



BOUSFIELDS INC.

Project No. 2002
Date: April 27, 2022

To whom it may concern,

**Re: 152-164 Bathurst and 621-627 Richmond Street West
Site Plan Control 1st Submission and Zoning By-Law Resubmission –
Summary List of Revisions
File No. 21 181257 STE 10 OZ**

Architectural Changes

- The overall height of the development has been reduced from 64.9m to 59.9m.
- There has been an increase in storey's from 17 to 18 (as the top floor now is a combination of suites and mechanical rather than amenity and mechanical) – Illustrated on drawings dA3.1, dA3.2, dA4.1,
- Total GFA reduced from 16,137m² to 14,887m²
- Materiality has been updated on all levels, taking cues from the heritage buildings original brick colour.
- Additional setbacks have been introduced to the development along the west, north & south faces, and are as follows:

West Face along Richmond – dA1.3, dA3.1, dA3.2,

- The previous number of storey's included in the first setback from level 4 – 6 has been reduced to only level 4 and the setback has increased from 3.0m to 3.5m.
- The second setback from levels 7-9 has been updated to a setback from levels 5-6 and the setback has increased from 1.5m to 2.7m.
- Levels 7 – 9 are now in line with the tower face on the west side.

North Face along Richmond – dA1.3, dA3.1

- Levels 5 – 6 have stepped back 1.5m to be in line with levels 7- 9 above to create a 4 storey masonry element along Richmond.

South Face along Bathurst –dA1.3, dA3.1, dA3.2

- An additional setback of 4.35m on the south face from levels 7-9 has been introduced, allowing for a 20m separation distance to the 8 storey building to the south.

Landscape Changes

- LTP: Revised tree protection hoarding for trees along Bathurst St.

- L100: Introduction of raised bike lane, three new trees in a continuous soil trench along Richmond St. and the revised plant list
- L101: New Public Utilities Plan and Soil Volume Plan and Section through Richmond St. W
- L102: Revised Green Roof layout and exterior amenity area
- L200: New drawing with details related to the continuous soil trench
- L202: New Drawing with precast paving, bollard light, raised bike lane and prefab planter details

Civil Engineering Changes

Fire Flow Calculations – Functional Servicing and Stormwater Management Report. Section 6.3.

- The Construction Coefficient was revised from 0.6 (fire-resistive construction) to 0.8 (non-combustible construction) and the GFA was revised to the full building above grade GFA .