

Visual Exhibits - City of Toronto

Address: 451-457 Richmond Street West

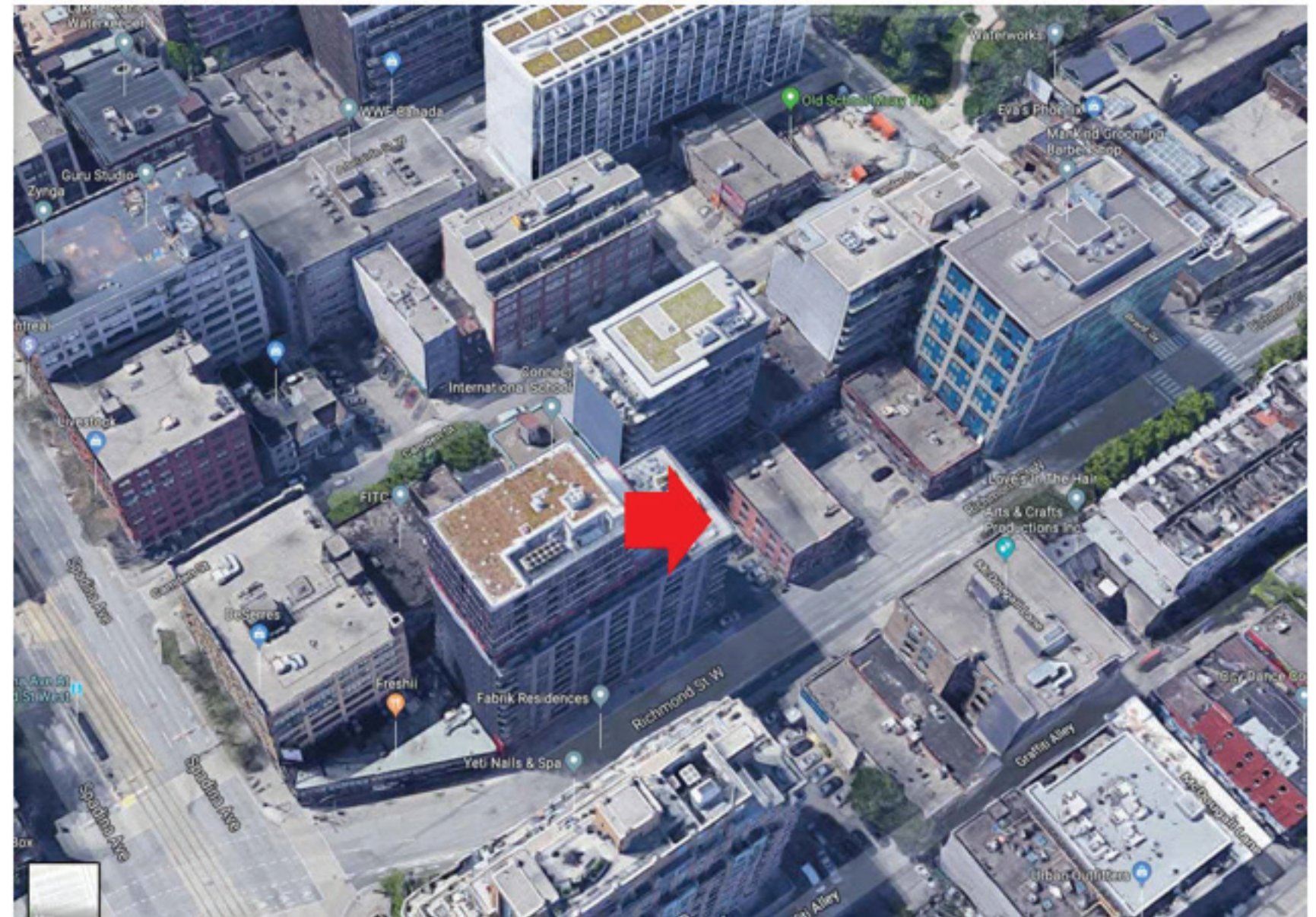
Date: May 27, 2019

LPAT Case No: PL170832

457 RICHMOND STREET WEST: HERITAGE

Location of property: south side
of Richmond Street West
between Spadina Avenue (east)
and Brant Street (west)

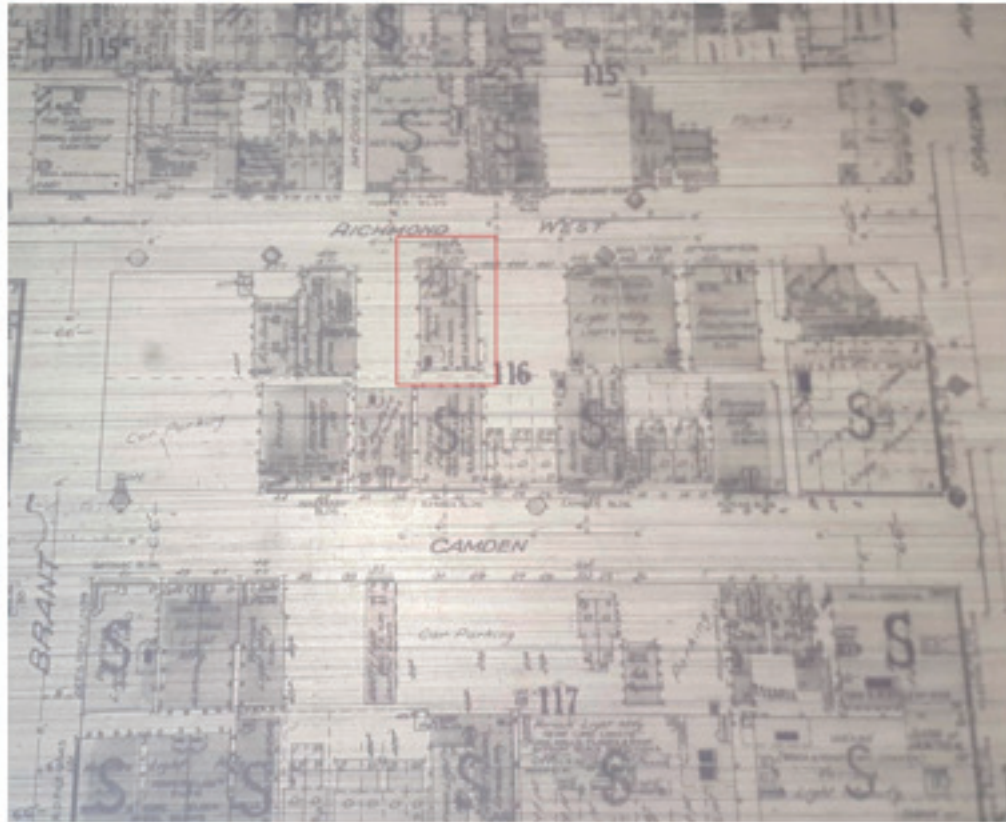
(this image is aligned with north
on the bottom)



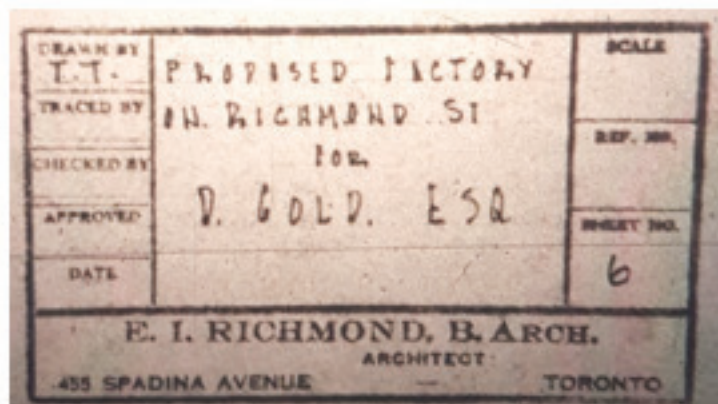
457 RICHMOND STREET WEST: CURRENT PHOTOGRAPHS



457 RICHMOND STREET WEST: ARCHIVAL IMAGES



Underwriters' Survey Bureau Atlas, 1964



City of Toronto Building Records



Archival photograph, 1973 (City of Toronto Archives)

RICHMOND STREET WEST: CONTEXT AND HERITAGE PROPERTIES



View west from Spadina Avenue



South side with
457-471 Richmond



View east from
Brant Street

RICHMOND STREET WEST: CONTEXT AND HERITAGE PROPERTIES



Row Houses at 474-478 Richmond (left) and Warehouse at 460 Richmond (right)



Archival photographs of 460-478 Richmond

CAMDEN STREET: CONTEXT AND HERITAGE PROPERTIES



View west on Camden Street from Spadina Avenue

Below: aerial view of Camden Street (right) with the adjoining property at 457 Richmond (arrow)



CAMDEN STREET: CONTEXT AND HERITAGE PROPERTIES



View west (above) and east (left) on Camden Street with the heritage properties at 8, 12, 18 and 20 Camden on the north side of the street (from east to west)

CAMDEN STREET: CONTEXT AND HERITAGE PROPERTIES



From left to right (west to east): 20, 18, 12 and 8 Camden Street

CAMDEN STREET: CONTEXT AND HERITAGE PROPERTIES



40 Camden Street (left) near the west end of the street (the archival photograph on the right shows the warehouse prior to the removal of the neighbouring buildings)

CAMDEN STREET: CONTEXT AND HERITAGE PROPERTIES



Heritage properties on Camden Street, with 35 (right), 45 (below left) and 47 (below right)



View west along the south side of Camden Street toward Brant Street

487 ADELAIDE STREET WEST



Archival photograph (City of Toronto Archives)



Current photographs of 487 Adelaide Street West and the east entrance (above right)

Example of Heritage Building Conservation: 517 Wellington Street West

Whole buildings conserved
within new development.
Approved by City Council July
23, 2018.



Example of Heritage Building Conservation: 58 Atlantic Avenue



Whole building conserved within new development. Approved by City Council May 22, 2018.



Example of Heritage Building Conservation: King-Portland Centre – 602 King Street West

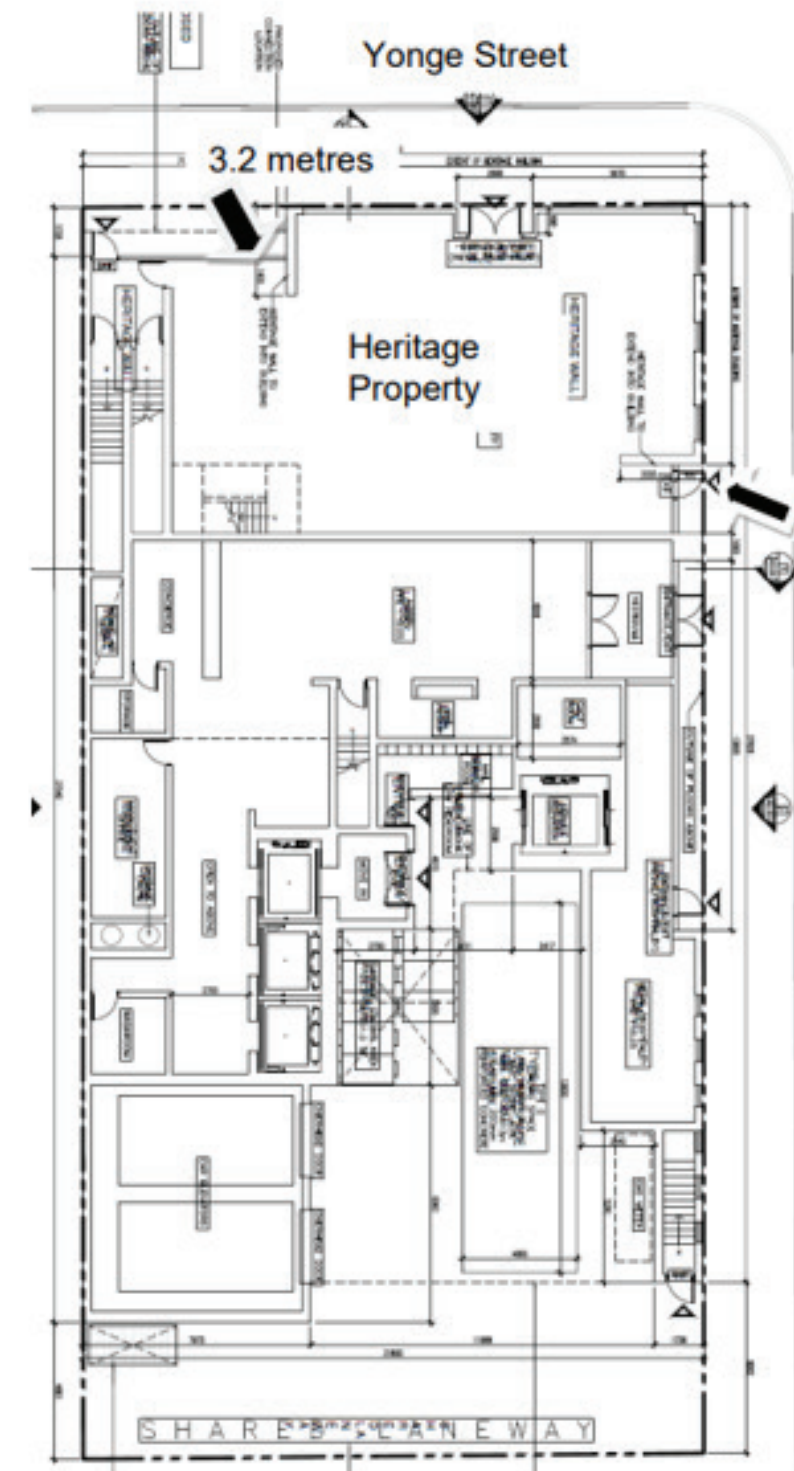
Whole building conserved
within new development.
Approved by City Council
July 7, 2015.



Example of Heritage Building Conservation: 771 Yonge Street

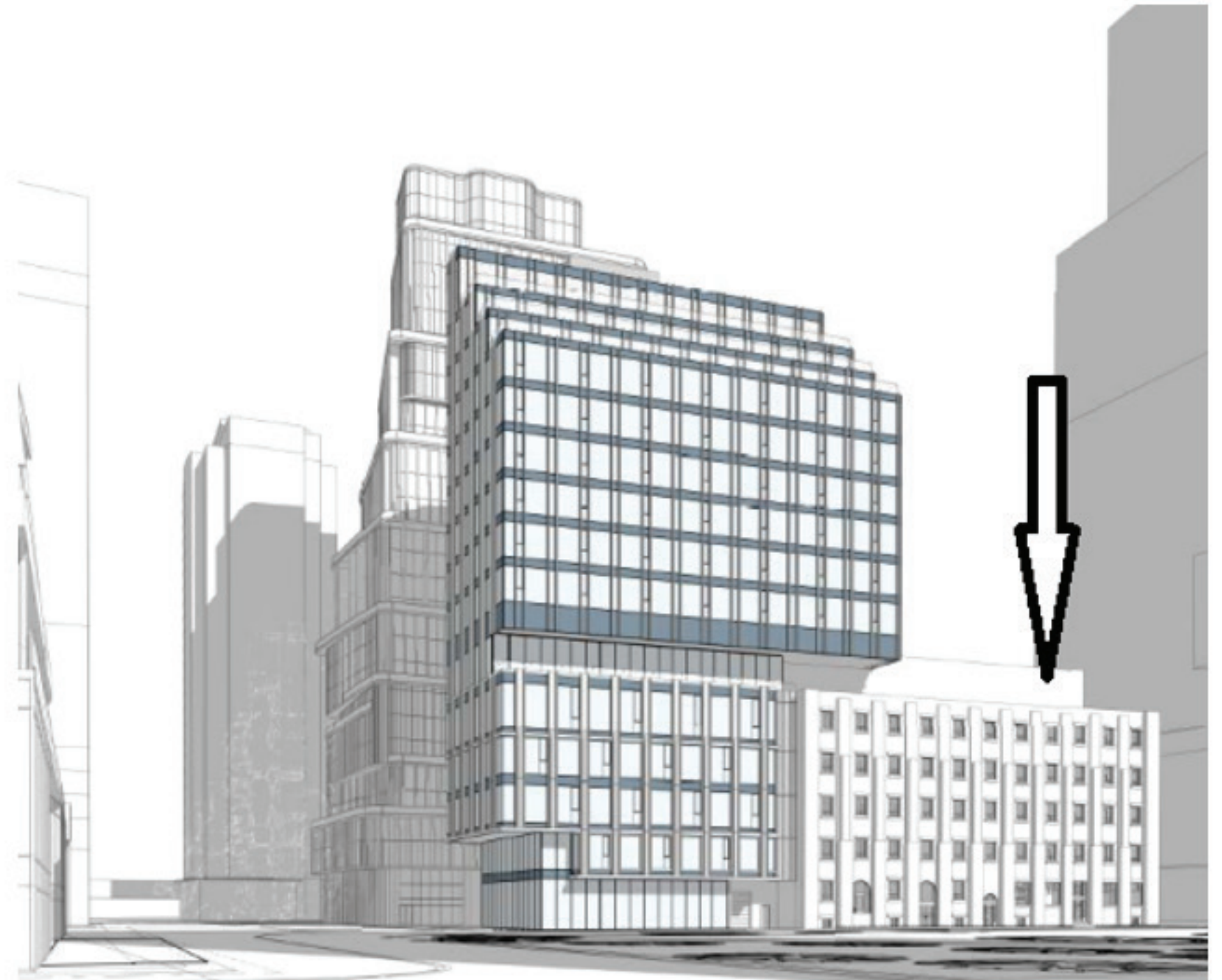


Building conserved within new development.
Approved by City Council January 31, 2018.



Example of Heritage Building Conservation: 49 Spadina Avenue

Building conserved within new
development. Approved by City
Council February 26, 2019.



King-Spadina HCD Public Meeting Presentation April 21, 2015

Image included in the presentation material showing subject property identified as contributing to the heritage value, character and integrity of the district.

CONTRIBUTING PROPERTIES



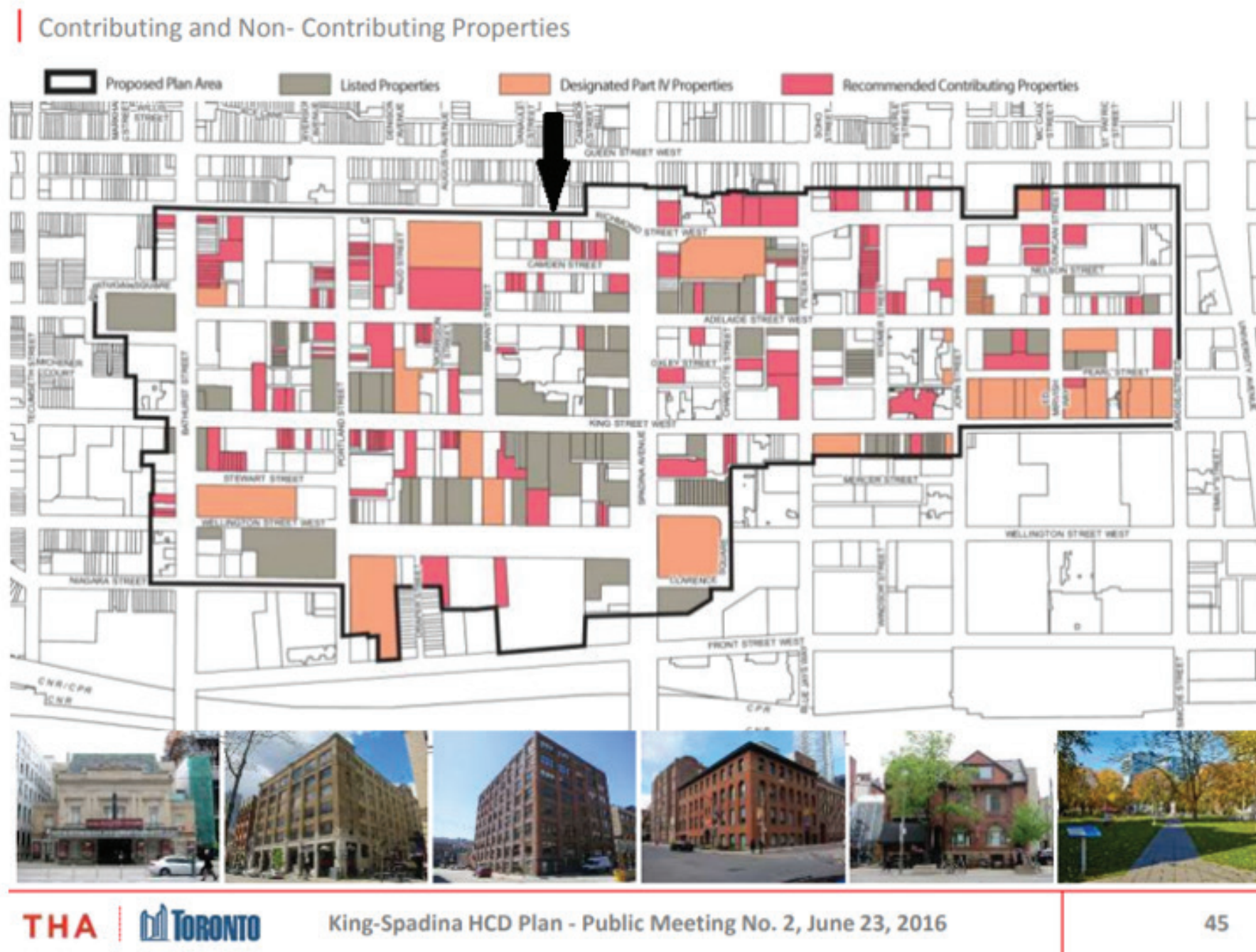
- Support the cultural heritage values, character and integrity of the district
- In the Commercial District these are:
 - Predominantly detached, multi-storey commercial buildings
 - Remnant residential buildings from the 19th century
 - Historic parks, lanes and mid-block connections
 - Major streets making places such as Spadina Ave., Wellington St. W. and King St. W



COMMUNITY CONSULTATION MEETING #1

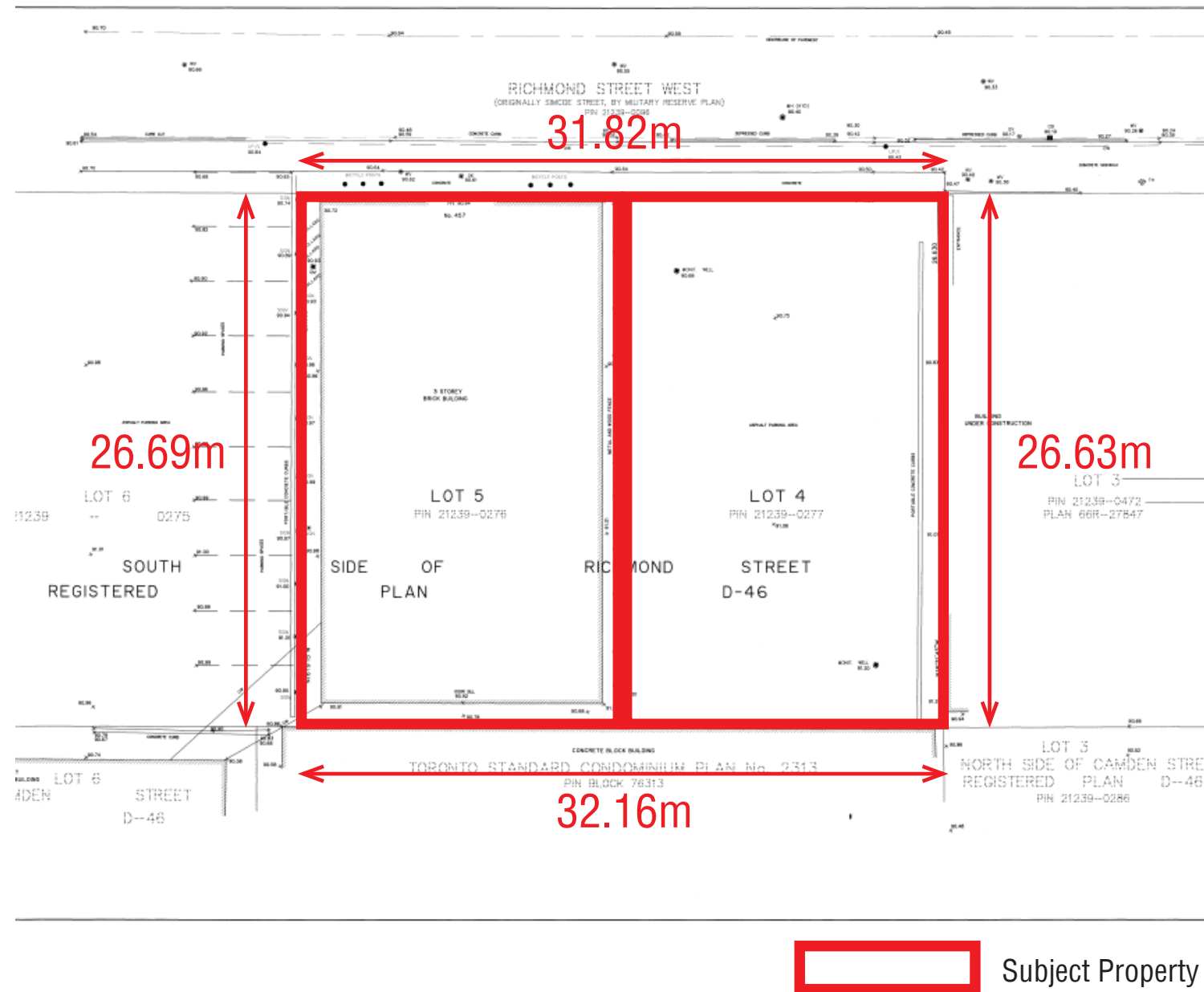
King-Spadina HCD Public Meeting Presentation June 23, 2016

Image included in the presentation material showing subject property identified as contributing to the heritage value, character and integrity of the district.



Urban Design Visual Evidence City of Toronto

451-457 Richmond Street West - Subject Property



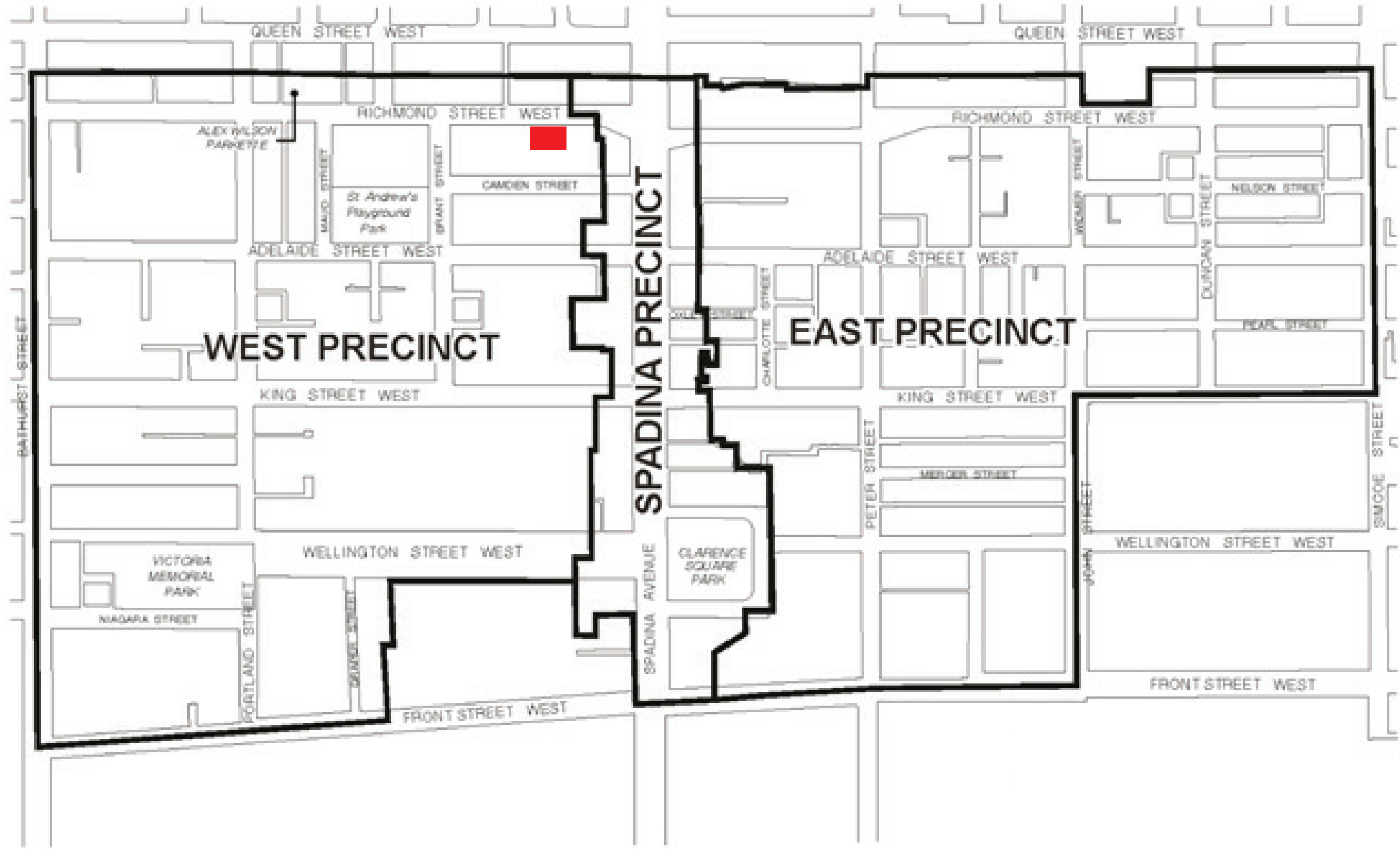
Subject Property



451 Richmond Street West

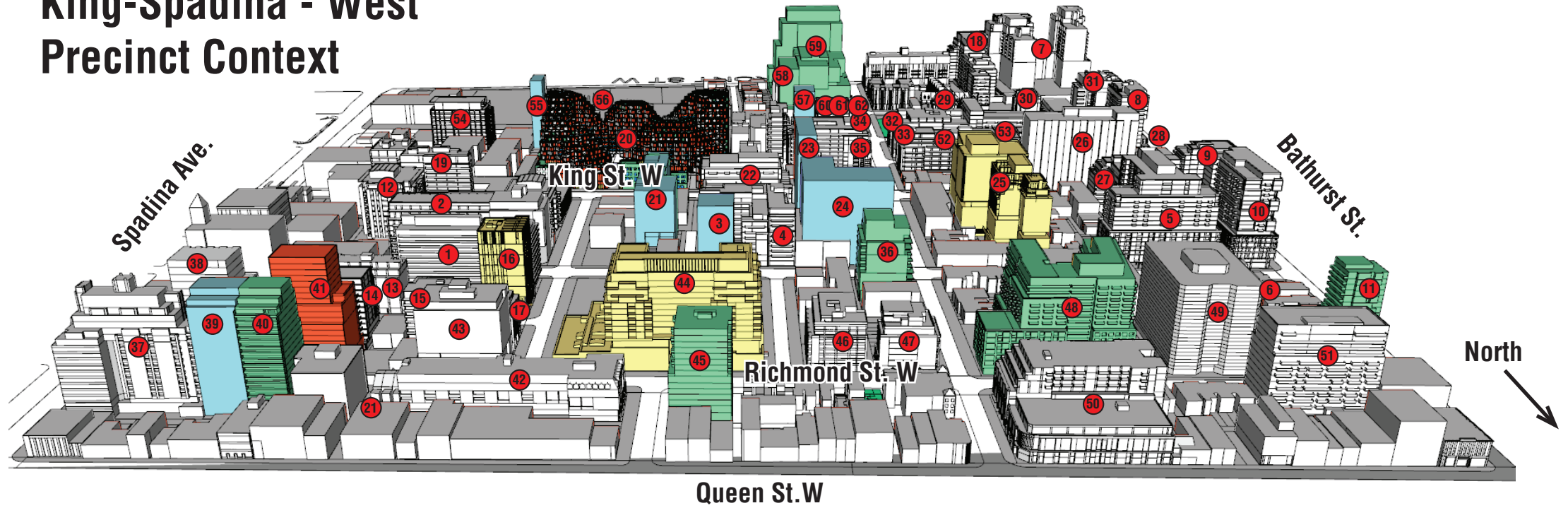


457 Richmond Street West



Address	Building Height (m)	Status
1 426-444 Adelaide St. W	35.6m	Constructed
2 399 Adelaide St. W	34.75m	Constructed
3 445-451 Adelaide St. W	45.0m	Under Appeal
4 461 Adelaide St. W	32.8m	Constructed
5 525 Adelaide St. W	50.5m	Constructed
6 552 Adelaide St. W	21.5m, 15.2m	Constructed
7 25-27 Bathurst St., 576-580 Front St. W	62.65m	Under Construction
8 51 Bathurst St, 550 Wellington St.	50.24m	Constructed
9 95 Bathurst St.	52.2m	Constructed
10 103-111 Bathurst St.	55.6m	Constructed
11 149 Bathurst St.	49.5m	OMB Settlement
12 19 & 23 Brant St.	29.9m, 36.6m	Constructed
13 29 Camden St.	26m	Constructed
14 32 Camden St.	35.4m	Constructed
15 42 Camden St.	28.7m	Constructed
16 49-51 Camden St.	45.0m	Under Construction
17 50 Camden St.	23.0m	Constructed
18 560 Front St. W	47.0m	Constructed
19 478-480 King St. W	41.0m	Constructed
20 489-539 King St. W	56.5m	OMB Settlement
21 544 King St. W	36.8m	Under Review
22 560-572 King St. W	26.7m, 34m	Constructed
23 578 King St. W	58.6m	Under Appeal
24 582 King St. W	26.0m, 51.0m	Under Appeal
25 602 King St. W, 505 Adelaide St. W	31.0, 58.8m	Under Construction
26 621 King St. W	48.45m	Constructed
27 650 King St. W	29.6m	Constructed
28 663 King St. W	58.0m	OMB Settlement
29 11 Niagara St.	14m	Constructed
30 20 Niagara St.	26.4m	Constructed
31 38 Niagara St.	36.5m	Constructed
32 50-60 Portland St.	25.2m	Constructed

King-Spadina - West Precinct Context

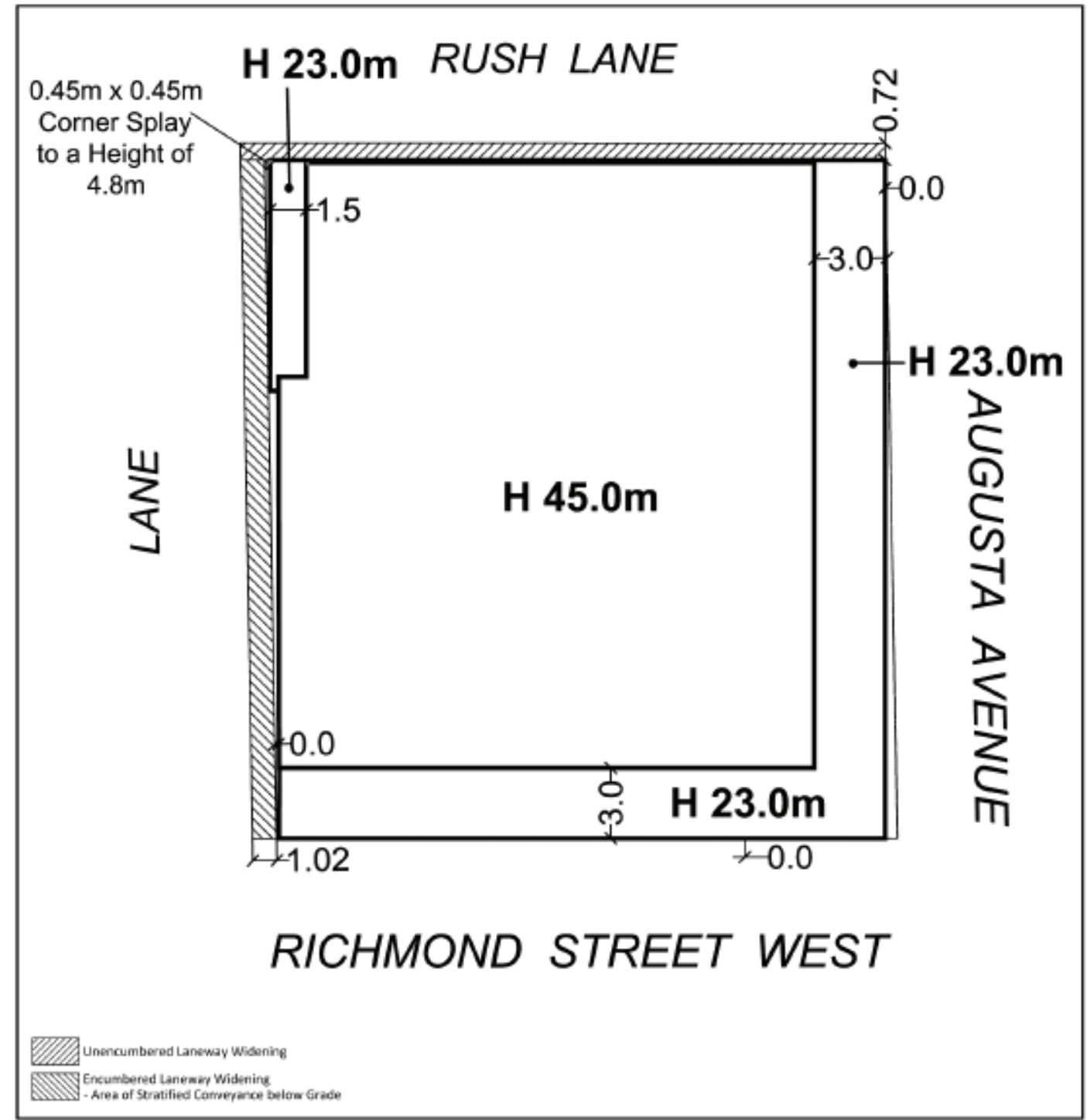


Address	Building Height (m)	Status
33 66 Portland St.	26.2m	Constructed
34 67 Portland St.	30.87m	Constructed
35 69-81 Portland St.	29.0m	Constructed
36 119-123 Portland St., 502 Adelaide St. W	45.0m	Council Approved
37 438 Richmond St. W	63.0m	Constructed
38 435 Richmond St. W	57.0m	Constructed
39 450 Richmond St. W		Under Review
40 452 Richmond St. W	61.1m	OMB Approved
41 451-457 Richmond St. W	57.0m	Subject Property
42 480-500 Richmond St. W	18.3m	Constructed
43 477 Richmond St. W	35.0m	Constructed
44 505 Richmond St. W	47.5m	Under Construction
45 520 Richmond St. W	45.0m	Council Approved
46 525 Richmond St. W	27.6m	Constructed
47 533 Richmond St. W	28.5m	Constructed
48 545-553 Richmond St. W	49.3m	OMB Settlement

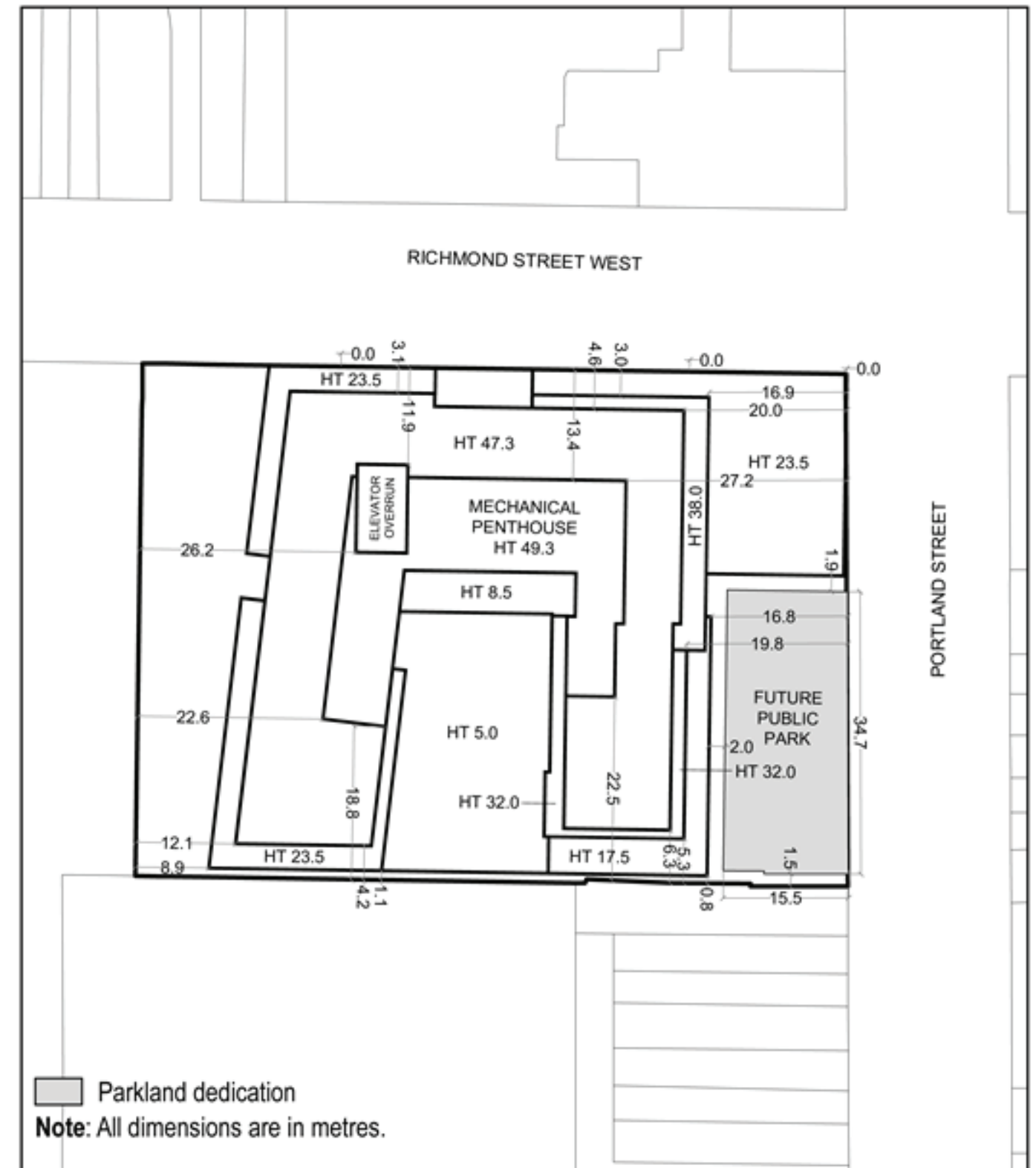
Address	Building Height (m)	Status
49 555 Richmond St. W	49.4m	Constructed
50 580 Richmond St. W, 156 Portland St., 585 Queen St. W	29.6m	Constructed
51 604-618 Richmond St. W	47.6m	Constructed
52 20 Stewart St.	26.5m	Constructed
53 32 Stewart St.	26.4m	Constructed
54 400 Wellington St. W	32.77m	Constructed
55 422 Wellington St. W	57.5m	Under Appeal
56 456 Wellington St. W	29.05m	Constructed
57 474-488 Wellington St. W	58.95m	Under Appeal
58 485-489 Wellington St. W	46.0m	LPAT Settlement
59 495-517 Wellington St. W	71.7m, 45.2m	Council Approved
60 500 Wellington St. W	29.5m	Constructed
61 504 Wellington St. W	45.0m	Under Review
62 508 Wellington St. W	36.5m	Constructed

- Existing Building
- Approved Development
- Under Construction
- Under Review/Appeal
- Subject Property

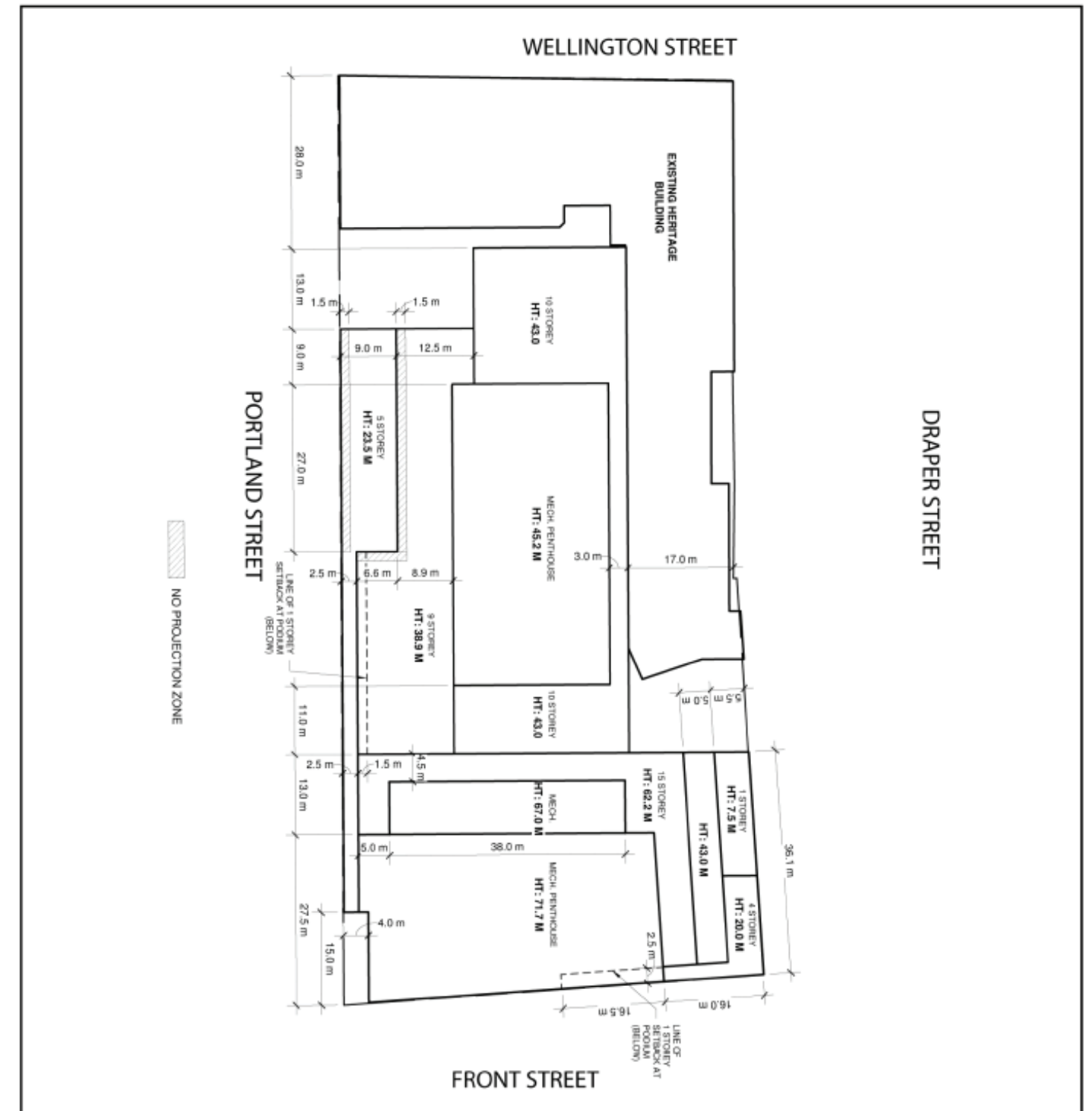
520 Richmond Street West



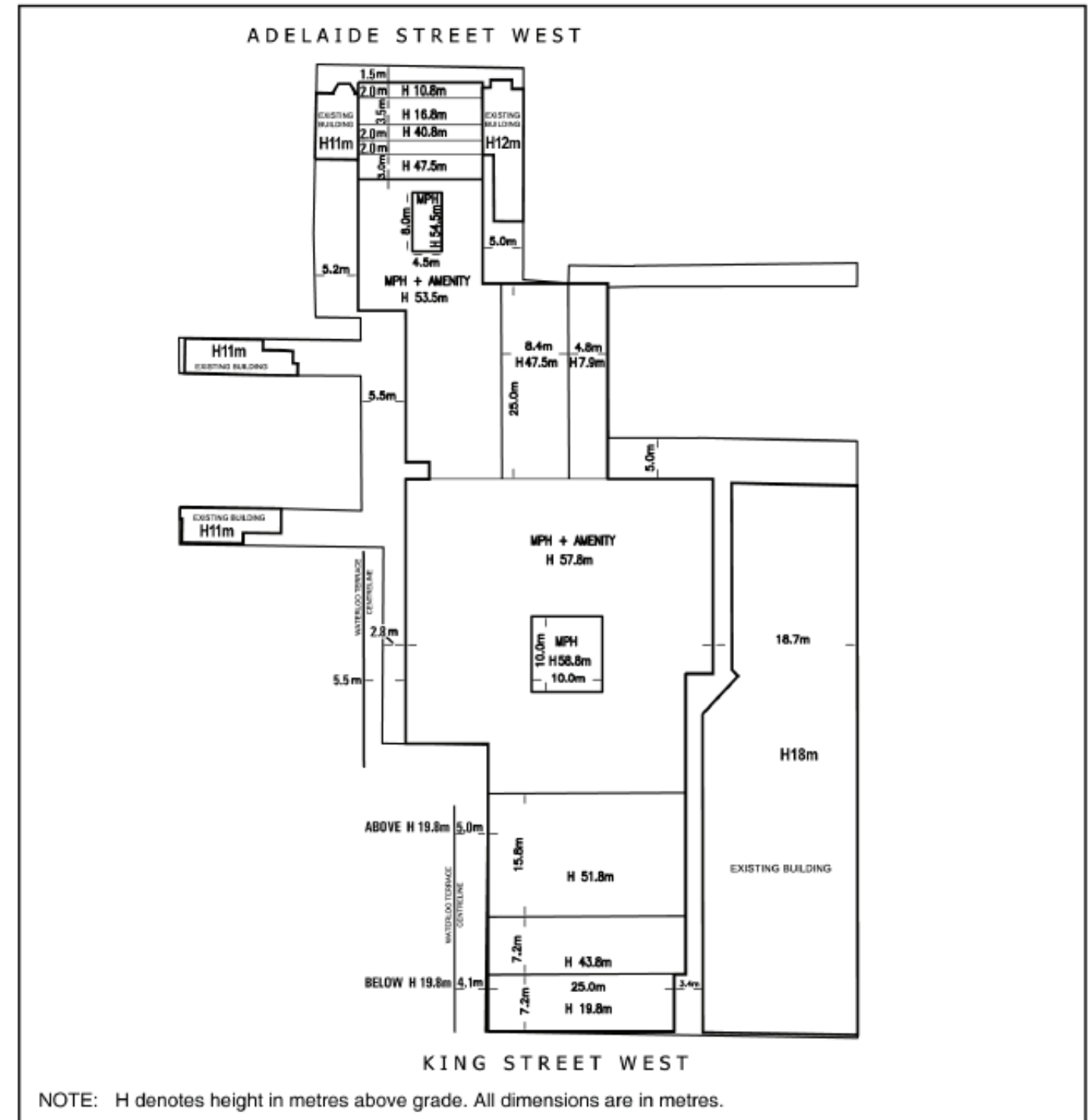
543-553 Richmond Street West



495-517 Wellington Street & 510-532 Front Street West



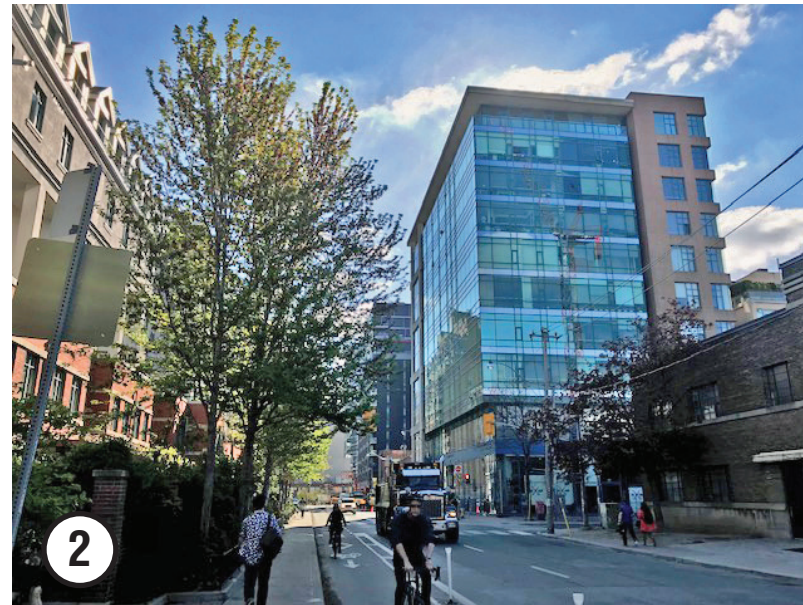
602-622 King Street West 499, 503 and 505 Adelaide Street West, 1 and 11 Adelaide Place





Richmond Street West - View of Area Surrounding Subject Site



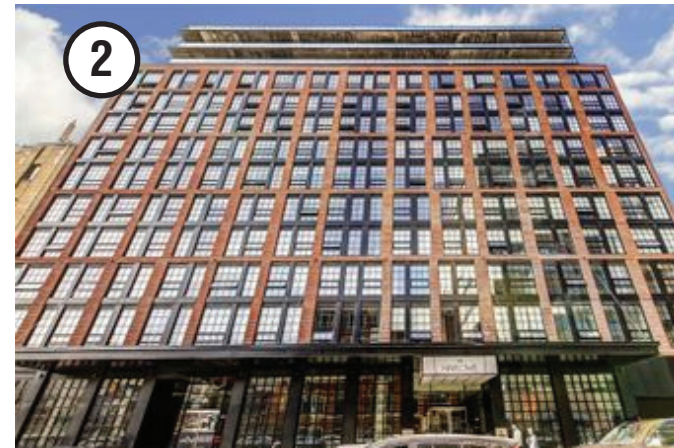


Surrounding Context of 451-457 Richmond Street West





1 149 Bathurst St. - 49.5m



2 604-618 Richmond St. W. - 47.6m



3 555 Richmond St. W. - 49.4m



4 580 Richmond St. W. - 29.6m



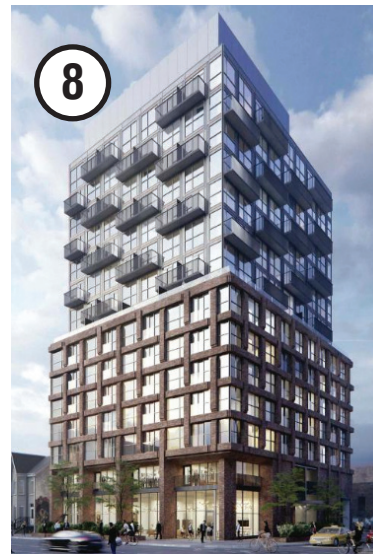
5 543-553 Richmond St. W. - 49.3m



6 533 Richmond St. W. - 28.5m



7 525 Richmond St. W. - 27.66m



8 520 Richmond St. W. - 45.0m



9 502 Adelaide St. W. - 45.0m



10 505 Adelaide St. W. - 47.5m



11 49-51 Camden St. - 45m



12 477 Richmond St. W - 35m



13 32 Camden St. - 35m



14 452 Richmond St. W- 61.1m



15 435 Richmond St. W- 57m

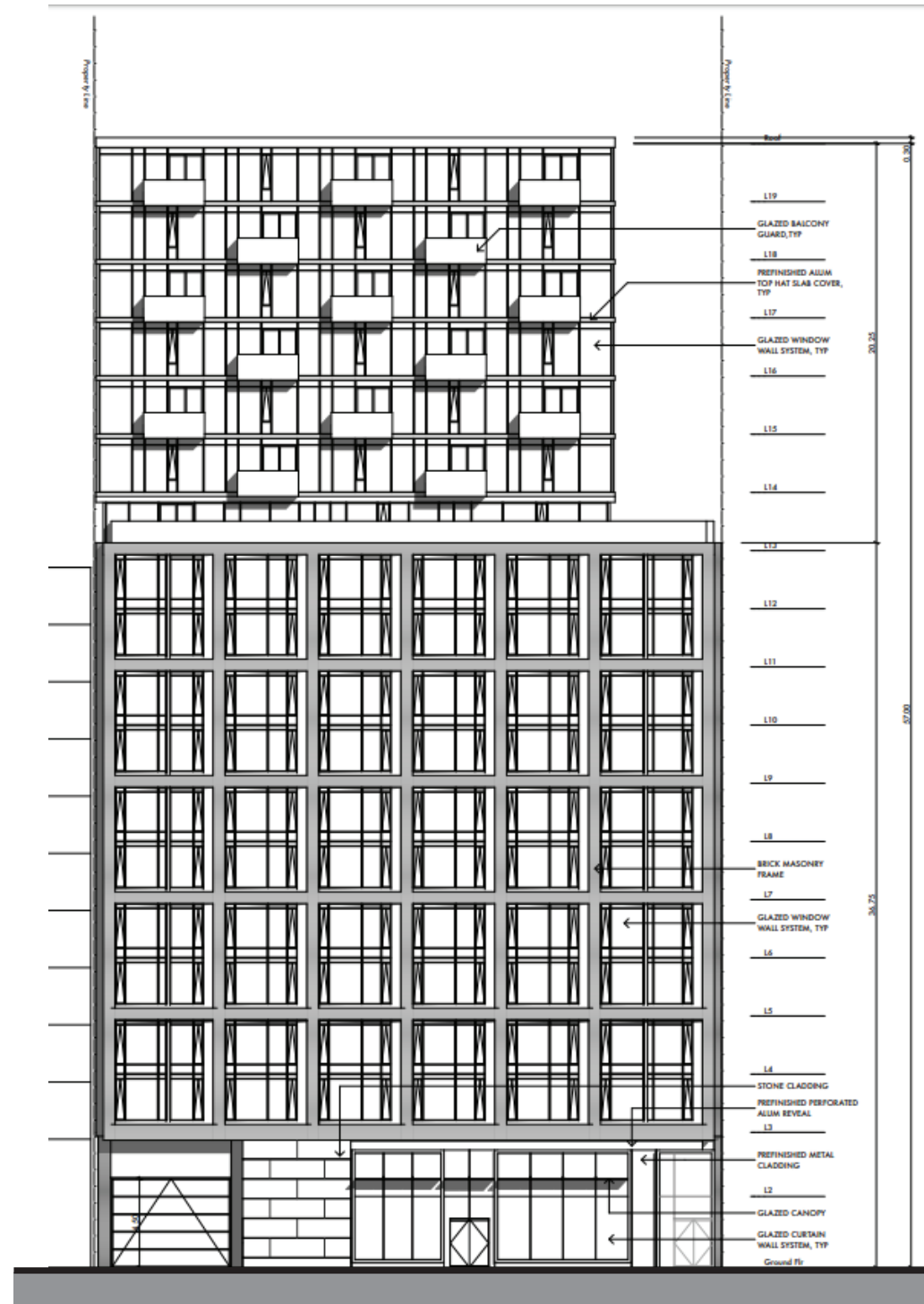


16 438 Richmond St. W- 63m

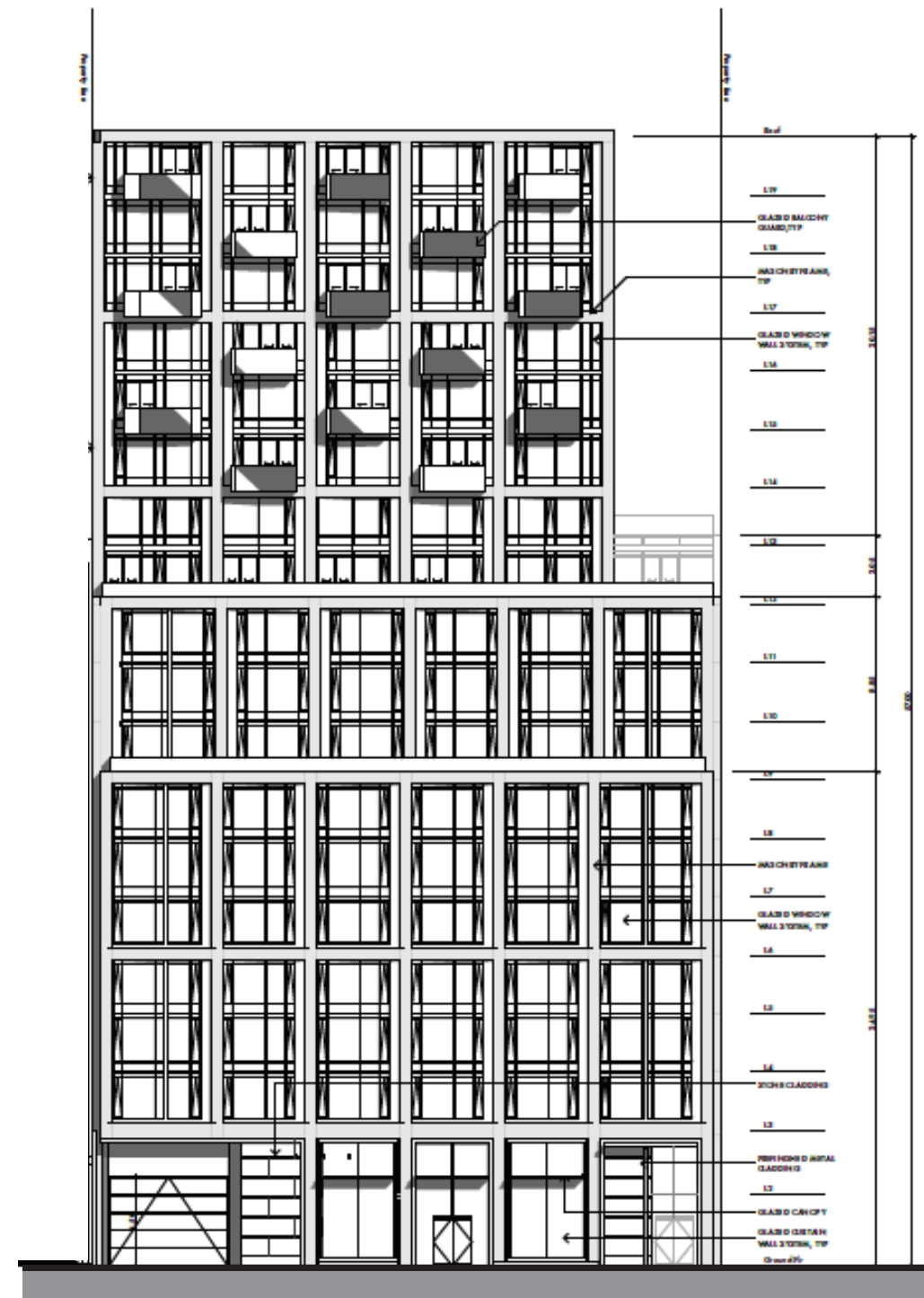
451-457 Richmond Street West

Chronology of Applicant's Proposed Changes

Chronology of Applicant's Proposed Changes			
	Original Submission	April 9, 2019 Revision	May 9, 2019 Revision
Height (metres)	57.0	57.0	57.0
Height (storeys)	19	19	19
GFA	Non-residential: 97 m ² Residential: 9,733 m ² Total: 9,830 m²	Non-residential: 93 m ² Residential: 9,833 m ² Total: 9,926 m²	Non-residential: 96 m ² Residential: 9,600 m ² Total: 9,696 m²
FSI	11.52	11.64	11.37
North Lot Line Stepback	3.18m - 3.65m starting at level 13 with balconies encroaching	1.5 m level 9-11 -continuous terrace at level 9 -1.47m level 12-19 (for total of 3.0m-3.47m from north lot line) -additional 1.92m stepback to a total of 5.39m for northwest corner of building -continuous balcony encroaching at level 12 -non-continuous balconies starting at level 14	1.53m - 2.0m level 9-11 -no balconies 1.5m level 12-19 (for total of 3.4m - 3.87m from north lot line) -additional 0.6m stepback to a total of 4.47m for northwest corner of building -no balconies levels 12-19
West Lot Line Stepback	5.66m - 6.0m starting at level 13	5.46m - 6.08m starting at level 13	5.46m - 6.08m starting at level 13
South Lot Line Stepback	5.78m-6.2m starting at level 3 with continuous balconies/terrace encroaching from level 3-18 -privacy fence encroaching at level 3	5.5m-5.95m starting at level 3 with continuous balconies/terrace encroaching level 3-18 -privacy fence encroaching at level 3	5.5m - 5.92m starting at level 3 with continuous balconies/terrace encroaching level 3-19 -privacy fence encroaching at level 3 -additional 1.03m stepback at southwest corner of building starting at level 12 (for total of 6.53m in this location) -non-continuous balconies level 13-19
East Lot Line Stepback	None	None	None
Indoor Amenity Space	278 m ² -6m ² at ground level -272m ² located on level 2	276 m ² -6m ² at ground level -238 m ² located on level 2 -32 m ² located on level 13	275 m ² -6m ² at ground level -238 m ² located on level 2 -31m ² located on level 13
Outdoor Amenity Space	23m ² -Located on level 2 at the rear	44m ² -Located on level 13 at the west side	45m ² -Located on level 13 at the west side
Number of Residential Units	139 -40 (29%) bachelor -55 (40%) 1 bedroom -27 (19%) 2 bedroom -17 (12%) 3 bedroom	138 -39 (28%) bachelor -50 (36%) 1 bedroom -34 (25%) 2 bedroom -15 (11%) 3 bedroom	136 -36 (26%) bachelor -52 (38%) 1 bedroom -33 (24%) 2 bedroom -15 (11%) 3 bedroom



North Elevation of Original Submission



North Elevation of April 10, 2019 Revision

Current Proposed Development Dated May 9, 2019

Key Statistics

Site

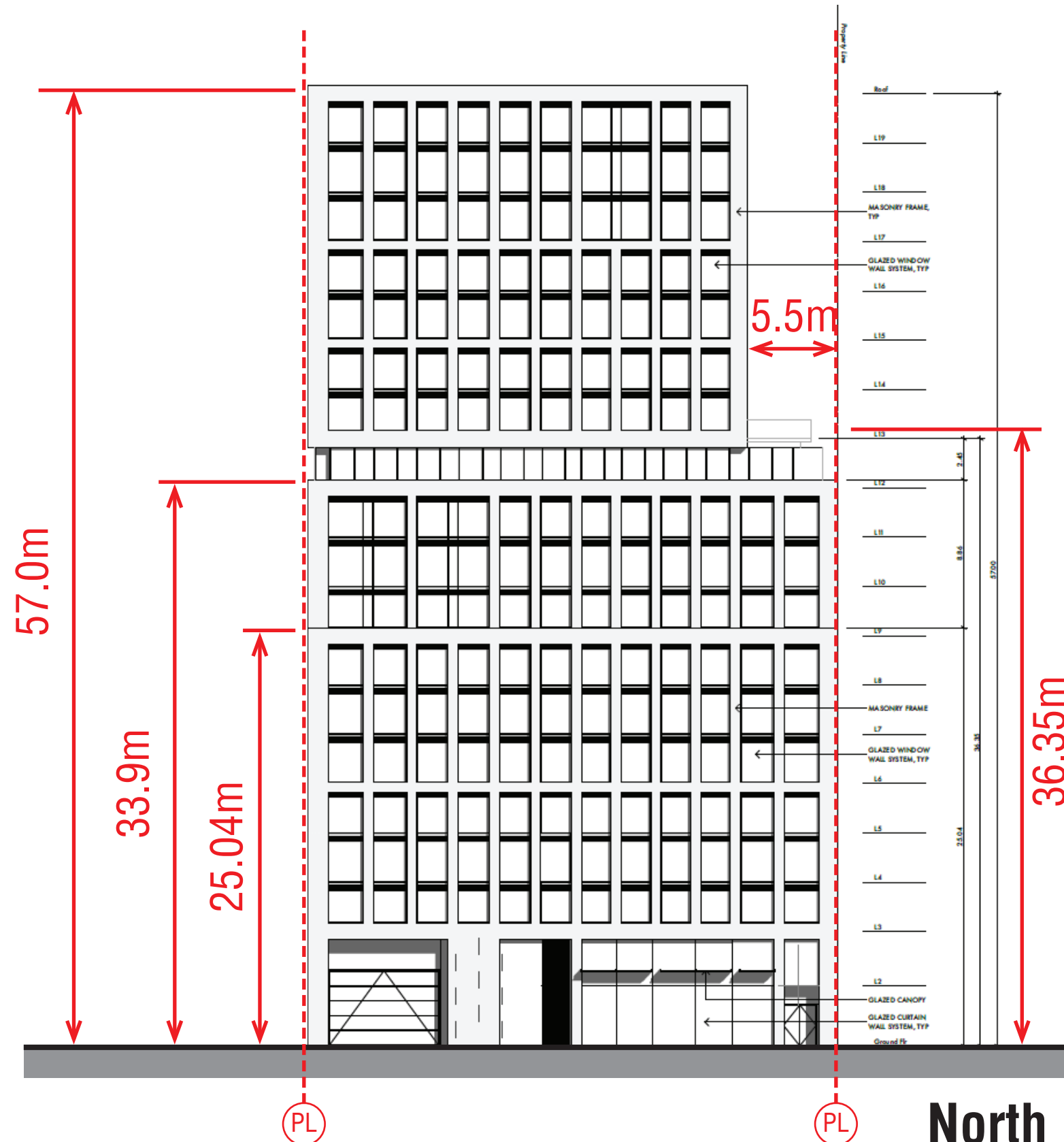
Lot Area: 845 Sq.m
 Lot Width: ~32m
 Lot Depth: ~27m

Building

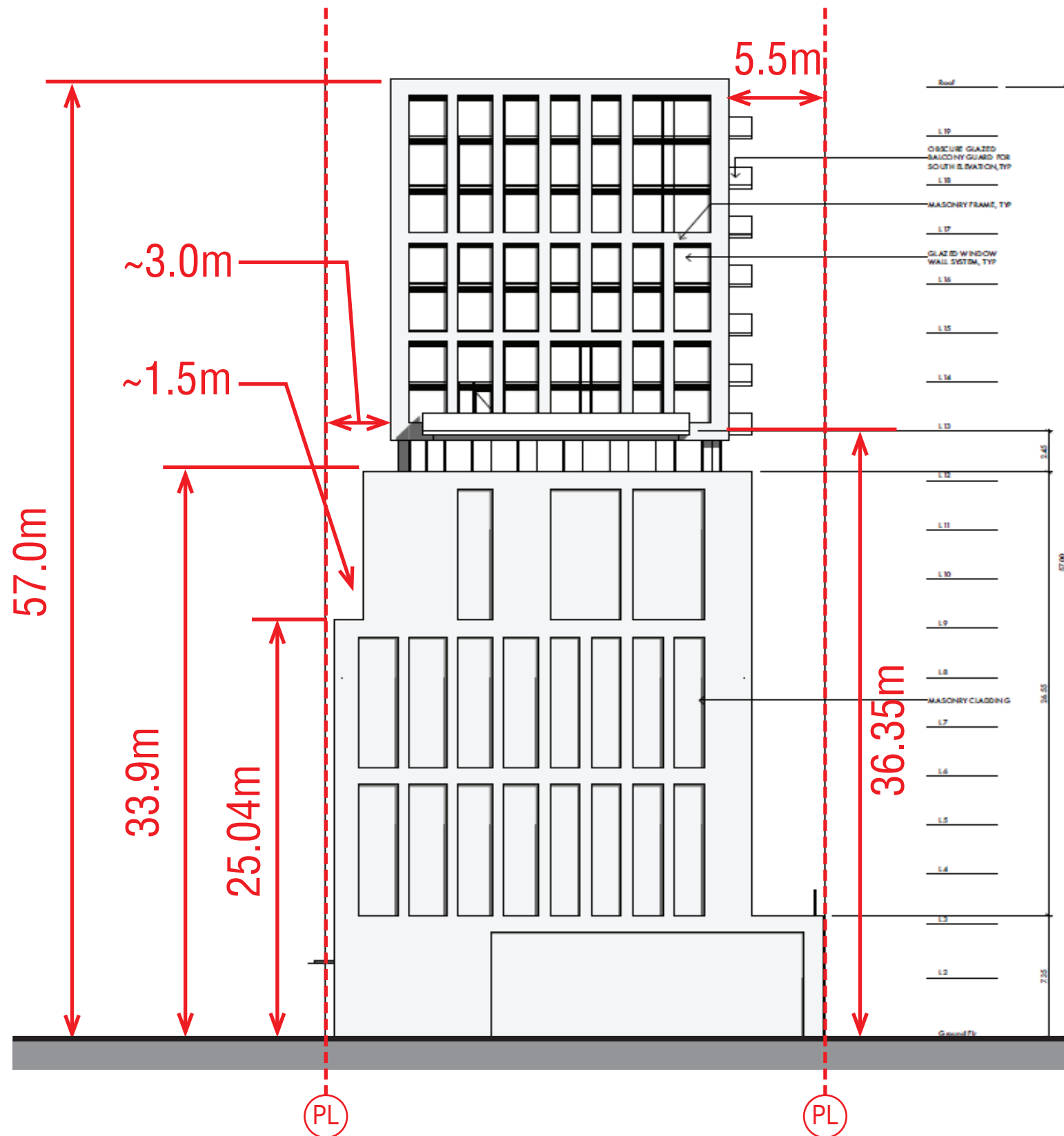
Total GFA: 9,696sq.m (By-law 569-2013)
 FSI: 11.37

Built Form

Total Building Height: 57.0m
 Base/Podium Height: 33.9m
 Front (North) Stepback: 1.5m at 9th floor, 3.0m at the 12 floor
 Rear (South) Stepback: 5.5-5.92m at 3rd floor
 Side (West) Stepback: 5.5m above 13th floor
 Side (East) Stepback: 0m



North Elevation



West Elevation

**North
Elevation of
435 Richmond
Street West
and Proposed
451-457
Richmond
Street West**



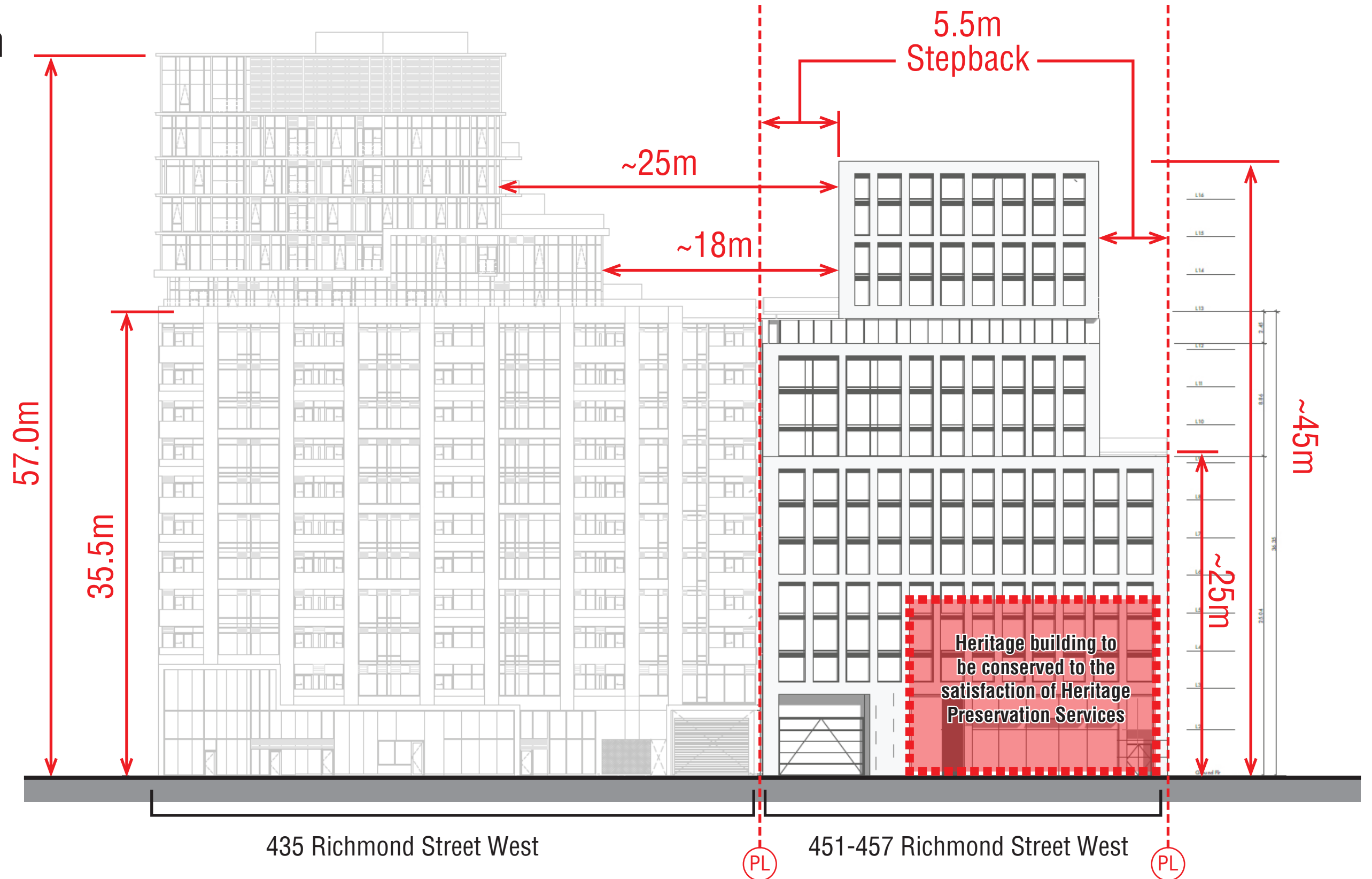
435 Richmond Street West

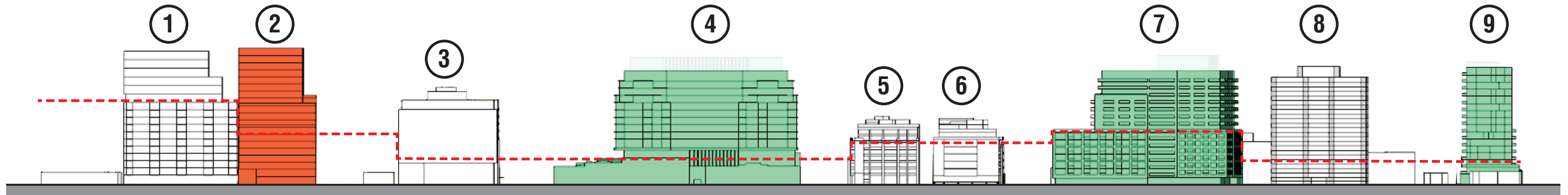
PL

451-457 Richmond Street West

PL

**North Elevation
of 435
Richmond
Street West
and City
Recommended
Built Form**





Richmond Street West - South Side

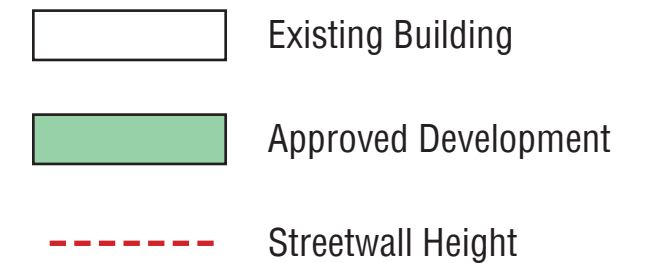
	Address	Building Height (m)	Status
1	435 Richmond Street West (Fabrik)	57.0m	Constructed
2	451- 457 Richmond Street West	57.0m	Subject Property
3	477 Richmond Street West (Starwood Centre)		
4	505 Richmond Street West (Waterworks)	47.5m	Under Construction
5	525 Richmond Street West	27.7m	Constructed
6	533 Richmond Street West	28.6m	Constructed
7	543 - 553 Richmond Street West	49.3m	
8	555 Richmond Street West		
9	149 Bathurst Street	49.5m	



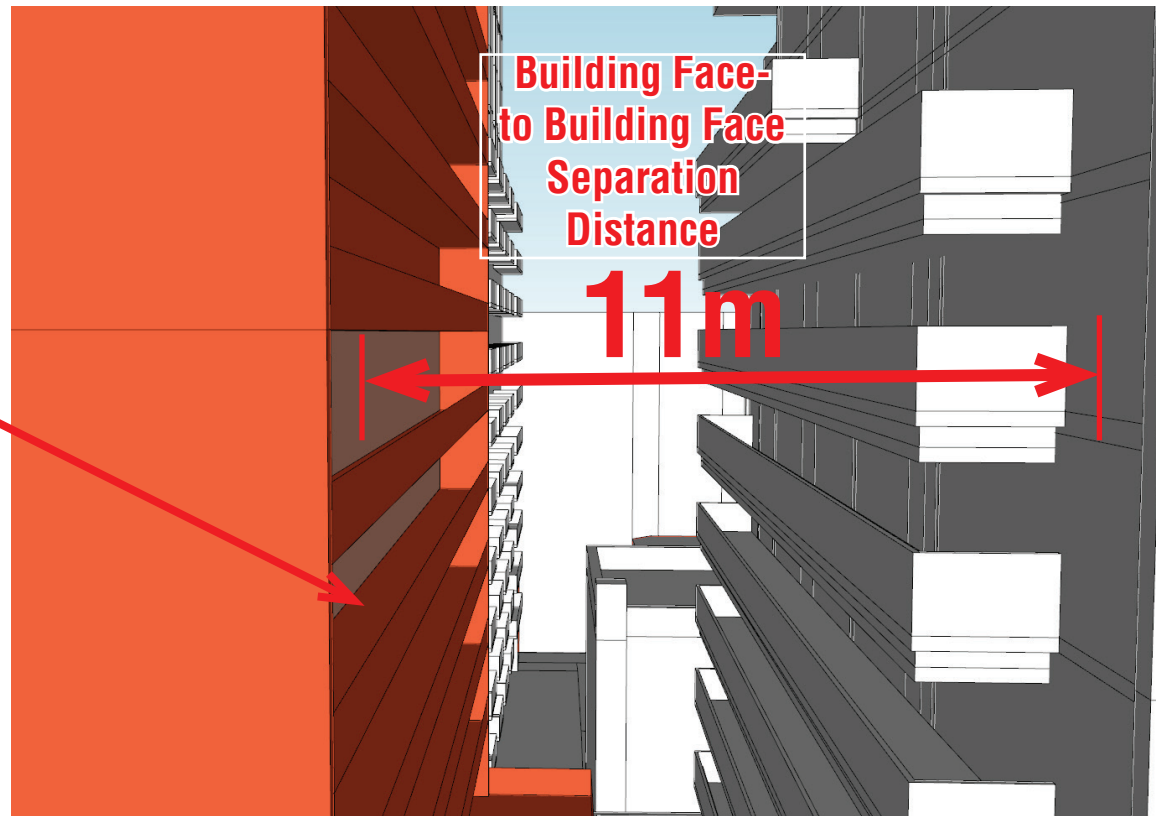


Richmond Street West - North Side

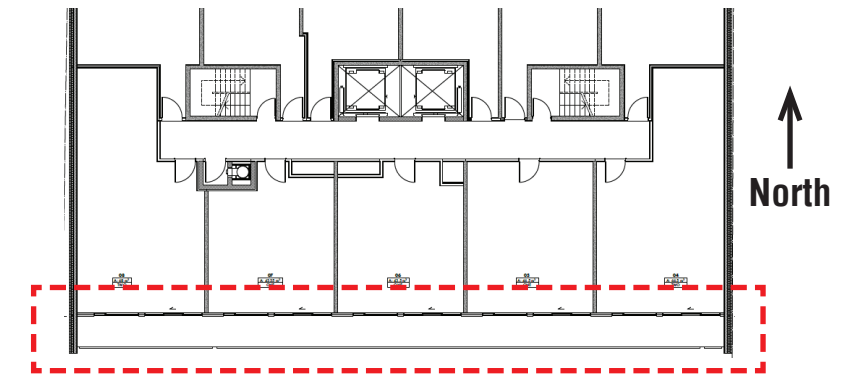
	Address	Building Height (m)	Status
1	604 - 618 Richmond Street West (Harlow)	47.6m	Constructed
2	580 Richmond Street West	29.6m	Constructed
3	520 Richmond Street West (Rush)	45.0m	Approved
4	480 - 500 Richmond Street West	22.9m	Constructed
5	452 Richmond Street West (James)	61.1m	Approved
6	438 Richmond Street West (Morgan)	63.0m	Constructed



Sidewalls and balconies project an additional 1.75m into 11m separation distance, reducing overall separation distance

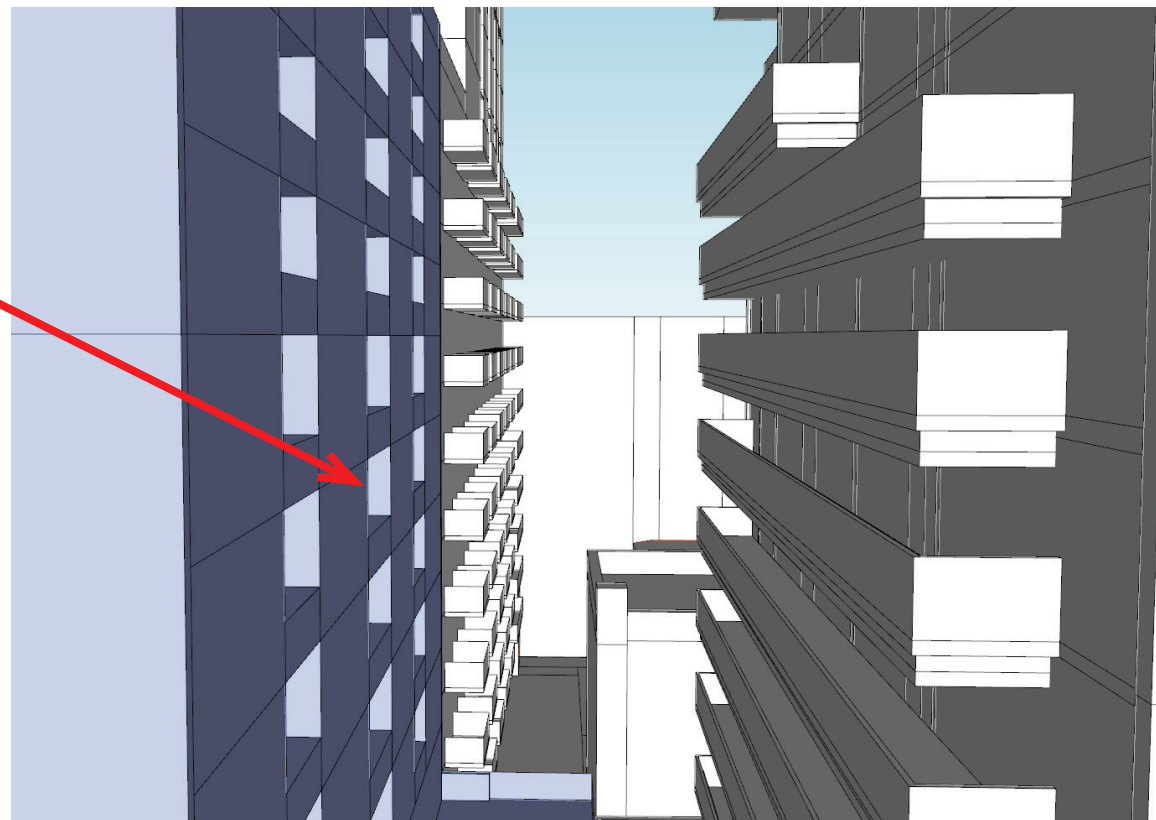


Potential Condition Between 32 Camden Street and Proposed Development

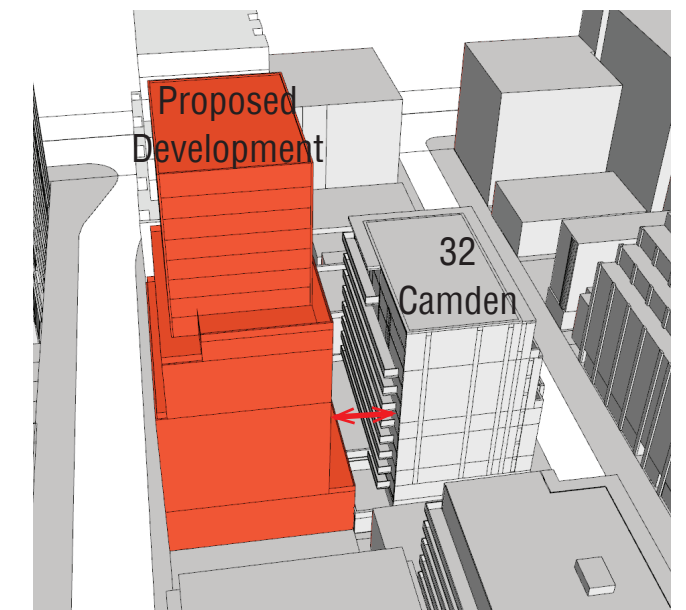


Typically floor plan showing sidewall and balcony projections of 1.75m on the south side into separation distance between 32 Camden and Proposed Development

Balconies recessed into building help to increase separation distance, access to skyview, light and privacy



City Recommended Built Form Condition Between 32 Camden Street and Proposed Development



Separation Distance Between Proposed Development and 32 Camden St.

Current View from Unit 708 at 32 Camden Street

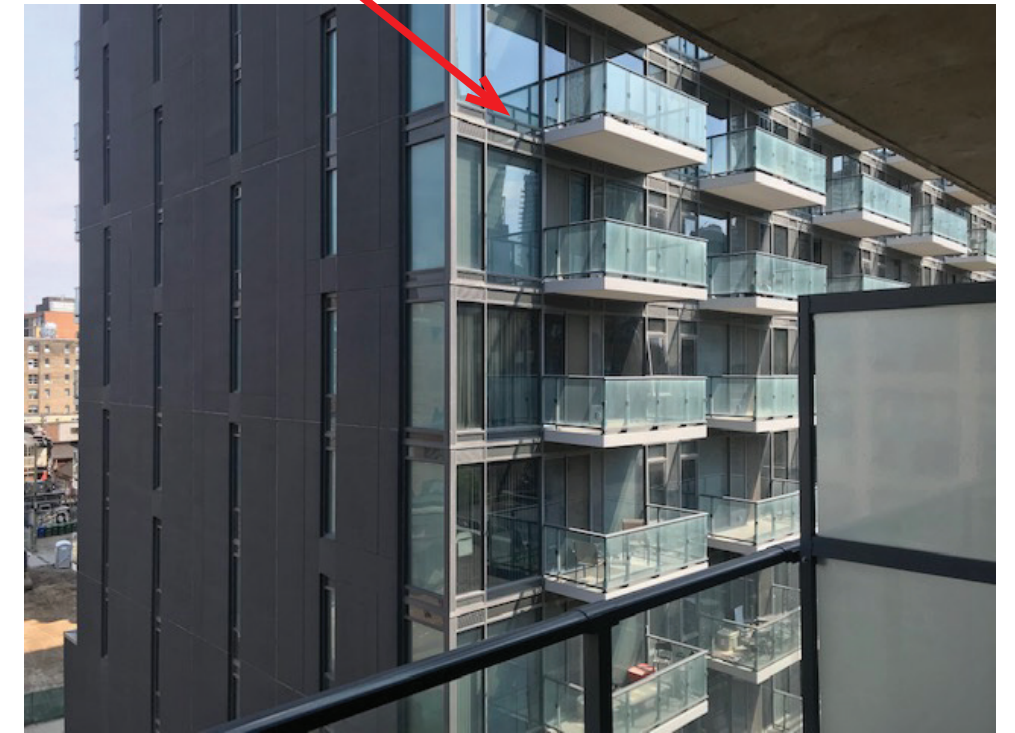


Looking North-West

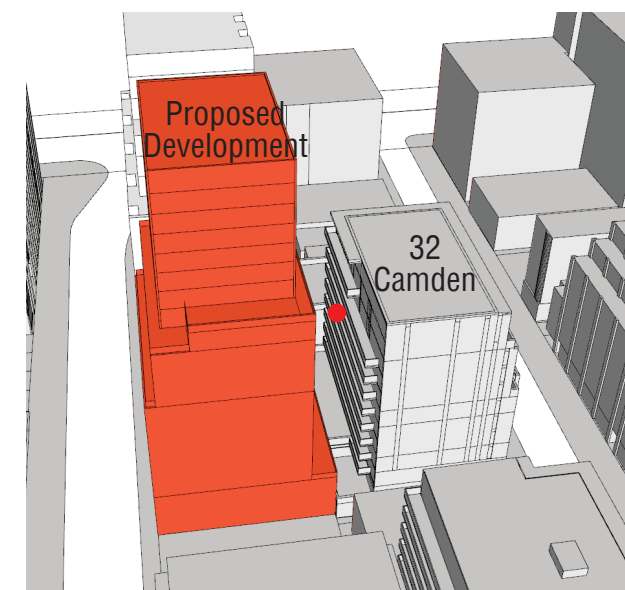


Looking North

435 Richmond St. W (Fabrik)



Looking North-East



● Location of Unit 708 at 32 Camden Street

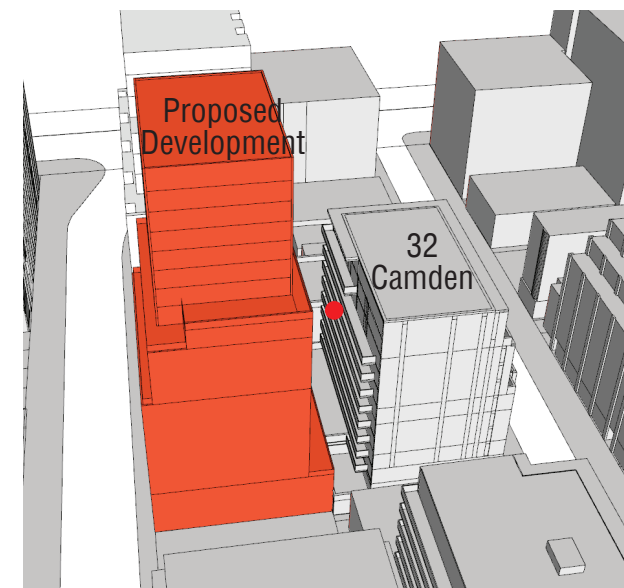


← View of Photo



435 Richmond St. W (Fabrik)

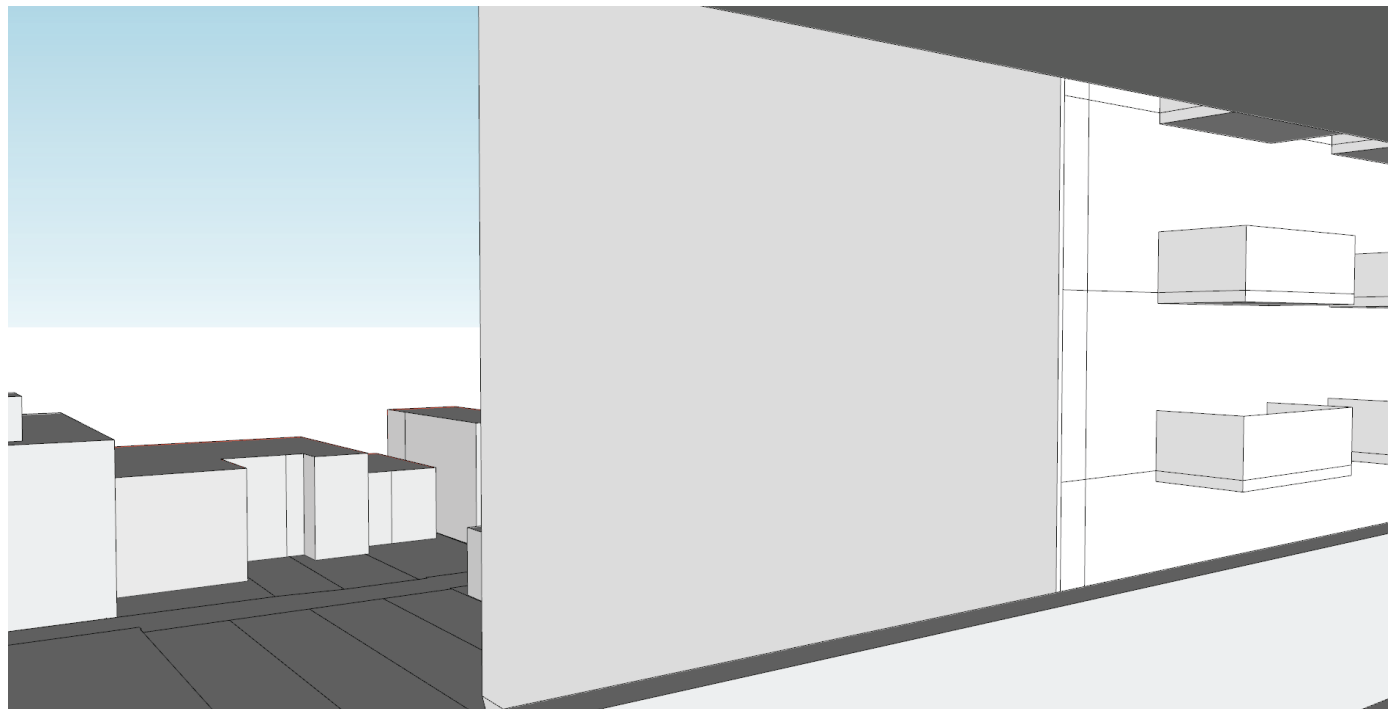
Current View from Unit 708 at 32 Camden Street



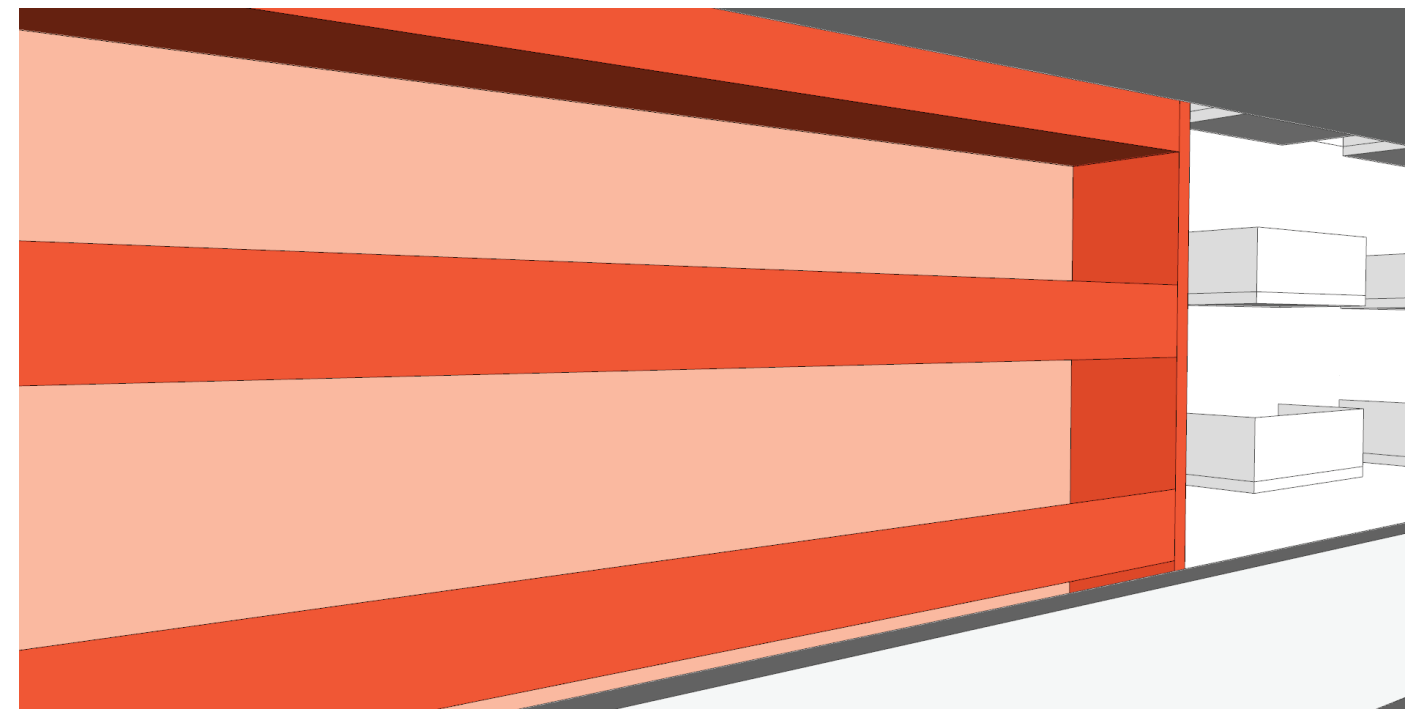
● Location of Unit 708 at 32 Camden Street



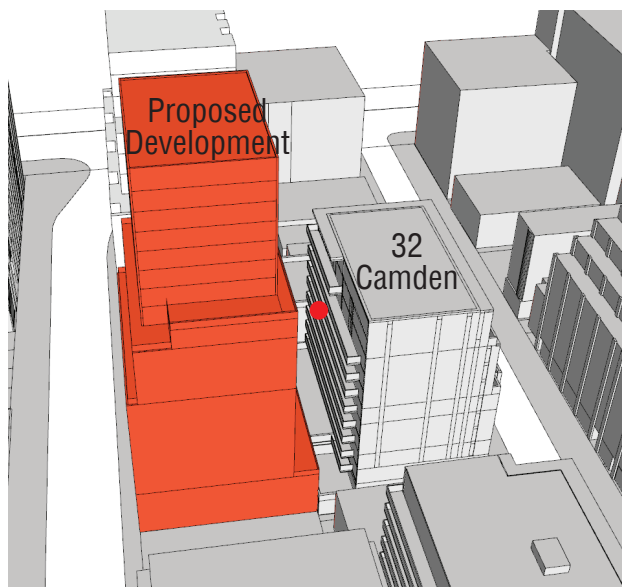
← View of Photo



Current View from Unit 708 at 32 Camden Street

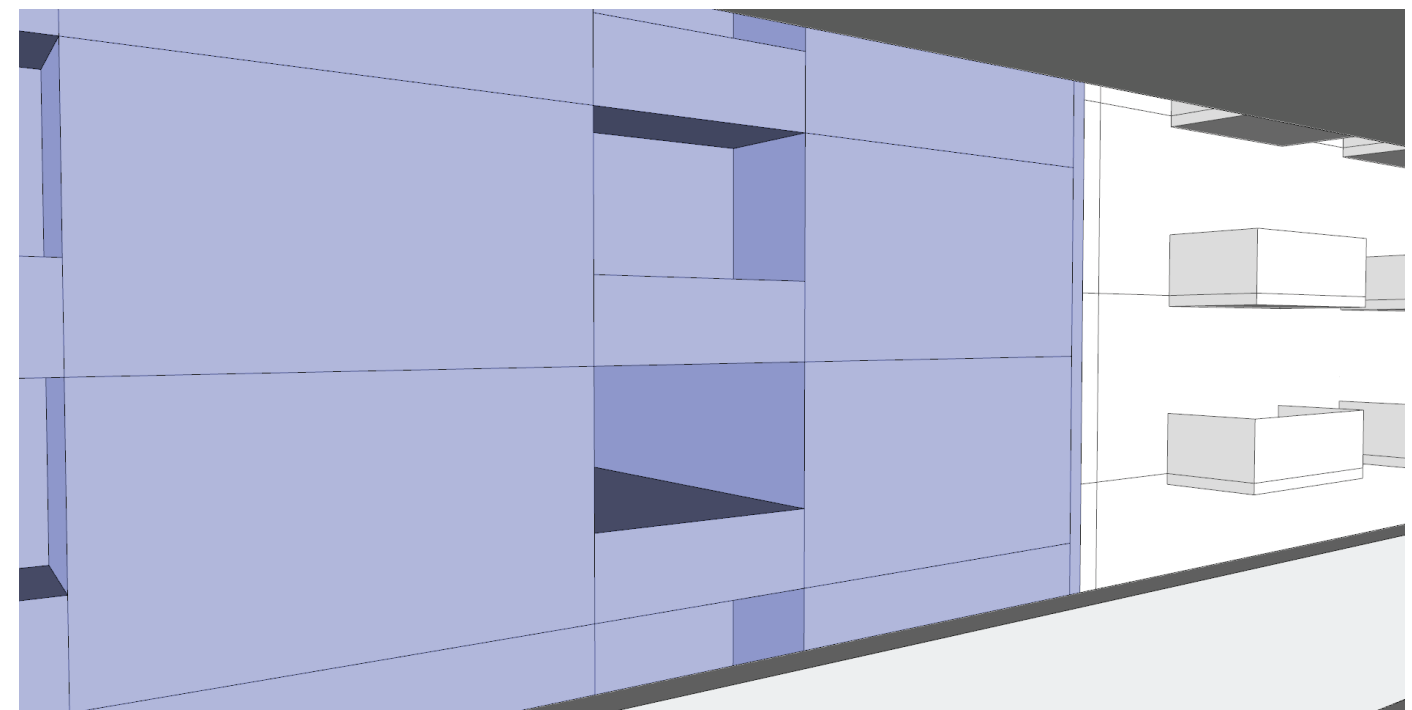


Potential View from Unit 708 at 32 Camden Street



● Location of Unit 708 at 32 Camden Street

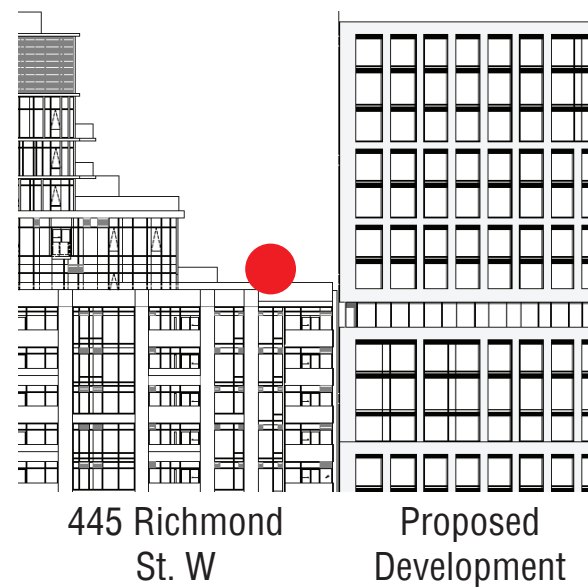
← View of Photo



View from Unit 708 at 32 Camden Street with City Recommended Built Form

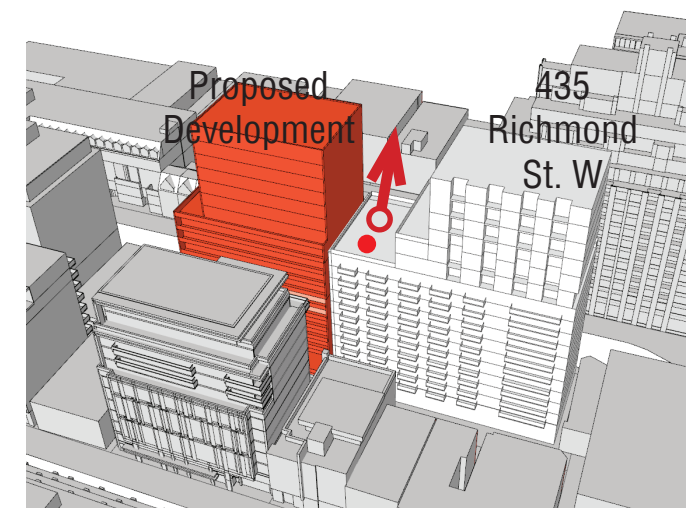


Current View from Outdoor Amenity Space at 435 Richmond Street West (Fabrik) Looking North-West



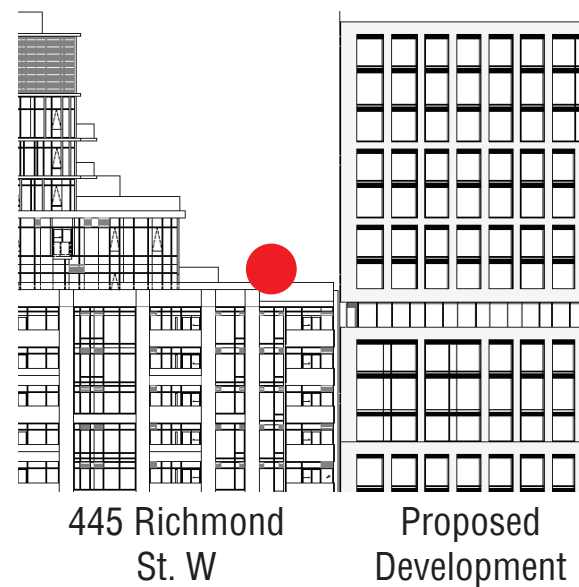
● Location of Outdoor Amenity Space of 445 Richmond St. W (Fabrik)

← View of Photo



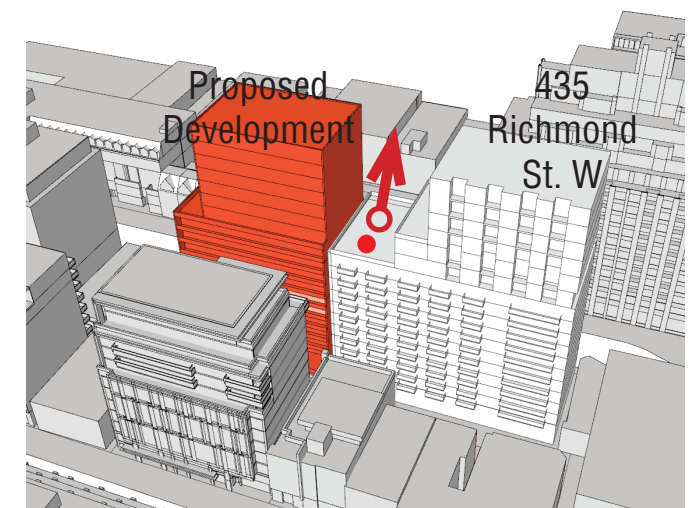


Potential View from Outdoor Amenity Space at 435 Richmond Street West (Fabrik) Looking North-West



● Location of Outdoor Amenity Space of 445 Richmond St. W (Fabrik)

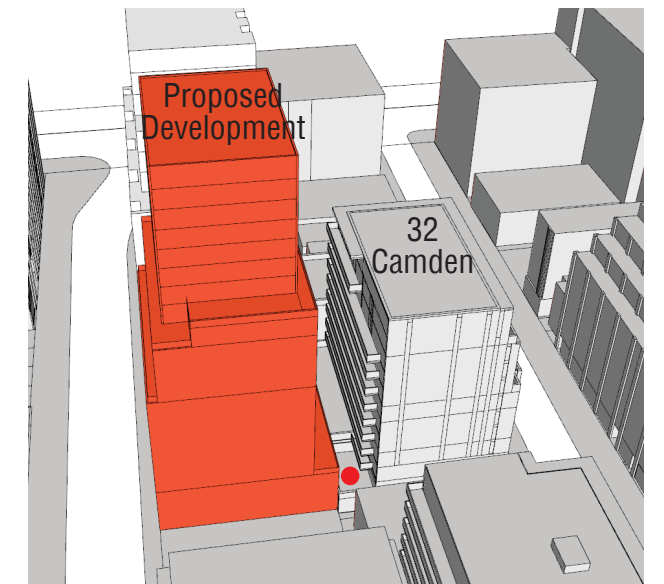
← View of Photo



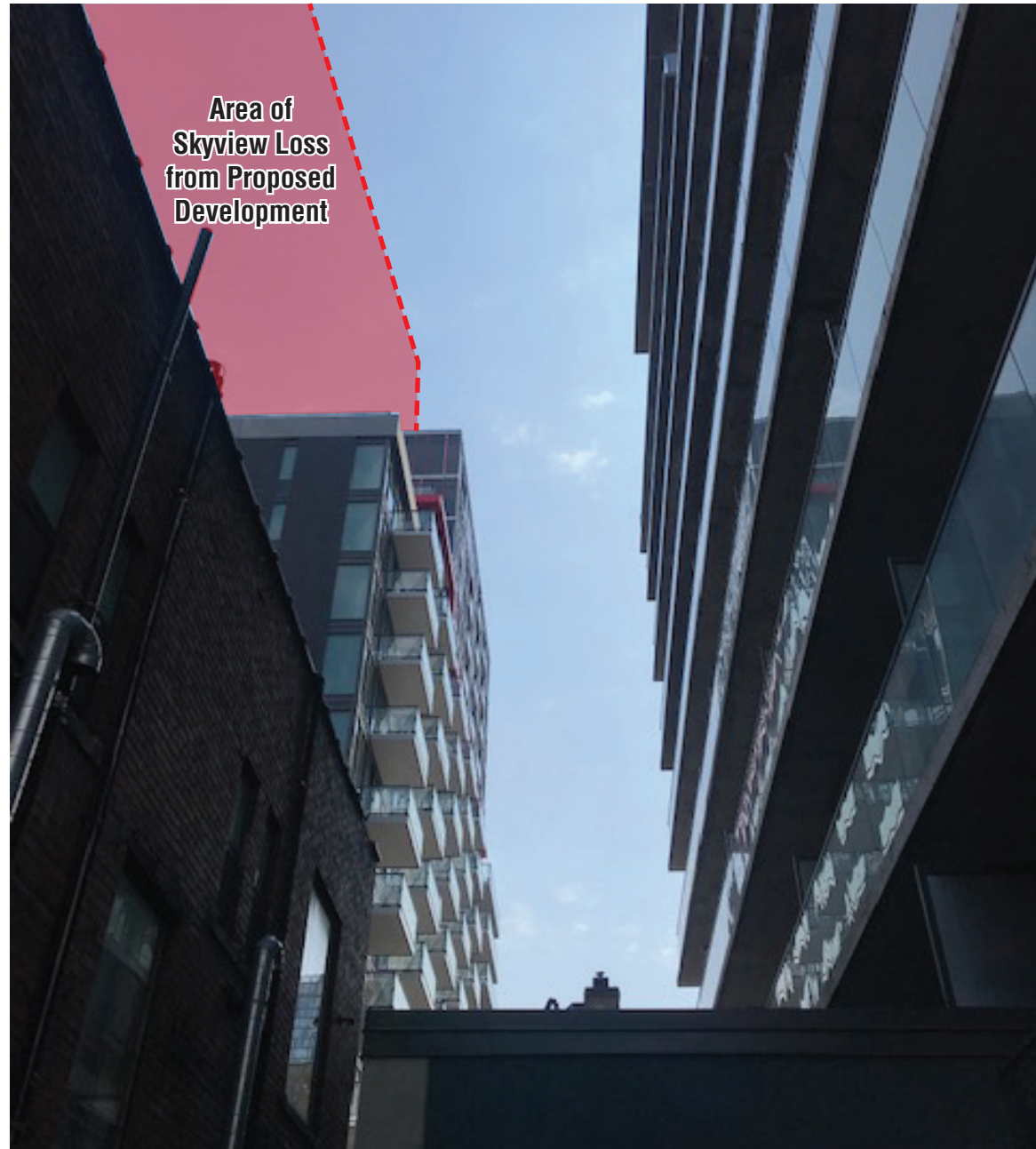
**Outdoor Amenity
Space of 32
Camden St. on
2nd Floor**



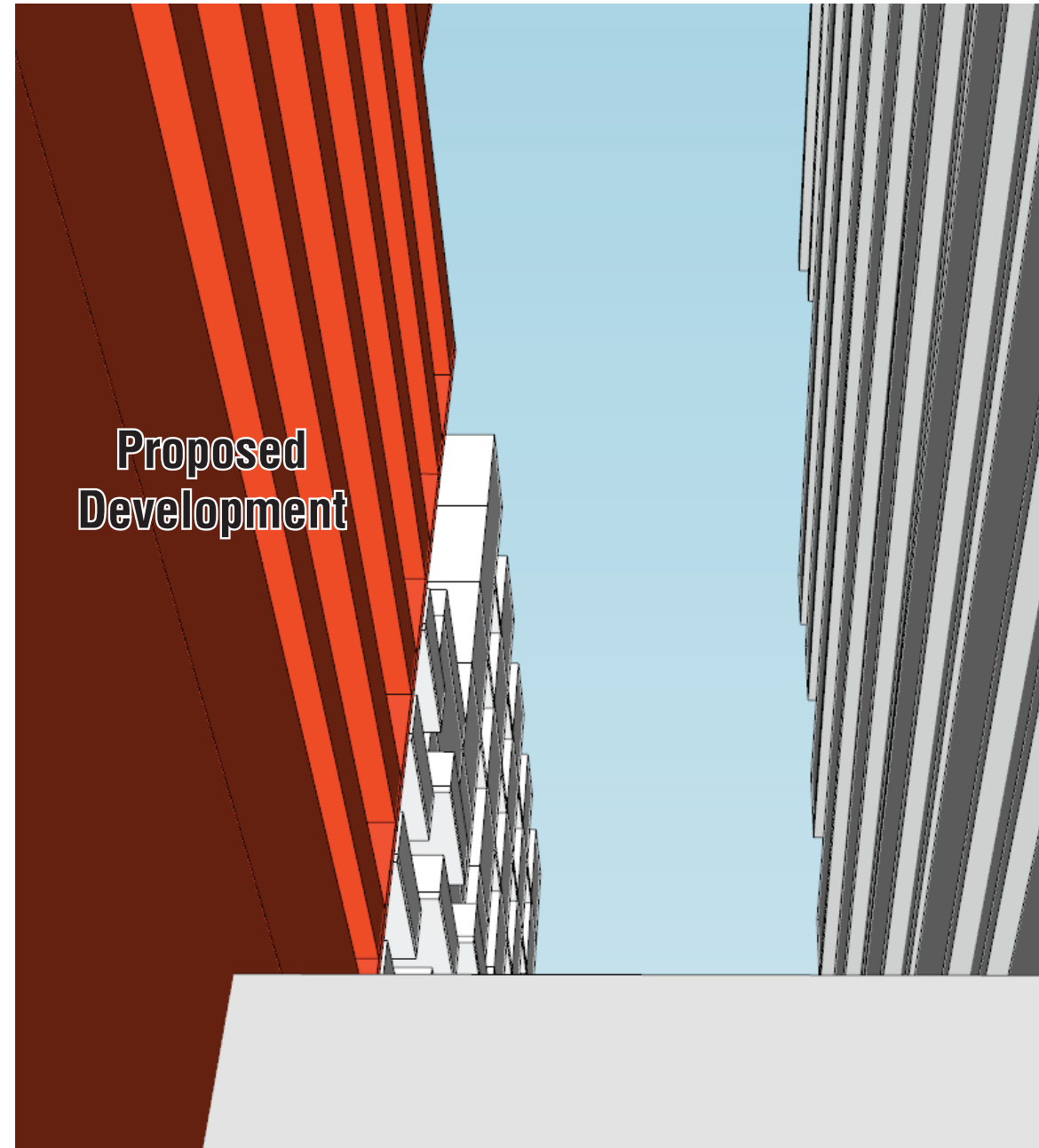
**Outdoor Amenity
Space of 32
Camden St. on 2nd
Floor**



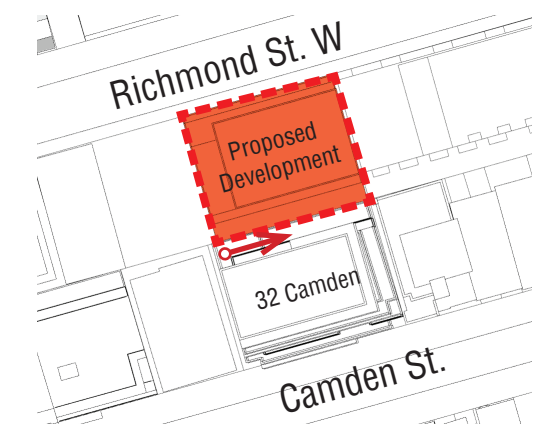
● Location of Amenity Space



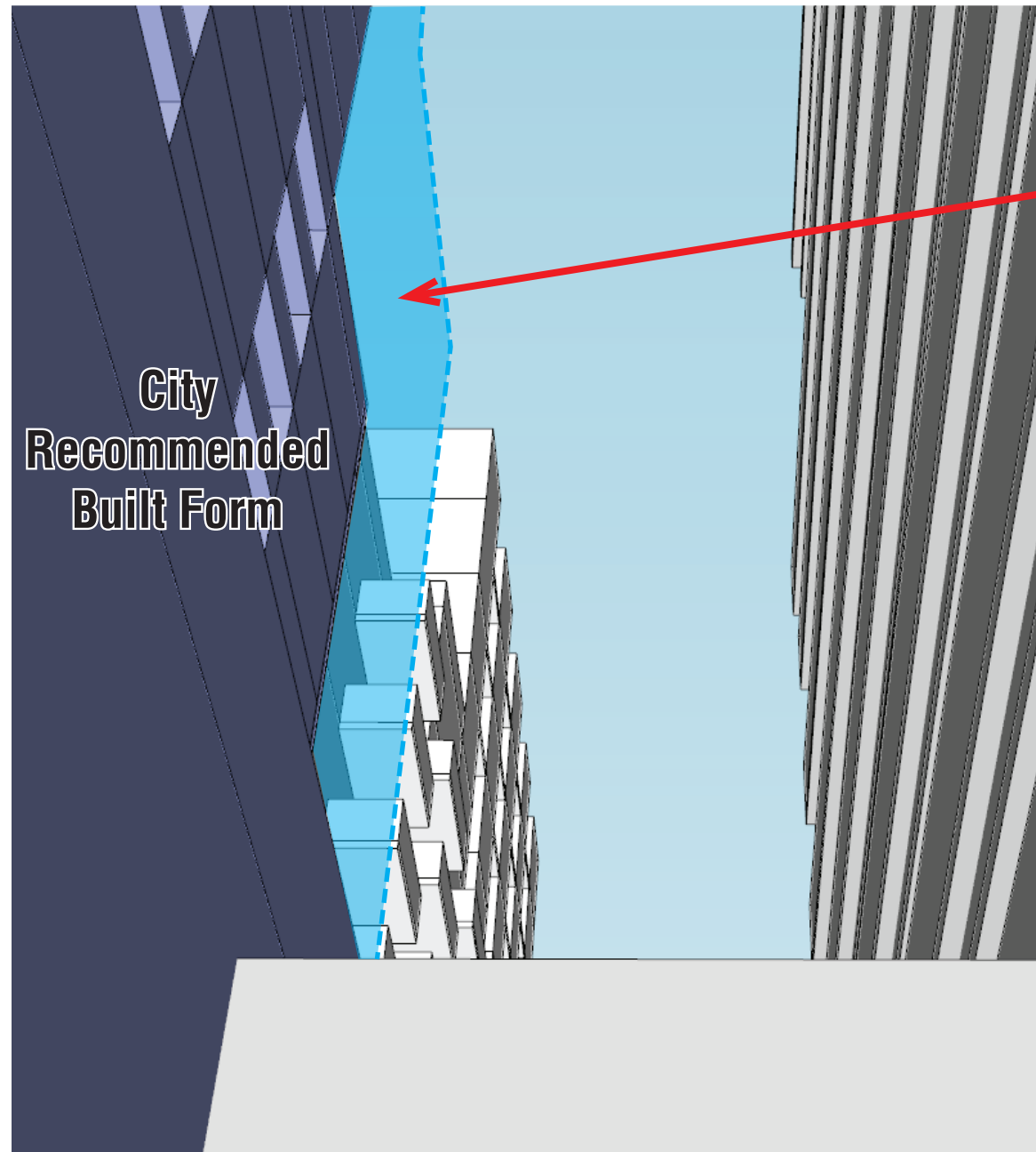
Current View from 2nd Floor Amenity Space



Future View from 2nd Floor Amenity Space



← View of Photo

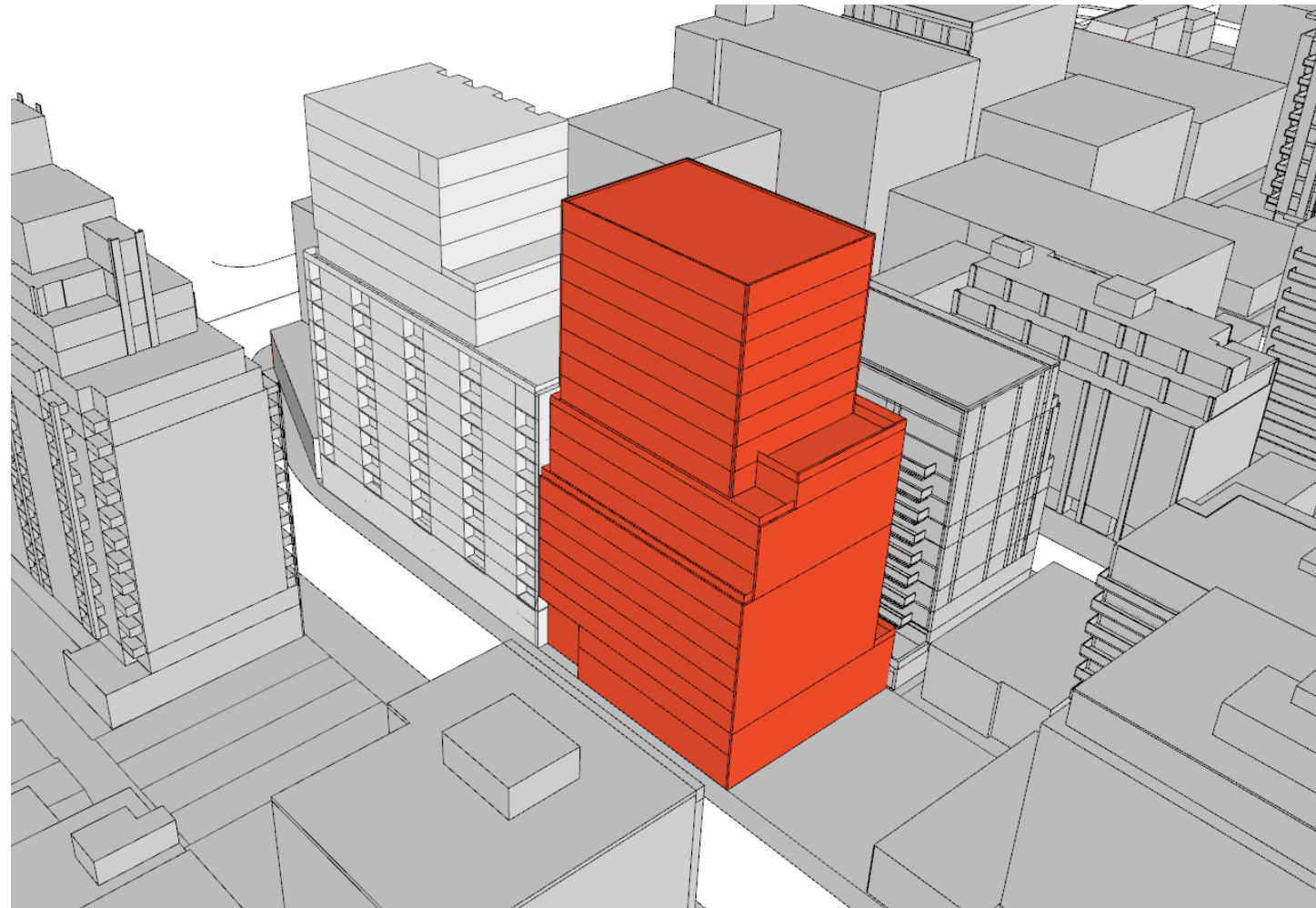


Area of Skyview Preserved from City's Recommendation

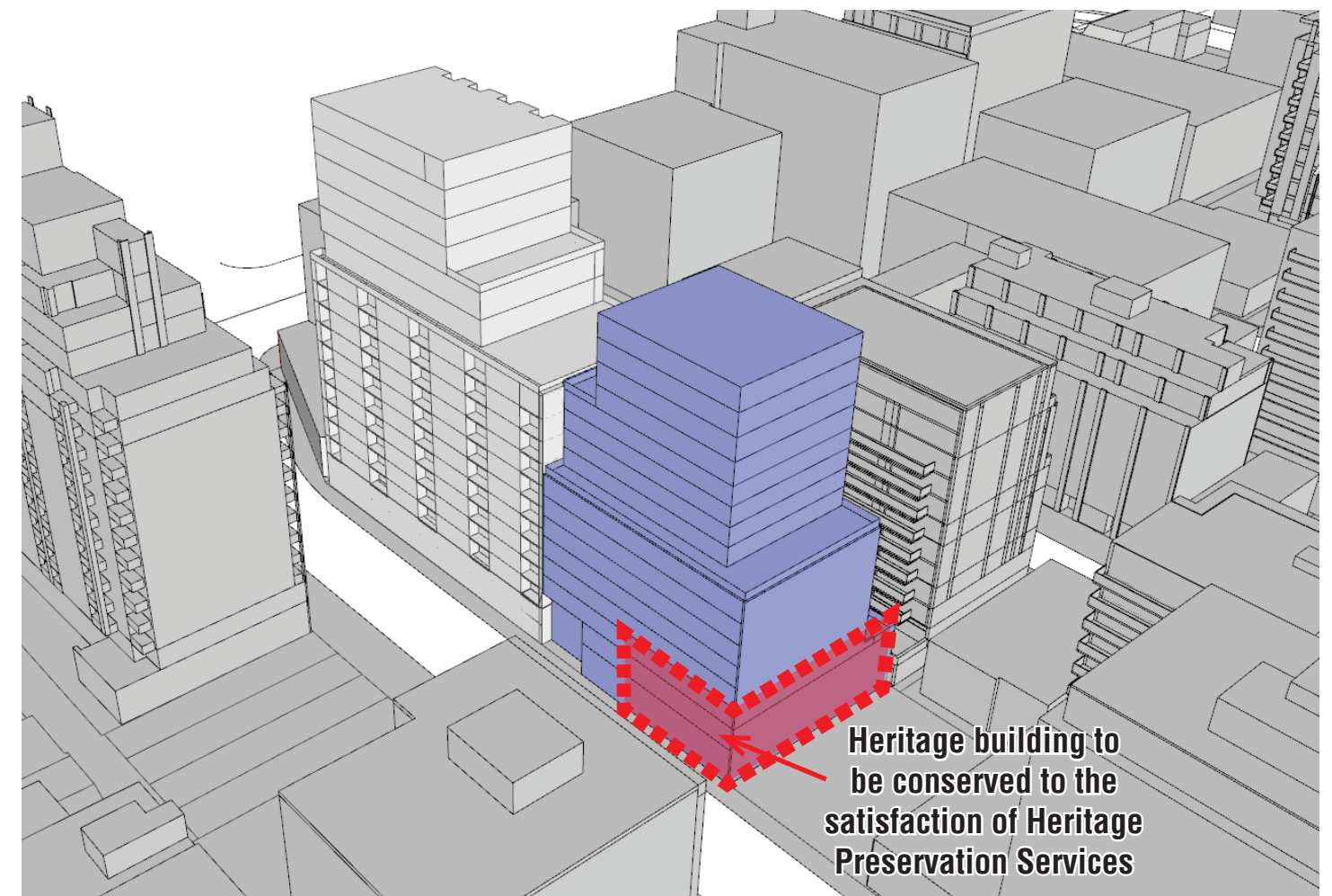
View from 2nd Floor Amenity Space with City Recommended Built Form



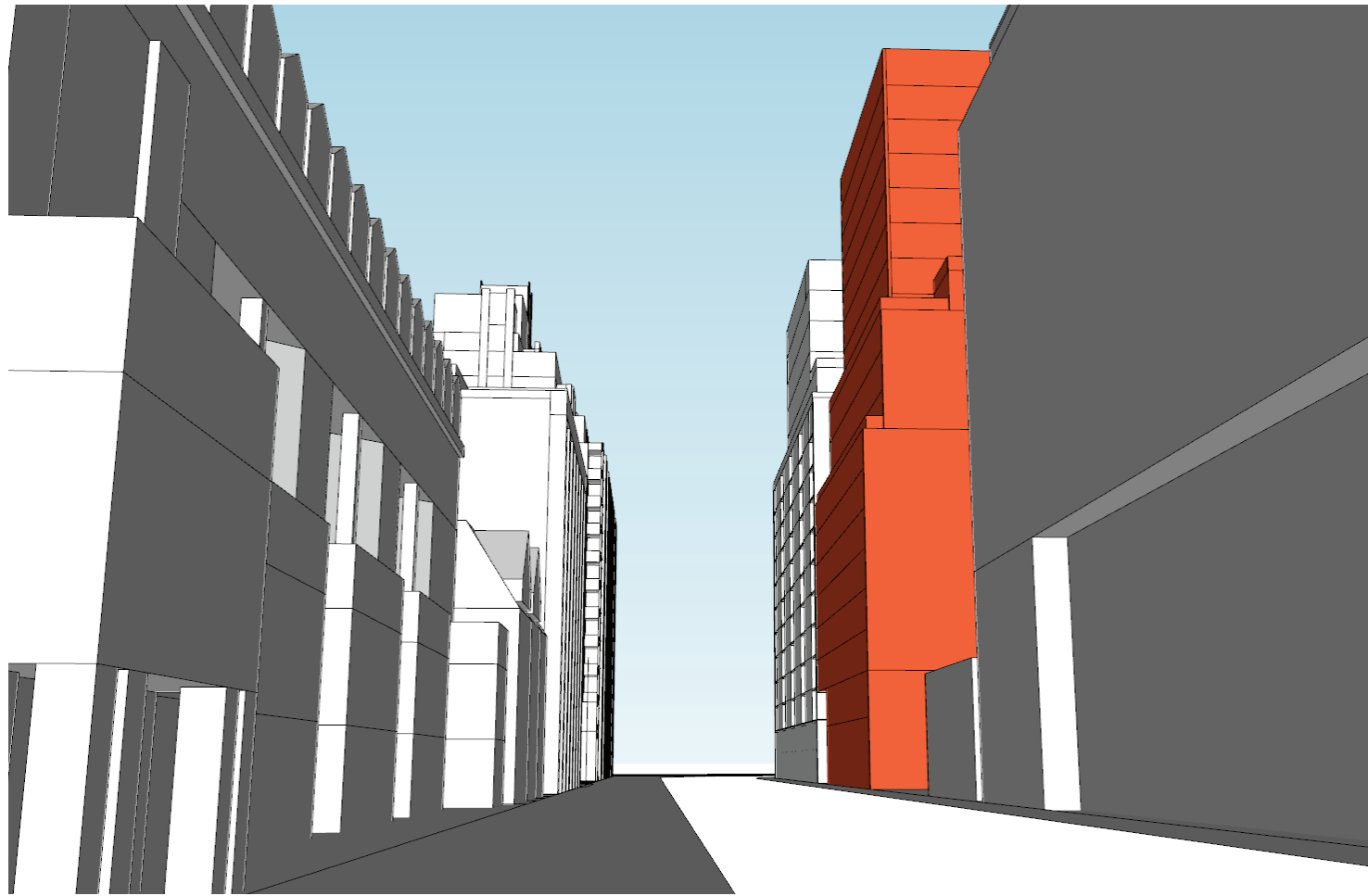
← View of Photo



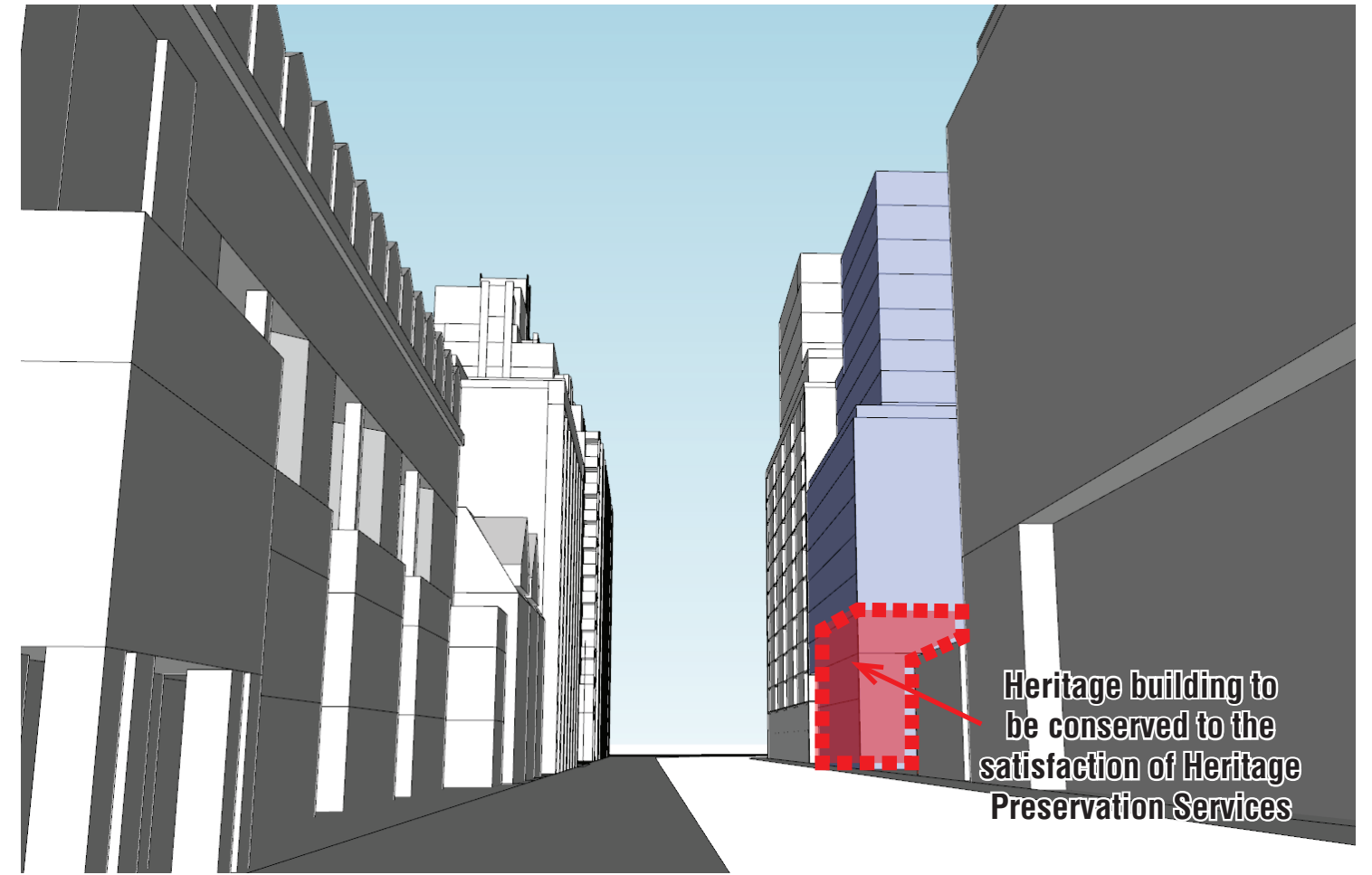
Proposed Development



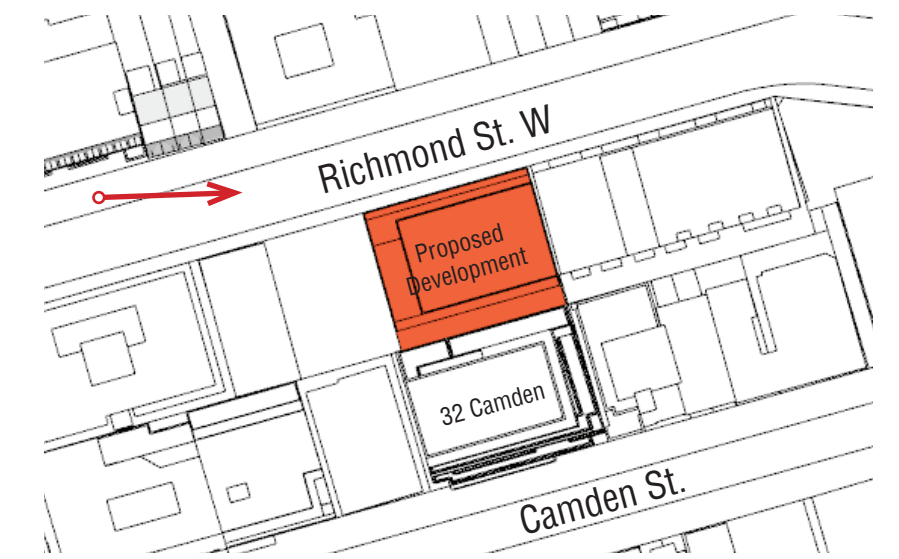
City Recommended Built Form



Proposed Development



City Recommended Built Form



View of Photo