

Atelier Barda

214-5795 avenue de gaspé, montréal qc h2s 2x3, + (1) 514 360 2223, www.atelierbarda.com

2114-TOR

828-838 RICHMOND

828-838 RICHMOND WEST STREET, TORONTO, ON, M6J 1C9

SCHEMATIC DESIGN

2023-07-18

ISSUED FOR OPA/ZBA SUBMISSION



RICHMOND ST. W. ELEVATION



LANEWAY PERSPECTIVE



RICHMOND ST. W. WYANWAT PERSPECTIVE

ARCHITECTURAL DRAWING LIST

NUMBER	DESCRIPTION	ISSUED
		06/21/2022 14/07/2022
PROJECT		
A001	DRAWING LIST, SYMBOLS LEGEND, & PERSPECTIVE VIEWS	• •
A010	CONTEXT PLAN	• •
A011	SURVEY	• •
A012	STATISTICS	• •
A013	SITE PLAN	• •
A100	FLOOR PLANS – BASEMENT	• •
A101	FLOOR PLANS – FIRST FLOOR	• •
A102	FLOOR PLANS – SECOND FLOOR	• •
A103	FLOOR PLANS – THIRD FLOOR	• •
A104	FLOOR PLANS – FOURTH FLOOR	• •
A105	FLOOR PLANS – FIFTH FLOOR	• •
A106	FLOOR PLANS – SIXTH FLOOR	• •
A107	FLOOR PLANS – SEVENTH FLOOR	• •
A108	FLOOR PLANS – EIGHT FLOOR	• •
A109	FLOOR PLANS – ROOF	• •
A200	SOUTH ELEVATION	• •
A201	EAST ELEVATION	• •
A202	NORTH ELEVATION	• •
A203	WEST ELEVATION	• •
A300	LONGITUDINAL SECTION	• •
A301	LATERAL SECTION	• •

SYMBOLS LEGEND

	ALIGNMENT HEAD
	GRID HEAD – EXISTING
	GRID HEAD – NEW
	SECTION CALLOUT
	DETAIL CALLOUT – ELEMENT
	DETAIL CALLOUT – SECTION/PLAN
	ELEVATION CALLOUT
	LEVEL – ELEVATION
	LEVEL – PLAN
	TYPICAL COMPOSITION
	NOTES
	DOOR TAG
	ROOM TAG
	REVISION TAG
	TITLE & SCALE

Atelier Barda

WWW.ATELIERBARDA.COM
 +1 (514) 360 2223 CONTACT@ATELIERBARDA.COM
 214-5795 AVENUE DE GASPE - MONTRÉAL, QC - CANADA H2S 2K3

OWNER

HM PF (822-838 RICHMOND) LTD.

474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

PLANNING:	5+N ARCHITECTS + PLANNERS
LANDSCAPE:	LAND ART DESIGN
TRANSPORTATION:	BA GROUP
SERVICING:	RV ANDERSON
ENERGY:	EQ BUILDING PERFORMANCE INC.
CODE CONSULTANT:	VORTEX FIRE
MEP ENGINEER:	WILD THOMAS GROUP & ELEVATION ENG.
STRUCTURAL ENGINEER:	HONEYCOMB GROUP INC.
SURVEYOR:	R. AVIS SURVEYING INC.
WIND ENGINEER:	GRADIENT WIND ENGINEERING INC.

GENERAL NOTES

IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.

ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.

NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.

THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.

ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.

KEY PLAN

COPYRIGHT

COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SEAL

STATUS

SUBMITTED FOR OPA & ZBA
 DO NOT USE FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
05	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
04	ISSUED FOR COORDINATION	KJ	11-04-2023
03	ISSUED FOR COORDINATION	KJ	29-03-2023
02	ISSUED FOR OPA / ZBA SUBMISSION	KJ	09-21-2022
01	ISSUED FOR COORDINATION	KJ	05-23-2022

PROJECT

2114-TOR

828-838 RICHMOND STREET WEST

828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE

SCHEMATIC DESIGN

DESCRIPTION

DRAWING LIST, SYMBOLS LEGEND, & PERSPECTIVE VIEWS

SCALE:	N/A	TIMESTAMP:	21/07/2023
PROJECT CODE:	2114-TOR	PAGE:	
FILE NAME:	2114-TOR_A001.dwg		
DESIGNED BY:	ADB		
DRAFTED BY:	KJ		
VERIFIED BY:	ADB		

A001

OWNER

HM PF (822-838 RICHMOND) LTD.

474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

PLANNING:	5+N ARCHITECTS + PLANNERS
LANDSCAPE:	LAND ART DESIGN
TRANSPORTATION:	BA GROUP
SERVICING:	RV ANDERSON
ENERGY:	EQ BUILDING PERFORMANCE INC.
CODE CONSULTANT:	VORTEX FIRE
MEP ENGINEER:	WILD THOMAS GROUP & ELEVATION ENG.
STRUCTURAL ENGINEER:	HONEYCOMB GROUP INC.
SURVEYOR:	R. AVIS SURVEYING INC.
WIND ENGINEER:	GRADIENT WIND ENGINEERING INC.

GENERAL NOTES

IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.

ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.

NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.

THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.

ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.

KEY PLAN

COPYRIGHT

COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SEAL

STATUS

SUBMITTED FOR OPA & ZBA
DO NOT USE FOR CONSTRUCTION

NO. DESCRIPTION BY DATE

06	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
05	ISSUED FOR COORDINATION	KJ	15-04-2023
04	ISSUED FOR COORDINATION	KJ	29-03-2023
03	ISSUED FOR OPA / ZBA SUBMISSION	KJ	14-04-2023
02	ISSUED FOR OPA / ZBA SUBMISSION	KJ	09-21-2022
01	ISSUED FOR COORDINATION	KJ	05-23-2022

PROJECT

2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M5V 1E3

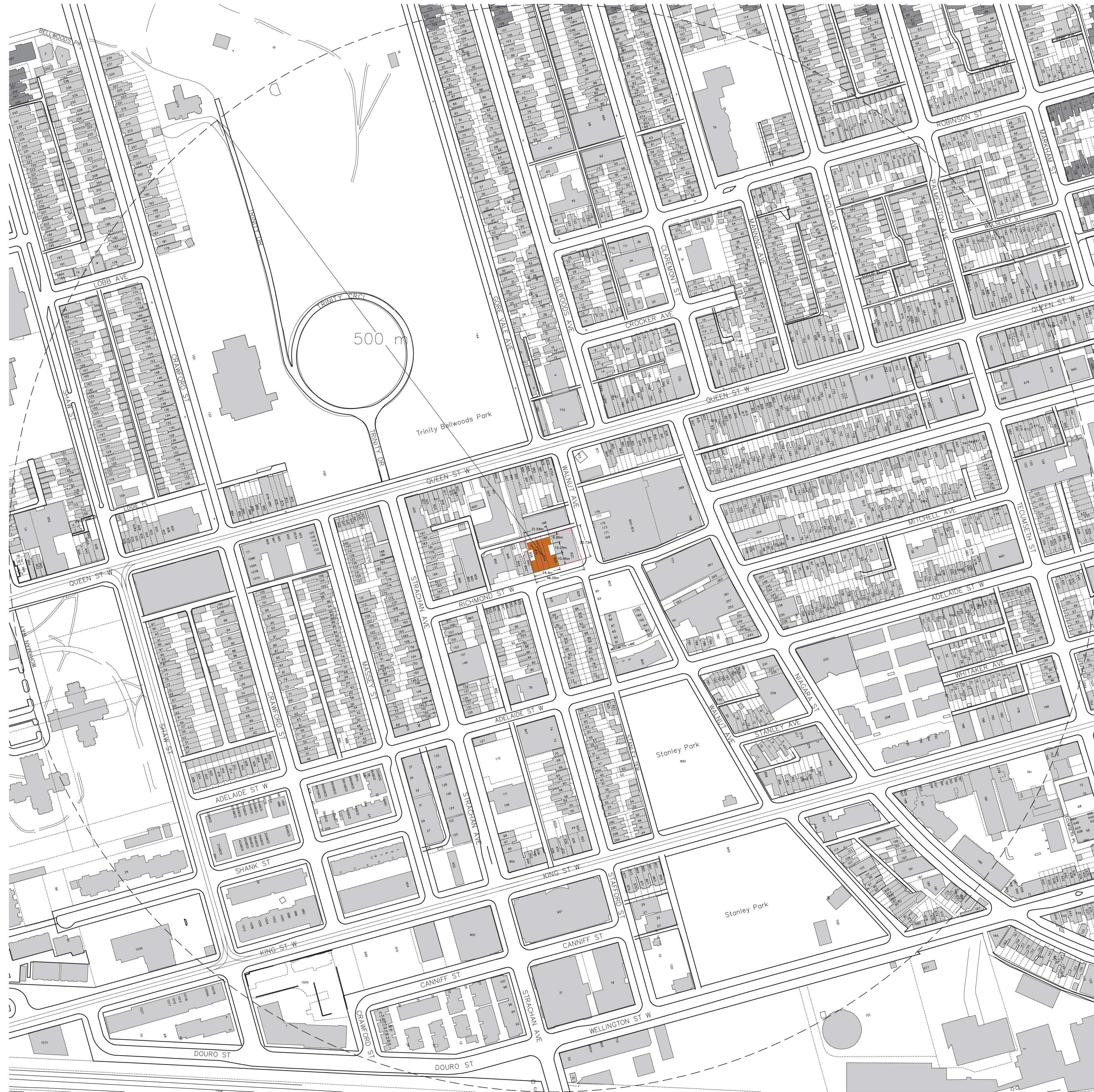
PHASE

SCHEMATIC DESIGN

DESCRIPTION

CONTEXT PLAN

SCALE:	1:2000	TIMESTAMP:	21/07/2023
PROJECT CODE:	2114-TOR	PAGE:	
FILE NAME:	2114-TOR_A010.dwg		
DESIGNED BY:	ADB		
DRAFTED BY:	KJ		
VERIFIED BY:	ADB		

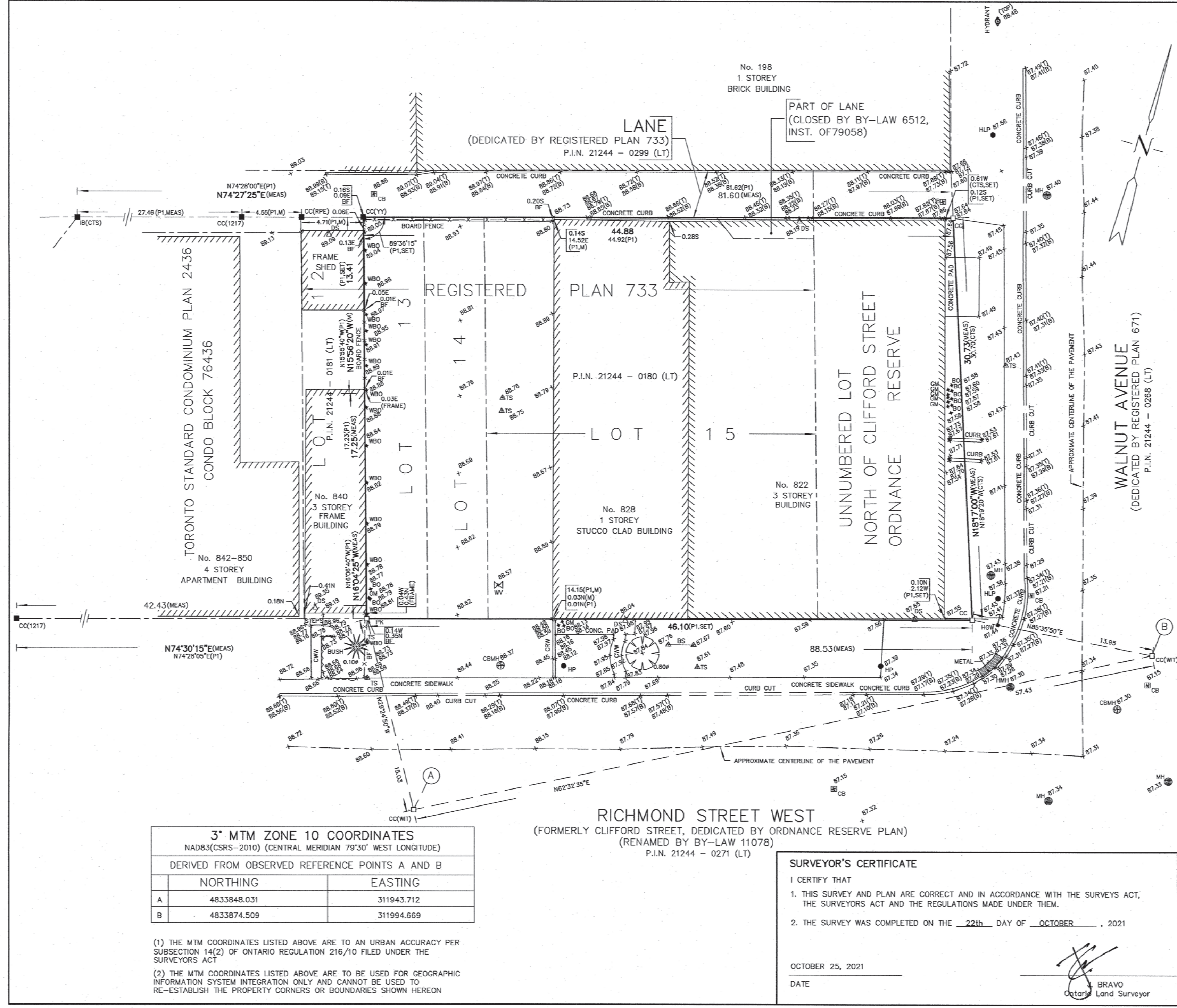


- PROPOSED BUILDING ■
- DEVELOPMENT SITE □
- EXISTING SITE □

CONTEXT PLAN
 1:2000

OWNER
HM PF (822-838 RICHMOND) LTD.
474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS
PLANNING: 5+N ARCHITECTS + PLANNERS
LANDSCAPE: LAND ART DESIGN
TRANSPORTATION: BA GROUP
SERVICING: RY ANDERSON
ENERGY: EQ BUILDING PERFORMANCE INC.
CODE CONSULTANT: VORTEX FIRE
MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
SURVEYOR: R. AVIS SURVEYING INC.
WIND ENGINEER: GRADIENT WIND ENGINEERING INC.



PLAN OF SURVEY
ALL OF LOTS 13, 14 AND 15 AND
PART OF LANE (CLOSED BY BY-LAW 6512, INST. OF 79058)
REGISTERED PLAN 733
AND
UNNUMBERED LOT
NORTH OF CLIFFORD STREET
ORDNANCE RESERVE PLAN
CITY OF TORONTO
SCALE 1 : 200

R. AVIS SURVEYING INC.
METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

© COPYRIGHT: "NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R. AVIS, O.L.S."

NOTES AND LEGEND
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCES POINTS A AND B HAVING A BEARING OF N82°32'35"E BY REAL TIME NETWORK (RTN) OBSERVATION, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010)
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. CT552, HAVING AN ELEVATION = 90.430 metres.
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999887

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- PK DENOTES PK NAIL WITH OLS WASHER
- MEAS/M DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ERTL SURVEYORS DATED FEBRUARY 20, 2015
- (CTS) DENOTES CITY TORONTO NOTES, DATED JULY 7, 1992
- (1217) DENOTES H.PILLAR, O.L.S.
- (Y) DENOTES YOUNG & YOUNG SURVEYING INC., O.L.S.
- (RPE) DENOTES RADY - PENTEK & EDWARD SURVEYING LTD, O.L.S.
- GM DENOTES GAS MAIN
- HLP DENOTES HYDRO LIGHT POLE
- HP DENOTES HYDRO POLE
- HMH DENOTES HYDRO MANHOLE
- MH DENOTES MANHOLE
- FH DENOTES FIRE HYDRANT
- TS DENOTES TRAFFIC SIGN
- WV DENOTES WATER VALVE
- BS DENOTES BICYCLE STAND
- HW DENOTES HYDRO GUY WIRE
- BO DENOTES BOLLARD
- WBO DENOTES WOOD BOLLARD
- DS DENOTES DOOR SILL
- CBM DENOTES CATCH BASIN MANHOLE
- CB DENOTES CATCH BASIN
- BF DENOTES BOARD FENCE
- CRW DENOTES CONCRETE RETAINING WALL
- CWW DENOTES CONCRETE WALKWAY
- CONC. DENOTES CONCRETE
- (B) DENOTES BOTTOM OF CONCRETE CURB
- (T) DENOTES TOP OF CONCRETE CURB
- 0.10φ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
- 0.10φ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
- x 0.000 DENOTES SPOT ELEVATION

AREA OF THE SUBJECT LAND: 1395.7 sq. m.

3° MTM ZONE 10 COORDINATES
NAD83(CSRS-2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)
DERIVED FROM OBSERVED REFERENCE POINTS A AND B

	NORTHING	EASTING
A	4833848.031	311943.712
B	4833874.509	311994.669

(1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT
(2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

RICHMOND STREET WEST
(FORMERLY CLIFFORD STREET, DEDICATED BY ORDNANCE RESERVE PLAN)
(RENAMED BY BY-LAW 11078)
P.I.N. 21244 - 0271 (LT)

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22th DAY OF OCTOBER, 2021

OCTOBER 25, 2021
DATE

BRAVO
Land Surveyor

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2172209

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3).

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490-8352 FAX: (416) 491-6206
www.ravisurveying.com

CHECKED BY : A.A., O.L.S.
CALCULATED BY : S.S. PROJECT No. : 3518-0
DRAWN BY : S.S. DRAWING No. : 3518-0T-DWG

SURVEY
1:200

GENERAL NOTES
IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.
ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.
NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.
THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.
ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.

KEY PLAN
COPYRIGHT
COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

STATUS
SUBMITTED FOR OPA & ZBA
DO NOT USE FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
05	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
04	ISSUED FOR COORDINATION	KJ	11-04-2023
03	ISSUED FOR COORDINATION	KJ	29-03-2023
02	ISSUED FOR OPA / ZBA SUBMISSION	KJ	14-04-2023
01	ISSUED FOR OPA / ZBA SUBMISSION	KB	21-06-2022

PROJECT
2114-TOR
828-838 RICHMOND STREET WEST
828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE
SCHEMATIC DESIGN

DESCRIPTION
SURVEY

SCALE: 1:200
PROJECT CODE: 2114-TOR
FILE NAME: 2114-TOR_A011.dwg
DESIGNED BY: ADB
DRAFTED BY: KJ
VERIFIED BY: ADB

TIMESTAMP: 21/07/2023
PAGE: 1
A011

1.0 SUMMARY

SUMMARY OF ABOVE-GRADE AREAS	FT²	M²
SITE AREA	8,057.00	748.52
GROSS FLOOR AREA (1, 2)	31,917.25	2,965.21
RESIDENTIAL SUITE AREA	23,888.56	2,219.32
FLOOR SPACE INDEX (3)	3.96	
RESIDENTIAL UNIT COUNT	26	
Studio	8	30.8%
1 Bedroom	3	11.5%
2 Bedrooms	12	46.2%
3 Bedrooms	3	11.5%
VEHICLE PARKING SPACES	16	
BICYCLE PARKING SPACES	27	
Short-term	3	
Long-term	24	
LOADING	N/A	
PROPOSED BUILDING HEIGHTS	5 STOREYS @ 16.9 M 8 STOREYS @ 23.8 M	

2.0 DETAILED AREAS

FLOOR LEVEL	CONSTRUCTION AREA		DEDUCTIONS (2)		GROSS FLOOR AREA (1)		RESIDENTIAL SUITE AREA		COMMON AREA		INDOOR AMENITIES		OUTDOOR AMENITIES		PRIVATE OUTDOOR SPACE	
	FT²	M²	FT²	M²	FT²	M²	FT²	M²	FT²	M²	FT²	M²	FT²	M²	FT²	M²
BASEMENT	6,088.50	565.64	5,733.18	532.63	355.32	33.01	0.00	0.00	355.32	33.01	0.00	0.00	0.00	0.00	0.00	0.00
LEVEL 1	5,679.58	527.65	1,161.53	107.91	4,518.04	419.74	1,513.41	140.60	2,401.43	223.10	603.21	56.04	1,099.43	102.14	230.67	21.43
LEVEL 2	6,088.28	565.62	624.74	58.04	5,463.55	507.58	3,749.39	348.33	1,714.15	159.25	0.00	0.00	0.00	0.00	0.00	0.00
LEVEL 3	5,362.47	498.19	571.03	53.05	4,791.45	445.14	4,351.96	404.31	439.49	40.83	0.00	0.00	0.00	0.00	966.92	89.83
LEVEL 4	5,362.47	498.19	570.59	53.01	4,791.88	445.18	4,352.39	404.35	439.49	40.83	0.00	0.00	0.00	0.00	0.00	0.00
LEVEL 5	4,704.26	437.04	580.28	53.91	4,123.98	383.13	3,778.56	351.04	345.41	32.09	0.00	0.00	0.00	0.00	658.11	61.14
LEVEL 6	3,689.01	342.72	646.16	60.03	3,042.85	282.69	2,047.62	190.23	367.48	34.14	627.75	58.32	921.82	85.64	0.00	0.00
LEVEL 7	3,061.26	284.40	646.16	60.03	2,415.10	224.37	2,047.62	190.23	367.48	34.14	0.00	0.00	0.00	0.00	0.00	0.00
LEVEL 8	3,061.26	284.40	646.16	60.03	2,415.10	224.37	2,047.62	190.23	367.48	34.14	0.00	0.00	0.00	0.00	0.00	0.00
ROOF	777.15	72.20	777.15	72.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	43,874.24	4,076.05	11,956.98	1,110.84	31,917.25	2,965.21	23,888.56	2,219.32	6,797.73	631.63	1,230.96	114.36	2,021.25	187.78	1,855.70	172.40

1) 800.50 (320) GROSS FLOOR AREA means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level.

2) 40.5.40.40. (5) In the Commercial Residential Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:

- a. parking, loading and bicycle parking below-ground;
- b. required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- c. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- d. shower and change facilities required by this By-law for required bicycle parking spaces;
- e. amenity space required by this By-law;
- f. elevator shafts;
- g. garbage shafts;
- h. mechanical penthouse; and
- i. exit stairwells in the building.

3) 40.5.40.40. (6) In the Commercial Residential Zone category, the FLOOR SPACE INDEX for an apartment building is the result of the gross floor area minus the areas listed in regulation 40.5.40.40(5), divided by the area of the lot.

2.1 AMENITY AREAS

AMENITY SPACE	REQUIRED RATIO	CALCULATION		AREA REQUIRED	
		RATIO	# OF UNITS	FT²	M²
INDOOR	MIN. 2 SQM PER UNIT (1)	2	26	559.72	52.00
OUTDOOR	MIN. 40 SQM (2)	-	-	430.56	40.00
TOTAL	MIN. 4 SQM PER UNIT	4	21	947.22	88.00

AREA PROVIDED	
FT²	M²
1,230.96	114.36
2,021.25	187.78
3,252.21	302.14

40.10.40.50 (1) In the CR zone, a building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which:

- a. at least 2.0 square metres for each dwelling unit is indoor amenity space (By-law: 1353-2013)
- b. at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
- c. no more than 25% of the outdoor component may be a green roof.

2.2 GARBAGE AREAS

GARBAGE SPACE	REQUIRED RATIO	CALCULATION		AREA REQUIRED	
		RATIO	# OF UNITS	FT²	M²
MAIN GARBAGE ROOM	NO REQ. MIN. IF < 31 UNITS	-	26	-	-
BULK GARBAGE ROOM	MIN. 10 SQM	-	-	107.64	10.00
TOTAL				107.64	10.00

AREA PROVIDED	
FT²	M²
198.59	18.45
275.02	25.55
473.61	44.00

2.3 RESIDENTIAL UNITS

UNIT	UNIT AREA		UNIT TYPE				OCCUPANCY LOAD
	FT²	M²	S	1B	2B	3B	
UNIT 1	1,641.3	152.48	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6
UNIT 2	1,622.3	150.72	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6
UNIT 3	649.4	60.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 4	674.7	62.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 5	674.7	62.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 6	1,157.1	107.50	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4
UNIT 7	1,147.2	106.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4
UNIT 8	488.6	45.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 9	488.6	45.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 10	535.2	49.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 11	535.2	49.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 12	1,156.8	107.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4
UNIT 13	1,147.4	106.60	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4
UNIT 14	488.6	45.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 15	488.6	45.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 16	535.2	49.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 17	535.2	49.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
UNIT 18	1,740.7	161.72	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6
UNIT 19	1,018.9	94.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
UNIT 20	1,018.9	94.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
UNIT 21	1,023.8	95.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
UNIT 22	1,023.8	95.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
UNIT 23	1,023.8	95.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
UNIT 24	1,023.8	95.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
UNIT 25	1,023.8	95.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
UNIT 26	1,023.8	95.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
TOTAL	23,887.05	2,219.18	8	3	12	3	72



Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2. For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	2,965.2
Breakdown of project components (m²):	-
Residential	2,965.2
Retail	0.0
Commercial	0.0
Industrial	0.0
Institutional/Other	0.0
Total number of residential units	26

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	30	16	53.3%
Number of parking spaces with EVSE (residential)	16	16	100.0%
Number of parking spaces with EVSE (non-residential)	0	0	0.0%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	24	24	100.0%
Number of long-term bicycle parking located on:			
a) first storey of building	-	24	
b) second storey of building	-	0	
c) first level below-ground	-	0	
d) second level below-ground	-	0	
e) other levels below-ground	-	0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	3	3	100.0%
Number of short-term bicycle parking spaces (non-residential)	0	0	0.0%

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³)	136.1	97.6	71.7%
Soil volume provided within the site area (m³)	-	98	100.0%
Soil Volume provided within the public boulevard (m³)	-	0	0.0%

3.0 VEHICLE PARKING (ZONING BY-LAW 569-2013)

VEHICLE PARKING	REQUIRED RATIO	CALCULATION		REQUIRED SPACES	PROVIDED SPACES
		RATIO	# OF UNITS		
RESIDENTIAL	0.9 PER 1 BEDROOM UNIT	0.9	11	9	16
	1.0 PER 2 BEDROOM UNIT	1.0	12	12	
	1.2 PER 3+ BEDROOM UNIT	1.2	3	4	
VISITOR	0.2 PER DWELLING UNIT	0.2	26	5	0
TOTAL				30	16

While Zoning By-law 69-2002 (now amended by By-law 125-2022) is considered to be 'applicable law', the minimum parking requirements of Zoning By-law 569-2013 (due to By-law 160-2022) are considered to be applicable. The new parking standards included within By-law 69-2022 (which will amend Zoning By-law 569-2013) provide for a minimum requirement of 3 parking spaces and maximum requirement of 29 spaces.

ACCESSIBLE PARKING	REQUIRED RATIO	CALCULATION		REQUIRED SPACES	PROVIDED SPACES
		RATIO	# OF SPACES		
RESIDENTIAL	13-100 SPACES = 1 PER 25 SPACES (0.04 RATIO)	0.04	16	1	0
VISITOR	13-100 SPACES = 1 PER 25 SPACES (0.04 RATIO)	0.04	0	0	0
TOTAL				1	0

3.1 BICYCLE PARKING (ZONING BY-LAW 569-2013)

BICYCLE PARKING	REQUIRED RATIO	CALCULATION		REQUIRED SPACES	PROVIDED SPACES
		RATIO	# OF UNITS		
SHORT-TERM	0.1 SPACES PER UNIT	0.1	26	2	3
LONG-TERM	0.9 SPACES PER UNIT	0.9	26	24	24
TOTAL				26	27

BICYCLE PARKING SPACE BREAKDOWN	
LEVEL	# OF SPACES
LEVEL 1	27
-	-
TOTAL	27

3.2 LOADING

LOADING	REQUIRED RATIO	CALCULATION		REQUIRED SPACES	PROVIDED SPACES
		RATIO	# OF UNITS		
SHORT-TERM	NON REQUIRED FOR 0-30 DWELLING UNITS	0.0	26	0	0
TOTAL				0	0

Atelier Barda

WWW.ATELIERBARDA.COM
+1 (514) 360 2223 CONTACT@ATELIERBARDA.COM
214-5796 AVENUE DE GASPE MONTRÉAL, QC CANADA H2S 2K3

OWNER

HM PF (822-838 RICHMOND) LTD.

474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

PLANNING: 5/N ARCHITECTS + PLANNERS
LANDSCAPE: LAND ART DESIGN
TRANSPORTATION: BA GROUP
SERVICING: RV ANDERSON
ENERGY: EQ BUILDING PERFORMANCE INC.
CODE CONSULTANT: VORTEX FIRE
MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
SURVEYOR: R. AVIS SURVEYING INC.
WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES

IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.

ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.

NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.

THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.

ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.

KEY PLAN

COPYRIGHT

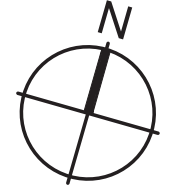
COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

OWNER
HM PF (822-838 RICHMOND) LTD.
474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS
PLANNING: 5+N ARCHITECTS + PLANNERS
LANDSCAPE: LAND ART DESIGN
TRANSPORTATION: BA GROUP
SERVICING: RV ANDERSON
ENERGY: EQ BUILDING PERFORMANCE INC.
CODE CONSULTANT: VORTEX FIRE
MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
SURVEYOR: R. AVIS SURVEYING INC.
WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES
IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.
ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.
NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.
THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.
ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.

KEY PLAN



- HLP HYDRO LIGHT POLE
- HP HYDRO POLE
- HMH HYDRO MANHOLE
- MH MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE
- HGW HYDRO GUY WIRE
- CBMH CATCH BASIN MANHOLE
- CB CATCH BASIN

COPYRIGHT
COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SCALE

STATUS
SUBMITTED FOR OPA & ZBA
DO NOT USE FOR CONSTRUCTION

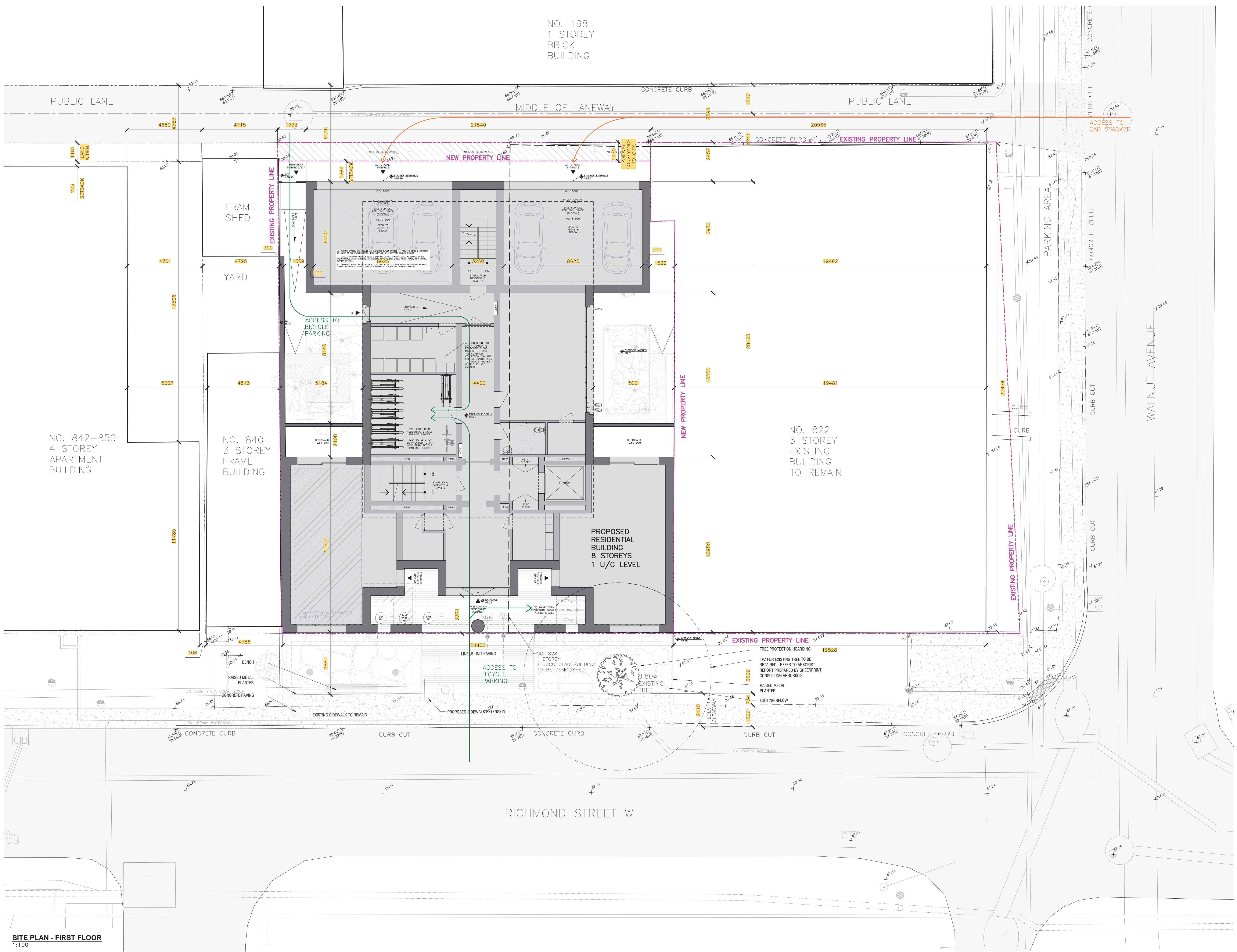
NO.	DESCRIPTION	BY	DATE
06	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
05	ISSUED FOR COORDINATION	KJ	13-04-2023
04	ISSUED FOR COORDINATION	KJ	29-03-2023
03	ISSUED FOR COORDINATION	KJ	17-03-2023
02	ISSUED FOR OPA / ZBA SUBMISSION	KB	21-06-2022
01	ISSUED FOR COORDINATION	KJ	23-05-2022

PROJECT
2114-TOR
828-838 RICHMOND STREET WEST
828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE
SCHEMATIC DESIGN
CONCEPT SITE PLAN

SCALE 1:100
PROJECT CODE 2114-TOR
FILE NAME 2114-TOR_A012-A013.dwg
DESIGNED BY ADB
DRAFTED BY KJ
VERIFIED BY ADB

TIMESTAMP 18/07/2023
PAGE 1
PROJECT 2114-TOR



NO. 198
1 STOREY
BRICK
BUILDING

PUBLIC LANE

MIDDLE OF LANEWAY

PUBLIC LANE

ACCESS TO CAR STACKER

FRAME SHED

YARD

NO. 840
3 STOREY
FRAME
BUILDING

NO. 842-850
4 STOREY
APARTMENT
BUILDING

NO. 822
3 STOREY
EXISTING
BUILDING
TO REMAIN

PROPOSED RESIDENTIAL
BUILDING
8 STOREYS
1 U/G LEVEL

RICHMOND STREET W

OWNER
 HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS
 PLANNING: 5+N ARCHITECTS + PLANNERS
 LANDSCAPE: LAND ART DESIGN
 TRANSPORTATION: BA GROUP
 SERVICING: RV ANDERSON
 ENERGY: EQ BUILDING PERFORMANCE INC.
 CODE CONSULTANT: VORTEX FIRE
 MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
 STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
 SURVEYOR: R. AVIS SURVEYING INC.
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES
 IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.
 ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.
 NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.
 THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.
 ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.

KEY PLAN

COPYRIGHT
 COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SEAL

STATUS
 SUBMITTED FOR OPA & ZBA
 DO NOT USE FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
12	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
11	ISSUED FOR COORDINATION	KJ	15-04-2023
10	ISSUED FOR COORDINATION	KJ	29-03-2023
09	ISSUED FOR COORDINATION	KJ	31-01-2023
08	ISSUED FOR COORDINATION	KJ	11-01-2023
07	ISSUED FOR COORDINATION	KJ	09-01-2023
06	ISSUED FOR COORDINATION	KJ	12-14-2022
05	ISSUED FOR COORDINATION	KJ	12-08-2022
04	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-2022
03	ISSUED FOR COORDINATION	KB	06-07-2022
02	ISSUED FOR COORDINATION	KB	05-23-2022
01	ISSUED FOR COORDINATION	KJ	05-05-2022

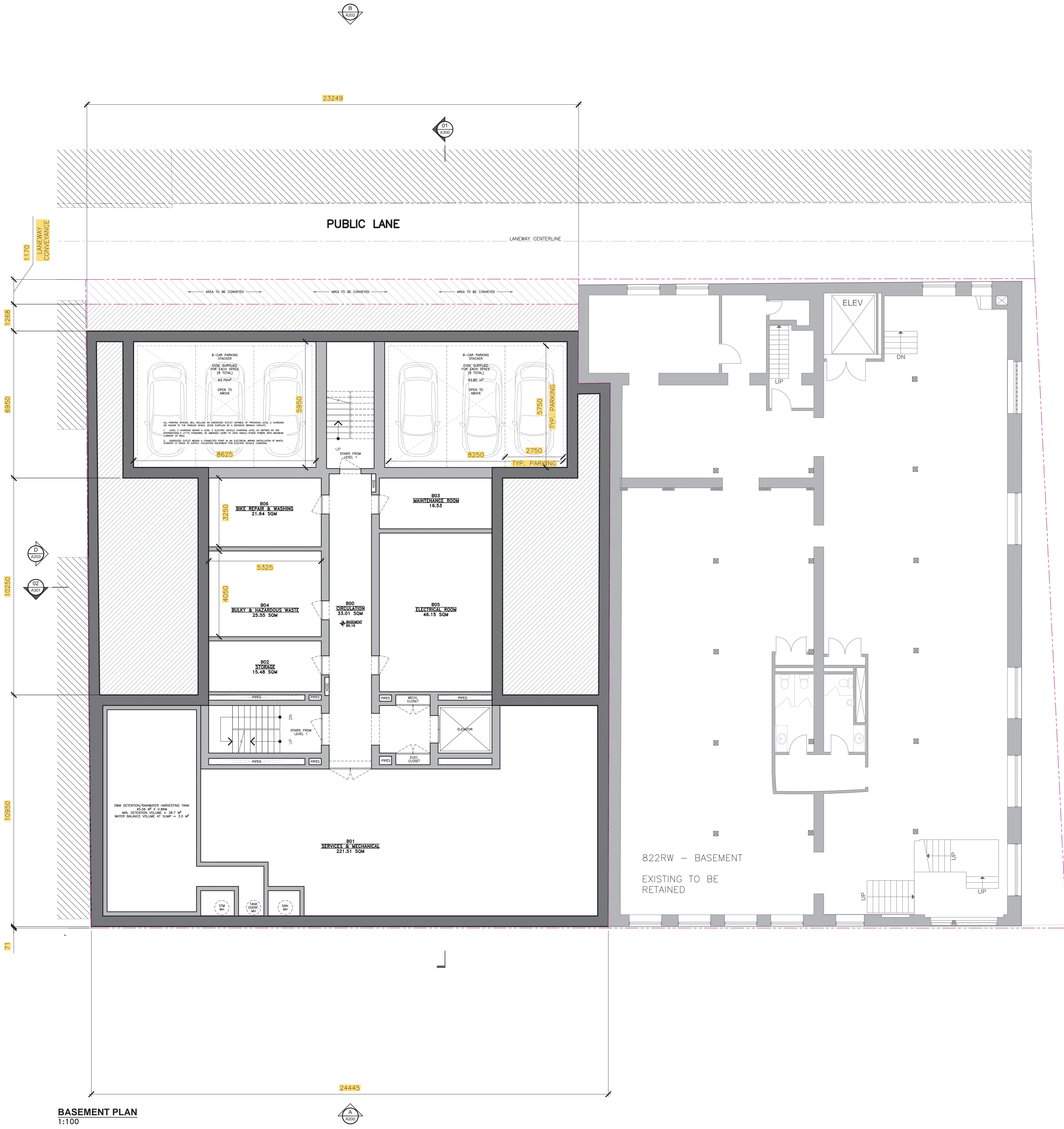
PROJECT
 2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE
 SCHEMATIC DESIGN

DESCRIPTION
 FLOOR PLANS
 BASEMENT

SCALE: 1:100
 PROJECT CODE: 2114-TOR
 FILE NAME: 2114-TOR_A100.dwg
 DESIGNED BY: ADB
 DRAFTED BY: KJ
 VERIFIED BY: ADB

A100



BASEMENT PLAN
 1:100

OWNER
HM PF (822-838 RICHMOND) LTD.
474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS
PLANNING: 5W ARCHITECTS + PLANNERS
LANDSCAPE: LAND ART DESIGN
TRANSPORTATION: BA GROUP
SERVICING: RV ANDERSON
ENERGY: EQ BUILDING PERFORMANCE INC.
CODE CONSULTANT: VORTEX FIRE
MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
SURVEYOR: R. AVIS SURVEYING INC.
WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES
IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.
ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.
NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.
THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.
ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.



COPYRIGHT
COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SEAL

STATUS
SUBMITTED FOR OPA & ZBA
DO NOT USE FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
12	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
11	ISSUED FOR COORDINATION	KJ	15-06-2023
10	ISSUED FOR COORDINATION	KJ	29-03-2023
09	ISSUED FOR COORDINATION	KJ	31-01-2023
08	ISSUED FOR COORDINATION	KJ	11-01-2023
07	ISSUED FOR COORDINATION	KJ	09-01-2023
06	ISSUED FOR COORDINATION	KJ	12-14-2022
05	ISSUED FOR COORDINATION	KJ	12-08-2022
04	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-2022
03	ISSUED FOR COORDINATION	KB	06-07-2022
02	ISSUED FOR COORDINATION	KB	05-23-2022
01	ISSUED FOR COORDINATION	KJ	05-05-2022

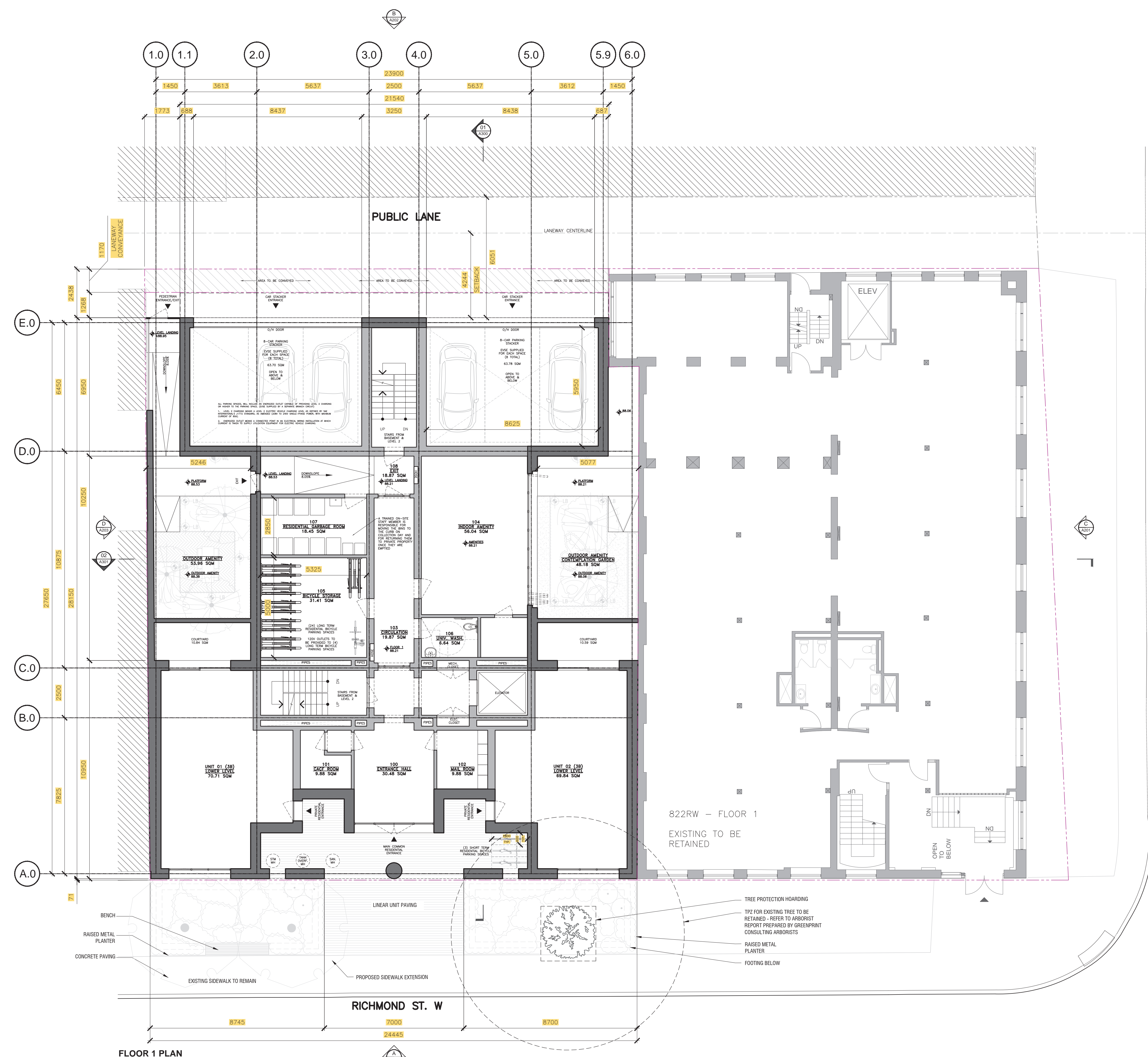
PROJECT
2114-TOR
828-838 RICHMOND STREET WEST
828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE
SCHEMATIC DESIGN

DESCRIPTION
FLOOR PLANS
FIRST FLOOR

SCALE: 1:100
PROJECT CODE: 2114-TOR
FILE NAME: 2114-TOR_A100.dwg
DESIGNED BY: ADB
DRAFTED BY: KJ
VERIFIED BY: ADB

TIMESTAMP: 18/07/2023
PAGE: 1



FLOOR 1 PLAN
1:100

OWNER

HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

PLANNING: 5+N ARCHITECTS + PLANNERS
 LANDSCAPE: LAND ART DESIGN
 TRANSPORTATION: BA GROUP
 SERVICING: RV ANDERSON
 ENERGY: EQ BUILDING PERFORMANCE INC.
 CODE CONSULTANT: VORTEX FIRE
 MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
 STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
 SURVEYOR: R. AVIS SURVEYING INC.
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES

IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.

ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

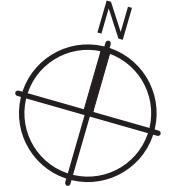
BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.

NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.

THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.

ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.

KEY PLAN



COPYRIGHT

COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SEAL

STATUS

SUBMITTED FOR OPA & ZBA
DO NOT USE FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
12	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
11	ISSUED FOR COORDINATION	KJ	15-04-2023
10	ISSUED FOR COORDINATION	KJ	29-03-2023
09	ISSUED FOR COORDINATION	KJ	31-01-2023
08	ISSUED FOR COORDINATION	KJ	11-01-2023
07	ISSUED FOR COORDINATION	KJ	09-01-2023
06	ISSUED FOR COORDINATION	KJ	12-14-2022
05	ISSUED FOR COORDINATION	KJ	12-08-2022
04	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-2022
03	ISSUED FOR COORDINATION	KB	06-07-2022
02	ISSUED FOR COORDINATION	KB	05-23-2022
01	ISSUED FOR COORDINATION	KJ	05-05-2022

PROJECT

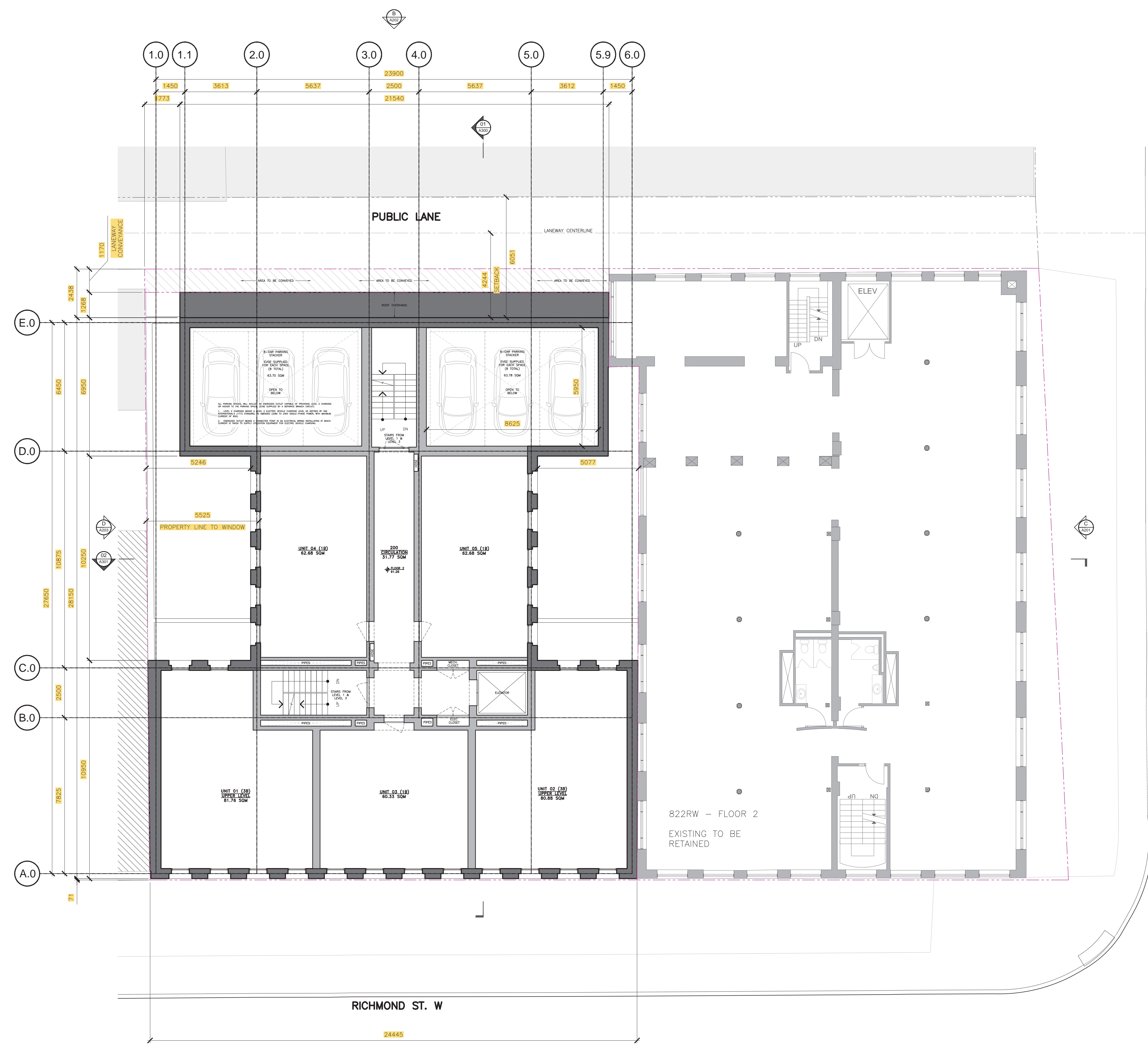
2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE

SCHEMATIC DESIGN

DESCRIPTION

FLOOR PLANS
SECOND FLOOR



FLOOR 2 PLAN
 1:100

OWNER

HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS

PLANNING: 5+N ARCHITECTS + PLANNERS
 LANDSCAPE: LAND ART DESIGN
 TRANSPORTATION: BA GROUP
 SERVICING: RV ANDERSON
 ENERGY: EQ BUILDING PERFORMANCE INC.
 CODE CONSULTANT: VORTEX FIRE
 MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
 STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
 SURVEYOR: R. AVIS SURVEYING INC.
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES

IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.

ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

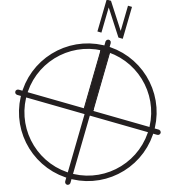
BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.

NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.

THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.

ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.

KEY PLAN



COPYRIGHT

COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SEAL

STATUS

**SUBMITTED FOR OPA & ZBA
 DO NOT USE FOR CONSTRUCTION**

NO.	DESCRIPTION	BY	DATE
12	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
11	ISSUED FOR COORDINATION	KJ	15-04-2023
10	ISSUED FOR COORDINATION	KJ	29-03-2023
09	ISSUED FOR COORDINATION	KJ	31-01-2023
08	ISSUED FOR COORDINATION	KJ	11-01-2023
07	ISSUED FOR COORDINATION	KJ	09-01-2023
06	ISSUED FOR COORDINATION	KJ	12-14-2022
05	ISSUED FOR COORDINATION	KJ	12-08-2022
04	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-2022
03	ISSUED FOR COORDINATION	KB	06-07-2022
02	ISSUED FOR COORDINATION	KB	05-23-2022
01	ISSUED FOR COORDINATION	KJ	05-05-2022

PROJECT

2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

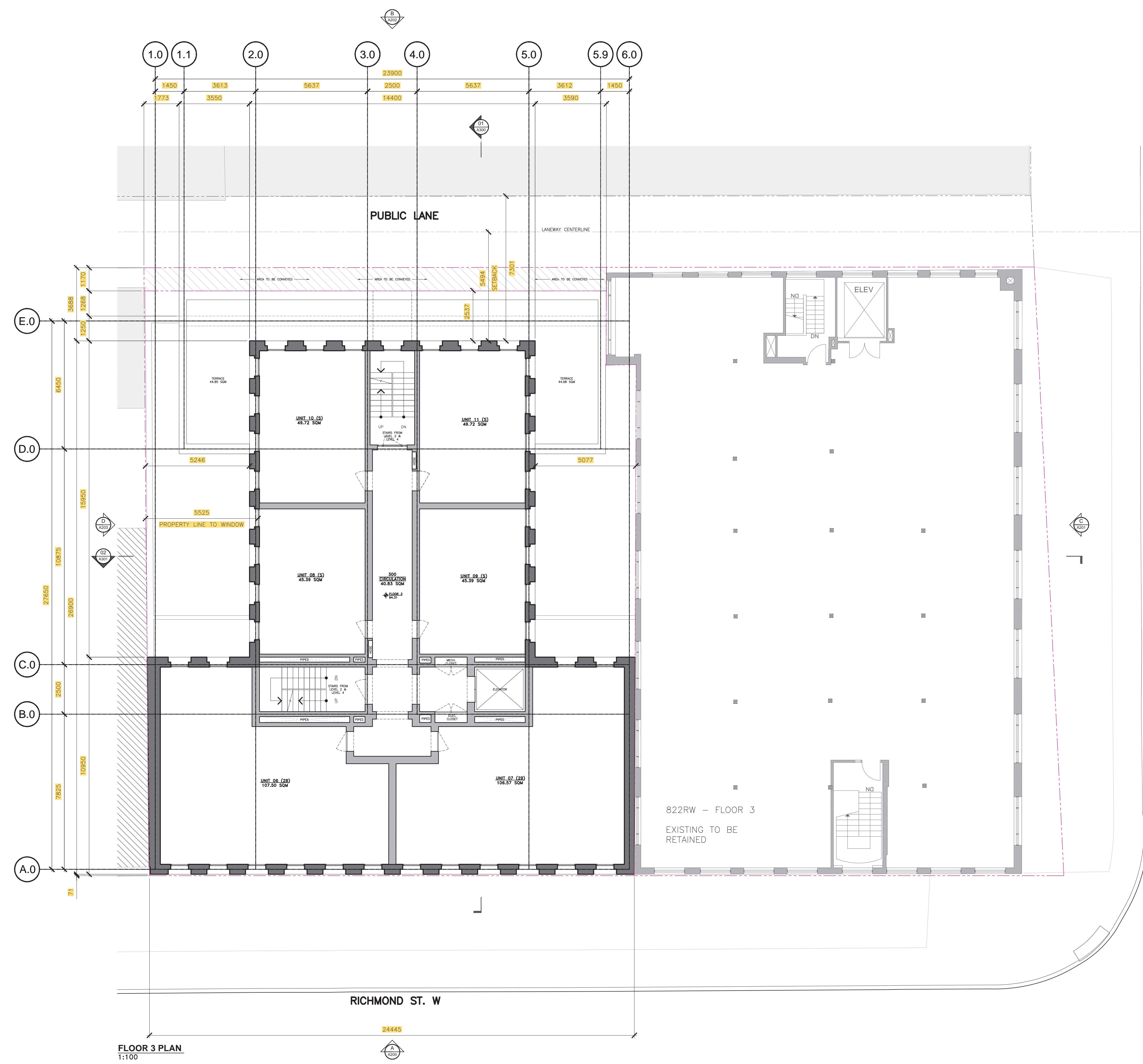
PHASE

SCHEMATIC DESIGN

DESCRIPTION

**FLOOR PLANS
 THIRD FLOOR**

SCALE: 1:100 TIMESTAMP: 18/07/2023
 PROJECT CODE: 2114-TOR PAGE:
 FILE NAME: 2114-TOR_A100.dwg
 DESIGNED BY: ADB
 DRAFTED BY: KJ
 VERIFIED BY: ADB



FLOOR 3 PLAN
 1:100

OWNER
 HM PF (822-838 RICHMOND) LTD.
 474 WELLINGTON STREET WEST, SUITE 200, TORONTO, ON M5V 1E3

CONSULTANTS
 PLANNING: 5+N ARCHITECTS + PLANNERS
 LANDSCAPE: LAND ART DESIGN
 TRANSPORTATION: BA GROUP
 SERVICING: RV ANDERSON
 ENERGY: EQ BUILDING PERFORMANCE INC.
 CODE CONSULTANT: VORTEX FIRE
 MEP ENGINEER: WILD THOMAS GROUP & ELEVATION ENG.
 STRUCTURAL ENGINEER: HONEYCOMB GROUP INC.
 SURVEYOR: R. AVIS SURVEYING INC.
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.

GENERAL NOTES
 IT IS THE CONTRACTOR'S AND/OR CLIENT'S RESPONSIBILITY TO RETAIN THE PROFESSIONAL SERVICES OF AN ENGINEER IN ACCORDANCE WITH LOCAL LAWS GOVERNING THE PRACTICE.
 ANY COORDINATION BETWEEN THE VARIOUS SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 BEFORE UNDERTAKING THE WORK, THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS AND DIMENSIONS INDICATED ON THE PLANS, AS WELL AS THE DIMENSIONS OF THE EXISTING BUILDING OR BUILDINGS IN THE EVENT OF RENOVATION OR RESTORATION. THE CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IN THE PLANS.
 NO DIMENSIONS SHALL BE MEASURED DIRECTLY TO SCALE ON THESE DRAWINGS.
 THE CONSTRUCTION MUST BE EXECUTED ACCORDING TO LOCAL RULES OF ART AND IN COMPLIANCE WITH GOVERNMENT STANDARDS AND LOCAL BUILDING CODES.
 ANY ERROR OR OMISSION REPORTED TO THE ARCHITECT MUST BE SUBMITTED TO THEM IN WRITING, WITHOUT EXCEPTION, BEFORE THE BEGINNING OF ANY WORK.



COPYRIGHT
 COPYRIGHTS OF THIS DOCUMENT BELONG TO ATELIER BARDA INC. THIS DOCUMENT MAY NOT BE TRANSMITTED, DOWNLOADED OR REPRODUCED IN ANY PRINTED OR ELECTRONIC FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

SEAL

STATUS
 SUBMITTED FOR OPA & ZBA
 DO NOT USE FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
12	ISSUED FOR OPA / ZBA SUBMISSION	KJ	18-07-2023
11	ISSUED FOR COORDINATION	KJ	15-04-2023
10	ISSUED FOR COORDINATION	KJ	29-03-2023
09	ISSUED FOR COORDINATION	KJ	31-01-2023
08	ISSUED FOR COORDINATION	KJ	11-01-2023
07	ISSUED FOR COORDINATION	KJ	09-01-2023
06	ISSUED FOR COORDINATION	KJ	12-14-2022
05	ISSUED FOR COORDINATION	KJ	12-08-2022
04	ISSUED FOR OPA / ZBA SUBMISSION	KB	06-21-2022
03	ISSUED FOR COORDINATION	KB	06-07-2022
02	ISSUED FOR COORDINATION	KB	05-23-2022
01	ISSUED FOR COORDINATION	KJ	05-05-2022

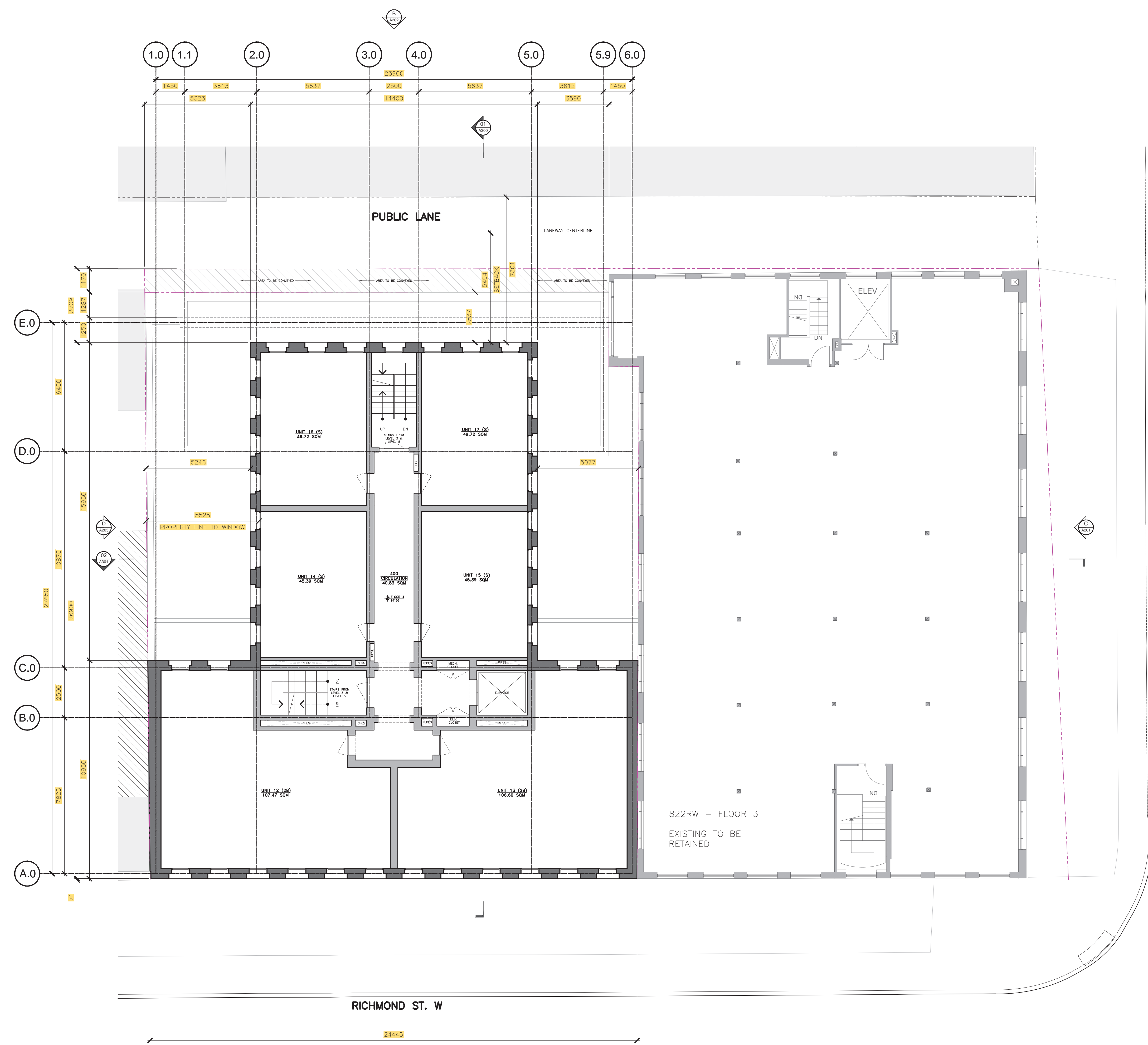
PROJECT
 2114-TOR
 828-838 RICHMOND STREET WEST
 828-838 RICHMOND STREET W. TORONTO, ON M6J 1C9

PHASE
 SCHEMATIC DESIGN

DESCRIPTION
 FLOOR PLANS
 FOURTH FLOOR

SCALE: 1:100
 PROJECT CODE: 2114-TOR
 FILE NAME: 2114-TOR_A100.dwg
 DESIGNED BY: ADB
 DRAFTED BY: KJ
 VERIFIED BY: ADB

TIMESTAMP: 18/07/2023
 PAGE: 1



FLOOR 4 PLAN
 1:100