

**COMMITTEE OF THE WHOLE    MAY 10, 2011**

**SITE DEVELOPMENT FILE DA.10.110  
TORONTO YORK SPADINA SUBWAY EXTENSION (TYSSE)  
VAUGHAN METROPOLITAN CENTRE STATION  
SMART CENTRES AND TOROMONT INDUSTRIES LTD.  
C/O THE TORONTO TRANSIT COMMISSION  
WARD 4**

**Recommendation**

The Acting Commissioner of Planning and Director of Development Planning in consultation with the Director of Development/Transportation Engineering recommend:

1. THAT Site Development File DA.10.110 (Smart Centres and Toromont Industries Ltd. C/O of the Toronto Transit Commission) BE APPROVED, to permit the development of the Vaughan Metropolitan Centre Subway Station, subject to the following conditions:
  - a) that prior to the issuance of a full Building Permit by the Vaughan Building Standards Department:
    - i) the final site plans, building elevations, signage plans, and landscaping plans and details shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan, stormwater management report, and the new realigned Millway Avenue design drawings shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iii) the Phase II Environmental Site Assessment (ESA) and the Phase III ESA if required, shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
    - iv) all hydro requirements of Power Stream Inc. shall be satisfied; and,
    - v) all requirements of the Region of York shall be satisfied.

**Contribution to Sustainability**

The applicant has advised that the following sustainable features will be provided within the site and building design:

- i) 44 bicycle parking spaces/racks, which will be covered, well lit, highly visible from the interior for security, and located on the north and south sides of the station entrance;
- ii) a 592m<sup>2</sup> green roof over the Electrical Substation (Lot "A");
- iii) a landscape design that includes native and adapted plants that are water efficient;
- iv) ceramic frit glass will be used for the Station Entrance (Lot "C") to minimize risk for migratory bird collisions; and,
- v) shielded exterior pole lighting in pedestrian areas will be focused to direct users to pedestrian pathways and will reduce night time light trespass/pollution (Attachment #27).

## **Economic Impact**

There are no requirements for new funding associated with this report.

## **Communications Plan**

N/A

## **Purpose**

The agent, the Toronto Transit Commission (TTC) has submitted a Site Development Application (File DA.10.110 – Smart Centres and Toromont Industries Ltd.) on behalf of the Owners, Smart Centres (lands north of Regional Road 7) and Toromont Industries Ltd. (lands south of Regional Road 7) to facilitate the development of the subject lands shown on Attachments #1 and #2, for the Vaughan Metropolitan Centre (VMC) Subway Station as shown on Attachments #3 to #27. The station is comprised of nine (9) separate parcels, Lots "A" to "I", which are discussed further in the Site Plan Review Section of this report.

## **Background - Analysis and Options**

### **Location**

The subject lands shown on Attachments #1 and #2 are located north and south of Regional Road 7, west of Jane Street, City of Vaughan, Ward 4. The surrounding land uses are shown on Attachment #2.

### **Site Plan Control / Implementation**

Pursuant to the City's Site Plan Control By-law 228-2005, as amended, the TTC is required to submit a Site Development Application for Vaughan Council's approval for each of the 3 proposed subway stations. The applications are to follow the established site plan approval process, and circulated to internal departments and external public agencies for review and comment. Any and all comments received are considered as input into the process and documented in a report to Vaughan Council or the City Manager during hiatuses. Upon receipt of all applicable approvals, the Vaughan Development Planning Department will prepare and send a clearance letter, in lieu of a Site Plan Letter of Undertaking, to the Director of Building Standards listing all of the approved plans and indicating that building permits may be issued.

The Toronto-York Spadina Subway Extension (TYSSE) project team has advised in a letter dated March 23, 2011, that the subject Site Development Application (File: DA.10.110) will only address and include the VMC Subway Station facilities, Lots "A" to "I", as shown on Attachments #6 to #27. As such, a separate Site Development Application will be submitted at a future date for the VMC Subway Station Passenger Pick-Up/Drop-Off (PPUDO) and the York Region Transit (YRT) Bus Terminal facilities. The design for these facilities is currently not advanced enough for site plan approval and their construction will not commence until later in the project schedule. The YYSSE has advised the subway station tender award is scheduled for the end of May 2011. Construction of the VMC station is scheduled to begin in the summer of 2011 in order to maintain the overall YYSSE project schedule and that any delay in the award of tender could delay the opening of the subway extension in 2015.

### **Official Plan and Zoning**

The subject lands are designated "Corporate Centre Node", "Corporate Centre District" and "23m Higher Order Transit Right of Way" by the City's Corporate Centre Plan (OPA #500) as amended by the City's Avenue 7 Plan (OPA #663), which permits a wide range of uses including civic uses

(Sections 3.2.2 a) and 3.3.2 a) in part). The new City of Vaughan Official Plan 2010 further designates the subject lands as "Major Parks and Open Spaces" and identifies and protects for the Spadina Subway alignment, extension, station box and station entrance (VOP 2010, Volume 2, VMC Plan, Schedule B). The new Official Plan was adopted by Vaughan Council on September 7, 2010 and is pending approval from the Region of York. The VMC Subway Station development conforms to the Official Plans.

The subject lands are zoned by Zoning By-law 1-88 as follows: Lots "A" and "B": C9(H) Corporate Centre Zone with the Holding Symbol "H", Exception 9(144); Lots "C", "D", "G" and "H": C9 Corporate Centre Zone, Exception 9(959); Lot "E" and "I": C9(H) Corporate Centre Zone with the Holding Symbol "H", Exception 9 (959); and, Lot "F": C10(H) Corporate District Zone with the Holding Symbol "H", Exception 9(959). The "Public Uses" Section (3.10) of By-law 1-88 permits the use of any land in any zone, including a zone with the Holding Symbol "H", for a civic purpose. The VMC Station development is deemed to be a civic use, and therefore, complies with the Zoning By-law. Accordingly, the applicant is not required to submit a Zoning By-law Amendment Application for the removal of the Holding Symbol "H" on Lots "A", "B", "E", "F" and "I".

#### Site Plan Review

The VMC Subway Station will be comprised of nine (9) separate parcels, Lots "A" to "I" as shown on Attachments #3 to #5. The nine individual parcels consist of a 3m wide land perimeter around the respective surface structures to allow for TTC maintenance access. The lots will be designed and landscaped as follows:

i) Lot "A": Electrical Substation

The 617m<sup>2</sup> electrical substation (Lot "A") shown on Attachment #2 is located southwest of the station entrance (Lot "C"), on the south side of Regional Road 7 on the Toromont property. The electrical substation will be constructed to a height of 7.1m. The building materials consist of light grey corrugated metal and light and dark grey patterned precast concrete as shown on Attachments #6 and #7. The building will be served by a 2.7m wide concrete sidewalk around the perimeter of the structure and will be designed with a green roof as shown on Attachment #25.

ii) Lot "B" and Lot "E": Emergency Egress Buildings with Ventilation Grilles

The two emergency egress buildings with ventilation grilles (Lots "B" and "E") shown on Attachment #2 are located along the south side of Regional Road 7, and north of the station entrance (Lot "C"), and south of Apple Mill Road, respectively. The southern building (Lot "B") will be 52m<sup>2</sup> and the northern building (Lot "E") will be 48m<sup>2</sup>. The buildings will be constructed to a height 5.1m and the adjacent ventilation grilles will be constructed to a height of 1m, and both will consist of light and dark grey patterned precast concrete and only the buildings will include prefinished aluminum louvers and exit doors as shown on Attachments #8, #9, #16, and #17. The buildings will be served by a concrete pad for safe egress from the exit doors and a 1.7m wide walkway from the building to the ventilation grilles as shown on Attachments #24 and #26.

iii) Lot "C": Station Entrance Building

The 823m<sup>2</sup> station entrance building shown on Attachment #2 is located northwest of Regional Road 7 and the realigned Millway Avenue. The building will be constructed to a height of 9.8m. The oval-shaped building shown on Attachments #10 to #13, will be designed with a zinc alloy roof that includes snow guards and skylights to allow natural light into the building, a clear glass curtain wall on the north and south elevations, and 4 glass sliding entrance doors on the east and west elevations, respectively. The landscape plan shown on Attachment #23 includes permeable precast concrete pavers, a row of coniferous trees, shrubs and pedestrian light posts (Attachment #27) on the east and west sides of the entrance building, and a variety of perennials and

ornamental grasses on the north and south sides. The station entrance building will be served by 44 bicycle parking spaces evenly located on north and south elevations and pedestrian connections to both Regional Road 7 and the realigned Millway Avenue.

iv) Lot "D": Refuse Storage Building

The 26m<sup>2</sup> refuse storage building (Lot "D") shown on Attachment #2 is located northwest of the station entrance building (Lot "C"). The building will be constructed to a height of 3.1m and will consist of light and dark grey patterned precast concrete and 3 louvered doors on the west elevation as shown on Attachments #14 and #15. Station waste removal will take place during off-peak hours. Waste receptacles are emptied by TTC staff at the platform, concourse, and street level and placed into a bin, which is transferred via an elevator to street level, and then to the refuse storage building where waste is picked-up and removed off-site. The building is screened with a variety of perennials and ornamental grasses on the north, east and south elevations as shown on Attachment #23.

v) Lot "F": Tail Track Ventilation Grille and Egress Hatch

The 48m<sup>2</sup> tail track ventilation grille and egress hatch shown on Attachment #2 is located northwest of Applemill Road and the realigned Millway Avenue. The grille and hatch will be constructed to a height of 1m and will consist of light and dark grey patterned precast concrete surrounded by sod as shown on Attachments #18, #19 and #24.

vi) Lot "G": York Region Transit (YRT) Connection Entrance

The 27m<sup>2</sup> YRT connection entrance (Lot "G") shown on Attachment #2 is located northeast of Regional Road 7 and the realigned Millway Avenue, opposite the station entrance (Lot "C"). It will function as a secondary entrance that services an underground tunnel that will eventually connect the VMC station to adjacent development sites. The entrance building will be constructed to a height of 3.4m and will consist of a clear glass on a concrete base with a zinc alloy roof and illuminated entry signage on the south elevation, surrounded by a 2m wide concrete walkway as shown on Attachments #20 and #26.

vii) Lot "H" and Lot "I": Relief Air Vents

The two 6m<sup>2</sup> air relief vents (Lots "H" and "I") shown on Attachment #2 are located along the north side of Regional Road 7, and north of the station entrance and south of Apple Mill Road, respectively. The vents will be constructed to a height 1m, consist of light and dark grey patterned precast concrete, and will be screened on all sides by coniferous shrubs, except for the concrete bench on the south elevation of Lot "I" as shown on Attachments #21, #22, #23, and #25.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, and will continue to work with the TTC to finalize the details. Prior to the issuance of a full building permit, the final site plans, building elevations and landscape plans must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Attachments #7, #9, #12, #13, #15, #17, #19, and partial #20, #21, and #22 show the floor plans of the individual Lots "A" to "I" and the interior layout of the descending levels from the surface level to the subway platform. These areas are not subject to Site Plan Control and have been included in this report for context and information purposes only.

Vaughan Development/Transportation Engineering Department

The ultimate vision for Millway Avenue is to serve as a primary north-south, multi-modal transportation corridor within the VMC Secondary Plan. Given the immediate proximity of Millway

Avenue to the proposed VMC Subway Station and the proposed Highway 7 bus rapidway, it is likely that development activity along this corridor will occur in conjunction with, or soon after opening day for the subway. The ultimate right-of-way configuration for Millway Avenue between Highway 7 and Portage Parkway includes an enhanced five lane cross-section, dedicated bicycle lanes, and ample space for high quality streetscape furnishings and pedestrian zones. A 33.0 metre right-of-way will be required to accommodate these features.

The proposed vertical alignment of the subway at the VMC Station requires that the existing Millway Avenue right-of-way between Highway 7 and Applemill Road (including all underground utilities) be relocated easterly from its current alignment at Highway 7 by approximately 20-30 metres. Accordingly, the TYSSE Project will be responsible for replacing this portion of Millway Avenue in-kind. Development Transportation Engineering staff will work closely with the TYSSE project team to ensure the final design details include the ultimate right-of-way enhancements to the satisfaction of the City.

In addition, the Department concurs with the findings of the Phase I Environmental Site Assessment (ESA) that a Phase II ESA is required and should there be a recommendation for a Phase III ESA, all these reports shall be completed to the satisfaction of the Vaughan Development/Transportation Engineering Department. Prior to the issuance of a building permit, the final site servicing and grading plan, stormwater management report, Millway Avenue design drawings, along with the Phase I, II and III ESA's, if required, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. Respective conditions to this effect are included in the recommendation of this report.

#### Vaughan Public Works Department-Waste Management

The Vaughan Public Works Department has advised that the development of subway stations were not intended to be captured by the City's Waste Collection Design Standards Policy and in such instances, the policy provides the following direction:

"Other developments or redevelopments that do not fall within the categories noted in this document will be reviewed on an individual basis."

The proposed station design provides for multi-stream waste separation, a designated fully enclosed refuse storage building (Lot "D") with a roof, and three access doors on the west elevation as shown on Attachments #14 and #15. As such, the proposal meets the intent of the City's Waste Collection Design Standards Policy, therefore, an exemption from this policy, is not required. The Vaughan Public Works Department will continue to work with the TTC to finalize the details of the waste collection and management plan/design.

#### Utilities

Power Stream Inc. has no objection to the proposed development. The Owner shall satisfy all hydro requirements of Power Stream Inc. prior to the issuance of a full building permit by the Vaughan Building Standards Department. A condition to this effect has been included in the recommendation of this report.

#### Public Agencies

The Ministry of Transportation (MTO) and the Toronto and Region Conservation Authority (TRCA), have no objection to the proposed development.

## **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

## **Regional Implications**

The subject lands are located north and south of Regional Road 7. The site plan application has been circulated to the Region for review and comment. The Region has been heavily involved in the design process of the VMC Station and its relationship to the VMC Station PPUDO and YRT Bus Terminal and the planned BRT along Regional Road 7. The Region has no objection to the proposal and will continue to work with the TTC to finalize the details of the VMC Station. Any issues raised by the Region shall be addressed by the applicant prior to the issuance of a building permit by the Vaughan Building Standards Department. A condition to this effect has been included in the recommendation of this report.

## **Conclusion**

The Site Development Application has been reviewed in accordance with the City's Corporate Centre Plan (OPA #500), the Avenue 7 Plan (OPA #663), the Vaughan Metropolitan Centre Plan (VOP 2010, Volume 2), By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed Vaughan Metropolitan Centre Subway Station is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

## **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Site Plan South
5. Site Plan North
6. Lot A: Electrical Substation-Elevation Plan
7. Lot A: Electrical Substation-Floor Plan
8. Lot B: Emergency Egress Building & Ventilation Grilles (South)-Elevation Plan
9. Lot B: Emergency Egress Building & Ventilation Grilles (South)-Floor Plan
10. Lot C: Subway Station Entrance Building-North & West Elevations
11. Lot C: Subway Station Entrance Building-South & East Elevations
12. Lot C: Subway Station Entrance Building-Cross Sections
13. Lot C: Subway Station Entrance Building-Floor Plans
14. Lot D: Refuse Storage Building-Elevation Plan
15. Lot D: Refuse Storage Building-Floor Plan
16. Lot E: Emergency Egress Building & Ventilation Grilles (North)-Elevation Plan
17. Lot E: Emergency Egress Building & Ventilation Grilles (North)-Floor Plan
18. Lot F: Tail Tracks Ventilation Grilles & Egress Hatch-Elevation Plan
19. Lot F: Tail Tracks Ventilation Grilles & Egress Hatch-Floor Plan
20. Lot G: YRT Connection Entrance Building-Elevation & Floor Plans
21. Lot H: Relief Air Vent-Elevation & Floor Plans
22. Lot I: Relief Air Vent-Elevation & Floor Plans
23. Landscape Plan-Lots C, D, & H
24. Landscape Plan-Lots E & F
25. Landscape Plan-Lots A & I
26. Landscape Plan-Lots B & G
27. Exterior Light Fixture Details

**Report prepared by:**

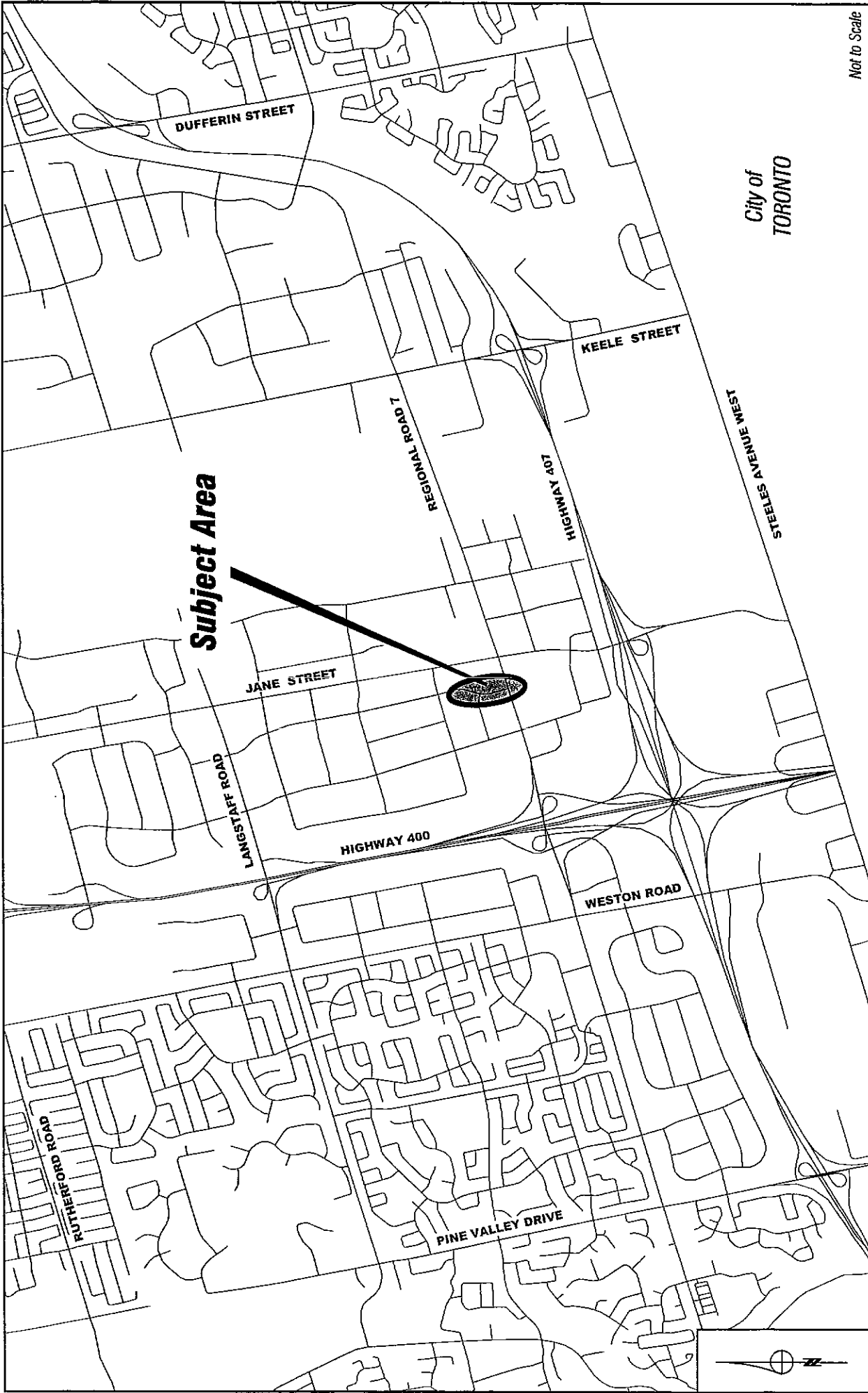
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Acting Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



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City of  
TORONTO

# Context Location Map

**LOCATION:**  
Part of Lots 5, 6 & 7, Concession 5

**APPLICANT:**  
Toronto Transit Commission

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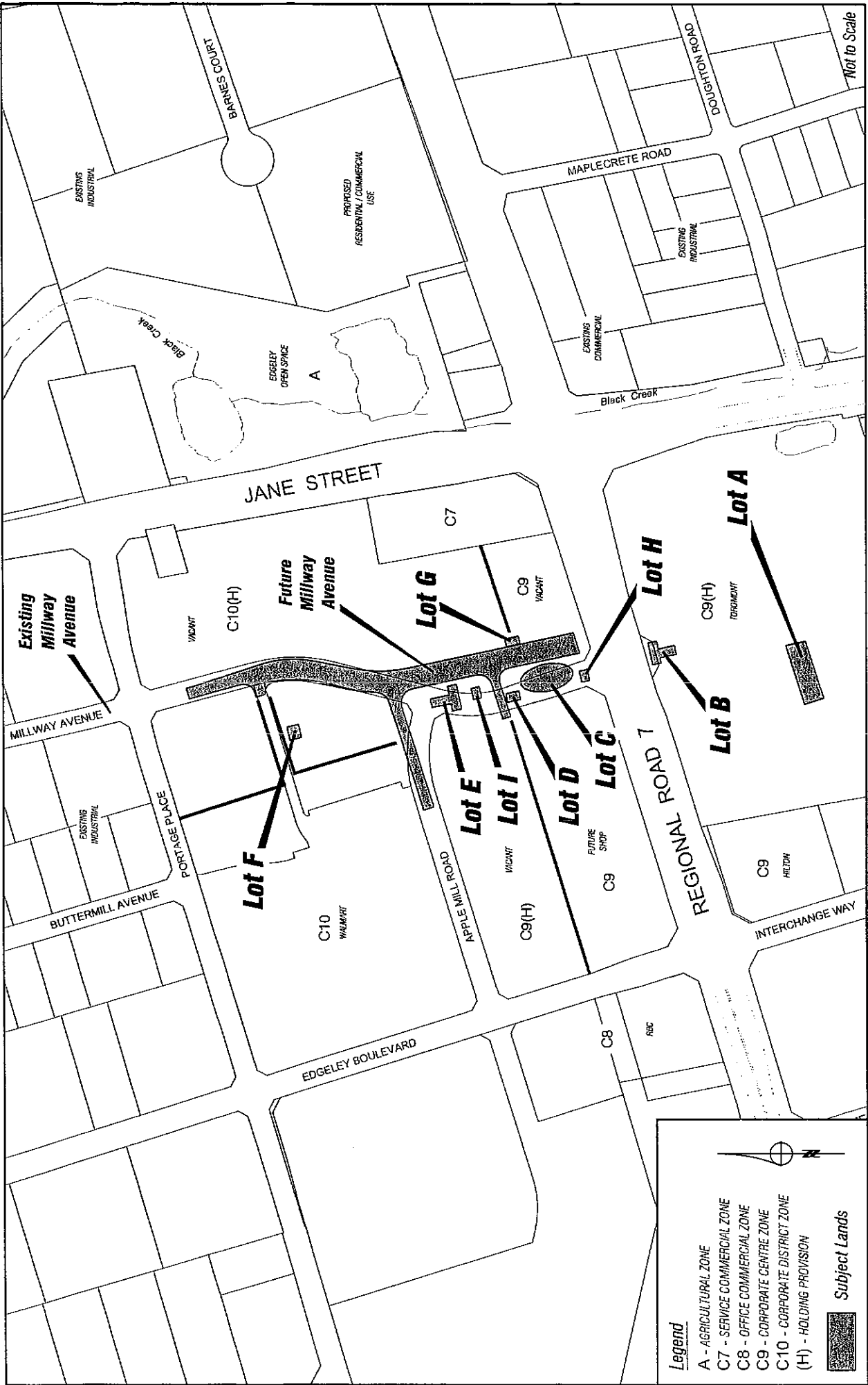


# Attachment 1

**FILE:**  
DA.10.110


**DATE:**  
April 08, 2011





**Legend**

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- C10 - CORPORATE CENTRE ZONE
- (H) - HOLDING PROVISION

 Subject Lands

# Location Map

**LOCATION:**  
Part of Lots 5, 6 & 7, Concession 5

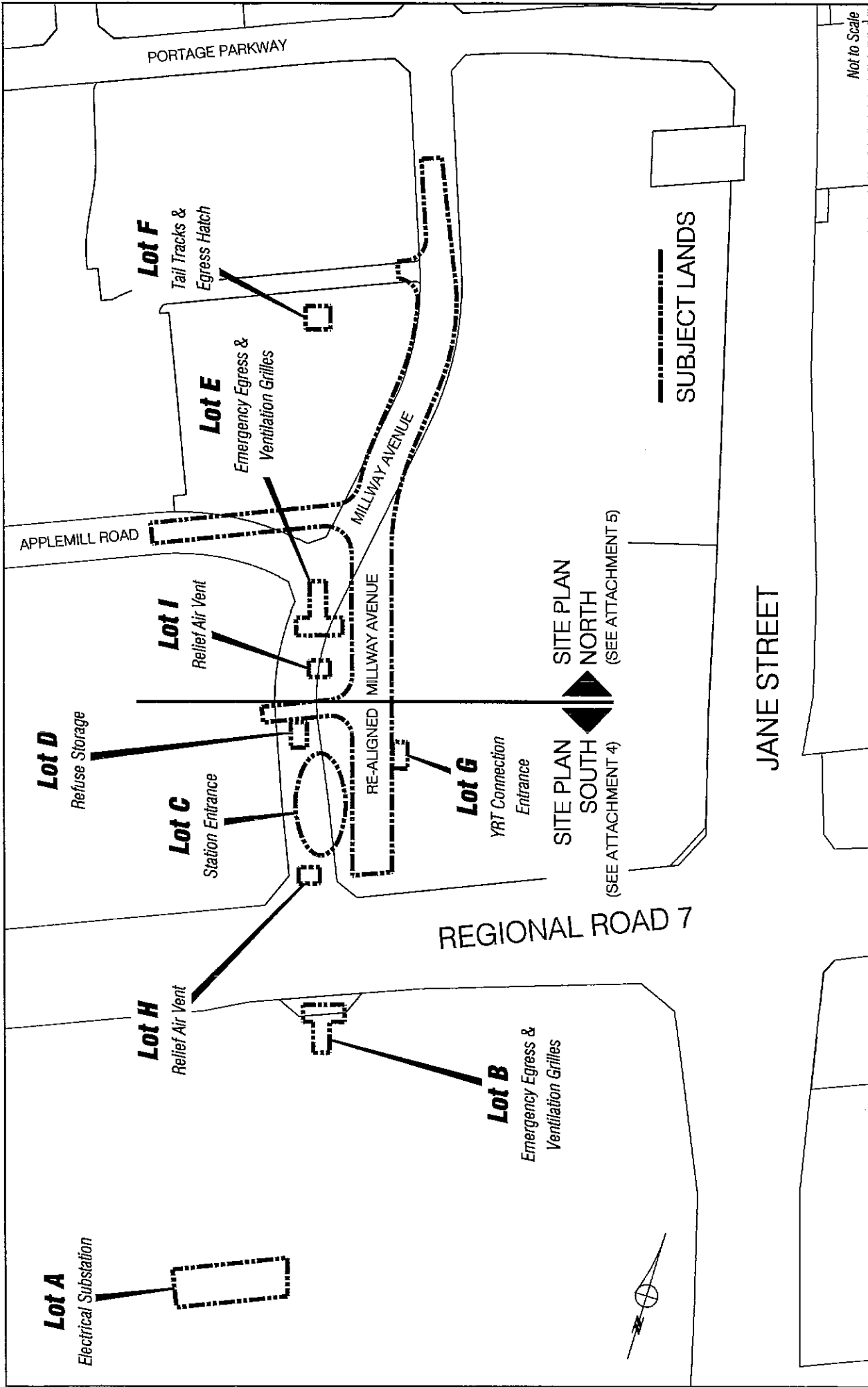
**APPLICANT:**  
Toronto Transit Commission



# Attachment 2

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**DATE:**  
April 08, 2011



# Site Plan

**LOCATION:**  
Part of Lots 5, 6 & 7, Concession 5

**APPLICANT:**  
Toronto Transit Commission



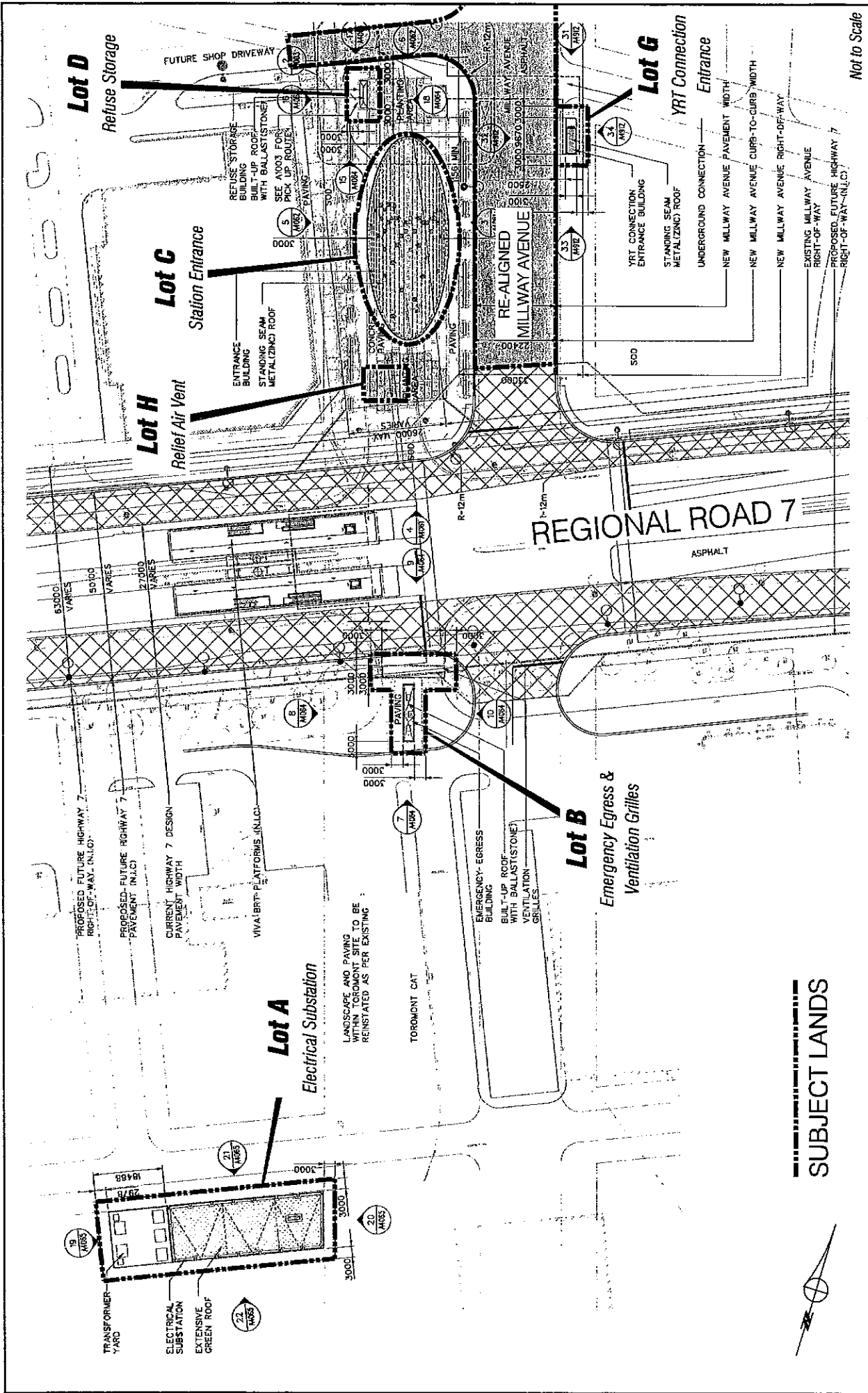
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April 08, 2011

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# Site Plan South

LOCATION:  
Part of Lots 5, 6 & 7, Concession 5

APPLICANT:  
Toronto Transit Commission

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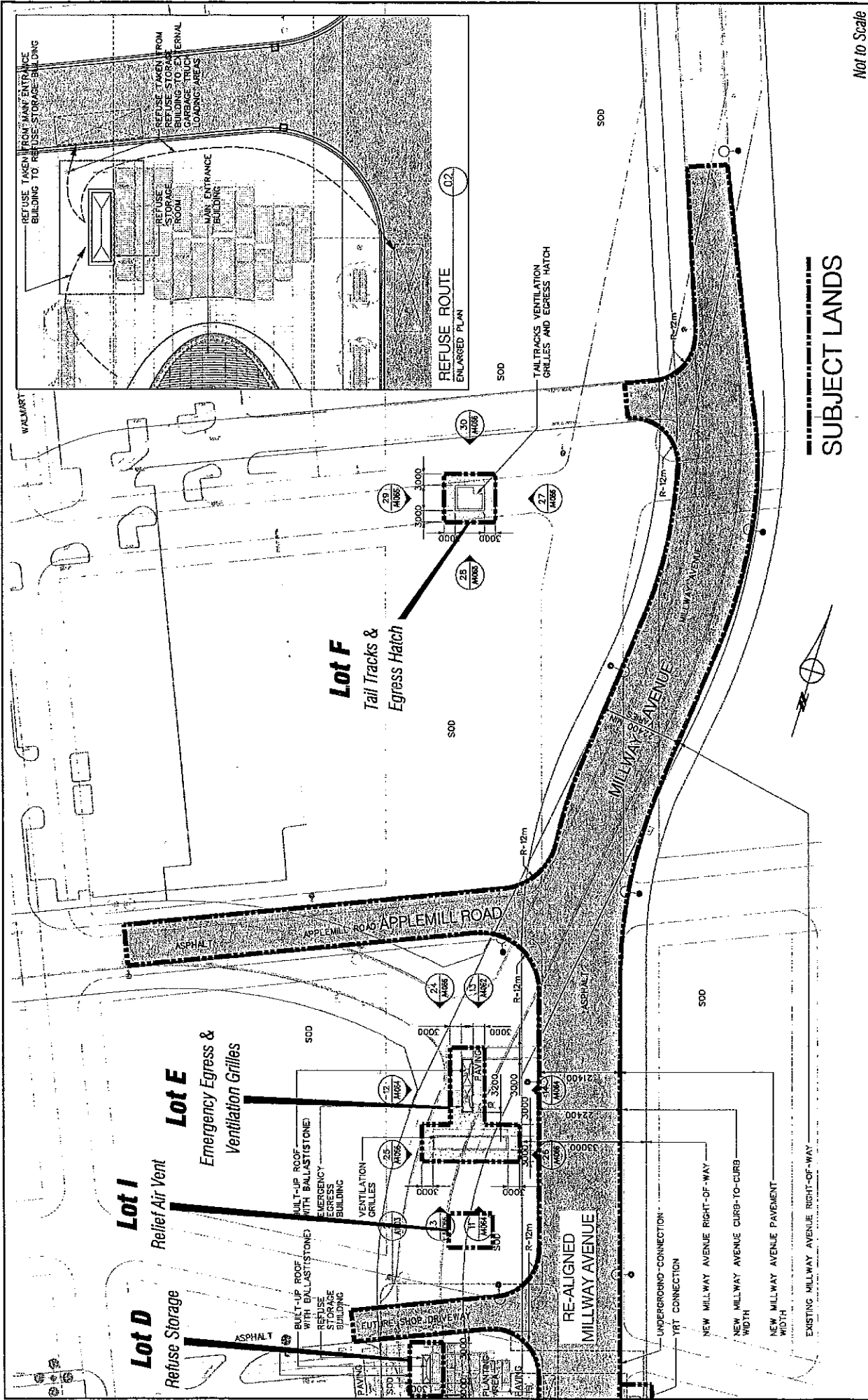


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April 08, 2011

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# Site Plan North

LOCATION:  
Part of Lots 5, 6 & 7, Concession 5

APPLICANT:  
Toronto Transit Commission

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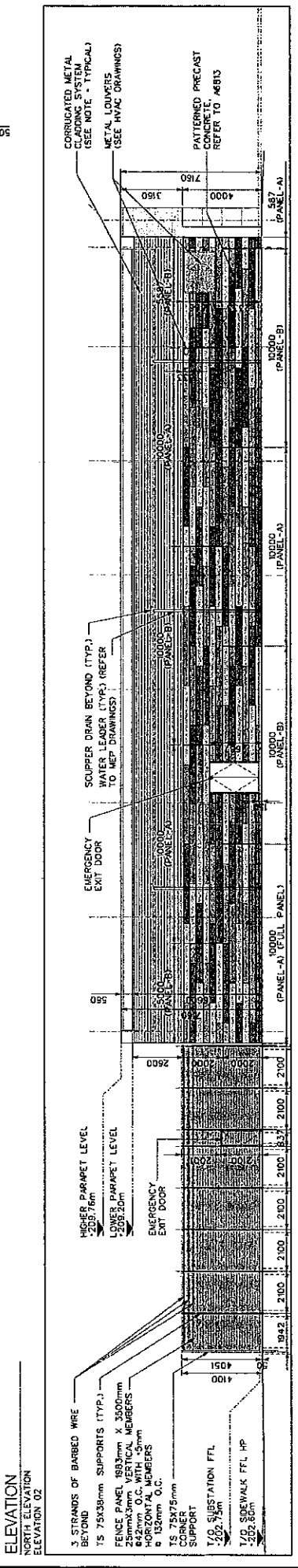
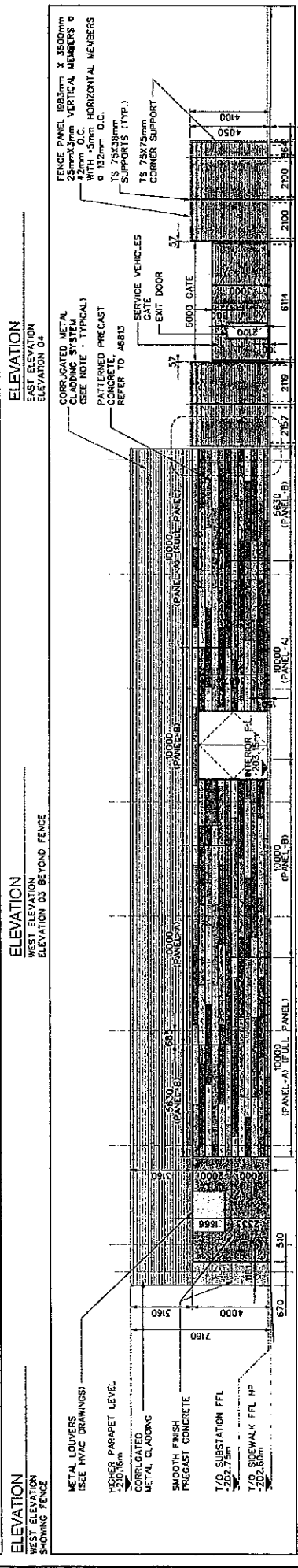
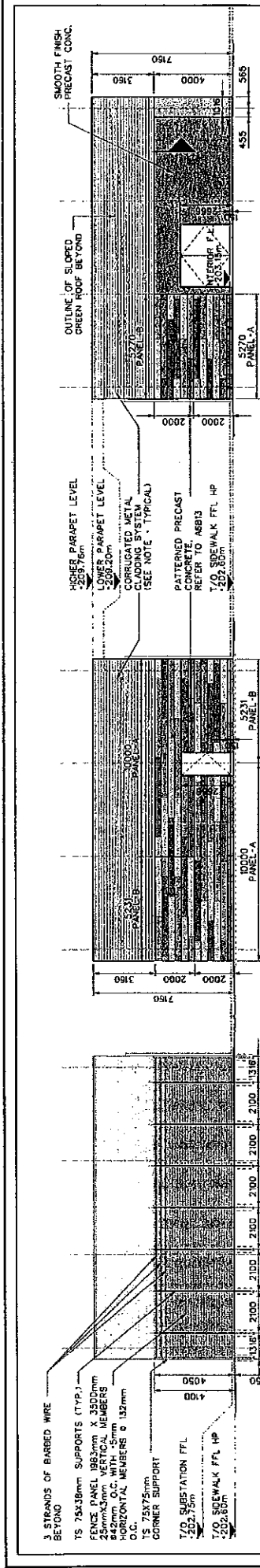
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April 08, 2011

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SUBJECT LANDS



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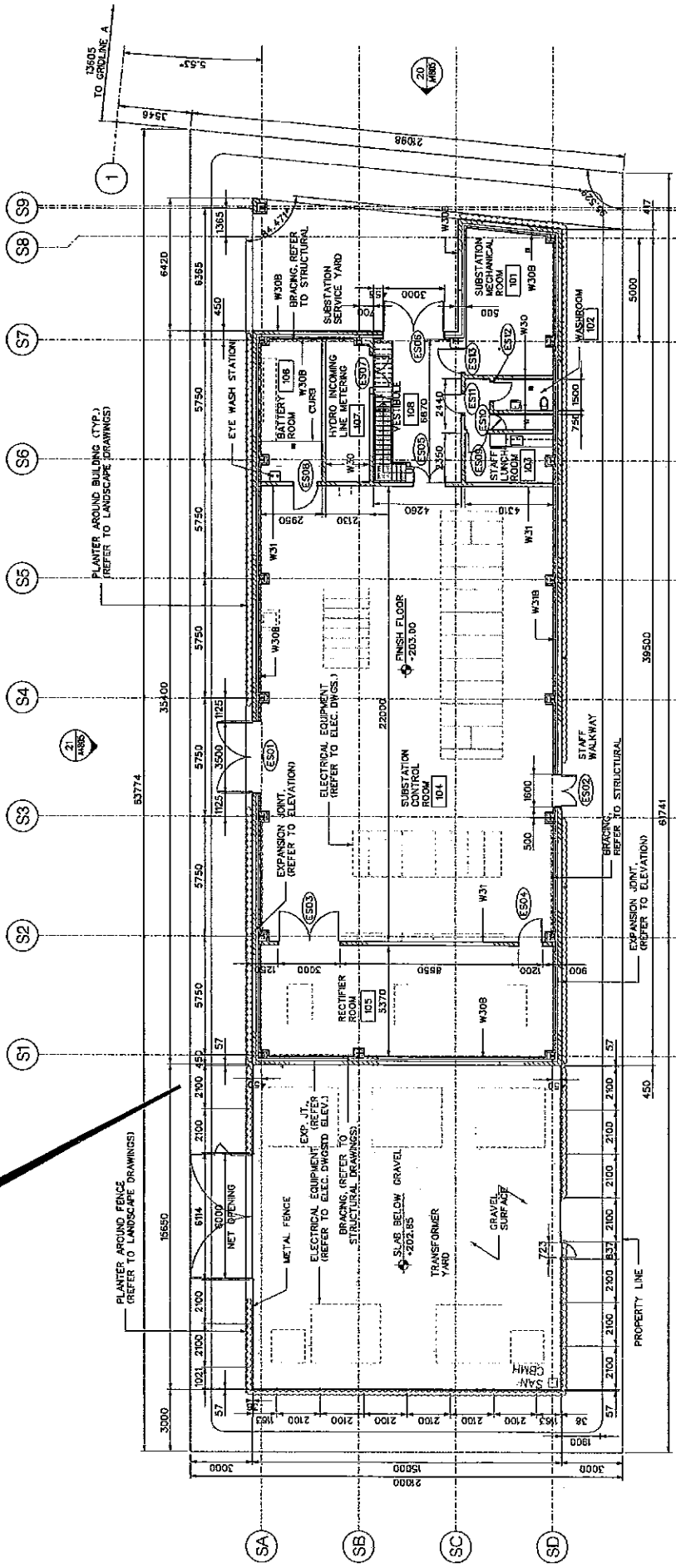


Lot A: Electrical Substation -  
 Elevation Plan

APPLICANT: Toronto Transit Commission  
 LOCATION: Part of Lots 5, 6 & 7, Concession 5

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**Lot A**  
Electrical Substation



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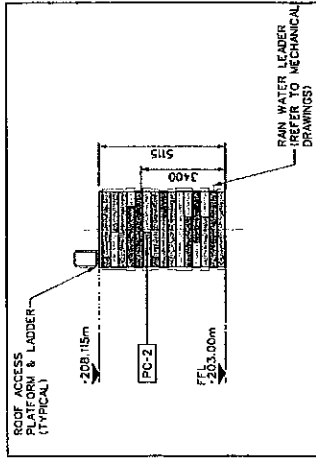
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DATE: April 08, 2011

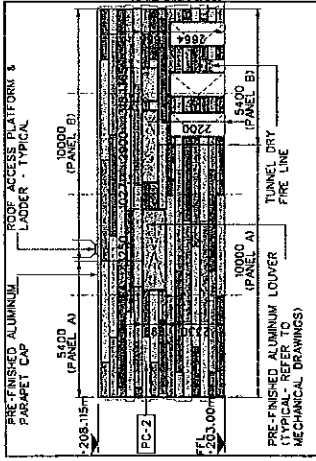


## Lot A: Electrical Substation - Floor Plan

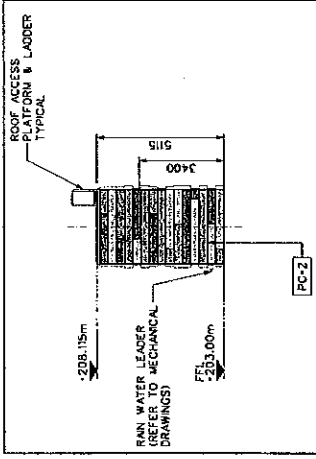
APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



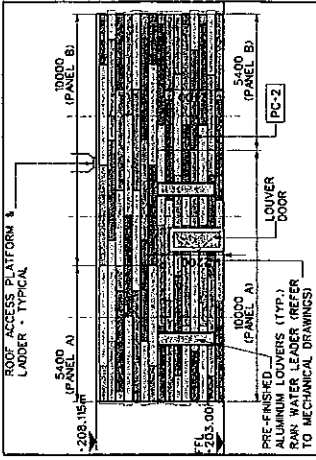
ELEVATION  
SOUTH ELEVATION  
EGRESS STAR 5 BUILDING



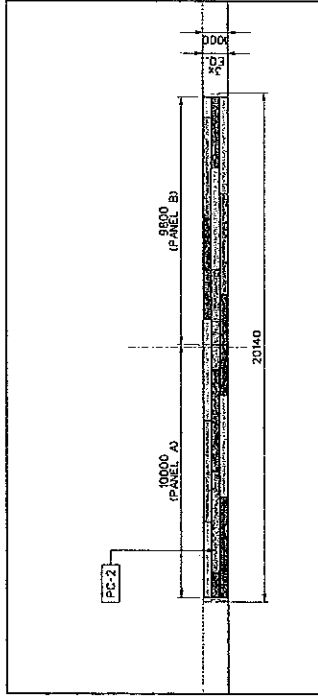
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SOUTH EGRESS STAR 5 BUILDING



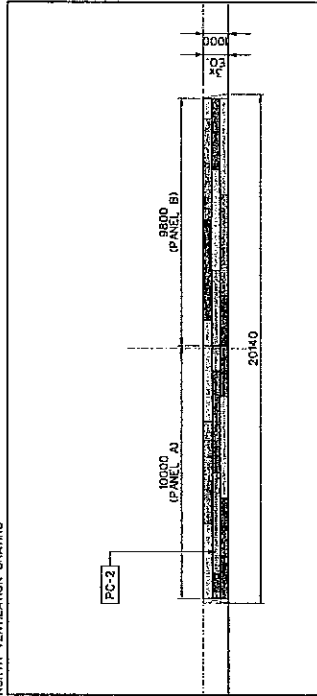
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NORTH ELEVATION  
EGRESS STAR 5 BUILDING



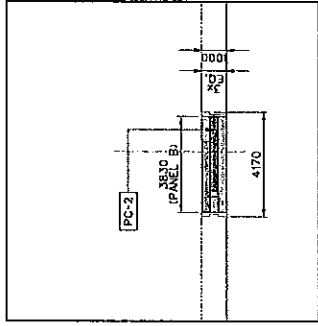
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EAST ELEVATION  
EGRESS STAR 5 BUILDING



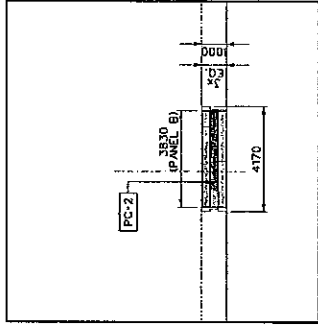
ELEVATION  
SOUTH ELEVATION  
NORTH VENTILATION GRATING



ELEVATION  
NORTH ELEVATION  
NORTH VENTILATION GRATING



ELEVATION  
EAST ELEVATION  
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NORTH VENTILATION GRATING

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# Lot B: Emergency Egress Building & Ventilation Grilles (South) - Elevation Plan

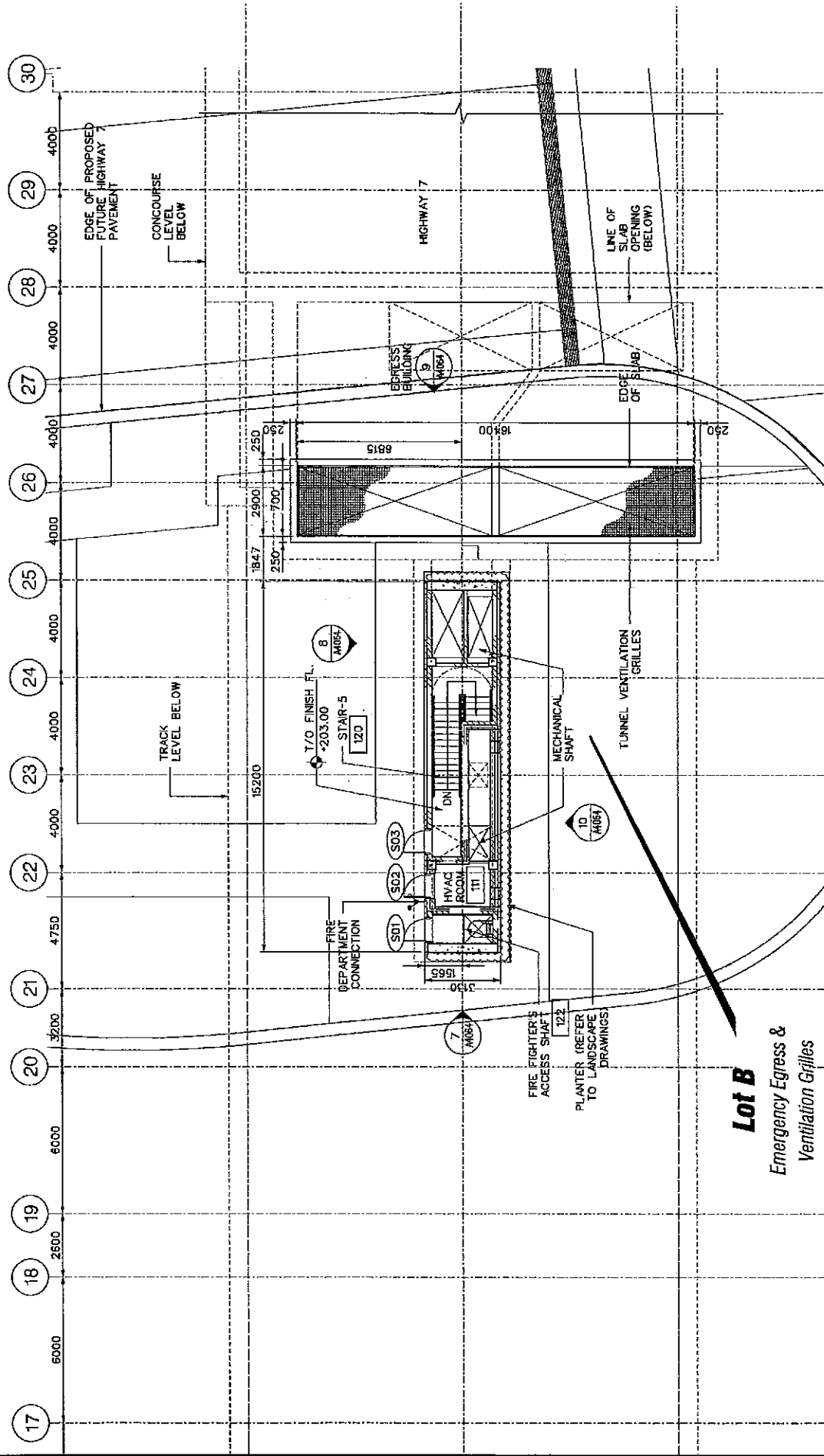
APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



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**Lot B**  
Emergency Egress &  
Ventilation Grilles

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DATE: April 08, 2011

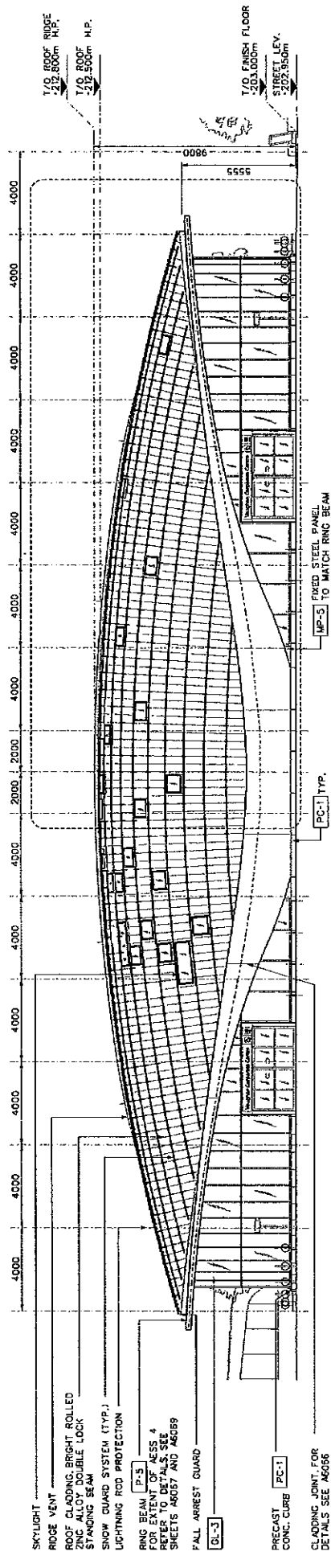


**Lot B: Emergency Egress Building &  
Ventilation Grilles (South) - Floor Plan**

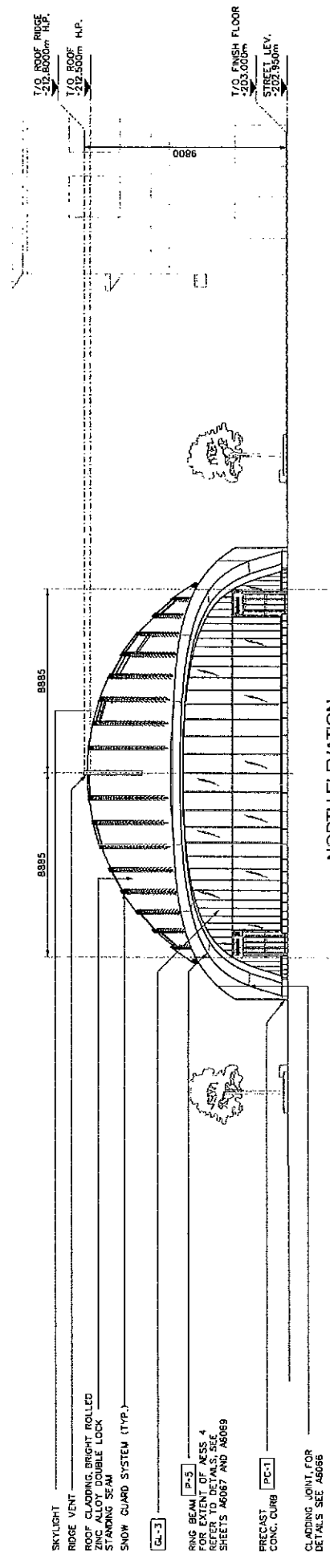
APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5

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WEST ELEVATION - MAIN ENTRANCE



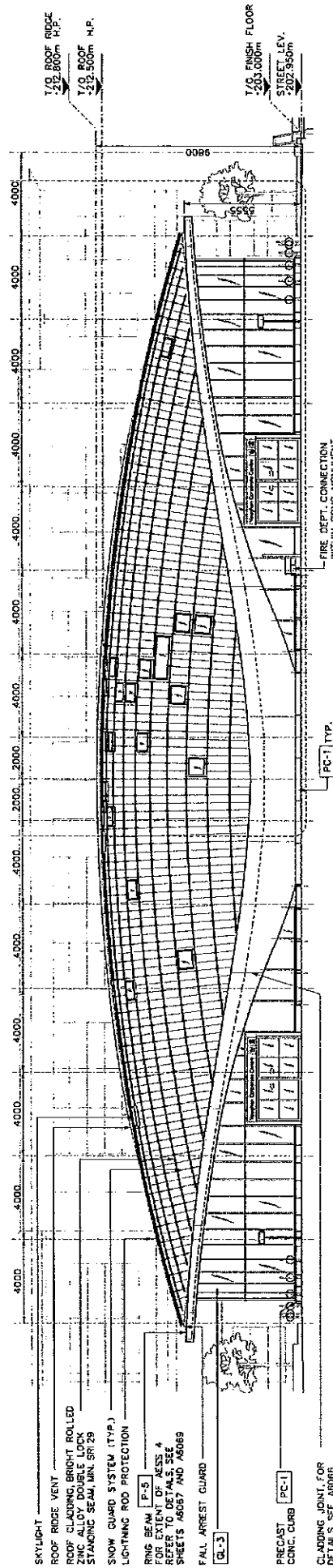
NORTH ELEVATION - MAIN ENTRANCE

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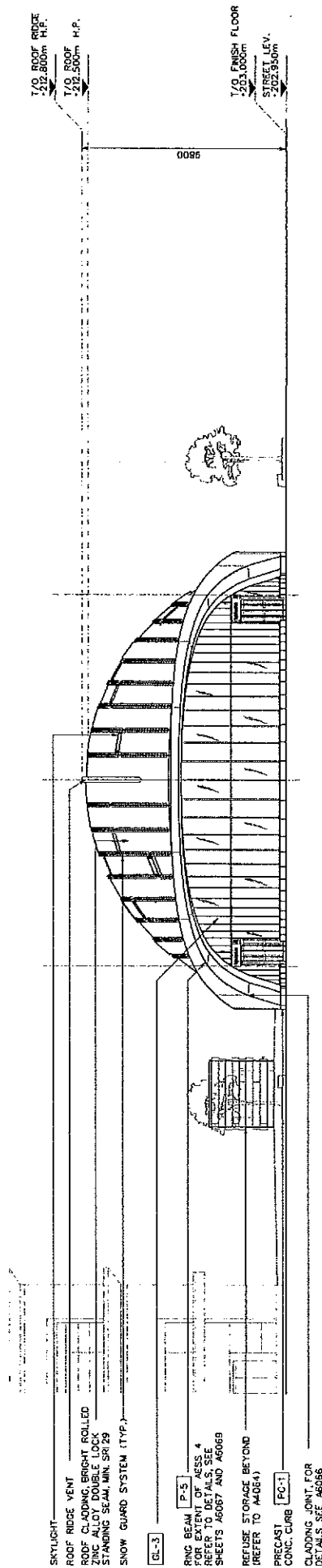


Lot C: Subway Station Entrance  
 Building - North & West Elevations

APPLICANT: Toronto Transit Commission  
 LOCATION: Part of Lots 5, 6 & 7, Concession 5



EAST ELEVATION -  
MAIN ENTRANCE



SOUTH ELEVATION -  
MAIN ENTRANCE

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# Lot C: Subway Station Entrance Building - South & East Elevations

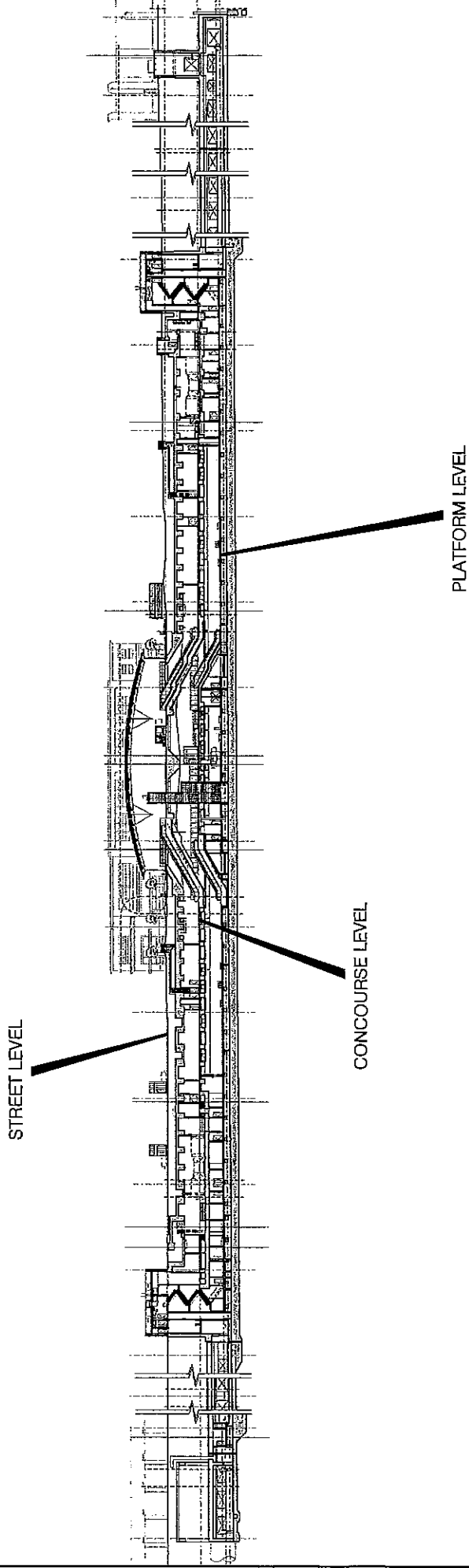
APPLICANT: Toronto Transit Commission  
 LOCATION: Part of Lots 5, 6 & 7, Concession 5



# Attachment

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 DATE: April 08, 2011

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# Lot C: Subway Station Entrance Building - Cross Sections

APPLICANT: Toronto Transit Commission  
 LOCATION: Part of Lots 5, 6 & 7, Concession 5

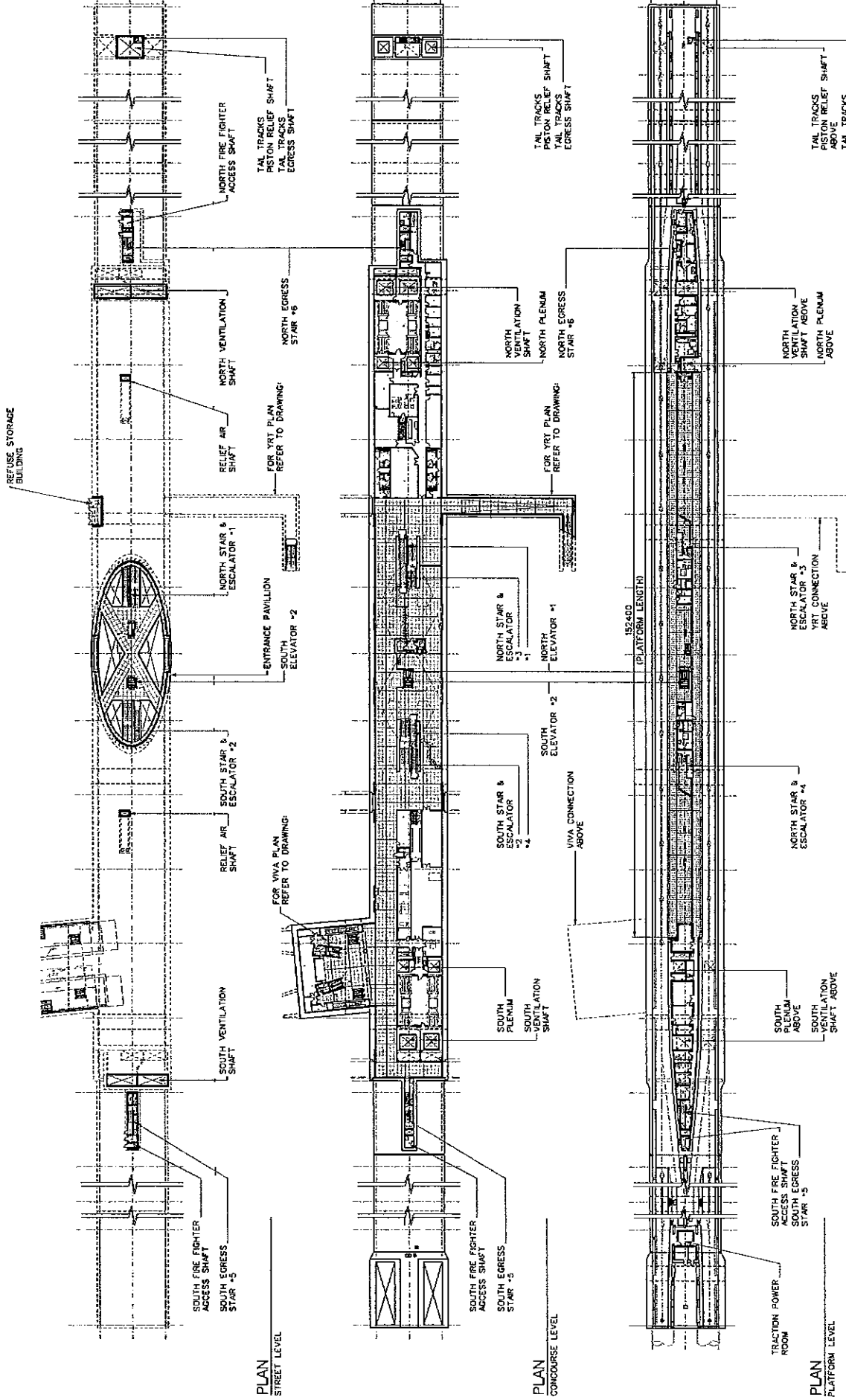


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DATE: April 08, 2011

# 12

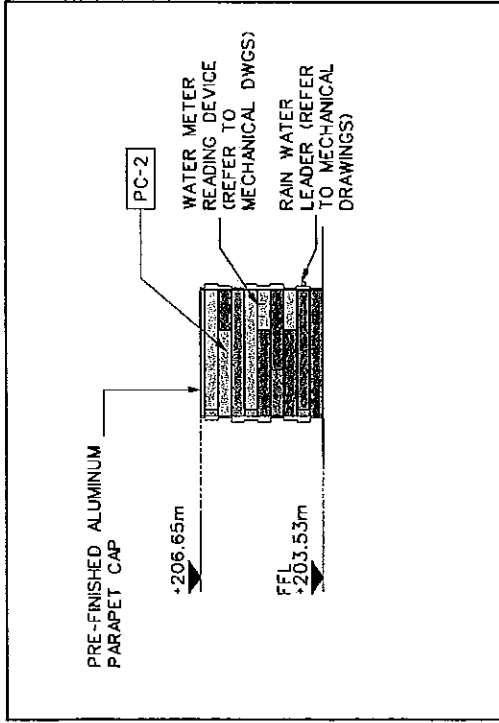


Not to Scale



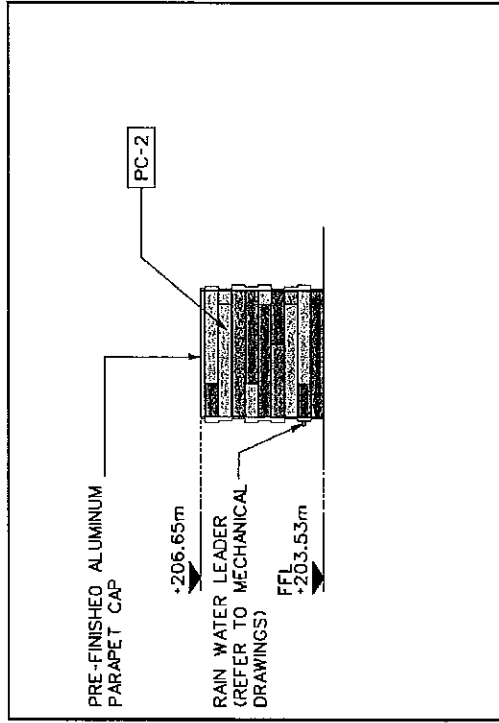
## Lot C: Subway Station Entrance Building - Floor Plans

APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



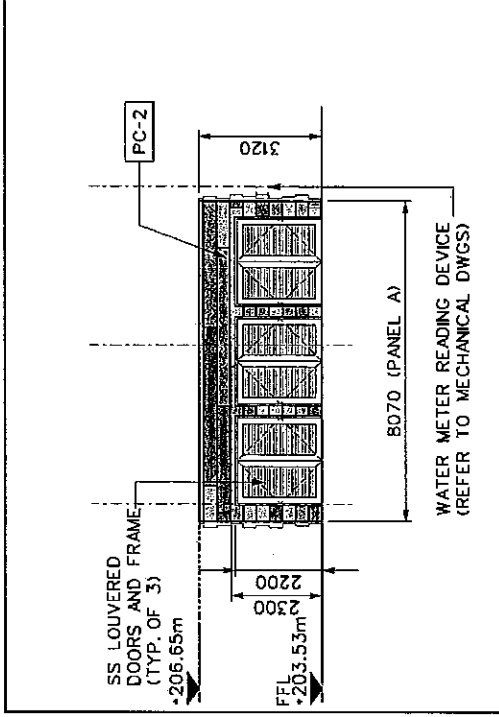
**ELEVATION**

SOUTH ELEVATION  
REFUSE STORAGE BUILDING



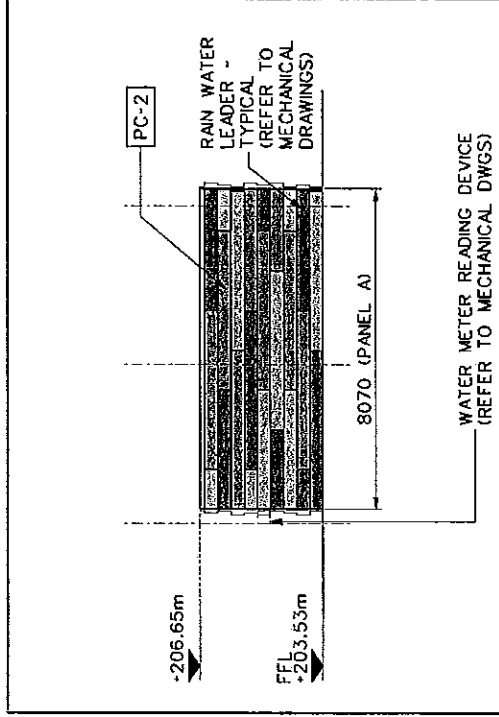
**ELEVATION**

NORTH ELEVATION  
REFUSE STORAGE BUILDING



**ELEVATION**

WEST ELEVATION  
REFUSE STORAGE BUILDING



**ELEVATION**

EAST ELEVATION  
REFUSE STORAGE BUILDING

Not to Scale

# Lot D: Refuse Storage Building - Elevation Plan

APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



# Attachment

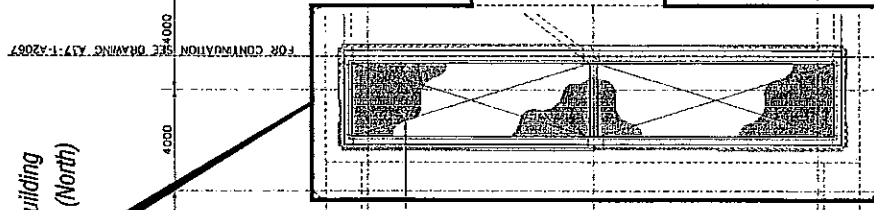
FILE: DA.10.110

DATE: April 08, 2011

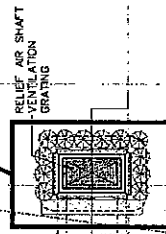
# 14



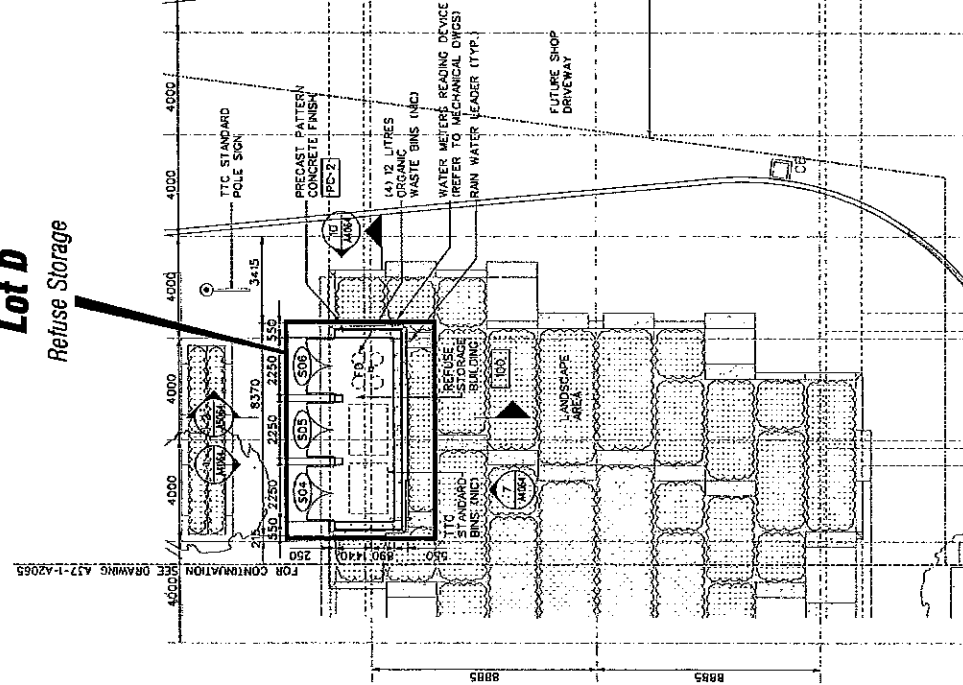
**Lot E**  
Emergency Egress Building  
and Ventilation Grilles (North)



**Lot I**  
Relief Air Vent



**Lot D**  
Refuse Storage



Not to Scale

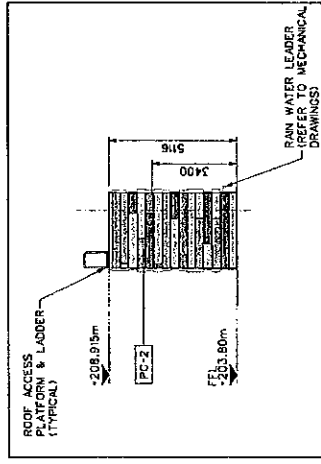
Attachment  
**15**

FILE: DA.10.110  
DATE: April 08, 2011

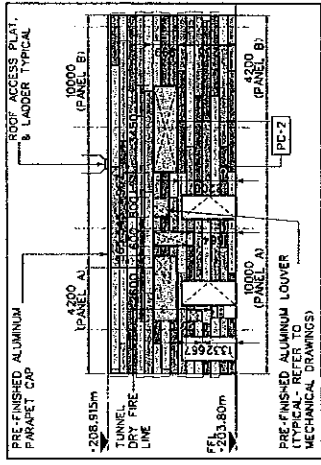


Lot D: Refuse Storage  
Building - Floor Plan

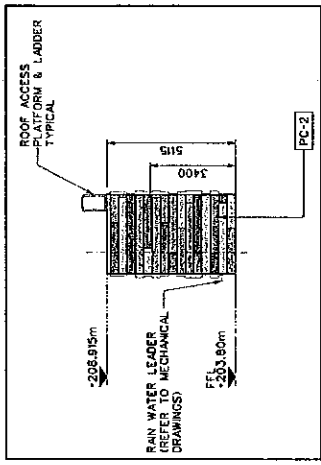
APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



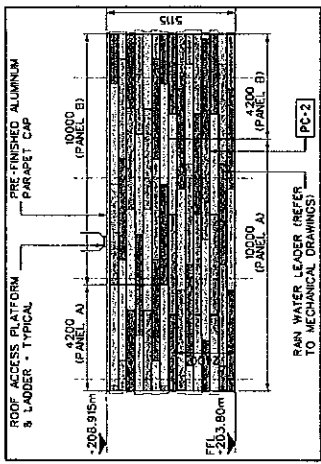
ELEVATION  
SOUTH ELEVATION  
NORTH EGRESS STAR 6 BUILDING



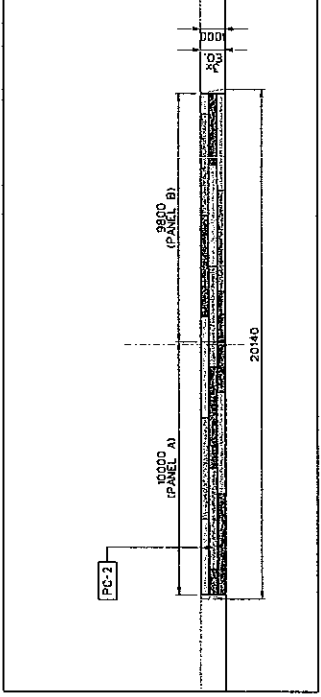
ELEVATION  
WEST ELEVATION  
NORTH EGRESS STAR 9 BUILDING



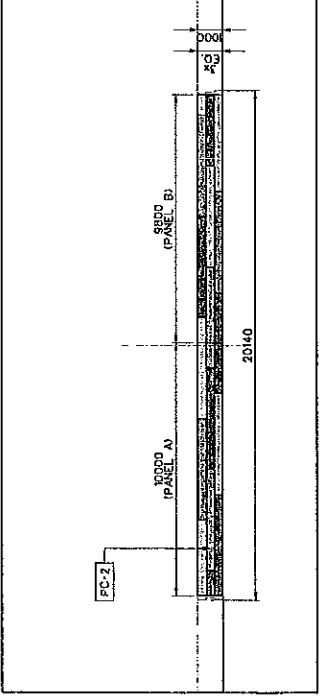
ELEVATION  
NORTH ELEVATION  
NORTH EGRESS STAR 6 BUILDING



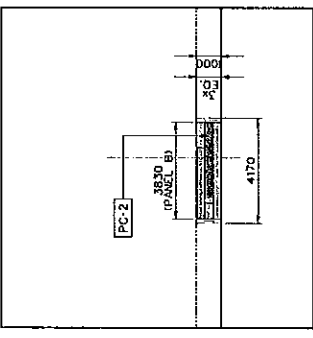
ELEVATION  
EAST ELEVATION  
NORTH EGRESS STAR 6 BUILDING



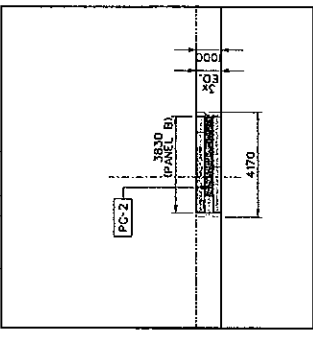
ELEVATION  
SOUTH ELEVATION  
NORTH VENTILATION GRATING



ELEVATION  
NORTH ELEVATION  
NORTH VENTILATION GRATING



ELEVATION  
EAST ELEVATION  
NORTH VENTILATION GRATING



ELEVATION  
WEST ELEVATION  
NORTH VENTILATION GRATING

Not to Scale

# Lot E: Emergency Egress Building & Ventilation Grilles (North) - Elevation Plan



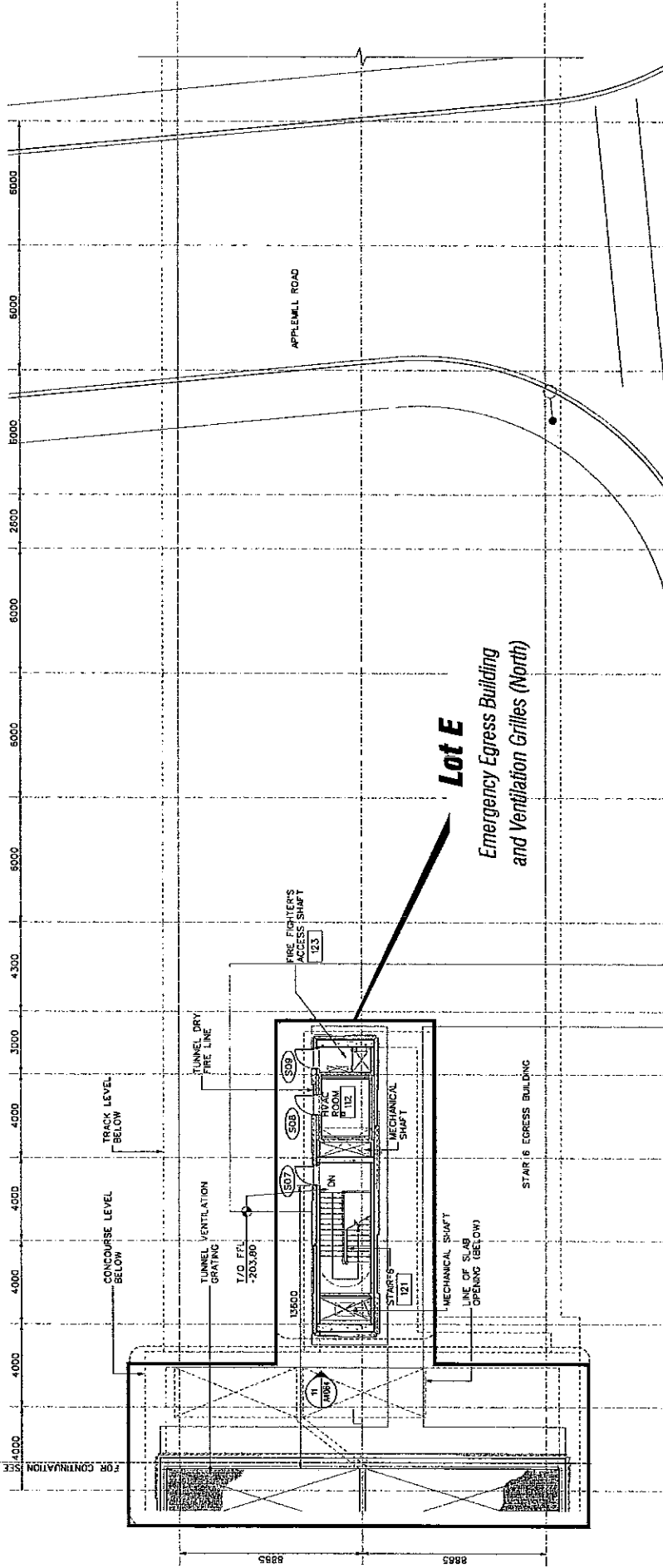
APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5

# Attachment 16

FILE: DA.10.110  
DATE: April 98, 2011



FOR CONTINUATION SEE DRAWING A37-1-A2066



**Lot E**  
 Emergency Egress Building  
 and Ventilation Grilles (North)

Not to Scale

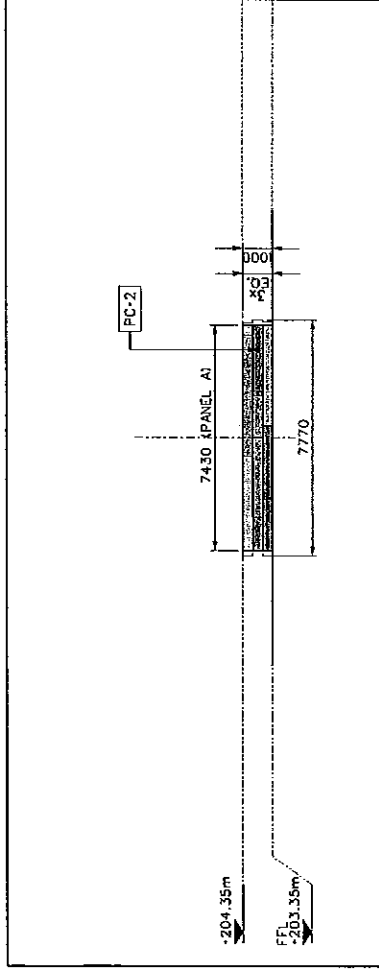
# Lot E: Emergency Egress Building & Ventilation Grilles (North) - Floor Plan

APPLICANT: Toronto Transit Commission  
 LOCATION: Part of Lots 5, 6 & 7, Concession 5

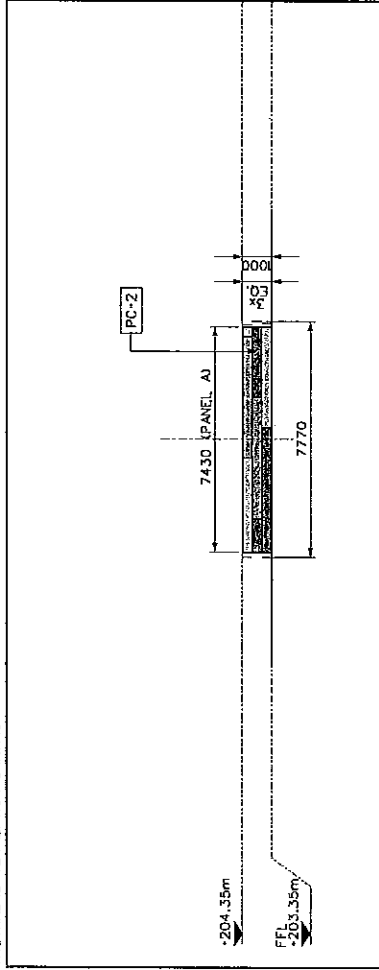


K:\DPT\1 ATTACHMENTS\VA\da.10.110.dwg

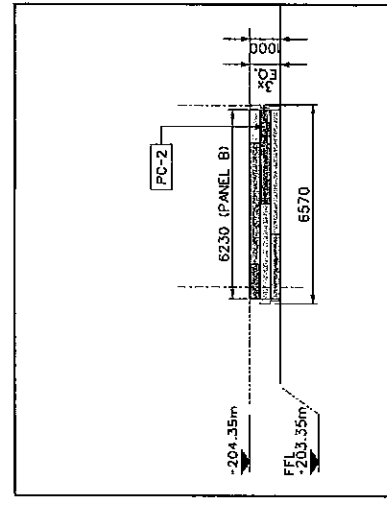




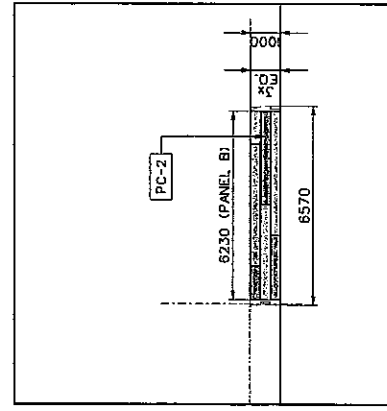
ELEVATION  
SOUTH ELEVATION  
TAIL TRACKS VENTILATION GRATING



ELEVATION  
NORTH ELEVATION  
TAIL TRACKS VENTILATION GRATING



ELEVATION  
EAST ELEVATION  
TAIL TRACKS VENTILATION GRATING



ELEVATION  
WEST ELEVATION  
TAIL TRACKS VENTILATION GRATING

Not to Scale

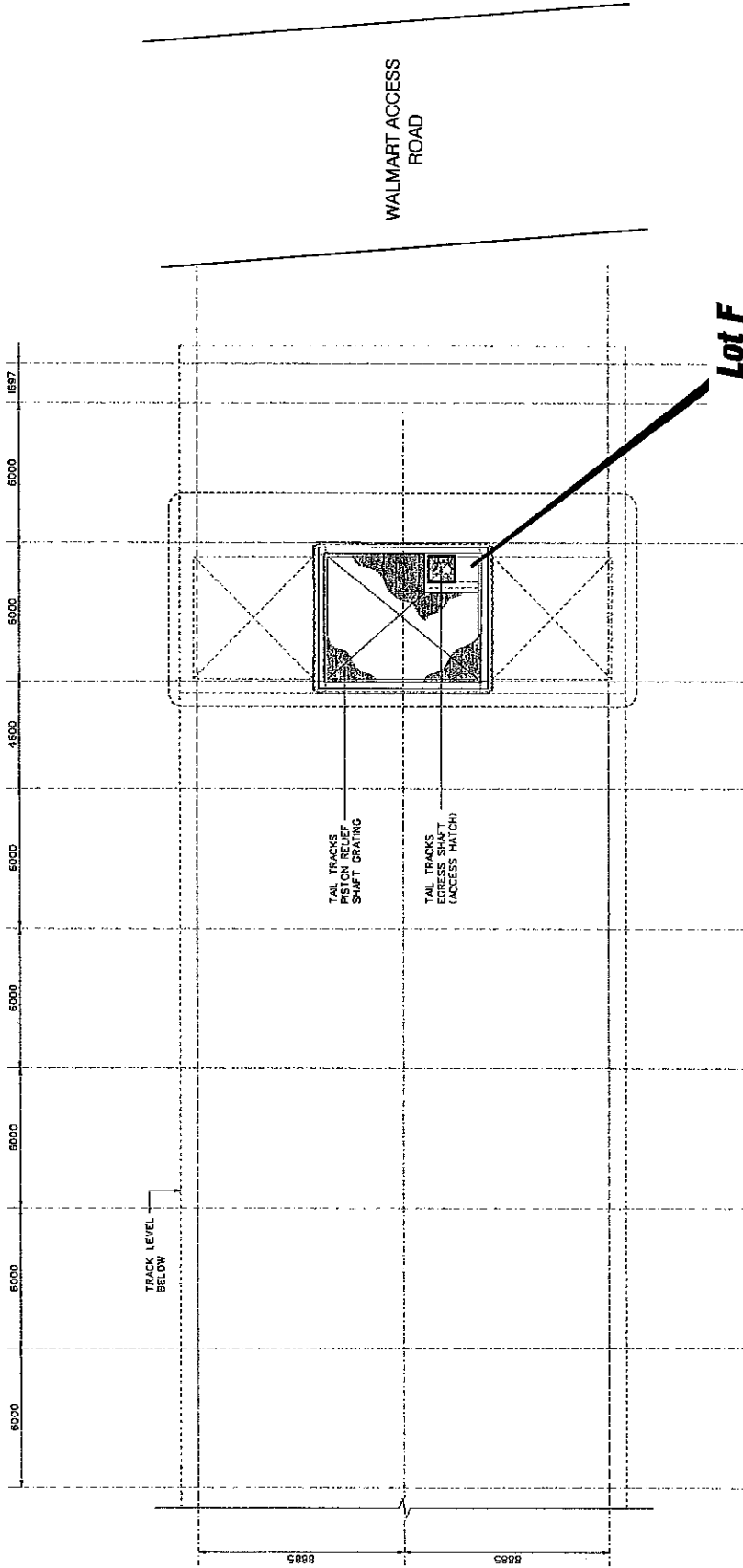
# Lot F: Tail Tracks Ventilation Grilles & Egress Hatch - Elevation Plan



APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5

# Attachment 18

FILE: DA.10.110  
DATE: April 08, 2011



Not to Scale

# Attachment

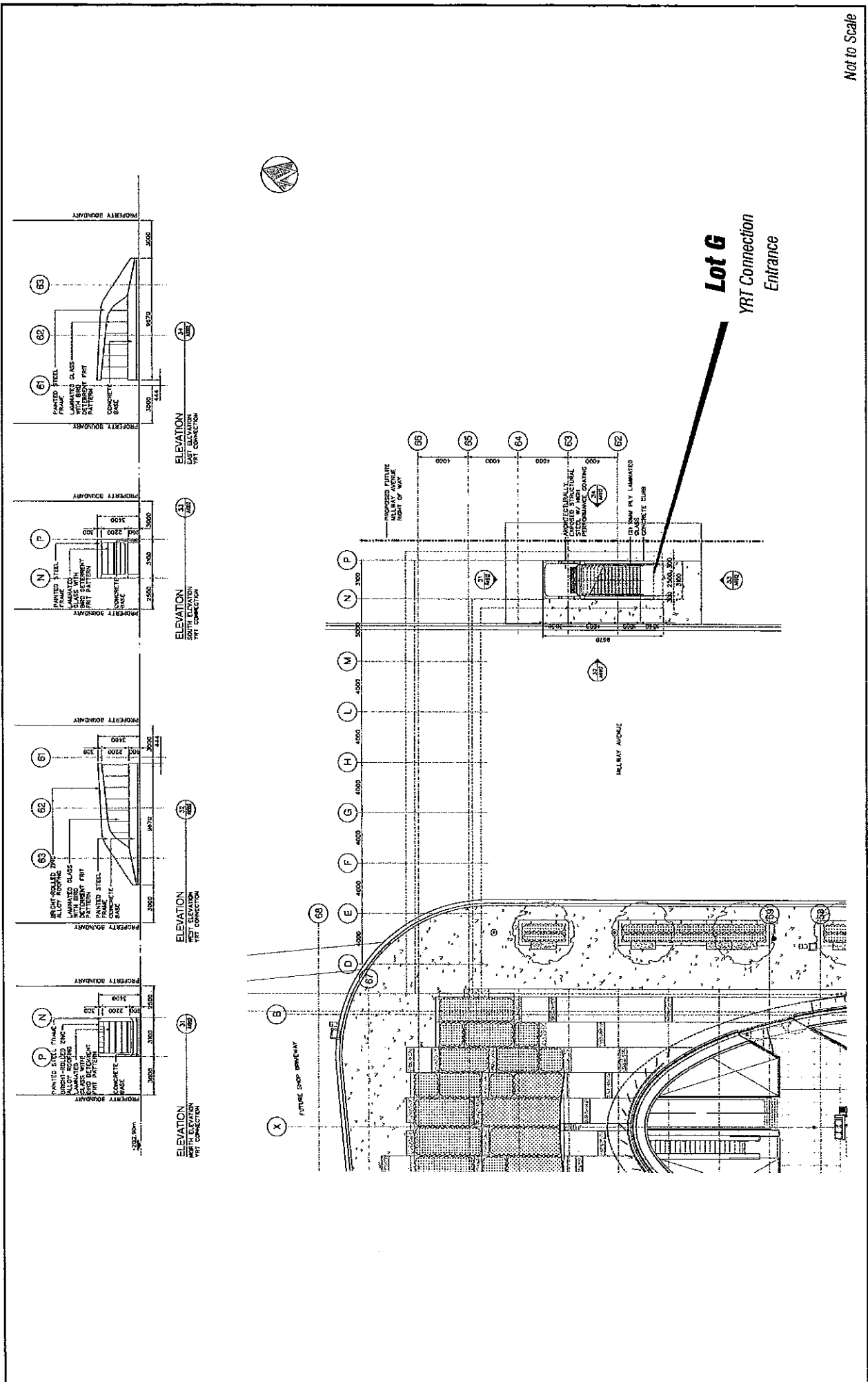
**19**

FILE: DA.10.110  
DATE: April 08, 2011



## Lot F: Tail Tracks Ventilation Grilles & Egress Hatch - Floor Plan

APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



Not to Scale



Lot G: YRT Connection Entrance  
 Building - Elevation & Floor Plans

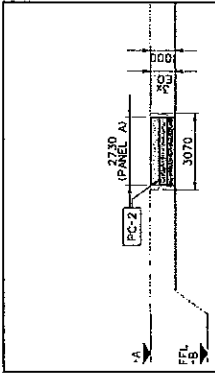
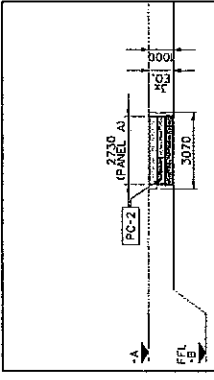
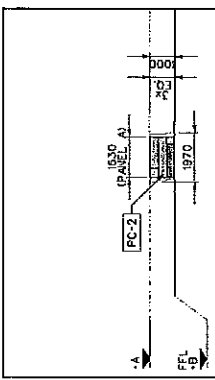
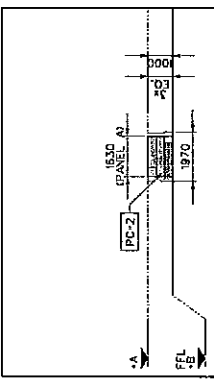
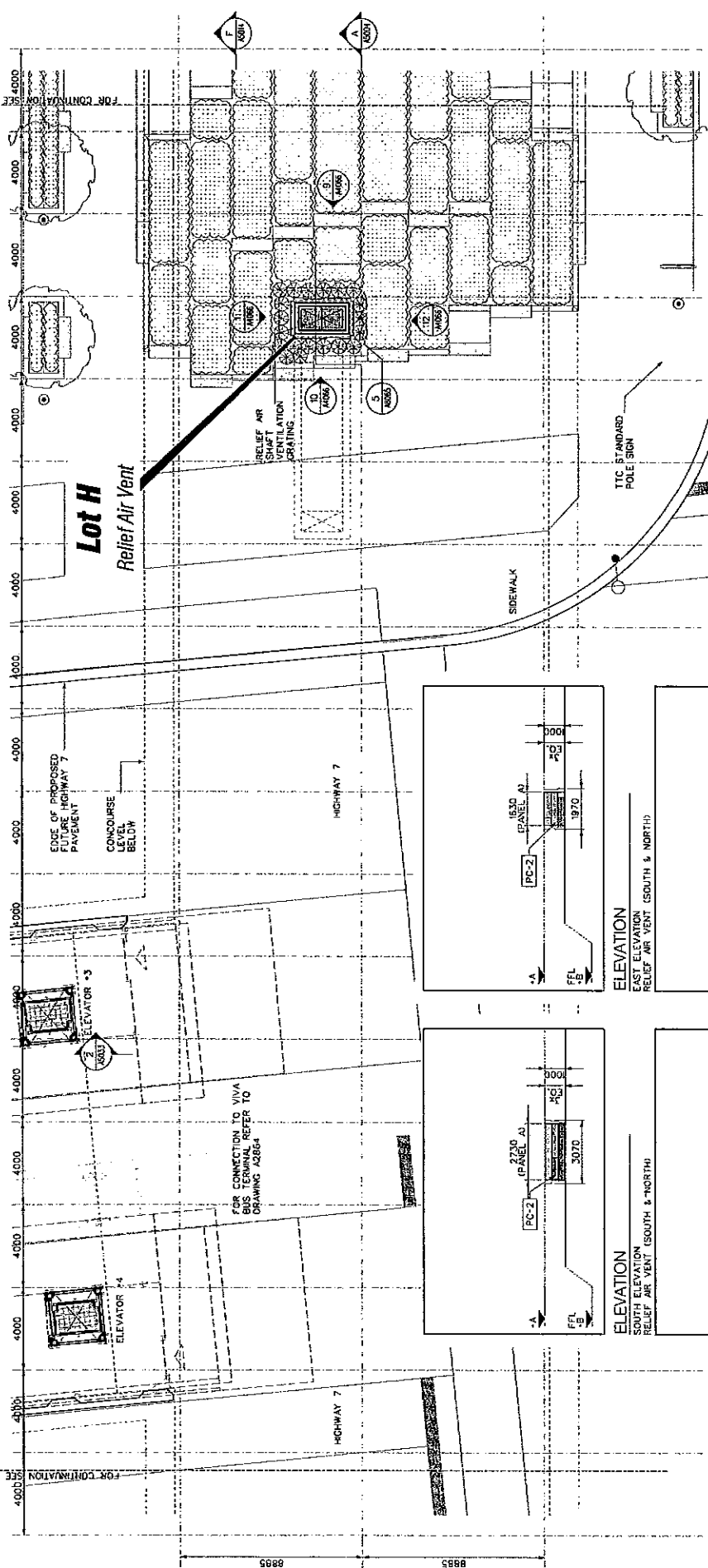
APPLICANT: Toronto Transit Commission  
 LOCATION: Part of Lots 5, 6 & 7, Concession 5

\*:\OPT\ ATTACHMENTS\VA\da.10.110.dwg



FOR CONTINUATION SEE DRAWING A37-1-42063

FOR CONTINUATION SEE DRAWING A37-1-42065



Not to Scale

# Attachment 21

FILE: DA.10.110  
DATE: April 08, 2011

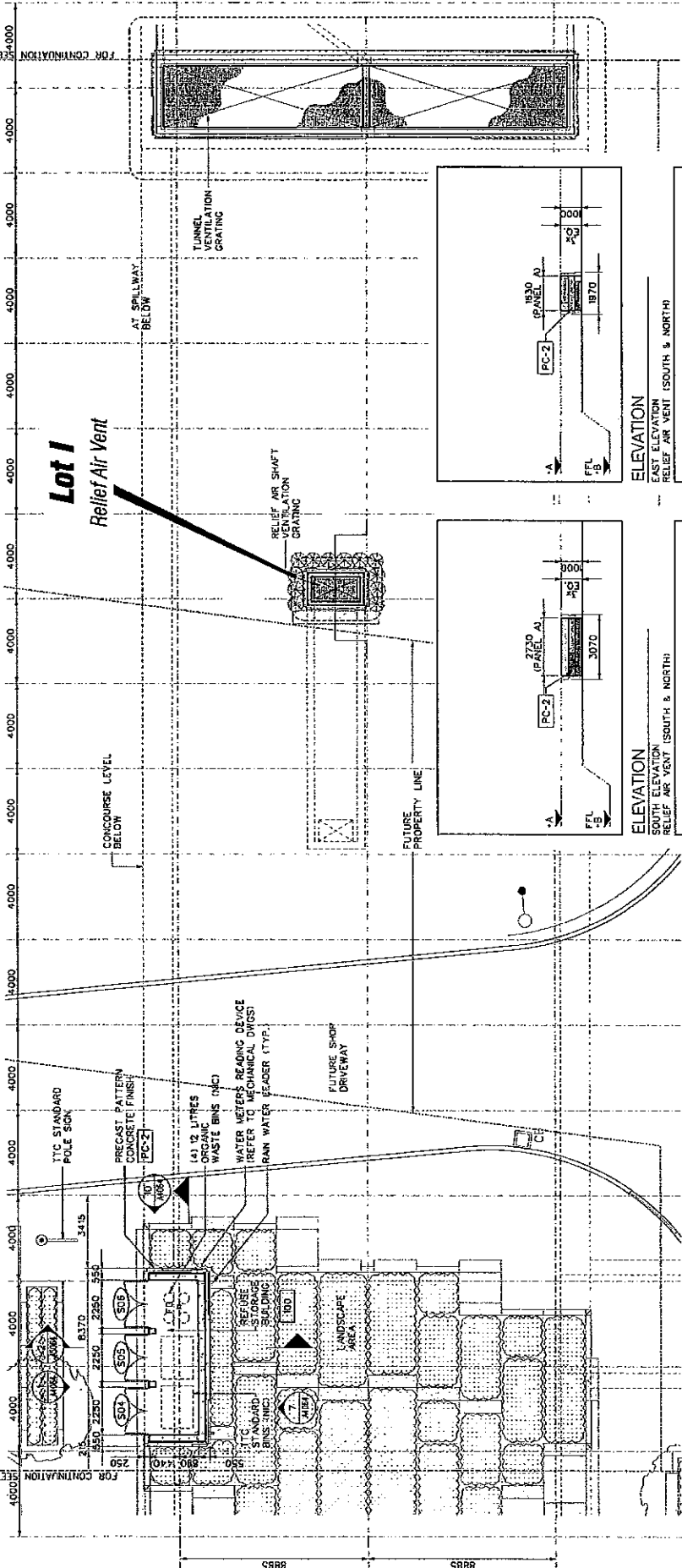


# Lot H: Relief Air Vent - Elevation & Floor Plans

APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



FOR CONTINUATION SEE DRAWING A37-1-22089



**Lot I**  
Relief Air Vent

TUNNEL  
VENTILATION  
GRATING

RELIEF AIR SHAFT  
VENTILATION  
GRATING

CONCOURSE LEVEL  
BELOW

FUTURE  
PROPERTY LINE

FUTURE SHOP  
DRIVEWAY

AT SPILLWAY  
BELOW

FOR CONTINUATION SEE DRAWING A37-1-22089

FOR CONTINUATION SEE DRAWING A37-1-22089

FOR CONTINUATION SEE DRAWING A37-1-22089

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FOR CONTINUATION SEE DRAWING A37-1-22089

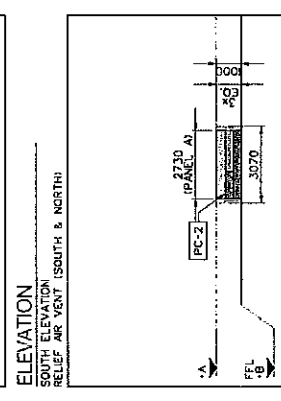
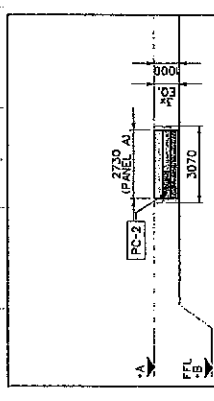
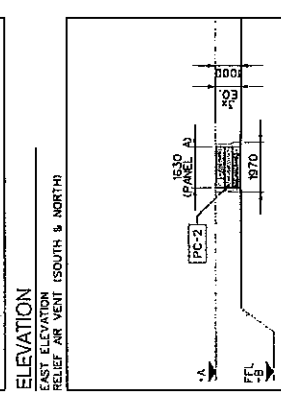
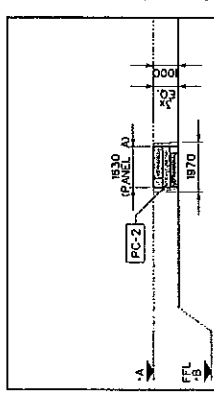
FOR CONTINUATION SEE DRAWING A37-1-22089

FOR CONTINUATION SEE DRAWING A37-1-22089

FOR CONTINUATION SEE DRAWING A37-1-22089

FOR CONTINUATION SEE DRAWING A37-1-22089

FOR CONTINUATION SEE DRAWING A37-1-22089



Not to Scale

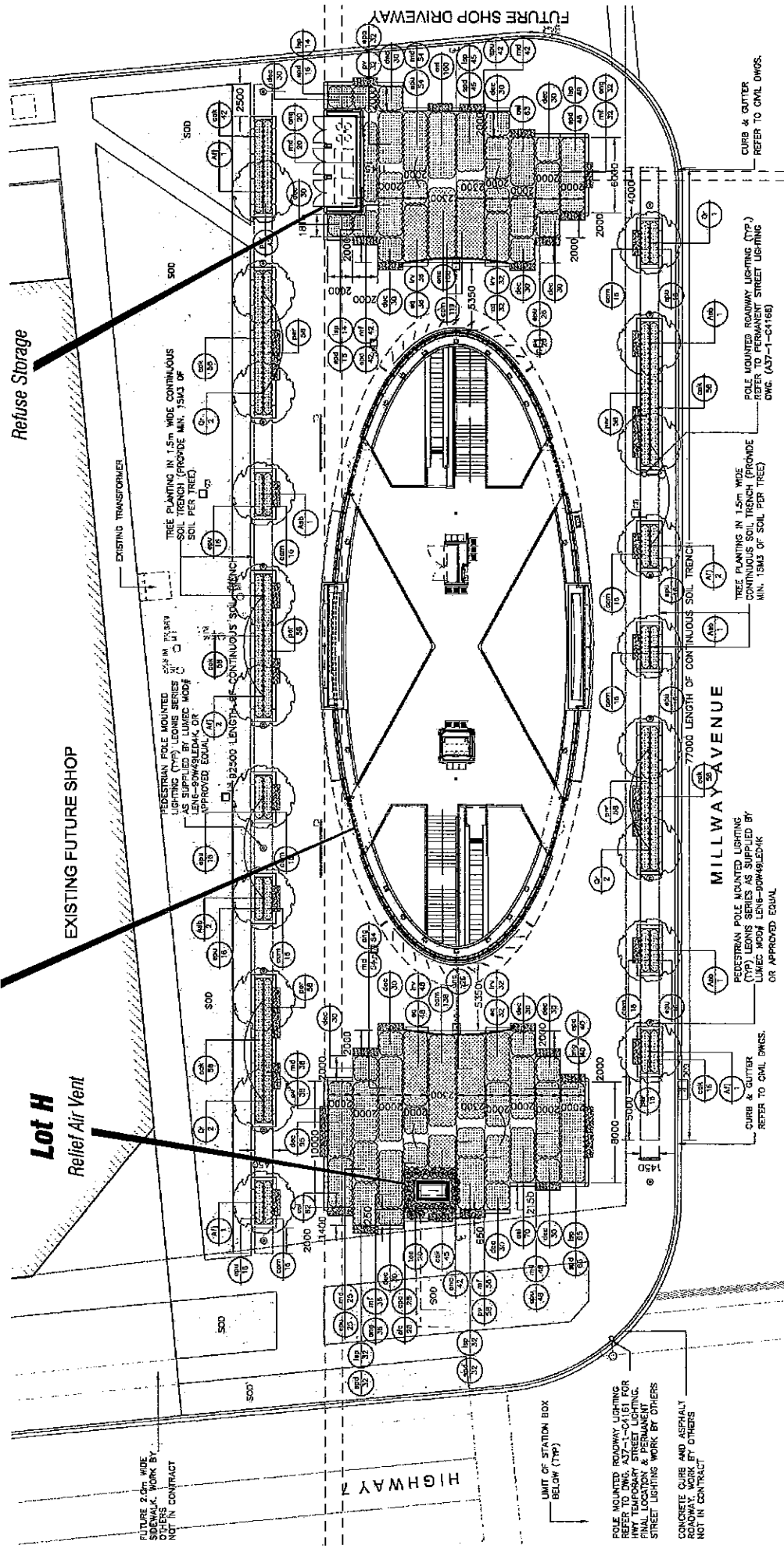
# Attachment 22

FILE: DA.10.110  
DATE: April 08, 2011



## Lot I: Relief Air Vent - Elevation & Floor Plans

APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



Not to Scale

# Attachment 23

FILE: DA.10.110  
DATE: April 08, 2011



## Landscape Plan - Lots C, D and H

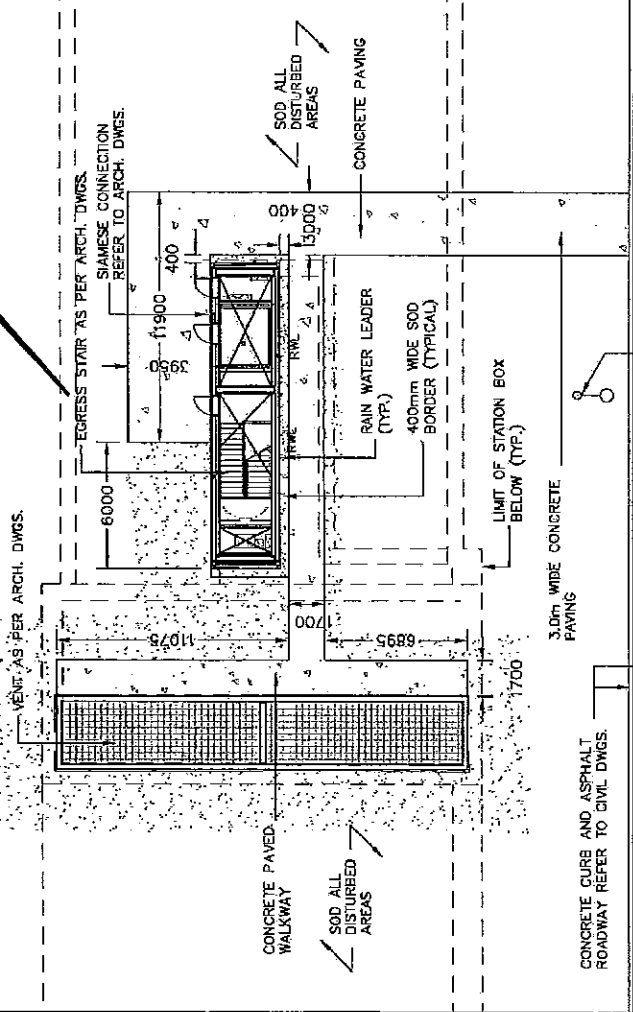
APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



### Lot E

Emergency Egress Building  
and Ventilation Grilles (North)

SOD ALL  
DISTURBED  
AREAS

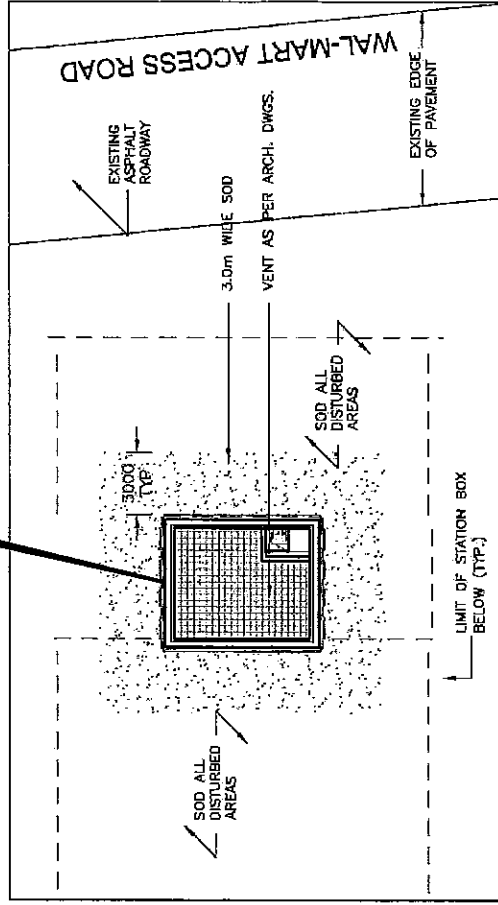


PARTIAL PLAN  
NORTH VENT & EGRESS STAIR



### Lot F

Tail Tracks Ventilation Grilles  
and Egress Hatch



PARTIAL PLAN  
NORTH TAIL TRACKS VENT



Not to Scale

# Landscape Plan

## - Lots E and F

APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5

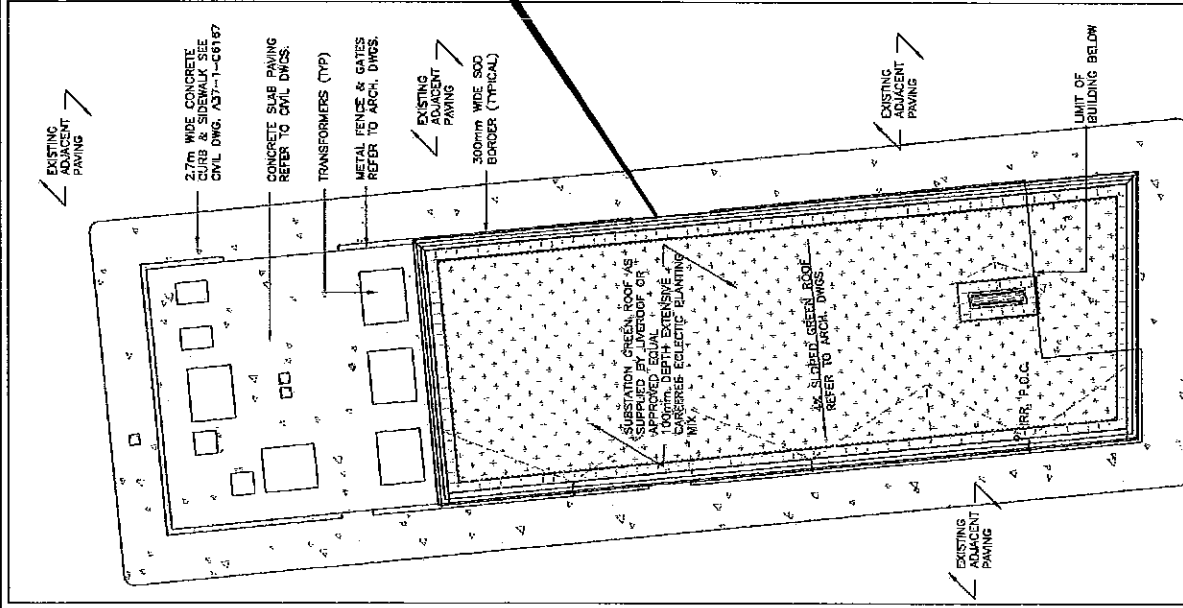


# Attachment

FILE: DA.10.110

DATE: April 08, 2011

# 24

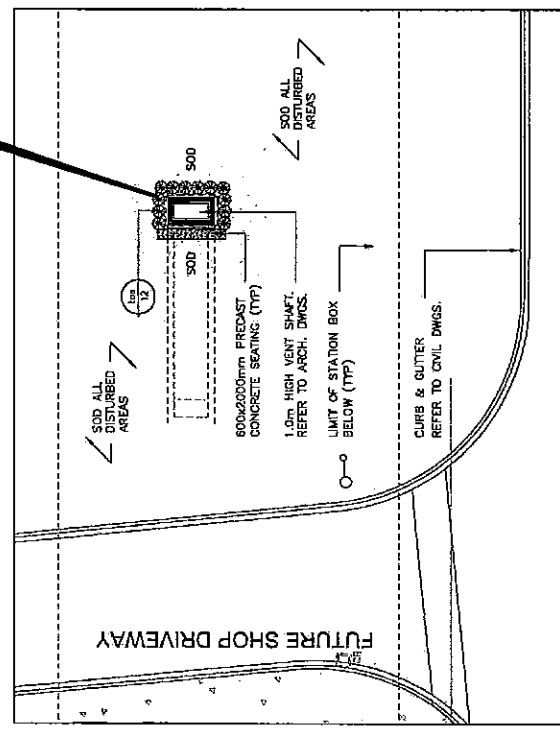


**PARTIAL PLAN**  
SUBSTATION

**PARTIAL PLAN**  
NORTH VENT

**Lot A**  
Electrical Substation

**Lot I**  
Relief Air Vent



**PARTIAL PLAN**  
NORTH VENT

Not to Scale

# Attachment 25

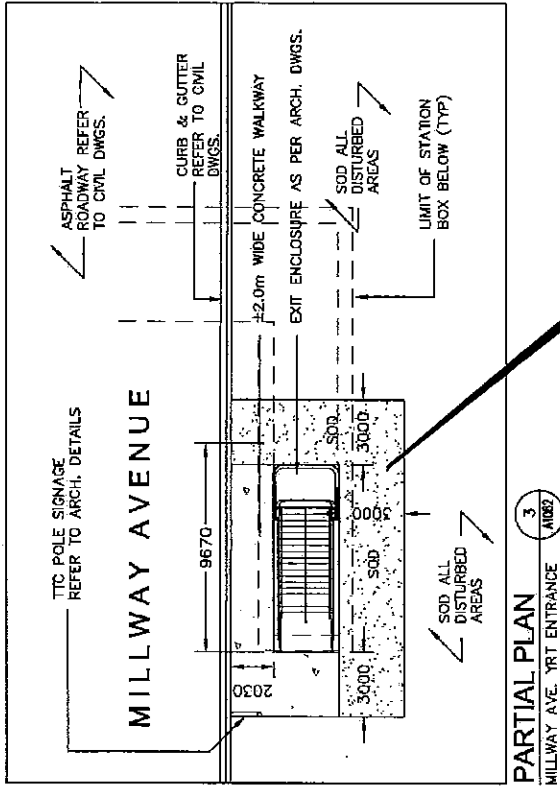
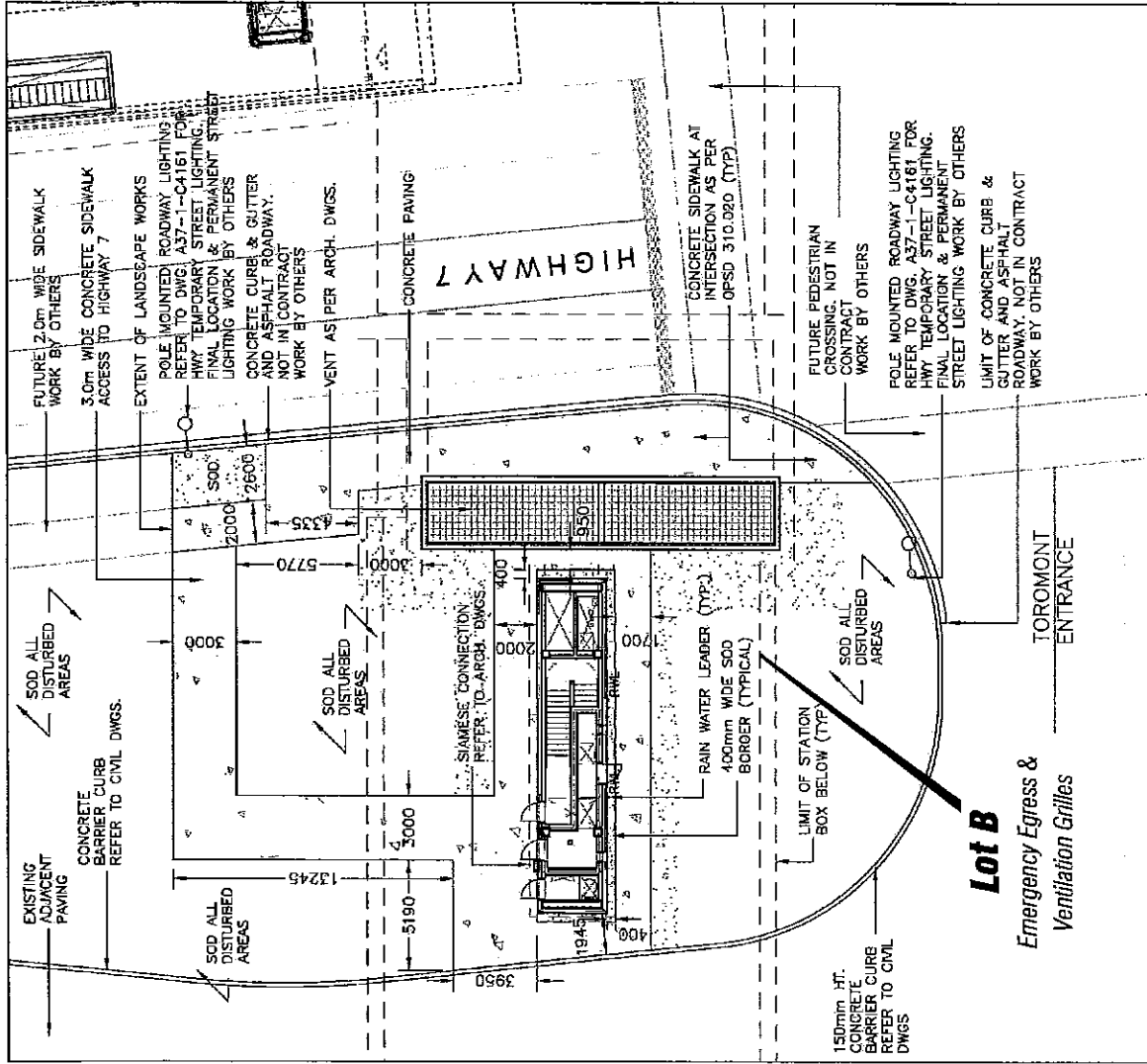
FILE: DA.10.110  
DATE: April 08, 2011



## Landscape Plan - Lots A and I

APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5





Not to Scale

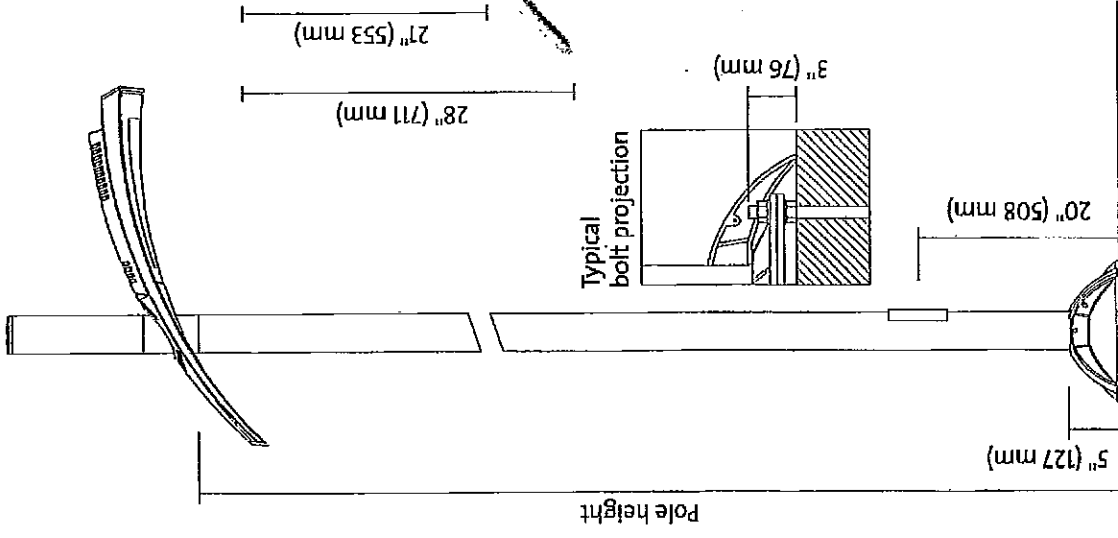
# Attachment 26

FILE: DA.10.110  
DATE: April 08, 2011



# Landscape Plan - Lots B and G

APPLICANT: Toronto Transit Commission  
LOCATION: Part of Lots 5, 6 & 7, Concession 5



POLE WITH LUMINAIRE ELEVATION

14 3/4" (375 mm)

5" (127 mm)  
20" (508 mm)

Typical bolt projection

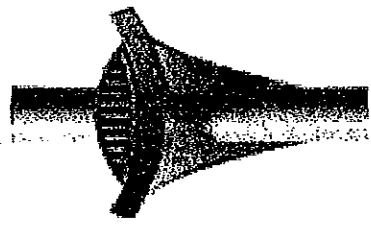
3" (76 mm)

28" (711 mm)

27" (553 mm)

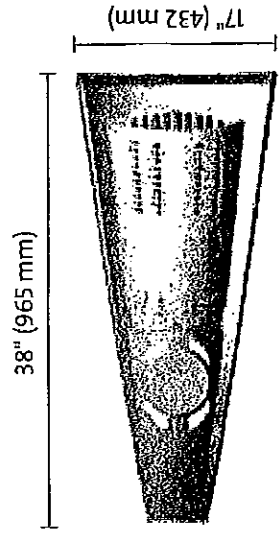
26 1/4" (667 mm)

LC 6 1/2" (165 mm)



Front

LUMINAIRE DETAILS



38" (965 mm)

17" (432 mm)

Weight : 55 lbs (25 kgs)

Top

Not to Scale

Exterior Light Fixture Details

APPLICANT: Toronto Transit Commission  
 LOCATION: Part of Lots 5, 6 & 7, Concession 5



Attachment 27

FILE: DA.10.110  
 DATE: April 08, 2011