



MICHAEL GOLDBERG, MCIP, RPP

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February 14, 2025

Aileen Keng, Planner
Community Planning, Toronto and East York District
Toronto City Hall - 18th fl. E
100 Queen St. W.
Toronto, ON
M5H 2N2

Dear Aileen Keng:

RE: Zoning Bylaw Amendment and Site Plan Approval Resubmission
152-164 Bathurst St & 623-627 Richmond St W, City of Toronto
Associated files: ZBA Application (File No. 24 222996 STE 10 OZ)
SPA Application (File No. 22 139971 STE10 SA)

We are the planning consultants for Toronto (Bathurst and Richmond) LP, (the “owners”) of the lands located at the southwest corner of Bathurst Street and Richmond Street West, municipally known as 152-164 Bathurst Street & 623-627 Richmond Street West (the “subject site”). The application proposes to construct a 29-storey mixed-use building containing 371 new dwelling units, a total of 23,507.74 sq. m of gross floor area (GFA), inclusive of 609.80 sq. m of retail GFA and which results in a total Floor Space Index (FSI) of 11.04, pursuant to GFA calculations under By-law 569-2013.

We submitted a Zoning Bylaw Amendment Application on September 26th, 2024, and received a Notification of Complete Application on November 8, 2024. Subsequently we made a resubmission on the open Site Plan Approval Application. Since then, we have made revisions responding to consultation meetings and City staff comments. The changes are summarized below:

The proposed revisions include reducing the building height from 33 to 29 storeys and relocating the MPH to the southwest corner to minimize street visibility. The tower footprint has been expanded 600mm westward, with integrated balconies added to reduce the floor plate size and balance the expansion. A small terrace area has been converted into a green roof to enhance water balance. The project has been upgraded to TGS 4.0 standards, and nine units on the third floor will be designated as affordable rental units.

In support of the ZBA and SPA applications we are pleased to file the following materials:

1. Resubmission Form;
2. Project Data Sheet;
3. Draft Zoning Bylaw 569-2013;

4. 3D Model, prepared by Kirkor Architects;
5. Revised Architectural Drawings, prepared by Kirkor Architects, dated February 14, 2025;
6. Colour Elevations, prepared by Kirkor Architects, dated February 14, 2025;
7. Simplified Elevations prepared by Kirkor Architects;
8. Simplified Site Plan prepared by Kirkor Architects;
9. Simplified Ground Floor Plan prepared by Kirkor Architects;
10. Perspective Rendering, prepared by Kirkor Architects, dated February 14, 2025;
11. Shadow Study, prepared by Kirkor Architects, dated February 2025;
12. Landscape Drawings, prepared by Marten-Nikzad landscape Architects, dated February 2025;
13. Civil Servicing, Grading Plan and Erosion and Sediment Control Plan, prepared by Husson Engineering dated February 14, 2025;
14. Functional Servicing and Stormwater Management report, prepared by Husson Engineering and Management, dated February 2025;
15. Servicing Report Groundwater Summary, prepared by Husson Engineering and Management;
16. Pedestrian Wind Study Addendum, prepared by RWDI, dated February 14, 2025;
17. Transportation Addendum, prepared by BA Group, dated February 14, 2025
18. Life Cycle Assessment, prepared by Footprint, dated February 13, 2025;
19. Energy Strategy, prepared by Footprint, dated February 13, 2025;
20. Foundation Drainage Policy Exemption, prepared by the City of Toronto, dated February 4, 2025;
21. Hydrological Report and Review Summary Form
22. Green Roof By-law Statistics;
23. Bird Friendly Design Statistics;
24. TGS Checklist; and
25. TGS Statistics.

We would appreciate it if you would circulate the resubmission at your earliest opportunity. If you have any questions or require additional information, please do not hesitate to contact Clay Janzen at ext. 2104 or the undesigned at ext. 2100.

Yours truly,

GOLDBERG GROUP



Michael S. Goldberg MCIP, RPP
Principal

cc. Toronto (Bathurst and Richmond) LP