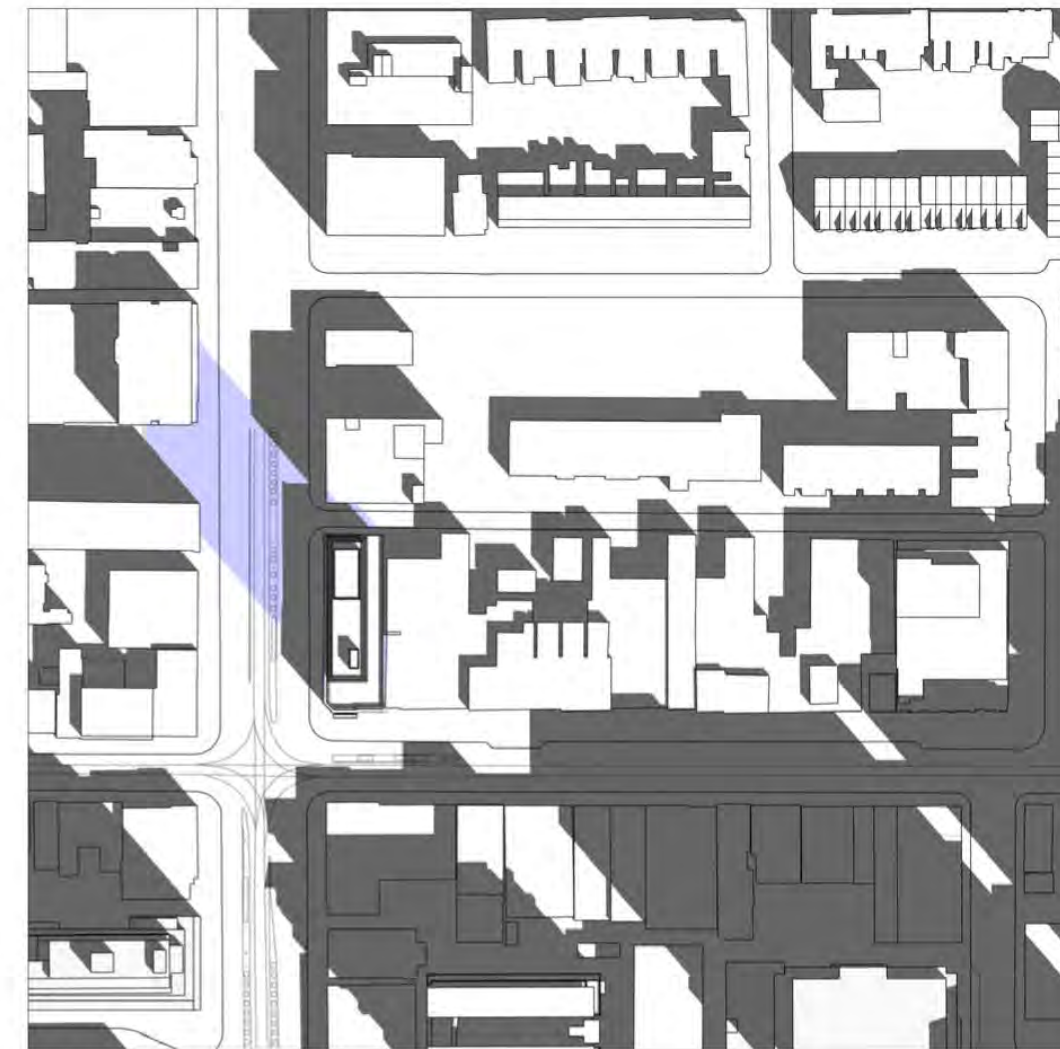
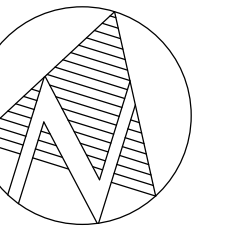


DESIGNED	A. CHRISTOPHER
DRAWN	N. SHEWCHUK
CHECKED	A. CHRISTOPHER
APPROVED	L. BRESLER

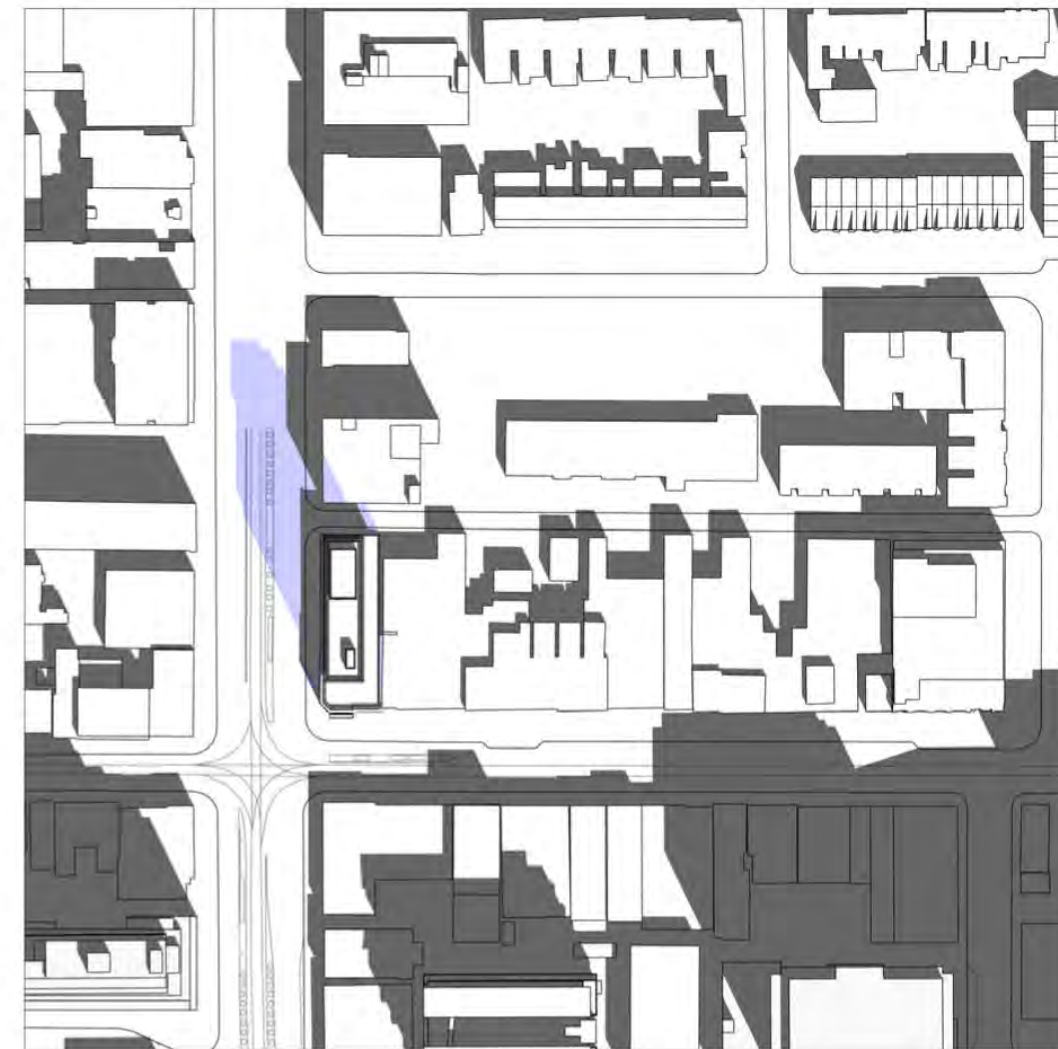
**ONTARIO LINE**  
**ITOC**  
**DOWNTOWN | SPADINA**  
**SECTIONS**

Plot Date: 2021-05-21 4:31 PM	
<b>METROLINX</b> Infrastructure Ontario	
SCALE 1 : 300	DRAWING NUMBER 203T500E





MARCH 21, 2020 - 9:18



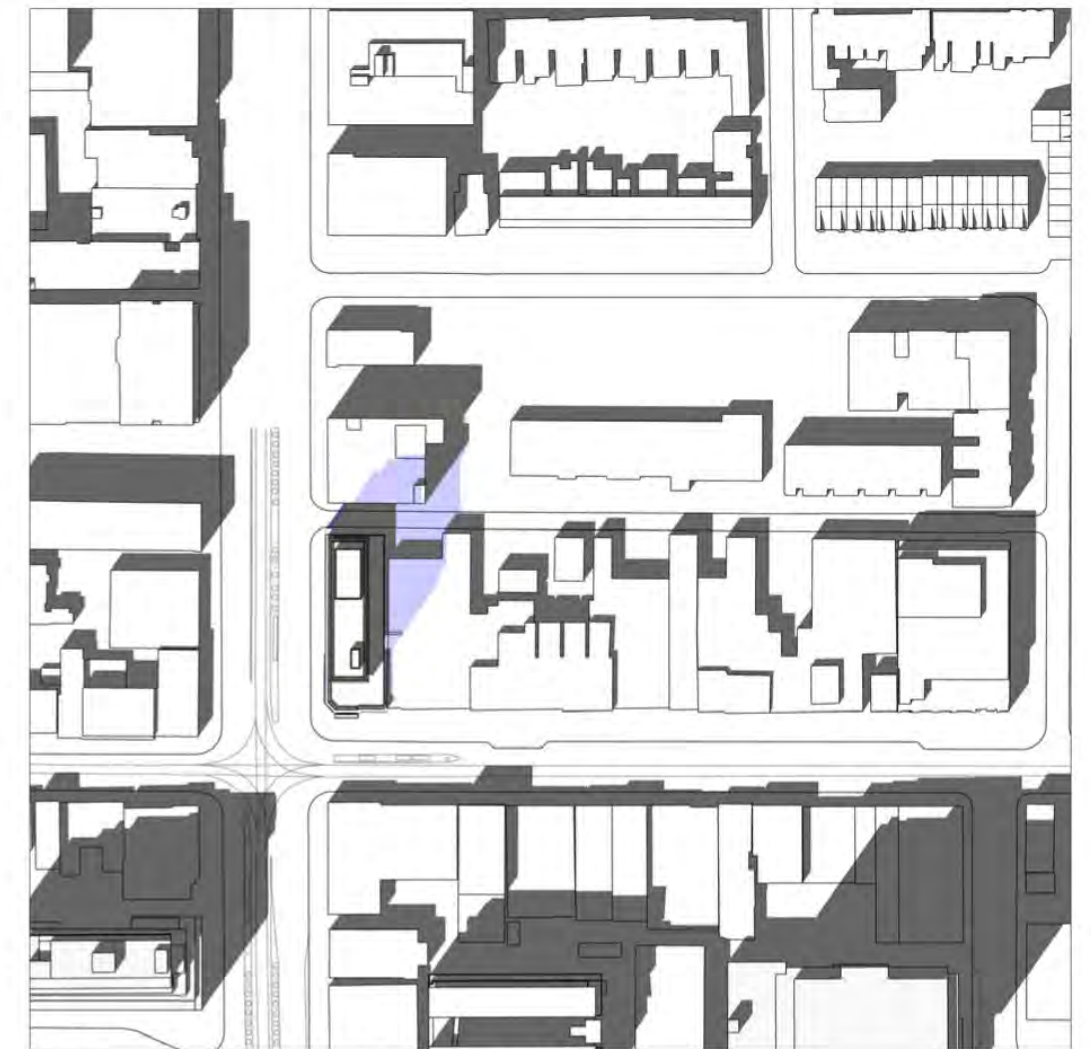
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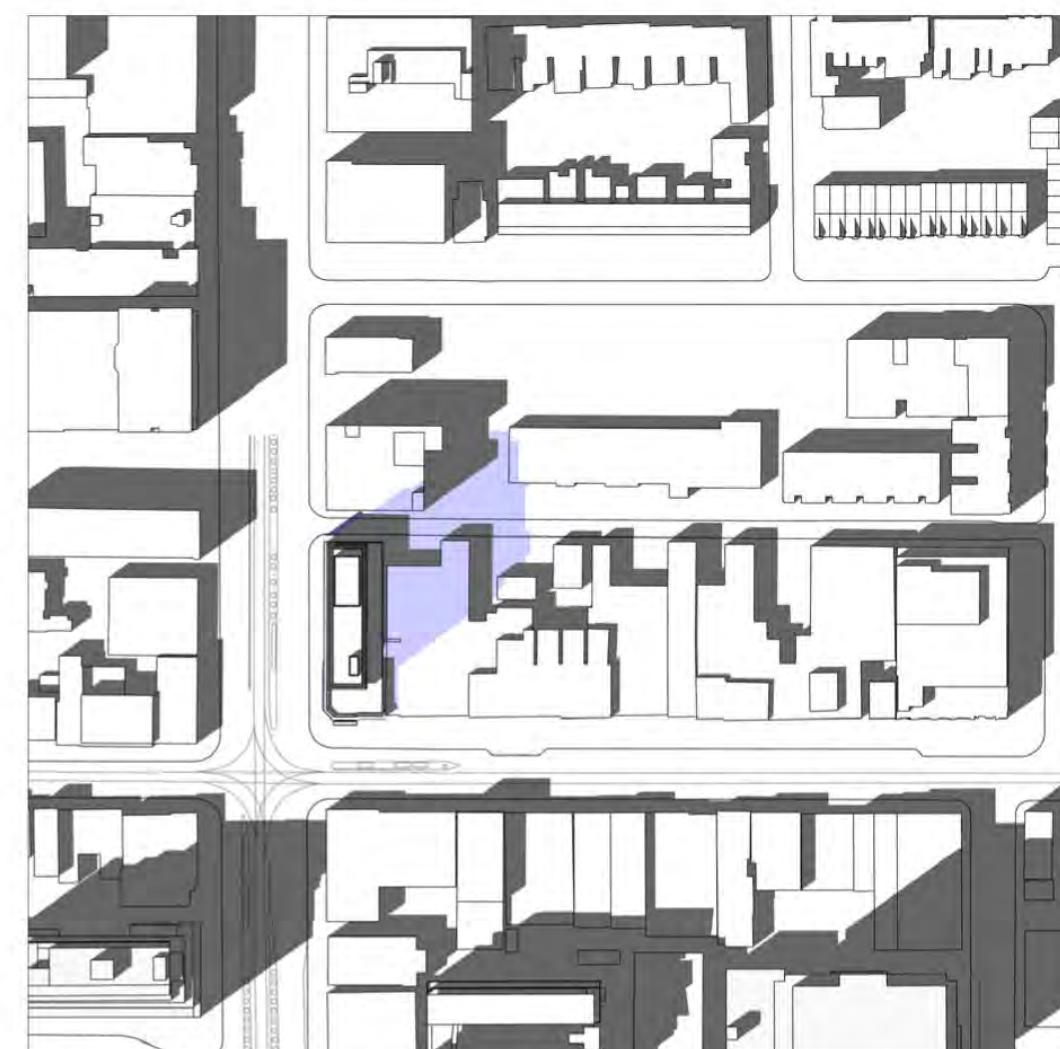
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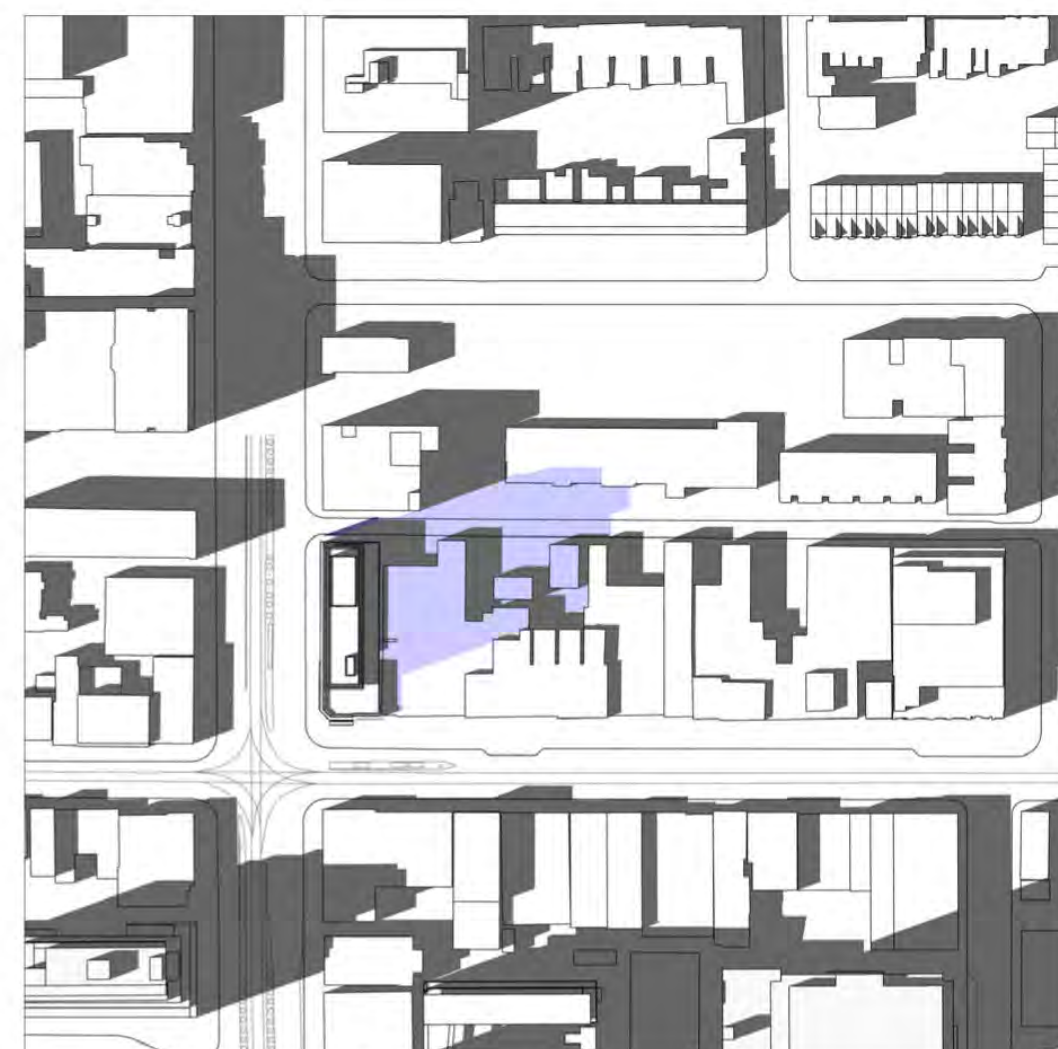
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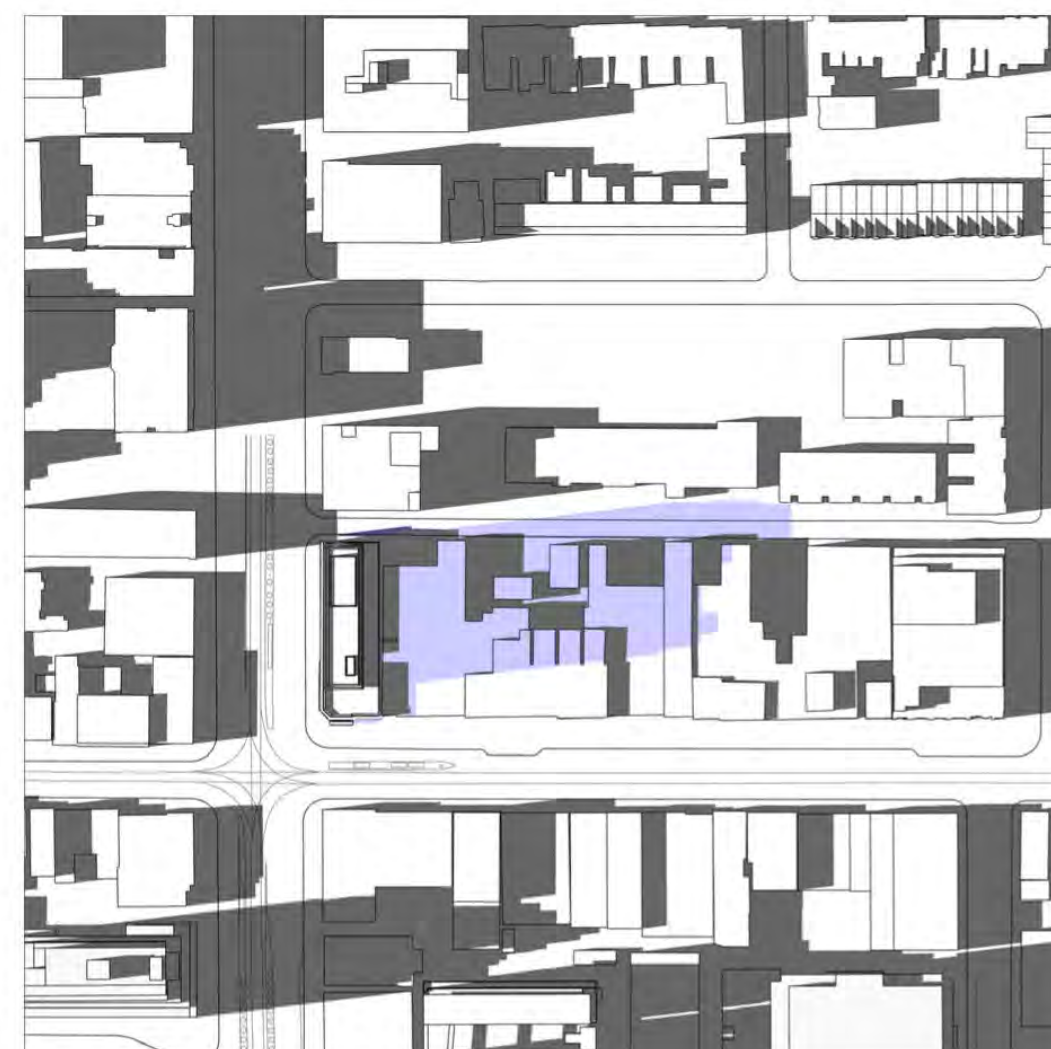
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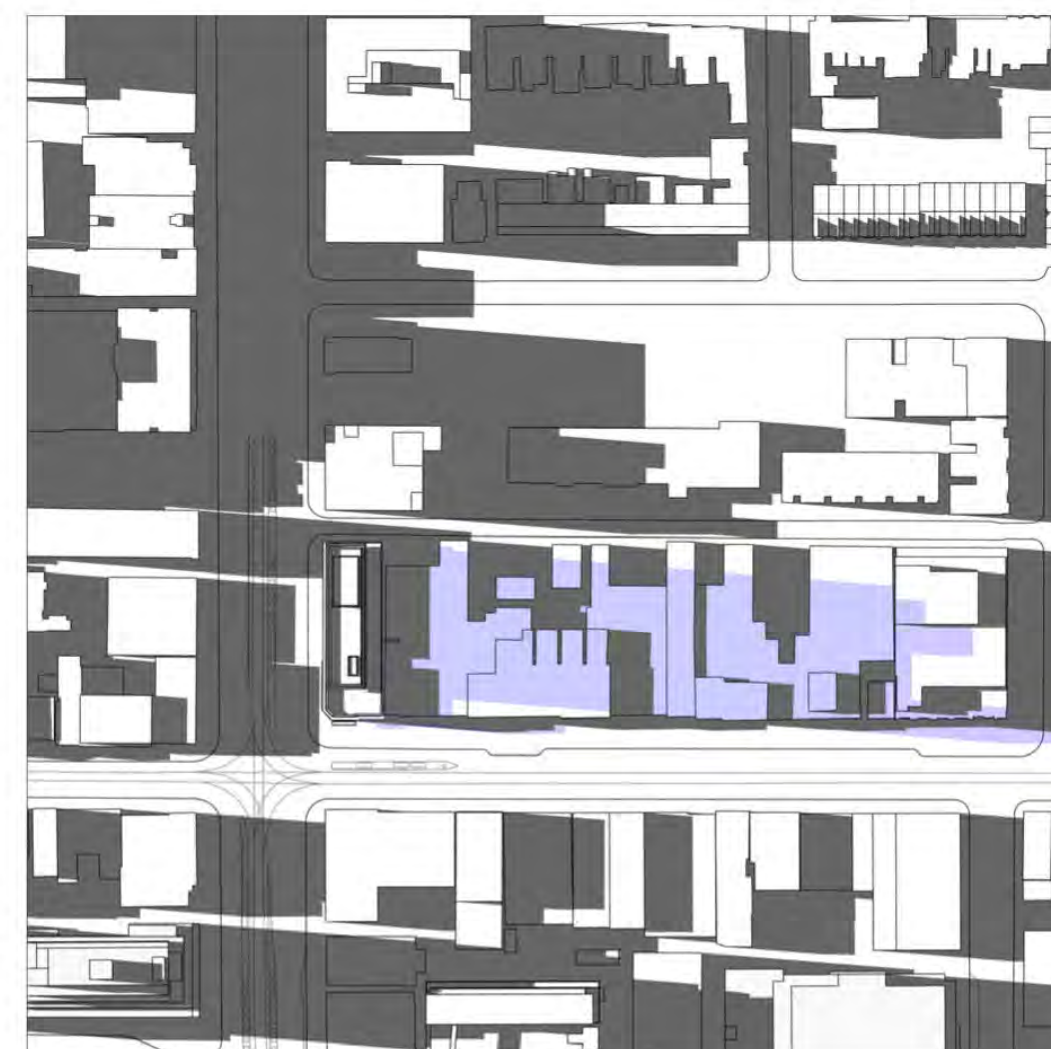
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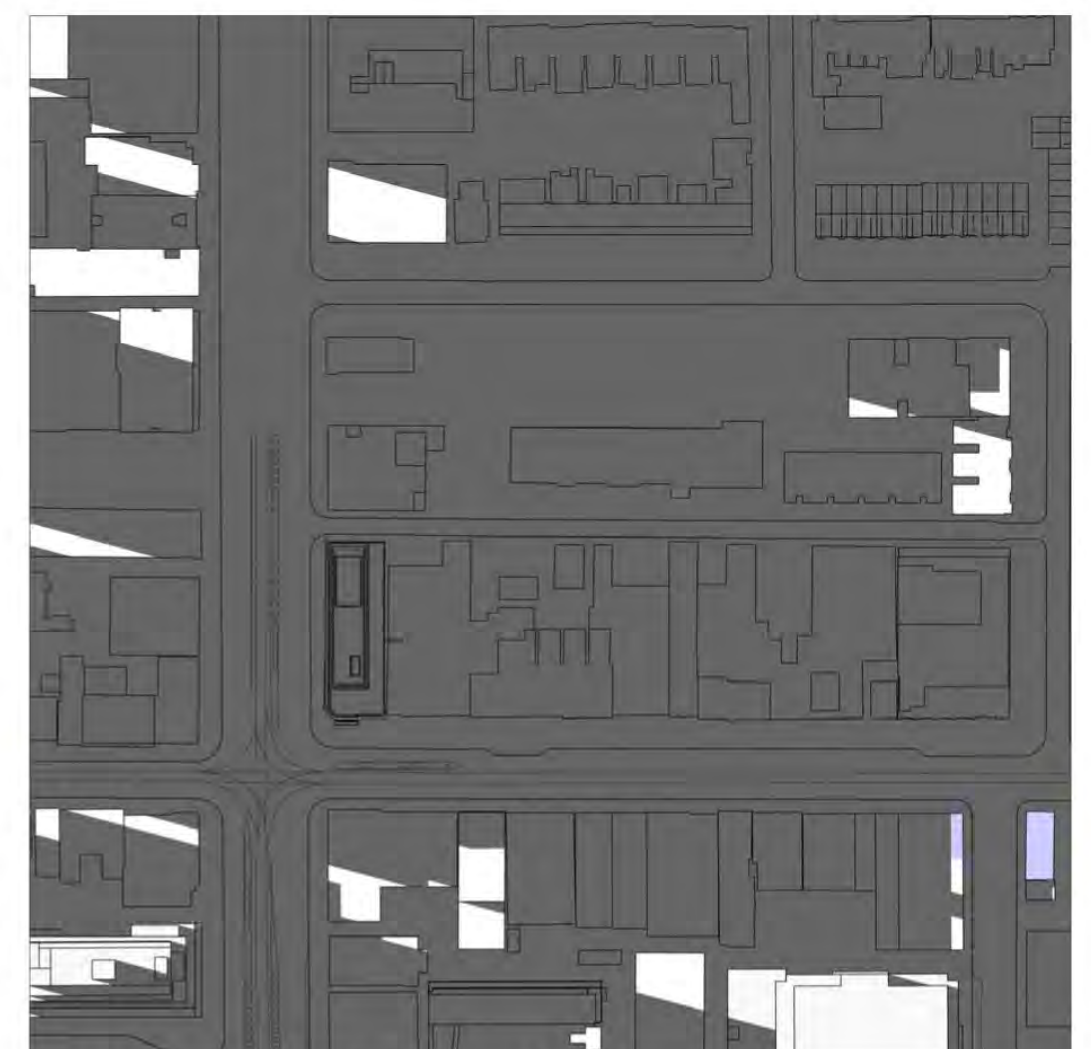
MARCH 21, 2020 - 3:18



MARCH 21, 2020 - 4:18





MARCH 21, 2020 - 5:18



MARCH 21, 2020 - 6:18

LEGEND

-  NEW SHADOWS
-  EXISTING SHADOWS

SHEET No. 203T600EFILE: 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





ONETEAM  
ONTARIO LINE TECHNICAL ADVISOR

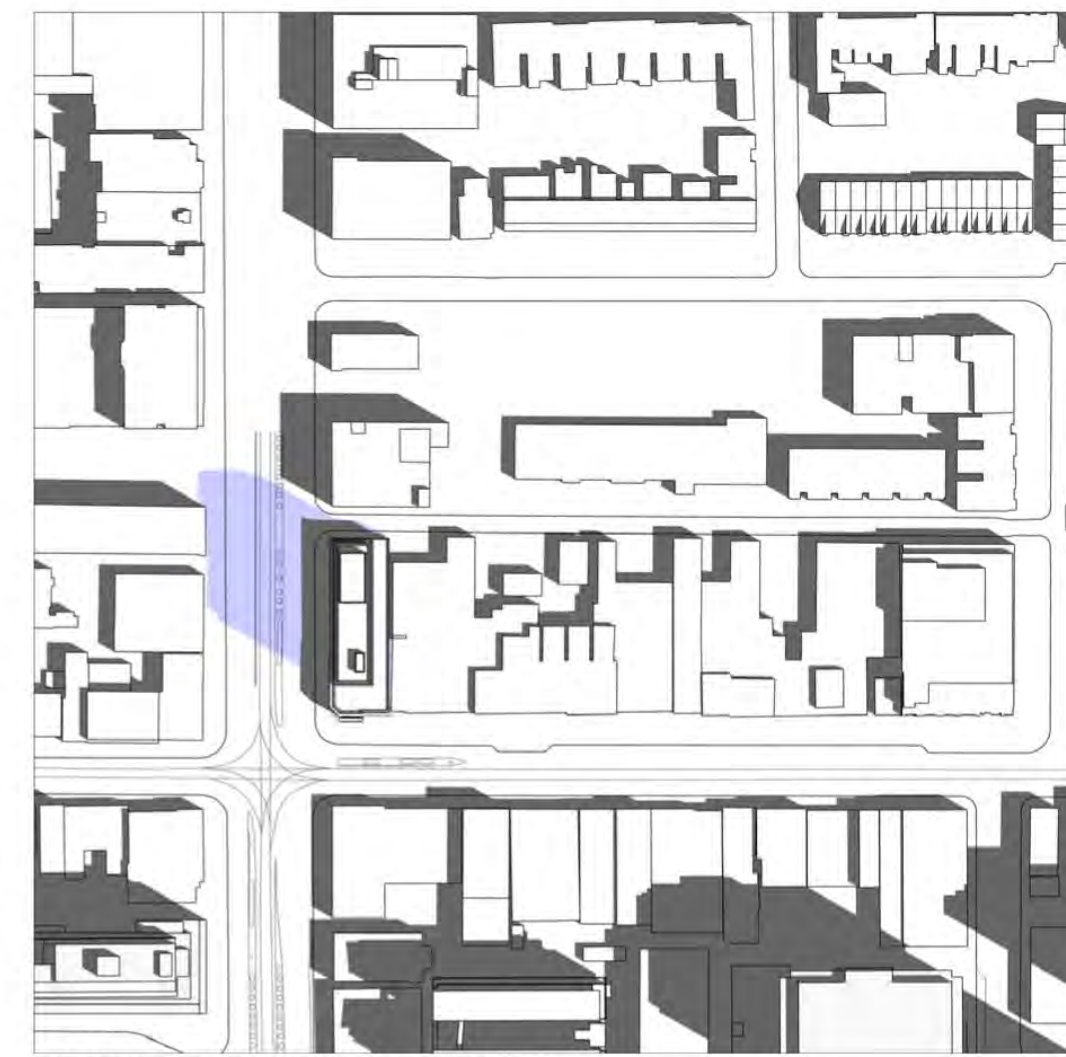
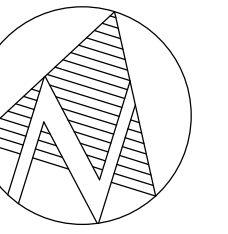


ONTARIO ASSOCIATION  
OF ARCHITECTS  
LIANA BRESLER  
LICENCE  
8272

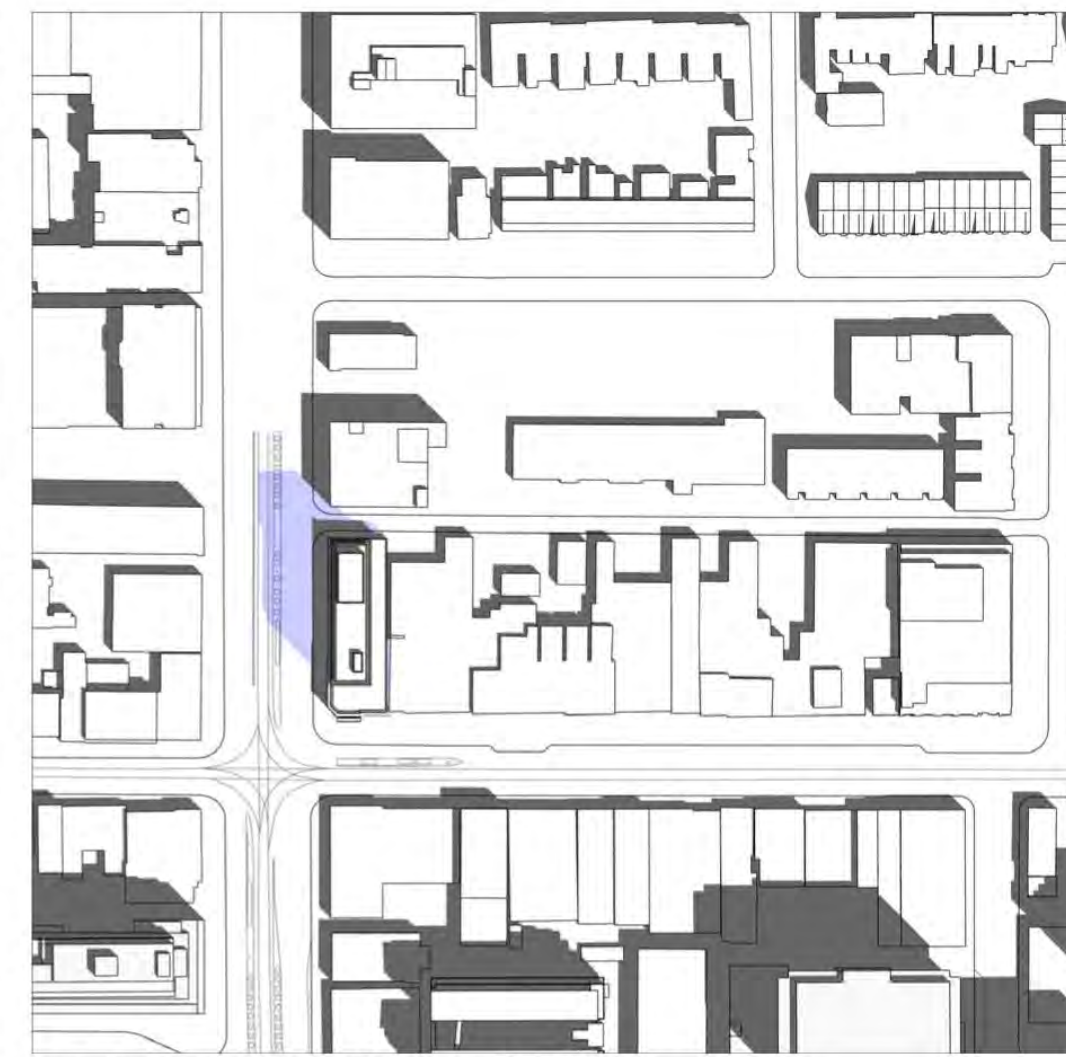
DESIGNED	A.CHRISTOPHER
DRAWN	I.AMOS
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

ONTARIO LINE  
ITOC  
DOWNTOWN | SPADINA  
SHADOW STUDIES - MARCH

Plot Date: 2021-05-21 4:31 PM	
 METROLINX	
 Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 203T600E



JUNE 21, 2020 - 9:18



JUNE 21, 2020 - 10:18



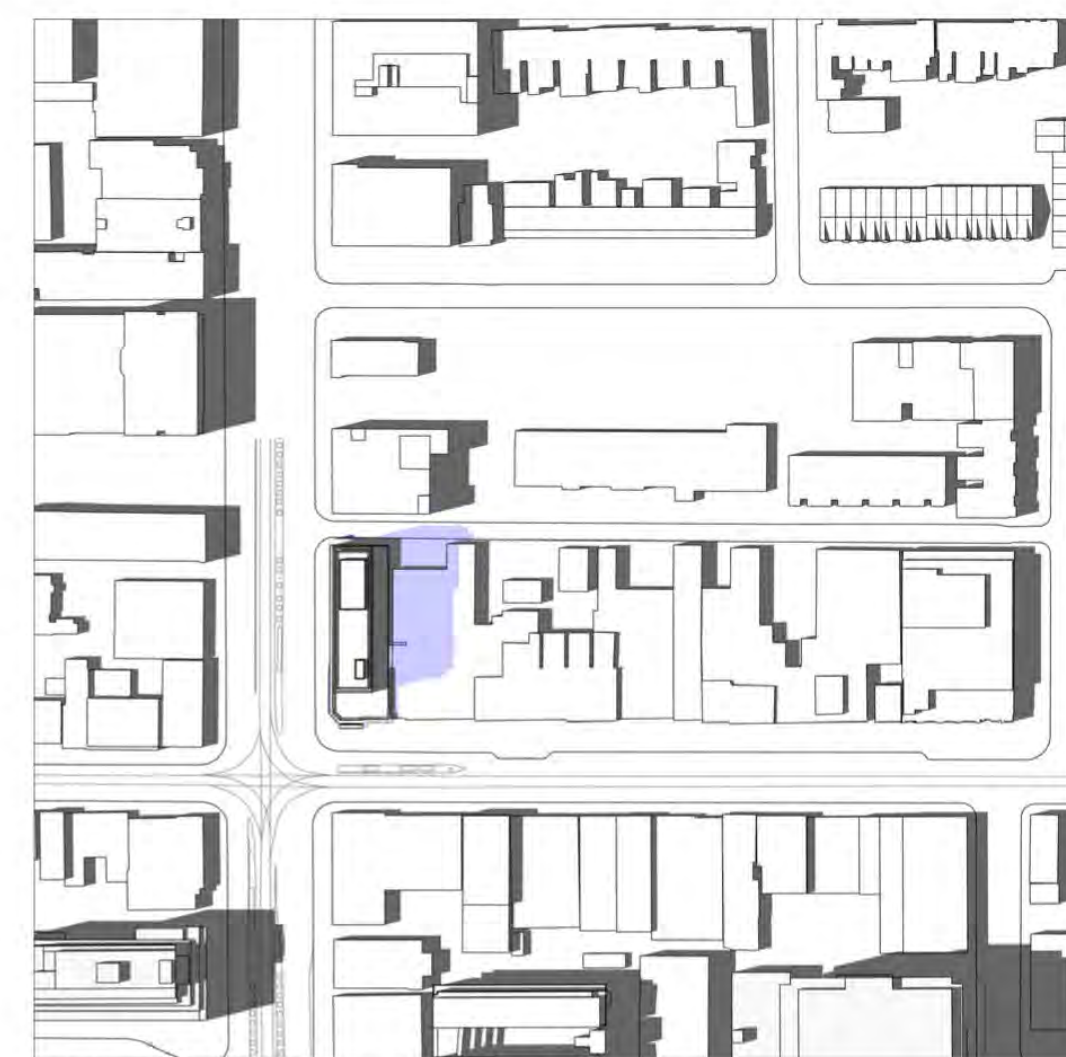
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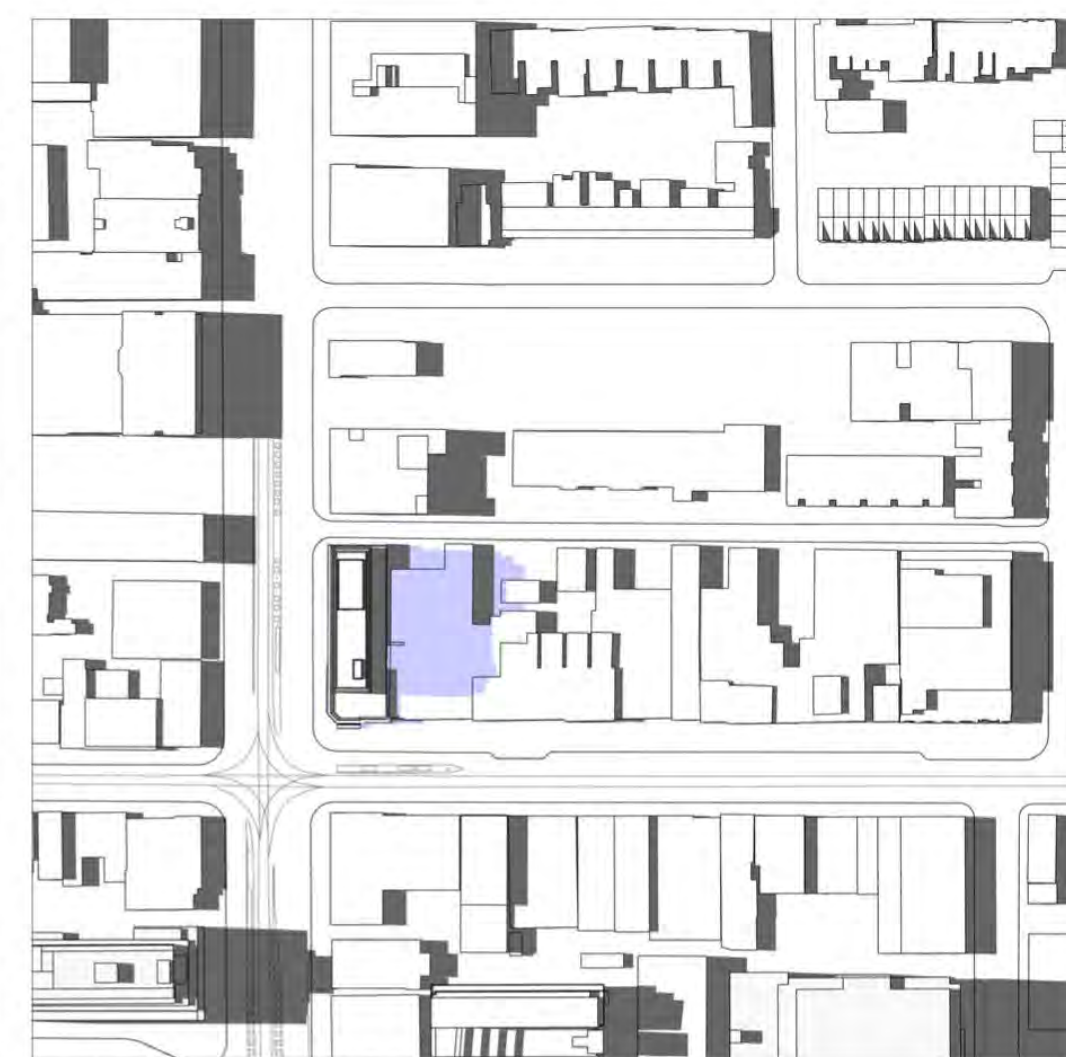
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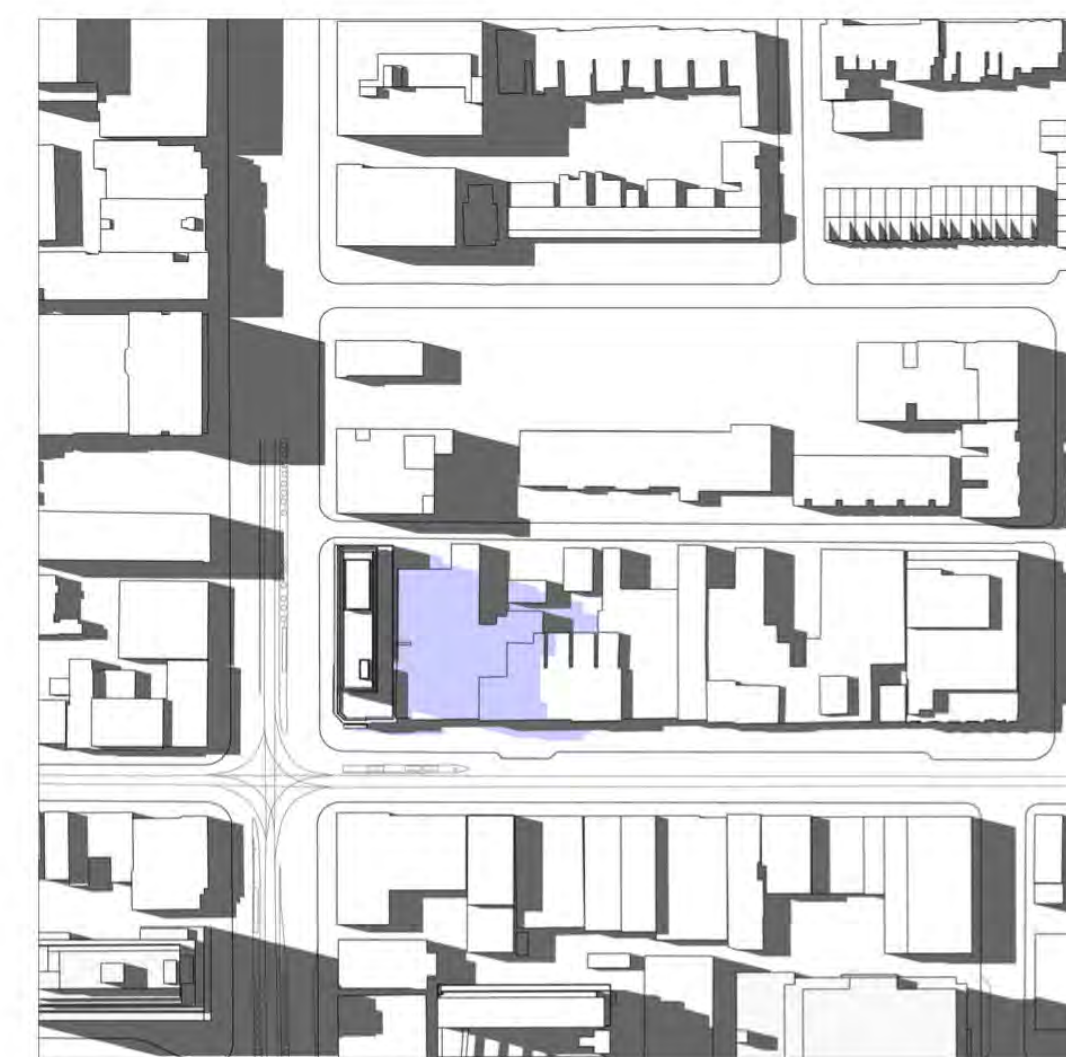
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JUNE 21, 2020 - 2:18



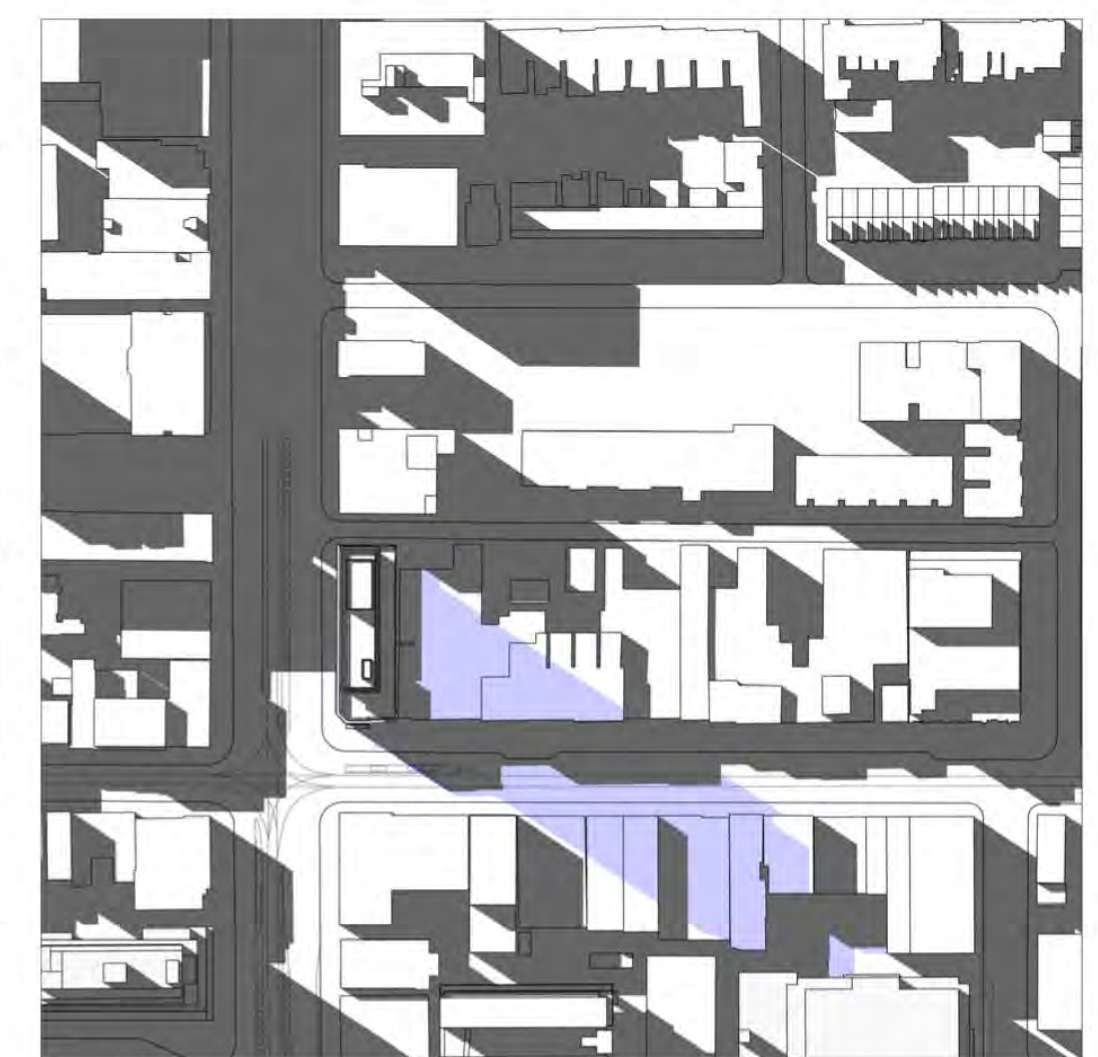
JUNE 21, 2020 - 3:18



JUNE 21, 2020 - 4:18



JUNE 21, 2020 - 5:18



JUNE 21, 2020 - 6:18

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS

SHEET No. 203T601EFILE: BIM 360/10206938\_OLTA\_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

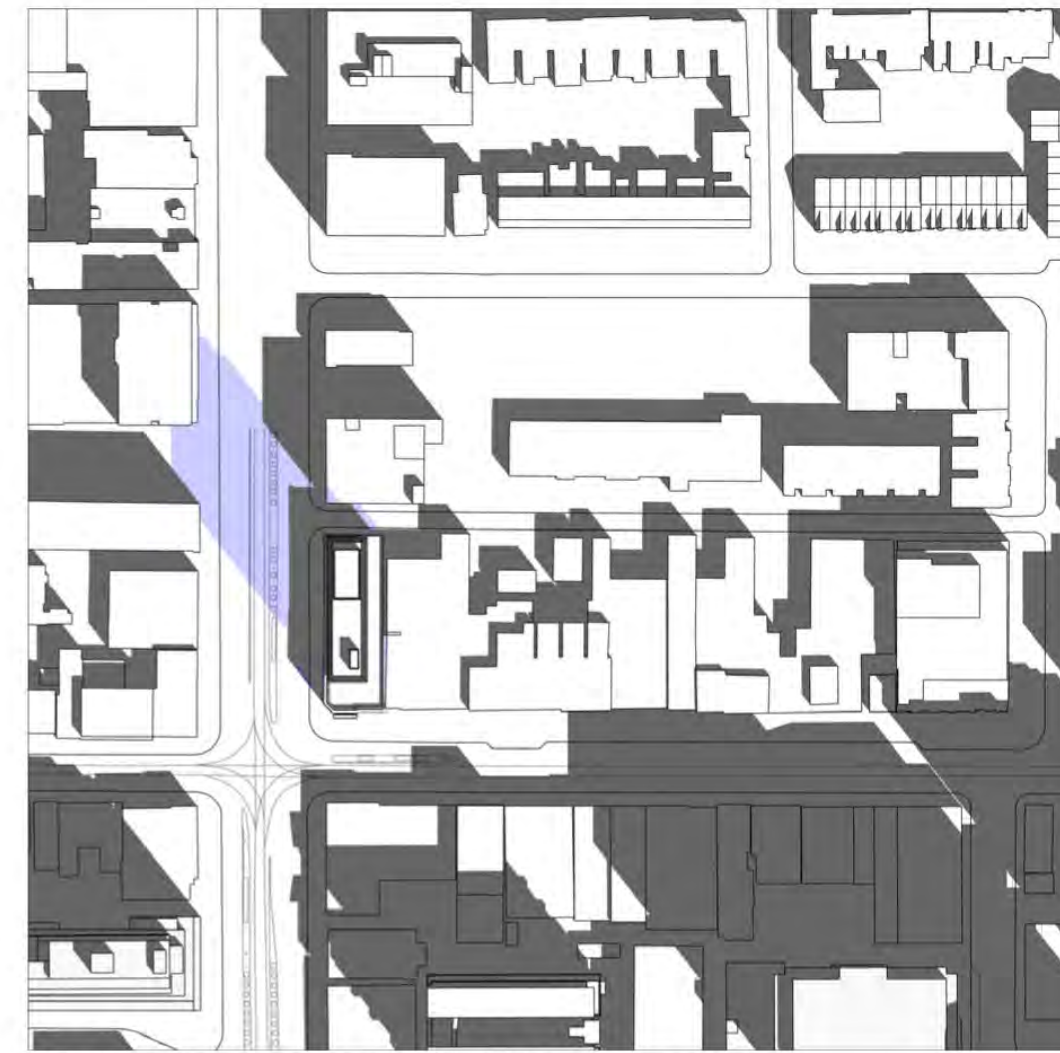
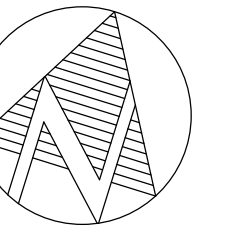
**ONETEAM**  
ONTARIO LINE TECHNICAL ADVISOR

ONTARIO ASSOCIATION  
OF ARCHITECTS  
LIANA BRESLER  
LICENCE 8272

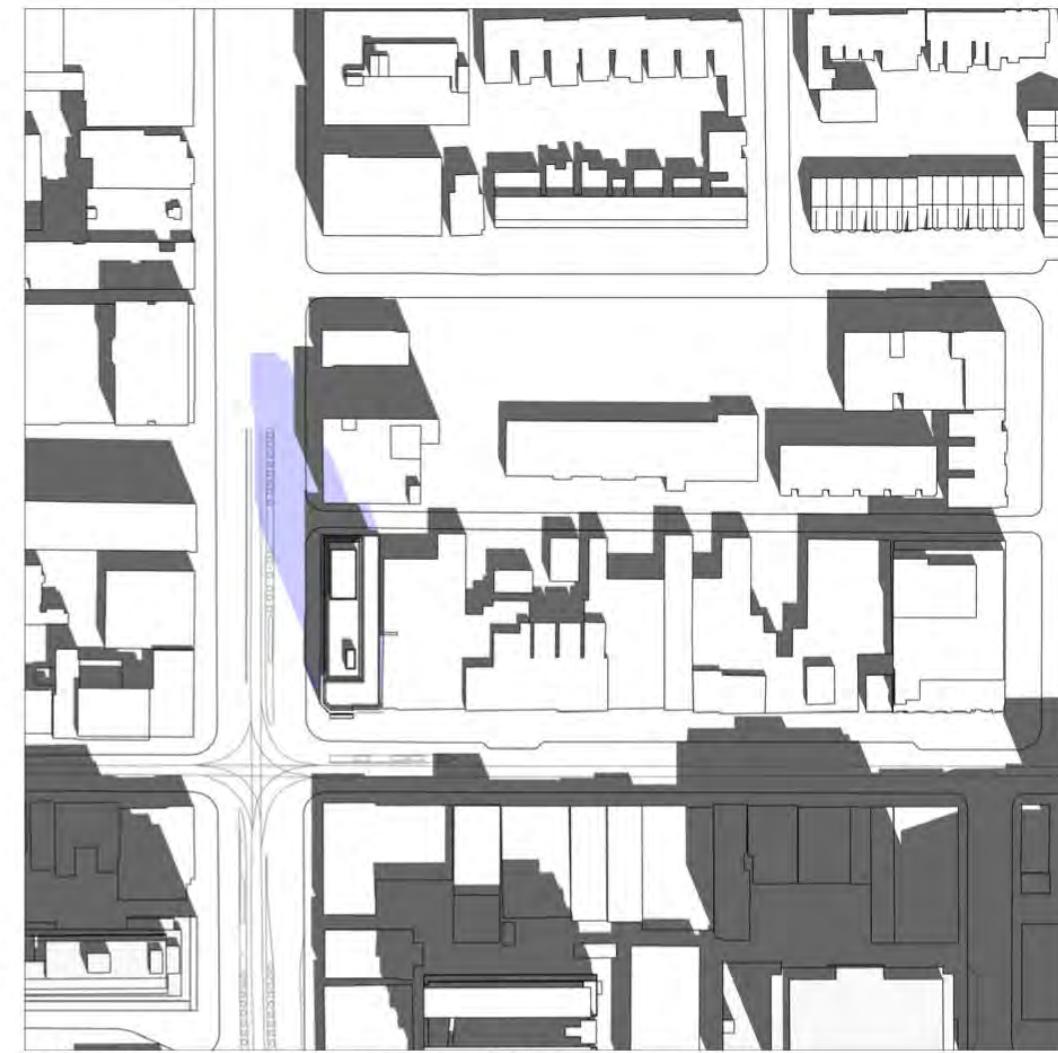
DESIGNED	A.CHRISTOPHER
DRAWN	L.AMOS
CHECKED	A.CHRISTOPHER
APPROVED	L.BRESLER

**ONTARIO LINE**  
ITOC  
DOWNTOWN | SPADINA  
SHADOW STUDIES - JUNE

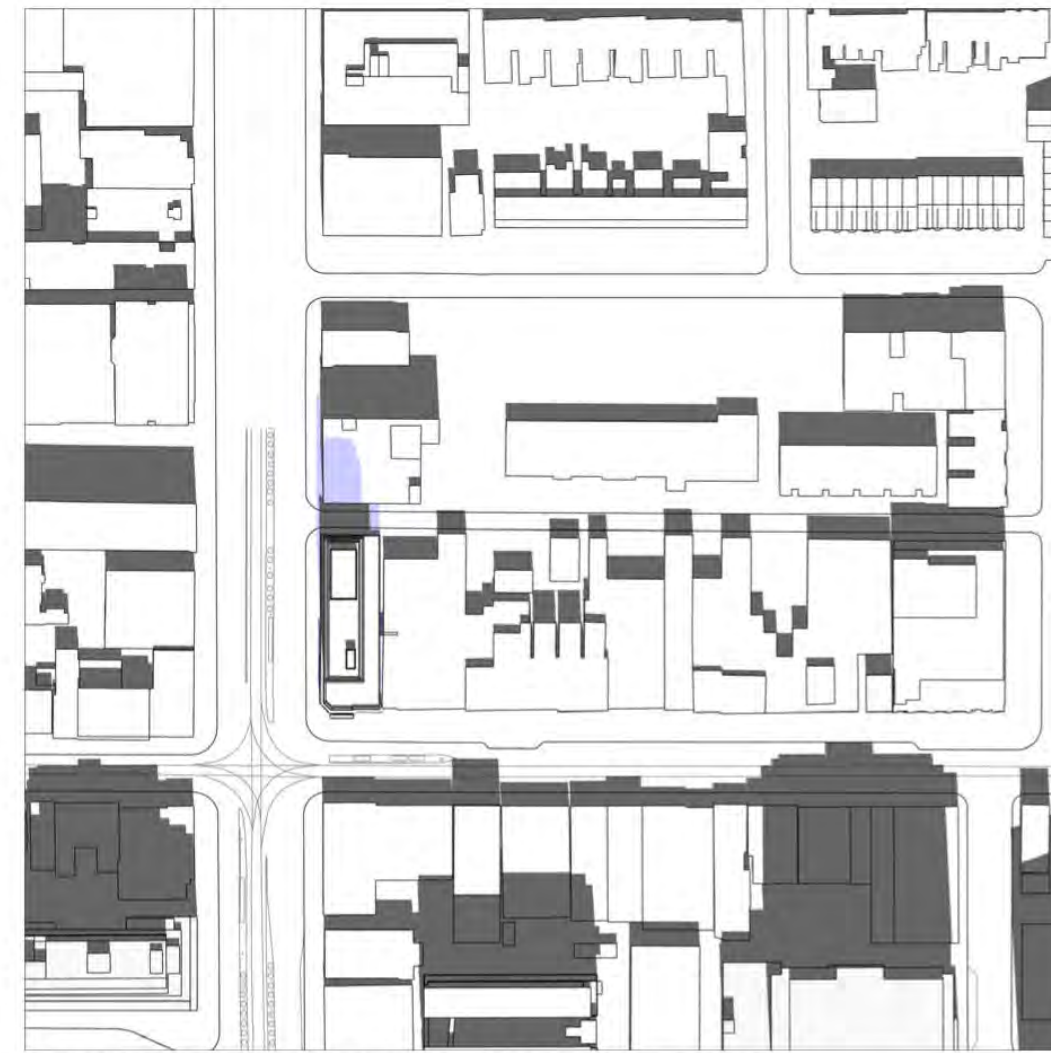
Plot Date: 2021-05-21 4:31 PM	
<b>METROLINX</b> Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 203T601E



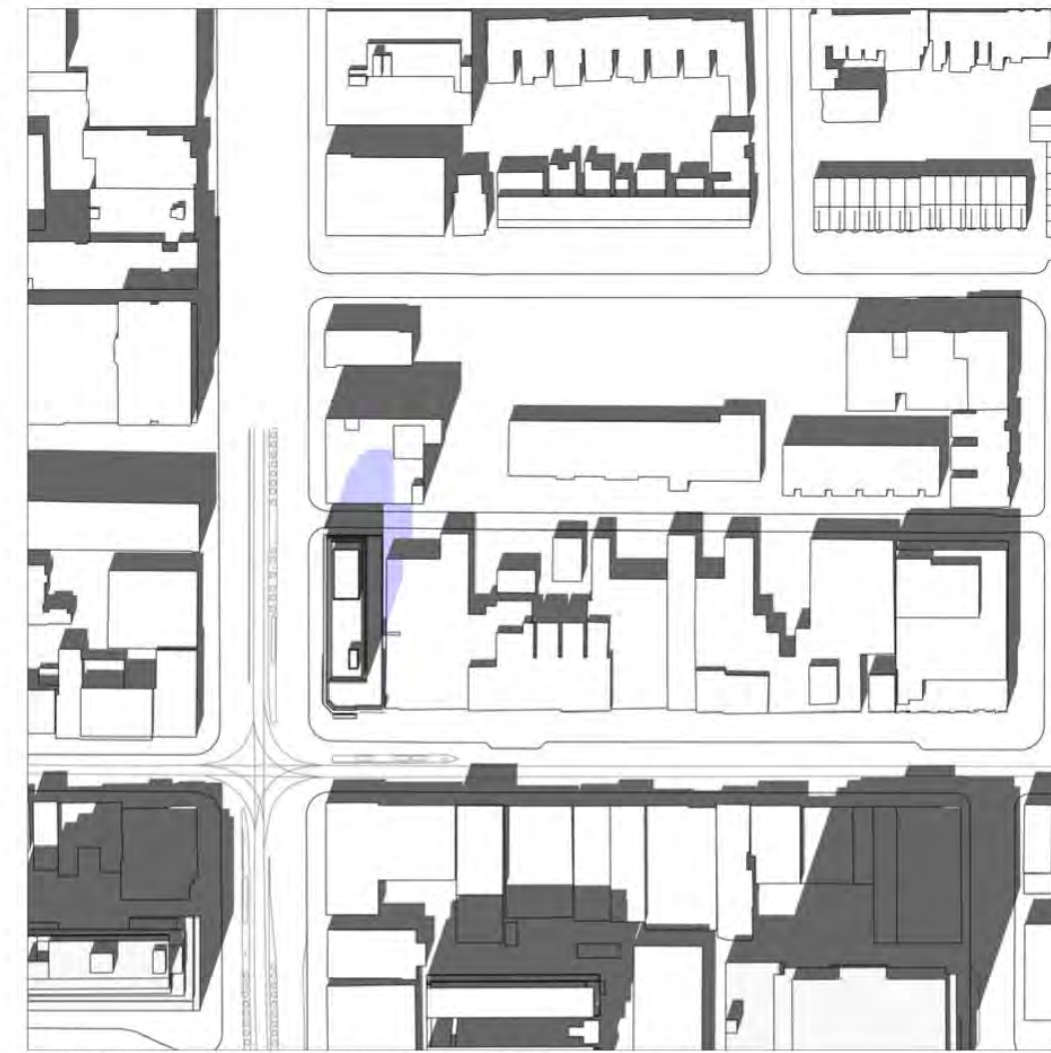
SEPTEMBER 21, 2020 - 9:18



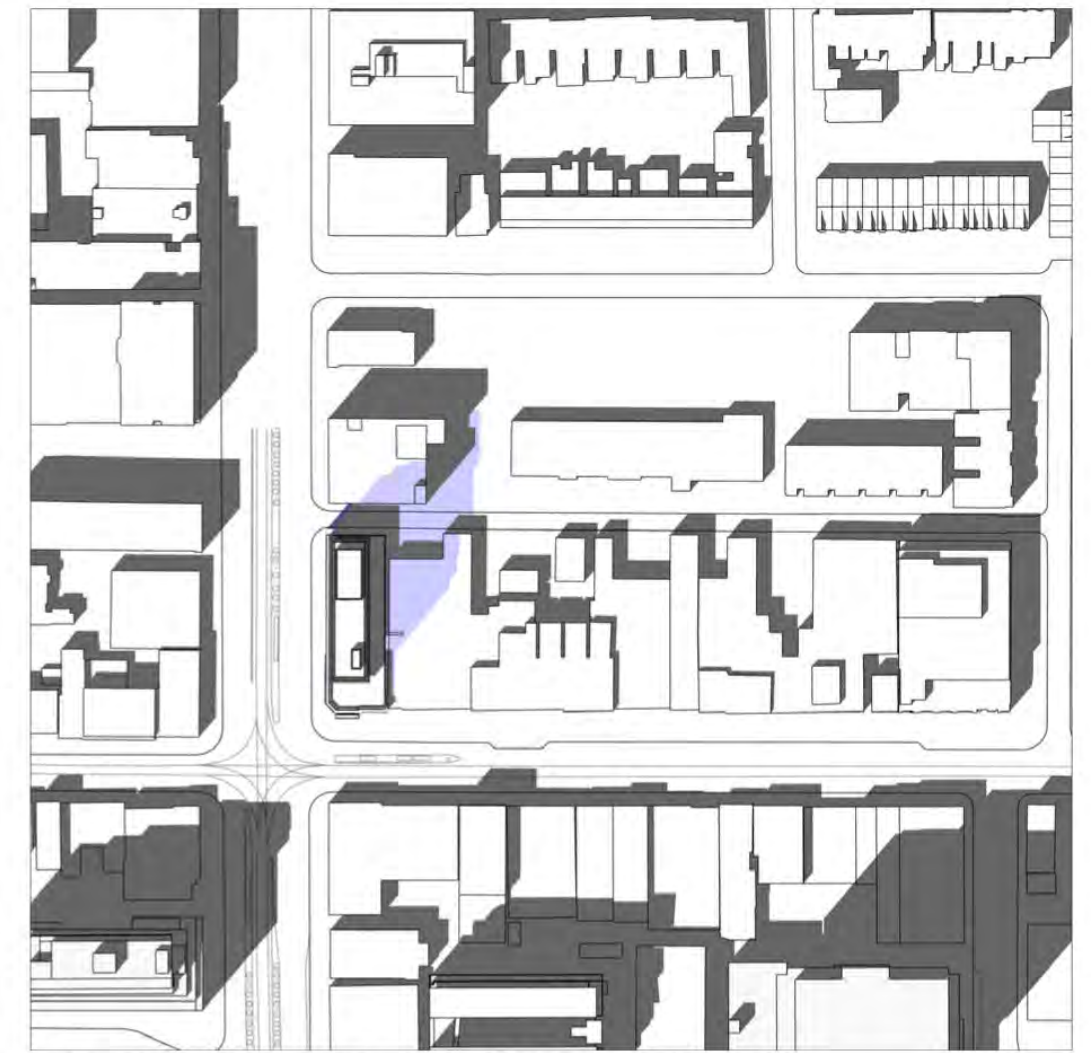
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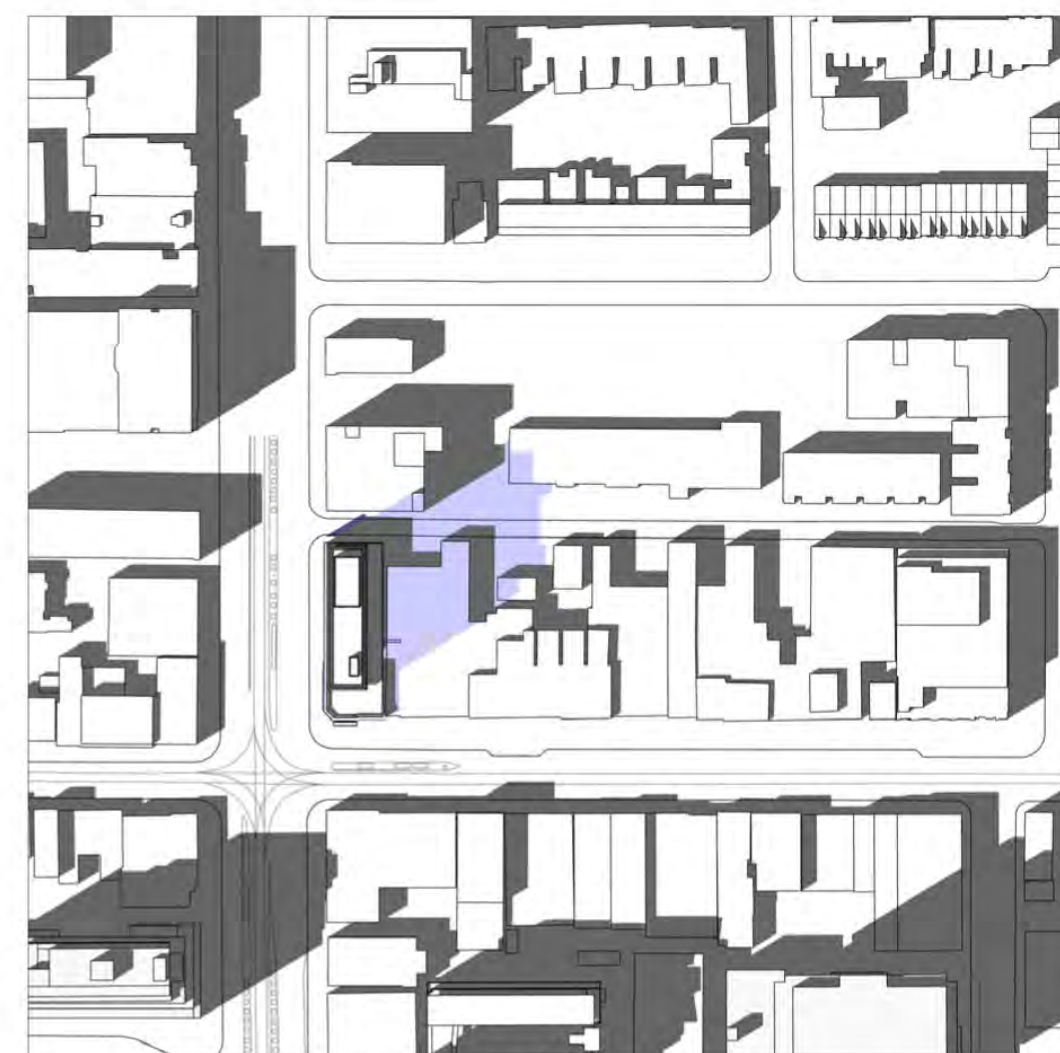
SEPTEMBER 21, 2020 - 11:18



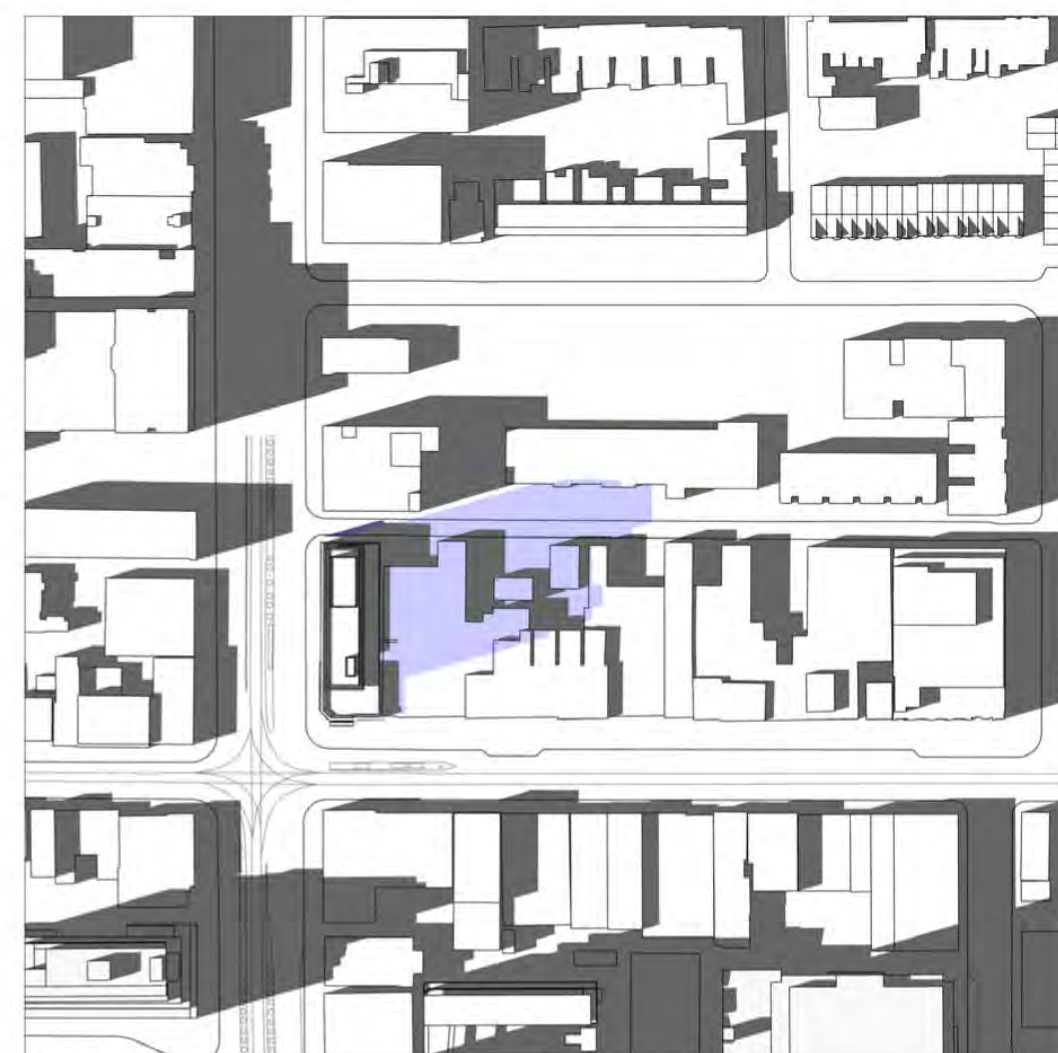
SEPTEMBER 21, 2020 - 12:18



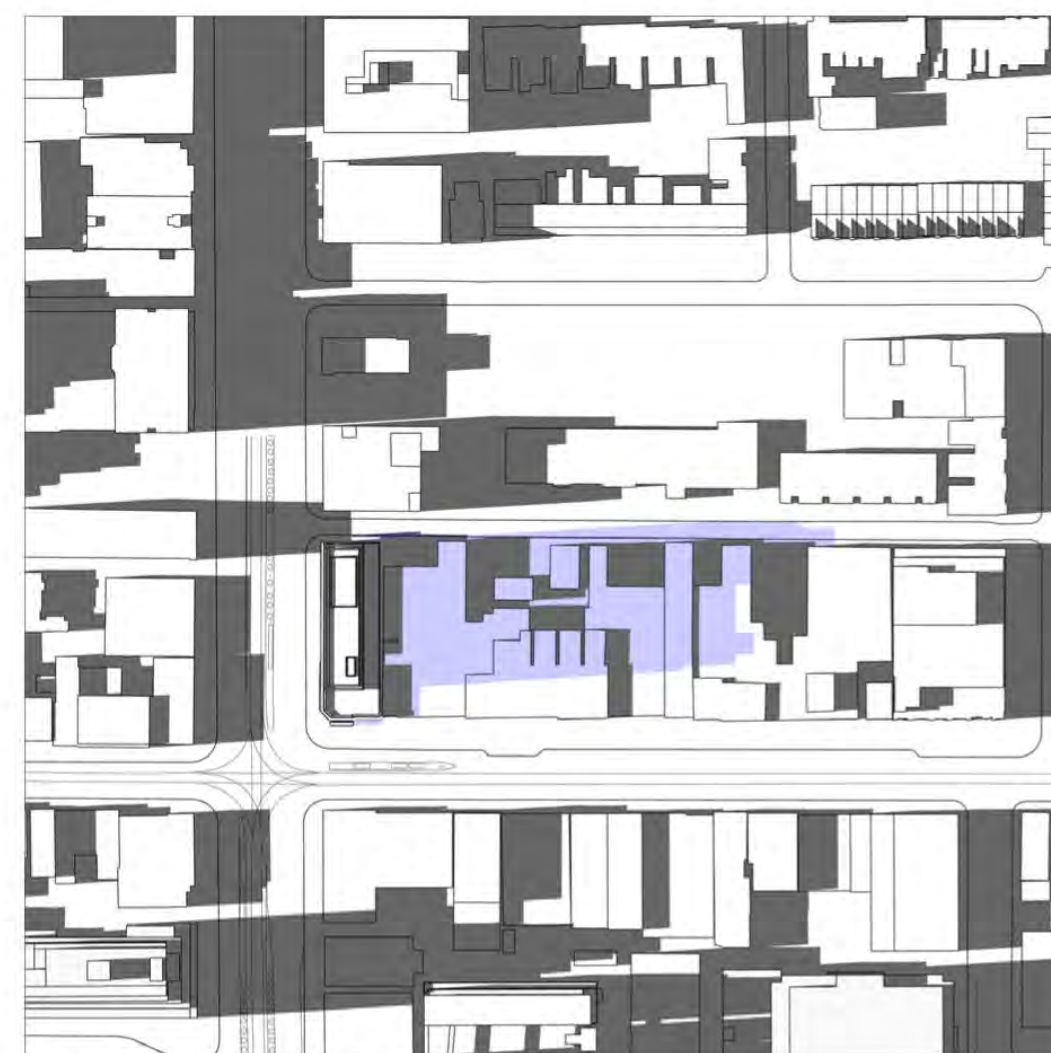
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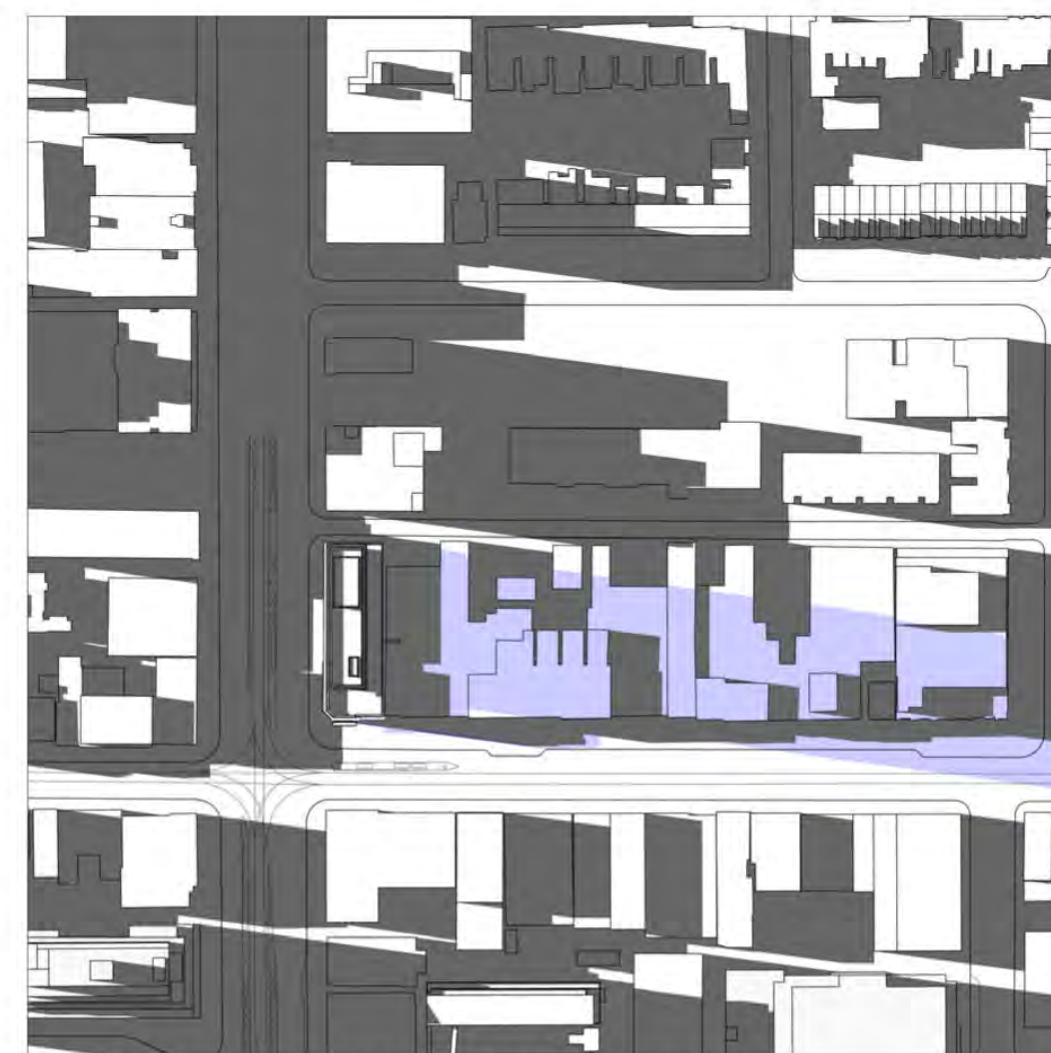
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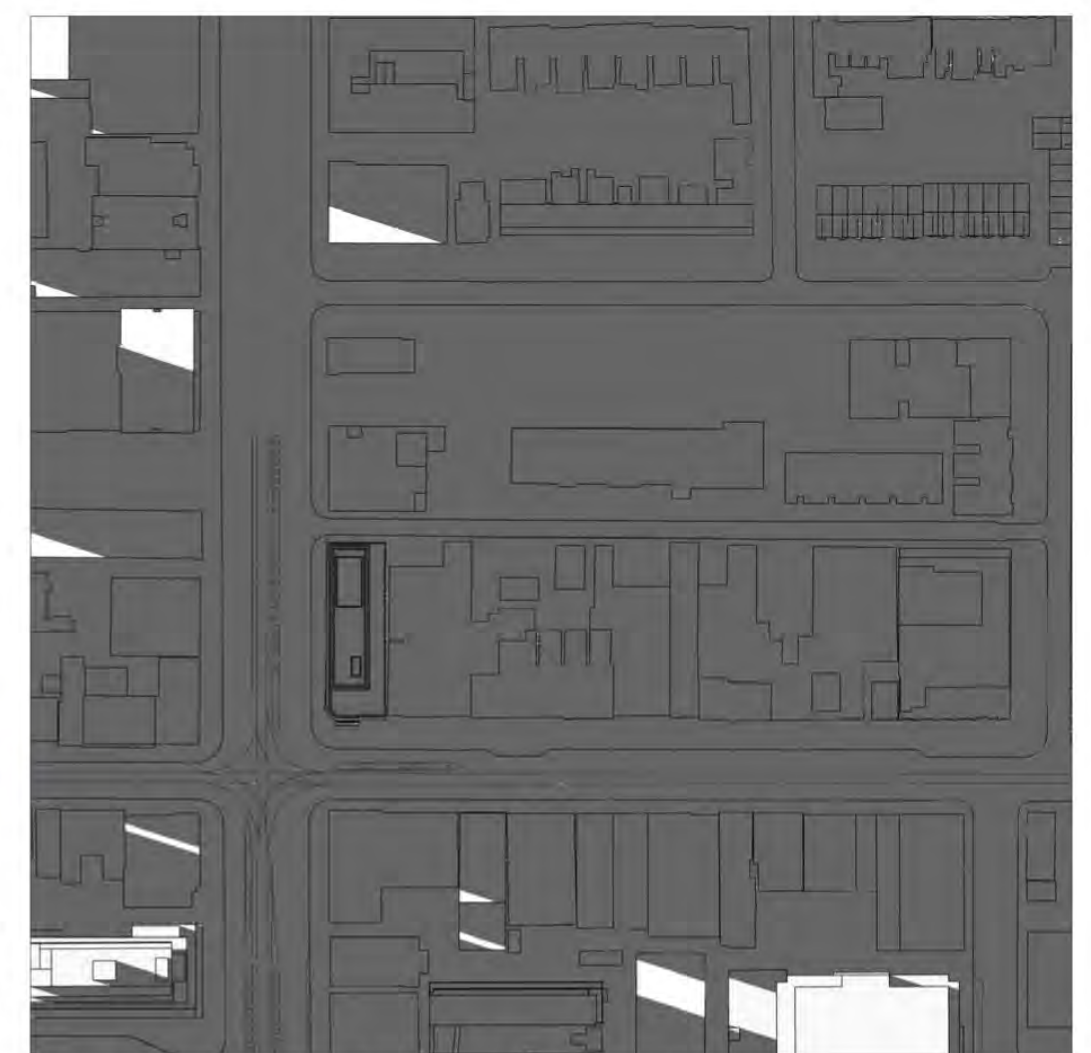
SEPTEMBER 21, 2020 - 3:18



SEPTEMBER 21, 2020 - 4:18



SEPTEMBER 21, 2020 - 5:18



SEPTEMBER 21, 2020 - 6:18

LEGEND

-  NEW SHADOWS
-  EXISTING SHADOWS

SHEET No. 203T602EFILE: BIM 360/10206938\_OLTA\_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

TITLE

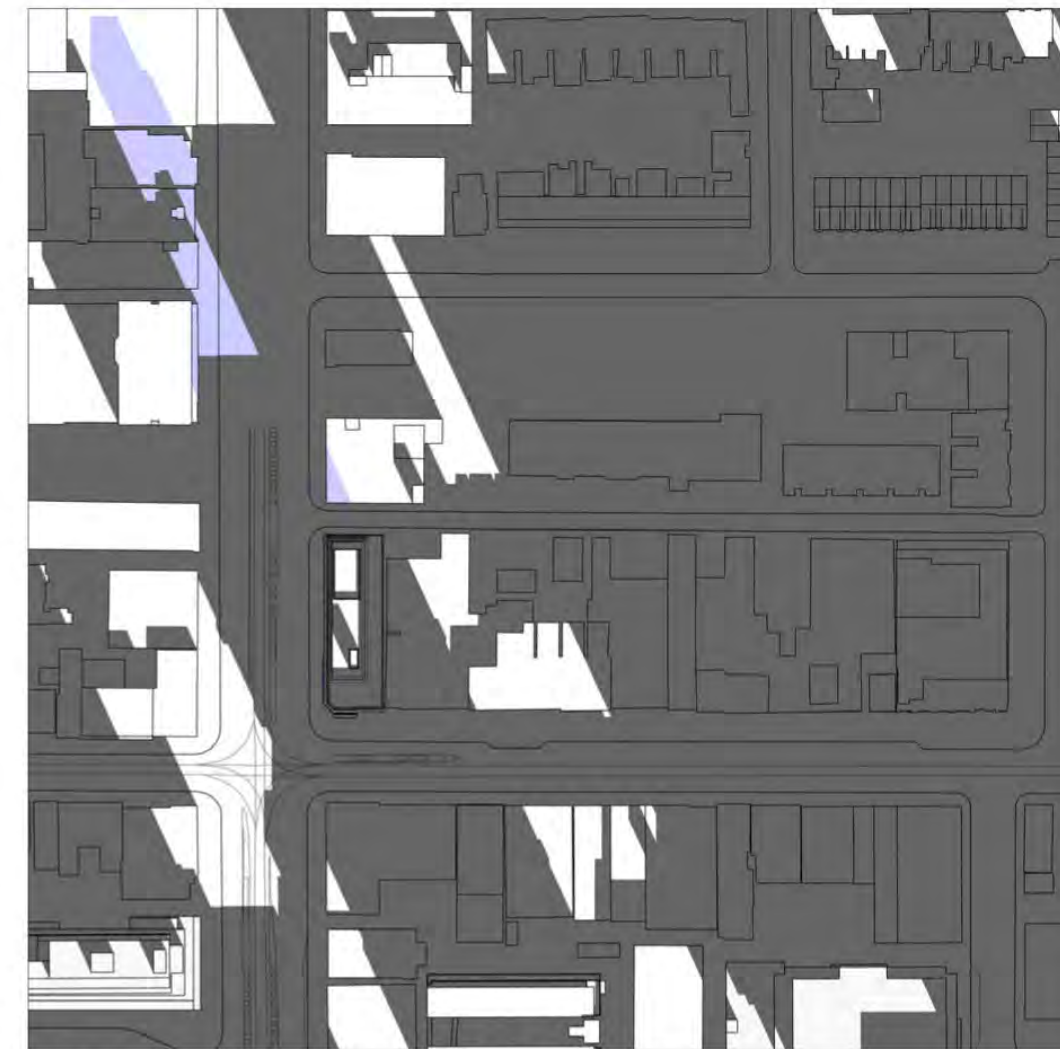
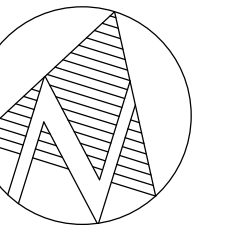
ITOC  
DOWNTOWN | SPADINA  
SHADOW STUDIES - SEPTEMBER

Plot Date: 2021-05-21 4:31 PM

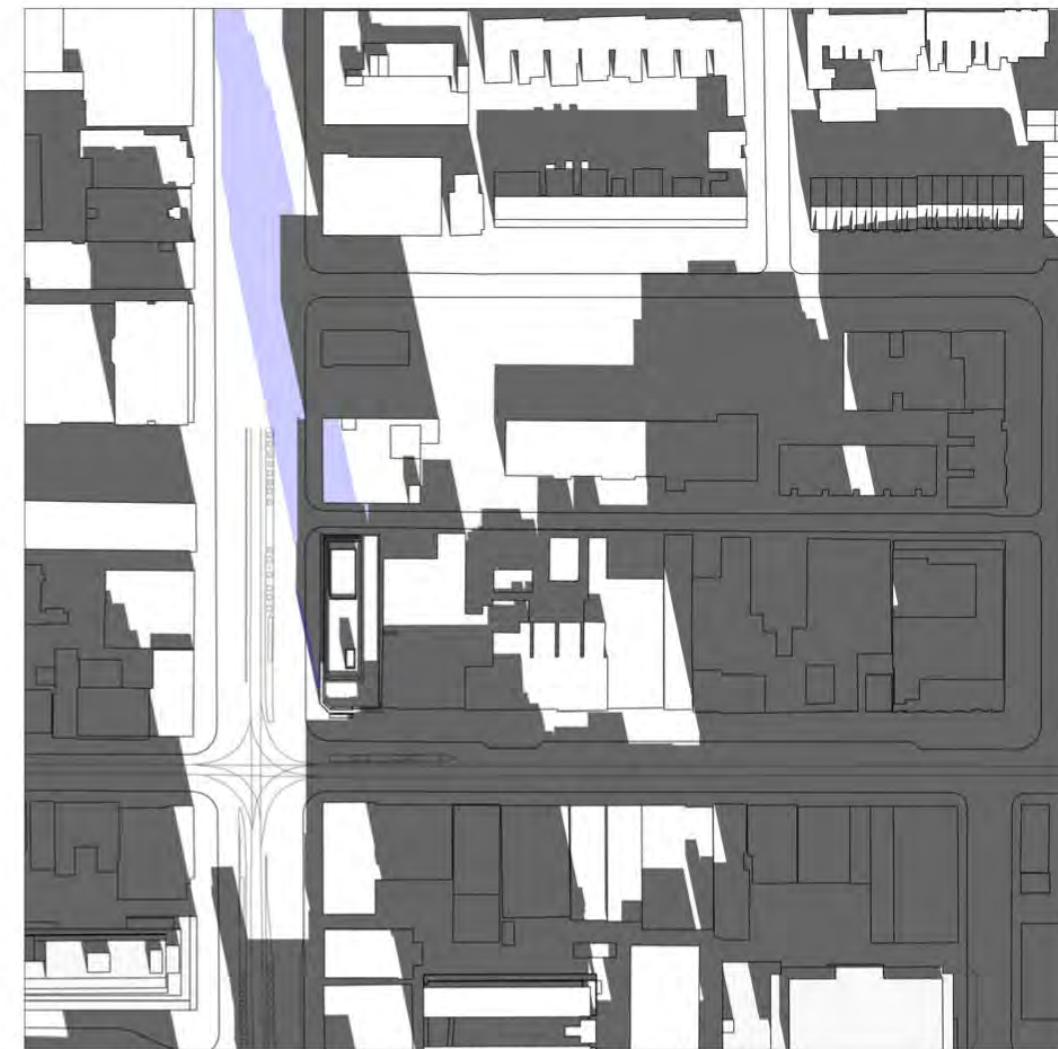


SCALE 1 : 1

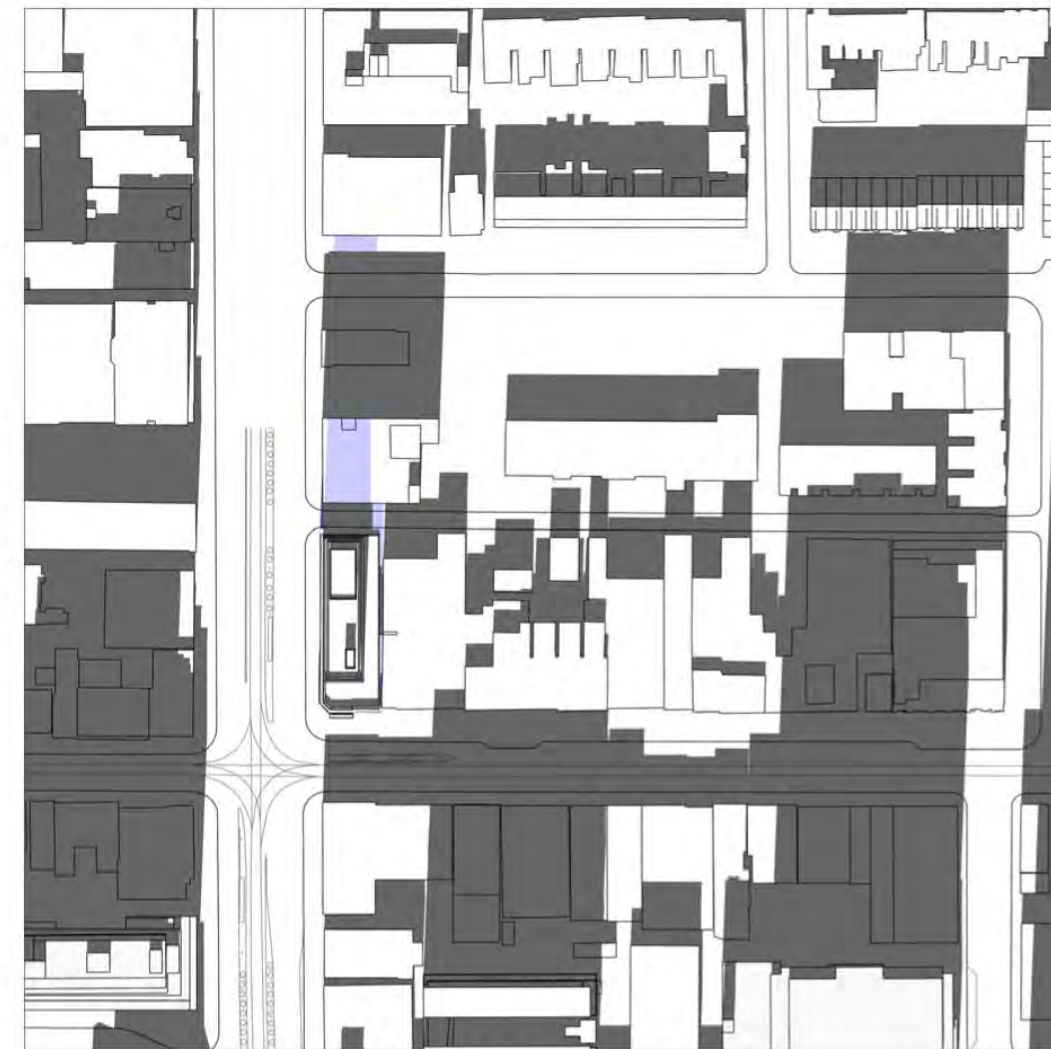
DRAWING NUMBER 203T602E



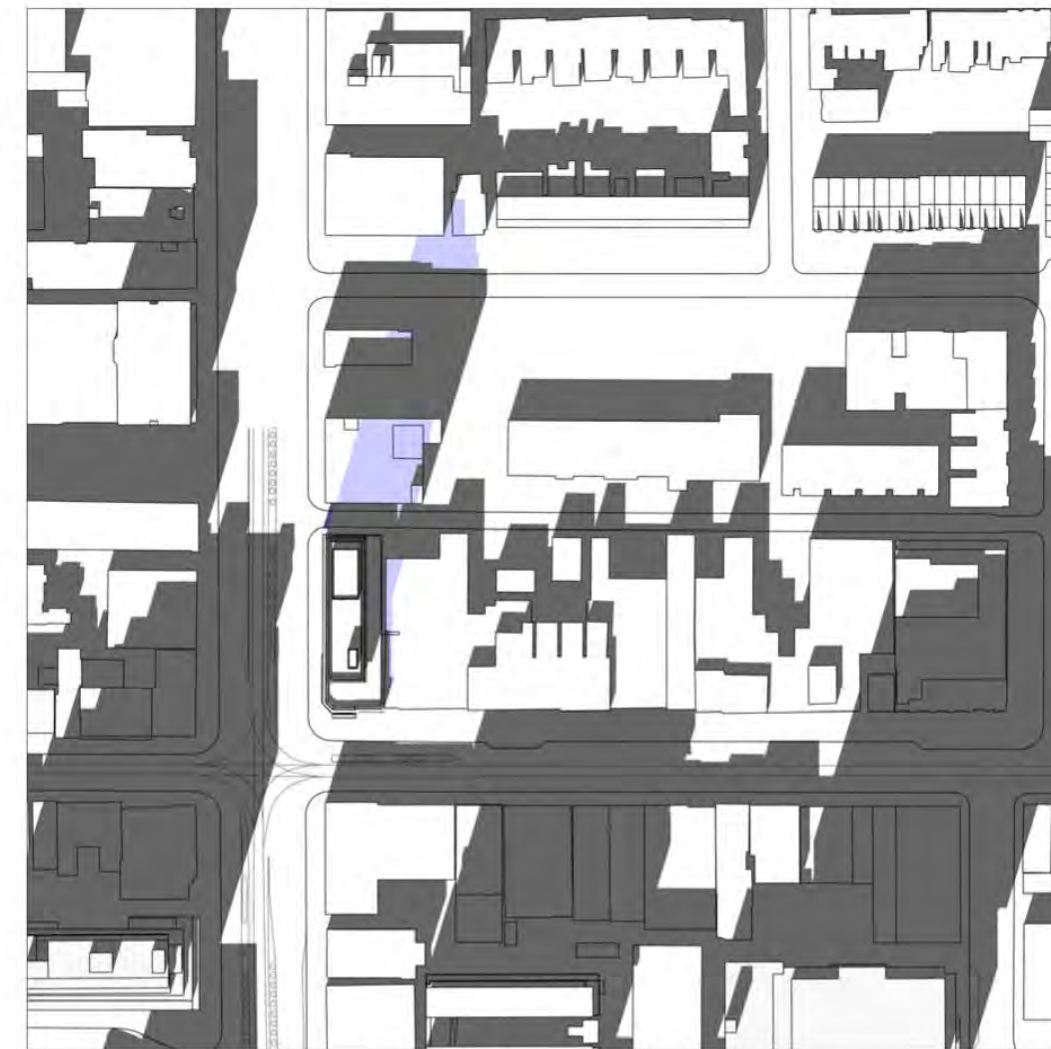
DECEMBER 21, 2020 - 9:18



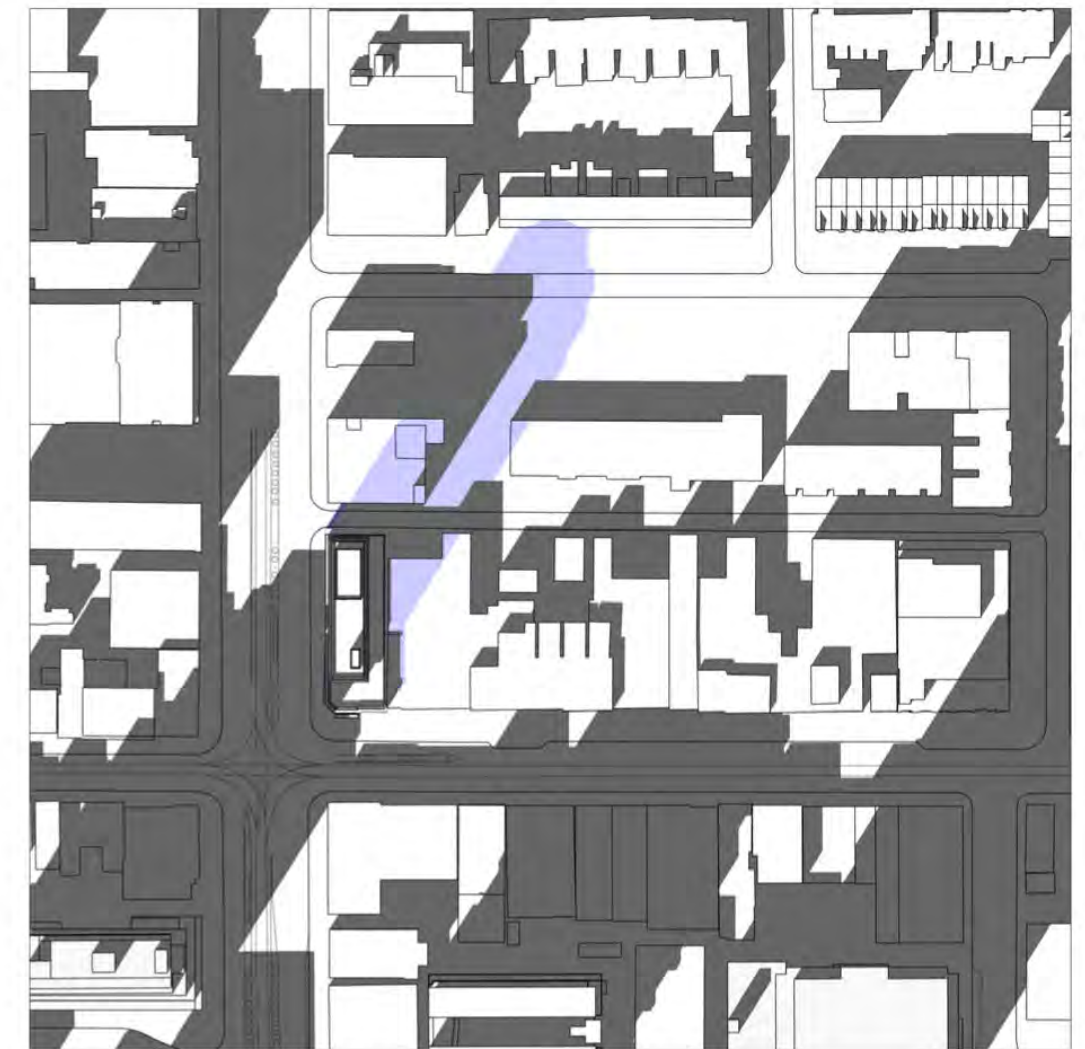
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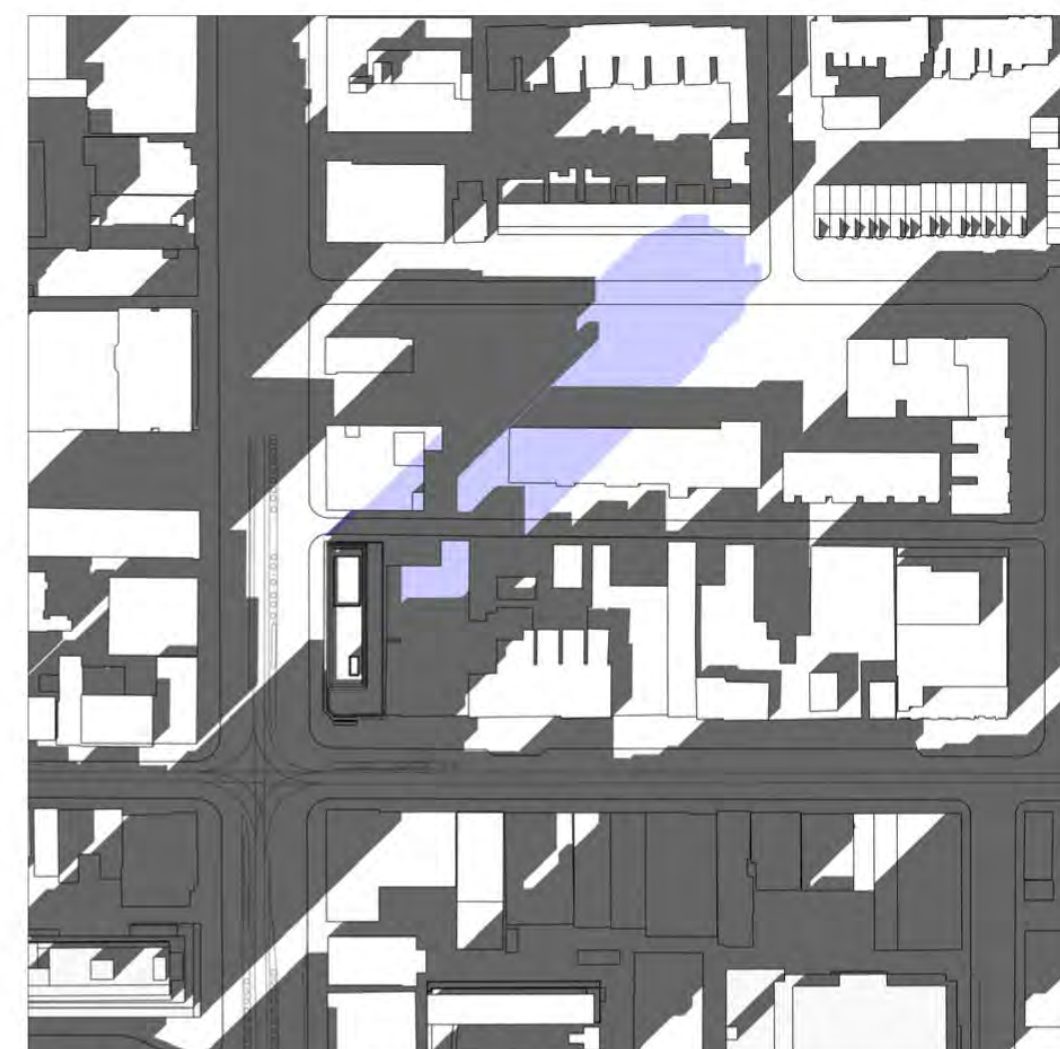
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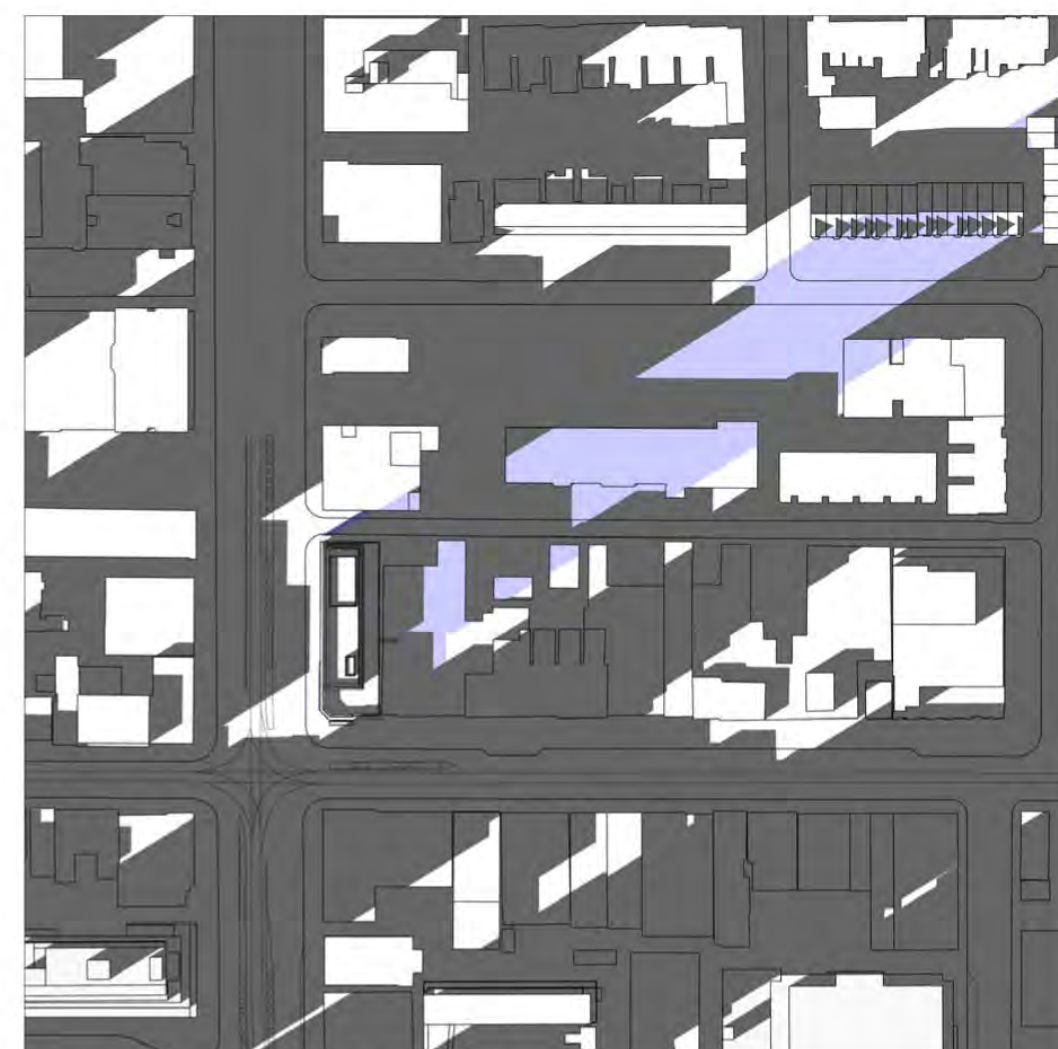
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DECEMBER 21, 2020 - 1:18



DECEMBER 21, 2020 - 2:18



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. 203T603EFILE: 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**



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

**ONTARIO LINE**  
**ITOC**  
DOWNTOWN | SPADINA  
SHADOW STUDIES - DECEMBER

Plot Date: 2021-05-21 4:31 PM	
<b>METROLINX</b> Infrastructure Ontario	
SCALE 1 : 1	DRAWING NUMBER 203T603E