

# BATHURST STREET & RICHMOND STREET, TORONTO, ON.

## Proposed Mixed-Use Development



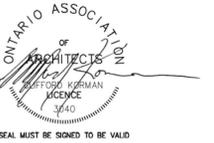
DRAWING LIST									
Sheets: Category	Sheets: Subcategory	Sheet Number	Sheet Name	ZBA Submission - April 29, 2021	ZBA & SPA Submission	Heritage Update	Sheets: Issue#6	Sheets: Issue#7	ZBA & SPA #5 - AUG 16, 2024
12 SITE PLAN APPROVAL									
A0									
12 SITE PLAN APPROVAL	A0	dA0.0	Cover Sheet	Yes	Yes	Yes	Yes	Yes	Yes
A1									
12 SITE PLAN APPROVAL	A1	dA1.1	Survey	Yes	Yes	Yes	Yes	Yes	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	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	Yes	Yes	Yes
12 SITE PLAN APPROVAL	A2	dA2.7	Floor Plan - Level 34/MPH & Roof Plan	Yes	Yes	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	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
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

Authorities Having Jurisdiction

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**KIRKOR**  
ARCHITECTS AND PLANNERS

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No.: Revision: Date:

8	ZBA Resubmission & 5th SPA	August 16, 2024
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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 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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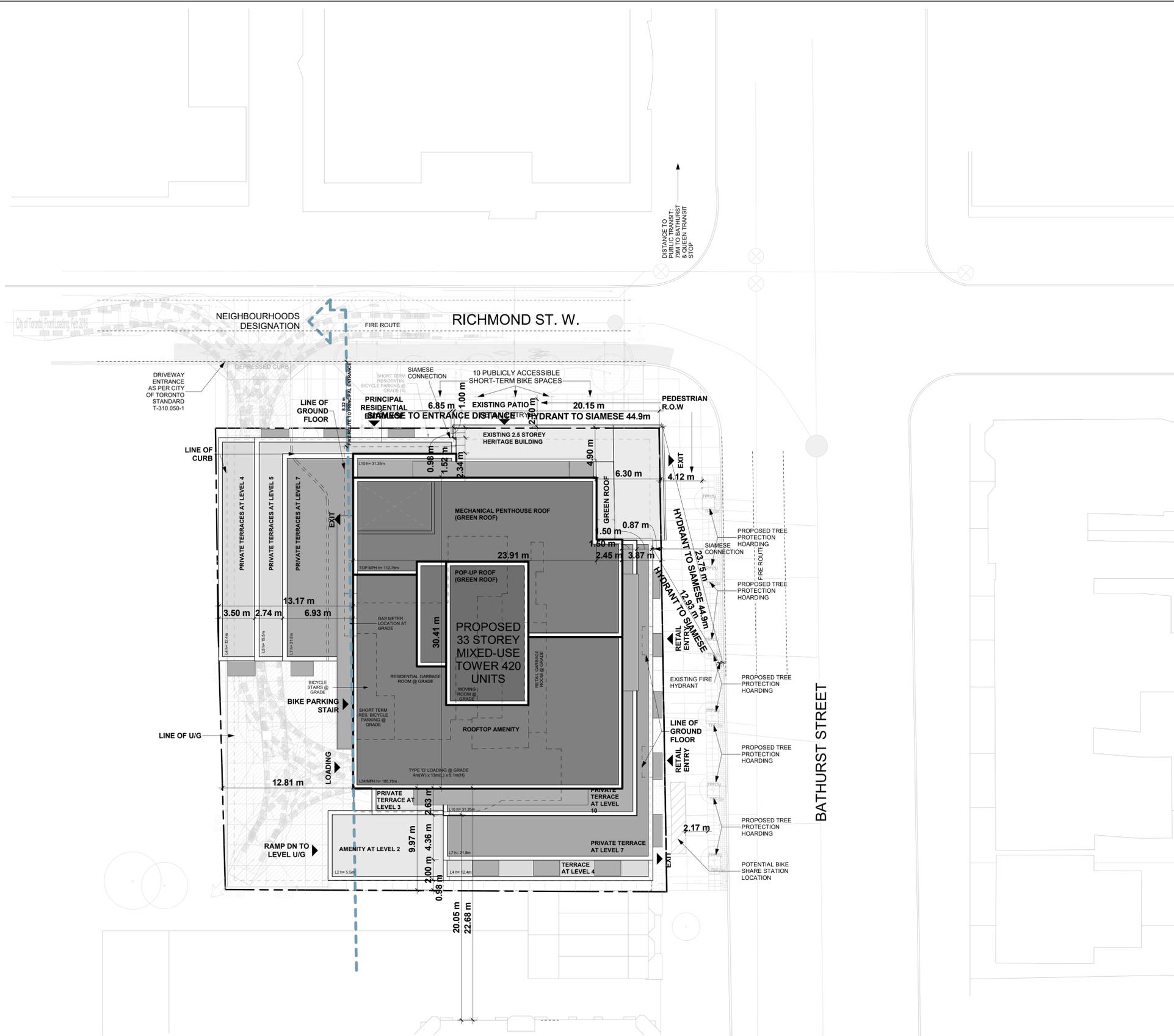
### SURVEYOR

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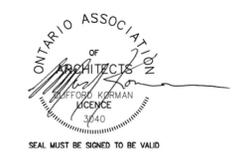
JABLONSKY, AST & PARTNERS  
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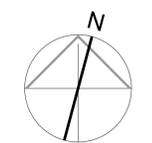
Revisions:  
No.: Revision: Date:

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No.:	Issued For:	Date:

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:  
**August 16, 2024**  
Drawing No.:

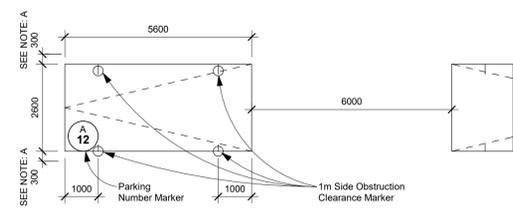


Site Plan **1**  
1 : 200 **dA1.3**

**dA1.3**

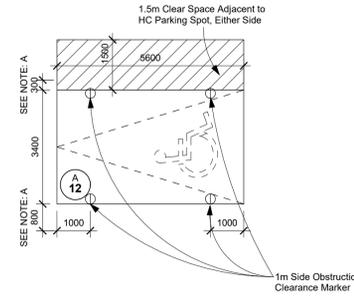
Plot Date: 2024-10-24 4:32:22 PM File Path: C:\Users\jason.cheung\AppData\Local\Temp\2024-10-24\_152164\_Bathurst\_SitePlan.dwg

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

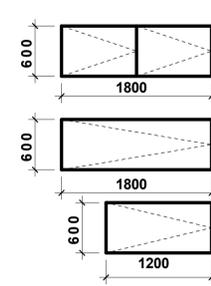


NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

**ACCESSIBLE PARKING SPACE:**



**BICYCLE PARKING SPACE LEGEND**



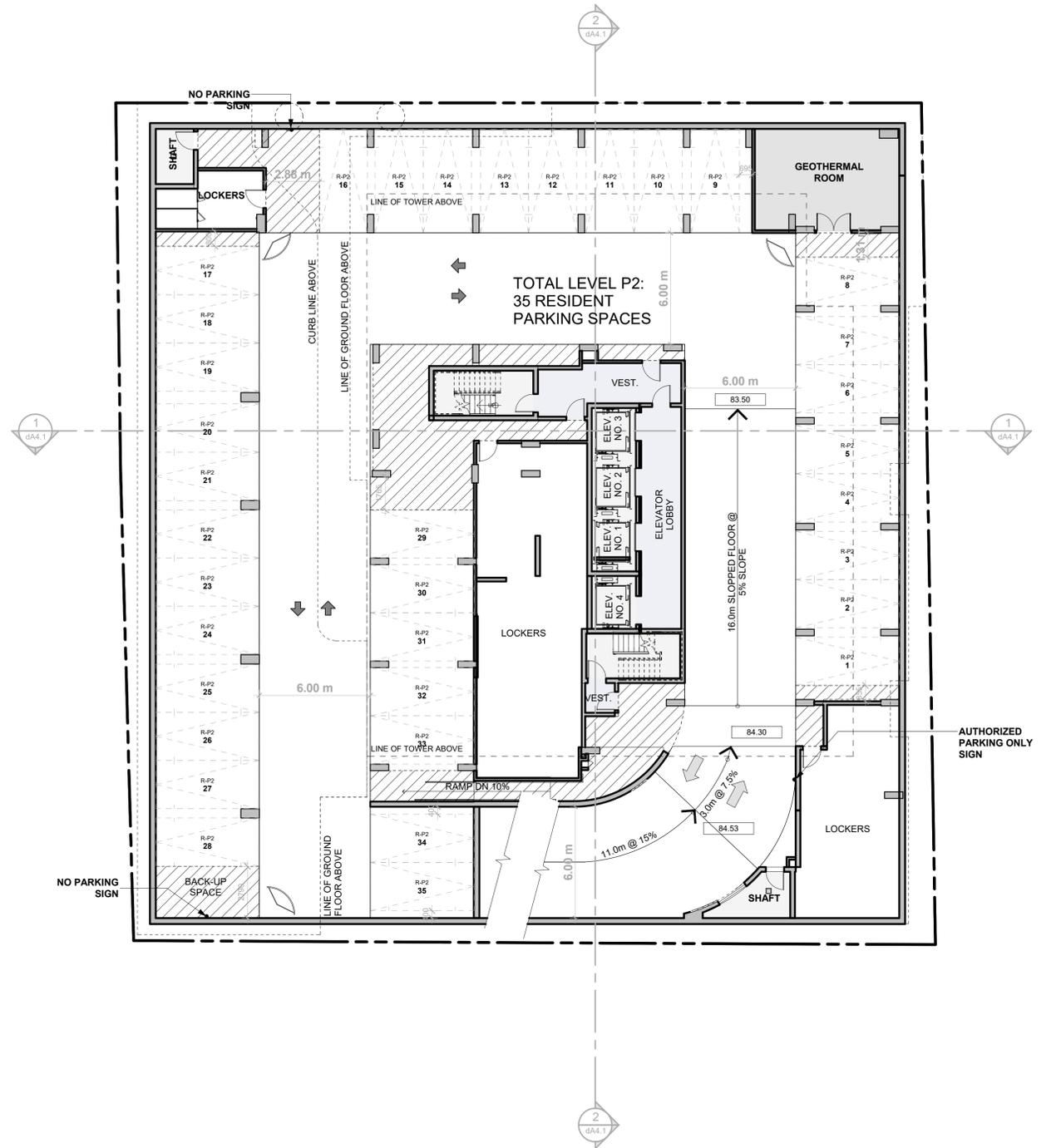
STACKED BICYCLE PARKING SPACE  
(MINIMUM VERTICAL CLEARANCE OF 2.4m (1.2m/BICYCLE))

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

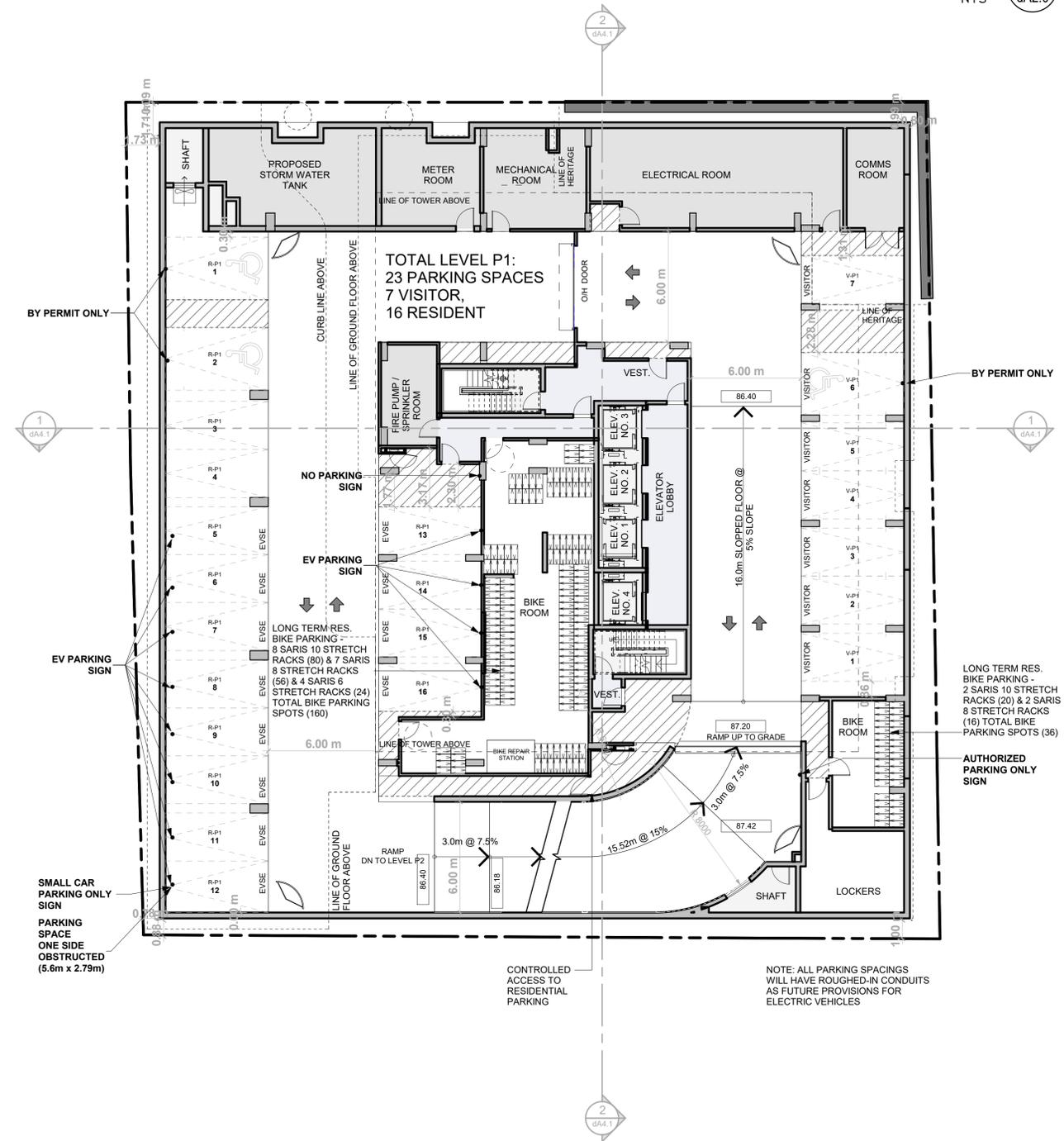
VERTICAL BICYCLE PARKING SPACE  
(MINIMUM VERTICAL CLEARANCE OF 1.9m)

**Vehicle and Bicycle Parking Space Legend**

NTS dA2.0



Floor Plan - Level P2 1 : 150 dA2.0



Floor Plan - Level P1 1 : 150 dA2.0

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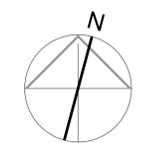
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KIRKOR ARCHITECTS AND PLANNERS  
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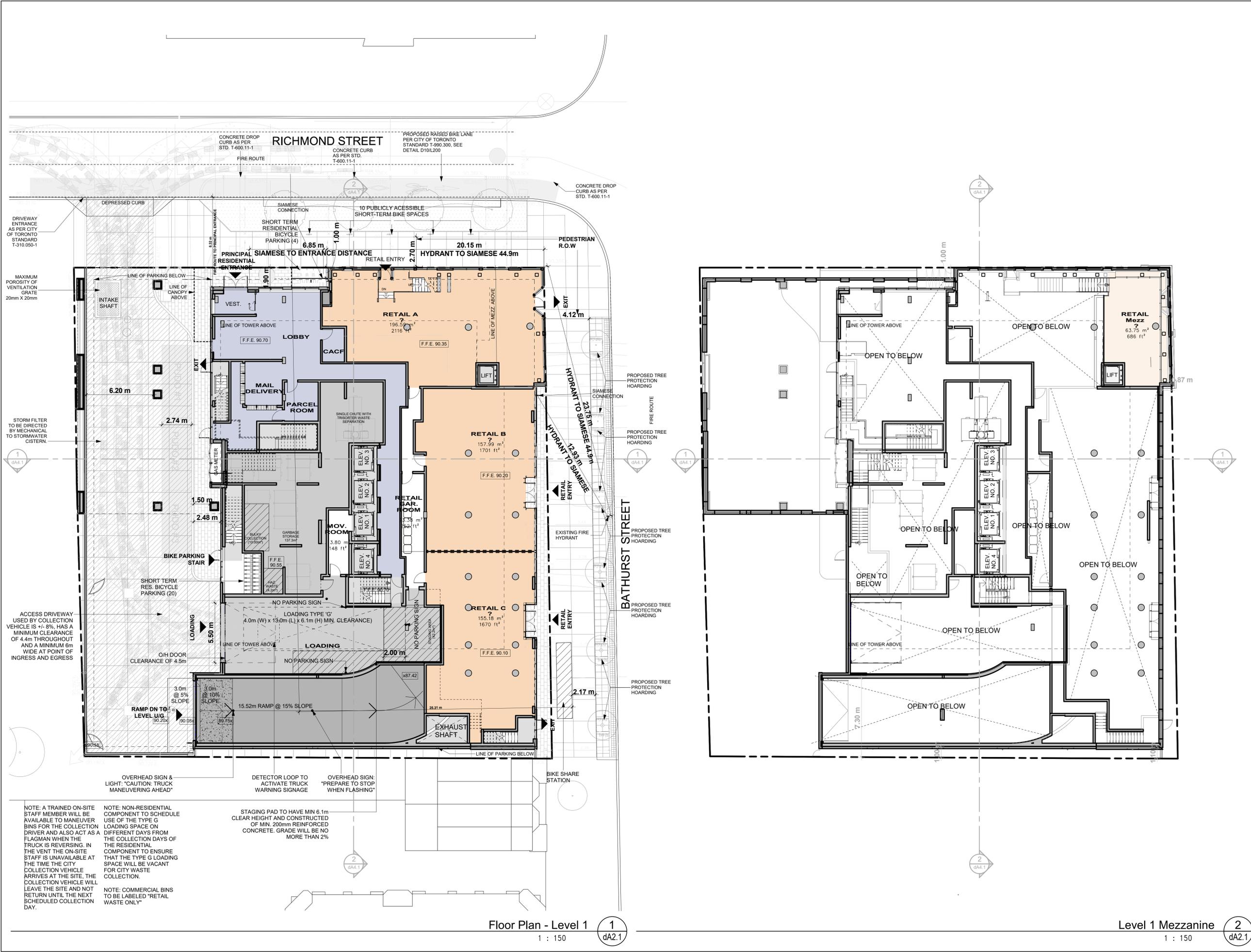
Client: Originate Developments  
152-164 Bathurst Street & 623-627 Richmond Street, Toronto  
Proposed Residential Development

**Floor Plan - Level P2 & P1**

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



dA2.0



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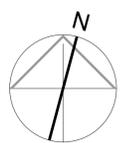
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1	Zoning By-Law Amendment #1	April 29, 2021
No.	Issued For:	Date:

Client:  
**Originate Developments**

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

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**

Floor Plan - Level 1 1  
1 : 150 dA2.1

Level 1 Mezzanine 2  
1 : 150 dA2.1

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No.:	Revision:	

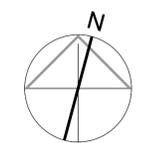
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Client:  
**Originate Developments**

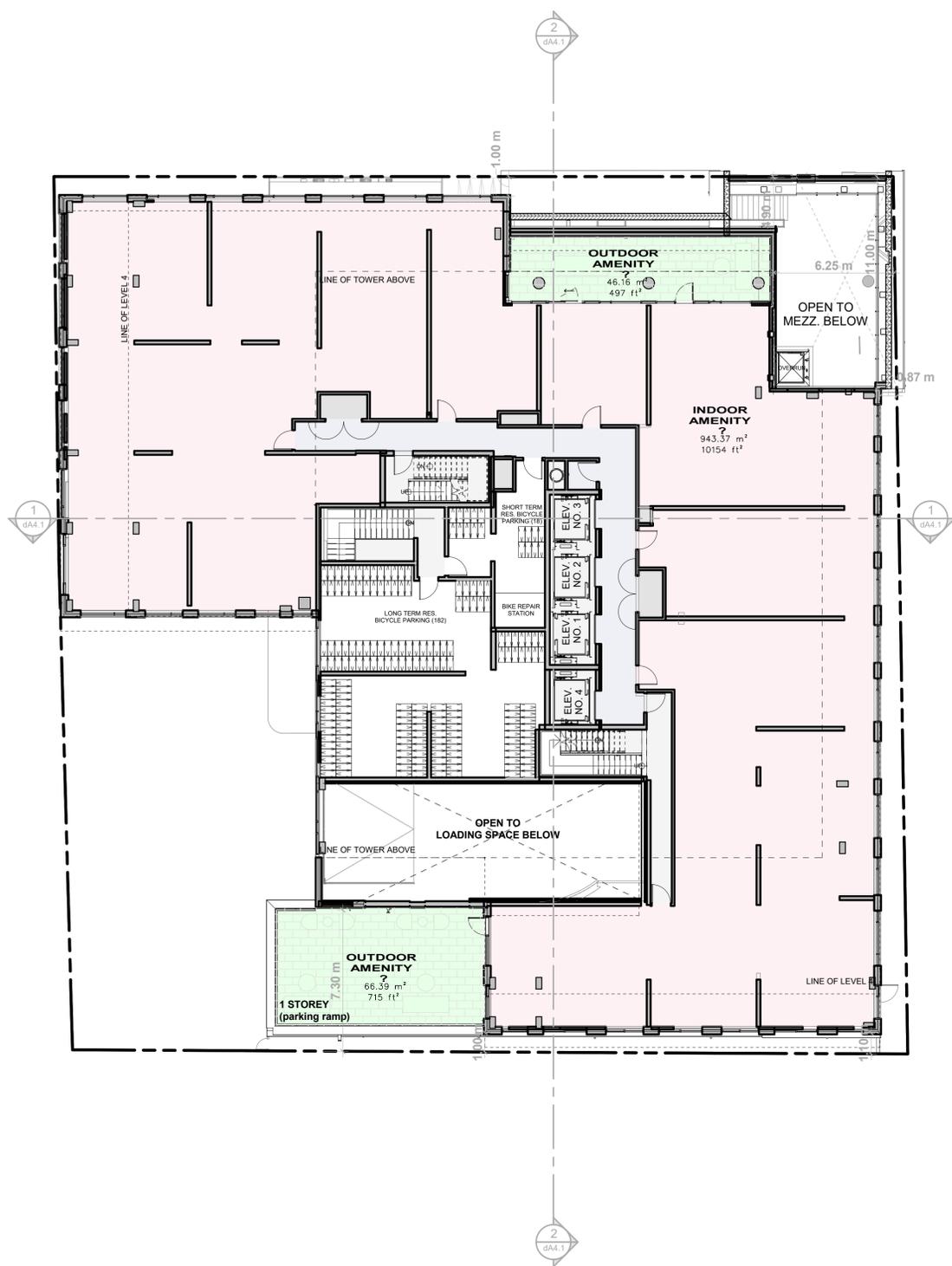
152-164 Bathurst Street &  
623-627 Richmond Street, Toronto  
Proposed Residential Development

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**



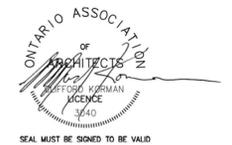
Floor Plan - Levels 2  
1 : 150  
2  
dA2.2



Floor Plan - Level 3  
1 : 150  
1  
dA2.2

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**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.

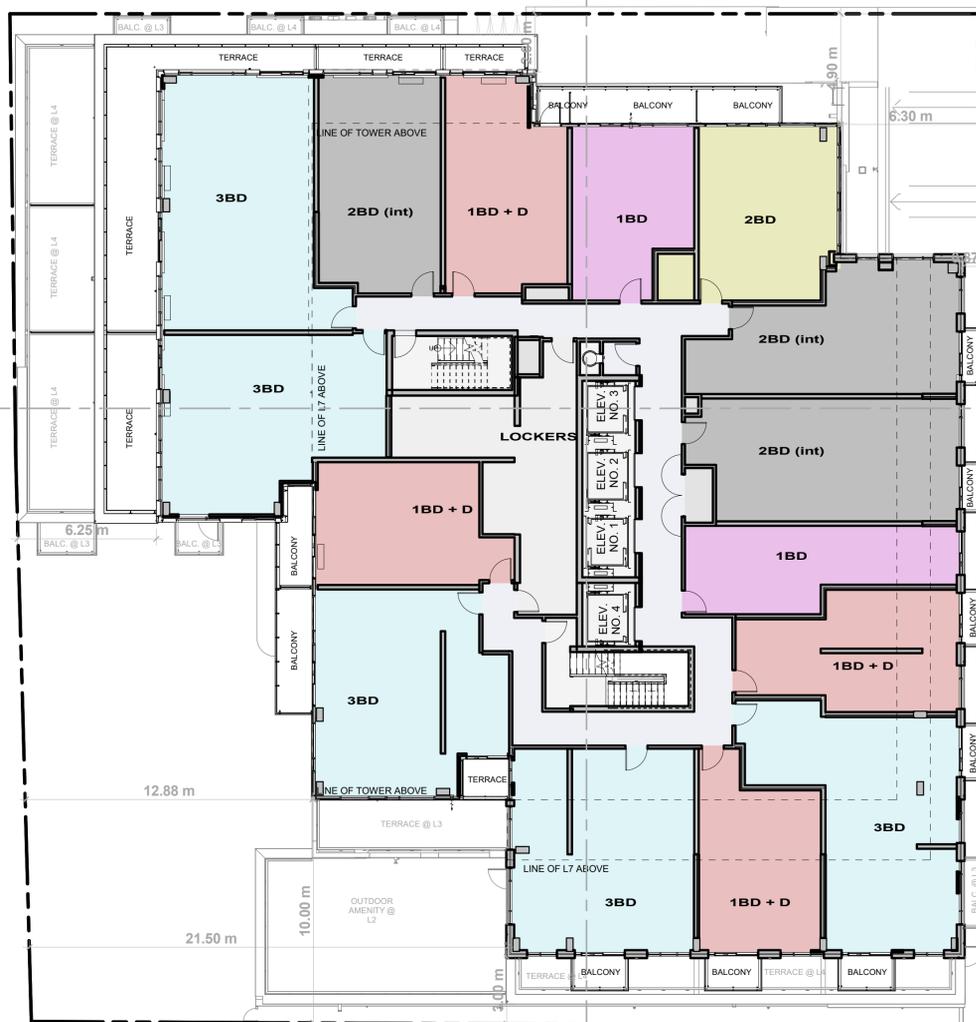
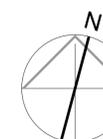
Project No.:

20-018

Date:  
 August 16, 2024

Drawing No.:

**dA2.3**



Floor Plan level 5  
 1 : 150

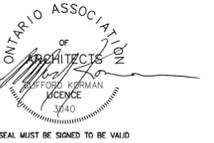


Floor Plan - Levels 4  
 1 : 150

2  
 dA2.3

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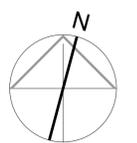
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**Originate Developments**

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**



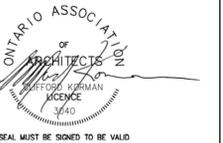
Floor Plan level 6  
1 : 150  
2  
dA2.4



Floor Plan - Levels 7  
1 : 150  
1  
dA2.4

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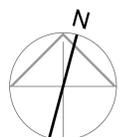
8	ZBA Resubmission & 5th SPA	August 16, 2024
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1	Zoning By-Law Amendment #1	April 29, 2021
No.:	Issued For:	Date:

Client:  
**Originate Developments**

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

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**

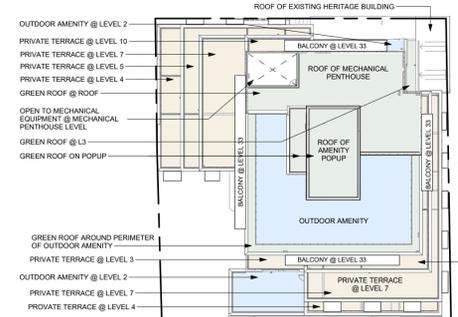


Floor plan level 8 2  
1 : 150 dA2.5



Floor plan level 9 1  
1 : 150 dA2.5



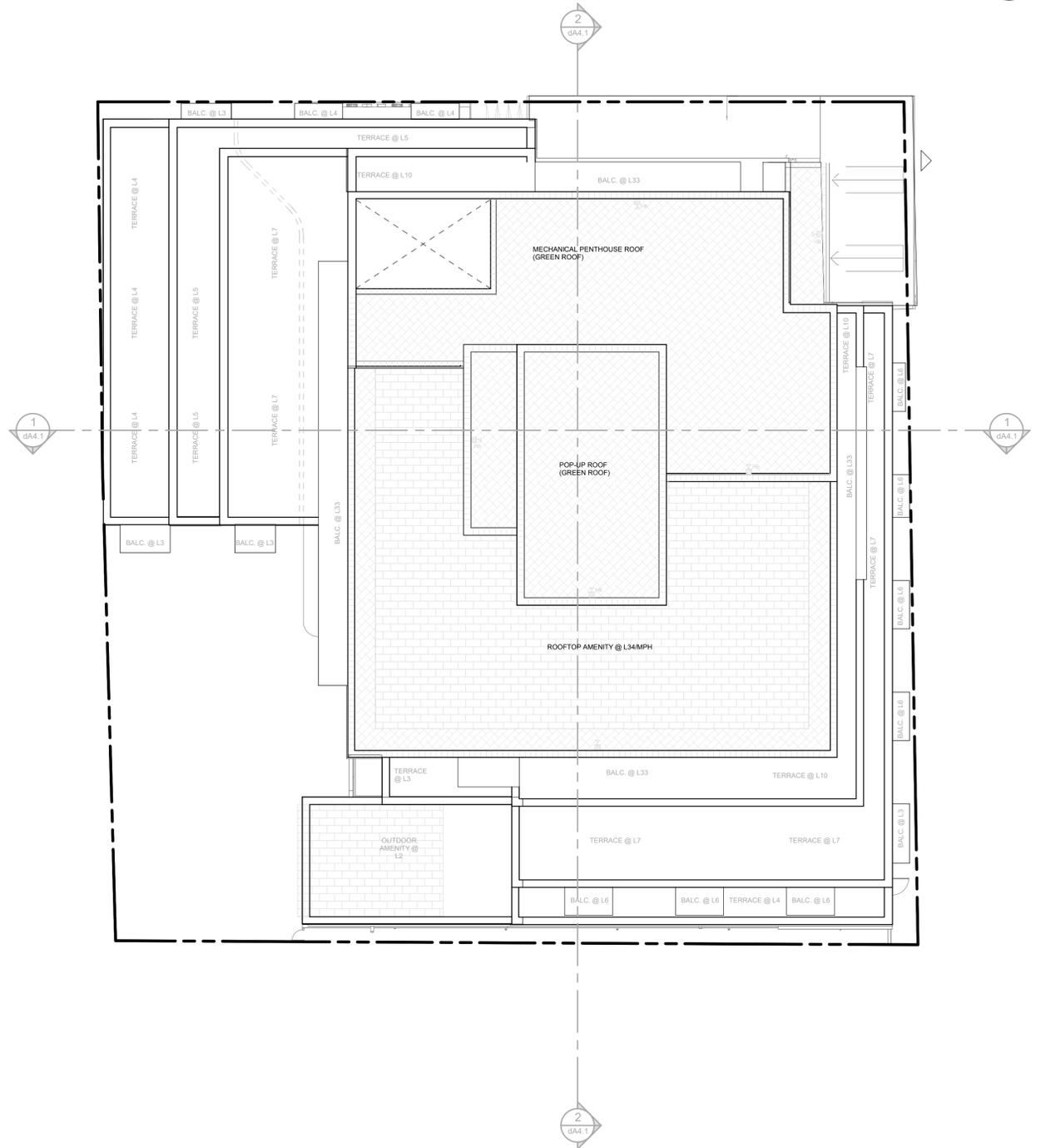
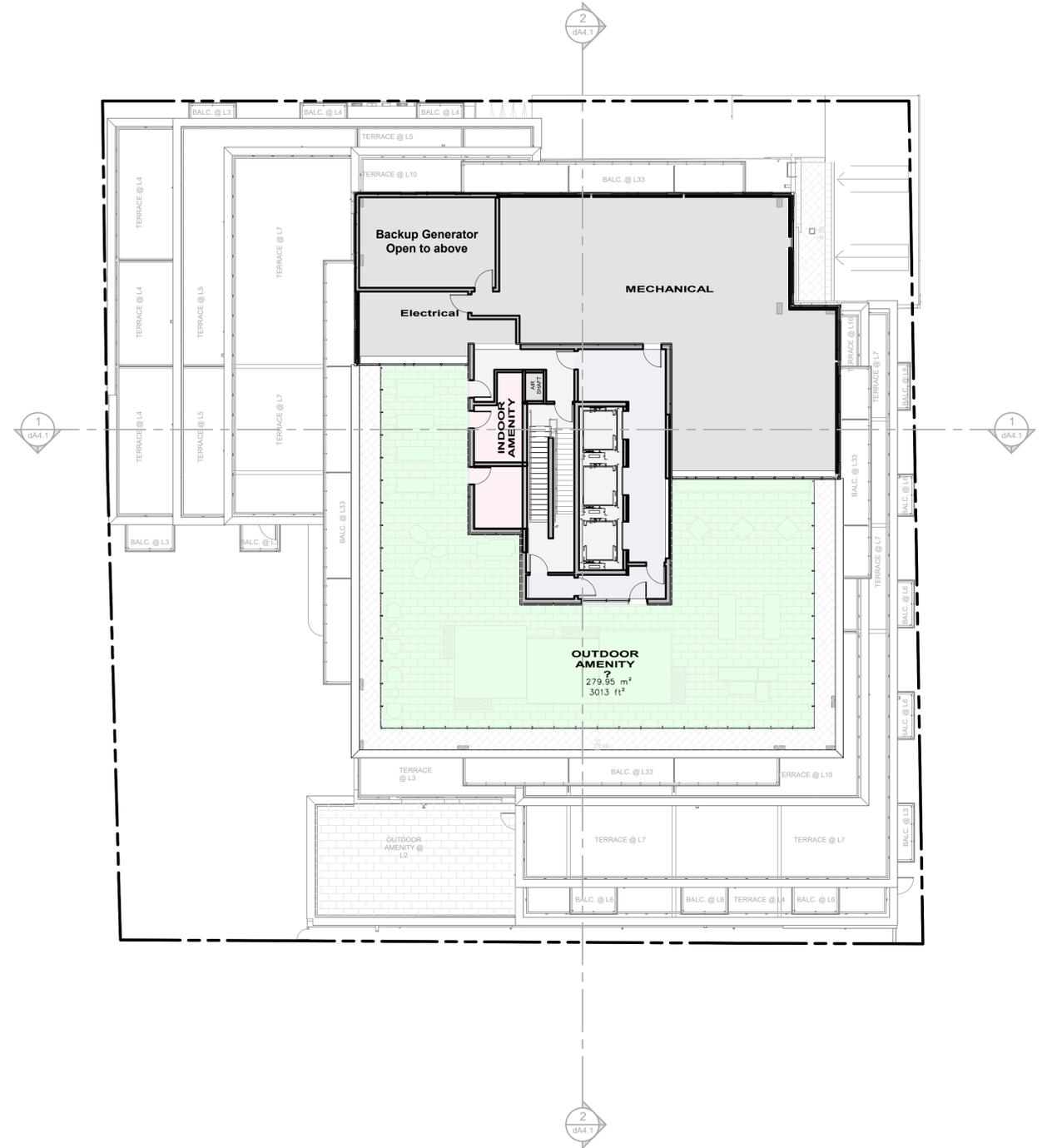


**Area Use Legend**

- AVAILABLE ROOF SPACE
- Outdoor Amenity
- Private Terrace

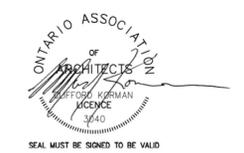
<b>AVAILABLE ROOF SPACE</b>	<b>418 m2</b>
<b>OUTDOOR AMENITY</b>	<b>362 m2</b>
<b>PRIVATE TERRACE</b>	<b>528 m2</b>
<b>TOTAL</b>	<b>1308m2</b>

Available Green Roof Diagram & Calculation 3  
NTS dA2.7



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**KIRKOR**  
ARCHITECTS AND PLANNERS

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

Revisions:		Date:
No.:	Revision:	

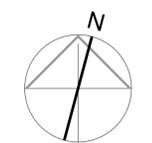
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No.:	Issued For:	Date:

Client:  
**Originate Developments**

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

Drawing Title:  
**Floor Plan - Level 34/MPH & Roof Plan**

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



**dA2.7**



- 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 - SPANDREL 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)

Green Building Statistics

Category	Elevation Area (m <sup>2</sup> )				Total (%)
	North	South	East	West	
Green Building Area (m <sup>2</sup> )	234,124	247,448	187,401	234,441	1,903,414
Unshaded Area (m <sup>2</sup> )	7,715	3,224	3,124	7,715	20,778
Shaded Area (m <sup>2</sup> )	234,124	244,224	184,277	226,726	985,636
Window Area (m <sup>2</sup> )	234,124	244,224	184,277	226,726	985,636
Shaded (%)	100	97.5	97.5	97.5	97.5

Green Building Statistics (continued)

Category	Elevation Area (m <sup>2</sup> )				Total (%)
	North	South	East	West	
Green Building Area (m <sup>2</sup> )	12,400	26,100	49,400	128,400	216,300
Unshaded Area (m <sup>2</sup> )	0	0	0	0	0
Shaded Area (m <sup>2</sup> )	12,400	26,100	49,400	128,400	216,300
Window Area (m <sup>2</sup> )	12,400	26,100	49,400	128,400	216,300
Shaded (%)	100	100	100	100	100

Building Window: 100% Glazing



South Elevation 1  
1 : 300 dA3.2



West Elevation 2  
1 : 300 dA3.2

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Toronto, ON M3J 0H1

No.	Revision	Date
8	ZBA Resubmission & 5th SPA	August 16, 2024
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1	Zoning By-Law Amendment #1	April 29, 2021

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

**South & West Elevations**

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

**dA3.2**

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**KIRKOR**  
ARCHITECTS AND PLANNERS

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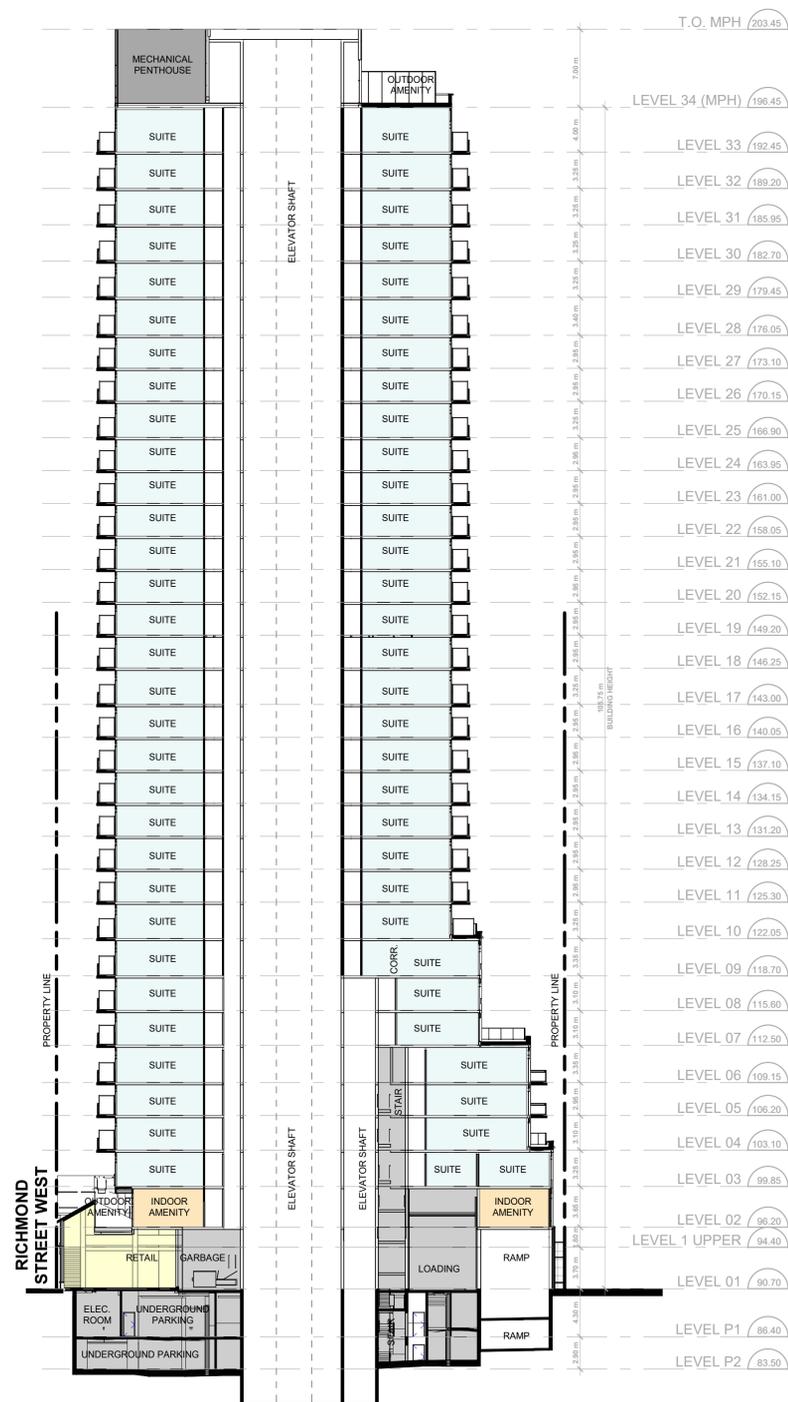
Client:  
**Originate Developments**

**152-164 Bathurst Street &  
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Proposed Residential Development

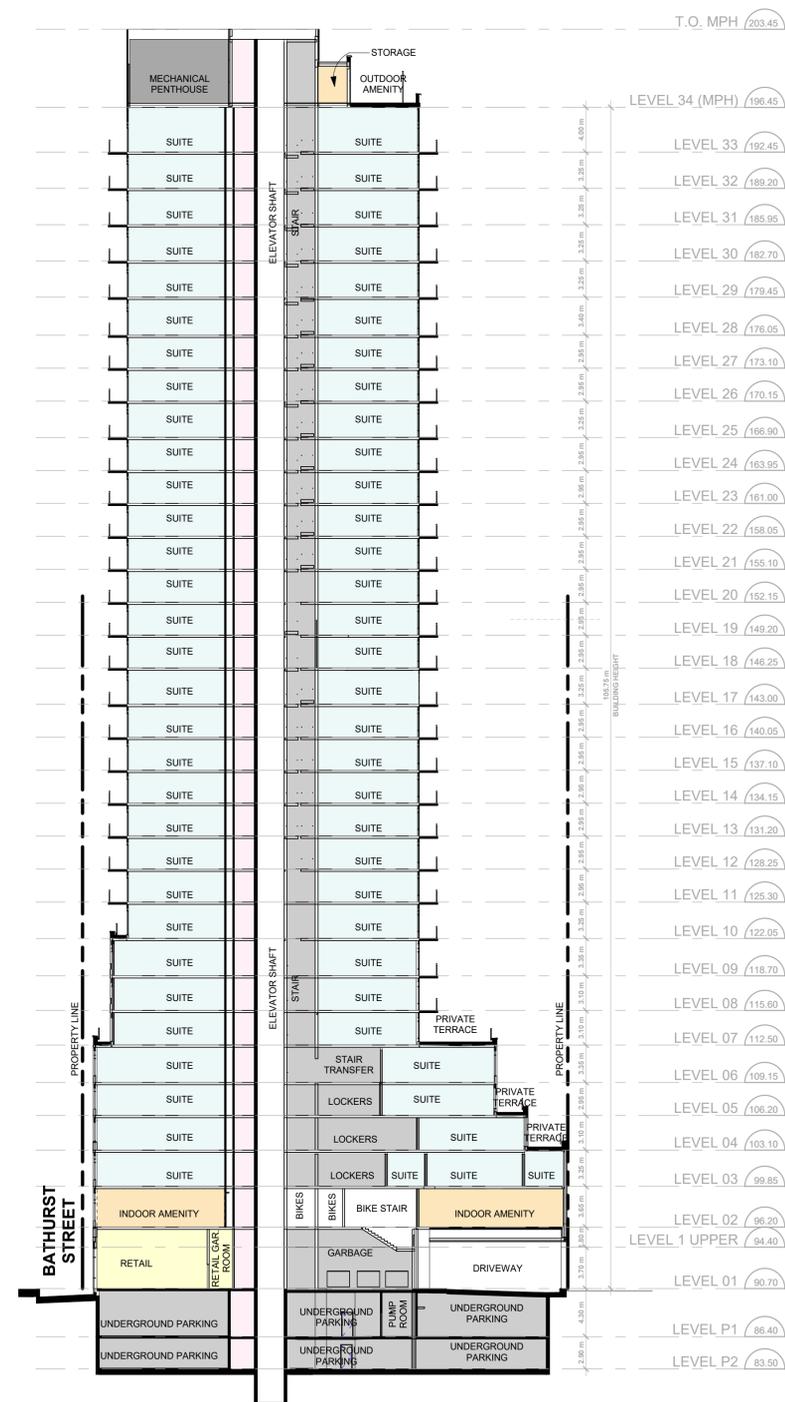
Drawing Title:  
**Building Sections**

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

**dA4.1**



Building Section 'B' 2  
1 : 300 dA4.1



Building Section 'A' 1  
1 : 300 dA4.1