

Appendix "A"

1601-1603 BATHURST STREET
PROPOSED 12 STOREY RESIDENTIAL DEVELOPMENT, TORONTO, ONTARIO
(REVISED CONCEPT)



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04	OLT SETTLEMENT #4 SUBMISSION	OCT. 03, 2025
03	OPA/ZBA/SPA #3 SUBMISSION	MAR 12, 2024
02	OPA/ZBA/SPA #2 SUBMISSION	APR 26, 2022
01	OPA / SPA / ZBA SUBMISSION	AUG 16, 2019
No:	Issued For:	Date:

Client :

Azuria Group Inc. :

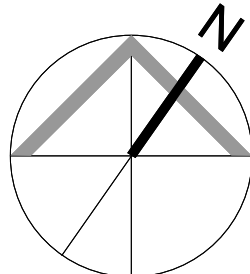
1212763 Ontario Ltd. and
1212765 Ontario Ltd.

Drawing Title:

Cover Sheet

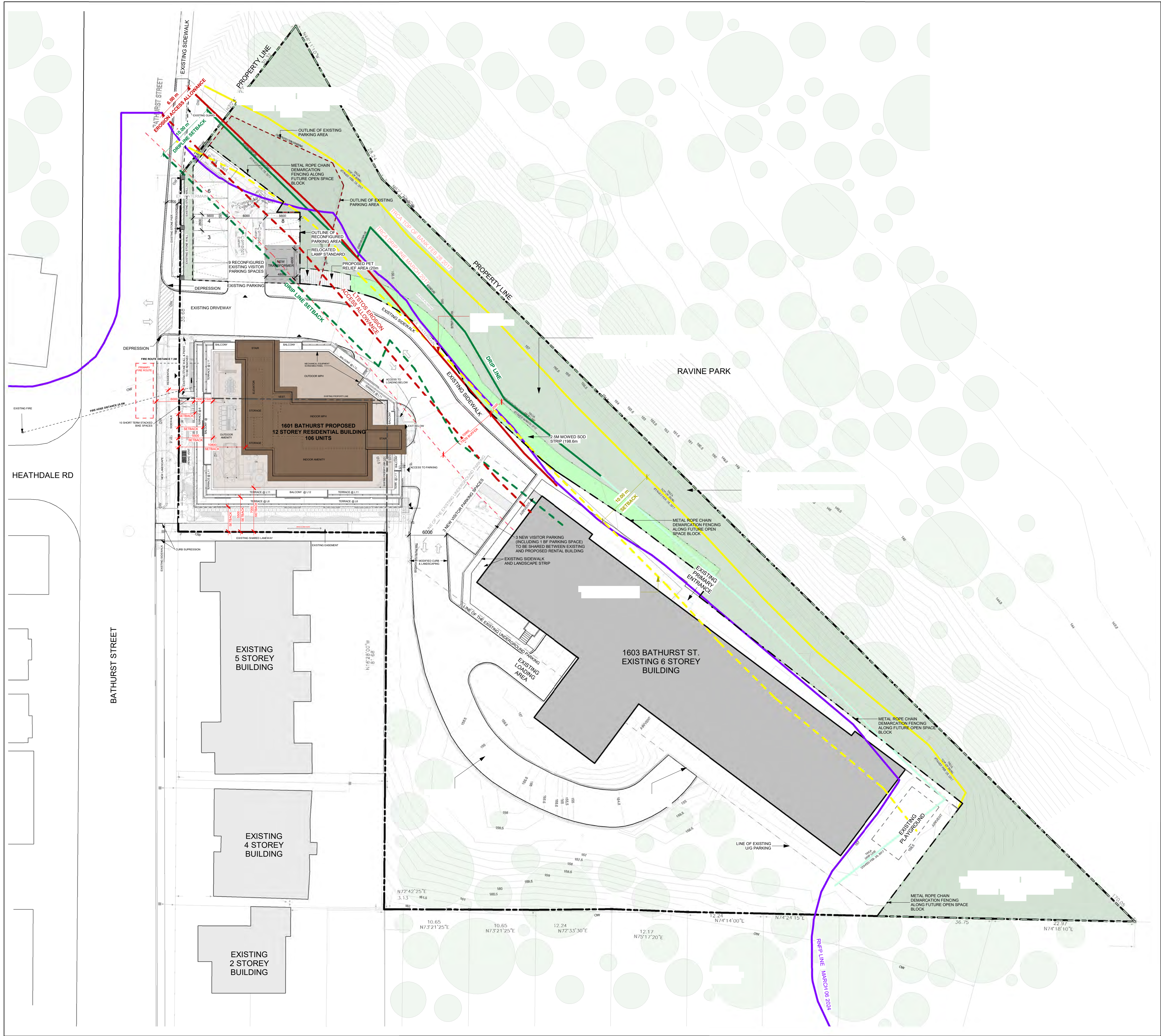
Project:

1601 BATHURST STREET
TORONTO, ON
Scale:



Drawn by:
Checked by:
Project No.:
Date:
Drawing No.:

SP-0.0



GENERAL NOTES:

IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER -ENVIRONMENTAL MONITORING & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGE OF GROUNDWATER INTO THE MUNICIPAL SEWER SYSTEMS AND WATERCOURSES.

THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DEWATERING.

ALL TREE PRESERVATION WITHIN THE RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PRESERVATION DRAWINGS AND REPORTS, APPROVED BY TORONTO URBAN FORESTRY.

PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT.

STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORM-WATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THE APPLICANT.

REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE, PREPARED BY IBI GROUP FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.

PRIOR TO THE COMMENCEMENT OF THE SOLID WASTE COLLECTION SERVICES BY THE CITY OF TORONTO, A CERTIFIED LETTER BY A PROFESSIONAL ENGINEER WILL BE REQUIRED TO ASSURE THAT IN ALL SCENARIOS WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO, INCLUDING OVER A SUPPORTED STRUCTURE SUCH AS AN UNDERGROUND PARKING GARAGE, HAVE THE STRUCTURAL INTEGRITY TO SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING UP TO 35,000 KILOGRAMS AND CONFORM TO THE FOLLOWING:

(a) DESIGN CODE -ONTARIO BUILDING CODE
(b) DESIGN LOAD -CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS
(c) IMPACT FACTOR -5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS

THE OWNER WILL BE RESPONSIBLE FOR PROVIDING ON-SITE PERSONNEL AVAILABLE TO MANOEUVRE THE SOLID WASTE BINS FOR COLLECTION AND BE TRAINED AS FLAGMEN TO BE AVAILABLE TO ASSIST WHEN THE CITY COLLECTION VEHICLE IS BACKING OUT OF THE LOADING AREA. IN THE EVENT THAT TRAINED PERSONNEL ARE NOT AVAILABLE AT THE TIME THE COLLECTION VEHICLE ARRIVES ON SITE, THE COLLECTION VEHICLE WILL LEAVE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY

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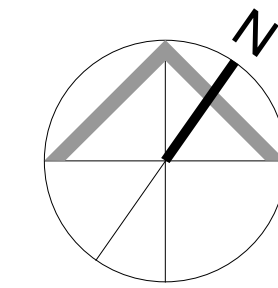
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Drawing Title:
**SITE PLAN, ECOLOGICAL
INFORMATION &
BUFFERS**

Project:

1601 BATHURST STREET
TORONTO, ON

Scale: 1 : 300
Drawn by: D.N.
Checked by: M.C.
Project No.: 23-035
Date: Oct. 03, 2025
Drawing No.: SP-1.3



SITE PLAN 1
Scale: 1 : 300 SP-1.3

TORONTO WATER NOTE 2
NTS SP-1.3

1601-1603 Bathurst Street
Toronto, Ontario
Proposed 12 Storey Residential Development

Project Statistics		Project No. 23-035
October 3, 2025		

1.0 Site Area

	acres	sq.m.	sq.ft.
1601 Bathurst Street	0.18	715.82	7,705
1603 Bathurst Street (Existing Parcel)	2.12	8,575.49	92,306
Total Site Area	2.30	9,291.31	100,011

2.0 GFA

2.1 Existing GFA - 1603 Bathurst Street			
Levels	to 6	sq.m.	sq.ft.
Total Existing GFA		8,128.02	87,489

2.2 Proposed GFA - Proposed Residential Building- 1601 Bathurst Street			
GFA calculations are as per S-40.5.40.40 of the by-law 569-2013:- excludes parking, loading and bicycle parking below and above grade; storage and mechanical rooms below grade; indoor amenity space (2.0m ² /unit); elevator & garbage shafts, exit stairwells, and mechanical penthouse.			
Level	Lower 1	sq.m.	sq.ft.
Level 1	(Lockers, Elev. Lobby, Corr., Trash & mud)	1 x 137.76	1,483
Level 2		1 x 254.40	2,738
Level 3		1 x 620.09	6,675
Level 4 - 5		1 x 772.04	8,319
Level 6		2 x 772.04	16,620
Level 7-10		1 x 651.74	7,015
Level 11-12		4 x 684.92	29,460
Level 13		2 x 544.62	11,724
Level 14		33.97	366
Excess Indoor Amenity	(Proposed Amenity minus Required Amenity)	37.96	409
Total Proposed GFA		7,880.97	84,830

2.3 Total GFA			
Existing GFA	Proposed GFA	sq.m.	sq.ft.
Existing GFA	Proposed GFA	8,128.02	87,489
Total GFA		16,008.99	172,319

3.0 FSI

Total GFA	FSI
16,008.99 sq.m.	1.72

4.0 Unit Count

4.1 Existing Building- 1603 Bathurst St.				
Level	ST	1BR	2 BR	3BR
Level 1	1 x	4	3	0
Level 2 - 4	3 x	10	3	1
Level 5	1 x	6	3	3
Level 6	1 x	9	1	2
Total Existing Units	1	49	15	8

4.2 Existing-1601 Bathurst St.				
Level	ST	1BR	2 BR	3BR
Level 1	1 x	5	0	4
Total Rental Replacement Units	0	5	0	4

4.3 Proposed Units -1601 Bathurst St.				
Level	ST	NEW UNITS	GROWING UP UNITS	
Level 1	1 x	0	2B-GU	3BR-GU
Level 2	1 x	0	0	1
Level 3	1 x	0	0	2
Level 4-5	2 x	1	2	3
Level 6	1 x	7	0	4
Level 7-10	4 x	1	5	2
Level 11-12	2 x	3	1	2
Total Proposed Units	13	43	23	17
(*15% of suites to be Barrier-Free + 9 Rental replacement units)				
	12%	41%	22%	16%

4.4 Units After Construction	
Existing Building	6
Proposed New Building	12
Total Units After Construction	179

5.0 Amenity Area

5.1 Required Indoor & Outdoor Amenity Area (New Building)			
Indoor Amenity	ratio m ² /unit	No. of Units	sq.m.
Indoor Amenity	2.00	106	2,120
Outdoor Amenity	2.00	106	2,120
Total Required Indoor & Outdoor Amenity Area (New Building)			4,240

5.2 Indoor Amenity Area Provided (New Building)			
Level 1	Lounge & Kids Play Room	174.48	1,867
Rooftop	Amenity Room	70.48	823
Total Indoor Amenity Area Provided (New Building)		244.96	2,690.55

5.3 Outdoor Amenity Area Provided (New Building)			
Rooftop		189.55	2,122
Pet Relief Area		20.00	215
Total Outdoor Amenity Provided		218.55	2,337

6.0 Vehicular Parking

6.2 Existing Parking Spaces Before Construction	
At Grade Level (Surface Parking)	13
Below Grade Level	60
Total Existing Parking Spaces Before Construction	73

6.3 Existing Parking Spaces to Remain After Construction					
Occupant	Visitor	Occupant -Access	Visitor -Access		Parking Spaces
At Grade Level (Reconfigured Surface Parking)	0	9	0	0	9
Below Grade Level- 1603 Building	56	0	0	0	56
Total Parking Spaces to Remain After Construction					65

6.4 New Proposed Parking					
Occupant	Visitor	Occupant -Access	Visitor -Access		Parking Spaces
At Grade Level (Surface Parking Adjacent to 1603 Building)	2	0	1	1	4
At Grade Level (Indoor - 1601 Building)	10	0	1		11
Total New Proposed Parking					15

6.5 Total Parking After Construction					
Occupant	Visitor	Occupant -Access	Visitor -Access		Parking Spaces
Existing Parking to Remain After Construction (1603) & Surface Lot	58	9	0	0	67
New Proposed Parking (Surface + Covered Parking)	10	2	1	1	14
Total Parking Spaces After Construction	68	11	1	1	81

7.0 Bicycle Parking

7.1 Bicycle Parking Required (New Building)			
ratio	units		Parking Spaces
New Long-term	0.90	x 106	95
New Short-term	0.10	x 106	11
Total Bicycle Parking Required			106

7.2 Bicycle Parking Proposed (New Building)			
Indoor	Outdoor		Parking Spaces
New Long-term (Indoor)	106	0	106
New Short-term (Outdoor)	0	12	12
Total Bicycle Parking Provided			118

8.0 Proposed Building Coverage			
Building Coverage	sq.m.	sq.ft.	%
Existing 6 Storey Building	1,424.67	15,335	15%
Proposed 12 Storey Building	622.88	6,737	9%
Sidewalk Coverage	337.61	3,634	4%
Landscaping Coverage	5,121.61	55,122	59%
Paving Coverage	1,585.14	17,062	17%
Site Area	9,291.31	100,011	100%

8.2 Surface Pavement			
Existing Paving Coverage	sq.m.	sq.ft.	Reduction %
Existing Paving Coverage	1,647.56	17,737	
Paving Coverage after Proposed Construction	1,585.14	17,062	
Total Reduction in Paving Coverage	62.72	675	11%

PROPOSED 12 STOREY DESIGN OPTION PROJECT STATISTICS

NTS

1
SP-1.5

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STATISTICS

Project:

1601 BATHURST STREET

TORONTO, ON

Scale:

Drawn by:

Checked by:

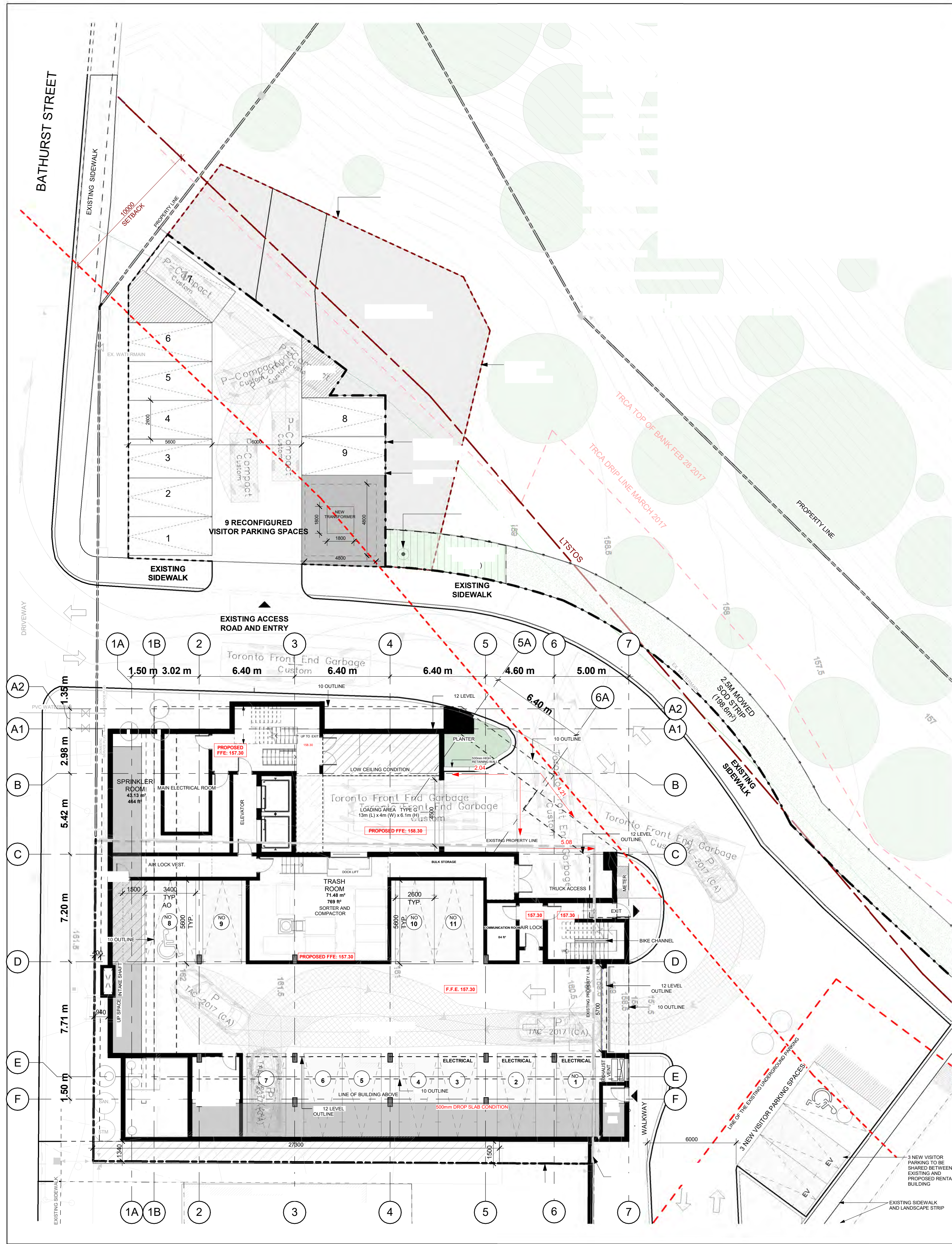
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Date:

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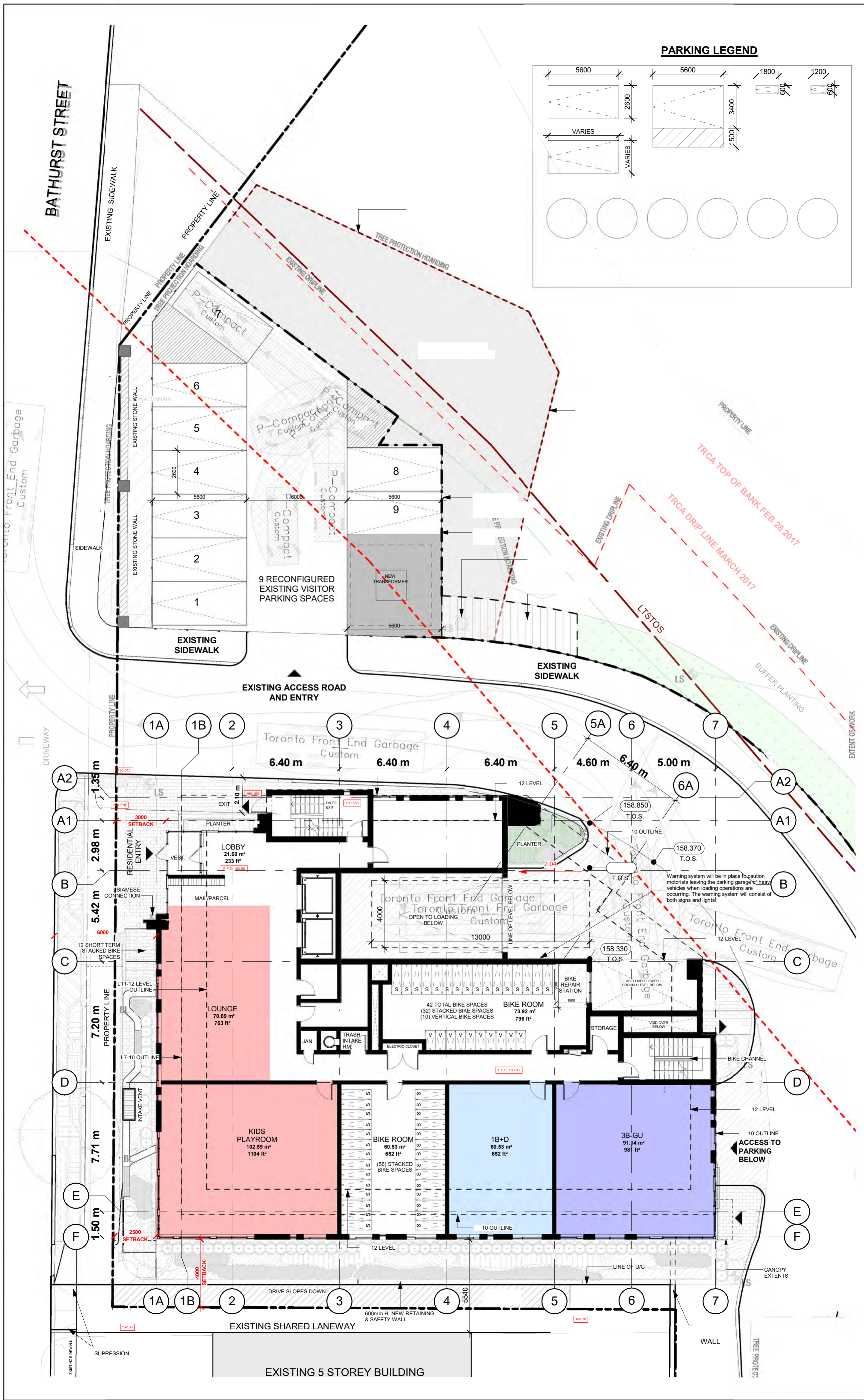
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LOWER GROUND LEVEL FLOOR PLAN

Scale: 1 : 150

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SP-2.2

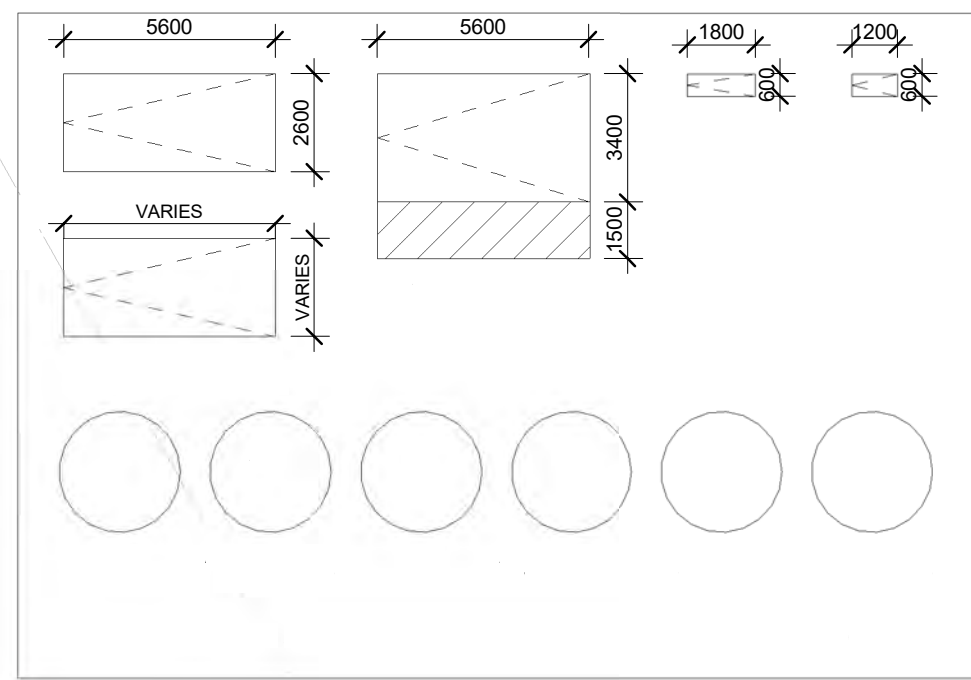


LEVEL 1 FLOOR PLAN

Scale: 1 : 150

2
SP-2.2

PARKING LEGEND



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Drawing Title:

LOWER GROUND LEVEL
& LEVEL 1 FLOOR PLANS

Project:

1601 BATHURST STREET

TORONTO, ON

Scale: As indicated

Drawn by: D.N.

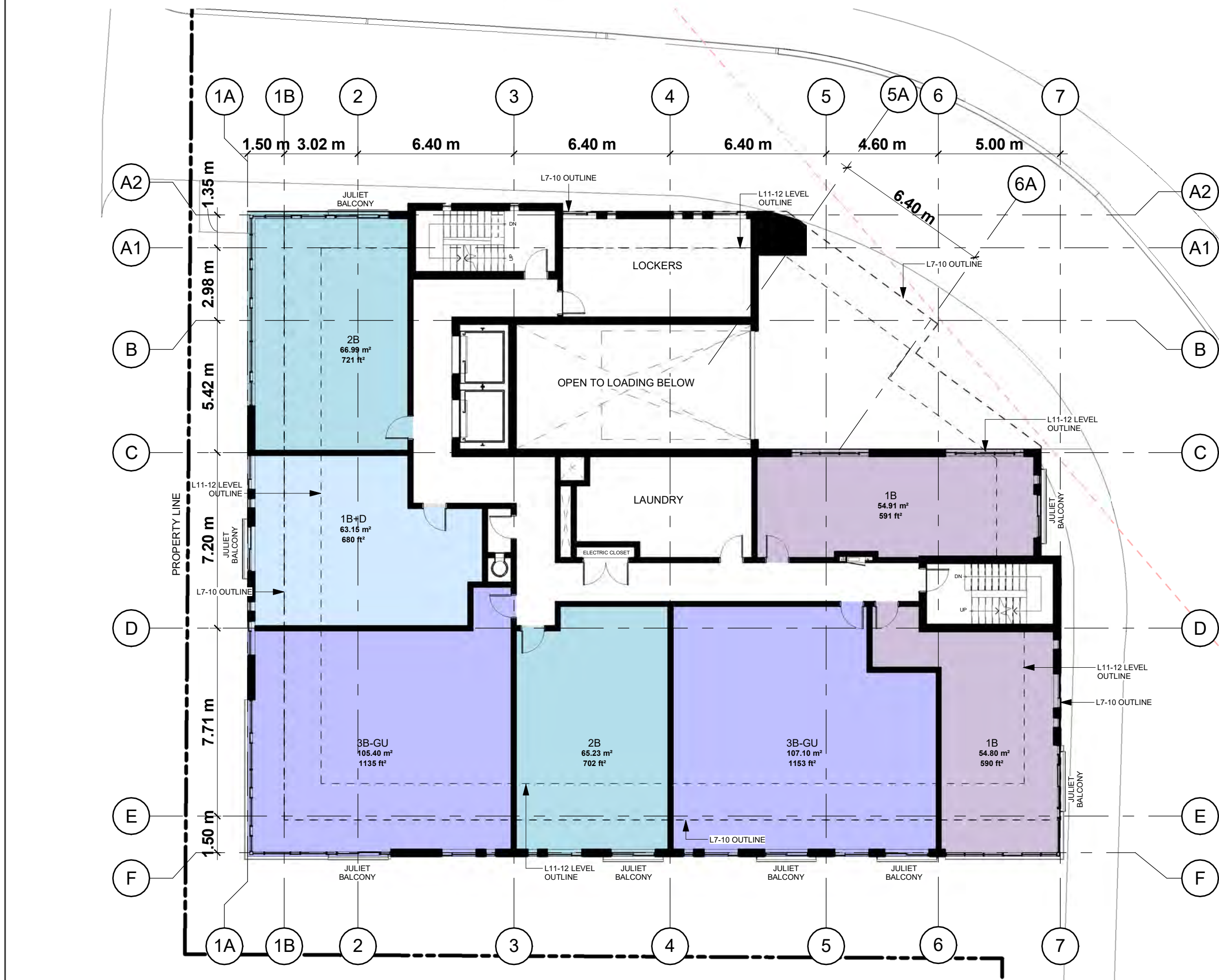
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Project No.: 23-035

Date: Oct. 03, 2025

Drawing No.:

SP-2.2

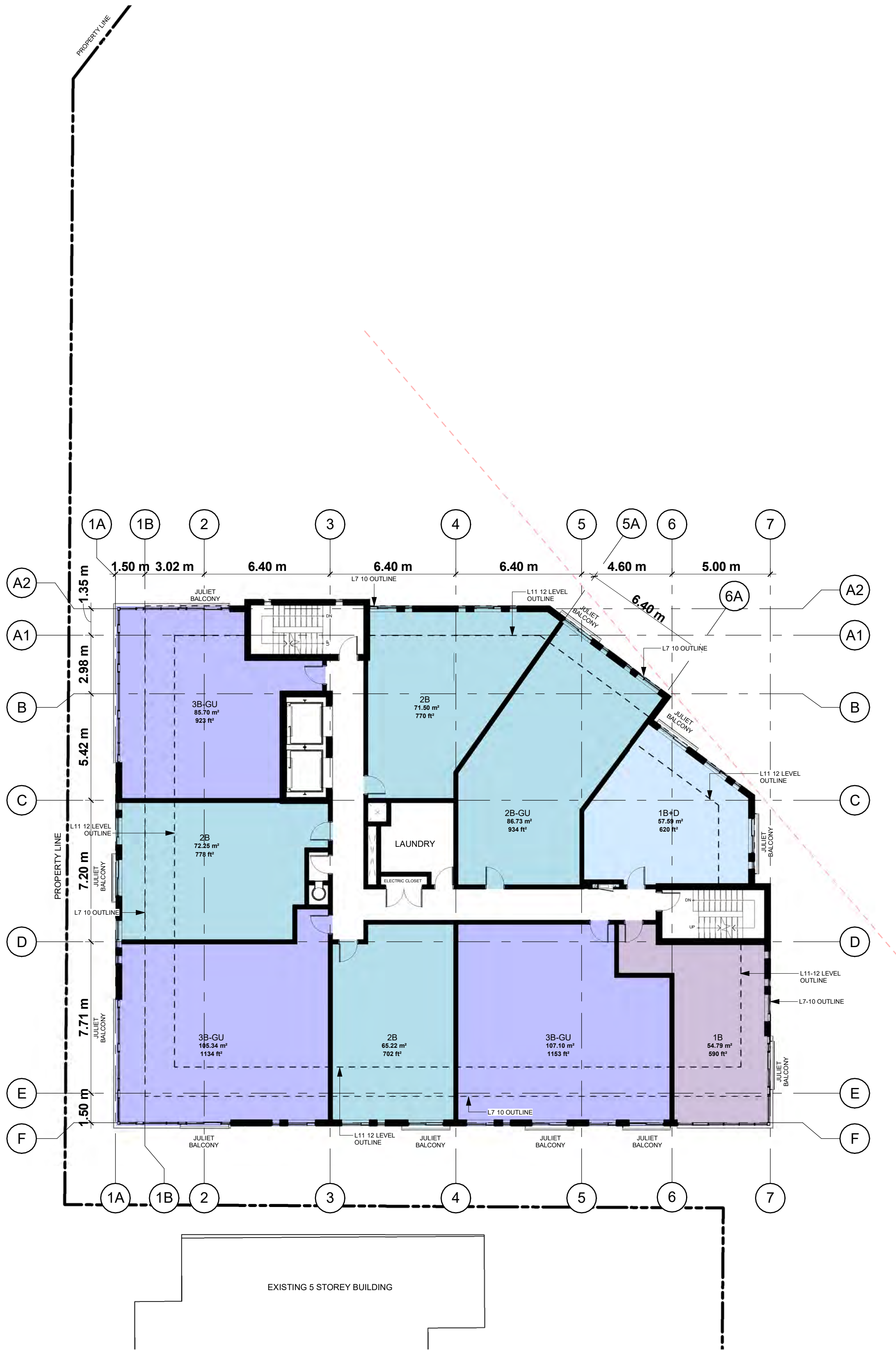


LEVEL 2 FLOOR PLAN

1

Scale: 1 : 150

SP-2.3



LEVEL 3 FLOOR PLAN

2

Scale: 1 : 150

SP-2.3

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Drawing Title:

LEVEL 2 TO 5 FLOOR
PLANS

Project:

1601 BATHURST STREET

TORONTO, ON

Scale:

1 : 150

Drawn by:

D.N.

Checked by:

M.C.

Project

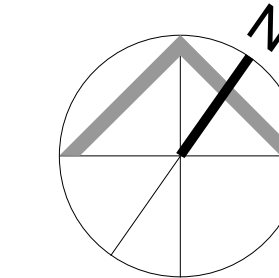
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Drawing Title:

LEVEL 4 TO 6 FLOOR
PLANS

Project:

1601 BATHURST STREET

TORONTO, ON

Scale:
1 : 150

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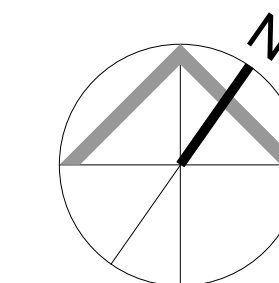
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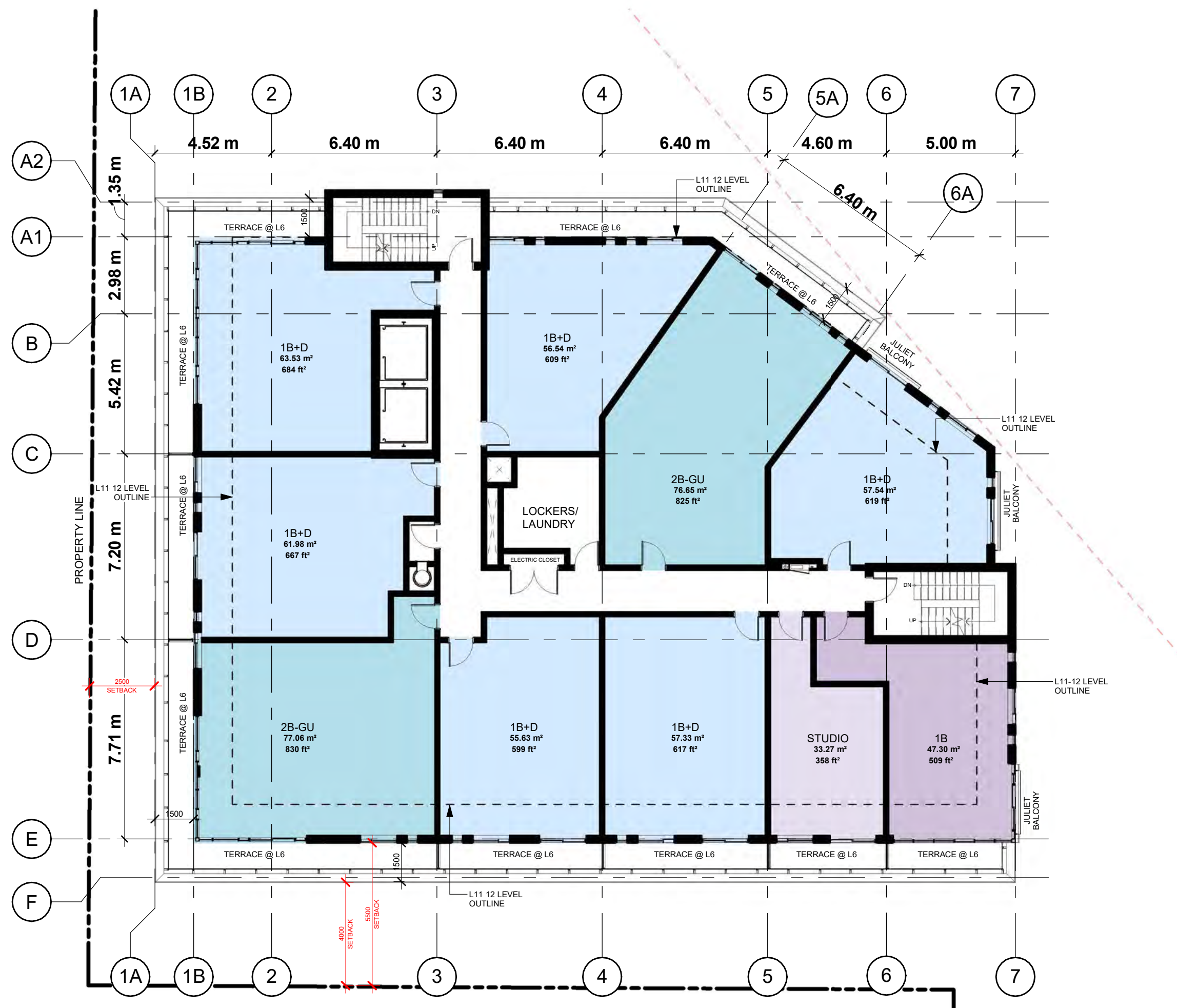


LEVEL 4-5 FLOOR PLAN

3

Scale: 1 : 150

SP-2.4



LEVEL 6 FLOOR PLAN

2

Scale: 1 : 150

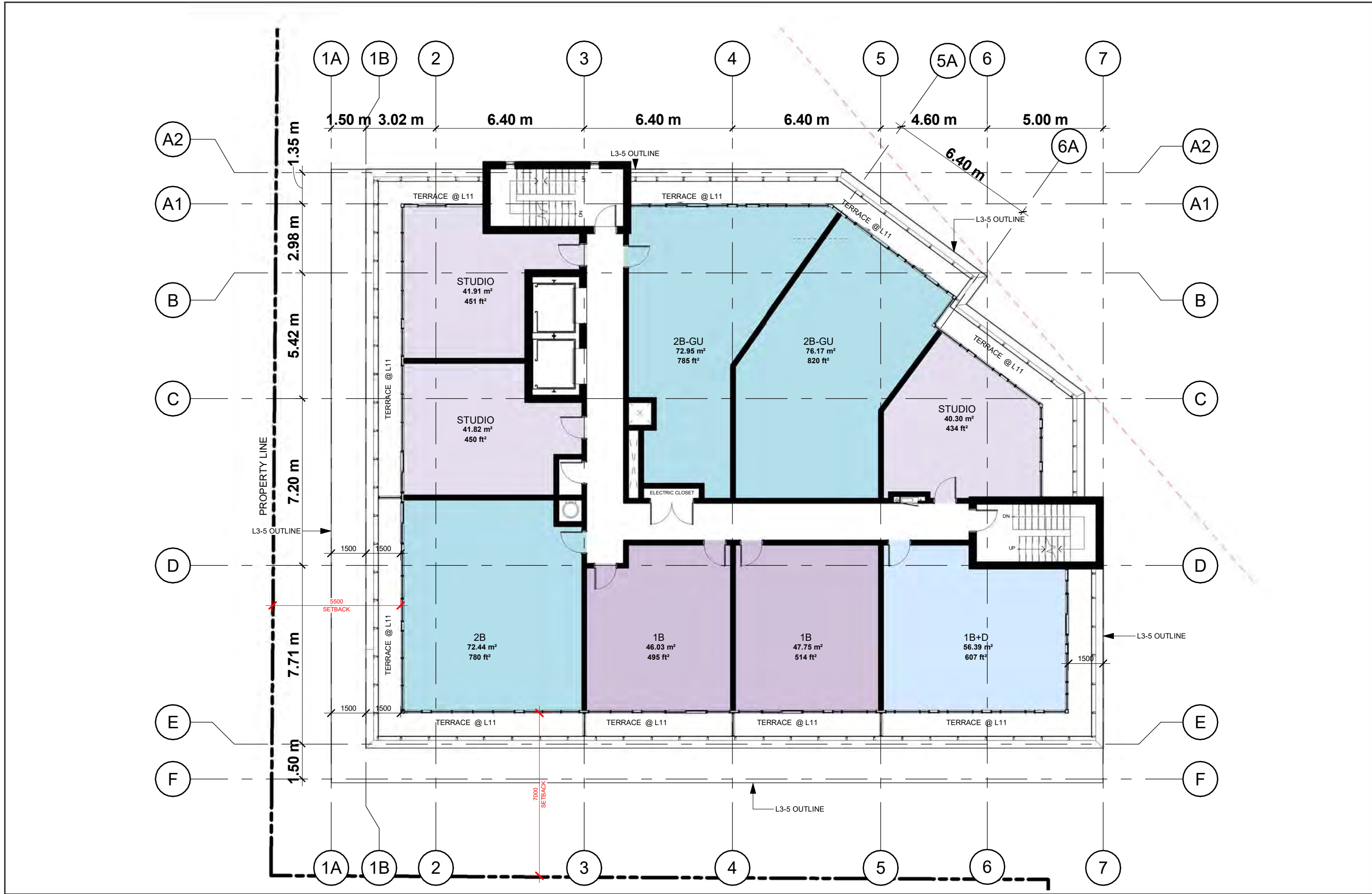
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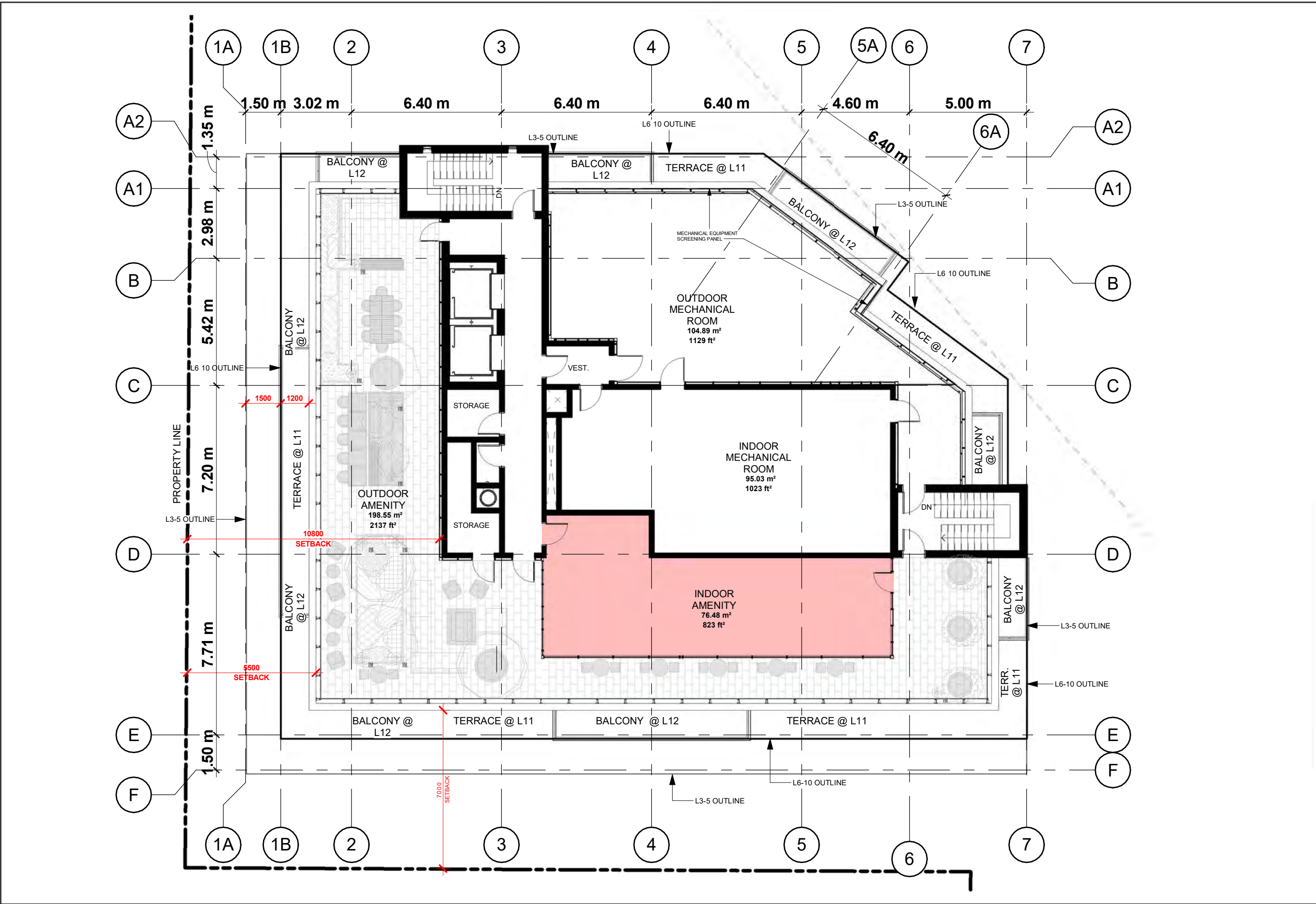
LEVEL 7-10 FLOOR PLAN 4
Scale: 1 : 150 SP-2.5



LEVEL 12 FLOOR PLAN 2
Scale: 1 : 150 SP-2.5



LEVEL 11 FLOOR PLAN 1
Scale: 1 : 150 SP-2.5



MPH LEVEL FLOOR PLAN 3
Scale: 1 : 150 SP-2.5

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LEVEL 7 TO 12, MPH
FLOOR PLANS

Project:

1601 BATHURST STREET

TORONTO, ON

Scale: 1 : 150

Drawn by:

Checked by:

Project No.:

Date:

Oct. 03, 2025

Drawing No.:

SP-2.5



East Elevation 3
Scale: 1 : 200 SP-3.2



West Elevation 4
Scale: 1 : 200 SP-3.2



North Elevation 1
Scale: 1 : 200 SP-3.2



South Elevation 2
Scale: 1 : 200 SP-3.2

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ELEVATIONS

Project:

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TORONTO, ON
Scale: 1 : 200
Drawn by: D.N.
Checked by: M.C.
Project No.: 23-035
Date: Oct. 03, 2025
Drawing No.:

SP-3.2



VIEW ALONG BATHURST STREET TOWARDS SOUTH

NTS

1
SP-5.1



VIEW ALONG BATHURST STREET TOWARDS NORTH

NTS

2
SP-5.1



VIEW FROM BATHURST STREET

NTS

3
SP-5.1

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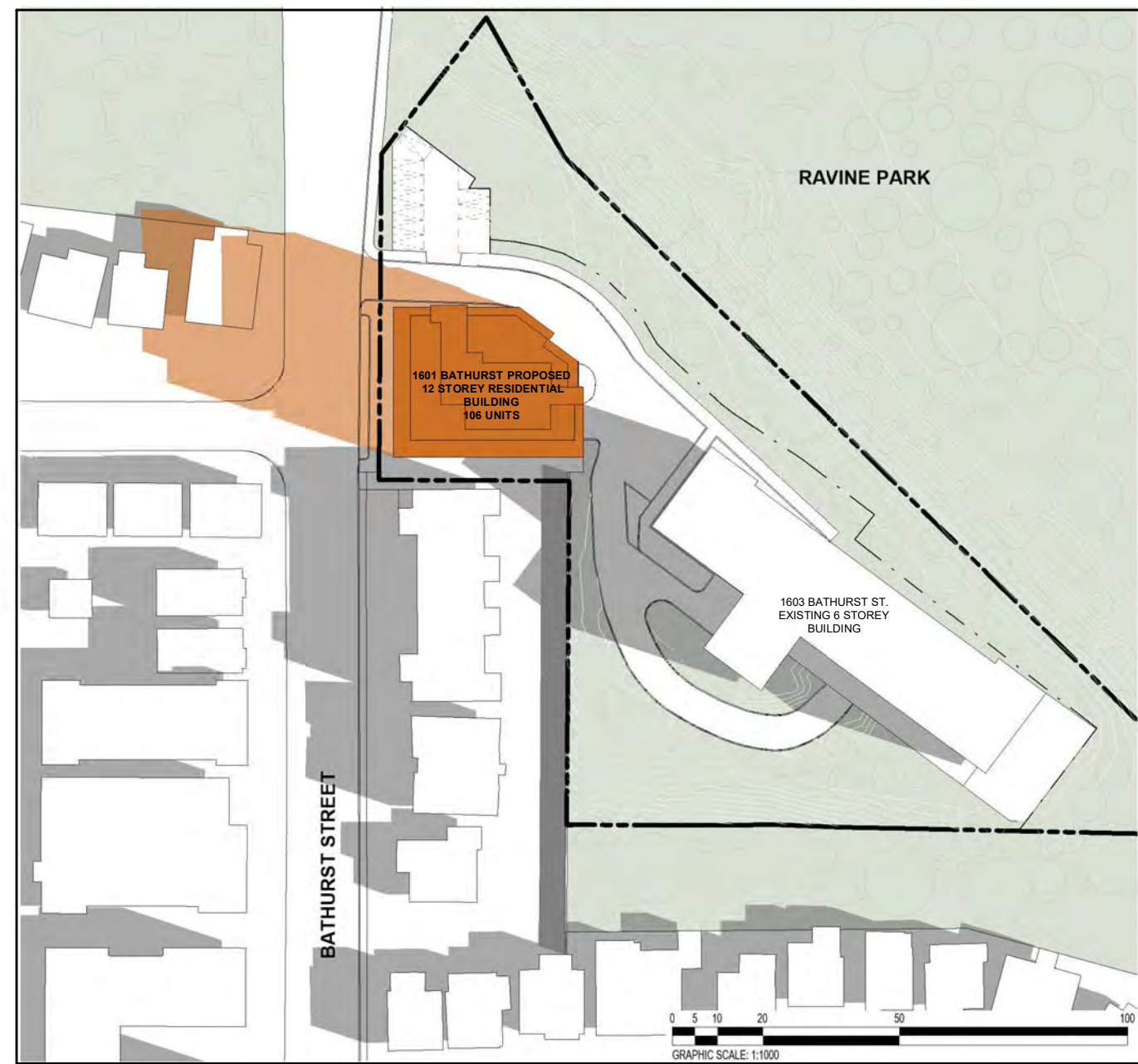
PERSPECTIVE VIEWS

Project:

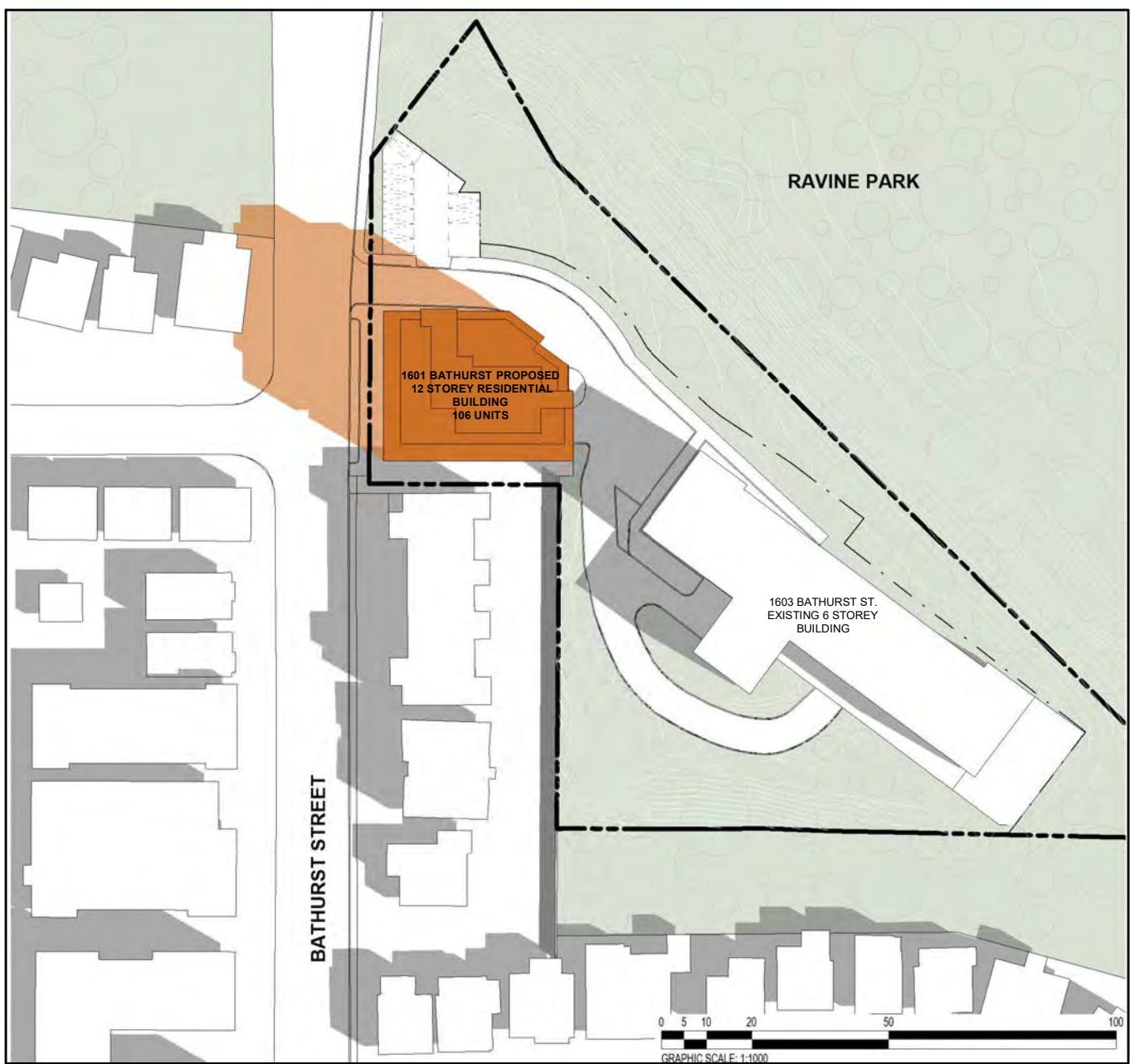
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TORONTO, ON
Scale:

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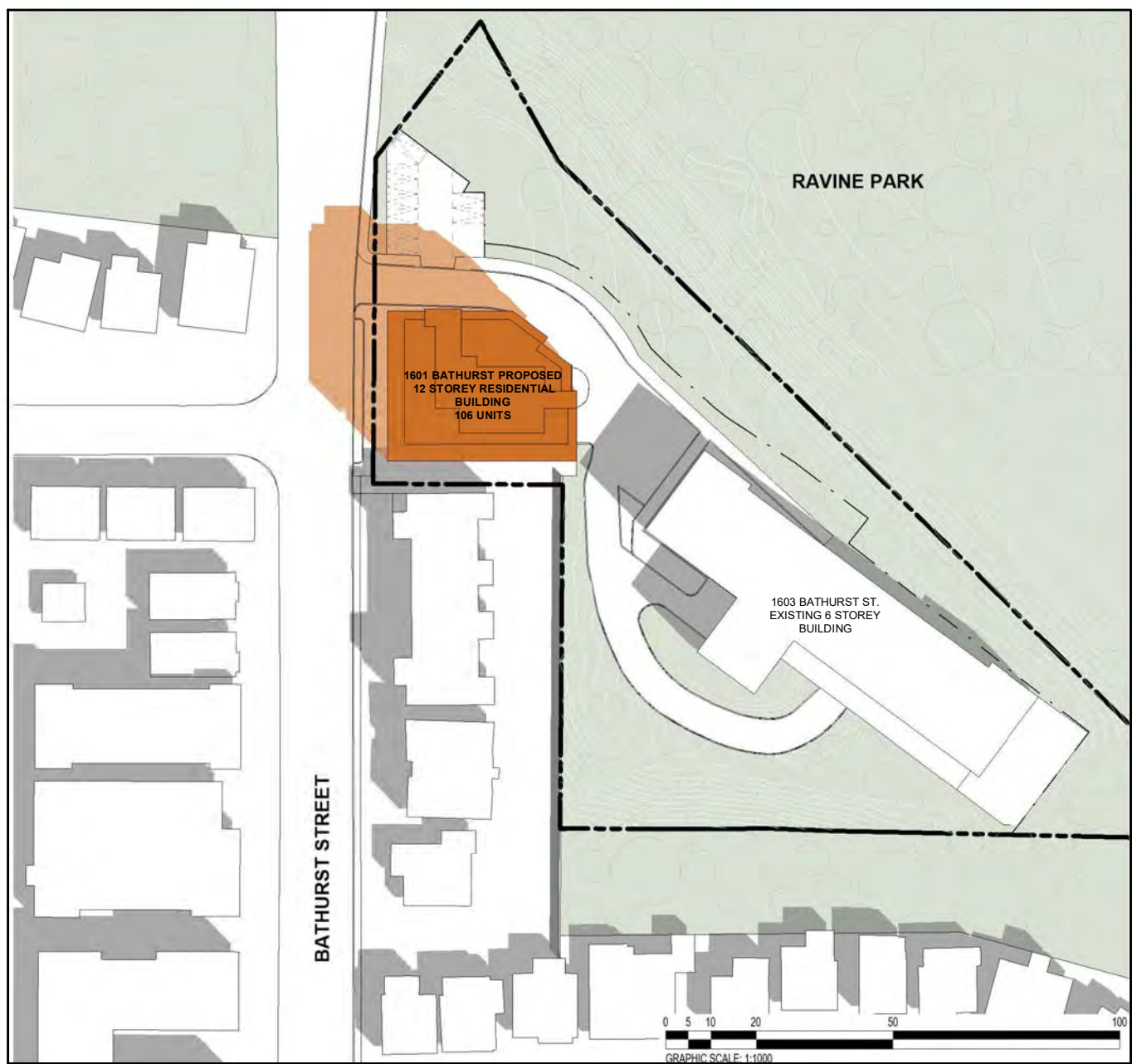
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JUNE 21 @ 09:18 1
NTS SP-6.1



JUNE 21 @ 10:18 2
NTS SP-6.1



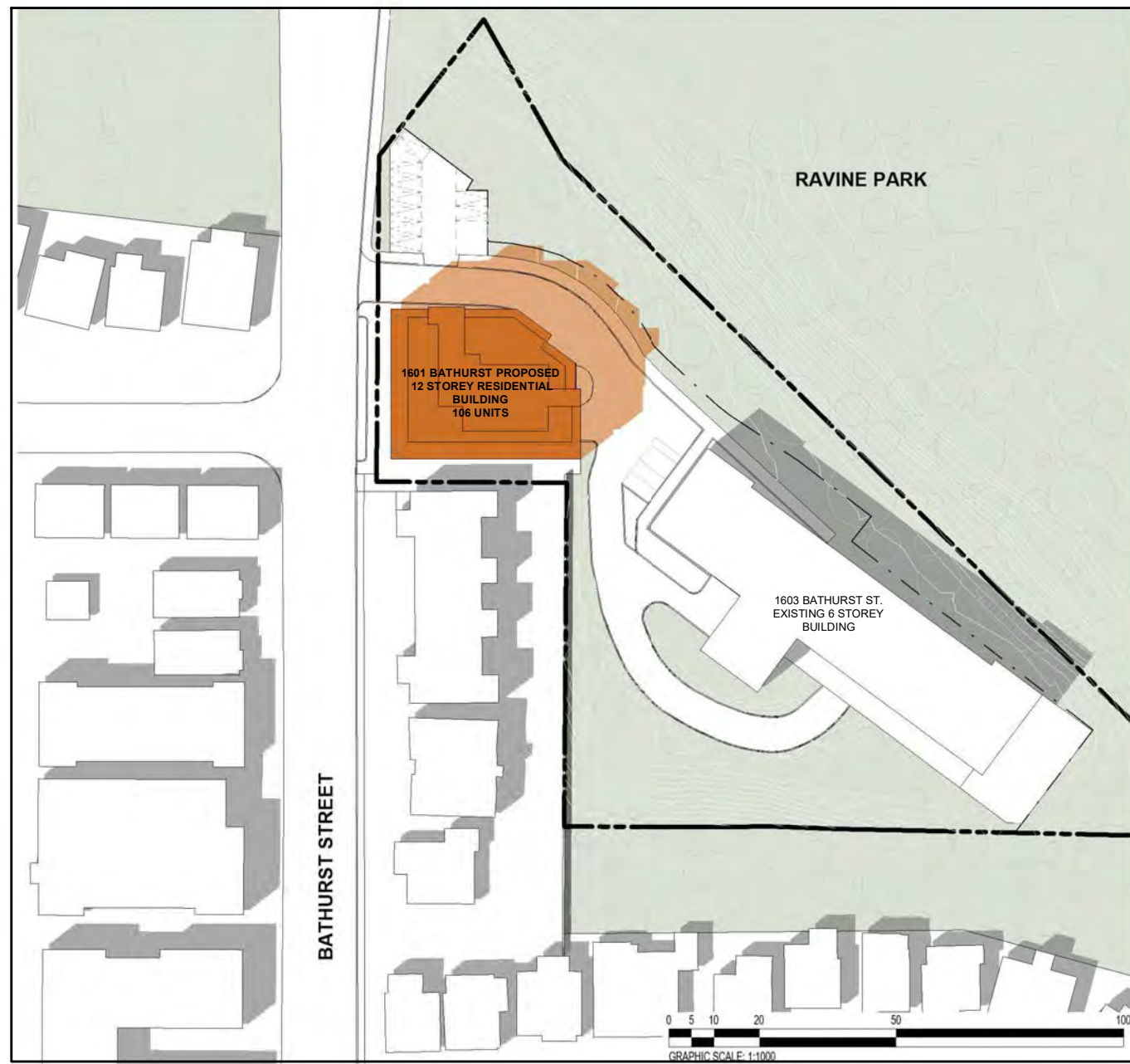
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NTS SP-6.1



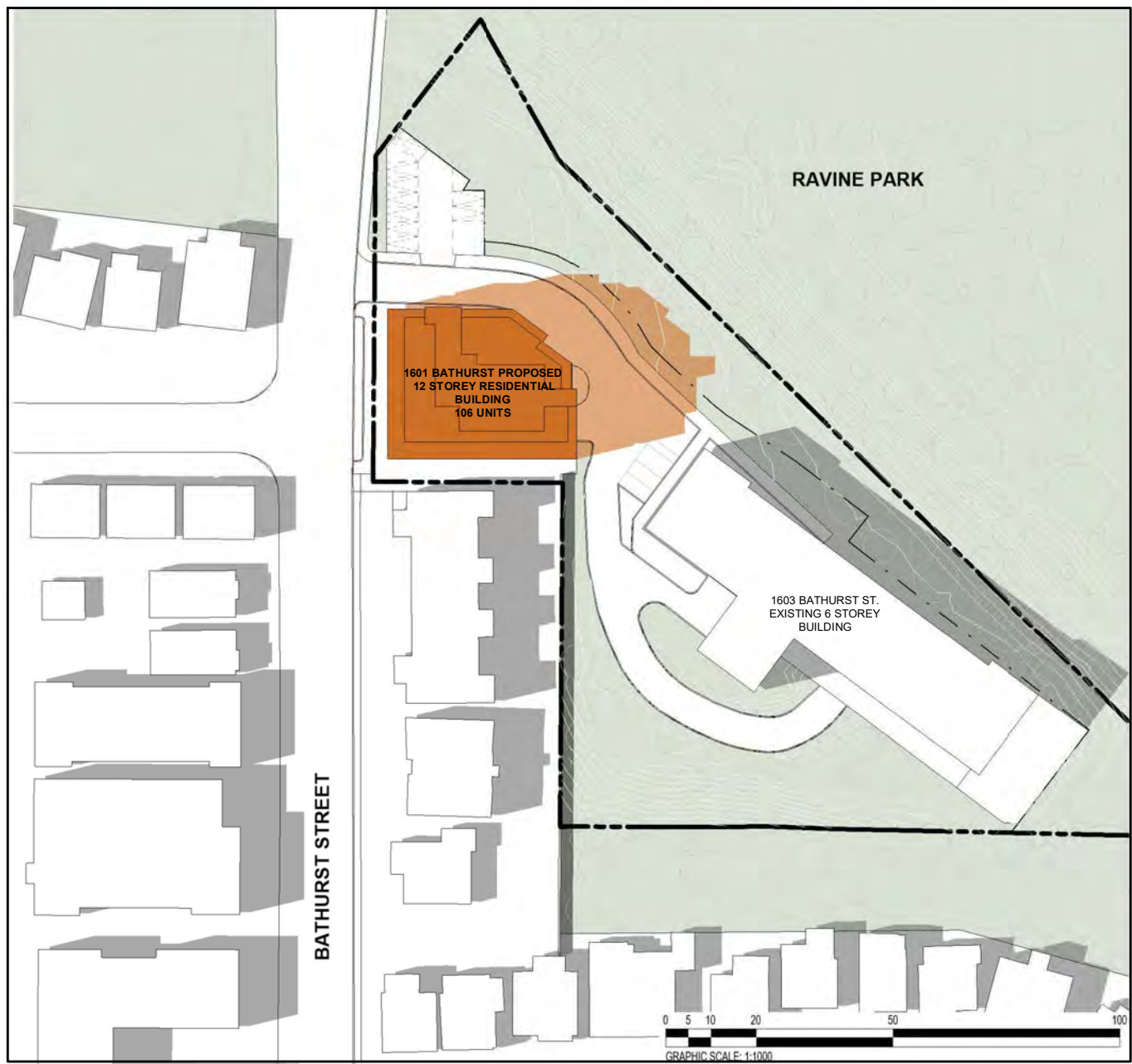
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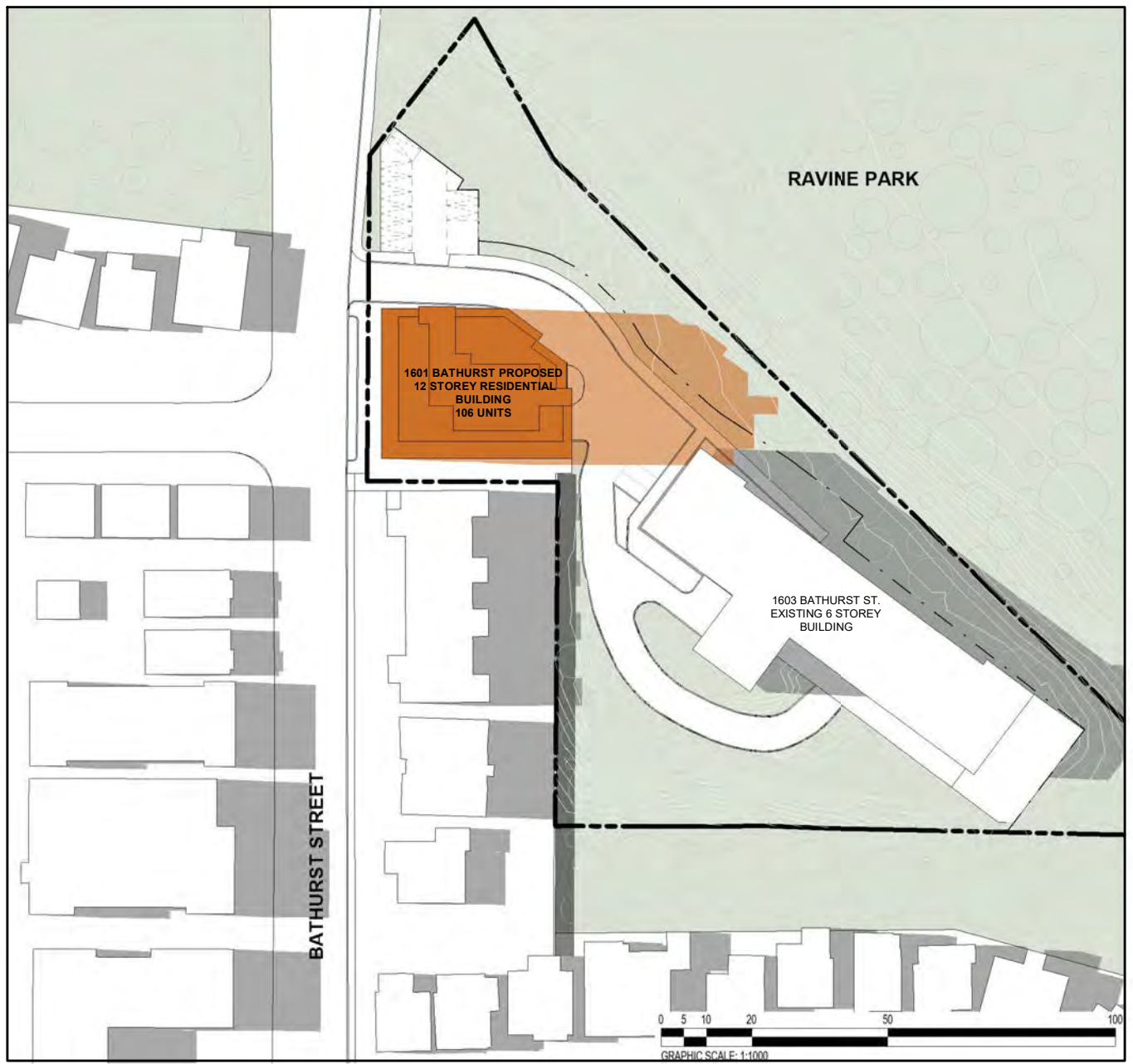
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NTS SP-6.1



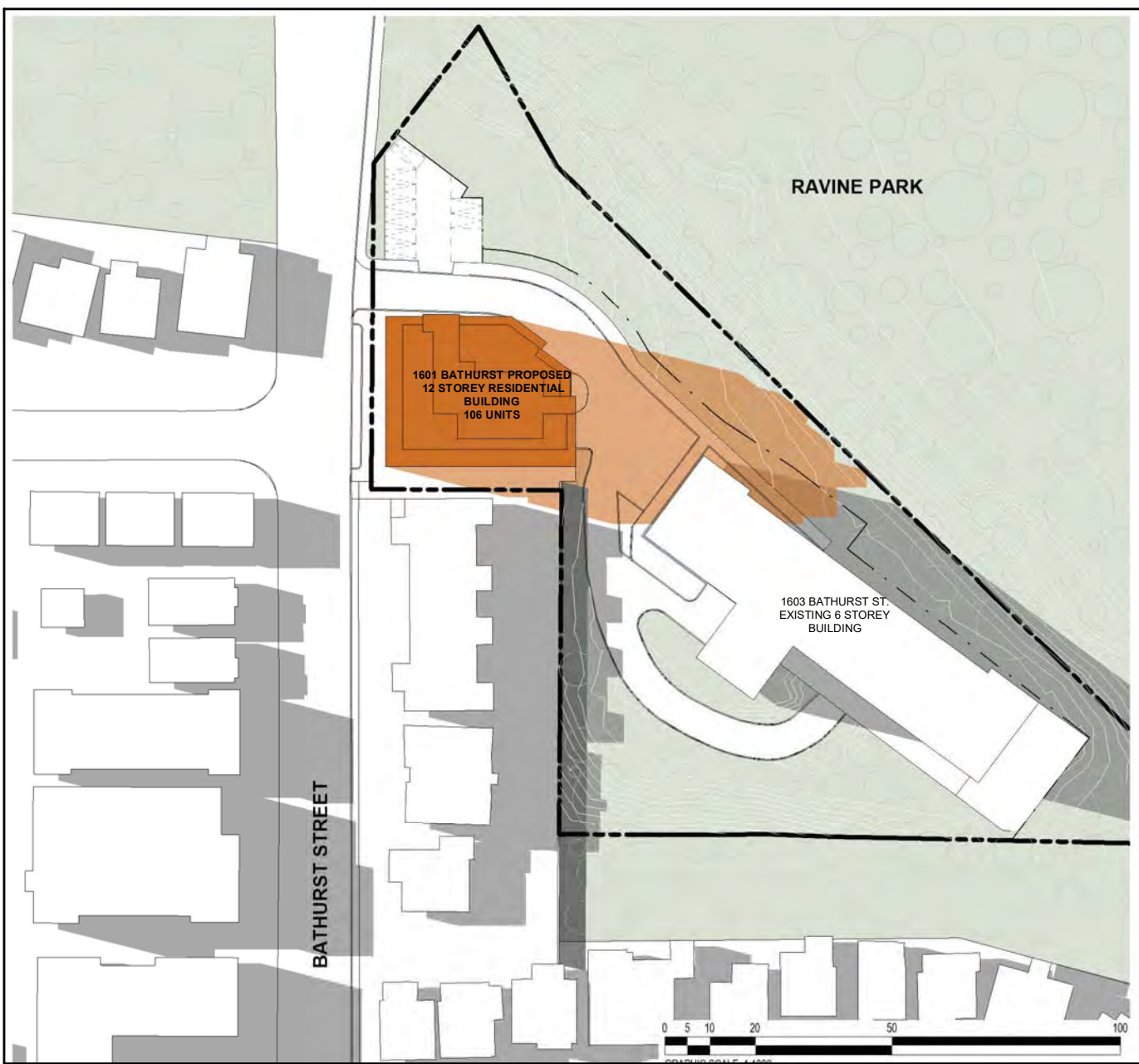
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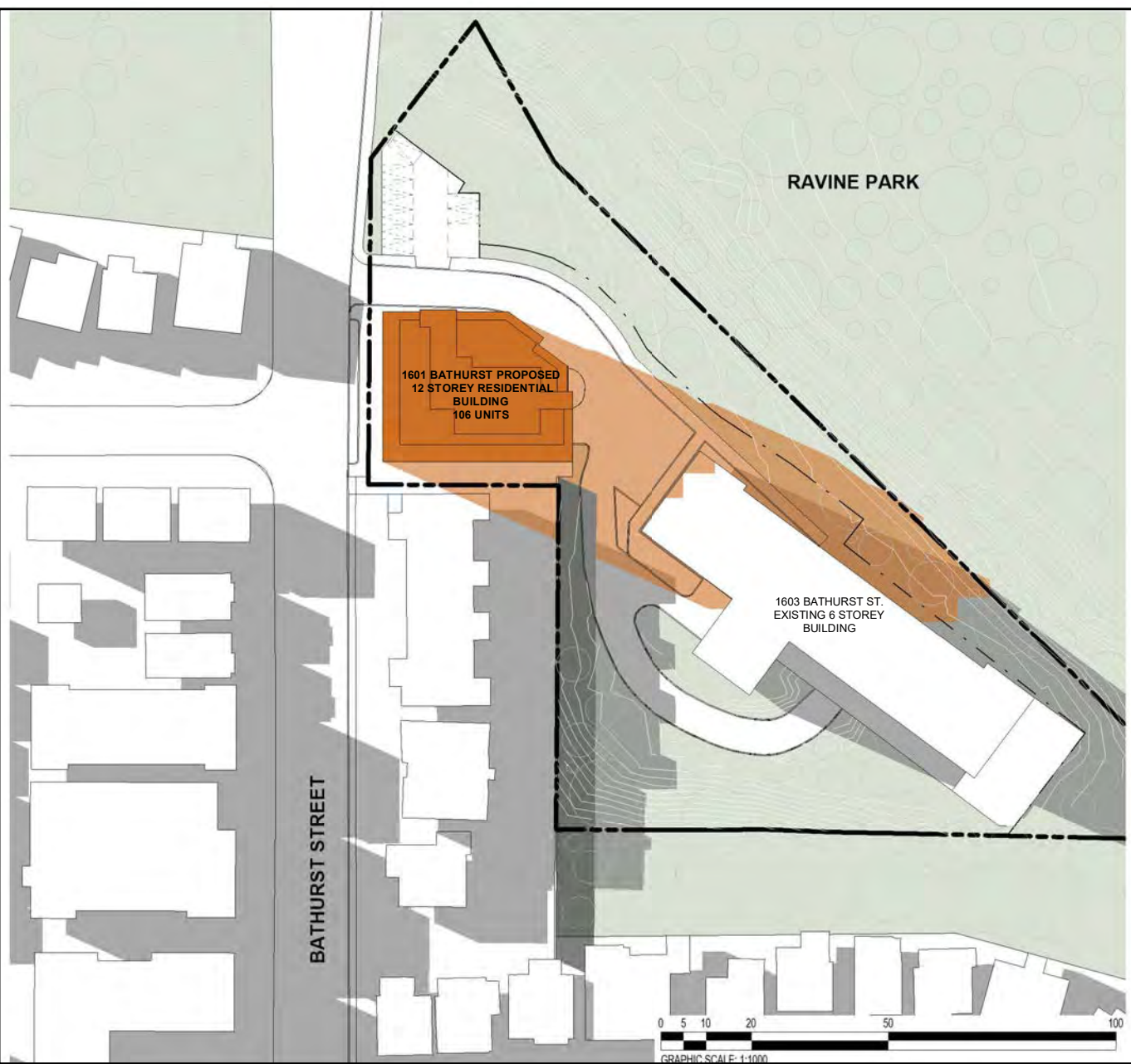
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NTS SP-6.1



JUNE 21 @ 16:18 8
NTS SP-6.1



JUNE 21 @ 17:18 9
NTS SP-6.1



JUNE 21 @ 18:18 10
NTS SP-6.1

PROPOSED
BUILDING
SHADOW

EXISTING
BUILDING
SHADOW

SHADOW LEGEND 10
SP-6.1

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

No.: Revision: Date:

04	OLT SETTLEMENT #4 SUBMISSION	OCT. 03, 2025
03	OPA/ZBA/SPA #3 SUBMISSION	MAR 12, 2024
02	OPA/ZBA/SPA #2 SUBMISSION	APR 26, 2022
01	OPA / SPA / ZBA SUBMISSION	AUG 16, 2019
No:	Issued For:	Date:

Drawing Title:
**JUNE SUN SHADOW
STUDY (12 STOREYS)**

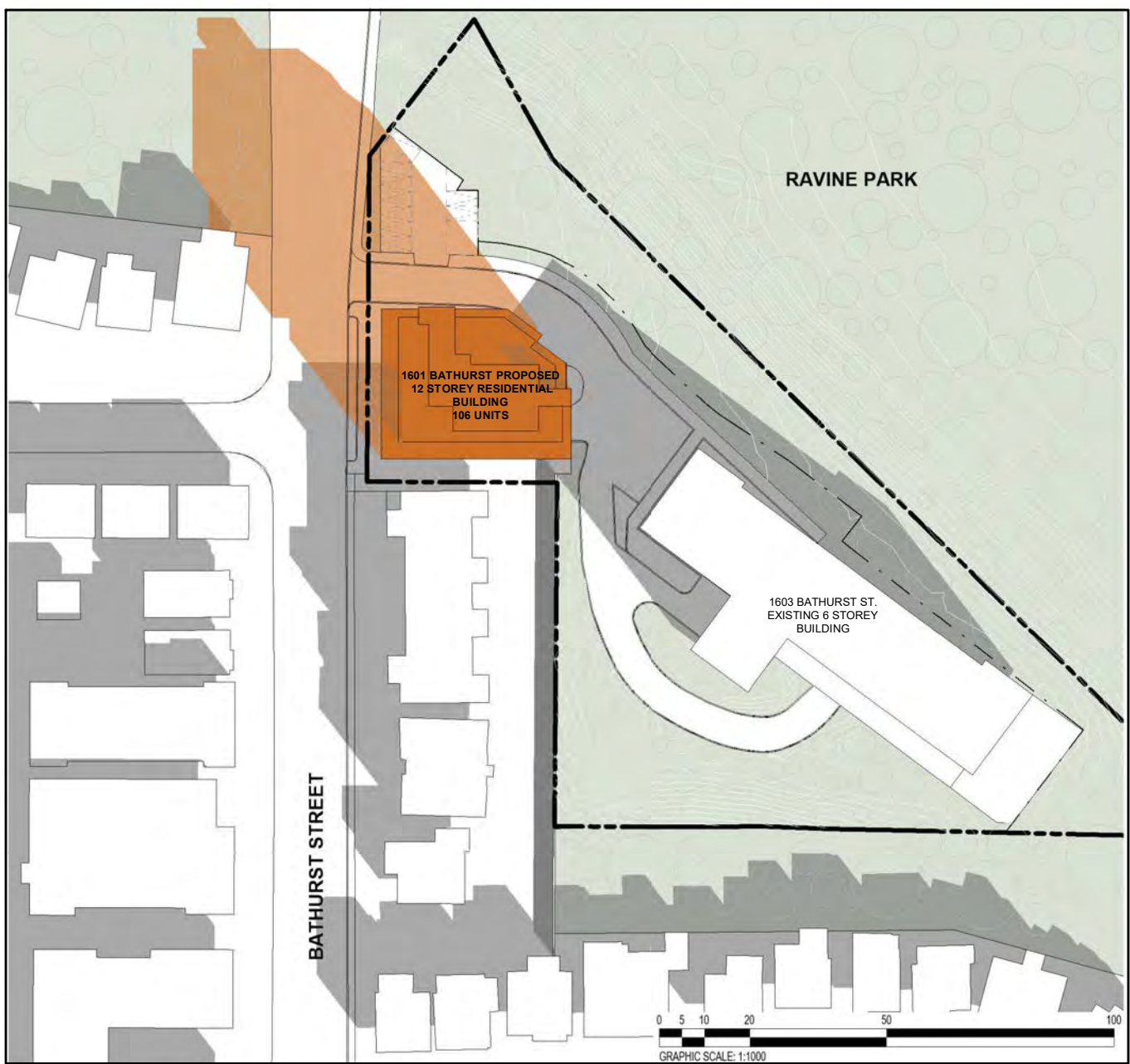
Project:

1601 BATHURST STREET
TORONTO, ON
Scale:
1 : 200
Drawn by:
D.N.
Checked by:
M.C.
Project
No.:
23-035
Date:
Oct. 03, 2025
Drawing No.:

SP-6.1



MARCH / SEPTEMBER 21 @ 09:18 1
NTS SP-6.3



MARCH / SEPTEMBER 21 @ 10:18 2
NTS SP-6.3



MARCH / SEPTEMBER 21 @ 11:18 3
NTS SP-6.3



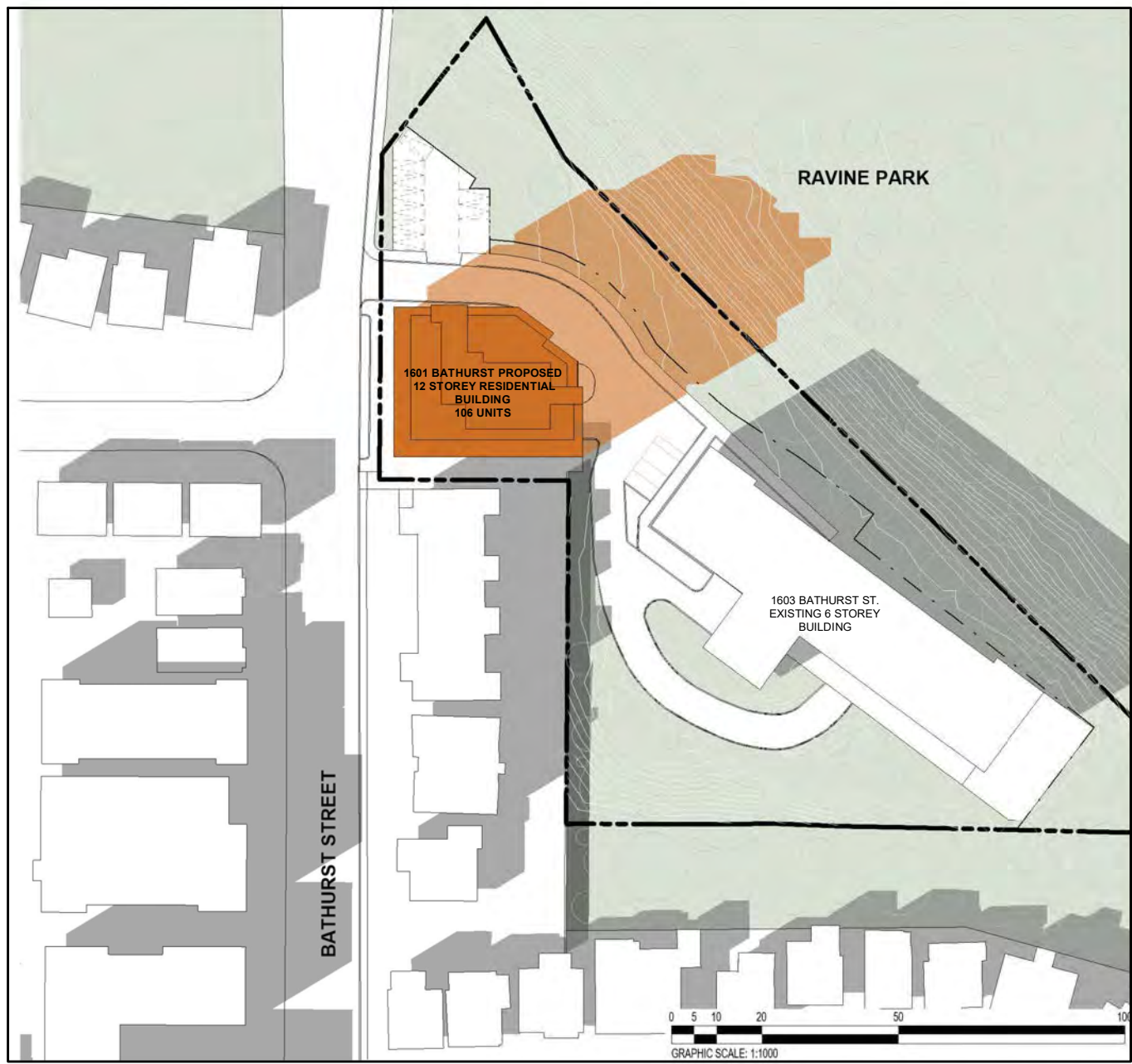
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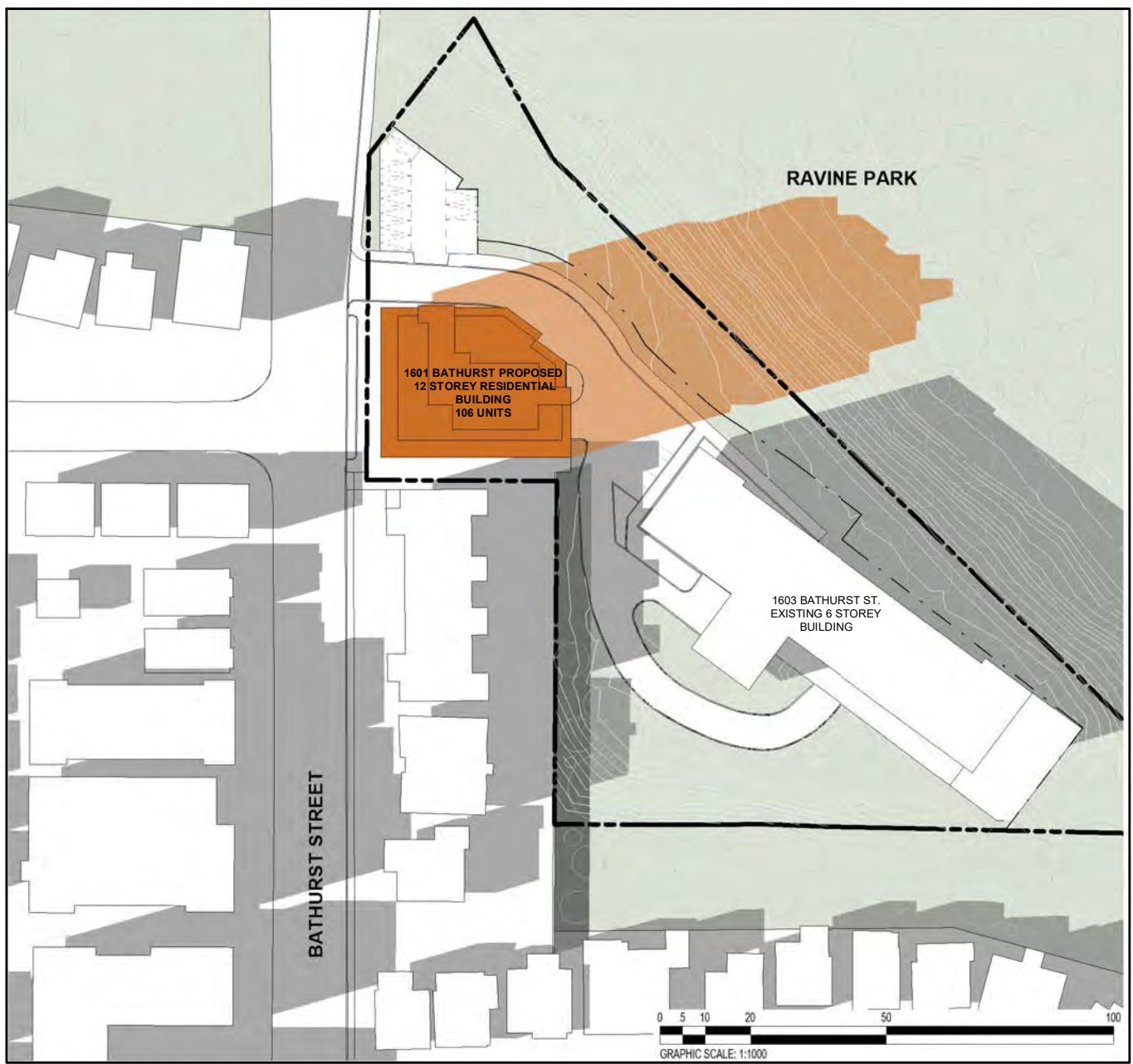
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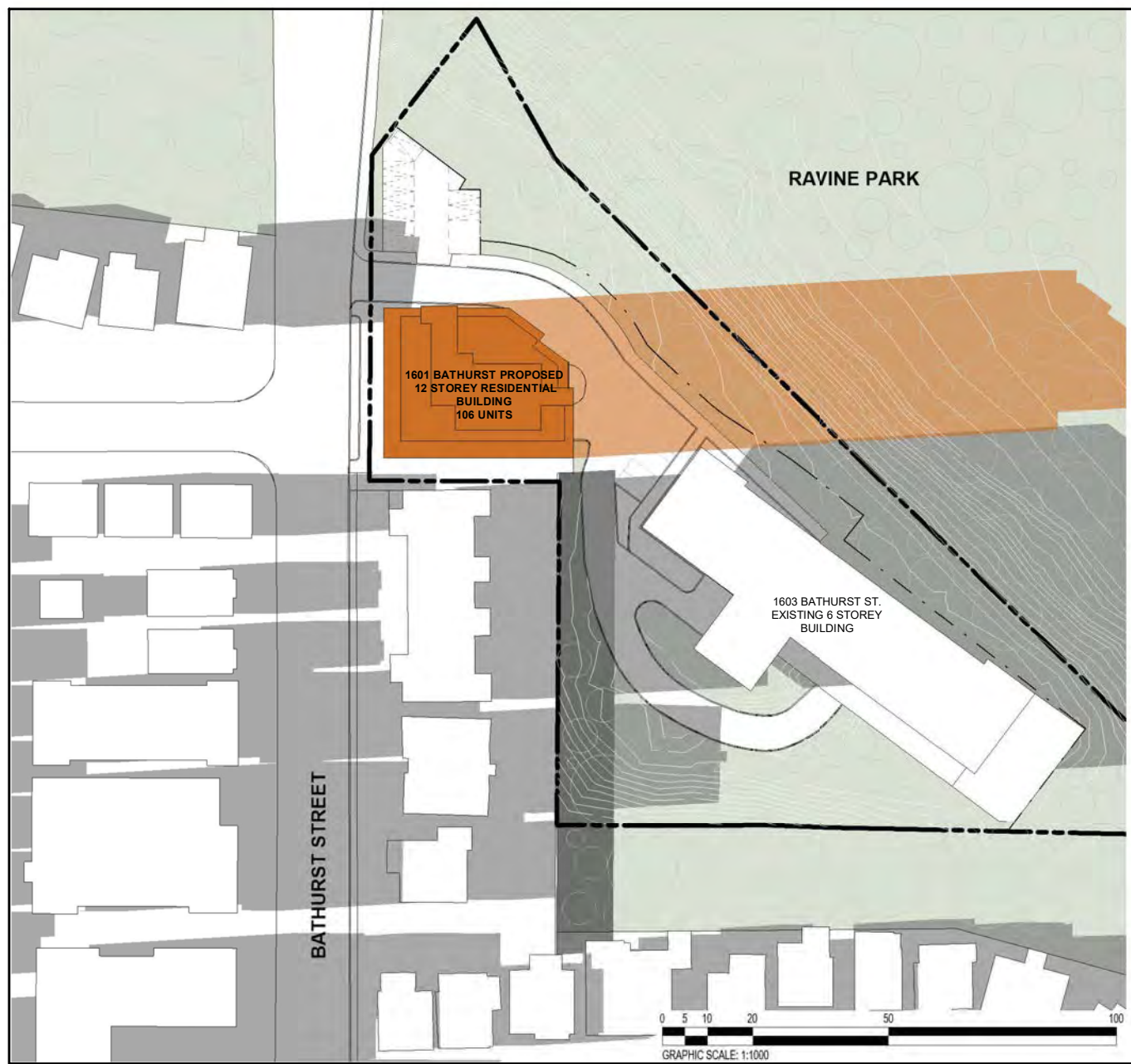
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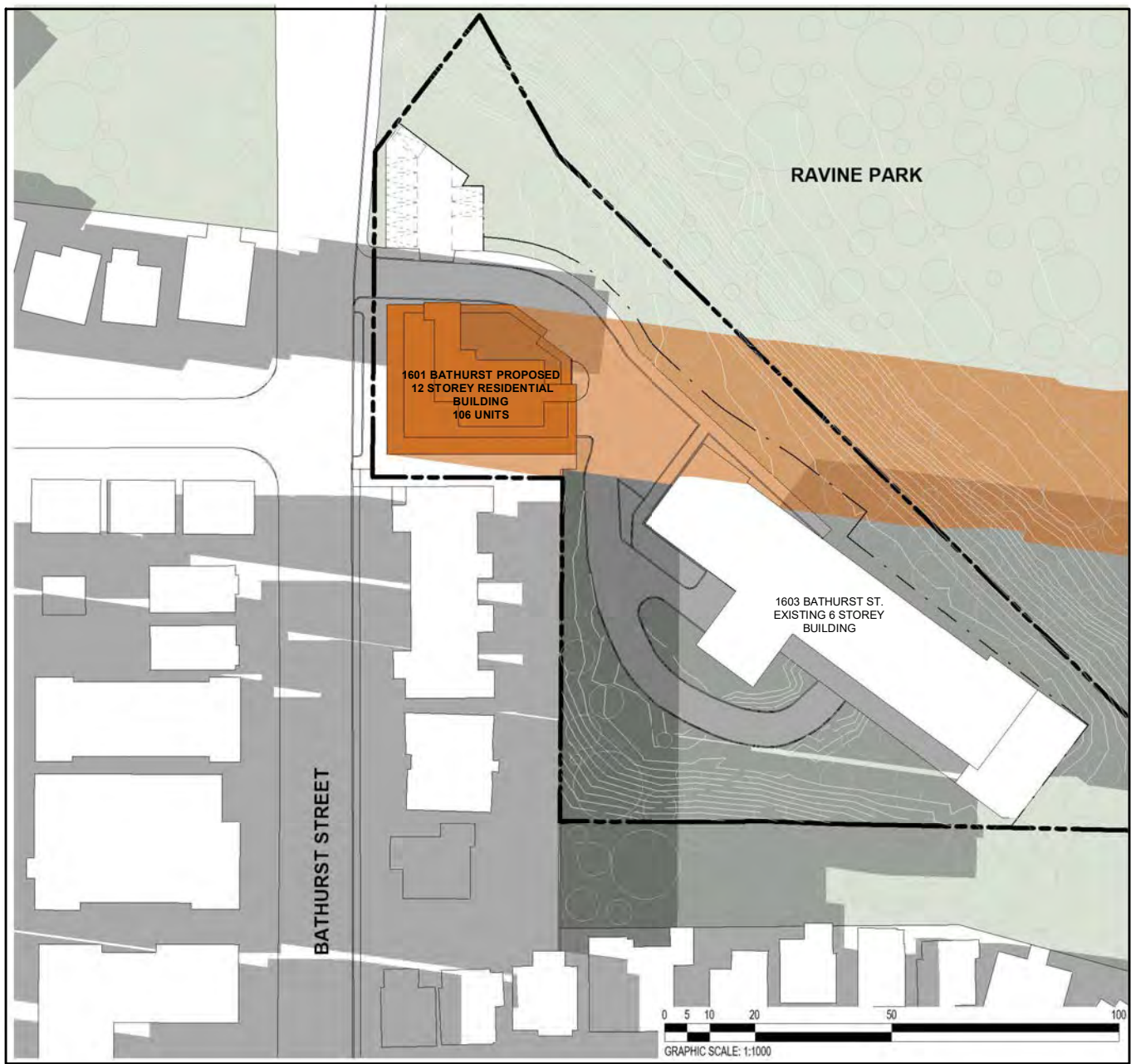
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MARCH / SEPTEMBER 21 @ 17:18 9
NTS SP-6.3



MARCH / SEPTEMBER 21 @ 18:18 10
NTS SP-6.3

PROPOSED
BUILDING
SHADOW

EXISTING
BUILDING
SHADOW

SHADOW LEGEND 10
SP-6.3

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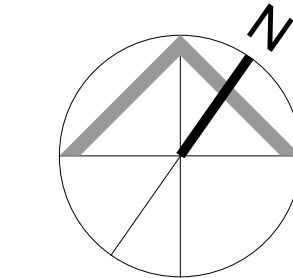
No.: Revision: Date:

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03	OPA/ZBA/SPA #3 SUBMISSION	MAR 12, 2024
02	OPA/ZBA/SPA #2 SUBMISSION	APR 26, 2022
01	OPA / SPA / ZBA SUBMISSION	AUG 16, 2019
No:	Issued For:	Date:

Drawing Title:
**MARCH / SEPTEMBER
SUN SHADOW STUDY**

Project:

1601 BATHURST STREET
TORONTO, ON
Scale:
1 : 200
D.N. Drawn by:
M.C. Checked by:
23-035 Project
No.:
Oct. 03, 2025 Date:
Drawing No.:



SP-6.3



DECEMBER 21 @ 09:18 1
NTS SP-6.5



DECEMBER 21 @ 10:18 2
NTS SP-6.5



DECEMBER 21 @ 11:18 3
NTS SP-6.5



DECEMBER 21 @ 12:18 4
NTS SP-6.5



DECEMBER 21 @ 13:18 5
NTS SP-6.5



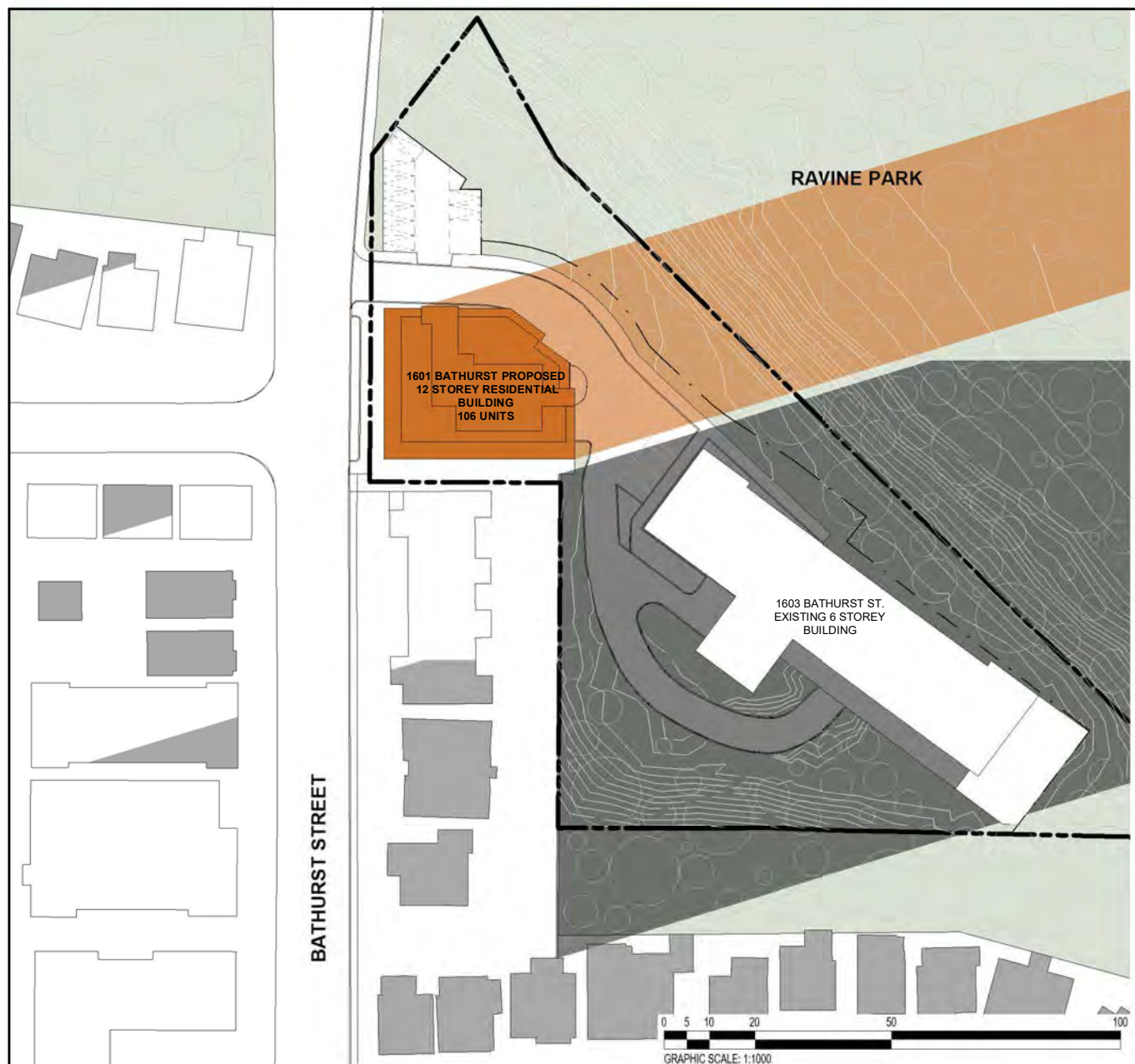
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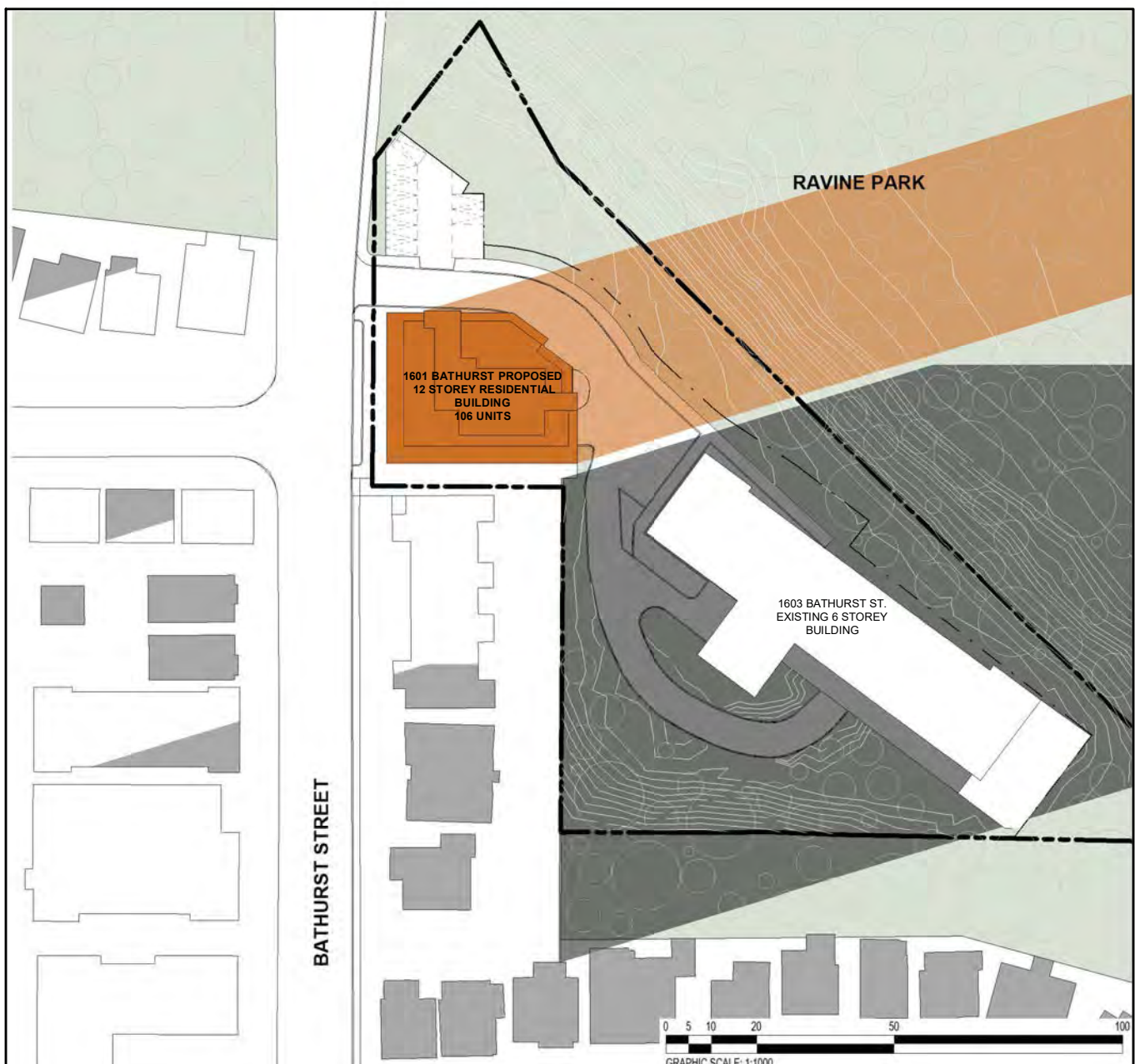
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DECEMBER 21 @ 16:18 8
NTS SP-6.5



DECEMBER 21 @ 17:18 9
NTS SP-6.5



DECEMBER 21 @ 18:18 10
NTS SP-6.5

PROPOSED
BUILDING
SHADOW

EXISTING
BUILDING
SHADOW

SHADOW LEGEND 10
SP-6.5

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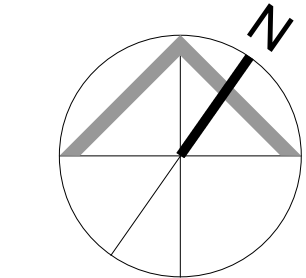
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No:	Issued For:	Date:

Drawing Title:

DECEMBER SUN
SHADOW STUDY (12
STOREYS)

Project:

1601 BATHURST STREET
TORONTO, ON
Scale:
1 : 200
D.N. Drawn by:
M.C. Checked by:
23-035 Project
No.:
Oct. 03, 2025 Date:
Drawing No.:



SP-6.5