

ISSUED FOR ZBA2/SPA2
2023-02-08

ARCHITECTURAL

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Landscape

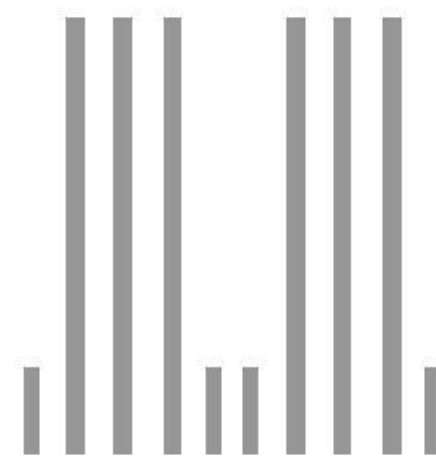
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ISSUED

No. Date Description
1 03/18/2022 ISSUED FOR ZBA/SPA
2 02/08/2023 ISSUED FOR ZBA2/SPA2



City Planning Division

Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 457, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 5.492.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 452, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municipalcode/1184_492.pdf

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	61,112
Total Roof Area (m ²)	3335
Area of Residential Private Terraces (m ²)	0
Roofing Outdoor Amenity Spaces, if in a Residential Building (m ²)	1610
Area of Renewable Energy Devices (m ²)	0
Tower (s) Roof Area with floor plate less than 750 m ²	0
Total Available Roof Space (m ²)	1715
Green Roof Coverage	
Coverage of Available Roof Space (m ²)	1032
Coverage of Available Roof Space (%)	60%

Bird-Friendly Design Statistics



	North	South	East	West	Total (m ²)	Total (%)
Glazing Area (m ²)	722	884	422	671	2699	100%
Untreated Area (m ²)	0	0	0	0	0	0
Treated Area (m ²)	722	884	422	671	2699	100%
Low-Reflectance	0	0	0	0	0	0
Opaque Glass (m ²)	722	884	422	671	2699	100%
Visual Markers (m ²)	0	0	0	0	0	0
Shaded (m ²)	0	0	0	0	0	0

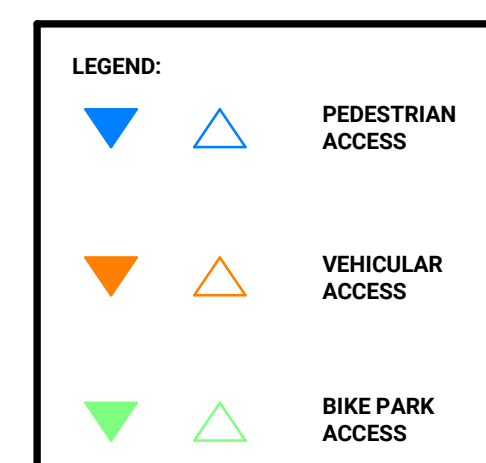
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade.

	North (Floor 7)	South (Floor 7)	East (Floor 7)	West (Floor 7)	Total (m ²)	Total (%)
Glazing Area (m ²)	138	88	81	98	405	100%
Untreated Area (m ²)	0	0	0	0	0	0
Treated Area (m ²)	138	88	81	98	405	100%
Low-Reflectance	0	0	0	0	0	0
Opaque Glass (m ²)	138	88	81	98	405	100%
Visual Markers (m ²)	0	0	0	0	0	0
Shaded (m ²)	0	0	0	0	0	0

* Include this section only when applicable and provide relevant floor numbers for reference

Building Window : Wall Ratio	0.62:1
------------------------------	--------

1.0 SUMMARY																			
SITE AREA		6,749		m ²		PARKLAND DEDICATION		876		m ²		TOTAL GFA		67,811					
TOTAL GFA		67,811		m ²		TOTAL GFA		67,811		m ²		TOTAL GFA		67,811					
FSA		100				TOTAL GFA		67,811		m ²		TOTAL GFA		67,811					
RENTAL REPLACEMENT UNITS		109				TOTAL GFA		67,811		m ²		TOTAL GFA		67,811					
NET NEW AFFORDABLE RENTAL		1				TOTAL GFA		67,811		m ²		TOTAL GFA		67,811					
NEW RESIDENTIAL UNITS		856				TOTAL GFA		67,811		m ²		TOTAL GFA		67,811					
TOTAL RESIDENTIAL UNITS		966				TOTAL GFA		67,811		m ²		TOTAL GFA		67,811					
2.0 BUILDING HEIGHT																			
WEST TOWER				EAST TOWER															
Tower:		128.8m		Tower:		128.8m		Tower:		128.8m		Tower:		128.8m					
MPH:		7m		MPH:		7m		MPH:		7m		MPH:		7m					
TOTAL:		135.8m		TOTAL:		135.8m		TOTAL:		135.8m		TOTAL:		135.8m					
3.0 FLOOR AREA																			
Level		# of Levels		GFA Level		Total GFA		Res GFA*		Amenity (Ext)		Amenity (Int)		Deductions		Non-Res GFA		Total GFA	
				m ²		m ²		m ²		m ²		m ²		m ²		m ²		m ²	
				ft ²		ft ²		ft ²		ft ²		ft ²		ft ²		ft ²		ft ²	
BELOW GRADE PARKING																			
P2		1		5,620		60,493		5,620		60,493		5,620		60,493		5,620		60,493	
P1		1		5,272		56,747		5,272		56,747		5,272		56,747		5,272		56,747	
TOTALS		2		10,892		117,240		10,892		117,240		10,892		117,240		10,892		117,240	
WEST TOWER (L7-MPH)																			
7 - Amenity		1		790		8,504		790		8,504		61		657		808		8,697	
8 to 39		32		790		8,504		25,260		272,111		23,568		253,684		-		-	
MPH		1		790		8,504		790		8,504		40		431		-		-	
TOTALS		34		26,860		288,118		23,669		254,771		808		8,697		669		7,201	
EAST TOWER (L7-MPH)																			
7 - Amenity		1		790		8,504		790		8,504		61		657		808		8,697	
8 to 39		32		790		8,504		25,260		272,111		23,568		253,684		-		-	
MPH		1		790		8,504		790		8,504		40		431		-		-	
TOTALS		34		26,860		288,118		23,669		254,771		808		8,697		669		7,201	
PODIUM (L1-6)																			
Lower TH		1		482		5,188		482		5,188		408		4,392		0		-	
1		1		3,285		35,360		3,285		35,360		2,019		21,732		432		4,650	
M		1		3,285		35,360		3,285		35,360		1,838		19,784		-		-	
2		1		3,335		35,898		3,335		35,898		3,200		34,445		-		-	
3		1		3,335		35,898		3,335		35,898		3,200		34,445		-		-	
4		1		3,335		35,898		3,335		35,898		3,200		34,445		-		-	
5		1		3,335		35,898		3,335		35,898		3,200		34,445		-		-	
6		1		3,335		35,898		3,335		35,898		3,200		34,445		-		-	
TOTALS		5		23,727		255,395		20,265		218,131		432		4,650		637		6,857	
GRAND TOTAL																			
				Total GFA		Res GFA*		Amenity (Ext)		Amenity (Int)		Deductions		Non-Res GFA		Total GFA			
				m ²		m ²		m ²		m ²		m ²		m ²		m ²			
				86,339		950,872		67,603		727,872		2,048		22,045		1,975		21,299	
				15,236		163,999		208		2,239		20,473		220,369					
*GFA exemption as per By-Law 569-2012																			
4.0 AMENITY																			
Total units		Exterior		Exterior unit		Interior		Interior unit		Interior unit									
		m ²		m ²		m ²		m ²		m ²		m ²		m ²		m ²		m ²	
WEST TOWER		384		808		8,697		2,10		669		7,201		1,74					
EAST TOWER		384		808		8,697		2,10		669		7,201		1,74					
PODIUM		198		432		4,650		2,18		6,857		3,22							
TOTALS		966		2,048		22,045		2,12		1,975		21,299		2,04					
5.0 PARKING																			
Residential Car Parking				Visitor Car Parking				Bicycle Parking											
Level		Regular		BF		Total		Regular		Car Share		BF		Total		Long-Term		Short-Term	
P1		49		2		51		5		4		2		11		62		918	
P2		134		4		138		-		-		-		-		138		-	
1		-		-		-		-		-		-		-		-		-	
TOTALS		183		6		189		5		4		2		13		202		918	
																0.95		0.20	
BF = BARRIER FREE																			
Vehicle Parking Rate achieved 0.21																			
Visitors Vehicle Parking 0.01																			
Resident Vehicle Parking 0.20																			
6.0 STORAGE																			
Storage (m ³)																			
WEST BUILDING		0																	
EAST BUILDING		0																	
PODIUM		980.2																	
TOTAL		980.2																	
7.0 LOADING																			
Level		Count		Type															
1		1		Type C Loading															
1		1		Type G Loading															
8.0 WASTE																			
Level		Type		Area (m ²)															
1		Bulky Storage		10															
1		Garbage Room		175															
EAST BUILDING																			
1		Bulky Storage		10															
1		Garbage Room		90															
TOTAL				265															



- [illegible]

 CONVEX MIRROR

P1-V DENOTES VISITOR PARKING USE
P1-R DENOTES RESIDENT PARKING USE
P1-EV DENOTES PARKING STATIONS WITH EVSE

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CONSTRUCTION

Contractor Must Check & Verify all Dimensions on the Job

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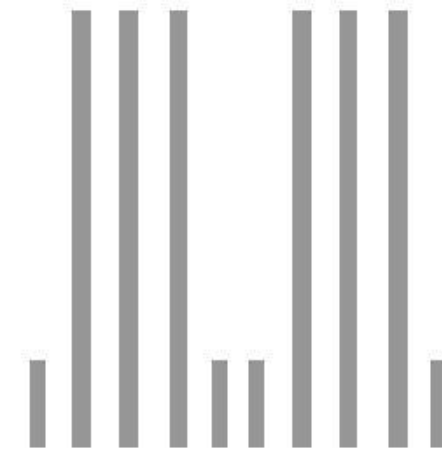
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48 Grenoble Drive

211033

SITE PLAN

A012



No.	Date	Description
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2	02/08/2023	ISSUED FOR 2BA2/SPA2

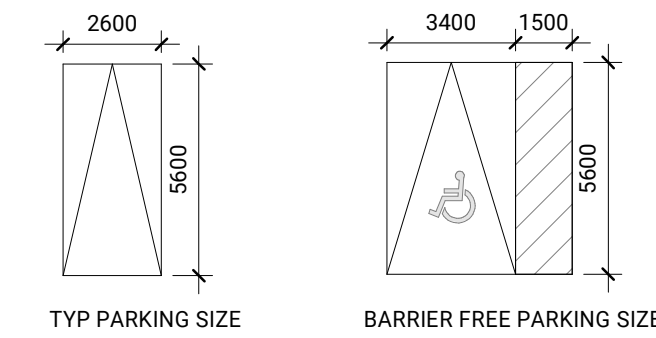
PARKING SUMMARY

All Parking stalls are 2.4m x 5.6m unless otherwise noted
Accessible Parking stalls are 3.4m x 5.6m + 1.5m barrier free aisle

L1 - 2 spaces (pick-up/drop-off)
P1 - 62 spaces (11 Visitors + 51 Res spaces)
P2 - 138 spaces

Total 202 Spaces

- PARKING LEVEL NOTES:**
- All parking stalls shall have a minimum clear height of 2100mm
 - All resident parking spaces and 25% of visitor parking spaces to be provided with energized outlet capable of providing Level 2 charging or higher, as per By-law 89-2022. Level 2 EVSE is being provided as defined by SAE International's J1772 standard, as amended (208V to 240V single-phase power, with maximum current of 80A). EVEMS will be used.
 - All doors leading to bicycle parking rooms have automatic door openers (ado)
 - Caution signage will be provided at parking ramp exit of heavy vehicles at loading area for motorists leaving parking garage



P1-V DENOTES VISITOR PARKING USE
P1-R DENOTES RESIDENT PARKING USE
P1-EV DENOTES PARKING STATIONS WITH EVSE

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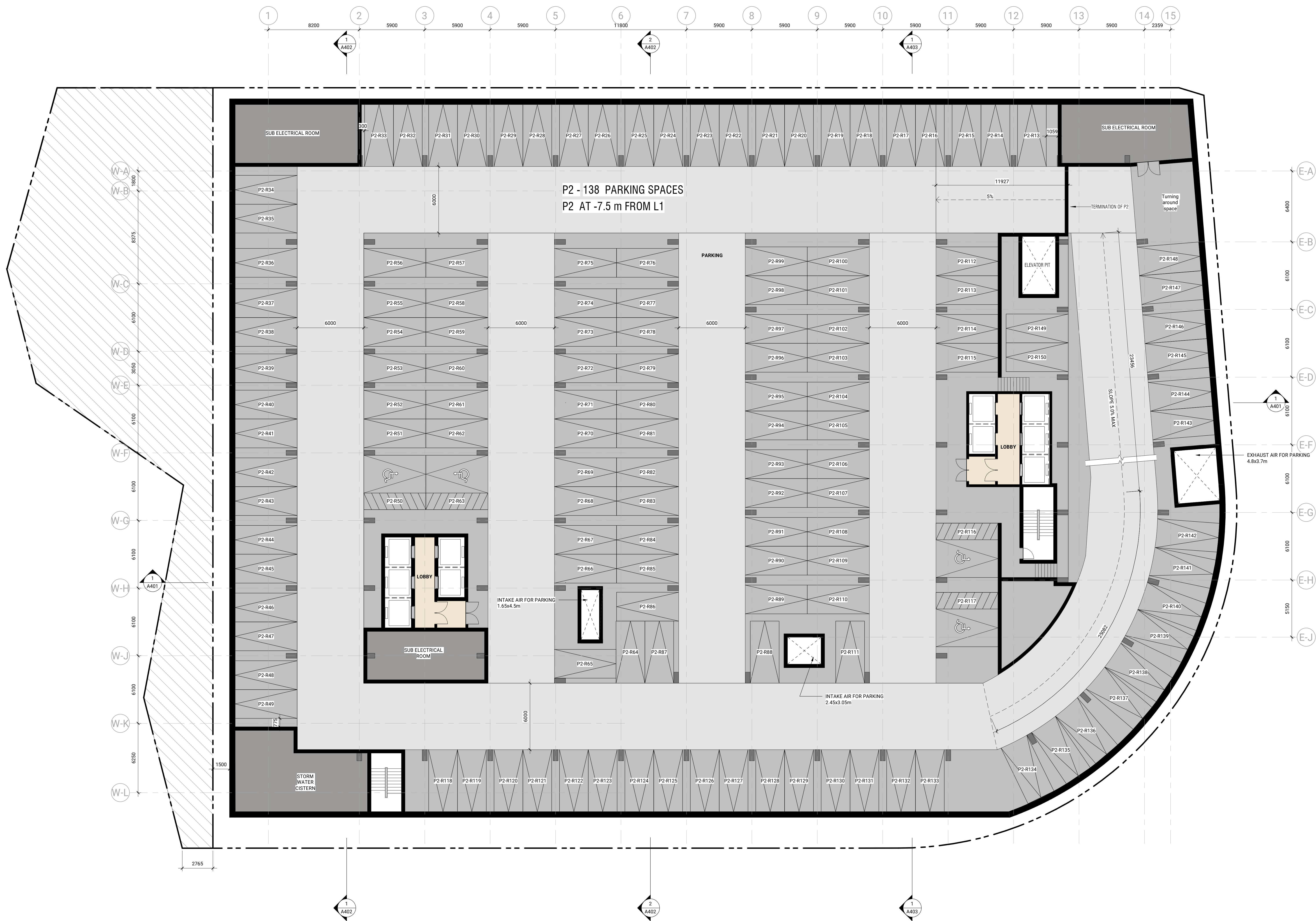
48 Grenoble Drive

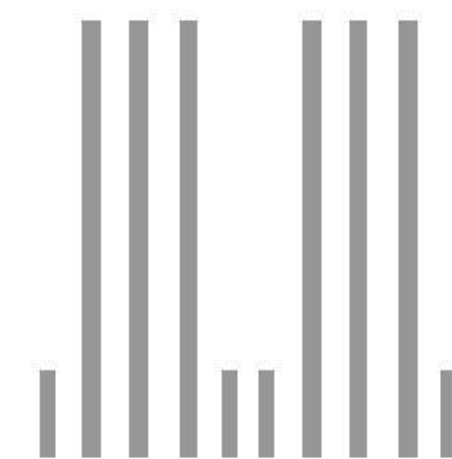
211033

LEVEL P2 FLOOR PLAN

As indicated

A098





No.	Date	Description
1	03/18/2022	ISSUED FOR 2BA/SPA
2	02/08/2023	ISSUED FOR 2BA/2SPA

PARKING SUMMARY

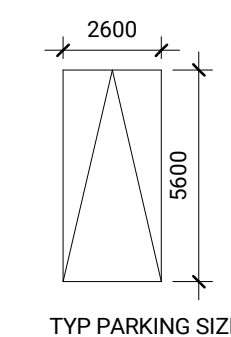
All Parking stalls are 2.6m x 5.6m unless otherwise noted
Accessible Parking stalls are 3.4m x 5.6m + 1.5m barrier free aisle

L1 - 2 spaces (pick up/drop-off)
P1 - 62 spaces (11 Visitor + 51 Res spaces)
P2 - 138 spaces

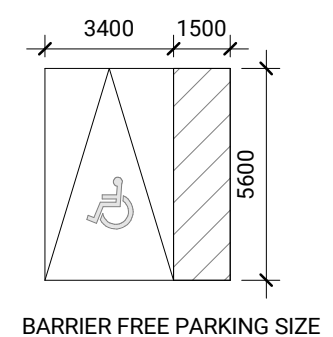
Total 202 Spaces

PARKING LEVEL NOTES:

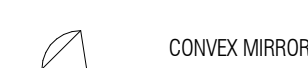
- All parking stalls shall have a minimum clear height of 2100mm
- All resident parking spaces and 25% of visitor parking spaces to be provided with energized outlet capable of providing Level 2 charging or higher, as per By-law 89-2022. Level 2 EVSE is being provided as defined by SAE International's J1772 standard, as amended (208V to 240V single phase power, with maximum current of 80A). EVEMS will be used.
- All doors leading to bicycle parking rooms have automatic door openers (ADO)
- Caution signage will be provided at parking ramp exit of heavy vehicles at loading area for motorists leaving parking garage



TYP PARKING SIZE



BARRIER FREE PARKING SIZE



CONVEX MIRROR

P1-V DENOTES
P1-R DENOTES
P1-EV DENOTES

VISITOR PARKING USE
RESIDENT PARKING USE
PARKING STALLING WITH EYE

NOT FOR
CONSTRUCTION

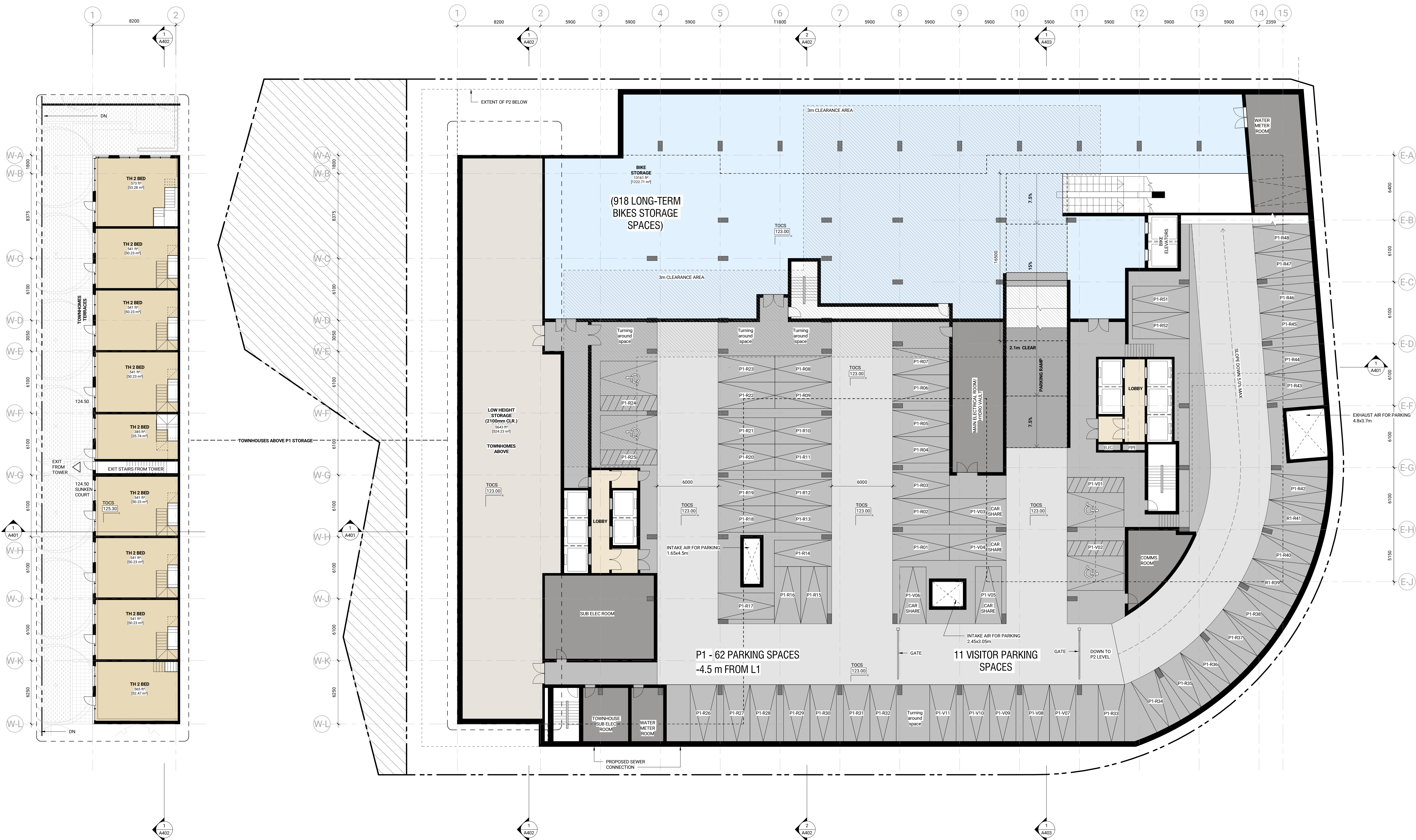
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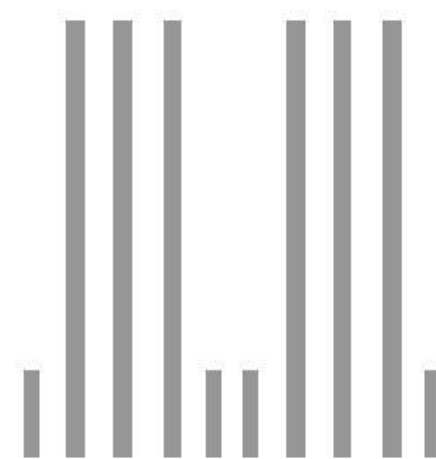
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TOTAL PARKING = 62 + 138 = 200



TOWNHOME LOWER LEVEL PLAN

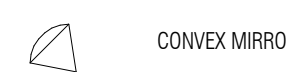
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2
A099



ONTARIO ASSOCIATION OF ARCHITECTS
DONALD R. M. SCHMITT
LICENCE 3170

No.	Date	Description
1	03/18/2022	ISSUED FOR 2BA/SPA
2	02/08/2023	ISSUED FOR 2BA/2SPA

- NOTES:
1. COLLECTION VEHICLE ACCESS DRIVEWAY TO BE LEVELLED MAX 6%.
 2. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER TRUCKS FOR THE CITY COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 3. ALL ASPHALT WITHIN THE CITY'S RIGHT OF WAY IS TO BE SURFPAVE MAX 6% PER CITY STANDARDS.
 4. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THE DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LATE DISQUALIFICATION, THE APPLICANT OR ANY SUBSEQUENT OWNER WILL BE REQUIRED TO OBTAIN A LETTER OF ASSURANCE FROM THE CITY OF TORONTO, INCLUDING THAT NOT LIMITED TO CARPARKING, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE OBTAINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
 5. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PRINCE ISLAND DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER B31 WATER SUPPLY, THE BUILDING CODE, AND CAN-BIKE SERIES STANDARDS.
 6. BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN THE CITY WILL BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (50,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
 - (A) DESIGN CODE - ONTARIO BUILDING CODE
 - (B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ACCORD WITH BUILDING CODE REQUIREMENTS
 - (C) IMPACT FACTOR - 5% FOR MAXIMUM LEVELLED SPEEDS TO 150 MPH AND 30% FOR HIGHER SPEEDS
 7. PROVIDE AND MAINTAIN A WARNING SYSTEM TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE THAT LARGE TRUCKS ARE MANEUVERING WITHIN THE DRIVING ASSE.
 8. ALL EXISTING ACCESSORIES, CURB CUTS, TRAFFIC CONTROL SIGNALS THAT ARE NO LONGER REQUIRED HAVE BEEN REMOVED AND REVEALED THE CURB, GUTTER AND BOULEVARD WITHIN THE CITY'S RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CHIEF ENGINEER AND EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES.



PI-H DENOTES VISITOR PARKING USE
PI-R DENOTES RESIDENT PARKING USE
PI-CV DENOTES PARKING STATION WITH CYCLE

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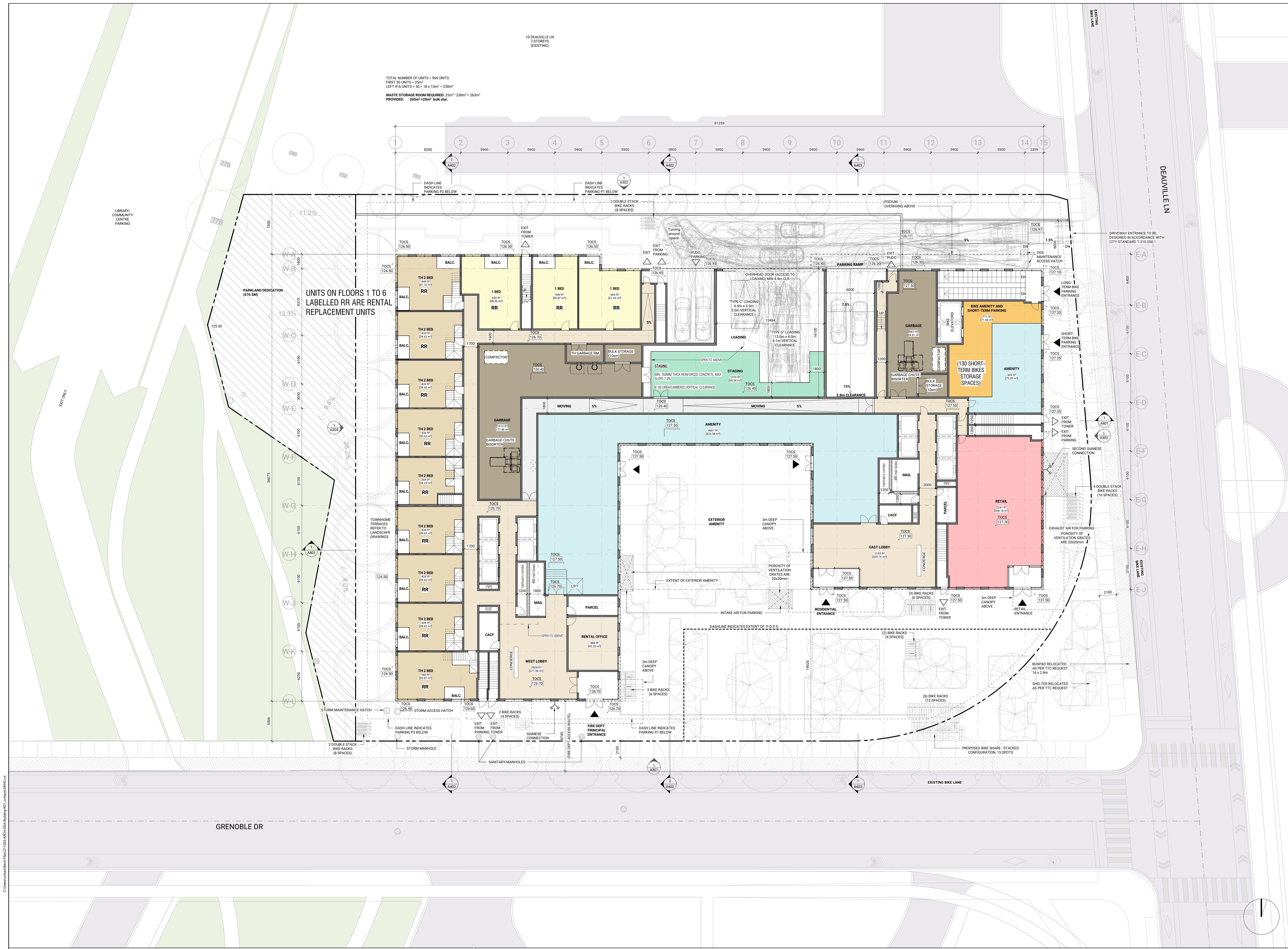
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LEVEL 1 FLOOR PLAN

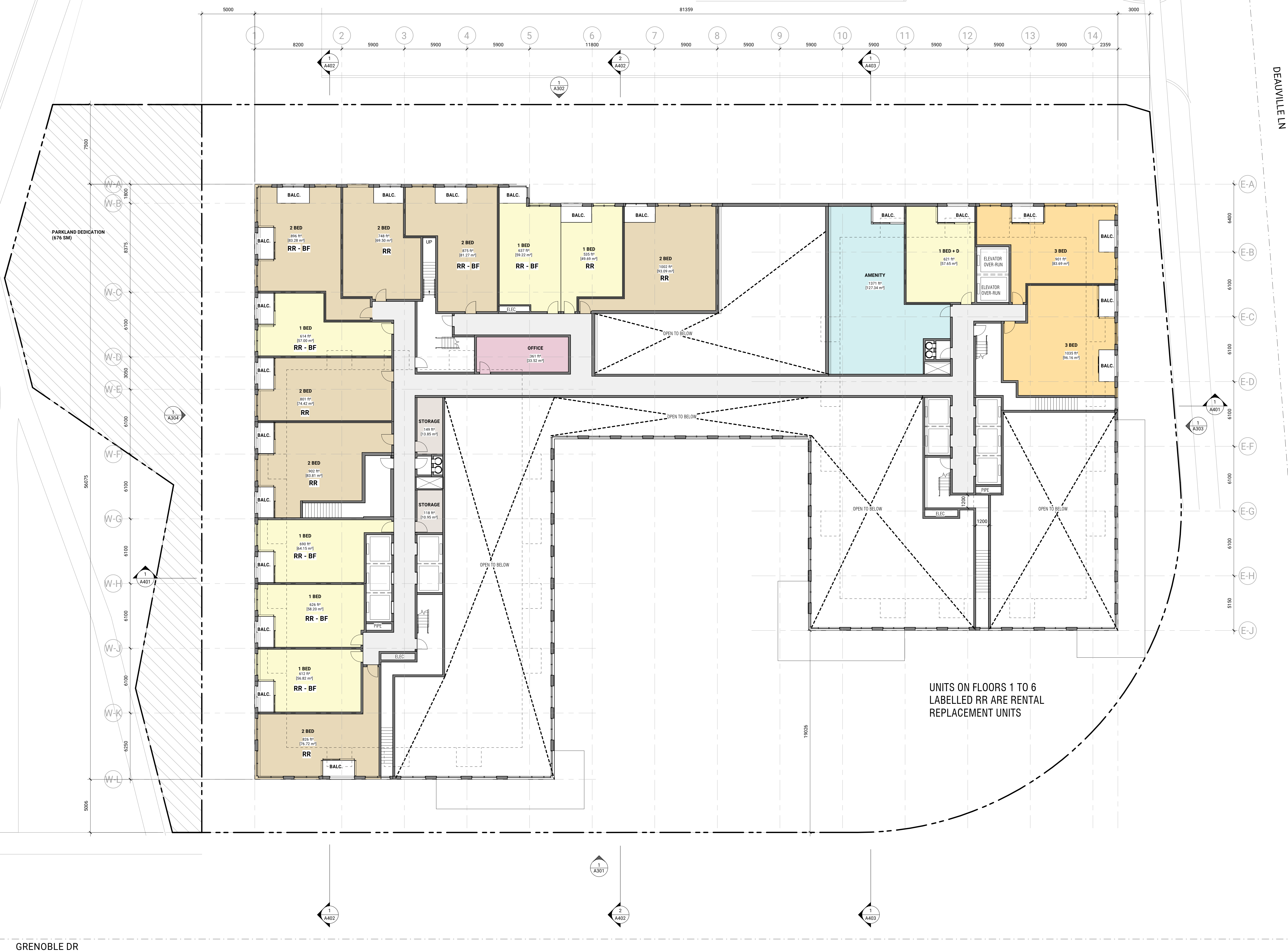
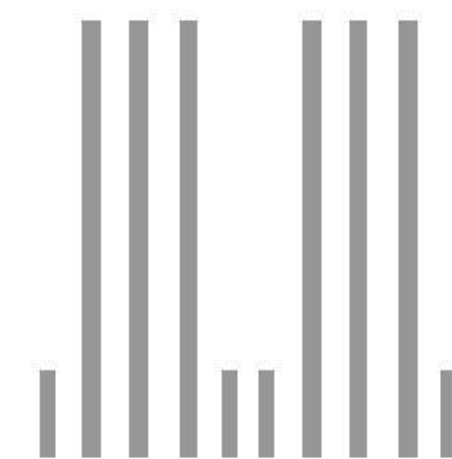
As Indicated

A101



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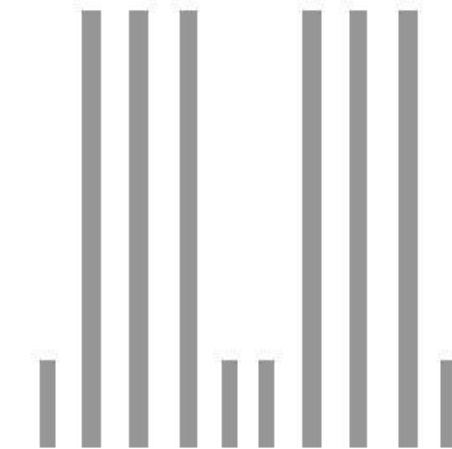
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211033

LEVEL MEZ FLOOR PLAN

1:150

A102



No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA/219P42

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LEVEL 2-6 FLOOR PLAN

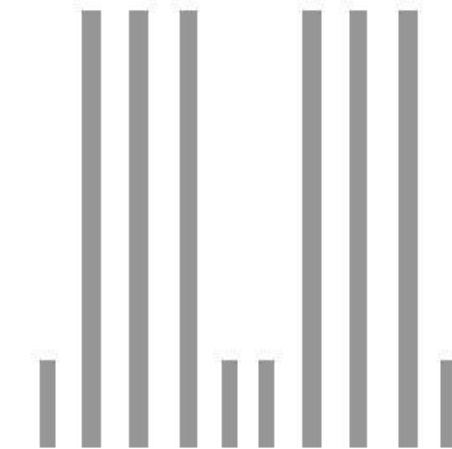
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A103



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No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA/SP/PA2

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211033

LEVEL 7 FLOOR PLAN

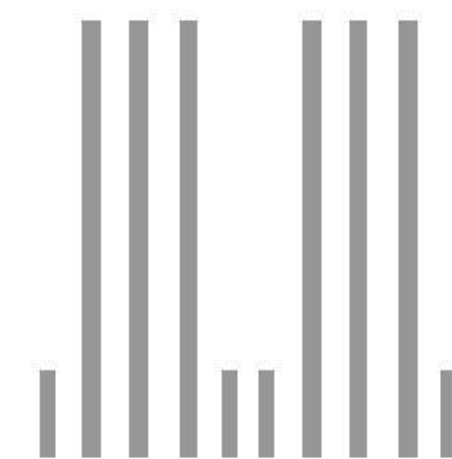
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A105



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2/8/2023 11:51:55 AM



No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA/19PA2

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LEVEL 8-39 FLOOR PLAN

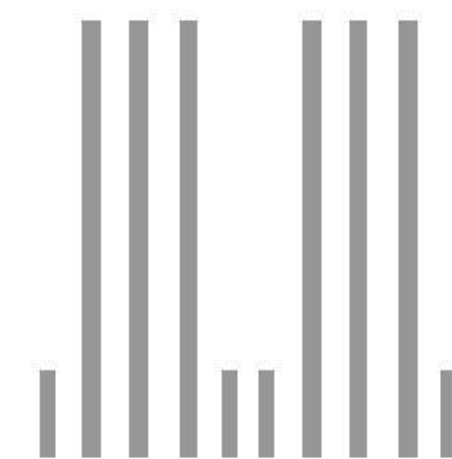
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A106



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2/8/2023 12:52:01 AM



No.	Date	Description
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2	02/08/2023	ISSUED FOR ZBA/19PA2

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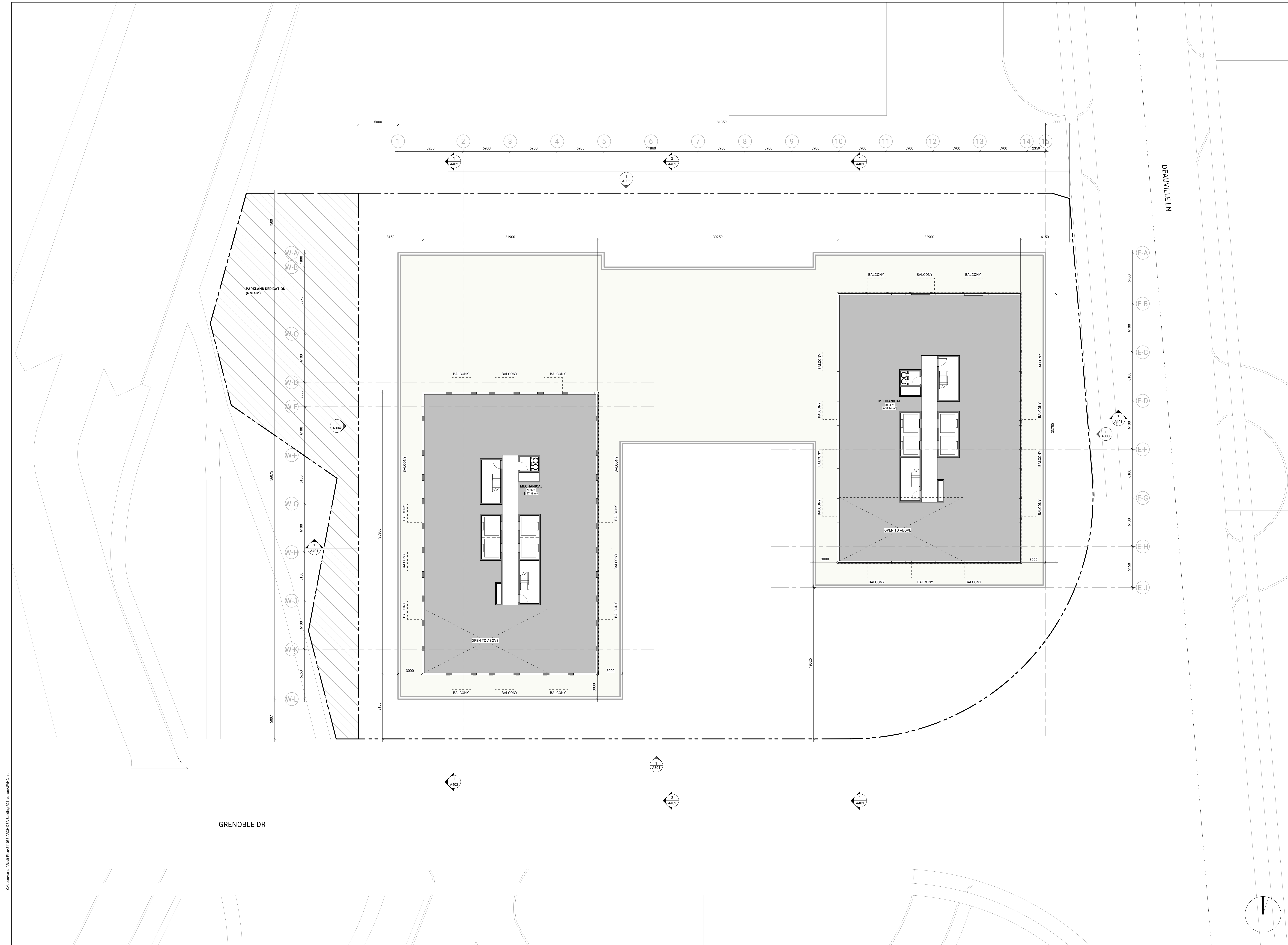
48 Grenoble Drive

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LEVEL MPH FLOOR PLAN

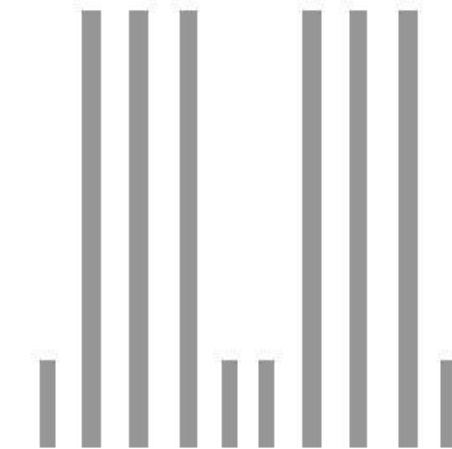
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A108



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2/8/2023 10:52:14 AM



No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA/2/SPA/2



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