

bnkc
ARCHITECTURE+URBAN DESIGN

You have a vision—whether it's building homes, shaping communities, or creating spaces to gather, learn, and grow.

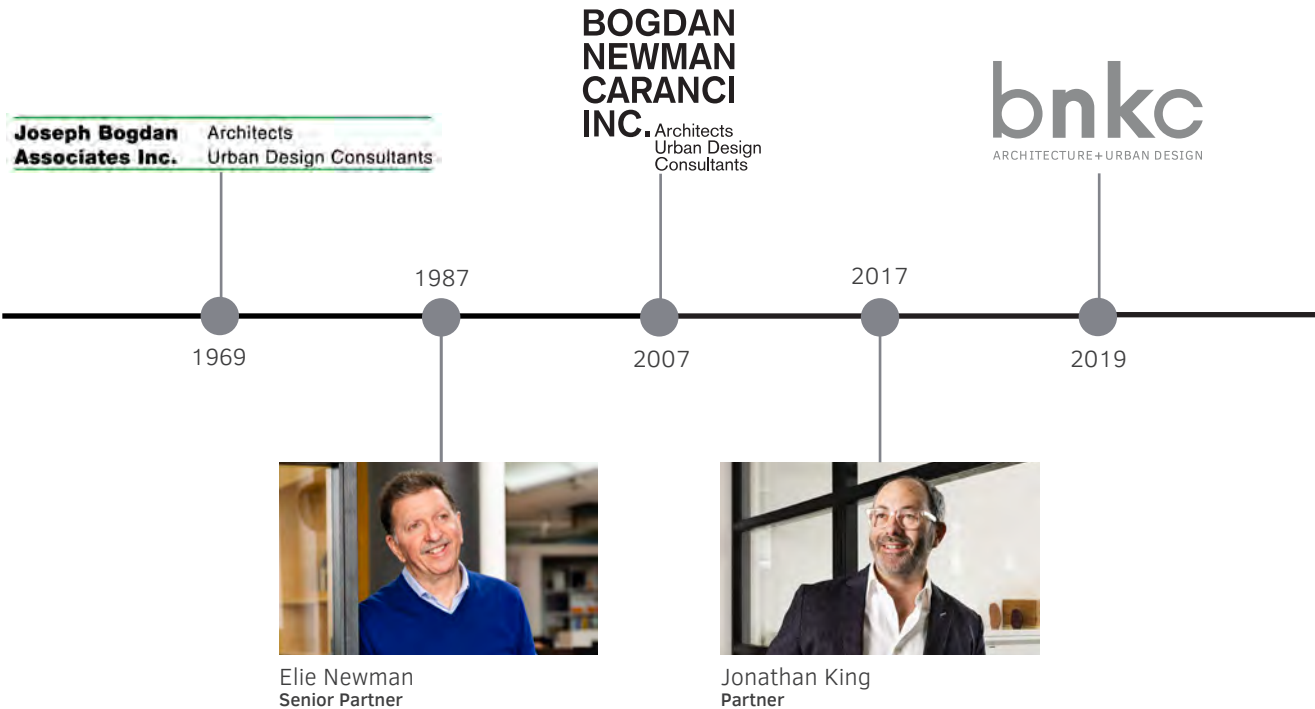
You want a partner who understands your goals, sees opportunities where others see limits, and brings ideas to life with clarity and conviction.

That's where we come in.

At BNKC, we harness design
to bring your goals to life
with purpose and impact.

For over five decades, we've helped shape the built environment through architecture and urban design—crafting transformative spaces that reflect the people and places they serve.

We push boundaries, solve complex challenges, and stay grounded in what matters most: helping you create something meaningful, lasting, and real.



Key service offerings include:

Architectural Services

Our services cover every phase from concept design through construction administration, including schematic design, design development, and construction documents.

Urban Design Services

Our urban design services include site planning, zoning analysis, and people and traffic flows to create sustainable, pedestrian-friendly community plans.

Diverse Sector Expertise

We work across a wide range of sectors and scales, bringing a diverse perspective to every project, from residential to institutional and beyond.

Alternative Strategies

We explore emerging technologies and construction methods, such as geothermal energy, modular construction, and mass timber, to provide optimal solutions for clients.

Digital Project Delivery with BIM

All projects are delivered using Building Information Modeling (BIM) for efficient collaboration, streamlined workflows, and reduced conflicts.

Municipal Approvals & Regulations

We proactively manage zoning, building permits, and committee processes, ensuring efficient project timelines and approvals.

Site Analysis & Massing Studies

We assess site context, topography, and access to develop optimized designs that maximize views and natural daylight.

Micro-Climate & Digital Analysis

Utilizing digital tools for solar heat gain, wind patterns, and shadows to inform façade design and building massing.

Stakeholder Engagement

Structured engagement with stakeholders to ensure project success, from town halls to expert consultations.

Accessibility & Universal Design

We design for inclusivity, going beyond code to create environments that encourage equality and accessibility for all.

Lifecycle Costing & Energy Modeling

Our projects address comprehensive lifecycle costing, energy modeling, and passive energy strategies for long-term sustainability.

Sustainability & Energy-Efficiency

We integrate sustainable design strategies, including geothermal, district energy, and energy-efficient building systems.

Consultant Coordination

We ensure seamless collaboration with all project consultants, coordinating efforts across disciplines to ensure efficiency and alignment.

Project Management & Scope Control

Our project management approach ensures high-quality outcomes within budget, leveraging tools like BIM and a detailed quality assurance system.

Value Engineering & Budget Tracking

We work closely with clients to manage budgets, propose cost-saving measures, and ensure financial control through proactive planning.

Schedule Control & Risk Management

Using project management software, we track schedules, mitigate risks, and maintain effective communication to keep projects on track.

Dispute Resolution

We ensure prompt resolution of conflicts through effective communication, collaboration, and negotiation.

Key design principles include:



Flexibility for Multi-Purpose Spaces



Transparency and Social Linkages



Designing Common and Cluster Spaces for **Social Interaction**



Natural Light and Views for **Health & Wellness**



Sustainable Design and **Lifecycle** Considerations



Energy-Efficient Strategies and Systems



Building Envelope **Performance** and Natural Ventilation



Integration of Outdoor **Recreational Spaces**



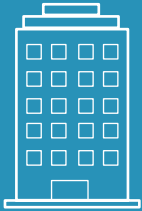
Phasing Strategies for Consistent Character and Placemaking

SELECTED WORK

Urban Design & Community Plans

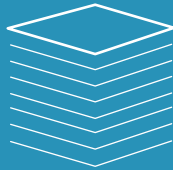
80+

Buildings



4-53

Storeys



17,656

Total Units



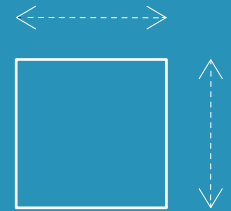
3.62

Average FSI



16 MILLION

Total GFA (sq ft)





NORTH RADIO PARK

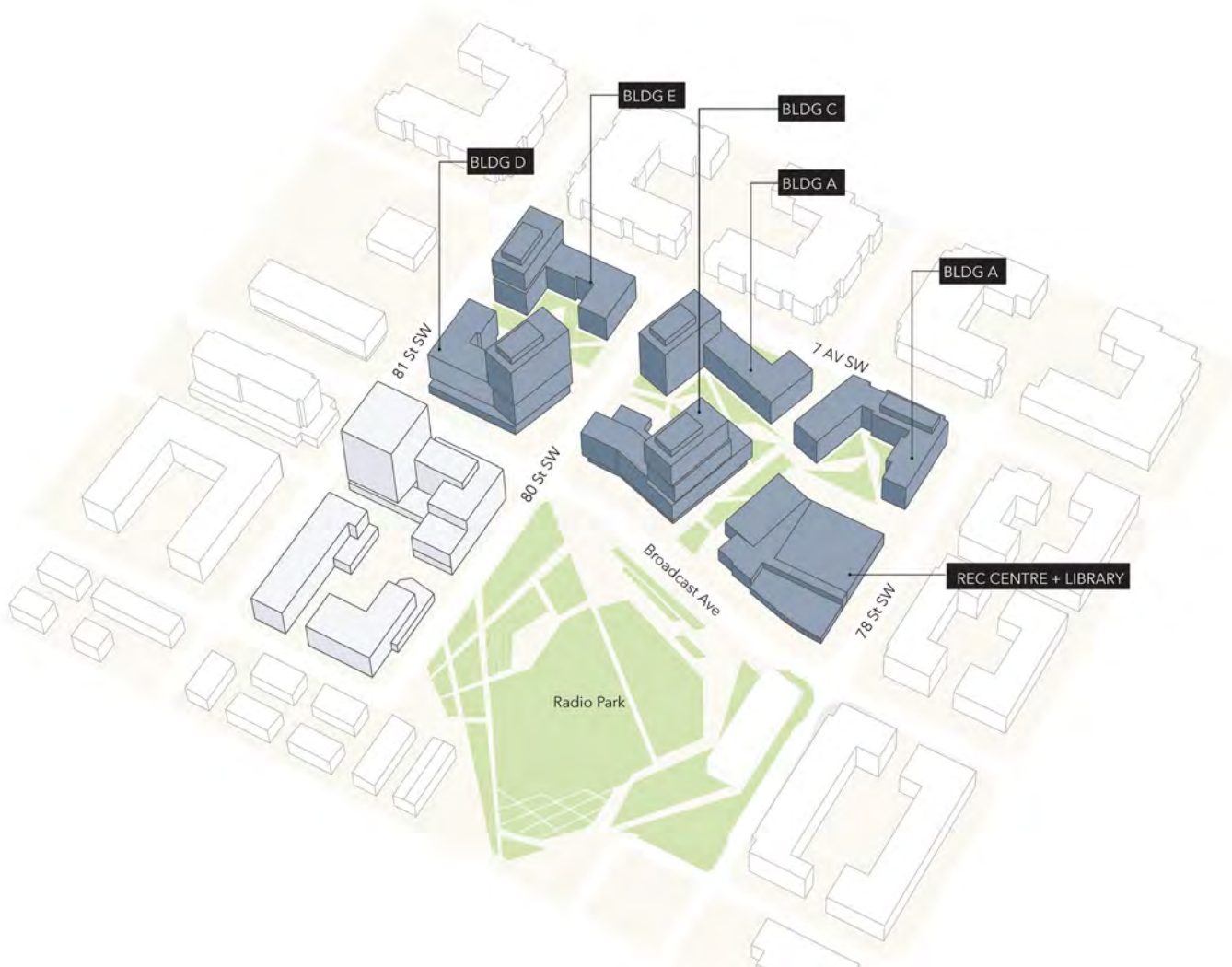
5
Buildings

6-18
Storeys

886
Units

3.7
FSI

915,300
GFA (sq ft)



NORTH RADIO PARK

5
Buildings

6-18
Storeys

886
Units

3.7
FSI

915,300
GFA (sq ft)



WEST DISTRICT RECREATION CENTRE

1
Buildings

2
Storeys

68,900
GFA (sq ft)



WEST DISTRICT RECREATION CENTRE

1
Buildings

2
Storeys

68,900
GFA (sq ft)



1911-1921 EGLINTON AVE EAST

8	10-53	2775	5.30	2,352,745
Buildings	Storeys	Units	FSI	GFA (sq ft)



1911-1921 EGLINTON AVE EAST

8
Buildings

10-53
Storeys

2775
Units

5.30
FSI

2,352,745
GFA (sq ft)



CORNELL COMMUNITY

11
Buildings

10-32
Storeys

2,375
Units

3.40
FSI

2,881,100
GFA (sq ft)



CORNELL COMMUNITY

11
Buildings

10-32
Storeys

2,375
Units

3.40
FSI

2,881,100
GFA (sq ft)



HARVEST VILLAGE

17
Buildings

4-25
Storeys

2,915
Units

1.90
FSI

3,572,400
GFA (sq ft)



HARVEST VILLAGE

17
Buildings

4-25
Storeys

2,915
Units

1.90
FSI

3,572,400
GFA (sq ft)



Animated Public Realm

Each district within Richvale Village contributes to the vibrancy of the boulevard. At the heart of Richvale Village, the Village Square and Community District intersects allowing residents and visitors to enjoy the local businesses and explore the nearby public park. The public realm also serves as a place for lunch and breaks for those working in the office building adjacent the Village Square

- 1 Cycling path connects the community to the larger network beyond
- 2 Sustainable strategies and green connection embedded throughout the site
- 3 Pedestrian permeability weaved throughout the site



RICHVALE VILLAGE

35
Buildings

10-48
Storeys

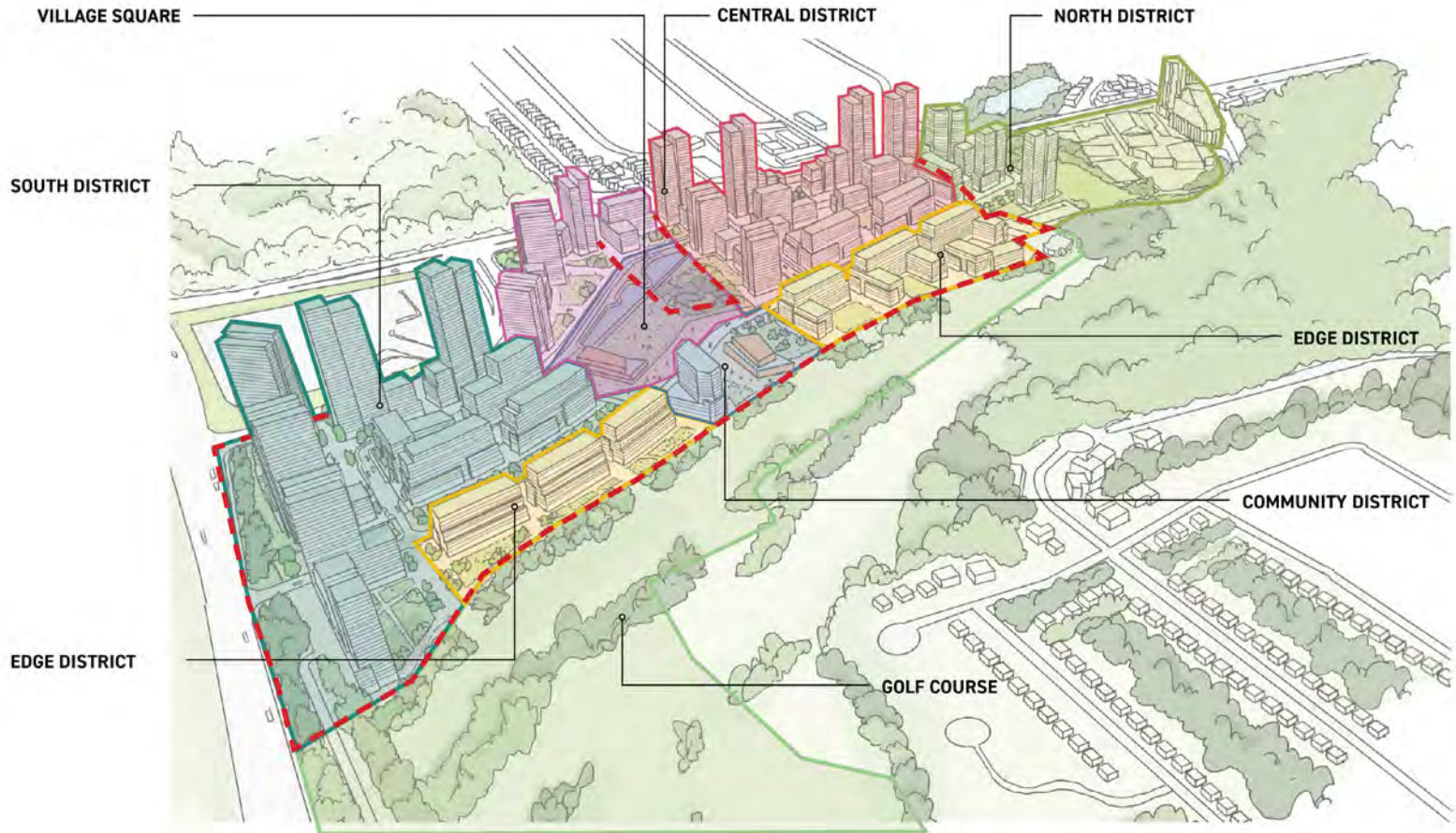
8,400
Units

5.00
FSI

6,140,000
GFA (sq ft)

Character Districts

The Richmond Hill Village Master Plan is organized by a series of interconnected districts each with their own sense of place. Together, these districts help to achieve the development's vision and goals.



RICHVALE VILLAGE

35
Buildings

10-48
Storeys

8,400
Units

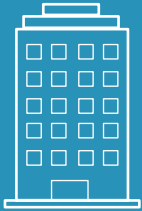
5.00
FSI

6,140,000
GFA (sq ft)

Residential on the Boards

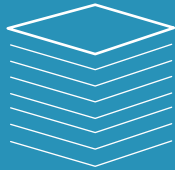
16+

Buildings



6-50

Storeys



3700+

Total Units



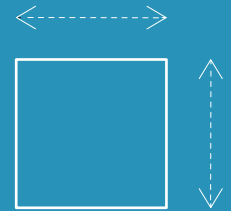
5.69

Average FSI



5.60 MILLION

Total GFA (sq ft)





10720 YONGE STREET

2
Buildings

19-32
Storeys

830
Units

5.37
FSI

756,660
GFA (sq ft)



10720 YONGE STREET

2
Buildings

19-32
Storeys

830
Units

5.37
FSI

892,200
GFA (sq ft)



271-281 COCKSFIELD AVE

12
Storeys

311
Units

3.95
FSI

273,845
GFA (sq ft)



6795 BALDWIN ST. N.

11
Storeys

177
Units

2.02
FSI

171,132
GFA (sq ft)



5507-5509 DUNDAS ST W

21
Storeys

250
Units

6.47
FSI

236,500
GFA (sq ft)



26 LAING STREET

14
Storeys

165
Units

6.21
FSI

111,000
GFA (sq ft)



1212 KINGSTON ROAD

10
Storeys

210
Units

6.38
FSI

151,100
GFA (sq ft)



1291 GERRARD STREET EAST

11
Storeys

285
Units

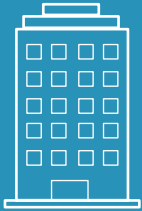
5.98
FSI

209,485
GFA (sq ft)

Recently Completed or Under Construction

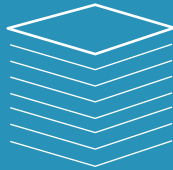
13+

Buildings



4-12

Storeys



500+

Total Units



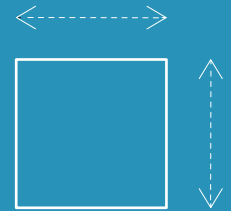
2.54

Average FSI



662,550

Total GFA (sq ft)





CLOCKWORK CONDOMINIUMS

2
Buildings

6-12
Storeys

329
Units

2.49
FSI

248,460
GFA (sq ft)



CLOCKWORK CONDOMINIUMS

2
Buildings

6-12
Storeys

329
Units

2.49
FSI

248,460
GFA (sq ft)



CLOCKWORK CONDOMINIUMS

2
Buildings

6-12
Storeys

329
Units

2.49
FSI

248,460
GFA (sq ft)



EAST CITY CONDOMINIUMS

9
Storeys

93
Units

4.60
FSI

175,000
GFA (sq ft)



EAST CITY CONDOMINIUMS

9
Storeys

93
Units

4.60
FSI

175,000
GFA (sq ft)

INSTITUTIONAL

Selected Works



MAKING HOME AT 97 VICTORIA ST N.

2
Buildings

4
Storeys

44
Units

1.05
FSI

29,380
GFA (sq ft)



MAKING HOME AT 97 VICTORIA ST N.

2
Buildings

4
Storeys

44
Units

1.05
FSI

29,380
GFA (sq ft)



SERRA HOUSE

2
Buildings

4
Storeys

31
Units

2.00
FSI

33,900
GFA (sq ft)



SERRA HOUSE

2
Buildings

4
Storeys

31
Units

2.00
FSI

33,900
GFA (sq ft)



NORTHMOUNT SCHOOL

2
Storeys

0.40
FSI

32,365
GFA (sq ft)



NORTHMOUNT SCHOOL

2
Storeys

0.40
FSI

32,365
GFA (sq ft)



BISHOP STRACHAN SCHOOL

4
Storeys

90,000
GFA (sq ft)



BISHOP STRACHAN SCHOOL

4
Storesys

90,000
GFA (sq ft)



ST. ANDREW'S COLLEGE

3
Storeys

45,000
GFA (sq ft)



ST. ANDREW'S COLLEGE

3
Storeys

45,000
GFA (sq ft)



ROYAL ST. GEORGE'S COLLEGE

4
Buildings

3
Storeys

45,000
GFA (sq ft)



ROYAL ST. GEORGE'S COLLEGE

4
Buildings

3
Storeys

45,000
GFA (sq ft)



BWG LIBRARY & CULTURAL CENTRE

2
Storeys

42,000
GFA (sq ft)



BWG LIBRARY & CULTURAL CENTRE

2
Storeys

42,000
GFA (sq ft)

COMMERCIAL

Selected Works



MILTON MEADOWS BUSINESS PARK

5
Storeys

92
Units

60,000
GFA (sq ft)



THE WALPER HOTEL

5
Stores

92
Units

60,000
GFA (sq ft)



THE WALPER HOTEL

5
Storeys

92
Units

60,000
GFA (sq ft)



THE WALPER HOTEL

5
Stores

92
Units

60,000
GFA (sq ft)



77 WADE AVENUE

8
Storeys

3.79
FSI

150,000
GFA (sq ft)



77 WADE AVENUE

8
Storeys

3.79
FSI

150,000
GFA (sq ft)



77 WADE AVENUE

8
Storeys

3.79
FSI

150,000
GFA (sq ft)

INDUSTRIAL

Selected Works

A photograph of the exterior of the LA Presserie building. The building is a long, single-story structure with a dark grey facade. The name "LA PRESSERIE" is mounted in large, white, sans-serif capital letters on the upper part of the facade. Below the name is a row of large windows and a central entrance with two tall, narrow wooden doors. The interior lights are on, and the wooden doors are illuminated from within. The building is set back from a green lawn by a low concrete wall and a row of green shrubs. The sky is a clear, light blue with some wispy clouds.

LA PRESSERIE

LA PRESSERIE

2
Storeys

44,000
GFA (sq ft)



LA PRESSERIE

2
Storeys

44,000
GFA (sq ft)



LiUNA 506 TRAINING CENTRE

1
Storeys

65,000
GFA (sq ft)



LiUNA 506 TRAINING CENTRE

1
Storeys

65,000
GFA (sq ft)



LiUNA 506 TRAINING CENTRE

1
Storeys

65,000
GFA (sq ft)



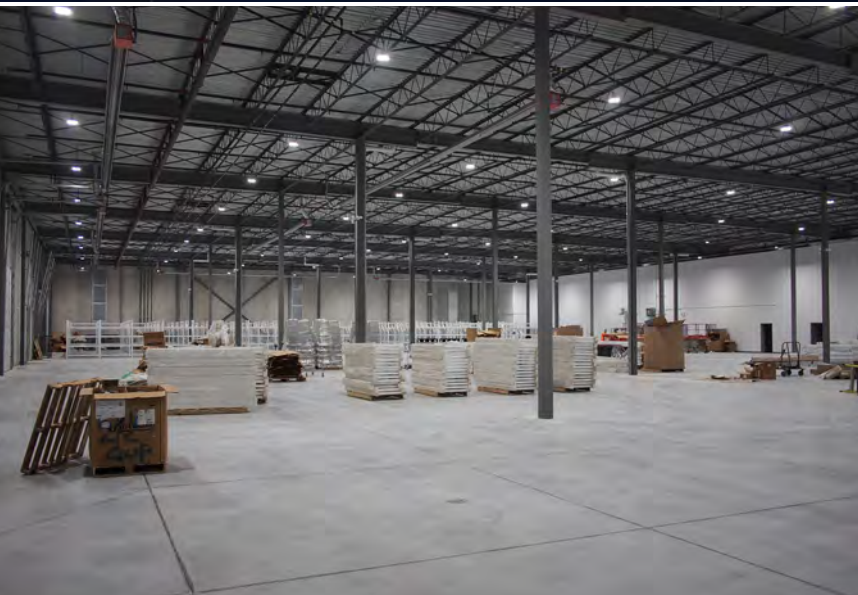
LiUNA 506 TRAINING CENTRE

1
Storeys

65,000
GFA (sq ft)



INDUSTRIAL / WAREHOUSE



INDUSTRIAL / WAREHOUSE

bnkc

ARCHITECTURE+URBAN DESIGN

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