

Caroline Richard

B.ES, B.Arch

Sweeny&Co

Principal

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Caroline has been a principal at Sweeny&Co since 2008 and is a respected creator of timeless design for over 20 years. Her portfolio includes mixed-use development, retail and multi-residential buildings that exemplify Sweeny&Co's core goals—innovation, value and excellence in design. As a designer and project manager, Caroline leads each project with an intricate understanding of design, urban development and complex construction. In order to push forward project potential through design, Caroline also guides City approvals, re-zoning and Committee of Adjustment applications.

Caroline has, and continues to lead, the design and production of most of Sweeny&Co's multi-residential projects; including 83 Redpath, 100 Lower Ossington, Maxus, Radius, and Sun Life Tower/Harbour Plaza. She brings a refined approach to design and management that is reflected in success of each project. The award-winning condominium and townhome complex at Yonge and Eglinton, called 83 Redpath, makes physical, environmental and social connections to its urban context while encouraging green futures. Moreover, the affordable housing mixed-use building at CAMH, now known as 100 Lower Ossington, successfully navigated CAMH review panels and neighbourhood committees, TCHC housing funding requirements and retail tenant demands. Similarly, Caroline's other projects such as 508 Wellington (known as Downtown), Radius and Maxus represent unprecedented innovations in customization and modularity for the Toronto condominium market.

Selected Projects

Multi-unit residential

- _7 Heath Street, Toronto.
- _8 Wellesley Street East, Toronto.
- _18 Brownlow Avenue rezoning, Toronto
- _77 Lombard Street rezoning, Toronto.
- _83 Redpath, Toronto.
- _88 Redpath Avenue rezoning, Toronto
- _101 Bloor St W /28 St. Thomas, Toronto.
- _164 Avenue Road rezoning, Toronto
- _456 Wellington St West, Toronto.
- _620 King Street West, Toronto.
- _1300 Yonge Street, Toronto
- _Downtown Condominiums, 508 Wellington West, Toronto.
- _Emery Homes, Kitchener.
- _Harbour Plaza Residences, Toronto.
- _Maxus on Bay Street, Toronto.
- _100 Lower Ossington Affordable Rental Housing, Toronto.
- _Radius on Yonge Street, Toronto.
- _Seagate Development, Odessa, Ukraine.
- _Twenty Gothic, Toronto.
- _Pace on Main, Stouffville.
- _Woodbridge Lane Affordable Housing, Vaughan.

Commercial Offices

- _180 Duncan Mill, Phase One and Two, Toronto.
- _468 Wellington St. West, Toronto.
- _iCom headquarters, Toronto.
- _KEEN Engineering Offices, Toronto.
- _Groia & Company Law Offices, Toronto.
- _One Financial office, Toronto
- _Sterling Tower, 372 Bay St, Toronto.

Retail

- _Bell Advantage Business Centre, Toronto
- _Benjamin Moore, various in Ontario.
- _Downtown Condominiums sales centre, Toronto.
- _Hot House Restaurant, Toronto.
- _Lone Star Restaurant, Toronto.
- _Northstar Expansion, Toronto.
- _Nicholby's, Toronto
- _Windsor Arms Hotel, Toronto.
- _Big Daddy's Crab Shack, Toronto.

Adaptive Re-use

- _8 Wellesley Street, Toronto
- _180 Duncan Mill, Toronto.
- _468 Wellington St. West, Toronto

Education

- _Bachelor of Architecture, University of Waterloo. 1990.
- _Bachelor of Environmental Studies, University of Waterloo. 1987.

Selected Awards

- _Pug Awards: Best Residential Building – 83 Redpath. 2012.
- _Heritage Toronto Award of Merit: Restoration and Renovation – Sterling Tower. 2001
- _ERA Awards: Excellence in Retailing, New Retail Concept Award, Large Category – Benjamin Moore. 2000.

Exhibitions & Published Works

- 2015 "Toronto of the Future", Sponsor, Toronto.
- 2010 Yonge Street Media.
- 2009 Globe and Mail. "Liquid Assets", Kathy Flaxman. May 29.
- 2008 National Post. "Condo Offers Better Way to Commuters", Albert Warson. Feb 5.
- 2007 Metro Canada. "83 Redpath Ups Ante at Yonge & Eg". Sep 24.
Toronto Star. "Midnight mood creates suite sense of mystery". Sept 1.
Toronto SUN. "Invigorating Yonge and Eglinton". Aug 10.
National Post. "83 Redpath", Lisa Van de Ven. Jul 21.
Toronto Star. "Plenty of Sites to be Found in Downtown", Alison Harness. Jun 23.
Toronto Star. "Site Close to Buzz of Midtown Avenues". Jun 9.
- 2005 The Condo Magazine. "Monarch Releases Stunning High Park Building". Nov 11.
- 2004 The Village Gleaner. "Condo goes Gothic", Adam Swimmer. May.
- 2003 Toronto Star. "Modernism Renewal in Conversion Project", J. Blumenson. Nov 8.
- 2003 Toronto Star. "Swap clears way for High Park Condo", W.D. Lighthall. Aug 16.