

# 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	ZBA FEB 14, 2025
12 SITE PLAN APPROVAL										
12 SITE PLAN APPROVAL	A0	dA0.0	Cover Sheet	Yes	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	Yes
12 SITE PLAN APPROVAL	A1	dA1.3	Site Plan	Yes	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	Yes
12 SITE PLAN APPROVAL	A2	dA2.1	Floor Plan - Level 1 & Mezzanine	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.2	Floor Plan - Level 2 & 3		Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.3	Floor Plan - Levels 4 & 5	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.4	Floor Plan - Levels 6 & 7	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.5	Floor Plan - Level 8 & 9	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.6	Floor Plan - Level 10-19 & Level 20-29			Yes		Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.7	Floor Plan - Level 30/MPH & Roof Plan			Yes	Yes	Yes	Yes	Yes
A3										
12 SITE PLAN APPROVAL	A3	dA3.1	North & East Elevations	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A3	dA3.2	South & West Elevations	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A3	dA3.3	1/50 Elevations East		Yes	Yes	Yes	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A3	dA3.4	1/50 Elevations North		Yes	Yes	Yes	Yes	Yes	Yes
A4										
12 SITE PLAN APPROVAL	A4	dA4.1	Building Sections	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A5										
12 SITE PLAN APPROVAL	A5	dA5.1	Sun Shadow Study - March/September (New)					No	Yes	Yes
12 SITE PLAN APPROVAL	A5	dA5.2	Sun Shadow Study - June (New)						Yes	Yes
12 SITE PLAN APPROVAL	A5	dA5.3	Sun Shadow Study - December	Yes	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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Date:

**KIRKOR**  
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400  
Toronto, ON M3J 0H1

Revisions:		
No.:	Revision:	Date:

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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:  
**Feb 14, 2025**  
Drawing No.:

**dA0.0**

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CONTACT: JEFF WATSON

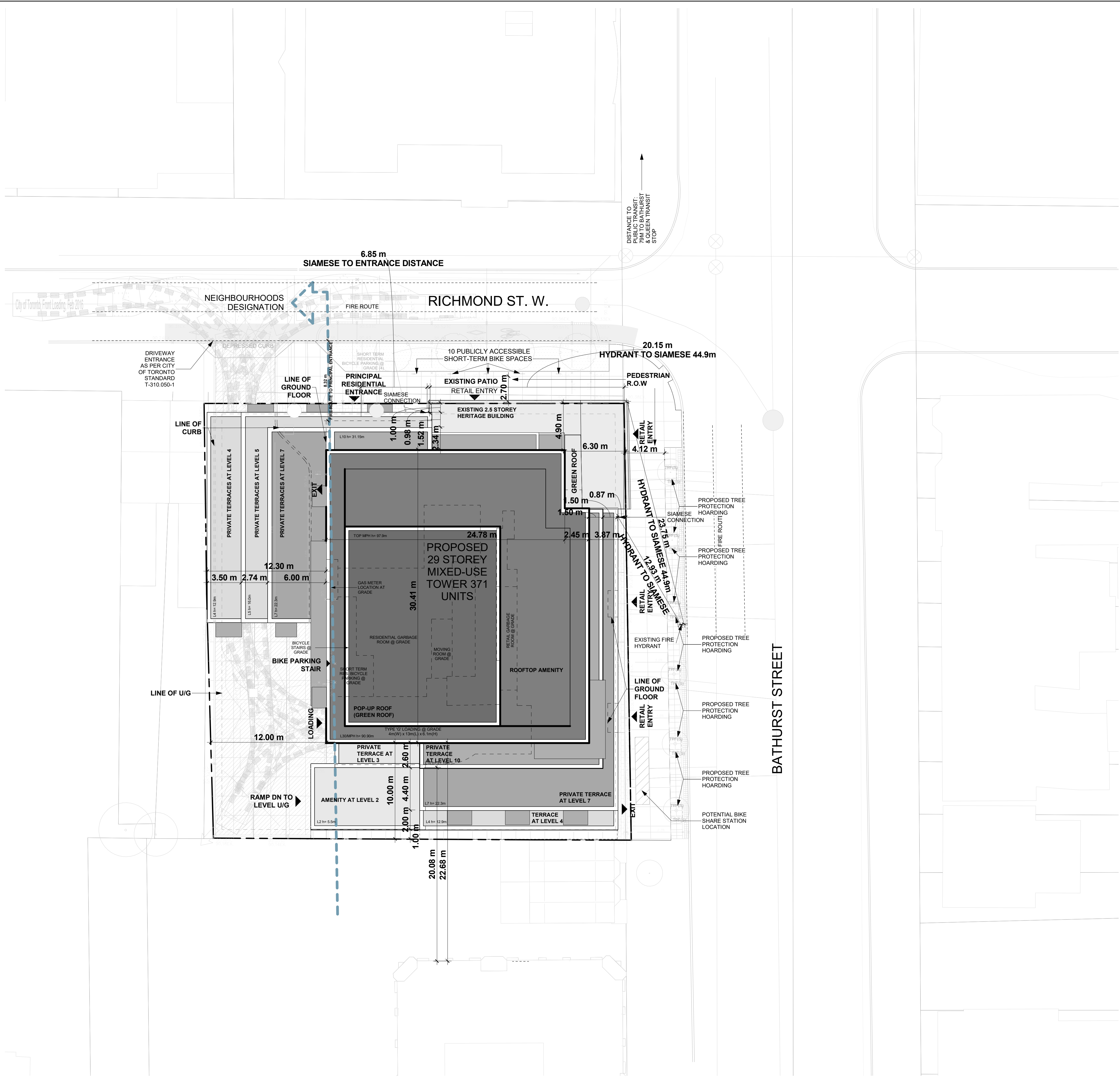
<b>BATHURST &amp; RICHMOND, TORONTO, ON.</b> Project: Bathurst Residential Development Project Number: 2023-01-001			
<b>1.0 Legal Description:</b> PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF ALL OF LOTS 1, 2, 2A, 3, 4, 5, 6, PRIVATE LANE AND PART OF RESERVE SINGALONG WEST SIDE OF PRIVATE LANE AND LOT 6) REGISTERED PLAN 316 AND PART OF LOT 2, SECTION 1 MILITARY RESERVE CITY OF TORONTO			
<b>2.0 Site Data:</b> Gross Site: 1,000.00 sqm Total Gross Site Area: 1,000.00 sqm			
<b>3.0 Proposed GFA:</b> Proposed Residential GFA - 25 Storey Condominium: 10,000.00 sqm Proposed Retail GFA: 1,000.00 sqm Total Proposed GFA: 11,000.00 sqm			
<b>4.0 Proposed Density:</b> FSR: 11.00 Total Gross Site Area: 1,000.00 sqm Total Gross Site Area: 1,000.00 sqm			
<b>5.0 Unit Count:</b> Unit Count: 100 Total Unit Count: 100			
<b>6.0 Vehicular Parking:</b> Total Vehicular Parking: 100 Total Vehicular Parking: 100			
<b>7.0 Bicycle Parking:</b> Total Bicycle Parking: 100 Total Bicycle Parking: 100			
<b>8.0 Accessibility:</b> Total Accessibility: 100 Total Accessibility: 100			
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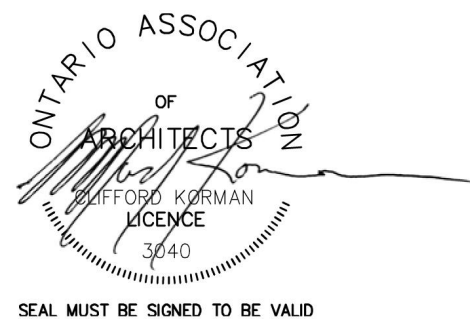
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General Notes & Lot Information		4
		dA1.2



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ARCHITECTS AND PLANNERS

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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.

Checked by:

R.P.

Project No.:

20-018

Date:

Feb 14, 2025

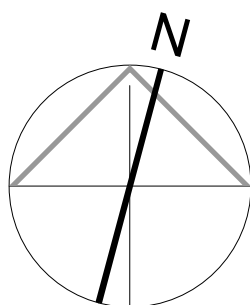
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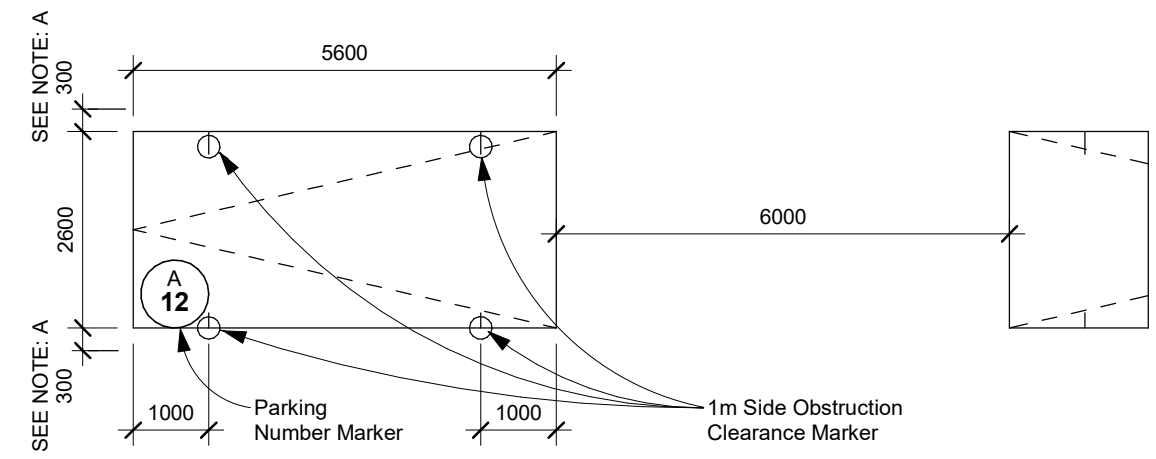
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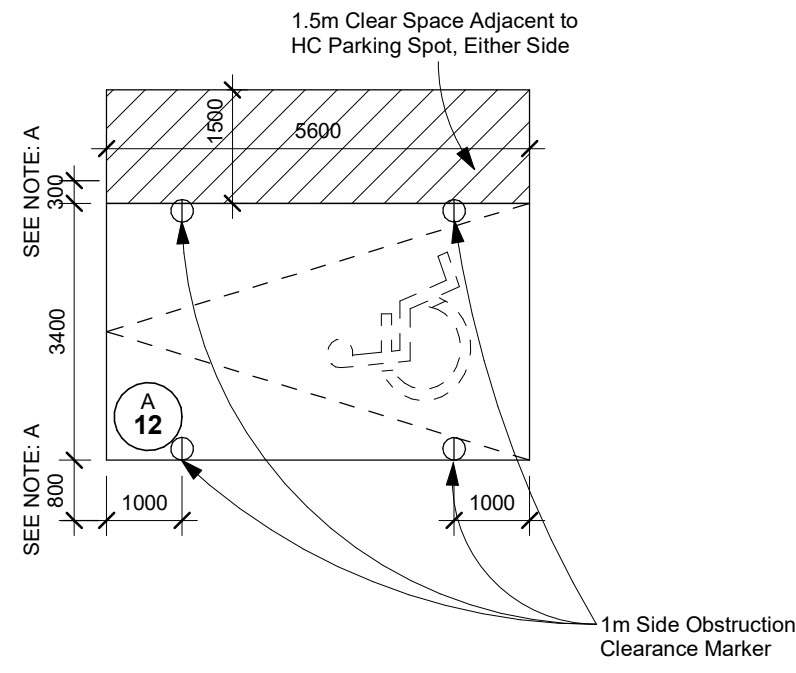
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**TYPICAL PARKING SPACE:**  
Drive Aisle @ 6m min.

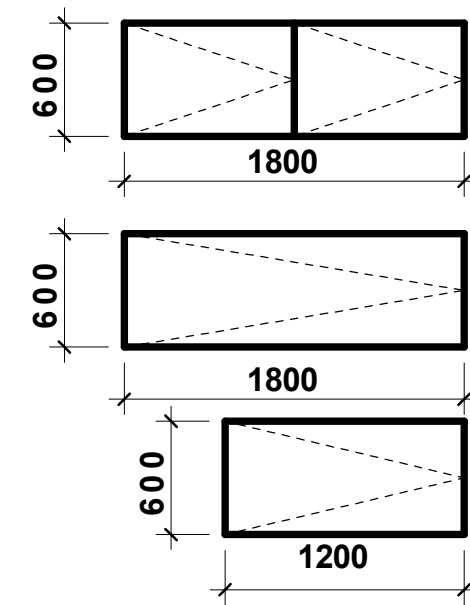


NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

**ACCESSIBLE PARKING SPACE:**



**BICYCLE PARKING SPACE LEGEND**



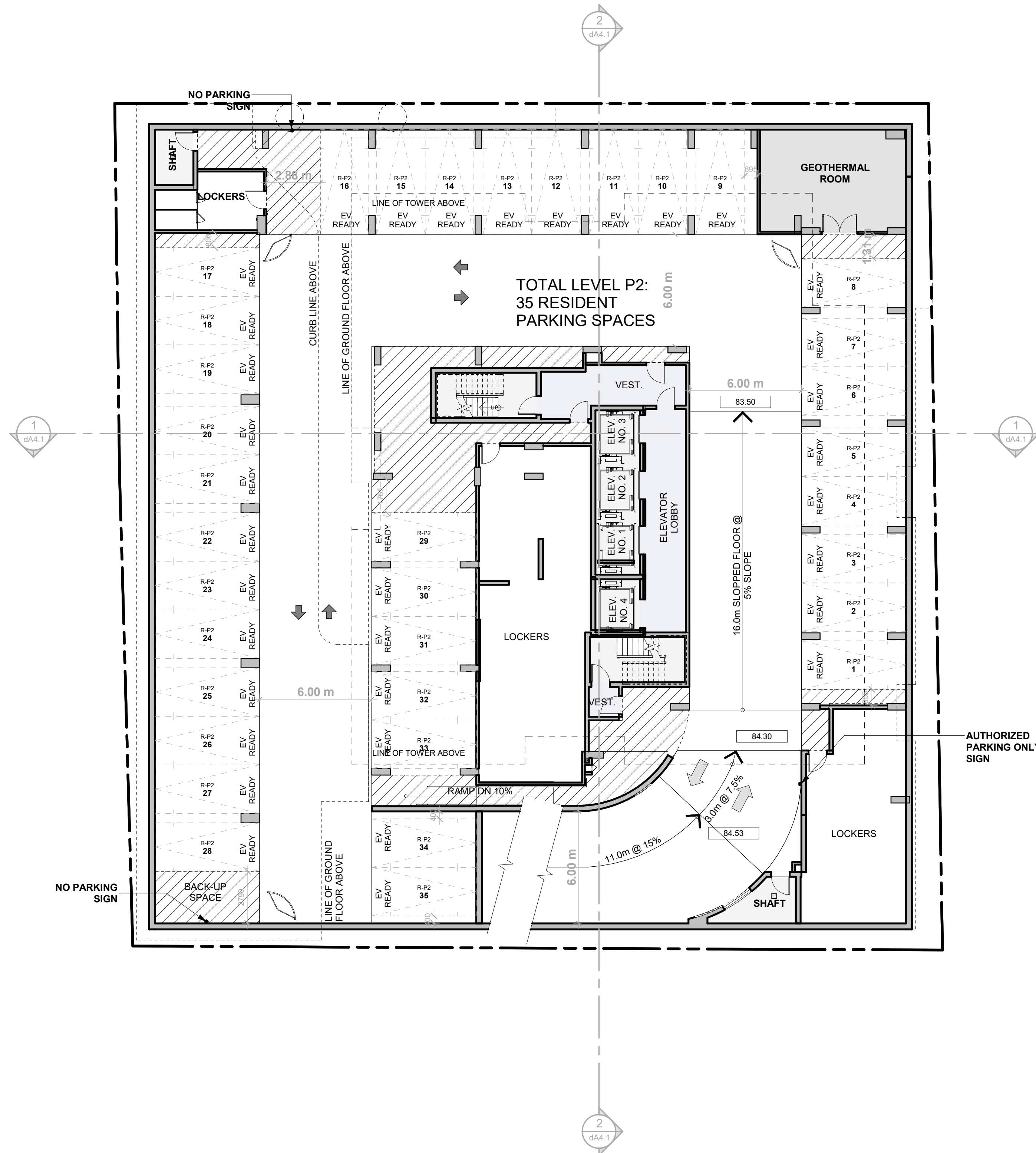
STACKED BICYCLE PARKING SPACE  
(MINIMUM VERTICAL CLEARANCE OF 2.4m (1.2m/BICYCLE))

HORIZONTAL BICYCLE PARKING SPACE  
(MINIMUM VERTICAL CLEARANCE OF 1.9m)

VERTICAL BICYCLE PARKING SPACE  
(MINIMUM VERTICAL CLEARANCE OF 1.9m)

**Vehicle and Bicycle Parking Space Legend**

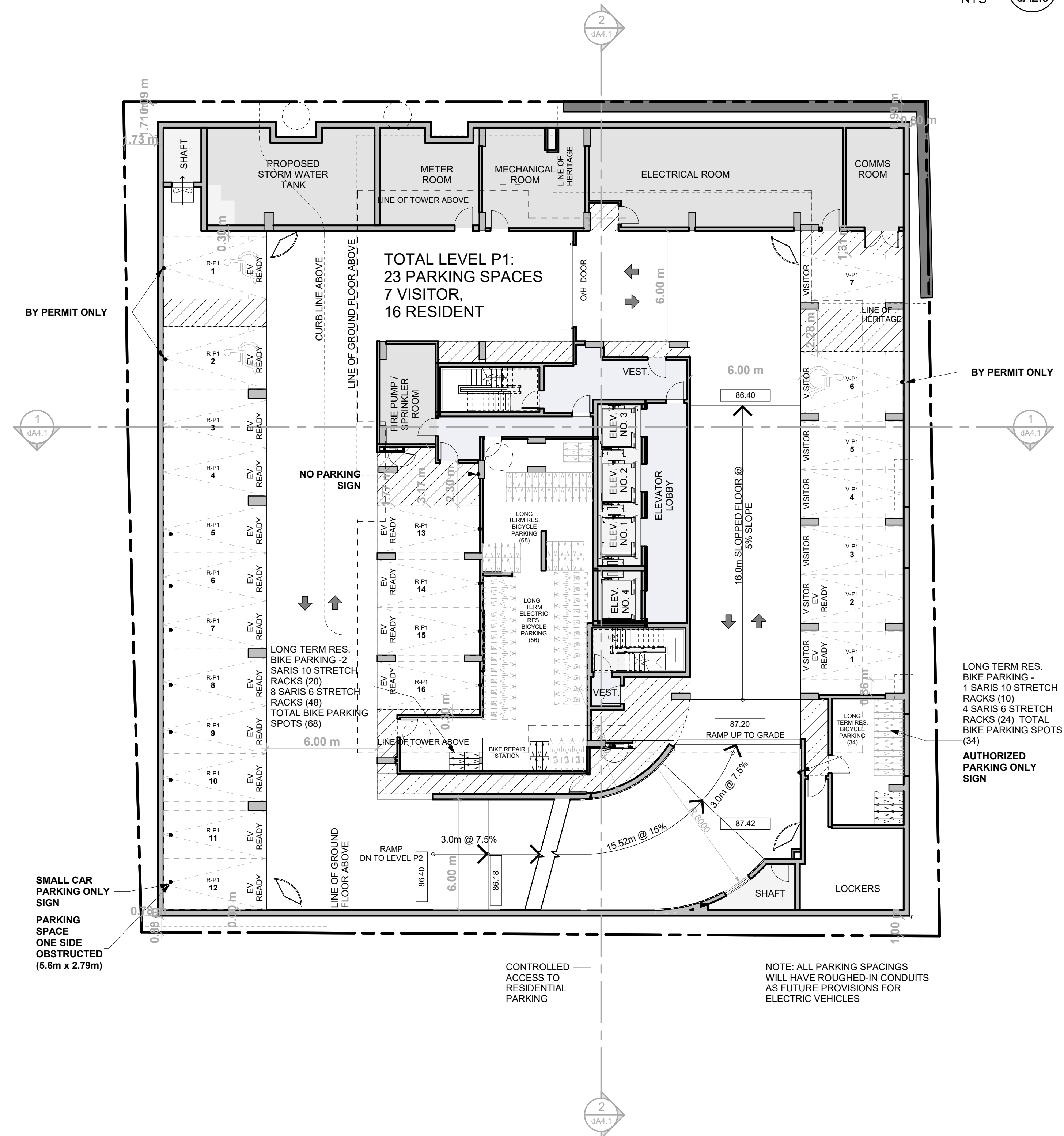
NTS dA2.0



Floor Plan - Level P2

1 : 150

1 dA2.0



Floor Plan - Level P1

1 : 150

2 dA2.0



**KIRKOR**  
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400  
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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

**Floor Plan - Level P2 & P1**

Scale:  
As indicated

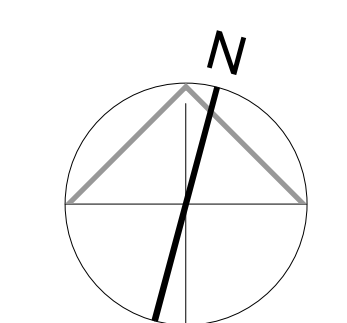
Drawn by:  
A.P.

Checked by:  
R.P.

Project No.:  
20-018

Date:  
Feb 14, 2025

Drawing No.:  
dA2.0



dA2.0

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By The Architect.



ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
BUFFORD KORMAN  
LICENCE  
3640

# KIRKOR

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## Originate Developments

Drawing Title:

Scale:

1 : 150

Drawn by:  
A.D.

Checked by:

R.P

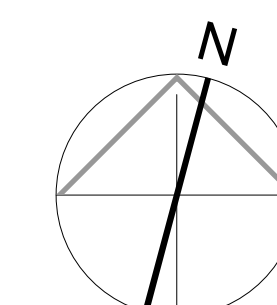
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30.018

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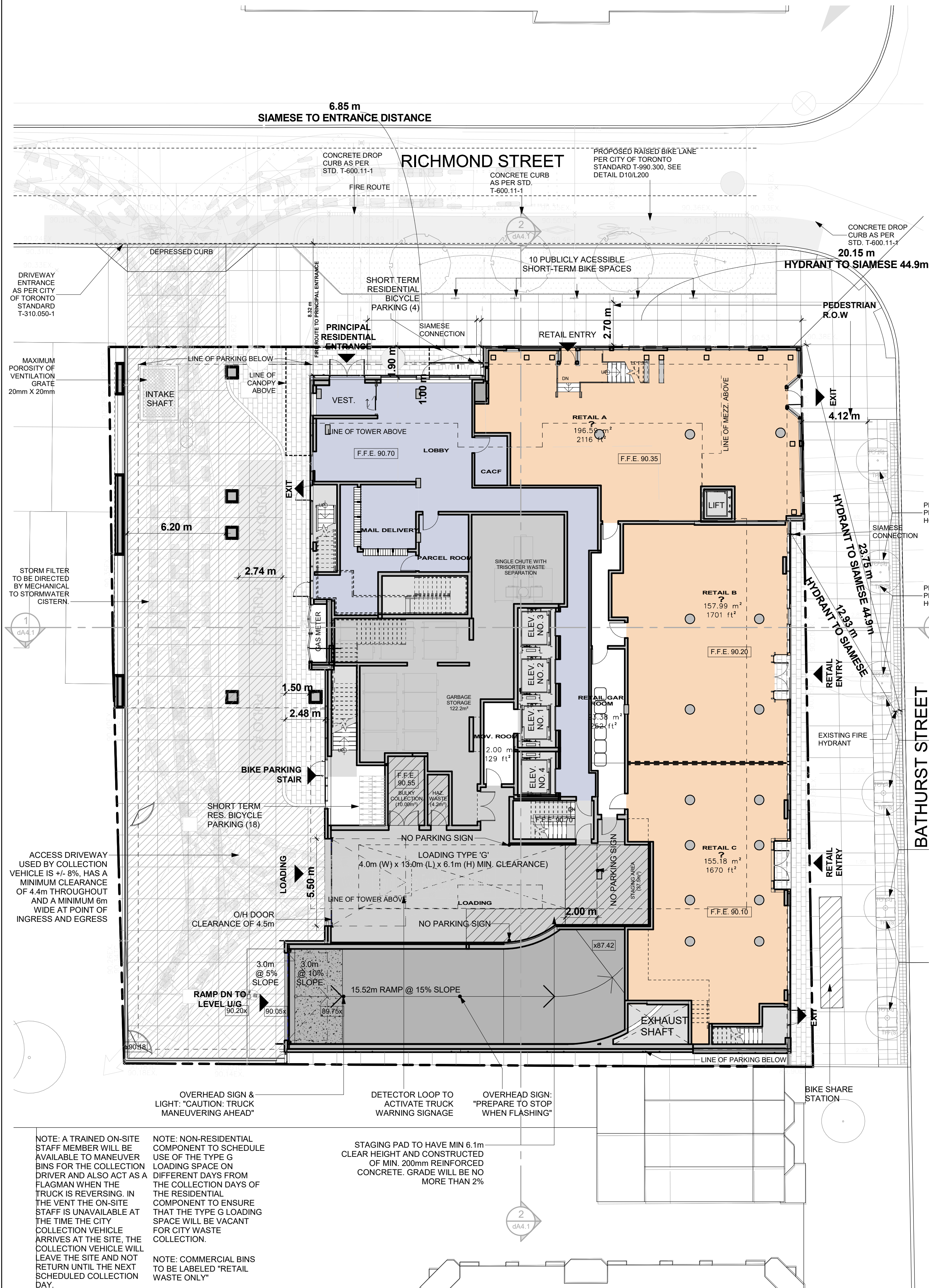
b 14,2025

Drawing No.:

21



## dA2.1

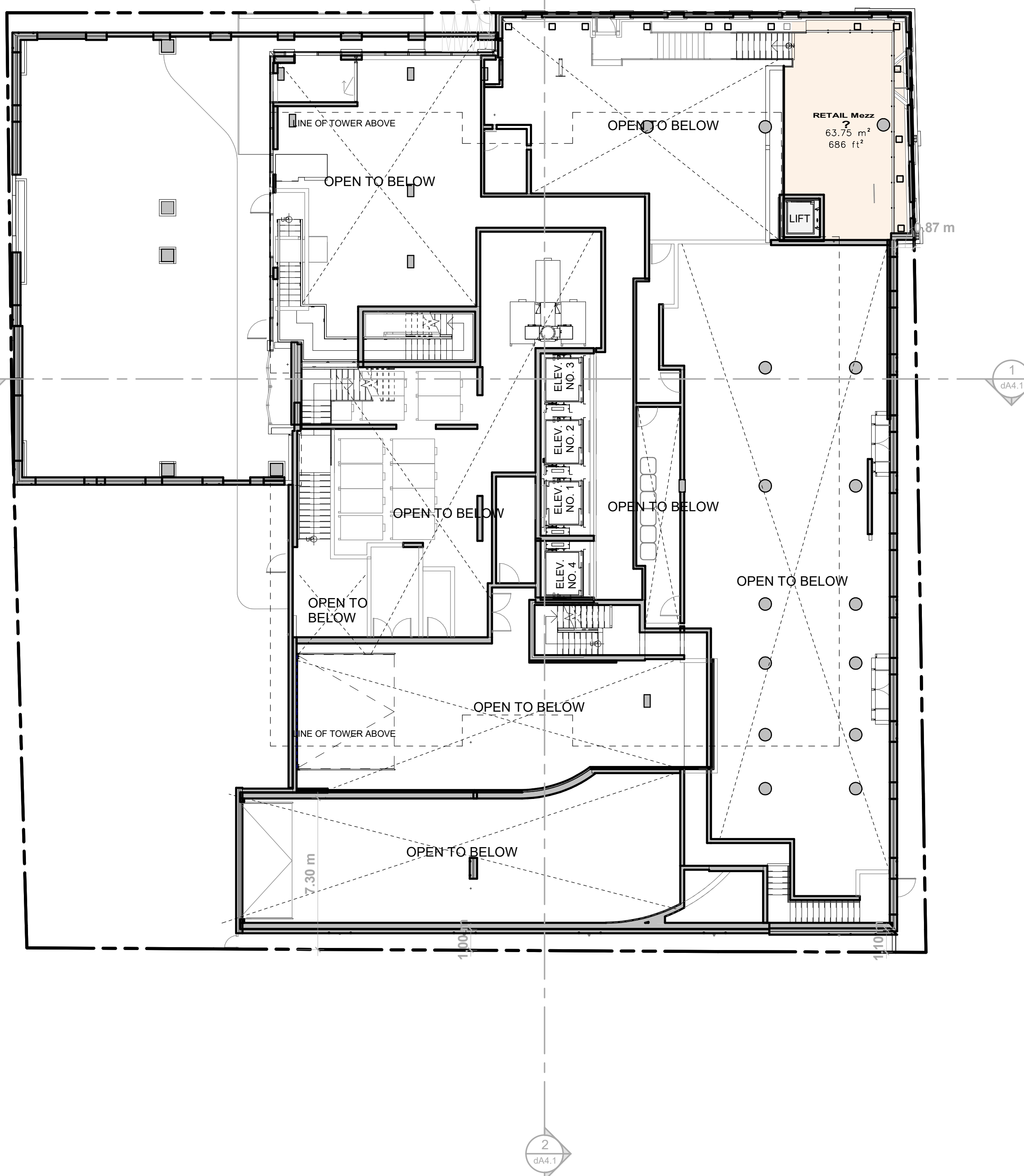


## Floor Plan - Level 1

1 : 150

1

dA2.1



Level 1 Mezzanine

1 : 150

 $dA_2.$

1 : 150

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9	ZBA Resubmission	February 14, 2025
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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.:

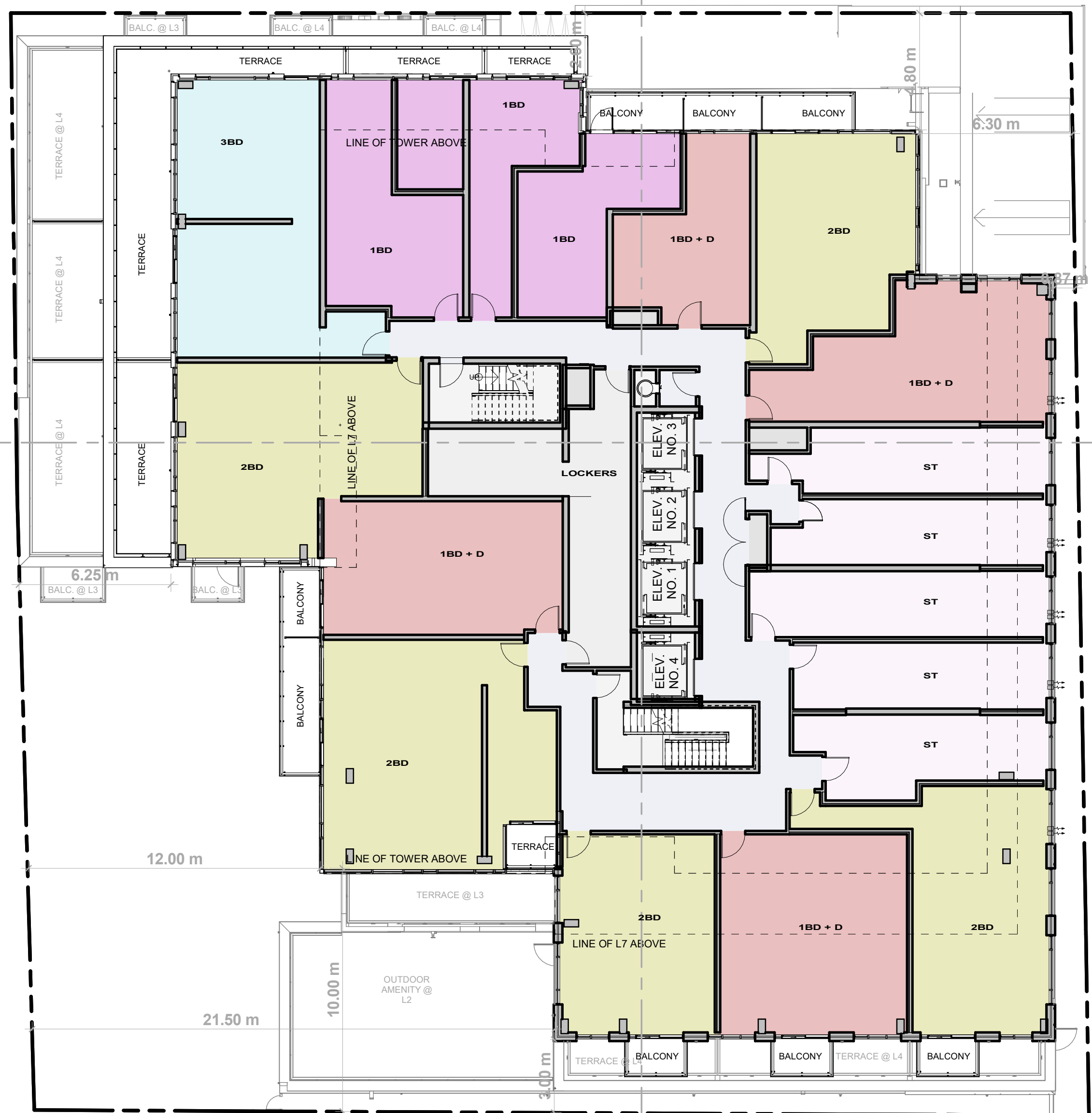
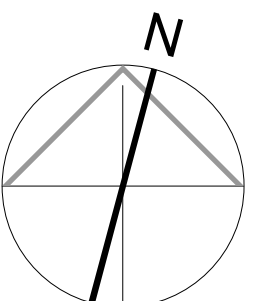
20-018

Date:

Feb 14, 2025

Drawing No.:

**dA2.3**



Floor Plan level 5

1

1 : 150



Floor Plan - Levels 4

2

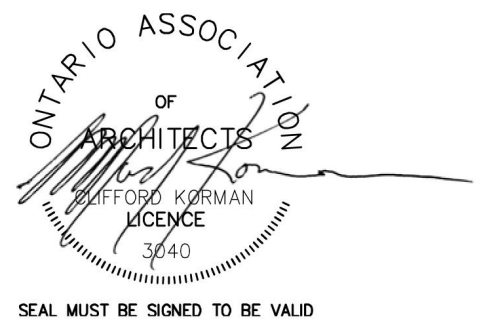
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Client:

**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.:

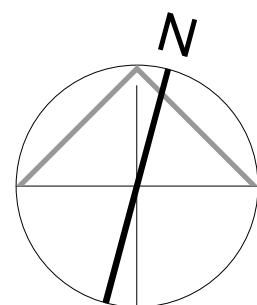
20-018

Date:

Feb 14, 2025

Drawing No.:

**dA2.4**



Floor Plan level 6

2

1 : 150

dA2.4



Floor Plan - Levels 7

1

1 : 150

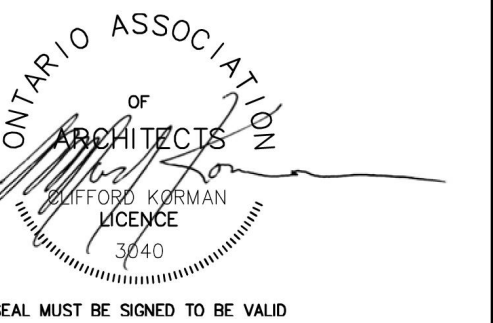
dA2.4

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No.:	Issued For:	Date:

ient:

## Originate Developments

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

Drawing Title:

## Floor Plan - Level 8 & 9

de:

1 : 150

Drawn by:

A.P.

checked by:

R.P

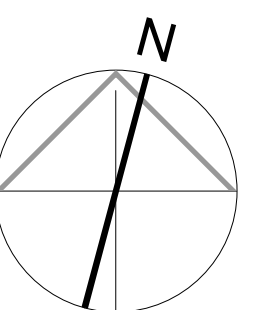
Project No.:  
0.010

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Date: 2025

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## AdA2.5



### Floor plan level 8

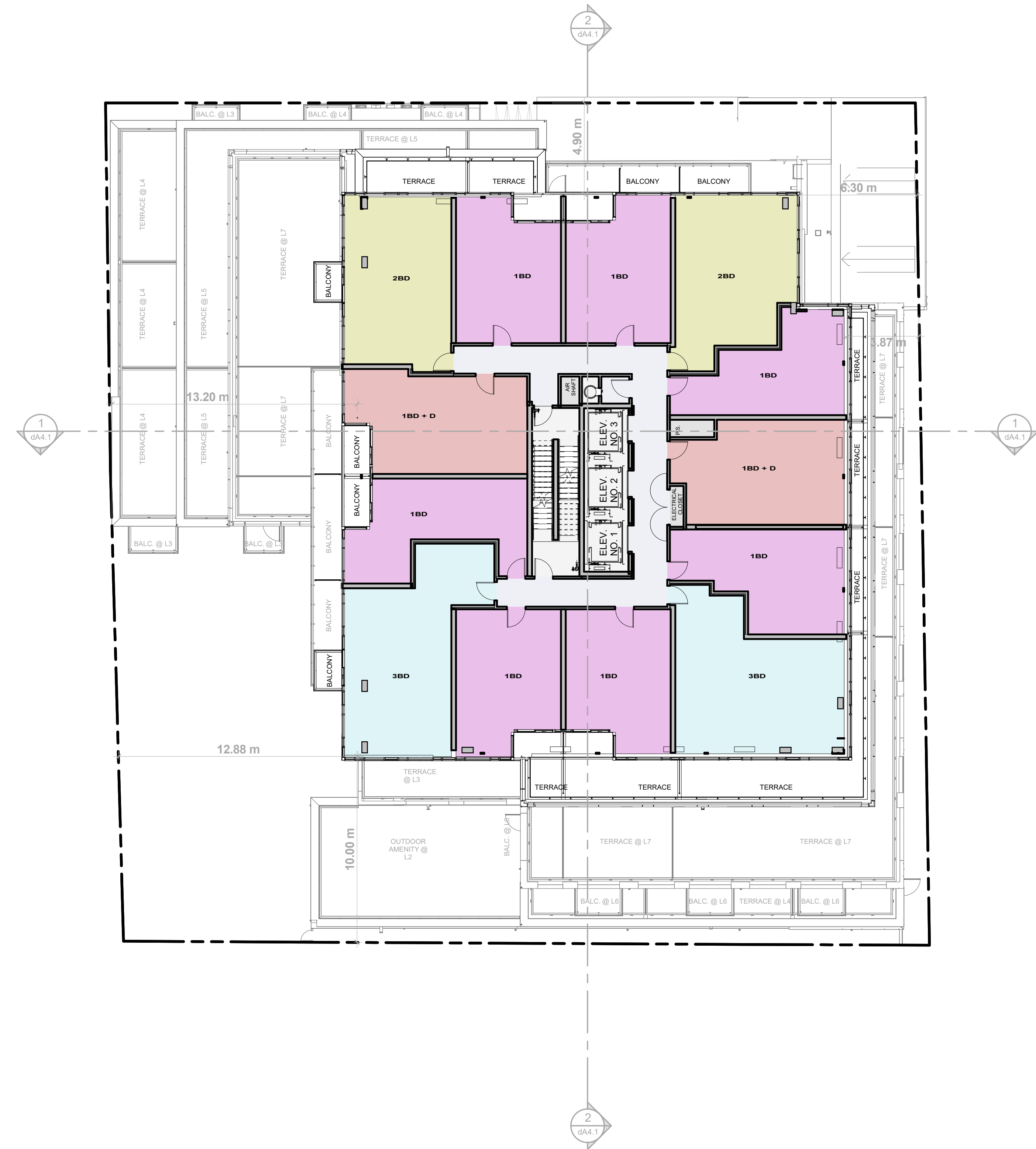
1 : 150

$$\frac{2}{dA2.5}$$


### Floor plan level 9

1 : 150

1  
dA2.5,



Floor plan level 10-19 1 : 150



Floor Plan - Levels 11-29 1 : 150

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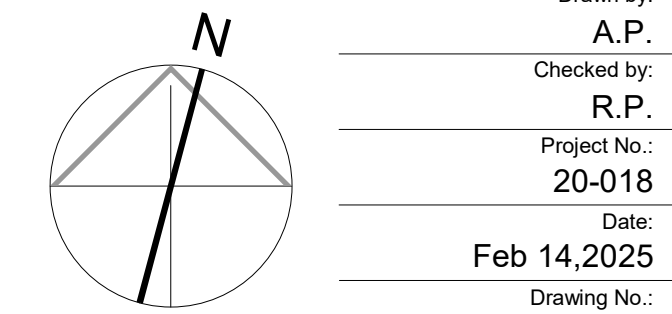
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No.:	Revision:	Date:


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

Drawing Title:  
Floor Plan - Level 10-19 &  
Level 20-29

Scale:  
1 : 150  
Drawn by:  
A.P.  
Checked by:  
R.P.  
Project No.:  
20-018  
Date:  
Feb 14, 2025  
Drawing No.:



dA2.6



City Planning Division

### Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 492.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: [http://www.toronto.ca/legal/municipalcode/1184\\_492.pdf](http://www.toronto.ca/legal/municipalcode/1184_492.pdf)

#### Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )	25,271
Total Roof Area (m <sup>2</sup> )	1595
Area of Residential Private Terraces (m <sup>2</sup> )	502
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )	364
Area of Renewable Energy Devices (m <sup>2</sup> )	
Tower (s)/Roof Area with floor plate less than 750 m <sup>2</sup>	
Total Available Roof Space (m <sup>2</sup> )	484
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m <sup>2</sup> )	296.4 484
Coverage of Available Roof Space (%)	60 100

### Green Roof By-Law Statistics

NTS

4

dA2.7

### Available Green Roof Diagram & Calculation

NTS

3

dA2.7

### Area Use Legend

- AVAILABLE ROOF SPACE
- Outdoor Amenity
- Private Terrace

AVAILABLE ROOF SPACE	484 m <sup>2</sup>
OUTDOOR AMENITY	364 m <sup>2</sup>
PRIVATE TERRACE	502 m <sup>2</sup>
TOTAL	1350m <sup>2</sup>

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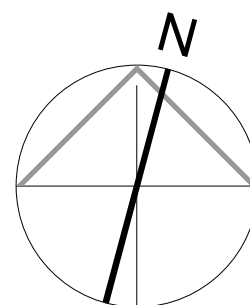
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**Originate Developments**

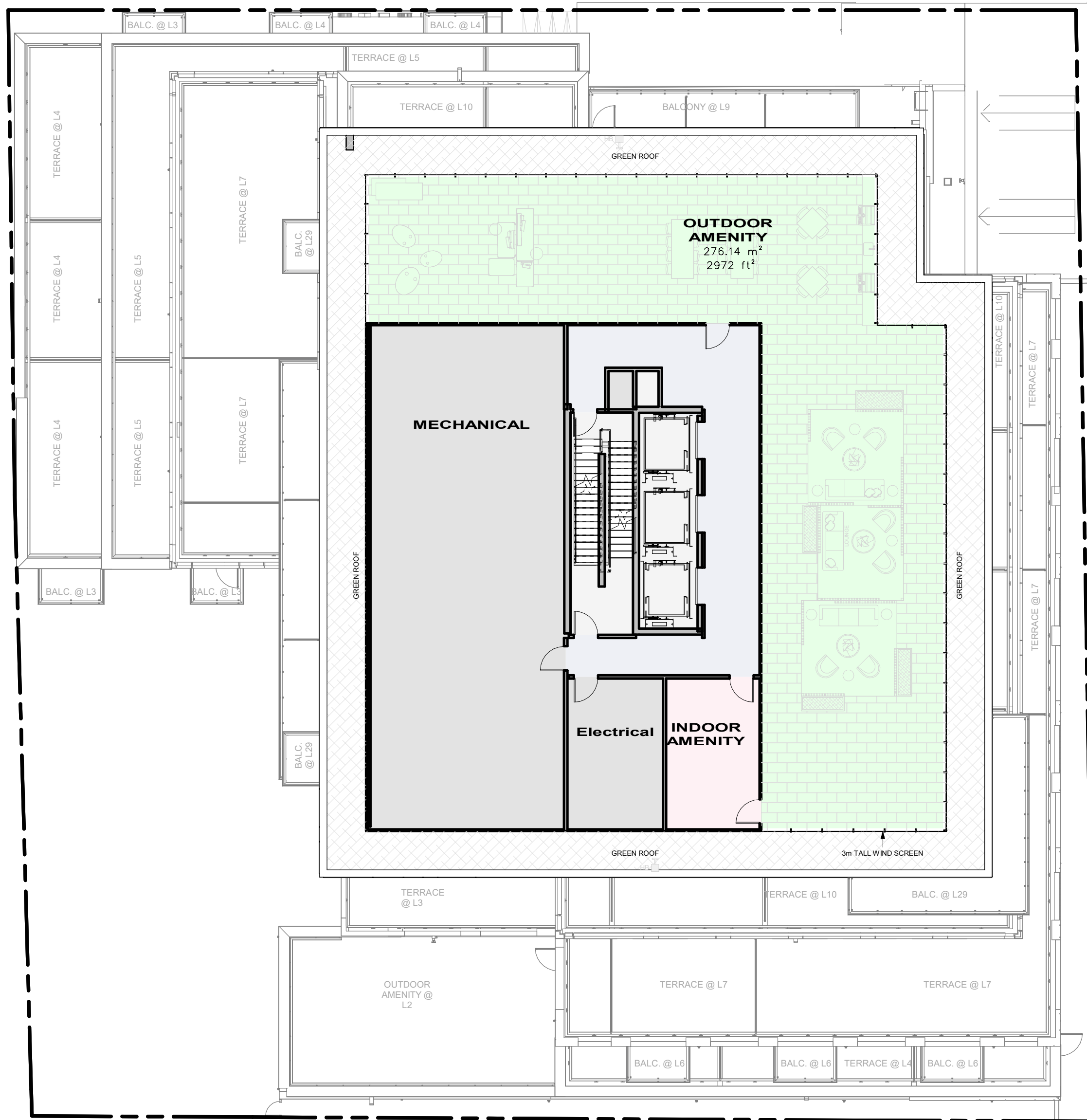
152-164 Bathurst Street &  
623-627 Richmond Street, Toronto  
Proposed Residential Development

### Floor Plan - Level 30/MPH & Roof Plan

Scale:  
As indicated  
Drawn by:  
A.P.  
Checked by:  
R.P.  
Project No.:  
20-018  
Date:  
Feb 14, 2025  
Drawing No.:



**dA2.7**

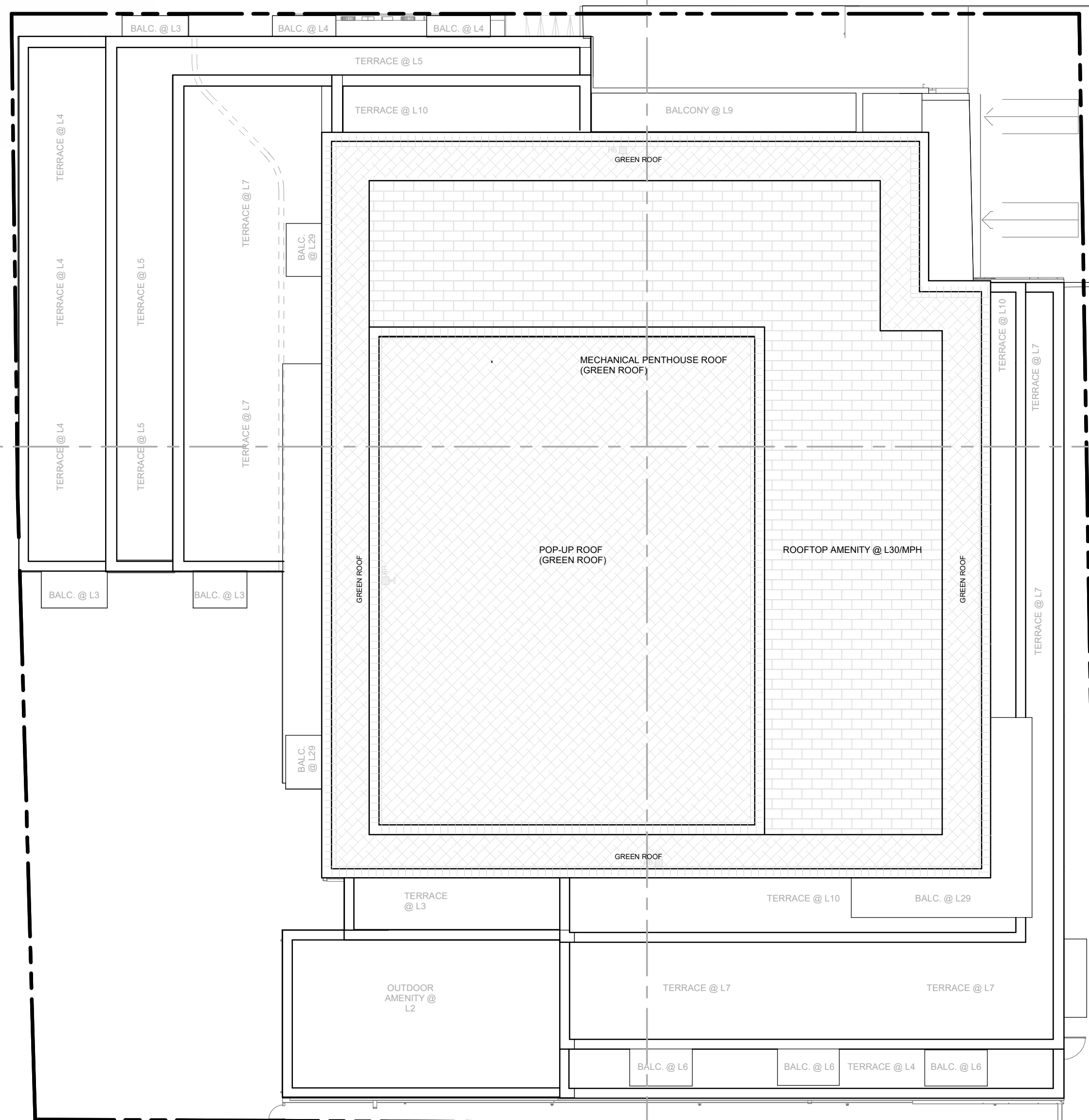


### LEVEL 30 (MPH)

1 : 150

1

dA2.7



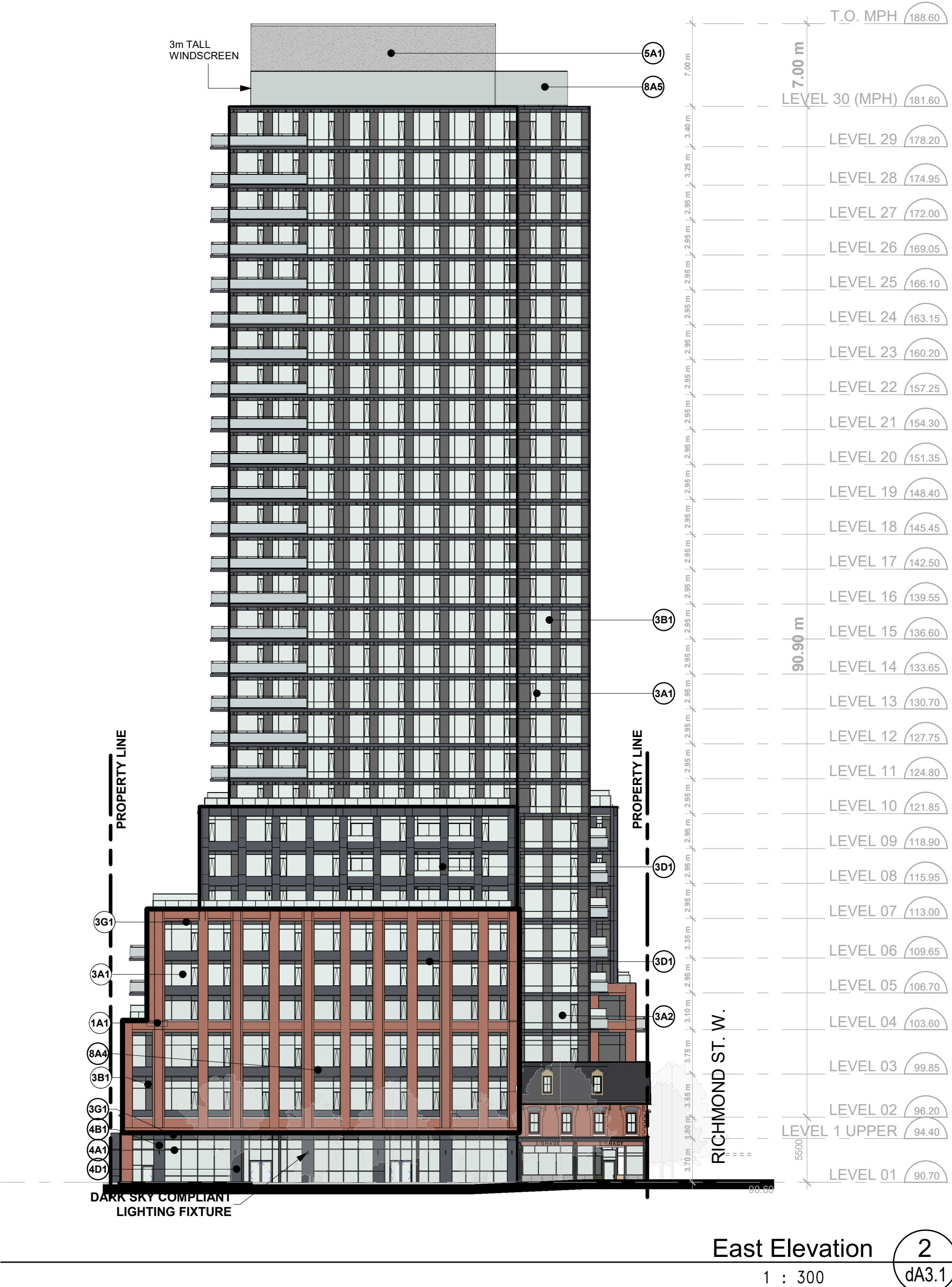
### Roof Plan

1 : 150

2

dA2.7

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## dA3.1

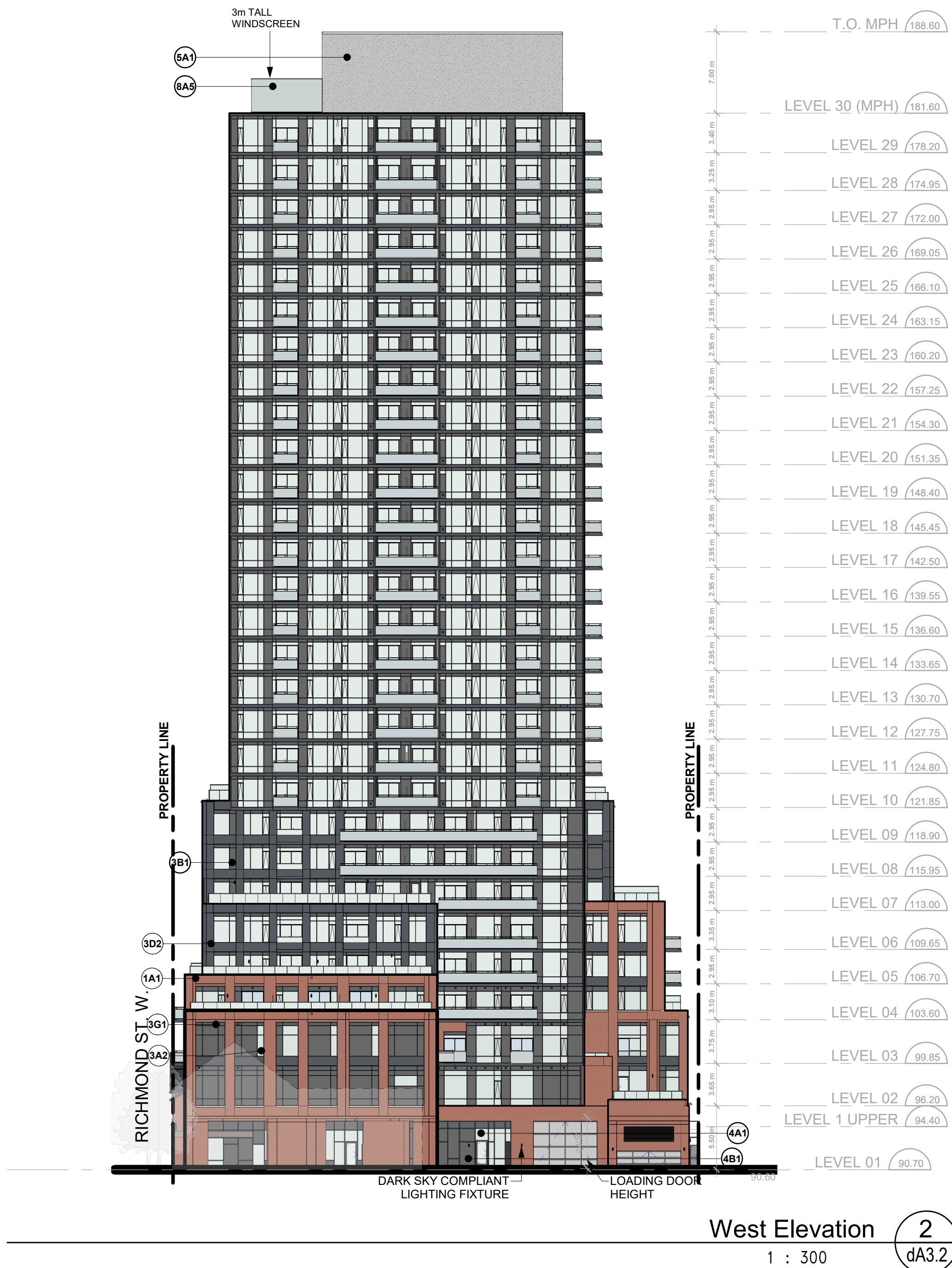
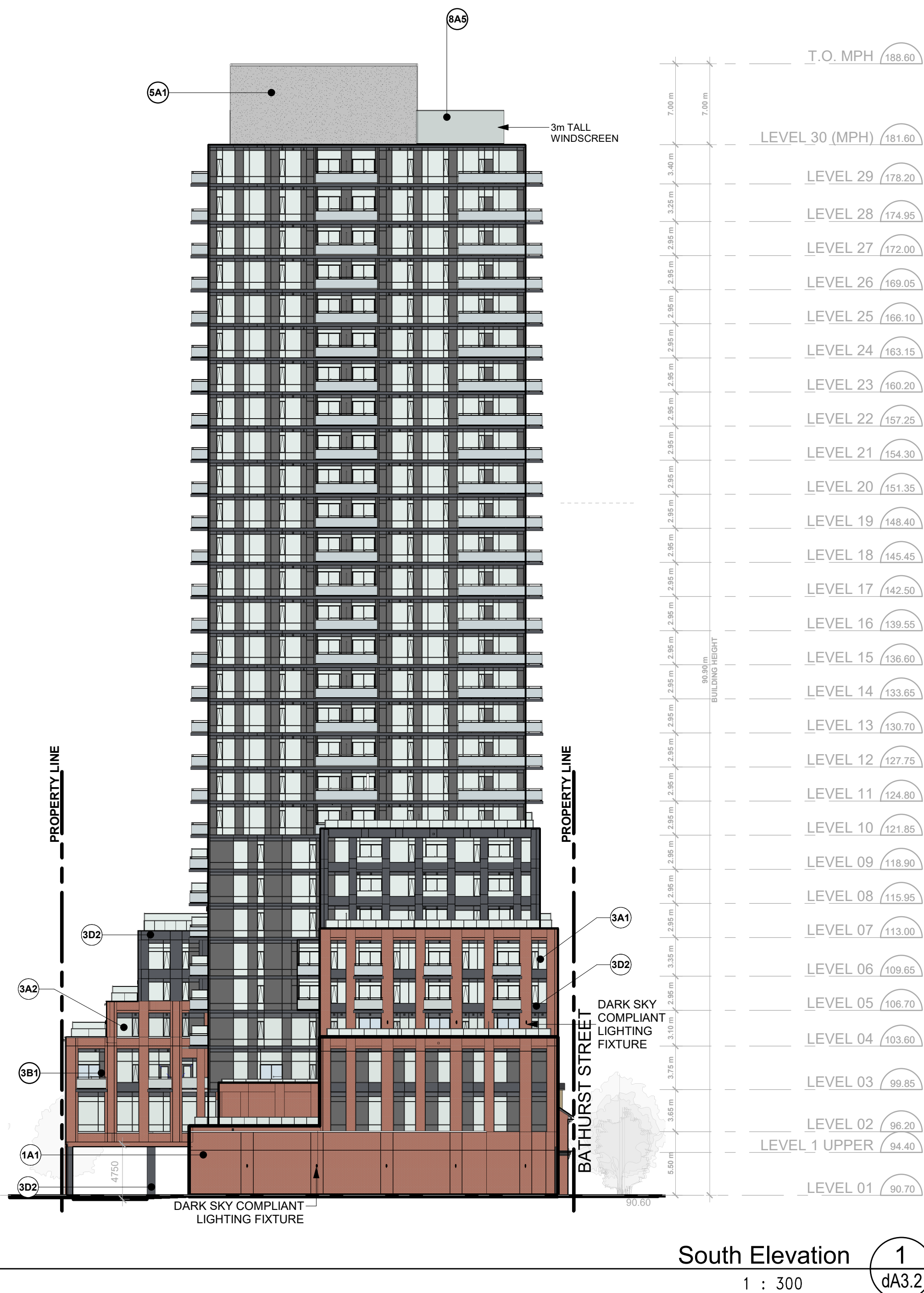
1A1.	PRECAST CONCRETE - BRICK INLAY (RED BRICK WITH VARIATION)	4A2.	CURTAIN WALL - VISION GLASS ON PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
1A2.	PRECAST CONCRETE - PRECAST LINTEL (WHITE)	4B1.	CURTAIN WALL -SPANDREL GLASS ON PREFINISHED ALUMINUM CURTAIN WALL (DARK GREY)
3A1.	WINDOW WALL - VISION GLASS ON PREFINISHED ALUMINUM WINDOW WALL	4D1.	CURTAIN WALL - METAL PANEL ON PREFINISHED ALUMINIMUM 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 RAILILING WITH CLEAR VISION GLASS
3D1.	WINDOW WALL - METAL PANEL ON PREFINISHED ALUMINIMUM 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 RAILILING 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)

Bird Friendly Design Statistics



Occupation Free Fall Above Grade						
North	South	East	West	Total	Total (%)	
Cladding Area (m <sup>2</sup> )	297,408	147,702	295,406	633,406	1,033,922	100%
Unoccupied Area (m <sup>2</sup> )	6,578	6,578	6,578	25,712	25,712	2.5%
Occupied Area (m <sup>2</sup> )	240,830	141,124	288,828	610,782	610,782	59.5%
Visual Massing (m <sup>2</sup> )	240,830	141,124	288,828	610,782	610,782	59.5%
Non-reflective glass (m <sup>2</sup> )						0
Shaded (m <sup>2</sup> )						0
Occupation Free Fall Above Building Vegetation						
North	South	East	West	Total	Total (%)	
Cladding Area (m <sup>2</sup> )	62,728	25,456	70	17,670	107,224	100%
Unoccupied Area (m <sup>2</sup> )	0	0	0	0	0	0%
Occupied Area (m <sup>2</sup> )	62,728	25,456	70	17,670	107,224	100%
Non-reflective glass (m <sup>2</sup> )	62,728	25,456	70	17,670	107,224	100%
Shaded (m <sup>2</sup> )	62,728	25,456	70	17,670	107,224	100%

Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.



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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:  
Feb 14, 2025  
Drawing No.:

**dA3.2**

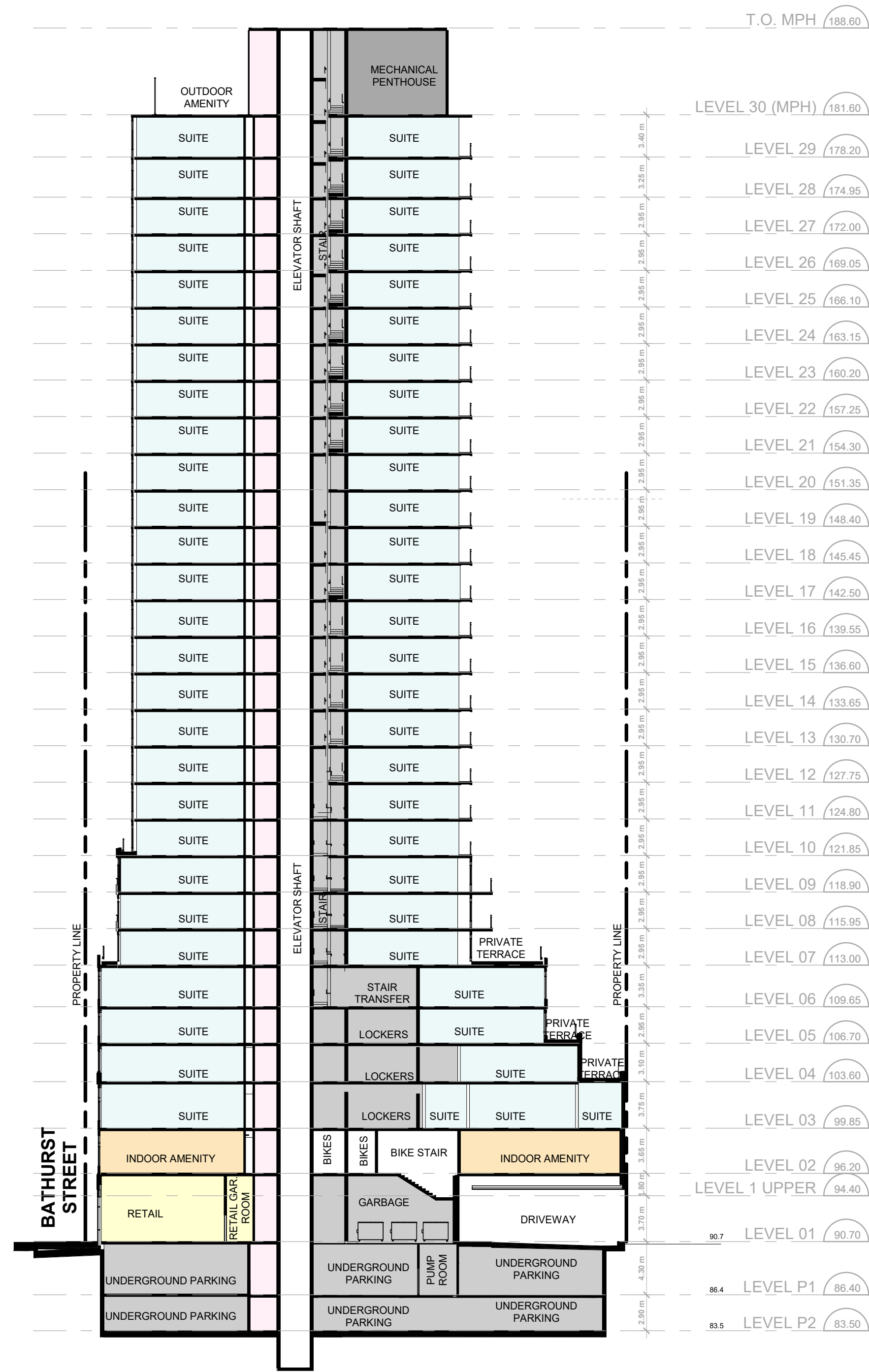


Building Section 'B'

1 : 300

2

dA4.1



Building Section 'A'

1 : 300

1

dA4.1

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Client:  
**Originate Developments**

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

Drawing Title:  
**Building Sections**

Scale:  
**1 : 300**  
Drawn by:  
**A.P.**  
Checked by:  
**R.P.**  
Project No.:  
**20-018**  
Date:  
**Feb 14, 2025**  
Drawing No.:

**dA4.1**