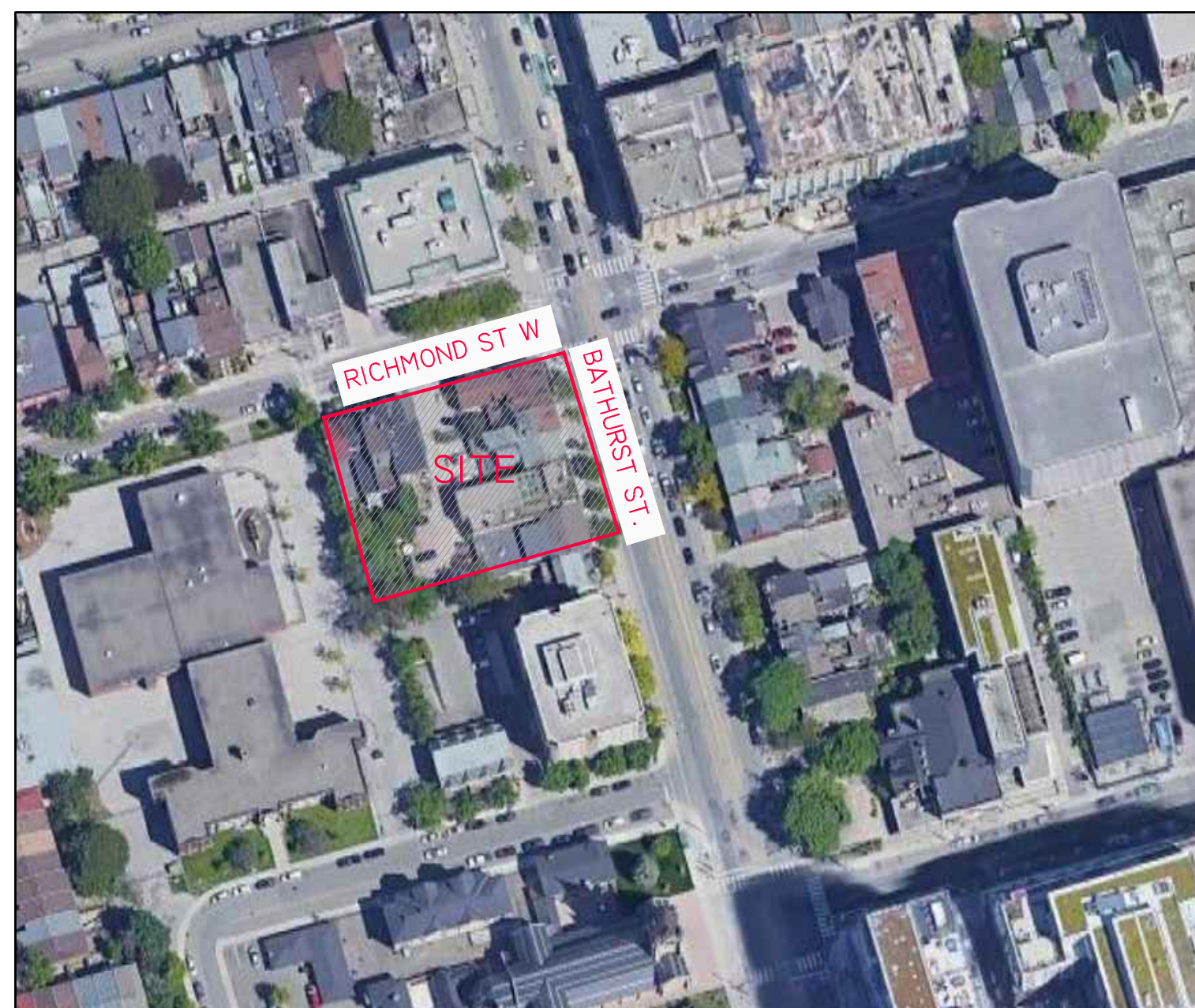


# BATHURST & RICHMOND

CITY OF TORONTO

## ISSUED FOR ZBA RESUBMISSION

FEBRUARY 2025



### DRAWING LIST:

- LTP TREE PRESERVATION PLAN & DETAILS
- L100 LANDSCAPE PLAN
- L101 PUBLIC UTILITIES PLAN, SOIL VOLUME PLAN & SECTION
- L102 EXTERIOR AMENITY PLANS
- L103 GREEN ROOF PLAN & DETAILS
- L200 LANDSCAPE DETAILS
- L201 LANDSCAPE DETAILS

CLIENT:

ORIGINATE DEVELOPMENTS

LANDSCAPE ARCHITECT:

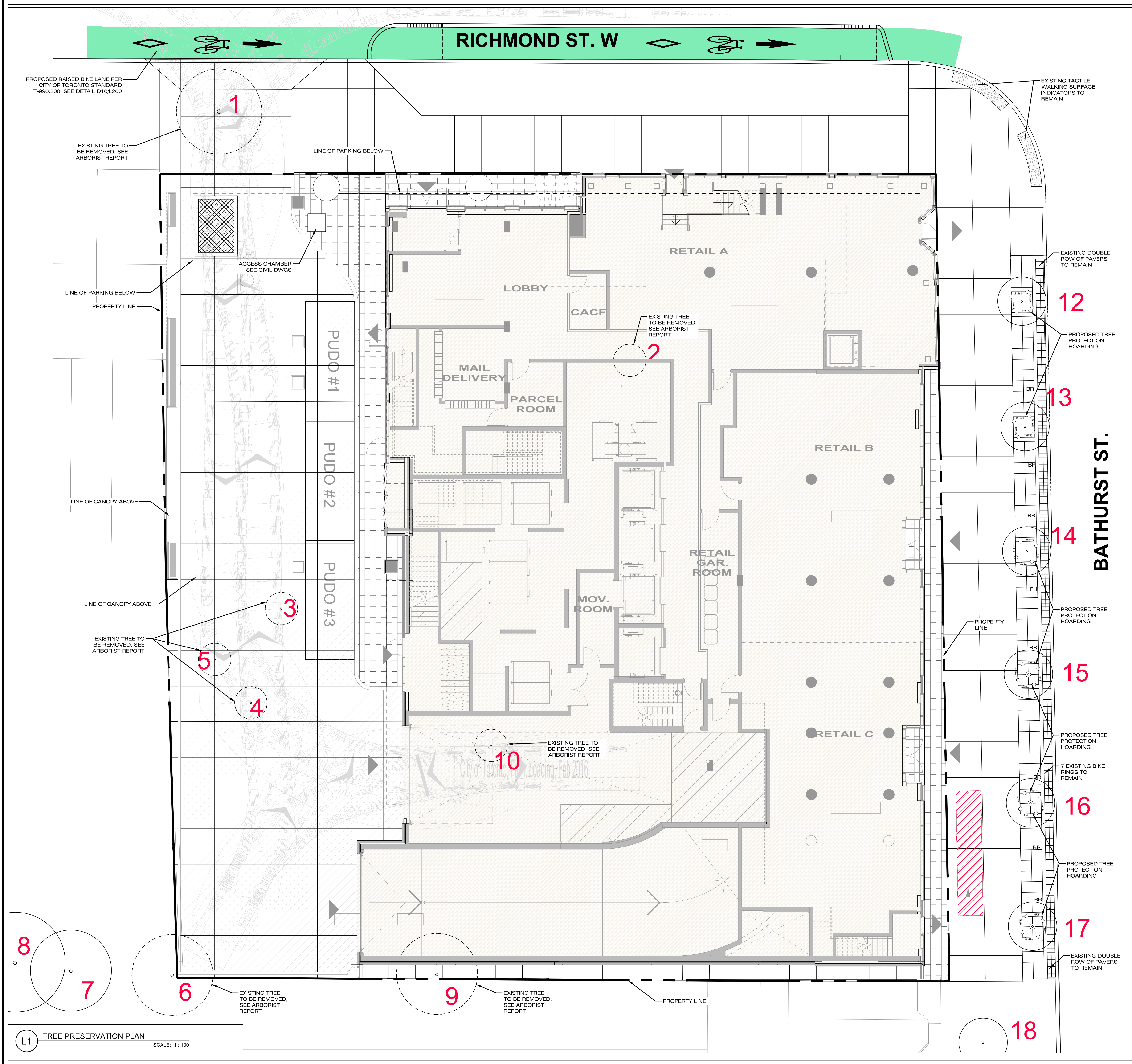
MARTEN – NIKZAD LANDSCAPE ARCHITECTS INC.



1387 BAYVIEW AVENUE, UNIT 105  
TORONTO, ONTARIO, M4G 3A5

T: 416-245-2299  
E: studio@mnlarch.ca





Inventory Date March 11, 2021		TREE INVENTORY 152 to 164 Bathurst Street, 623 and 627 Richmond Street West, Toronto							Arborist: Patricia Thomson Thomson Watson Consulting Arborists Inc.			
		Tree Category										
Tree No.	Tree Species	Diameter (cm)	Condition	1	2	3	4	5	Comments	Protection Distance Required		
1	Ornamental Pear	38	fair						at front of 627 Richmond Street, very slow growth, trunk on slight lean to north, fair canopy	2.4 m TPZ		
2	Tree of Heaven	20	good						wood fence at south trunk base, asphalt to north, possible underground gridding north to north, east and south, possible asphalt infestation (black soot on bark), trunk splits into two stems at 4 m with included bark in union, growing well			
3	Sugar Maple	27.5	good						growing up wood fence, tree splits into two stems at 70 cm with included bark in union and stems pressed together to above 1.4 metres - both main stems appear dead (bark off, no buds on remaining branches), sprouts to north are alive			
4	Buckthorn	18, 18 caliper	poor						in mixed bed with compost heap around trunk, tree splits into two stems at 4 metres from grade with included bark in union			
5	Honeylocust	23.5	good						tree splits into two stems at 2 and 2.25 m with included bark in lower union, north against chain-link fence	2.4 m TPZ		
6	Scots Elm	36	good	X	X				could be dead, large branches in canopy with bark falling off	2.4 m TPZ		
7	Tree of Heaven	approx. 35	good	X	X				near chain-link fence, tree splits into two stems at 1.2 metres with adequate union, root outspilled at north base, compacted soil to north of tree	3.0 m TPZ		
8	Ash	approx. 30	poor	X	X				2 separate trees with multiple upright sprouts, base of stems against building within raised planter (paved) - no live buds seen	2.4 m TPZ		
9	Tree of Heaven	36	fair	X	X				X within sidewalk plow, slow growth, canopy extends to building	1.8 m TPZ		
10	White Mulberry	10 max	fair						within sidewalk plow, wounded root to west of trunk, small canopy, very thin	1.8 m TPZ		
11	Elm?	4.5	dead						X slow growth			
12	Honeylocust	16	fair						within sidewalk plow, tree splits into two stems at 2.25 metres with included bark in union, heavy flower production, vertical cracks up NW side of trunk from ground to 1.2 m	1.8 m TPZ		
13	Honeylocust	10	poor-fair						within sidewalk plow, tree splits into two stems at 2.25 metres with included bark in union, heavy flower production, vertical cracks up NW side of trunk from ground to 1.2 m	1.8 m TPZ		
14	Elm	13.5	good						within sidewalk plow, fair canopy, good growth, stores around trunk need to be removed, crack up east side of trunk from ground to 3 m	1.8 m TPZ		
15	Hackberry	21	good						X within sidewalk plow, crack up west side of trunk from ground to 3 m, slow growth	1.8 m TPZ		
16	Hackberry	18	fair						X within sidewalk plow, fair canopy	1.8 m TPZ		
17	Honeylocust	18	good						within planting bed, gridding roots to south side of trunk with possible	1.8 m TPZ		
18	Red Maple	23.5	fair						X underground gridding roots in other directions, upright growth, slow growth	1.8 m TPZ		

Tree Category 1 - private trees subject property 30 cm +  
Category 2 - private trees adjacent properties 30 cm +  
Category 3 - municipal trees

Page 1

TPZ= Tree Protection Zone

TREES TO BE REMOVED FOR DEVELOPMENT 152 to 164 Bathurst Street, 623 and 627 Richmond Street West, Toronto				
Tree No.	Tree Species	Diameter (cm)	Condition	Reason for Removal
MUNICIPAL TREES TO BE REMOVED				
1	Ornamental Pear	38	fair	within entrance driveway to site
PRIVATE TREES 30 CM + TO BE REMOVED				
6	Scots Elm	36	good	at edge of property adjacent foundation
9	Tree of Heaven	36	fair	at edge of property adjacent to foundation
PRIVATE TREES <30 CM TO BE REMOVED				
2	Tree of Heaven	20	good	within building footprint
3	Sugar Maple	27.5	good	within building footprint
4	Buckthorn	18, 18 caliper	poor	within building footprint
5	Honeylocust	23.5	good	within building footprint, at edge of property adjacent to foundation
10	White Mulberry	10 max	fair	within building footprint

**Tree Protection Barriers**

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note:  
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD 219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2

**TORONTO** Urban Forestry  
Parks, Forestry and Recreation  
February 2016  
Detail TP-1

**TREE PROTECTION HOARDING**  
SCALE: N.T.S.

LEGEND:

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- PROPOSED BICYCLE RING
- TREE PROTECTION ZONE
- PROPERTY LINE

PROJECT NORTH

TRUE NORTH

NOTES:

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-DESIGNED TO WITHSTAND VEHICULAR IMPACT LOADING IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE

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REV DESCRIPTION DATE

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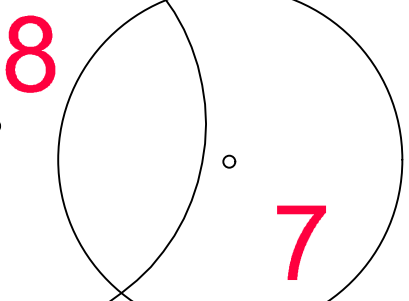
**152-164 BATHURST ST. &  
623-627 RICHMOND ST.**

TORONTO, ONTARIO

**TREE PRESERVATION  
PLAN & DETAILS**

PROJECT No. 21-648  
SCALE AS SHOWN  
DATE JUN. 2023  
DWG. FILE 21-648-DWG  
SPA NO.: 21 181257 STE 10 OZ &  
22 139971 STE 10 SA  
DWG. No. **LTP**



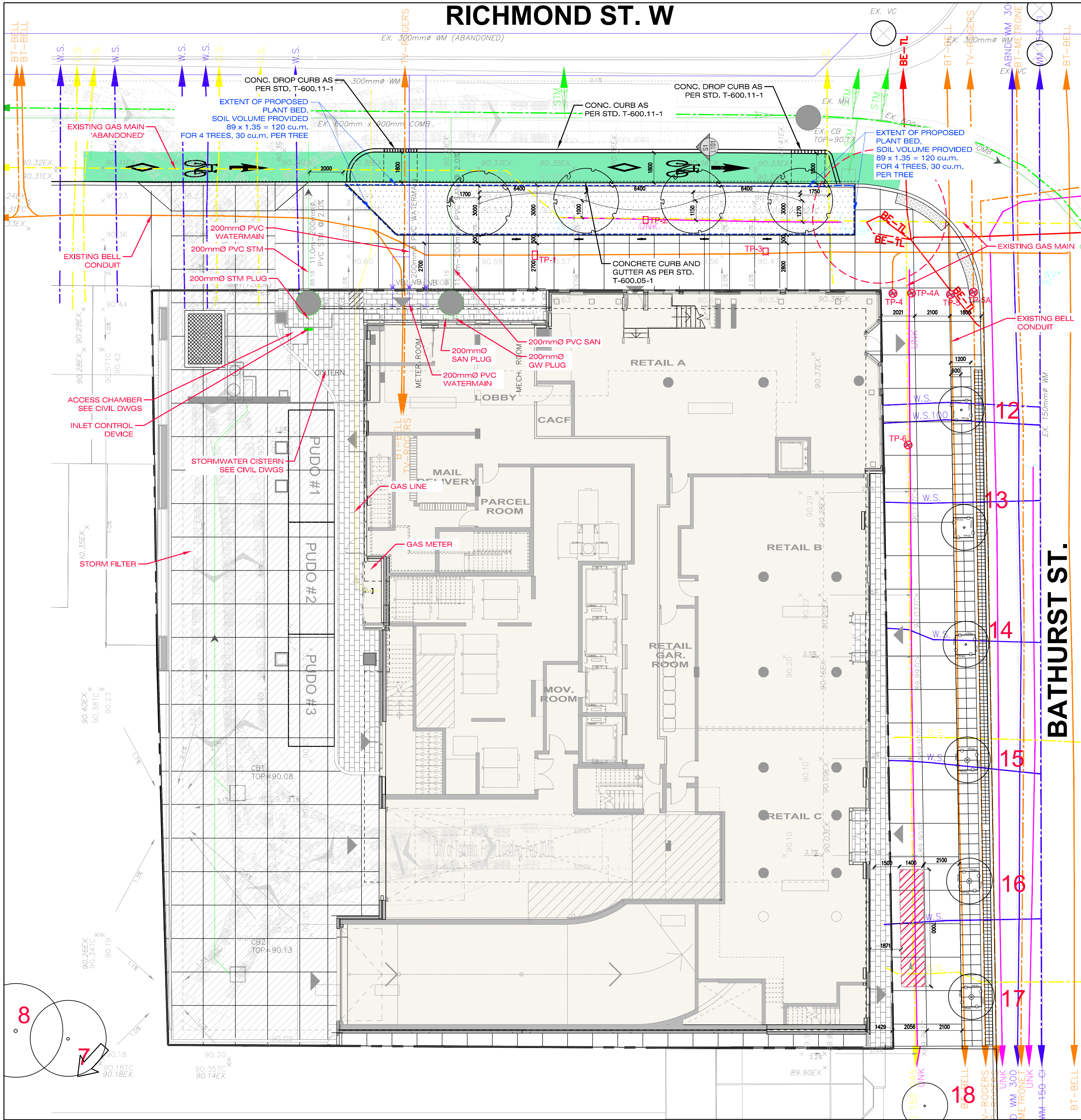


L1

SCALE: 1 : 100

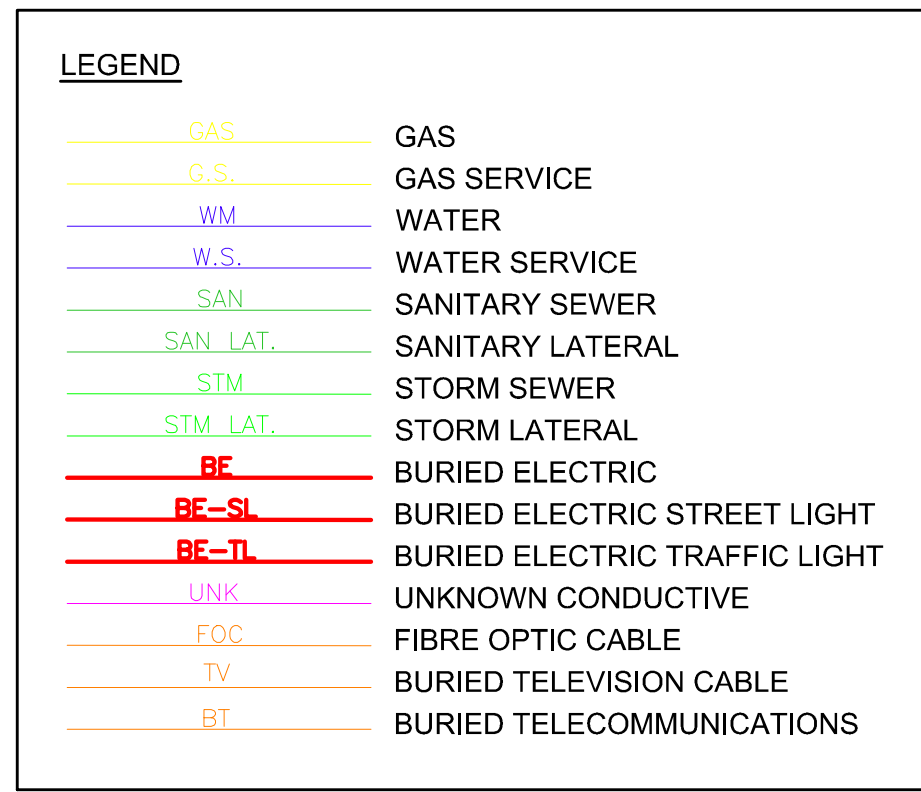
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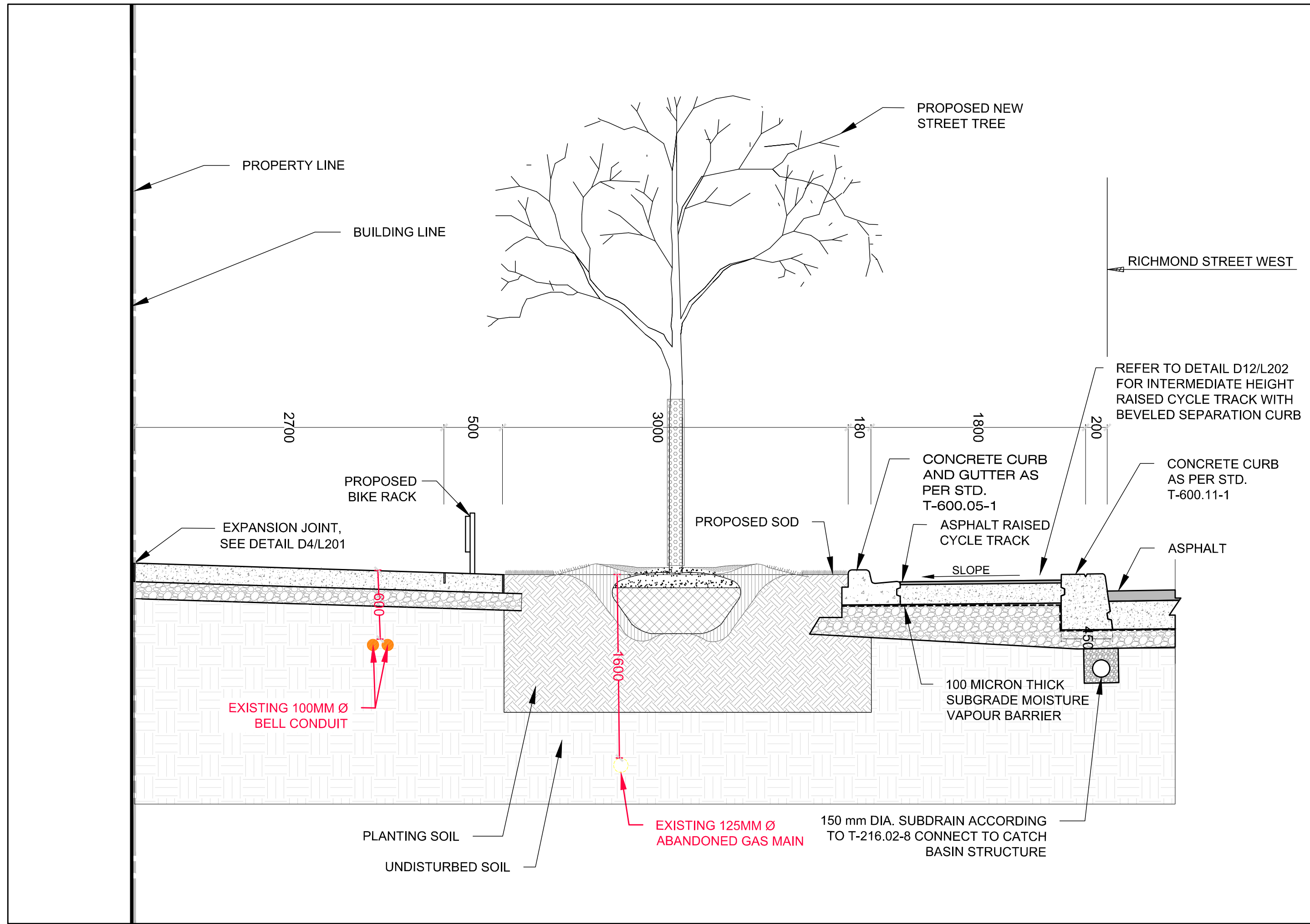
L1 PUBLIC UTILITIES AND SOIL-VOLUME PLAN

SCALE: 1: 125



**SOIL VOLUME NOTE:**  
A MINIMUM OF 30 m<sup>3</sup> OF QUALITY SOIL PER EVERY ONE TREE AND ONLY LARGE GROWING SHADE TREES ARE CONSIDERED UNDER THE TORONTO GREEN STANDARD REQUIREMENTS.  
THE REQUIRED MINIMUM SOIL VOLUME TO BE PROVIDED FOR TREES PLANTED IN HARDSCAPING AS PER TGS REQUIREMENTS, EC 2.2 URBAN FOREST: ENCOURAGE TREE GROWTH.  
SOIL VOLUME CALCULATIONS:  
RICHMOND ST. WEST  
120m<sup>3</sup> (89 x 1.35m DEPTH OF SOIL) FOR FOUR TREES  
30m<sup>3</sup> PER TREE

**SUBSURFACE UTILITY LOCATES DESCRIPTION:**  
SUBSURFACE UTILITIES WERE VACUUM EXCAVATED, EXPOSED AND LOCATED BY TELECON.  
THE LOCATION AND DEPTH OF THE UTILITIES WERE MEASURED AND DOCUMENTED IN ACCORDANCE WITH QUALITY LEVEL A AS PER THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38.  
PLEASE REFER TO DRAWING "SUBSURFACE UTILITY ENGINEERING STUDY at 39-47 Camden St." BY URBANX, DATED OCT. 31, 2023.



S1 RICHMOND STREET WEST SECTION

SCALE: 1: 30

Test Pit	Utility / Facility	Material	Ground Elevation (m)	Utility Depth Top (m)	Utility Depth Bottom (m)	Utility Dimensions (mm)			Utility Top Elevation (m)	Utility Bottom Elevation (m)	Direction	Surface Type	Remarks
						Width (mm)	Height (mm)	Diameter (mm)					
TP-1	Bell Conduit (1)	Concrete	90.65	0.72	0.82	N/A	N/A	100	89.93	89.83	W-E	Asphalt	Material possibly Asbestos-Cement, final depth of excavation = 1.05m
	Bell Conduit (2)	Concrete	90.65	0.71	0.81	N/A	N/A	100	89.94	89.84	W-E		
TP-2	Abandoned Gas Main	Metal	90.43	1.60	1.72	N/A	N/A	125	88.84	88.71	W-E	Brick-Tiled	Final depth of excavation = 1.90m
TP-3	Bell Conduit (1)	Concrete	90.65	0.62	0.72	N/A	N/A	100	90.03	89.93	W-E	Soil	Material possibly Asbestos-Cement, final depth of excavation = 0.87m
	Bell Conduit (2)	Concrete	90.65	0.60	0.70	N/A	N/A	100	90.05	89.95	W-E		
TP-4	Bell	N/A	90.55	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Concrete	Final depth of excavation = 2.0m, targeted Bell not found
TP-4A	Abandoned Gas Main	Metal	90.43	1.30	1.45	N/A	N/A	150	89.13	88.98	N-S	Concrete	Final depth of excavation = 1.5m
TP-5	Bell Structure	Concrete	90.20	0.65	1.44	1080	790	N/A	89.55	88.76	N-S	Concrete	West edge of Bell Structure exposed in TP-5, final depth of excavation = 1.73m
	Traffic Signal (1)	Plastic	90.20	0.37	0.44	N/A	N/A	75	89.84	89.76	NW-SE		
	Traffic Signal (2)	Plastic	90.20	0.44	0.49	N/A	N/A	50	89.76	89.71	NW-SE		
TP-5A	Traffic Signal (3)	Plastic	90.20	0.45	0.50	N/A	N/A	50	89.75	89.70	NW-SE	Concrete	East edge of Bell Structure exposed in TP-5A, final depth of excavation = 0.84m
	Bell Structure	Concrete	90.36	0.65	1.44	1080	790	N/A	89.71	88.92	N-S		
TP-6	Unknown Utility	Plastic	90.36	0.57	0.59	N/A	N/A	25	89.80	89.77	NW-SE	Concrete	Final depth of excavation = 1.37m
	Abandoned Gas Main	Metal	90.41	1.16	1.31	N/A	N/A	150	89.25	89.1	N-S		

LEGEND:

- EXISTING DECIDUOUS TREE TO REMAIN
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED BICYCLE RING
- TREE PROTECTION ZONE
- TEST PIT LOCATION
- PROPERTY LINE

KEY MAP

PROJECT NORTH

TRUE NORTH

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TORONTO, ONTARIO

**PUBLIC UTILITIES  
PLAN, SOIL VOLUME  
PLAN & SECTION**

PROJECT No. 21-648

SCALE AS SHOWN

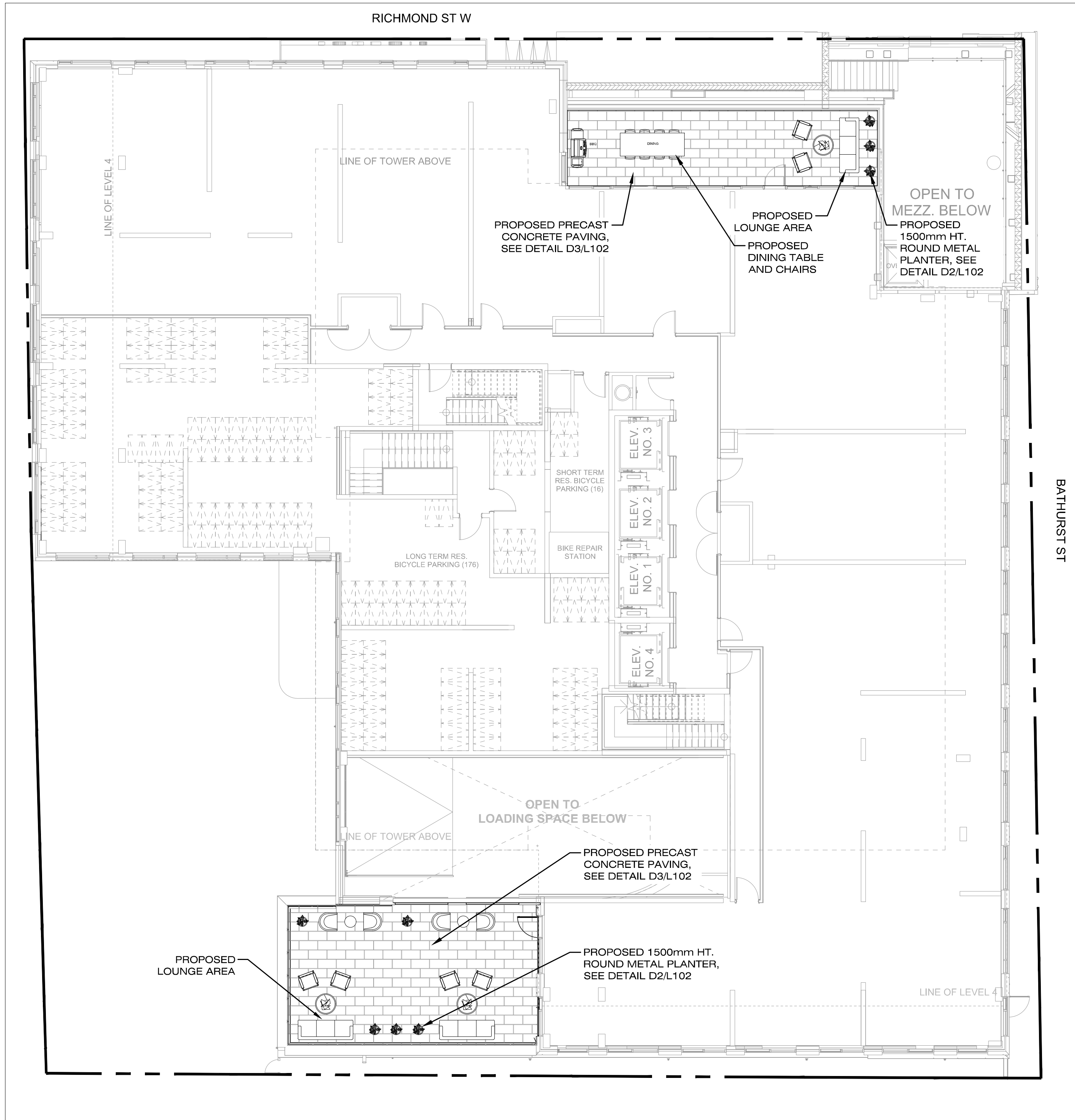
DATE JUN. 2023

DWG. FILE 21-648.DWG

SPA NO.: 21 181257 STE 10 OZ &  
22 139971 STE 10 SA

DWG. No. **L101**

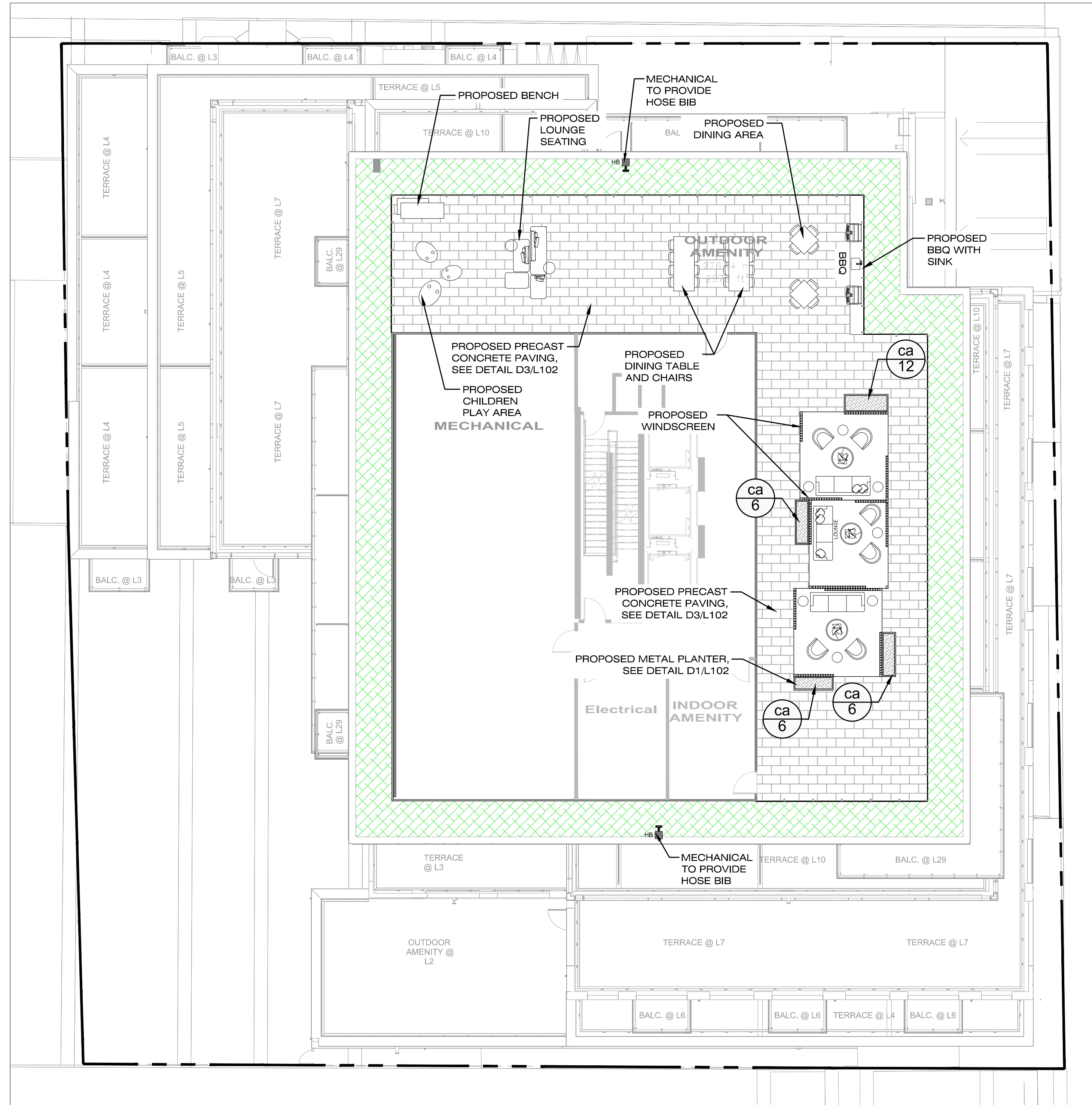




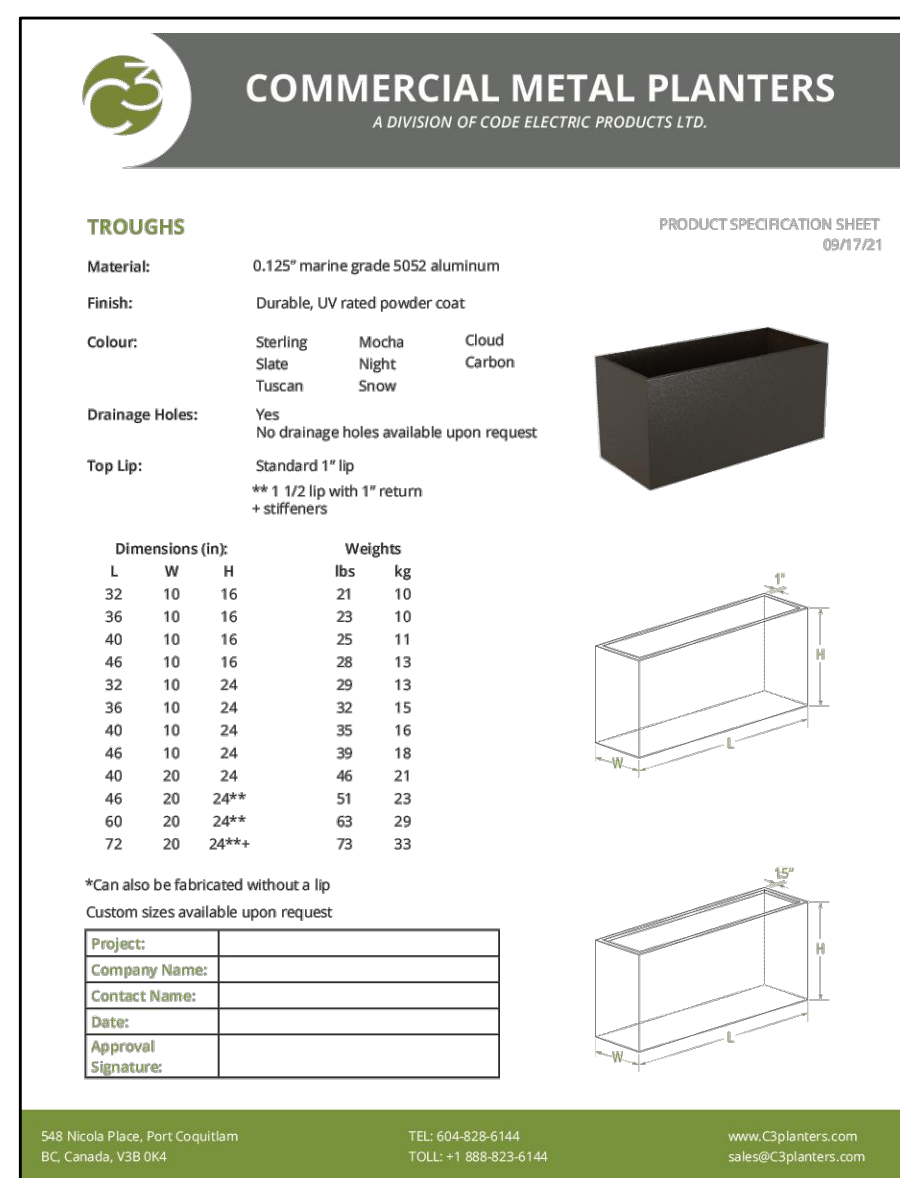
L1 LEVEL 2 EXTERIOR AMENITY PLAN  
SCALE: 1:125

#### AMENITY AREA PLANT LIST

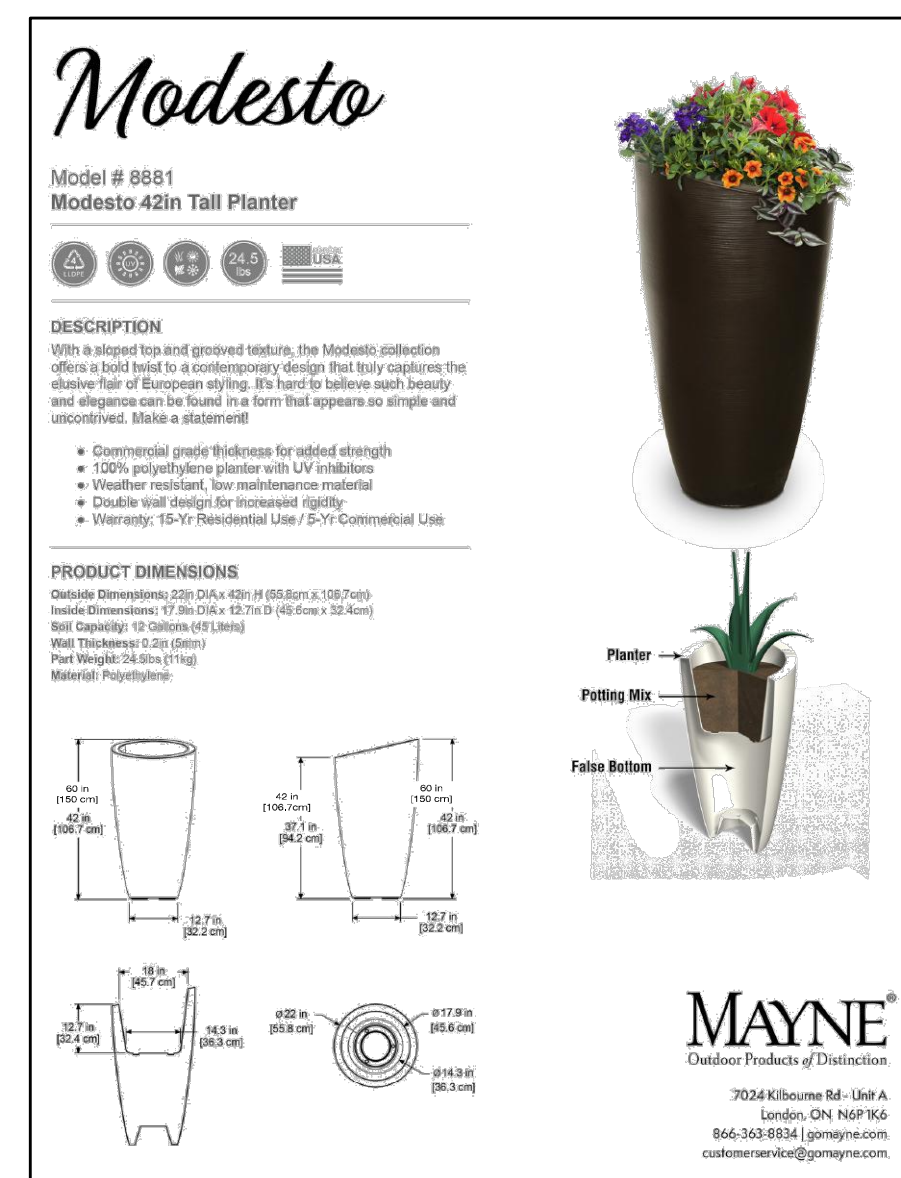
KEY	QTY.	BOTANICAL NAME	COMMON NAME	Cal.	Spnd.	Hgt.	Root	Remarks	NATIVE	DROUGHT TOLERANT
PERENNIALS & GRASSES										
ca	30	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass			1/2 Gal.	Pot	Full Bushy Specimen		



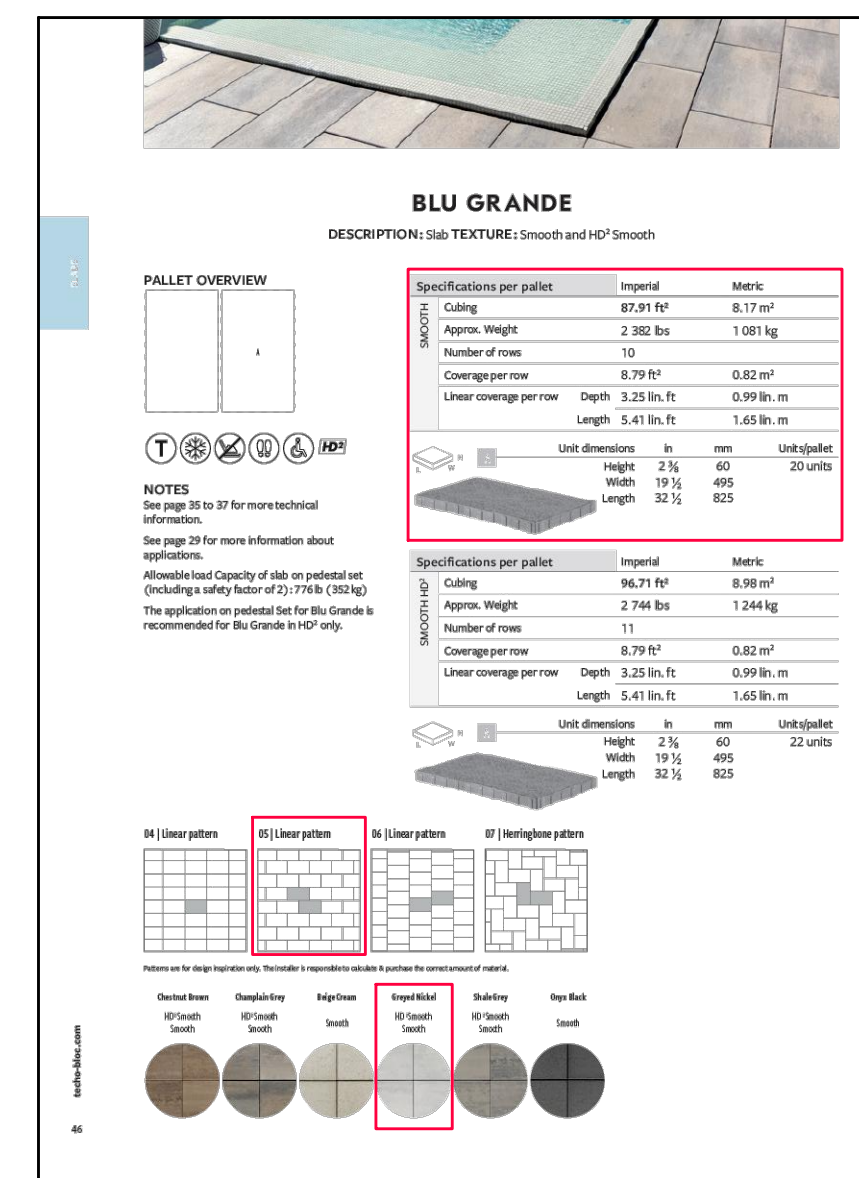
L2 30TH FLOOR (MPH)  
SCALE: 1:125



D1 PROPOSED METAL PLANTER



D2 PROPOSED 1500mm HT. ROUND PLANTER



D3 PROPOSED PRECAST PAVER

LEGEND:

- PRECAST CONCRETE PAVING
- SEDUM PLANTINGS
- PROPERTY LINE

PROJECT NORTH

TRUE NORTH

NOTES:

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TORONTO, ONTARIO

EXTERIOR AMENITY  
PLANS

PROJECT No. 21-648

SCALE AS SHOWN

DATE JUN. 2023

DWG. FILE 21-648.DWG

SPA NO.: 21 181257 STE 10 OZ &  
22 139971 STE 10 SA

DWG. No. **L102**



RICHMOND ST W

MECHANICAL  
TO PROVIDE  
HOSE BIB

PROPOSED 'ALPINE MEADOW'  
GREEN ROOF SYSTEM BY NEXT  
LEVEL STORMWATER MANAGEMENT.  
SEE PLANT LIST AND DETAILS

PROPOSED 300 X 300mm  
PRECAST CONCRETE  
PAVERS (TYP.)

GREEN ROOF  
ON POPUP

MECHANICAL  
TO PROVIDE  
HOSE BIB

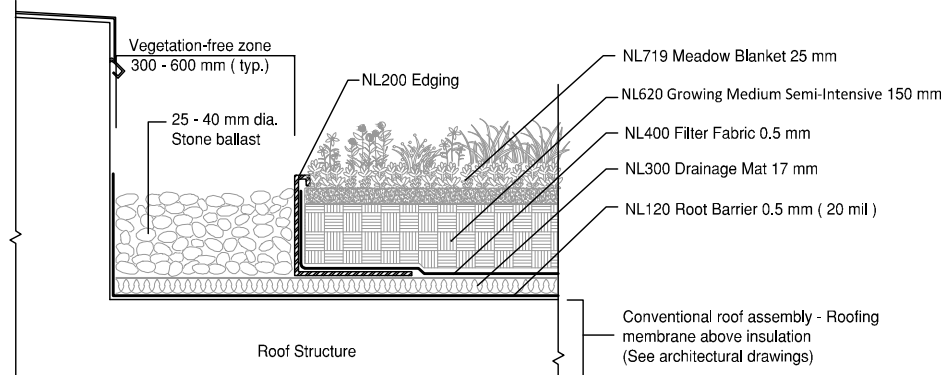
MECHANICAL  
TO PROVIDE  
HOSE BIB

GREEN ROOF AT  
LVL 30

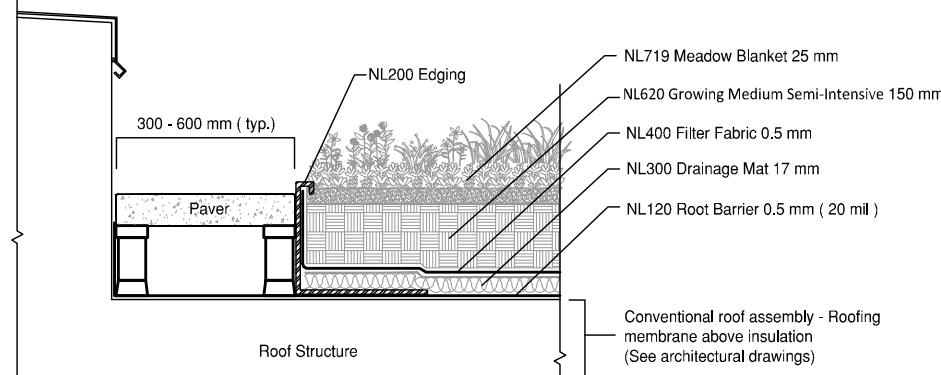
BATHURST ST

L1 GREEN ROOF ABOVE MPH

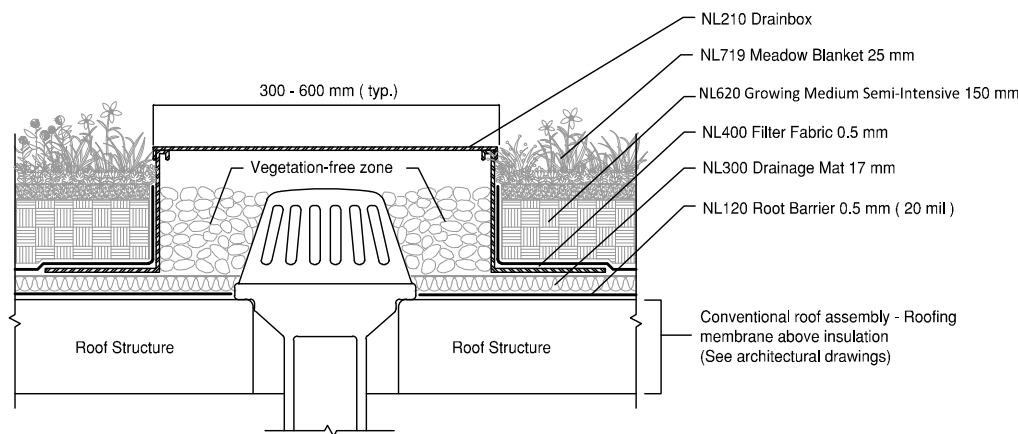
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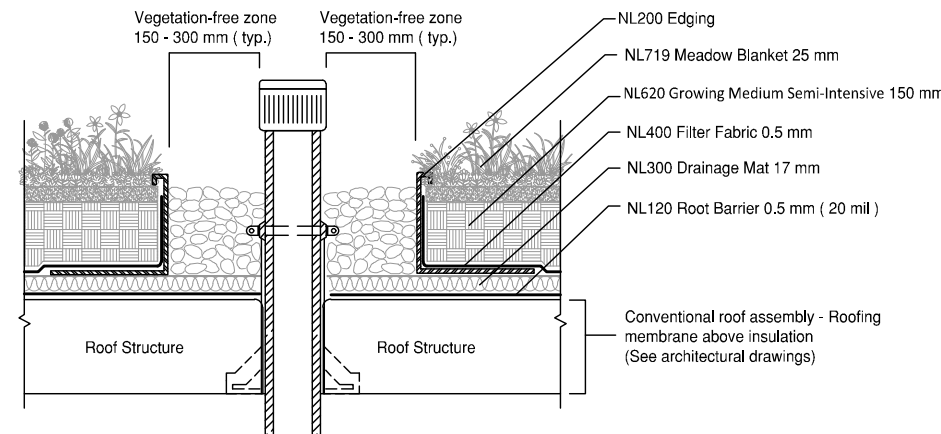
1 Alpine Meadow Stone Edge Detail  
DET Conventional Roofing Assembly



2 Alpine Meadow Paver Edge Detail  
DET Conventional Roofing Assembly



3 Alpine Meadow Drain Detail  
DET Conventional Roofing Assembly



4 Alpine Meadow Penetration Detail  
DET Conventional Roofing Assembly

D2 GREEN ROOF DETAIL

SCALE: N.T.S.

#### Plant list

Bouteloua curtipendula	Symphyotrichum laeve	Lobelia siphilitica
Carex brevior	Campanula rotundifolia	Dianthus carthusianorum
Asclepias incarnata	Monarda fistulosa	Saponaria ocymoides
Schyzachyrium scoparium	Verbena stricta	Sedum stoloniferum
Dianthus arenarius	Hieracium aurantiacum	Sedum album

#### NOTES:

PRIOR TO INSTALLATION OF THE GREEN ROOF, THE ARCHITECT OR ENGINEER SHALL CAUSE TO BE CONDUCTED THE FLOOD TEST AND SUBMIT A REPORT DOCUMENTING A SUCCESSFUL TEST, SIGNED BY THE ARCHITECT OR ENGINEER, TO THE CHIEF BUILDING OFFICIAL.

#### NOTES:

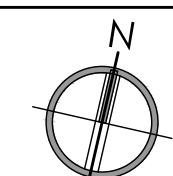
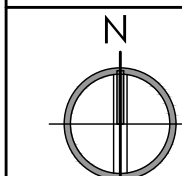
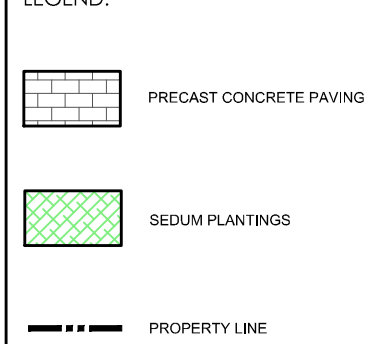
- BUILDER TO SUPPLY EXTERNAL HOSE BIB CONNECTION TO GREEN ROOF FOR WATERING AND MAINTENANCE PURPOSES
- FOR ROOF PROFILE AND DRAINAGE SEE ARCHITECTURAL DRAWINGS
- ROOT BARRIER (INSTALLED BY ROOFING CONTRACTOR) THE ROOT BARRIER IS LOOSE LAID AND SHALL BE INSTALLED WITH A MINIMUM OF 30cm (12") OVERLAP. THE ENDS OF ROOT BARRIER ROLLS ALSO NEED TO BE OVERLAPPED. STAGGERING OF ADJACENT ROLLS TO AVOID CREATING A SEAM PERPENDICULAR TO THE LENGTH OF THE ROLL IS OPTIONAL. THE ROOT BARRIER ROLLS SHALL BE INSTALLED WORKING OUT FROM THE DRAINS. EACH SUBSEQUENT ROLL SHALL OVERLAP THE PREVIOUS ROLL BY 30cm (12") IN SHINGLE FASHION TO FACILITATE WATER FLOW TOWARDS THE DRAINS AND MINIMIZE WATER SEEPAGE BETWEEN THE ROLLS.
- INSULATION, FILTER FABRIC, STONE BALLAST TO BE SUPPLIED AND INSTALLED BY ROOFING CONTRACTOR.
- CONTACT SUPPLIER NEXT LEVEL STORMWATER MANAGEMENT AT 416-637-5772 FOR PRICING OR A LIST OF APPROVED INSTALLERS.
- XEROFLOR'S 2 YEAR VEGETATION WARRANTY IS CONDITIONAL UPON INSTALLER'S 2 YEAR MAINTENANCE PROGRAM TO ENSURE GREEN ROOF COVERAGE AFTER WARRANTY PERIOD.

#### SEDUM MIX:

NL719 Meadow Blanket  
Next Level Stormwater Management



LEGEND:



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TORONTO, ONTARIO

#### GREEN ROOF PLAN & DETAILS

PROJECT No. 21-648

SCALE AS SHOWN

DATE JUN. 2023

DWG. FILE 21-648.DWG

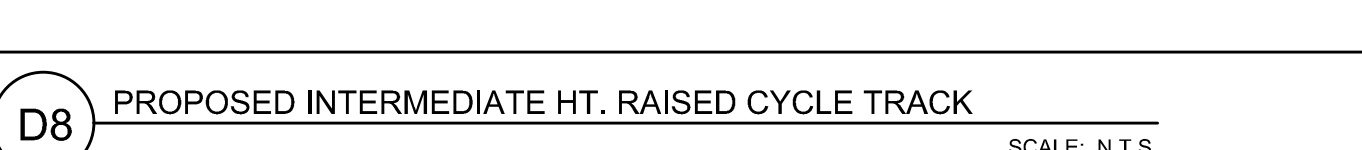
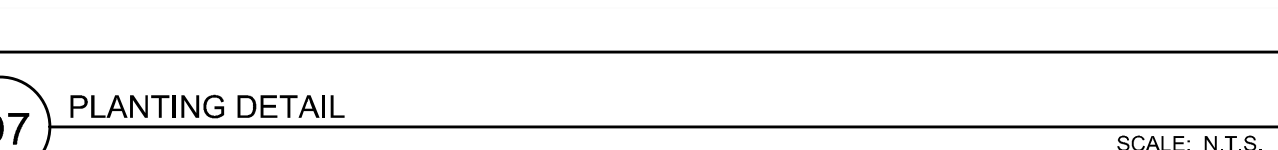
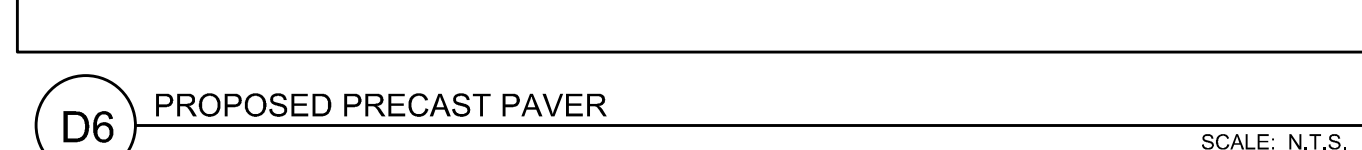
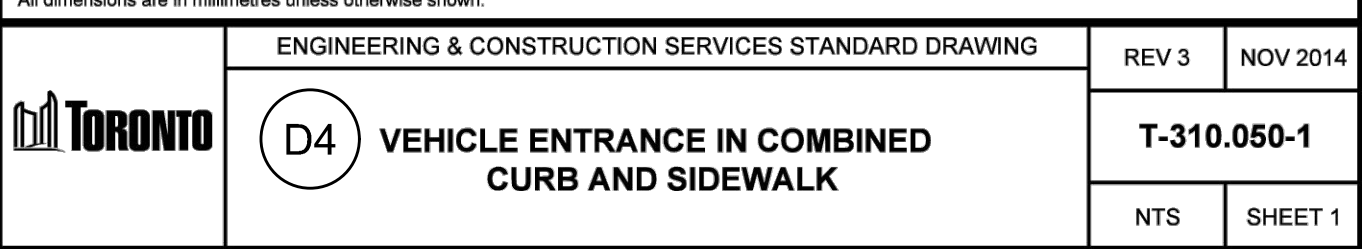
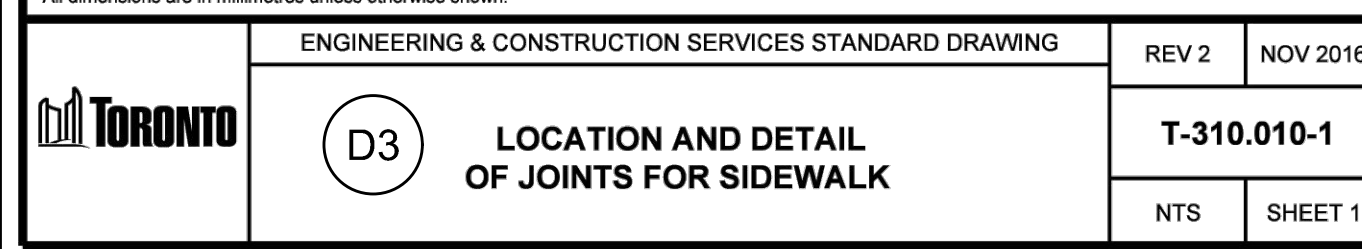
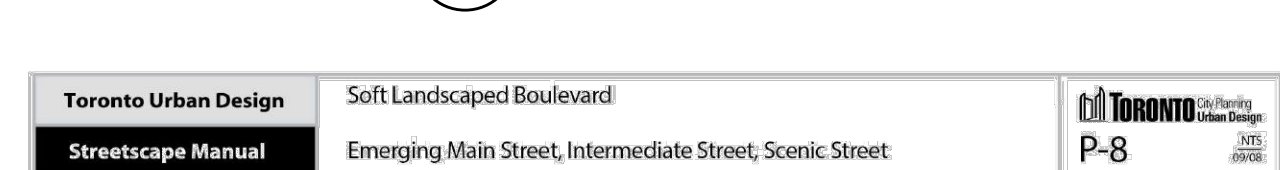
SPA NO.: 21 181257 STE 10 OZ &  
22 139971 STE 10 SA

DWG. No.

L103

100%

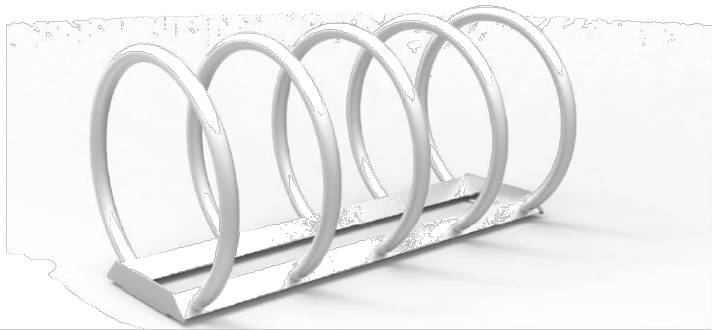






MBR350-5-S

350 SERIES



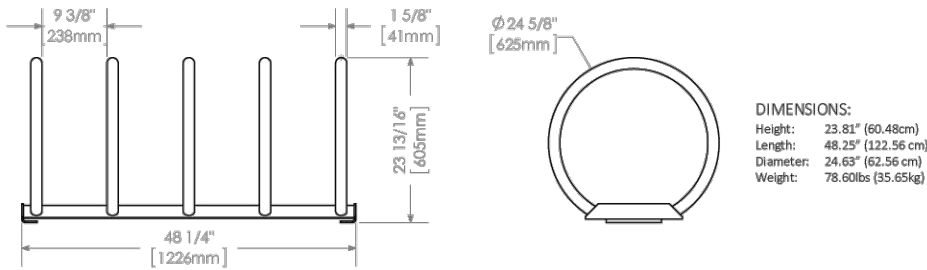
MATERIALS: Bike rack is constructed using H.S. steel tube, formed steel and solid steel angle.

FINISH: All steel components are protected with E-Coat rust proofing.  
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with a surface mount installation.

TO SPECIFY: Select MBR350-5-S  
Choose:  
Powdercoat Color

OPTIONS: MBR350-5-S (5 rings)



DIMENSIONS:  
Height: 23 13/16" (605mm)  
Length: 46 27/32" (1216mm)  
Diameter: 24 5/8" (625mm)  
Weight: 78.88lb (35.6kg)

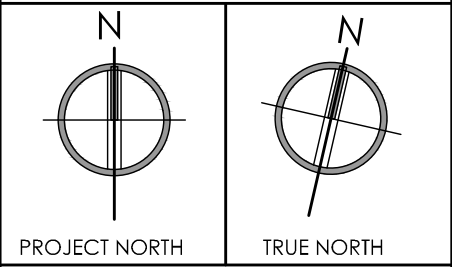


D9 PROPOSED BIKE RACK

SCALE: N.T.S.



LEGEND:



NOTES:

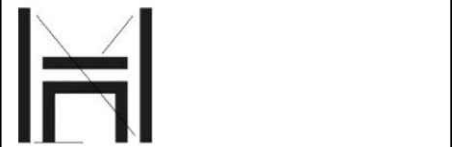
REV	DESCRIPTION	DATE
11	REISSUED FOR IBA	FEB. 13, 25
10	REISSUED FOR SPA	AUG. 20, 24
9	QIA INFO ADDED	SEP. 14, 23
8	ISSUED FOR SPA	JUN. 09, 23
7	REVISED AS PER CITY COMMENTS	JUN. 07, 23
6	ISSUED FOR SPA RESUBMISSION	APR. 03, 23
5	ISSUED FOR SPA 4	MAR. 16, 23
4	RE-ISSUED FOR IBA/SPA 3	DEC. 19, 22
3	ISSUED FOR SPA2	OCT. 07, 22
2	ISSUED FOR SPA1/IBA2	APR. 15, 22
1	ISSUED FOR REVISION	MAY 28, 21

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LANDSCAPE DETAILS

PROJECT No. 21-648

SCALE AS SHOWN

DATE JUN. 2023

DWG. FILE 21-648.DWG

SPA NO.: 21 181257 STE 10 OZ &  
22 139971 STE 10 SA

DWG. No. L201