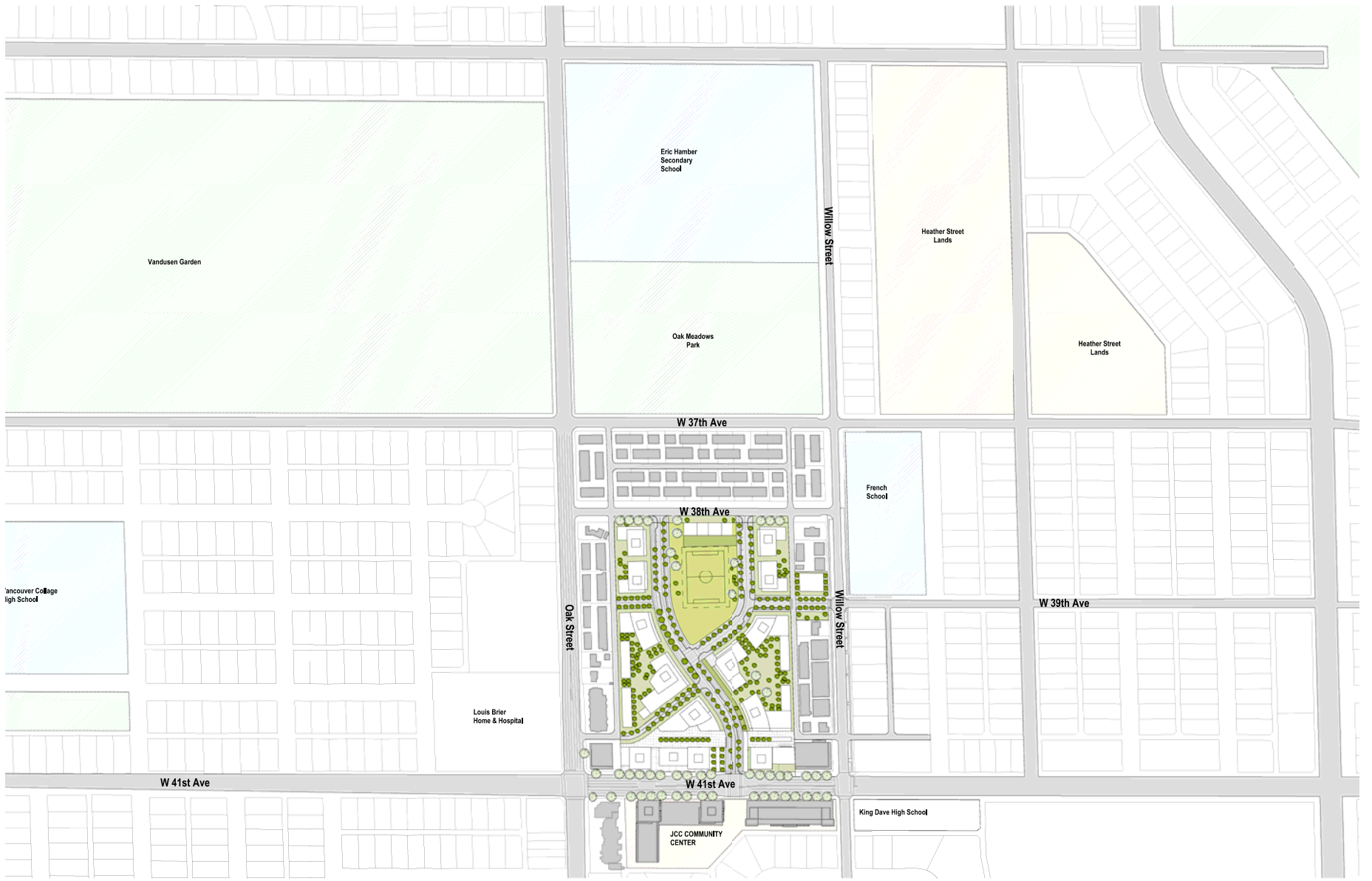


OAKRIDGE TRANSIT CENTRE (OTC)



CONTEXT SITE PLAN - 2.3 FSR

07/24/19
SCALE: 1" = 160'-0"

- Rental Housing
- Social Housing
- Retail
- Market Housing

Total Site Area:	623,275 sqf	(57,904.1 sqm)
Combined OTC & Willow St. FSR :	2.36	
Total Gross Floor Area :	1,468,622 sqf	(136,439.4 sqm)
Total Commercial Area :	24,000 sqf	(2,229.7 sqm)
Total Childcare Area :	8,892 sqf	(826.0 sqm)
Total Net Residential Density Area:	1,435,730 sqf	(133,383.7 sqm)
Total Social Housing Provided - 20%:	277,589 sqf	(25,788.9 sqm)
Total Rental Housing Provided - 10%:	126,352 sqf	(11,738.5 sqm)
Total Market Residential Area:	1,031,789 sqf	(95,856.3 sqm)

Parcel & Building	# of Floors	Material	Residential sq.ft.	Commercial sq.ft.	Daycare sq.ft.	Total sq.ft.	Height ft (m)	Est. No. of Units
A-1 (apartment)	6	conc.	47,033			47,033	60' (20.0)	54
A-2 (apartment)	6	conc.	51,765			51,765	60' (20.0)	60
B-1 (apartment)	8	conc.	85,884			85,884	80' (24.4)	98
B-2 (apartment)	15	conc.	202,256			202,256	150' (48.0)	231
B-3 (townhouse)	3	wood	14,423			14,423	30' (9.1)	11
B-4 (townhouse)	3	wood	15,529			15,529	30' (9.1)	12
C-1 (apartment)	20	conc.	180,543			180,543	200' (61.0)	184
C-2 (apartment)*	23	conc.	155,227	3,630		158,857	235' (75.0)	180
C-3A (rental apt.)*	6	conc.	31,588	5,365		36,953	75' (22.9)	45
C-3B (rental apt.)*	12	conc.	63,176	4,930		68,106	135' (41.1)	80
D-1 (apartment)	26	conc.	196,877	8,075		204,952	275' (83.8)	222
E-1 (social hsg.)	12	conc.	131,120	2,000		133,120	135' (41.0)	165
E-2 (social hsg.)	6	conc.	70,789			70,789	60' (20.0)	83
E-3 (social hsg.)	6	conc.	75,680			75,680	60' (20.0)	82
F-1 (apartment)	6	conc.	49,985			49,985	60' (20.0)	57
F-2 (apartment)	6	conc.	46,422			46,422	60' (20.0)	53
G-1 (townhouse)	3	wood	17,434			17,434	30' (11.0)	13
H (park/childcare)	3	TBD			8,892	8,892	32' (10)	

* Rental apartment: 75% market rental (94,764 sq.ft.) + 25% moderate income rental (31,588 sq.ft.), distributed between Buildings C-2, C-3A (MIRH), and C-3B
Note: Car parking, bicycle storage, and loading numbers are to be provided as per the TDM calculations



Parcel A Data

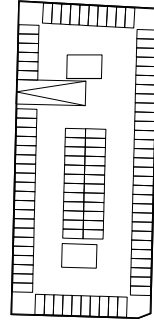
Parcel & Building	Storeys	Total Floor Area sq.ft.	Total Floor Area sq.m.	Usage
A-1 (apartment)	6	47,033	4,369	Market Housing
A-2 (apartment)	6	51,765	4,809	Market Housing
Grand Total		98,798	9,178	



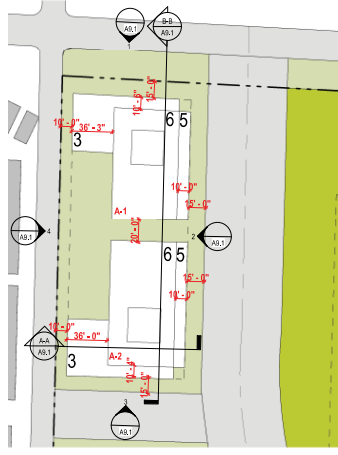
PARCEL A - SITE PLAN
T* = 30'-0"



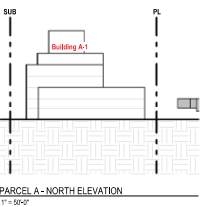
PARCEL A - TYP. PARKING LEVEL (99 REG. STALLS)
T* = 30'-0"



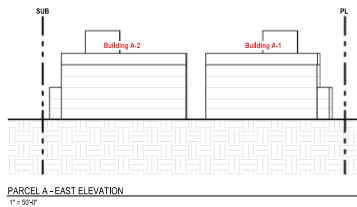
PARCEL A - FLOOR PLAN
T* = 30'-0"



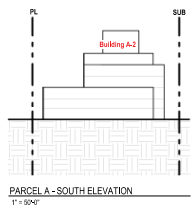
PARCEL A - UNIT LAYOUT
T* = 30'-0"



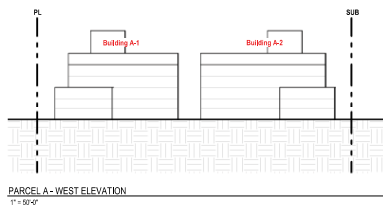
PARCEL A - NORTH ELEVATION
T* = 50'-0"



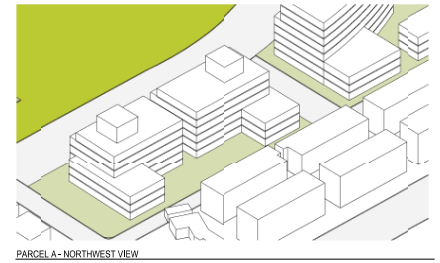
PARCEL A - EAST ELEVATION
T* = 50'-0"



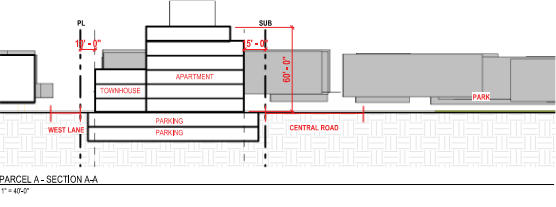
PARCEL A - SOUTH ELEVATION
T* = 50'-0"



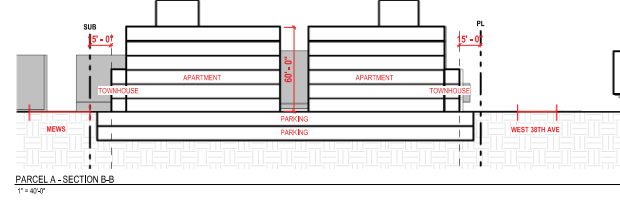
PARCEL A - WEST ELEVATION
T* = 50'-0"



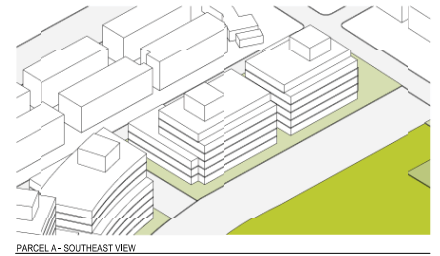
PARCEL A - NORTHWEST VIEW



PARCEL A - SECTION A-A
T* = 40'-0"



PARCEL A - SECTION B-B
T* = 40'-0"



PARCEL A - SOUTHEAST VIEW

2.1 PARCEL A

07/26/19

SCALE : As indicated

Parcel F Data

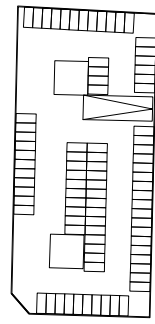
Parcel & Building	Storeys	Total Floor Area sq.ft.	Total Floor Area sq.m.	Usage
F-1 (apartment)	6	49,985	4,644	Market Housing
F-2 (apartment)	6	46,422	4,313	Market Housing
Grand Total		96,407	8,957	

Parcel G Data

Parcel & Building	Storeys	Total Floor Area sq.ft.	Total Floor Area sq.m.	Usage
G-1 (townhouse)	3	17,434	1,620	Market Housing
Grand Total		17,434	1,620	



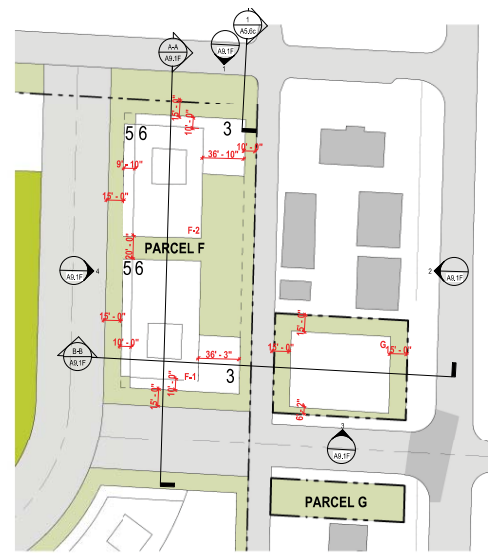
PARCEL F & G - SITE PLAN
T* = 30'-0"



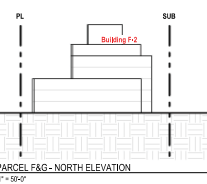
PARCEL G - TYP. PARKING LEVEL (85 REG. STALLS)
T* = 30'-0"



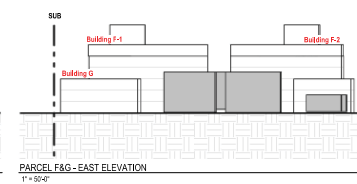
PARCEL F & G - FLOOR PLAN
T* = 30'-0"



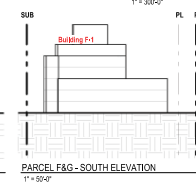
PARCEL F & G - UNIT LAYOUT
T* = 30'-0"



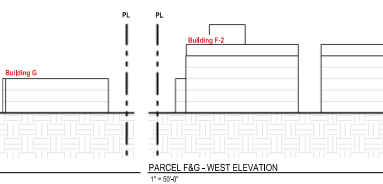
PARCEL F & G - NORTH ELEVATION
T* = 50'-0"



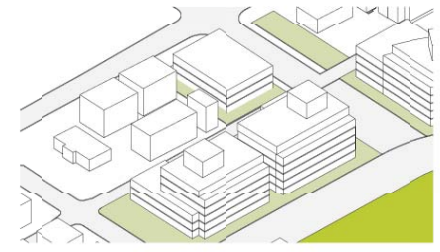
PARCEL F & G - EAST ELEVATION
T* = 50'-0"



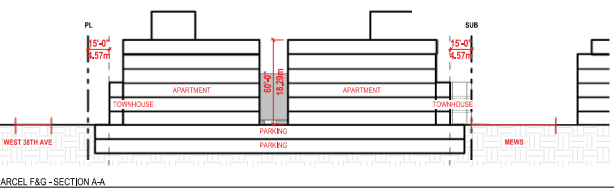
PARCEL F & G - SOUTH ELEVATION
T* = 50'-0"



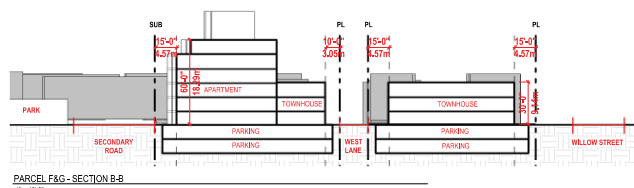
PARCEL F & G - WEST ELEVATION
T* = 50'-0"



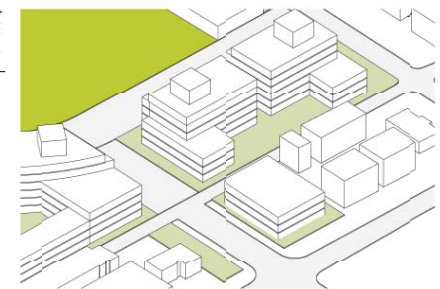
PARCEL F & G - NORTHWEST VIEW



PARCEL F & G - SECTION A-A
T* = 40'-0"



PARCEL F & G - SECTION B-B
T* = 40'-0"



PARCEL F & G - SOUTHEAST VIEW

2.10 PARCELS F & G

07/26/19

SCALE : As indicated

Parcel B Data

Parcel & Building	Storeys	Total Floor Area sq.ft.	Total Floor Area sq.m.	Usage
B-1 (apartment)	8	85,884	7,979	Market Housing
B-2 (apartment)	15	202,256	18,790	Market Housing
B-3 (townhouse)	3	14,423	1,340	Market Housing
B-4 (townhouse)	3	15,529	1,443	Market Housing
Grand Total		318,092	29,552	



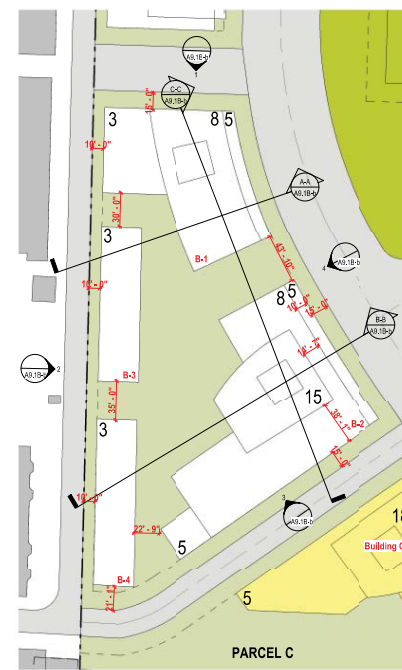
PARCEL B - SITE PLAN



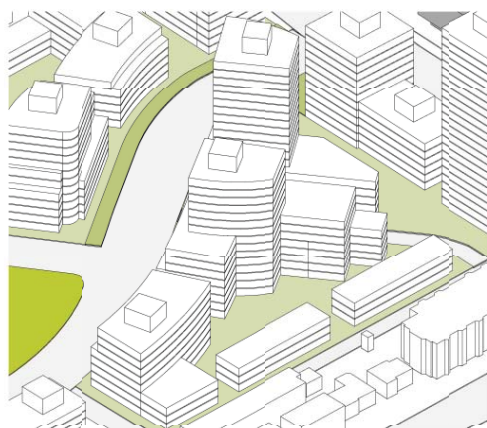
PARCEL B - SITE PLAN
1" = 300'-0"



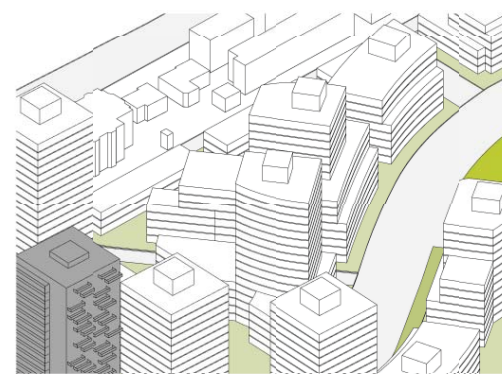
PARCEL B - UNIT LAYOUT
1" = 50'-0"



PARCEL B - FLOOR PLAN
1" = 50'-0"



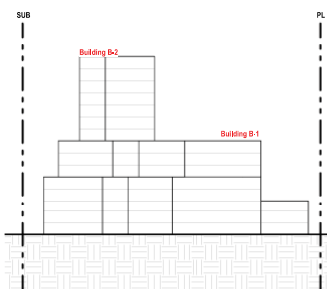
PARCEL B - NORTHWEST VIEW



PARCEL B - SOUTHEAST VIEW

2.2 PARCEL B.1

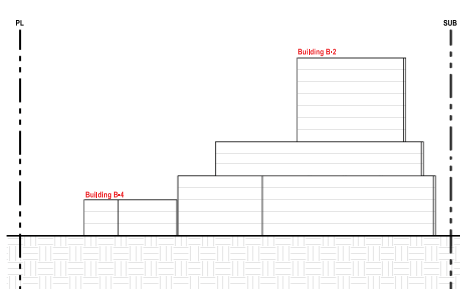
07/26/19
SCALE : As indicated



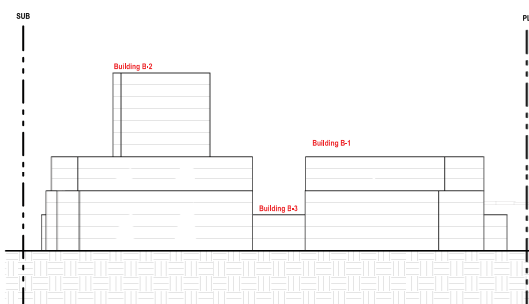
PARCEL B - NORTH ELEVATION
1" = 80'-0"



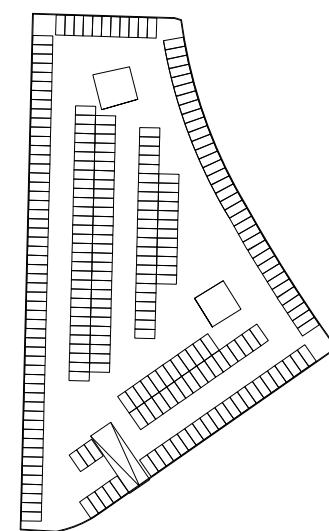
PARCEL B - WEST ELEVATION
1" = 80'-0"



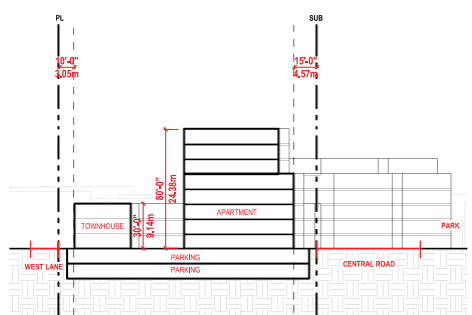
PARCEL B - SOUTH ELEVATION
1" = 80'-0"



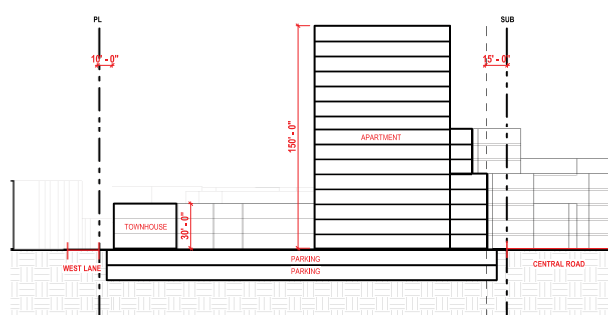
PARCEL B - EAST ELEVATION
1" = 80'-0"



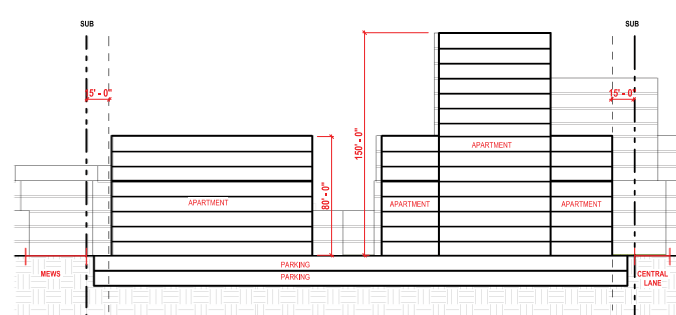
PARCEL B - TYP. PARKING LEVEL (247 REG. STALLS)



PARCEL B - SECTION A-A
1" = 40'-0"



PARCEL B - SECTION B-B
1" = 40'-0"



PARCEL B - SECTION C-C
1" = 40'-0"

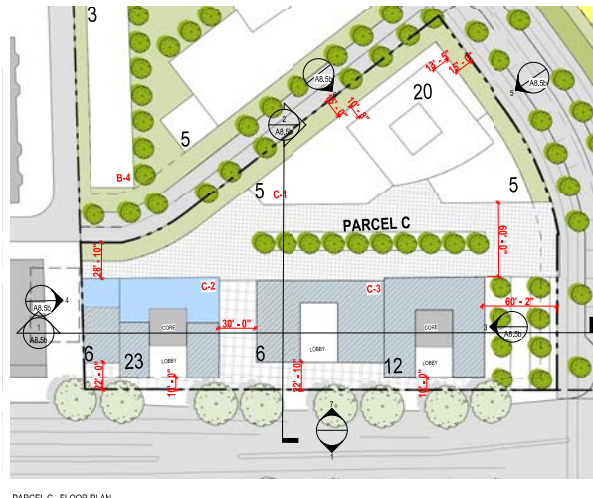
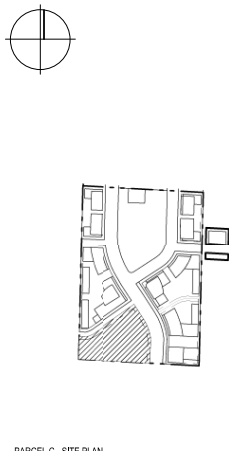
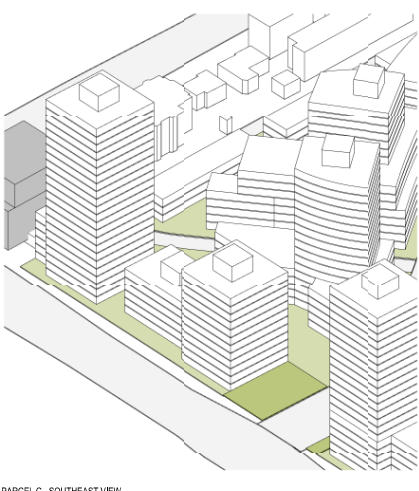
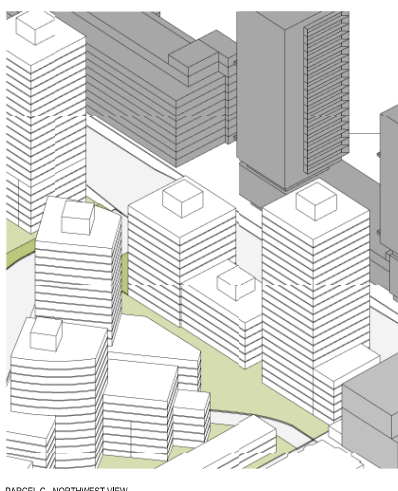
2.3 PARCEL B.2 - ELEVATIONS & SECTIONS

07/26/19
SCALE : As indicated

Parcel C Data

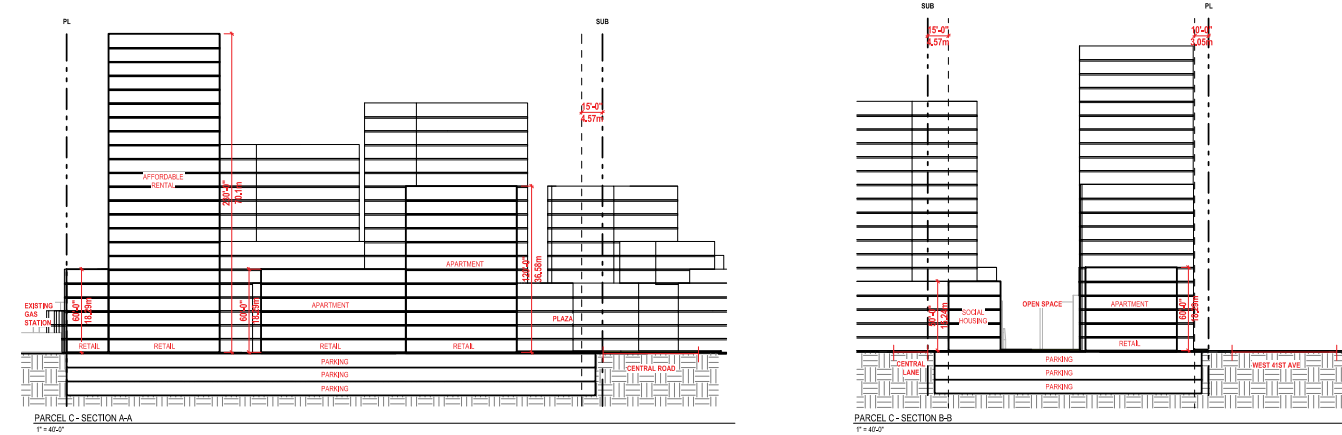
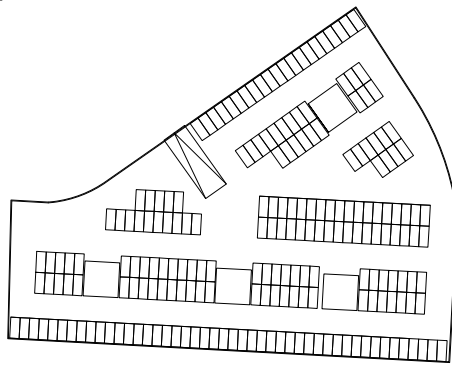
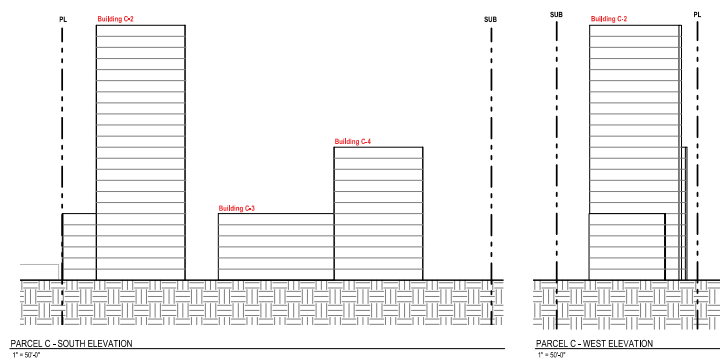
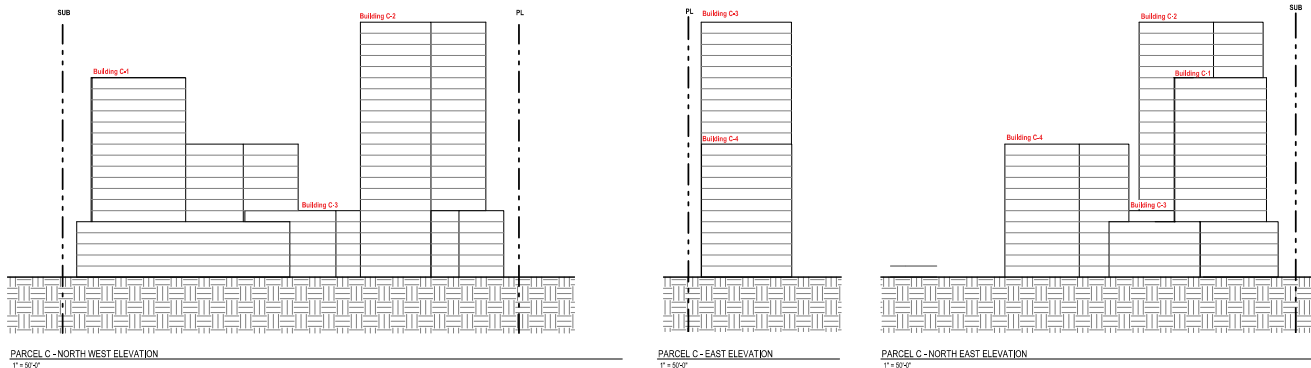
Parcel&Building	Storeys	Total Floor Area sq.ft.	Total Floor Area sq.m.	Usage
C-1 (apartment)	20	180,543	16,773	Apartment
C-2 (apartment)*	23	155,227	14,421	Apartment
C-3 (Rental apt.)*	12	94,764	8,804	Commercial
		10,295	956	Market Rental
Grand Total		444,459	41,292	Commercial

* Rental apartment: 75% market rental (97,764 sq.ft.) + 25% moderate income rental (31,588 sq.ft.), with the MIRH to be located in first six storeys of Building C-2



2.4 PARCEL C.1

07/26/19
SCALE : As indicated

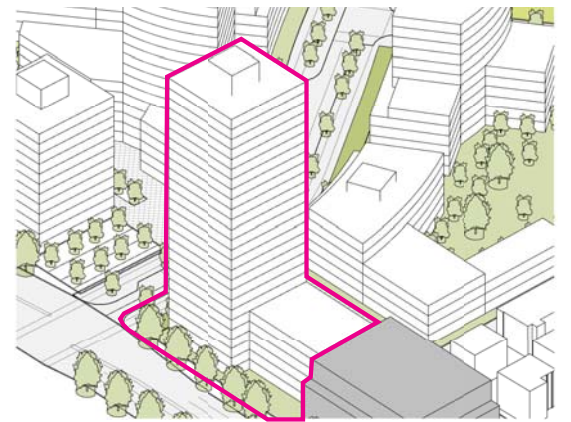
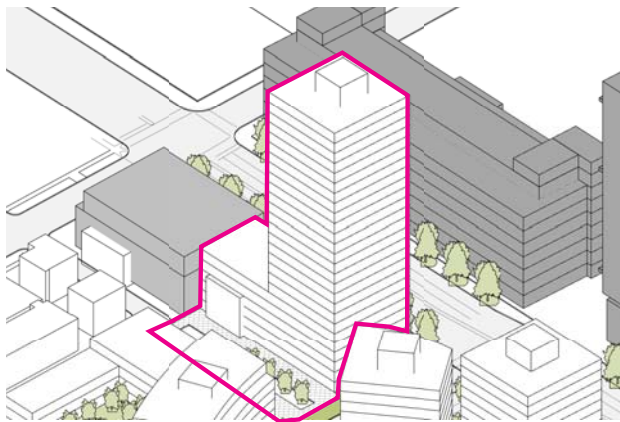
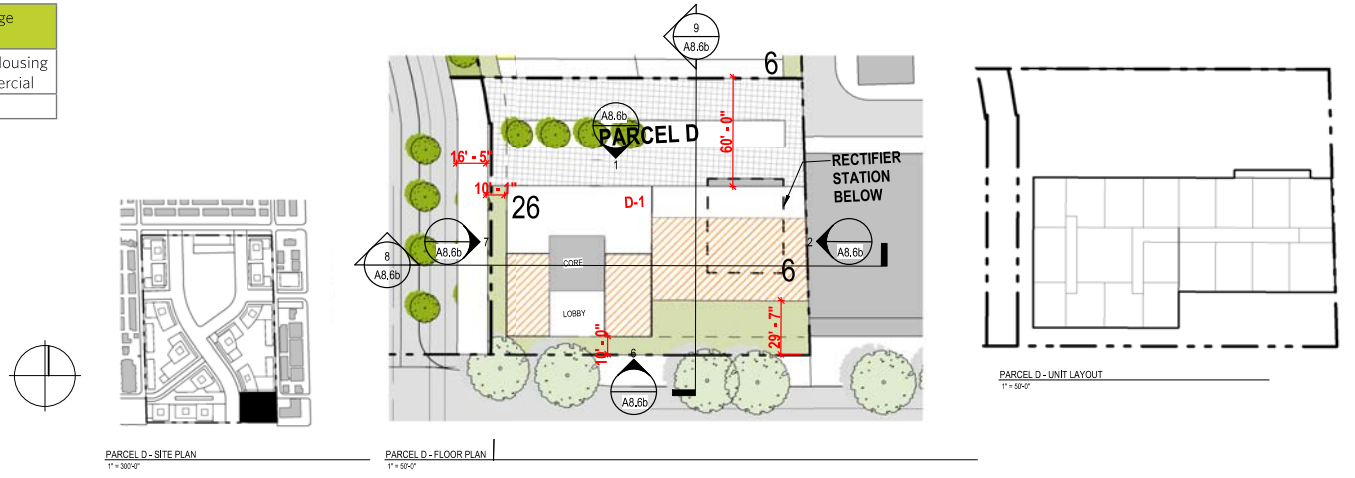


2.5 PARCEL C.2 - ELEVATIONS & SECTIONS

07/26/19
SCALE : As indicated

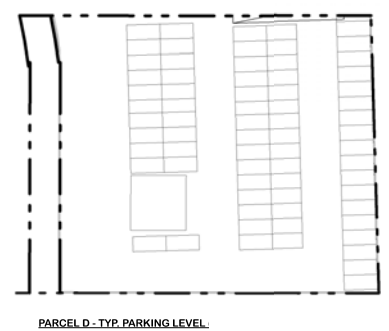
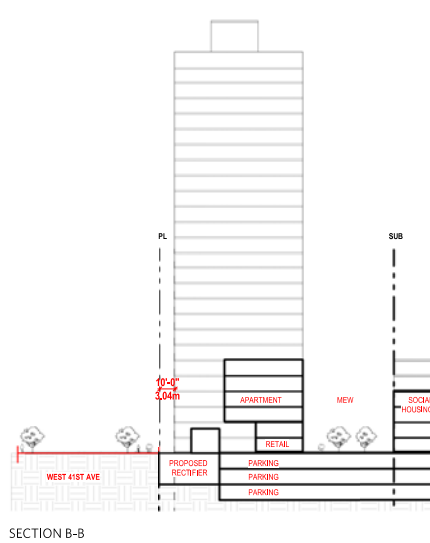
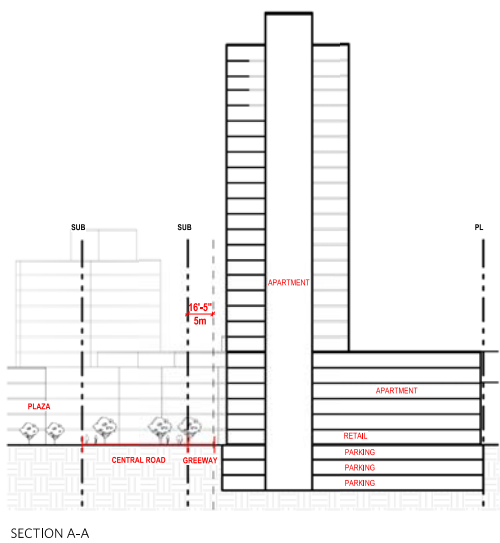
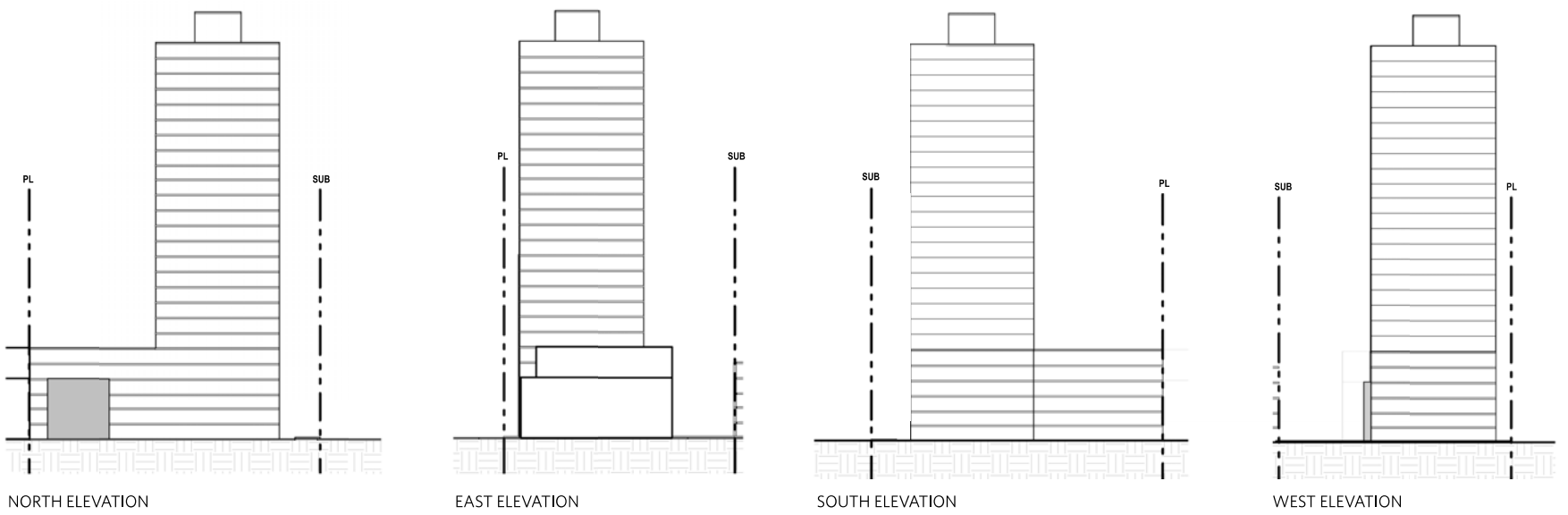
Parcel D Data

Parcel&Building	Storeys	Total Floor Area sq.ft.	Total Floor Area sq.m.	Usage
D-1 (apartment)	26	196,877 8,075	18,290 750	Market Housing Commercial
Grand Total		204,952	19,040	



2.6 PARCEL D.1

07/26/19
SCALE : As indicated

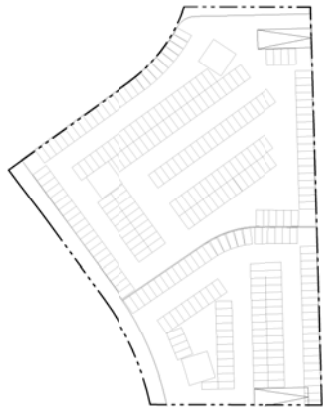


Parcel E Data

Parcel&Building	Storeys	Total Floor Area sq.ft.	Total Floor Area sq.m.	Usage
E-1 (apartment)	12	131,120	12,181	Social Housing Commercial
E-2 (apartment)	6	70,789	6,577	Social Housing
E-3 (apartment)	6	75,680	7,031	Social Housing
Grand Total		279,589	25,977	



PARCEL E - SITE PLAN



PARCEL E - TYP. PARKING LEVEL (192 REG. STALLS)



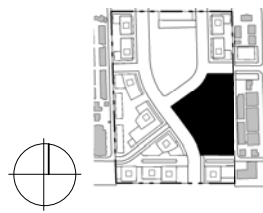
PARCEL E - UNIT LAYOUT



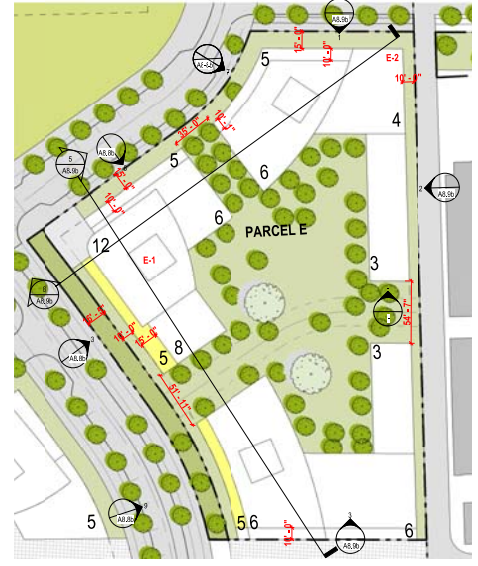
PARCEL E - NORTHWEST VIEW



PARCEL E - SOUTHEAST VIEW



PARCEL E - SITE PLAN



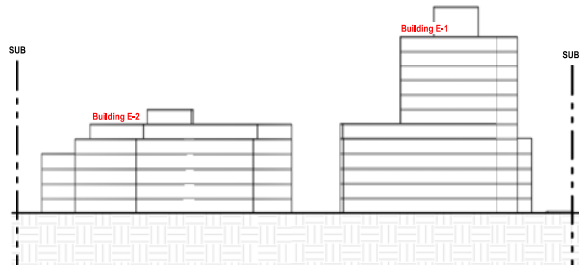
PARCEL E - FLOOR PLAN

2.8 PARCEL E.1

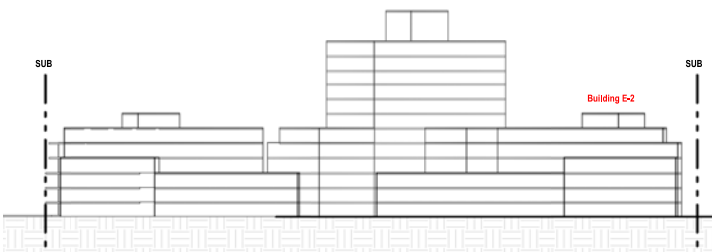
07/26/19
SCALE : As indicated



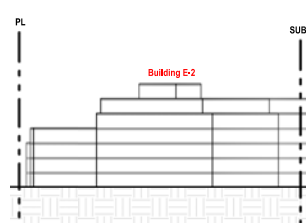
WEST ELEVATION



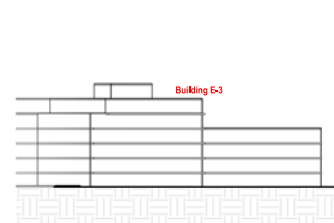
NORTHWEST ELEVATION



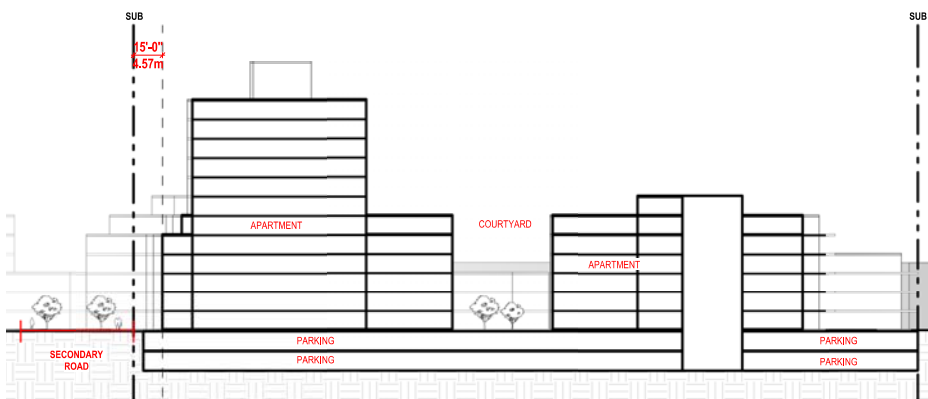
EAST ELEVATION



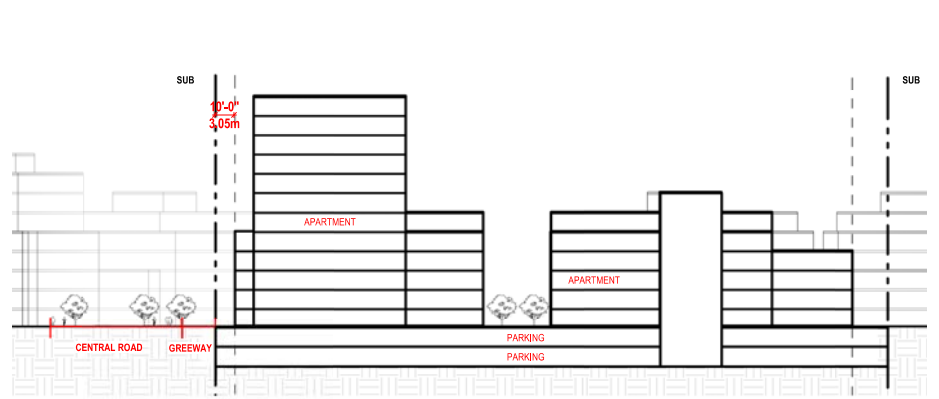
NORTH ELEVATION



SOUTH ELEVATION



SECTION A-A



SECTION B-B

2.9 PARCEL E.2 - ELEVATIONS & SECTIONS

07/26/19
SCALE : As indicated



WEST 38TH AVENUE ELEVATION - NORTH
1" = 50'-0"



WEST 41ST AVENUE ELEVATION - SOUTH
1" = 50'-0"

3.0 ELEVATIONS - NORTH & SOUTH

05/01/20
SCALE: 1" = 50'-0"



EAST LANE ELEVATION - EAST
1" = 50'-0"



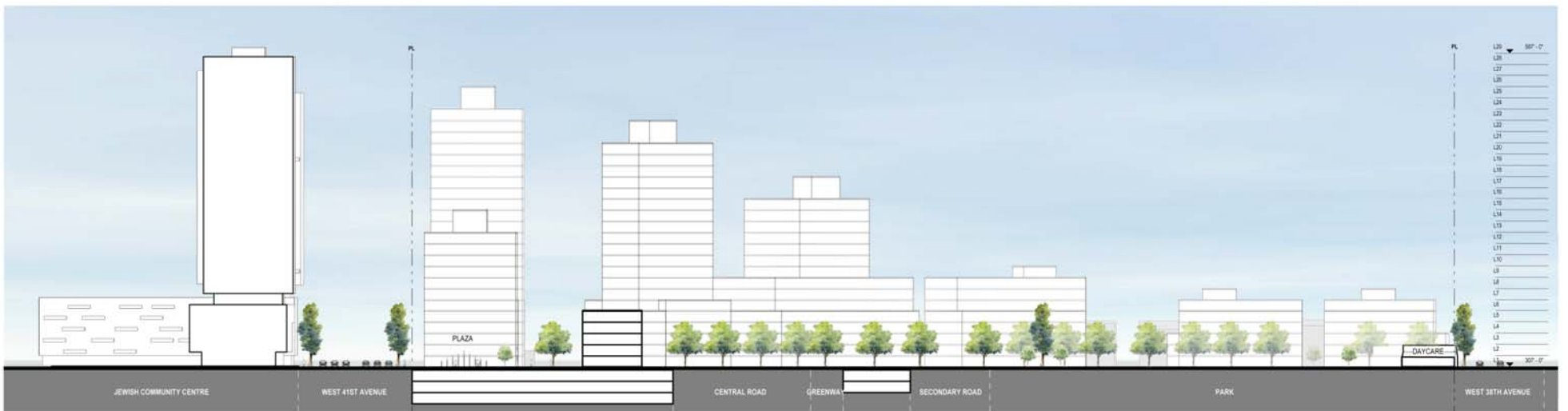
WEST LANE ELEVATION - WEST
1" = 50'-0"

3.1 ELEVATIONS - EAST & WEST

05/01/20
SCALE: 1" = 50'-0"



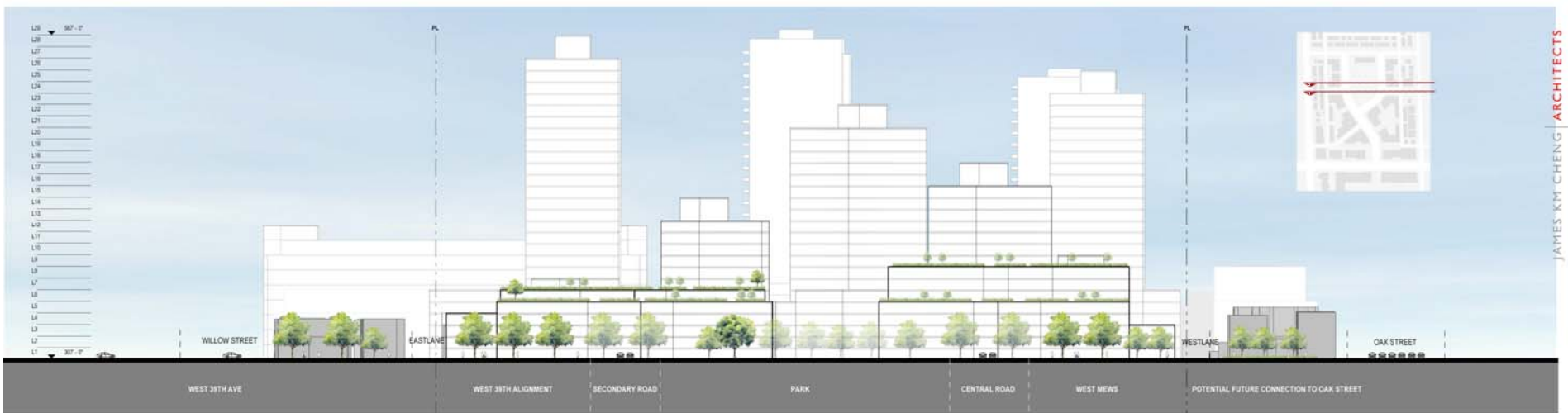
NORTH / SOUTH SECTION 1
F-402



NORTH / SOUTH SECTION 2
F-402

NORTH / SOUTH SECTIONS

05/01/20
SCALE: As indicated
0 20 40 60 80 100



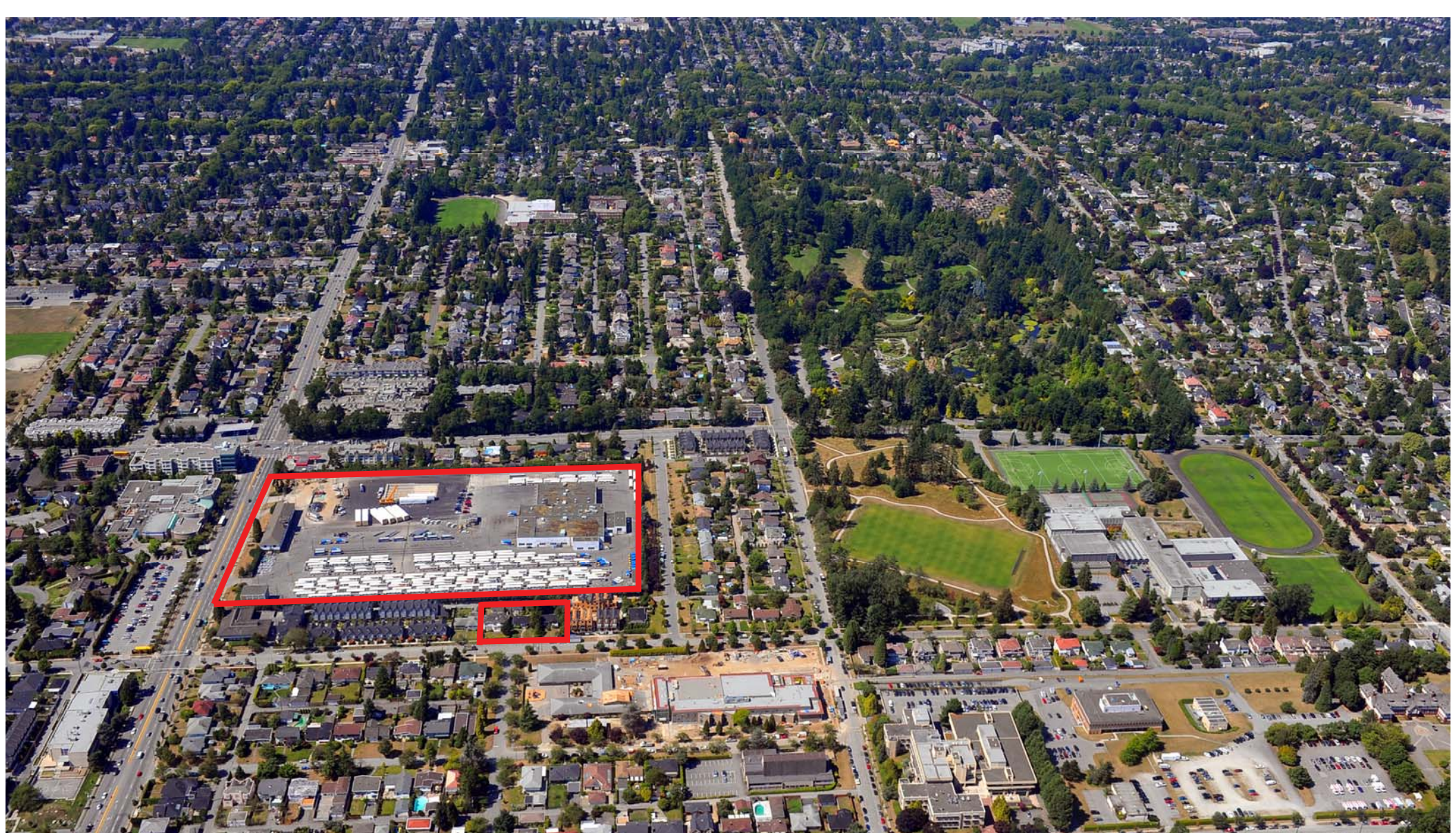
EAST / WEST SECTION 1
F-402



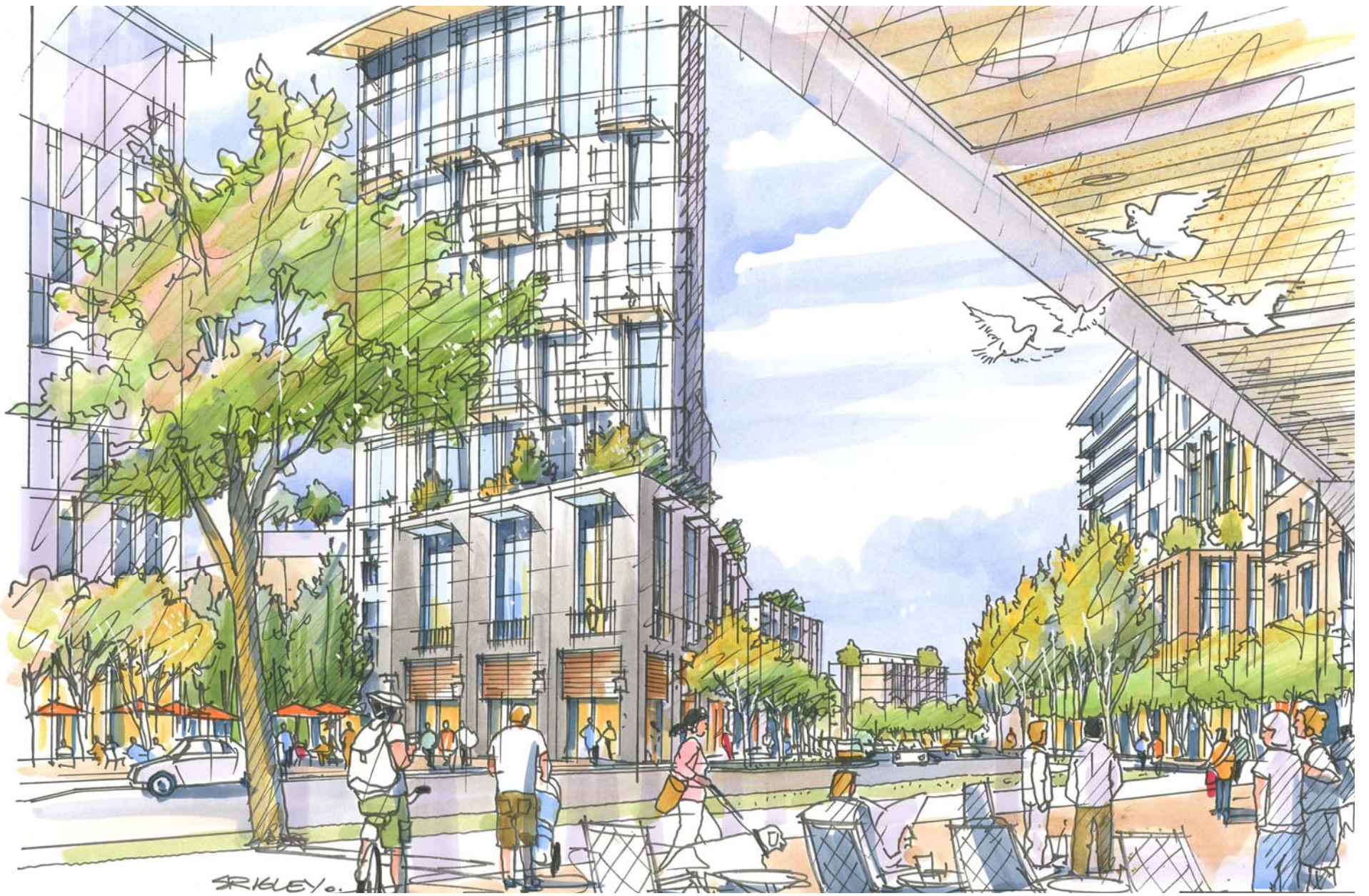
EAST / WEST SECTION 2
F-402

4.1 EAST / WEST SECTIONS

05/01/20
SCALE: 1" = 40'-0"
0 20 40 60 80 100









Shadow Study - FSR 2.3 @ Fall Equinox 10 AM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Fall Equinox 12 PM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Fall Equinox 2 PM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Fall Equinox 4 PM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Spring Equinox 10 AM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Spring Equinox 12 PM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Spring Equinox 2 PM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Spring Equinox 4 PM
1" = 160'-0"

5.0 SHADOW STUDY EQUINOX

07/26/19
SCALE : 1" = 160'-0"



Shadow Study - FSR 2.3 @ Summer Solstice 10 AM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Summer Solstice 12 AM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Summer Solstice 2 PM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Summer Solstice 4 PM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Winter Solstice 10 PM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Winter Solstice 12 AM
1" = 160'-0"



Shadow Study - FSR 2.3 @ Winter Solstice 2 PM
1" = 160'-0"








Shadow Study - FSR 2.3 @ Winter Solstice 4 PM
1" = 160'-0"

5.1 SHADOW STUDY SOLSTICE

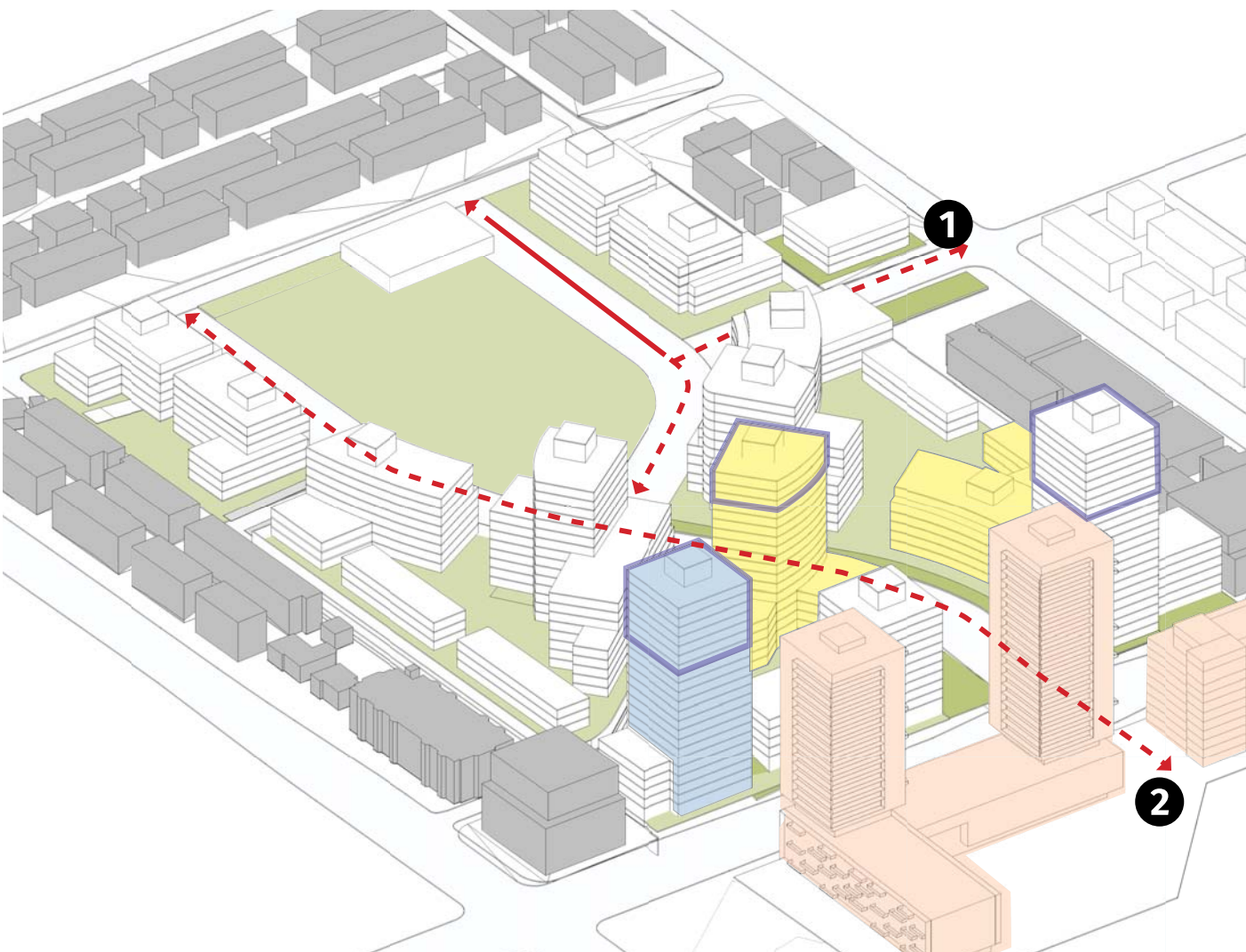
07/26/19
SCALE : 1" = 160'-0"

POLICY STATEMENT (2015)



-  Increased Height
-  Jewish Community Centre Redevelopment (2018)
-  Rental Housing (25% Moderate Income)
-  Social Housing
-  Market Housing

PROPOSED CONCEPT (2019)



1. The proposed concept will add a new street connection at 39th Avenue
2. The proposed concept will align the new north/south street to match the Jewish Community centre's main access road

POLICY STATEMENT (2015)



PROPOSED CONCEPT (2019)

