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ISSUE RECORD
2021/04/13 SPA-01

REVISION RECORD
NO. DATE DESCRIPTION



RAW
405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

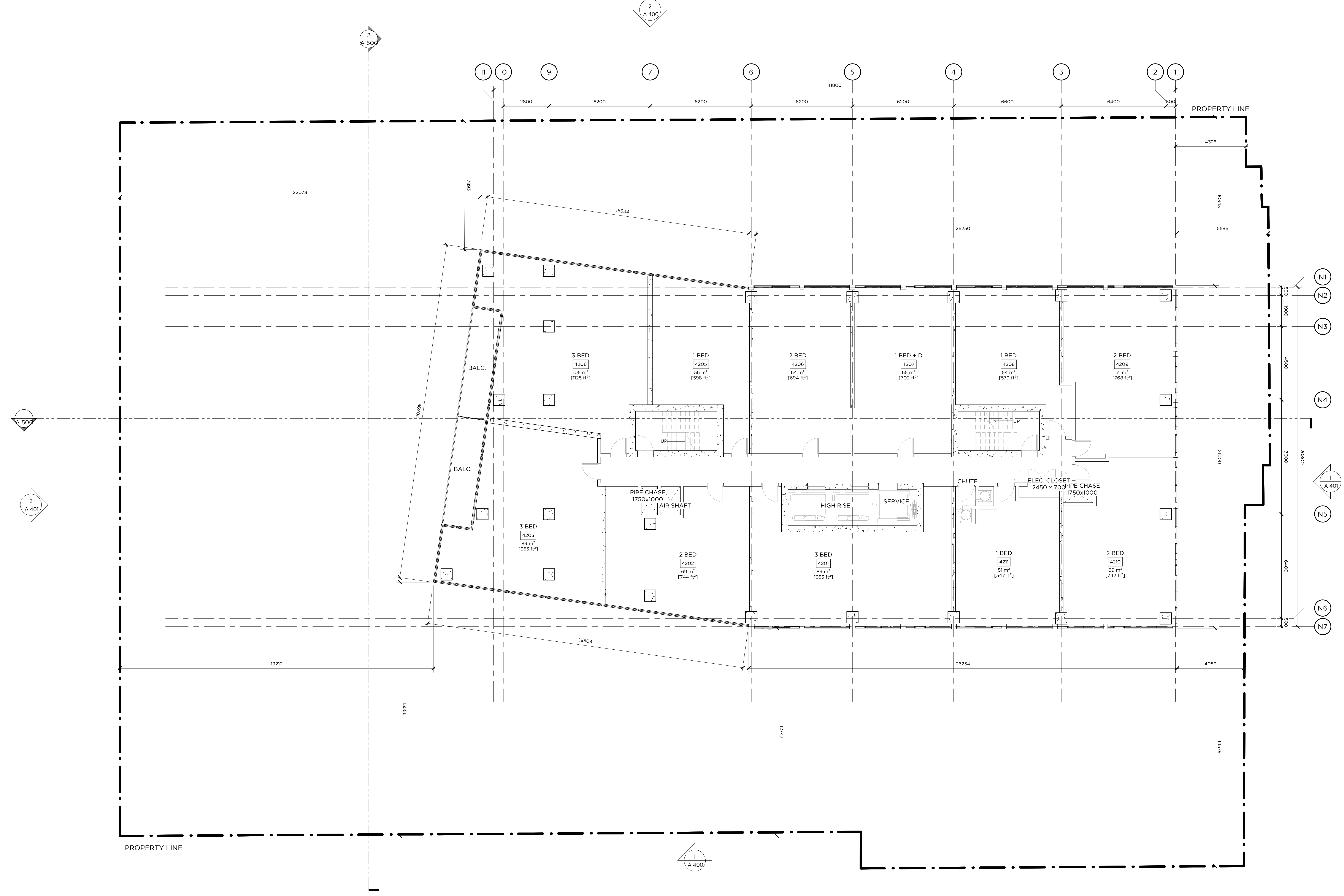
14081
625 Church Street
59 Storey Mixed-Use
Development

Manulife Investment
Management

41ST FLOOR PLAN

SCALE: 1:100

A 241



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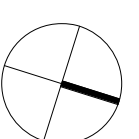
ISSUE RECORD

2019/12/19	ZBA-01
2020/07/24	ZBA-02
2021/04/13	SPA-01

REVISION RECORD

NO.	DATE	DESCRIPTION
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North



RAW

405-317 ADELAIDE STREET WEST
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14081

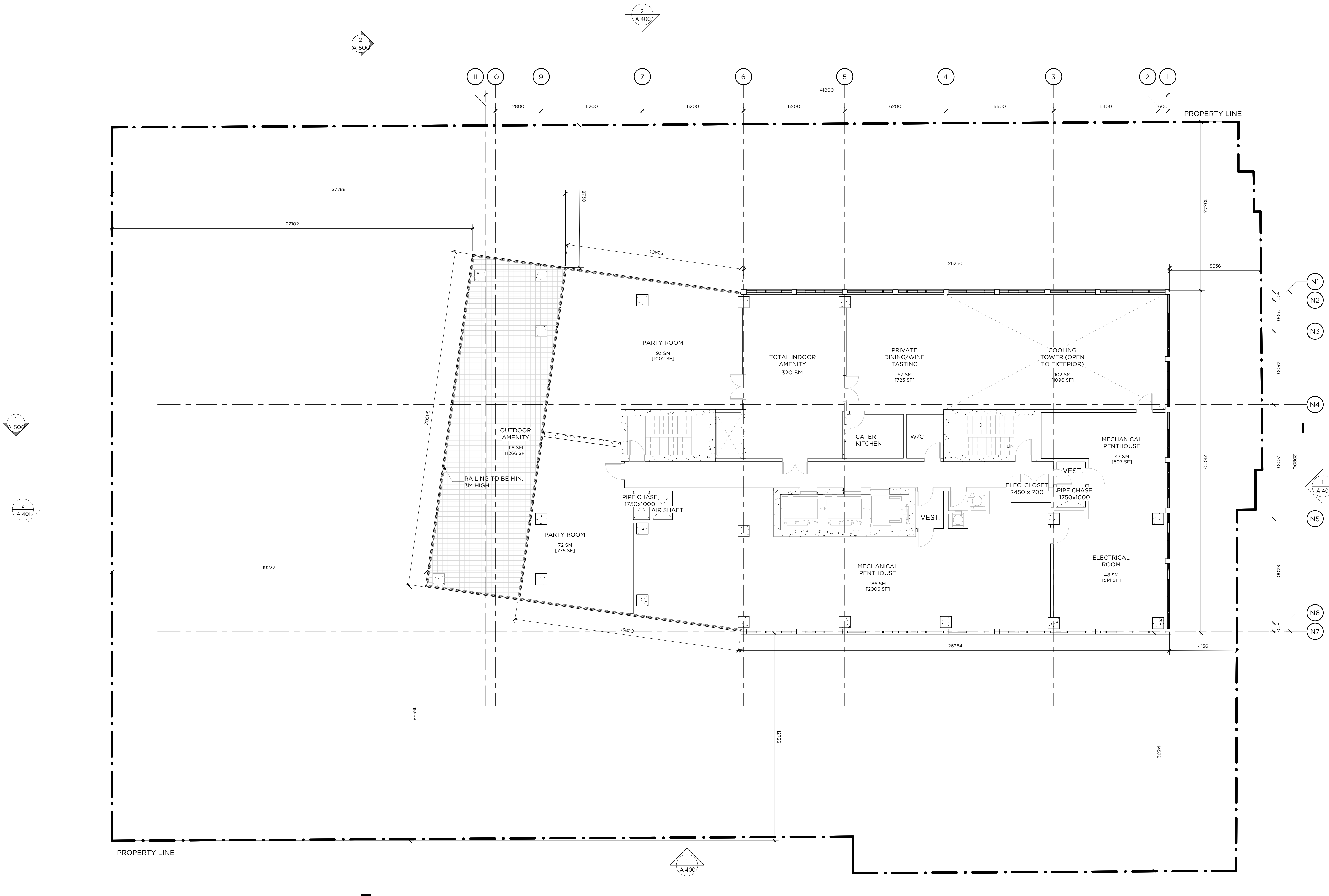
625 Church Street
 59 Storey Mixed-Use Development

Manulife Investment Management

42ND TO 59TH FLOOR PLAN

SCALE: 1:100

A 242



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14081

625 Church Street
59 Storey Mixed-Use Development

Manulife Investment Management

PENTHOUSE AMENITY/MECHANICAL

SCALE: 1:100

A 260

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2020/07/24	ZBA-02
2021/04/13	SPA-01

REVISION RECORD

NO.	DATE	DESCRIPTION
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North



RAW

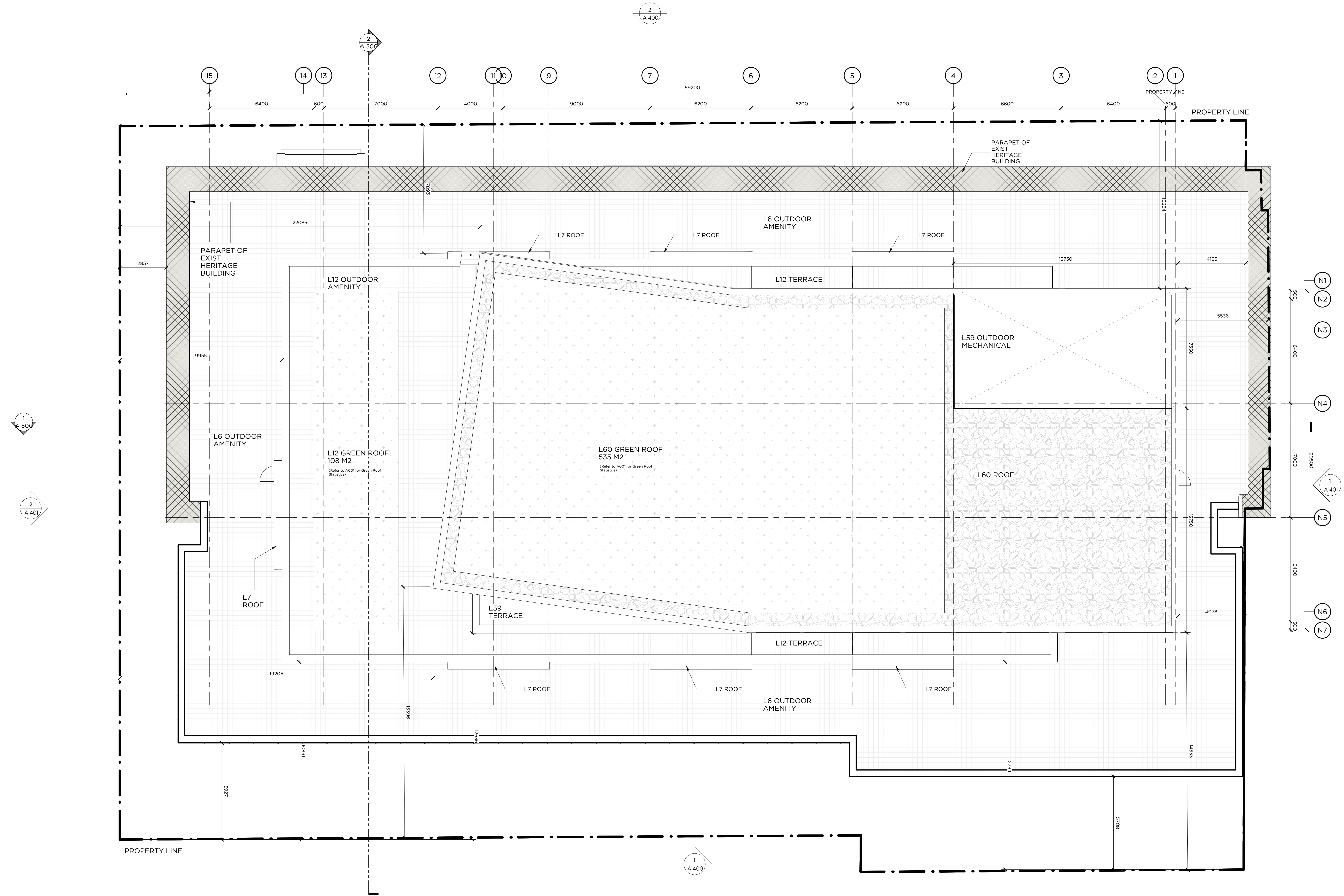
405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

14081
625 Church Street
Manulife Investment Management

ROOF PLAN

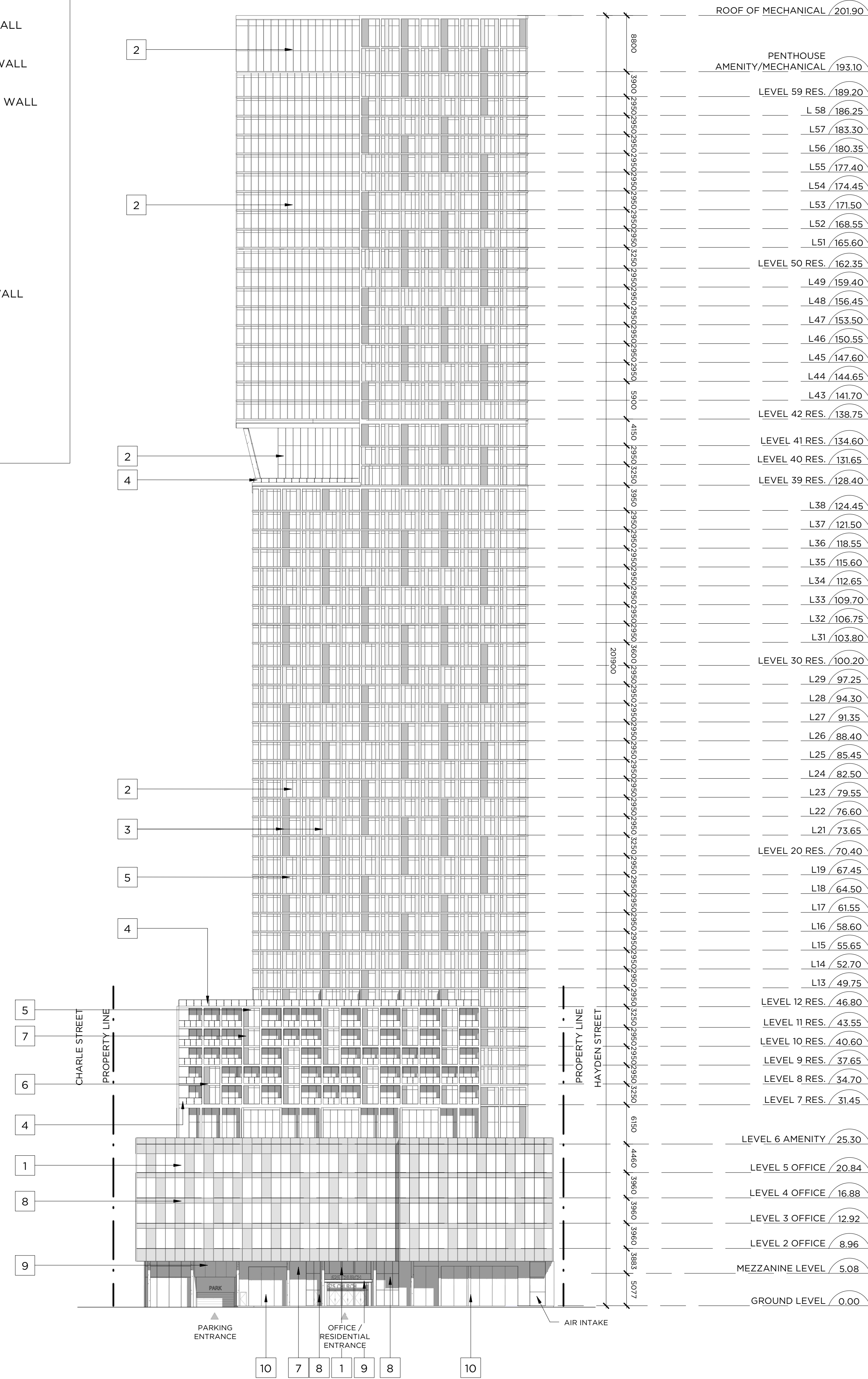
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A 261



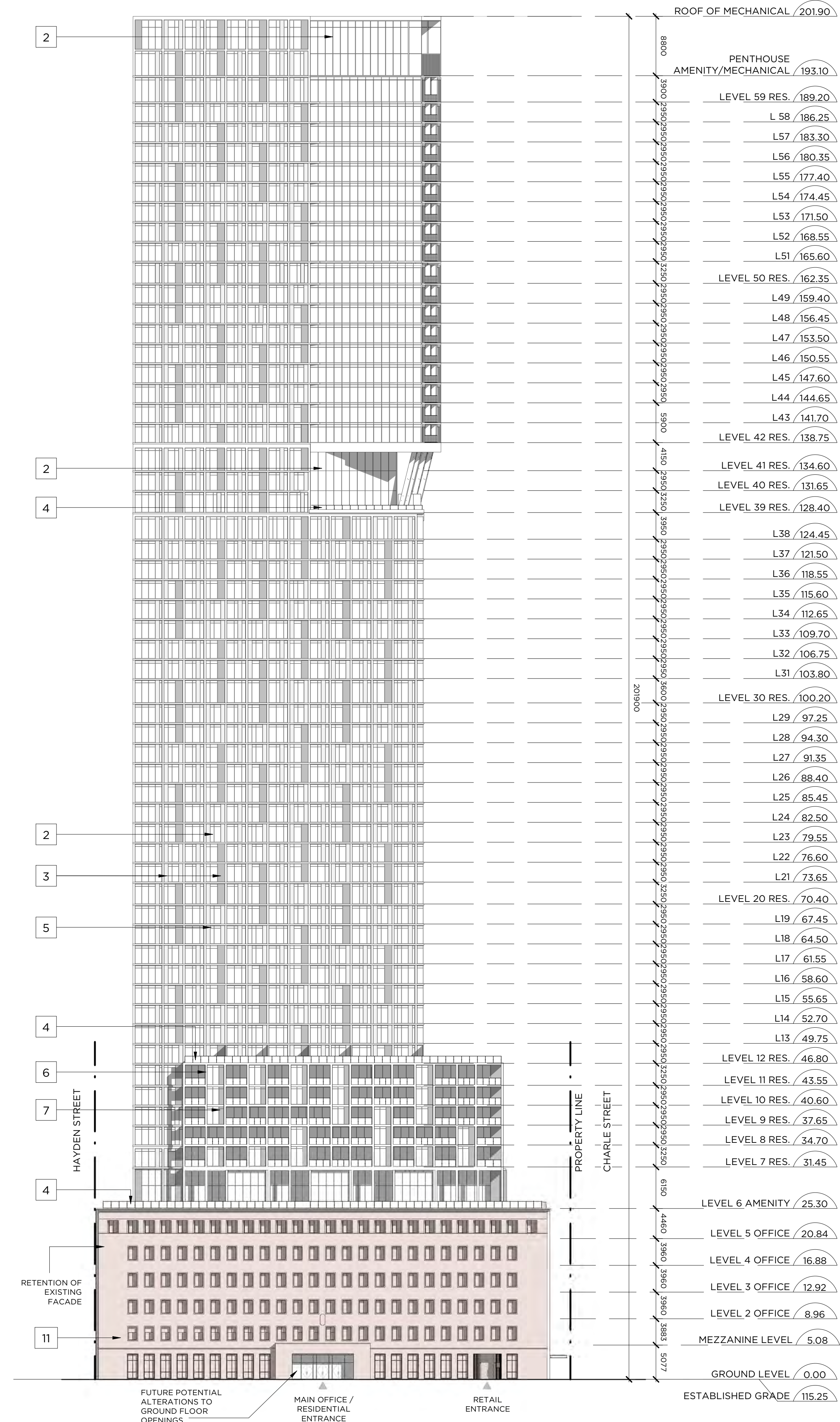
LEGEN

- 1 CLEAR GLAZING IN CURTAINWALL
- 2 CLEAR GLAZING IN WINDOW WALL
- 3 SPANDREL PANEL IN WINDOW WALL
- 4 GLASS BALCONY RAIL
- 5 ARCHITECTURAL LOUVRE
- 6 PRECAST CONCRETE
- 7 STONE TEXTURED PANEL
- 8 FROSTED GLASS IN CURTAINWALL
- 9 BRONZE PAINTED METAL
- 10 LOADING BAY DOOR
- 11 EXISTING HERITAGE



1 EAST BUILDING ELEVATION

A 400 1:400



2 WEST BUILDING ELEVATION

A 400 1:400

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625 Church Street
59 Storey Mixed-Use
Development

Manulife Investment
Management

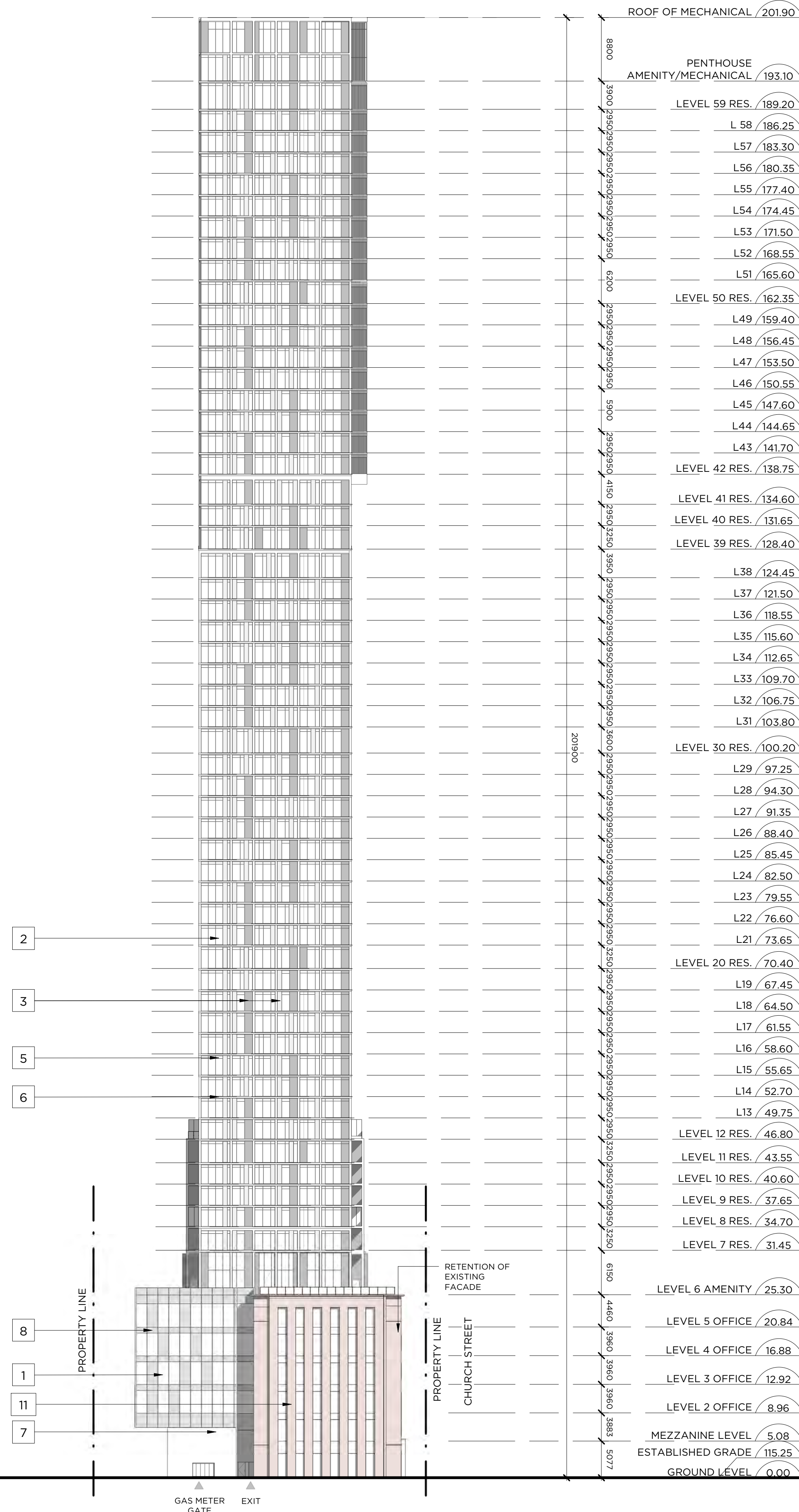
EAST & WEST
BUILDING
ELEVATIONS

SCALE: As indicated

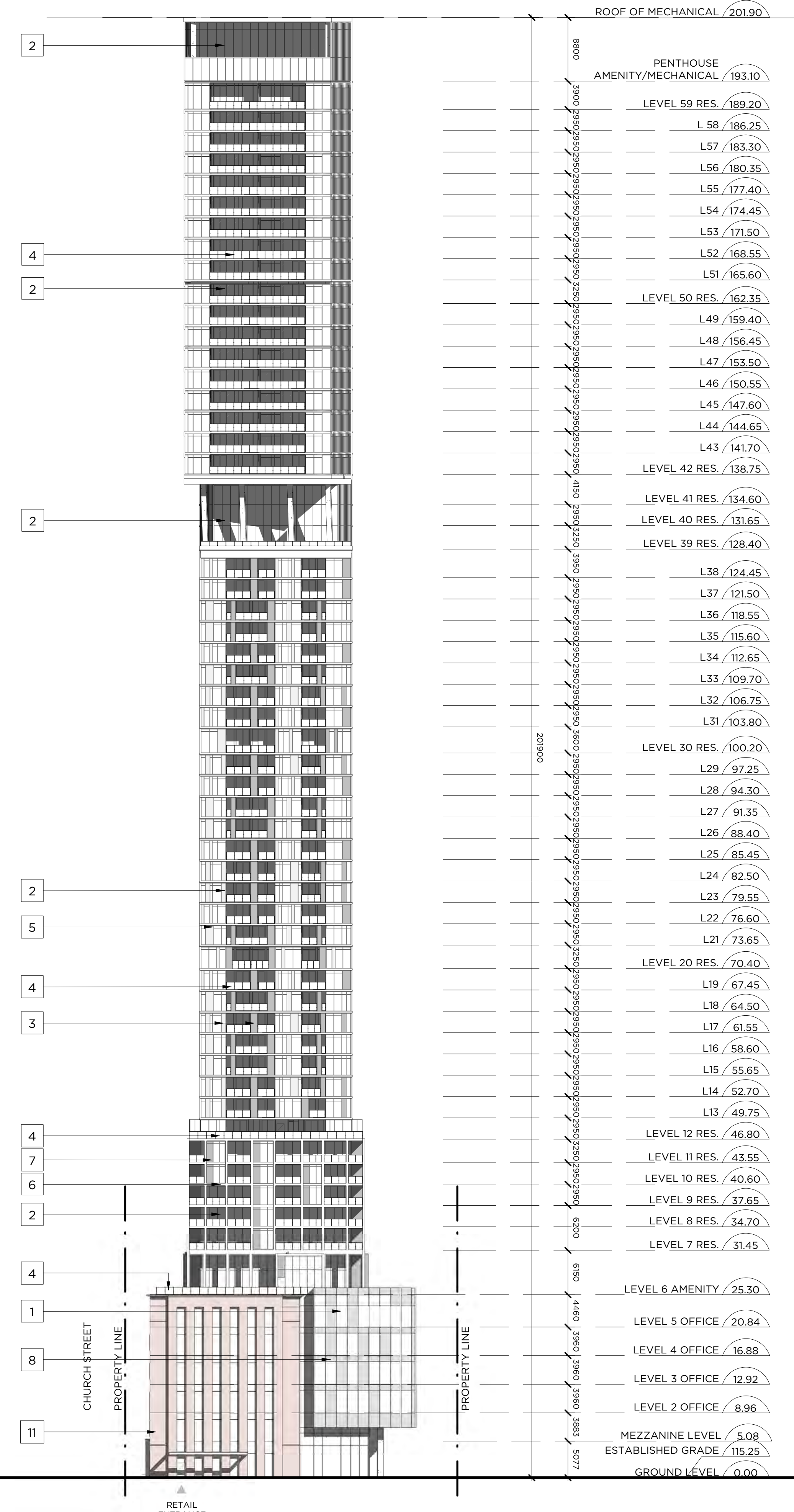
A 400

LEGEN

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1 NORTH BUILDING ELEVATION
A 401/1:400



2 SOUTH BUILDING ELEVATION
A 401/1:400

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625 Church Street
59 Storey Mixed-Use
Development

Manulife Investment
Management

SOUTH & NORTH
BUILDING
ELEVATIONS

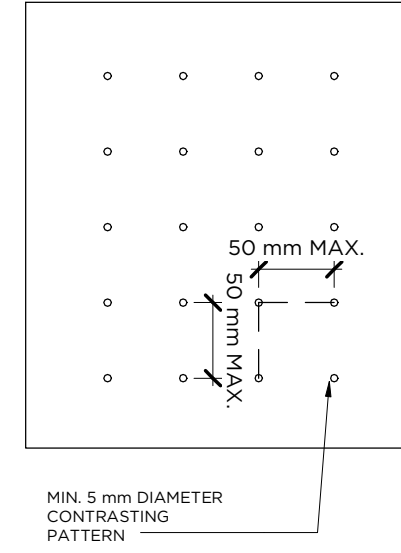
SCALE: As indicated

A 401

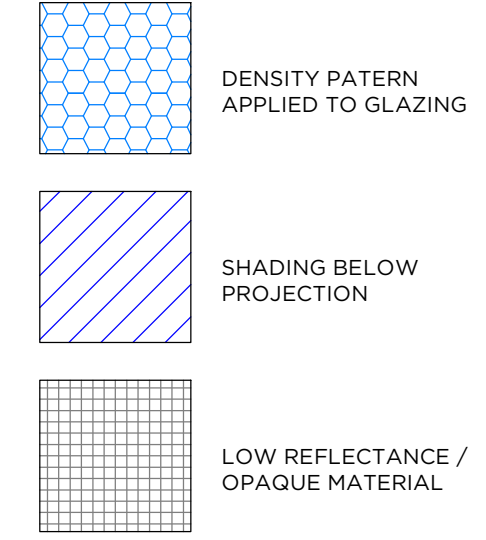
NOTES:

- 85% OF ALL EXTERIOR GLAZING AND ALL GLASS BALCONY GUARDS WITHIN THE FIRST 16M OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH LOW REFLECTANCE/ OPAQUE MATERIALS, VISUAL MARKERS OR BUILDING-INTERGATED STRUCTURES. SEE ADJACENT PATTERN.
- FIRST 4M OF GLAZING AND BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS TO MEET BIRD-FRIENDLY GLAZING REQUIREMENTS. SEE ADJACENT PATTERN.
- ALL GUARDS TO BE ENGINEERED TO MEET OBC REQUIREMENTS TYP.
- BIRD VISUAL MARKERS TO CONFORM TO TORONTO GREEN STANDARD CHECKLIST.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE TO COMPLY WITH TORONTO GREEN STANDARDS.

VISUAL MARKERS TO CONFORM TO TORONTO GREEN STANDARD CHECKLIST. SEE BELOW:



BIRD FRIENDLY GLAZING LEGEND: (REFER TO ELEVATION DRAWINGS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT)



Bird-Friendly Design Statistics



	Elevation First 16m ¹ Above Grade					Total (m ²)	Total (%)
	North	South	East	West	Total		
Glazing Area (m ²)	276	366	729	292	1663	100%	
Untreated Area (m ²)	0	0	26	22	48	3%	
Treated Area (m ²)	276	366	703	270	1615	97%	
Low-Reflectance							0%
Opaque Glass (m ²)							
Visual Markers (m ²)	276	366	682	258	1582	95%	
Shaded (m ²)			21	12	33	2%	

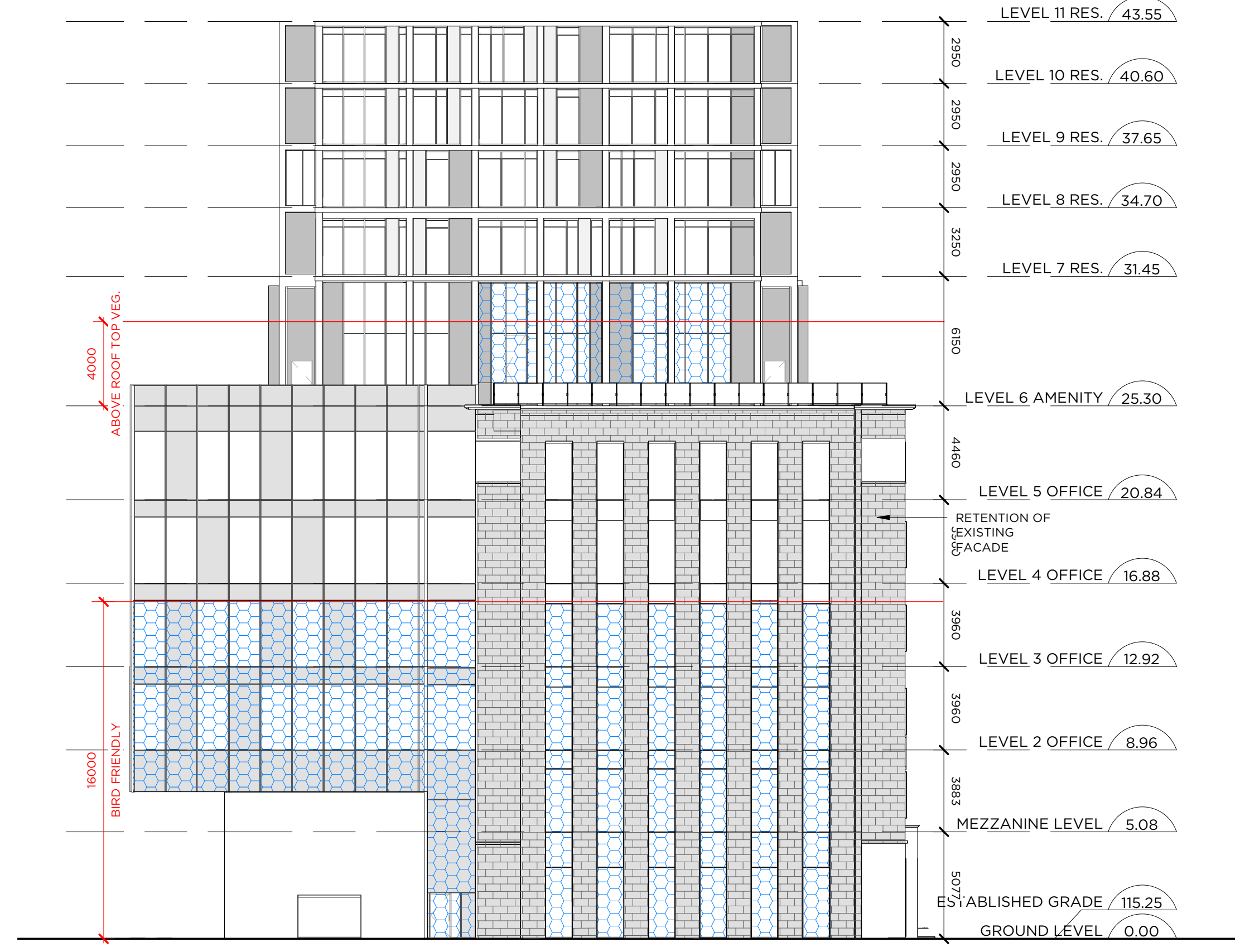
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade.

	Elevation First 4m Above Rooftop Vegetation ²					Total (m ²)	Total (%)
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)	Total		
Glazing Area (m ²)	51	135	193	210	589	100%	
Untreated Area (m ²)	0	0	0	0	0	0%	
Treated Area (m ²)	51	135	193	210	589	100%	
Low-Reflectance							2%
Opaque Glass (m ²)							
Visual Markers (m ²)	51	101	193	210	555	94%	
Shaded (m ²)		25			25	4%	

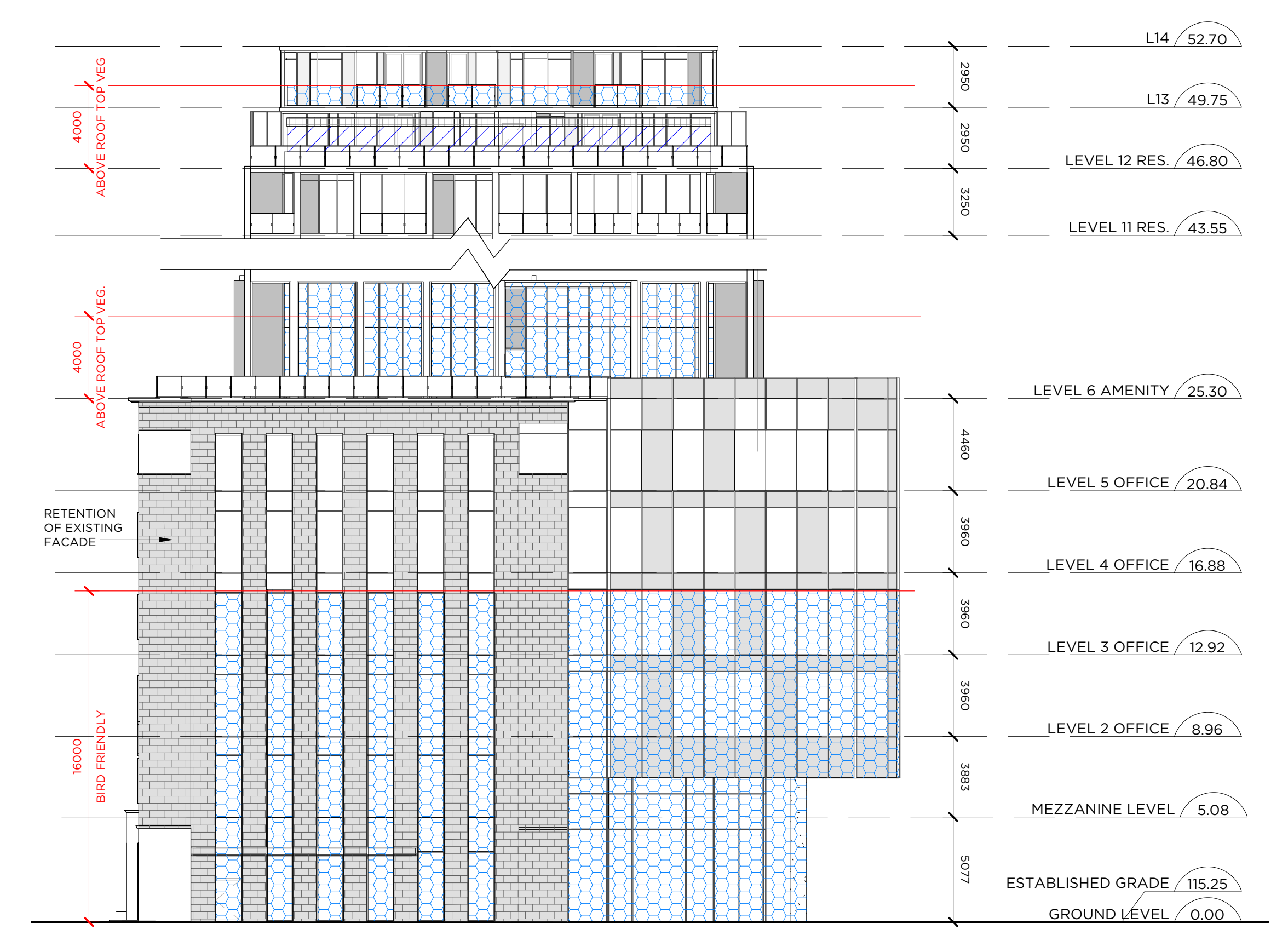
* A206 (Level 6) and A212 (Level 12)

Building Window : Wall Ratio

Refer to the Toronto Green Standard Version 3 Ecology section for details on bird collision deterrence treatment options.



2 NORTH ELEVATION - BIRD FRIENDLY
A 451 1:200



3 SOUTH ELEVATION - BIRD FRIENDLY
A 451 1:200



4 WEST ELEVATION - BIRD FRIENDLY
A 451 1:200



1 EAST ELEVATION - BIRD FRIENDLY
A 451 1:200

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North



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14081

625 Church Street
59 Storey Mixed-Use
Development

Manulife Investment
Management

BIRD FRIENDLY
ELEVATIONS

SCALE: As indicated

A 451

LEGEN

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RAW
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14081
625 Church Street
59 Storey Mixed-Use Development

Manulife Investment Management

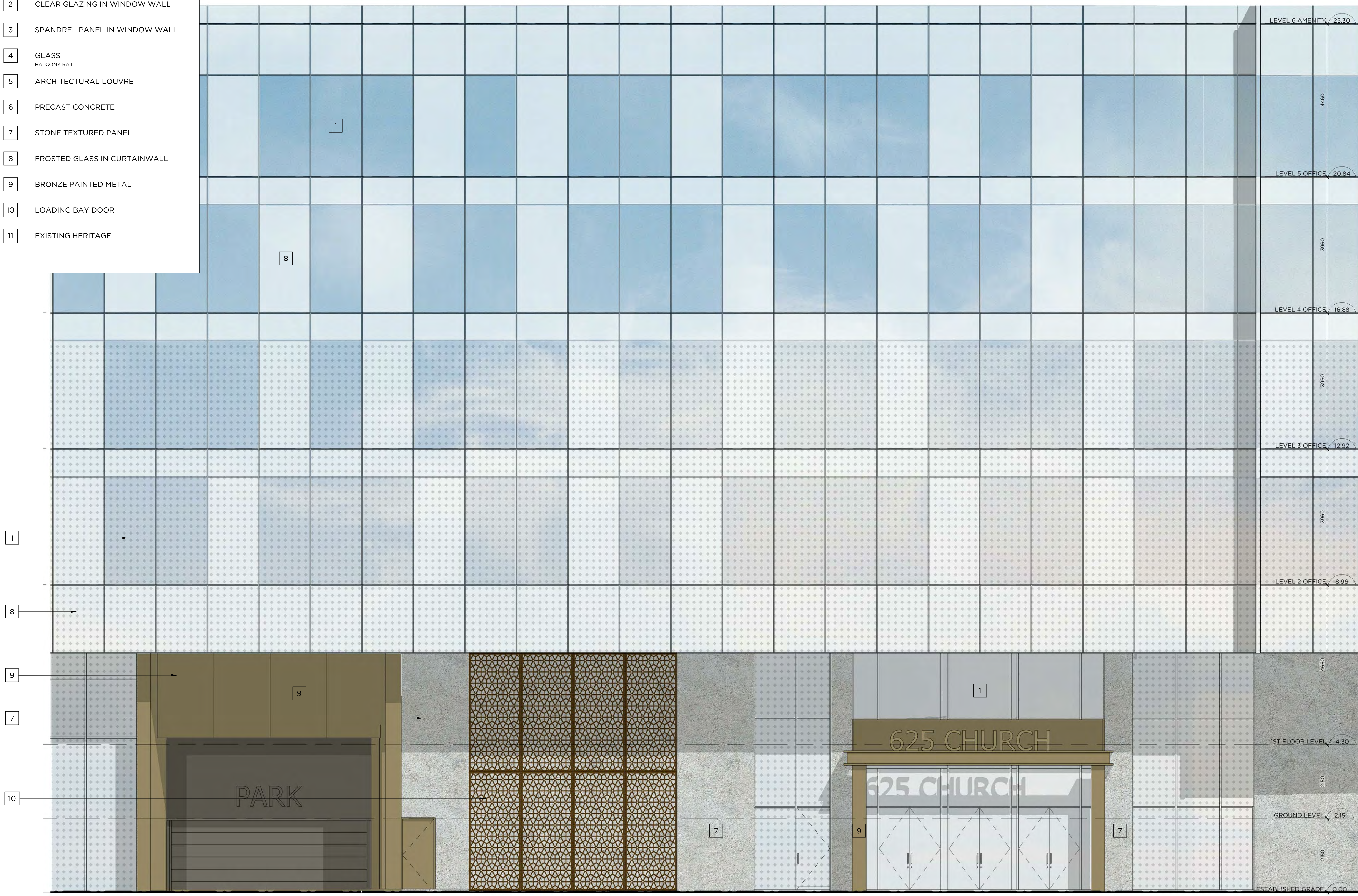
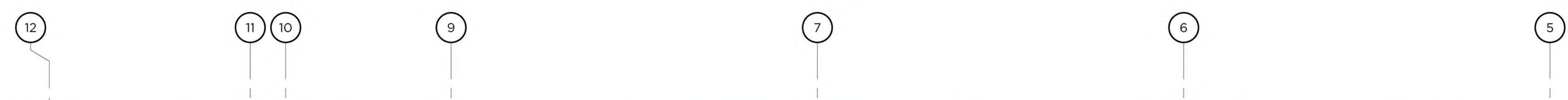
1-50 RENDERED ELEVATION

SCALE: 1:100

A 452

LEGEND

- 1 CLEAR GLAZING IN CURTAINWALL
- 2 CLEAR GLAZING IN WINDOW WALL
- 3 SPANDREL PANEL IN WINDOW WALL
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- 5 ARCHITECTURAL LOUVRE
- 6 PRECAST CONCRETE
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- 1
- 8
- 9
- 7
- 10



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625 Church Street
59 Storey
Mixed-Use
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Manulife Investment
Management

1-50 RENDERED
ELEVATION

SCALE: 1:100

A 453

LEGEN

- 1 CLEAR GLAZING IN CURTAINWALL
- 2 CLEAR GLAZING IN WINDOW WALL
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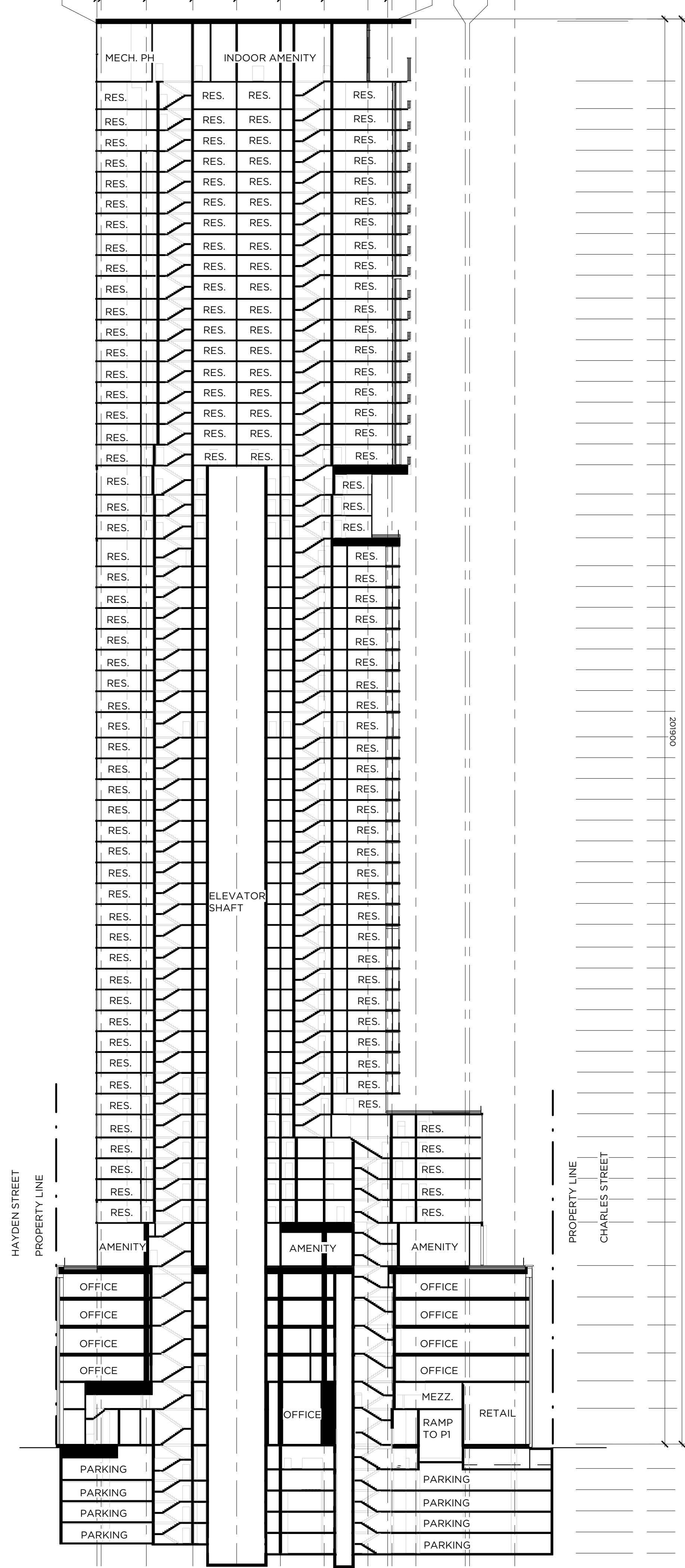
1-50 RENDERED
ELEVATION

SCALE: 1:100

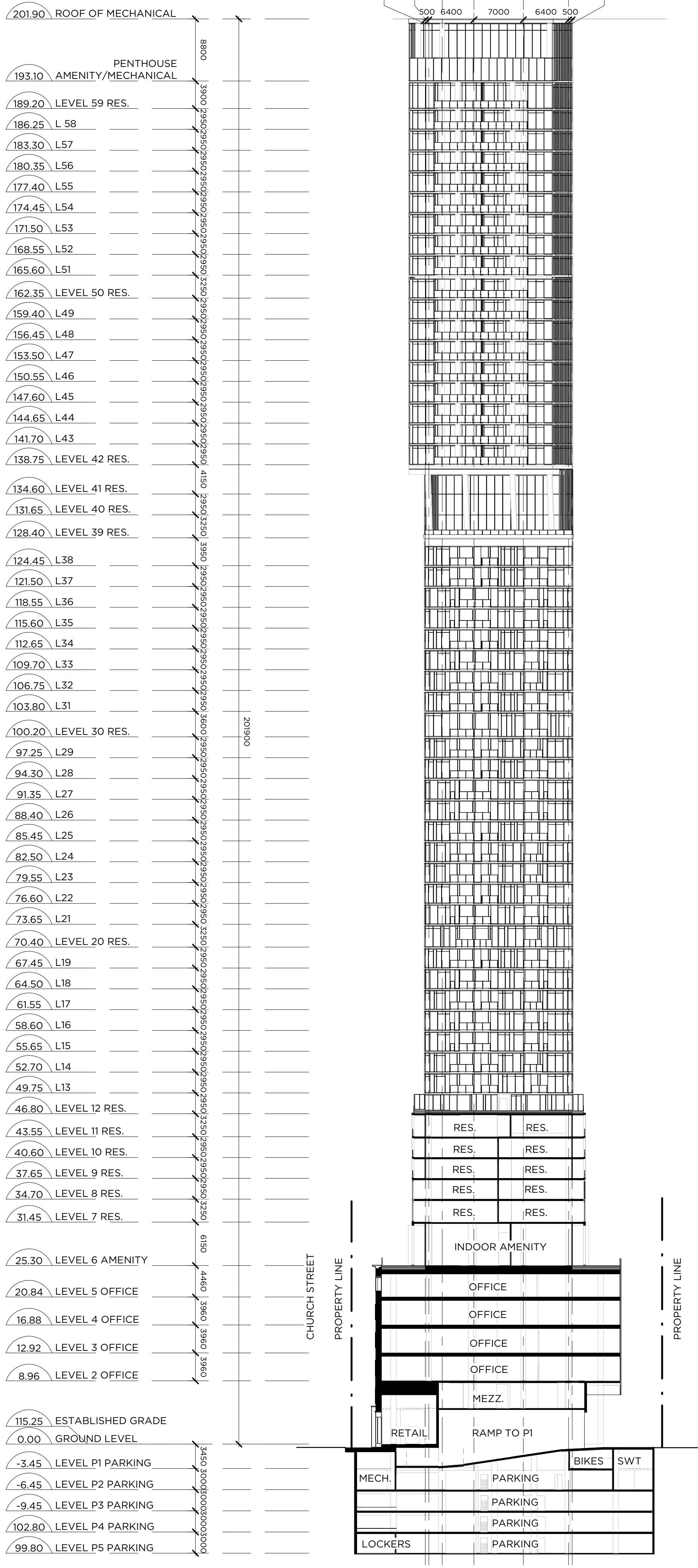
A 454

1 2 3 4 5 6 7 9 11 12 13 14 15
 600 6400 6600 6200 6200 6200 9000

N1 N2 N3 N4 N5 N6 N7
 500 6400 7000 6400 500



Level	Room Type	Height (m)
ROOF OF MECHANICAL		201.90
PENTHOUSE AMENITY/MECHANICAL		193.10
LEVEL 59 RES.	RES.	189.20
L 58	L 58	186.25
L57	L57	183.30
L56	L56	180.35
L55	L55	177.40
L54	L54	174.45
L53	L53	171.50
L52	L52	168.55
L51	L51	165.60
LEVEL 50 RES.	RES.	162.35
L49	L49	159.40
L48	L48	156.45
L47	L47	153.50
L46	L46	150.55
L45	L45	147.60
L44	L44	144.65
L43	L43	141.70
LEVEL 42 RES.	RES.	138.75
LEVEL 41 RES.	RES.	134.60
LEVEL 40 RES.	RES.	131.65
LEVEL 39 RES.	RES.	128.40
L38	L38	124.45
L37	L37	121.50
L36	L36	118.55
L35	L35	115.60
L34	L34	112.65
L33	L33	109.70
L32	L32	106.75
L31	L31	103.80
LEVEL 30 RES.	RES.	100.20
L29	L29	97.25
L28	L28	94.30
L27	L27	91.35
L26	L26	88.40
L25	L25	85.45
L24	L24	82.50
L23	L23	79.55
L22	L22	76.60
L21	L21	73.65
LEVEL 20 RES.	RES.	70.40
L19	L19	67.45
L18	L18	64.50
L17	L17	61.55
L16	L16	58.60
L15	L15	55.65
L14	L14	52.70
L13	L13	49.75
LEVEL 12 RES.	RES.	46.80
LEVEL 11 RES.	RES.	43.55
LEVEL 10 RES.	RES.	40.60
LEVEL 9 RES.	RES.	37.65
LEVEL 8 RES.	RES.	34.70
LEVEL 7 RES.	RES.	31.45
LEVEL 6 AMENITY	AMENITY	25.30
LEVEL 5 OFFICE	OFFICE	20.84
LEVEL 4 OFFICE	OFFICE	16.88
LEVEL 3 OFFICE	OFFICE	12.92
LEVEL 2 OFFICE	OFFICE	8.96
MEZZANINE LEVEL	MEZZ.	5.08
ESTABLISHED GRADE		115.25
GROUND LEVEL		0.00
LEVEL P1 PARKING	PARKING	-3.45
LEVEL P2 PARKING	PARKING	-6.45
LEVEL P3 PARKING	PARKING	-9.45
LEVEL P4 PARKING	PARKING	102.80
LEVEL P5 PARKING	PARKING	99.80



Level	Room Type	Height (m)
201.90 ROOF OF MECHANICAL		201.90
PENTHOUSE AMENITY/MECHANICAL		193.10
LEVEL 59 RES.	RES.	189.20
L 58	L 58	186.25
L57	L57	183.30
L56	L56	180.35
L55	L55	177.40
L54	L54	174.45
L53	L53	171.50
L52	L52	168.55
L51	L51	165.60
LEVEL 50 RES.	RES.	162.35
L49	L49	159.40
L48	L48	156.45
L47	L47	153.50
L46	L46	150.55
L45	L45	147.60
L44	L44	144.65
L43	L43	141.70
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LEVEL 39 RES.	RES.	128.40
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L32	L32	106.75
L31	L31	103.80
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L27	L27	91.35
L26	L26	88.40
L25	L25	85.45
L24	L24	82.50
L23	L23	79.55
L22	L22	76.60
L21	L21	73.65
LEVEL 20 RES.	RES.	70.40
L19	L19	67.45
L18	L18	64.50
L17	L17	61.55
L16	L16	58.60
L15	L15	55.65
L14	L14	52.70
L13	L13	49.75
LEVEL 12 RES.	RES.	46.80
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LEVEL 10 RES.	RES.	40.60
LEVEL 9 RES.	RES.	37.65
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LEVEL P3 PARKING	PARKING	-9.45
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LEVEL P5 PARKING	PARKING	99.80

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14081

625 Church Street
 59 Storey Mixed-Use Development

Manulife Investment Management

BUILDING SECTIONS

SCALE: 1 : 400

A 500

1 NORTH / SOUTH BUILDING SECTION
 A 500 1:400

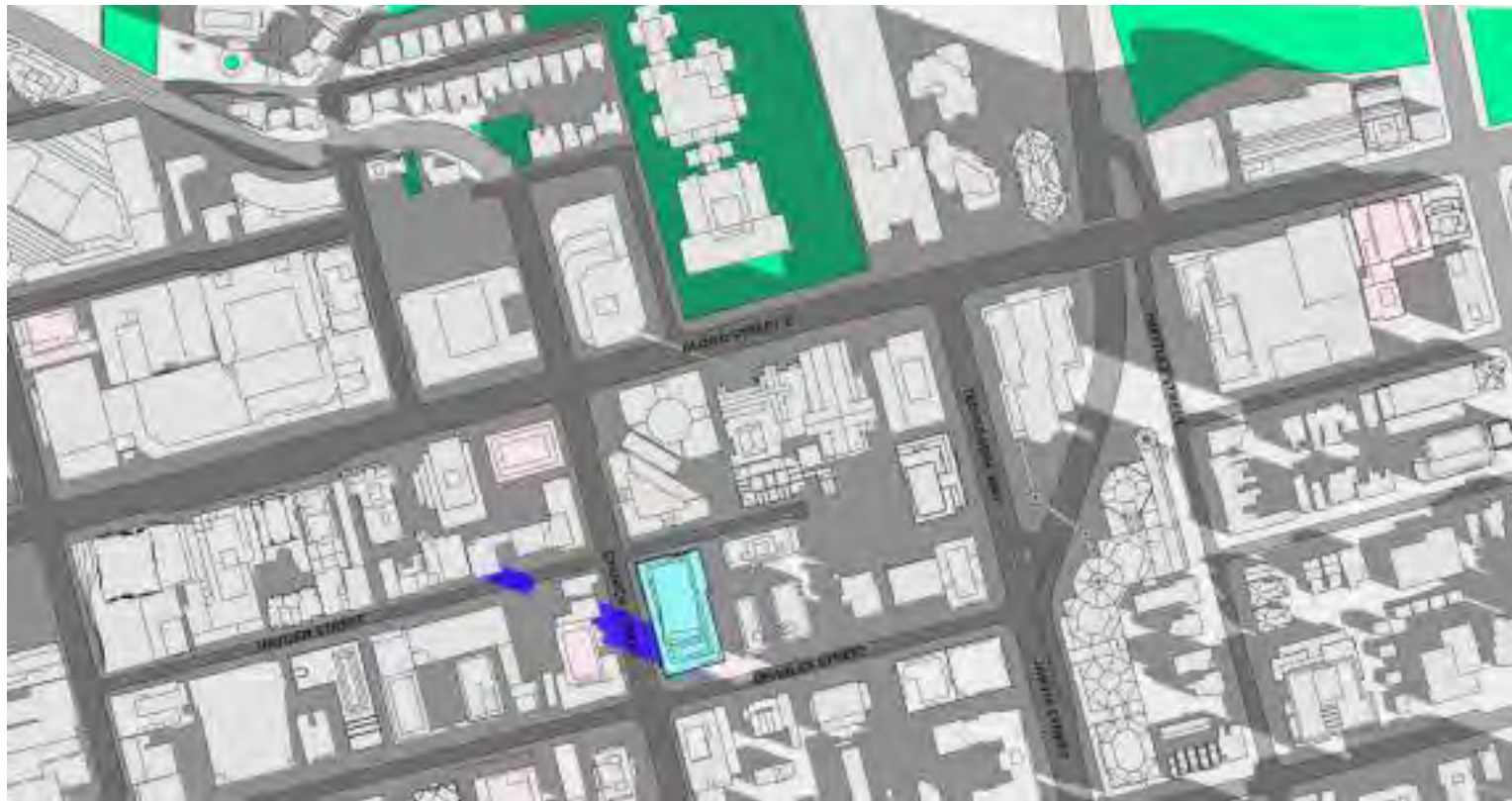
2 WEST / EAST BUILDING SECTION
 A 500 1:400

Appendix II: Shadow Study (RAW, 2020)

SHADOW STUDIES
625 CHURCH STREET
MIXED-USE DEVELOPMENT
JULY 24 2020



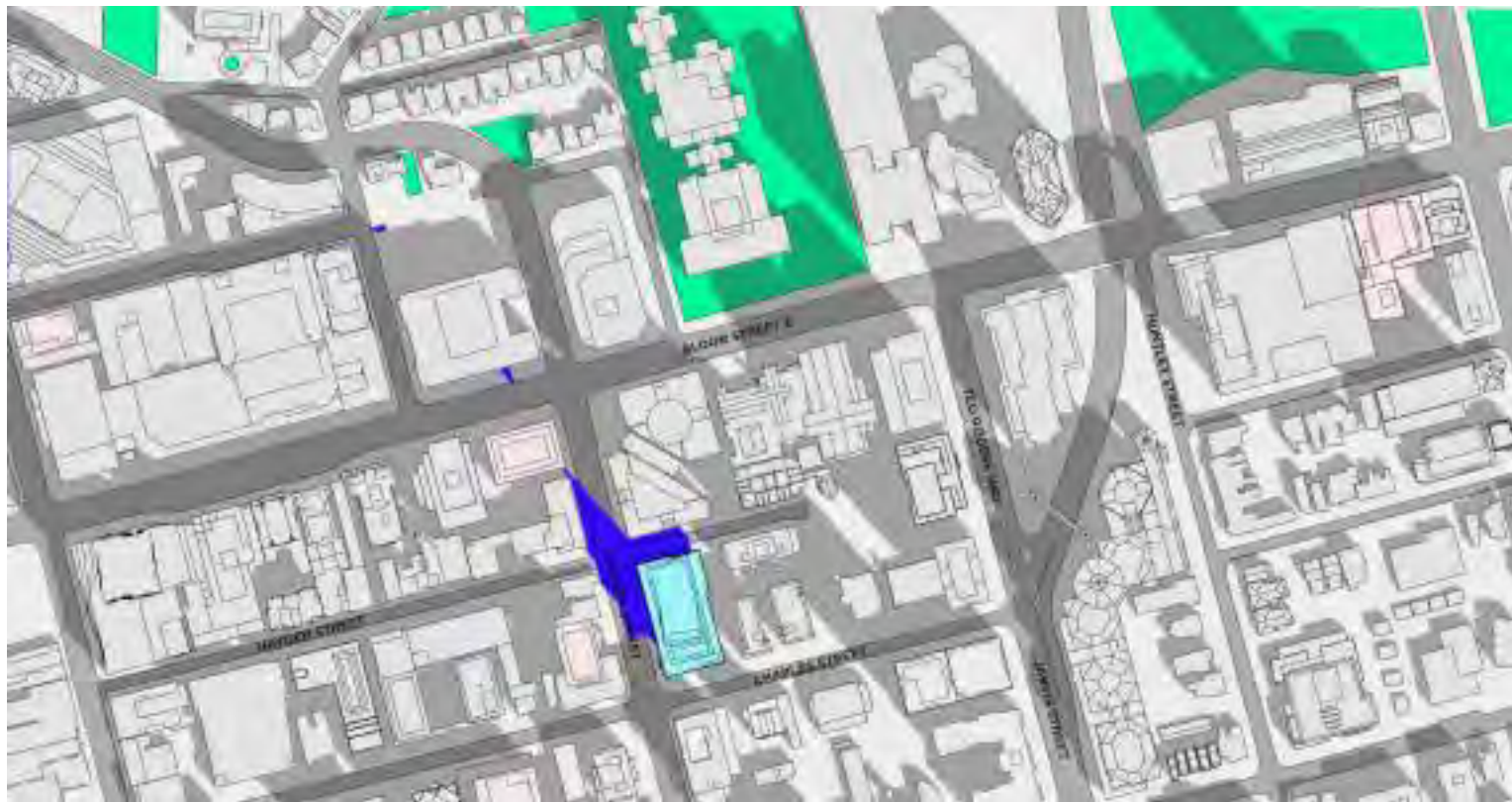
405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
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09:18AM



10:18AM



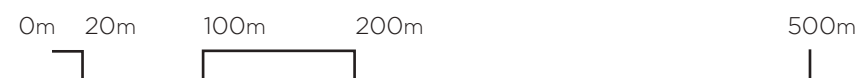
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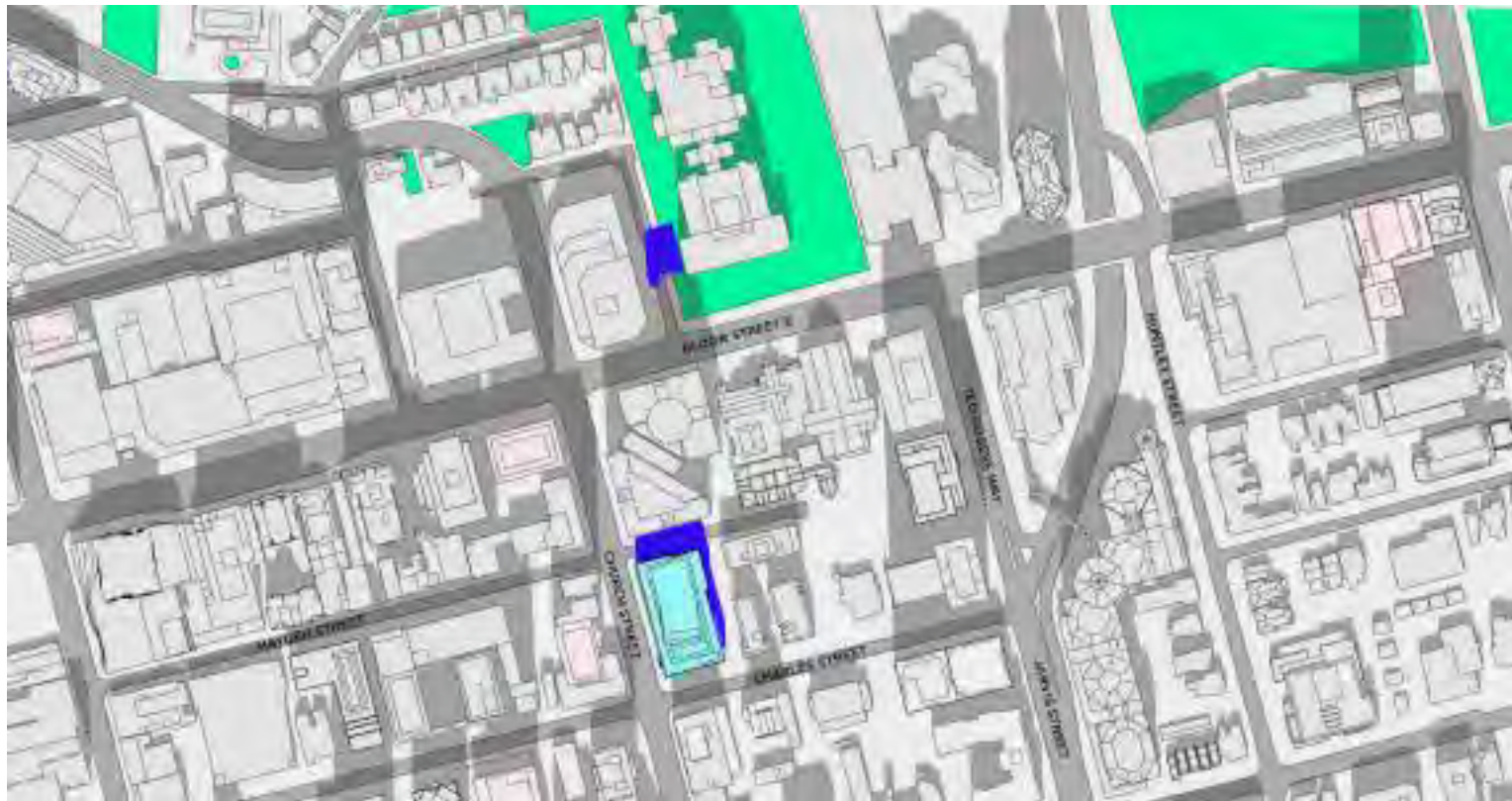
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MARCH

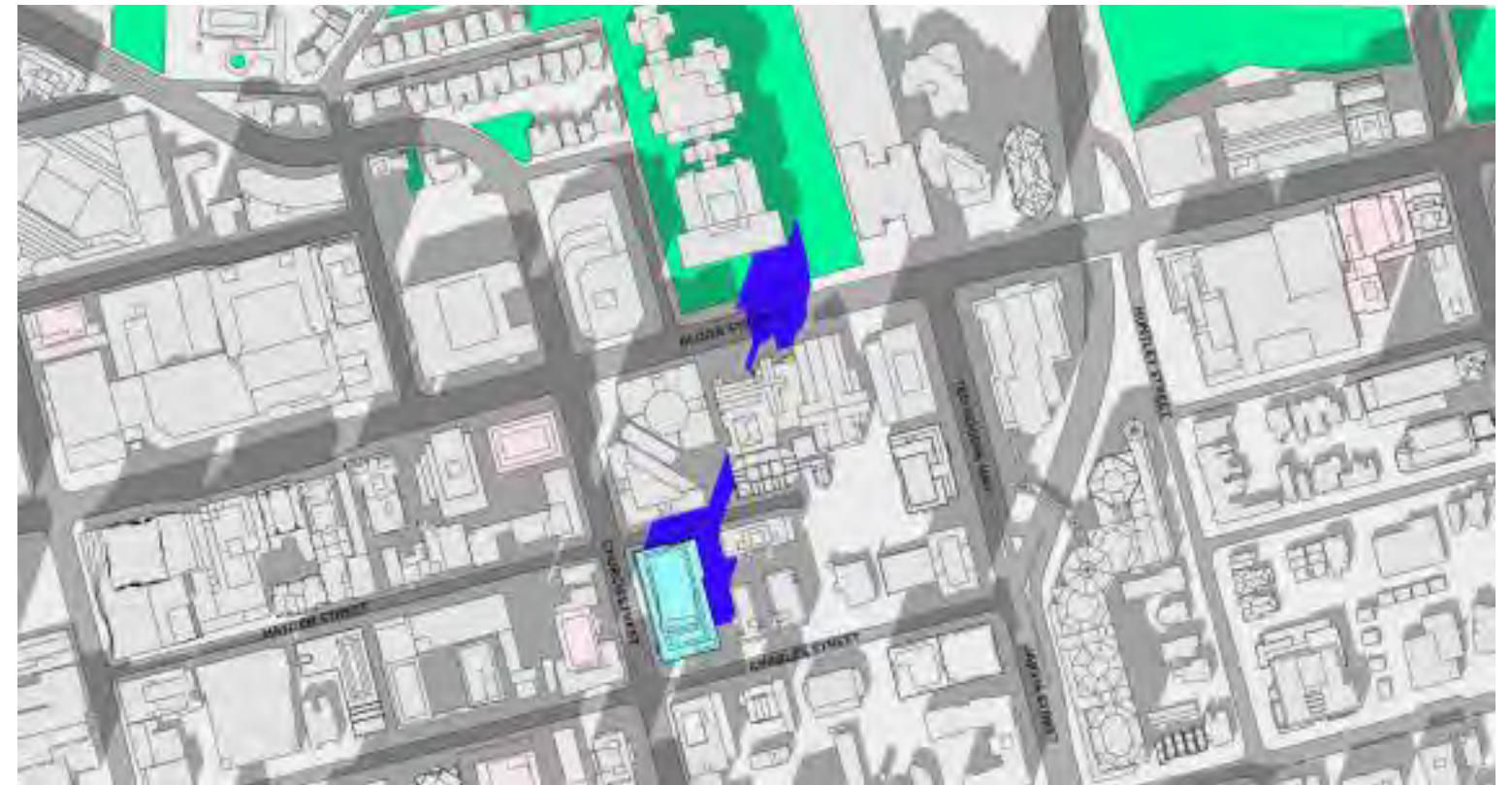
- PROPOSED SHADOW
- 625 CHURCH ST - PROPOSED 59 STOREY MIXED-USE DEVELOPMENT



SHADOW STUDIES
 625 CHURCH STREET
 MIXED-USE DEVELOPMENT
 JULY 2020



13:18AM



14:18AM



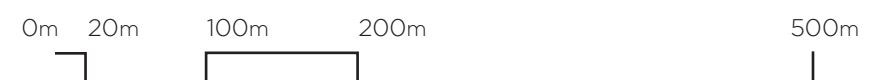
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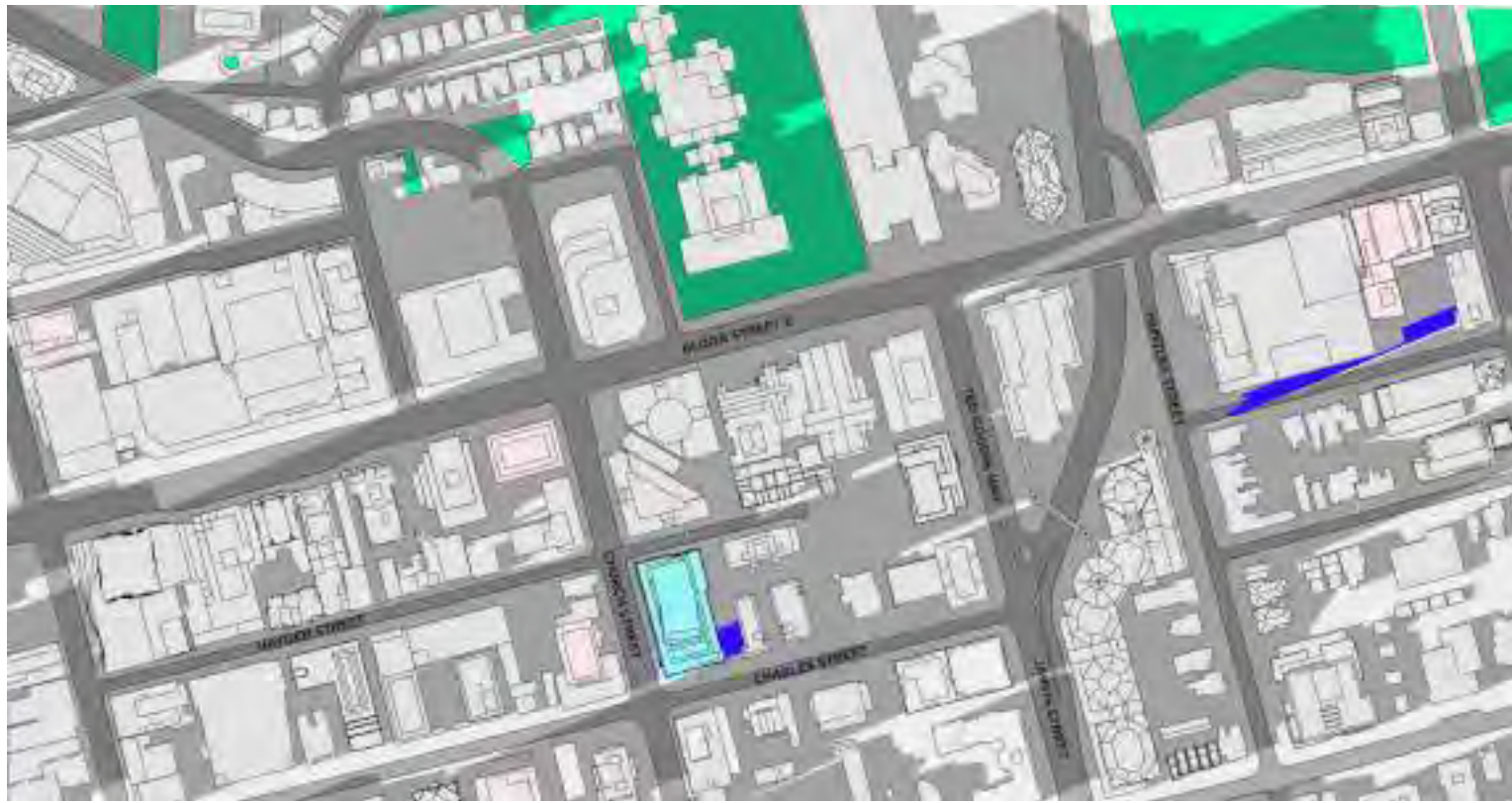
16:18AM

MARCH

- PROPOSED SHADOW
- 625 CHURCH ST - PROPOSED 59 STOREY MIXED-USE DEVELOPMENT



SHADOW STUDIES
 625 CHURCH STREET
 MIXED-USE DEVELOPMENT
 JULY 2020



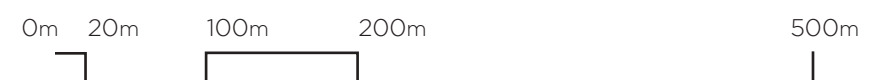
17:18AM



18:18AM

MARCH

- PROPOSED SHADOW
- 625 CHURCH ST - PROPOSED 59 STOREY MIXED-USE DEVELOPMENT



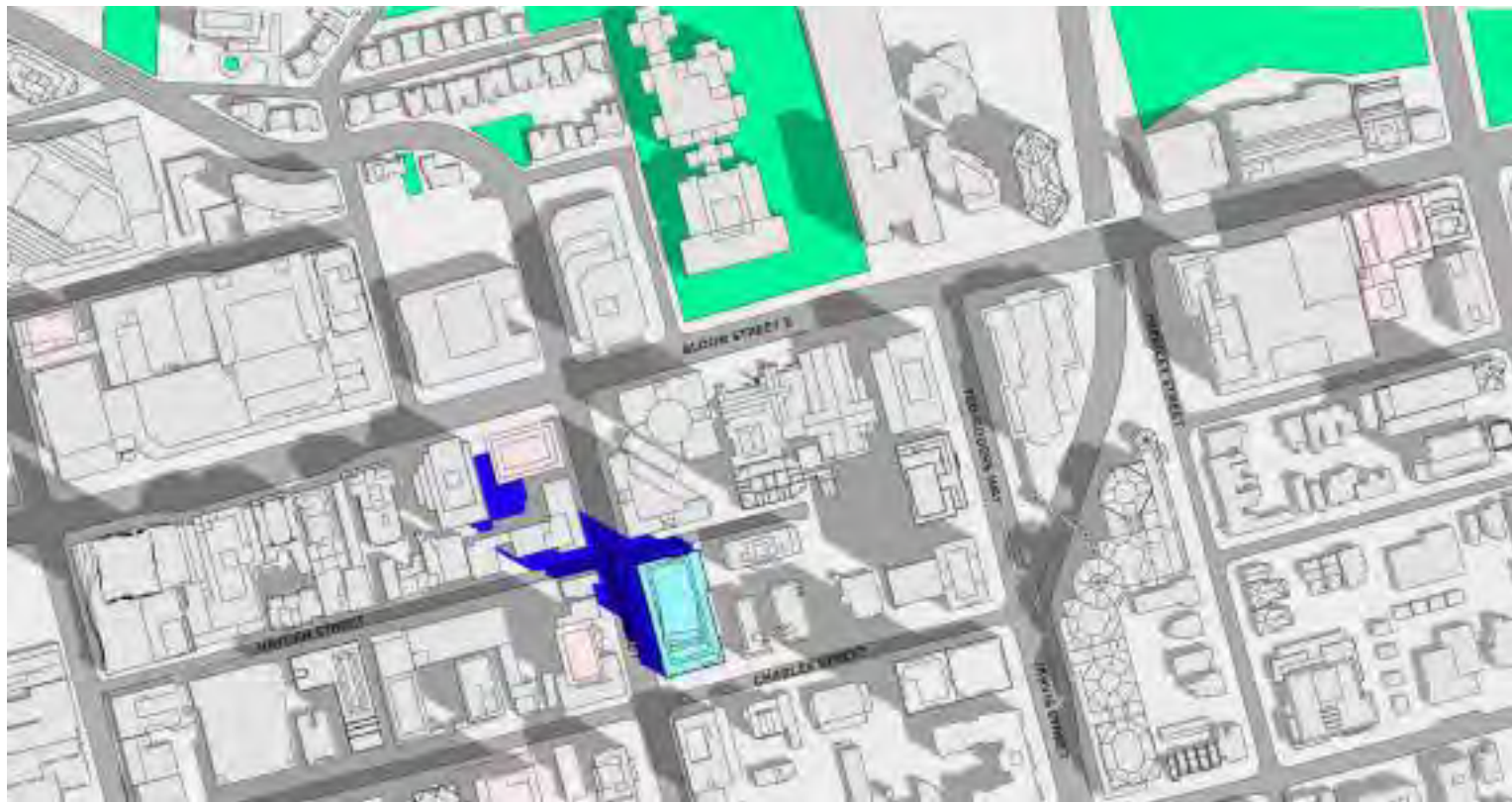
SHADOW STUDIES
 625 CHURCH STREET
 MIXED-USE DEVELOPMENT
 JULY 2020



09:18AM



10:18AM



11:18AM



12:18AM

JUNE

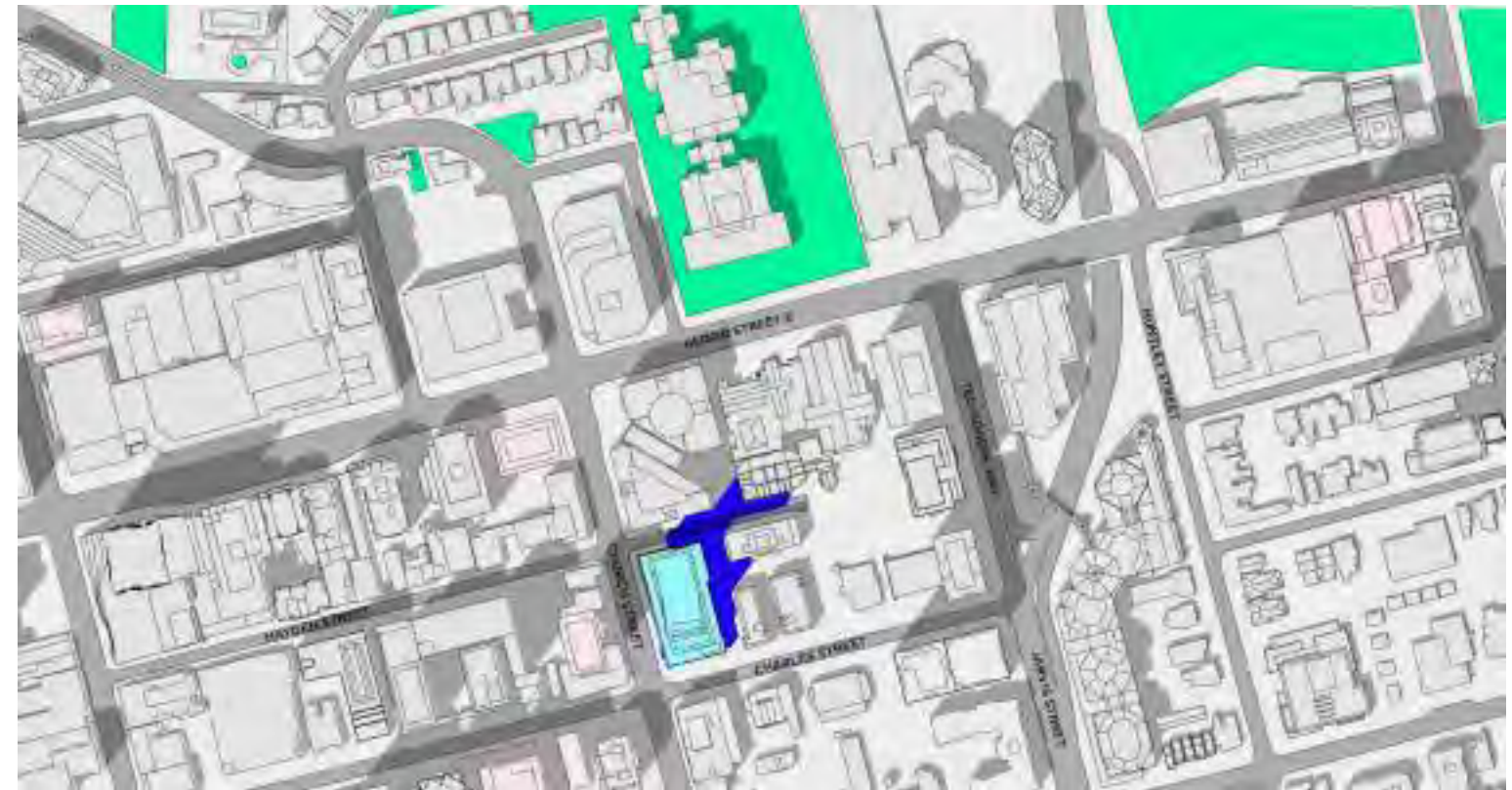
- PROPOSED SHADOW
- 625 CHURCH ST - PROPOSED 59 STOREY MIXED-USE DEVELOPMENT



SHADOW STUDIES
 625 CHURCH STREET
 MIXED-USE DEVELOPMENT
 JULY 2020



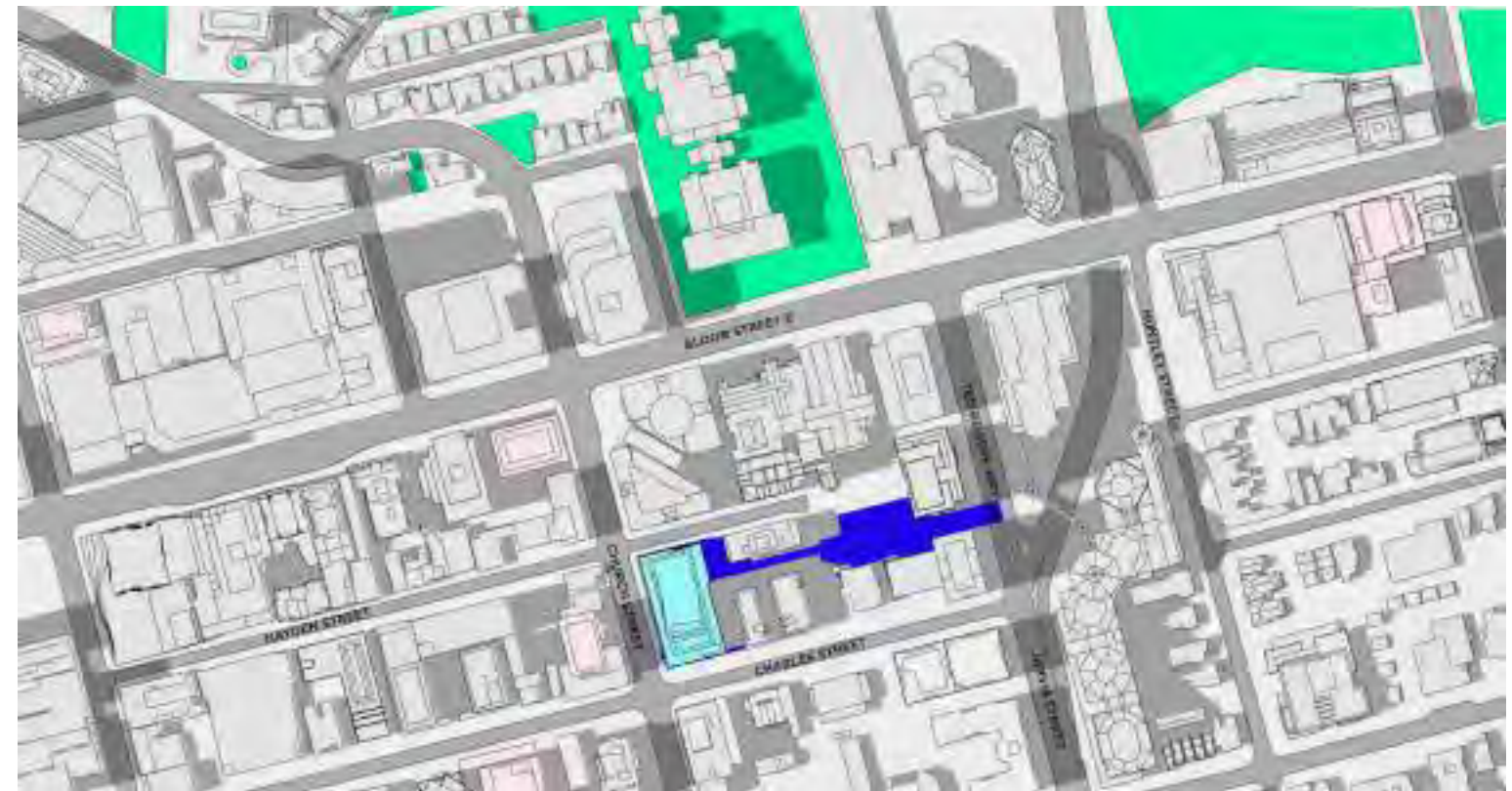
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14:18PM



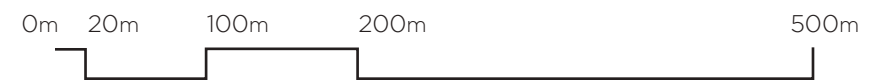
15:18PM



16:18PM

JUNE

- PROPOSED SHADOW
- 625 CHURCH ST - PROPOSED 59 STOREY MIXED-USE DEVELOPMENT



SHADOW STUDIES
 625 CHURCH STREET
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 JULY 2020



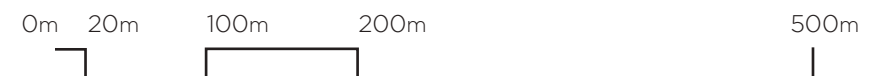
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18:18PM

JUNE

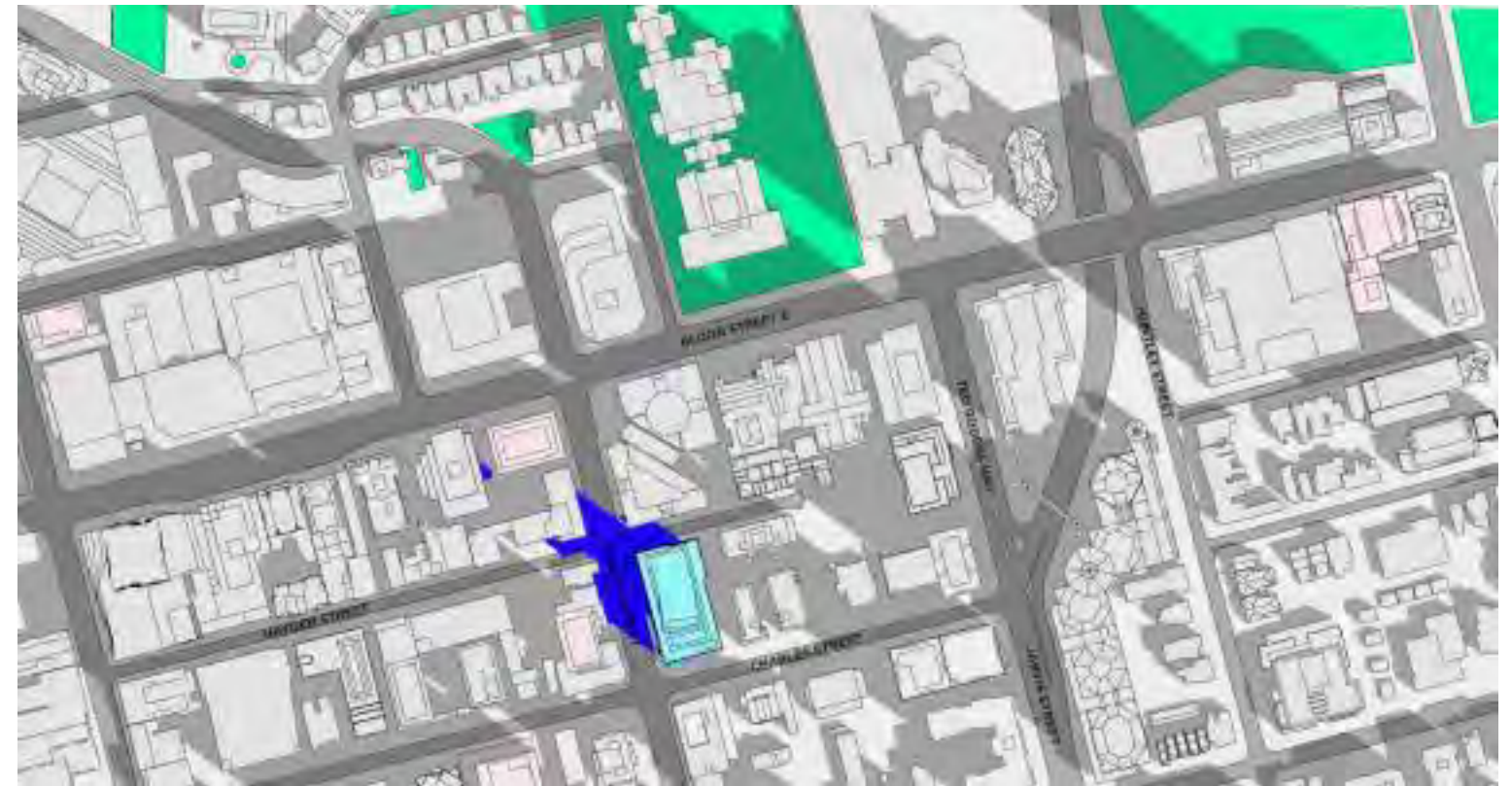
- PROPOSED SHADOW
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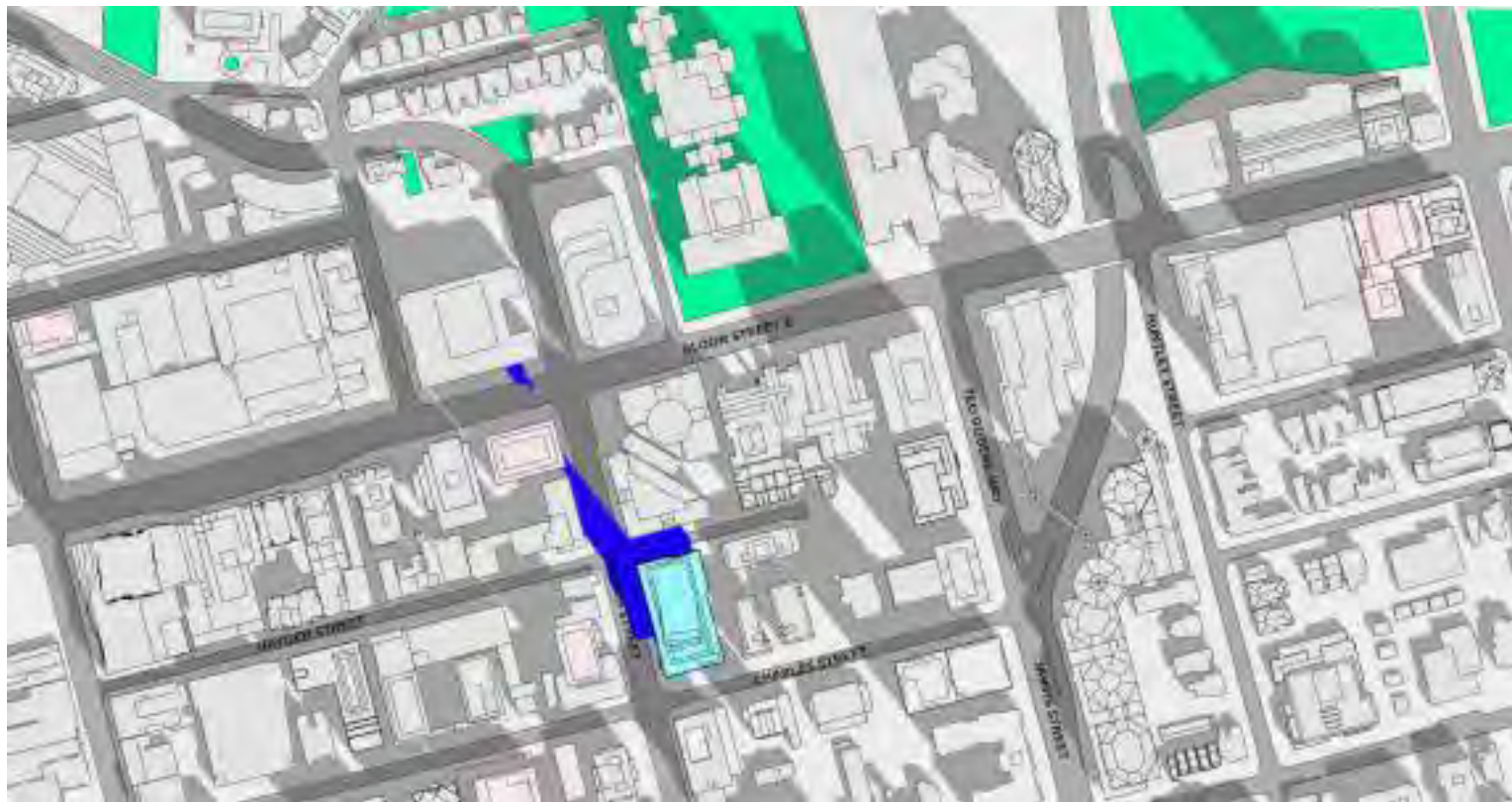
SHADOW STUDIES
 625 CHURCH STREET
 MIXED-USE DEVELOPMENT
 JULY 2020



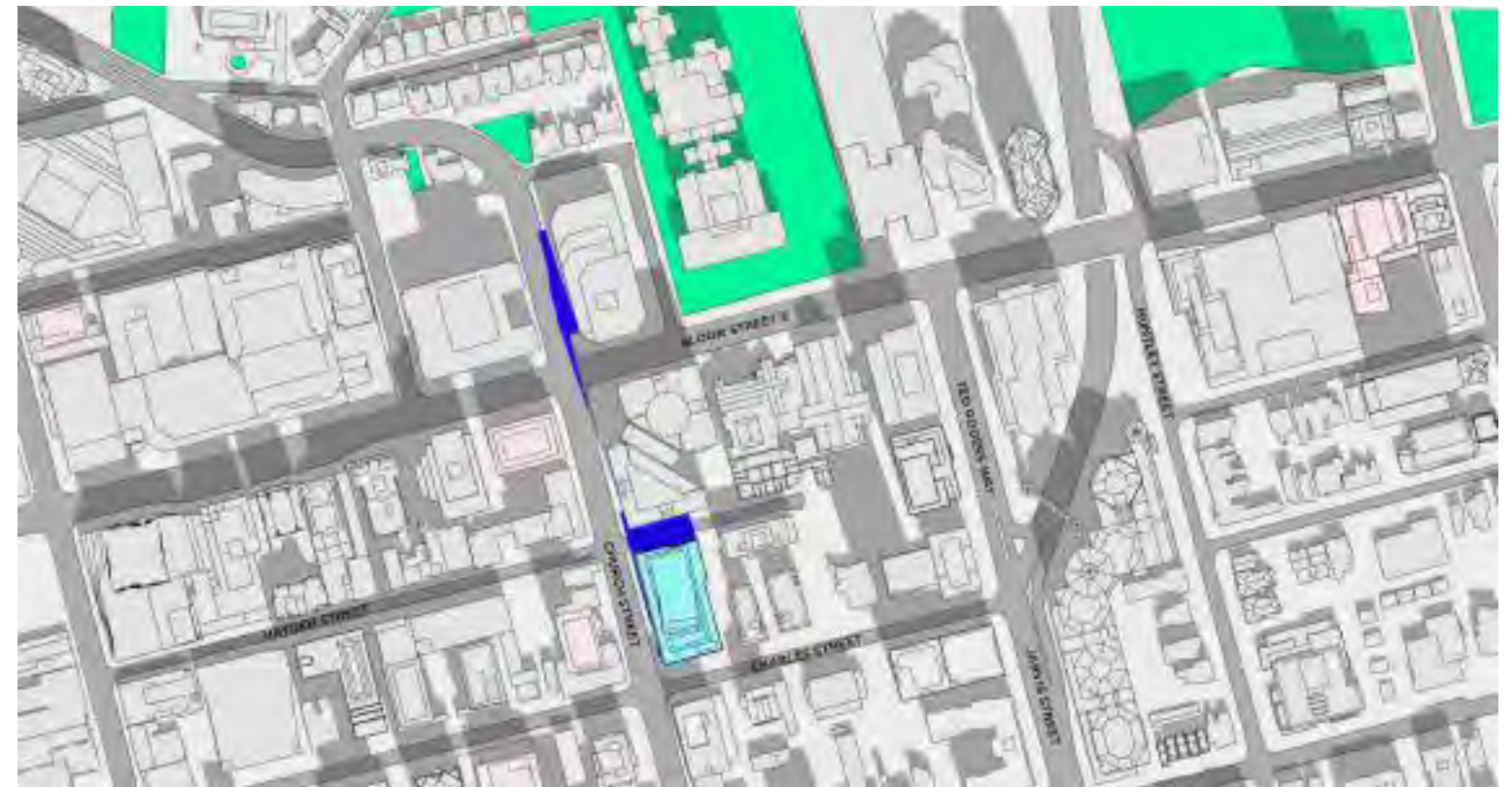
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10:18AM



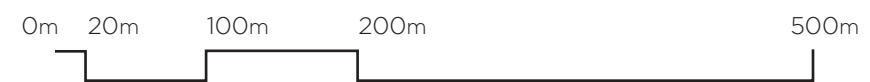
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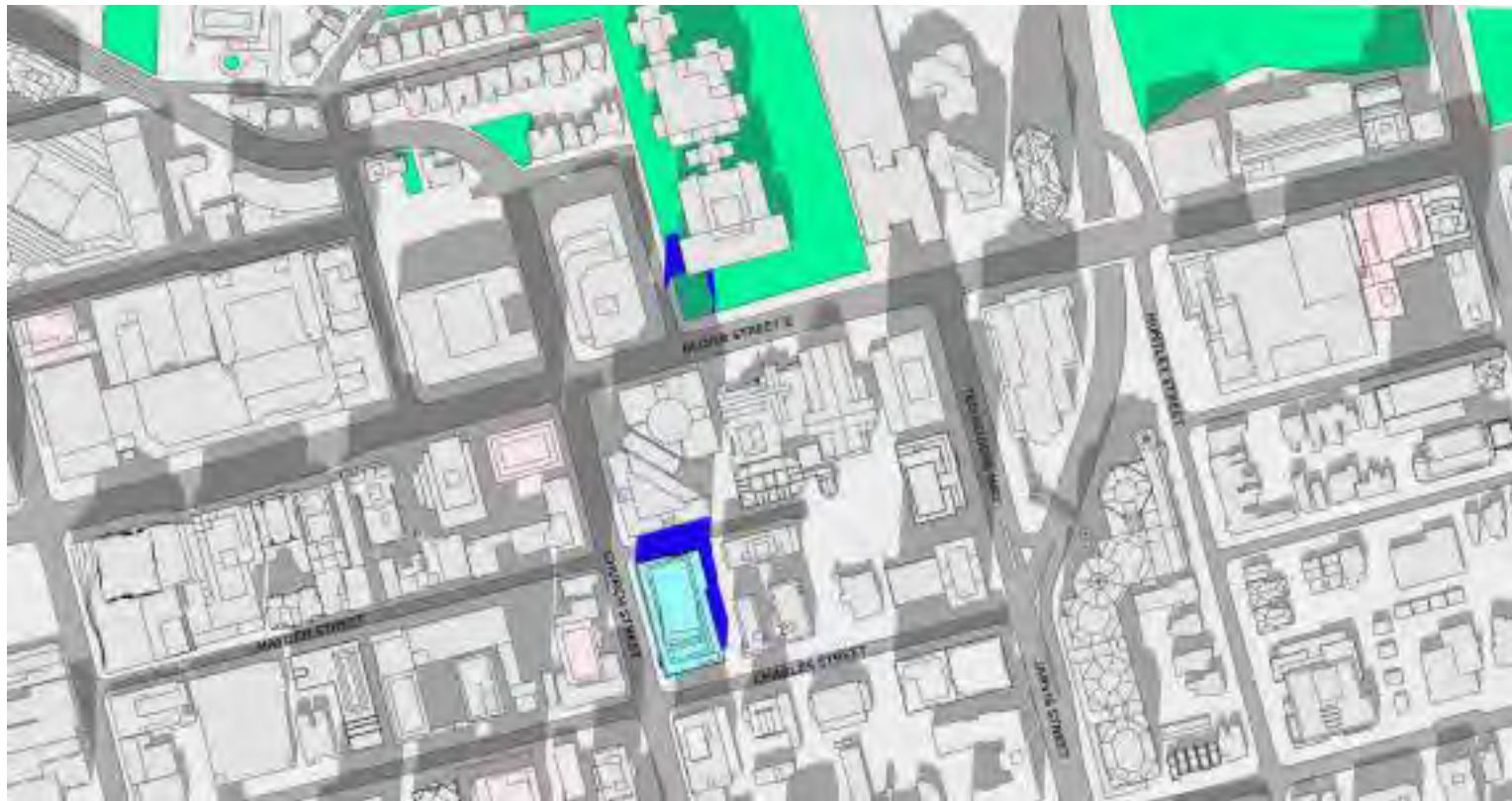
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SEPTEMBER

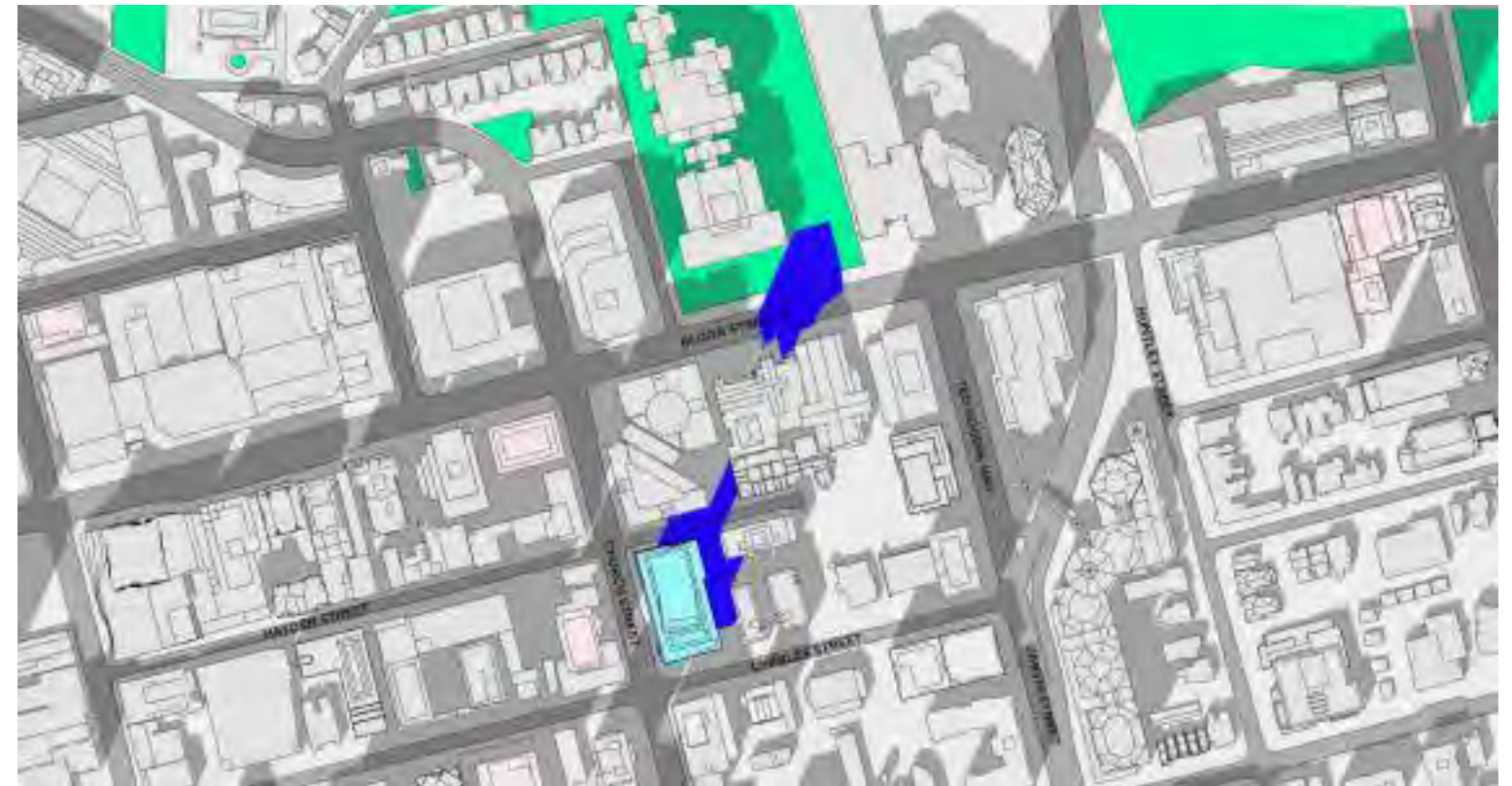
- PROPOSED SHADOW
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SHADOW STUDIES
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 JULY 2020



13:18AM



14:18AM



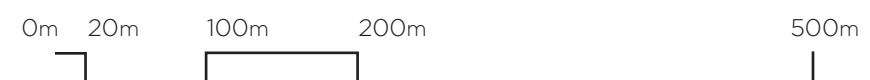
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16:18AM

SEPTEMBER

- PROPOSED SHADOW
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SHADOW STUDIES
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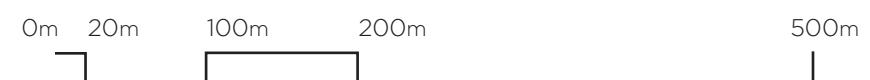
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18:18AM

SEPTEMBER

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SHADOW STUDIES
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