48 Grenoble Drive

ONTARIO ASSOCIATION OF ARCHITECTS
July 10, 2023
Project # 211013 - 48 Grenoble Dr
ZBA4 SUBMISSION
DONALD R. M. SCHMITT
LICENCE
3170

ISSUED FOR ZBA4

2023-07-10

ARCHITECTURAL

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diamond schmitt

2023-06-29

1.0 SUMMARY

SITE AREA		6,749	m^2
TOTAL GFA		74,717	m^2
FSI		11.1	

PARKLAND DEDICATION	676	m^2
POPS	540	m^2

RENTAL REPLACEMENT UNITS	109
NET NEW AFFORTABLE RENTAL	1
NEW RESIDENTIAL UNITS	956
TOTAL RESIDENTIAL UNITS	1066

2.0 BUILDING HEIGHT

WEST TOWER		EAST TOWER	
Tower:	140.8m	Tower:	128.8m
MPH:	7.6m	MPH:	7.6m
TOTAL:	148.4m	TOTAL:	136.4m

3.0 FLOOR AREA

Level	# of Levels	GCA/Level m^2	GCA/Level ft^2	Total GCA m^2	Total GCA ft^2	Res GFA* m^2	Res GFA* ft^2	Amenity (Ext) m^2	Amenity (Ext) ft^2	Amenity (Int) m^2	Amenity (Int) ft^2	Deductions m^2	Deductions ft^2	Non-Res GFA m^2	Non-Res GFA ft^2	Total GFA m^2	Total GFA ft^2
BELOW GRADE PARKING																	
P3	1	897	9,656	897	9,656	-	-	-	-	-	-	897.05	9,656	-	-	-	-
P2	1	5,620	60,493	5,620	60,493	58	624	-	-	-	-	5562	59,869	-	-	58	624
P1	1	5,272	56,747	5,272	56,747	68	732	-	-	-	-	5204	56,015	-	-	68	732
TOTALS	**3**			**11,789**	**126,896**	**126**	**1,356**	**-**	**-**	**-**	**-**	**11,663**	**125,540**	**-**	**-**	**126**	**1,356**
WEST TOWER (L7-MPH)																	
7 - Amenity	1	835	8,985	835	8,985	59	632	785	8,450	716	7,707	60	646	-	-	59	632
8 to 43	36	835	8,985	30,049	323,447	28,123	302,715	-	-	-	-	1,926	20,731	-	-	28,123	302,715
Lower MPH	1	835	8,985	835	8,985	555	5,971	-	-	-	-	280	3,014	-	-	555	5,971
Upper MPH	1	835	8,985	835	8,985	625	6,724	-	-	-	-	210	2,261	-	-	625	6,724
TOTALS	**39**			**32,553**	**350,401**	**29,361**	**316,042**	**785**	**8,450**	**716**	**7,707**	**2,476**	**26,652**	**-**	**-**	**29,361**	**316,042**
EAST TOWER (L7-MPH)																	
7 - Amenity	1	790	8,504	790	8,504	57	614	785	8,450	673	7,244	60	646	-	-	57	614
8 to 39	32	790	8,504	25,280	272,111	23,568	253,684	-	-	-	-	1,712	18,428	-	-	23,568	253,684
Lower MPH	1	790	8,504	790	8,504	515	5,543	-	-	-	-	275	2,960	-	-	515	5,543
Upper MPH	1	790	8,504	790	8,504	594	6,398	-	-	-	-	196	2,105	-	-	594	6,398
TOTALS	**35**			**27,650**	**297,622**	**24,734**	**266,239**	**785**	**8,450**	**673**	**7,244**	**2,243**	**24,139**	**-**	**-**	**24,734**	**266,239**
PODIUM (L1-6)																	
Lower TH	1	482	5,188	482	5,188	472	5,081	0	-	-	-	10	108	-	-	472	5,081
1	1	3,285	35,360	3,285	35,360	2,015	21,689	560	6,028	510	5,490	552	5,942	208	2,239	2,223	23,928
M	1	3,285	35,360	3,285	35,360	1,768	19,025	-	-	198	2,126	1,320	14,208	-	-	1,768	19,025
2	1	3,335	35,898	3,335	35,898	3,214	34,593	-	-	-	-	121	1,305	-	-	3,214	34,593
3	1	3,335	35,898	3,335	35,898	3,214	34,593	-	-	-	-	121	1,305	-	-	3,214	34,593
4	1	3,335	35,898	3,335	35,898	3,214	34,593	-	-	-	-	121	1,305	-	-	3,214	34,593
5	1	3,335	35,898	3,335	35,898	3,214	34,593	-	-	-	-	121	1,305	-	-	3,214	34,593
6	1	3,335	35,898	3,335	35,898	3,214	34,593					121	1,305			3,214	34,593
TOTALS	**5**			**23,727**	**255,395**	**20,323**	**218,758**	**560**	**6,028**	**708**	**7,616**	**2,488**	**26,783**	**208**	**2,239**	**20,531**	**220,997**

GRAND TOTAL	Total GCA m2	Total GCA ft^2	Res GFA* m^2	Res GFA* ft^2	Amenity (Ext) m^2	Amenity (Ext) ft^2	Amenity (Int) m^2	Amenity (Int) ft^2	Deductions m^2	Deductions ft^2	Non-Res GFA m^2	Non-Res GFA ft^2	Total GFA m^2	Total GFA ft^2
SUBTOTAL	95,719	1,030,314	74,545	802,395	2,130	22,927	2,097	22,567	18,870	203,113	208	2,239	74,753	804,634
			-	36	-	-	-	-	36	382	-	36	-	382
GRAND TOTAL	95,719	1,030,314	74,509	802,013	2,130	22,927	2,097	22,567	18,905	203,496	208	2,239	74,717	804,252

*GFA exemption as per By-Law 569-2013

4.0 AMENITY

	Total units	Exterior m^2	Exterior ft^2	Exterior/ unit (m^2)	Interior m^2	Interior ft^2	Interior/ unit (m^2)
WEST TOWER	477	785	8,450	1.65	716	7,707	1.50
EAST TOWER	393	785	8,450	2.00	673	7,244	1.71
PODIUM	196	560	6,028	2.86	708	7,616	3.61
TOTALS	1066	2,130	22,927	2.00	2,097	22,567	1.97

5.0 PARKING

Level	Residential Car Parking: Regular	BF	Total	Visitor Car Parking: Regular	Car Share	BF	Pick-up/Drop-off	Total	Total Car Parking	Bicycle Parking: Long-Term	Short-Term	Total Bicycle Parking
P1	38	4	42	5	4	3	-	12	54	1,013	-	1,013
P2	101	12	113	-	-	-	-	-	113	-	-	-
P3	25		25						25			
1	-	-	-	-	-	-	2	2	2	-	214	214
TOTALS	164	16	180	5	4	3	2	14	194	1013	214	1227
										0.95	0.20	1.15

BF = BARRIER FREE

Vehicle Parking Rate achieved	0.18
Visitors Vehicle Parking	0.01 *2=0.01*
Resident Vehicle Parking	0.17

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)
WEST BUILDING		
1	Bulky Storage	10
1	Garbage Room	198
EAST BUILDING		
1	Bulky Storage	10
1	Garbage Room	90
TOTAL		308

UNIT DISTRIBUTION

NEW RESIDENTIAL

Level	1B	1B+D	2B	3B	Total
WEST TOWER (L7-43)					
8-39 per level	8	0	4	1	13
8-39 Total	288	0	144	36	468
MPH			4	5	9
TOTALS	288	0	148	41	477
EAST TOWER (L7-39)					
8-39 per level	6	3	2	1	12
8-39 Total	192	96	64	32	384
MPH			4	5	9
TOTALS	192	96	68	37	393
MARKET UNITS AT PODIUM (L1-6)					
1	0	0	0	0	0
M	0	0	0	2	2
2	3	1	5	7	16
3	5	1	5	6	17
4	5	1	5	6	17
5	5	1	5	6	17
6	5	1	5	6	17
TOTALS	23	5	25	33	86
TOTAL NEW RES UNITS (East, West Tower & Podium)					
TOTALS	503	101	241	111	956
	53%	11%	25%	12%	
	1B	1B+D	2B	3B	
Avg sq m	53	57	63	84	
Avg sq ft	572	610	682	898	
Range sf	485-580	600-676	611-930	825-1240	
RENTAL REPLACEMENT AT PODIUM (L1-6)					
1	3	0	9	0	12
M	6	0	6	0	12
2	8	0	9	0	17
3	8	0	9	0	17
4	8	0	9	0	17
5	8	0	9	0	17
6	8	0	9	0	17
TOTALS	49	0	60	0	109
	1B	1B+D	2B	3B	
NEW NET AFFORABLE RENTAL UNITS AT PODIUM (L1-6)					
1	0	0	0	0	0
M	0	0	1	0	1
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
5	0	0	0	0	0
6	0	0	0	0	0
TOTALS	0	0	1	0	1
	1B	1B+D	2B	3B	
GRAND TOTAL	552	101	302	111	1066
	1B	1B+D	2B	3B	

Green Roof Statistics

TORONTO City Planning Division

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 492, 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 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

		Proposed
Gross Floor Area, *as defined in Green Roof Bylaw* (m^2)		81,152
Total Roof Area (m^2)		3335
Area of Residential Private Terraces (m^2)		0
Rooftop Outdoor Amenity Space, *if in a Residential Building* (m^2)		1616
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)		1719
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m^2)	1032	1176
Coverage of Available Roof Space (%)	60%	68%

Bird-Friendly Design Statistics

TORONTO

	Elevation First 16m* Above Grade: North	South	East	West	Total (m2)	Total (%)
Glazing Area (m^2)	735	862	393	640	2630	100%
Untreated Area (m^2)	0	0	0	0	0	0
Treated Area (m^2)	625	735	335	550	2245	
Low-Reflectance Opaque Glass (m^2)	0	0	0	0	0	0
Visual Markers (m^2)	625	735	335	550	2245	85%
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.

	Elevation First 4m Above Rooftop Vegetation*: North (Floor 7)	South (Floor 7)	East (Floor 7)	West (Floor 7)	Total (m2)	Total (%)
Glazing Area (m^2)	123	122	174	210	629	100%
Untreated Area (m^2)					0	0
Treated Area (m^2)	105	104	148	179	536	
Low-Reflectance Opaque Glass (m^2)	0	0	0	0	0	0
Visual Markers (m^2)	105	104	148	179	536	85%
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	50:50.00

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Project # 211033 - 48 Grenoble Dr
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3170

ISSUED

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA2/SPA2
3	05/11/2023	ISSUED FOR ZBA3
4	07/10/2023	ISSUED FOR ZBA4

Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 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.

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.

For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	74,717
Breakdown of project components (m^2)	
Residential	74,509
Retail	208
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	1066

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	0	195	>100%
Number of parking spaces dedicated for priority LEV parking		0	
Number of parking spaces with EVSE		184	10% to Passenger EVs to Vehicles

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	1013	1013	100%
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground		1013	
d) second level below-ground		0	
e) other levels below-ground		0	

Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	214	214	100%
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area x 66 m^3/x 30 m^3).	1227	1450	131%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	214	214	100%

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m^2)		1849.6	
Total non-roof hardscape area with a reflectance value of less than 0.3 (minimum 50%) (m^2)		924.8	100%
Area of non-roof hardscape treated with:			
a) high-albedo surfaces		924.8	100%
b) open-grid pavement		n/a	
c) shade from tree canopy		n/a	
d) shade from high-albedo structures		n/a	
e) shade from energy generation structures		n/a	
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)		n/a	

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m^2)	-	1719	-
Available Roof Space provided as Green Roof (m^2)	1032	1176	114%
Available Roof Space provided as Cool Roof (m^2)	0	0	
Available Roof Space provided as Solar Panels (m^2)	0	0	

Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m^2)		1362.6	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m^2 and %) (if applicable)	681.3	681.3	100%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m^2)	n/a	6,749	n/a
Total Soil Volume (40% of the site area x 66 m^3/x 30 m^3)	1227	1450	131%
Total number of planting areas (minimum of 30m^3 soil)	n/a	12	n/a
Total number of trees planted	n/a	45	n/a
Number of surface parking spaces (if applicable)	n/a	n/a	n/a
Number of shade t… interior (minimum …		n/a	n/a

Native and Poll…	Required	Proposed	Proposed %
Total number of plants		13	
Total number of native plants and % of total plants (min.50%)	6	9	100%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m^{2}above grade (including glass balcony railings)		2699	
Total area of treated glazing (minimum 85% of total area of glazing within 12m^{2}above grade) (m^2)		2699	100%
Percentage of glazing within 12m^{2}above grade treated with:			
a) Low reflectance opaque materials		0	
b) Visual markers		2699	100%
c) Shading		0	

*Areas given are within 16m above grade.

TO BE UPDATED FOR SITE PLAN CONTROL APPLICATION

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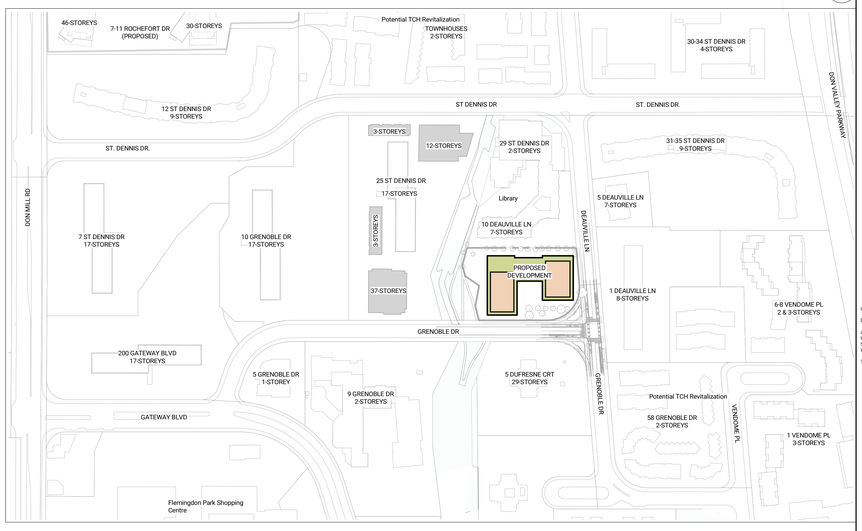

Contractor Must Check & Verify all Dimensions on the Job.

Do Not Scale Drawings.

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This Drawing is Not to be Used for Construction Until Signed by the Architect.

48 Grenoble Drive

211033

CONTEXT PLAN, STATISTICS & TEMPLATES

1 : 2000

A011

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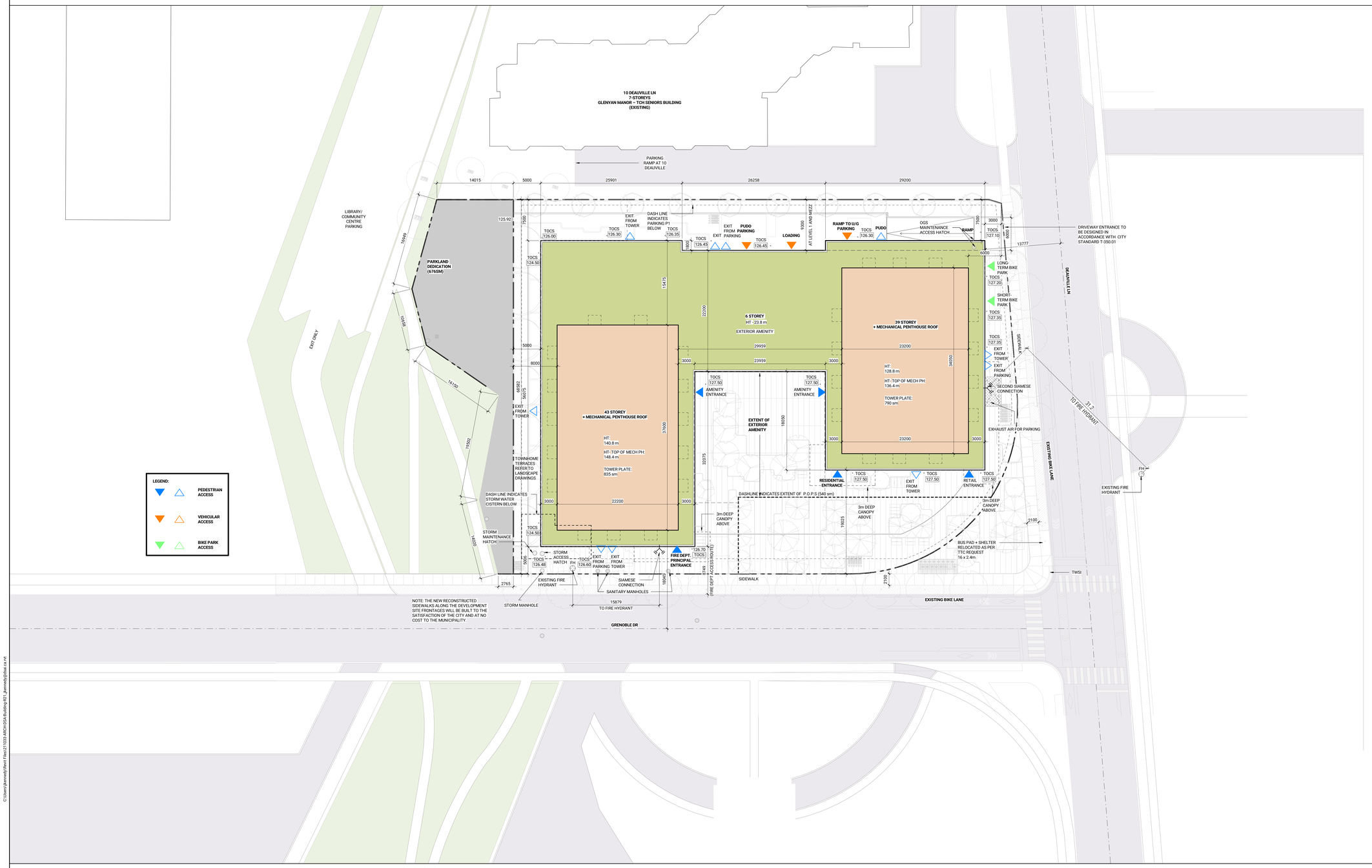

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diamond schmitt

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1	03/18/2022	ISSUED FOR ZBA/SPA
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4	07/10/2023	ISSUED FOR ZBA4

NOTES:

1. COLLECTION VEHICLE ACCESS DRIVEWAY TO BE LEVELLED MAX 8%.
2. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS 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 SUPERPAVE MIX AS 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 THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
5. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 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 (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
   (A) DESIGN CODE - ONTARIO BUILDING CODE
   (B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS
   (C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H 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 MANOEUVERING WITHIN THE DRIVING AISLE.
8. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGN(S) THAT ARE NO LONGER REQUIRED HAVE BEEN REMOVED AND REINSTATE 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.

CONVEX MIRROR

P1-V DENOTES VISITOR PARKING USE
P1-R DENOTES RESIDENT PARKING USE
P1 - 8V DENOTES PARKING STATIONS WITH EVSE

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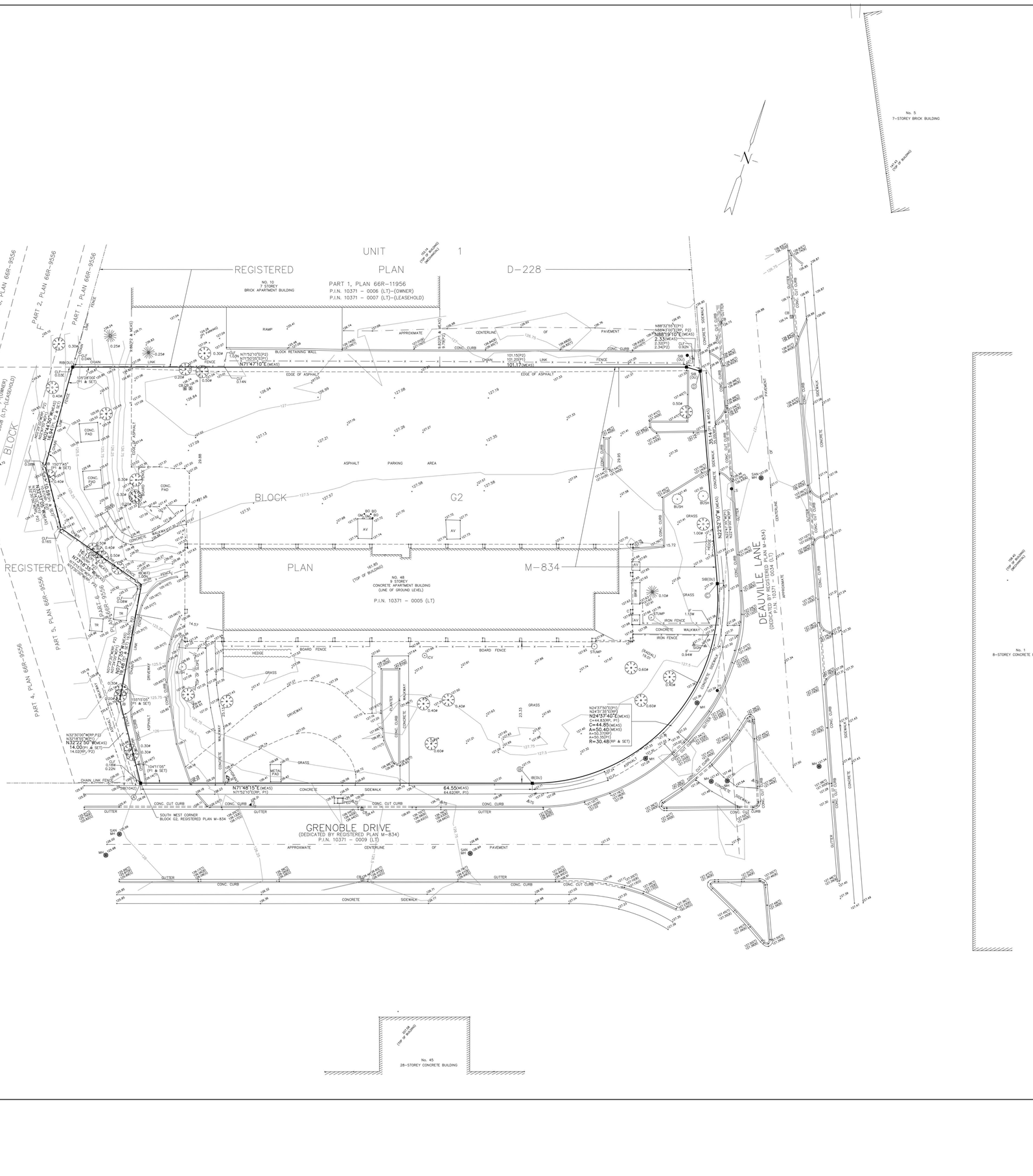
48 Grenoble Drive

211033

SITE PLAN

As indicated

A012



PLAN OF SURVEY OF

PART OF BLOCK G2
REGISTERED PLAN M–834
CITY OF TORONTO

SCALE 1 : 250

5m 4 3 2 1 0 5 10 15 20m

R. AVIS SURVEYING INC.

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVE REFERENCE POINTS (A) AND (B) HAVING A BEARING OF N15°41'05"W BY REAL TIME NETWORK (RTN) OBSERVATION, ZONE 10, CENTRAL MERIDIAN 79° 30'WEST LONGITUDE. (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS–2010)

3° MTM ZONE 10 COORDINATES
NAD83(CSRS–2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)

	NORTHING	EASTING
A	4841837.355	318364.595
B	4841857.513	318425.919
C	4841898.285	318444.610
D	4841930.651	318430.958

(1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY, PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT

(2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE–ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. NYH015, HAVING AN ELEVATION = 127.392 metres.

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999888.

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
RIB	DENOTES ROUND IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
WIT	DENOTES WITNESS
(1042)	DENOTES EDWARDS & GUNN LIMITED
(OU)	DENOTES ORIGIN UNKNOWN
MEAS/M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
RP	DENOTES REGISTERED PLAN M–834
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY P.SALNA COMPANY LTD., O.L.S, DATED OCTOBER 08, 2001
P2	DENOTES PLAN 66R–11956
BO	DENOTES BOLLARD
BRW	DENOTES BRICK RETAINING WALL
BF	DENOTES BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
IF	DENOTES IRON FENCE
CONC.	DENOTES CONCRETE
CB	DENOTES CATCH BASIN
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
C	DENOTES COLUMN
LS	DENOTES LIGHT STANDARD
MH	DENOTES MANHOLE
TS	DENOTES TRAFFIC SIGN
TR	DENOTES TRANSFORMER
(T)	DENOTES TOP OF CURB
(B)	DENOTES BOTTOM OF CURB
(G)	DENOTES GUTTER
AV	DENOTES AIR VENT
ICV	DENOTES IRRIGATION CONTROL VALVE
SAN	DENOTES SANITARY
PED	DENOTES PEDESTAL
— oe —	DENOTES OVERHEAD WIRE
0.10ø	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
0.10ø	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
100.00	DENOTES SPOT ELEVATION

AREA = 6748.9 sq. m.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF AUGUST, 2021

AUGUST 5, 2021
DATE

PIRATHEEPAN RAMACHANDRAN
Ontario Land Surveyor

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL.: (416) 490–8352 FAX: (416) 491–6206
www.ravissurveying.com

CHECKED BY : P.R. O.L.S.	
CALCULATED BY : JB	PROJECT No. : 3487–0
DRAWN BY : JB	DRAWING No. :3487–0T

diamond schmitt

ISSUED

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA2/SPA2
3	05/11/2023	ISSUED FOR ZBA3
4	07/10/2023	ISSUED FOR ZBA4

Contractor Must Check & Verify all Dimensions on the Job.

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48 Grenoble Drive

211033

SURVEY
1 : 250

A013

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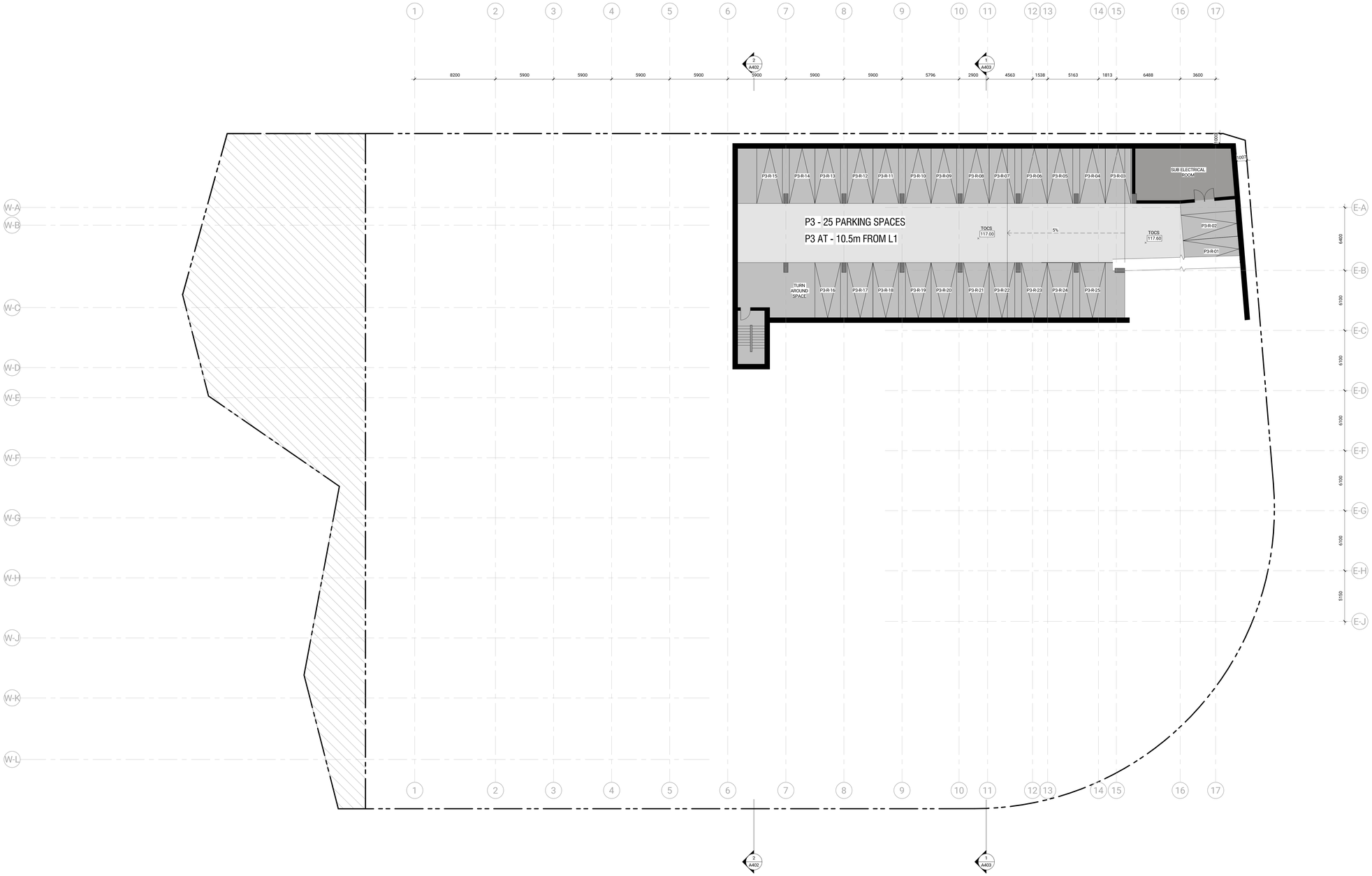

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diamond schmitt

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

July 10, 2023
Project # 211033 - 48 Grenoble Dr
ZBA4 SUBMISSION

ISSUED

No.	Date	Description
4	07/10/2023	ISSUED FOR ZBA4

PARKING SUMMARY

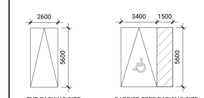
All Parking stalls are 2.6m x 5.6m unless otherwise noted
Accessible Parking stalls are 3.4m x 5.6m + 1.5m barrier free aisle

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

Total 202 Spaces

PARKING LEVEL NOTES:

1. All parking stalls shall have a minimum clear height of 2100mm
2. 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.
3. All doors leading to bicycle parking rooms have automatic door openers (ado)
4. 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 VISITOR PARKING USE
P1-R DENOTES RESIDENT PARKING USE
P1 - 4V DENOTES PARKING STATIONS WITH EVSE

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48 Grenoble Drive

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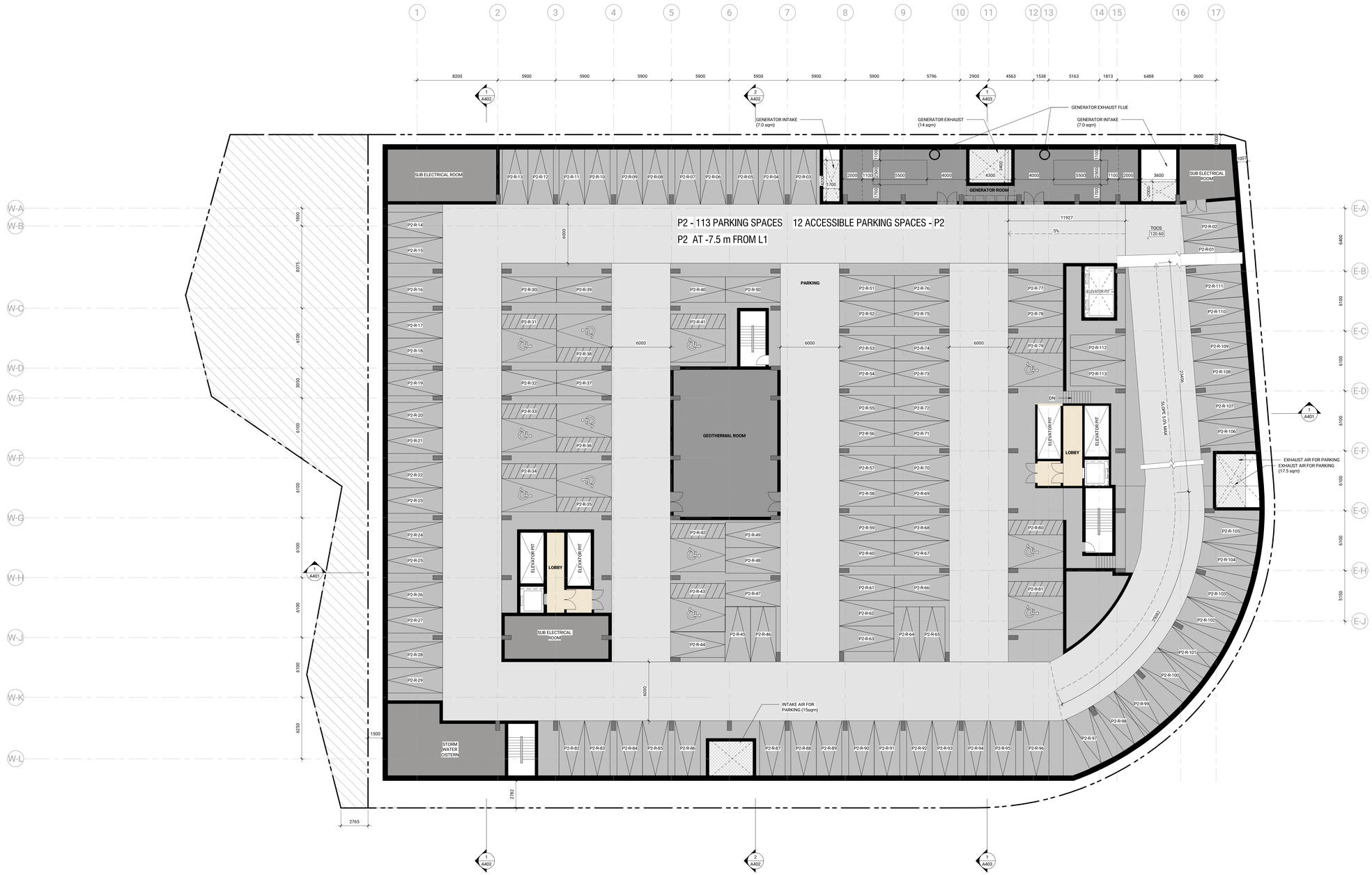
LEVEL P3 FLOOR PLAN

As indicated

A097



diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
3170

July 10, 2023
Project # 211033 - 48 Grenoble Dr
ZBA4 SUBMISSION

ISSUED

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3	05/11/2023	ISSUED FOR ZBA3
4	07/10/2023	ISSUED FOR ZBA4

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 Visitors + 51 Res spaces)
P2 - 138 spaces

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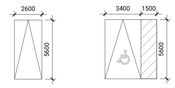

TYP PARKING SIZE

BARRIER FREE PARKING SIZE

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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48 Grenoble Drive

211033

LEVEL P2 FLOOR PLAN
As indicated

A098

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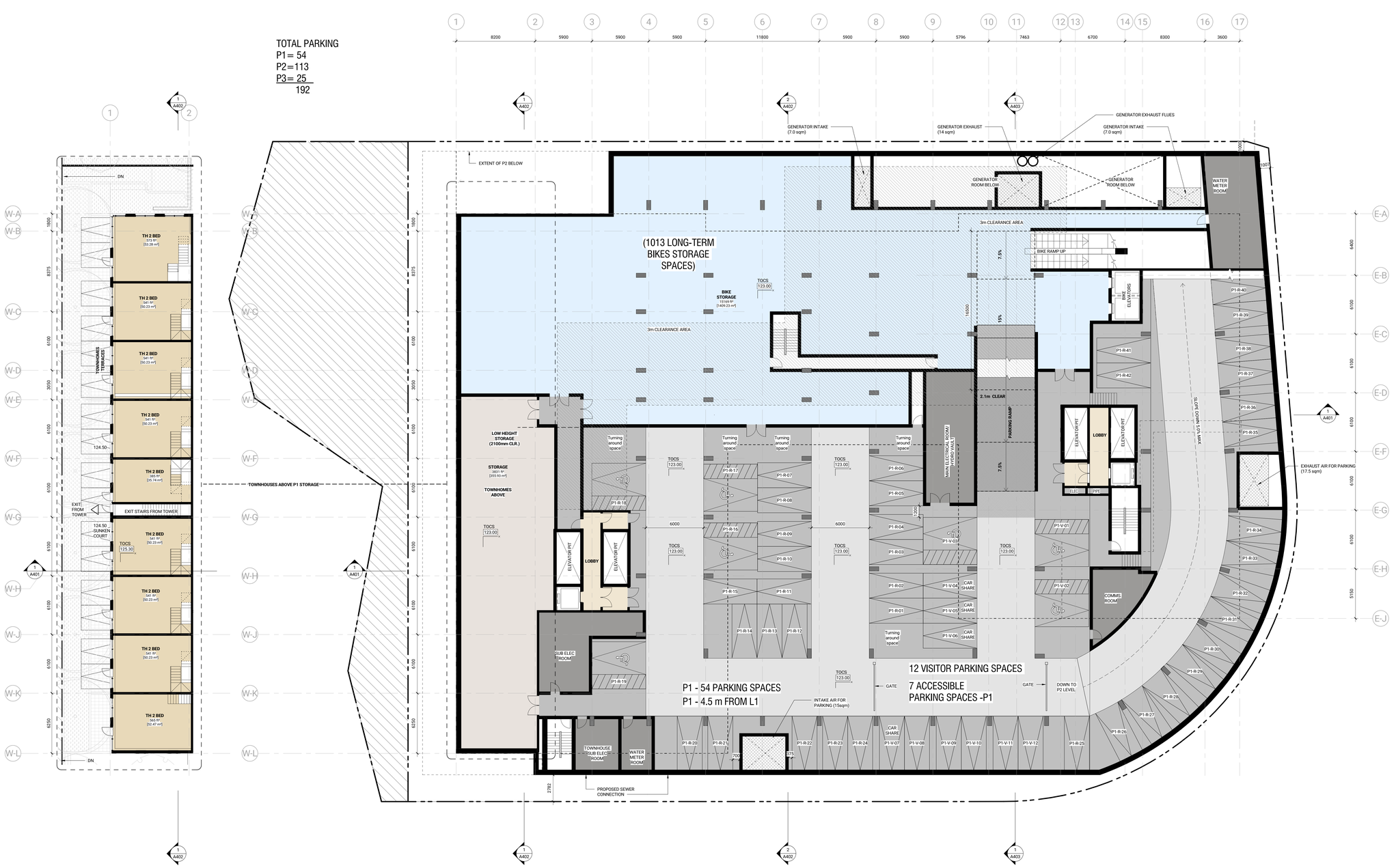
TOTAL PARKING
P1= 54
P2=113
P3= 25
192



TOWNHOME LOWER LEVEL PLAN
1 : 150 (2 A099)

A-Level P1
1 : 150 (1 A099)

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
July 10, 2023
Project # 211033 - 48 Grenoble Dr
ZBA4 SUBMISSION
DONALD R. M. SCHMITT
LICENCE
3170

ISSUED

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA2/SPA2
3	05/11/2023	ISSUED FOR ZBA3
4	07/10/2023	ISSUED FOR ZBA4

PARKING SUMMARY

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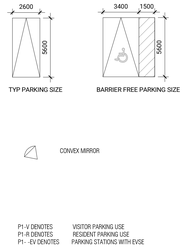

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48 Grenoble Drive

211033

LEVEL P1 FLOOR PLAN
As indicated

A099

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2023-07-10 4:17:49 PM

10 DEAUVILLE LN
7-STOREYS
(EXISTING)

TOTAL NUMBER OF UNITS = 966 UNITS
FIRST 50 UNITS = 25m²
LEFT 916 UNITS = 50 + 18 x 13m² = 238m²

WASTE STORAGE ROOM REQUIRED: 25m² + 238m² = 263m²
PROVIDED: 265m² +20m² bulk stor.

LIBRARY/
COMMUNITY
CENTRE
PARKING

PARKLAND DEDICATION
(676 SM)

UNITS ON FLOORS 1 TO 6
LABELLED RR ARE RENTAL
REPLACEMENT UNITS

DASH LINE
INDICATES
PARKING P2 BELOW

DASH LINE
INDICATES
PARKING P1 BELOW

(8) BIKE SPOTS

PODIUM
OVERHANG ABOVE

EXIT
FROM
TOWER

EXIT
FROM
PARKING

PUDO
PARKING

GENERATOR
INTAKE

GENERATOR
EXHAUST

PARKING RAMP

OVERHEAD DOOR (ACCESS TO LOADING) MIN. 6m WIDE AND 4.4m VERTICAL CLEARANCE

"TYPE C" LOADING
6.0m x 3.5m
3.0m VERTICAL
CLEARANCE

"TYPE G" LOADING
13.0m x 4.0m
6.1m VERTICAL
CLEARANCE
MIN. 200MM THICK
REINFORCED CONCRETE,
1%MAX SLOPE 2.0%)

LOADING ACCESS
MIN. 200MM THICK
REINFORCED CONCRETE, MAX
SLOPE 2.0%
MIN. 4.5m WIDE
THROUGHOUT, AND MIN.
4.4M UNENCUMBERED
VERTICAL CLEARANCE

DRIVEWAY ENTRANCE TO BE
DESIGNED IN ACCORDANCE WITH
CITY STANDARD T-350.01

LONG-
TERM BIKE
PARKING
ENTRANCE

SHORT-
TERM BIKE
PARKING
ENTRANCE

BIKE AMENITY AND
SHORT-TERM PARKING
771 ft²
[71.58 m²]

(142 SHORT-
TERM BIKES
STORAGE
SPACES)

AMENITY
809 ft²
[75.20 m²]

BIKE
ELEVATORS

GARBAGE
1967 ft²
[182.81 m²]

GARBAGE CHUTE
BISORTER

COMPACTOR

BULK
STORAGE
(10sm)

2.8m CLEARANCE

SECOND SIAMESE
CONNECTION

EXHAUST AIR FOR PARKING
POROSITY OF
VENTILATION GRATES
ARE 20x20mm

(16) BIKE SPOTS

BUS PAD + SHELTER
RELOCATED AS PER
TTC REQUEST
16 x 2.4m

BIKE SHARE
(15) BIKE SPOTS

EXISTING BIKE LANE

DEAUVILLE LN

TH 2 BED
426 ft²
[39.62 m²]

1 BED
630 ft²
[58.56 m²]

548 ft²
[50.87 m²]

664 ft²
[61.65 m²]

589 ft²
[53.87 m²]

BALC.

RR

TH GARBAGE RM

BULK STORAGE
(10sm)

COMPACTOR

GARBAGE
2029 ft²
[188.47 m²]

GARBAGE CHUTE
BISORTER

STAGING
1061 ft²
[98.55 m²]

OPEN TO ABOVE

MIN. 200MM THICK REINFORCED CONCRETE, MAX
SLOPE 2.0%

6.1M UNENCUMBERED VERTICAL CLEARANCE

MOVING 5%

AMENITY
4656 ft²
[432.55 m²]

EXTERIOR
AMENITY

2m DEEP
CANOPY
ABOVE

MAIL

PARCEL

CACF

ELEC

PIPE

LIFT

CONCIERGE

WEST LOBBY
2908 ft²
[270.20 m²]

RENTAL OFFICE
488 ft²
[45.33 m²]

EAST LOBBY
2153 ft²
[200.06 m²]

RETAIL
2235 ft²
[207.66 m²]

RESIDENTIAL
ENTRANCE

RETAIL
ENTRANCE

(2) BIKE SPOTS

(6) BIKE SPOTS

(4) BIKE SPOTS

(12) BIKE SPOTS

EXTENT OF EXTERIOR AMENITY

DASHLINE INDICATES EXTENT OF P.O.P.S.

INTAKE AIR
FOR PARKING
POROSITY OF
VENTILATION GRATES
ARE 20x20mm

STORM ACCESS HATCH

STORM MANHOLE

SANITARY MANHOLE

SANITARY MANHOLES

SIAMESE
CONNECTION

FIRE DEPT.
PRINCIPAL
ENTRANCE

(FIRE DEPT ACCESS ROUTE)

DASH LINE INDICATES PARKING P2 BELOW

DASH LINE INDICATES PARKING P1 BELOW

TOWNHOME
TERRACES
REFER TO
LANDSCAPE
DRAWINGS

EXIT ONLY

GRENOBLE DR

EXISTING BIKE LANE

TOCS 126.00
TOCS 126.30
TOCS 126.35
TOCS 126.45
TOCS 124.50
TOCS 126.70
TOCS 126.40
TOCS 123.00
TOCS 127.50
TOCS 126.97
TOCS 126.17
TOCS 127.10
TOCS 127.20
TOCS 127.35
TOCS 126.48
TOCS 126.60

81359

8200 | 5900 | 5900 | 5900 | 5900 | 5900 | 5900 | 5900 | 5796 | 7463 | 6700 | 8300 | 3600

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

W-A W-B W-C W-D W-E W-F W-G W-H W-J W-K W-L

E-A E-B E-C E-D E-E E-F E-G E-H E-J

125.00 | 7500 | 1800 | 8375 | 6100 | 3650 | 6100 | 6100 | 6100 | 6100 | 6250 | 5006

6400 | 6100 | 6100 | 6100 | 6100 | 6100 | 5151

1700 | 1800 | 2900 | 16100 | 1200 | 1800 | 1800 | 1200 | 1800 | 1200 | 1200 | 2000 | 1200 | 1200 | 1200 | 1800 | 19026

6000 | 7.5% | 1700 | 15% | 5% | 1.5% | DN

A402 | A403 | A302 | A304 | A401 | A301 | A303

778 | 779 | 780 | 781 | 782 | 785

diamond schmitt

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

July 10, 2023
Project # 211033 - 48 Grenoble Dr
ZBA4 SUBMISSION

ISSUED

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA2/SPA2
3	05/11/2023	ISSUED FOR ZBA3
4	07/10/2023	ISSUED FOR ZBA4

NOTES:

1. COLLECTION VEHICLE ACCESS DRIVEWAY TO BE LEVELLED MAX 8%.
2. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS 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 SUPERPAVE MIX AS 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 THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
5. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 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 (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
   (A) DESIGN CODE - ONTARIO BUILDING CODE
   (B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS
   (C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H 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 MANOEUVERING WITHIN THE DRIVING AISLE.
8. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS THAT ARE NO LONGER REQUIRED HAVE BEEN REMOVED AND REINSTATE 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.

CONVEX MIRROR

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

Contractor Must Check & Verify all Dimensions on the Job.

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48 Grenoble Drive

211033

LEVEL 1 FLOOR PLAN

As indicated

A101

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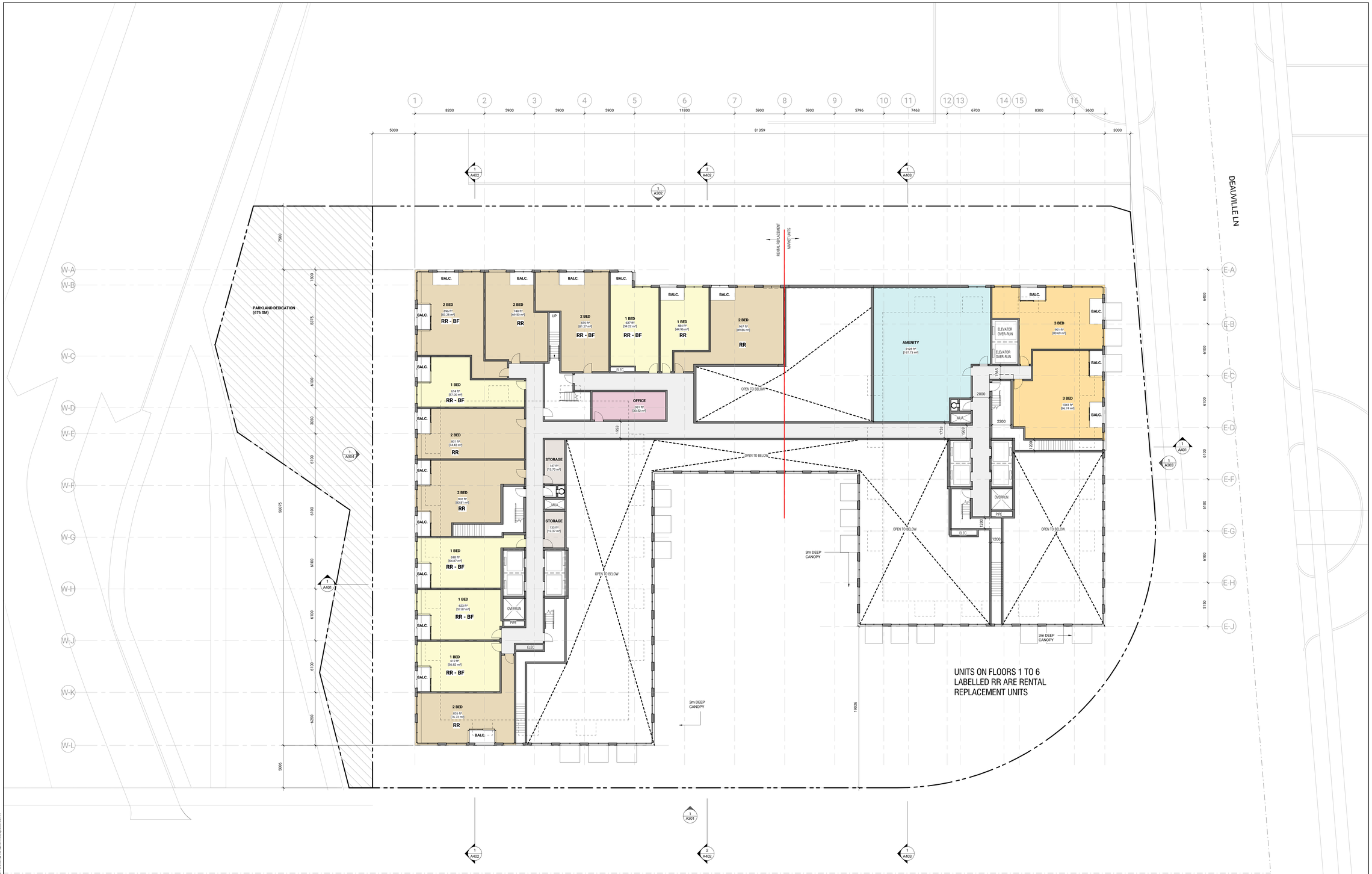

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diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
July 10, 2023
Project # 211033 - 48 Grenoble Dr
ZBA4 SUBMISSION
DONALD R. M. SCHMITT
LICENCE
3170

ISSUED

No.	Date	Description
2	02/08/2023	ISSUED FOR ZBA2/SPA2
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4	07/10/2023	ISSUED FOR ZBA4

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211033

LEVEL MEZ FLOOR PLAN

1 : 150

A102

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LICENCE
3170

July 10, 2023
Project # 211033 - 48 Grenoble Dr
ZBA4 SUBMISSION

ISSUED

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA2/SPA2
3	05/11/2023	ISSUED FOR ZBA3
4	07/10/2023	ISSUED FOR ZBA4

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LEVEL 2-6 FLOOR PLAN

1 : 150

A103

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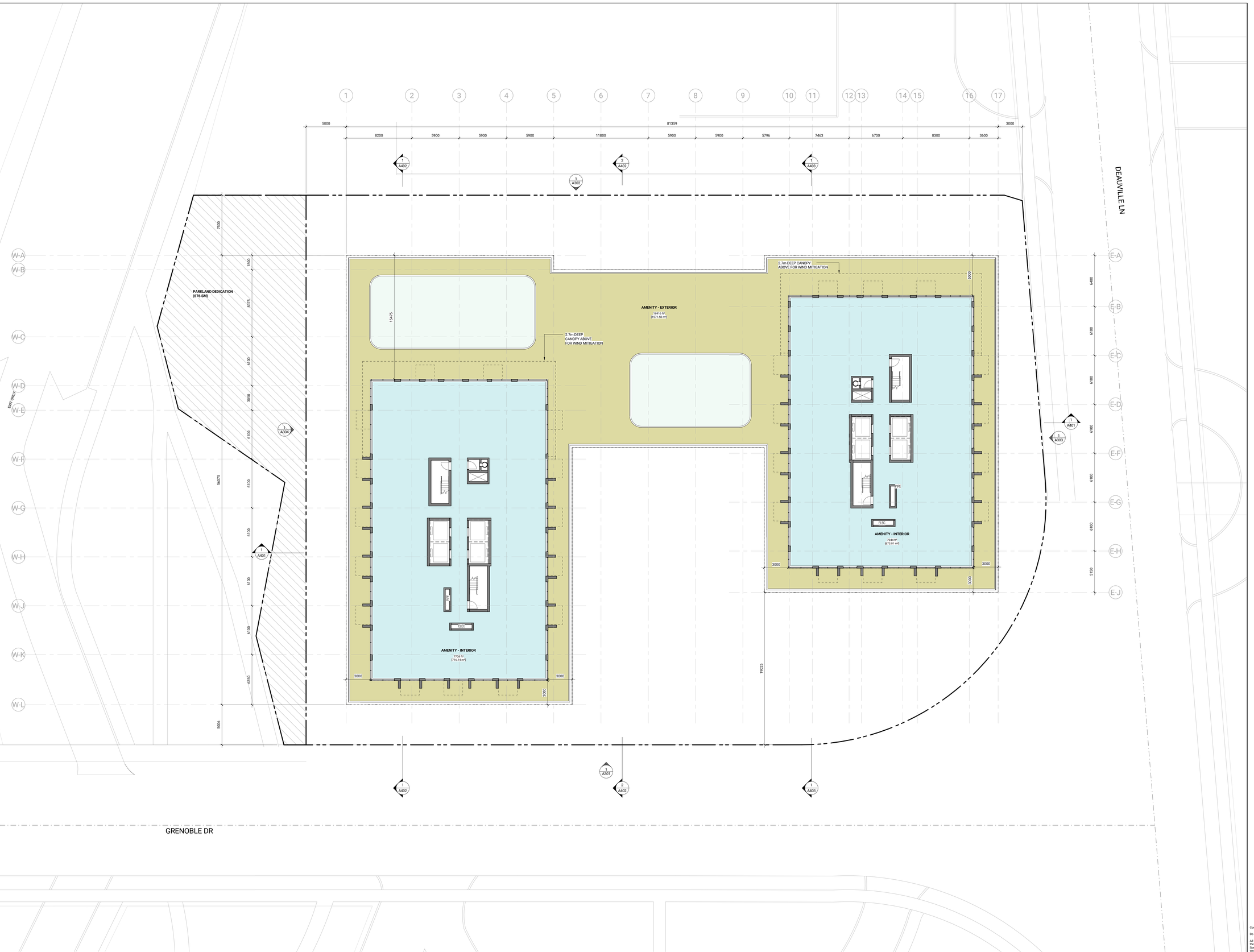

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LEVEL 7 FLOOR PLAN

1 : 150

A105

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LEVEL 8-39 FLOOR PLAN

1 : 150

A106

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No.	Date	Description
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2	02/08/2023	ISSUED FOR ZBA2/SPA2
3	05/11/2023	ISSUED FOR ZBA3
4	07/10/2023	ISSUED FOR ZBA4

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LEVEL 40 WEST TOWER/LOWER MPH
EAST TOWER FLOOR PLAN

1 : 150

A107

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ISSUED

No.	Date	Description
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UPPER MPH EAST TOWER FLOOR PLAN

1 : 150

A108

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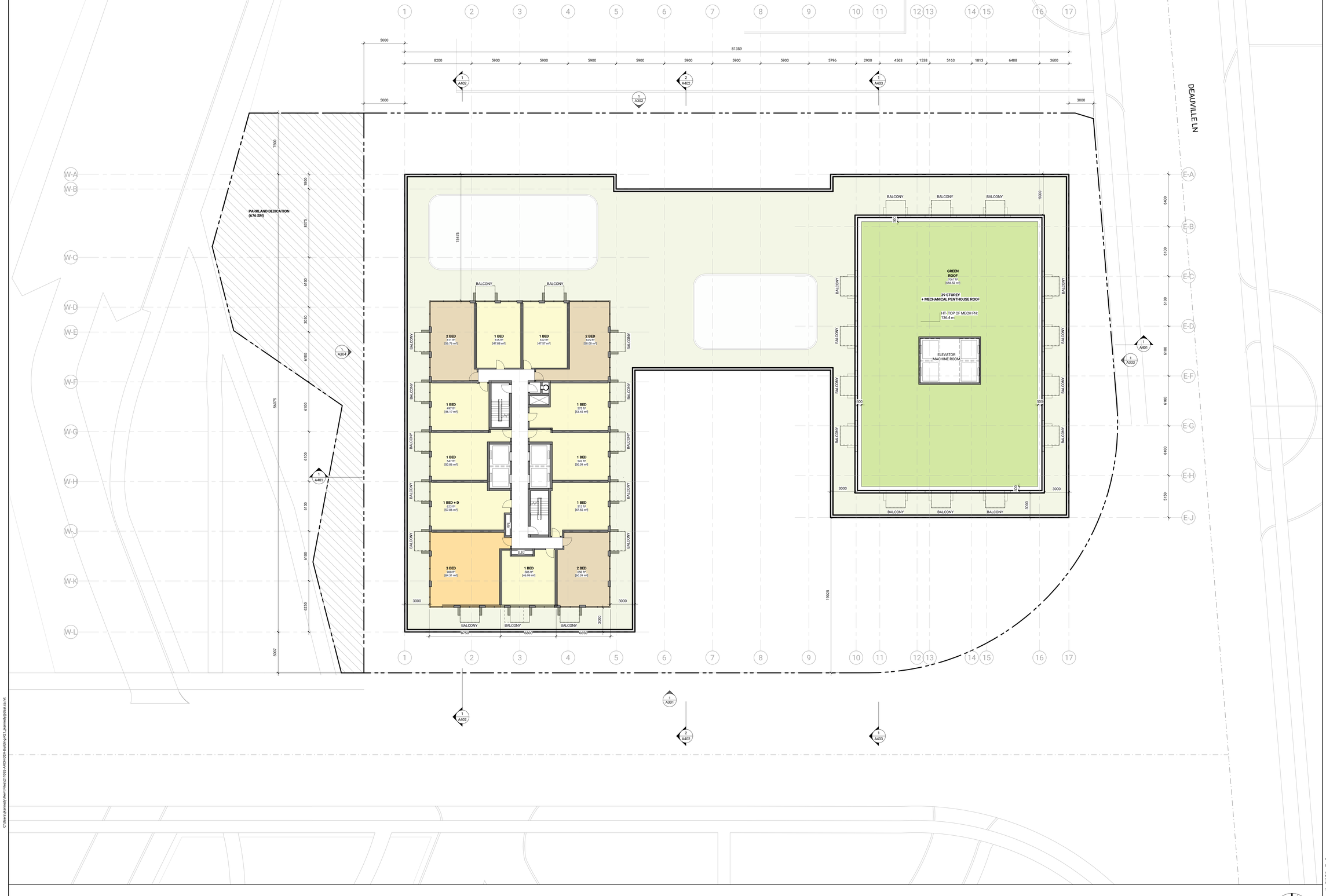
4	07/10/2023	ISSUED FOR ZBA4



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LEVEL 43 OF WEST TOWER

1 : 150

A109

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MPH LOWER LEVEL WEST TOWER

1 : 150

A110

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MPH UPPER LEVEL WEST TOWER

1 : 150

A111

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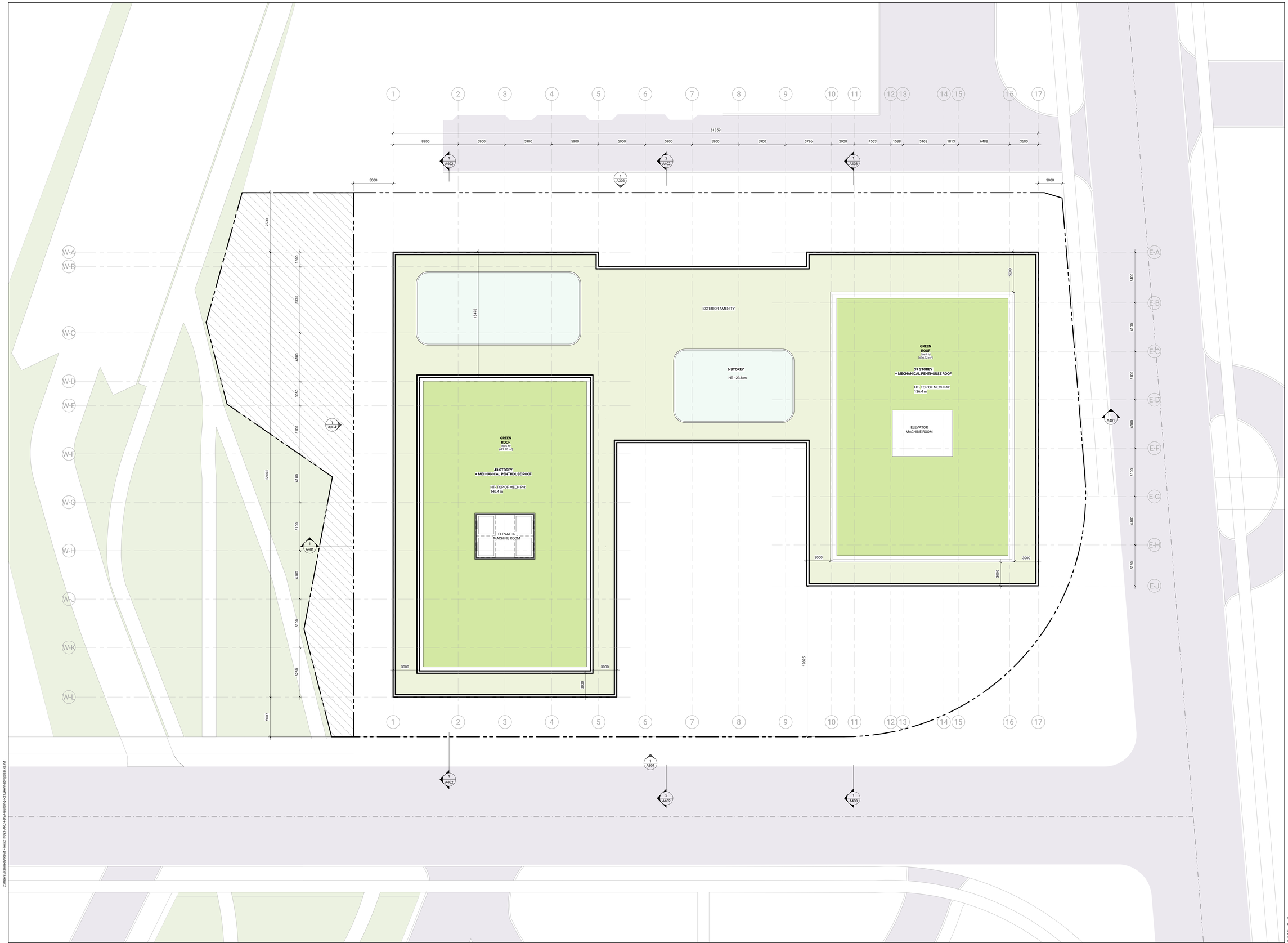

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ROOF PLAN

1 : 150

A115

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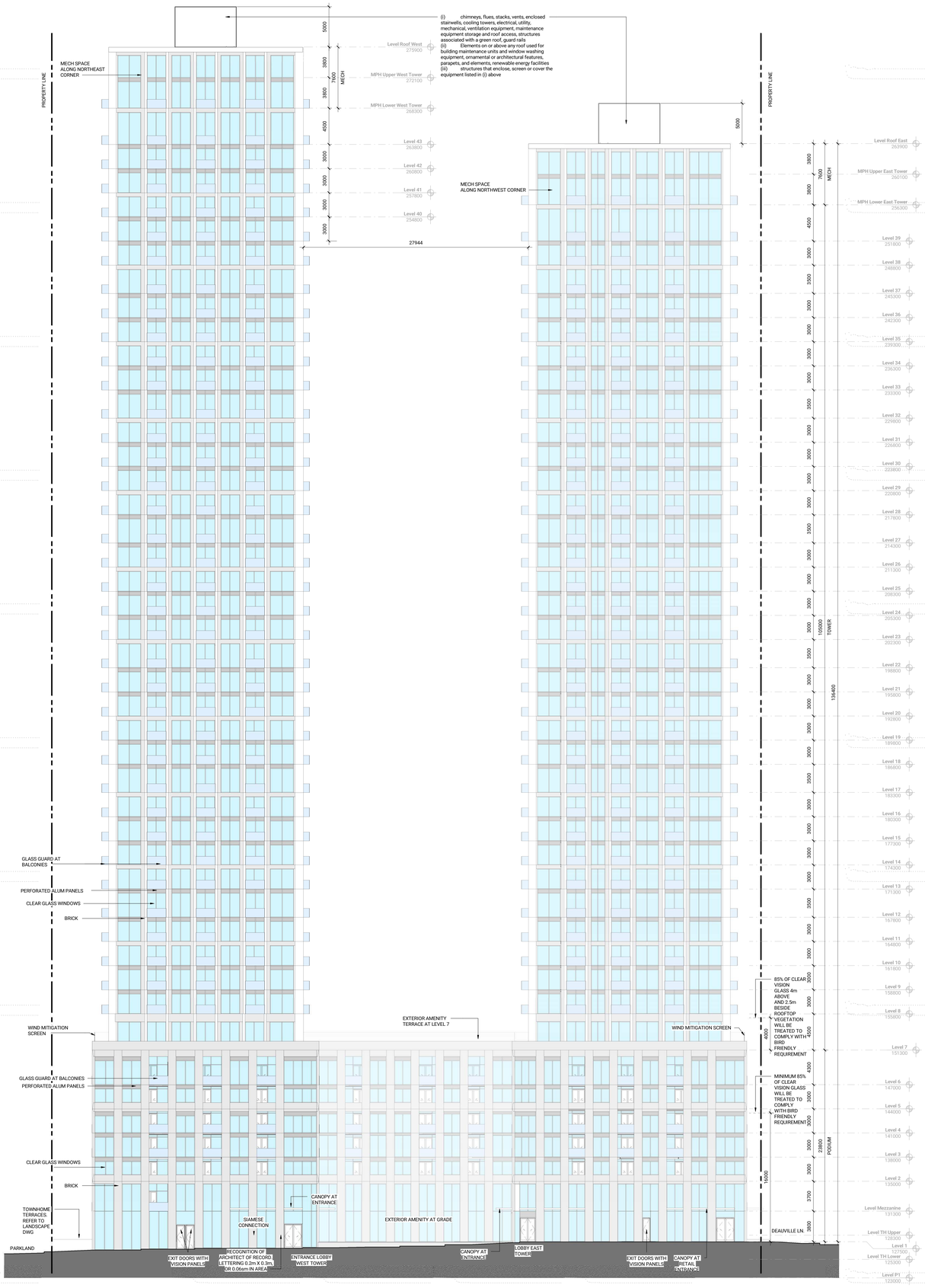
PROPERTY LINE
PROPERTY LINE
MECH SPACE ALONG NORTHEAST CORNER
MECH SPACE ALONG NORTHWEST CORNER
(i) chimneys, flues, stacks, vents, enclosed stairwells, cooling towers, electrical, utility, mechanical, ventilation equipment, maintenance equipment storage and roof access, structures associated with a green roof, guard rails
(ii) Elements on or above any roof used for building maintenance units and window washing equipment, ornamental or architectural features, parapets, and elements, renewable energy facilities
(iii) structures that enclose, screen or cover the equipment listed in (i) above
5000
5000
3800
7600
MECH
3800
4500
3000
3000
3000
Level Roof West 275900
MPH Upper West Tower 272100
MPH Lower West Tower 268300
Level 43 263800
Level 42 260800
Level 41 257800
Level 40 254800
27944
Level Roof East 263900
MPH Upper East Tower 260100
MPH Lower East Tower 256300
Level 39 251800
Level 38 248800
Level 37 245200
Level 36 242200
Level 35 239300
Level 34 236300
Level 33 233200
Level 32 229800
Level 31 226500
Level 30 223800
Level 29 220800
Level 28 217800
Level 27 214300
Level 26 211300
Level 25 208300
Level 24 205200
Level 23 202300
Level 22 199800
Level 21 195800
Level 20 192800
Level 19 189800
Level 18 186800
Level 17 183200
Level 16 180200
Level 15 177300
Level 14 174300
Level 13 171200
Level 12 167800
Level 11 164800
Level 10 161800
Level 9 158800
Level 8 155800
Level 7 151200
Level 6 147000
Level 5 144000
Level 4 141000
Level 3 138000
Level 2 135000
Level Mezzanine 131300
Level TH Upper 128300
Level 1 127500
Level TH Lower 125300
Level P1 123000
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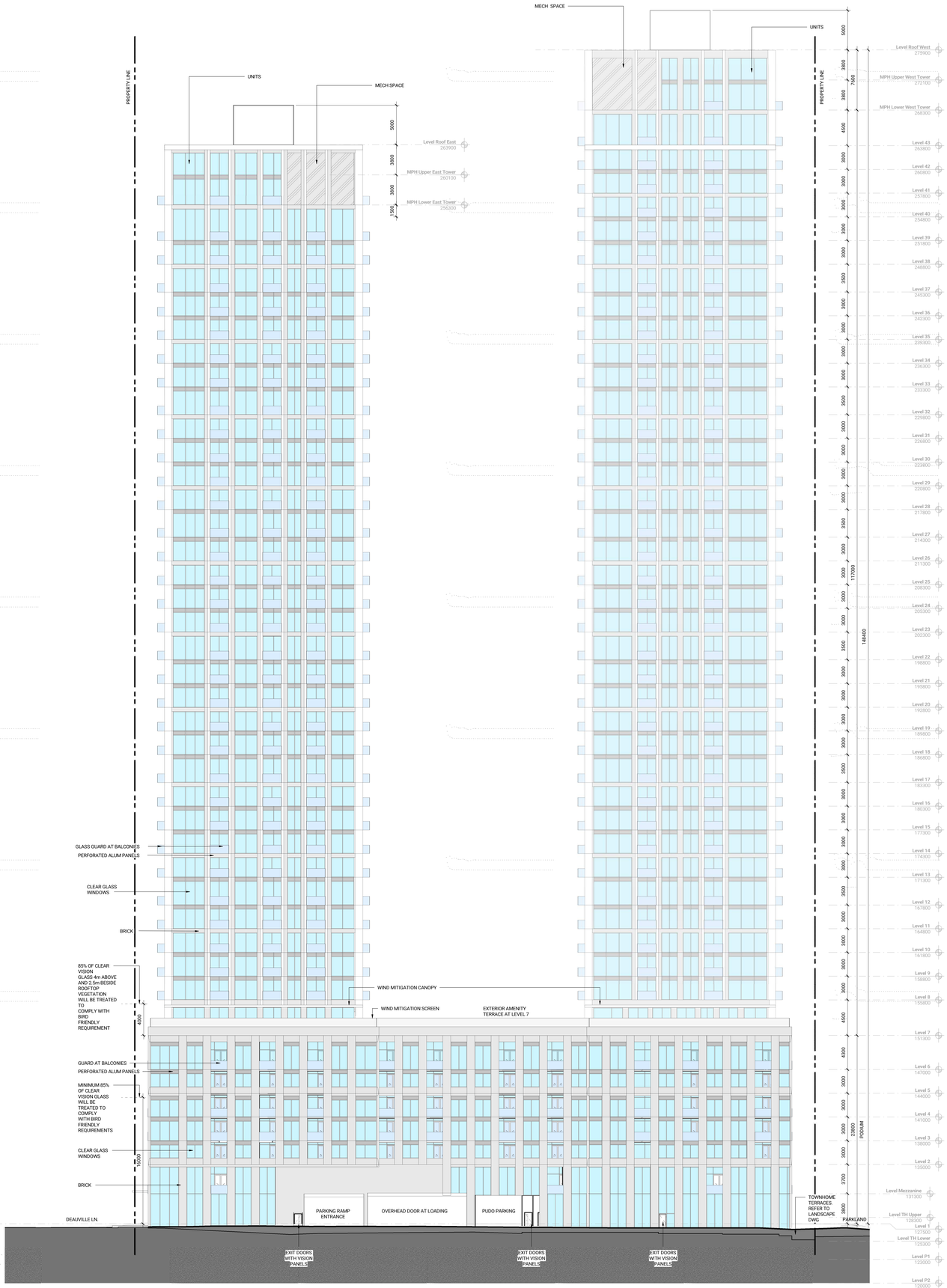

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Project # 211033 - 48 Grenoble Dr
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NORTH ELEVATION

1 : 200

A302

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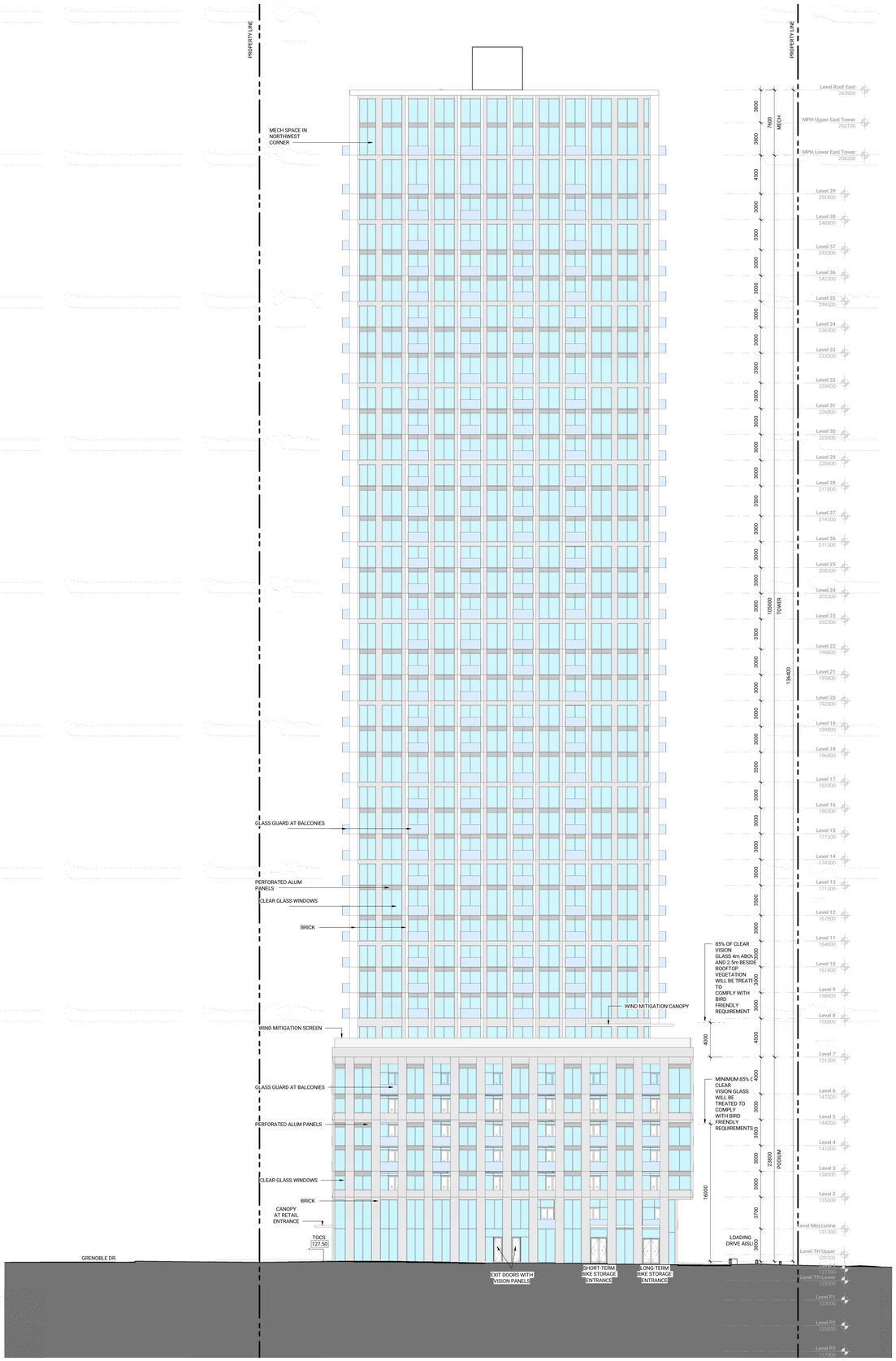

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July 10, 2023
Project # 211033 - 48 Grenoble Dr
ZBA4 SUBMISSION
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EAST ELEVATION

1 : 200

A303

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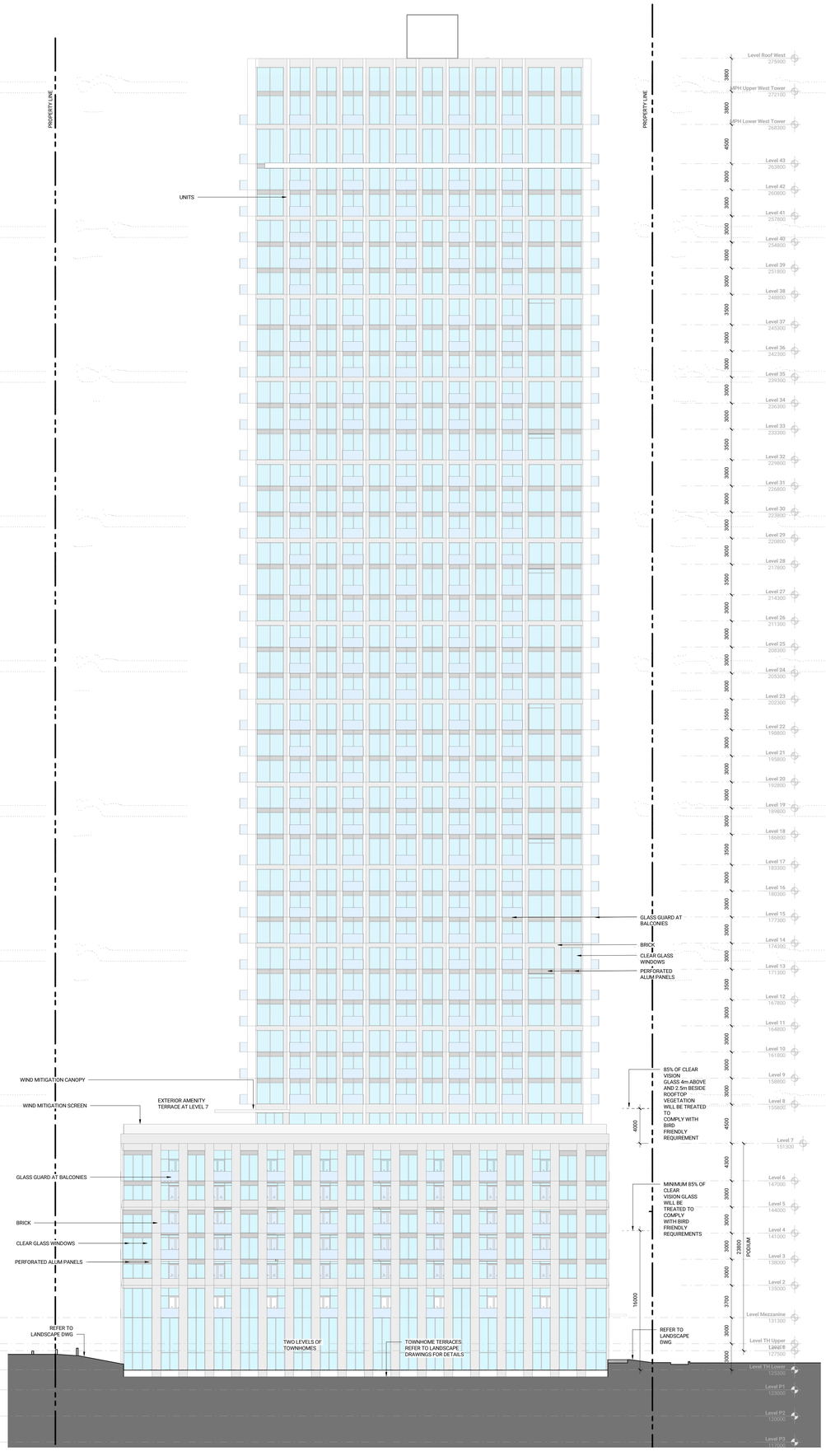

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WEST ELEVATION

1 : 200

A304

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ISSUED

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ENLARGED SOUTH ELEVATION

1 : 50

A305

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ENLARGED NORTH ELEVATION

1 : 50

A306

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ENLARGED EAST ELEVATION

1 : 50

A307

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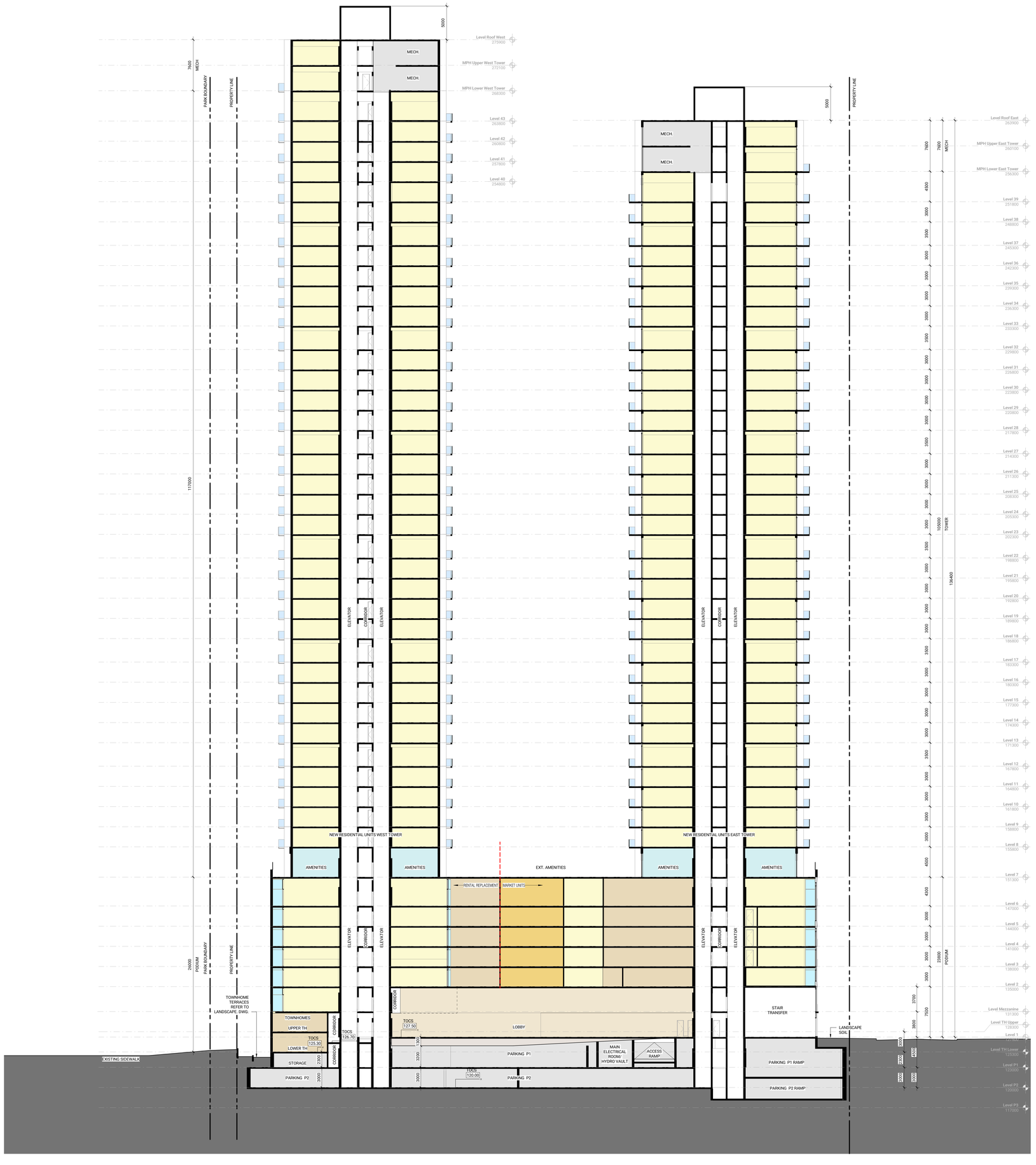
ENLARGED WEST ELEVATION

1 : 50

A308



EAST-WEST SECTION THROUGH BUILDING
1 : 200

1
A401

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BUILDING SECTIONS
1 : 200

A401

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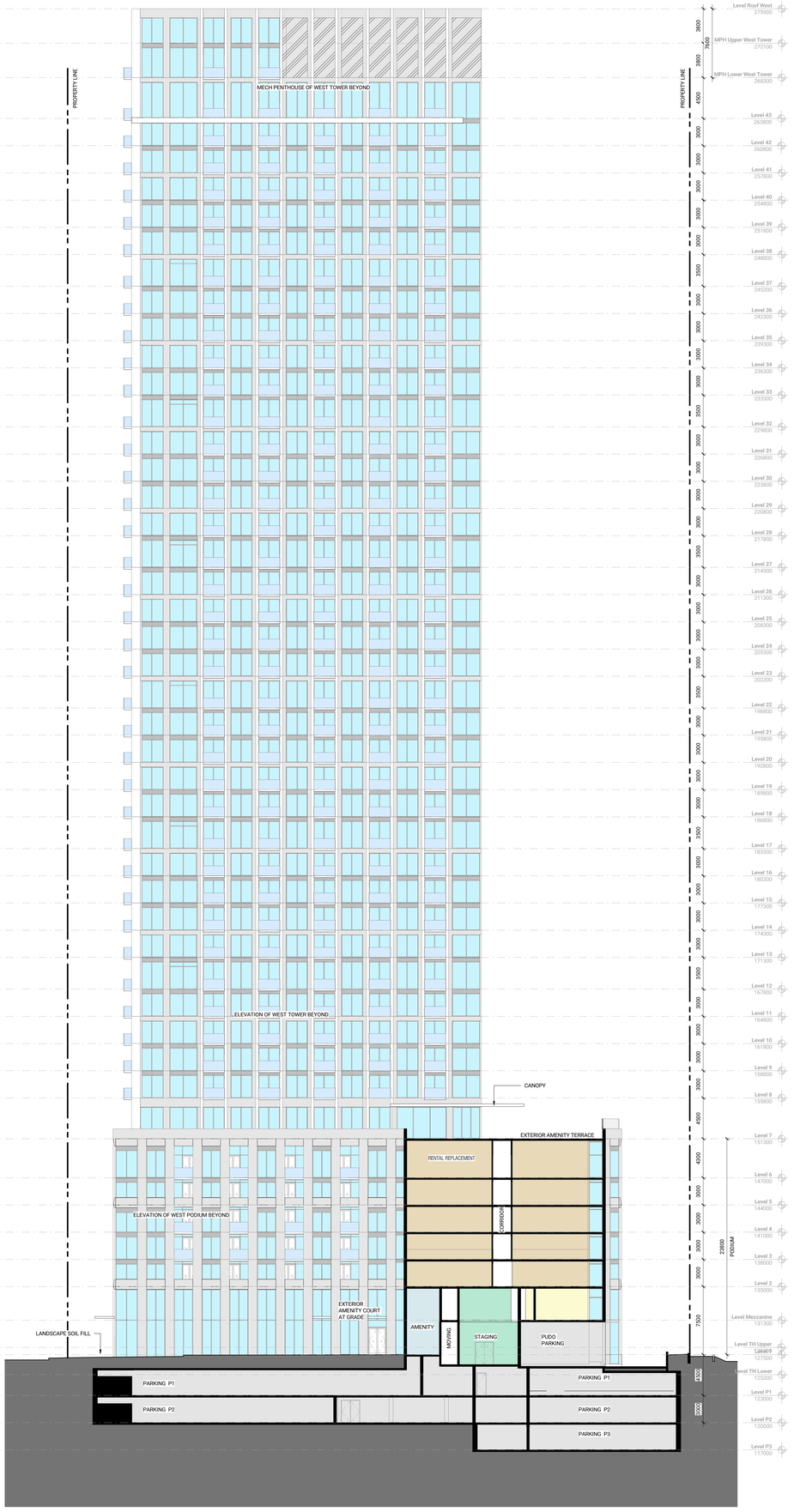
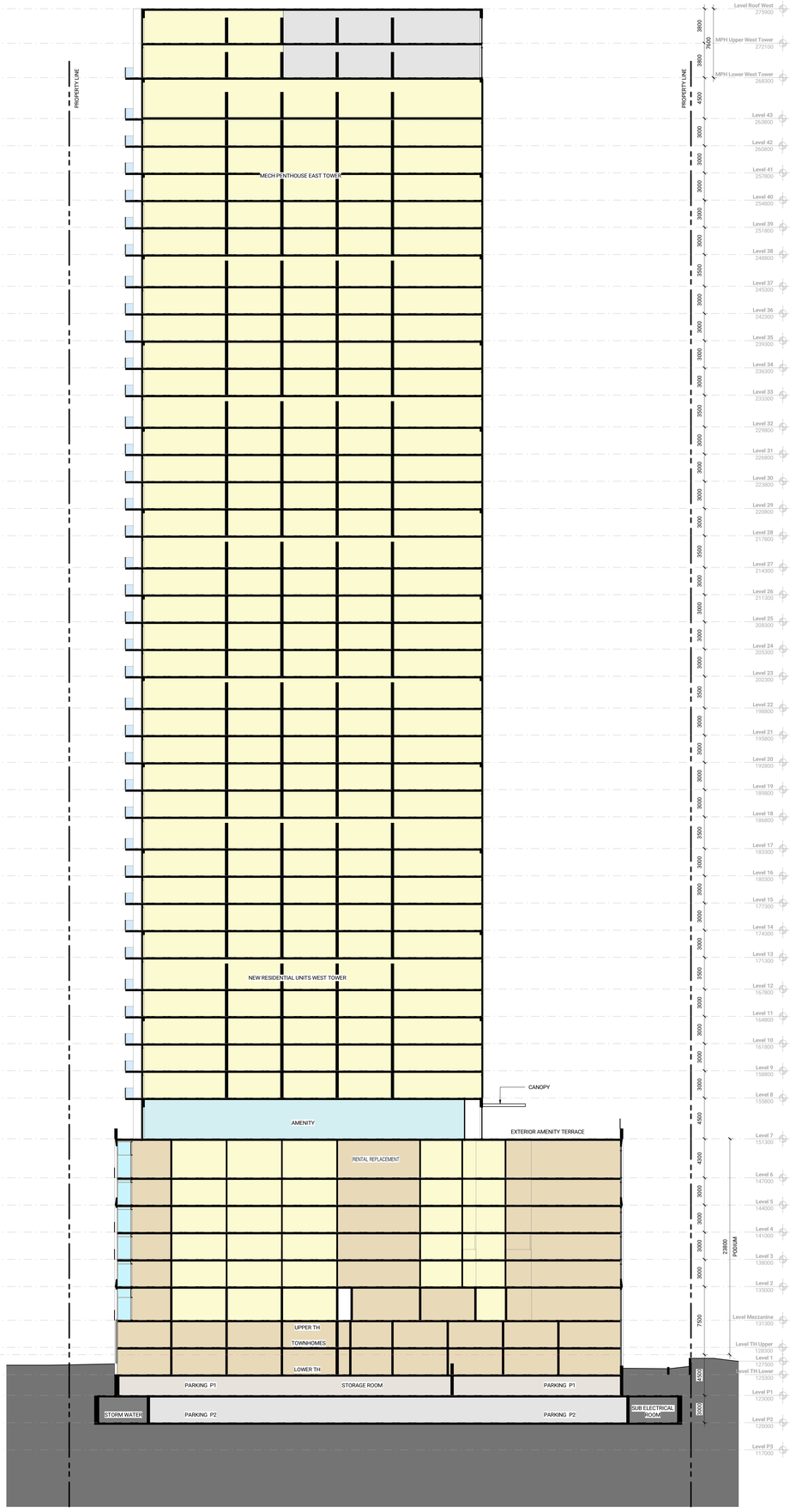


NORTH-SOUTH SECTION 2 (2 / A402)
1 : 200



NORTH-SOUTH SECTION 1 (1 / A402)
1 : 200

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Project # 211033 - 48 Grenoble Dr
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BUILDING SECTIONS
1 : 200

A402

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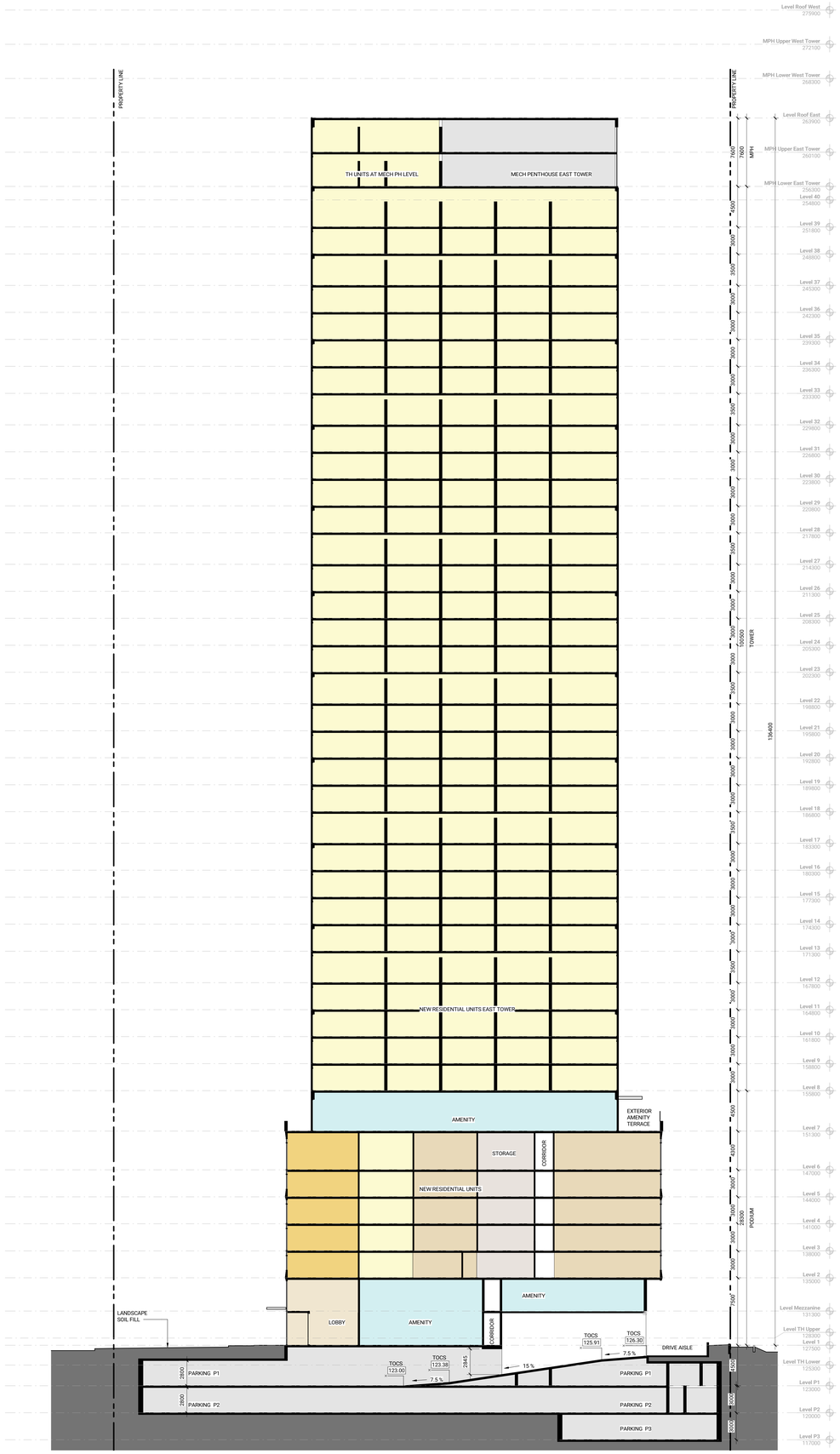

NORTH-SOUTH SECTION 3

1 : 200

1 / A403

diamond schmitt

ONTARIO ASSOCIATION OF ARCHITECTS
July 10, 2023
Project # 211033 - 48 Grenoble-DS
ZBA4 SUBMISSION
DONALD R. M. SCHMITT
LICENCE
3170

ISSUED

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA
2	02/08/2023	ISSUED FOR ZBA2/SPA2
3	05/11/2023	ISSUED FOR ZBA3
4	07/10/2023	ISSUED FOR ZBA4

Contractor Must Check & Verify all Dimensions on the Job.

Do Not Scale Drawings.

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This Drawing is Not to be Used for Construction Until Signed by the Architect.

48 Grenoble Drive

211033

BUILDING SECTIONS

1 : 200

A403

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