

21 August 2024

Heritage Preservation Services
City Hall, 100 Queen Street West
Toronto, ON M5H 2N2

Attention: Anne Fisher, Assistant Manager, Heritage Preservation Services

RE: **152-164 Bathurst Street and 623-627 Richmond Street, Toronto -**
Addendum to HIA in response to revisions to development proposal:
GBCA Project No. 20036

Goldsmith Borgal & Company Ltd. Architects (GBCA) was initially retained by Toronto (Bathurst and Richmond) LP for the purposes of a Official Plan and Zoning By-law Amendment application to assess the impact on heritage resources arising from a development proposal at 152-164 Bathurst Street and 623-627 Richmond Street, located on the west side of Bathurst Street at the south-west corner of Richmond Street.

We provided a Heritage Impact Assessment for this application (dated 07 June 2021), which assessed a 17-storey mixed-use residential building (plus mechanical) with 217 suites and two levels of below-ground parking. The report concluded that the project would protect the integrity of adjacent heritage resources and would re-establish the scale, and maintain perception of the prominent corner building at 164-166 Bathurst. This structure is proposed to be integrated in the development, and its full three-dimensional form will maintained by employing in-situ retention. Since the 2021 proposal, subsequent developments were made in February 2023 in order to address comments from Staff, and accommodate new retail requirements .

In principle, the current development proposal (33-storey + MPH) will maintain the same relationship between the massing of the new development and the existing heritage structure as proposed in the 2023 scheme (18-storeys + MPH), with the exception of unit count and area which have been altered as a result of an additional 15-storeys of height added to the residential tower. Statistics and area revisions are details in the table below:

Previous Rezoning proposal (Feb 2023):	Current proposal (Aug 2024):
i. 14,370m2 of residential GFA	i. 25,834m2 of residential GFA
ii. 517m2 of retail GFA	ii. 609.80m2 of retail GFA
iii. Total GFA 14,887m2	iii. Total GFA 26,444m2
iv. 211 total units	iv. 420 total units
v. 59.9m height (18-storey + MPH)	v. 105.75m height (33-storey + MPH)

Historical background information and images can be obtained through the February 13, 2023 HIA. . This addendum will comment largely on shadowing impact resulting from the addition of 15 storeys, from 18-storeys (plus MPH) to 33-storeys (plus MPH).

Description of overall site and context:

The development site is occupied by ten separate addresses (152, 156/158, 160, 162, 164/166 Bathurst Street and 623/625/627 Richmond Street) and includes 5-extent structures. A portion of the subject site, fronting Bathurst Street, has been vacant since a five-alarm fire on March 4th, 2019. A fire devastated properties at 160 and 162 Bathurst Street. The proposal consists of removing the non-heritage buildings on the development site, and retaining significant portions of 164-166 Bathurst Street for reuse and to permit a mixed-use development.

The 2-1/2-storey corner building at 164-166 Bathurst Street (c. 1876) features common bond brick coursing, and is a representative example of late-19th century mixed-use 'main street' Victorian architecture, with commercial storefront at grade and residential use above. The prominent corner location of 166 Bathurst (formerly 140 Bathurst) was quickly suited to a groceteria that remained, though under various owners, until c.1885, and again from 1916 until the 1950s, at which time it solely housed the H&S Grill (later the *Bathurst Snack Bar*). The building additionally served as the Union Hotel between 1886 and 1909.

Directly east of the subject property are two houses characteristic of the Bay-n-Gable style (159-161 Bathurst). Immediately behind these properties is a two-storey former industrial building dating 1905 (141 Bathurst Street), and a five-storey Edwardian style warehouse building dating 1920 (579 Richmond Street West). All of the above are currently listed on the City of Toronto's Inventory of Heritage Properties, and also contained within the boundaries of the King-Spadina HCD.



Heritage Register Map of the Bathurst and Richmond Street intersection, with the development site highlighted in red. The development site is opposite the King-Spadina HCD (under appeal) shown in blue.

Adjacent Heritage resources and properties of interest:

- 1. 164 Bathurst Street (including entrance address of 621 Richmond St. W.)** November 9, 2021. Designation By-law 68-2022 enacted February 3, 2022.
- 2. 159-161 Bathurst Street** - Bay-n-Gable style residential home c.1870, adopted by City Council on December 5, 2017. Listed on City's Heritage Register.



159-161 Bathurst - Listed on the City of Toronto's Heritage Register, and located within the King-Spadina HCD (under appeal). The adjacent properties across the street to the east at 149-157 Bathurst Street have been proposed to be removed in order to accommodate a mixed-use building.

Heritage resources on the site:

The development site contains five extant structures (152, 156 & 158, 164 & 166 Bathurst Street, and 625 & 627 Richmond Street). At the time of our first report, none of the existing buildings on the site were recorded on the City of Toronto's Heritage Register, however; evaluations conducted by GBCA for the structures at 164-166 Bathurst Street were found to meet a number of criteria under the evaluation. Toronto City Council stated its intention to designate the property at 164 Bathurst Street (including entrance address of 621 Richmond St. W.) November 9, 2021. The Designation By-law 68-2022 was enacted February 3, 2022.

The subject property is considered adjacent to the proposed King-Spadina HCD. The proposed development is also adjacent to two buildings that are listed on the Heritage Register, across Bathurst Street, including 159-161 Bathurst Street (1870).

Historical background information and images can be obtained through the February 13, 2023 HIA.

Proposed Revisions to the design:

In principle, the current development proposal maintains the same relationship between the massing of the new development and the existing heritage structure. Notable revisions from the February 2023 include:

- Proposed heights of the podium will remain unchanged, as will setbacks that were conceived as a way to respond to the character of Bathurst Street and the prominent corner property at 164-166 Bathurst Street. However, the tower height will be increased from 15 storeys, from 18-storeys (plus MPH) to 33-storeys (plus MPH).

Drawings of the Revised design (by Kirkor Architects), compared with the former 2023 scheme are presented on the following pages:



North Elevation (Feb 2023)



East Elevation (Feb 2023)



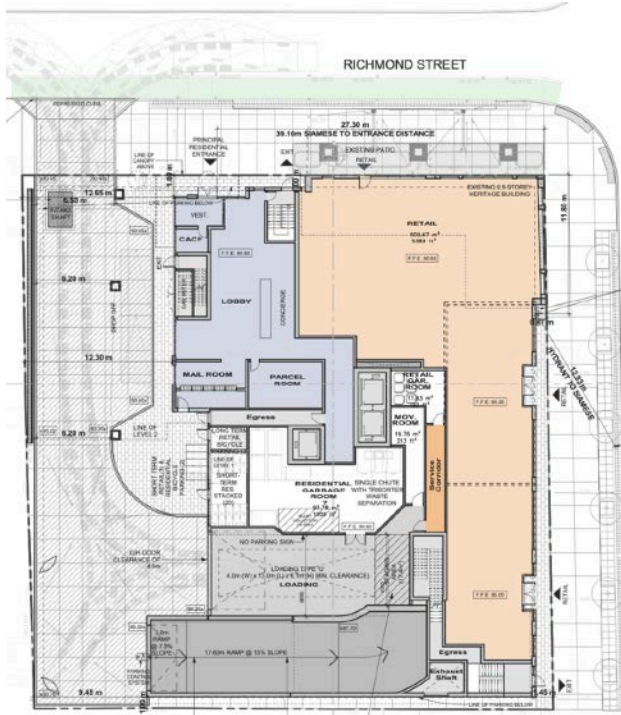
North Elevation (August 2024)

- Added 15 storeys, from 18-storeys (plus MPH) to 33-storeys (plus MPH).

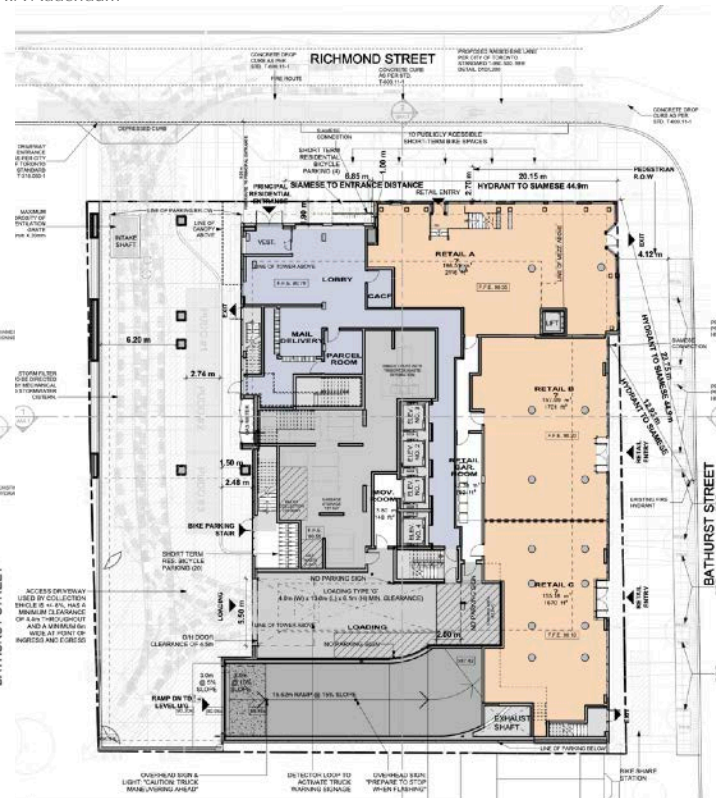


East Elevation (August 2024)

- Added 15 storeys, from 18-storeys (plus MPH) to 33-storeys (plus MPH).



Ground floor plan (April 2022)



Ground floor plan (August 2024)

- The size of retail units has been adjusted, in addition to amenity space location and configuration.

Shadow impacts:

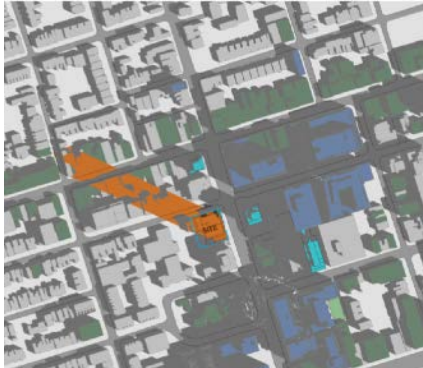
Complete shadow studies have been prepared by Kirkor Architects for the proposed development and are included in Appendix II. On the following page is an example for spring and fall/spring equinox's on March/September 21 between 9:18-13:18. In cyan is the existing structure, and in orange is the additional shadow resulting from 16-additional storeys in height since the 2023 scheme. Shadow studies from the earlier scheme are also included for reference.

The official plan requires buildings to be massed in a way that adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes (Policy 4.5.2(d)). Furthermore, the surrounding HCD's on Queen Street West aim to protect shadow-sensitive heritage properties from net new shadows.

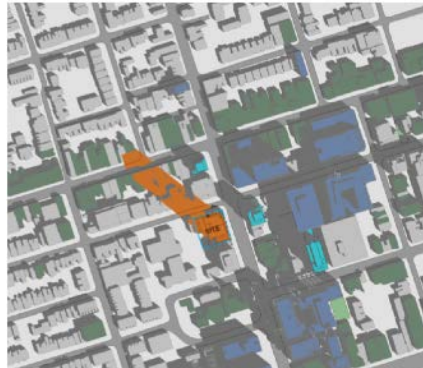
Section 5.4 of the Queen Street West HCD states that : "*The shadow impact of new buildings outside the Heritage District should not result in greater shadowing on Queen Street West than what is permitted by this plan.*" Shadows onto the Queen Street West HCD are adequately limited, with only the west elevation of 647 Queen Street West (a contributing building) that experiences shadowing between the hours of 13:18 and 14:18.

As a result of the increased height, net new shadows will be cast into the environs, beyond those of the previous scheme. Considering the existing and emerging context of taller buildings in this area, additional shadows arising from this development will have transitory impacts on the cultural heritage value of the King-Spadina HCD to the east, the Queen Street West HCD to the northeast, and the West Queen West HCD (under study) to the northwest.

Incremental shadows are imposed on contributing main street commercial properties to the northwest and east along Queen Street West between the hours of 9:18am and 14:18 in March/September. This area is part of the West Queen West HCD Study, which is not currently under force and effect.



March/September- 9:18am



March/September- 10:18am



March/September- 11:18am



March/September- 12:18am



March/September- 13:18am



March/September- 14:18am

2024 Shadow studies by Kirkor Architects - 34 Storey (+MPH) scheme.



2023 Shadow studies by Kirkor Architects - 18 Storey (+MPH) scheme.

Assessment of the Proposed Design and Impacts to heritage resources:

The revised design has taken into consideration the heritage context along Bathurst Street by continuing to provide a podium massing that references the height and scale of existing commercial structures, and stitches together currently vacant lands destroyed by fire. New punched window openings and alterations introduced to the storefront level of the heritage building provide sufficient connection fidelity between past uses, and proposed revisions.

Furthermore, the proposed updates to the new development continue to maintain a street-level building mass and podium design that is subordinate to and compatible with the existing heritage resource at 164-166 Bathurst Street.

An assessment of possible effects of the proposed development on heritage properties is presented on the table on the following page. The table lists possible effects based on the City of Toronto's Heritage Impact Assessment Terms of Reference (2010).

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	One property located on the development site have been identified as having heritage value under the Ontario Heritage Act. The portions of the properties that are proposed to be removed do not contribute to the heritage value of the overall property. Their removals will not impact any heritage attributes of the property.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The alterations will include the partial retention and restoration of 164-166 Bathurst Street's exterior masonry and detailing. No heritage attributes will be impacted. The new tower portion of the development will be placed behind the preserved building's gable ridge. The storefront views as shown in elevations are considered preliminary at this stage until on-site investigations are performed to confirm any remaining original fabric hidden that may inform the original storefront. The new podium level will recreate an existing street wall along Bathurst Street, adjacent to the listed heritage property.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadow impacts have been prepared for this development and are contained in Appendix II. Shadows cast by the new development will have transitory impacts on heritage resources in the vicinity (159 and 161 Bathurst Street). The revised 33-storey scheme will present new shadows will be present on the Queen Street West HCD between the hours of 13:18 and 14:18. Furthermore, incremental shadowing will be imposed on contributing main street commercial properties to the northwest and east along Queen Street West between the hours of 9:18am and 14:18 in March/September. This area is part of the West Queen West HCD Study, which is not currently under force and effect. Overall, transient shadowing on the facades will not unduly impact existing heritage attributes.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No heritage attributes will be isolated from their context by the new development. The proposed development has taken into account a balance between size, massing, scale, materials and relationship to street walls, so that no interference with the integrity of structure is made.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The proposed development will not materially affect any significant views or vistas in the area.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The land use currently allows for a mix of uses, characterised mainly by commercial and retail. These uses will be continued in the proposed development.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	Land disturbances as a result of this development will not impact cultural heritage value.

Conclusion

The revised development maintains our original conclusion, which states that this development will have no significant impacts on the adjacent heritage sites and, by its revised relationship with heritage fabric on the subject development site, will improve on the previous designs and help to mitigate heritage impacts. Revised drawings and shadow studies are appended to this Addendum.

We trust this Addendum satisfies HPS' requirements for this resubmission, and remain available should you require any additional information.

Christopher Borgal OAA FRAIC CAHP

A handwritten signature in black ink, appearing to be 'CB', written over a light grey rectangular background.

President
Goldsmith Borgal & Company Ltd. Architects

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APPENDIX I

Development Drawings:
August 16, 2024 (prepared by Kirkor Architects)

BATHURST STREET & RICHMOND STREET, TORONTO, ON.

Proposed Mixed-Use Development



DRAWING LIST									
Sheets: Category	Sheets: Subcategory	Sheet Number	Sheet Name	ZBA Submission - April 29, 2021	ZBA & SPA Submission	Heritage Update	Sheets: Issue#6	Sheets: Issue#7	ZBA & SPA #5 - AUG 16, 2024
12 SITE PLAN APPROVAL									
A0									
12 SITE PLAN APPROVAL	A0	dA0.0	Cover Sheet	Yes	Yes	Yes	Yes	Yes	Yes
A1									
12 SITE PLAN APPROVAL	A1	dA1.1	Survey	Yes	Yes	Yes	Yes	Yes	
12 SITE PLAN APPROVAL	A1	dA1.2	Context Map & Statistics	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A1	dA1.3	Site Plan	Yes	Yes	Yes	Yes	Yes	Yes
A2									
12 SITE PLAN APPROVAL	A2	dA2.0	Floor Plan - Level P2 & P1	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.1	Floor Plan - Level 1 & Mezzanine	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.2	Floor Plan - Level 2 & 3		Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.3	Floor Plan - Levels 4 & 5	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.4	Floor Plan - Levels 6 & 7	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.5	Floor Plan - Level 8 & 9	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.6	Floor Plan - Level 10 & Level 11-33			Yes		Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.7	Floor Plan - Level 34/MPH & Roof Plan			Yes	Yes	Yes	Yes
A3									
12 SITE PLAN APPROVAL	A3	dA3.1	North & East Elevations	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A3	dA3.2	South & West Elevations	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A3	dA3.3	1/50 Elevations East		Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A3	dA3.4	1/50 Elevations North		Yes	Yes	Yes	Yes	Yes
A4									
12 SITE PLAN APPROVAL	A4	dA4.1	Building Sections	Yes	Yes	Yes	Yes	Yes	Yes
A5									
12 SITE PLAN APPROVAL	A5	dA5.1	Sun Shadow Study - March/September (New)					No	Yes
12 SITE PLAN APPROVAL	A5	dA5.2	Sun Shadow Study - June (New)						Yes
12 SITE PLAN APPROVAL	A5	dA5.3	Sun Shadow Study - December	Yes	Yes	Yes	Yes	Yes	Yes
A6									
12 SITE PLAN APPROVAL	A6	dA6.1	Perspective Views	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A6	dA6.2	Perspective Views 2			Yes	Yes	Yes	Yes

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Revisions:

No.:	Revision:	Date:
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8	ZBA Resubmission & 5th SPA	August 16, 2024
7	PAC Submission	March 27, 2024
6	SPA Resubmission	June 9, 2023
5	SPA Resubmission	March 24, 2023
4	Heritage Submission Update	February 15, 2023
3	ZBA Resubmission & 2nd SPA	October 7, 2022
2	ZBA Resubmission & 1st SPA	April 15, 2022
1	Zoning By-Law Amendment #1	April 29, 2021
No.:	Issued For:	Date:

Client:

Originate Developments

152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Mixed-Use Development

Drawing Title:

Cover Sheet

Scale:

Drawn by:

AP

Checked by:

RP

Project No.:

20-018

Date:

August 16, 2024

Drawing No.:

dA0.0

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HERITAGE

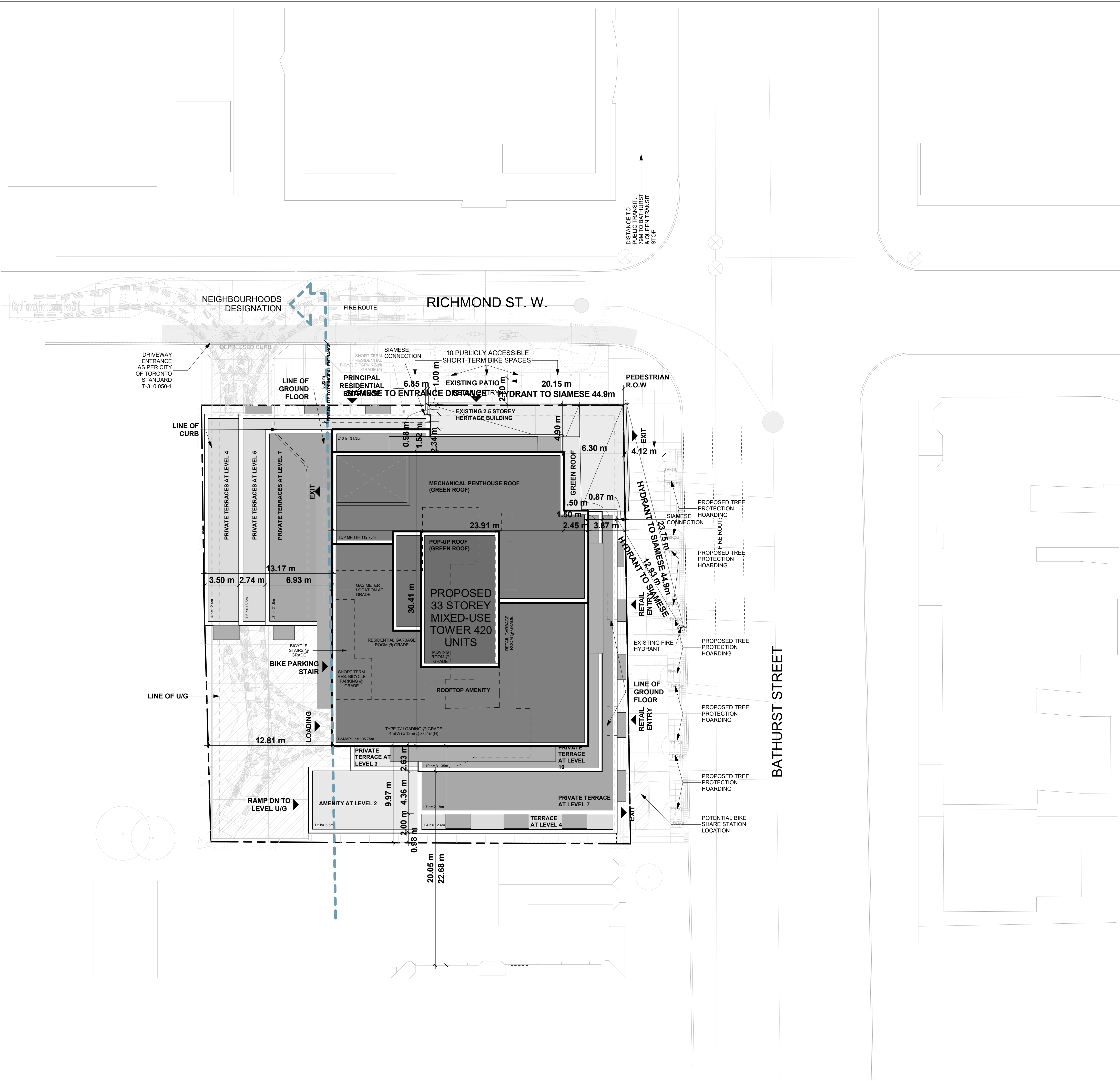
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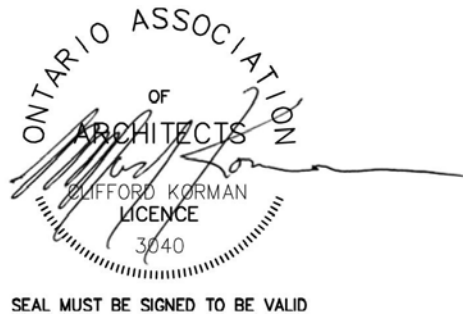
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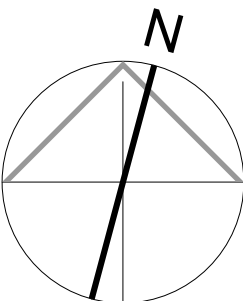
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Client:
Originate Developments
152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:
Site Plan

Scale:
1 : 200
Drawn by:
A.P
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R.P
Project No.:
20-018
Date:
August 16, 2024
Drawing No.:

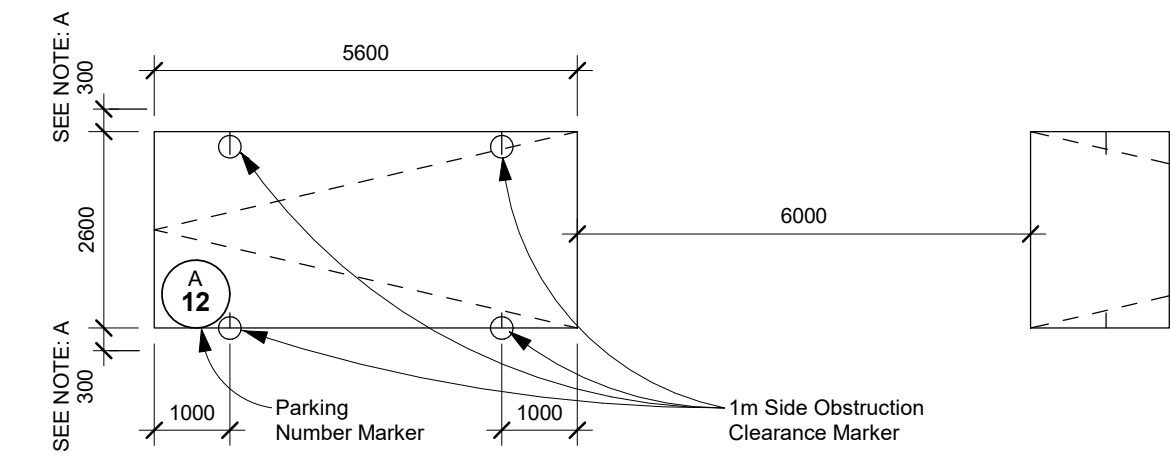


Site Plan
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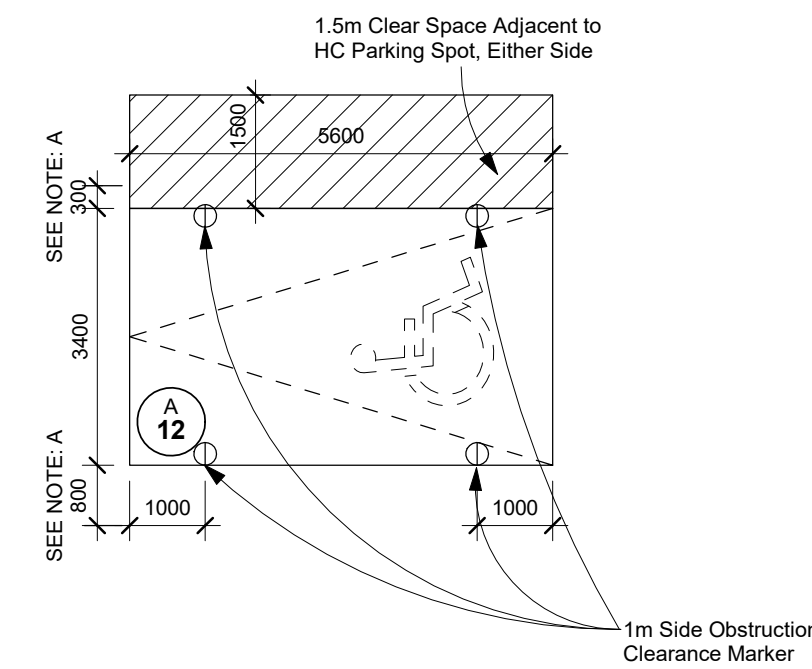
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TYPICAL PARKING SPACE: Drive Aisle @ 6m min.

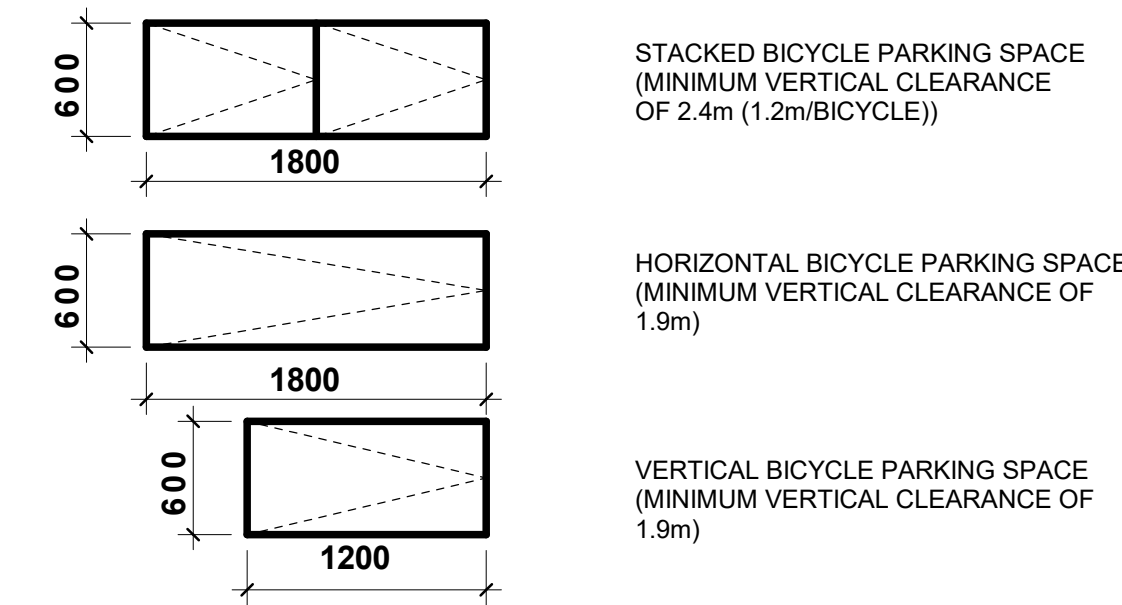


NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

ACCESSIBLE PARKING SPACE:

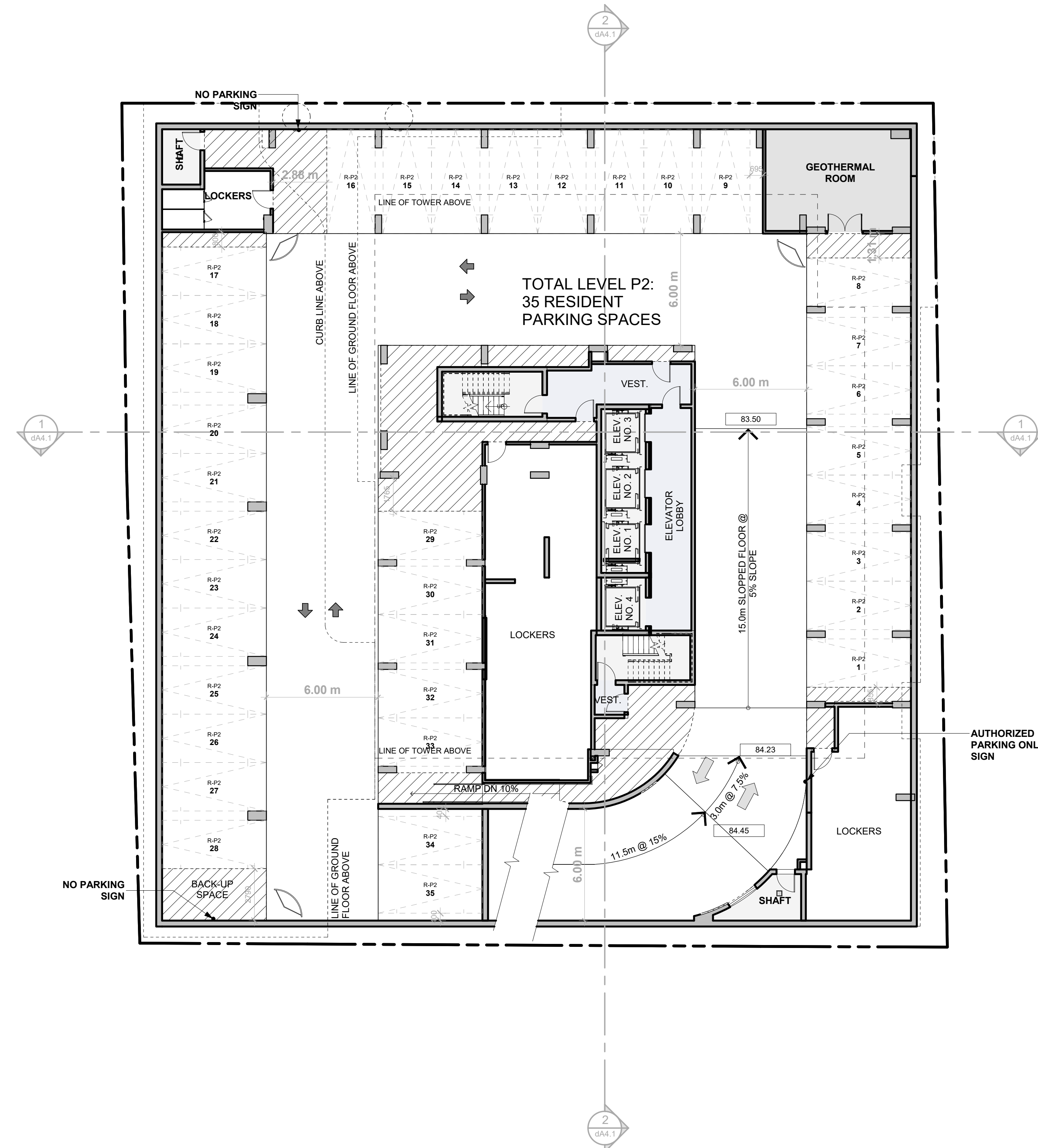


BICYCLE PARKING SPACE LEGEND



Vehicular and Bicycle Parking Space Legend

NTS dA2.0

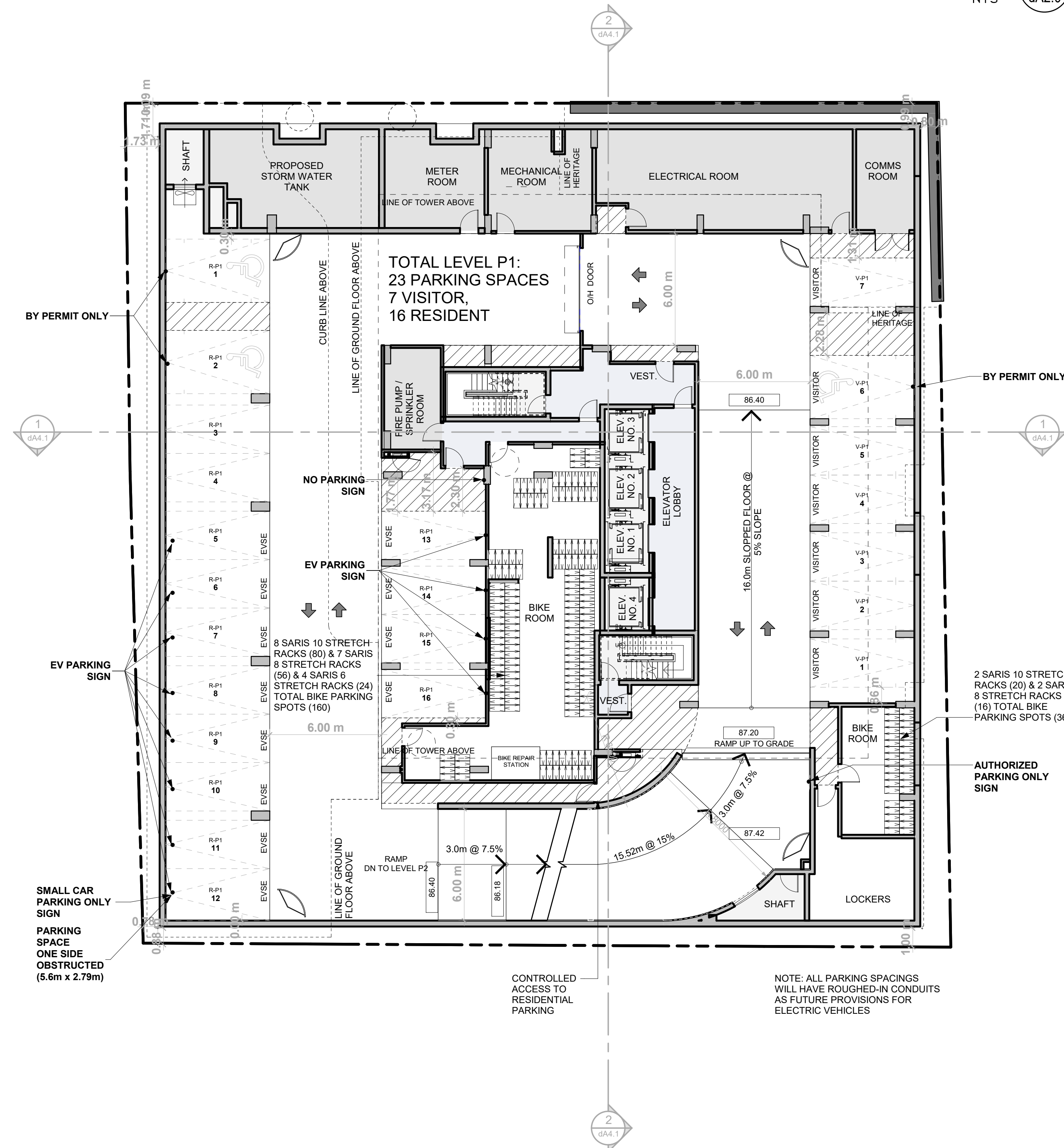


Floor Plan - Level P2

1 : 150

1

dA2.0



Floor Plan - Level P1

1 : 150

2

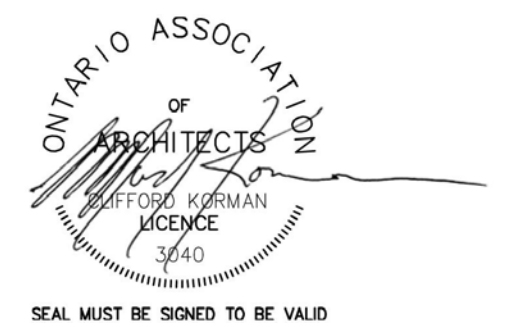
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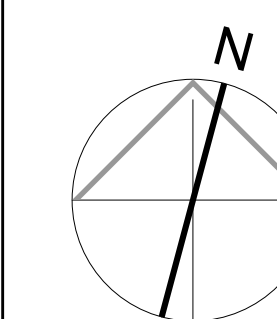
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623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:
Floor Plan - Level P2 & P1

Scale:
As indicated
Drawn by:
A.P.
Checked by:
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Project No.:
20-018
Date:
August 16, 2024
Drawing No.:



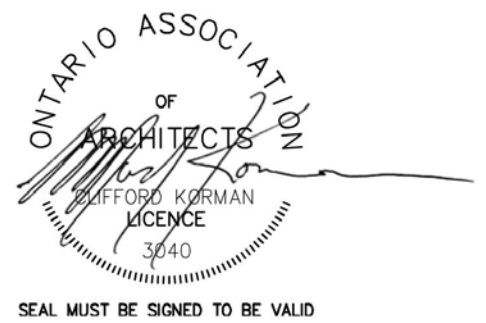
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No.: Revision: Date:

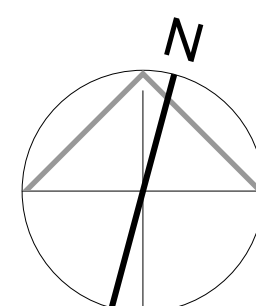
8	ZBA Resubmission & 5th SPA	August 16, 2024
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5	SPA Resubmission	March 24, 2023
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1	Zoning By-Law Amendment #1	April 29, 2021
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Client:
Originate Developments

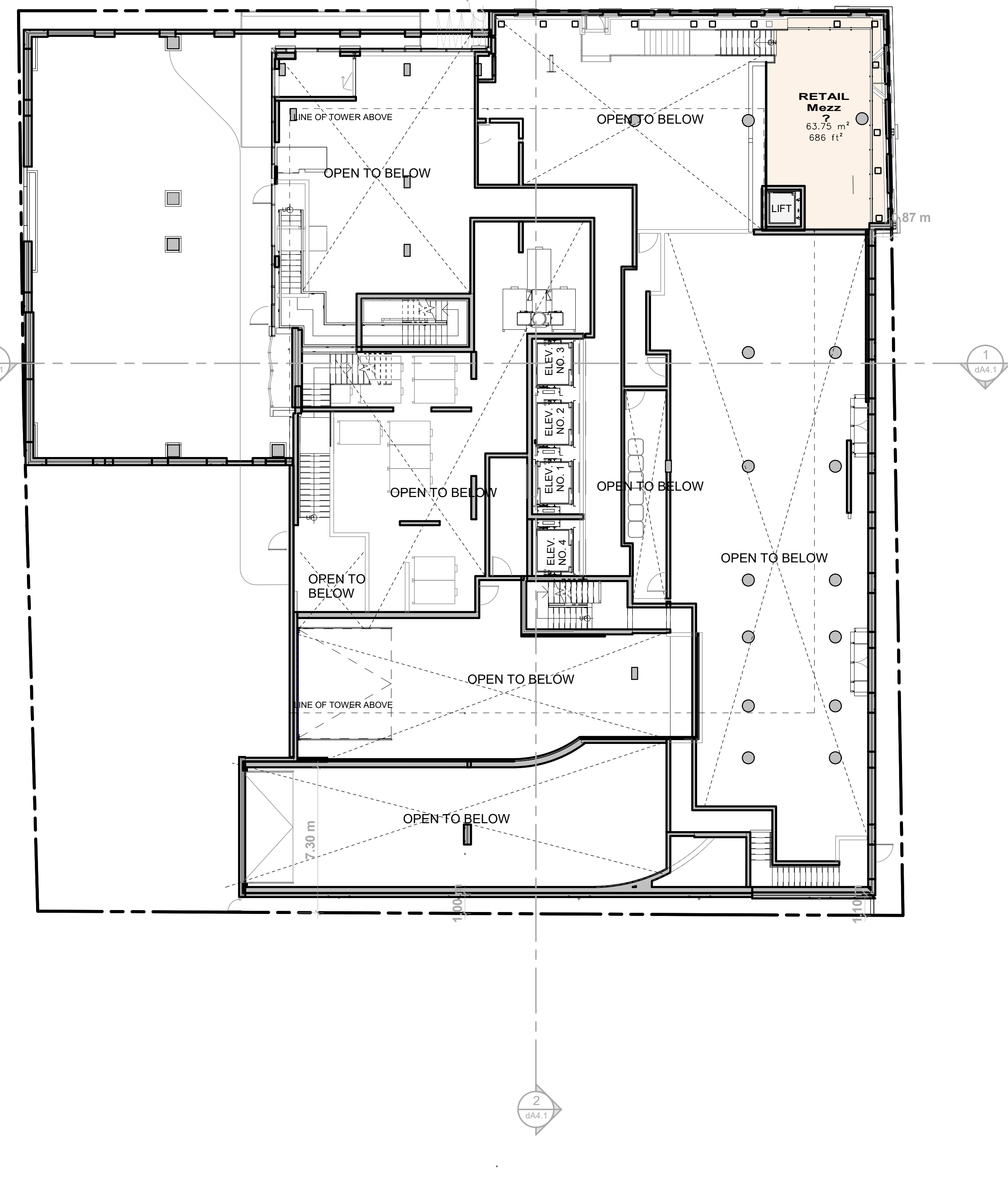
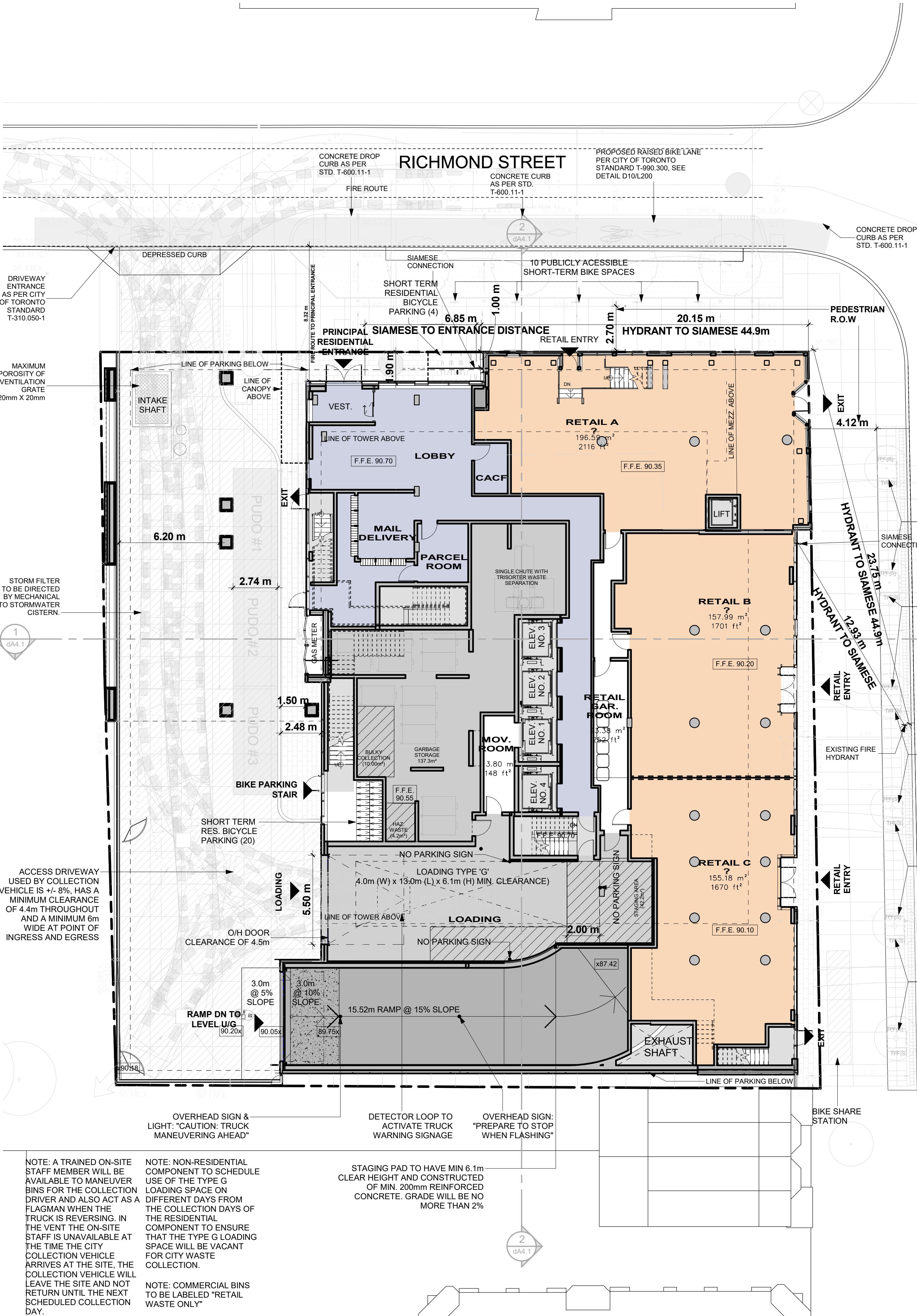
152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:
Floor Plan - Level 1 & Mezzanine

Scale:
1 : 150
Drawn by:
A.P.
Checked by:
R.P.
Project No.:
20-018
Date:
August 16, 2024
Drawing No.:



dA2.1



NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

NOTE: NON-RESIDENTIAL COMPONENT TO SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.

NOTE: COMMERCIAL BINS TO BE LABELED "RETAIL WASTE ONLY"

STAGING PAD TO HAVE MIN 6.1m CLEAR HEIGHT AND CONSTRUCTED OF MIN. 200mm REINFORCED CONCRETE. GRADE WILL BE NO MORE THAN 2%

OVERHEAD SIGN & LIGHT: "CAUTION: TRUCK MANEUVERING AHEAD"

DETECTOR LOOP TO ACTIVATE TRUCK WARNING SIGNAGE

OVERHEAD SIGN: "PREPARE TO STOP WHEN FLASHING"

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Originate Developments

**152-164 Bathurst Street &
623-627 Richmond Street, Toronto**
Proposed Residential Development

Drawing Title:

Floor Plan - Level 2 & 3

Scale:

1 : 150

Drawn by:

A.P.

Checked by:

R.P.

Project No.:

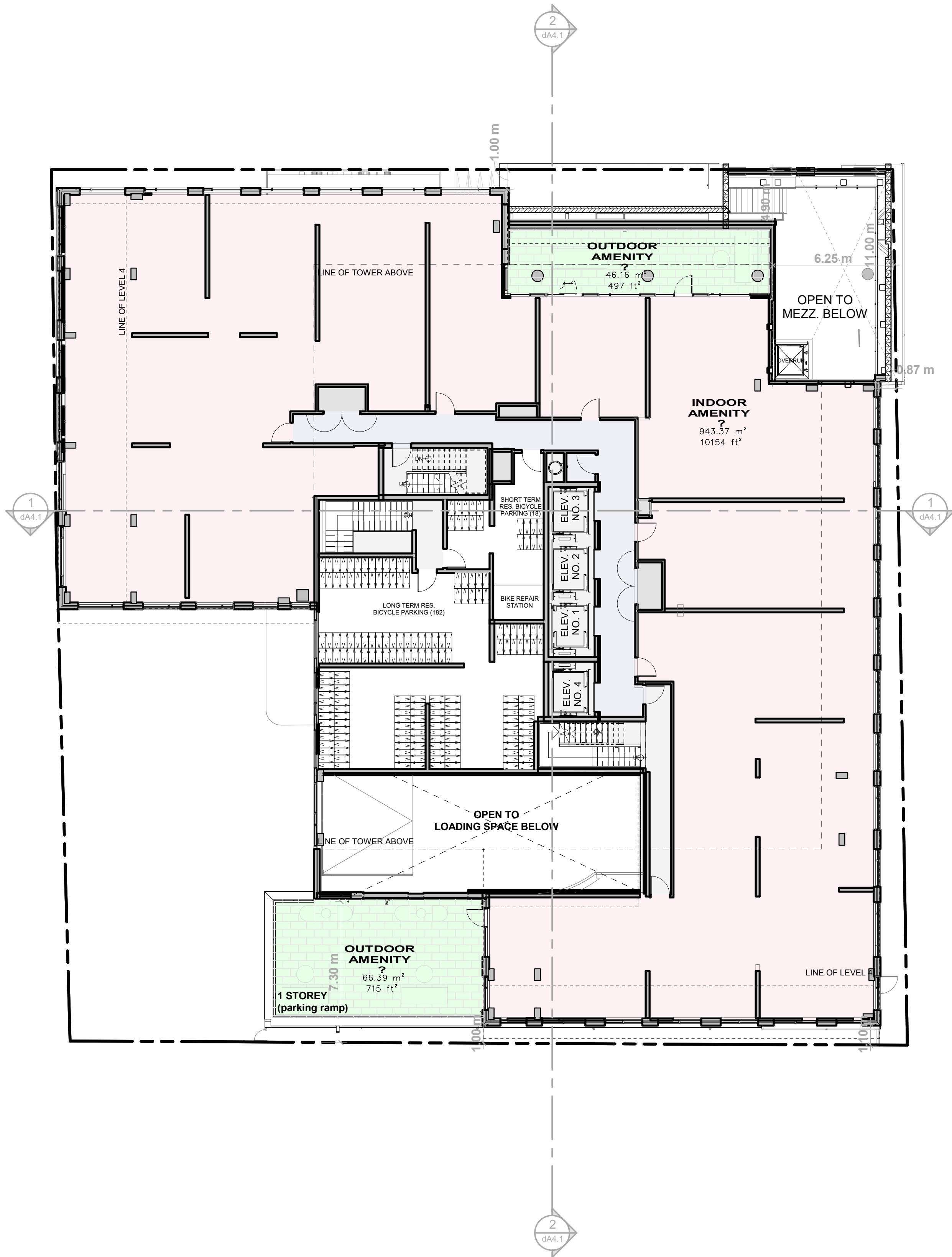
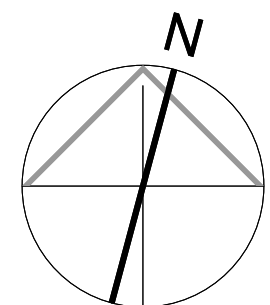
20-018

Date:

August 16, 2024

Drawing No.:

dA2.2



Floor Plan - Levels 2

2
dA2.2

1 : 150



Floor Plan - Level 3

1
dA2.2

1 : 150

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Client:

Originate Developments

152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:

Floor Plan - Levels 4 & 5

Scale:

1 : 150

Drawn by:

A.P.

Checked by:

R.P.

Project No.:

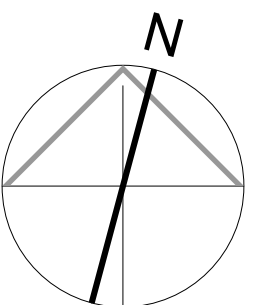
20-018

Date:

August 16, 2024

Drawing No.:

dA2.3



Floor Plan level 5

1 : 150

1

dA2.3



Floor Plan - Levels 4

1 : 150

2

dA2.3

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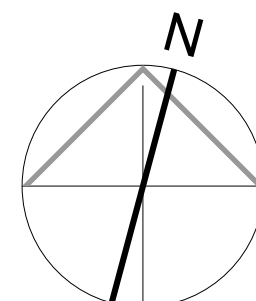
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Client:
Originate Developments

152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:
Floor Plan - Levels 6 & 7

Scale:
1 : 150
Drawn by:
A.P.
Checked by:
R.P.
Project No.:
20-018
Date:
August 16, 2024
Drawing No.:



dA2.4



Floor Plan level 6

1 : 150

2
dA4.1



Floor Plan - Levels 6 & 7

1 : 150

1
dA2.4

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Client:

Originate Developments

152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:

Floor Plan - Level 8 & 9

Scale:

1 : 150

Drawn by:

A.P.

Checked by:

R.P.

Project No.:

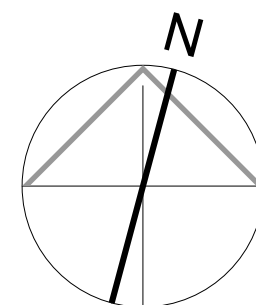
20-018

Date:

August 16, 2024

Drawing No.:

dA2.5



Floor plan level 8

2
dA2.5

1 : 150



Floor plan level 9

1
dA2.5

1 : 150



Floor plan level 10 1
1 : 150 dA2.6



Floor Plan - Levels 22-39 2
1 : 150 dA2.6

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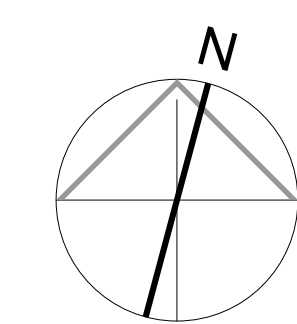
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Client:
Originate Developments
152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:
Floor Plan - Level 10 &
Level 11-33

Scale:
1 : 150
Drawn by:
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Checked by:
R.P.
Project No.:
20-018
Date:
August 16, 2024
Drawing No.:



dA2.6



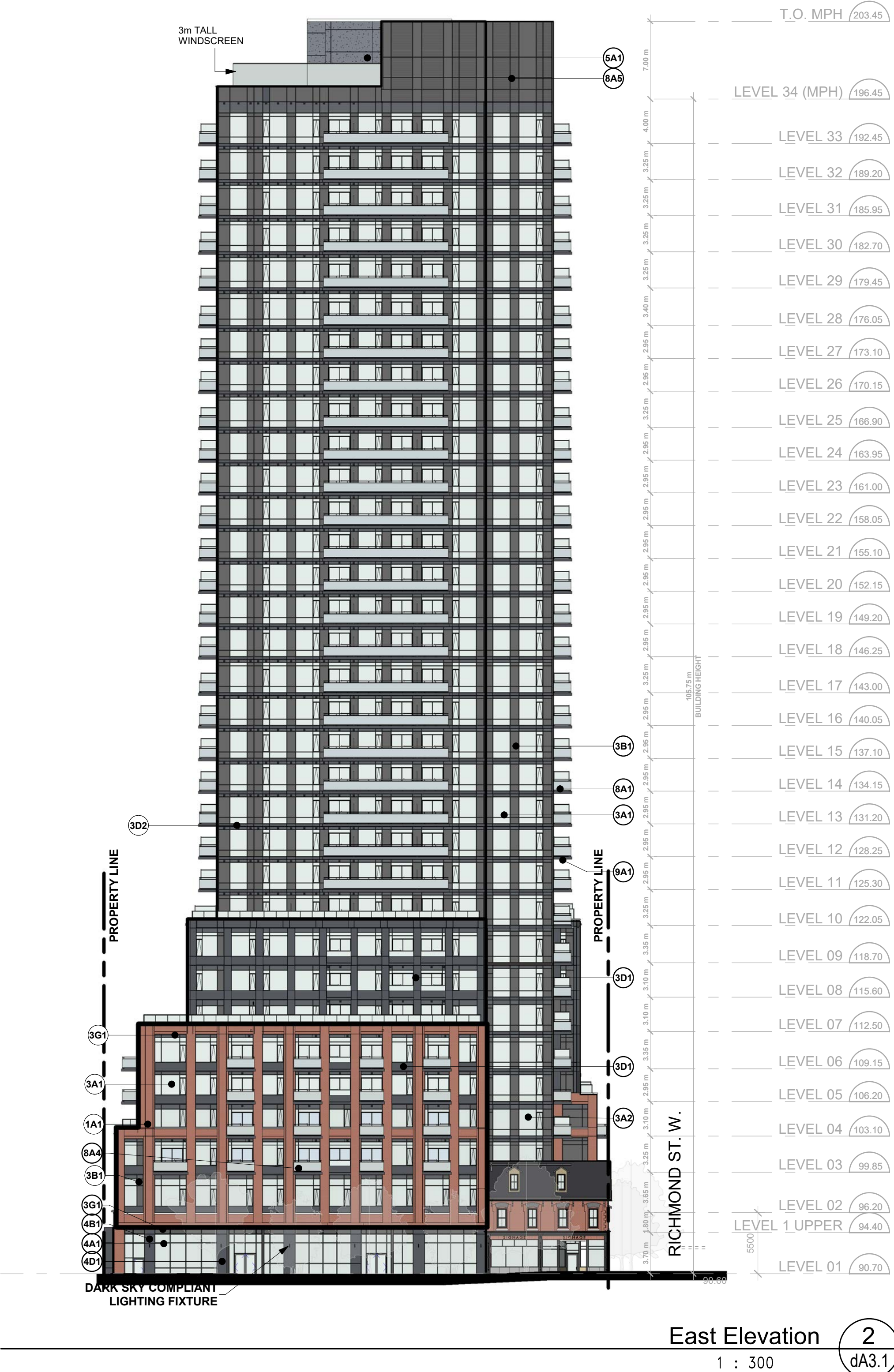
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Client: **Originate Developments**
**152-164 Bathurst Street &
 623-627 Richmond Street, Toronto**
 Proposed Residential Development

Drawing Title:

North & East Elevations

Scale:
1 : 300

Drawn by:
A.P.

Checked by:
R.P

Project No.:
20-018

Date:
August 16, 2024

Drawing No.:

dA3.1

- 1A1. PRECAST CONCRETE - BRICK INLAY (RED BRICK WITH VARIATION)
- 1A2. PRECAST CONCRETE - PRECAST LINTEL (WHITE)
- 3A1. WINDOW WALL - VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL
- 3A2. WINDOW WALL - VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL /W BIRD FRIENDLY FRIT PATTERN (DOTS)
- 3B1. WINDOW WALL - SPANDREL GLASS ON PREFINISHED ALUMINUM WINDOW WALL (DARK GREY)
- 3D1. WINDOW WALL - METAL PANEL ON PREFINISHED ALUMINUM WINDOW WALL (DARK GREY)
- 3D2. METAL SLAB COVER (DARK GREY)
- 3G1. METAL LOUVRE (DARK GREY)
- 3G2. METAL LOUVRE (LIGHT GREY)
- 4A1. CURTAIN WALL - VISION GLASS ON PREFINISHED ALUMINUM CURTAIN WALL SYSTEM /W BIRD FRIENDLY FRIT PATTERN (DOTS)

- 4A2. CURTAIN WALL - VISION GLASS ON PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
- 4B1. CURTAIN WALL -SPANDREL GLASS ON PREFINISHED ALUMINUM CURTAIN WALL (DARK GREY)
- 4D1. CURTAIN WALL - METAL PANEL ON PREFINISHED ALUMINUM CURTAIN WALL (DARK GREY)
- 5A1. EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S)
- 8A1. BALCONY ALUMINUM RAILING WITH CLEAR VISION GLASS
- 8A2. BALCONY DIVIDER - FRITTED GLASS
- 8A3. METAL BALCONY SLAB COVER (DARK GREY)
- 8A4. BALCONY ALUMINUM RAILING WITH CLEAR VISION GLASS /W BIRD FRIENDLY FRIT PATTERN (DOTS)
- 8A5. WIND SCREEN WITH CLEAR VISION GLASS /W BIRD FRIENDLY FRIT PATTERN (DOTS)
- 9A1. BRUSHCOAT FINISH - WHITE (UNDERSIDE OF BALCONY SLAB)

Bird-Friendly Design Statistics

	Elevation First 10m Above Grade				
	North	South	East	West	Total (%)
Screening Area (m²)	238.45	347.45	187.45	353.45	1126.85
Unscreened Area (m²)	77.45	57.45	117.45	77.45	330.85
Screened Area (m²)	231.45	342.45	176.45	346.45	1096.85
Open Recessed Area (m²)					
Open Glass Area (m²)	231.45	342.45	176.45	346.45	1096.85
Visual Windows (m²)	231.45	342.45	176.45	346.45	1096.85
Shaded (m²)	0	0	0	0	0
Note: The above figures represent the total area of the building facade that is screened by the building's design. The actual amount of screening may vary depending on the building's orientation and the amount of screening material used.					
	Elevation First 10m Above Grade - Vegetation*				
	North	South	East	West	Total (%)
Screening Area (m²)	12.45	12.45	12.45	12.45	49.80
Unscreened Area (m²)	12.45	12.45	12.45	12.45	49.80
Screened Area (m²)	12.45	12.45	12.45	12.45	49.80
Open Recessed Area (m²)					
Open Glass Area (m²)	12.45	12.45	12.45	12.45	49.80
Visual Windows (m²)	12.45	12.45	12.45	12.45	49.80
Shaded (m²)	0	0	0	0	0
*Includes the amount of screening material used for the building's design. The actual amount of screening may vary depending on the building's orientation and the amount of screening material used.					
Building Windows: 1000 Units					

Refer to the Toronto Green Standard Version 3 Ecology section for details on bird collision prevention treatment options.



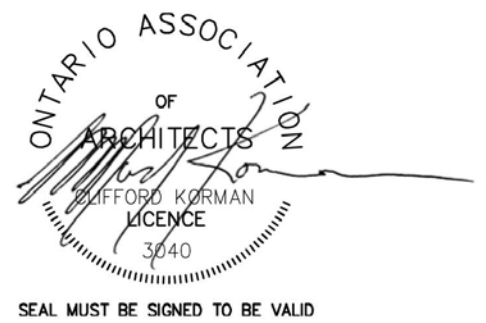
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Originate Developments

152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:

South & West Elevations

Scale:
1 : 300
Drawn by:
A.P.
Checked by:
R.P.
Project No.:
20-018
Date:
August 16, 2024
Drawing No.:

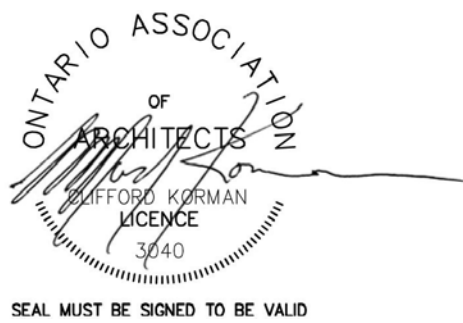
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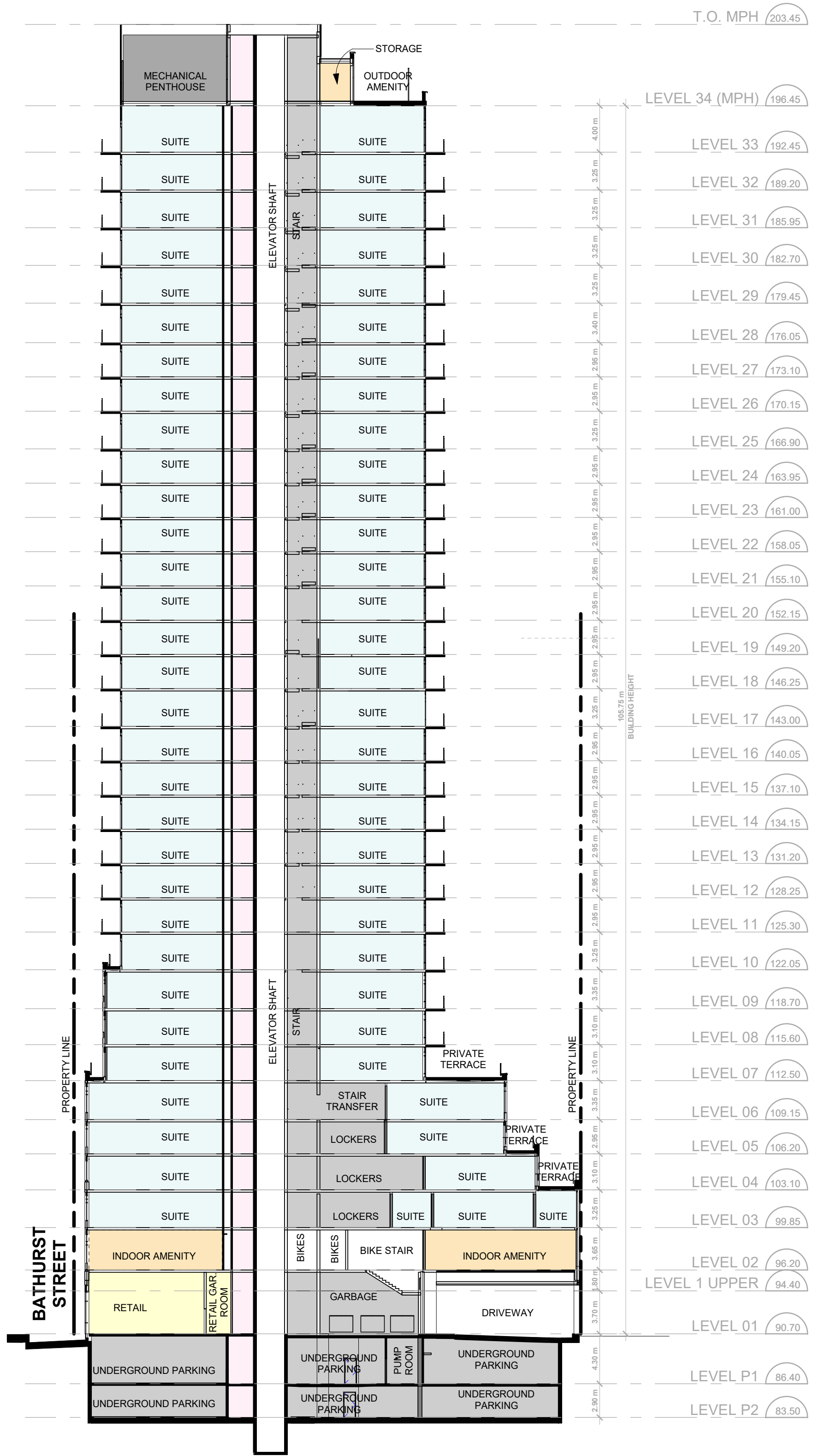
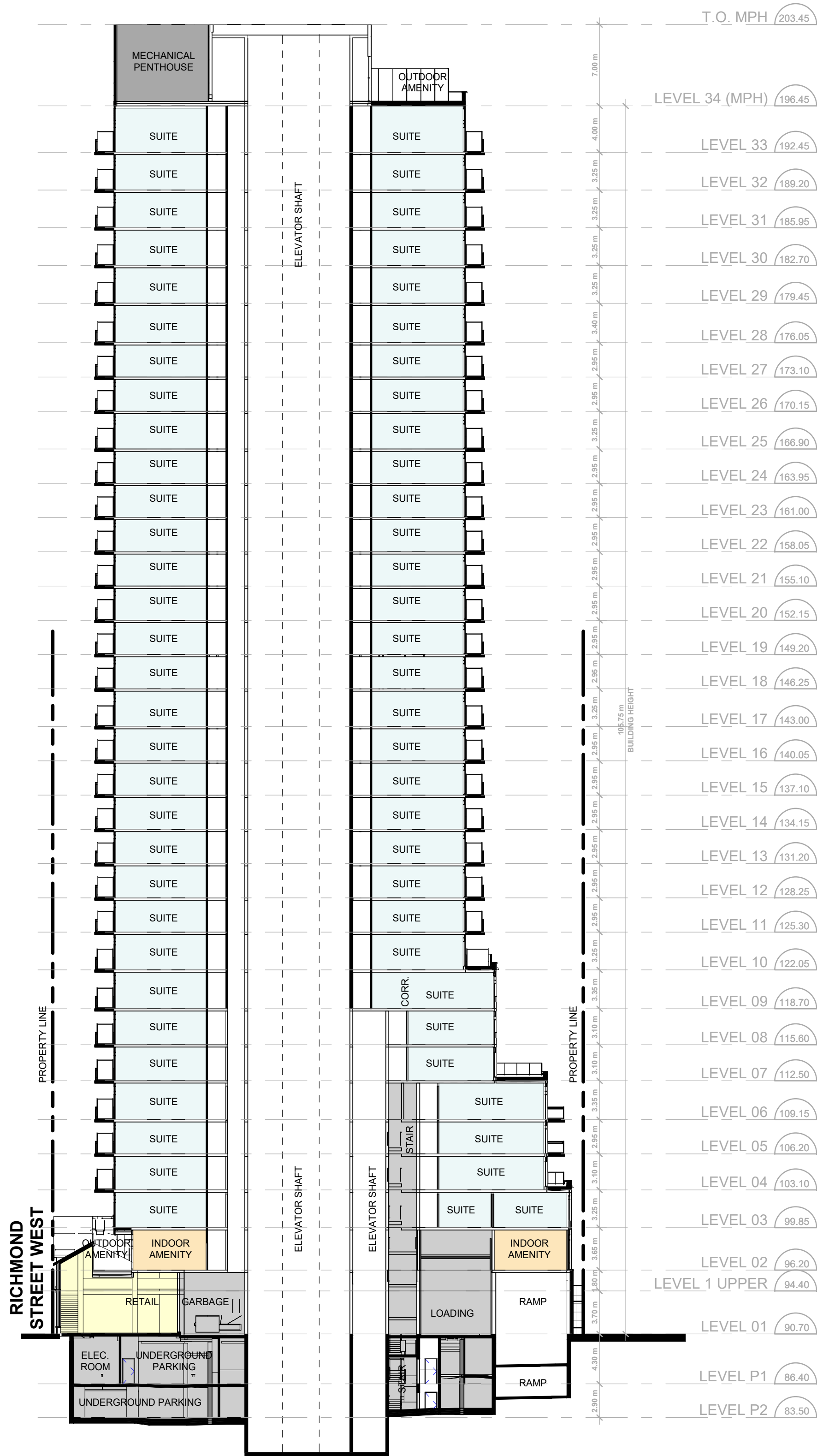
**152-164 Bathurst Street &
623-627 Richmond Street, Toronto**
Proposed Residential Development

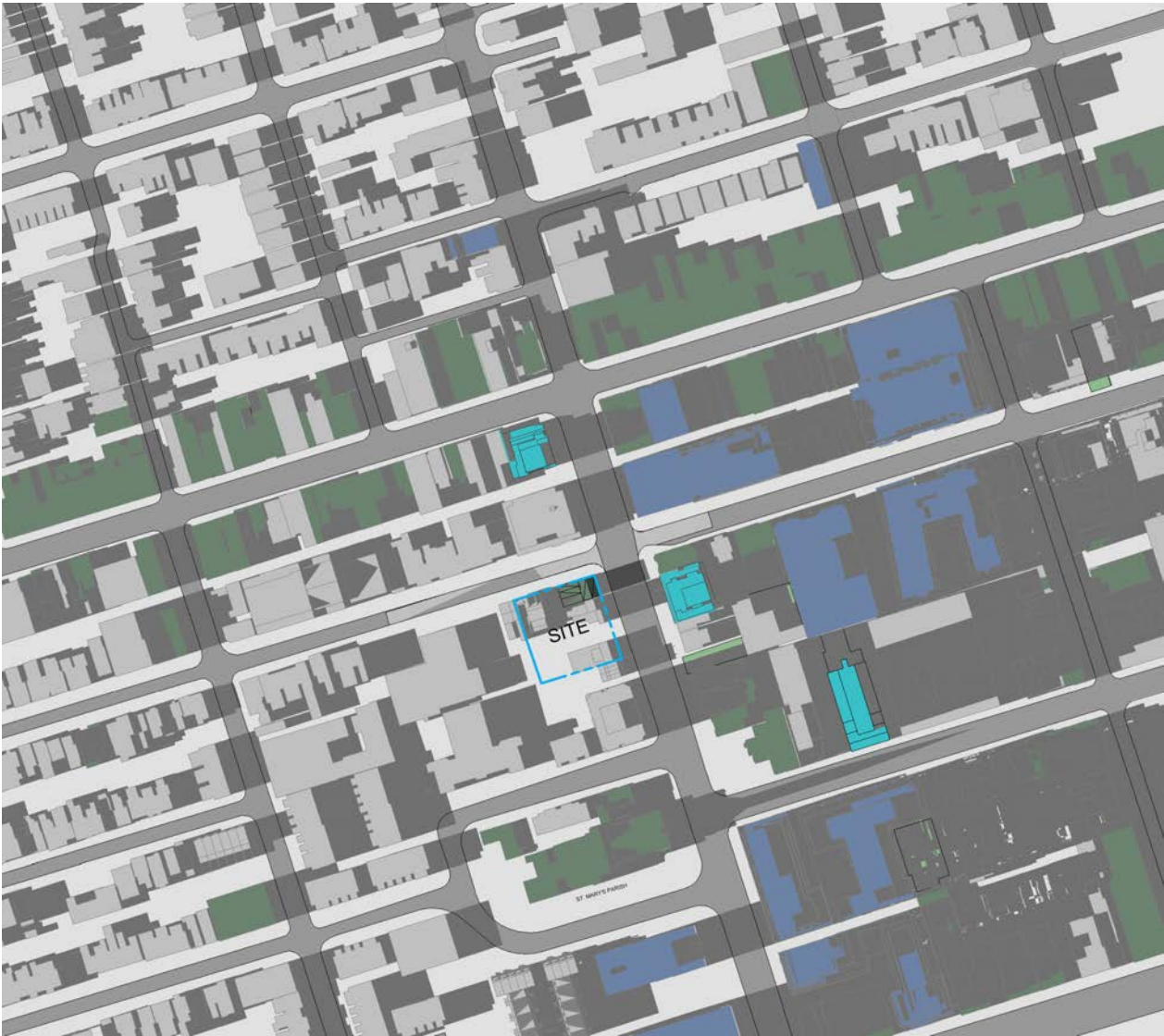
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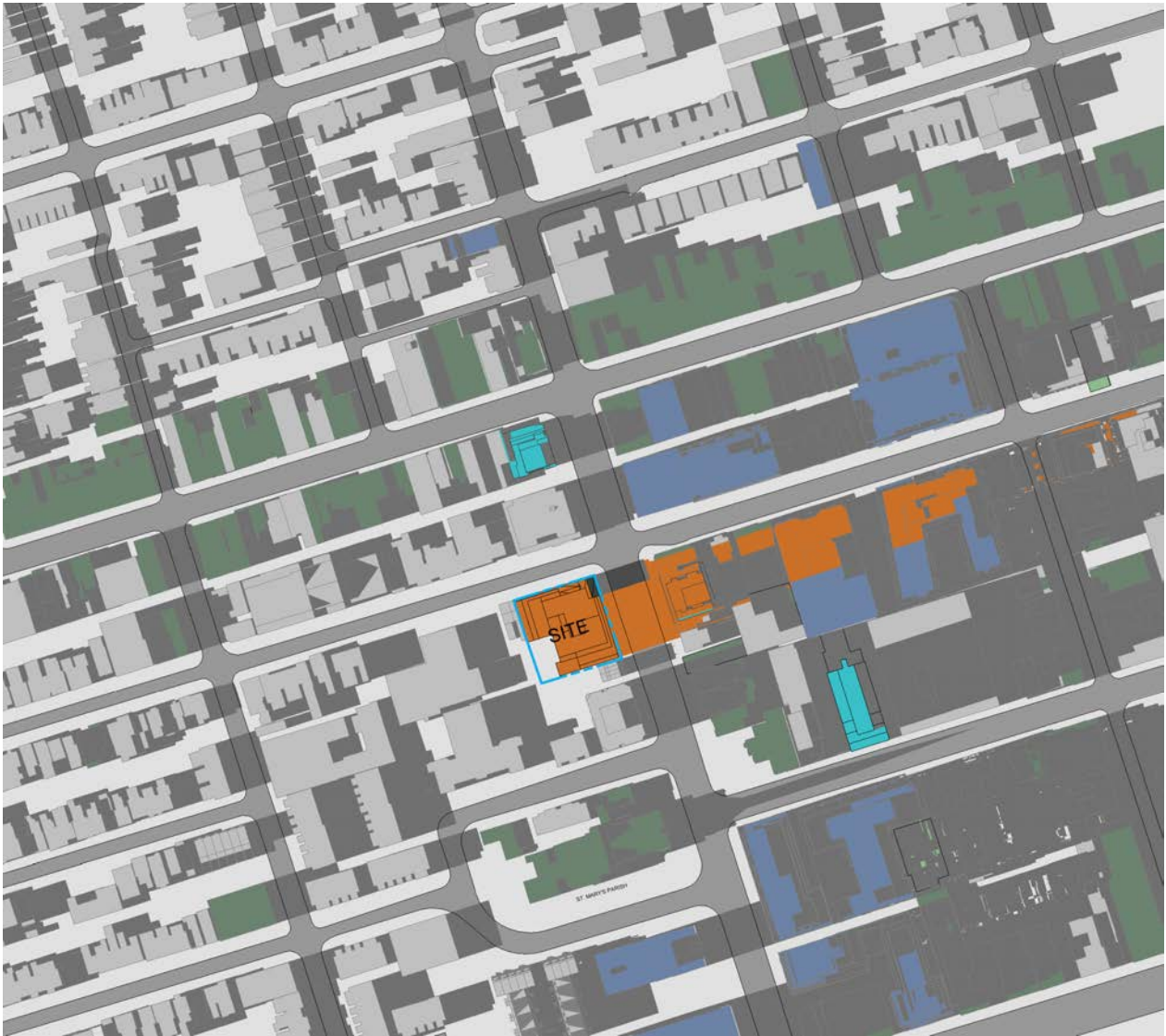
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Checked by:
R.P.
Project No.:
20-018
Date:
August 16, 2024
Drawing No.:

dA4.1





Existing Development



Proposed Development

17:18 pm

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



View of the Rear 01
dA6.2



View of the Tower 02
dA6.2



View along Bathurst St. 03
dA6.2



View of the Entrance 04
dA6.2

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OF
ARCHITECTS
OFFICE: KIRKOR
LICENCE
3540

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Client:

Originate Developments

**152-164 Bathurst Street &
623-627 Richmond Street, Toronto**
Proposed Residential Development

Drawing Title:

Perspective Views 2

Scale:

Drawn by:
A.P.

Checked by:
R.P.

Project No.:
20-018

Date:
August 16, 2024

Drawing No.:

dA6.2

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2	ZBA Resubmission & 1st SPA	April 15, 2022
1	Zoning By-Law Amendment #1	April 29, 2021

No.:	Issued For:	Date:
------	-------------	-------

Client:
Originate Developments

152-164 Bathurst Street &
623-627 Richmond Street, Toronto
Proposed Residential Development

Drawing Title:
1/50 Elevations East

Scale:
As indicated
Drawn by:
A.P.
Checked by:
R.P.
Project No.:
20-018
Date:
August 16, 2024
Drawing No.:

dA3.3



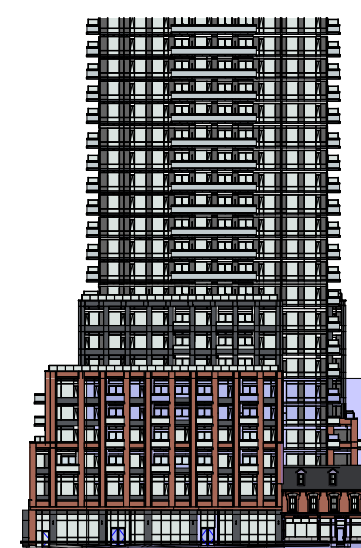
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|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 1A1. PRECAST CONCRETE - BRICK INLAY (RED BRICK WITH VARIATION) | 4A2. CURTAIN WALL - VISION GLASS ON PREFINISHED ALUMINUM CURTAIN WALL SYSTEM |
| 1A2. PRECAST CONCRETE - PRECAST LINTEL (WHITE) | 4B1. CURTAIN WALL - SPANDREL GLASS ON PREFINISHED ALUMINUM CURTAIN WALL (DARK GREY) |
| 3A1. WINDOW WALL - VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL | 4D1. CURTAIN WALL - METAL PANEL ON PREFINISHED ALUMINUM CURTAIN WALL (DARK GREY) |
| 3A2. WINDOW WALL - VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL /W BIRD FRIENDLY FRIT PATTERN (DOTS) | 5A1. EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S) |
| 3B1. WINDOW WALL - SPANDREL GLASS ON PREFINISHED ALUMINUM WINDOW WALL (DARK GREY) | 8A1. BALCONY ALUMINUM RAILING WITH CLEAR VISION GLASS |
| 3D1. WINDOW WALL - METAL PANEL ON PREFINISHED ALUMINUM WINDOW WALL (DARK GREY) | 8A2. BALCONY DIVIDER - FRITTED GLASS |
| 3D2. METAL SLAB COVER (DARK GREY) | 8A3. METAL BALCONY SLAB COVER (DARK GREY) |
| 3G1. METAL LOUVRE (DARK GREY) | 8A4. BALCONY ALUMINUM RAILING WITH CLEAR VISION GLASS /W BIRD FRIENDLY FRIT PATTERN (DOTS) |
| 3G2. METAL LOUVRE (LIGHT GREY) | 8A5. WIND SCREEN WITH CLEAR VISION GLASS /W BIRD FRIENDLY FRIT PATTERN (DOTS) |
| 4A1. CURTAIN WALL - VISION GLASS ON PREFINISHED ALUMINUM CURTAIN WALL SYSTEM /W BIRD FRIENDLY FRIT PATTERN (DOTS) | 9A1. BRUSHCOAT FINISH - WHITE (UNDERSIDE OF BALCONY SLAB) |

Wind-Friendly Design Statistics



Elevation Area 164' Above Grade						
	North	South	East	West	Total	Total (%)
Existing Area (m ²)	288.00	102.44	92.88	103.62	586.94	100%
Unimproved Area (m ²)	7.47	3.25	12.52	7.22	30.46	5.2%
Improved Area (m ²)	295.47	105.69	105.40	110.84	617.40	105.2%
Low-Reflectance						
Opaque Glass (m ²)	231.62	104.10	128.45	134.61	608.78	98.5%
Visual Medium (m ²)	0.00	0.00	0.00	0.00	0.00	0.0%
Opaque (m ²)	0.00	0.00	0.00	0.00	0.00	0.0%
Very Low Solar Radiation Applications (reduced before January 1, 2024, and after January 1, 2024, above 1000 hours)						
North (Floor 01)	North	South	East	West	Total (%)	
Existing Area (m ²)	0.00	0.00	0.00	0.00	0.00	0.0%
Unimproved Area (m ²)	0.00	0.00	0.00	0.00	0.00	0.0%
Improved Area (m ²)	0.00	0.00	0.00	0.00	0.00	0.0%
Low-Reflectance						
Opaque Glass (m ²)	0.00	0.00	0.00	0.00	0.00	0.0%
Visual Medium (m ²)	0.00	0.00	0.00	0.00	0.00	0.0%
Opaque (m ²)	0.00	0.00	0.00	0.00	0.00	0.0%
* Exclude this column only, where applicable and provide relevant floor number for reference						
Building Window - Wall Ratio						

Refer to the Toronto Green Standard Version 3 Ecology section for details on bird collision deterrence treatment options.



Key Elevation East

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Do not scale the drawings.

This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



Revisions:		
No.:	Revision:	Date:

8	ZBA Resubmission & 5th SPA	August 16, 2024
7	PAC Submission	March 27, 2024
6	SPA Resubmission	June 9, 2023
5	SPA Resubmission	March 24, 2023
4	Heritage Submission Update	February 15, 2023
3	ZBA Resubmission & 2nd SPA	October 7, 2022
2	ZBA Resubmission & 1st SPA	April 15, 2022
1	Zoning By-Law Amendment #1	April 29, 2021
No.:	Issued For:	Date:

Client:
Originate Developments

**152-164 Bathurst Street &
623-627 Richmond Street, Toronto**
Proposed Residential Development

Drawing Title:
1/50 Elevations North

Scale:
As indicated

Drawn by:
A.P.

Checked by:
R.P.

Project No.:
20-018

Date:
August 16, 2024

Drawing No.:
dA3.4



DARK SKY COMPLIANT
LIGHTING FIXTURE

ARCHITECT OF RECORD
PLAQUE

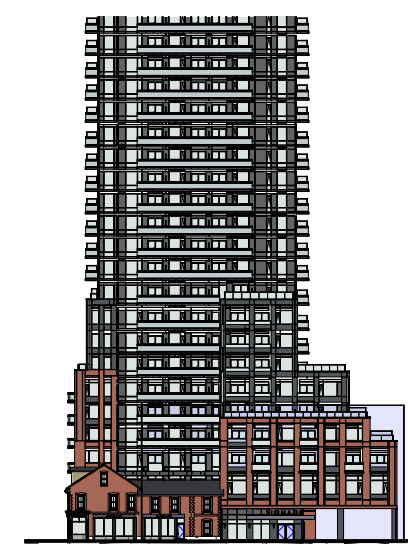
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Wind-Friendly Design Statistics



Elevation Area 164' Above Grade						
North	South	East	West	Total	Total (%)	
Existing Area (m²)	280.00	102.44	92.88	163.60	638.92	100%
Unimproved Area (m²)	7.47	3.25	12.93	7.05	30.70	4.8%
Imagined Area (m²)	235.05	96.14	80.95	156.55	568.69	89.2%
Low-Reflectance						
Opaque Glass (m²)	231.62	94.10	82.45	154.61	562.78	88.1%
Visual Medium (m²)	3.43	0.00	0.00	0.00	3.43	0.5%
Opaque (m²)	0.00	0.00	0.00	0.00	0.00	0.0%
Very Low Solar Radiation Applications (calculated before January 1, 2020, from January 1, 2020, onwards)						
Elevation Area 164' Above Grade (Vegetation)						
North (Floor 16)	South	East	West	Total	Total (%)	
Existing Area (m²)	280.00	102.44	92.88	163.60	638.92	100%
Unimproved Area (m²)	7.47	3.25	12.93	7.05	30.70	4.8%
Imagined Area (m²)	235.05	96.14	80.95	156.55	568.69	89.2%
Low-Reflectance						
Opaque Glass (m²)	231.62	94.10	82.45	154.61	562.78	88.1%
Visual Medium (m²)	3.43	0.00	0.00	0.00	3.43	0.5%
Opaque (m²)	0.00	0.00	0.00	0.00	0.00	0.0%
* Exclude for vegetation only, when applicable and provide relevant floor number for reference						
Building Window - Wall Ratio						

Refer to the Toronto Green Standard Version 3 Ecology section for details on bird collision deterrence treatment options.



Key Elevation North

APPENDIX II

Shadow Studies:
August 16, 2024 (prepared by Kirkor Architects)

SHADOW STUDY

PREPARED FOR:
ORIGINATE DEVELOPMENTS

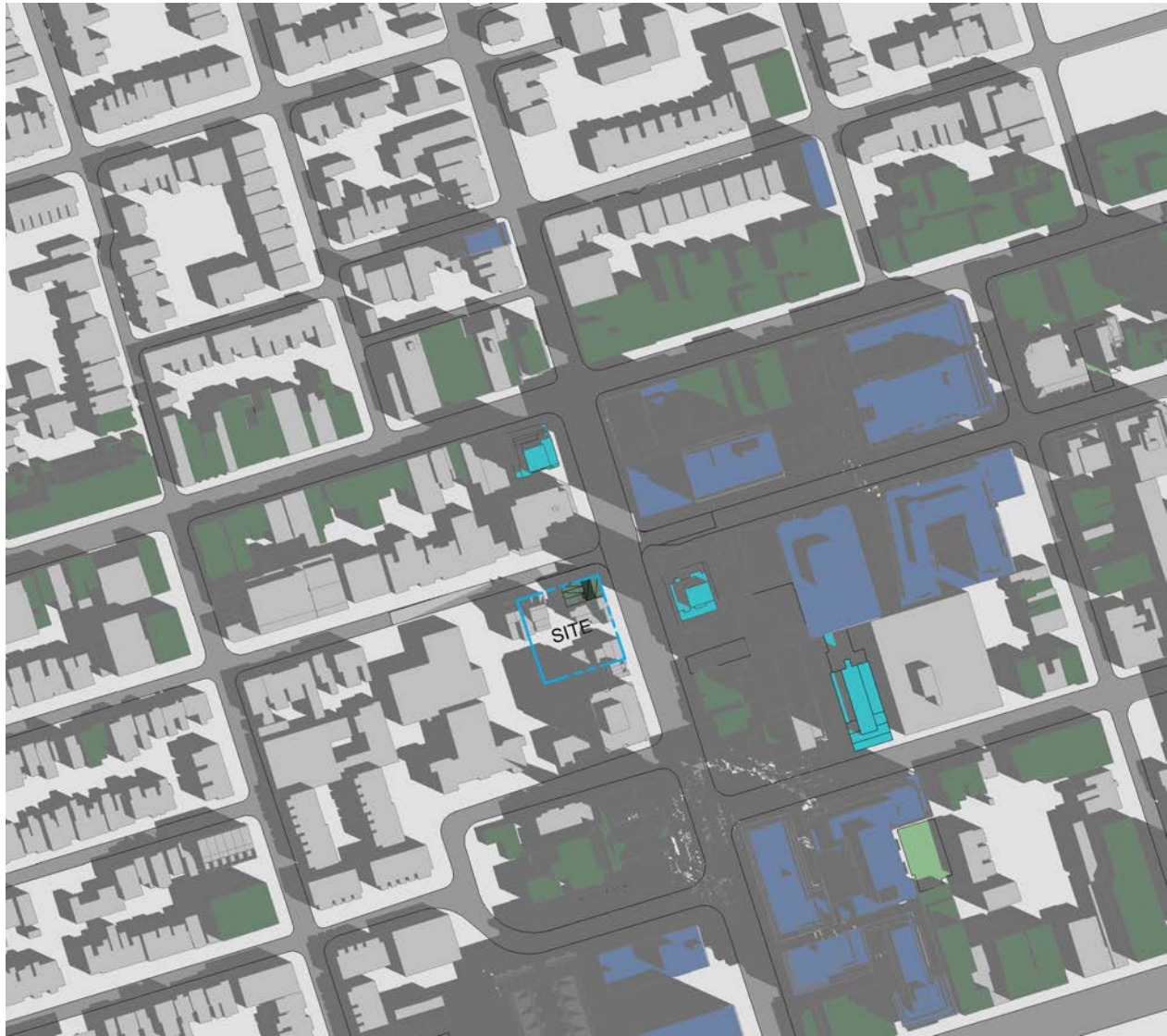
AUGUST 2024

A shadow study has been prepared by Kirkor Architects & Planners in assessing the shadow impacts at the spring/fall equinoxes (March/September 21st). The official plan requires buildings to be located and massed to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes (Policy 4.5.2(d)).

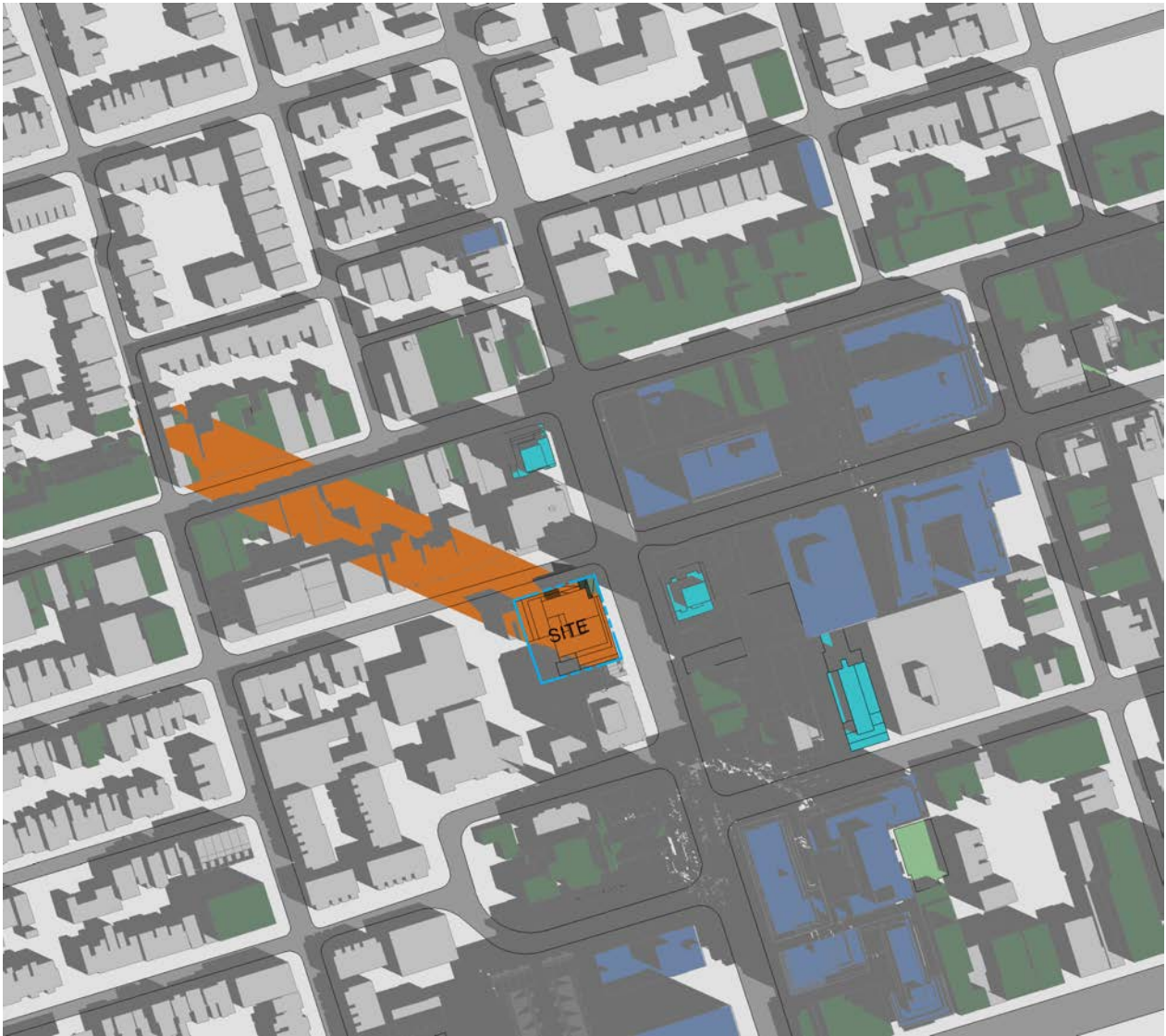
The subject site is located within a neighbourhood designation in the downtown core and to the south-east of the site, there are midrise mixed use areas and commercial buildings. In contrast, to the North-West of the site, the buildings are mainly low-rise residential in the area.

Area of interest, are during times measured on March/September 21st full sun is provided in the mornings within the neighbourhood designation, with the first shadows being cast on in these areas at 12:18pm from 1:18 pm. The massing has been adjusted from the previous proposal of a 39-storey tower with a maximum height of 128.85m including MPH, to a 33-storey tower with a maximum height of 113.035m to limit the shadow impact on Queen St W north sidewalk at 12:18pm to the heritage buildings.

Based on our analysis, it is our opinion that the incremental shadow impact is adequately limited, both in terms of its extent and duration, and would not adversely affect the surrounding neighbourhood.



Existing Development

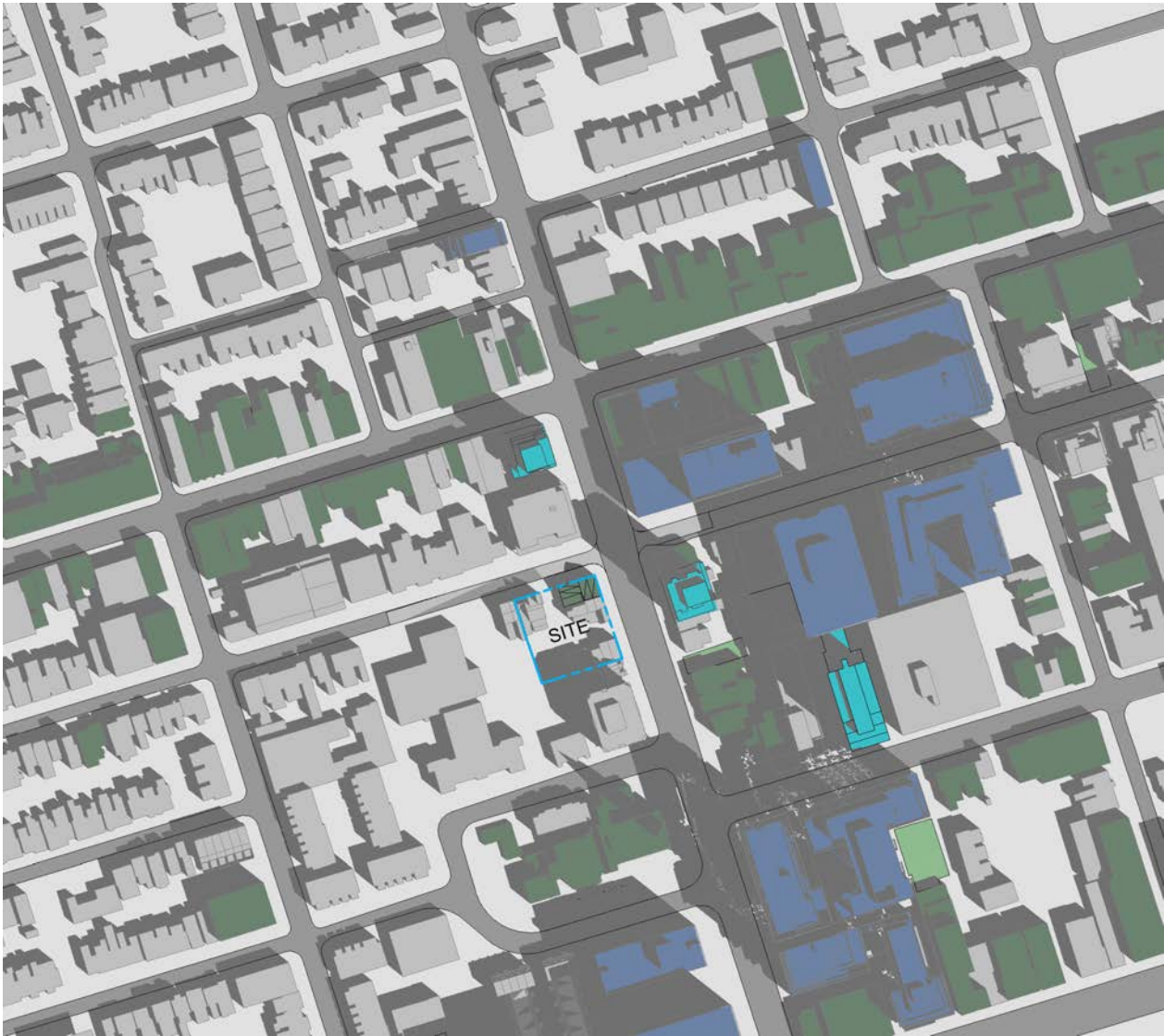


Proposed Development

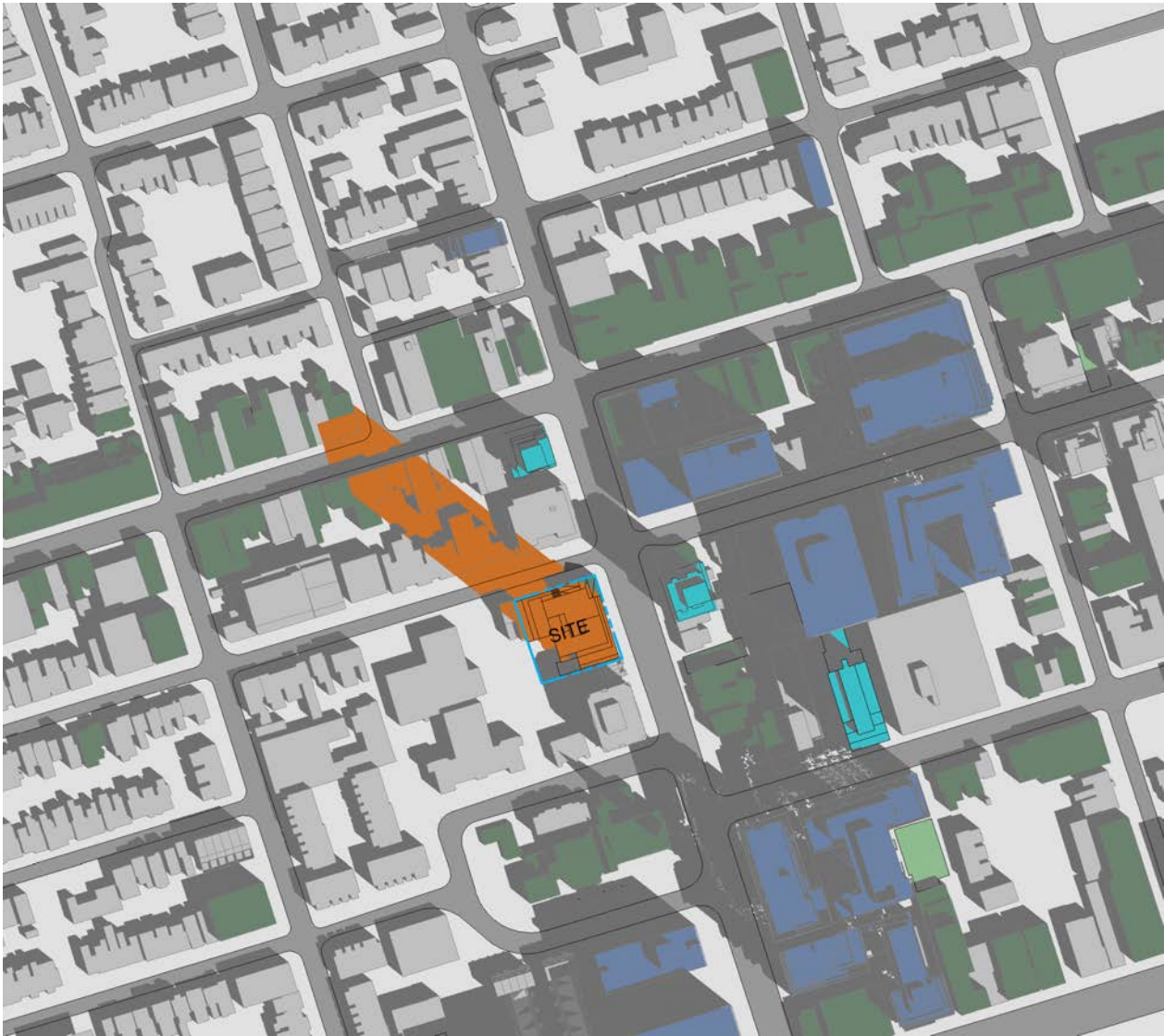
9:18 am

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development

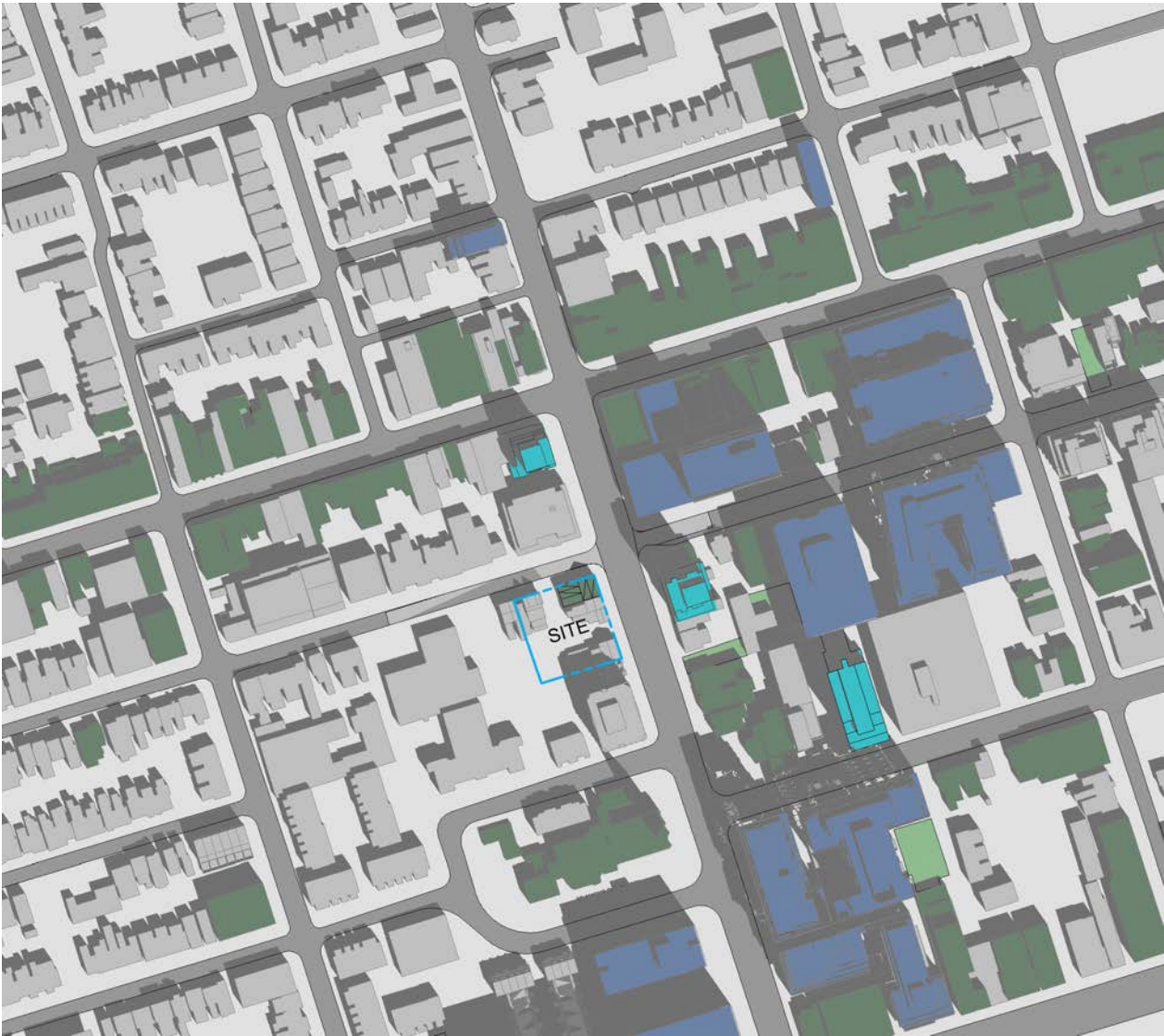


Proposed Development

10:18 am

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development



Proposed Development

11:18 am

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development

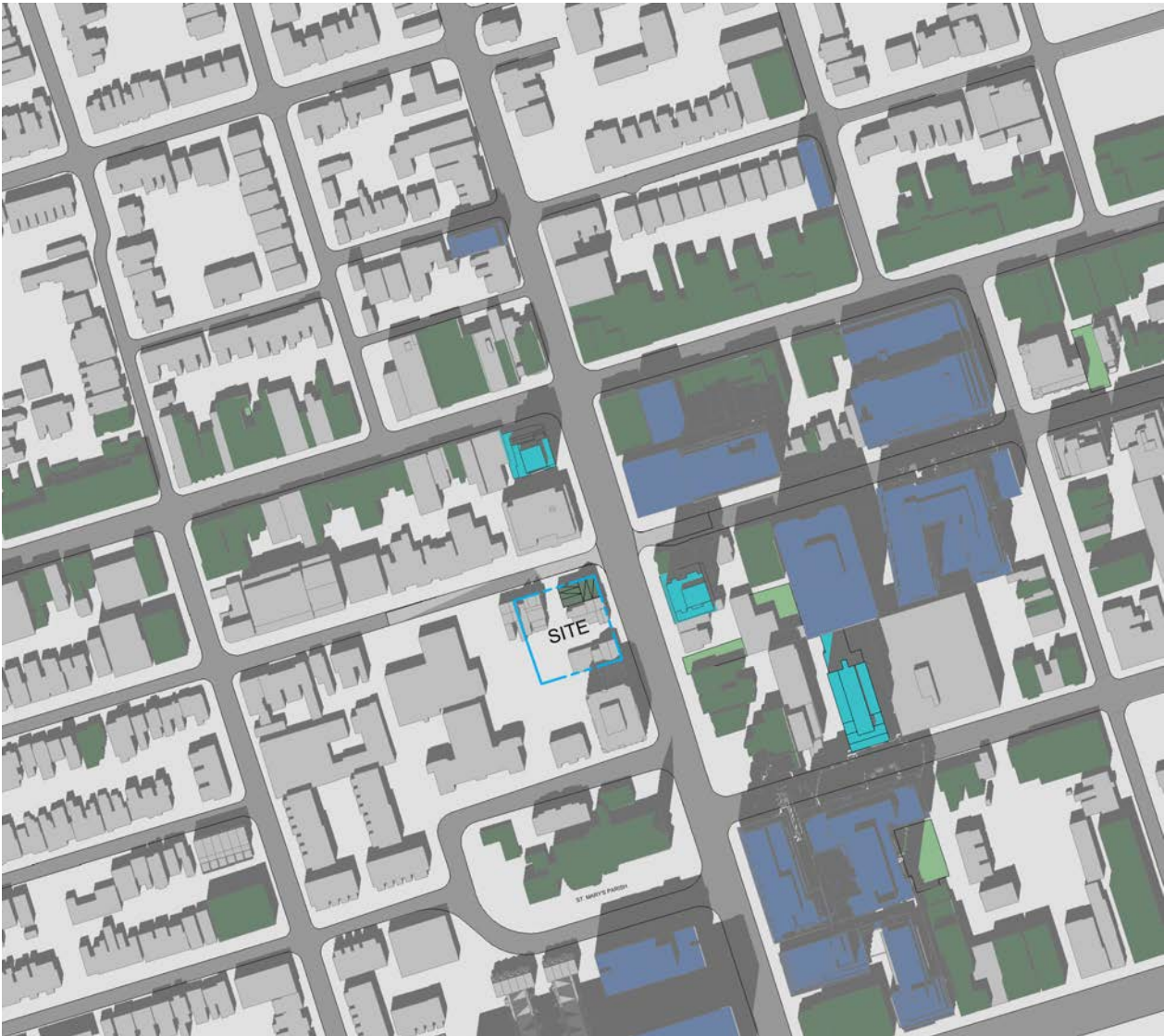


Proposed Development

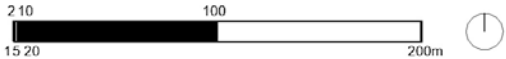
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Legend

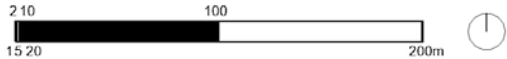
- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development



Proposed Development



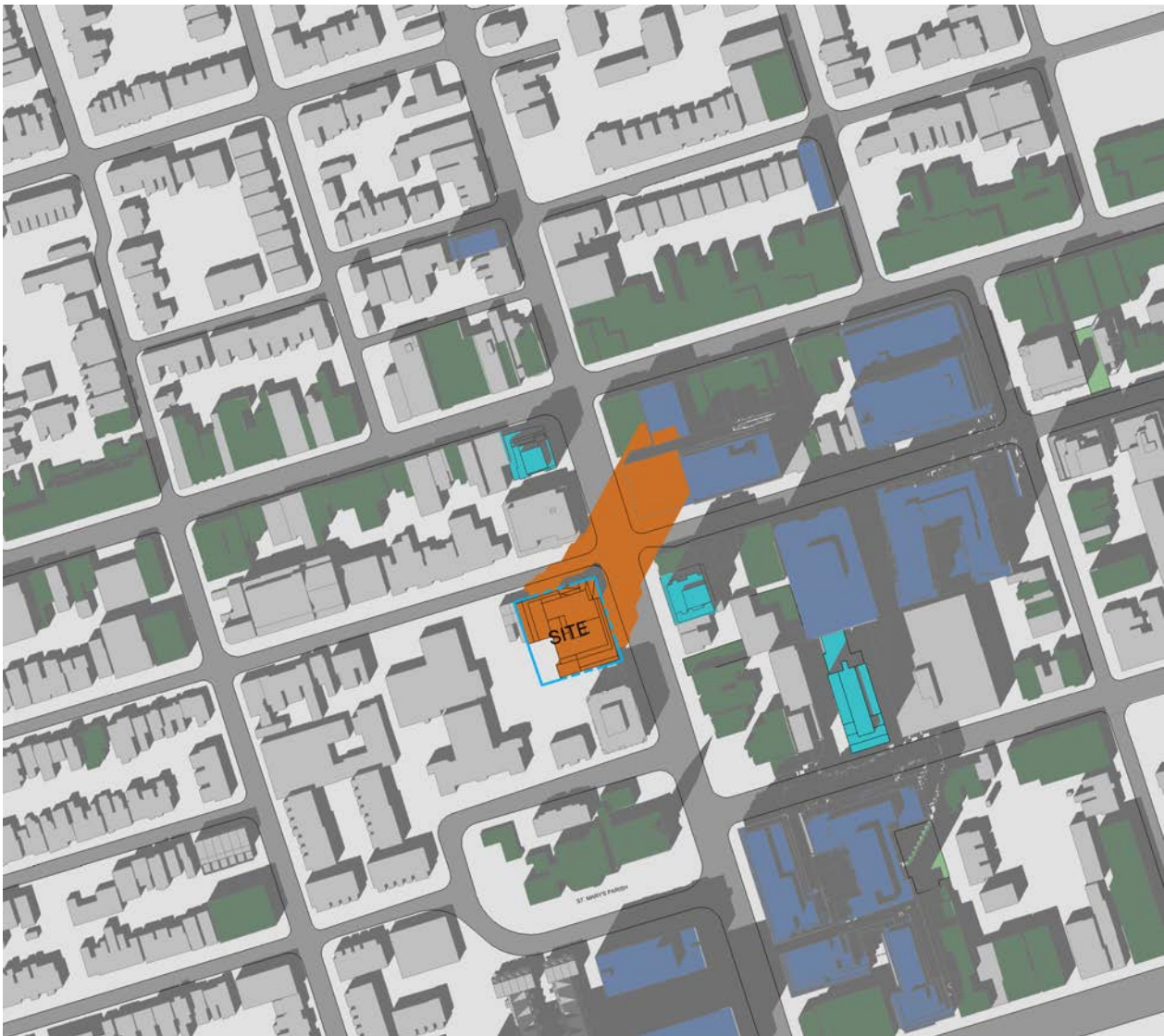
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Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development

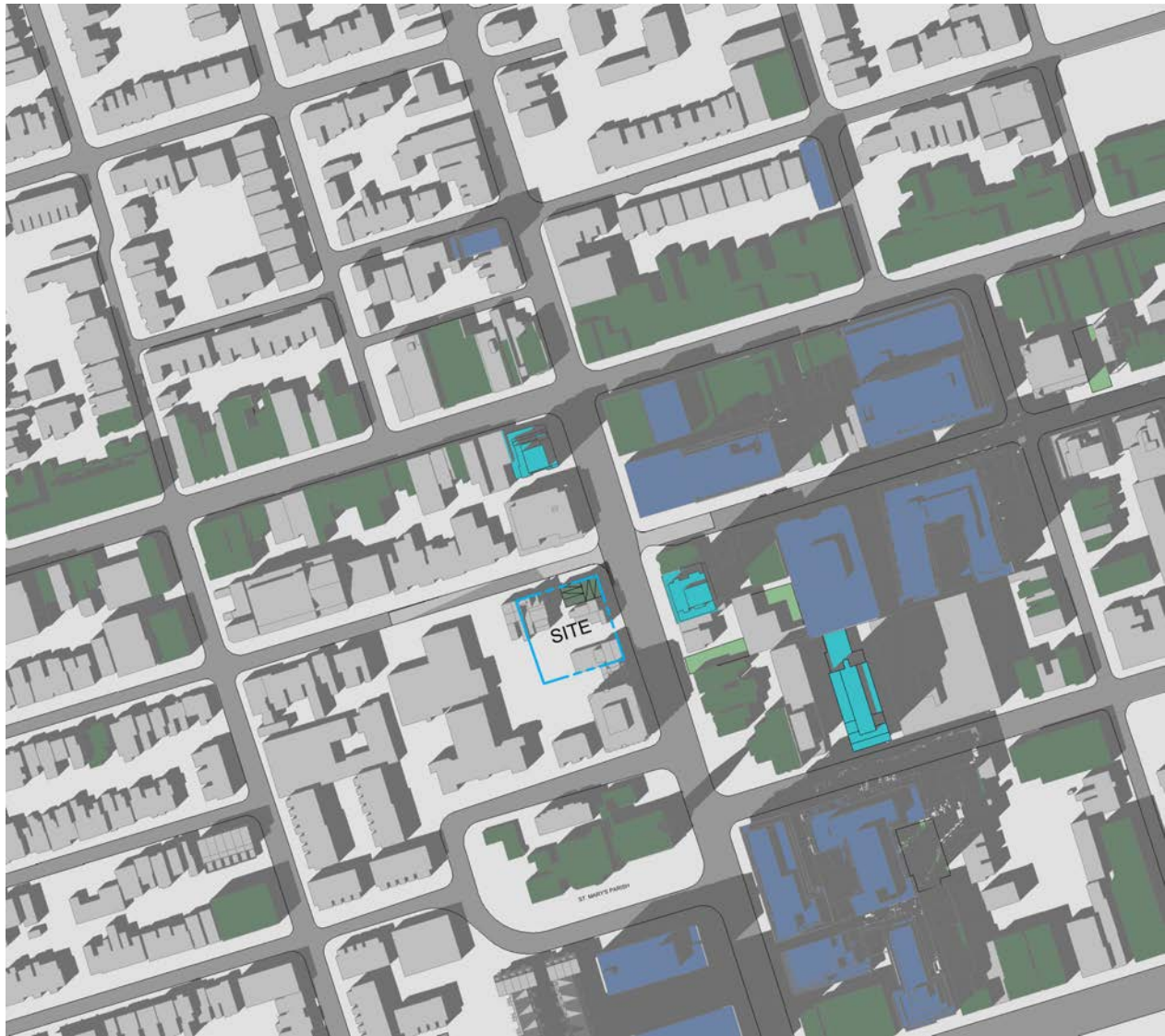


Proposed Development

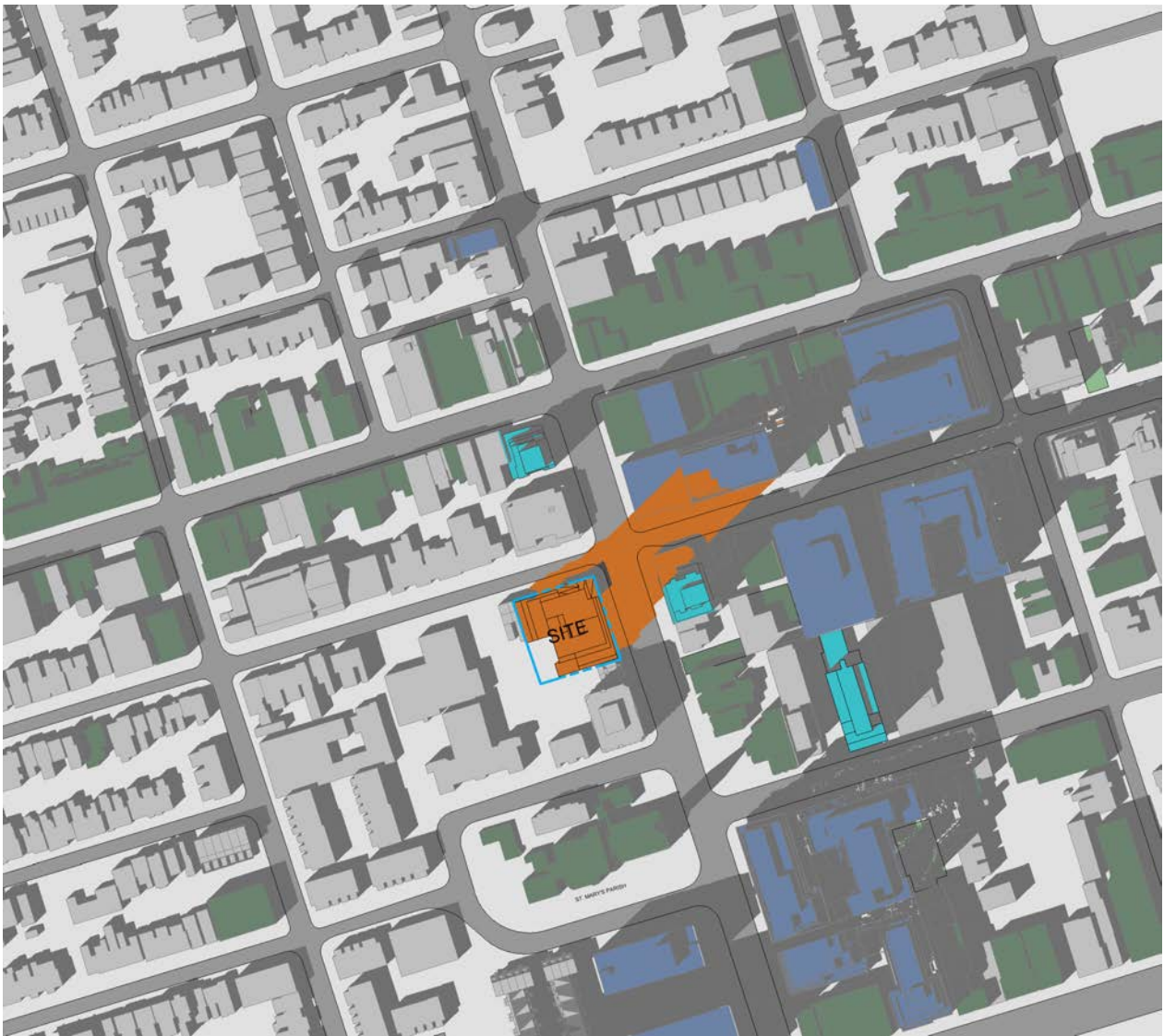
14:18 pm

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development

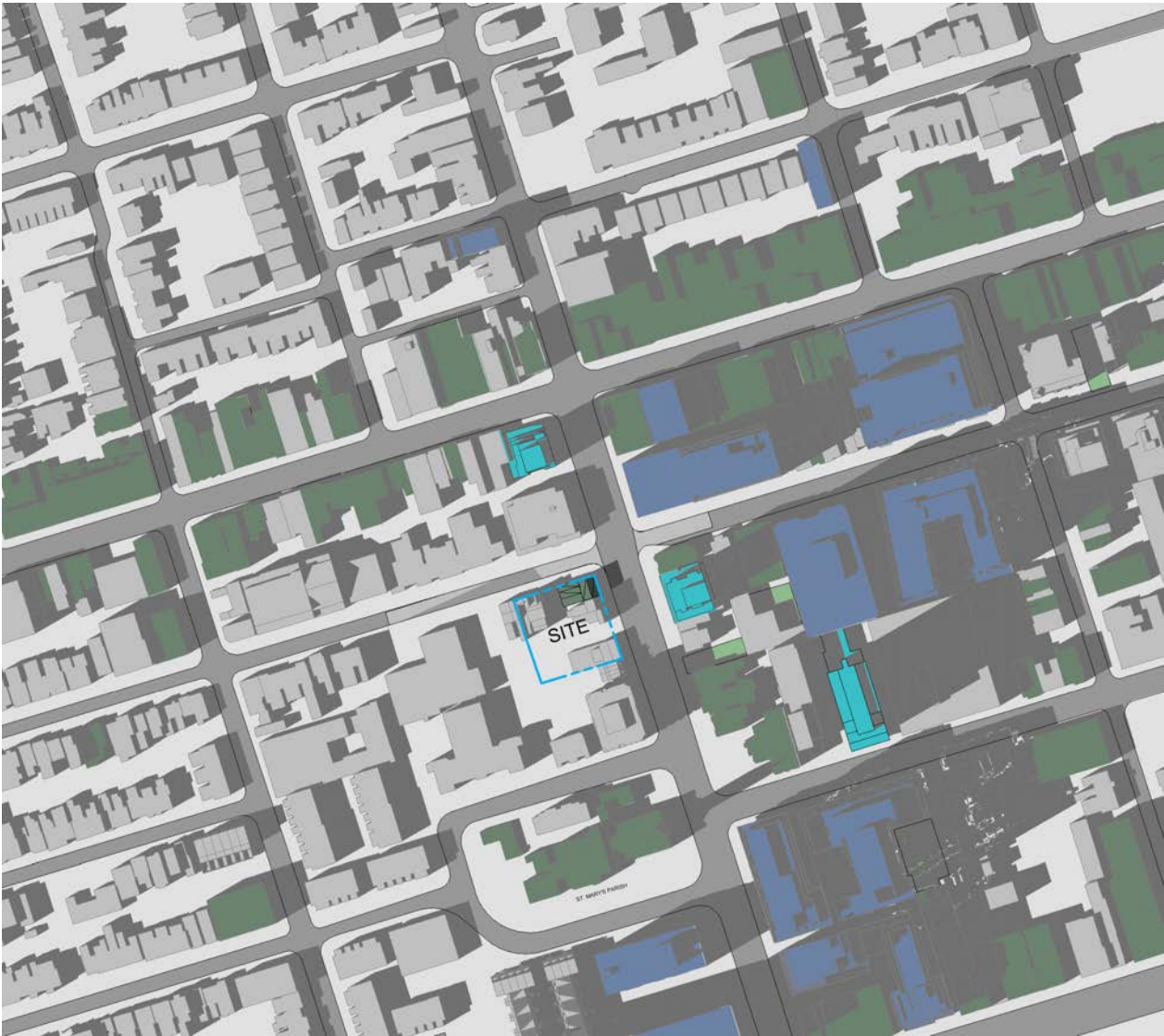


Proposed Development

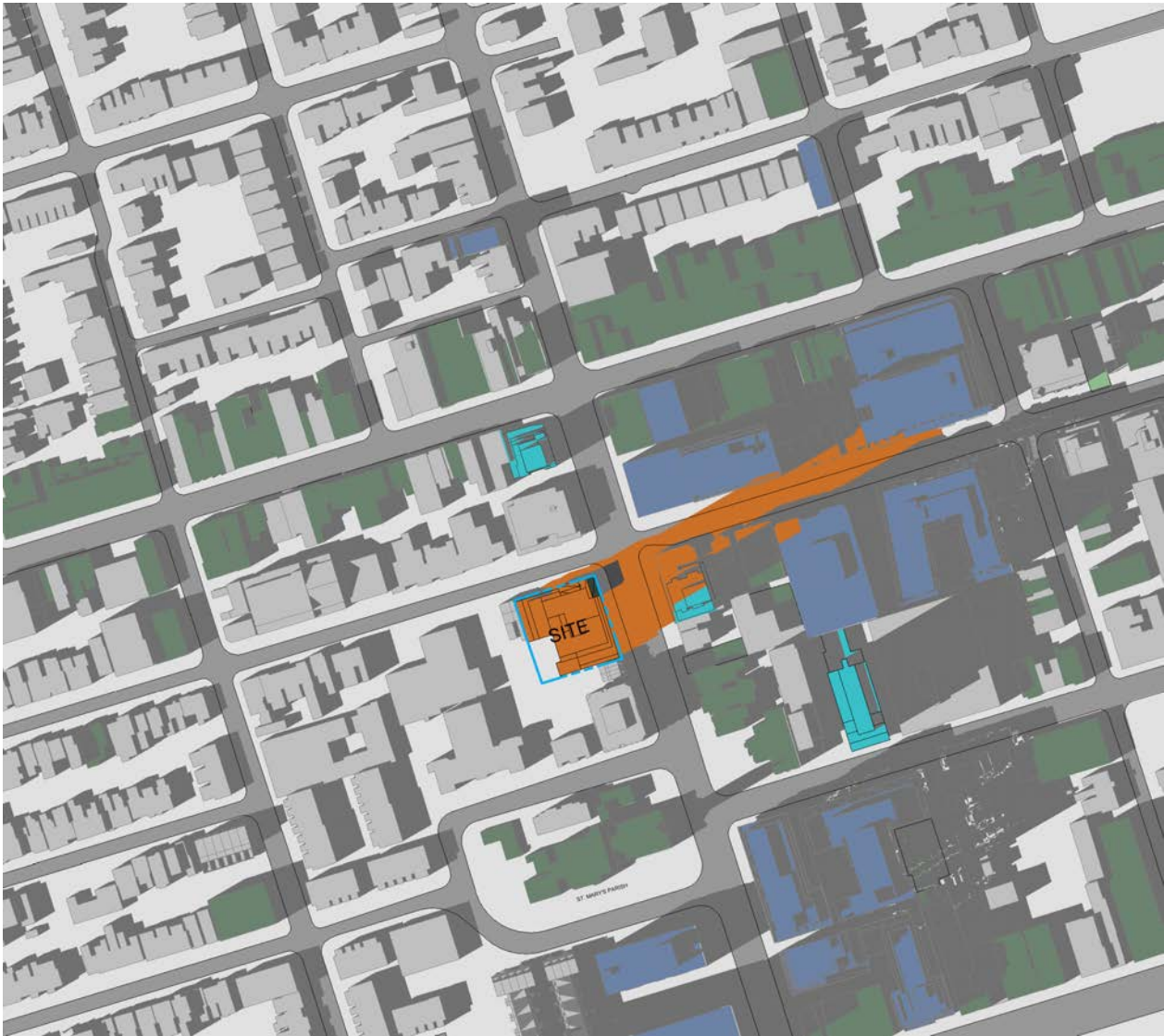
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Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development

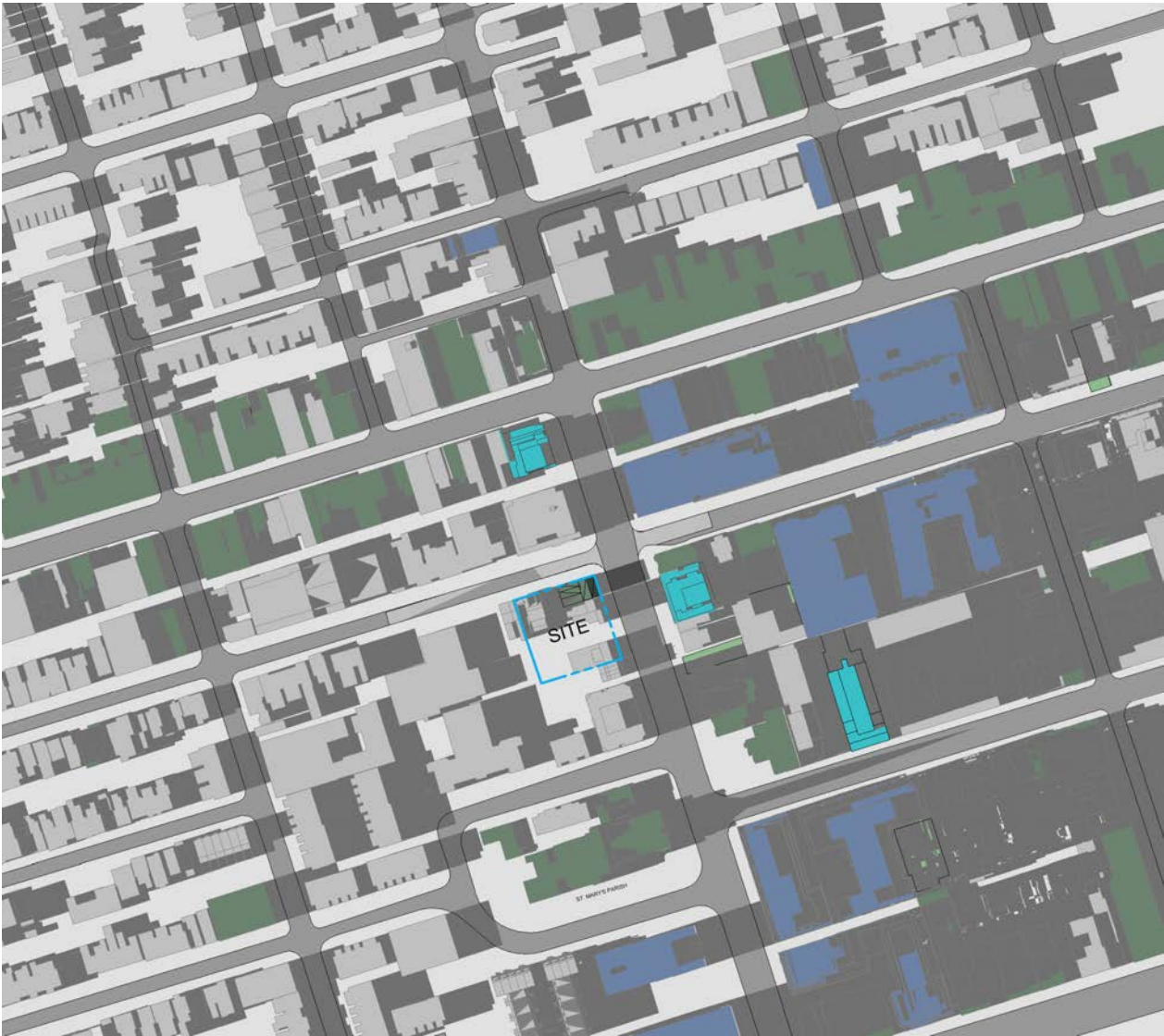


Proposed Development

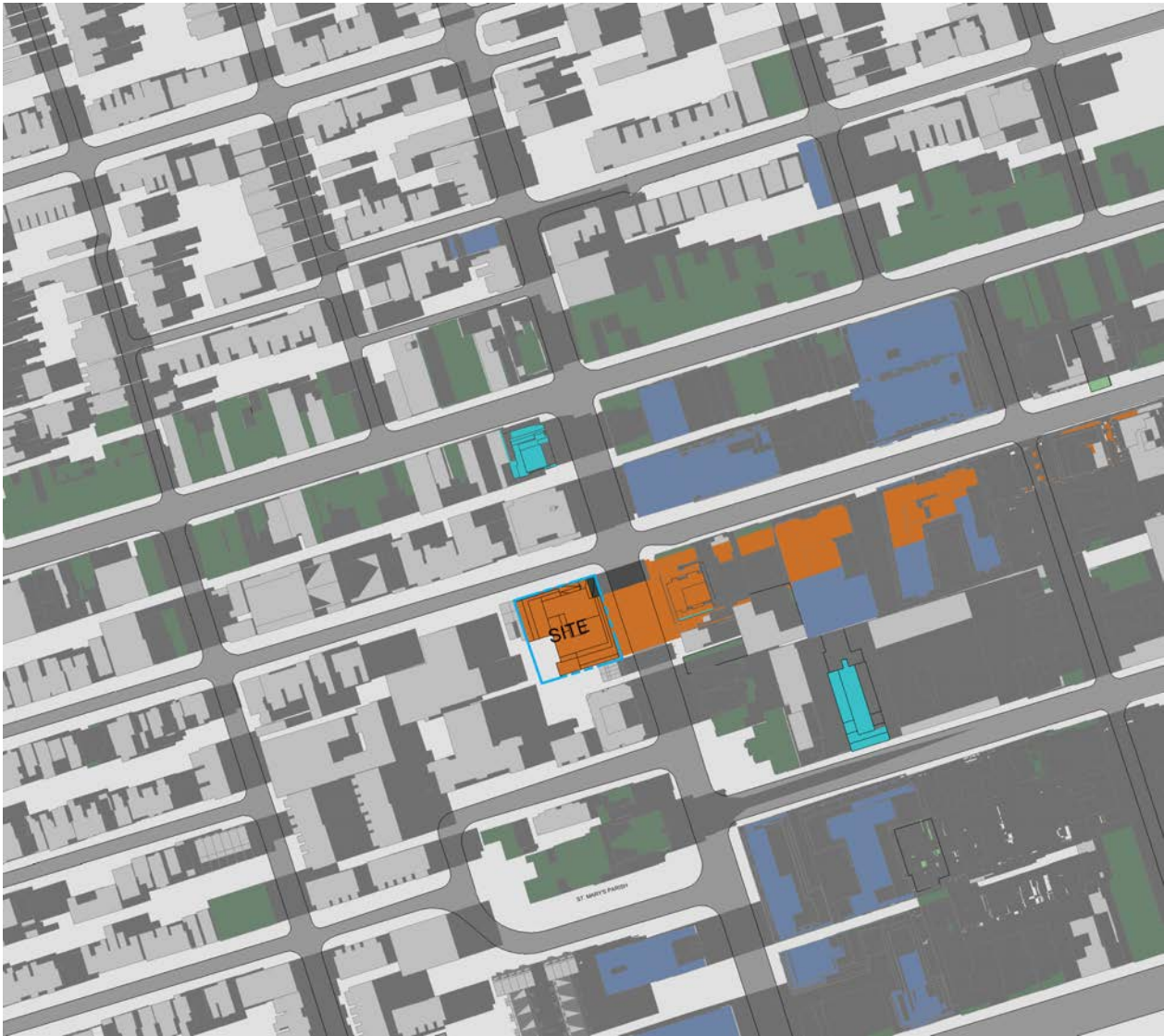
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Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development

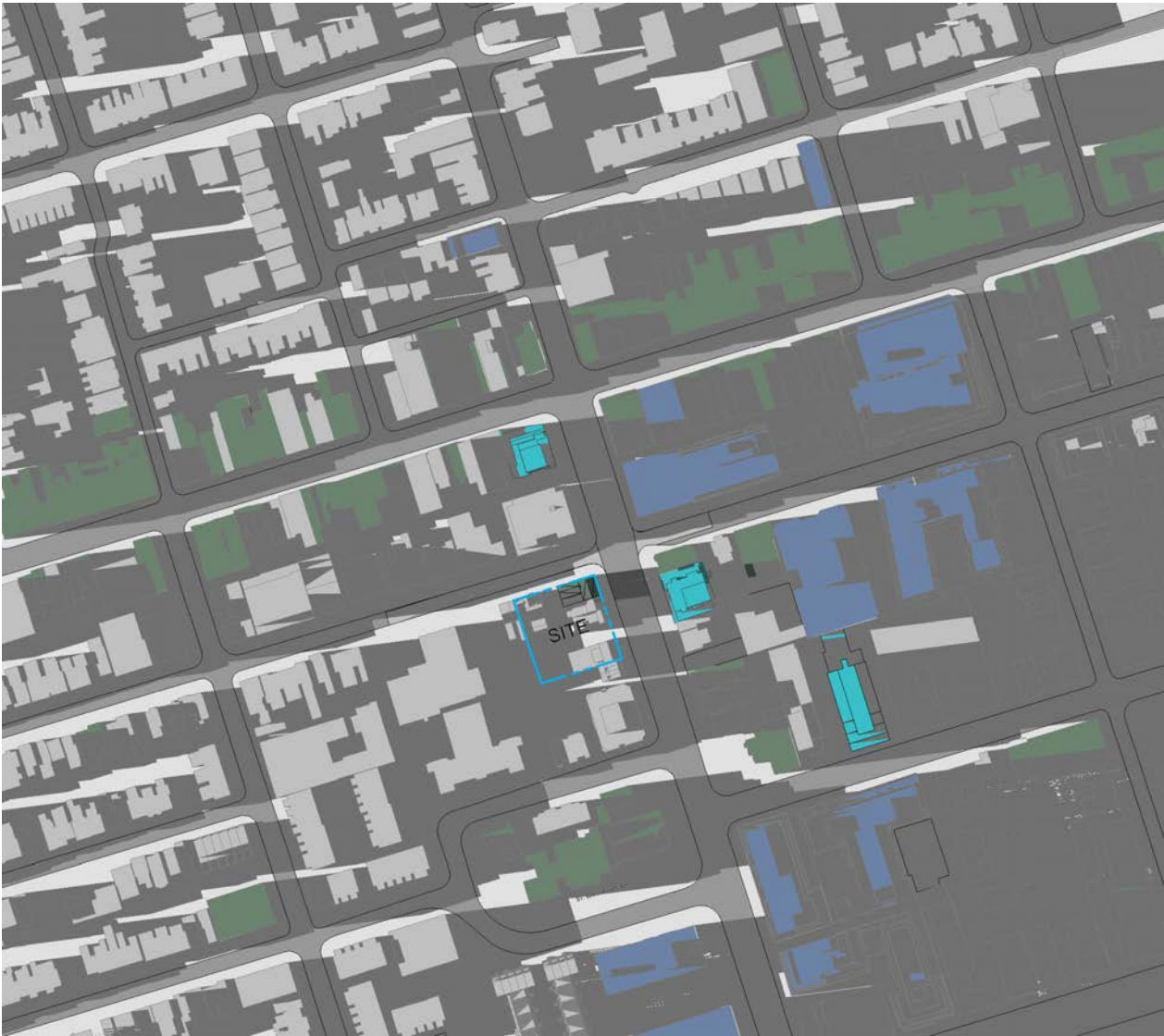


Proposed Development

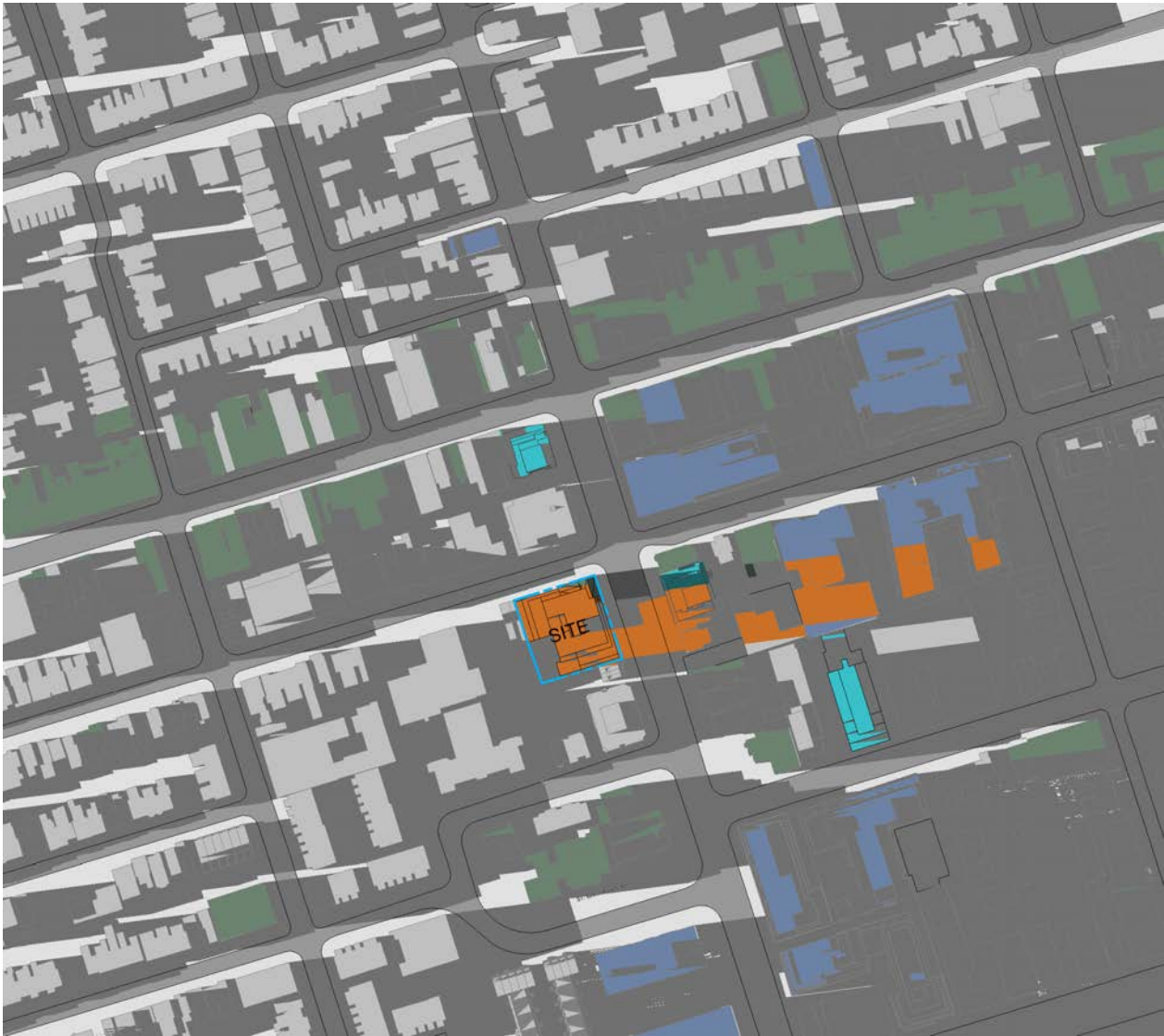
17:18 pm

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Existing Development



Proposed Development

18:18 pm

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by Existing, Under Construction, Approved /Not Yet Constructed
- Heritage



Sun/Shadow Analysis
Terms of Reference - Checklist

1. General	
A. Name of the Project: Reside On Richmond	B. Date: 08/16/2024
C. Address of Application: 152-164 Bathurst Street & 623-627 Richmond Street, Toronto	D. Name of Consultant: Kirkor Architects
E. Phone number and email of the Consultant: T:416-985-4581 romanp@kirkorarchitects.com	
2. Project Description	
A. Short Description of the Project: Proposed Residential Tower of 33-Storey on Richmond & Bathurst	
B. Number of buildings for this Application: 1	
C. Number of Floors : 33 Storeys	D. Height in Metres : 112.75m
E. Did you submit the 3d Model for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No File Format Submitted:	
3. Massing Information	
A. Software Used <input type="checkbox"/> SketchUp <input checked="" type="checkbox"/> Revit <input type="checkbox"/> Other If Other describe below:	B. Terrain Corrected : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. 3D Massing Context Tile Used (Open Data) – Please provide date of obtaining data 12/28/24	
4. Massing Model Location	
A. Coordinates Used: Longitude: 43.64624 Latitude : -79.4039	B. Solar North Matches True North? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Shadow Diagrams Information	
A. Are you fully compliant with all of the technical specifications in the Terms of Reference? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
B. Do the Shadow Diagrams use a standard metric scale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
C. Are the Shadow Diagrams provided in Colour? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Sun/Shadow Analysis
Terms of Reference - Checklist

D. Does the Shadow Diagrams use The City's Shadow Study Drawing Standards – Colour Analysis? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
5. Shadow Diagrams Information – Continued	
D. Date Used for Shadow Analysis :	Year 2024 Month(s) March-21
E. Daylight Savings Time considered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6. General Comments	
This is a resubmission due to the concern of limiting the shadow impact on Queen Street W north	
Declaration of Consultant	
I <u>Roman Pevcevicius</u> (Print name) certify that I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application. Date: <u>August 16, 2024</u> <div>Signature of Consultant: <u>X </u></div>	

Please send the completed form with Sun Shadow Analysis package to:
If you require further assistance, please contact: Abdullah.diab@toronto.ca or Dulini.ratnayake@toronto.ca