



471 RICHMOND STREET W. TORONTO ON M5V 1X9

PROJECT NO. 1806

GENERAL NOTES

- This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to ground floor plan and landscape drawings.
- All perimeter existing information indicated taken from survey.
- Type "B" loading space and garbage staging area will have a grade of no more than 2% and made of at least 200mm reinforced concrete. An unencumbered vertical clearance is 4.1m min.

LIST OF DRAWINGS

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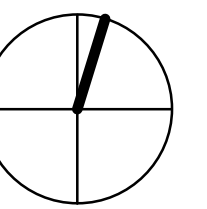
DRAWING NOT TO BE SCALED

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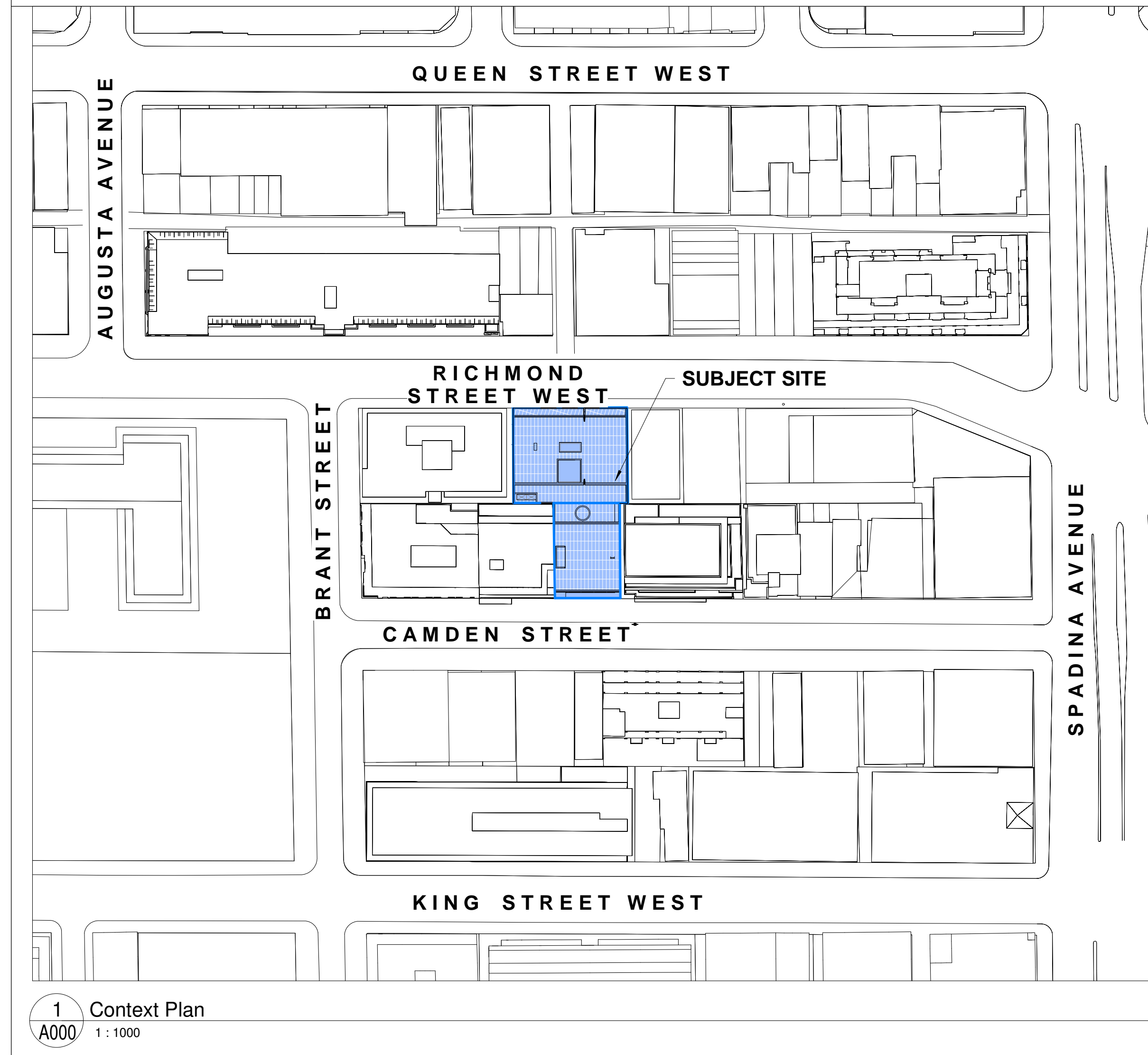
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ISSUED / REVISED

No.	Description	Date
1	Rezoning	xxxx



38 CAMDEN STREET 471 RICHMOND STREET WEST



1 Context Plan
A000 1 : 1000

Toronto Green Standard Version 3.0 Statistics Template

The Toronto Green Standard 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. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: www.toronto.ca/greendevdevelopment

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.**

Toronto Green Standard Statistics

General Project Description		Proposed
Total Gross Floor Area		14,306.5sm
Breakdown of project components (m2):		
Residential		-
Retail		-
Commercial		-
Industrial		-
Institutional/other (Hotel)		14,306.5sm
Total number residential units (residential only)		N/A

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

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	19	35	-
Number of parking spaces dedicated for priority LEV parking	8	8	-
Number of parking spaces with EVSE	5	5	-
Cycling Infrastructure			
Required	Proposed	Proposed (%)	
Number of long-term bicycle parking spaces (residential)	N/A	N/A	-
Number of long-term bicycle parking spaces (all other uses)	2	2	-
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building	-	0	-
b) second storey of building	-	0	-
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)	-	2	100%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)	-	0	-
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)	-	0	-
Number of short-term bicycle parking spaces (residential only)	N/A	N/A	-
Number of short-term bicycle parking spaces (all other uses)	5	7	-
Number of male shower and change facilities (non-residential only)	0	1	-
Number of female shower and change facilities (non-residential only)	0	1	-
Tree Planting & Soil Volume			
Required	Proposed	Proposed (%)	
Total Soil Volume (40% of the site area ÷ 66 m2 × 30 m2).	242.6	242.6	18.18

CONSULTANT TEAM

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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Cover Page

DATE : 19/03/15
SCALE : 1 : 1000
DRAWN : SP,SS
CHECKED : DC, DS
PROJ. No. : 1806

DWG No.
A000

ZONING INFORMATION

PROJECT DESCRIPTION	Proposed 17/15 Storey Mixed-used (Hotel) Building	AVERAGE GRADE	+ 90.79m on Richmond	+ 90.79m on Camden
ADDRESS	465-471 Richmond Street West and 38 Camden Street West	FIRST FLOOR GRADE	+ 0.0m	
ZONING	By-law 569-2013	LOADING PROVIDED	2 Type B - C Combined	
ZONE:	"RA" Reinvestment Area / "CRE (x76)"	POLICY AREA	PA 1	
SITE AREA	1,334.36 m2 (~14362.93 sf)	BUILDING HEIGHT	51.2m on Richmond 45.0 on Camden	
LOT COVERAGE RATIO:	1.0		(FROM AVG. GRADE TO T/O BUILDING,	
DENSITY	9.4		INCLUDING MECHANICAL PENTHOUSE)	

FLOOR AREA

LEVEL	FLOOR TO FLOOR HEIGHT CAMDEN STREET	FLOOR TO FLOOR HEIGHT RICHMOND STREET	TFA (M ²)			GFA 569-2013 (M ²)		
			Richmond St.	Camden St.	TOTAL	Richmond St.	Camden St.	TOTAL
P3	3.60		864.4	455.5	1319.9	0.0	0.0	0.0
P2	3.60		864.4	455.5	1319.9	152.3	0.0	152.3
P1	4.80		864.4	455.5	1319.9	0.0	72.2	72.2
SUBTOTAL BELOW GRADE	0.00		2593.2	1366.5	3959.7	152.3	72.2	224.5
LEVEL 1	3.60	3.60	835.9	462.5	1298.3	415.6	308.1	723.7
LEVEL 1 MEZZ	3.40	3.40	437.0	353.6	790.6	295.9	296.3	592.2
LEVEL 2	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 3	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 4	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 5	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 6	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 7	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 8	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 9	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 10	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 11	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 12	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 13	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 14	2.65	2.65	592.1	345.4	937.5	549.0	302.3	851.3
LEVEL 15	2.65	2.65	592.1	345.4	937.5	549.0	163.8	712.8
LEVEL 16		2.80	592.1	0.0	592.1	549.0	0.0	549.0
LEVEL 17		4.00	592.1	0.0	592.1	310.3	0.0	310.3
SUBTOTAL ABOVE GRADE	44.25	50.90	10746.2	5651.7	16397.8	9256.8	4695.7	13952.5
TOTAL		50.90	13339.4	7018.2	20357.5	9409.0	4767.9	14177.0

PARKING & UNIT SUMMARY

CAR PARKING (NOT INCL. TANDEM PARKING)	BICYCLE PARKING	GUEST SUITE		
		Richmond St.	Camden St.	TOTAL
13	7	0	0	0
13	7	0	0	0
9	7	0	0	0
35	21			
0	0	0	0	0
0	0	0	0	0
0	0	16	10	26
0	0	16	10	26
0	0	16	10	26
0	0	16	10	26
0	0	16	10	26
0	0	16	10	26
0	0	16	10	26
0	0	16	10	26
0	0	16	10	26
0	0	16	10	26
0	0	16	5	21
0	0	16	0	16
0	0	0	0	0
0	0	240	135	375
35.00	21.00	240.00	135.00	375.00

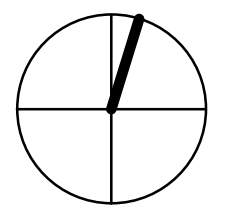
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ISSUED / REVISED

No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Development Statistics

DATE : 19/03/15
SCALE :
DRAWN : SS
CHECKED : DC, DS
PROJ. No. : 1806
DWG No. **A001**

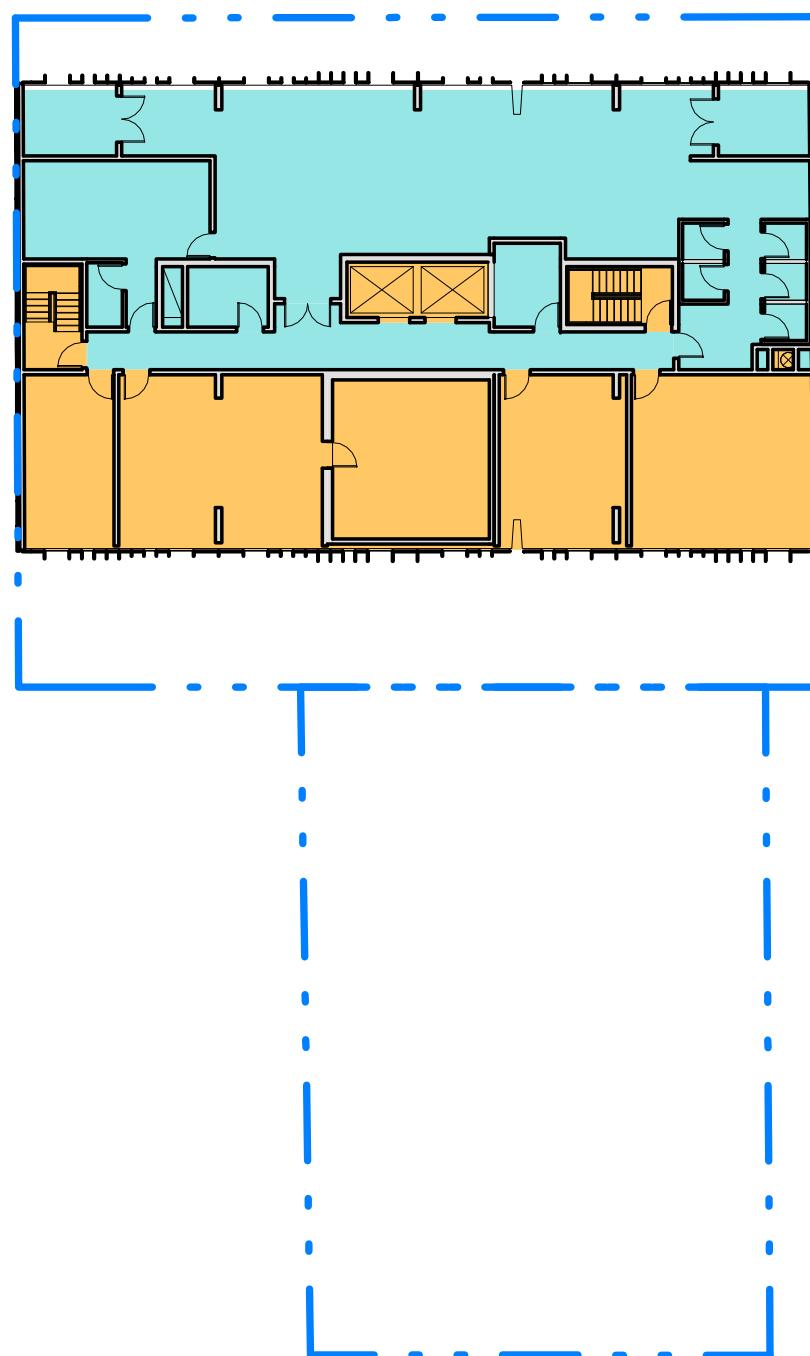
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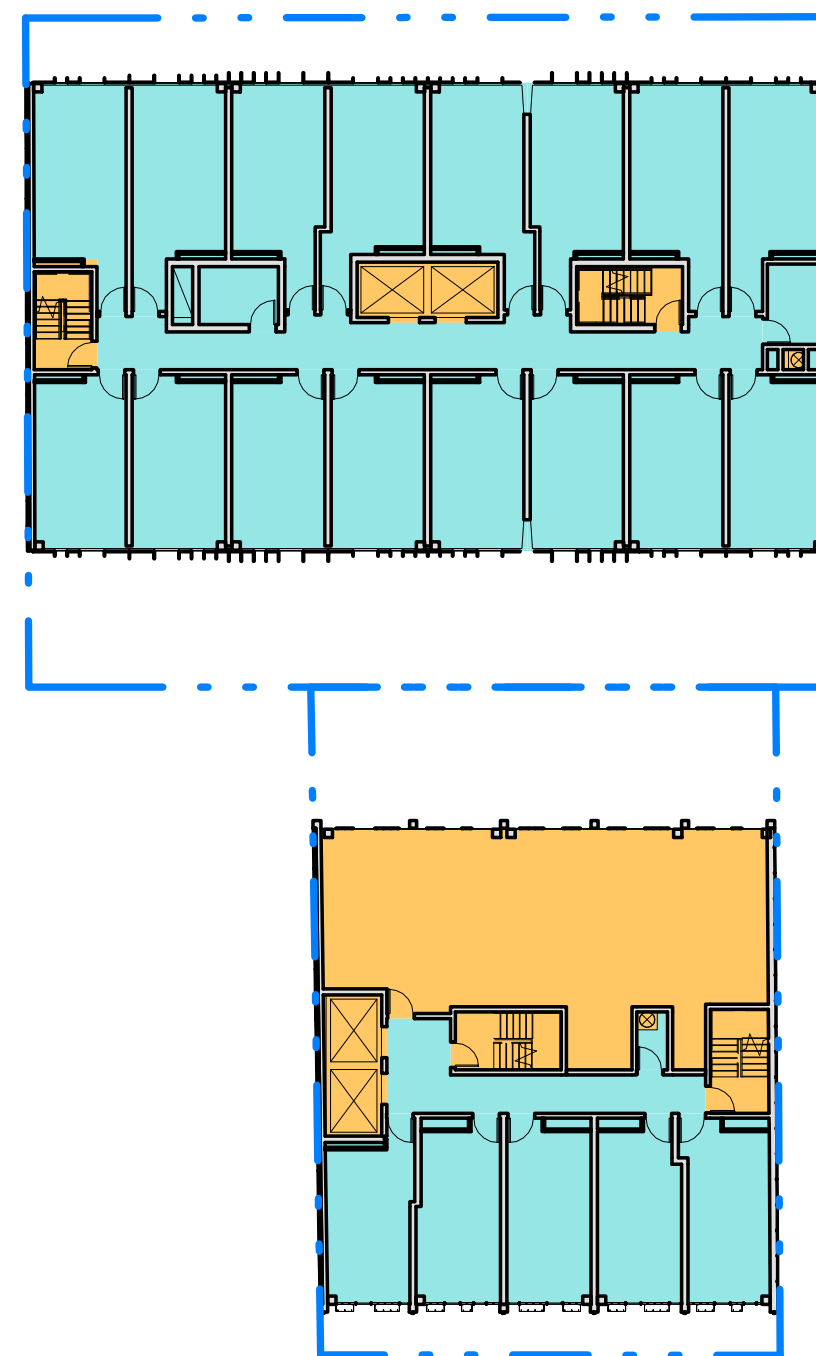
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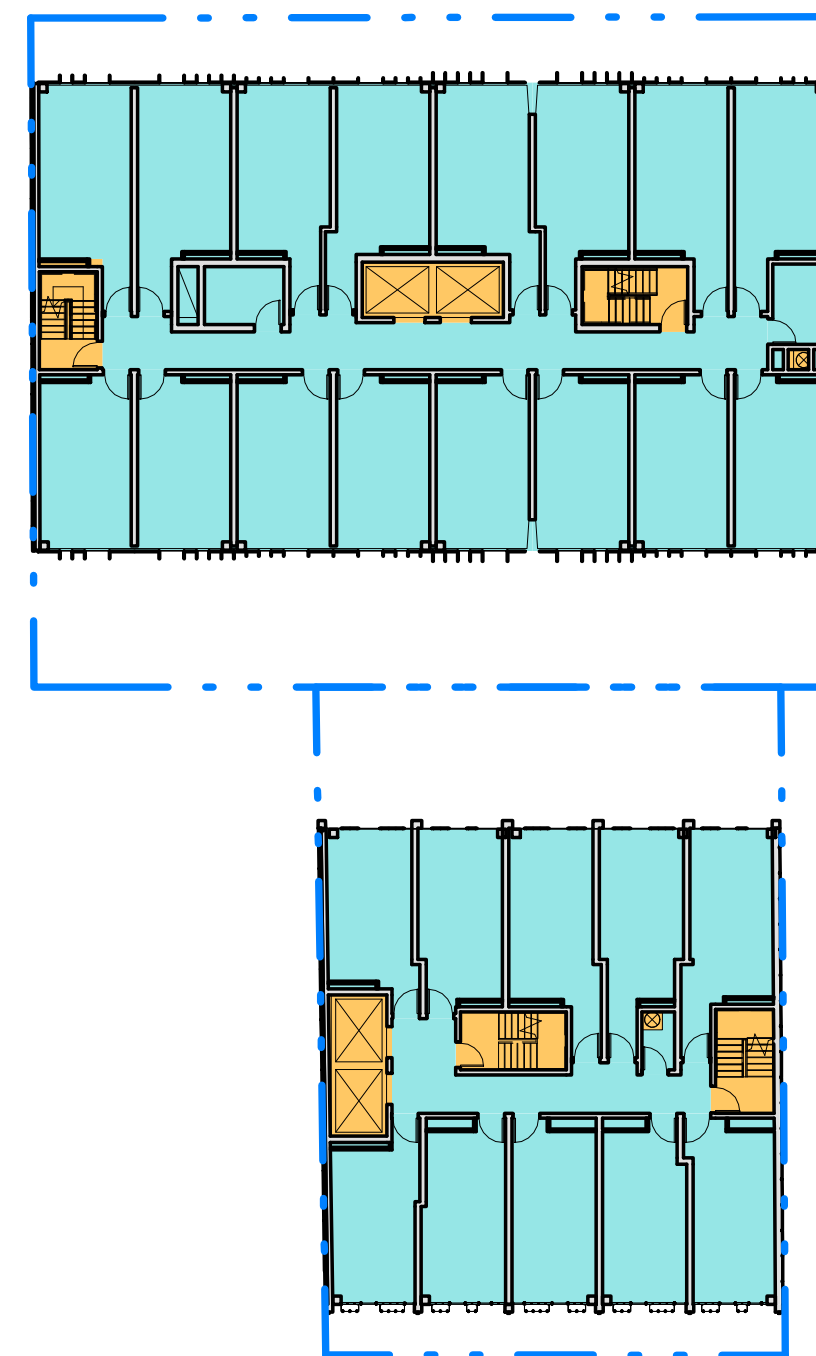
17th Floor / MPH

Total floor area	579.68 m ²
Zoning exclusions	
Elevator Shaft	15.93 m ²
M&E	227.77 m ²
Stair	25.71 m ²
Exclusions subtotal	269.4 m ²
Gross floor areas	
Amenity	254.87 m ²
Corridor	40.16 m ²
M&E	15.24 m ²
Gross Floor Area	310.27 m ²



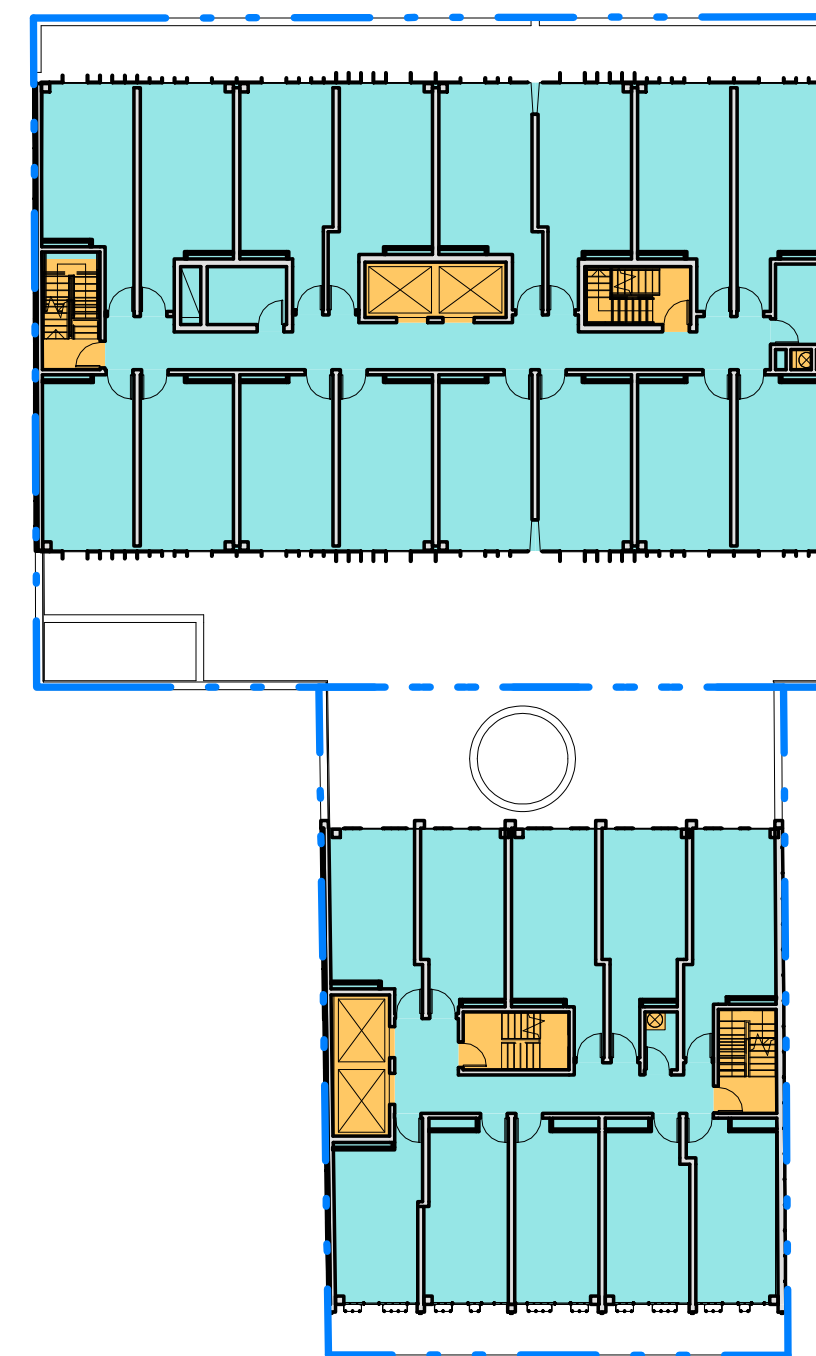
15th Floor / MPH

Total floor area	937.93 m ²
Zoning exclusions	
Elevator Shaft	33.46 m ²
Laundry	0.92 m ²
M&E	138.51 m ²
Stair	52.23 m ²
Exclusions subtotal	225.12 m ²
Gross floor areas	
Corridor	78.22 m ²
Guestroom	591.83 m ²
M&E	40.95 m ²
Ventilation	1.82 m ²
Gross Floor Area	712.82 m ²



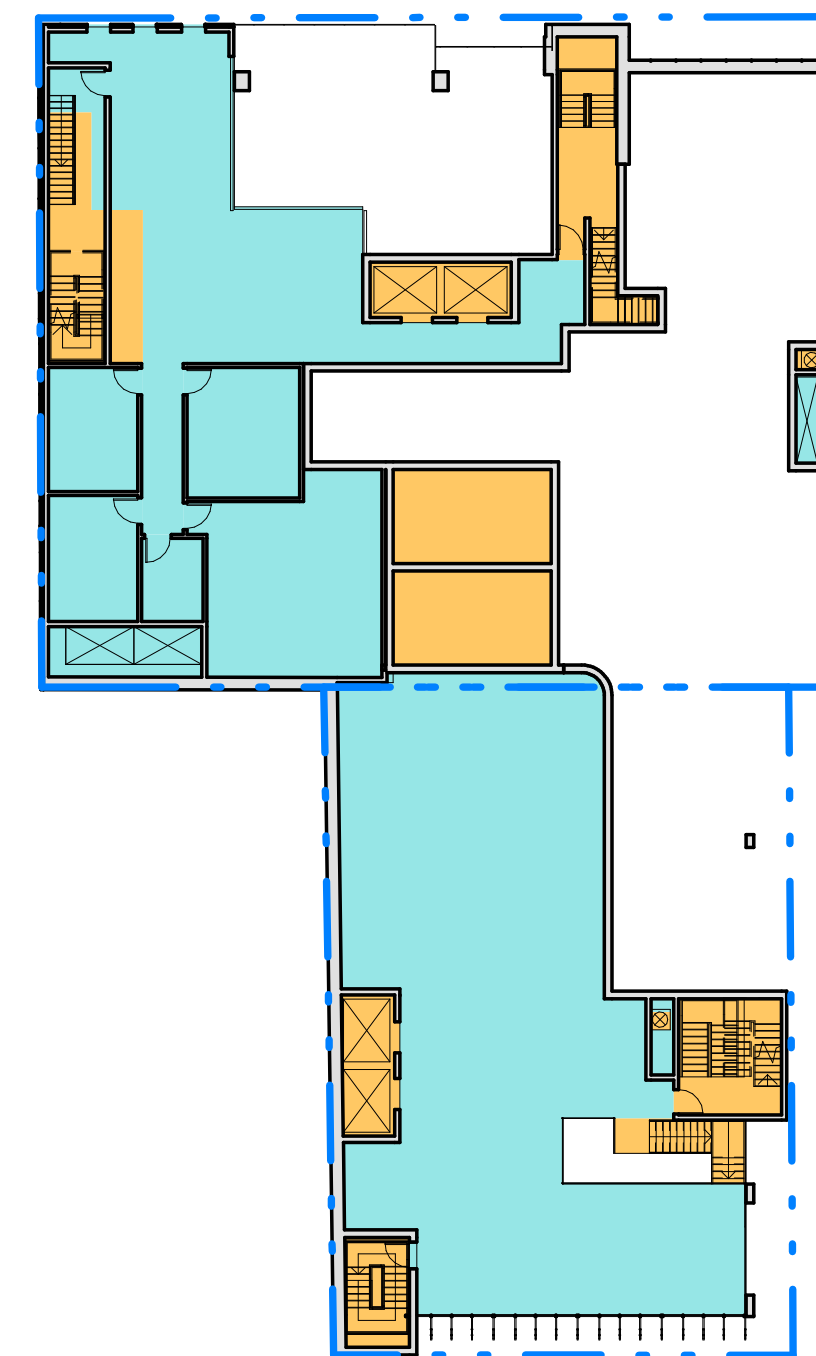
Typical Floor

Total floor area	937.93 m ²
Zoning exclusions	
Elevator Shaft	33.46 m ²
Laundry	0.92 m ²
Stair	52.23 m ²
Exclusions subtotal	86.61 m ²
Gross floor areas	
Corridor	75.88 m ²
Guestroom	726.12 m ²
M&E	47.52 m ²
Ventilation	1.82 m ²
Gross Floor Area	851.32 m ²



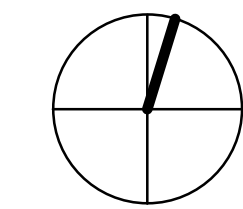
Second Floor

Total floor area	937.47 m ²
Zoning exclusions	
Elevator Shaft	33.46 m ²
Laundry	1.58 m ²
Stair	51.11 m ²
Exclusions subtotal	86.14 m ²
Gross floor areas	
Corridor	75.88 m ²
Guestroom	726.12 m ²
M&E	47.52 m ²
Ventilation	1.82 m ²
Gross Floor Area	851.32 m ²



Ground floor mezzanine

Total floor area	797.6 m ²
Zoning exclusions	
Elevator Shaft	89.16 m ²
Laundry	1.62 m ²
Stair	113.38 m ²
Exclusions subtotal	204.17 m ²
Gross floor areas	
Corridor	133.15 m ²
M&E	31.85 m ²
Office	428.43 m ²
Gross Floor Area	593.44 m ²



ZONING AREA LEGEND

- EXCLUSIONS
- ZONING AREA BY-LAW 569-2013

NON-RESIDENTIAL GROSS FLOOR AREA - ZONING BY-LAW 569-2013

Gross Floor Area (as per 800.50 (320)):

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.

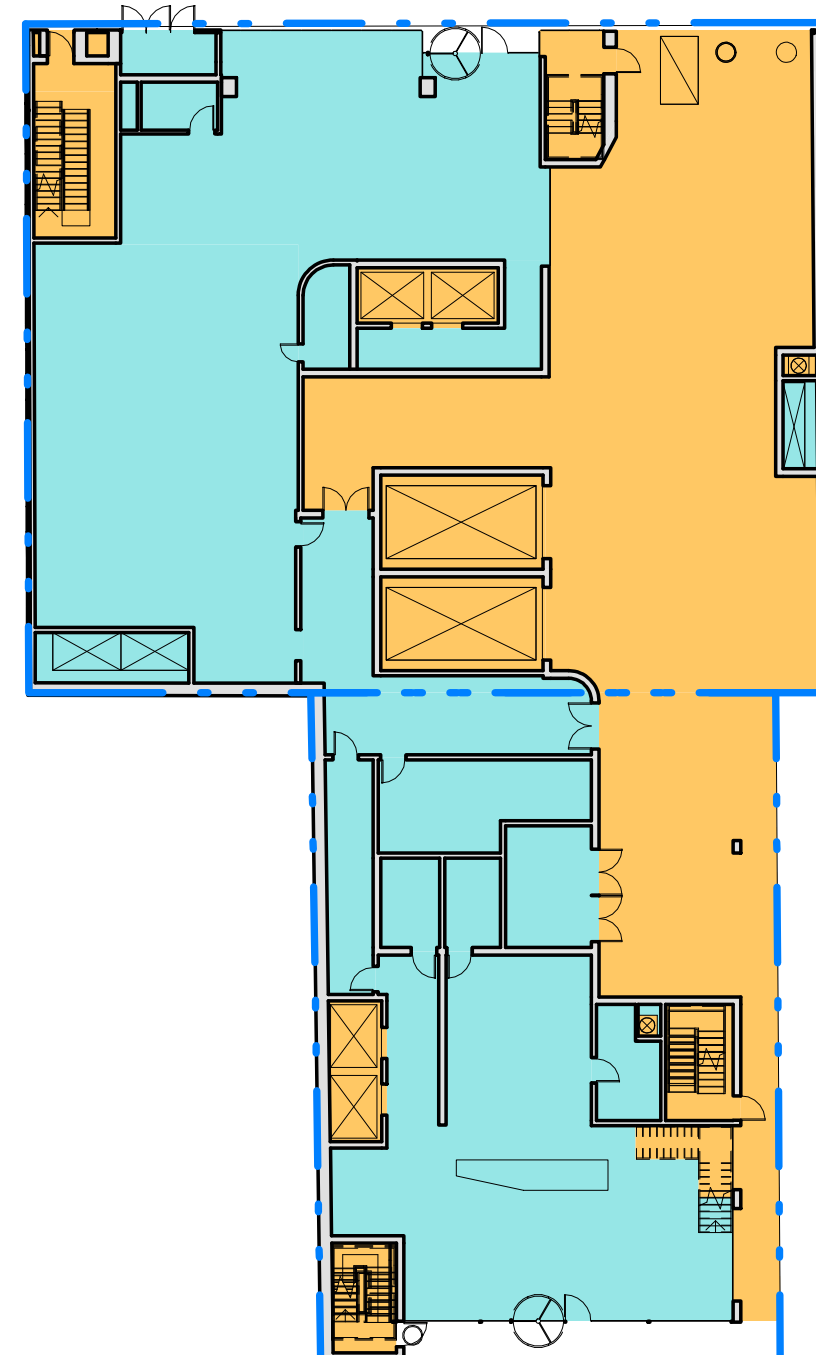
Floor Area (as per 50.5.40.40 (1)):

In the Commercial Zone category the gross floor area of a non-residential building is reduced by the area in the building used for:

- (A) required 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) elevator shafts;
- (F) mechanical penthouse; and
- (G) exit stairwells in the building.

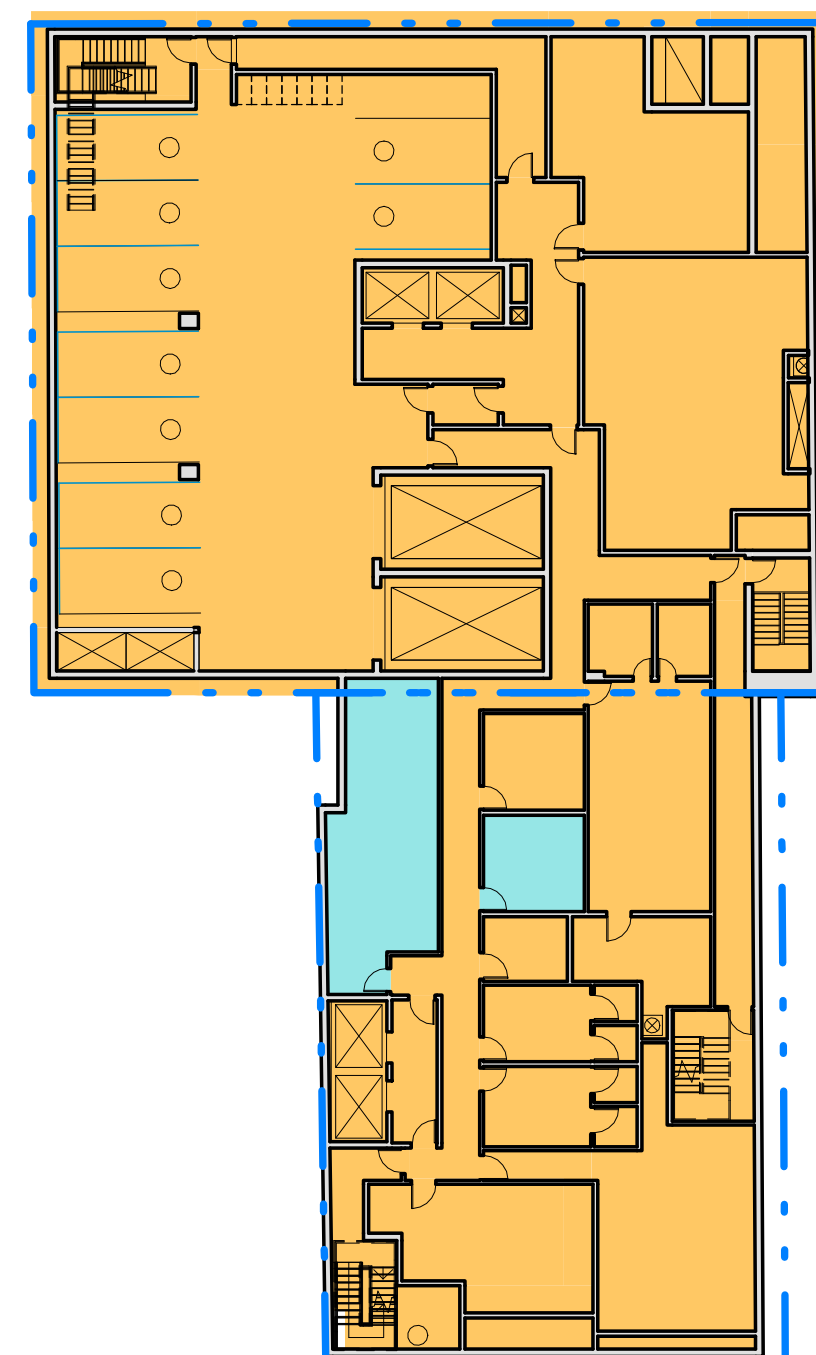
GFA - ZONING BY-LAW 569-2013

Level	Area	Area (SF)
Level -2 Parking	152.3 m ²	1,639 SF
Level -1 Parking	72.2 m ²	777 SF
Level 1	710.4 m ²	7,647 SF
Level 1Mezz	593.4 m ²	6,388 SF
Level 2	851.3 m ²	9,164 SF
Level 3	851.3 m ²	9,164 SF
Level 4	850.9 m ²	9,159 SF
Level 5	850.9 m ²	9,159 SF
Level 6	850.9 m ²	9,159 SF
Level 7	850.9 m ²	9,159 SF
Level 8	850.9 m ²	9,159 SF
Level 9	850.9 m ²	9,159 SF
Level 10	850.9 m ²	9,159 SF
Level 11	850.9 m ²	9,159 SF
Level 12	850.9 m ²	9,159 SF
Level 13	850.9 m ²	9,159 SF
Level 14	850.9 m ²	9,159 SF
Level 15	712.8 m ²	7,673 SF
Level 16	539.5 m ²	5,807 SF
Level 17	310.3 m ²	3,340 SF
Total GFA:	14,153 m ²	152,342 SF



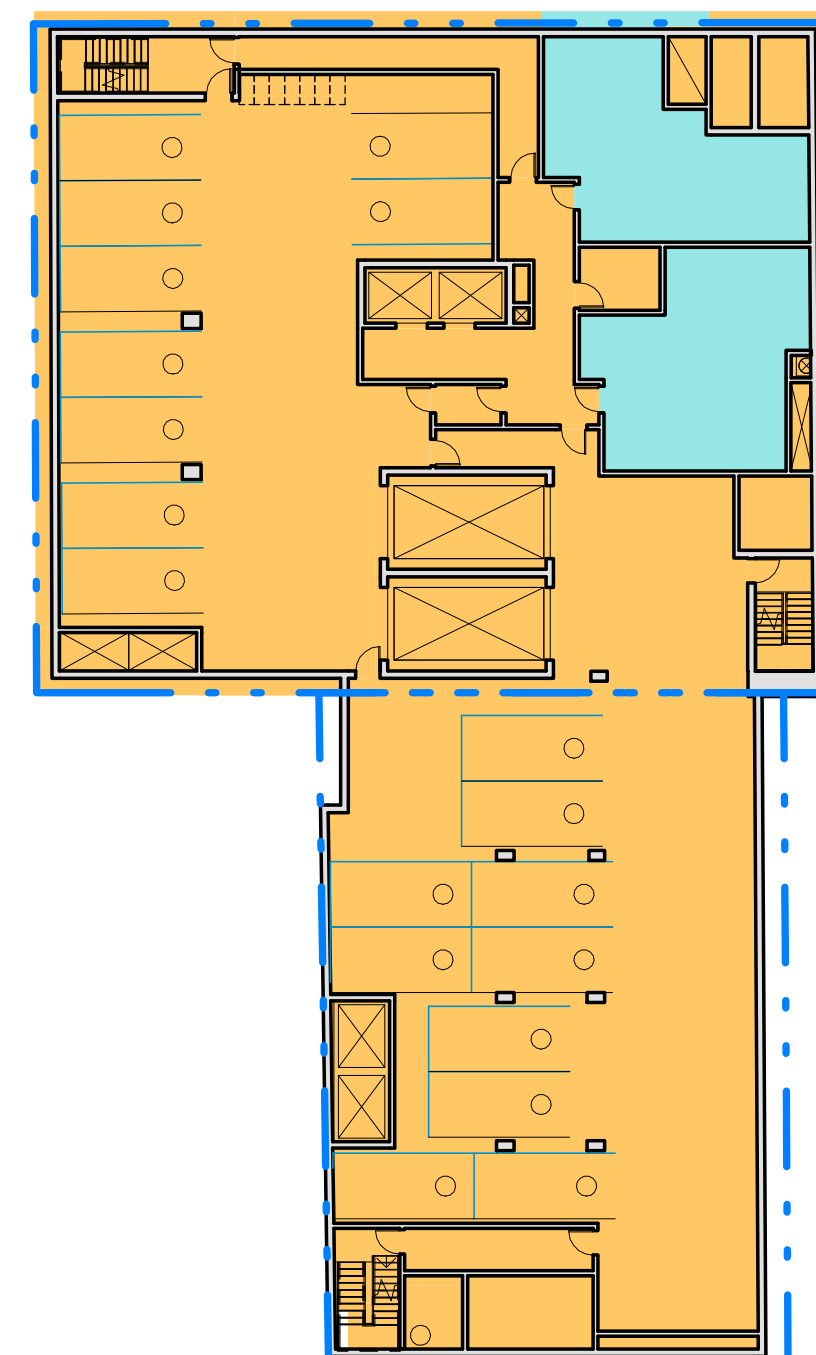
Ground floor

Total floor area	1,298.36 m ²
Zoning exclusions	
Elevator Shaft	86.42 m ²
Laundry	3.02 m ²
Loading Dock	414.68 m ²
Stair	83.8 m ²
Exclusions subtotal	587.92 m ²
Gross floor areas	
Amenity	177.49 m ²
Corridor	101.92 m ²
Hotel BOH	77.36 m ²
Hotel Lobby	305.64 m ²
M&E	48.03 m ²
Gross Floor Area	710.44 m ²



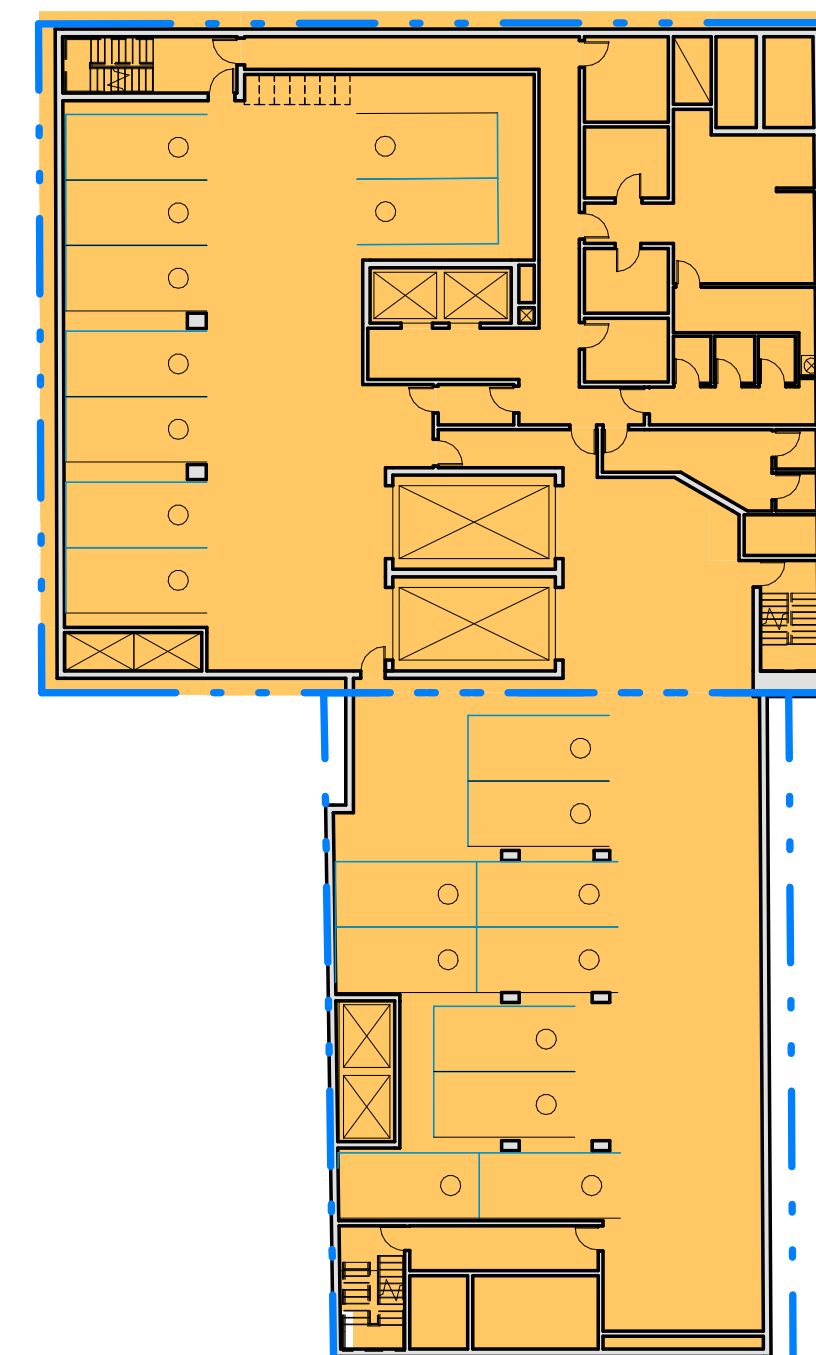
P1 floor

Total floor area	1,319.94 m ²
Zoning exclusions	
Corridor	186.1 m ²
Elevator Shaft	92.79 m ²
Hotel BOH	183.34 m ²
Laundry	1.47 m ²
M&E	355.36 m ²
Parking	352.93 m ²
Stair	57.87 m ²
Ventilation	17.85 m ²
Exclusions subtotal	1,247.71 m ²
Gross floor areas	
Amenity	54.23 m ²
Office	17.99 m ²
Gross Floor Area	72.23 m ²



P2 floor

Total floor area	1,319.94 m ²
Zoning exclusions	
Corridor	79.87 m ²
Elevator Shaft	92.8 m ²
Hotel BOH	195.09 m ²
Laundry	0.63 m ²
M&E	20.73 m ²
Parking	850.32 m ²
Stair	61.06 m ²
Ventilation	17.85 m ²
Exclusions subtotal	1,167.67 m ²
Gross floor areas	
Amenity	74.1 m ²
Office	78.17 m ²
Gross Floor Area	152.27 m ²



P3 floor

Total floor area	1,319.75 m ²
Zoning exclusions	
Corridor	81.27 m ²
Elevator Shaft	92.8 m ²
Hotel BOH	195.09 m ²
Laundry	0.63 m ²
M&E	20.73 m ²
Parking	850.32 m ²
Stair	61.06 m ²
Ventilation	17.85 m ²
Exclusions subtotal	1,319.75 m ²
Gross floor areas	
Gross Floor Area	

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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
**Area Diagrams
ZBL-569-2013**

DATE : 19/03/15
SCALE : 1 : 300
DRAWN : SS
CHECKED : DC, DS
PROJ. No. : 1806

A003

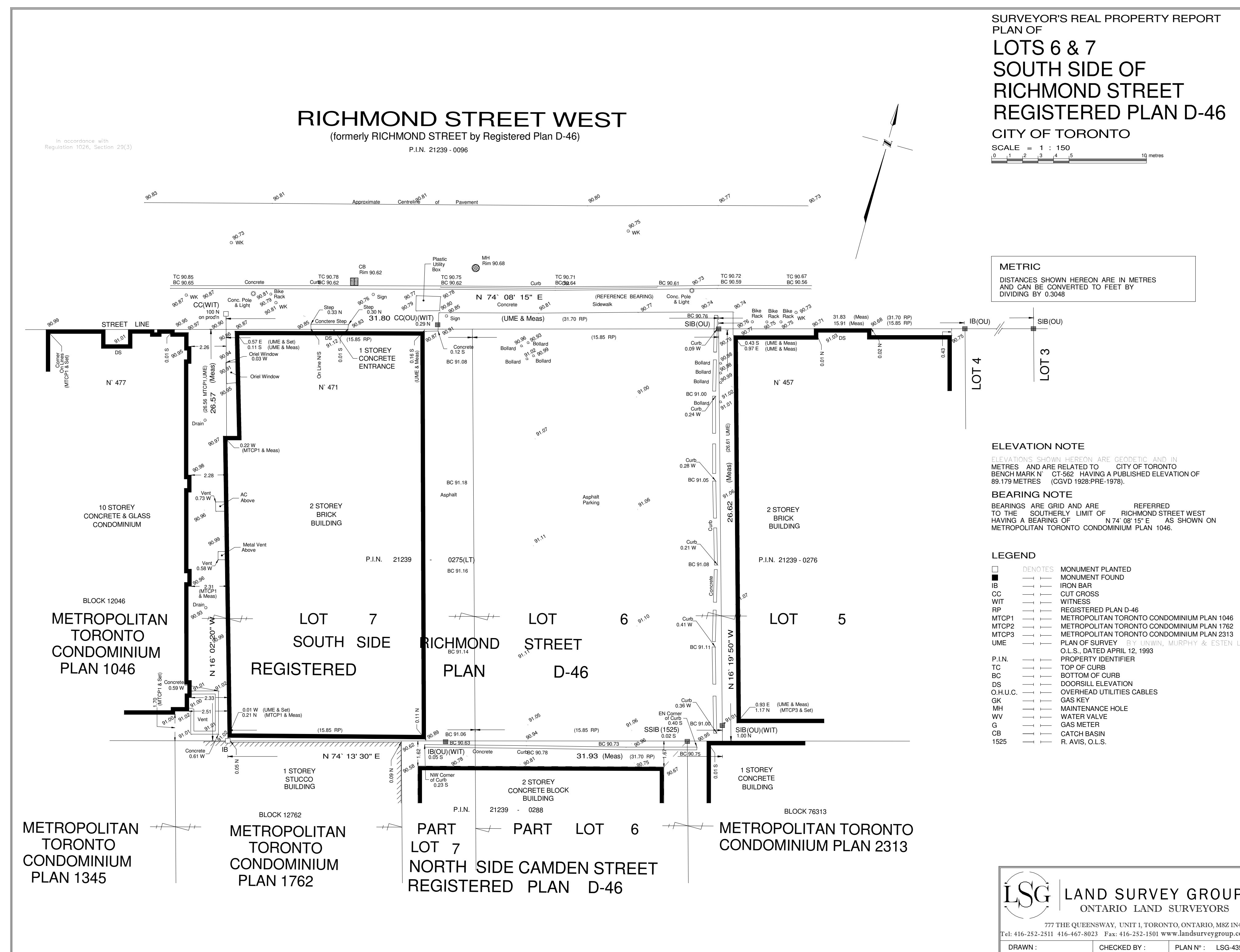
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ISSUED / REVISED

No.	Description	Date
1	Rezoning	xxxx



C:\Users\subham\Documents\19-05-20_471_Richmond st.w_2_towers_Central_sobhan76281.rvt 2019-05-27 4:49:57 PM

SEE A101 FOR 38 CAMDEN STREET SURVEY

**Sweeny & Co
Architects**

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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Survey

DATE : 19/03/15
SCALE : 1 : 150
DRAWN : SS
CHECKED : DC, DS
PROJ. No. : 1806

DWG No.
A100

LSG LAND SURVEY GROUP
ONTARIO LAND SURVEYORS

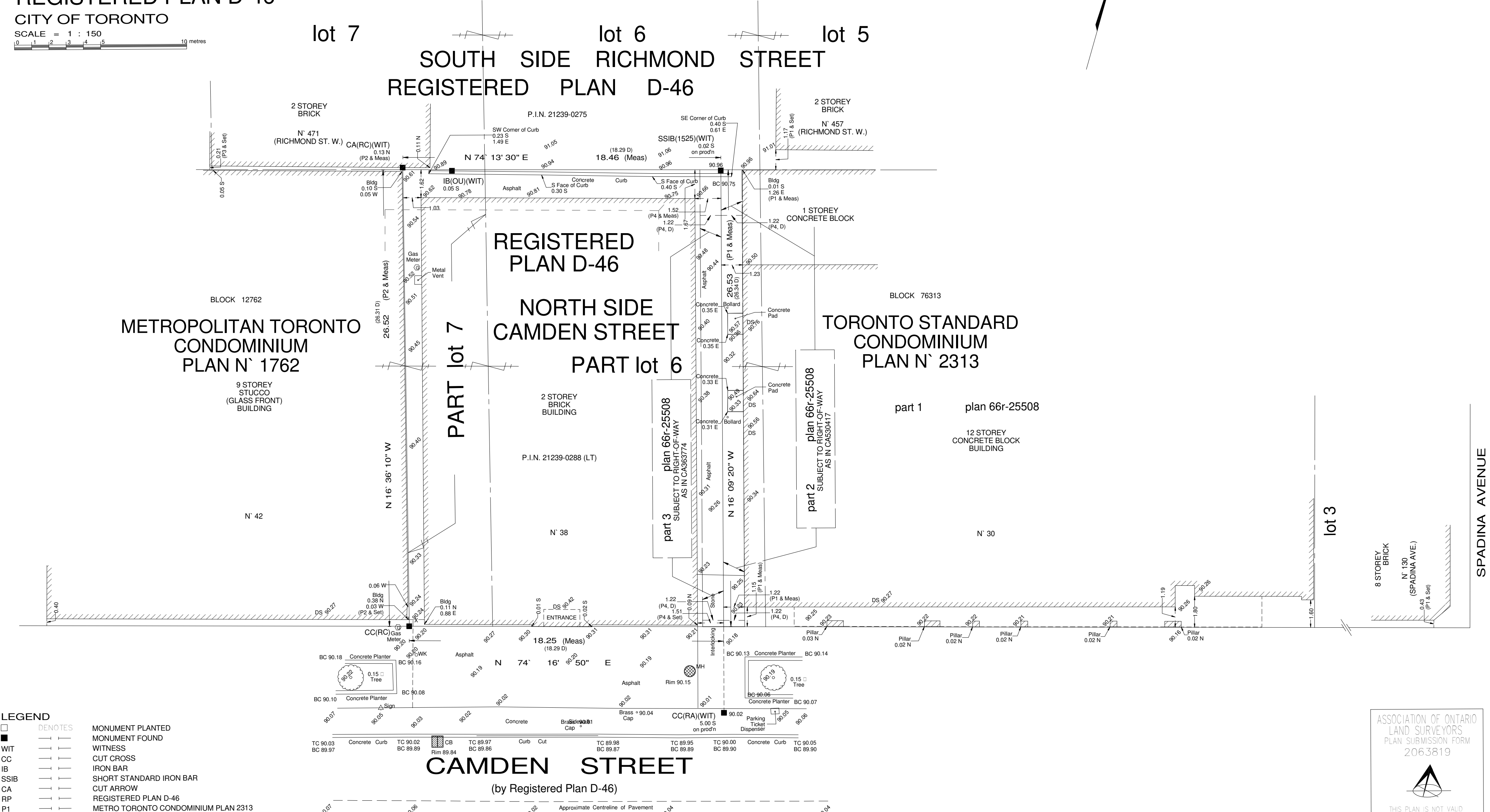
777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4
Tel: 416-252-2511 416-467-8023 Fax: 416-252-1501 www.landsurveygroup.com

DRAWN : CHECKED BY : PLAN N° : LSG-4350

**SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
PART OF LOTS 6 & 7
NORTH SIDE OF
CAMDEN STREET
REGISTERED PLAN D-46
CITY OF TORONTO**

SCALE = 1 : 150

METRIC
DISTANCES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048



LEGEND

□	RENOTES	—	MONUMENT PLANTED
■	MONUMENT FOUND	—	WITNESS
—	WITNESS	—	CUT CROSS
—	CUT CROSS	—	IRON BAR
—	IRON BAR	—	SHORT STANDARD IRON BAR
—	SHORT STANDARD IRON BAR	—	CUT ARROW
—	CUT ARROW	—	REGISTERED PLAN D-46
—	REGISTERED PLAN D-46	—	METRO TORONTO CONDOMINIUM PLAN 2313
—	METRO TORONTO CONDOMINIUM PLAN 2313	—	METRO TORONTO CONDOMINIUM PLAN 1762
—	METRO TORONTO CONDOMINIUM PLAN 1762	—	METRO TORONTO CONDOMINIUM PLAN 1046
—	METRO TORONTO CONDOMINIUM PLAN 1046	—	PLAN 66R-25508
—	PLAN 66R-25508	—	R. AVIS O.L.S.
—	R. AVIS O.L.S.	—	RABIDEAU & CZERWINSKI O.L.S.
—	RABIDEAU & CZERWINSKI O.L.S.	—	ORIGIN UNKNOWN
—	ORIGIN UNKNOWN	—	PROPERTY IDENTIFIER
—	PROPERTY IDENTIFIER	—	INST. N° CA363774
—	INST. N° CA363774	—	TOP OF CURB
—	TOP OF CURB	—	BOTTOM OF CURB
—	BOTTOM OF CURB	—	CATCH BASIN
—	CATCH BASIN	—	MAINTENANCE HOLE
—	MAINTENANCE HOLE	—	WATER KEY
—	WATER KEY	—	DIAMETER
—	DIAMETER	—	DOORSILL ELEVATION
—	DOORSILL ELEVATION	—	

**CAMDEN STREET
(by Registered Plan D-46)**

P.I.N. 21239-0290

BEARING NOTE
BEARINGS ARE GRID AND ARE REFERRED
TO THE NORTHERLY LIMIT OF CAMDEN STREET
HAVING A BEARING OF N 74° 16' 50" W
AS SHOWN ON TORONTO STANDARD CONDOMINIUM PLAN N° 2313

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN
METRES AND ARE RELATED TO CITY OF TORONTO
BENCH MARK V CT-562 HAVING A PUBLISHED ELEVATION OF
89.179 METRES (CGVD 1928.PRE-1978).

LSG | LAND SURVEY GROUP
ONTARIO LAND SURVEYORS

777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4
Tel: 416-252-2511 416-467-8023 Fax: 416-252-1501 www.landsurveygroup.com

DRAWN : _____ CHECKED BY : _____ PLAN N° : LSG-4656

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2063B19

THIS PLAN IS NOT VALID
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In accordance with
Regulation 1026, Section 29(3)

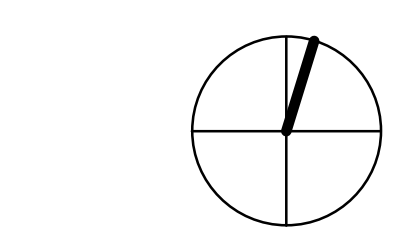
SEE A100 FOR 471 RICHMOND STREET SURVEY

DRAWING NOT TO BE SCALED
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No.	Description	Date



**Sweeny & Co
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134 Peter Street Suite 1601 Toronto ON Canada M5V 2H2

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F 416.971.5420
E info@sweenyandco.com
W sweenyandco.com

PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Survey

DATE : 19/03/15
SCALE : 1 : 150
DRAWN : SS
CHECKED : DC
PROJ. No. : 1806

DWG No.
A101

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No.	Description	Date
1	Rezoning	xxxx

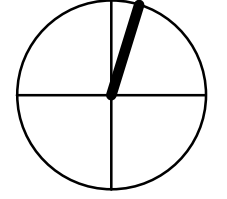
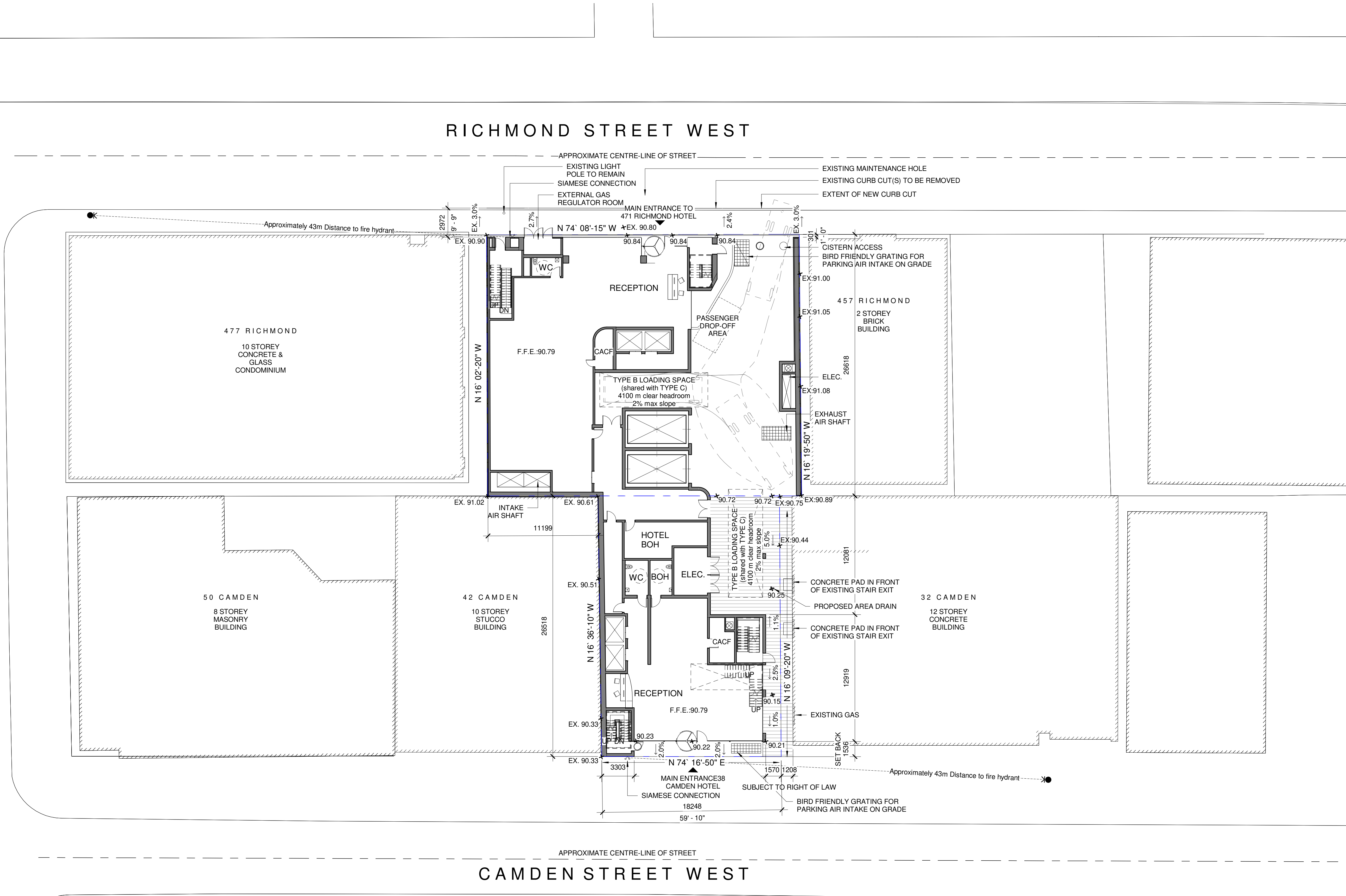
RICHMOND STREET WEST

APPROXIMATE CENTRE-LINE OF STREET

CAMDEN STREET WEST

APPROXIMATE CENTRE-LINE OF STREET

BRANT STREET



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W sweeneyandco.com

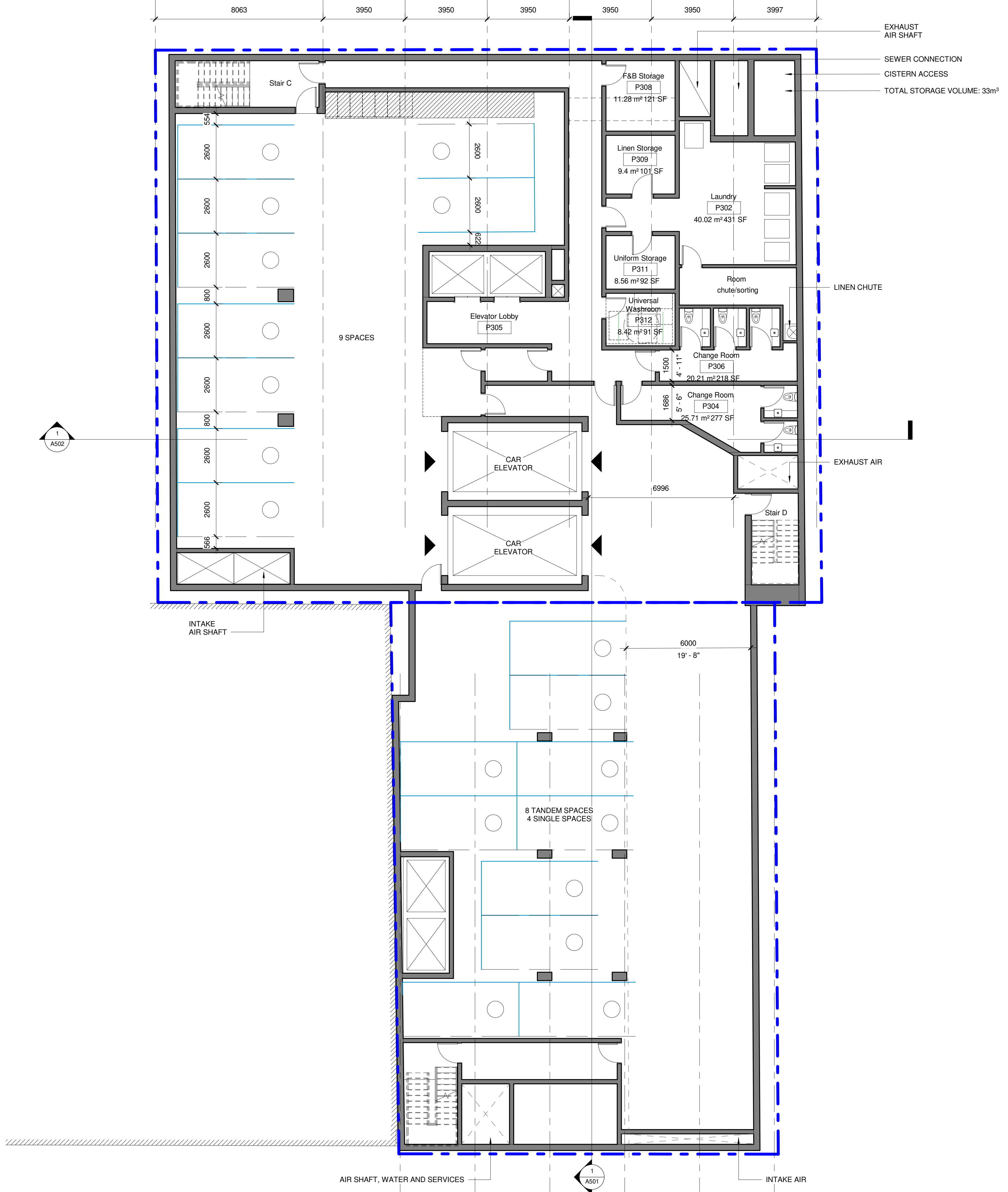
PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Site Plan

DATE : 19/03/15
SCALE : 1 : 200
DRAWN : SS
CHECKED : DC, DS
PROJ. No. : 1806

DWG No.
A102



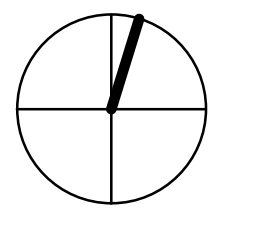
DRAWING NOT TO BE SCALED

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No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME
38 Camden St

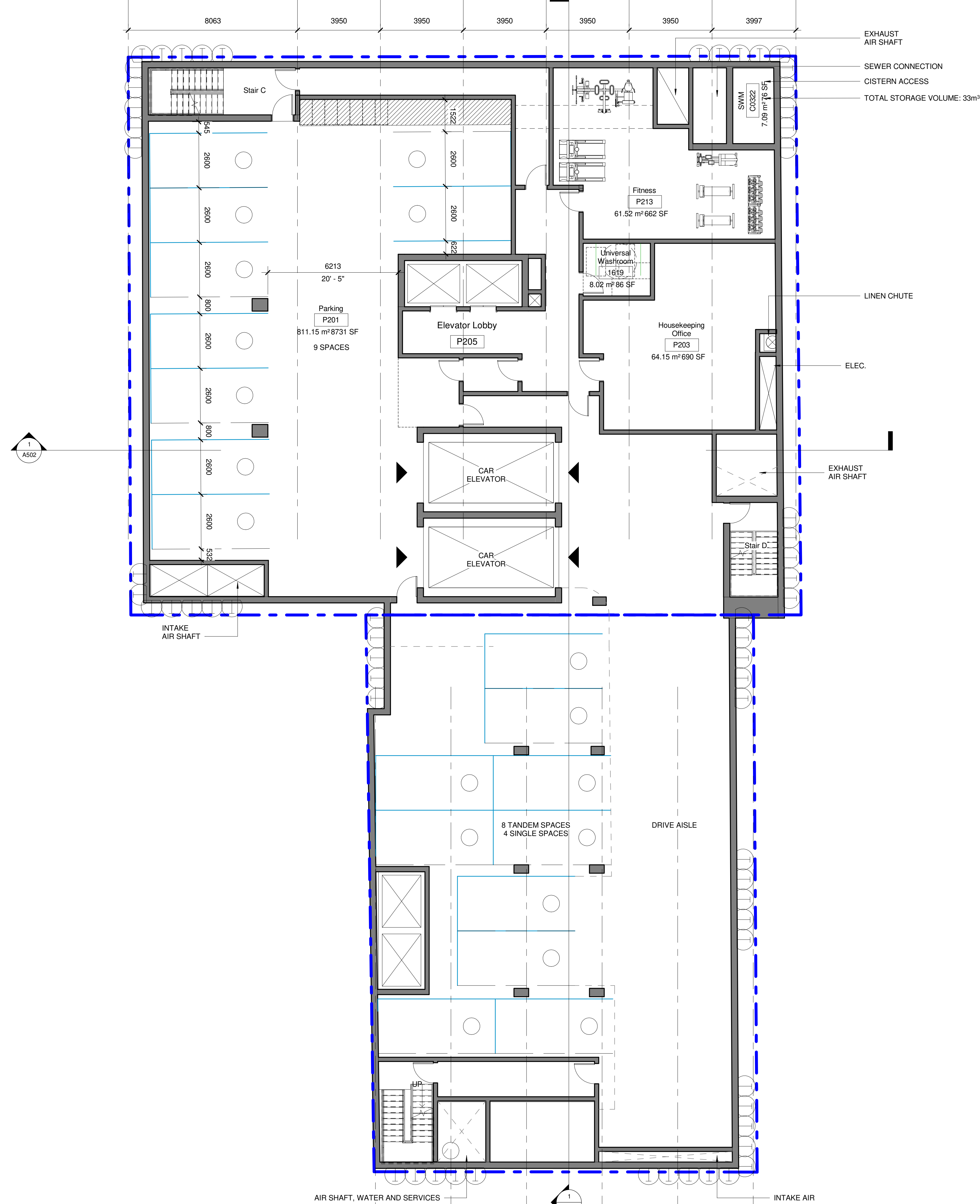
OWNER

DWG TITLE
P3 Floor Plan

DATE : 19/03/15
SCALE : 1 : 100
DRAWN : SP, SS
CHECKED : DC, DS
PROJ. No. : 1806

DWG No.
A200

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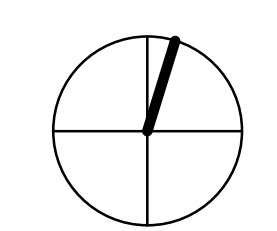
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No.	Description	Date
1	Rezoning	xxxx



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E info@sandco.com
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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
P2 Floor Plan

DATE : 19/03/15
SCALE : 1 : 100
DRAWN : SP, SS
CHECKED : DC, DS
PROJ. No. : 1806

DWG No.
A201



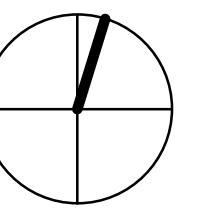
DRAWING NOT TO BE SCALED

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No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME
38 Camden St

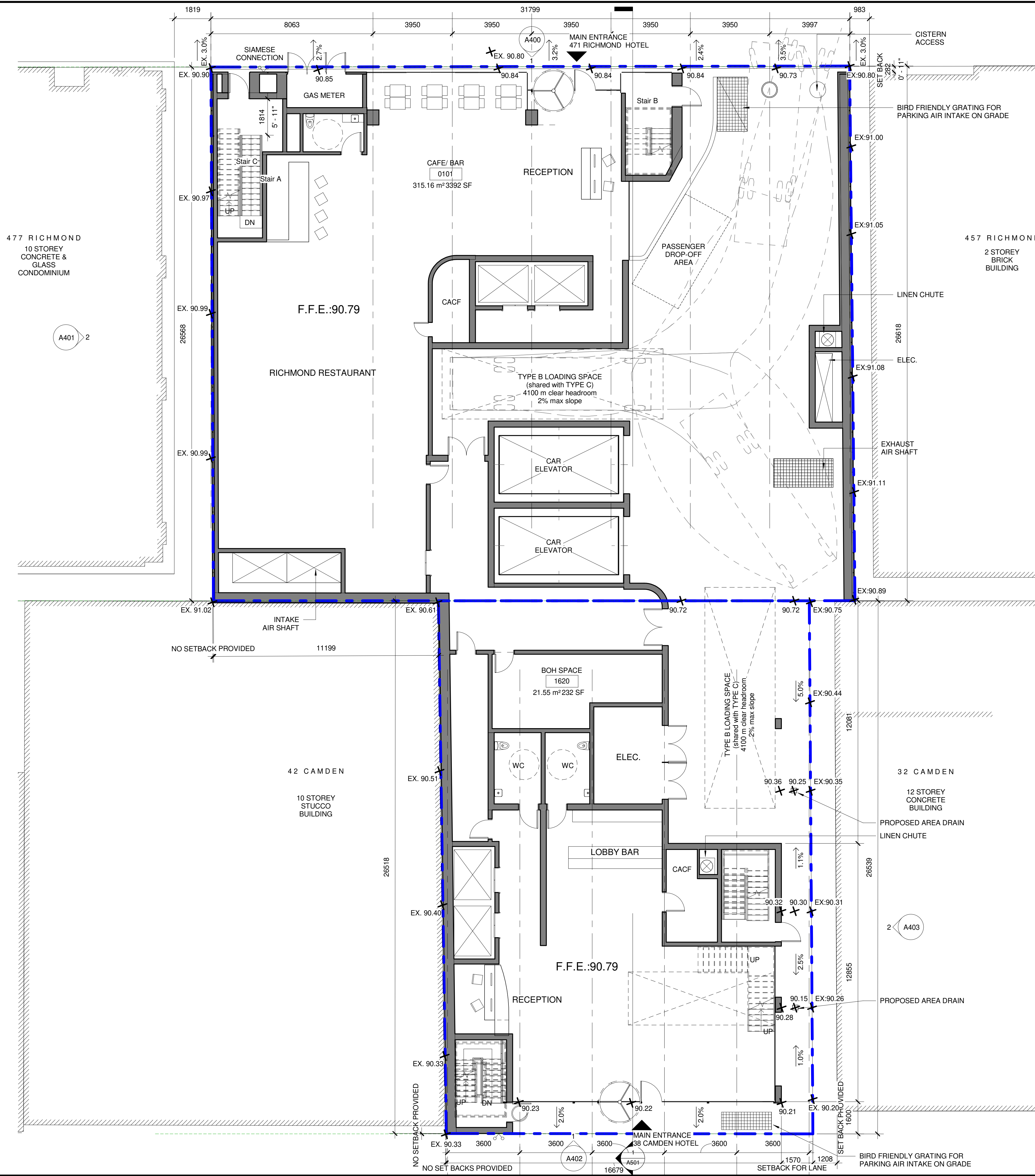
OWNER

DWG TITLE
P1 Floor Plan

DATE : 19/03/15
 SCALE : 1 : 100
 DRAWN : SP, SS
 CHECKED : DC, DS
 PROJ. No. : 1806

DWG No.
A202

C:\Users\subham\Documents\19-05-20_471_Richmond.stw_2_towers_Central_sobhan76281.rvt 2019-05-29 4:02:48 PM



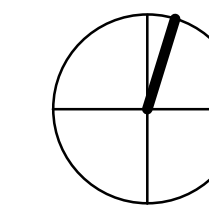
DRAWING NOT TO BE SCALED

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No.	Description	Date
1	Rezoning	xxxx



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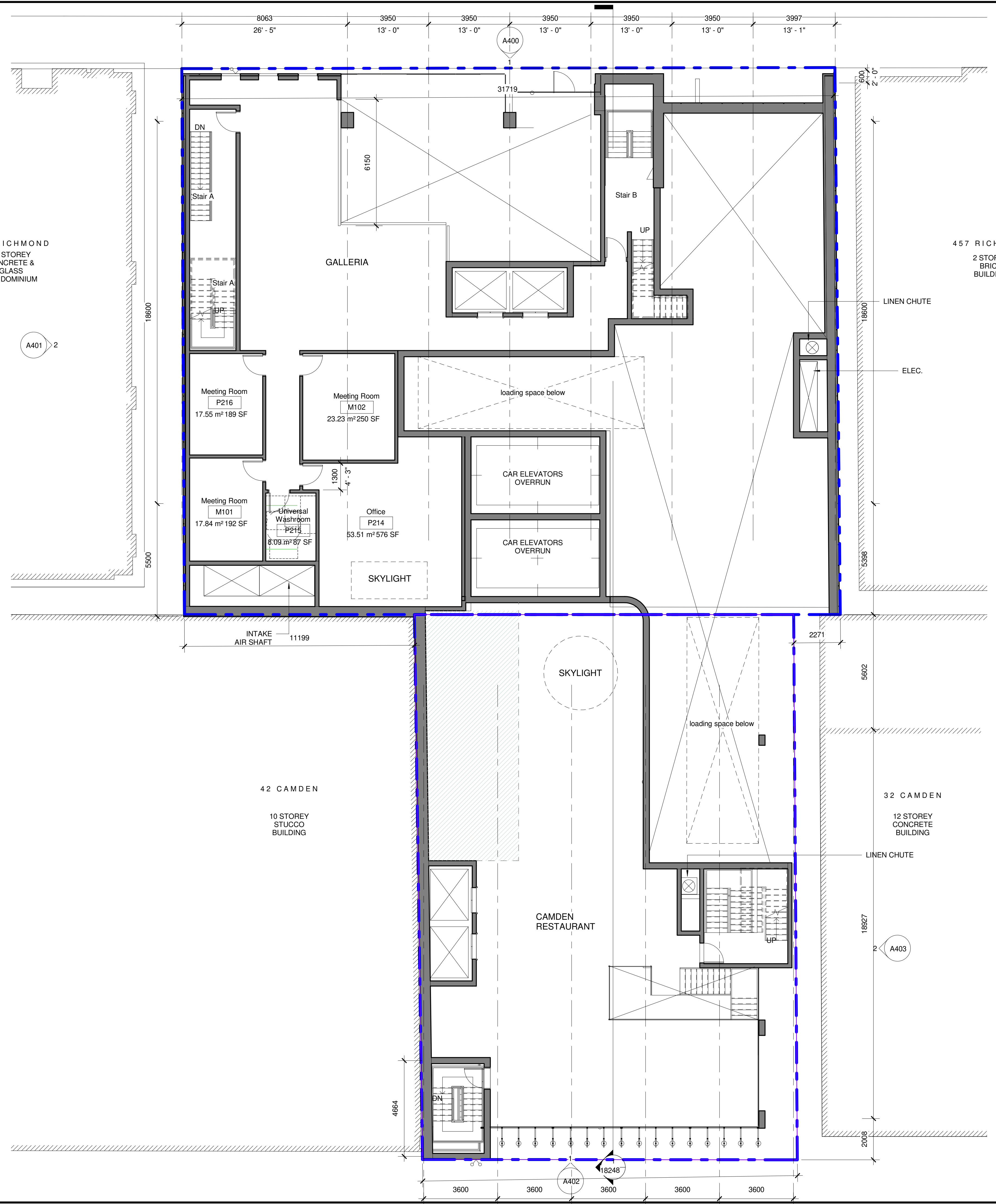
PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Ground Floor Plan

DATE: 19/03/15
SCALE: 1 : 100
DRAWN: SP, SS
CHECKED: DC, DS
PROJ. No.: 1806

DWG No.
A203



477 RICHMOND
10 STOREY
CONCRETE &
GLASS
CONDOMINIUM

457 RICHMOND
2 STOREY
BRICK
BUILDING

42 CAMDEN
10 STOREY
STUCCO
BUILDING

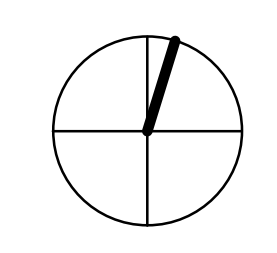
32 CAMDEN
12 STOREY
CONCRETE
BUILDING

DRAWING NOT TO BE SCALED
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No.	Description	Date
1	Rezoning	xxxx



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W sweeneyandco.com

PROJ. NAME
38 Camden St

OWNER

DWG TITLE
**Ground Floor Mezzanine
Plan**

DATE : 19/03/15
SCALE : 1 : 100
DRAWN : SP, SS
CHECKED : DC, DS
PROJ. No. : 1806

DWG No.
A204

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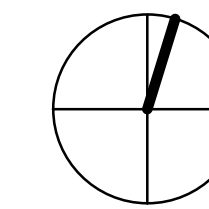
DRAWING NOT TO BE SCALED

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No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
2nd Floor Plan

DATE : 19/03/15
SCALE : 1 : 100
DRAWN : SP, SS
CHECKED : DC, DS
PROJ. No. : 1806

DWG No.
A205

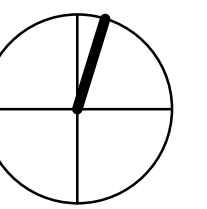
DRAWING NOT TO BE SCALED

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No.	Description	Date
1	Rezoning	xxxx



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2019-05-27 5:53:12 PM

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W sweenyandco.com

PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Typical Floor Plan (3rd to 14th)

DATE: 19/03/15
SCALE: 1 : 100
DRAWN: SP, SS
CHECKED: DC, DS
PROJ. No.: 1806

DWG No.
A206



477 RICHMOND
10 STOREY
CONCRETE &
GLASS
CONDOMINIUM

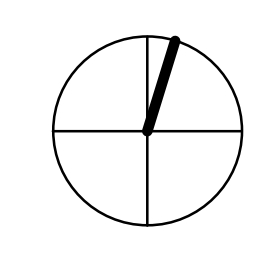
457 RICHMOND
2 STOREY
BRICK
BUILDING

42 CAMDEN
10 STOREY
STUCCO
BUILDING

32 CAMDEN
12 STOREY
CONCRETE
BUILDING

DRAWING NOT TO BE SCALED
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No.	Description	Date



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PROJ. NAME
38 Camden St

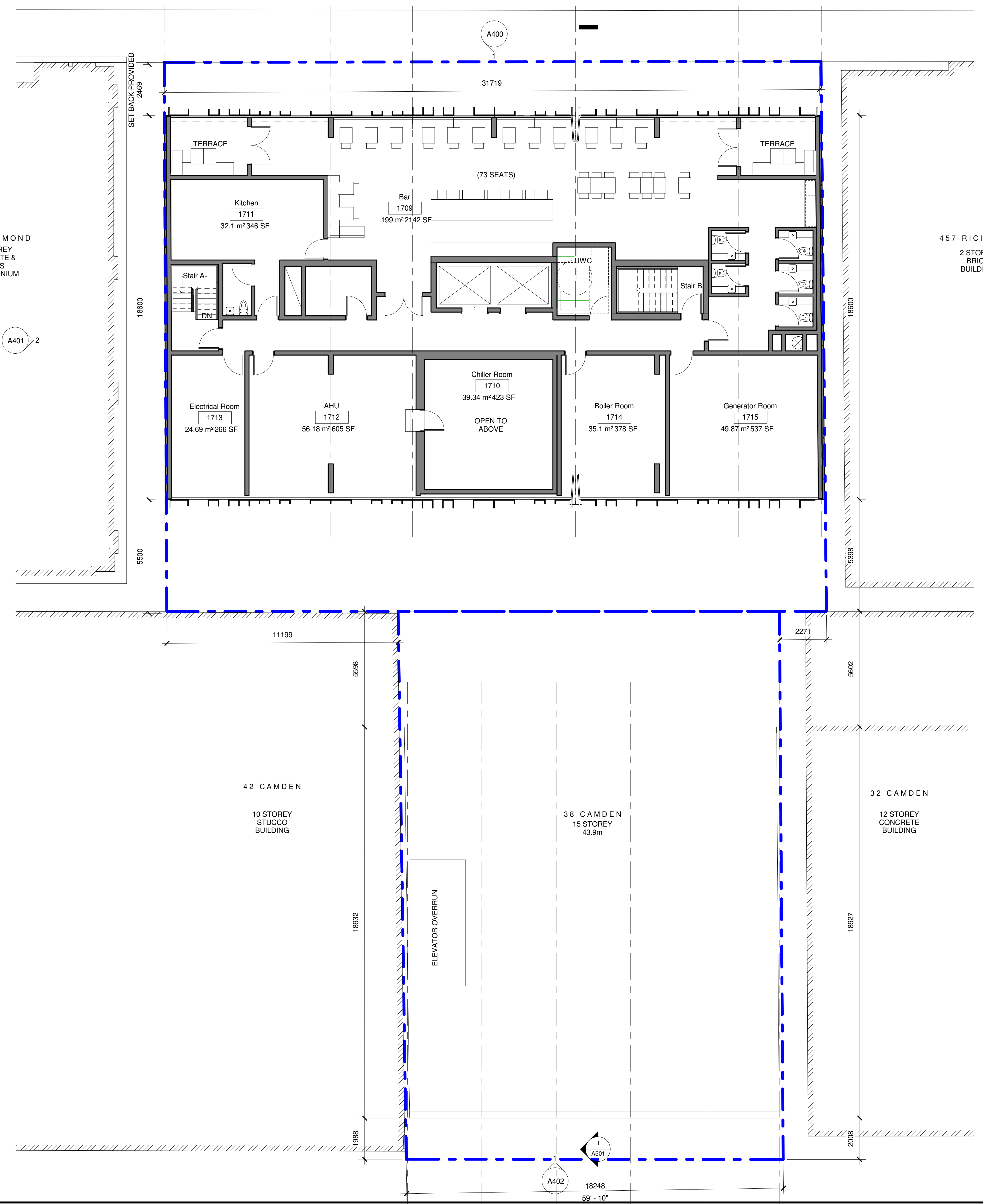
OWNER

DWG TITLE
15th Floor Plan

DATE: 05/27/19
SCALE: 1 : 100
DRAWN: Author
CHECKED: Checker
PROJ. No.: 1806
DWG No. **A207**

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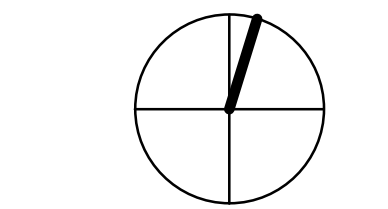
DRAWING NOT TO BE SCALED

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No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
17th Floor Plan

DATE : 19/03/15
SCALE : 1 : 100
DRAWN : SP, SS
CHECKED : DC, DS
PROJ. No. : 1806

DWG No.

A208

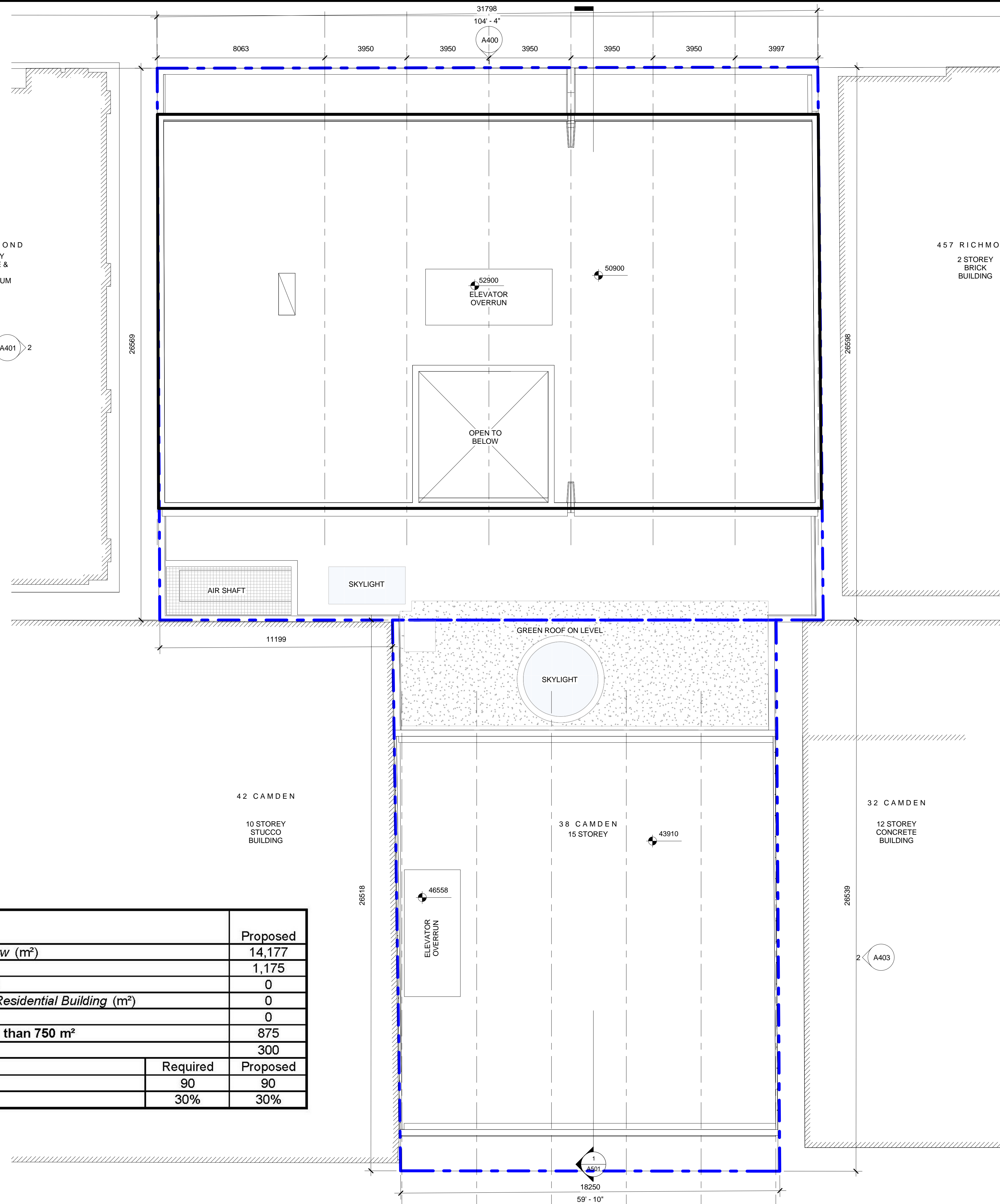
DRAWING NOT TO BE SCALED

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No.	Description	Date
1	Rezoning	xxxx



Green Roof Statistics

Available Roof Space Calculation		Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		14,177	
Total Roof Area (m ²)		1,175	
Area of Residential Private Terraces (m ²)		0	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		0	
Area of Renewable Energy Devices (m ²)		0	
Tower(s) Roof Area with floor plate less than 750 m ²		875	
Total Available Roof Space (m ²)		300	
Green Roof Coverage		Required	Proposed
Coverage of Available Roof Space (m ²)		90	90
Coverage of Available Roof Space (%)		30%	30%

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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Roof Plan

DATE: 19/03/15
SCALE: 1:100
DRAWN: PD, RR
CHECKED: DC, DS
PROJ. No.: 1806

DWG No.
A209

DRAWING NOT TO BE SCALED

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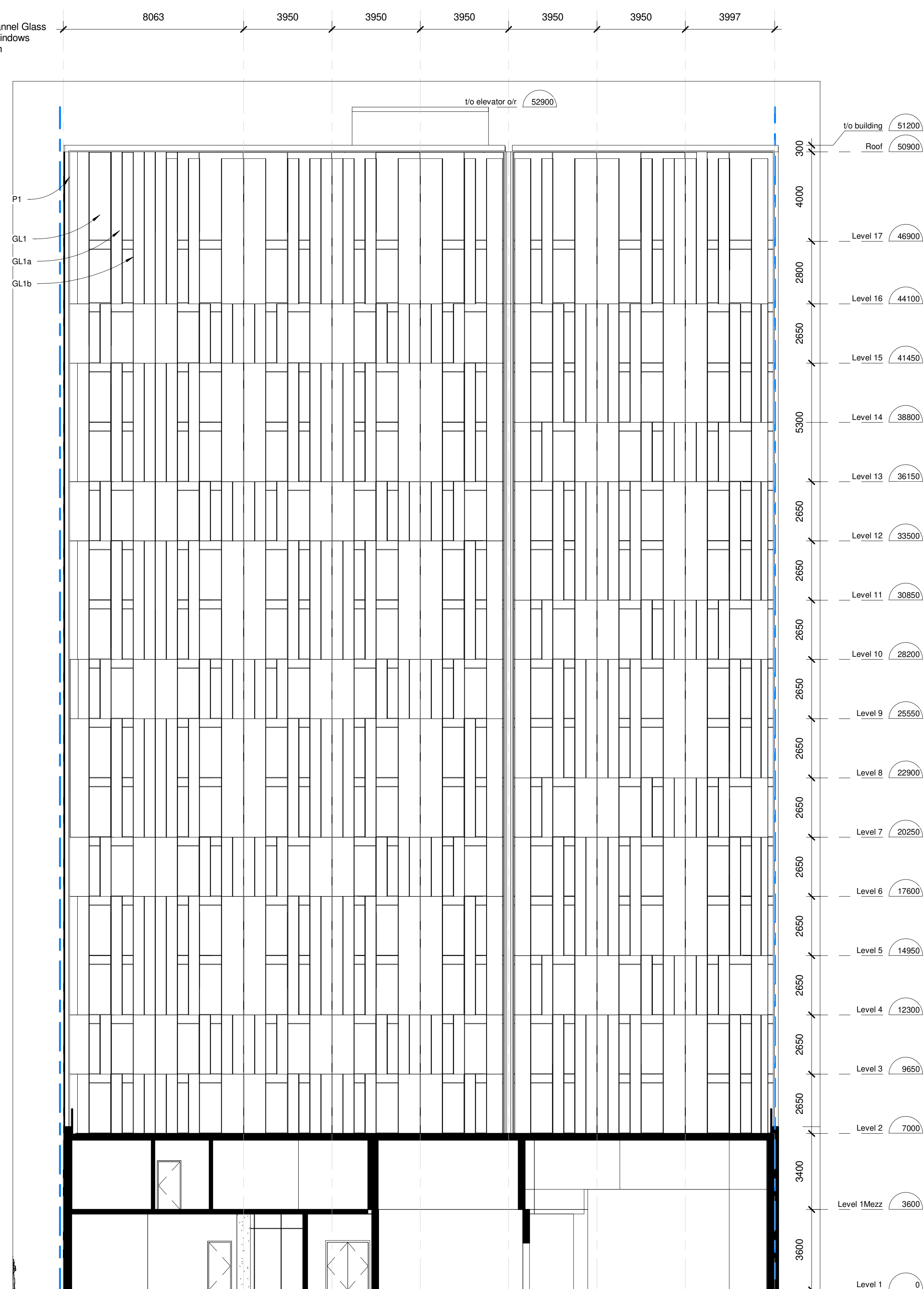
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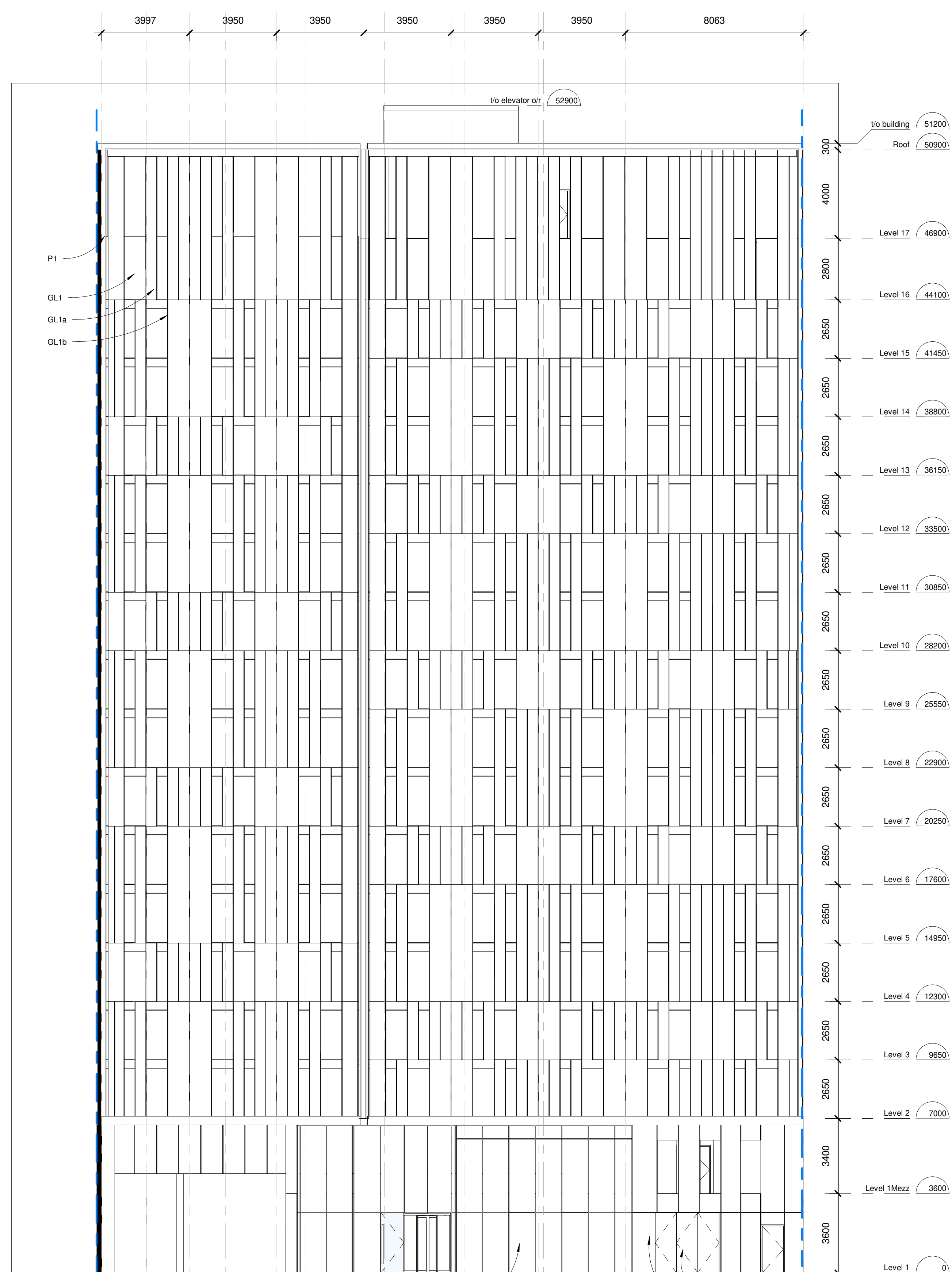
No.	Description	Date
1	Rezoning	xxxx

EXTERIOR MATERIALS

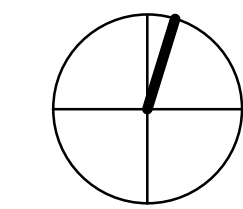
- GL1 Glazing
- GL1a Glazing, Spandrel
- GL1b Glazing, Fins
- GL2 Lobby Glazing
- GL3 Glazing, Fluted Channel Glass
- GL4 Glazing, Framed Windows
- GL5 Glazing, Frit Pattern
- M1 Masonry
- P1 Porcelain Panel
- ST1 Grilles, Louvres



2 Richmond South Elevation
A400 1 : 125



1 Richmond North Elevation
A400 1 : 125



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 Canada M5V 2H2 W sweenyandco.com

PROJ. NAME
38 Camden St

OWNER

DWG TITLE
**471 Richmond Elevations
North & South**

DATE : 19/03/15
 SCALE : 1 : 125
 DRAWN : PD, RR
 CHECKED : DC, DS
 PROJ. No. : 1806

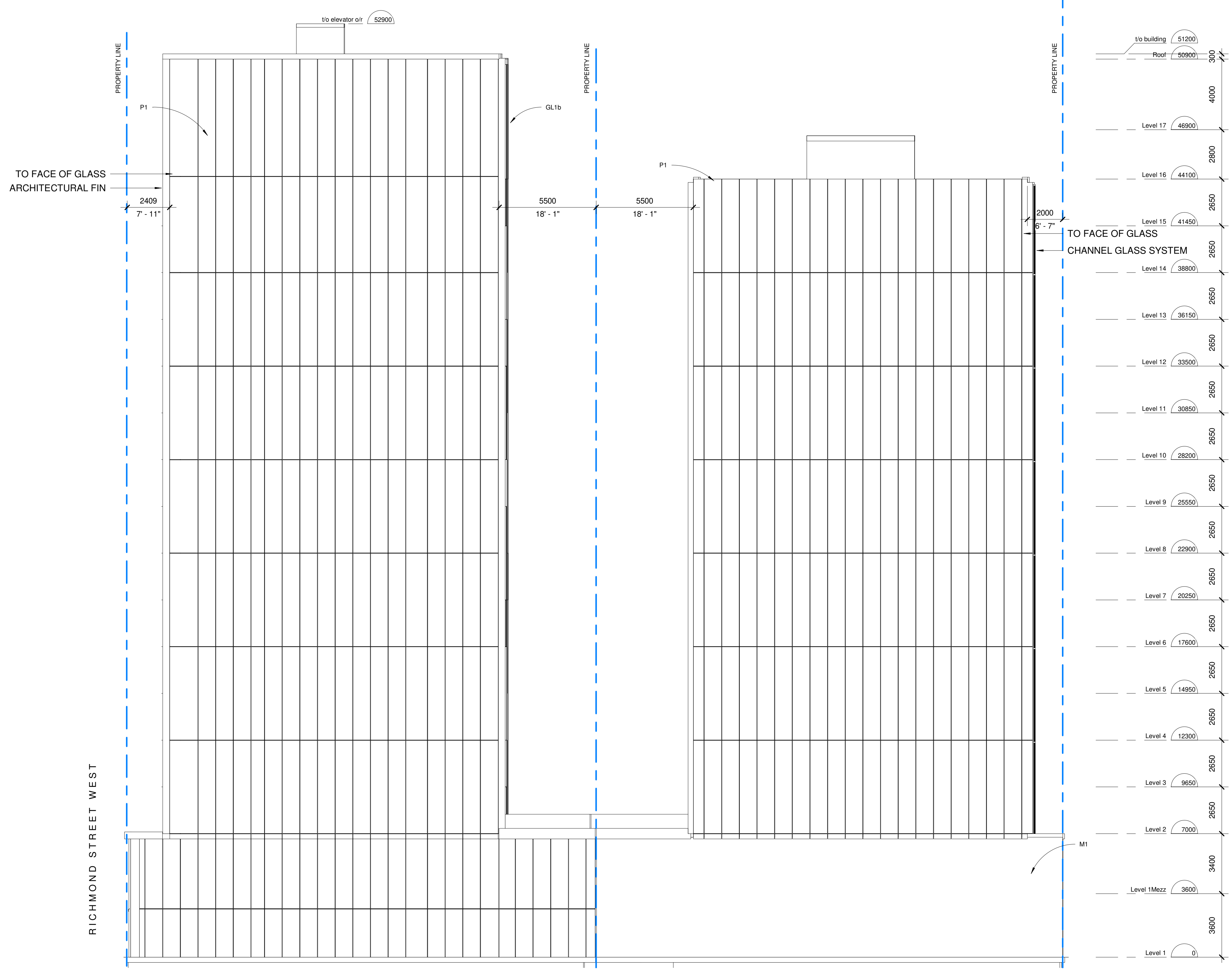
A400

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2019-05-27 4:50:05 PM

EXTERIOR MATERIALS

- GL1 Glazing
- GL1a Glazing, Spandrel
- GL1b Glazing, Fins
- GL2 Lobby Glazing
- GL3 Glazing, Fluted Channel Glass
- GL4 Glazing, Framed Windows
- GL5 Glazing, Frit Pattern
- M1 Masonry
- P1 Porcelain Panel
- ST1 Grilles, Louvres



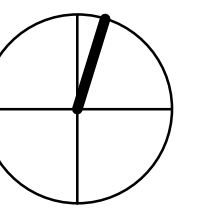
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No.	Description	Date
1	Rezoning	xxxx



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PROJ. NAME
38 Camden St

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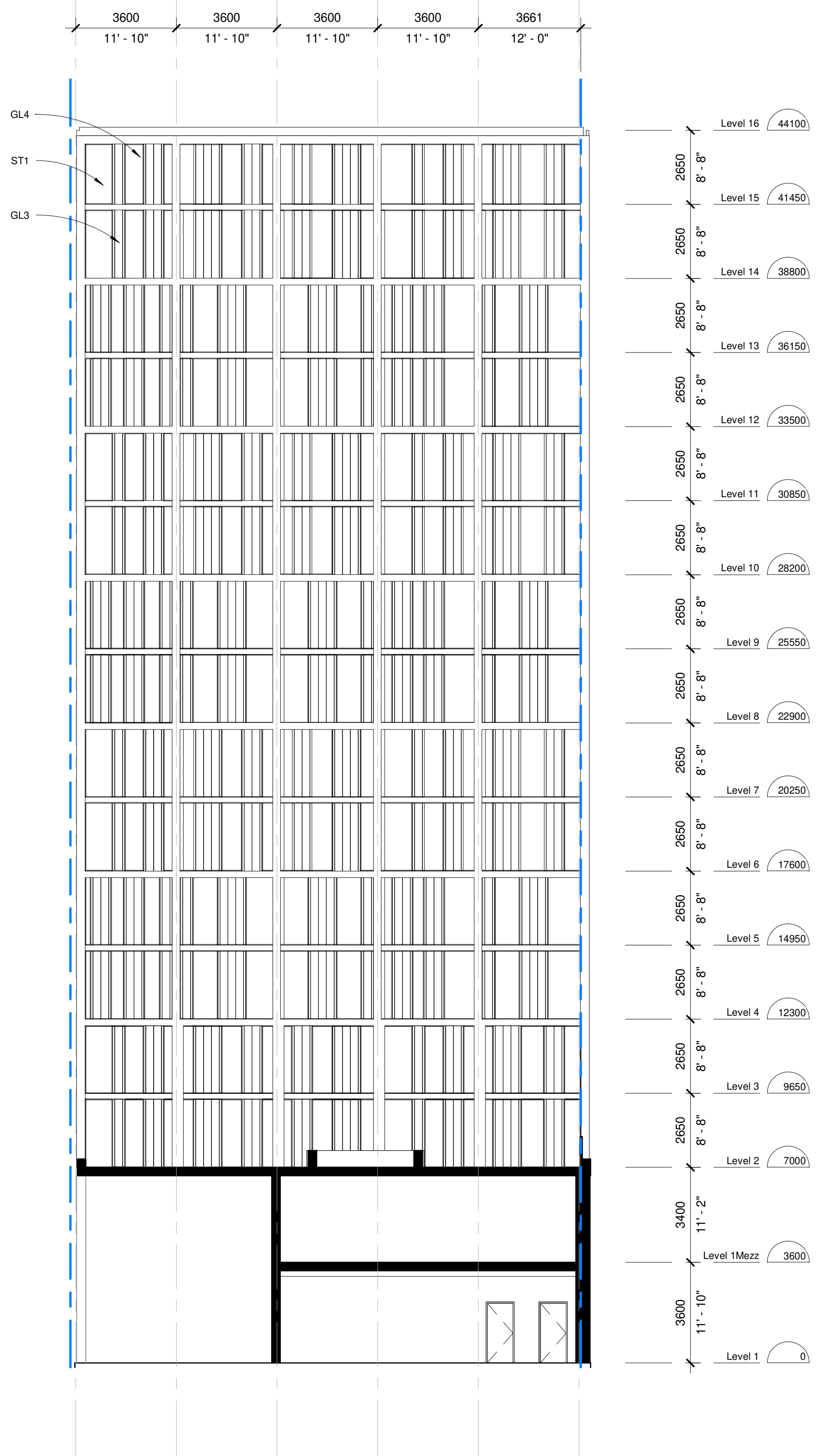
DWG TITLE
West Elevation

DATE : 19/03/15
SCALE : 1 : 125
DRAWN : PD, RR
CHECKED : DC, DS
PROJ. No. : 1806

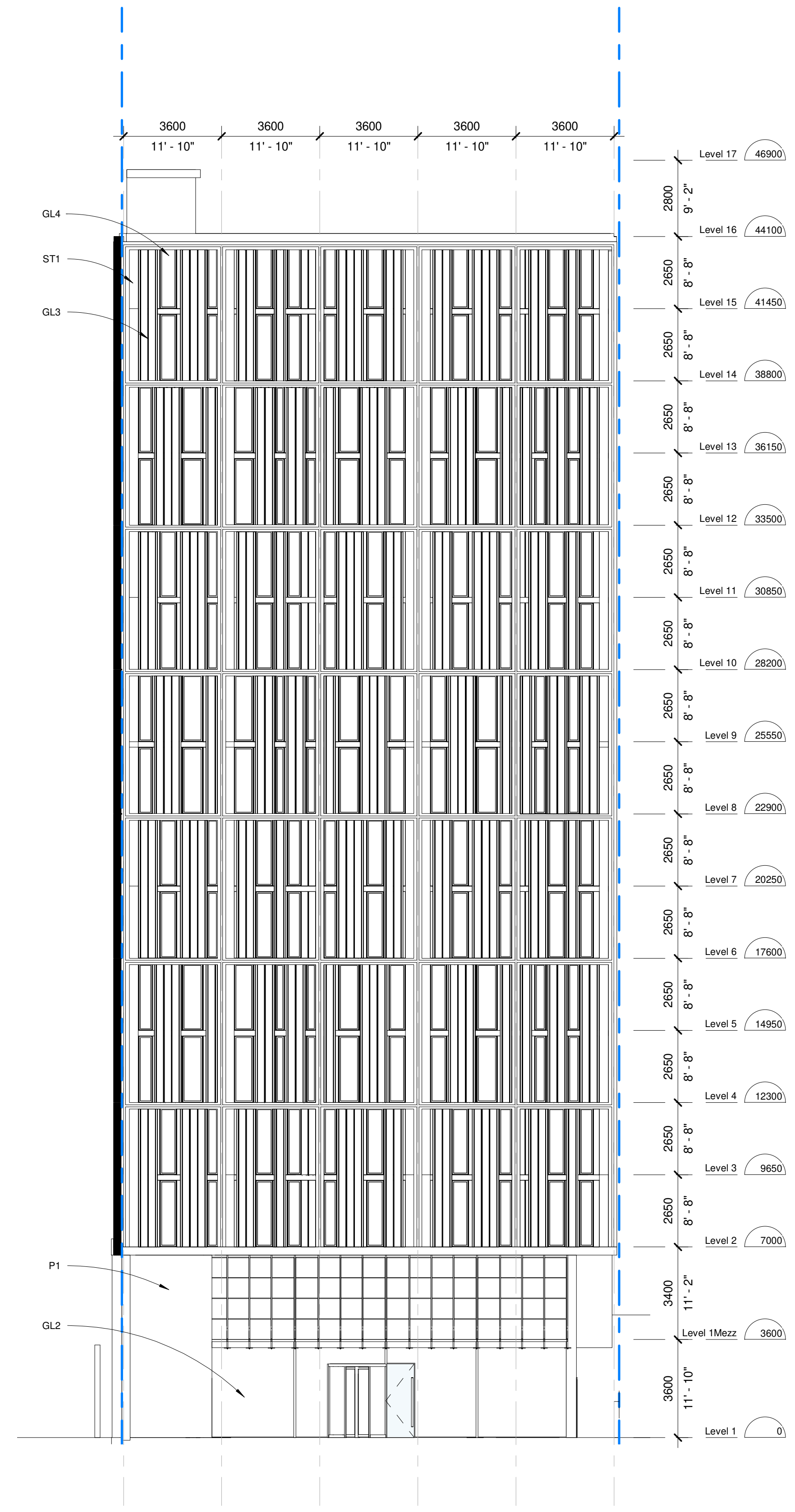
DWG No.
A401

EXTERIOR MATERIALS

- GL1 Glazing, Spandrel
- GL1a Glazing, Spandrel
- GL1b Glazing, Fins
- GL2 Lobby Glazing
- GL3 Glazing, Fluted Channel Glass
- GL4 Glazing, Framed Windows
- GL5 Glazing, Frit Pattern
- M1 Masonry
- P1 Porcelain Panel
- ST1 Grilles, Louvres



2 Camden North Elevation
A402 1:125



1 Camden South Elevation
A402 1:125

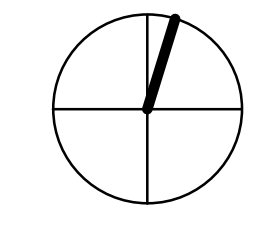
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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
38 Camden Elevations South and North

DATE : 19/03/15
SCALE : 1:125
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1806

DWG No.
A402

DRAWING NOT TO BE SCALED

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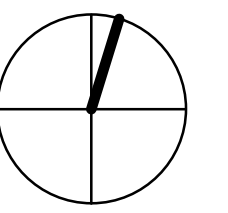
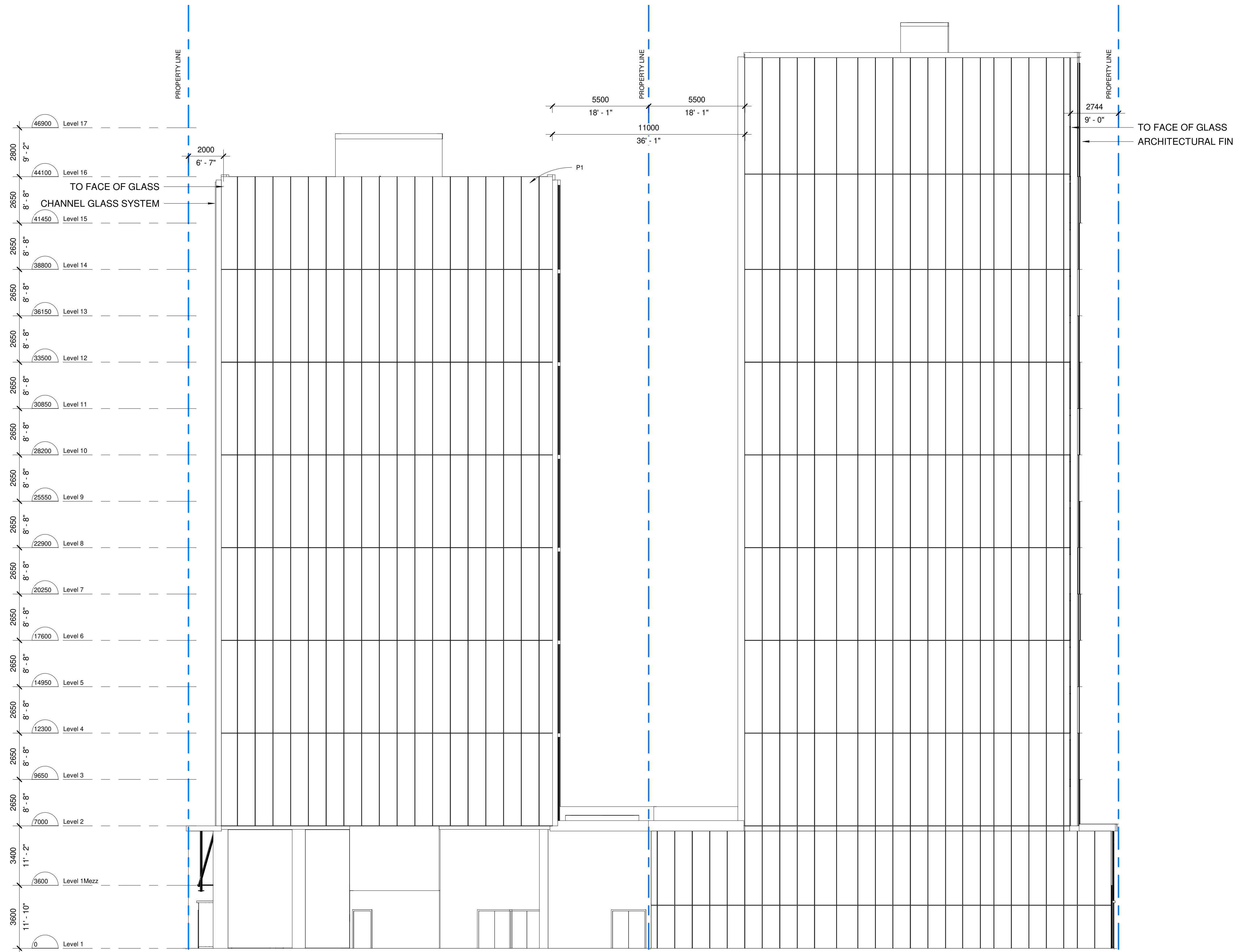
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ISSUED / REVISED

No.	Description	Date

EXTERIOR MATERIALS

- GL1 Glazing
- GL1a Glazing, Spandrel
- GL1b Glazing, Fins
- GL2 Lobby Glazing
- GL3 Glazing, Fluted Channel Glass
- GL4 Glazing, Framed Windows
- GL5 Glazing, Frit Pattern
- M1 Masonry
- P1 Porcelain Panel
- ST1 Grilles, Louvres



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38 Camden St

OWNER

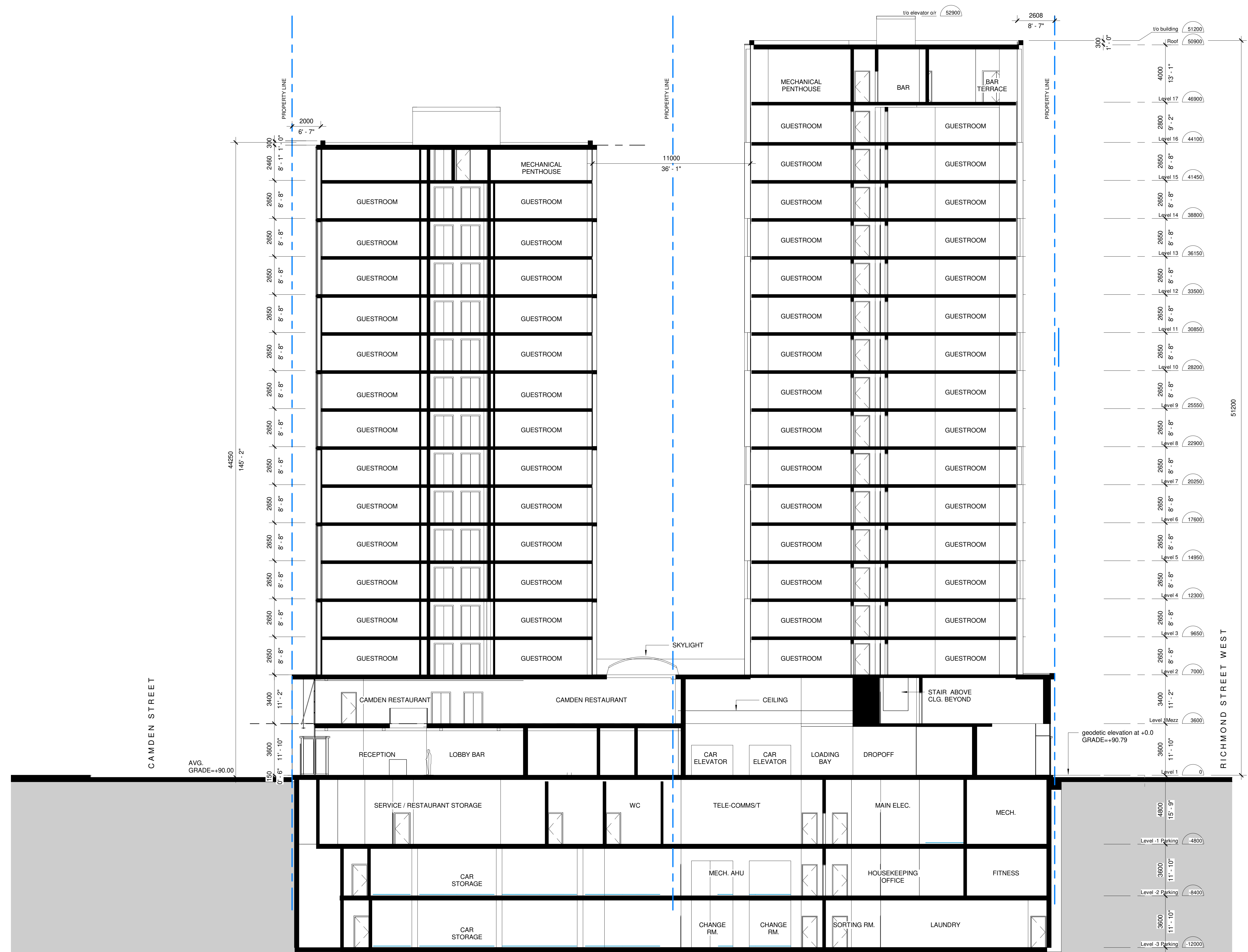
DWG TITLE
East Elevation

DATE : 19/03/15
SCALE : 1 : 125
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1806

DWG No.
A403

2 East Elevation
A403 / 1 : 125

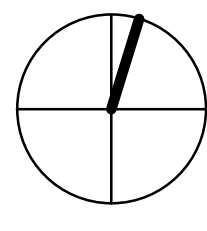
C:\Users\sibham\Documents\19-03-20_471_Richmond st.w_2_towers_Central_sibham7026T.rvt



DRAWING NOT TO BE SCALED
Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.
This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED

No.	Description	Date



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Architects

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F 416.971.5420
E info@andco.com
W sweenyandco.com

PROJ. NAME
38 Camden St

OWNER

DWG TITLE
North South Section

DATE: 19/03/15
SCALE: 1 : 125
DRAWN: SP, SS
CHECKED: DC
PROJ. No.: 1806

DWG No.
A501

DRAWING NOT TO BE SCALED

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ISSUED / REVISED

No.	Description	Date
1	Rezoning	xxxx

- CONTEXT - PROPOSAL
- 471 RICHMOND - AS OF RIGHT
- PROPERTY LINE

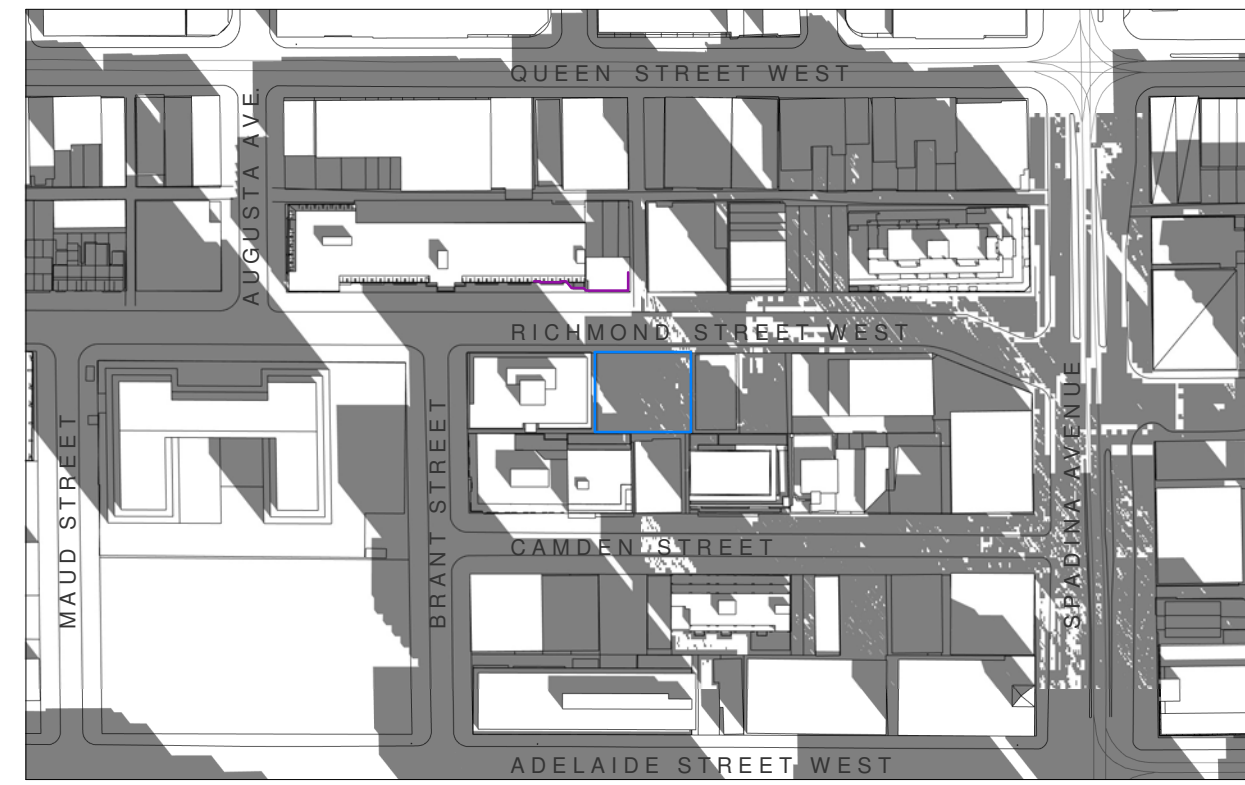
471 RICHMOND - SHADOW STUDIES

In support of the Re-Zoning Application for a 17 storey Hotel at 465-471 Richmond Street West, the following Sun / Shadow Study has been prepared. The proposal is located mid-block on the south side of Richmond Street between Spadina Avenue and Brant Street. The height of the hotel is 51.2m inclusive of mechanical penthouse.

The Sun / Shadow Study has been prepared in accordance with the City of Toronto's application support material, terms of reference. As the proposal is over 20 metres in height, and not near shadow sensitive areas, the Sun / Shadow test times are on the Fall and Spring equinoxes September 21, and March 21), and hourly from 9:18am to 6:18pm inclusive. Parts 1a and 2a of the Study illustrate the existing conditions. Parts 1b and 2b of the Study illustrate the proposed conditions. The as-of-right height for the property as noted in City By-law 569-2013 is 23.0m, and is illustrated with a red line over the proposed conditions.



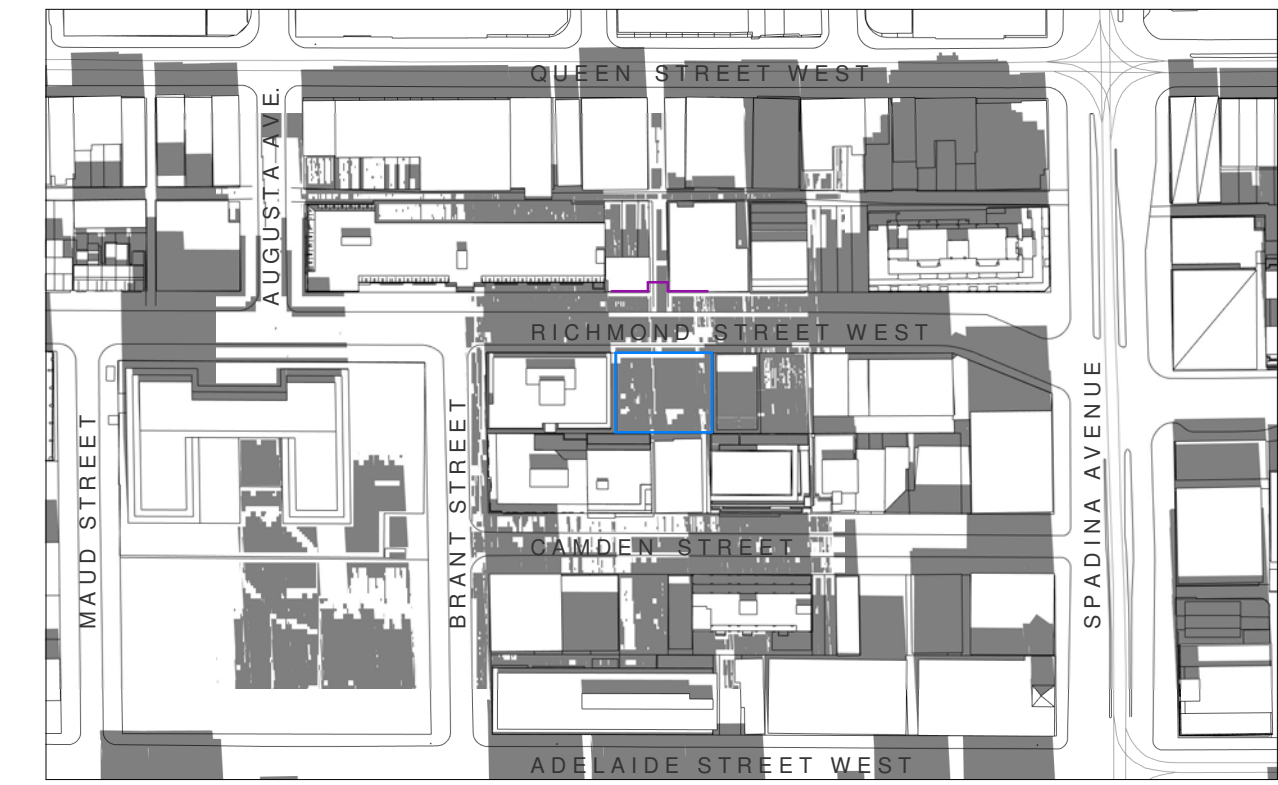
9:18 am



10:18 am



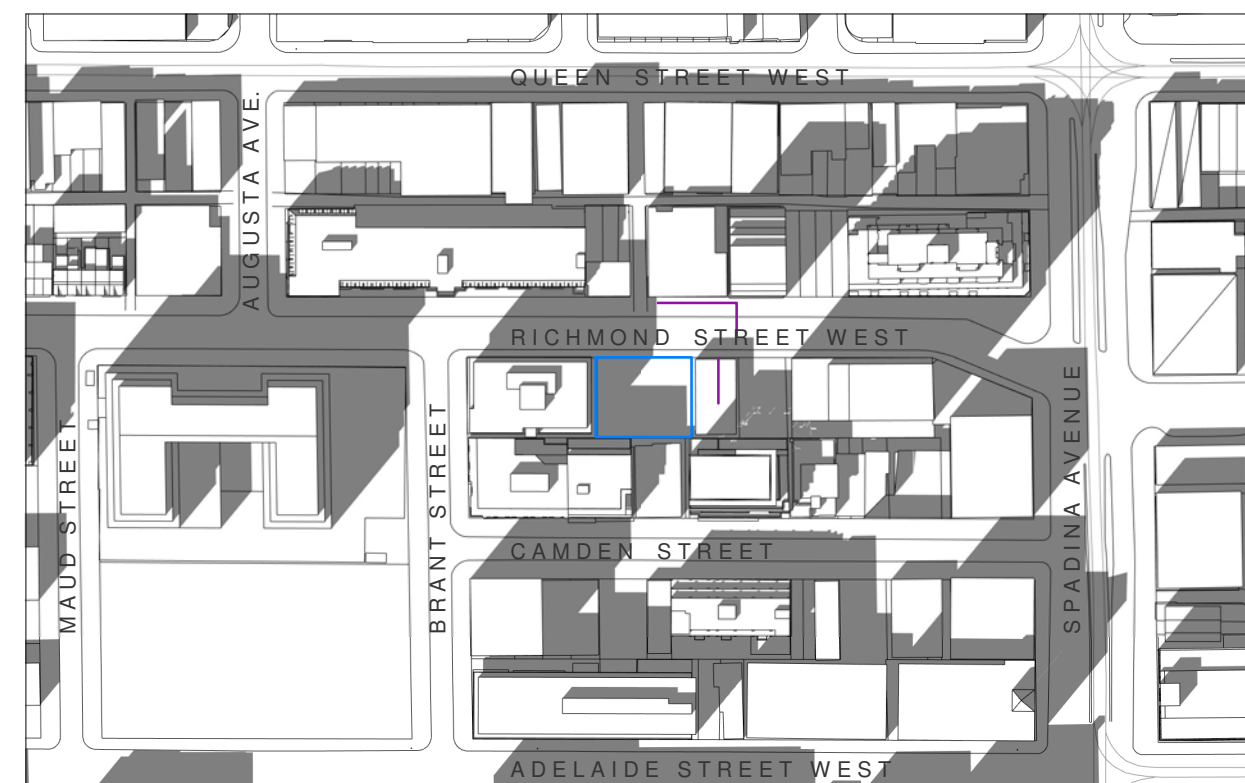
11:18 am



12:18 pm



1:18 pm



2:18 pm



3:18 pm



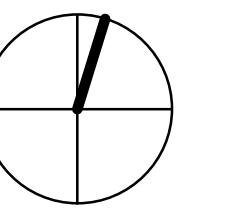
4:18 pm



5:18 pm



6:18 pm



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2019-05-27 4:51:34 PM

Sweeny&Co Architects

134 Peter Street Suite 1601 Toronto ON Canada M5V 2H2 P 416.971.6252 F 416.971.5420 E info@sandco.com W sweenyandco.com

PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Existing Sun Shadow Study (September 21)

DATE : 06/08/18
SCALE : As indicated
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1806
DWG No.
A1001

DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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ISSUED / REVISED

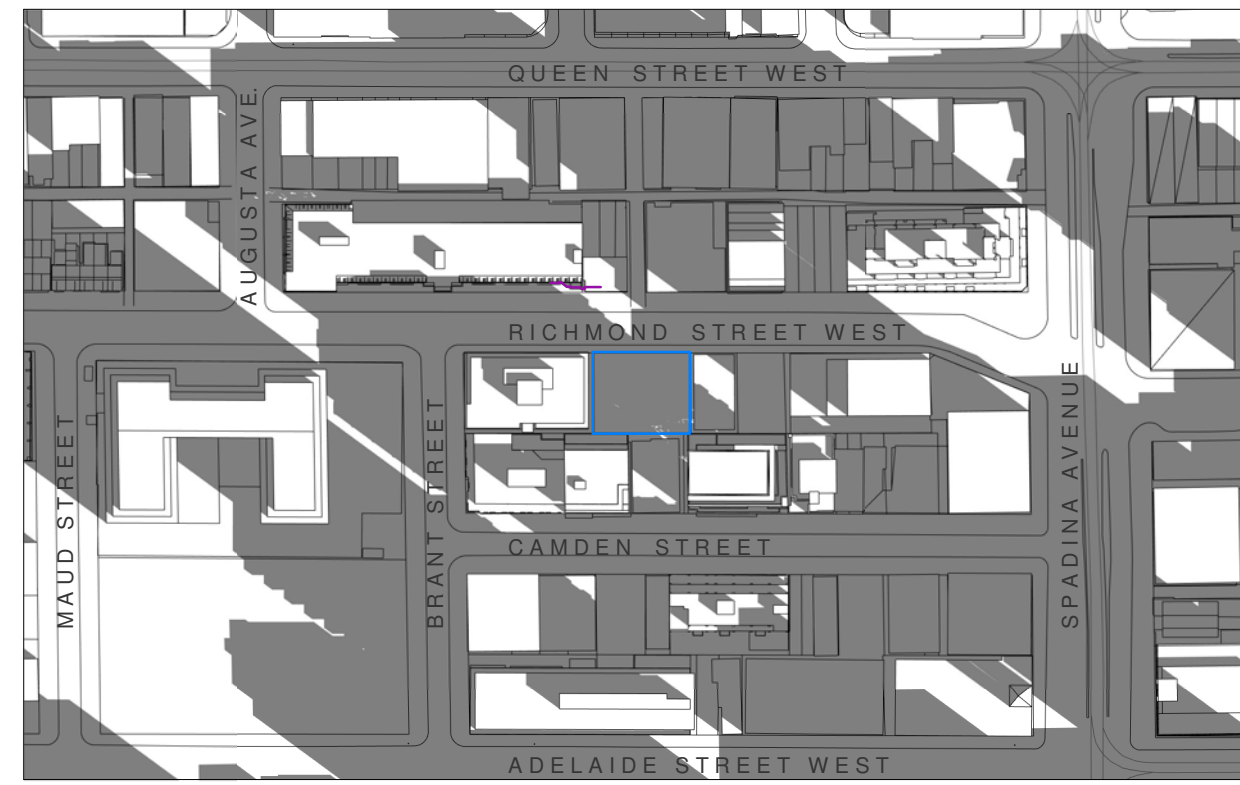
No.	Description	Date
1	Rezoning	xxxx

CONTEXT - PROPOSAL
 471 RICHMOND - AS OF RIGHT
 PROPERTY LINE

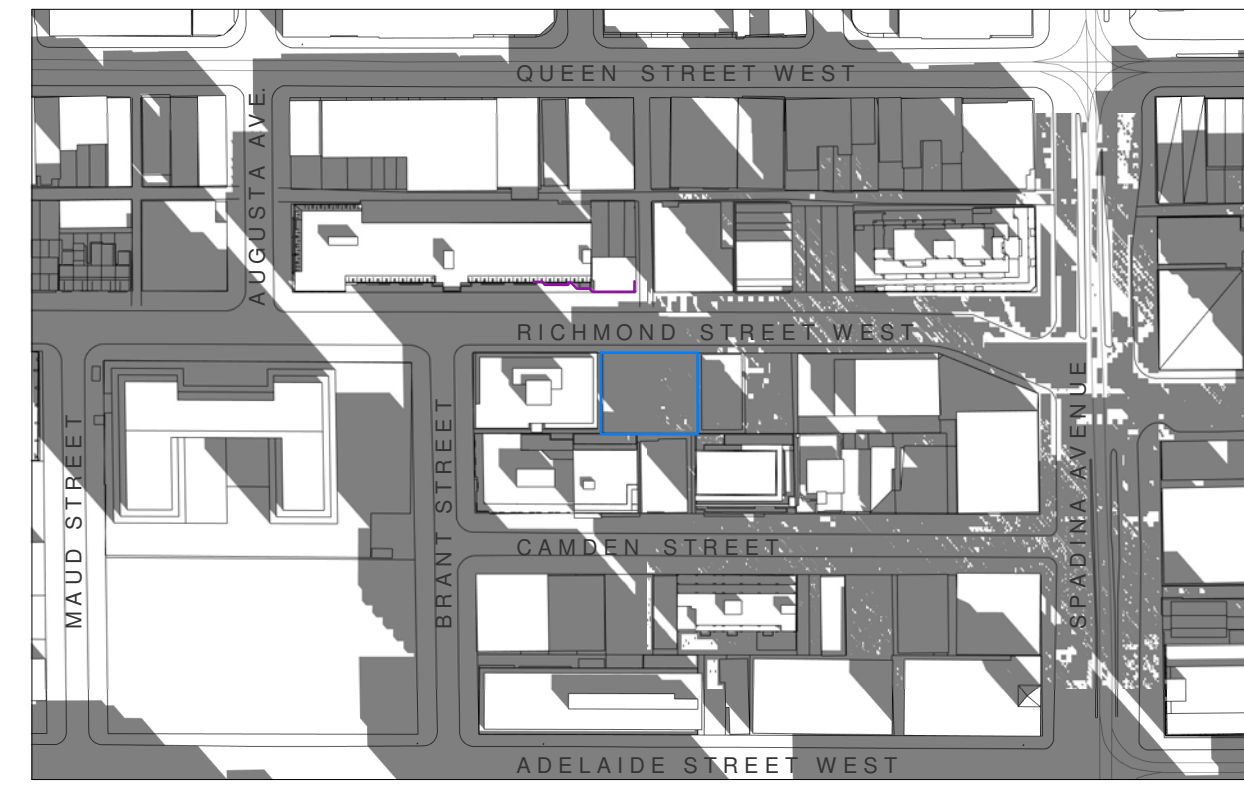
471 RICHMOND - SHADOW STUDIES

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9:18 am



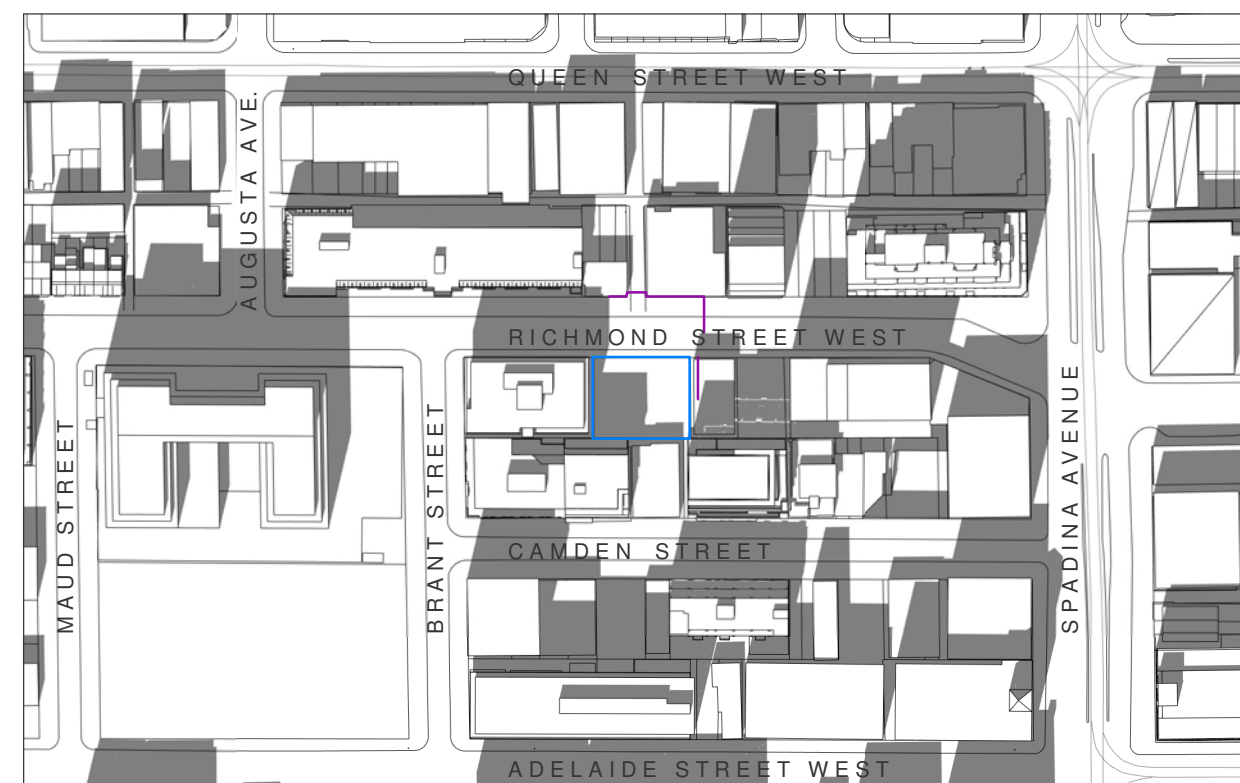
10:18 am



11:18 am



12:18 pm



1:18 pm



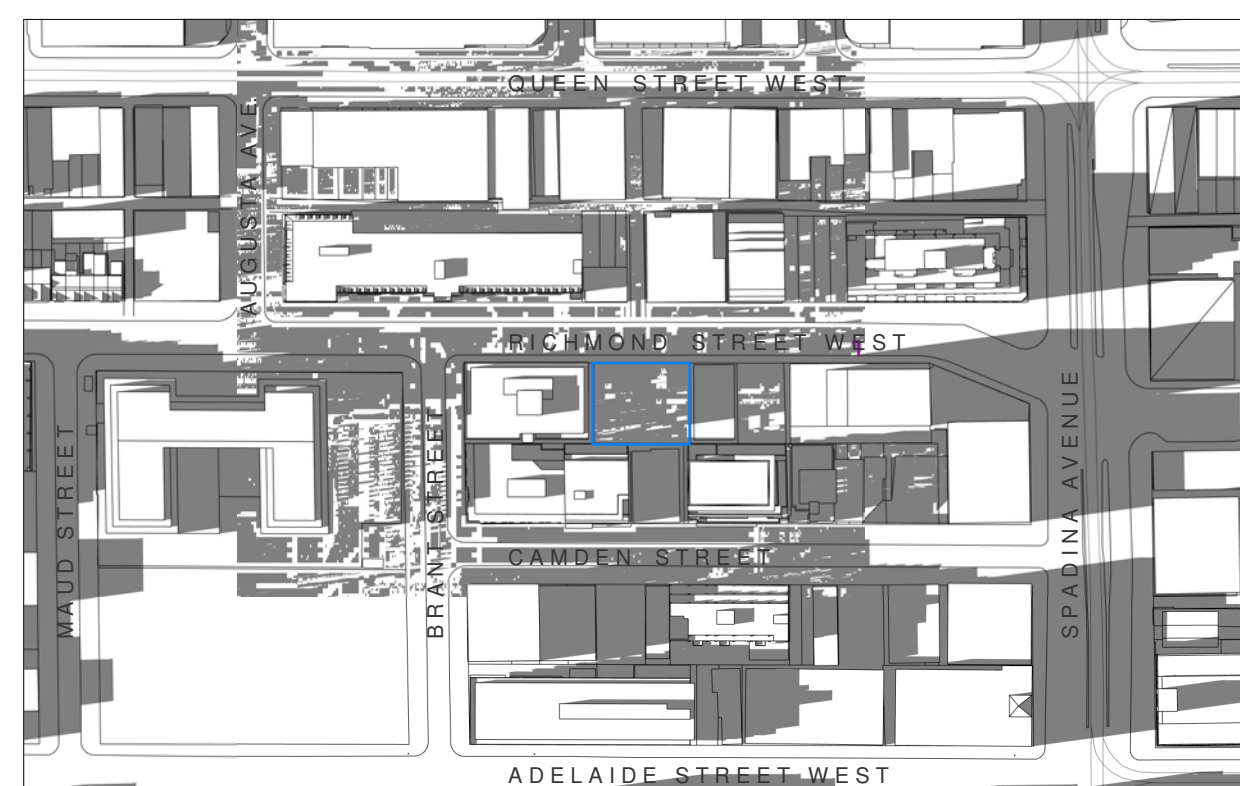
2:18 pm



3:18 pm



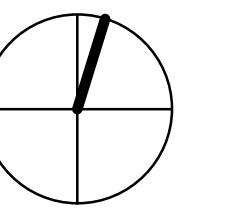
4:18 pm



5:18 pm



6:18 pm



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Sweeny&Co Architects

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PROJ. NAME 38 Camden St

OWNER

DWG TITLE Existing Sun Shadow Study (March 21)

DATE: 07/06/18 SCALE: As indicated DRAWN: Author CHECKED: Checker PROJ. No.: 1806 DWG No. A1002

DRAWING NOT TO BE SCALED

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ISSUED / REVISED

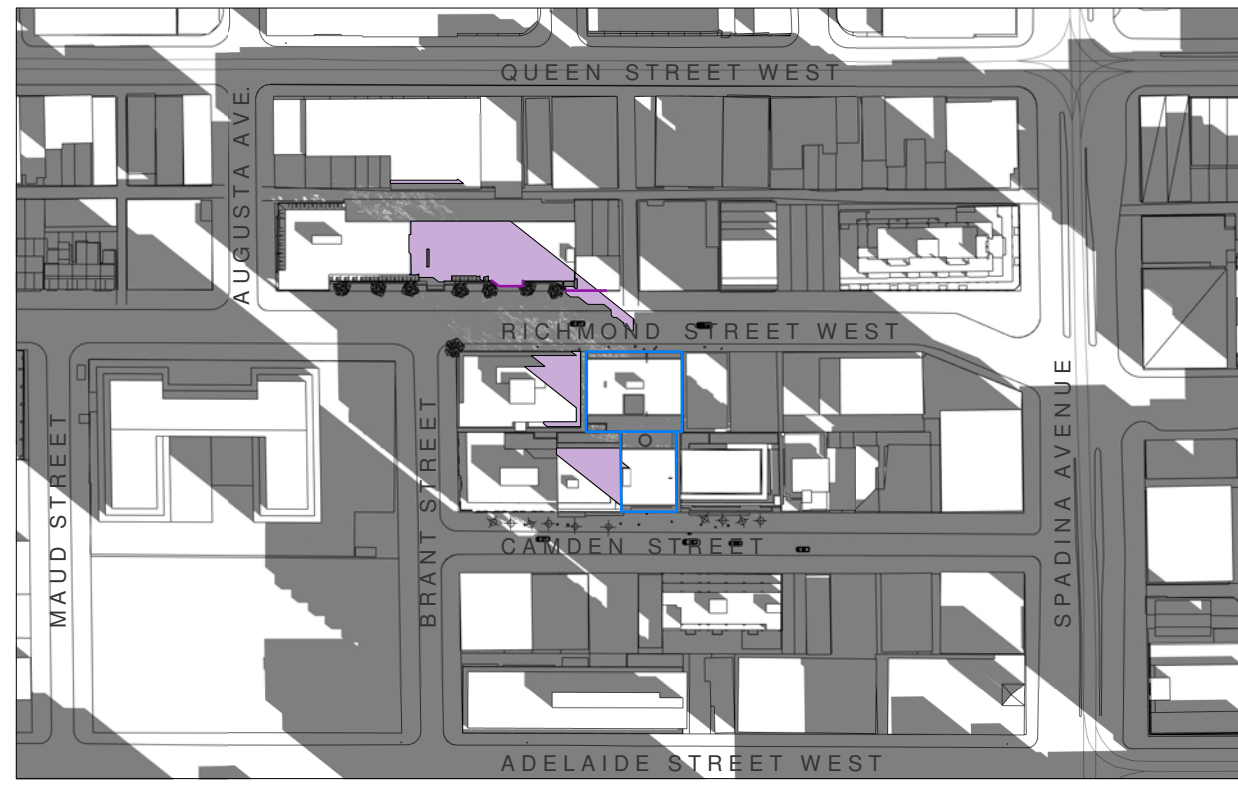
No.	Description	Date
1	Rezoning	xxxx

- 471 RICHMOND 38 CAMDEN - PROPOSAL
- CONTEXT - PROPOSAL
- 471 RICHMOND - AS OF RIGHT
- PROPERTY LINE

471 RICHMOND - SHADOW STUDIES

In support of the Re-Zoning Application for a 17 storey Hotel at 465-471 Richmond Street West, the following Sun / Shadow Study has been prepared. The proposal is located mid-block on the south side of Richmond Street between Spadina Avenue and Brant Street. The height of the hotel is 51.2m inclusive of mechanical penthouse.

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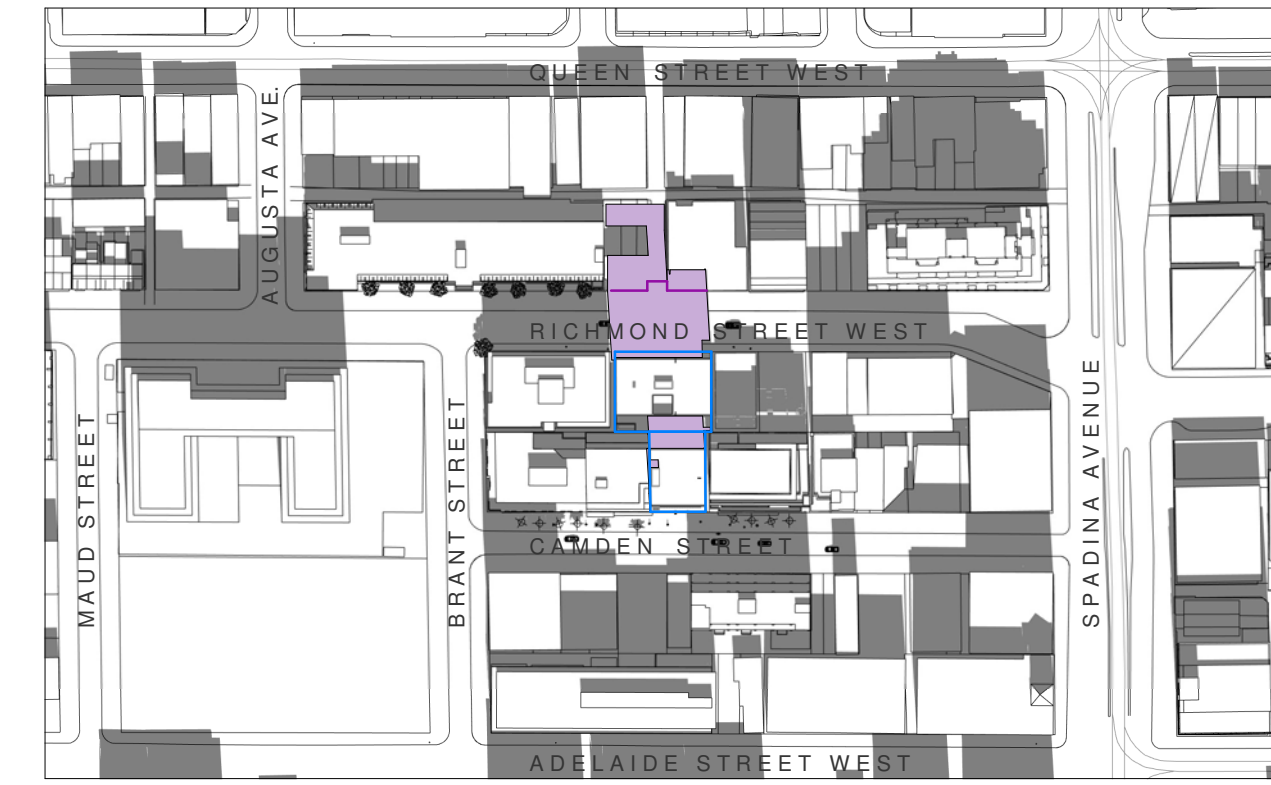
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10:18 am



11:18 am



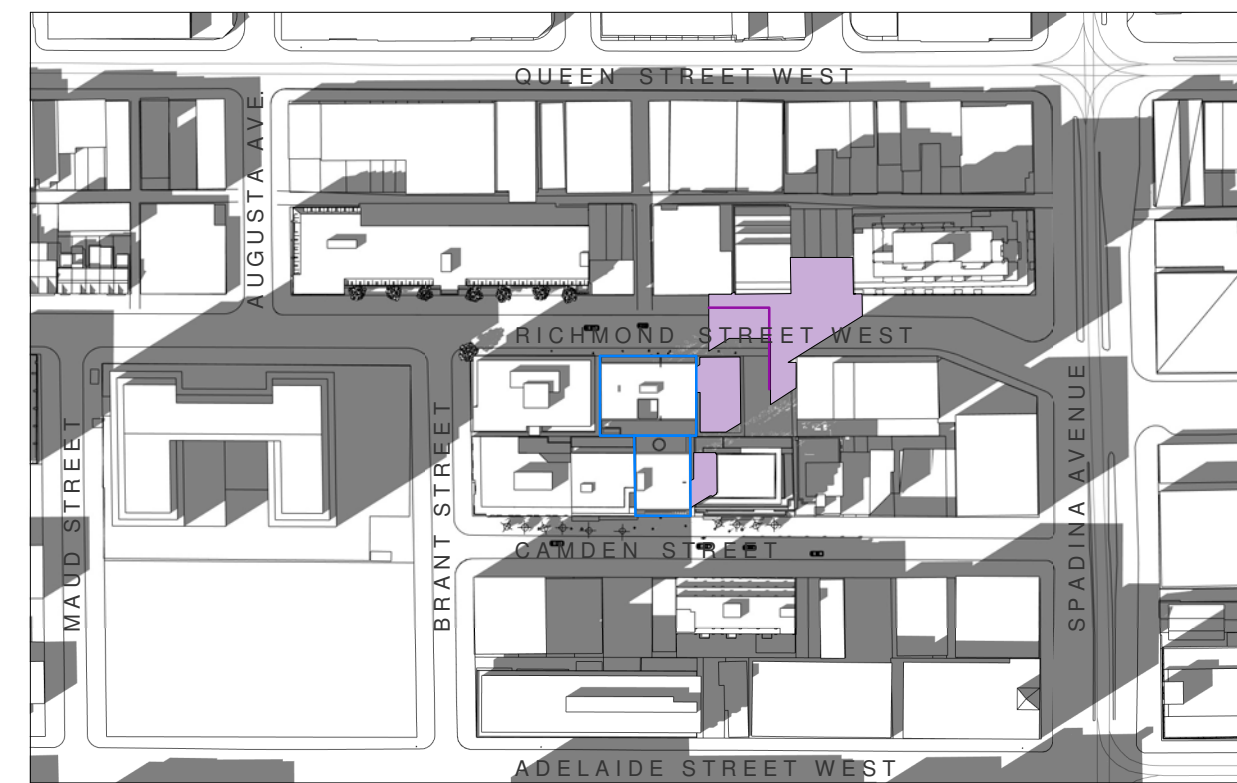
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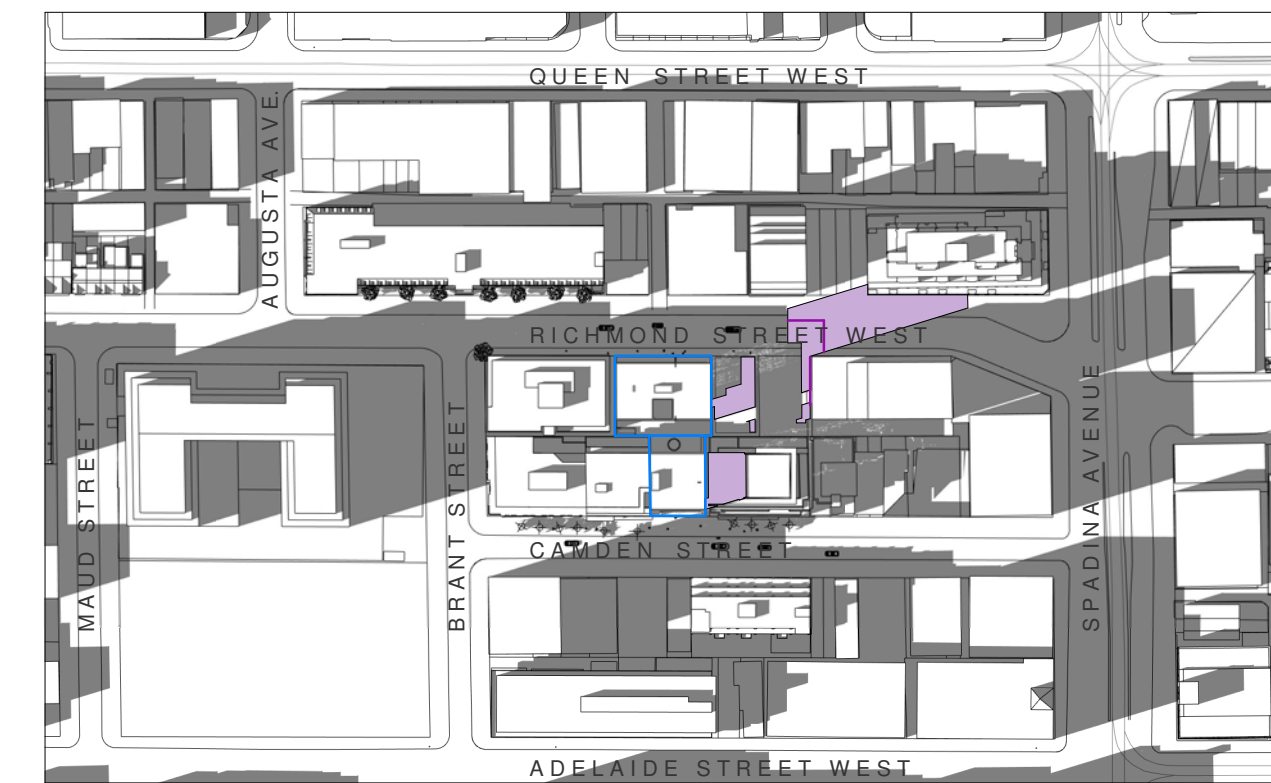
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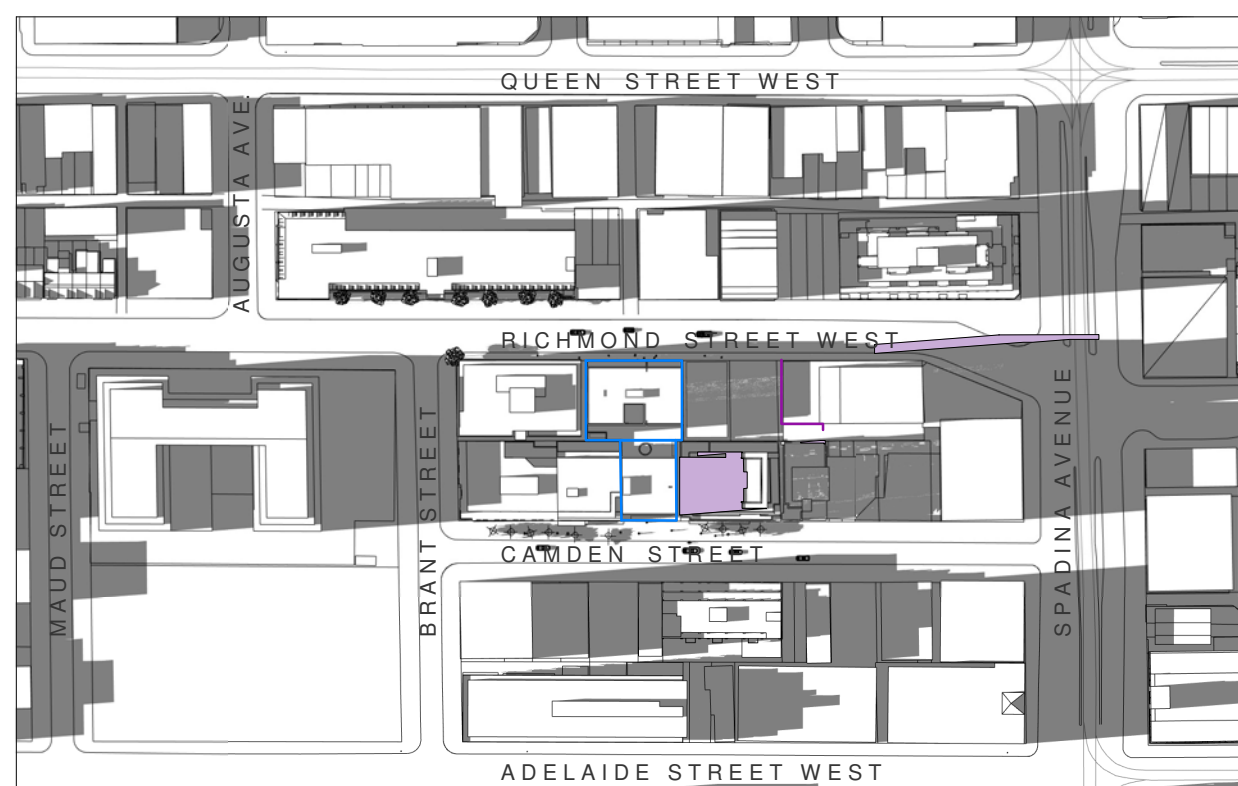
2:18 pm



3:18 pm



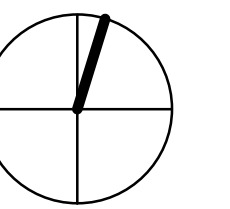
4:18 pm



5:18 pm



6:18 pm



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 P 416.971.6252 F 416.971.5420 E info@andco.com W sweenyandco.com

PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Sun Shadow Study (September 21)

DATE : 03/27/18
 SCALE : As indicated
 DRAWN : PD
 CHECKED : DC
 PROJ. No. : 1806 **A1004**

DRAWING NOT TO BE SCALED

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ISSUED / REVISED

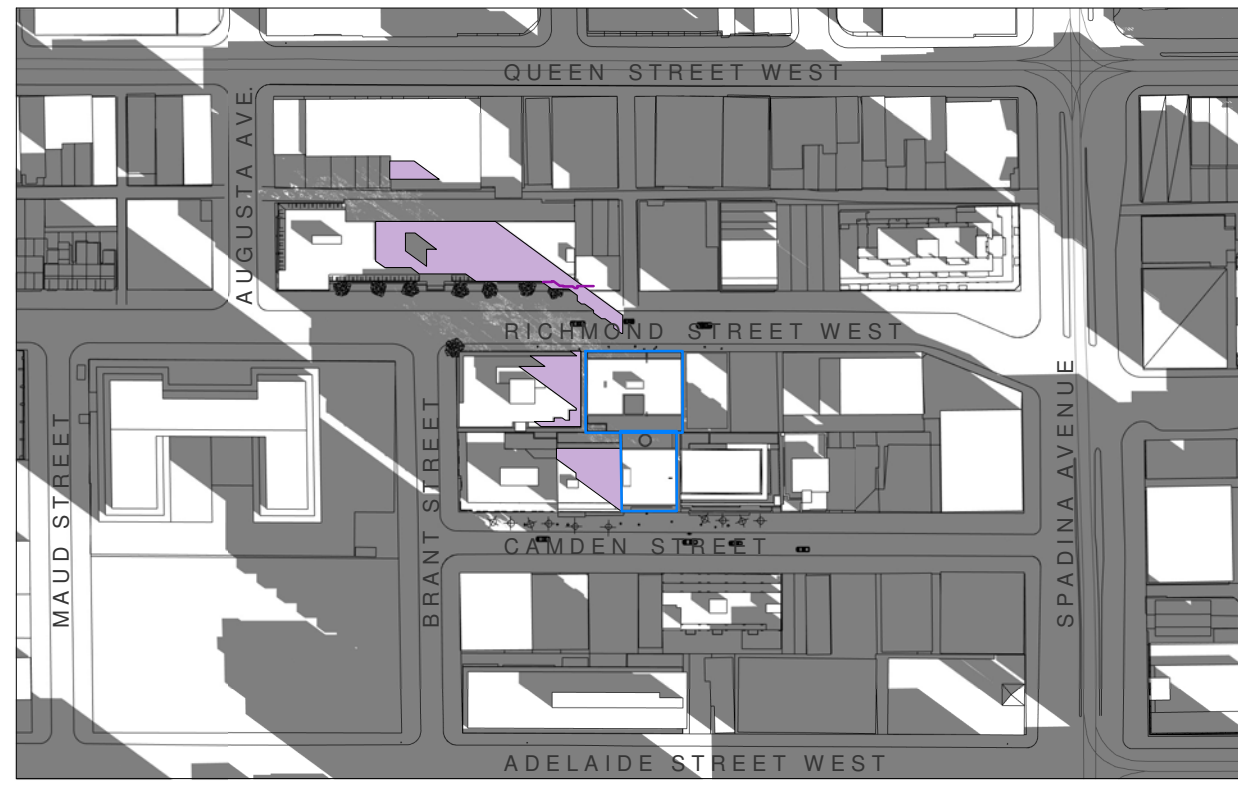
No.	Description	Date
1	Rezoning	xxxx

- 471 RICHMOND 38 CAMDEN - PROPOSAL
- CONTEXT - PROPOSAL
- 471 RICHMOND - AS OF RIGHT
- PROPERTY LINE

471 RICHMOND - SHADOW STUDIES

In support of the Re-Zoning Application for a 17 storey Hotel at 465-471 Richmond Street West, the following Sun / Shadow Study has been prepared. The proposal is located mid-block on the south side of Richmond Street between Spadina Avenue and Brant Street. The height of the hotel is 51.2m inclusive of mechanical penthouse.

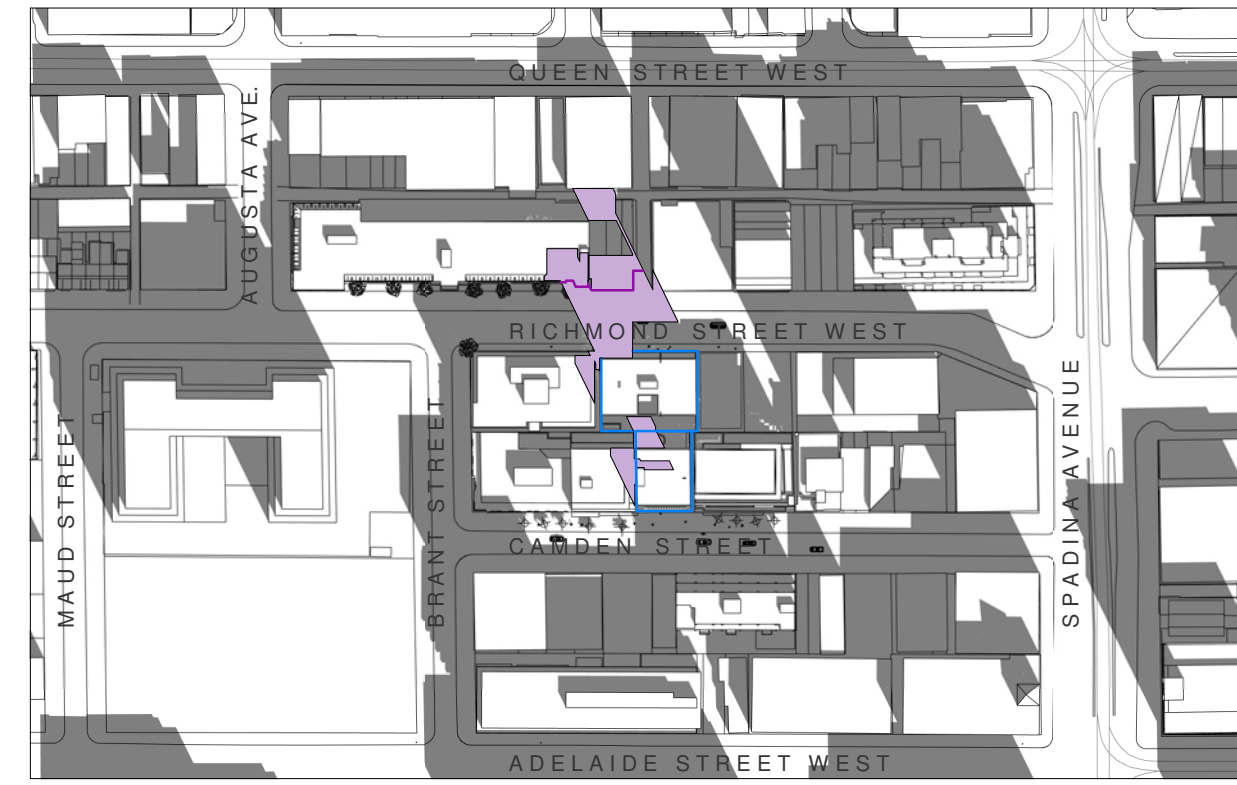
The Sun / Shadow Study has been prepared in accordance with the City of Toronto's application support material, terms of reference. As the proposal is over 20 metres in height, and not near shadow sensitive areas, the Sun / Shadow test times are on the Fall and Spring equinoxes September 21, and March 21), and hourly from 9:18am to 6:18pm inclusive. Parts 1a and 2a of the Study illustrate the existing conditions. Parts 1b and 2b of the Study illustrate the proposed conditions. The as-of-right height for the property as noted in City By-law 569-2013 is 23.0m, and is illustrated with a red line over the proposed conditions.



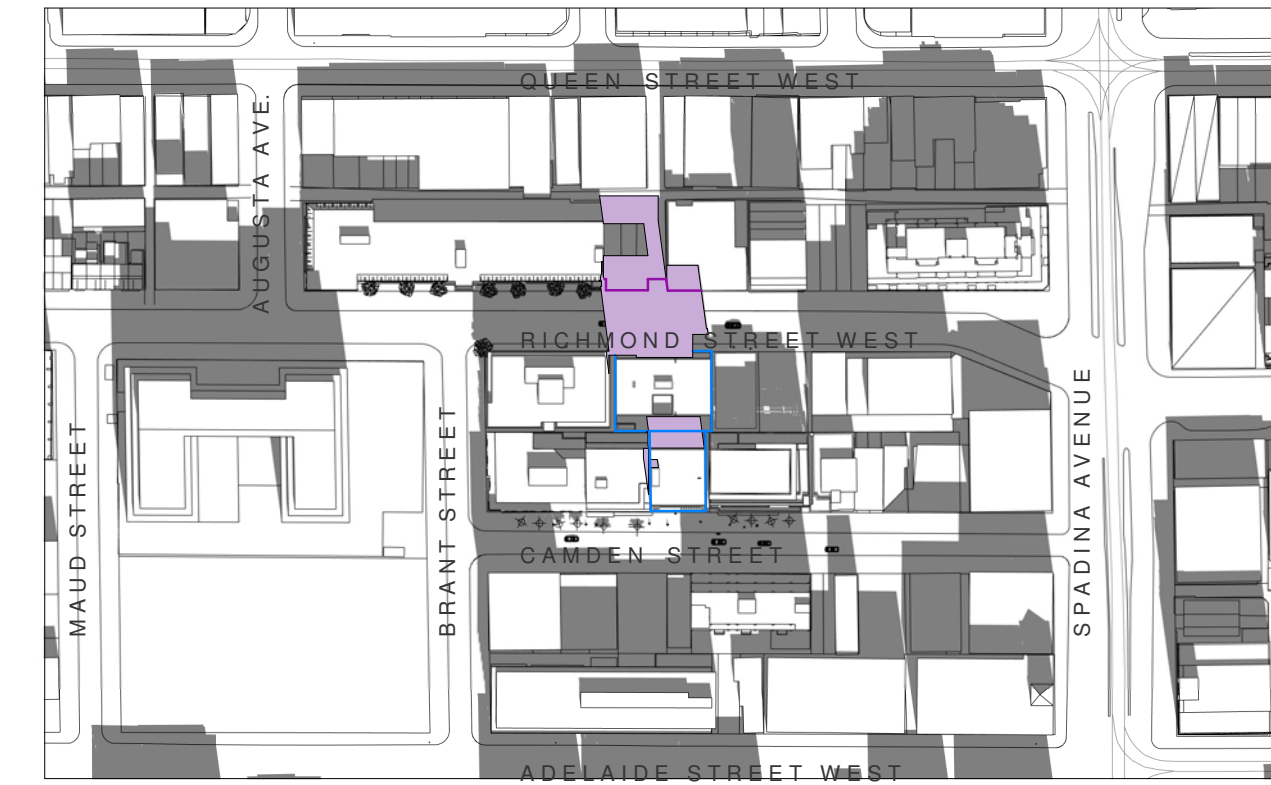
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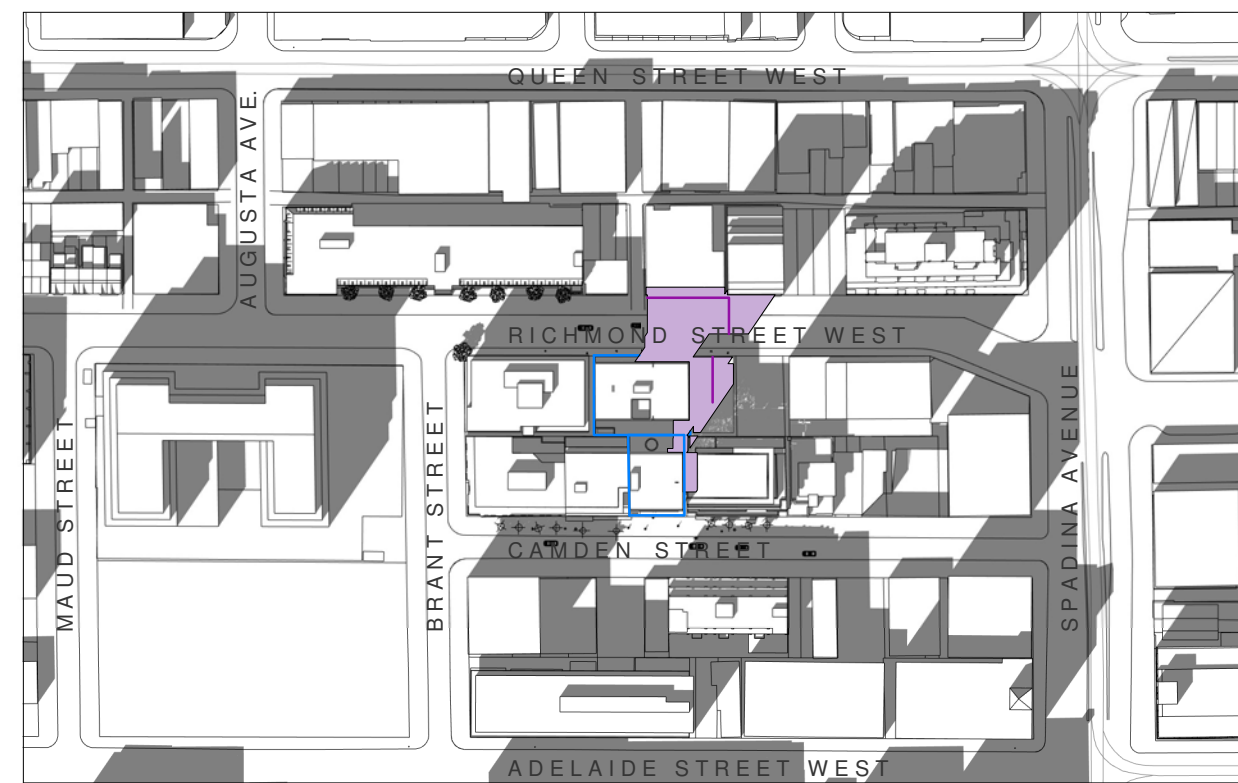
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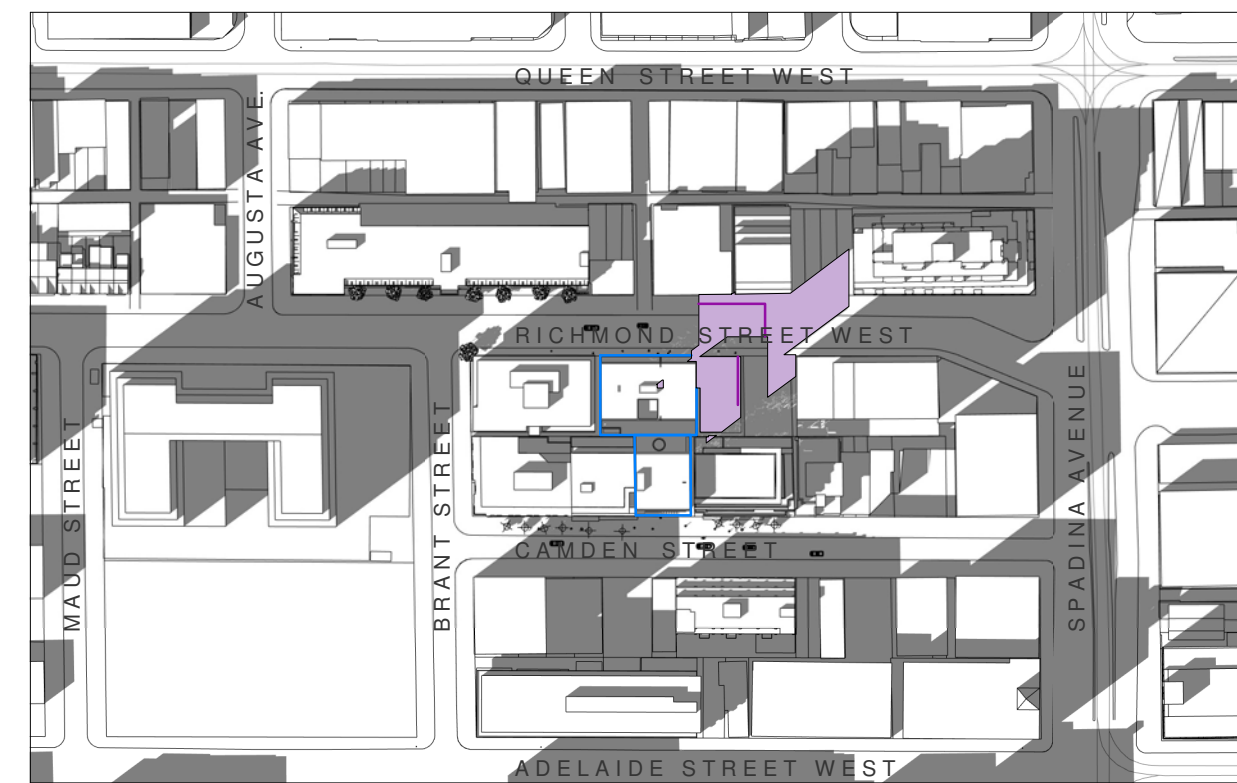
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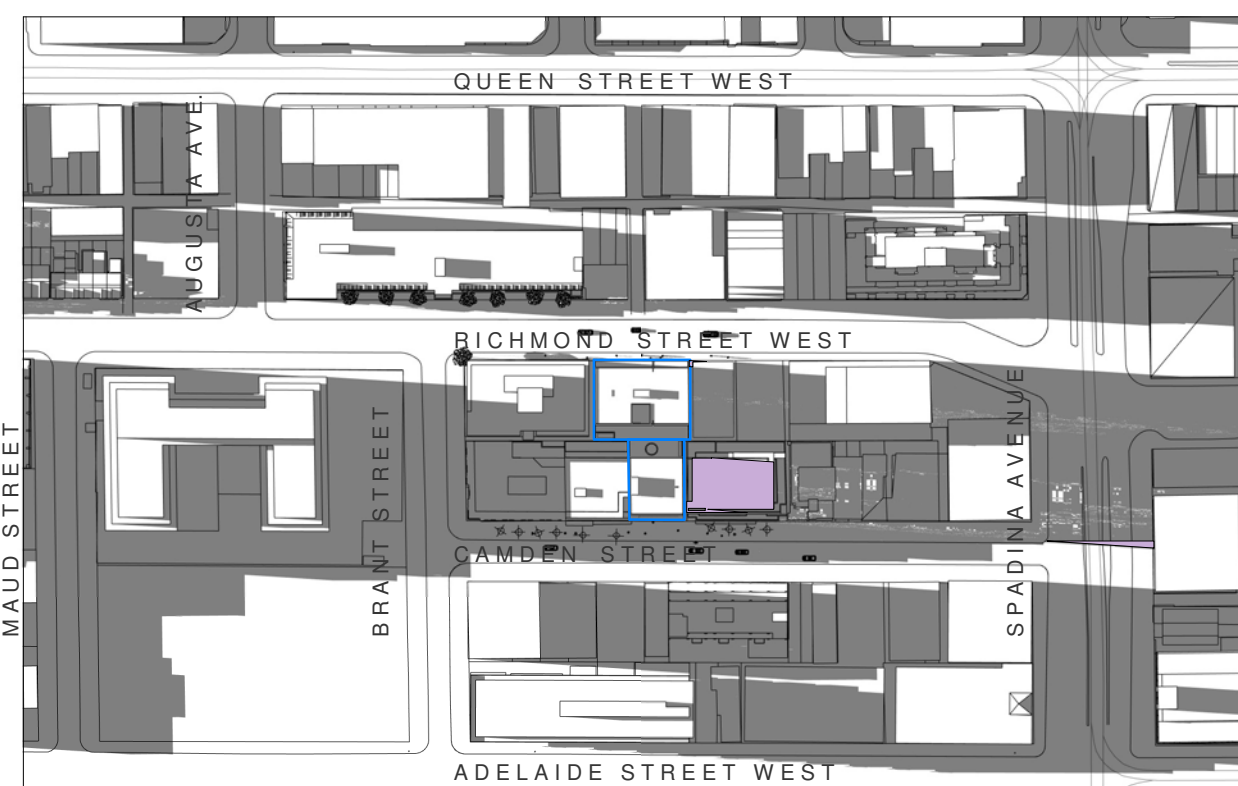
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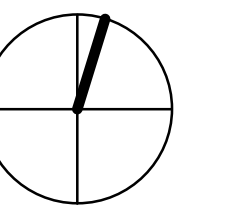
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Sweeny&Co Architects

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PROJ. NAME
38 Camden St

OWNER

DWG TITLE
Sun Shadow Study (March 21)

DATE : 03/29/18
 SCALE : As Indicated
 DRAWN : Author
 CHECKED : Checker
 PROJ. No. : 1806 **A1005**