

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST

ARCHITECT

GRAZIANI + CORAZZA ARCHITECTS INC. 1320 SHAWSON DRIVE, SUITE 100 MISSISSAUGA, ONTARIO L4W 1C3 905.795.2601 905.795.2844 bgraziani@gc-architects.com

PLANNER

BOUSFIELDS 3 CHURCH STREET, SUITE 200 TORONTO, ONTARIO M5E 1M2 416.947.9744 EXT.261 416.947.0781 callan@bousfields.ca

10011

LIGHTING CONSULLUX

M2J 4Y1

TORONTO, ONTARIO

HIA Settlement Resubmission: January 15, 2021



FACADE DESIGN ARCHITECT ARQUITECTONICA 104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NEW YORK, UNITED STATES

T. 212.254.2700 EXT. 2017

joh@arquitectonica.com

2255 SHEPPARD AVENUE, EAST SUITE, E-331 TORONTO, ONTARIO T. 416.497.3111 EXT. 236

ion.luh@consullux.ca



LANDSCAPE ARCHITECT

THE PLANNING PARTNERSHIP 1255 BAY STREET, SUITE 500 TORONTO, ONTARIO M5R 2A9 T. 416.975.1556 EXT. 273

tcrawford@planpart.ca

SITE SERVICES

WSP 100 COMMERCE VALLEY DRIVE WEST THORNHILL, ONTARIO L3T 0A1 T. 289.982.4125

Chris.Koerth@wsp.com



ENVIRONMENTAL

EQ BUILDING PERFORMANCE INC. 675 KING STREET, SUITE 204 TORONTO, ONTARIO M5V 1M9 T. 416.645.1186 EXT. 2983

smenard@eqbuilding.com

STRUCTURAL

READ JONES CHRISTOFFERSEN LTD. 100 UNIVERSITY AVENUE, SUITE 400 TORONTO, ONTARIO M5J 1V6 T. 647.792.0728

dsnodgrass@rjc.ca

GEOTECHNICAL

EXP SERVICES INC. 220 COMMERCE VALLEY DR. W, SUITE 110 MARKHAM, ONTARIO L3T 0A8 T. 905.695.3217

leo.chui@exp.com

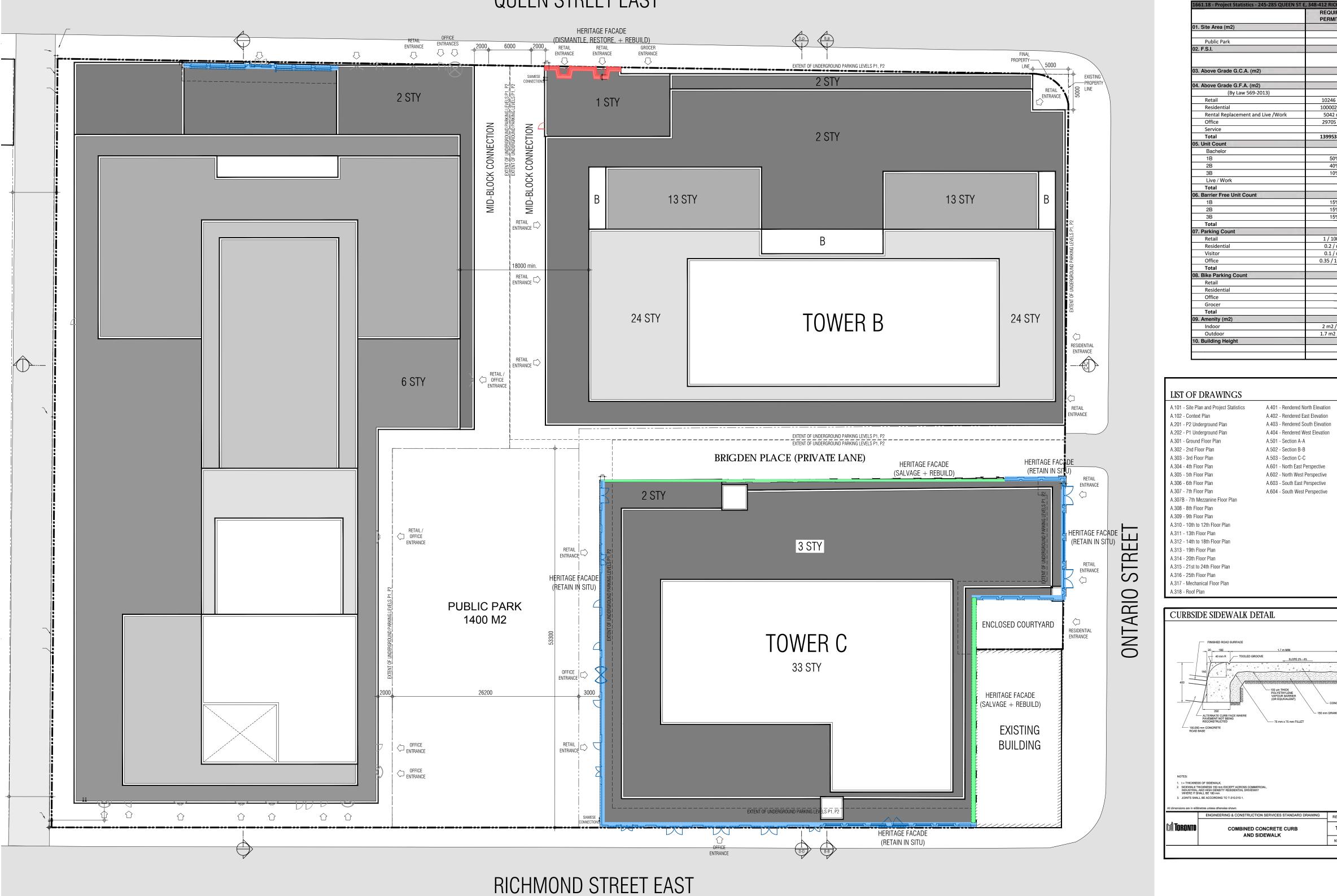
TRAFFIC

BA CONSULTING GROUP LTD. 45 ST. CLAIR AVENUE WEST TORONTO, ONTARIO M4V 1K9 T. 416.961.7110 EXT.145

HERITAGE ARCHITECT

ERA ARCHITECTS INC. 625 CHURCH STREET, SUITE 600 TORONTO, ONTARIO M4Y 2G1 T. 416.963.4497 EXT.356 F. 416.963.8761 AnnabelV@eraarch.ca

hall@bagroup.com





REQUIRED /	TOWER A	TOWER B	TOWER C	TOTAL
PERMITTED	TOTICITY	Towend	TOWERTO	
		13,529		14,929
		1,400		14,929
		9.	20	
	65365	43124	40082	148571
			3	_
10246 max.	2382	5542	1692	9616
100002 max.	30598	34408	26759	91764
5042 min.	5044			5044
29705 min.	22507	0	7973	30480
	240	0	0	
139953 max.	60771	39950	36424	136905
	10	0	0	10
50%	217	261	196	674
40%	146	116	84	346
10%	59	63	84	206
10 %	14	05	04	14
	446	440	364	1250
	++0	-++0	504	1250
15%	33	39	29	101
15%	22	17	13	52
15%	9	9	13	31
	63	66	55	184
			<u> </u>	
1 / 100m2	_			
0.2 / unit				
0.1 / unit	264	190	140	594
0.35 / <u>100m2</u>	-			
	16	15	13	44
· · · · · · · · · · · · · · · · · · ·	448	440	365	1253
·	200		35	235
	664	21	412	21
	664	476	413	1553
2 m2 / unit	864	880	728	2472
1.7 m2 / unit	864	880	728	2472
,,				
	25 STY	24 STY	33 STY	
1	88 m	82.7 m	112 m	

TOPOGRAPHY

TOPOGRAPHY OF

PART OF LOT 7, ALL OF LOTS 8 AND 9 REGISTERED PLAN 29 LOTS 2 3 AND PART OF LOTS 4 ON THE SOUTH SIDE OF QUEEN STREET EAST AND LOTS 3 AND 4 AND PART OF LOTS 5 AND 6 ON THE NORTH SIDE OF DUCHESS STREET REGISTERED PLAN 124 AND PART OF TOWN LOT 1 SOUTH SIDE OF QUEEN STREET AND PART OF TOWN LOT 1 NORTH SIDE OF DUCHESS STREET

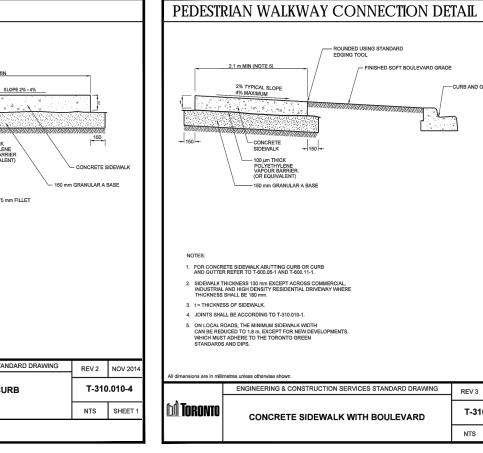
TOWN OF YORK PLAN

CITY OF TORONTO

J.D. BARNES LTD.

J.D. BARNES LTD.

411 RICHMOND STREET EAST, SUITE 107, TORONTO, ONTARIO M5A 3S5 Tel: (416) 368–3737 Fax: (416) 368–5308 E-MAIL : info@jdbarnes.com



ROUNDED USING EDGING TOOL	STANDARD	
21 m MIN (NOTE 5) 2% TYPICAL SLOPE 4% MAXIMUM 4 10 10 10 10 10 10 10 10 10 10		UTTER
150 mm GRANULAR A BASE		
NOTES:		
 FOR CONCRETE SIDEWALK ABUTTING CURB OR CURB AND GUTTER REFER TO T-600.05-1 AND T-600.11-1. 		
 SIDEWALK THICKNESS 130 mm EXCEPT ACROSS COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL DRIVEWAY WHERE THICKNESS PAILL BE 160 mm. 		
3. t = THICKNESS OF SIDEWALK.		
4. JOINTS SHALL BE ACCORDING TO T-310.010-1.		
 ON LOCAL ROADS, THE MINIMUM SIGEWALK WIDTH CAN BE REDUCED 10 4m, BCKSETF FOR NEWDEVELOPMENTS, WHICH MUST ADHERE TO THE TORONTO GREEN STANDARDS AND DIPS. 		
All dimensions are in millimetres unless otherwise shown.		
ENGINEERING & CONSTRUCTION SERVICES S	STANDARD DRAWING REV 3	NO\

GENERAL NOTES

Toronto

1. Three buildings proposed as defined in the Ontario Building Code.

CONCRETE SIDEWALK WITH BOULEVARD

T-310.010-2

NTS SHEET 1

2. Be advised that should any party, including the applicant or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, Staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.

3. All access driveways to be used by the collection vehicle will be level (+/-8%), have a minimum vertical clearance of 4.4 meters throughout, a minimum 4.5 meters wide throughout and 6 meters wide at point of ingress and egress.

4. Unit doors to exterior and interior access doors shown on A301.

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RICHMOND RESIDENTIAL LIMITED PARTNERSHIP

QUEEN AND SHERBOURNE

245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST TORONTO ONTARIO

PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	D.L.
DRAWN BY:	D.L./ A.Y.T.
CHECKED BY:	D.B.
PLOT DATE:	JAN.14.2021
JOB #	1661.18

SITE PLAN AND PROJECT STATISTICS

1:300





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+ASSOO OF O ARCHITECTS ₹<u>\$</u>. BERARDO E. GRAZIANI GRAZIANI CORAZZA ARCHITECTS +
 1320 SHAWSON DRIVE,
 SUITE 100
 MISSISSAUGA,
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 L4W 1C3

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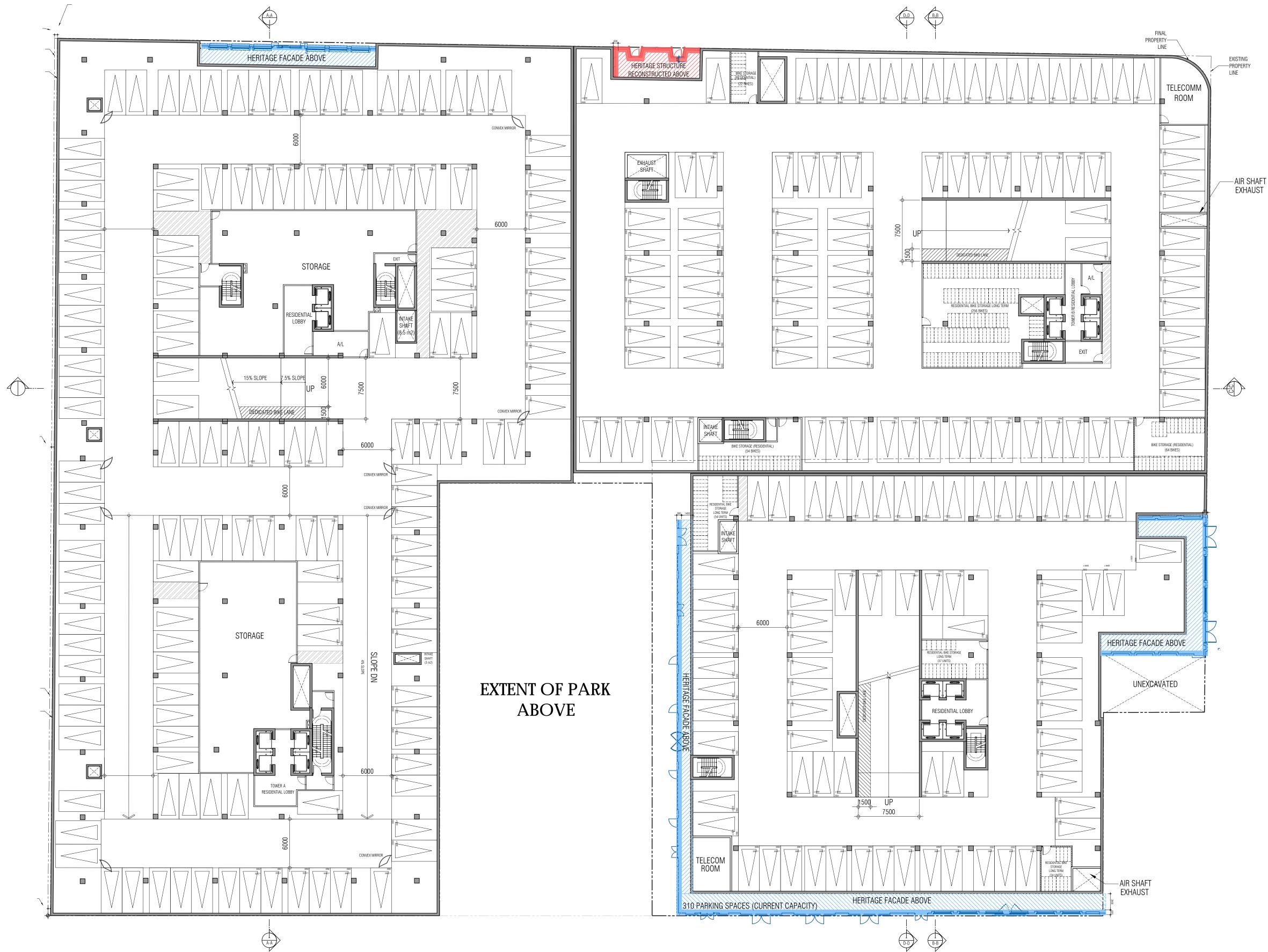
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ASSISTANT DESIGNER:	D.L.
DRAWN BY:	D.L./ A.Y.T.
CHECKED BY:	D.B.
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CONTEXT PLAN

1:400



A102



RICHMOND STREET EAST

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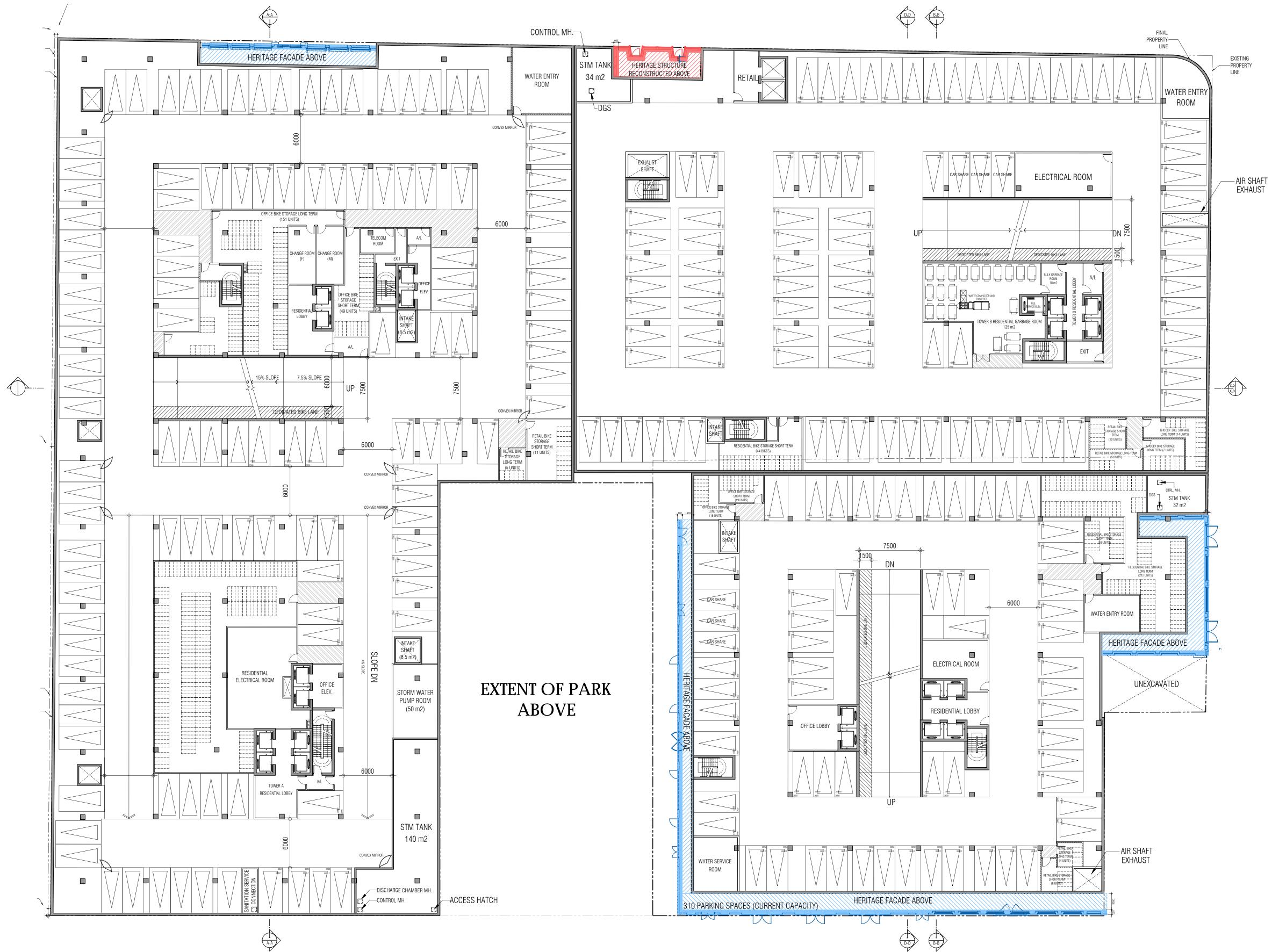
P2 FLOOR PLAN

1:250



A201

STREET **ONTARIO**



RICHMOND STREET EAST

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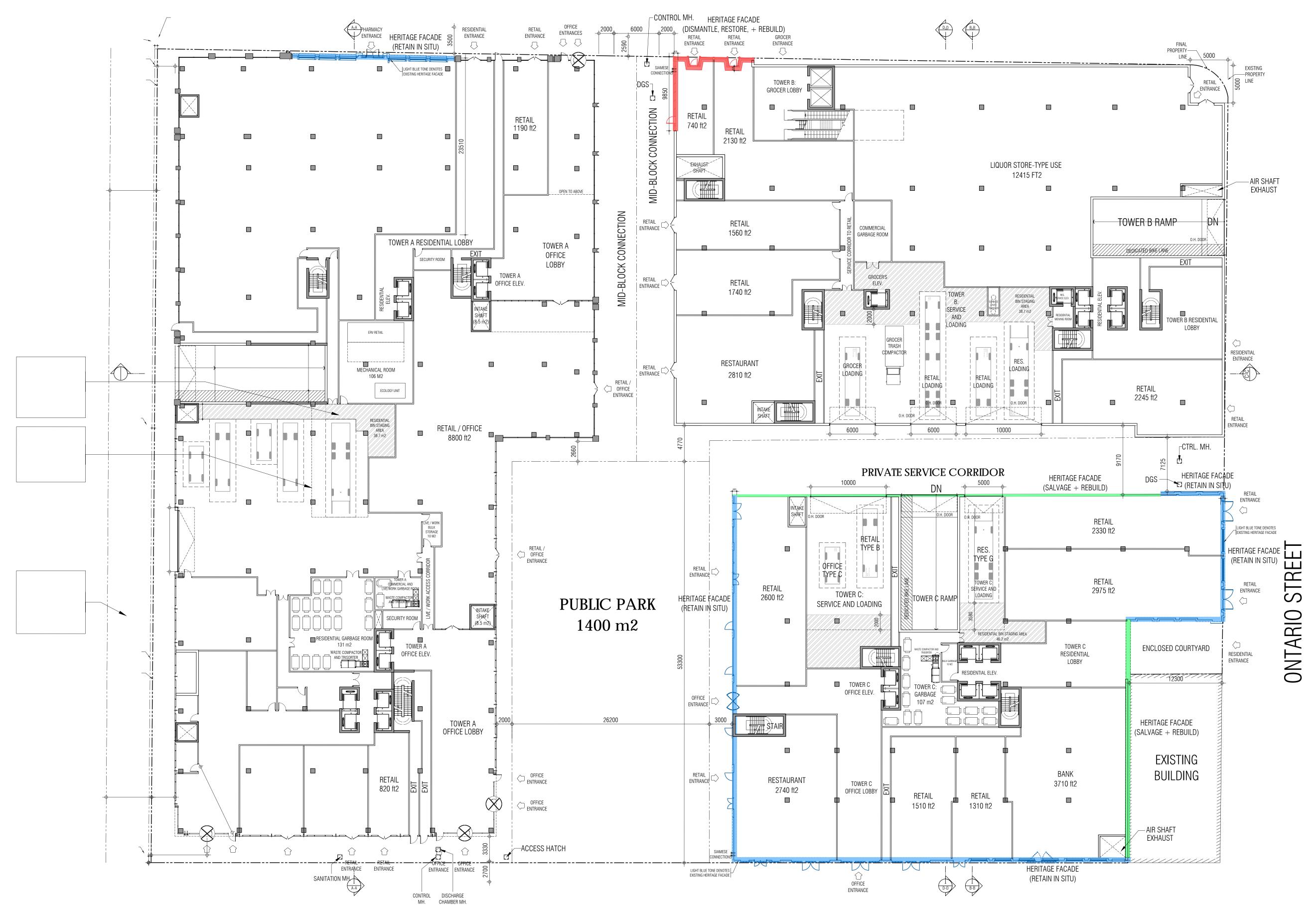
P1 FLOOR PLAN

1:250



A202

STREET **ONTARIO**



RICHMOND STREET EAST

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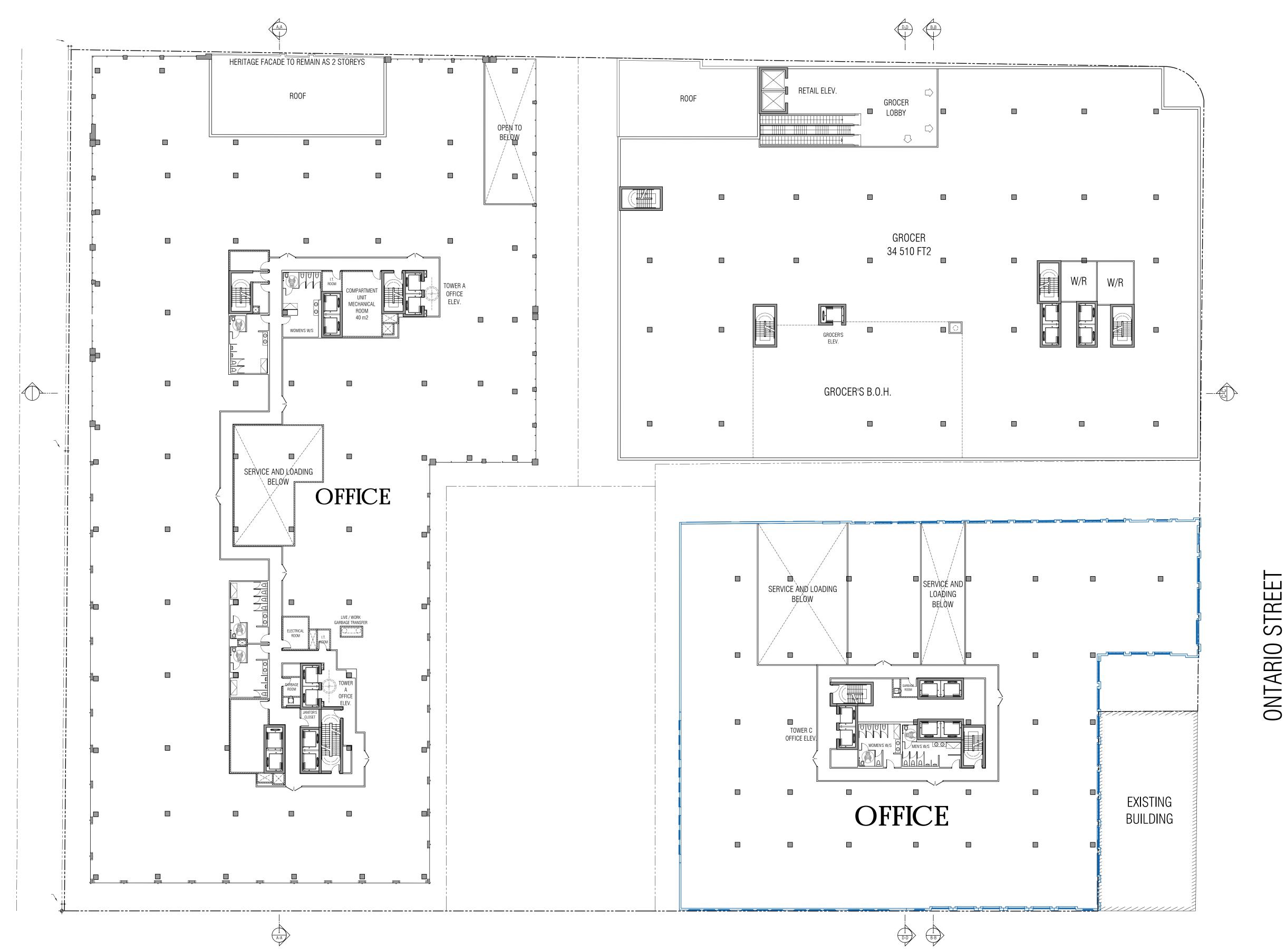
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GROUND FLOOR PLAN

1:250







RICHMOND STREET EAST

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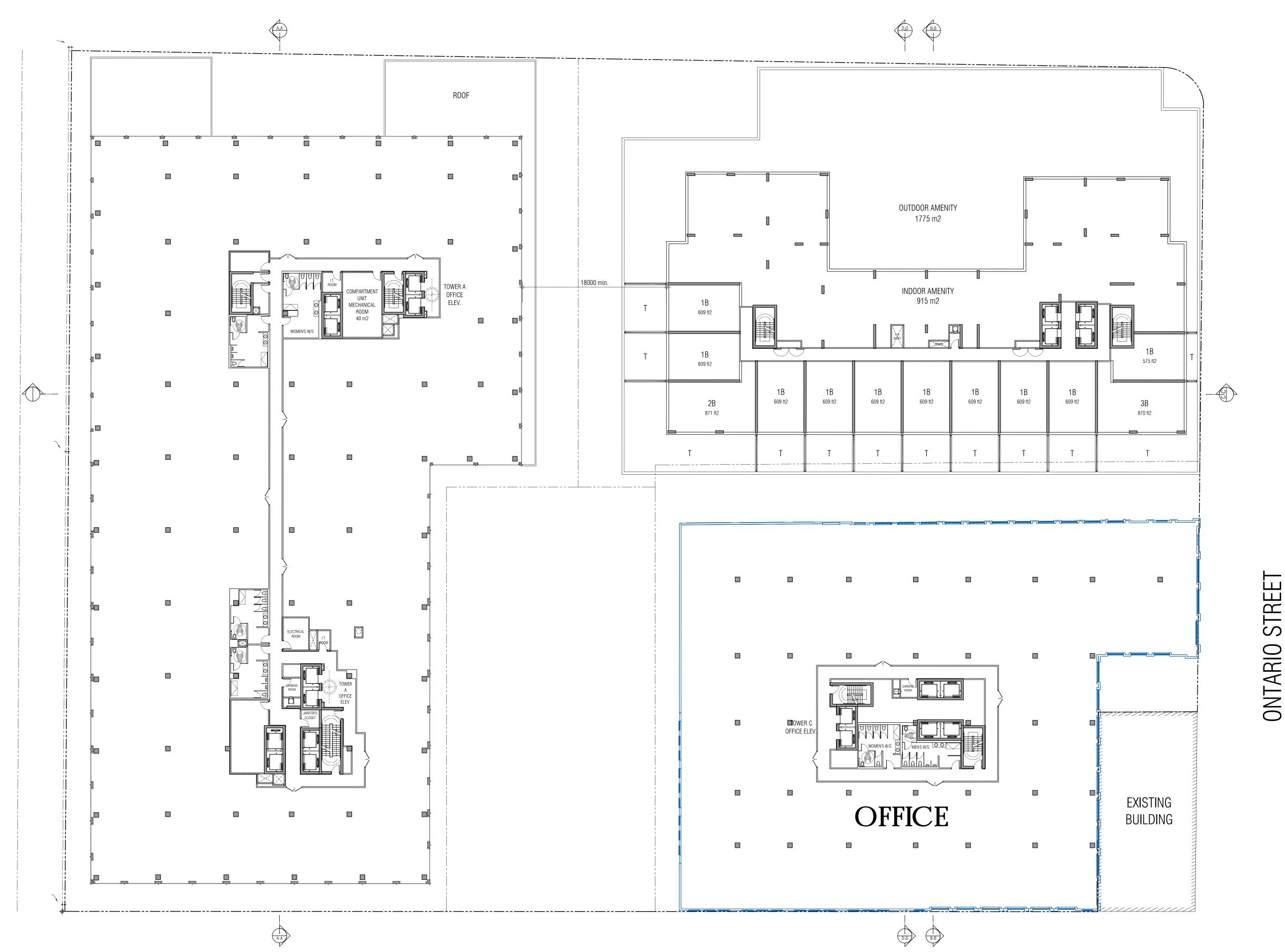
B.G.
D.L.
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JAN.14.2021
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2ND FLOOR PLAN

1:250



A302



RICHMOND STREET EAST

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3RD FLOOR PLAN

1:250



A303



RICHMOND STREET EAST

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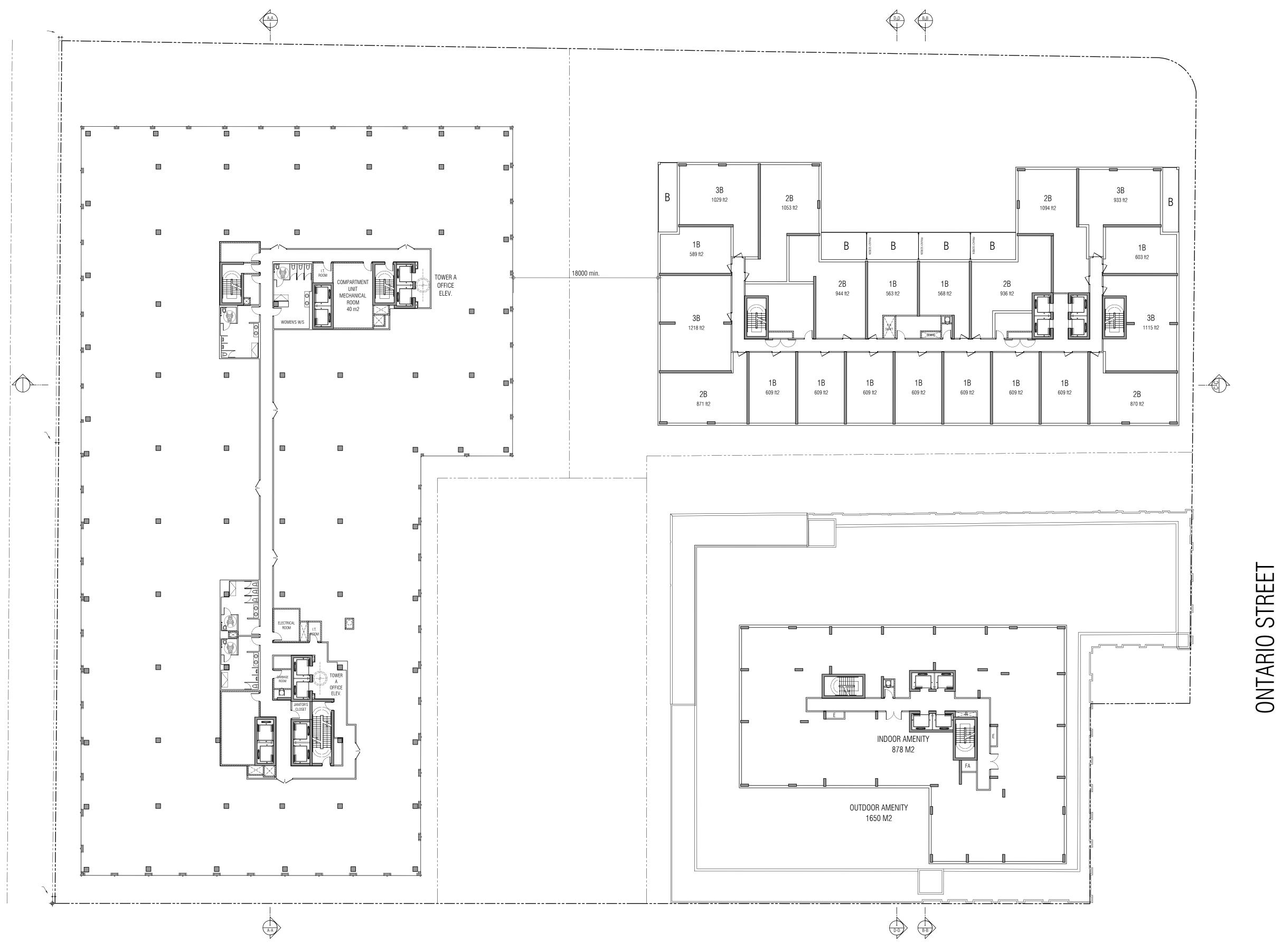
PROJECT ARCHITECT:	B.G.
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4TH FLOOR PLAN

1:250



A304



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5TH FLOOR PLAN

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A305



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6TH FLOOR PLAN

1:250



A306



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7TH FLOOR PLAN

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A307



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7TH MEZZANINE FLOOR PLAN

1:250



A307B



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ASSISTANT DESIGNER:	D.L.	
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8TH FLOOR PLAN

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A308



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9TH FLOOR PLAN

1:250



A309



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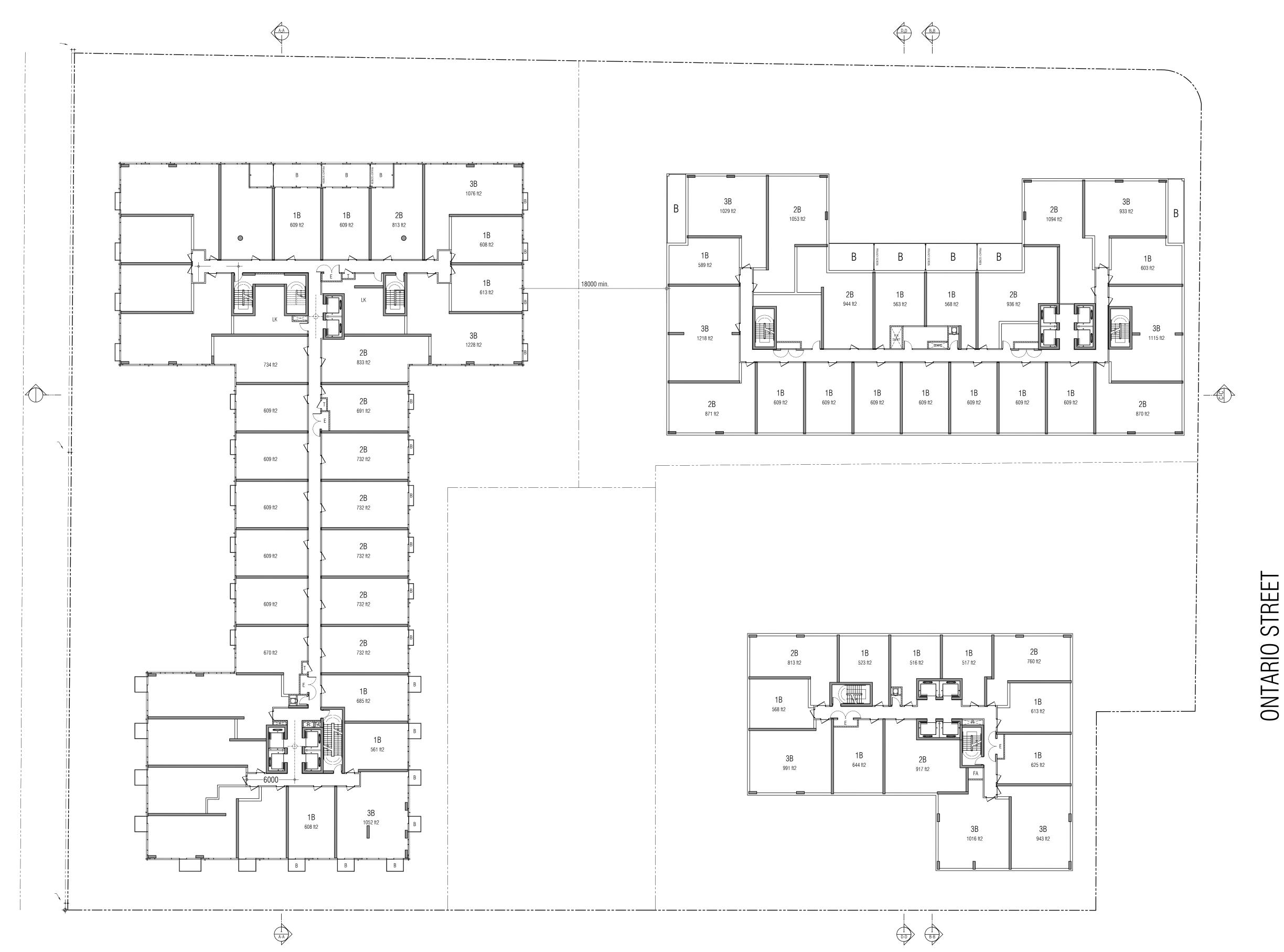
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10TH - 12TH FLOOR PLAN

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A310



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13TH FLOOR PLAN

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A311

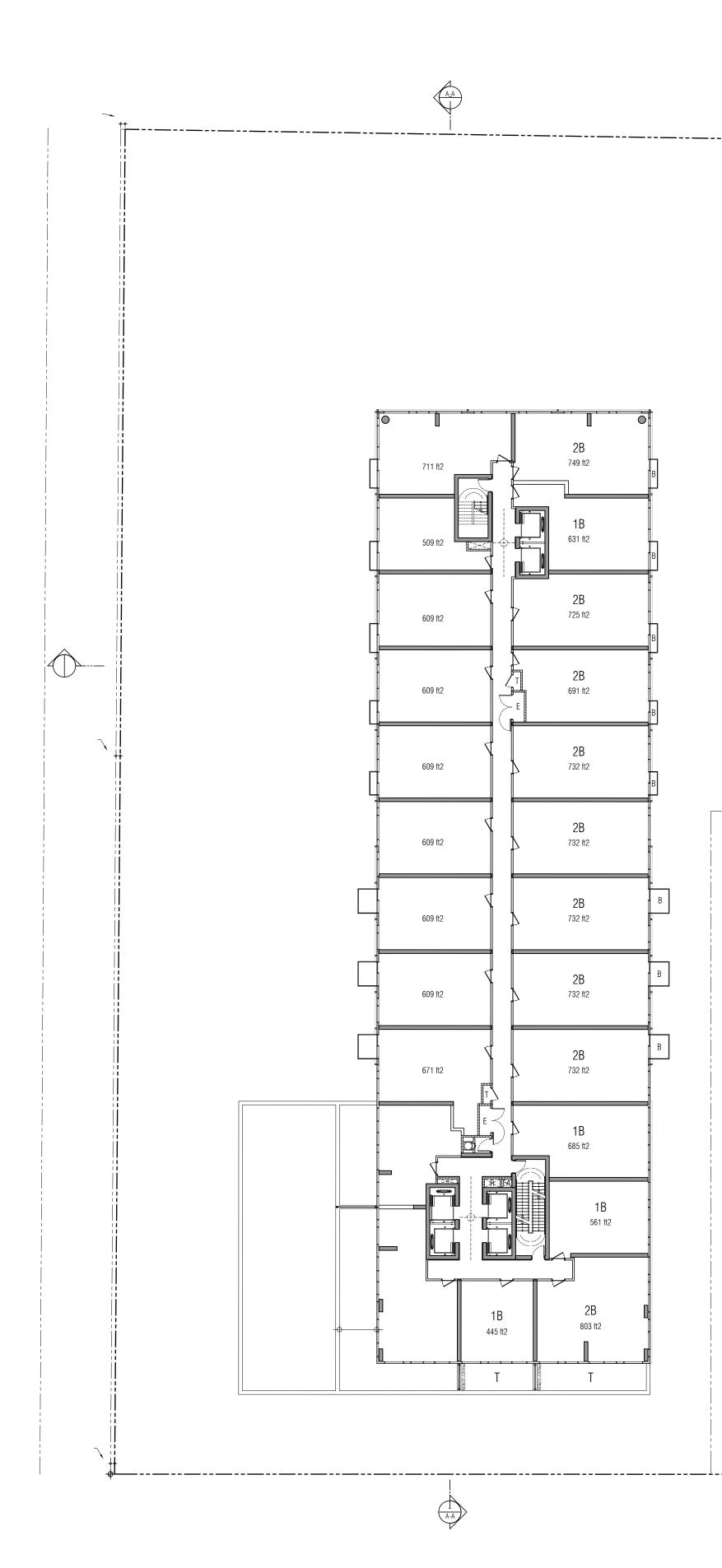


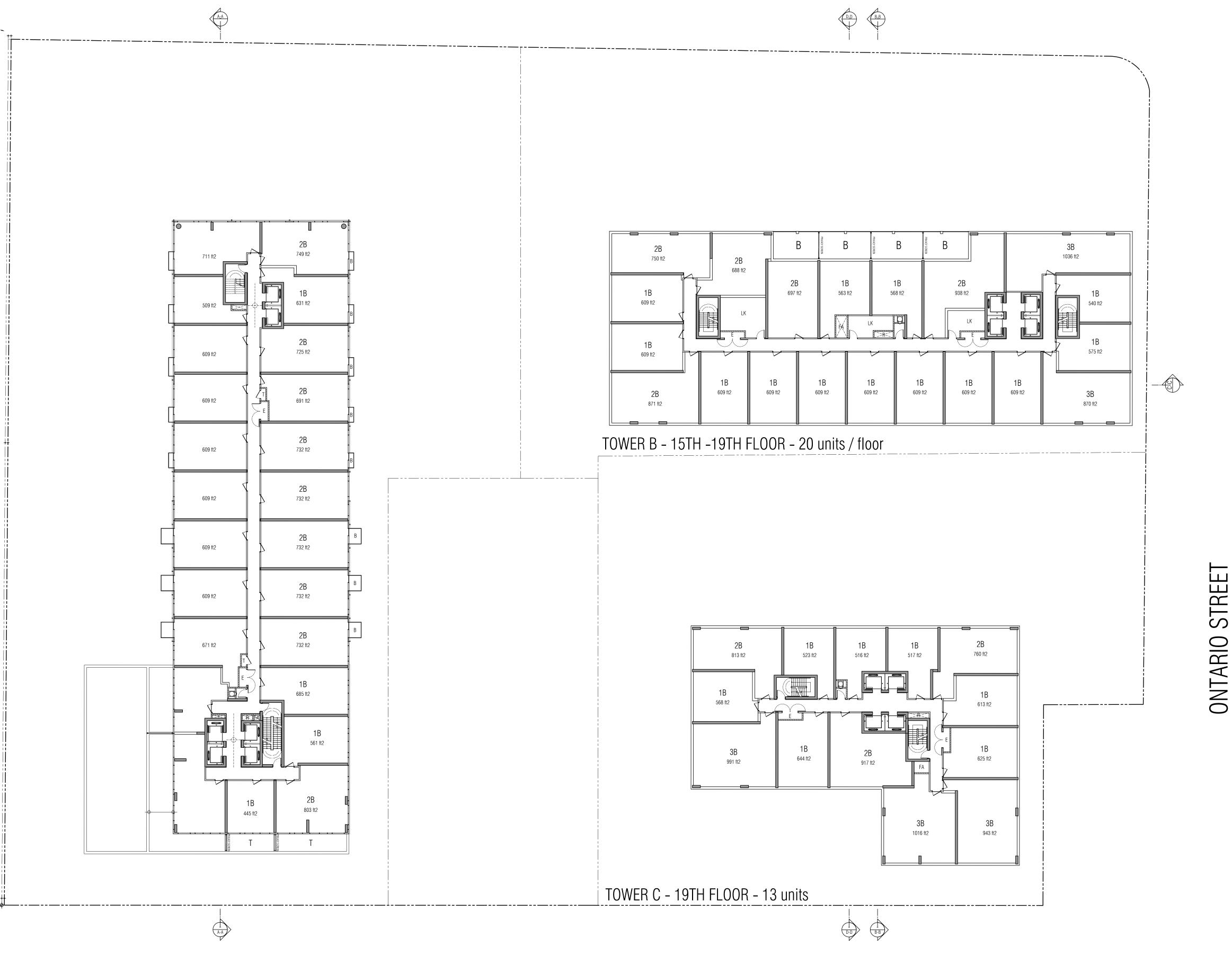


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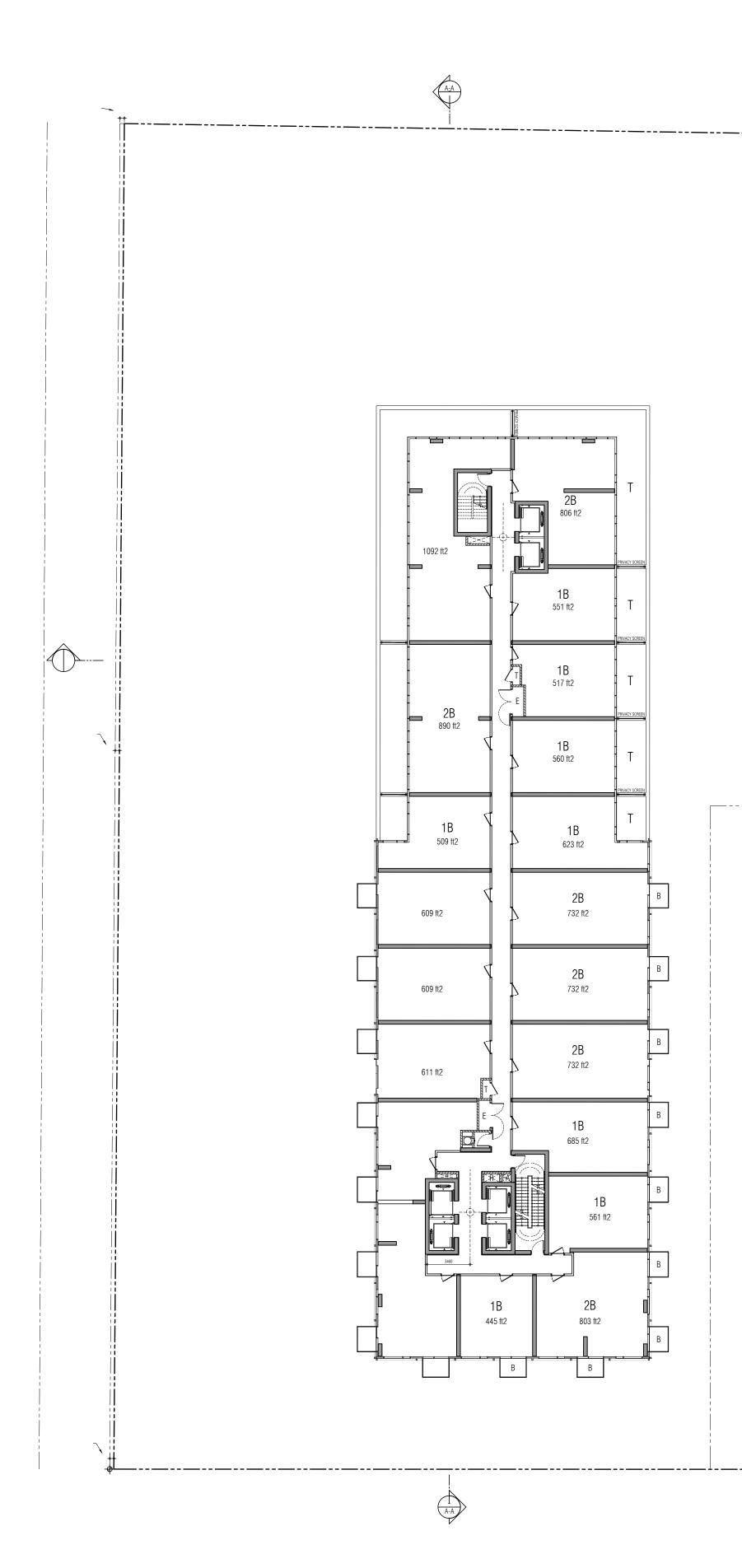
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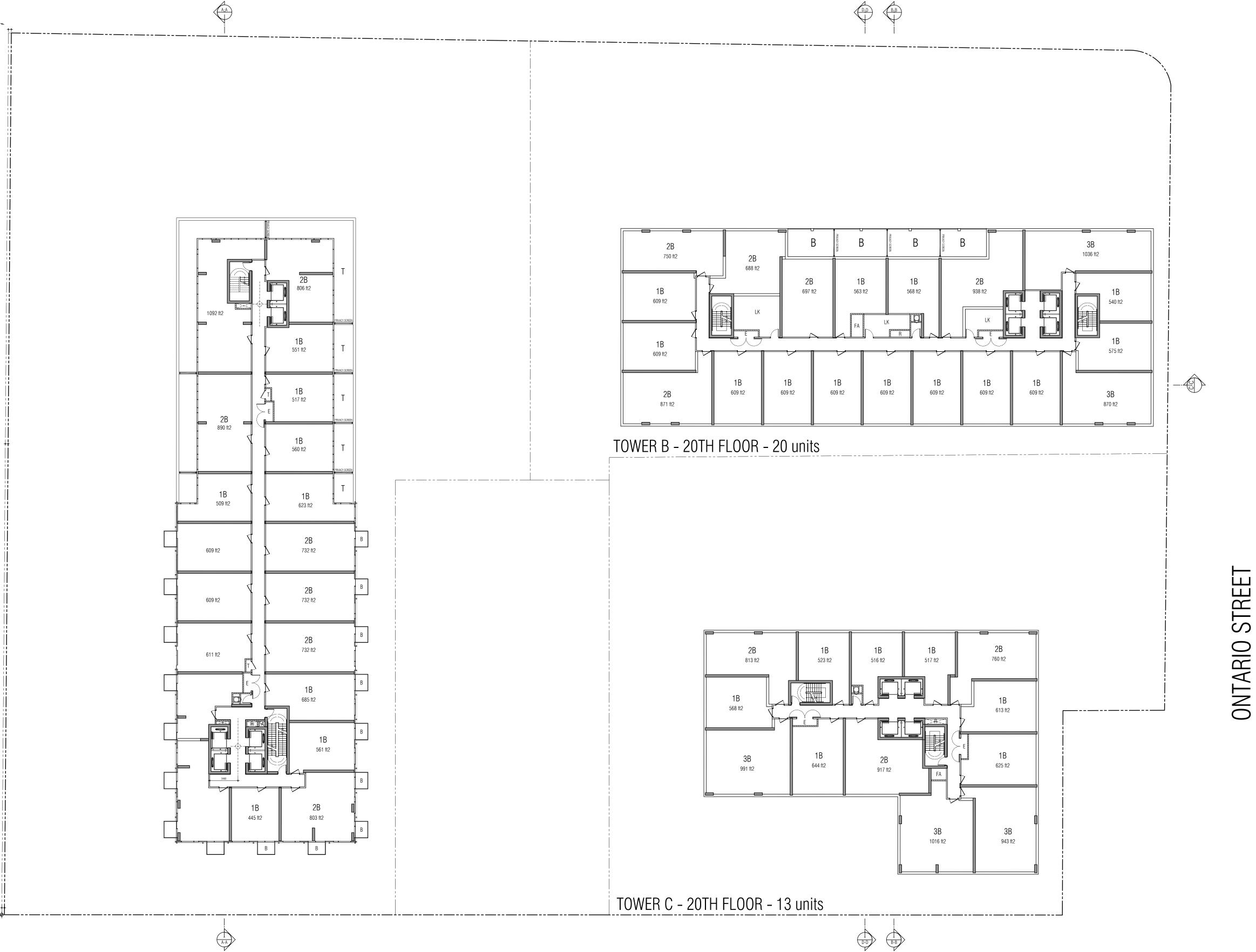
19TH FLOOR PLAN

1:250



A313





RICHMOND STREET EAST

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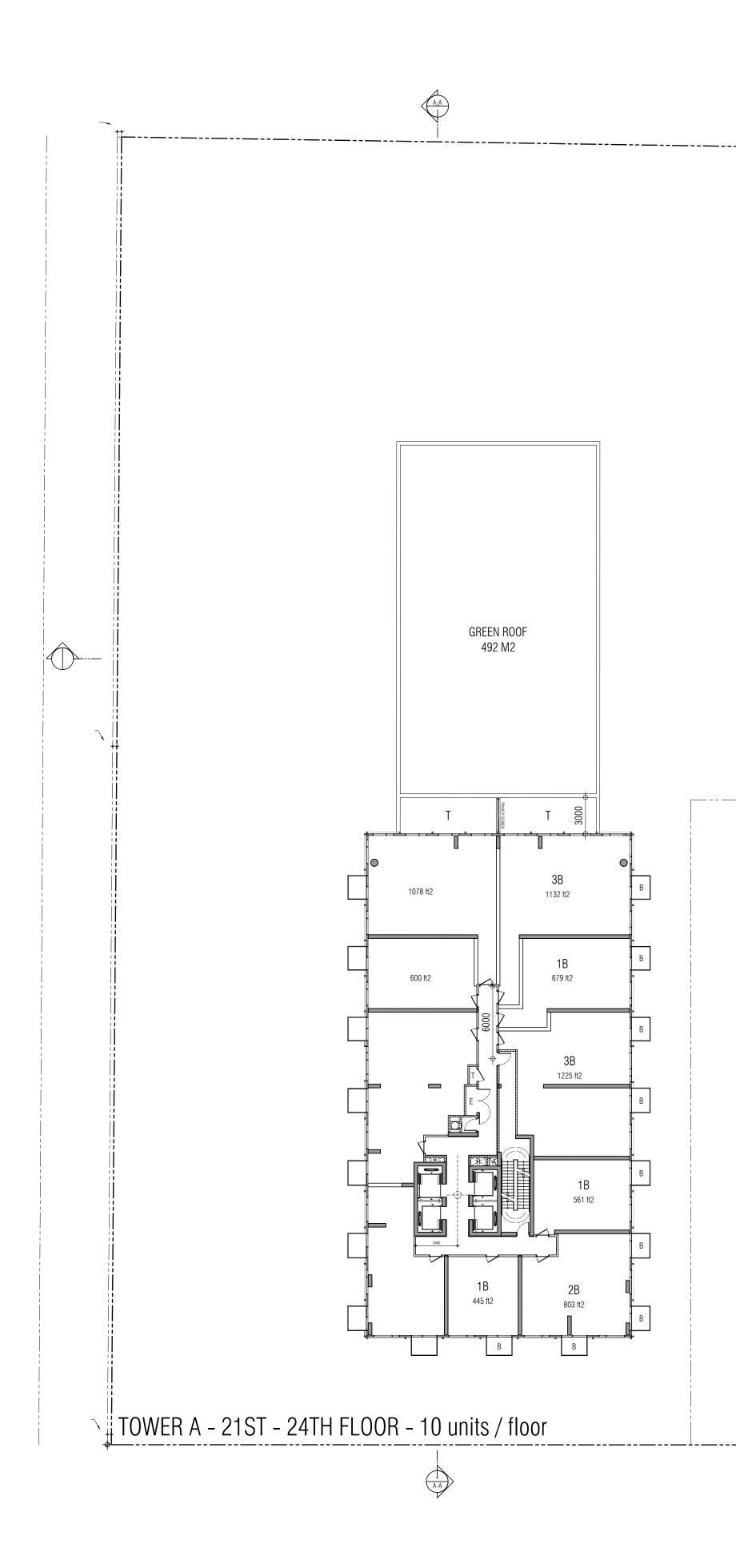
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	D.L.
DRAWN BY:	D.L./ A.Y.T.
CHECKED BY:	D.B.
PLOT DATE:	JAN.14.2021
JOB #	1661.18
PLOT DATE:	JAN.14.2021

20TH FLOOR PLAN

1:250



A314





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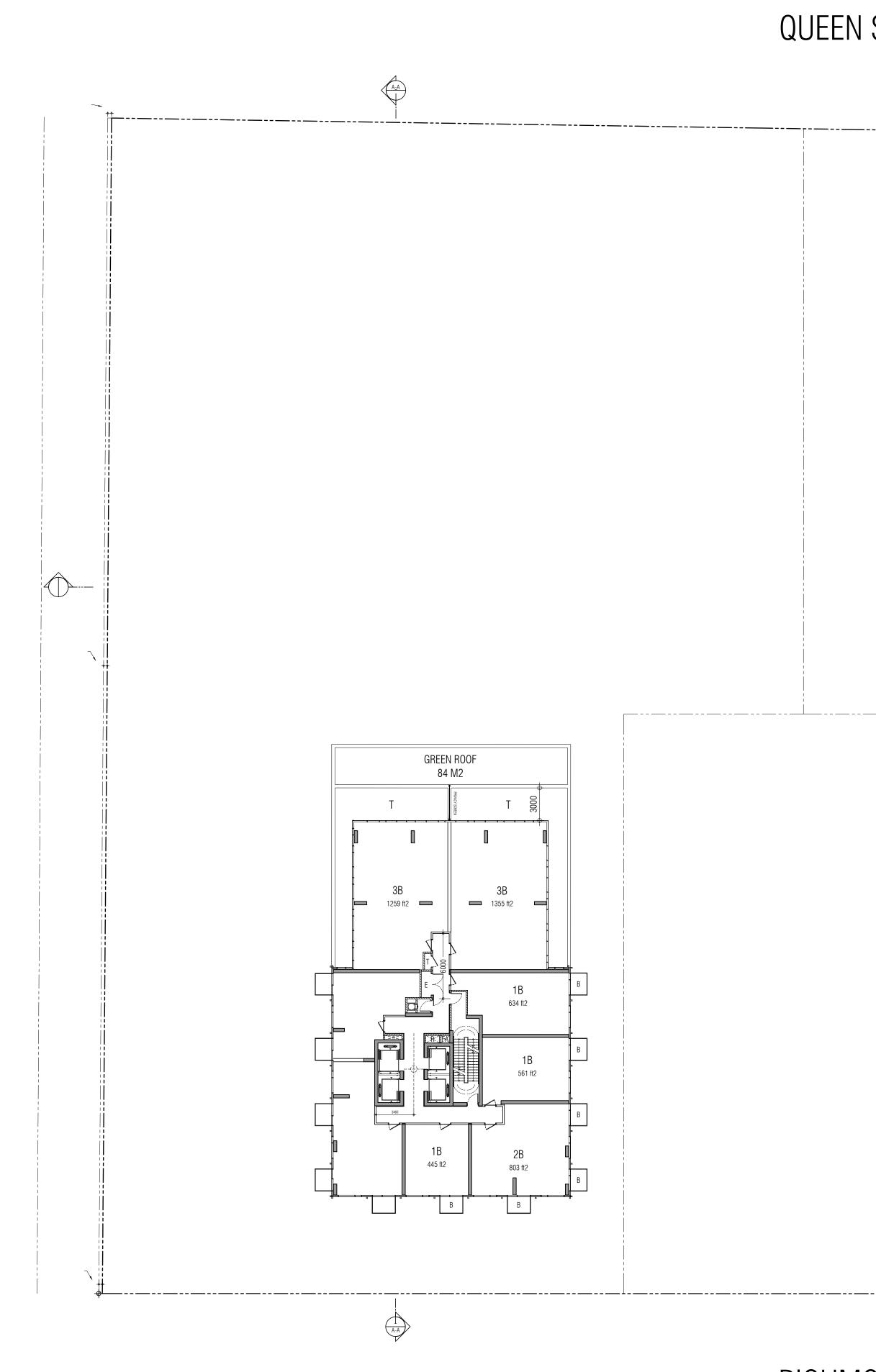
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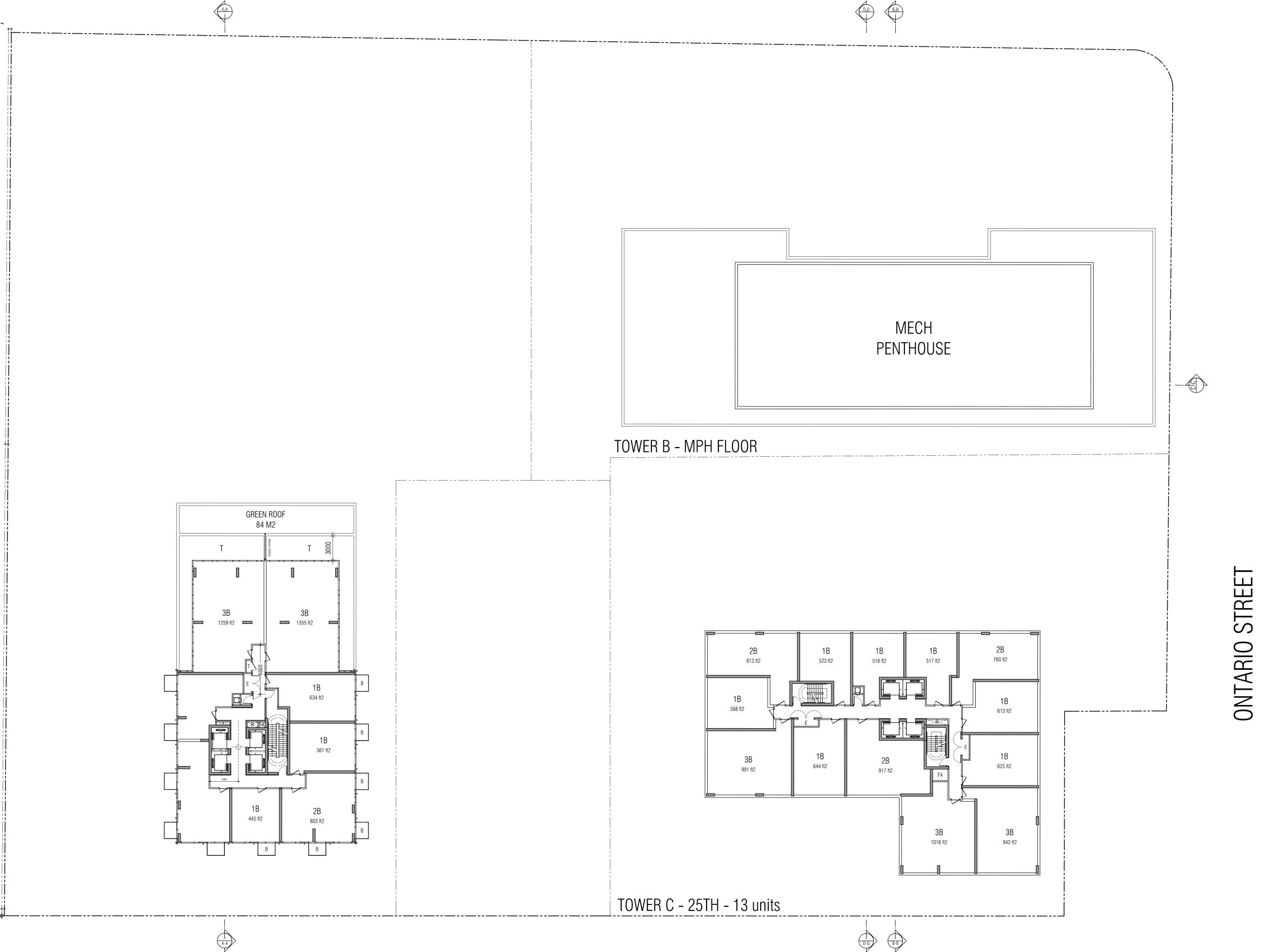
21ST - 24TH FLOOR PLAN

1:250



A315





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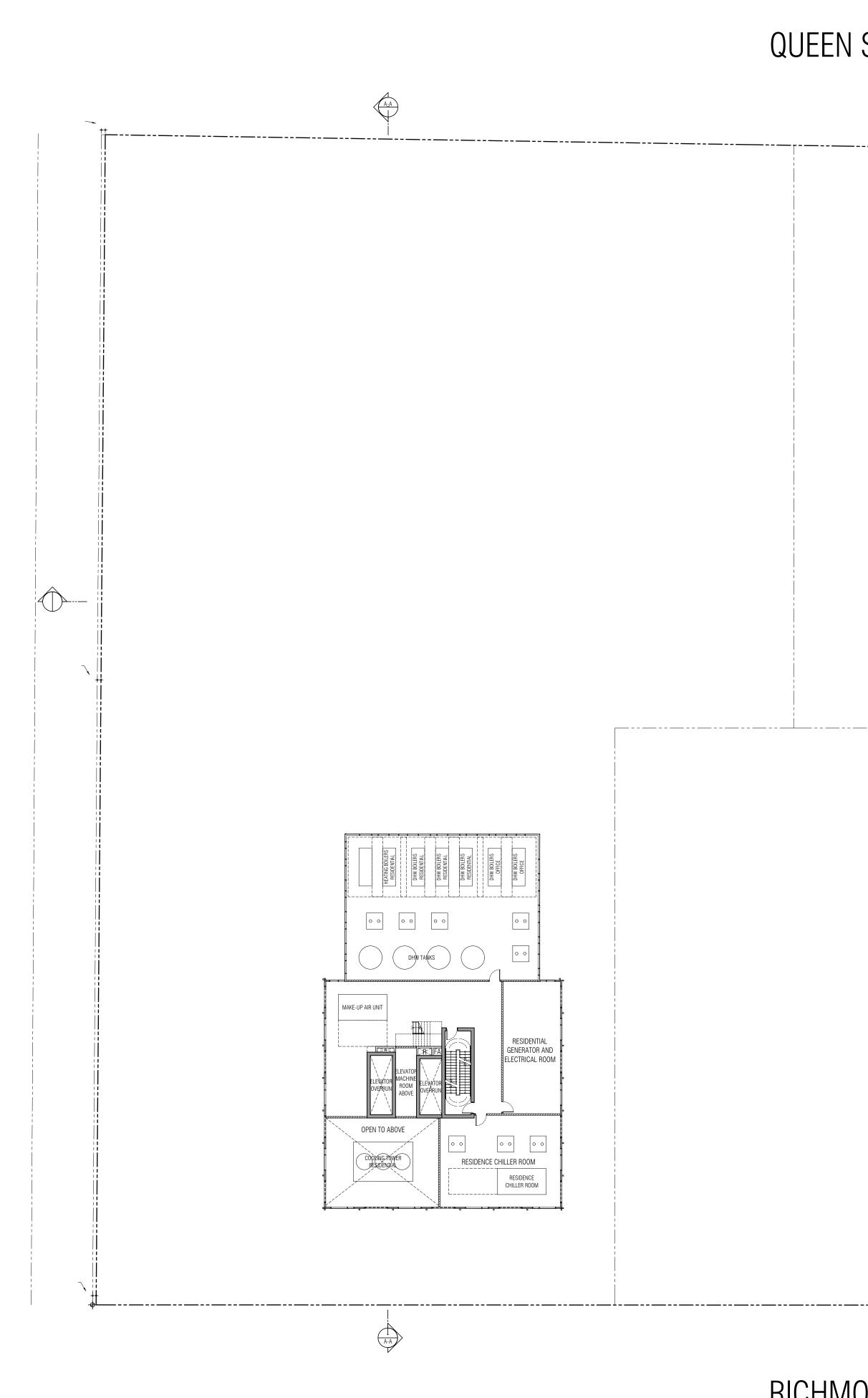
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25TH FLOOR PLAN

1:250



A316





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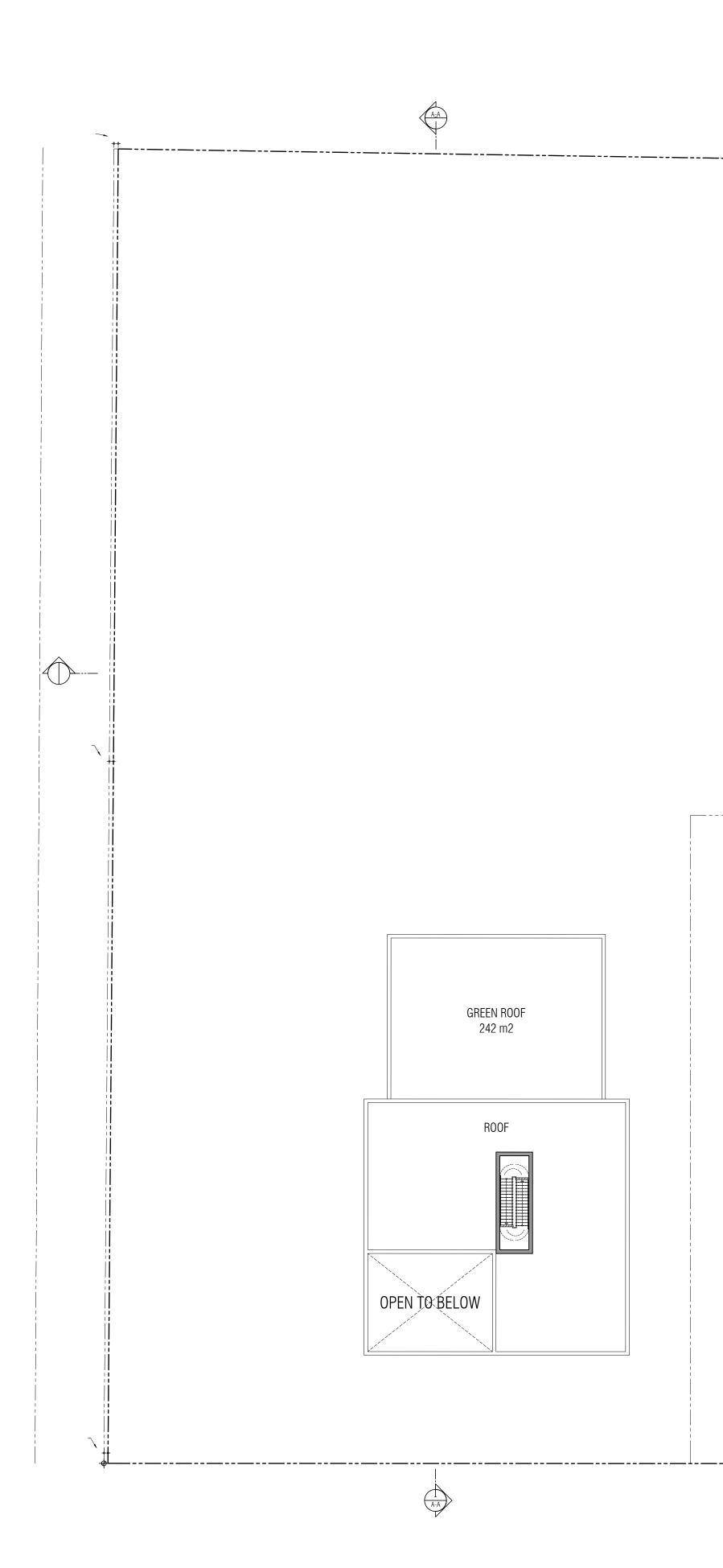
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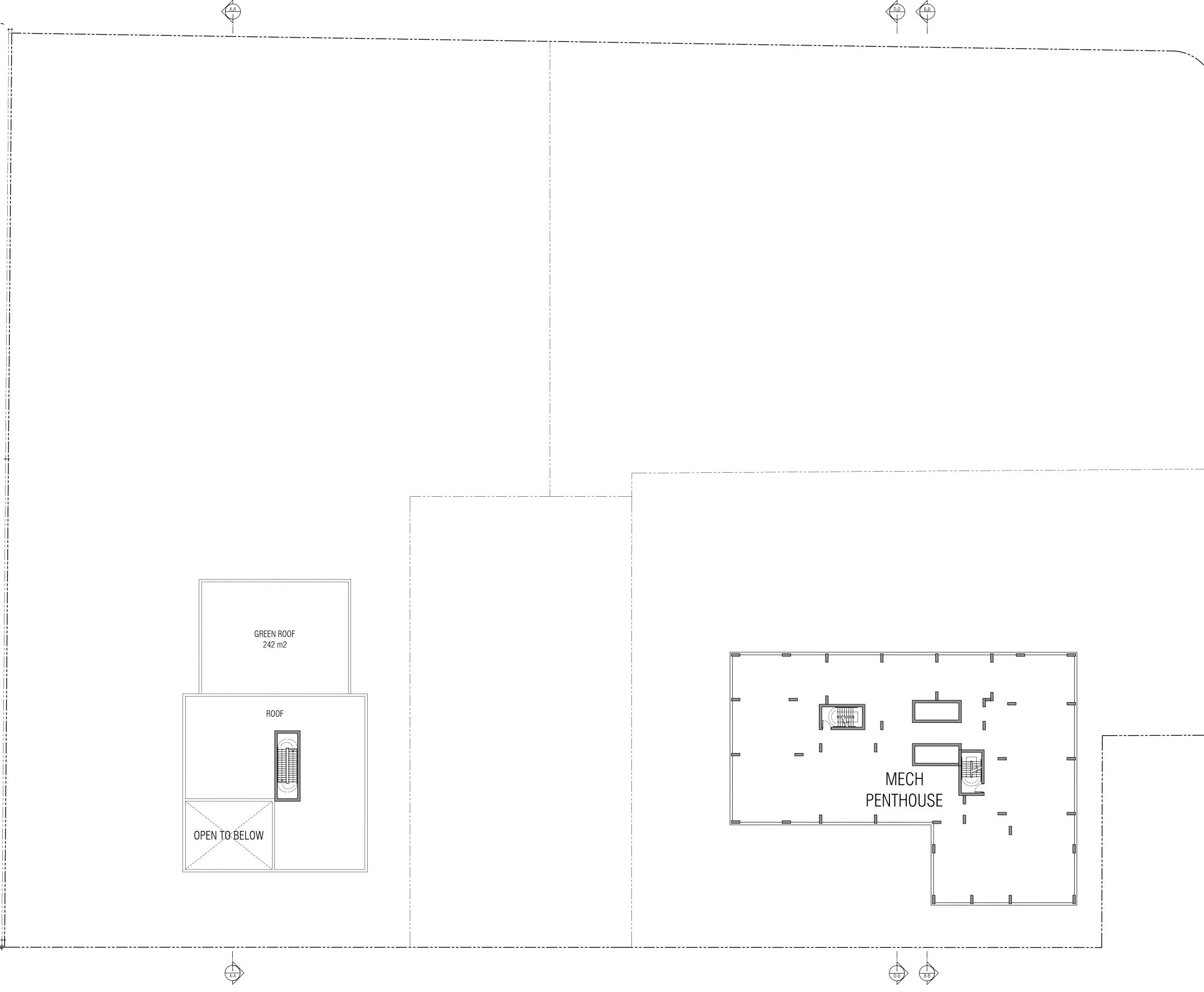
MECHANICAL FLOOR PLAN

1:250



A317





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ROOF PLAN

1:250



A318

G9-10 MECH SCREEN							
BDLGB-ROOFMECH							
BDLG B - LEVEL 24 163550							
80.68-LEVEL 22 160700							
BOLG B - LEVEL 22 157750							
BDLG 8 - LEVEL 21 154800							
BDLG 8 - LEVEL 20 151850						-	
BDLG B - LEVEL 19 146500							
80LG 8 - LEVEL 18 145950							
BDLG B - LEVEL 17 143000							
BDLG B - LEVEL 16 140050	† 						
BDLG B - LEVEL 15 137100							
BOLG B - LEVEL 14 154150							
80.G 8 - LEVEL 13 130800							
BDLG B - LEVEL 12 127300							
BDLG B - LEVEL 11 124350							
80J.GB - LEVEL 10 121400							
BDL 68 - LEVEL 9 116450							
BOLGB-LEVEL 8 115500							
BDL.6.8 - LEVEL 7 111500							
BDLG 8 - LEVEL 6 107550							
BDLG 8 - LEVEL 5 104400							
BDLG 8 - LEVEL 4 100650							
BDLGB-LEVEL 3							
97300 1							
BDLG9-LEVEL 2 91550		Log atos			and a state of the		
	SPIRITS	FIN		COFFEE		RESTAURANT	
EDLG B - GROUND FLOOR B4980 PROJECT BASE POINT		i i					



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BIRD FRIENDLY TREATMENT (TGS CHECKLIST 2019 VERSION 3) A COMBINATION OF THE FOLLOWING STRATEGIES WILL BE PROVIDED IN

ORDER TO TREAT A MINIMUM OF 85% OF ALL EXTERIOR GLAZING WITHIN THE FIRST 12m OF THE BUILDING ABOVE GRADE (INCLUDING BALCONIES, RAILING, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS AND OTHER GLASS SURFACES).

VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING

+

+

D.L./ A.Y.T.

JAN.14.2021

1661.18

RENDERED NORTH ELEVATION

D.B.

ASSOO

OF

ARCHITECTS ₽.d.

BERARDO E. GRAZIANI

ONTARIO

LOW REFLECTANCE, OPAQUE MATERIALS

OF 100mm x 100mm.

MAY16 2019

JAN 15 2021

WHOLE OR PART WHEN INFORMATION IS TRANSFERRED. 2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC

SYSTEM WHEN INFORMATION IS TRANSFERRED.

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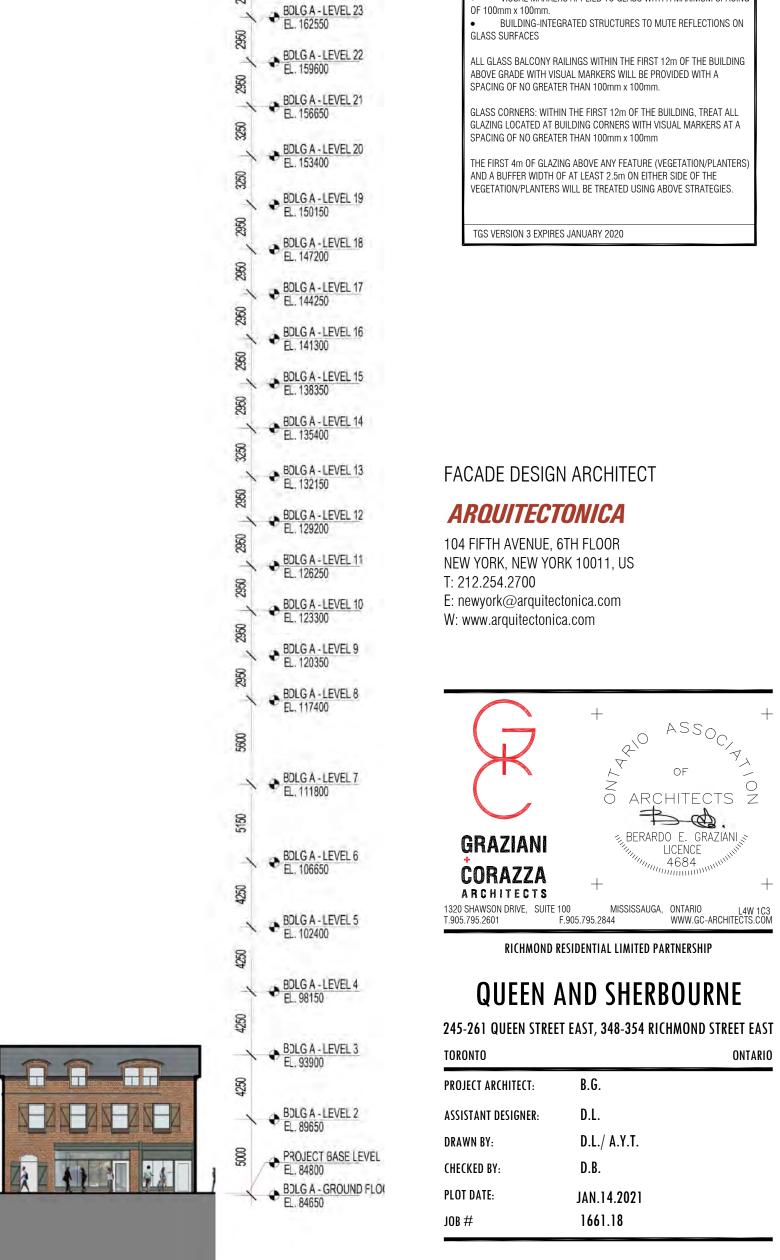
1. ISSUED FOR SPA

BDLG A - T.O. MECH SC EL. 178950

BDLG A - LEVEL ROOF/N EL. 172950

BDLG A - LEVEL 25 EL. 168750

BDLG A - LEVEL 24 EL. 165500



A401 1:250

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3660						~
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260		BDLG C - LEVEL 27		-		<
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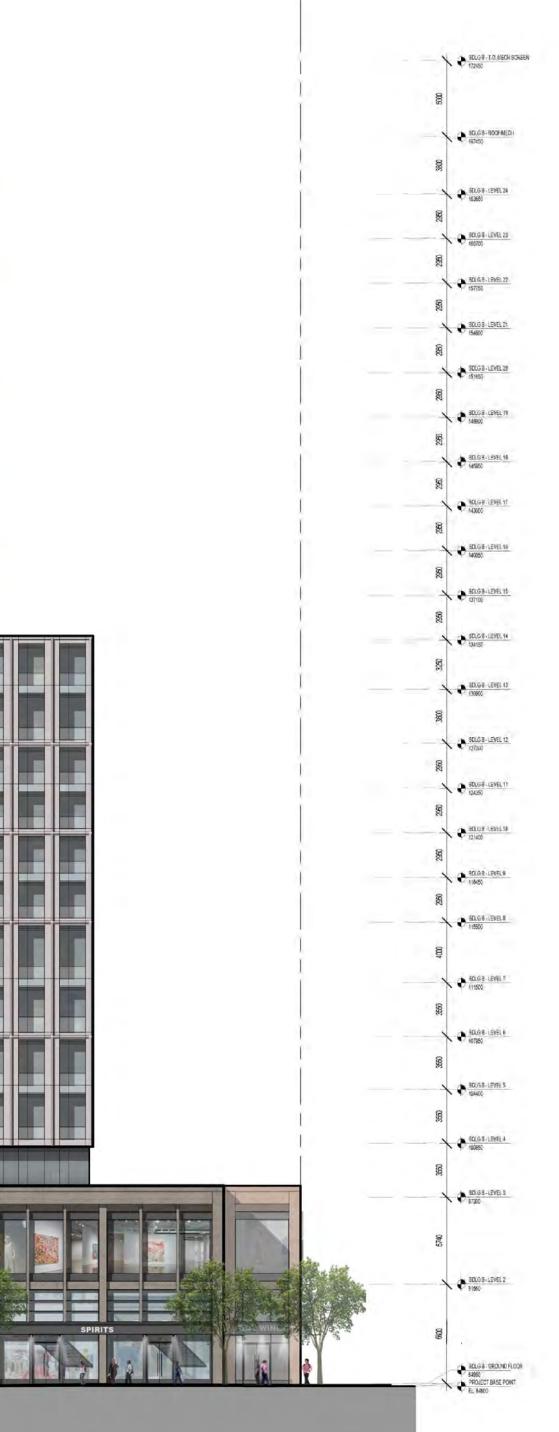
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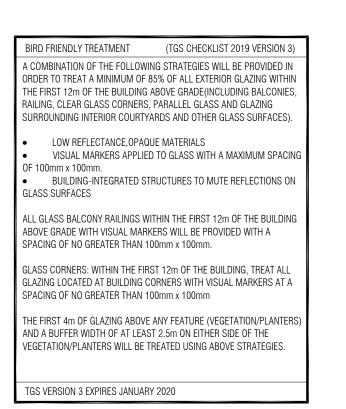
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RENDERED EAST ELEVATION

BDLG A - T.O. MECH SCREEN	
BDLG A - T.O. MECH SCREEN EL. 178950	
BDLG A - LEVEL ROOF/MECH	
BDLG A - LEVEL 25 EL. 168750	
EL. 100/50 BDLG A - LEVEL 24 EL. 165500	
BDLG A - LEVEL 23 EL. 162550	
BDLG A - LEVEL 22 EL. 159600	
BDLG A - LEVEL 21 EL. 156650	
BDLGA-LEVEL 20 EL. 153400	
BDLG A - LEVEL 18 EL. 150150 EL. 147200	
EL. 147200 BDLG A - LEVEL 17 EL. 144250	
BDLG A - LEVEL 16 C	
BDLG A - LEVEL 15 EL. 138350	
BDLG A - LEVEL 14 EL. 135400	
BDLGA-LEVEL 13 EL. 132150	
BDLG A - LEVEL 12 EL. 129200 BDLG A - LEVEL 11 EL. 126250	
BDLG A - LEVEL 10 EL. 123300	
BDLG A - LEVEL 9 EL. 120350	
BDLG A - LEVEL 8 EL. 117400	
BDLG A - LEVEL 7	
BDLG A-LEVEL 7 EL.111800	
BDLG A - LEVEL 6 EL. 106650	
BDLG A - LEVEL 5 EL. 102400	
BDLG A - LEVEL 4 EL. 98150	
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BDLG A - LEVEL 3 EL. 93900	
BDLG A - LEVEL 2 EL. 89650 PROJECT BASE LEVEL E	
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 2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC GYOTEM WHEN INFORMATION IN TRANSFERRED.
- SYSTEM WHEN INFORMATION IS TRANSFERRED.

1. ISSUED FOR SPA

2. ISSUED FOR HIA RESUBMISSION

MAY16 2019 JAN 15 2021

BIRD FRIENDLY TREATMENT (TGS CHECKLIST 2019 VERSION 3) A COMBINATION OF THE FOLLOWING STRATEGIES WILL BE PROVIDED IN ORDER TO TREAT A MINIMUM OF 85% OF ALL EXTERIOR GLAZING WITHIN THE FIRST 12m OF THE BUILDING ABOVE GRADE(INCLUDING BALCONIES, RAILING, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS AND OTHER GLASS SURFACES). LOW REFLECTANCE, OPAQUE MATERIALS • VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm. BUILDING-INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES ALL GLASS BALCONY RAILINGS WITHIN THE FIRST 12m OF THE BUILDING ABOVE GRADE WITH VISUAL MARKERS WILL BE PROVIDED WITH A SPACING OF NO GREATER THAN 100mm x 100mm. GLASS CORNERS: WITHIN THE FIRST 12m OF THE BUILDING, TREAT ALL GLAZING LOCATED AT BUILDING CORNERS WITH VISUAL MARKERS AT A SPACING OF NO GREATER THAN 100mm x 100mm THE FIRST 4m OF GLAZING ABOVE ANY FEATURE (VEGETATION/PLANTERS) AND A BUFFER WIDTH OF AT LEAST 2.5m ON EITHER SIDE OF THE VEGETATION/PLANTERS WILL BE TREATED USING ABOVE STRATEGIES.

TGS VERSION 3 EXPIRES JANUARY 2020

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245-261 QUEEN STREET EAST, 348-354 RICHMOND STREET EAST TORONTO ONTARIO

		UNTAKIU
PROJECT ARCHITECT:	B.G.	
ASSISTANT DESIGNER:	D.L.	
DRAWN BY:	D.L./ A.Y.T.	
CHECKED BY:	D.B.	
PLOT DATE:	JAN.14.2021	
JOB #	1661.18	

RENDERED SOUTH ELEVATION



VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI+CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI+CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

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ELECTRONIC INFORMATION FOR ELECTRONIC INFORMATION TRANSFER; ASSIST THEM IN THE EXECUTION OF THEIR WORK / REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

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 TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC

SYSTEM \

2.	SYSTEM WHEN INFORMATION IS TRANSFERRED.	THE RECEIVING ELECTRONIC
1.18	SSUED FOR SPA	MAY16 2019
2.18	SSUED FOR HIA RESUBMISSION	JAN 15 2021

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4200	and the second sec
3250	
	BDLG A - LEVEL 24 EL. 165500
	BDLG A - LEVEL 23 EL. 162550
5360	BDLG A - LEVEL 22 EL. 159600
5950	BDLG A - LEVEL 21
3250	EL. 156650
i	BDLG A - LEVEL 20 EL. 153400
3250	• BDLG A - LEVEL 19 EL. 150150
5360	BDLG A - LEVEL 18
2950	EL. 147200
2850	• BDLG A - LEVEL 17 EL. 144250
·	BDLG A - LEVEL 16 EL. 141300
5850	• BDLG A - LEVEL 15 EL. 138350
2880	BDLG A - LEVEL 14
3250	
380	BDLG A - LEVEL 13 EL. 132150
	BDLG A - LEVEL 12 EL. 129200
	• BDLG A - LEVEL 11 EL. 126250
2860	BDLG A - LEVEL 10
2360	 EL. 123300 BDLG A - LEVEL 9
5850	EL. 120350
	BDLG A - LEVEL 8 EL. 117400
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· [• BDLG A - LEVEL 7 EL. 111800
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RICHMOND ST. ଛୁ	BDLG A - LEVEL 3 EL. 93900
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	PROJECT BASE LEVEL EL. 84800 BDLG A - GROUND FLOOR EL. 84650

ORDER TO TREAT A MINIMUM OF 85% OF ALL EXTERIOR GLAZING WITHIN THE FIRST 12m OF THE BUILDING ABOVE GRADE(INCLUDING BALCONIES, RAILING, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS AND OTHER GLASS SURFACES). LOW REFLECTANCE, OPAQUE MATERIALS VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 100mm x 100mm. BUILDING-INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES

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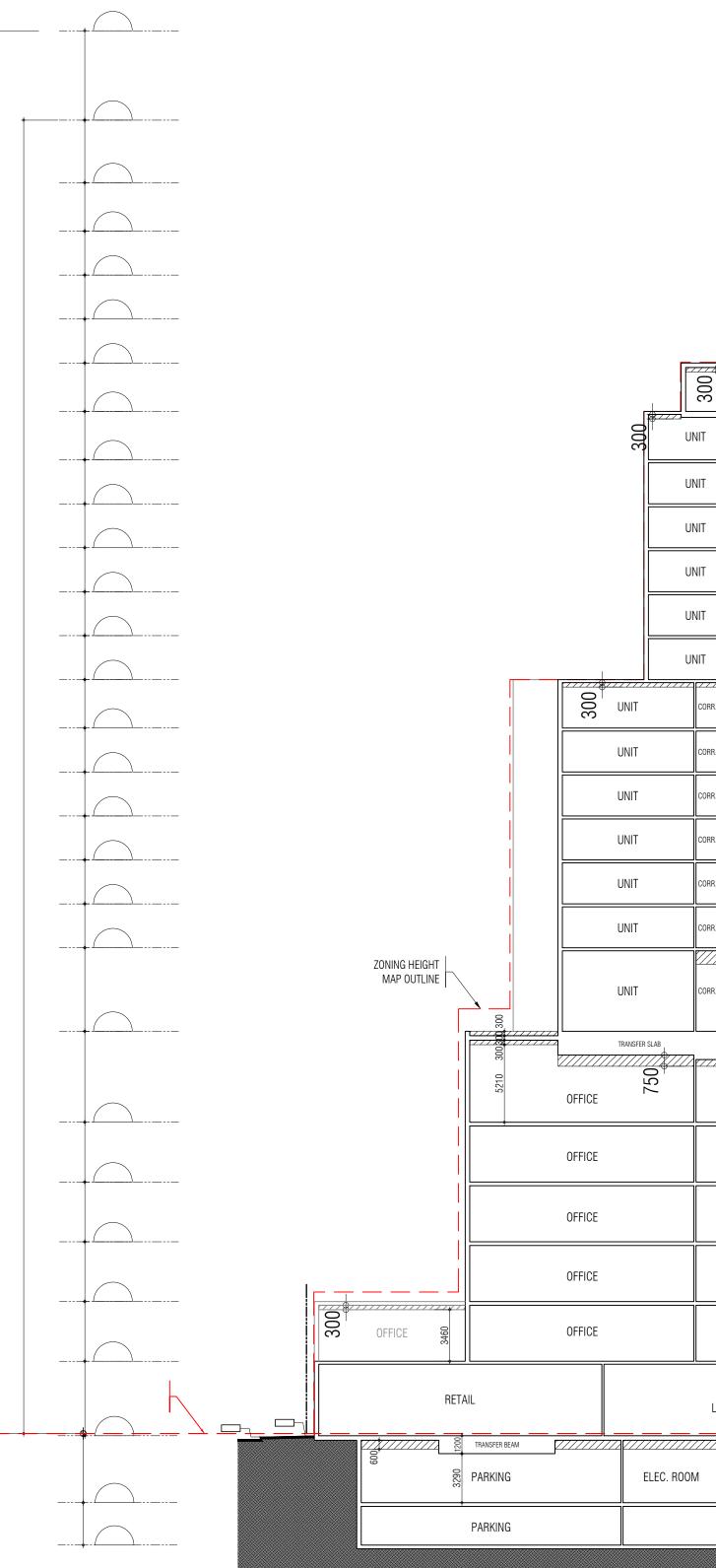
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TORONTO		UNTAKIO
PROJECT ARCHITECT:	B.G.	
ASSISTANT DESIGNER:	D.L.	
DRAWN BY:	D.L./ A.Y.T.	
CHECKED BY:	D.B.	
PLOT DATE:	JAN.14.2021	
JOB #	1661.18	

RENDERED WEST ELEVATION



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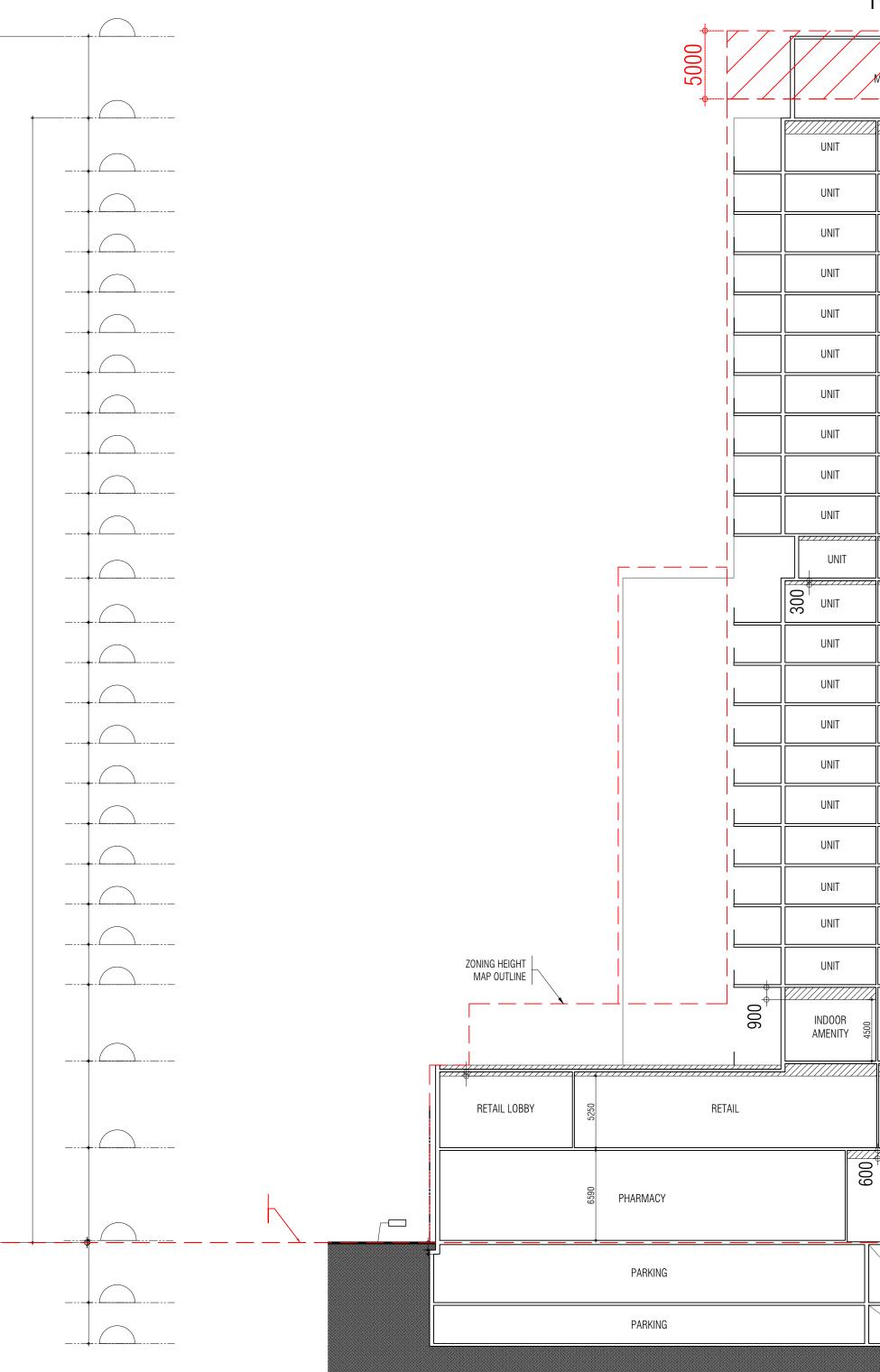
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DRAWN BY:	D.L./ A.Y.T.	
CHECKED BY:	D.B.	
PLOT DATE:	JAN.14.2021	
JOB #	1661.18	

BUILDING SECTION A-A

1:250

_ _ _ _ _ _ _ _

83.060m



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TOWER C

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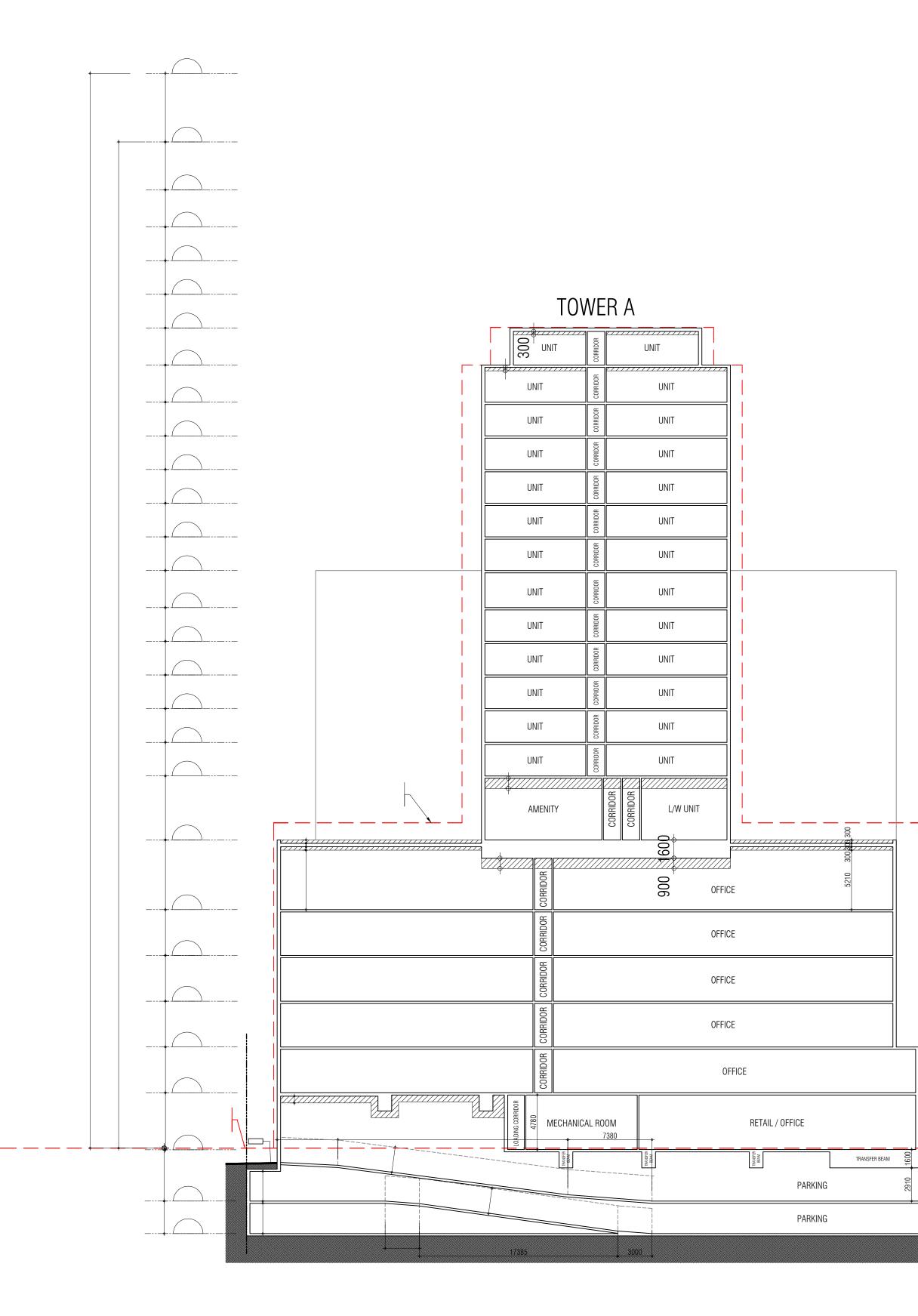
TOKONIO		UNTAKIU
PROJECT ARCHITECT:	B.G.	
ASSISTANT DESIGNER:	D.L.	
DRAWN BY:	D.L./ A.Y.T.	
CHECKED BY:	D.B.	
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JOB #	1661.18	

BUILDING SECTION B-B

1:250

A502

_____ ______<u>33RD</u>_____187.90m 32ND 184.95m 31ST (182.00m) 30TH 179.05m 29TH 176.10m ______28TH 173.15m 27TH 170.20m <u>26TH</u> (166.95m) _____25TH _____164.00m 24TH 161.05m _____23RD 158.10m 22ND 155.15m 21ST 152.20m _____19TH (146.00m) 18TH 143.05m 17TH 140.10m 16TH 137.15m 15TH 134.20m 14TH 131.25m 13TH 128.30m 12TH 125.05m 11TH (122.10m) 10TH 119.15m 9TH (116.20m) 8TH (113.25m 7TH 7TH 110.30m 6TH 107.35m _____5TH _____102.40m 4TH / 96.95 m 3RD 93.15 m 2ND 89.65 m GROUND LEVEL 83.45 m ____P1 ____ 80.40 m P2 77.40 m



TOWER B

					MECHANICAL	- PENTHOUSE				
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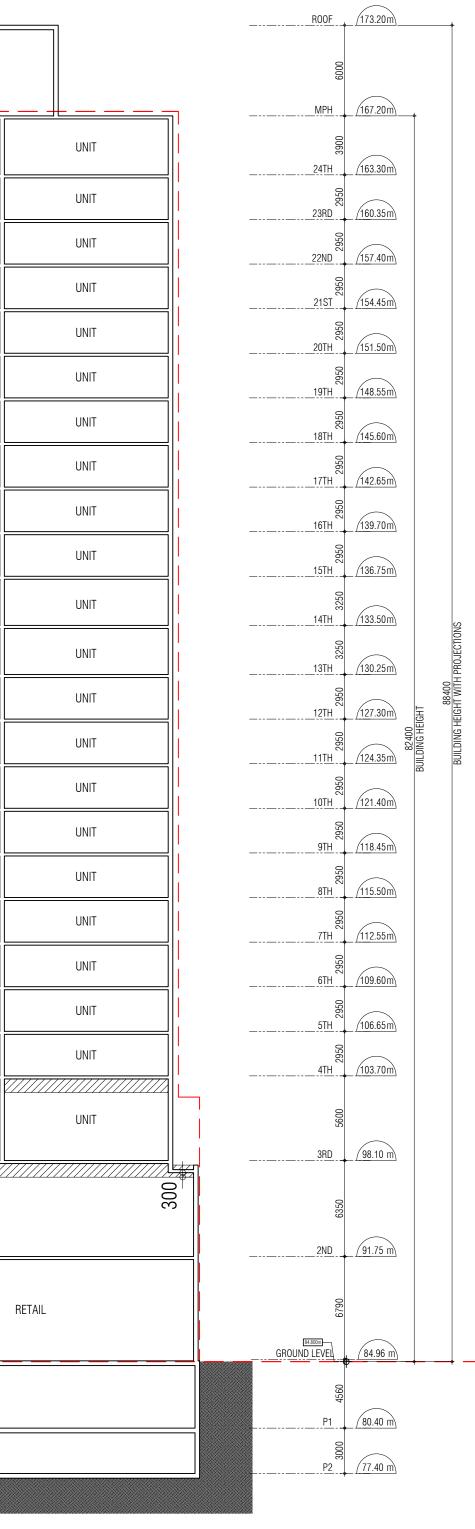
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BUILDING SECTION C-C