

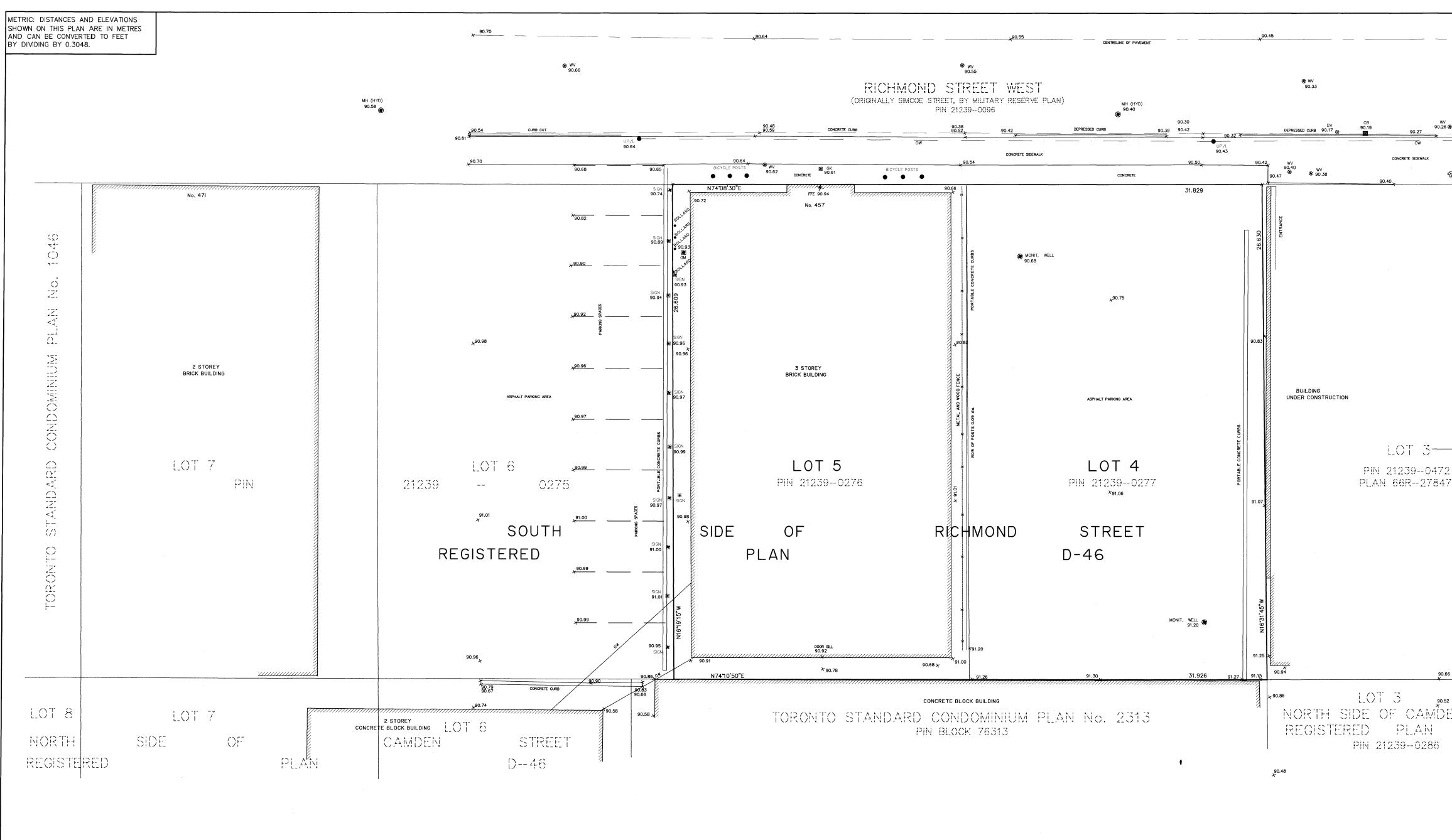
205-317 Adelaide St W Toronto, ON, M5V 1P9 Tel: 416.593.6500 Fax: 416.593.4911

457 RICHMOND STREET 451 - 457 RICHMOND STREET WEST

457 RICHMOND STREET WEST LIMITED



REZONING APPLICATION



ер ^{гн}	• ^{MH (H} 90.42	90.39
		TOPOGRAPHIC PLAN OF LOTS 4 AND 5 REGISTERED PLAN D-46 CITY OF TORONTO SCALE 1:100 2 1 0 2 4 6 8 10 METRES SCHAEFFER DZALDOV BENNETT LTD. © COPYRIGHT
7	—LOT 2	NOTES CB DENOTES CATCH BASIN MH DENOTES MANHOLE MH (HYD) DENOTES HYDRO MANHOLE WV DENOTES WATER VALVE GM DENOTES GAS METER GV DENOTES GAS METER GV DENOTES GAS VALVE UP DENOTES UTILITY POLE L DENOTES LIGHT H DENOTES LIGHT H DENOTES OVERHEAD WIRES FFE DENOTES FINISHED FLOOR ELEVATION AT LOCATION NOTED ONLY FH DENOTES FIRE HYDRANT G/MARK DENOTES BURIED GAS MARKER
5		BENCHMARK ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK NO. 559 HAVING A PUBLISHED ELEVATION OF 88.981 METRES CAUTION THIS IS NOT A PLAN OF SURVEY OF THE BOUNDARY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK ALL BOUNDARY AND PLAN INFORMATION SHOWN ON THIS TOPOGRAPHIC PLAN
EN STREET D46		HAS BEEN COMPILED FROM REGISTRY OFFICE RECORDS SURVEYOR'S CERTIFICATE I CERTIFY THAT: THE FIELD SURVEY REPRESENTED ON THIS TOPOGRAPHIC PLAN WAS COMPLETED ON THE 18th DAY OF OCTOBER, 2016
		DATE: OCTOBER 21, 2016 OPHIR N. DZALDOV ONTARIO LAND SURVEYOR

451-457 RICHMOND STREET WEST GFA Calculated based on By-law 569-2013

04.09.2019

04.09.2019																					
Floor Area									Parking												
Level	otal level:	Ht / flr	otal Ht _	GCA/leve	Fotal GCA	tial	Exterior Residen tial Amenity	Deductio		Commer cial GFA	Total GFA		Commer cial Vehicle Parking	Car- Share Vehicul ar Parking	Visitor Bike Parking	Residen t Bike Parking	cial Visitor Bike	cial Occupa nt Bike	S per level	S total	1b per level
P2	1	2.70		789	789			789			0	14				62					
P1	1	2.70		789	789			789			0	12				0					
Ground	1	3.60	3.60	795	795	6.0		67	629	93	722				14	0					
level 2	1	3.25	3.25	524	524	238		103	184		184					63					
levels 3-8	6	2.95	17.70	653	3,918			195	3,723		3,723								4	24	5
levels 9-11	3	2.95	8.85	607	1,821			98	1,724		1,724								4	12	5
levels 12	1	2.95	2.95	550	550			33	517		517								3	3	5
levels 13	1	2.95	2.95	461	461	32	44	33	429		429								0	0	0
levels 14-17	4	2.95	11.80	461	1,844			130	1,714		1,714								0	0	0
level 18	1	2.95	2.95	461	461			110	351		351								0	0	0
level 19	1	2.95	2.95	461	461			110	351		351										
Subtotal Above Grade	19		57.00		10,835	276	44	876	9,622	93	9,715										
			•	•		•	•	•	•	•	•	1									
Project Totals	19		57.00		12,413	276	44	2,454	9,622	93	9,715	26	0	0	14	125	0	0		15	

Floor Area Summary										
	Provided	Req Per								
Site Area	853									
Total Residential Units	138									
Res GFA	9,622									
Retail GFA	93									
Total GFA	9,715									
iterior Residential Amenit	276	276								
xterior Residential Ameni	44	276								
FSI	11.39									
Bldg Height Sun	Bldg Height Summary (m)									

Main Roof Height

Mech P.H. Height 57.00 28.00

Vehicular Parking Summary												
Vehicular Parking	Provided	Req Per.										
sitor Vehicle Parki	0	8										
ident Vehicle Park	26	49										
Auto Share	0											
Commercial Parking	0	0										
Totals	26	57										
Bike Parkir	ng Summa	iry										
Bike Parking	Provided	Req Per										
esident Bike Parkir	125	124										

Totals	139
Commercial Visitor	0
ommercial Occupa	0
/isitor Bike Parking	14
esident Bike Parkir	125
Bike Parking	Provide

First 50 Ui
Additional 50
Total Garbage

PROJECT STATISTICS BASED ON BY-LAW 569-2013

451-457 RICHMOND STREET WEST GFA Calculated based on By-law 438-86

Provided Req|Per

57.00 23.00

04.09.2019																					
				Flo	or Area										Parking						
Level	otal level:	Ht / flr	otal Ht _	GCA/leve	Fotal GCA	Residen	tial	GFA Deductio ns	Total Residen tial GFA	Commer cial GFA	Total GFA	Residen t Vehicle Parking	cial Vehicle	Car- Share Vehicul ar Parking	Visitor Bike Parking	Residen t Bike Parking	cial Visitor Bike	cial Occupa nt Bike	S per level	S total	1
P2	1	2.70		789	789			789			0	14				62					
P1	1	2.70		789	789			789			0	12				0					
Ground	1	3.60	3.60	795	795	6		67	629	93	722				14	0					
level 2	1	3.25	3.25	524	524	238		89	197		197					64					
levels 3-8	6	2.95	17.70	653	3,918			114	3,804		3,804								4	24	
levels 9-11	3	2.95	8.85	607	1,821			57	1,764		1,764								4	12	
levels 12	1	2.95	2.95	550	550			19	531		531								3	3	
levels 13	1	2.95	2.95	461	461	32	44	19	410		410								0	0	
levels 14-17	4	2.95	11.80	461	1,844			76	1,768		1,768								0	0	
level 18	1	2.95	2.95	461	461			96	365		365								0	0	
level 19	1	2.95	2.95	461	461			96	365		365										
			•	•				•	•												
Subtotal Above Grade	19		57.00		10,835	276	44	633	9,833	93	9,926										
Project Totals	19		57.00		12,413	276	44	2,211	9,833	93	9,926	26	0	0	14	126	0	0		39	
																				28%	
Floor Area S	ummary					Vehi	cular Par	king Sum	mary												
									1												

FI A A										
Floor Area Summary										
	Provided	Req Per.								
Site Area	853									
Total Residential Units	138									
Res GFA	9,833									
Retail GFA	93									
Total GFA	9,926									
terior Residential Amenit	276	276								
cterior Residential Ameni	44	276								
FSI	11.64									
Bldg Height Sur	nmary (m	1)								
	Provided	Req Per.								
Main Roof Height	57.00	23.00								
Mech P.H. Height	57.00	28.00								

Vehicular Parking sitor Vehicle Parkin ident Vehicle Park Auto Share Commercial Parking Totals Bike Parking	Vehicular Parking Summary											
ident Vehicle Park Auto Share commercial Parking Totals	Provided	Req Per.										
Auto Share Commercial Parking Totals	0	8										
Commercial Parking Totals	26	80										
Totals	0											
	0	0										
Bike Parking	26	88										
Bike Parking												
	g Summa	ry										
	g Summa	ry										

		,
Bike Parking	Provided	Req Per.
esident Bike Parkir	126	124
/isitor Bike Parking	14	14
ommercial Occupa	0	
Commercial Visitor	0	
Totals	140	138

So
First 50 Units
Additional 50 Ur
Total Garbage Rm
Uncompacted Wa

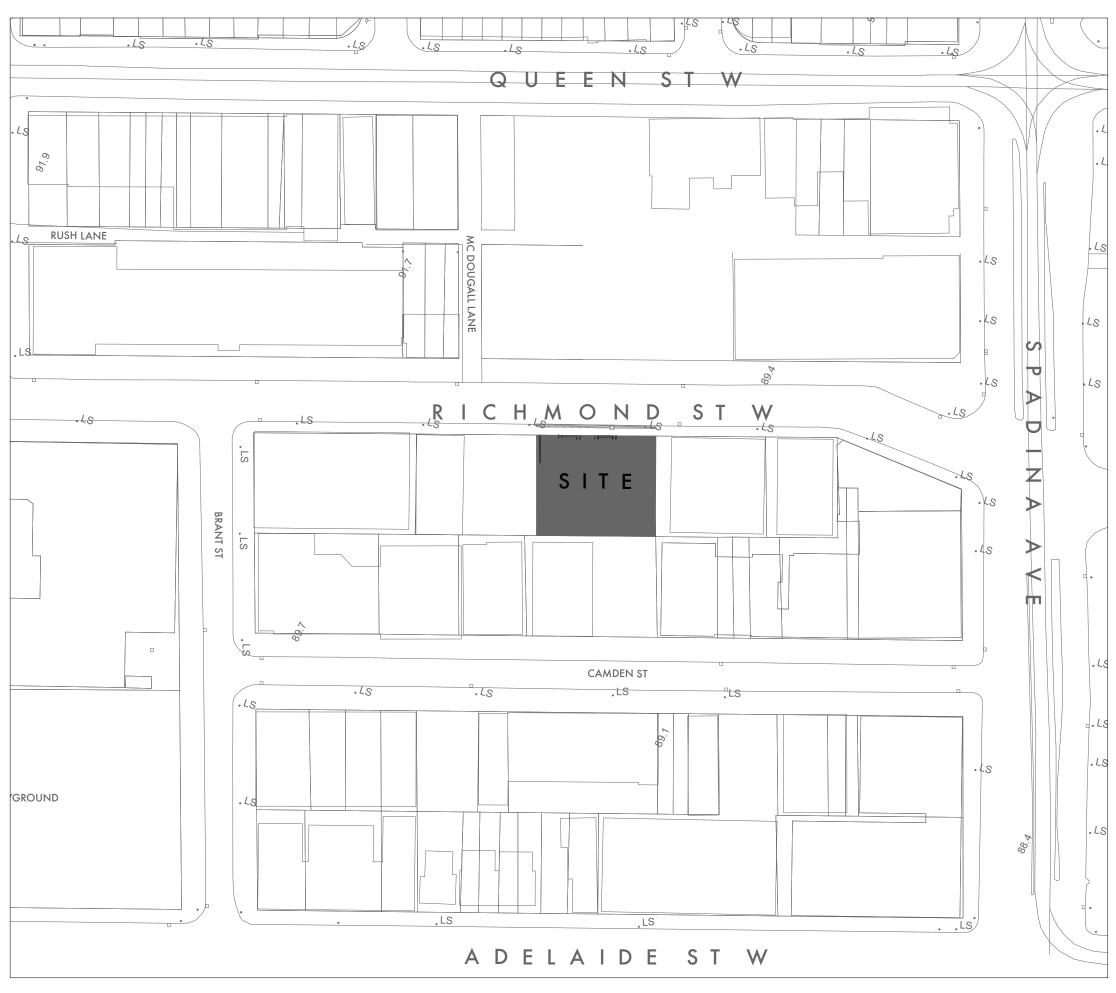
	Residential Units														
-	1b per level	1b total	2b per level	2b total	3b per level	3b total	Total Units								
_	5	30	2	12	0	0	66								
	5	15	2	6	0	0	33								
	5	5	2	2	0	0	10								
	0	0	4	4	1	1	5								
	0	0	2	8	3	12	20								
	0	0	2	2	2	2	4								
		20		22		15	138								
		14%		16%		10.9%									

Solid Waste Collection Requirements					
First 50 Units	25 sm	1	25		
Additional 50 Units 13 sm 1.76			22.88		
Total Garbage Rm Area 47.88					
			515.39	sqft	
Uncompacted Waste	10 sm	1	10		

	Residential Units						
al	1b per level	1b total	2b per level	2b total	3b per level	3b total	Total Units
	5	30	2	12	0	0	66
	5	15	2	6	0	0	33
	5	5	2	2	0	0	10
	0	0	4	4	1	1	5
	0	0	2	8	3	12	20
	0	0	2	2	2	2	4
		50		34		15	138
_							130
		36%		25%		10.9%	

Solid Waste Collection Requirements				
nits	25 sm	1	25	
Units	13 sm	1.76	22.88	
Rm Area			47.88	sm
			515.39	sqft
Waste	10 sm	1	10	

IDENTIFY OF THE City Planning Division For Mid to High-Rise Resider			
The Toronto Green Standard StatisticsTemplate is submitted with Site Plan Control Applications and star <u>Complete the table and copy it directly onto the Site Plan</u> submitted as part of the application. Refer to the Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and det <u>www.toronto.ca/greendevelopment</u> <u>For Zoning Bylaw Amendment applications</u> : complete General Project Description and Section 1. <u>For Site Plan Control applications</u> : complete General Project Description, Section 1 and Section 2. Toronto Green Standard Statistics	e full Toronto G	reen Standard for	
General Project Description			Proposed
Total Gross Floor Area			9926
Breakdown of project components (m ²):			
Residential			9833
Retail			93
Commercial			-
Industrial			-
Institutional/other			-
Total number residential units (residential only)			
	on Control A	nnlications	138
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure	an Control A Required	Proposed	138 Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces			
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure	Required	Proposed	
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing	Required 88 0	Proposed 26 0	
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging <i>(residential)</i> Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing <i>(institutional/commercial)</i>	Required 88 0 0	Proposed 26 0 0	Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure	Required88000Required	Proposed 26 0 0 Proposed	Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential)	Required 88 0 0 10 Required 124	Proposed 26 0 0 Proposed 125	Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses)	Required 88 0 0 10 Required 124	Proposed 26 0 0 Proposed 125	Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking (residential and all other uses)	Required 88 0 0 10 Required 124	Proposed 26 0 0 Proposed 125 0	Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) 0 second storey of building b) second storey of building c) first level below-ground (also indicate % of net area of level occupied by bicycle parking) d) second level below-ground (also indicate % of net area of level occupied by bicycle	Required 88 0 0 10 Required 124	Proposed 26 0 0 Proposed 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Number of long-term bicycle parking (residential and all other uses) Image: the park of building b) second storey of building c) first level below-ground (also indicate % of net area of level occupied by bicycle parking) d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)	Required 88 0 0 10 Required 124	Proposed 26 0 0 Proposed 125 0 0 0 0 0 0 0 0 62	Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking (residential and all other uses) located on: a) first storey of building b) second storey of building c) first level below-ground (also indicate % of net area of level occupied by bicycle parking) d) second level below-ground (also indicate % of net area of level occupied by bicycle	Required 88 0 0 10 Required 124	Proposed 26 0 0 Proposed 125 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Proposed (%) Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking (residential and all other uses) located on: a) first storey of building b) second storey of building c) first level below-ground (also indicate % of net area of level occupied by bicycle parking) d) second level below-ground (also indicate % of net area of level occupied by bicycle parking) e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)	Required 88 0 0 124 0	Proposed 26 0 Proposed 125 0 125 0 0 0 0 62 n/a	Proposed (%) Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking (residential and all other uses) located on: a) first storey of building b) second storey of building c) first level below-ground (also indicate % of net area of level occupied by bicycle parking) d) second level below-ground (also indicate % of net area of level occupied by bicycle parking) e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking) 	Required 88 0 0 124 0	Proposed 26 0 0 Proposed 125 0 125 0 0 0 62 n/a 14	Proposed (%) Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking (residential and all other uses) located on: a) first storey of building b) second storey of building c) first level below-ground (also indicate % of net area of level occupied by bicycle parking) d) second level below-ground (also indicate % of net area of level occupied by bicycle parking) e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking) Number of short-term bicycle parking spaces (residential only) Number of short-term bicycle parking spaces (all other uses) Number of short-term bicycle parking spaces (all other uses) Number of short-term bicycle parking spaces (all other uses) Number of short-term bicycle parking spaces (all other uses) Number of short-term bicycle parking spaces (all other uses) Number of short-term bicycle parking spaces (all other uses)	Required 88 0 0 124 0 124 0 124 0 124 124 124 0 14 0	Proposed 26 0 0 Proposed 125 0 125 0 0 0 62 n/a 14 0	Proposed (%) Proposed (%)
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Pla Automobile Infrastructure Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential) Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking spaces (all other uses) 0 second storey of building 0 second level below-ground (also indicate % of net area of level occupied by bicycle parking) 0 second level below-ground (also indicate % of net area of level occupied by bicycle parking) 0 other levels below-ground (also indicate % of net area of level occupied by bicycle parking)	Required 88 0 0 124 0 124 0 124 0 124 0 14 0 0	Proposed 26 0 0 Proposed 125 0 125 0 0 0 0 0 0 0 0 0 0 14 0 0	Proposed (%) Proposed (%)



CONTEXT SCALE: 1:1000

Toronto Green Standard Version 2.0 Statistics Template

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3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

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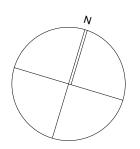
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architectsA	lliance, 2016	
NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	12/15/2016
2	ISSUED FOR LPAT	04/09/2019
3		
4		
5		
6		
7		
8		
9		



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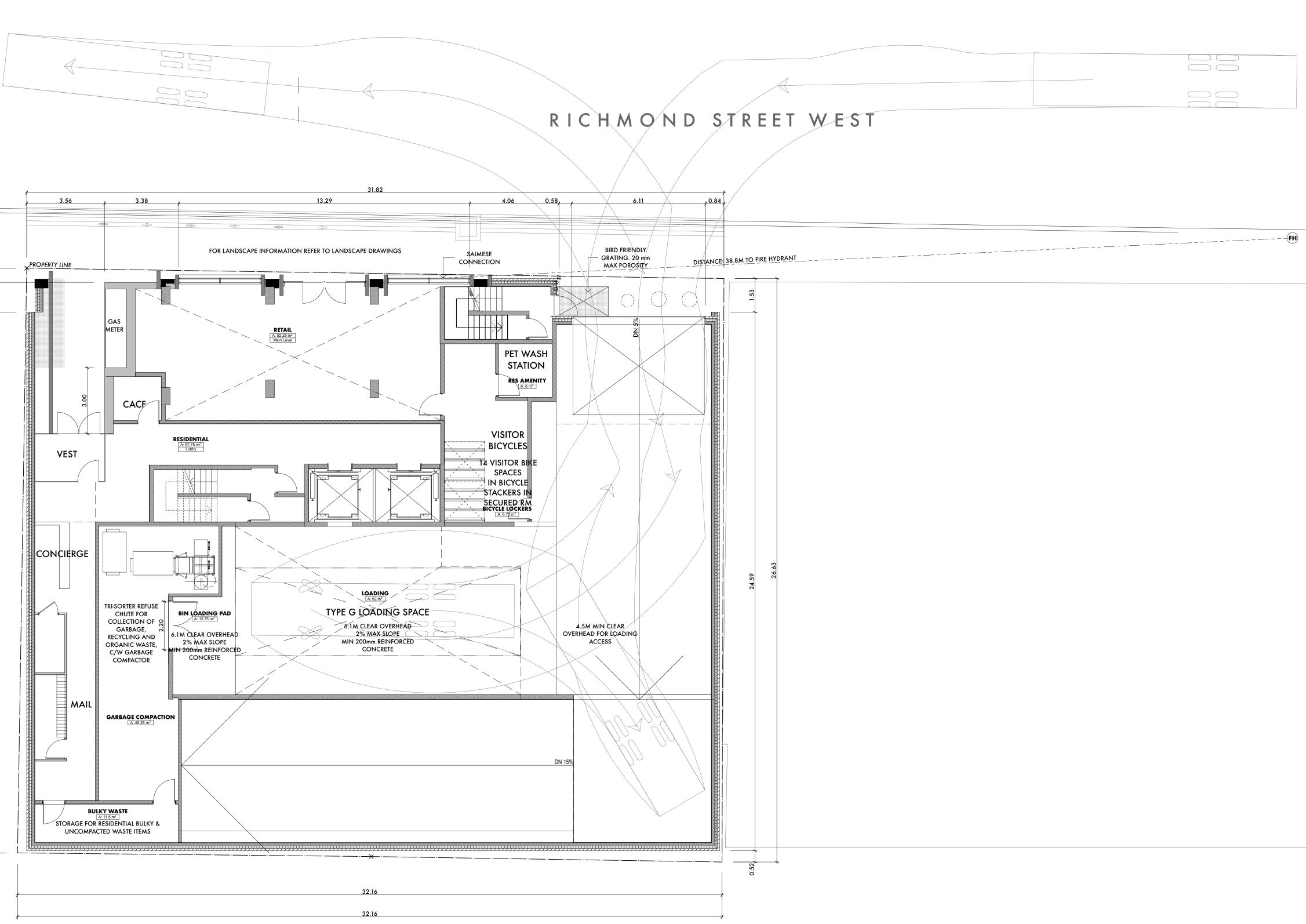
451-457 **RICHMOND STREET WEST**

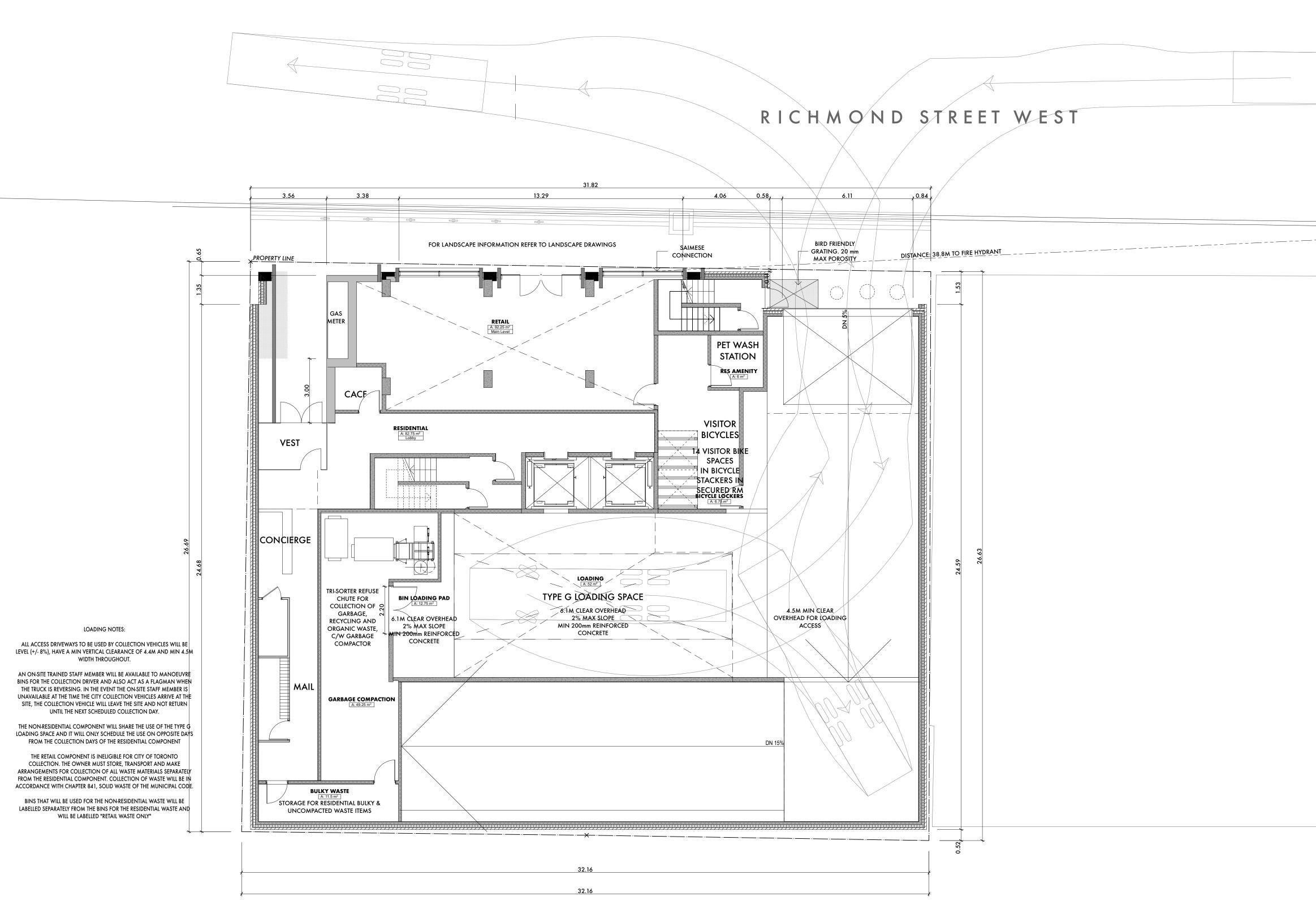
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Stats, Context

1:1000







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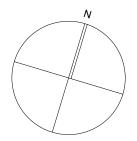
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NO	ISSUANCE	DATE
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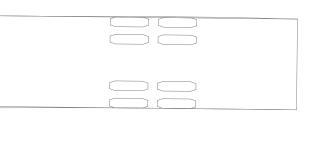
451-457 **RICHMOND STREET WEST**

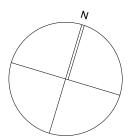
457 RICHMOND STREET WEST LIMITED

Site Plan

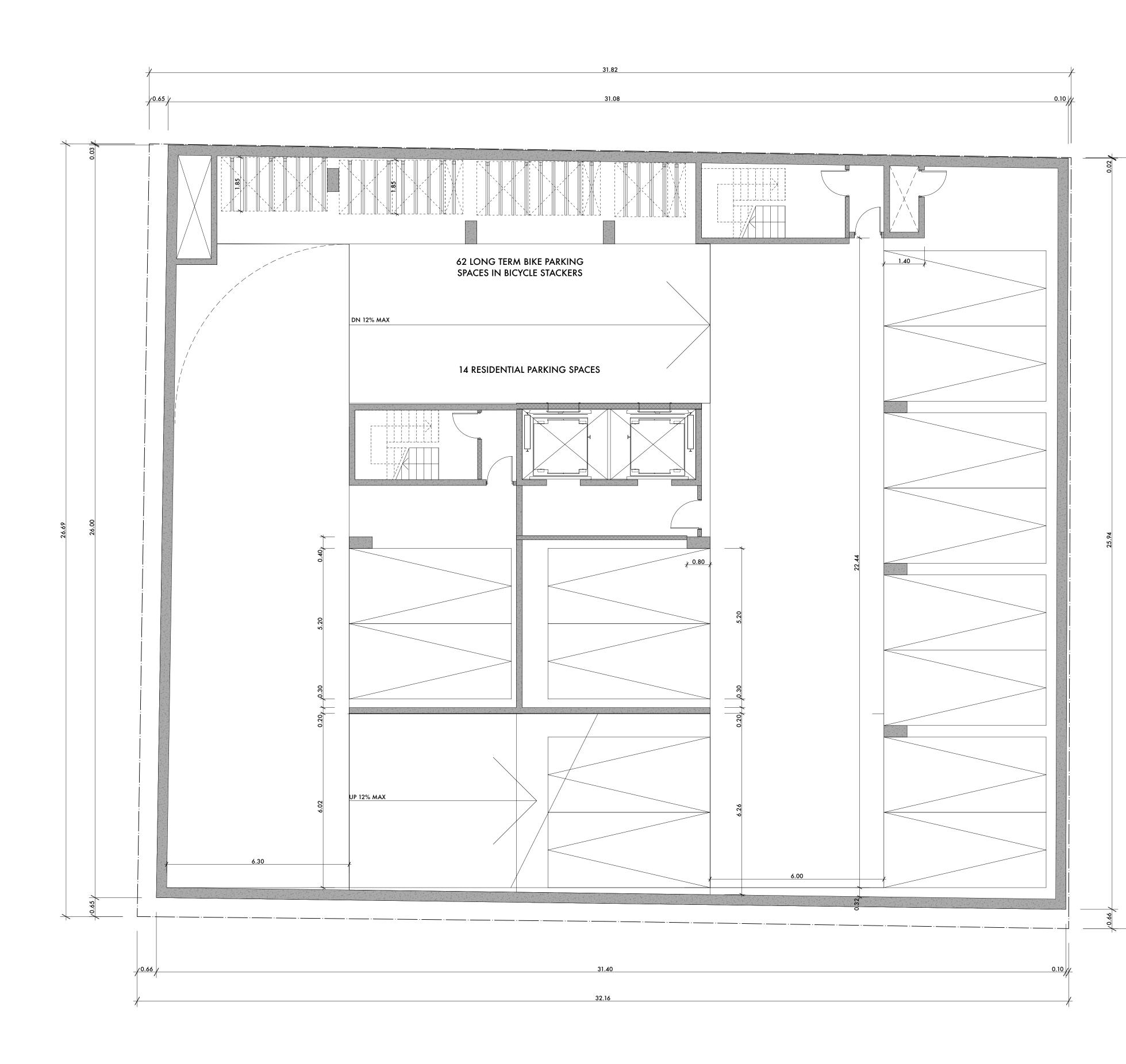
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2016-12-15





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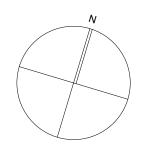
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2	ISSUED FOR LPAT	04/09/2019
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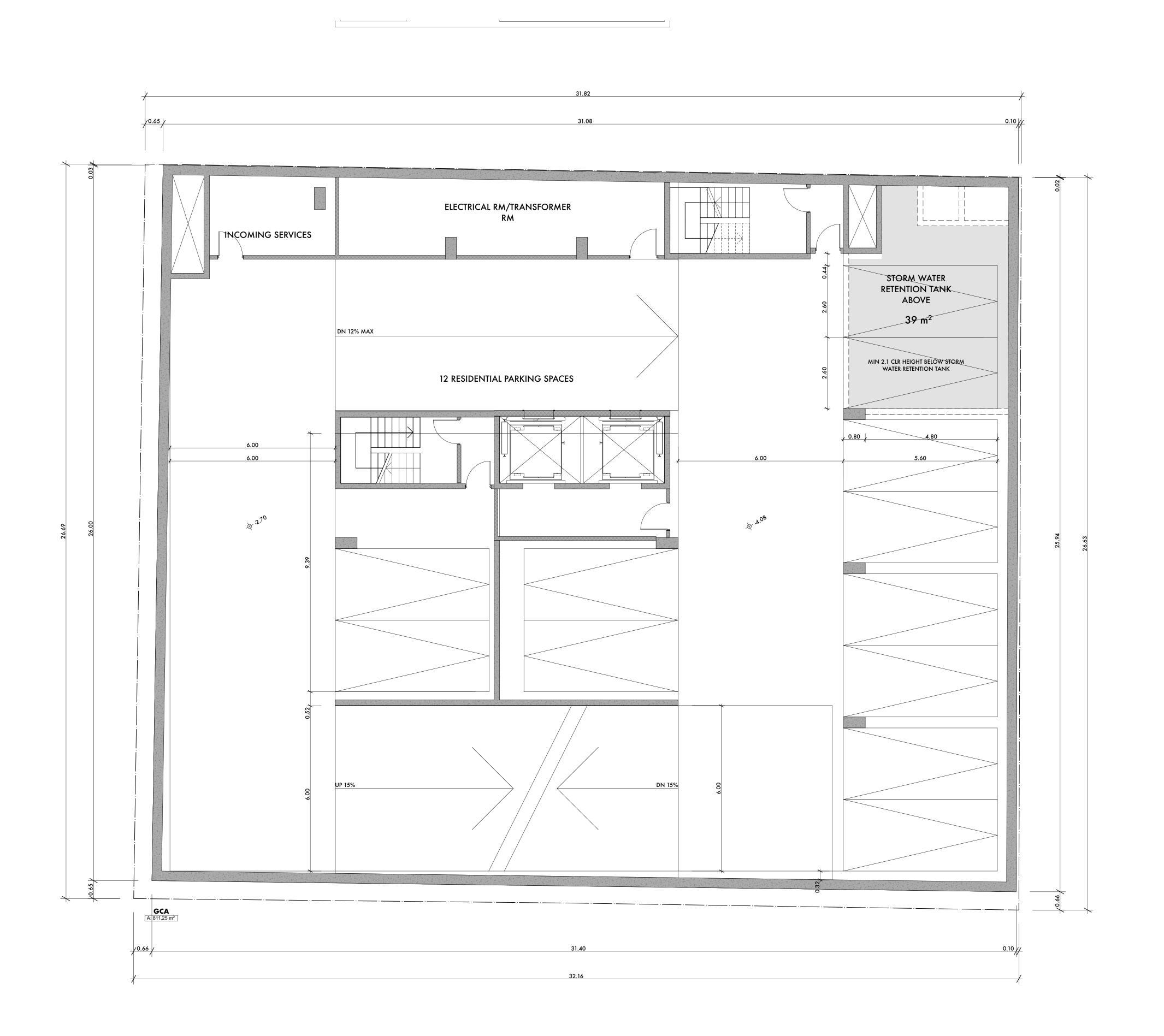
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P2

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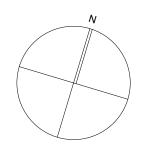
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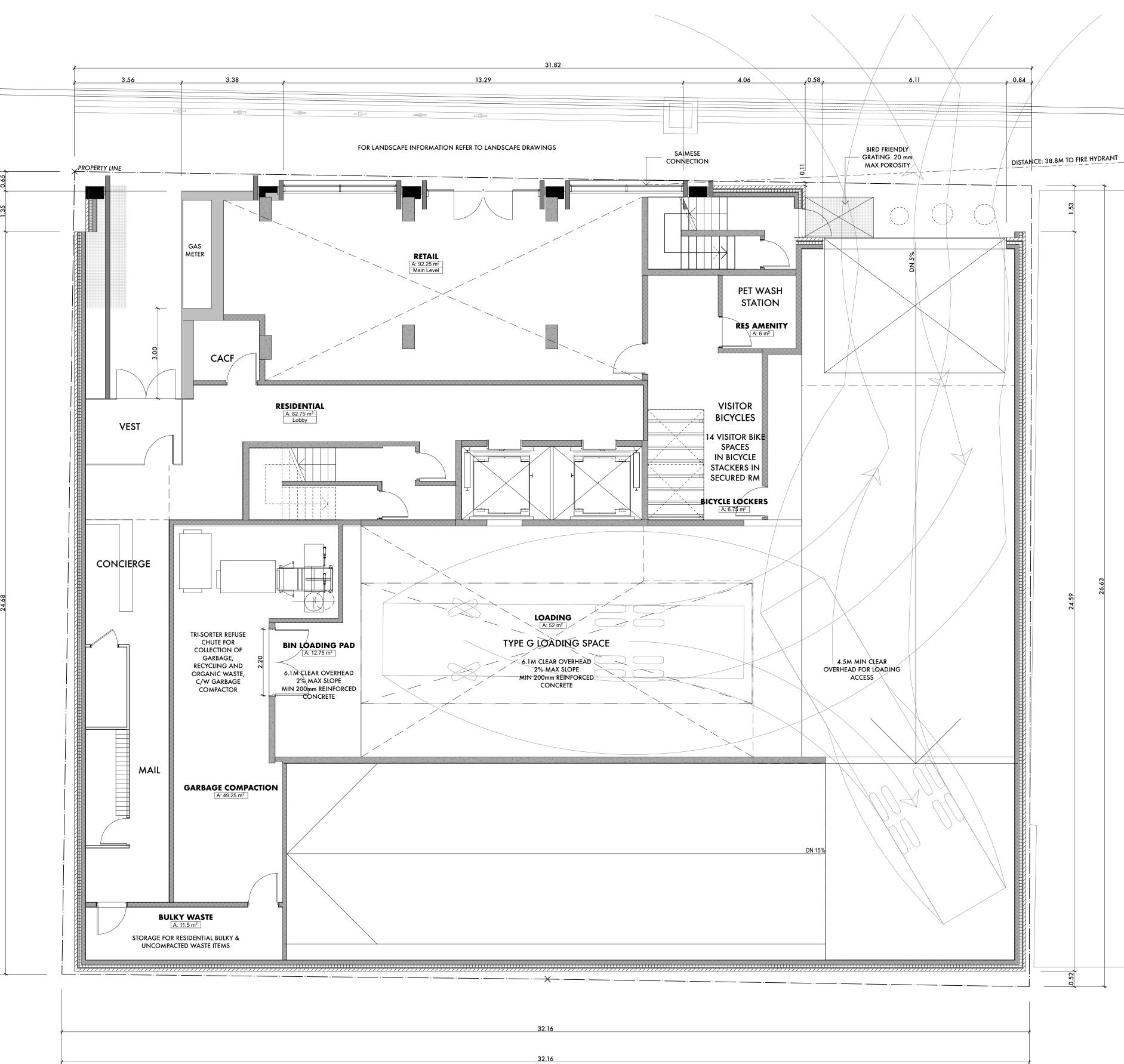
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P1

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LOADING NOTES:

ALL ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES WILL BE LEVEL (+/- 8%), HAVE A MIN VERTICAL CLEARANCE OF 4.4M AND MIN 4.5M WIDTH THROUGHOUT.

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

THE NON-RESIDENTIAL COMPONENT WILL SHARE THE USE OF THE TYPE G LOADING SPACE AND IT WILL ONLY SCHEDULE THE USE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT

THE RETAIL COMPONENT IS INELIGIBLE FOR CITY OF TORONTO COLLECTION. THE OWNER MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL WASTE MATERIALS SEPARATELY FROM THE RESIDENTIAL COMPONENT. COLLECTION OF WASTE WILL BE IN ACCORDANCE WITH CHAPTER 841, SOLID WASTE OF THE MUNICIPAL CODE.

BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE AND WILL BE LABELLED "RETAIL WASTE ONLY"

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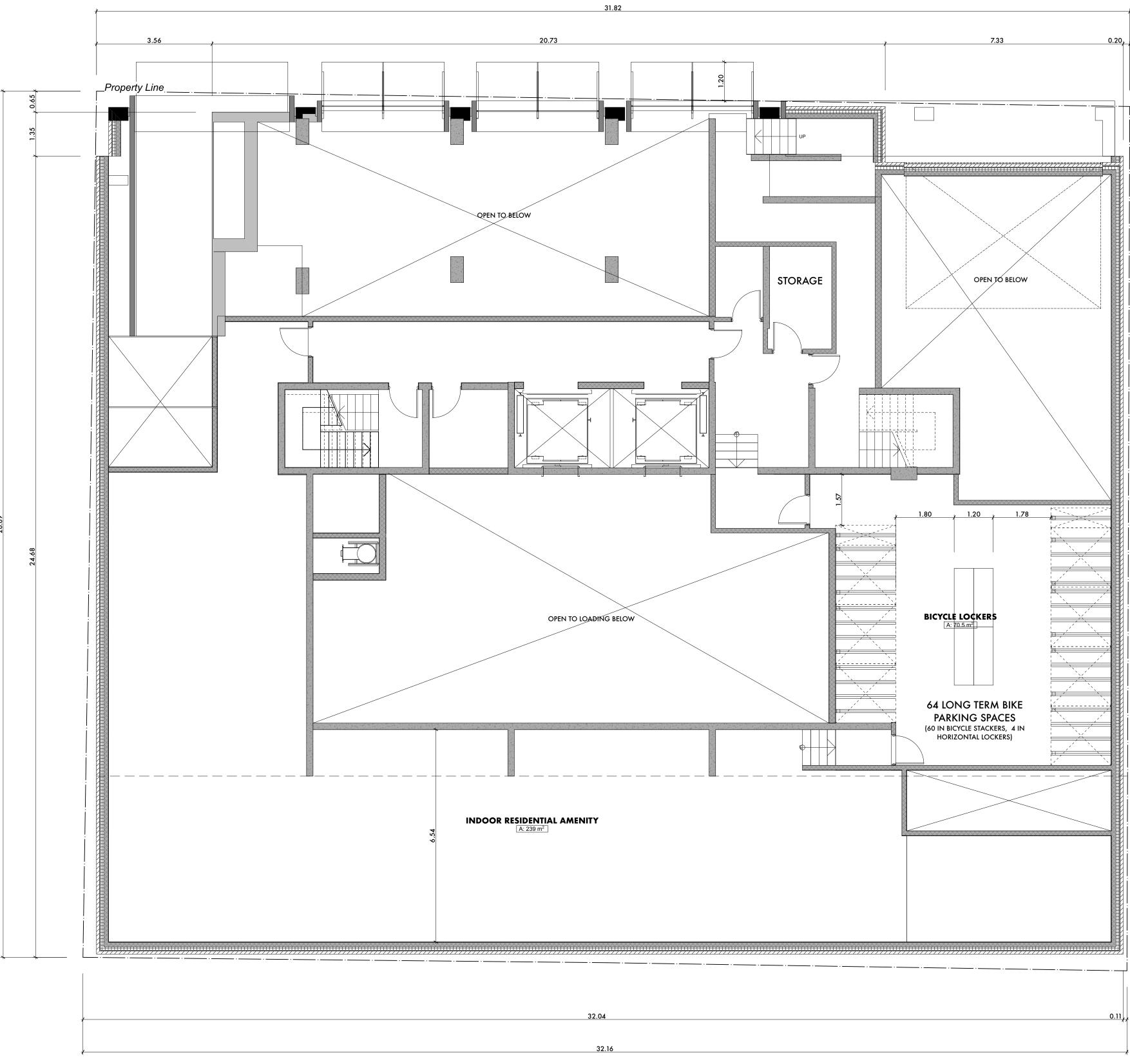
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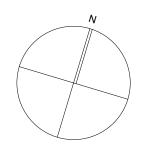
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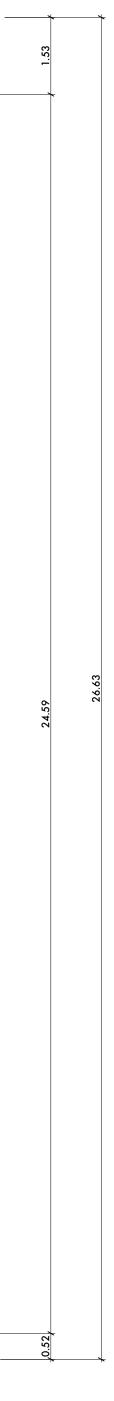
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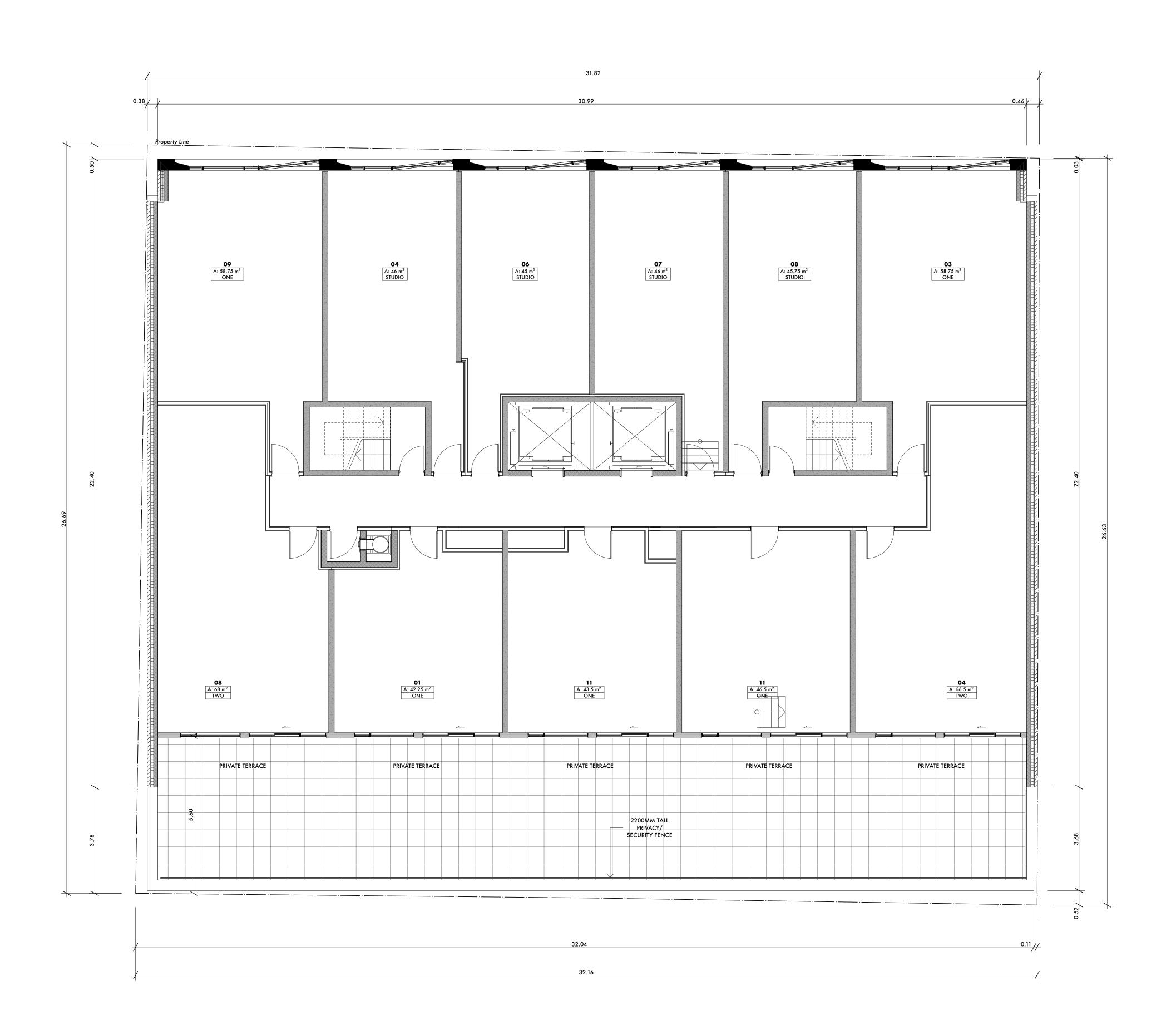
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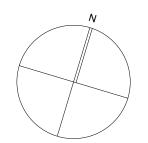
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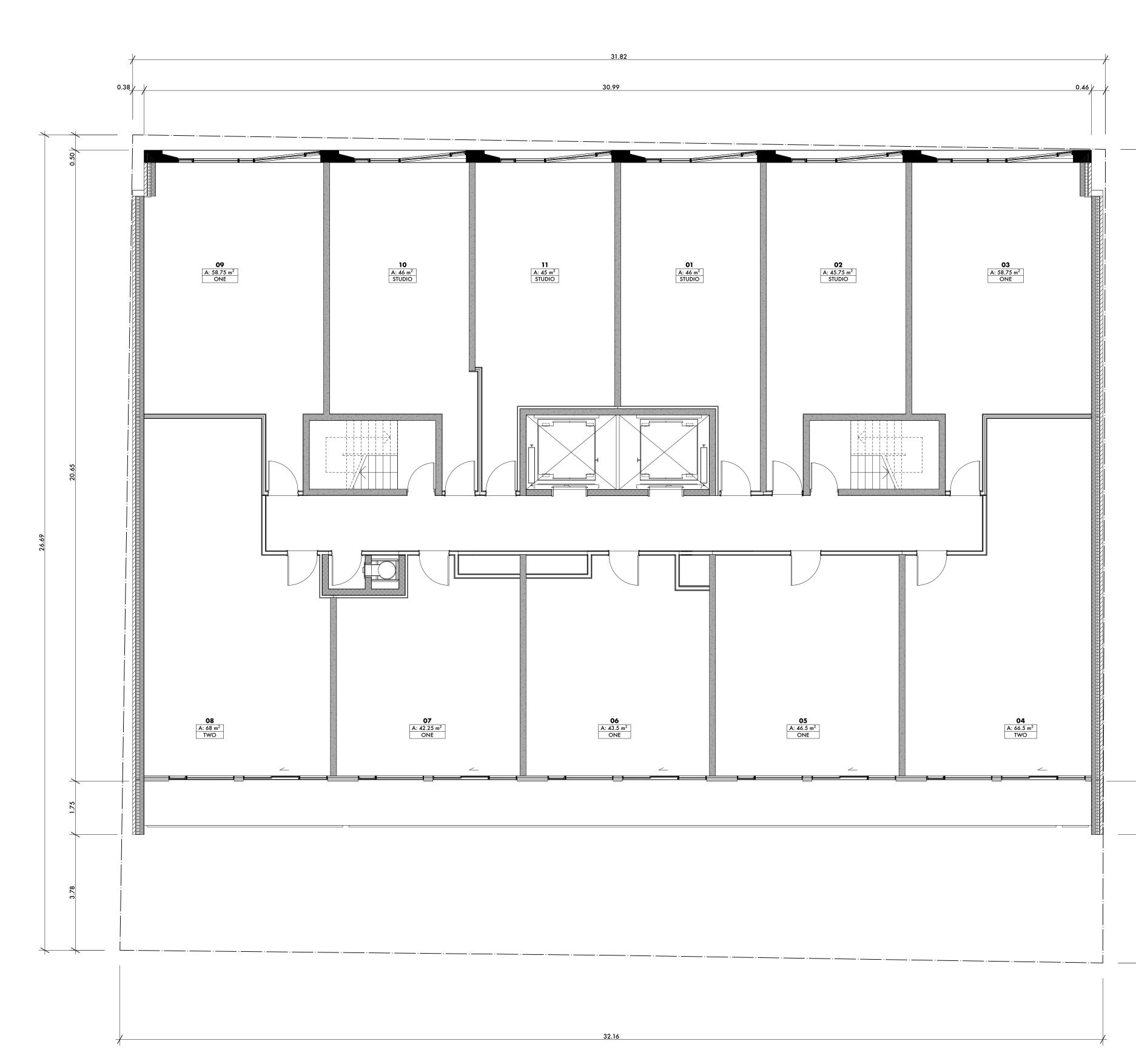
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Levels 3

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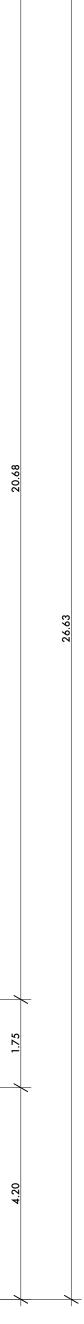
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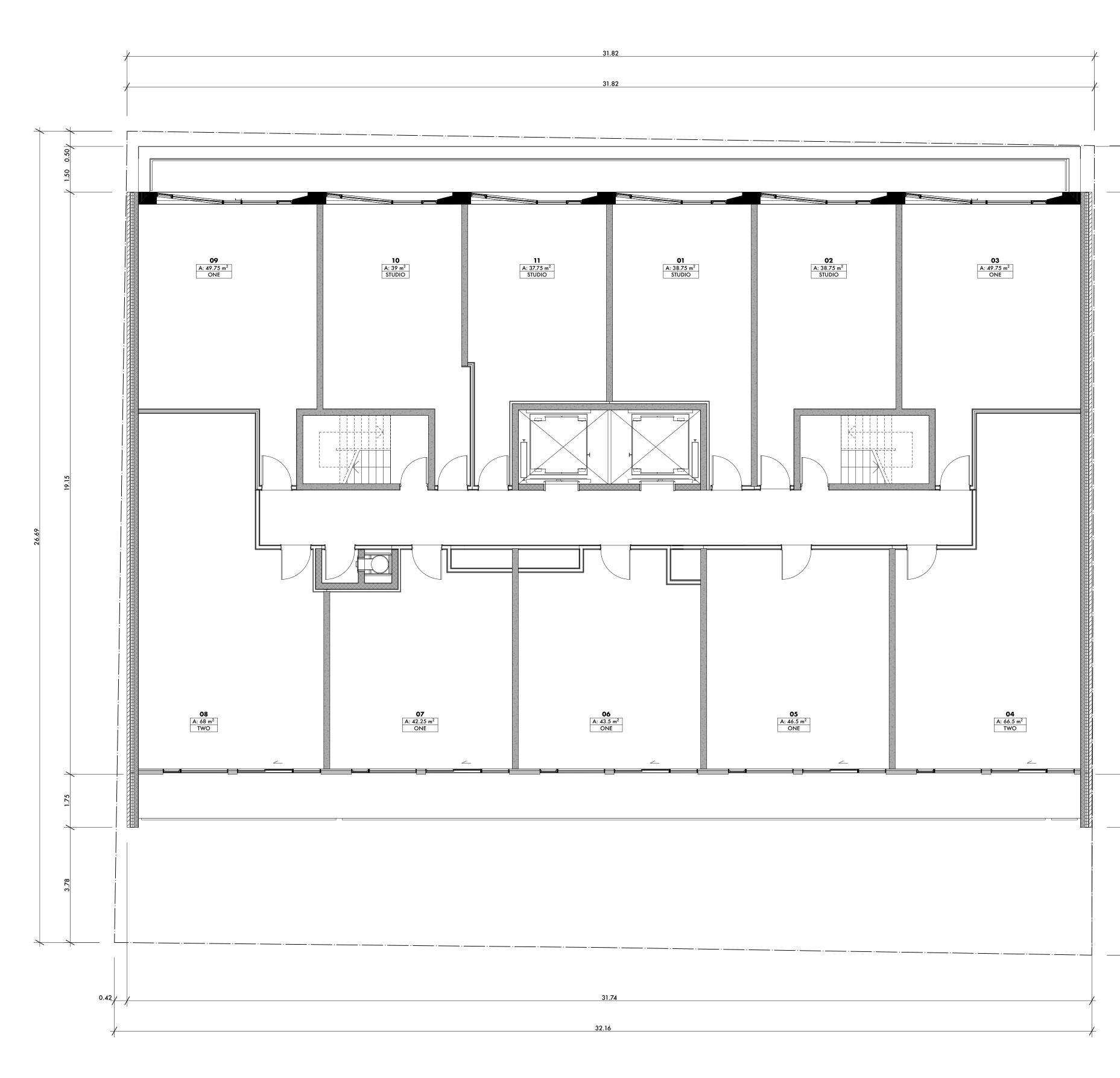
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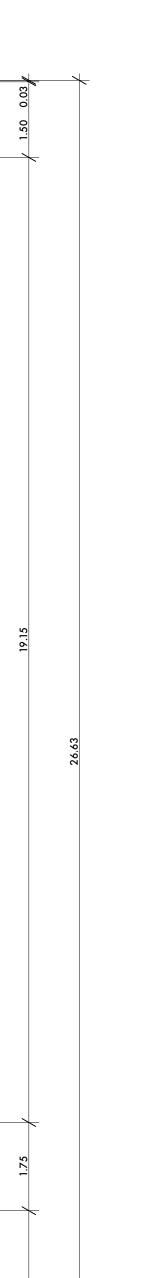
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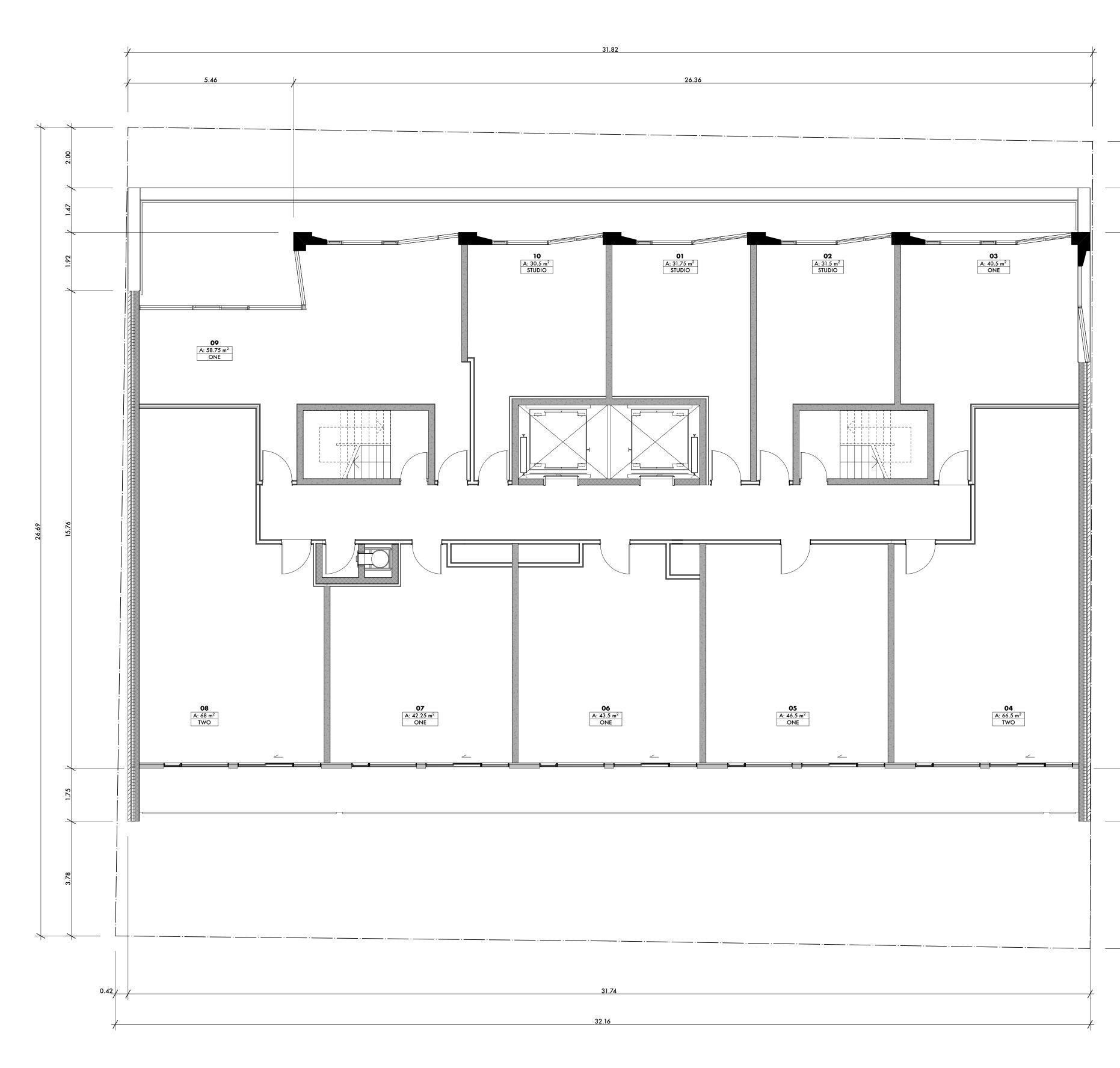
LEVELS 9-11

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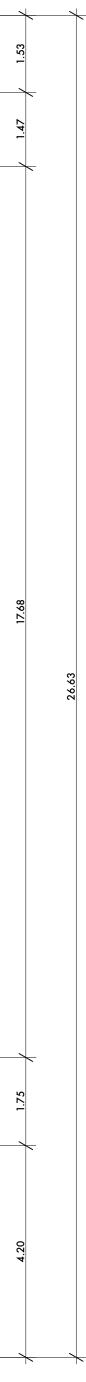
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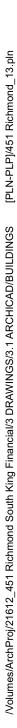
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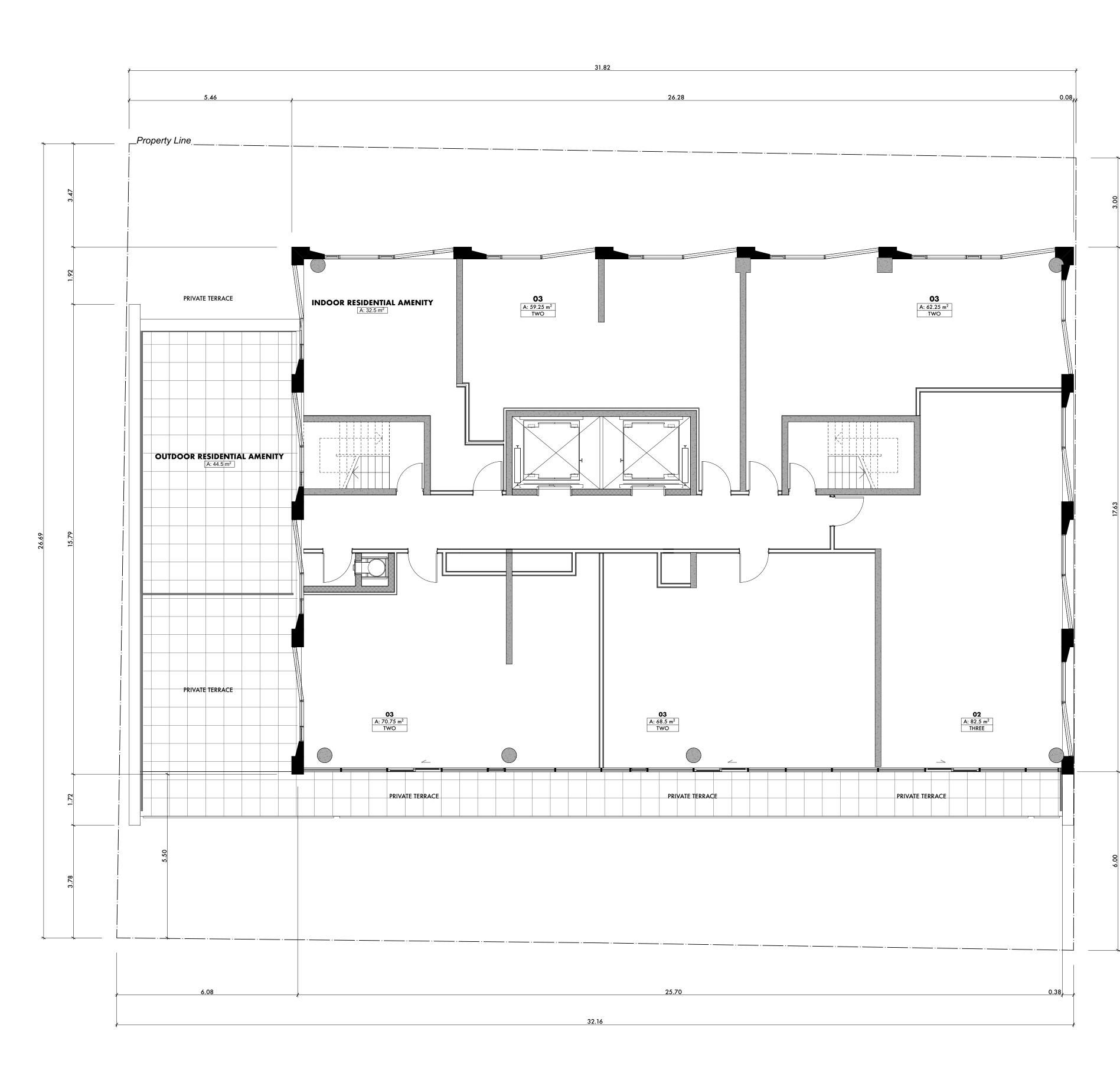
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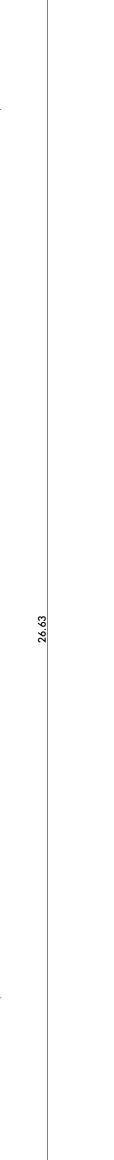
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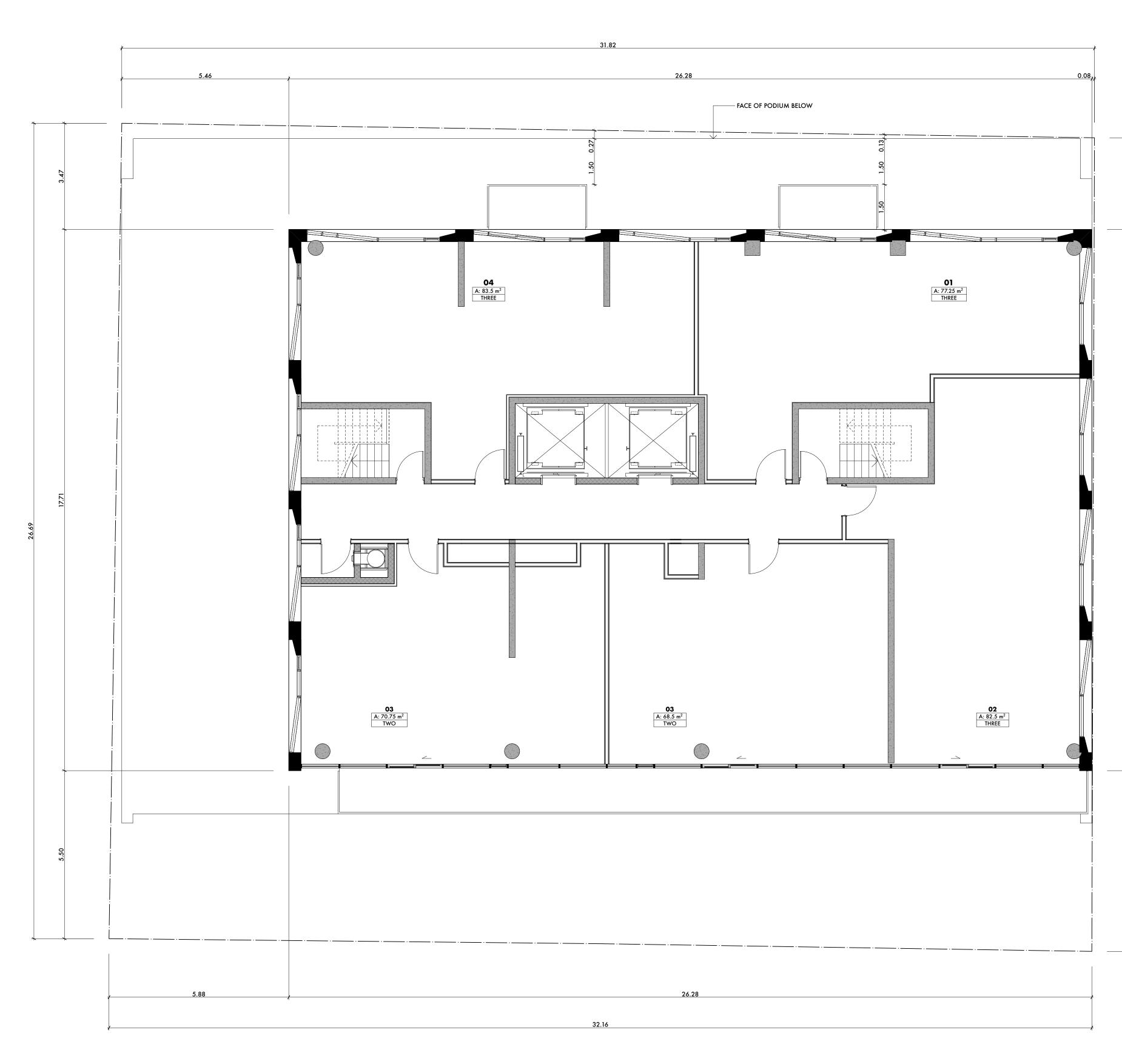
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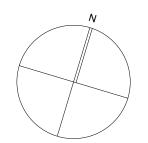
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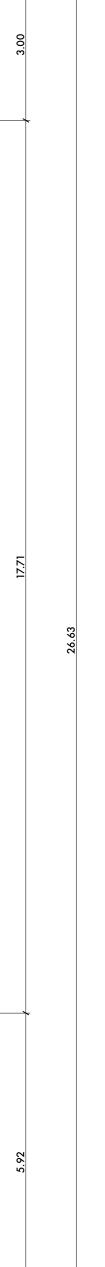


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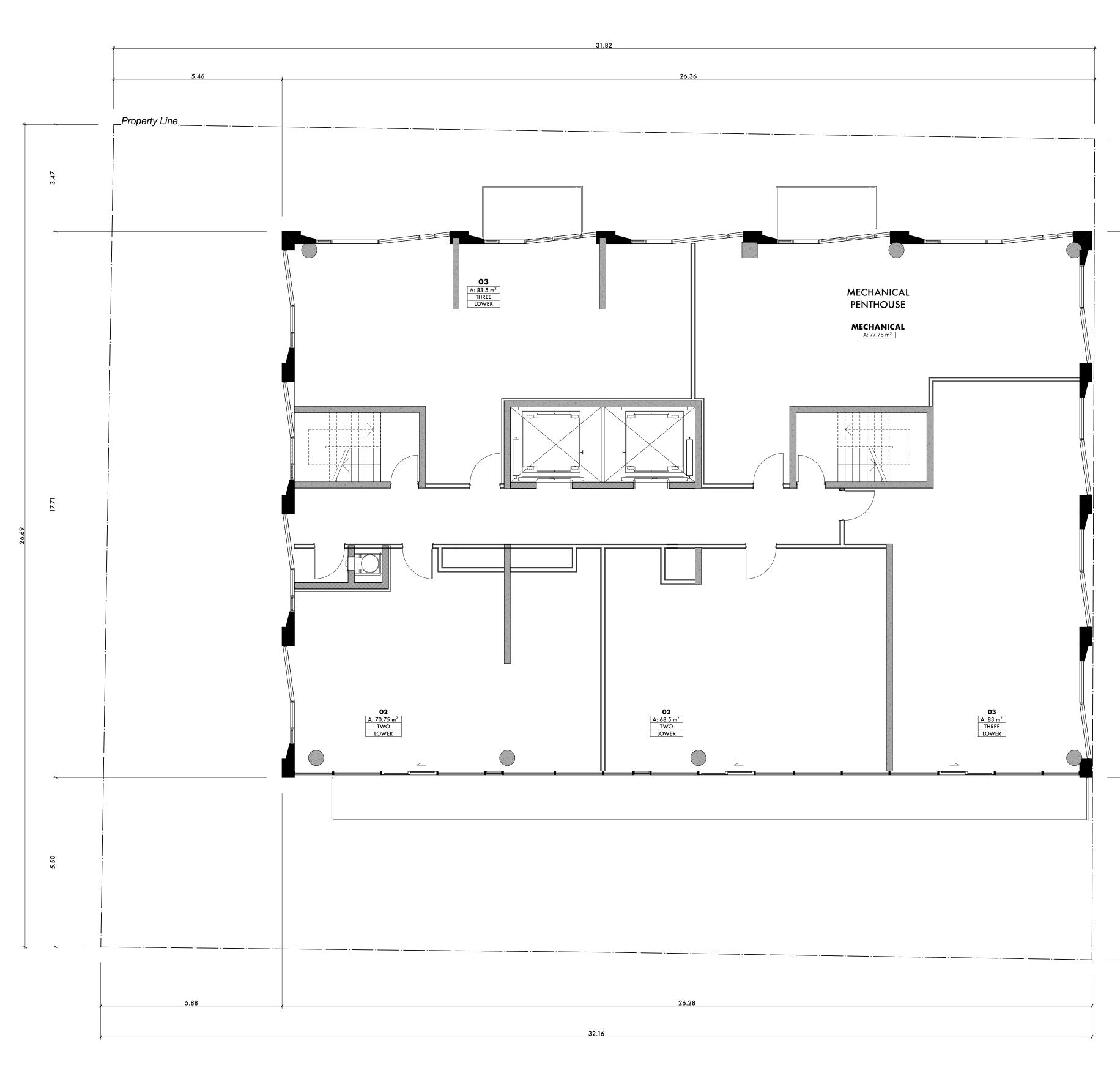
Levels 14-17

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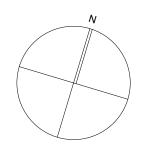
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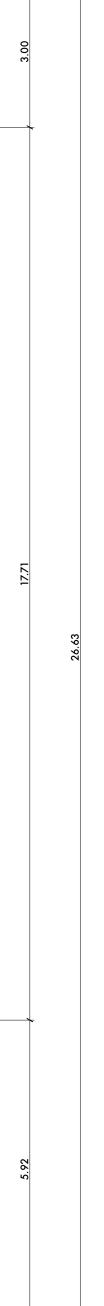


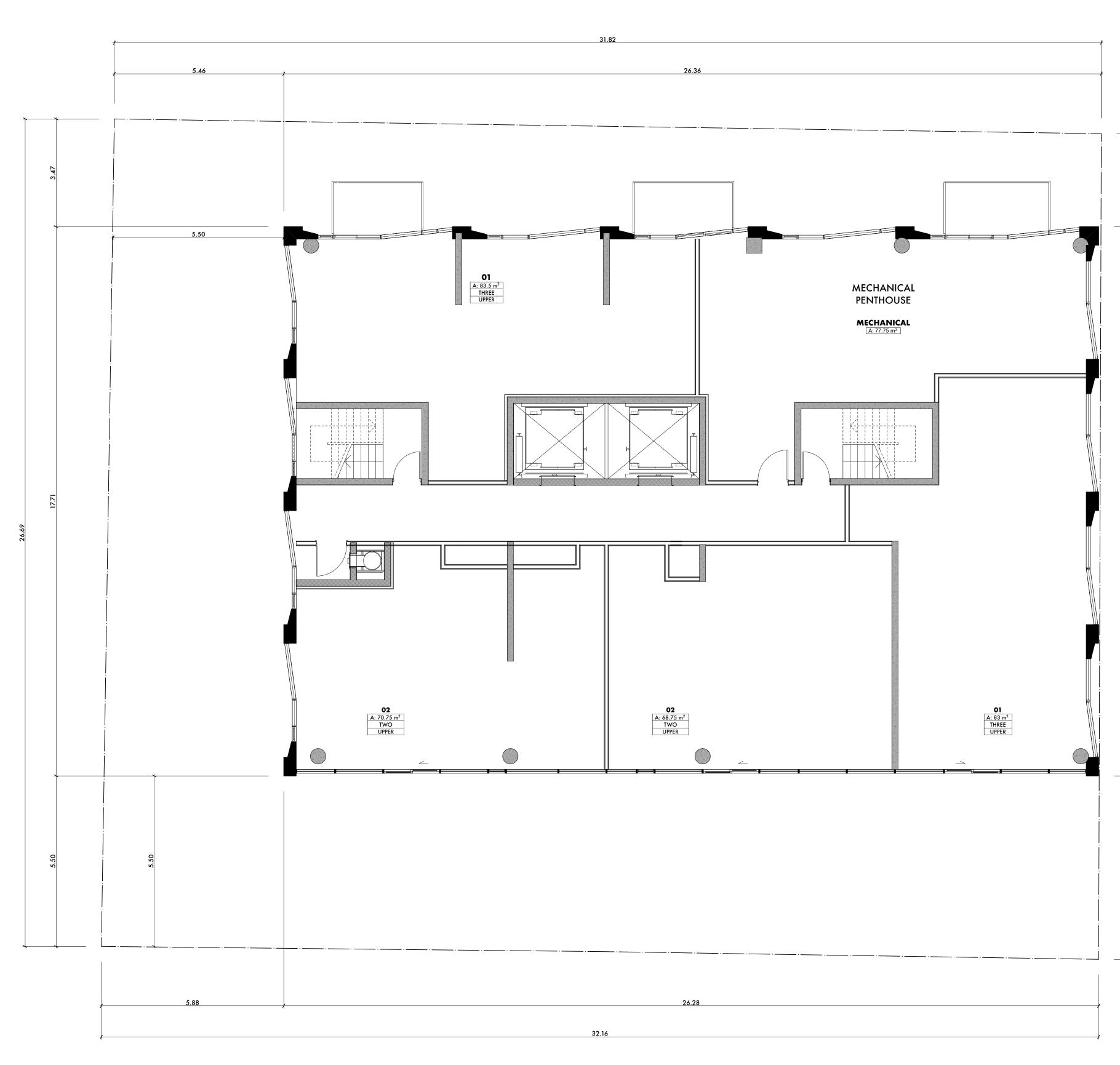
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Levels 18

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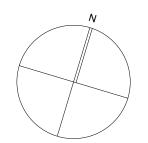
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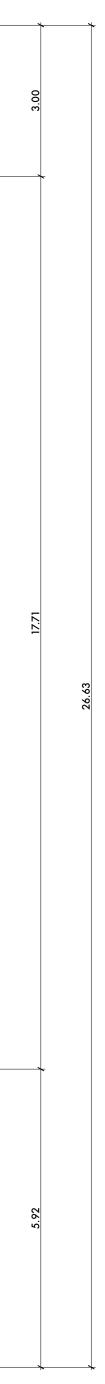
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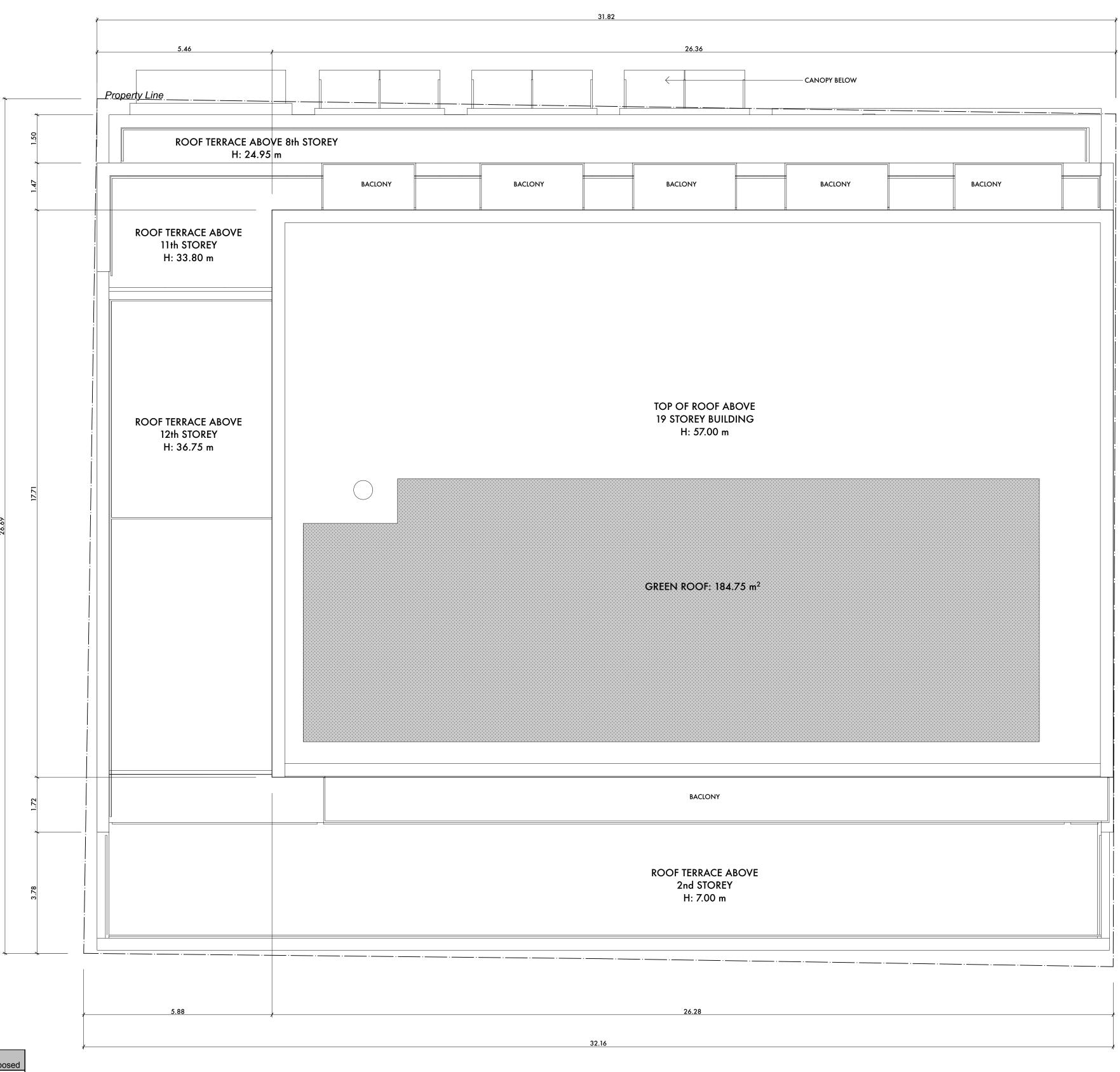
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Level 19

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Green Roof Statistics

Available Roof Space Calculation		
		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		11076
Total Roof Area (m ²)		823.75
Area of Residential Private Terraces (m ²)		339.75
Rooftop Outdoor Amenity Space, if in a Residential Building ((m ²)	23.25
Area of Renewable Energy Devices (m ²)		N/A
Tower (s)Roof Area with floor plate less than 750 m ²		N/A
Total Available Roof Space (m ²)		460.75
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	184.3	184.75
Coverage of Available Roof Space (%)	40	40

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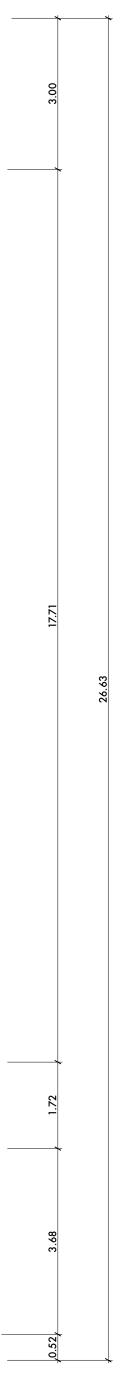
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Roof Plan

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NORTH Elevation

SCALE: 1:150



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NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	12/15/2016
2	ISSUED FOR LPAT	04/09/2019
3		
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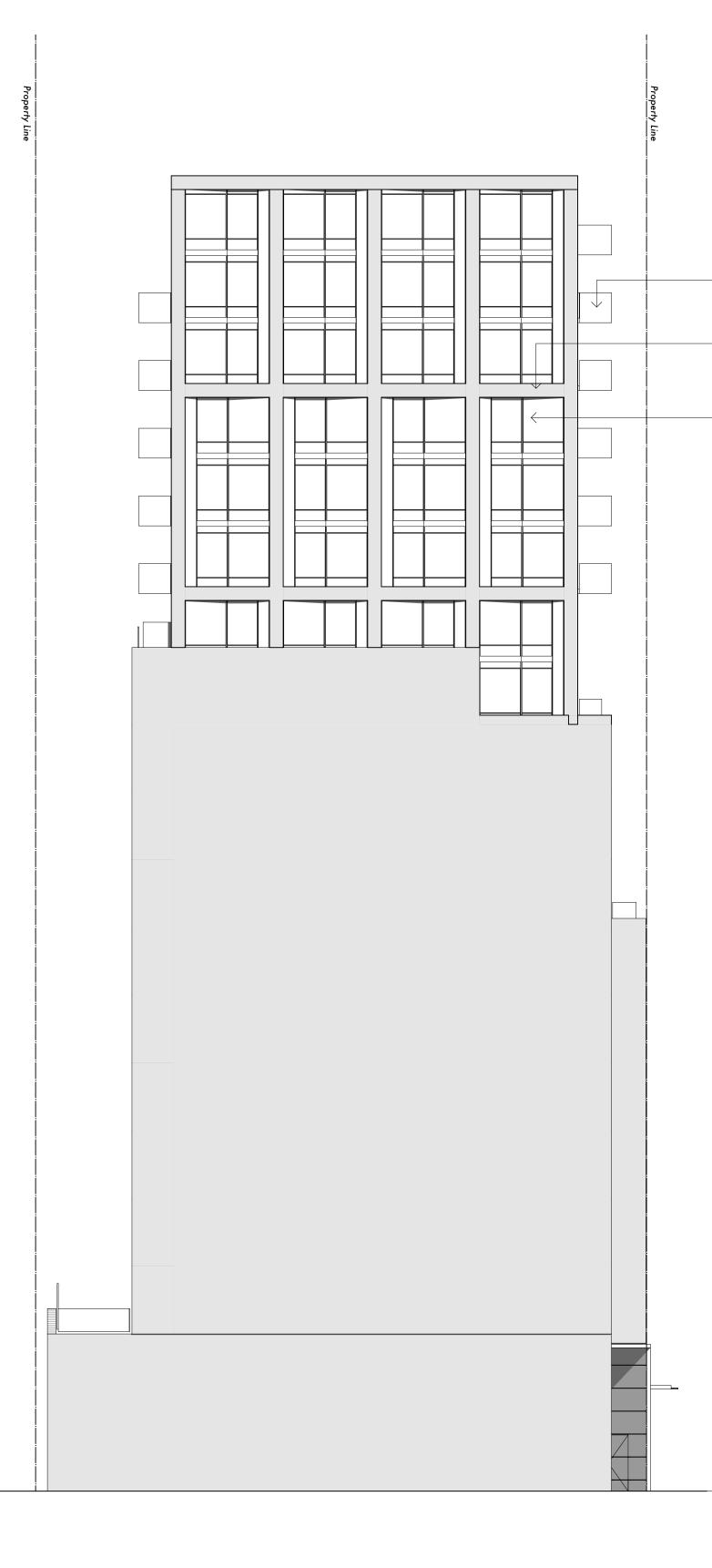
451-457 RICHMOND STREET WEST

457 RICHMOND STREET WEST LIMITED

North Elevation

1:150





EAST Elevation SCALE: 1:150

Roof				
<u></u>				
GLAZED BALCONY GUARD,TYP		[]		
MASONRY CLADDING, TYP				
GLAZED WINDOW WALL SYSTEM, TYP		\wedge		<
L16				
L15				
L14		\wedge		
		\bigwedge		
L13				-
L12				
L11				
L10				
<u>L9</u>				
L8				╡
L7				
<u>L6</u>				
<u></u>				
L4				
L3				
٤2				
Ground Flr GRADE = 90.95m				

SOUTH Elevation SCALE: 1:150

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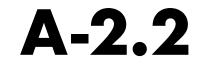
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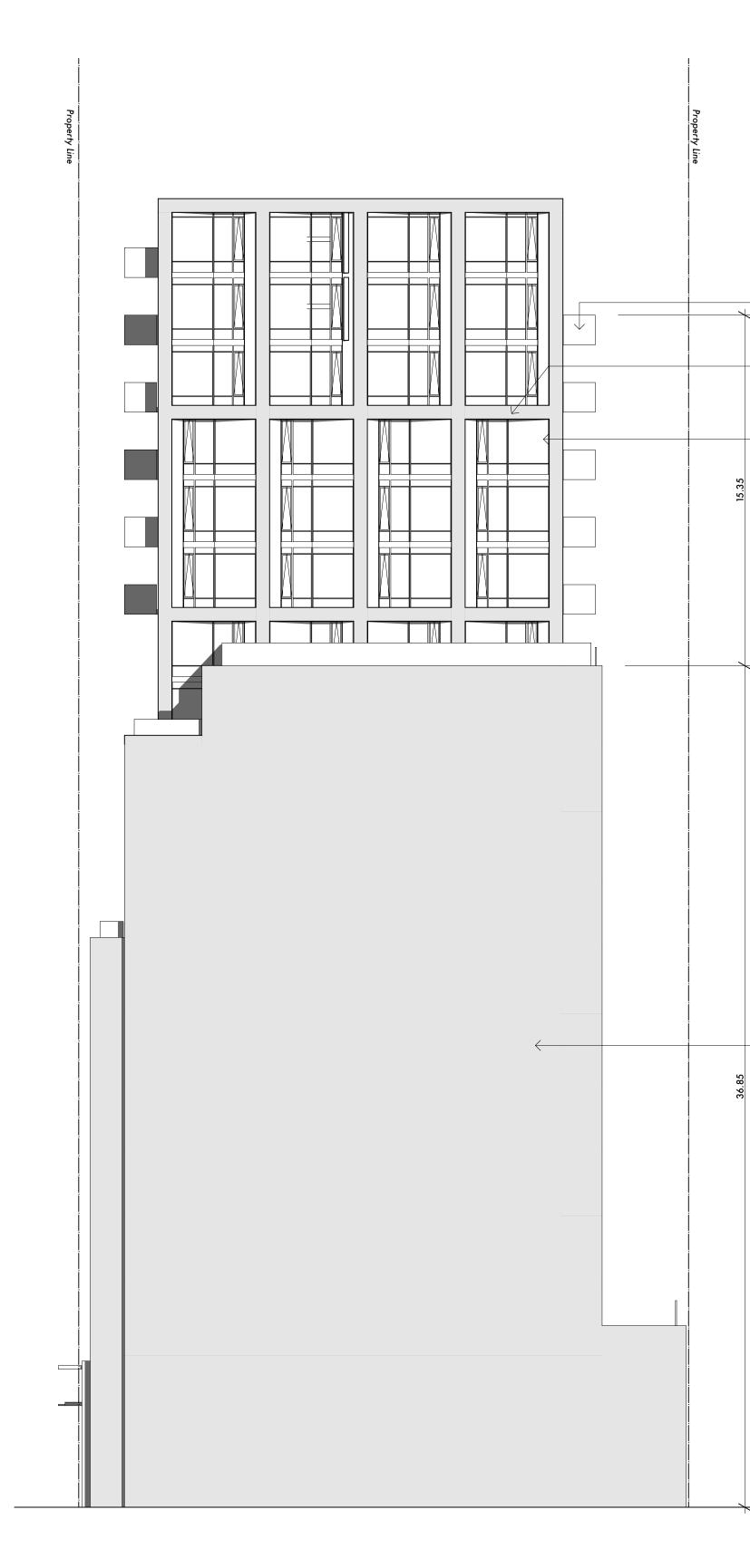
East & South Elevations

1:150

2016-12-15



Roof PREFINISHED ALUM - TOP HAT SLAB COVER, TYP L19 OBSCURE GLAZED - BALCONY GUARD, TYP FOR SOUTH ELEVATION L18 L17 GLAZED WINDOW WALL SYSTEM, TYP L16 L15 L14 L13 L12 GLAZED WINDOW WALL SYSTEM, TYP L11 L10 – SPANDREL GLASS, TYP L7 _GLAZED WINDOW WALL SYSTEM, TYP L6 L5 L4 PRIVACY/SECURITY FENCE L3 L2 Ground Flr GRADE = 90.95m





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L19	© architectsA	lliance, 2016	
	NO	ISSUANCE	DATE
OBSCURE GLAZED BALCONY GUARD FOR	1	ISSUED FOR REZONING	12/15/2016
SOUTH ELEVATION, TYP	2	ISSUED FOR LPAT	04/09/2019
L18	3		
	4		
MASONRY FRAME, TYP	5		
	6		
L17	7		
	8		
GLAZED WINDOW WALL SYSTEM, TYP	9		
L16			

L15

Roof

L14

L13

L12

L11

L10

L9

L8 - MASONRY CLADDING

L7 L6

L5

L4

L3

L2

Ground Flr Grade = 90.95m

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West Elevation

1:150

2016-12-15

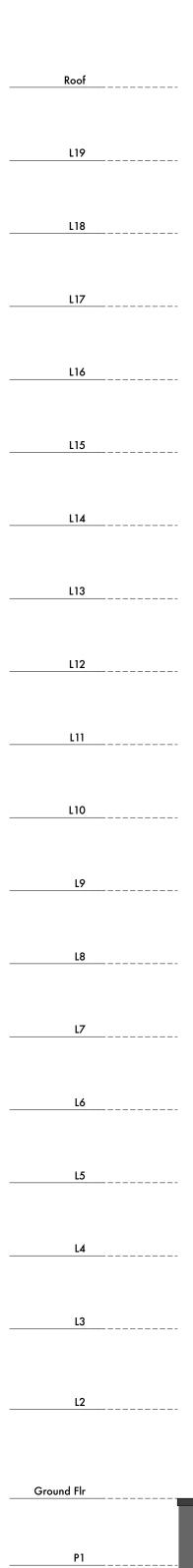




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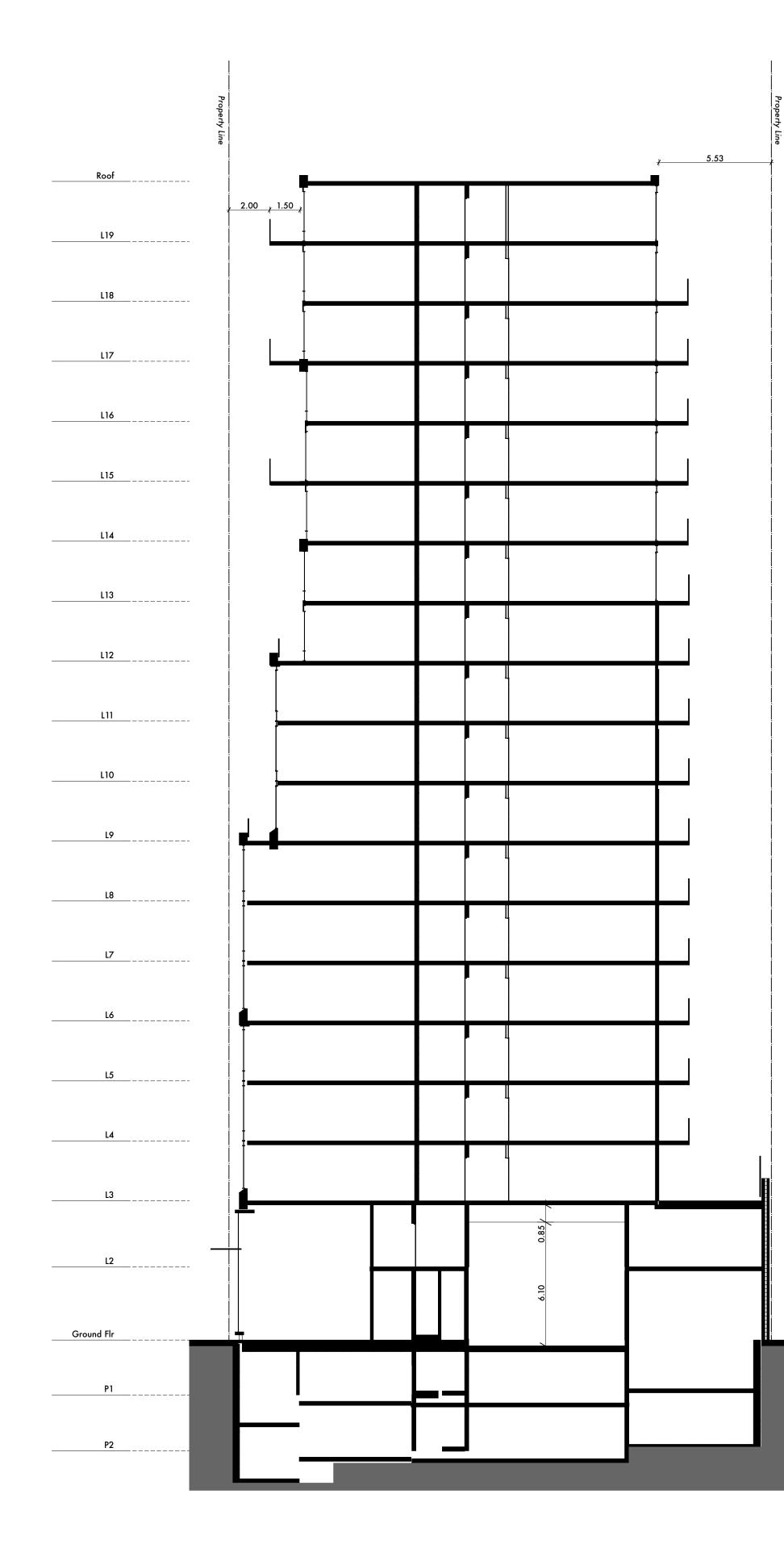
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Property Line			
Roof			¥5.59
L19			-
L18			_
L17			_
L16			_
L15			
L14			
L13			
L12			
L11			
L10			
L9			
L8			
L7			
L6			
L5			
L4			
L3			
L2	4.45		
Ground Flr			
P1			
P2			



E-W Section

SCALE: 1:150



N-S Section SCALE: 1:150

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Sections

1:150

2016-12-15



Roof -----L19 L18 L17 ----L16 L15 L14 L13 L12 L11 L10 L9 L8 L7 L5 L4 L3 L2 Ground Flr Grade = 90.95m P1 P2