BIRD'S-EYE NORTHEAST VIEW

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Planning and Development Strategy
Urban Strategies Inc.
197 Spadina Avenue, Suite 600
Toronto,ON M5T 2C8
T: (416) 340 9004

Civil Engineer
Counterpoint Engineering Inc.
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
T: (416) 910 7525

Wind
Gradient Wind Engineering Inc.
127 Walgreen Road
Ottawa, ON K0A 1L0
T: (613) 836 0934

Sustainability
EQ Building Performance Inc.
25 Adelaide St. East, Suite 1500
Toronto, ON M5C 3A1
T: (416) 645 1186

Landscape
MBTW Group
255 Wicksteed Ave, Unit 1A
Toronto, ON M4H 1G8
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Traffic Engineer
BA Group
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Toronto, ON M4V 1K9
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1100 – 100 Sheppard Ave. East
Toronto, ON M2N 6N5
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66 Wellington Street West
Toronto, ON M5K 1E6
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OGDC
OSMINGTON GEROFSKY DEVELOPMENT CORP

7 St. Dennis + 10 Grenoble

OGDC

Subdivision and ZBA Application

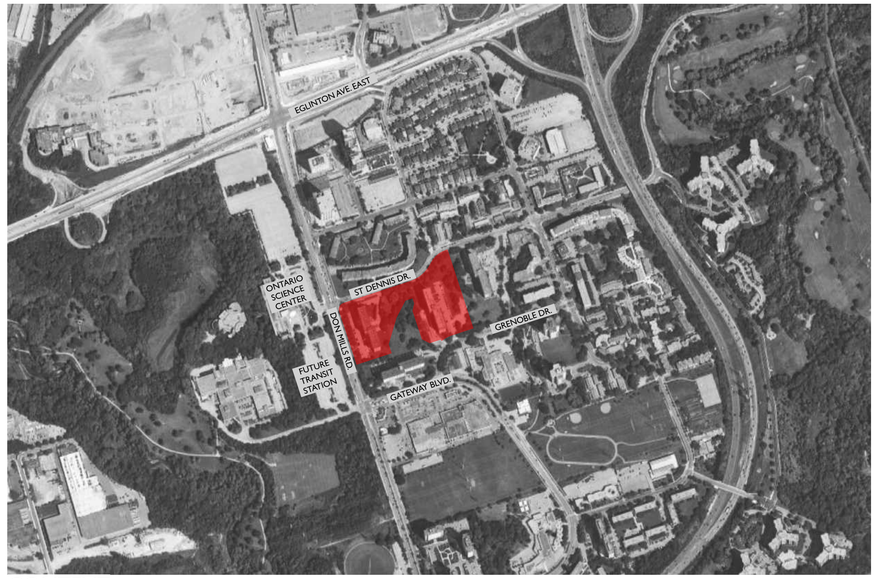
2022-07-22

ST. DENNIS DRIVE LOOKING SOUTHEAST

ST. DENNIS DRIVE LOOKING SOUTHWEST

NEW PUBLIC STREET LOOKING SOUTHWEST

VIEW FROM T1 LOOKING NORTHEAST



CONTEXT

WASTE COLLECTION AND LOADING NOTES:

1. FOR COLLECTION VEHICLES TRUCK PATH, TURNING RADII AND LOADING REFER TO LOADING REVIEW/MANOEUVRING DIAGRAMS BY TRAFFIC CONSULTANT.
2. FOR DETAILS ON VEHICULAR WARNING SYSTEM REFER TO DIAGRAM BY BA GROUP.LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF +/-2%. PROVIDE A MIN CLR HEIGHT OF 6.1M ABUTTING OR DIRECTLY ADJACENT TO TYPE "G" LOADING SPACE FOR A MIN 30% OF REQUIRED STAGING AREA.
3. FOR VEHICULAR SIGNAGE REFER TO TRAFFIC CONSULTANT REPORT
4. LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF +/-2%. PROVIDE A MIN CLR HEIGHT OF 6.1M ABUTTING OR DIRECTLY ADJACENT TO TYPE "G" LOADING SPACE FOR A MIN 30% OF REQUIRED STAGING AREA.
5. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
6. PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTING STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORM TO THE FOLLOWING:
   a. DESIGN CODE – ONTARIO BUILDING CODE
   b. DESIGN LOAD – CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
   c. IMPACT FACTOR – 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEEDS.
7. THE COMMERCIAL COMPONENT OF THIS DEVELOPMENT BEING INELIGIBLE FOR CITY OF TORONTO COLLECTION MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL MATERIALS SEPARATELY FROM THE RESIDENTIAL COMPONENT. COLLECTION OF WASTE WILL BE IN ACCORDANCE WITH CHAPTER 841, SOLID WASTE OF THE MUNICIPAL CODE. SEPARATE WASTE AND RECYCLING CONTAINERS ARE TO BE UTILIZED AND IT WILL BE NECESSARY FOR THE RETAIL SECTOR TO HAVE THESE IDENTIFIED (i.e. "RETAIL WASTE ONLY"). THE COMMERCIAL COMPONENT WILL SCHEDULE USE OF THE TYPE "G" LOADING SPACE ON DIFFERENT COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THE TYPE "G" LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
8. ACCESS TO THE LOADING SPACES AND ACCESS RAMP TO BE DESIGNED AND CONSTRUCTED TO CITY OF TORONTO STANDARD T-310.050-01 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
9. ALL ACCESS DRIVEWAYS AND RAMPS USED FOR GARBAGE COLLECTION VEHICLE WILL BE MAX +/-8%, HAVE A MIN. VERTICAL CLEARANCE OF 4.4 M THROUGHOUT, A MINIMUM 4.5 M WIDE THROUGHOUT AND 6 M WIDE AT POINT OF INGRESS AND EGRESS. REFER TO TRAFFIC CONSULTANT REPORT.
10. ALL DRIVEWAYS AND RAMPS FOR RESIDENTIAL PARKING WILL BE MAX +/-15%. REFER TO TRAFFIC CONSULTANT REPORT.

7 ST DENNIS + 10 GRENOBLE **SUMMARY STATISTICS**

2022-07-18 CLIENT: OGDC PROJECT: 22128

SUMMARY	sqm	ha	ac
Total Lot Area	**38,807**	3.8807	9.59
Existing Buildings (Blks 1, 3)	**19,497**	1.9497	4.82
Public Roads (Blks 7, 8)	**1,595**	0.1595	0.39
Development Site (Blks 2, 4, 5, 6)	**17,715**	1.7715	4.38
Net Development Site (Blks 2, 4, 5)	**14,922**	1.4922	3.69
Total GFA (Existing Buildings)	**58,375.4**		
Total GFA (Proposed Buildings)	**126,911.8**		
Total GFA (Existing + Proposed)	**185,287.2**		
FSI	**4.77**		

SUBDIVISION		sqm	ha	ac
BLOCK 1	**Existing Building 7 St Dennis**	**10,467**	1.0467	2.59
BLOCK 2	**Phase 1 - New Development**	**5,314**	0.5314	1.31
BLOCK 3	**Existing Building 10 Grenoble**	**9,030**	0.9030	2.23
BLOCK 4	**Phase 2 - New Development**	**6,037**	0.6037	1.49
BLOCK 5	**Phase 3 - New Development**	**3,571**	0.3571	0.88
BLOCK 6	**Parkland**	**2,793**	0.2793	0.69
BLOCK 7	**ROW - St Dennis Drive**	**440**	0.0440	0.11
BLOCK 8	**ROW - New Public Road**	**1,155**	0.1155	0.29
	TOTAL AREA	38,807	3.8807	9.5891

	Phase 1	Phase 2	Phase 3	Total
	7 ST DENNIS	10 GRENOBLE (SOUTH)	10 GRENOBLE (NORTH)	Combined
	T1	T3 + T4	T2	T1 + T2 + T3 + T4
BREAKDOWN	**sqm** / sqft	**sqm** / sqft	**sqm** / sqft	**BREAKDOWN** **sqm** / sqft
Block Areas	**5,314.00** / 57,199	**6,037.00** / 64,982	**3,571.00** / 38,438	Block Areas **14,922.00** / 160,619
Total GFA	**38,833.5** / 418,000	**54,274.3** / 584,203	**33,804.0** / 363,863	Total GFA **126,911.8** / 1,366,066
Residential GFA	**38,833.5** / 418,000	**54,274.3** / 584,203	**33,804.0** / 363,863	Residential GFA **126,911.8** / 1,366,066
Estabished Grade	128.8	128.8	128.8	Estabished Grade 128.8
Maximum Height				Maximum Height
m	**169.00**	**139.00**	**151.00**	m **169.00**
Storeys	52	42	46	Storeys 52
FSI (Block Area)	**7.3**	**9.0**	**9.5**	
Existing Units	278	284	0	Existing Units 562
New Units	668	941	588	New Units 2,197
Total Units	**946**	**1225**	**588**	Total Units **2,759**
Average New Unit size	**50.4** / 542	**50.1** / 539	**50.4** / 542	Average New Unit size **50.3** / 541
Total Amenity	**2,014.39** / 21,683	**2,832.84** / 30,492	**1,784.00** / 19,203	Total Amenity **6,631.23** / 71,378
Interior Amenity	**848.00** / 9,128	**1,419.00** / 15,274	**918.00** / 7,315	Interior Amenity **3,185.00** / 34,283
Exterior Amenity	**1,166.39** / 12,555	**1,413.84** / 15,218	**866.00** / 10,814	Exterior Amenity **3,446.23** / 37,095

PARKING	Required	Provided	Required	Provided		PARKING	Required	Provided
Total Resid Parking		**591**		**854**		Total Resid Parking		**1445**
Total New Condo Parking		**308**		**659**		Total New Condo Parking		**967**
Resident Vehicle Parking		300		642		Resident Vehicle Parking		942
Visitor Vehicle Parking		8		17		Visitor Vehicle Parking		25
Existing Parking to remain		**283**		**195**	Parking stats for Phase 3 included in Phase 2 breakdown	Existing Parking to remain		**478**
Above Grade		28		4		Above Grade		32
Below Grade		255		191		Below Grade		446
Existing Parking		**336**		**334**		Existing Parking		**670**
Above Grade		78		91		Above Grade		169
Below Grade		258		243		Below Grade		501
Bike Parking	669	**669**	1,531	**1531**		Bike Parking	2,200	**2,200**
Res. Bike Parking	602	602	1,377	1377		Res. Bike Parking	1,979	1,979
Vis. Bike Parking	67	67	154	154		Vis. Bike Parking	221	221

NEW UNITS						NEW UNITS	Average Size	# of Units	
Studios	68	10%	100	11%	60 10%	Studios	373	228	10%
1B	218	33%	311	33%	192 33%	1B	426	721	33%
1B+D	134	20%	194	21%	118 20%	1B+D	535	446	20%
2B	182	27%	242	26%	160 27%	2B	654	584	27%
3B	66	10%	94	10%	58 10%	3B	784	218	10%
Total Units	**668**		**941**		**588**	Total Units		**2,197**	

STATISTICS

TORONTO

Statistics Template – Toronto Green Standard Version 4.0

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

The Toronto Green Standard Version 4.0 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	126,911.80
Breakdown of project components (m²):	-
Residential	126,911.80
Retail	-
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	2,197

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	967	967	100%
Number of EV Parking Spaces (Residential)	942	942	100%
Number of EV Parking Spaces (non-residential)	7	7	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	1,979	1,979	100%
Number of long-term bicycle parking located on:			
a) first storey of building			
b) second storey of building		790	
c) first level below-ground		1189	
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	221	221	100%
Number of shower and change facilities (non-residential)			

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m³)	2700	2700	100%
Soil volume provided within the site area (m³)	1860	1860	69%
Soil Volume provided within the public boulevard (m³)	840	840	31%

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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

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NO	ISSUANCE	DATE
1	SUBDIVISION AND ZBA APPLICATION	2022-07-22
2	-	-
3	-	-
4	-	-
5	-	-

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N

ONTARIO ASSOCIATION OF ARCHITECTS PETER A. OLMES LICENCE 3427

7 St. Dennis + 10 Grenoble
OGDC

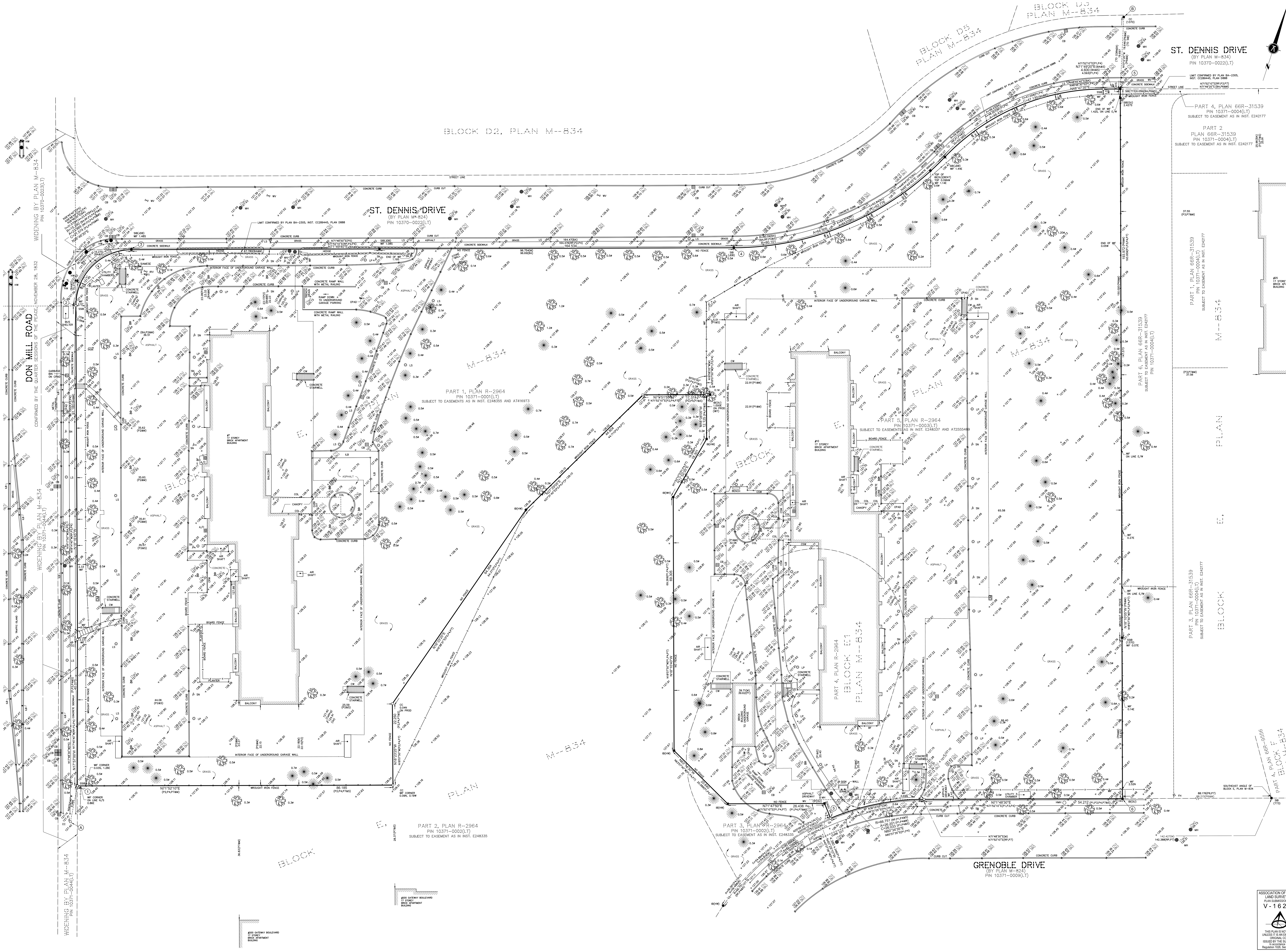
7 St. Dennis St. + 10 Grenoble Dr.
Toronto ON

Statistics

Project No. 22128

2022-07-22

A-1.5



PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF

PART OF BLOCKS E AND E1
PLAN M–834

(FORMERLY CITY OF NORTH YORK)

CITY OF TORONTO

SCALE 1:300

5 0 5 10 15 20 25m

KRCMAR SURVEYORS LTD. 2022

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3° MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).

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

INTEGRATION DATA

3° MTM ZONE 10 COORDINATES
NAD 83 (CSRS)(2010)(CENTRAL MERIDIAN 79°30' WEST LONGITUDE)
THE MTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS			
MONUMENT ID.		NORTHING	EASTING
(A)	CC	4 841 704.15	317 976.14
(B)	CC(1370)	4 842 002.20	318 181.88

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 841 714.07	317 974.97
2	4 841 838.76	317 934.03
3	4 841 858.02	317 943.74
4	4 841 909.32	318 100.06
5	4 841 983.19	318 187.07
6	4 841 798.91	318 247.55

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO BENCH MARK No. 12319650612 HAVING AN ELEVATION OF 127.242 METRES.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
CC	DENOTES CUT CROSS
(M)	DENOTES MEASURED
(S)	DENOTES SET
(OU)	DENOTES ORIGIN UNKNOWN
(WT)	DENOTES WITNESS
(BA)	DENOTES PLAN BA–2305
(RP)	DENOTES PLAN M–834
(P1)	DENOTES PLAN OF SURVEY BY WHEELER ASSOCIATES, O.L.S. DATED JULY 29, 1968, AMENDED OCTOBER 1, 1968.
(P2)	DENOTES PLAN OF SURVEY BY WHEELER ASSOCIATES, O.L.S. DATED OCTOBER 12, 1967, AMENDED FEBRUARY 26, 1969.
(P3)	DENOTES PLAN OF SURVEY BY WHEELER ASSOCIATES, O.L.S. DATED JUNE 20, 1968. AMENDED NOVEMBER 19, 1969.
(P4)	DENOTES PLAN R–2964
(P5)	DENOTES PLAN 64R–1440
(P6)	DENOTES PLAN 66R–31539
(P7)	DENOTES PLAN OF SURVEY BY WHEELER ASSOCIATES, O.L.S. DATED JUNE 20, 1968. AMENDED NOVEMBER 19, 1969
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.
(HW)	DENOTES HAROLD WHEELER & ASSOCIATES, O.L.S.
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.
PROD	DENOTES PRODUCTION OF BEARING
(Tc)	DENOTES TOP OF CURB
(Bc)	DENOTES BOTTOM OF CURB
(Tw)	DENOTES TOP OF WALL
123.45	DENOTES EXISTING GRADE ELEVATION
A/C	DENOTES AIR CONDITIONER
AD	DENOTES AREA DRAIN
CB	DENOTES CATCH BASIN
0.1ø	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
0.1ø	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
HW	DENOTES HAND WELL
HMH	DENOTES HYDRO MANHOLE
LP	DENOTES LAMP POST (PRIVATE)
LS	DENOTES LAMP STANDARD
SIAMESE	DENOTES SIAMESE CONNECTION
SN	DENOTES SIGN
TL	DENOTES TRAFFIC LIGHT
WV	DENOTES WATER VALVE
BF	DENOTES BOARD FENCE
CF	DENOTES CONCRETE FOUNDATION
CONC	DENOTES CONCRETE
COL	DENOTES COLUMN
CPAD	DENOTES CONCRETE PAD
CRW	DENOTES CONCRETE RETAINING WALL
CSW	DENOTES CONCRETE SIDEWALK
CW	DENOTES CONCRETE WALL
(Ceiling)	DENOTES UNDERGROUND GARAGE CEILING ELEVATION
(Gs)	DENOTES UNDERGROUND GARAGE SLAB ELEVATION
ILB	DENOTES INTERLOCKING BRICK
SILL	DENOTES DOOR SILL ELEVATION
WIF	DENOTES WROUGHT IRON FENCE
—x—	DENOTES FENCE

ALL BUILDING TIES TAKEN TO CONCRETE FOUNDATION UNLESS NOTED OTHERWISE

SURVEY REPORT

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
4. SUBJECT TO EASEMENTS AS IN INST. E248355 AND AT416973 OVER PART 1, PLAN R–2964.
5. SUBJECT TO EASEMENTS AS IN INST. E248337 AND AT2555489 OVER PARTS 4 AND 5, PLAN R–2964
6. LAND COMPRISES ALL OF PIN 10371–0001(LT) AND 10371–0003(LT).

TOTAL SITE AREA = 3.8807 ha

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 _____ DAY OF __________, 2022

DATE ______________ , 2022

S.N. RAMSAMOOJ
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-16297

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MUNICIPAL ADDRESS: Nos. 7 ST. DENNIS DRIVE AND 10 GRENOBLE DRIVE, TORONTO

FIELD:	D.L.	DRAWN:	S.D.	CHECKED:	S.N.R.	JOB NO:	04-315
DWG NAME:	04-315BT01	PLOT INFO:	08:56 11/Feb/2022	WORK ORDER NO:	35836		

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

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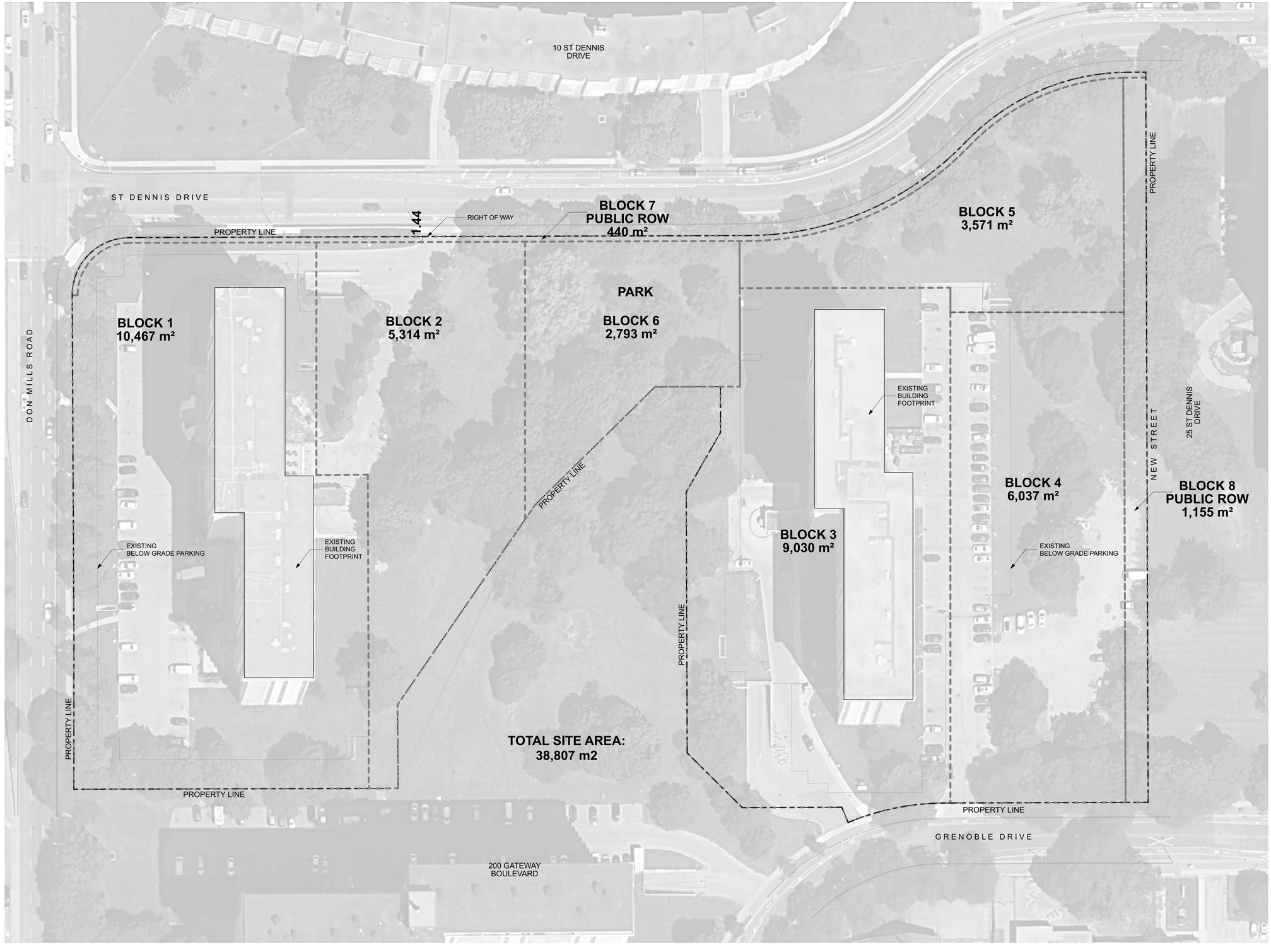

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Toronto ON

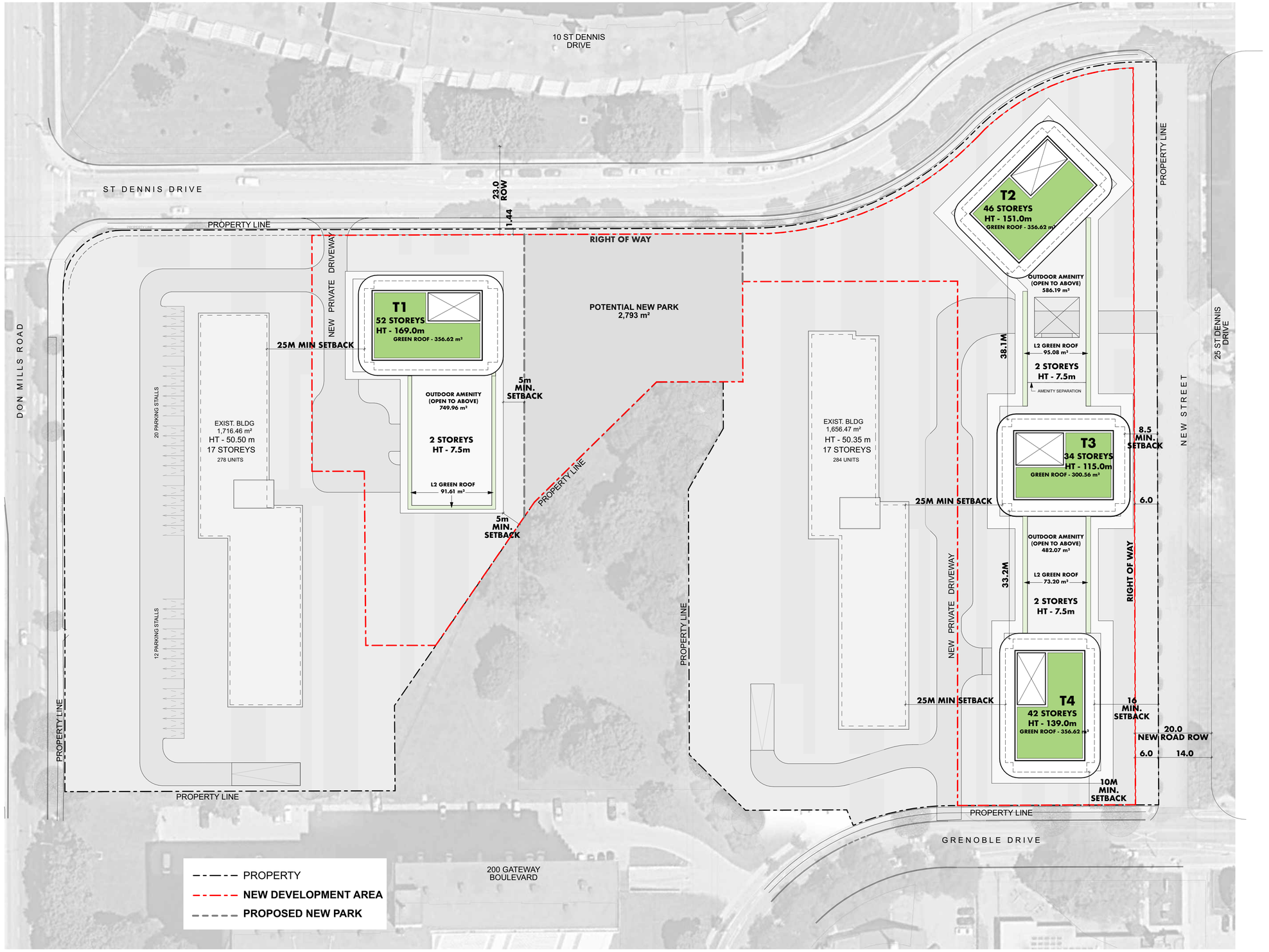
Subdivision Plan

Project No. 22128

1:500

2022-07-22

A-1.7



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TORONTO City Planning Division

Green Roof Statistics — **7 St Dennis - Proposed West Block**

		Proposed
Gross Floor Area, *as defined in Green Roof Bylaw* (m^2)		38,833.5
Total Roof Area (m^2)		2,103
Area of Residential Private Terraces (m^2)		0
Rooftop Outdoor Amenity Space, *if in a Residential Building* (m^2)		749.96
Area of Renewable Energy Devices (m^2)		0
Tower (s)Roof Area with floor plate less than 750 m^2		524
Total Available Roof Space (m^2)		829.04
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m^2)	497.42	448.23
Coverage of Available Roof Space (%)	60%	54%

Green Roof Statistics — **10 Grenoble - Proposed East Block**

		Proposed
Gross Floor Area, *as defined in Green Roof Bylaw* (m^2)		88,078.3
Total Roof Area (m^2)		5,181.63
Area of Residential Private Terraces (m^2)		0
Rooftop Outdoor Amenity Space, *if in a Residential Building* (m^2)		1,068.26
Area of Renewable Energy Devices (m^2)		0
Tower (s)Roof Area with floor plate less than 750 m^2		1,517.54
Total Available Roof Space (m^2)		2,595.83
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m^2)	1,557.50	1,182.08
Coverage of Available Roof Space (%)	60%	45.5%

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Site | Roof Plan

Project No. 22128

1:500

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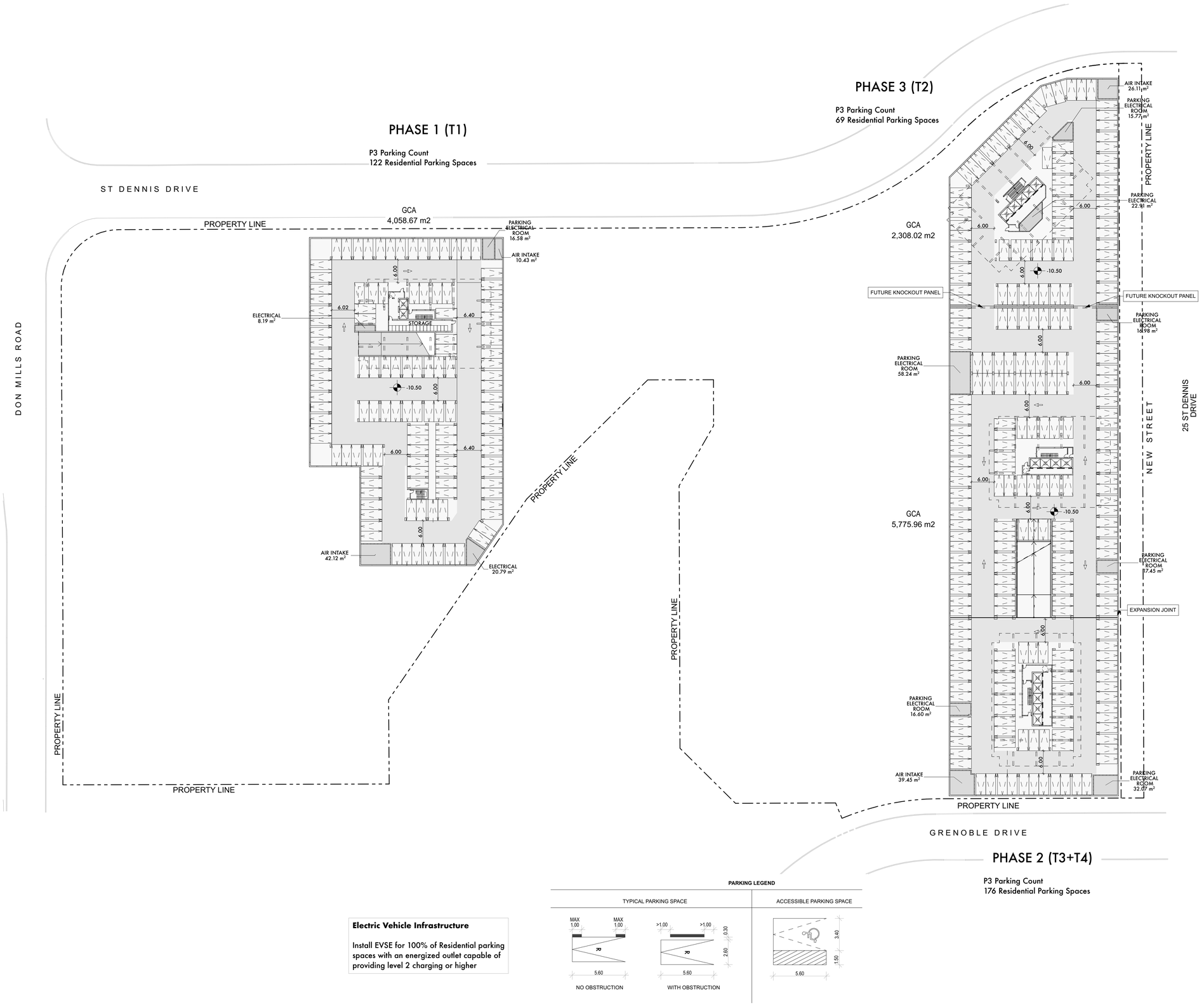
A-2.1



Electric Vehicle Infrastructure

Install EVSE for 100% of Residential parking spaces with an energized outlet capable of providing level 2 charging or higher

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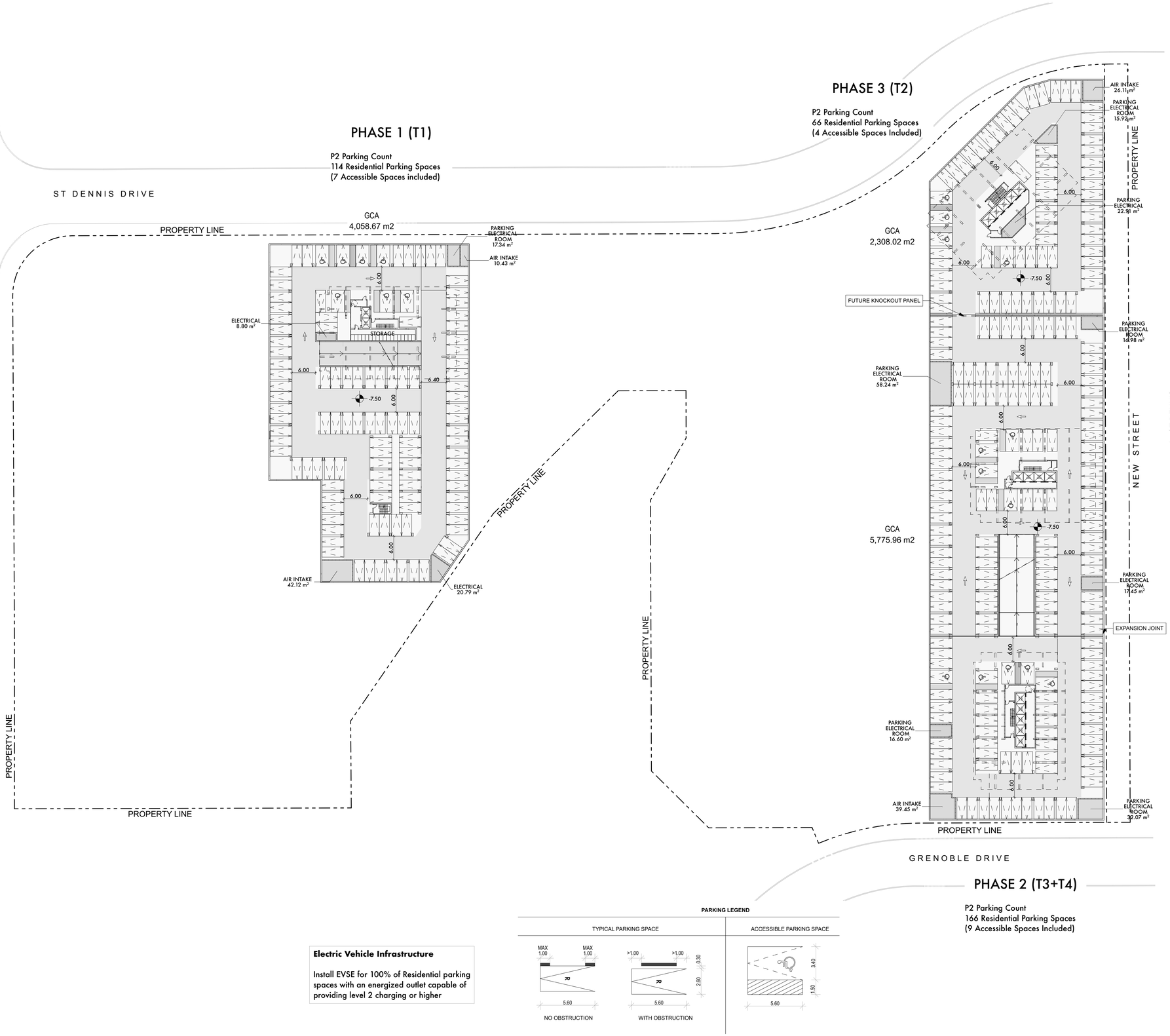
P3

Project No. 22128

1:500

2022-07-22

A-2.2



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P2

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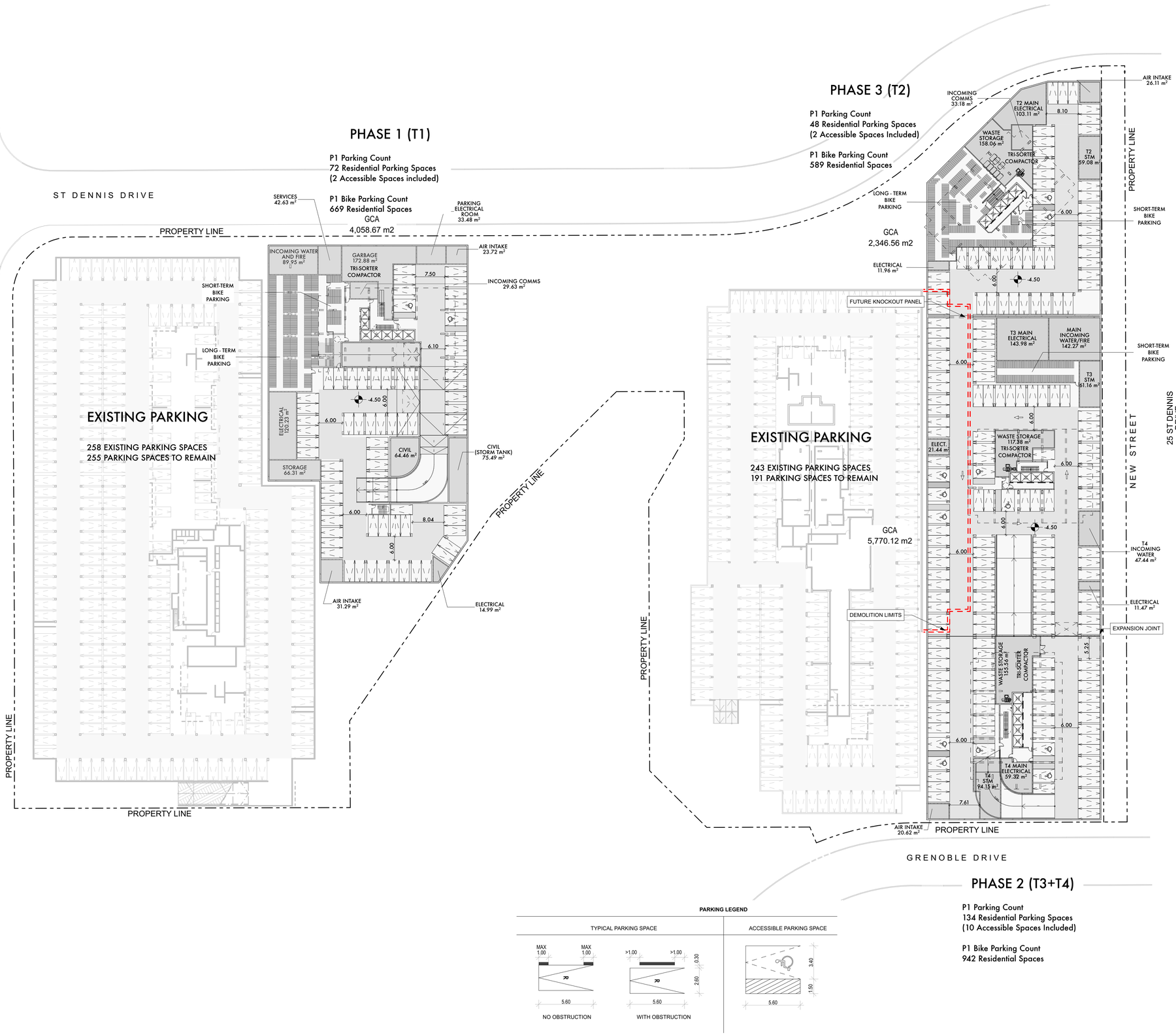
A-2.3



PHASE 2 (T3+T4)

P1 Parking Count
134 Residential Parking Spaces
(10 Accessible Spaces Included)

P1 Bike Parking Count
942 Residential Spaces

PARKING LEGEND

TYPICAL PARKING SPACE	ACCESSIBLE PARKING SPACE

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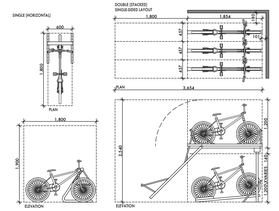

12% of Net Floor Area used for bike parking

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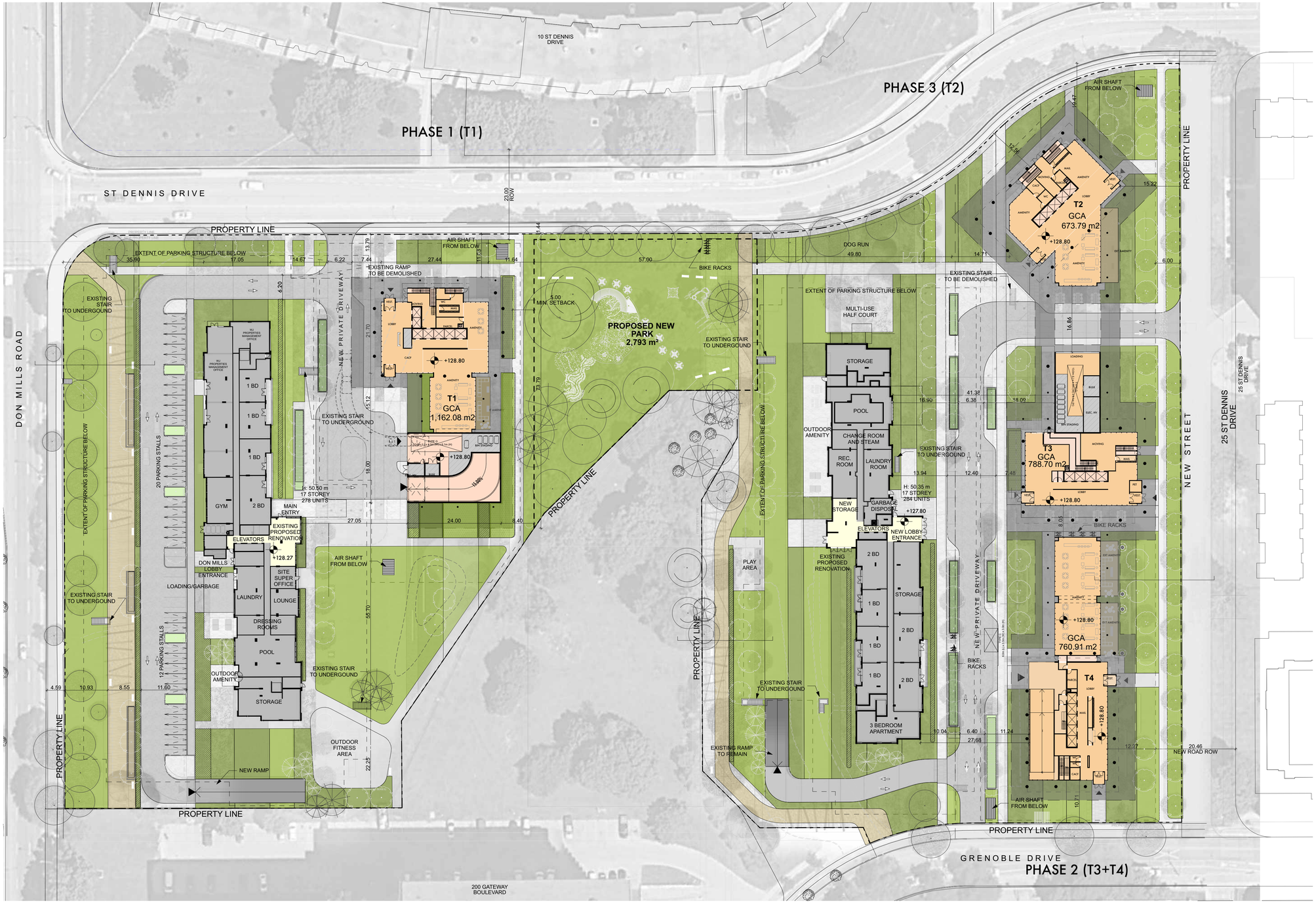
P1

Project No. 22128

1:500

2022-07-22

A-2.4

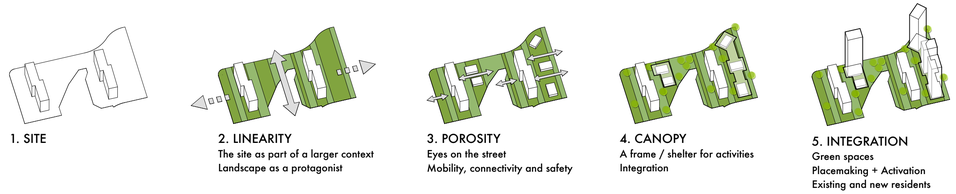


PROPOSED EXISTING RENOVATION

PROPOSED NEW CONSTRUCTION

EXISTING

LANDSCAPE FOR ILLUSTRATIVE PURPOSES ONLY
PLEASE REFER TO LANDSCAPE PLAN



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Ground Floor

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A-2.5

Electric Vehicle Infrastructure

15% of bike parking spaces to be equipped with Energized Outlet (120V)

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Mezzanine

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Project No. 22128

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A-2.9

3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

STUDIO UNIT

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L30-32

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A-2.10

3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

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3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

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OGDC

7 St. Dennis St. + 10 Grenoble Dr.
Toronto ON

L35

Project No. 22128

1:500

2022-07-22

A-2.12

3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

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Toronto ON

L36

Project No. 22128

1:500

2022-07-22

A-2.13

3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

STUDIO UNIT

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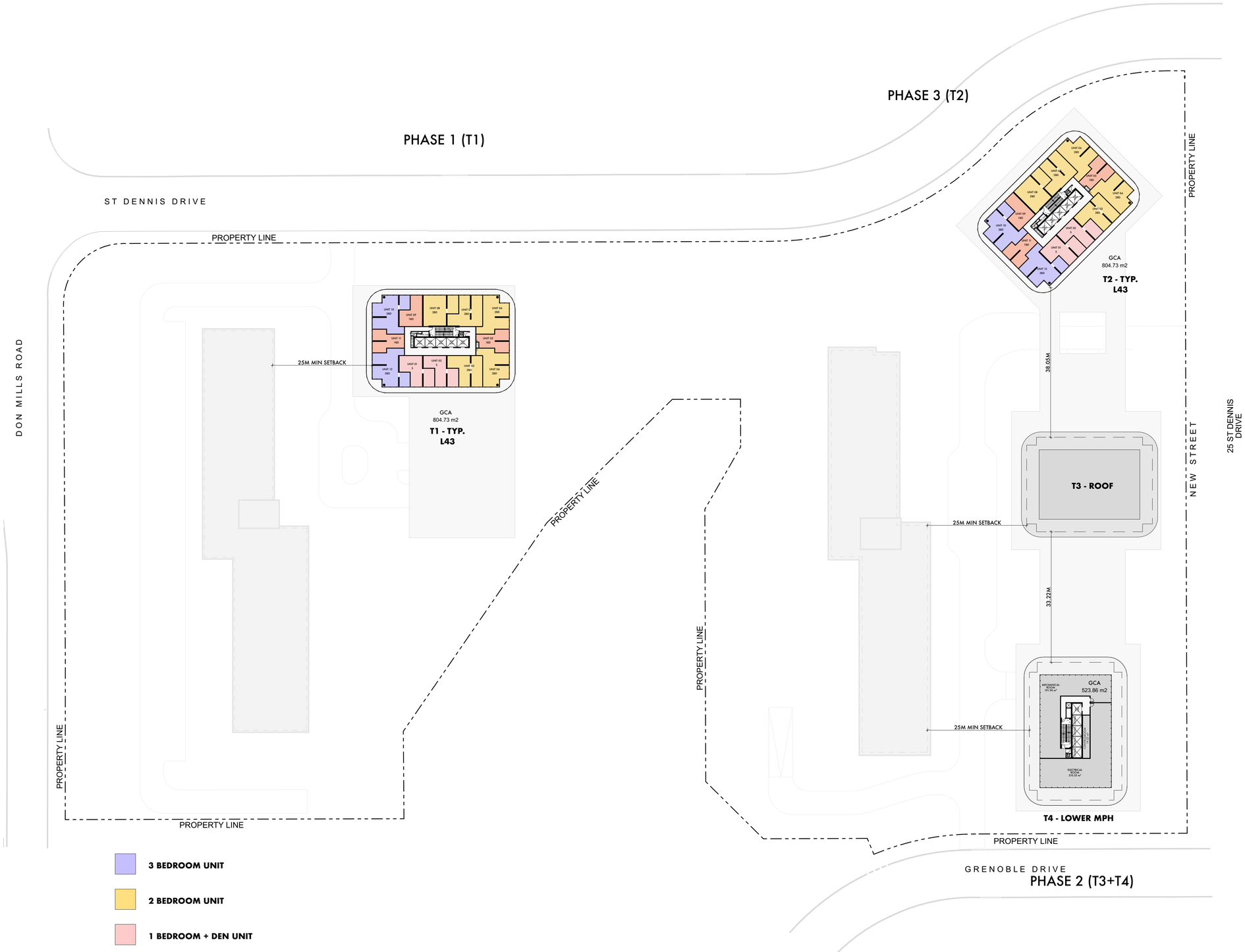
L37-42

Project No. 22128

1:500

2022-07-22

A-2.14



3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

STUDIO UNIT

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Toronto ON

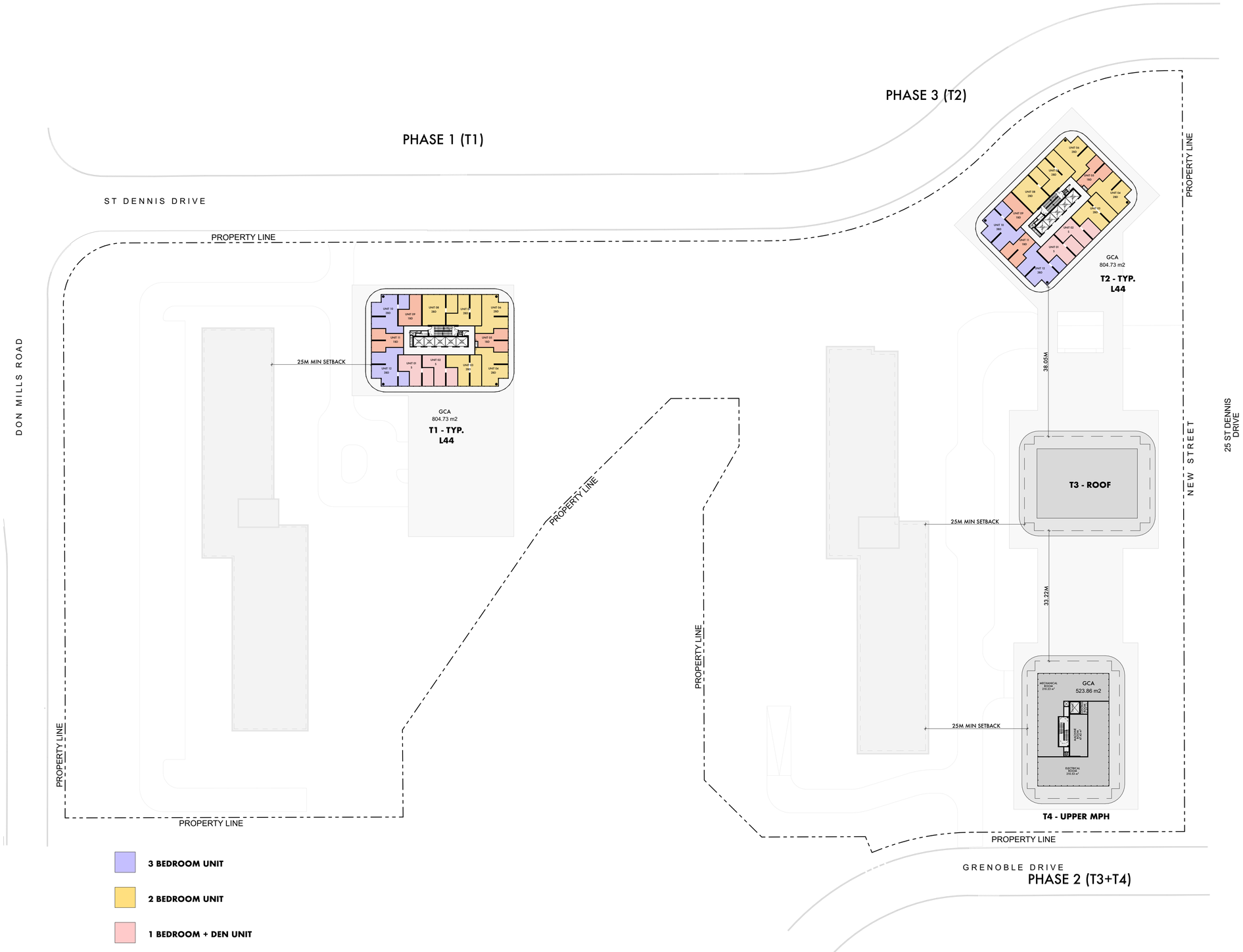
L43

Project No. 22128

1:500

2022-07-22

A-2.15



- 3 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM + DEN UNIT
- 1 BEDROOM UNIT
- STUDIO UNIT

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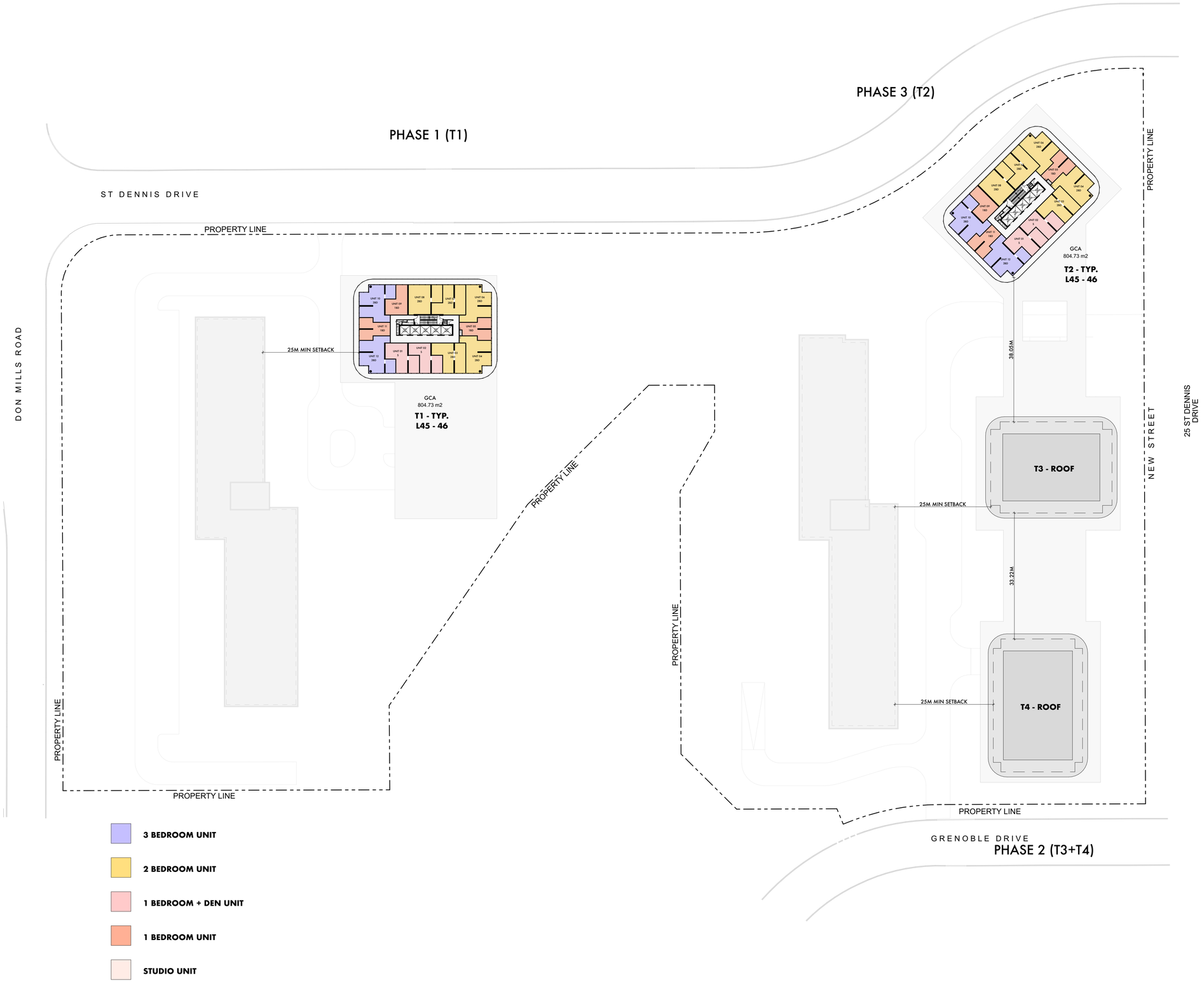
L44

Project No. 22128

1:500

2022-07-22

A-2.16



3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

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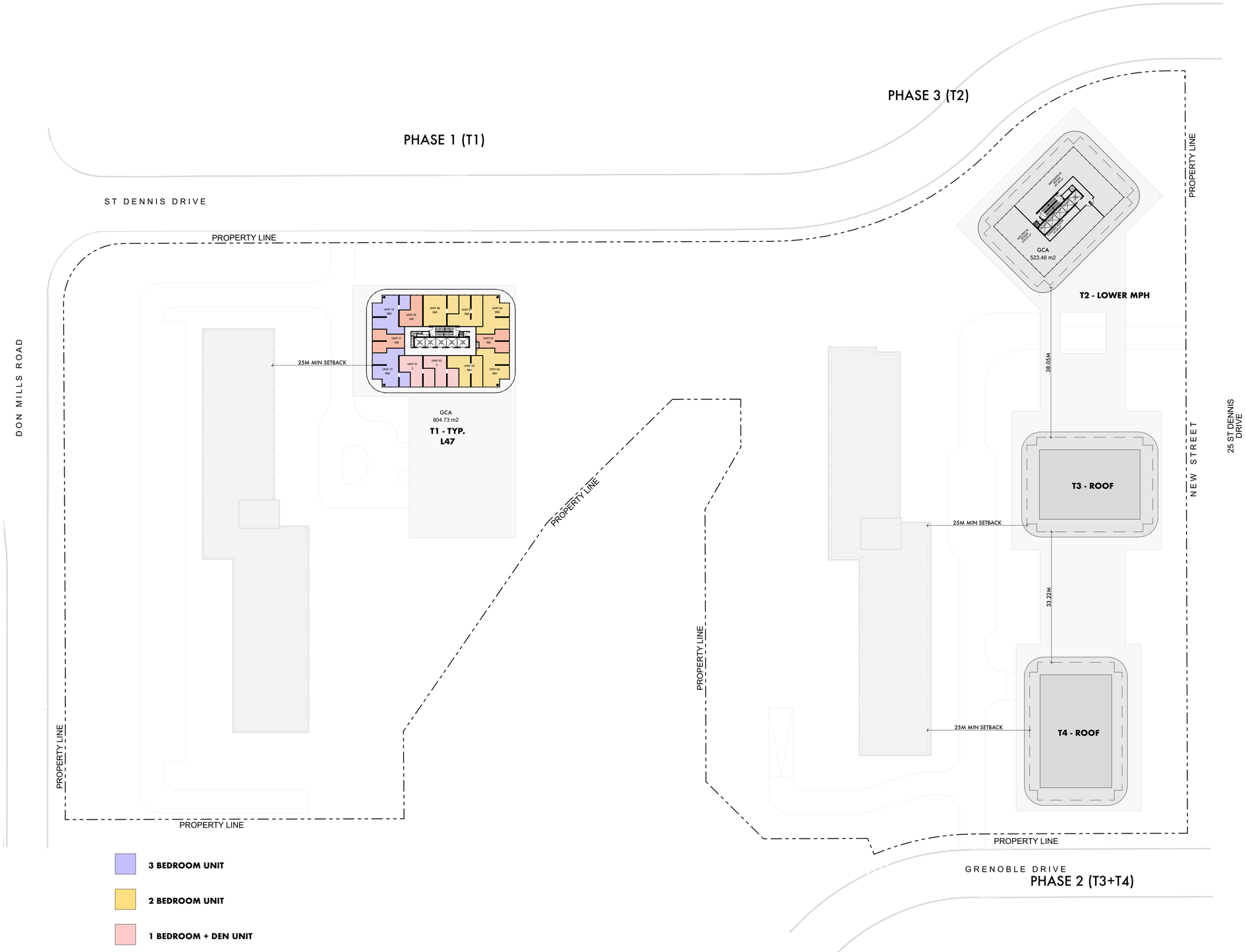
A-2.17



3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

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L47

Project No. 22128

1:500

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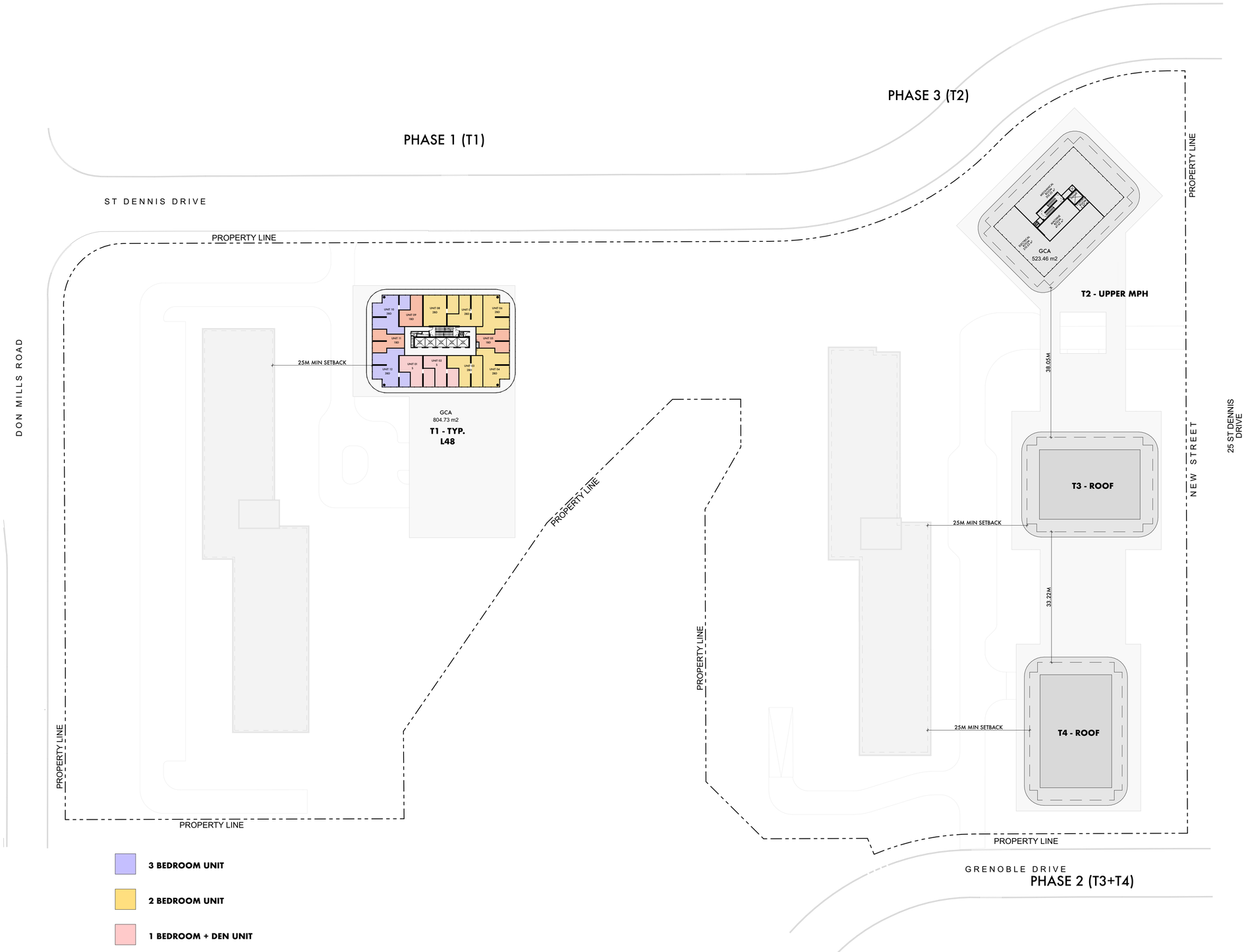

3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

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Project No. 22128

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3 BEDROOM UNIT

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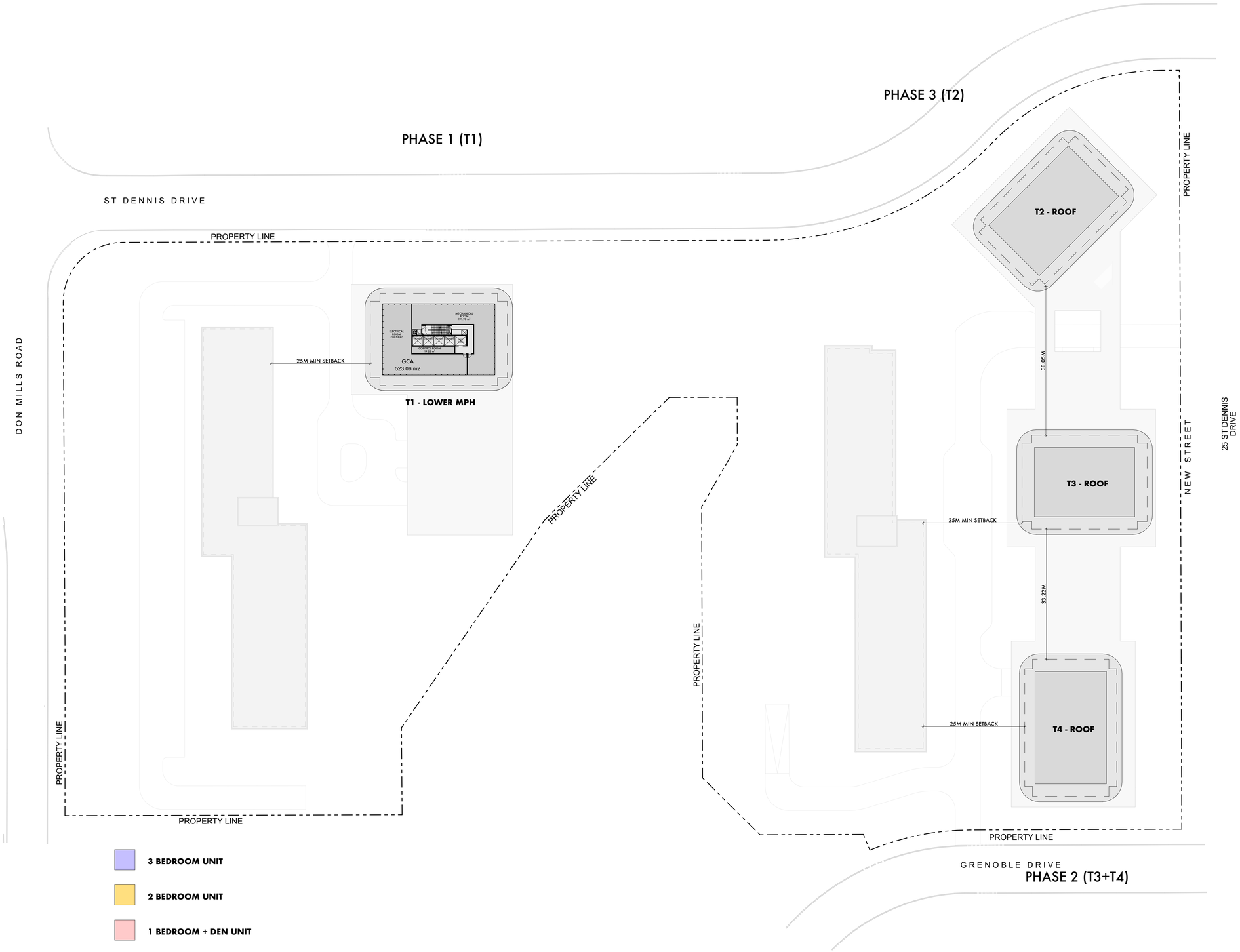
L49-52

Project No. 22128

1:500

2022-07-22

A-2.20



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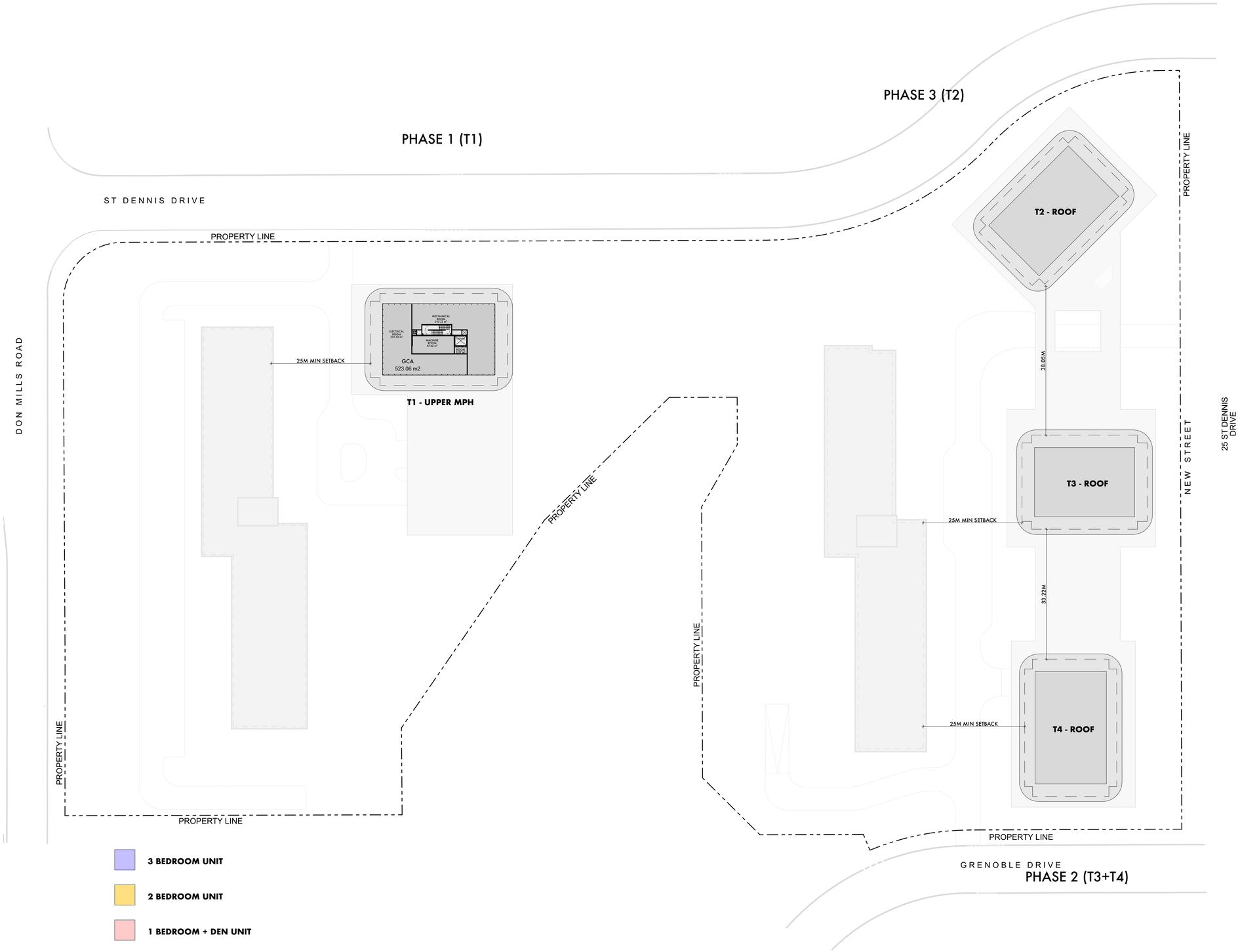
T1 Lower MPH

Project No. 22128

1:500

2022-07-22

A-2.21



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OGDC

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Toronto ON

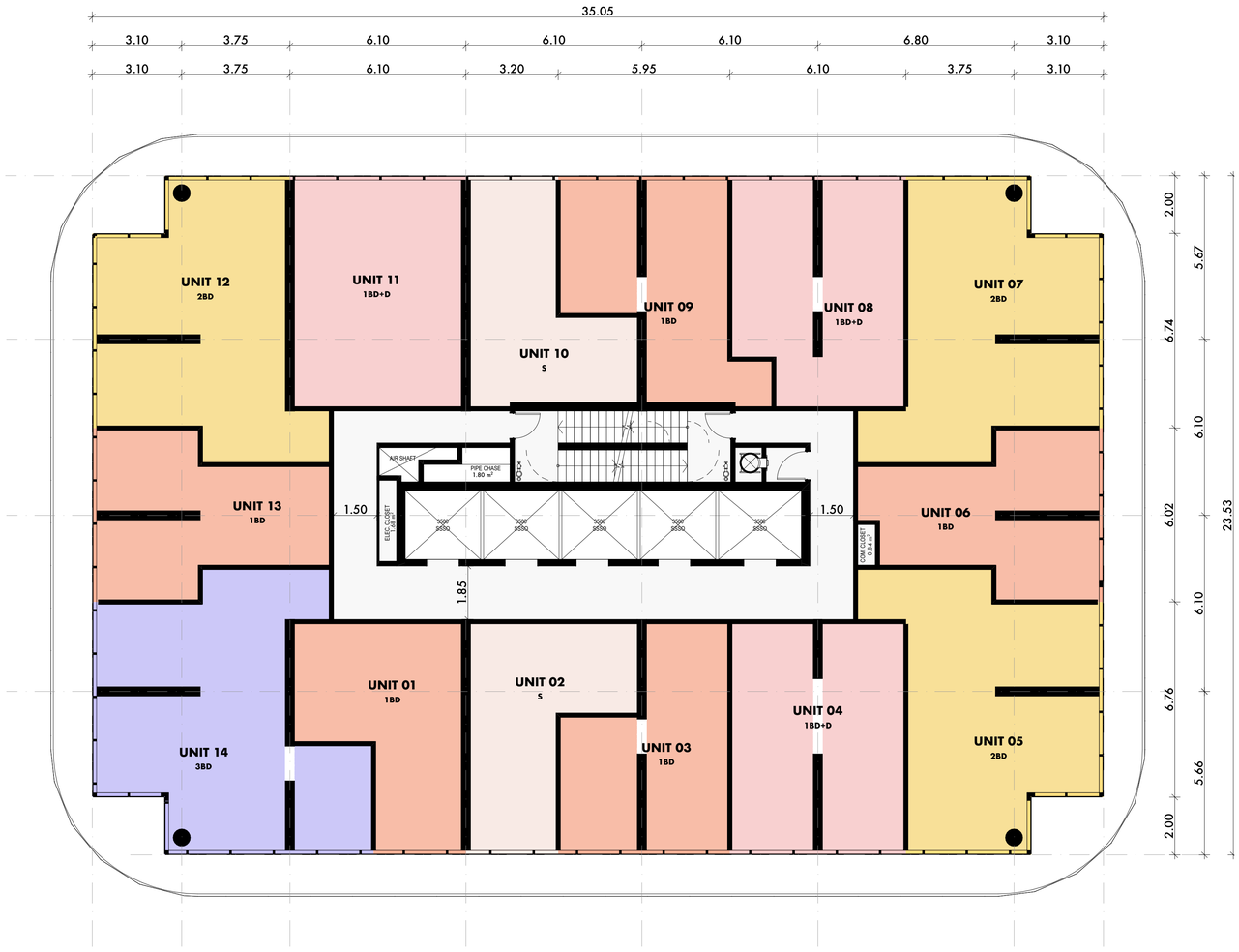
T1 Upper MPH

Project No. 22128

1:500

2022-07-22

A-2.22



T1, T2, T4 LOWER TYPICAL
GCA 804.73 m²

- **3 BEDROOM UNIT**
- **2 BEDROOM UNIT**
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NO	ISSUANCE	DATE
1	SUBDIVISION AND ZBA APPLICATION	2022-07-22
2	-	-
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LICENCE 3427

7 St. Dennis + 10 Grenoble
OGDC

7 St. Dennis St. + 10 Grenoble Dr.
Toronto ON

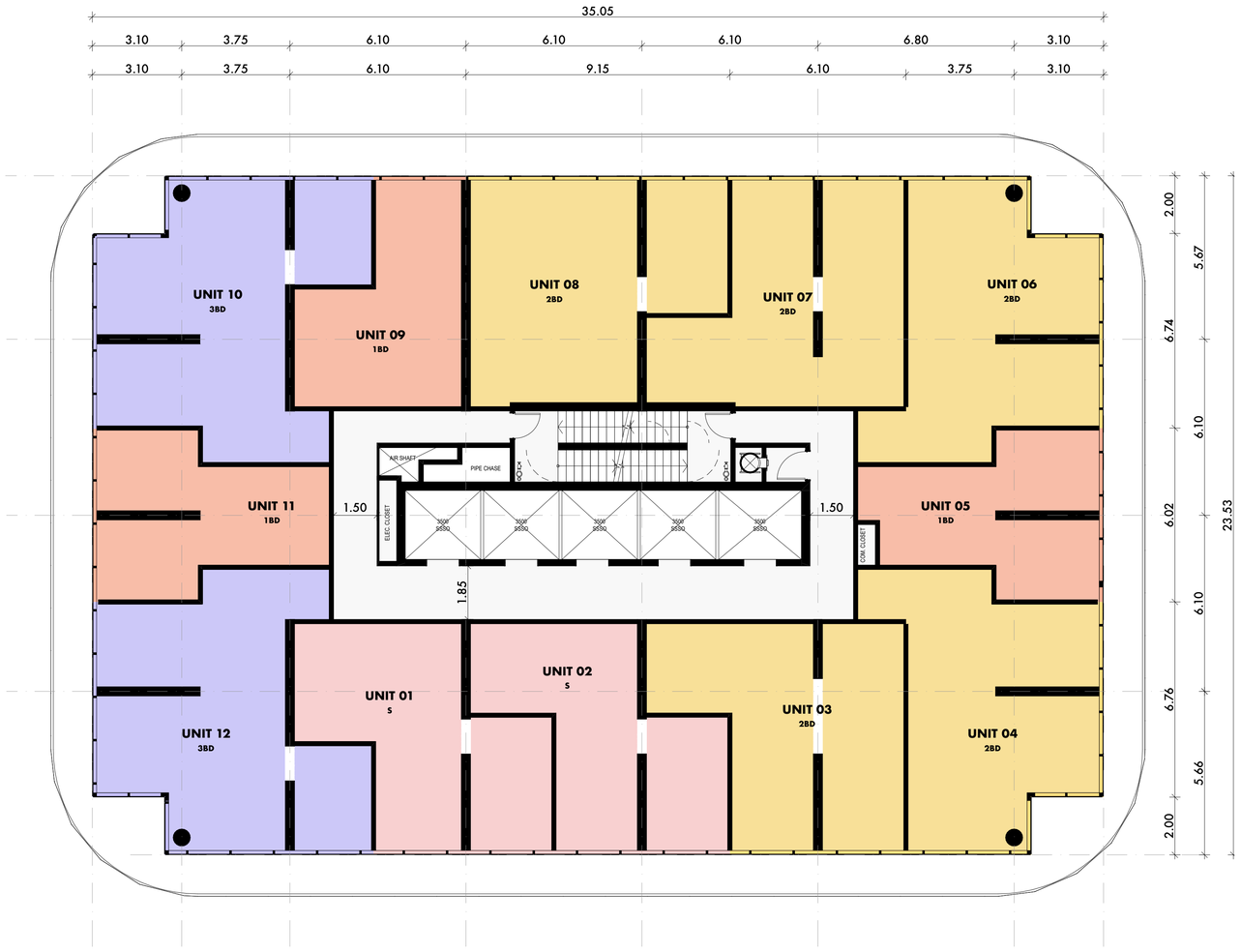
T1, T2, T4 - Lower Typical

Project No. 22128

1:100

2022-07-22

A-2.23



3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

STUDIO UNIT

T1, T2, T4 UPPER TYPICAL
GCA 804.73 m²

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Toronto ON

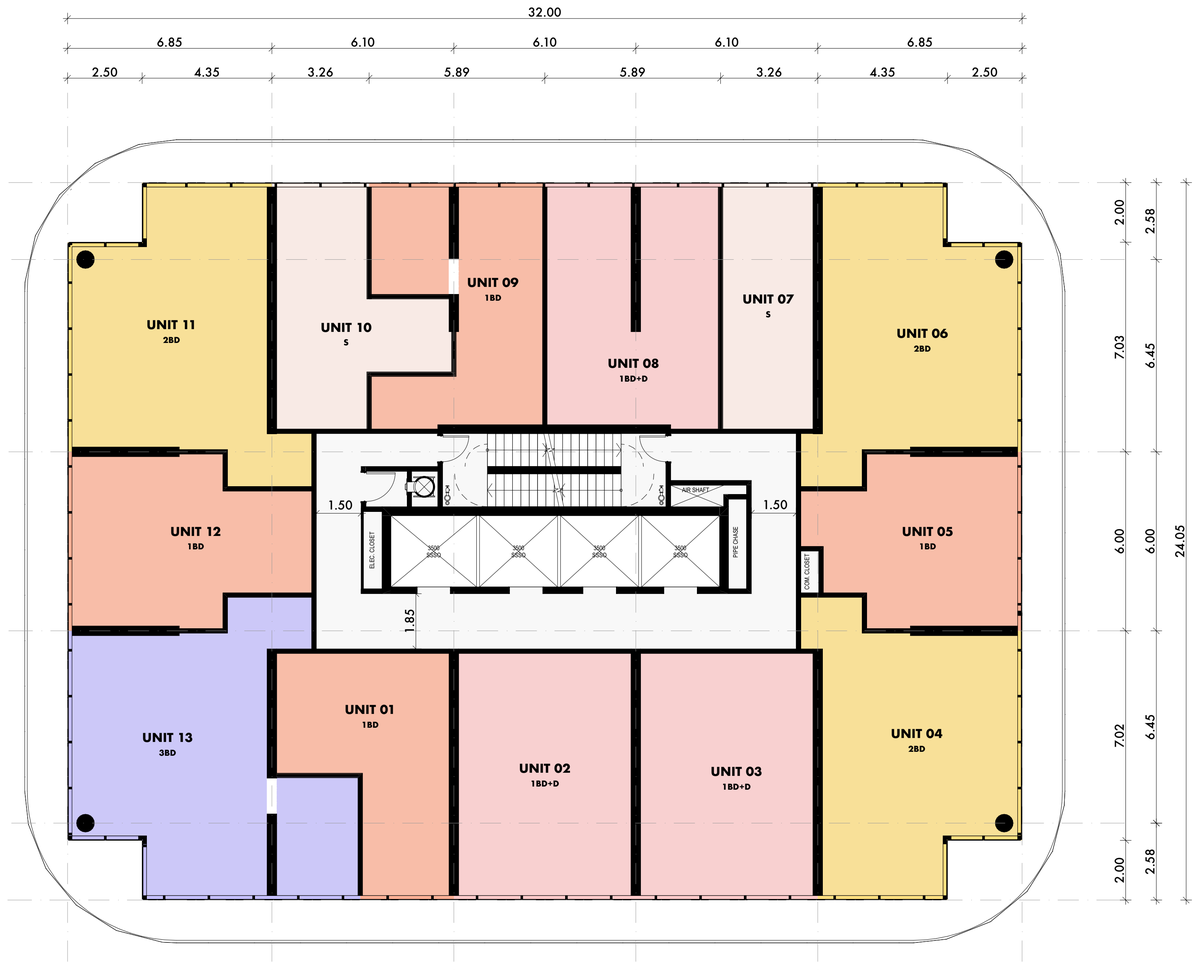
T1, T2, T4 - Upper Typical

Project No. 22128

1:100

2022-07-22

A-2.24



T3 LOWER TYPICAL
GCA 749.61 m²

- **3 BEDROOM UNIT**
- **2 BEDROOM UNIT**
- **1 BEDROOM + DEN UNIT**
- **1 BEDROOM UNIT**
- **STUDIO UNIT**

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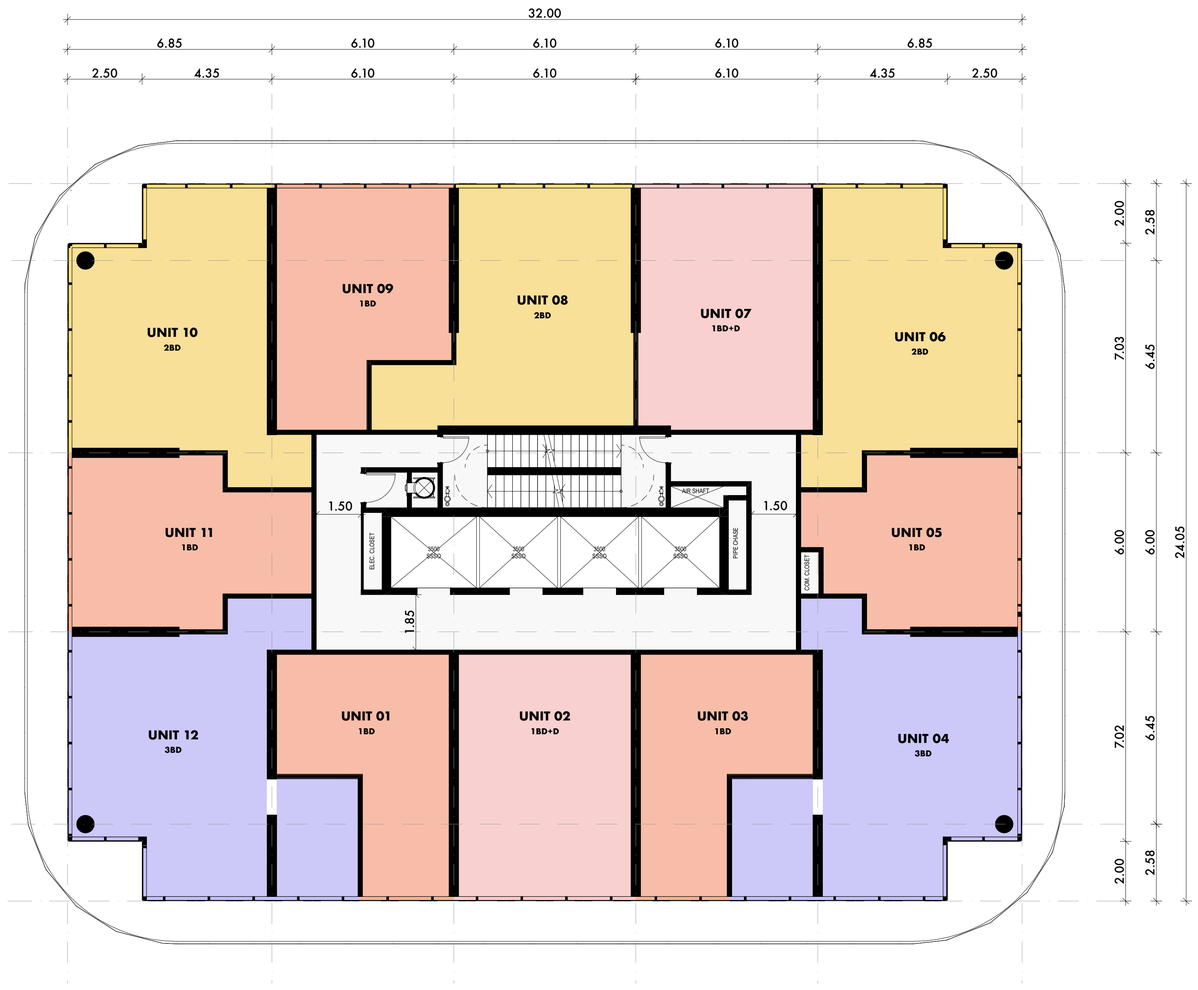
T3 - Lower Typical

Project No. 22128

1:100

2022-07-22

A-2.25



3 BEDROOM UNIT

2 BEDROOM UNIT

1 BEDROOM + DEN UNIT

1 BEDROOM UNIT

STUDIO UNIT

T3 UPPER TYPICAL
GCA 749.61 m²

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Toronto ON

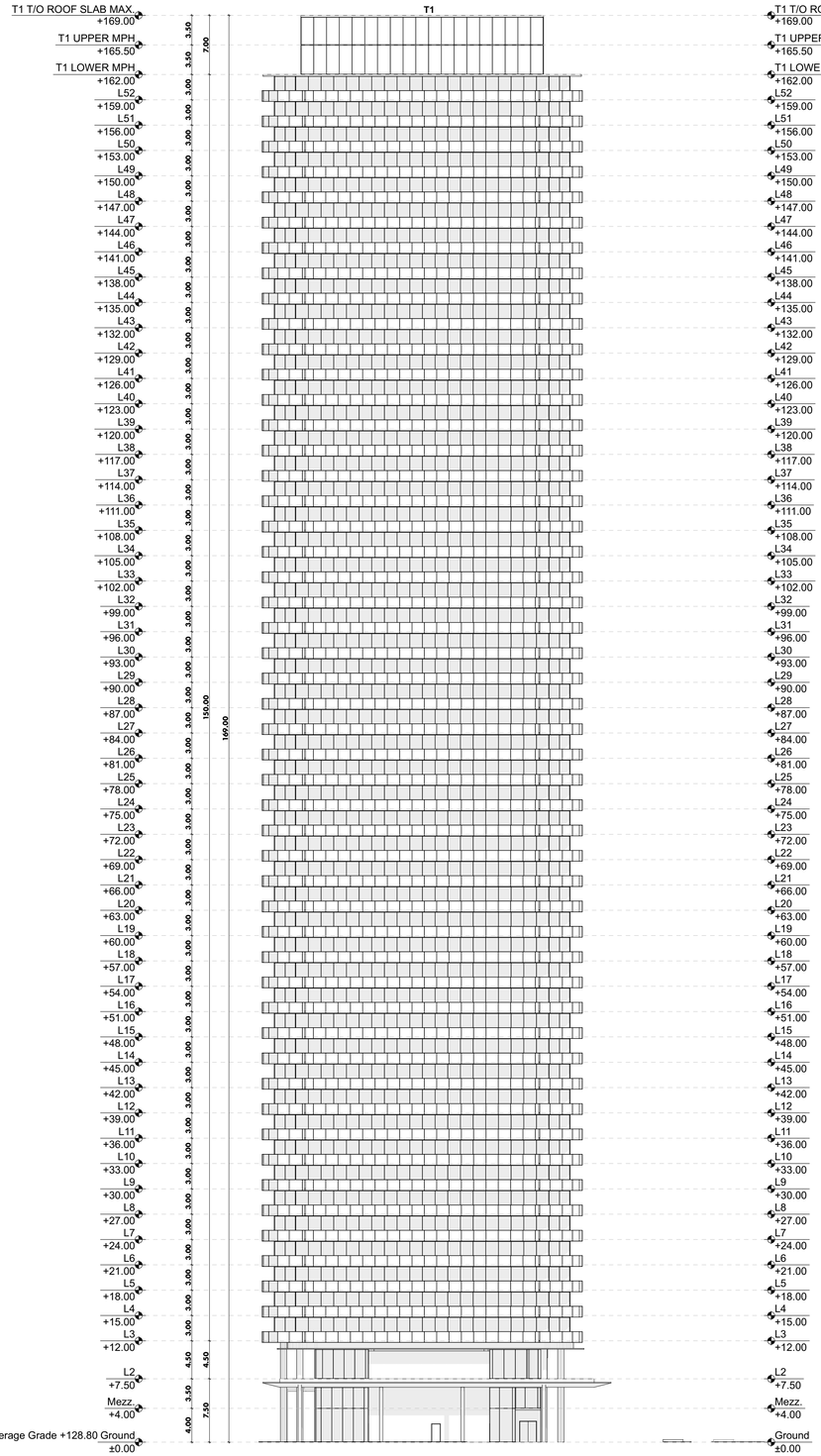
T3 - Upper Typical

Project No. 22128

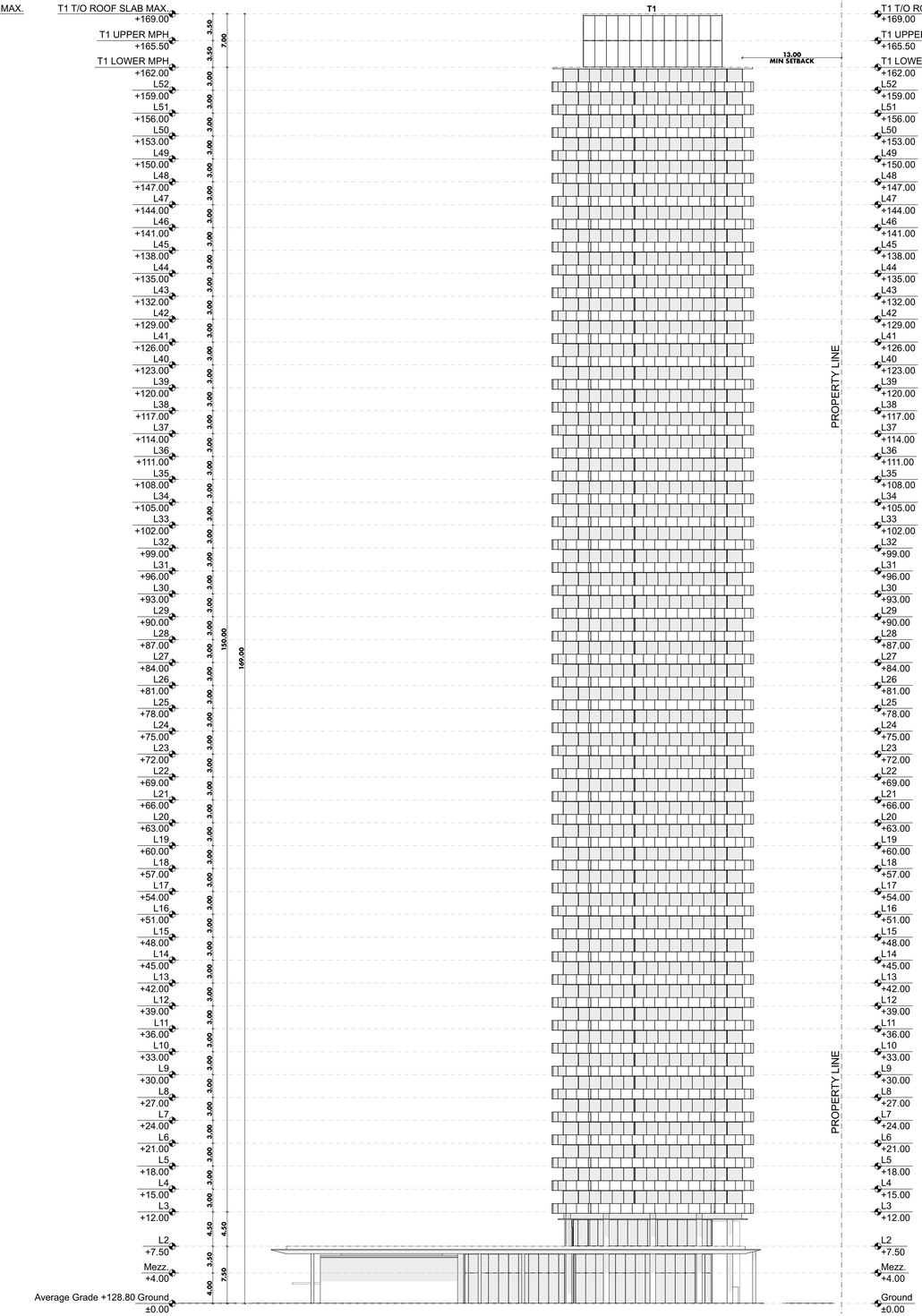
1:100

2022-07-22

A-2.26



T1 NORTH ELEVATION



T1 EAST ELEVATION

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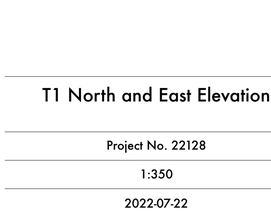

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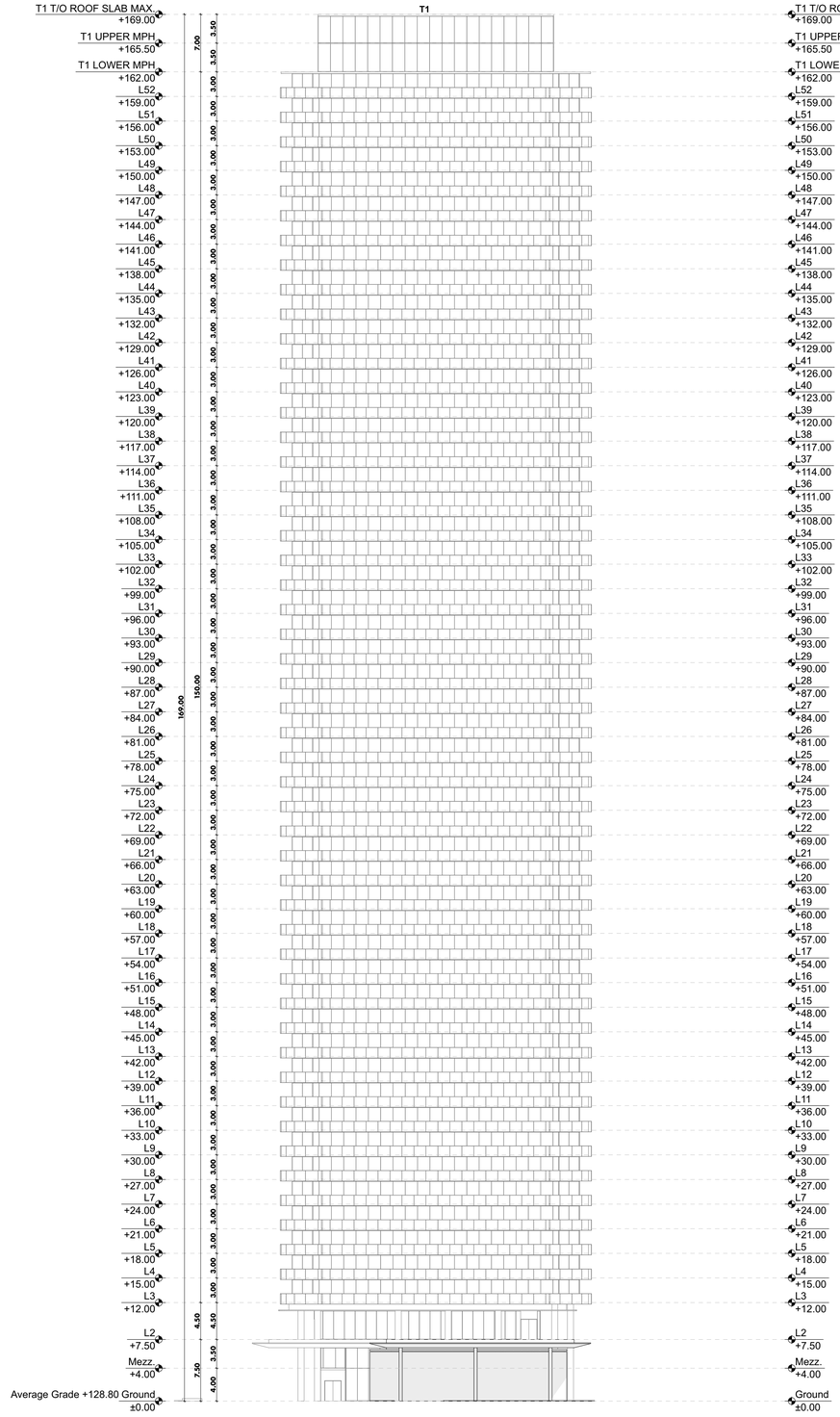
T1 North and East Elevation

Project No. 22128

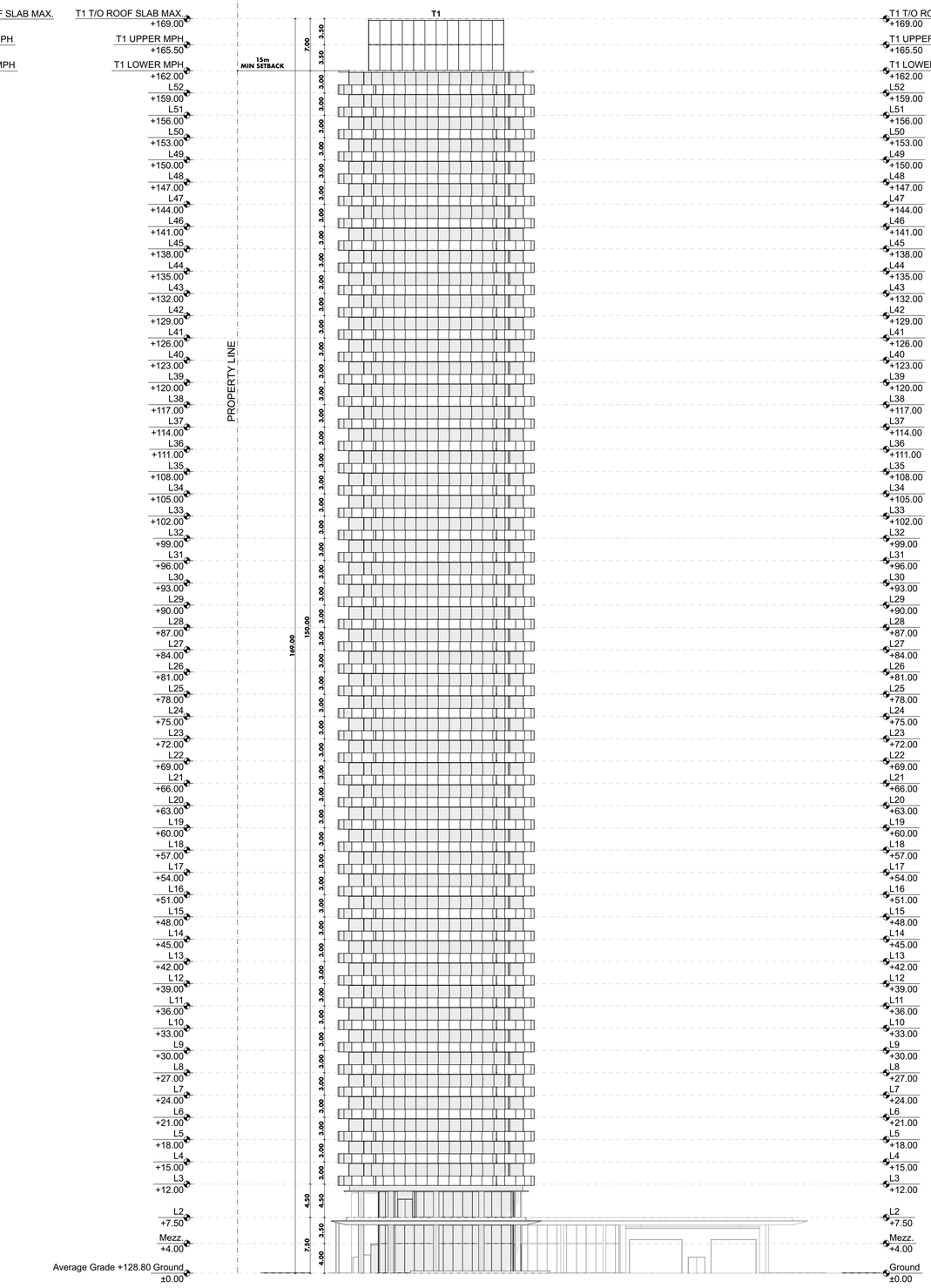
1:350

2022-07-22

A-3.1



T1 SOUTH ELEVATION



T1 WEST ELEVATION

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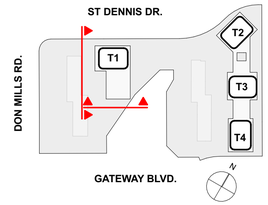

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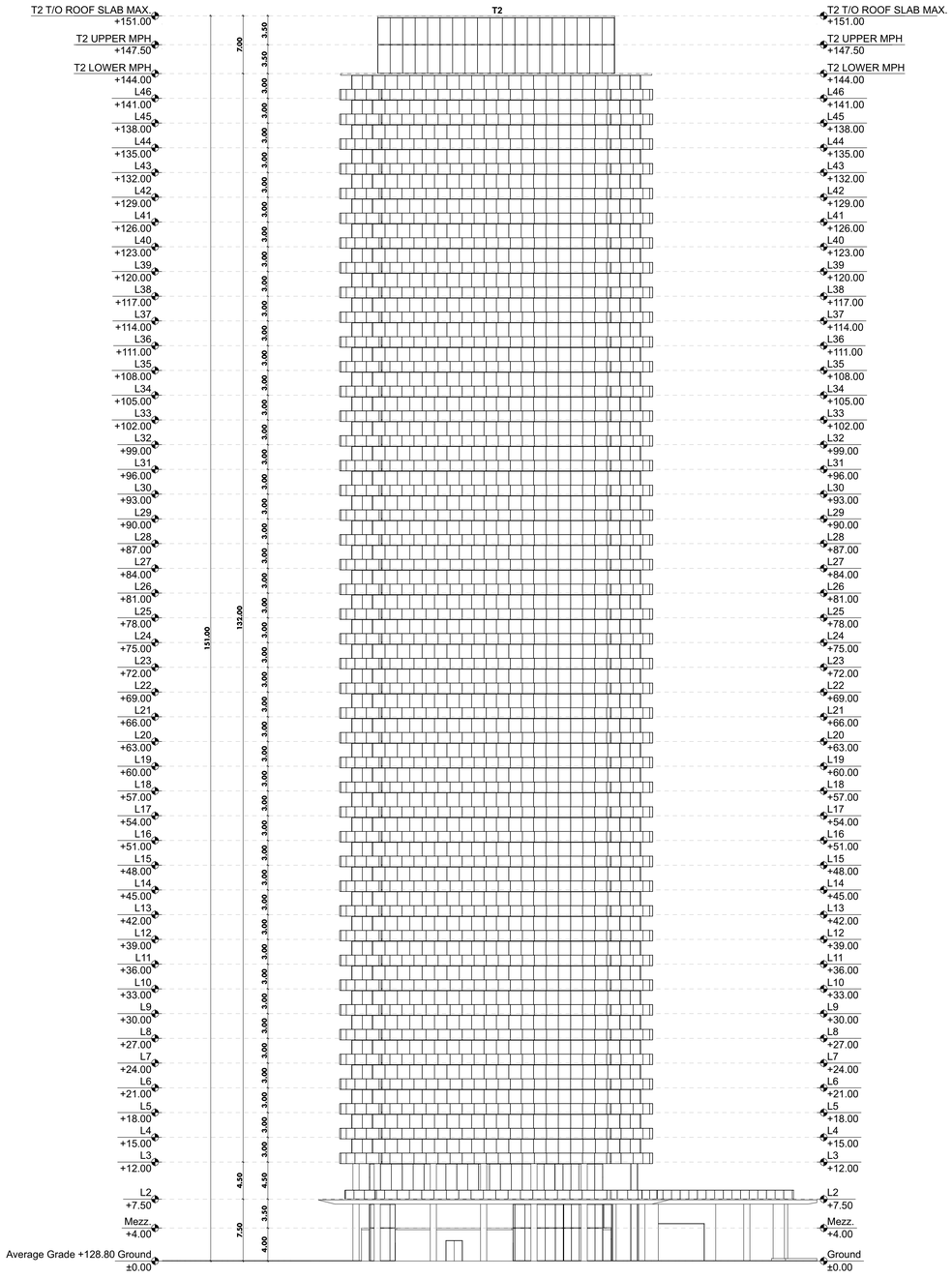
T1 South and West Elevation

Project No. 22128

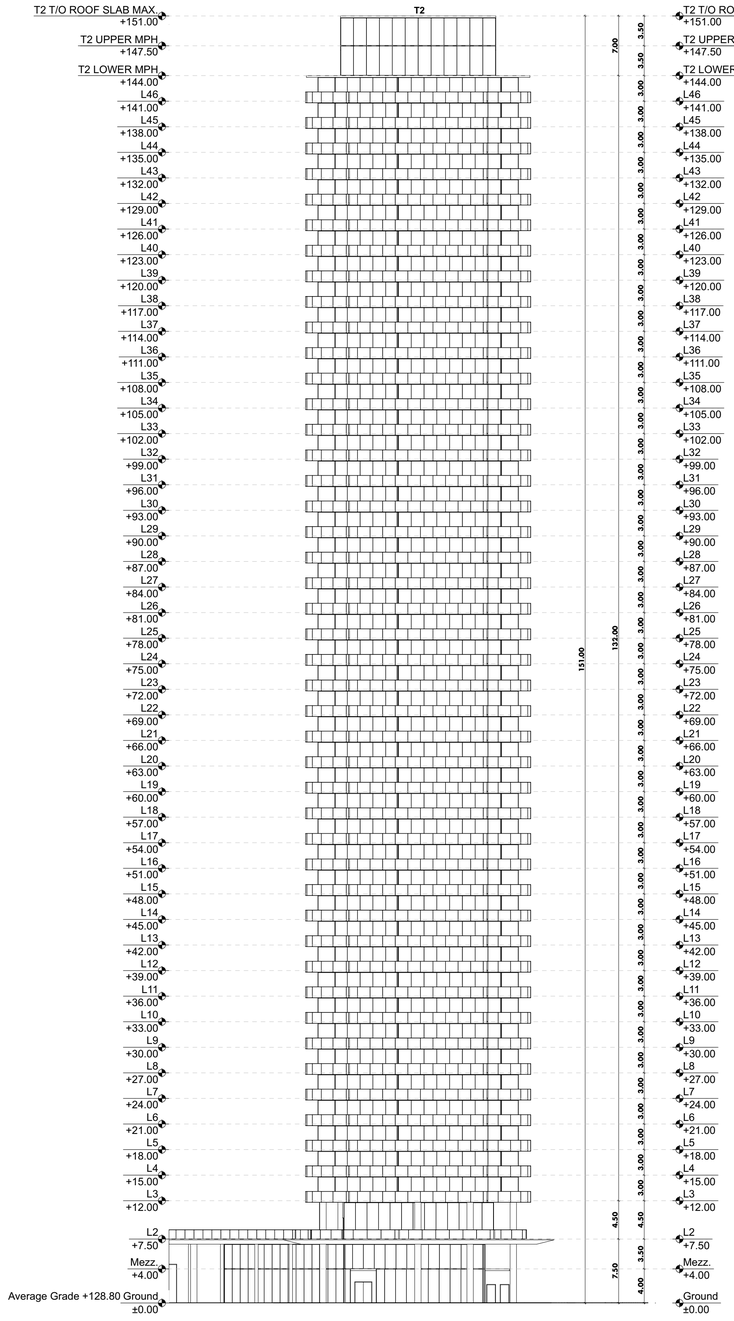
1:350

2022-07-22

A-3.2



T2 NORTH ELEVATION



T2 EAST ELEVATION

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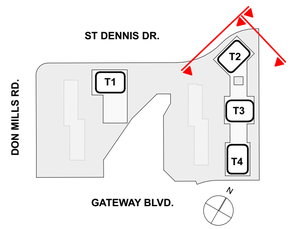

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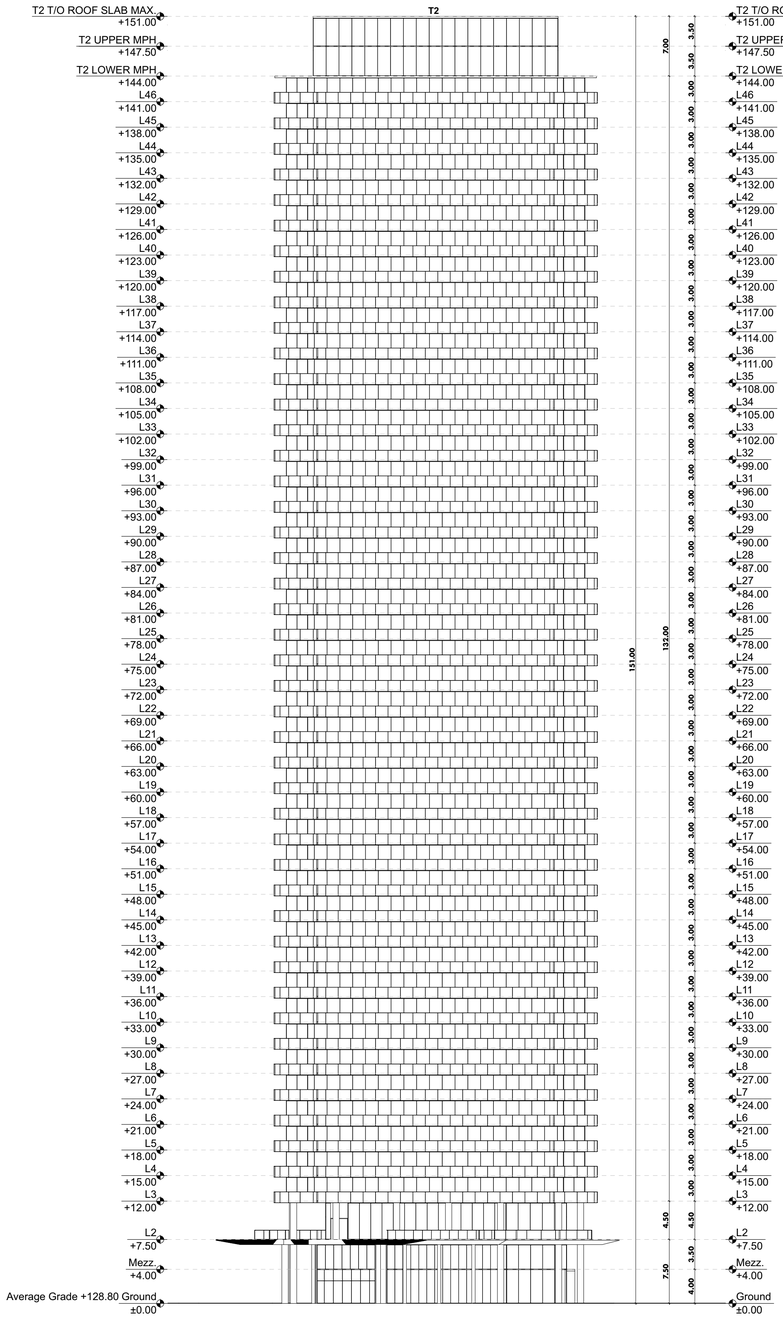
T2 North and East Elevation

Project No. 22128

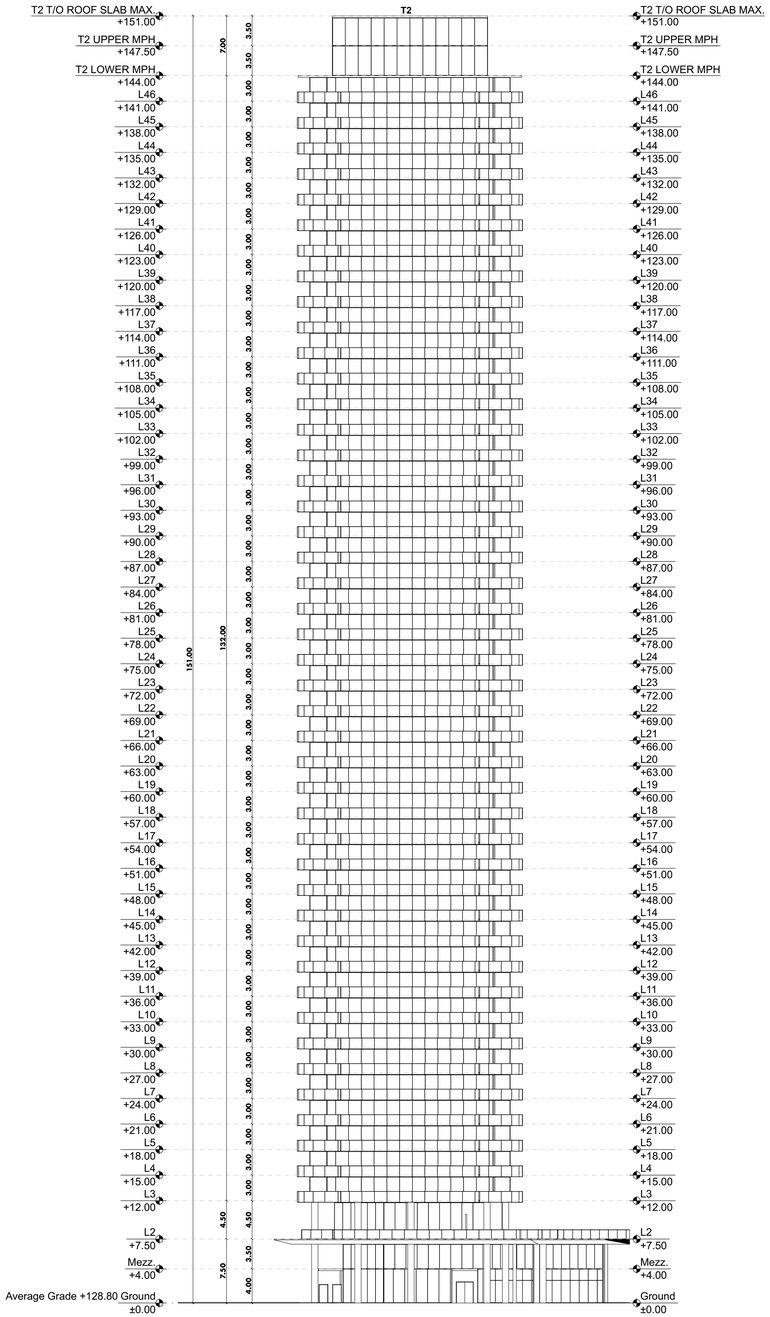
1:350

2022-07-22

A-3.3



T2 SOUTH ELEVATION



T2 WEST ELEVATION

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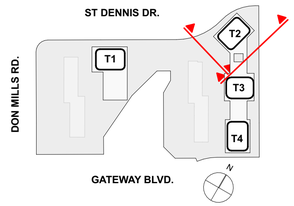

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T2 South and West Elevation

Project No. 22128

1:350

2022-07-22

A-3.4

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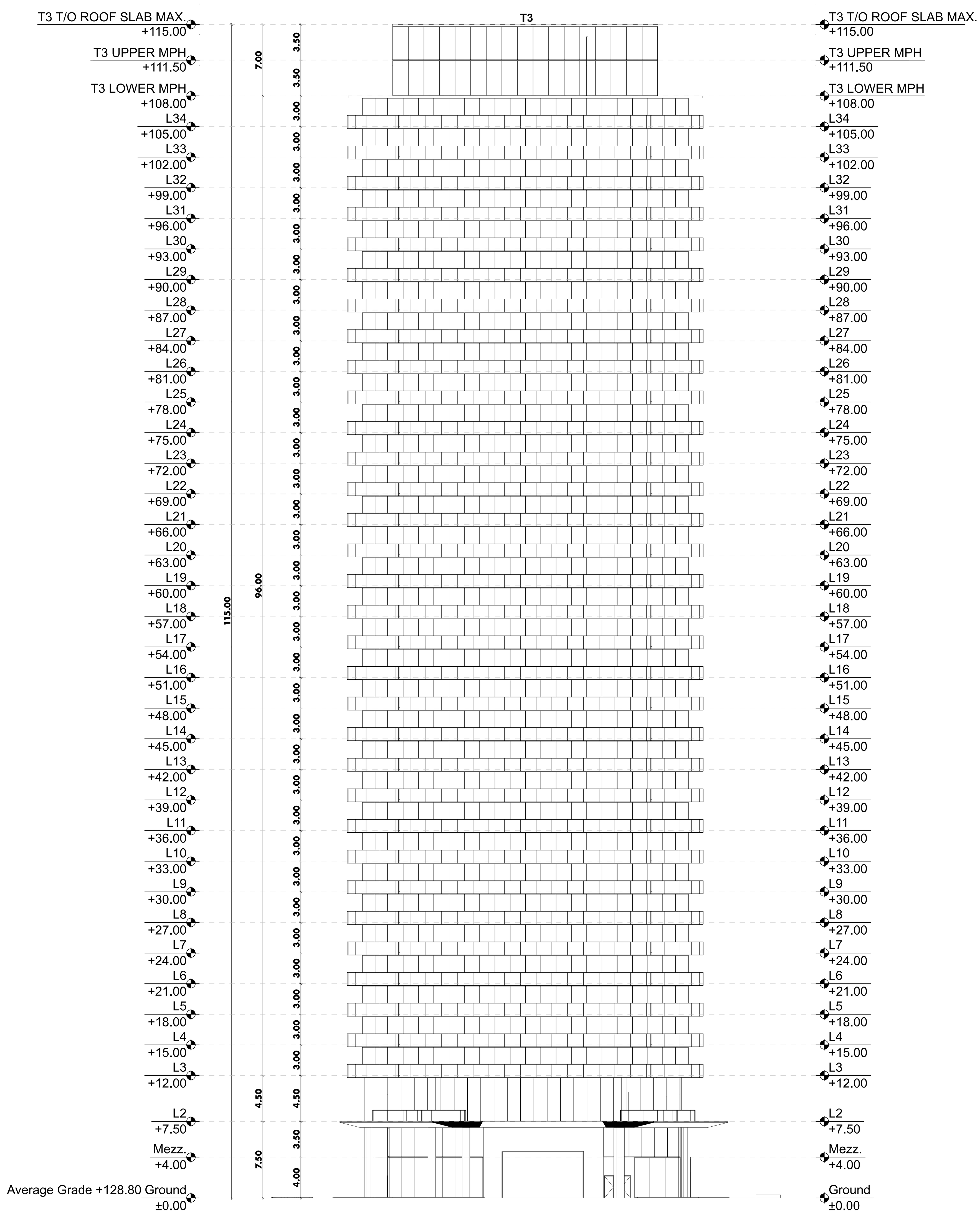
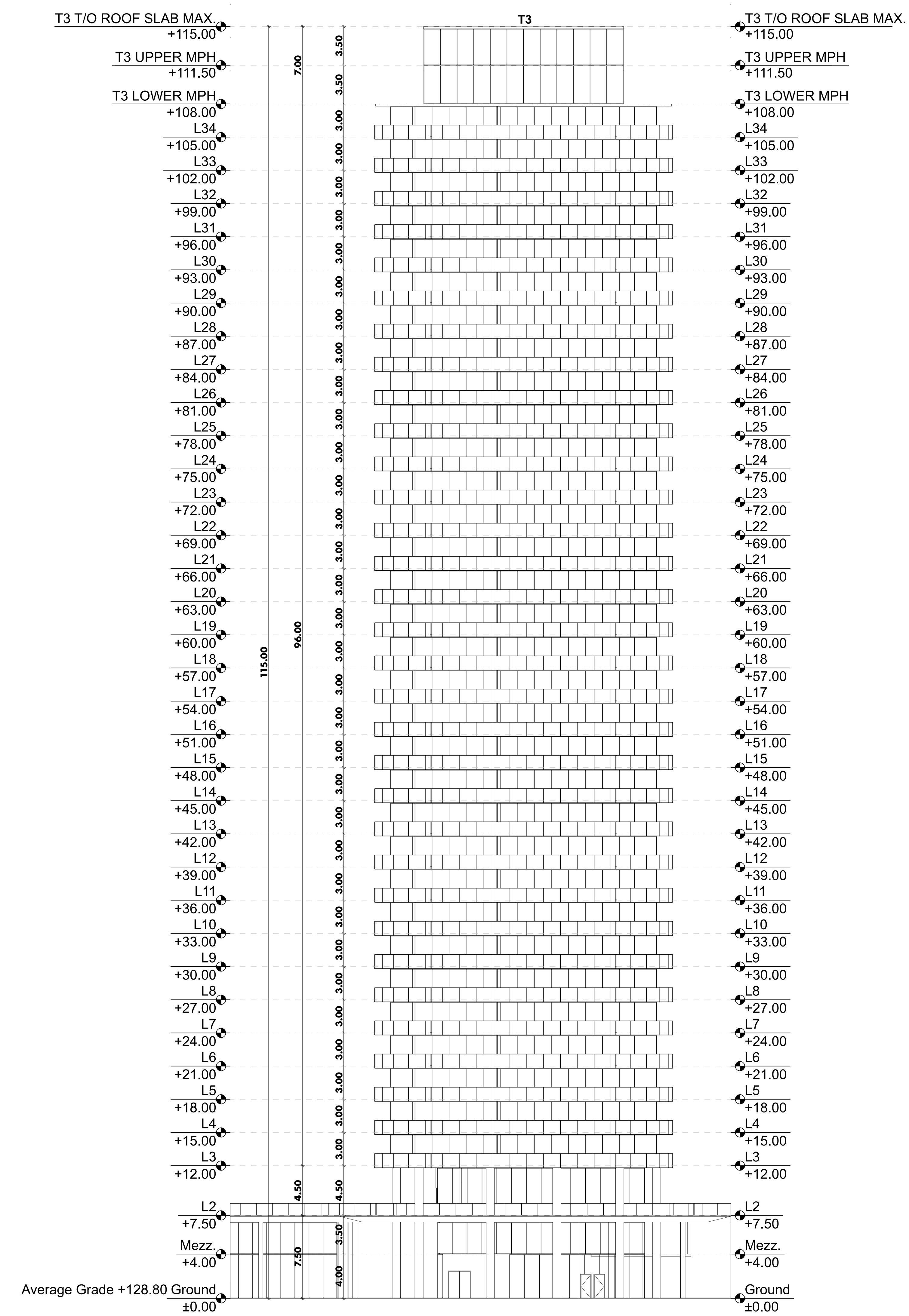


T3 NORTH ELEVATION



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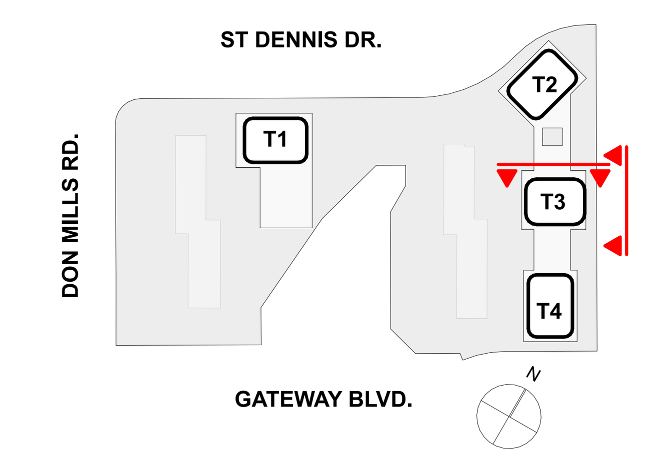

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T3 North and East Elevation

Project No. 22128

1:350

2022-07-22

A-3.5

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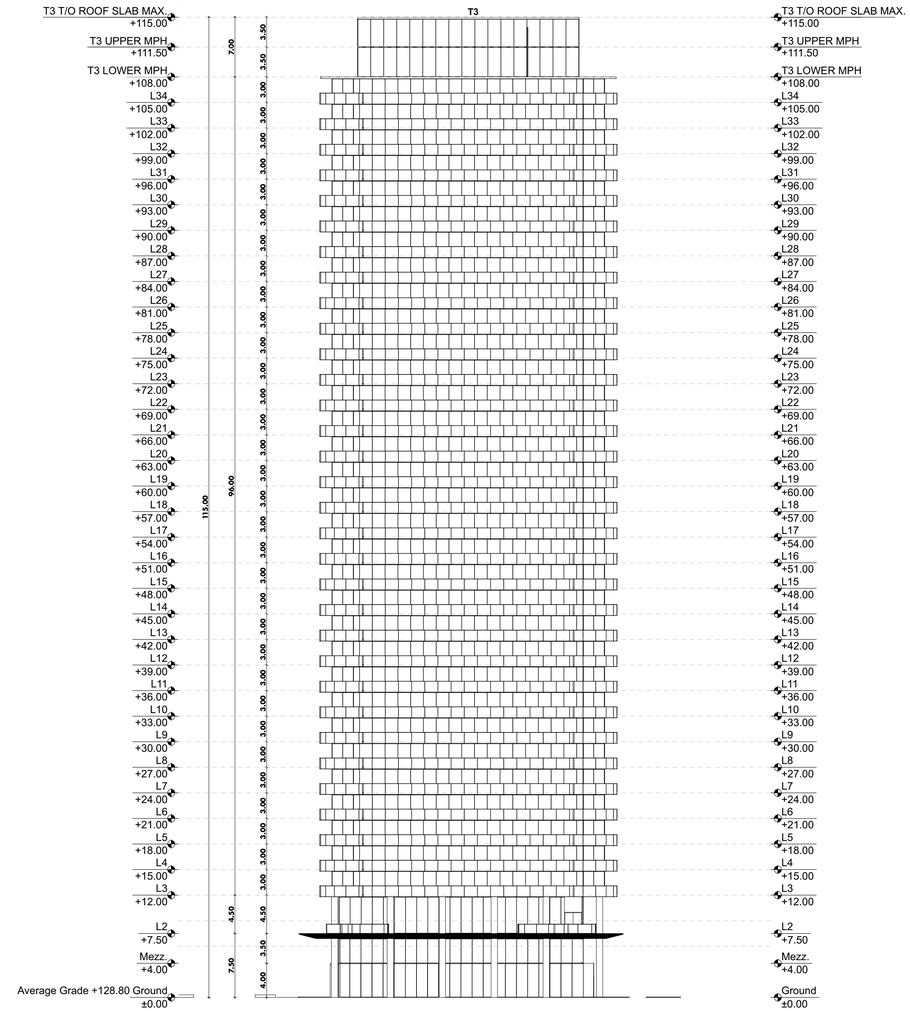
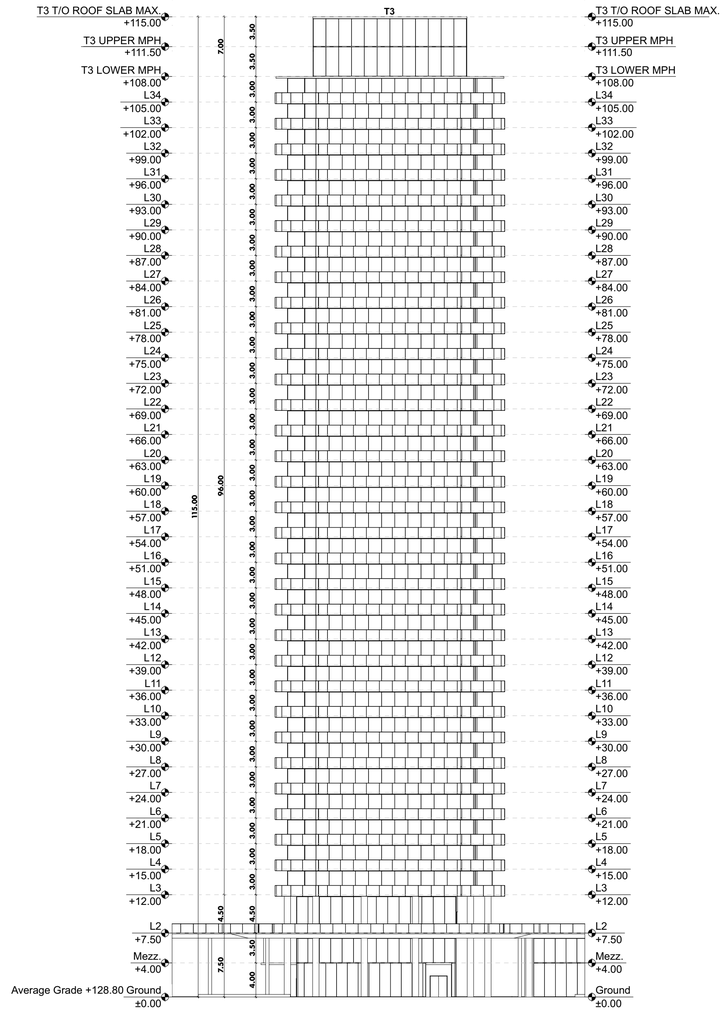


T3 SOUTH ELEVATION



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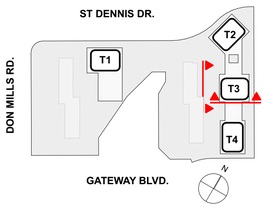

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Toronto ON

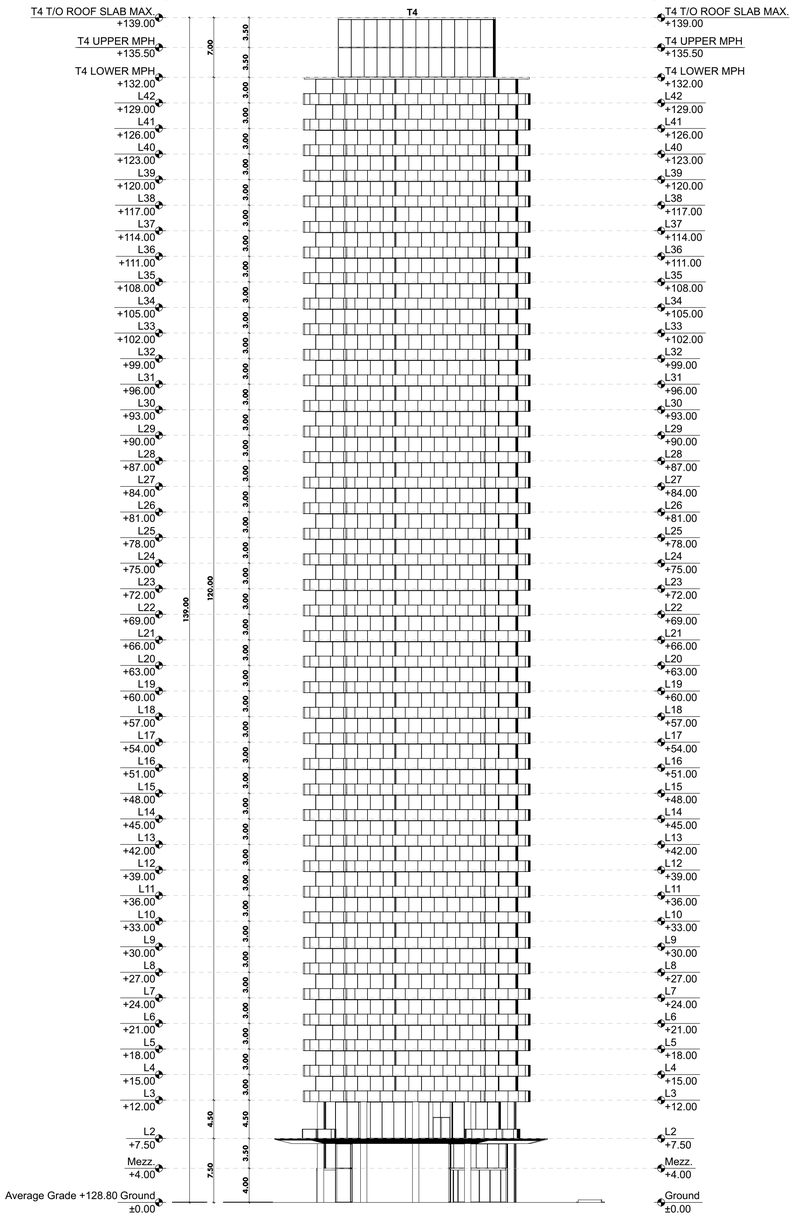
T3 South and West Elevation

Project No. 22128

1:350

2022-07-22

A-3.6



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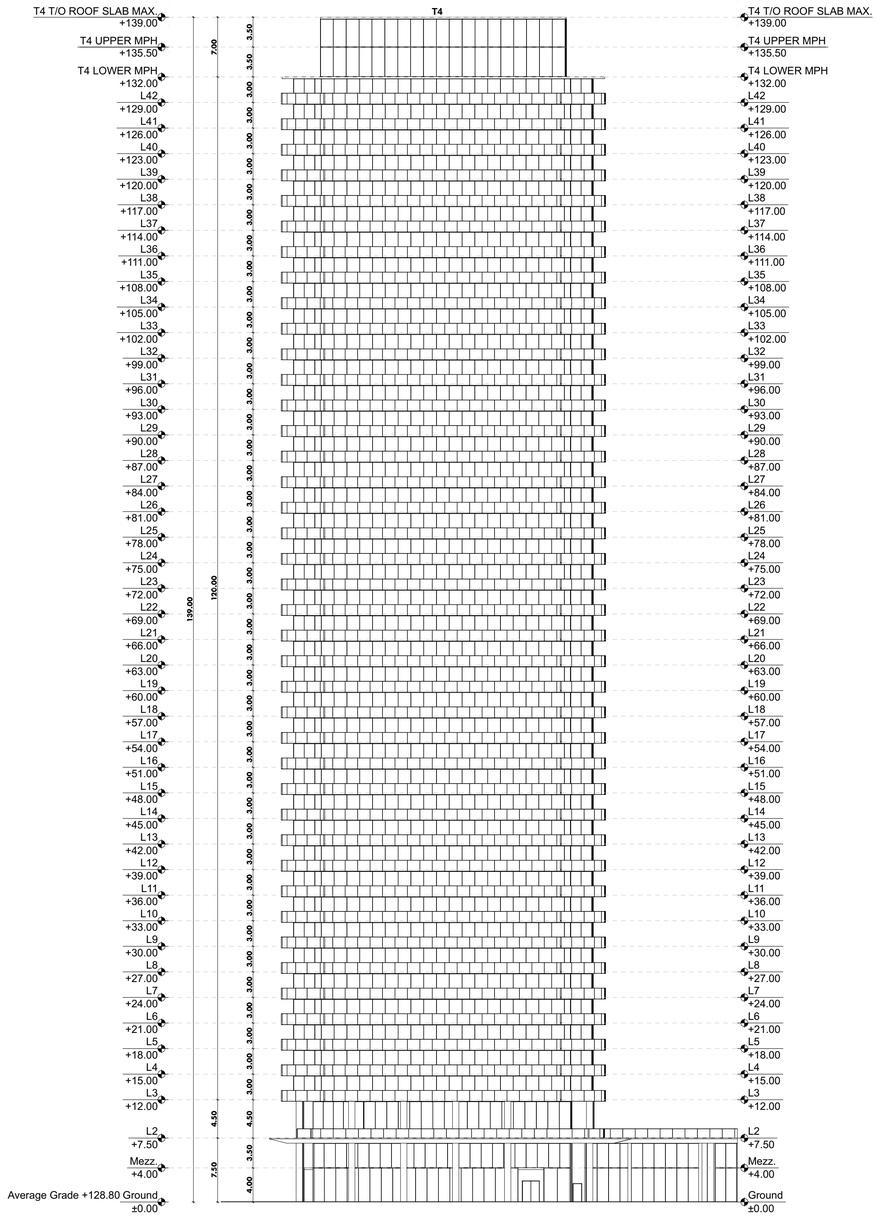

T4 EAST ELEVATION

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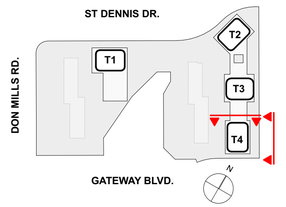

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Toronto ON

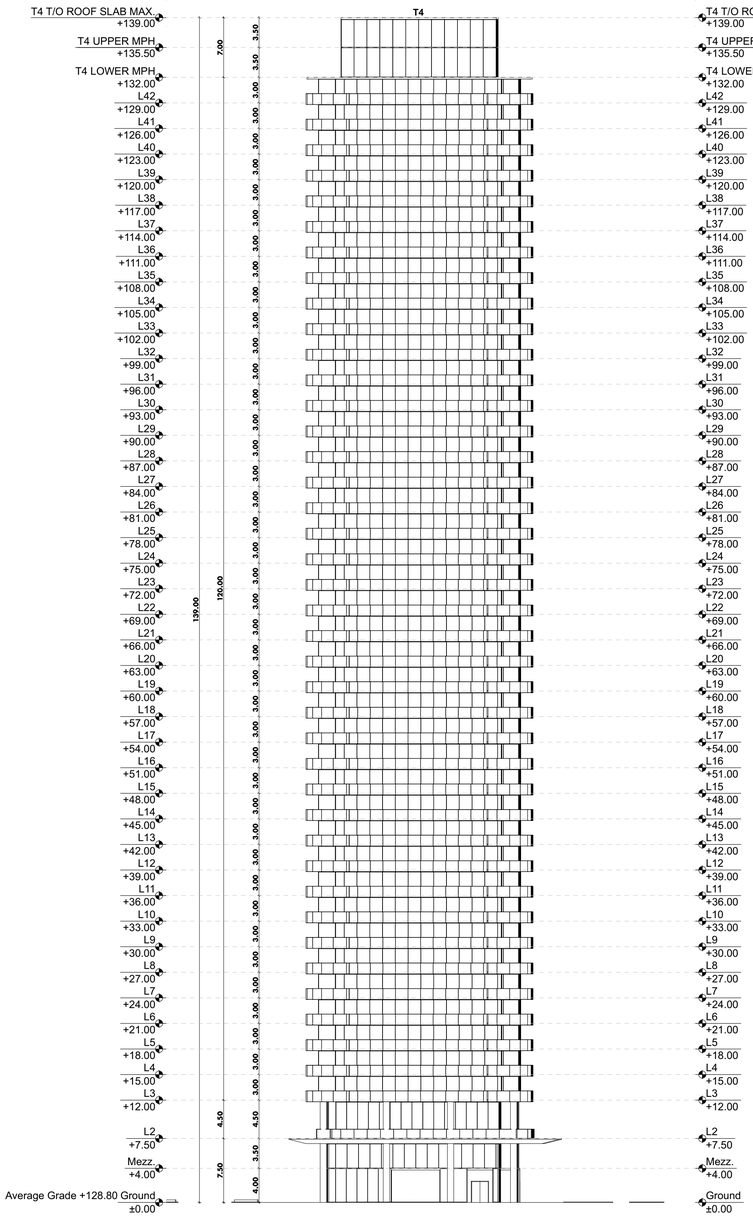
T4 North and East Elevation

Project No. 22128

1:350

2022-07-22

A-3.7



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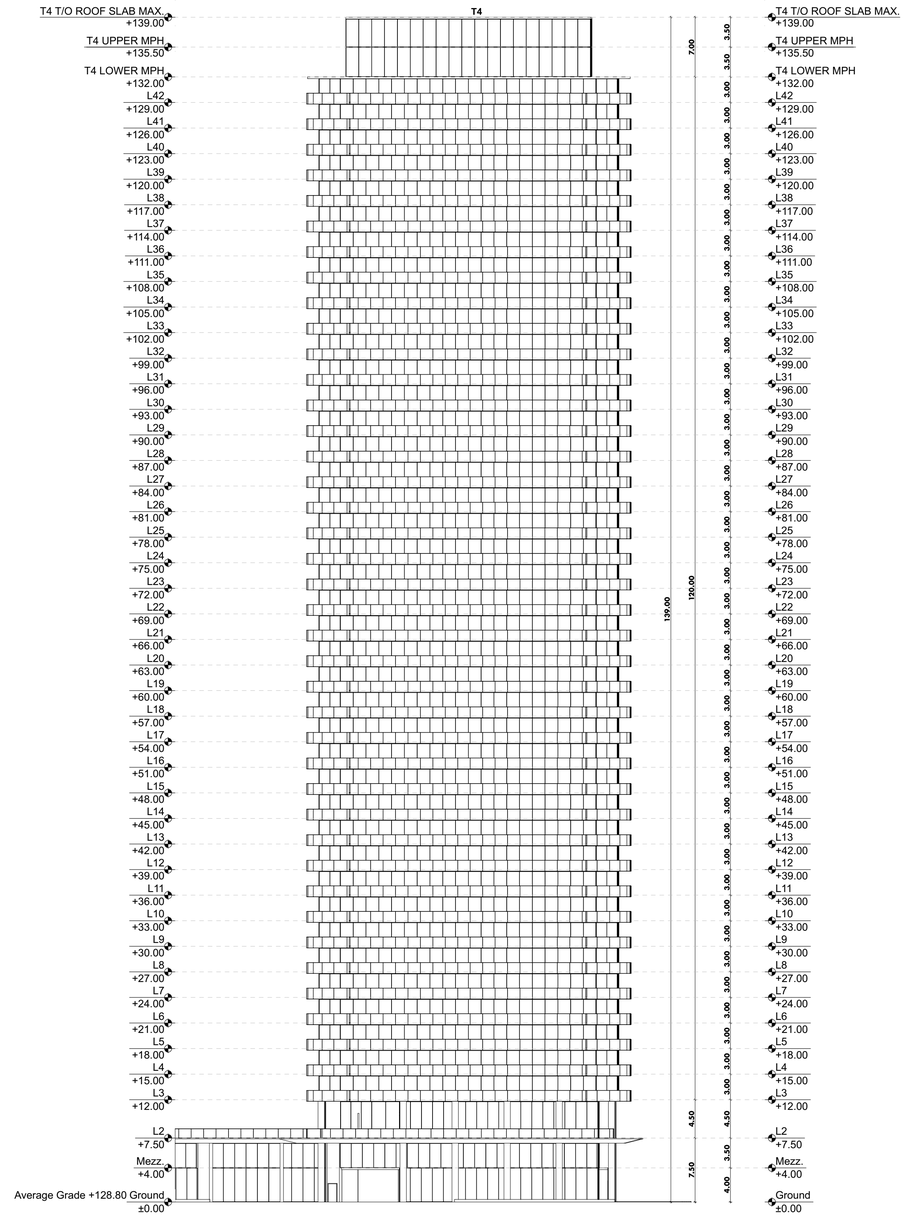

T4 WEST ELEVATION

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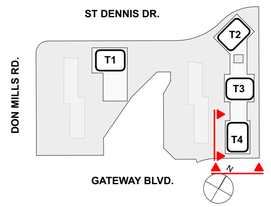

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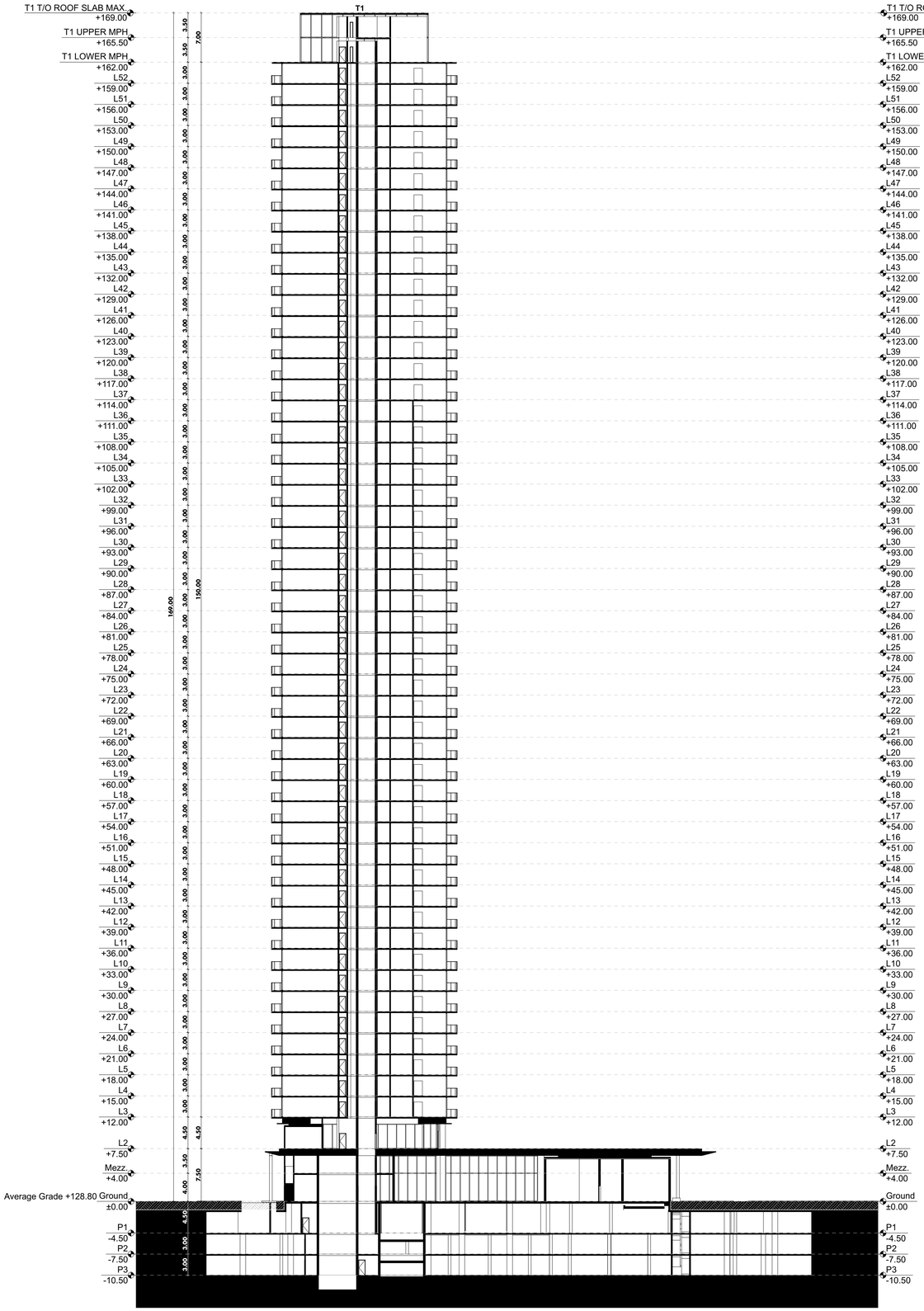
T4 South and West Elevation

Project No. 22128

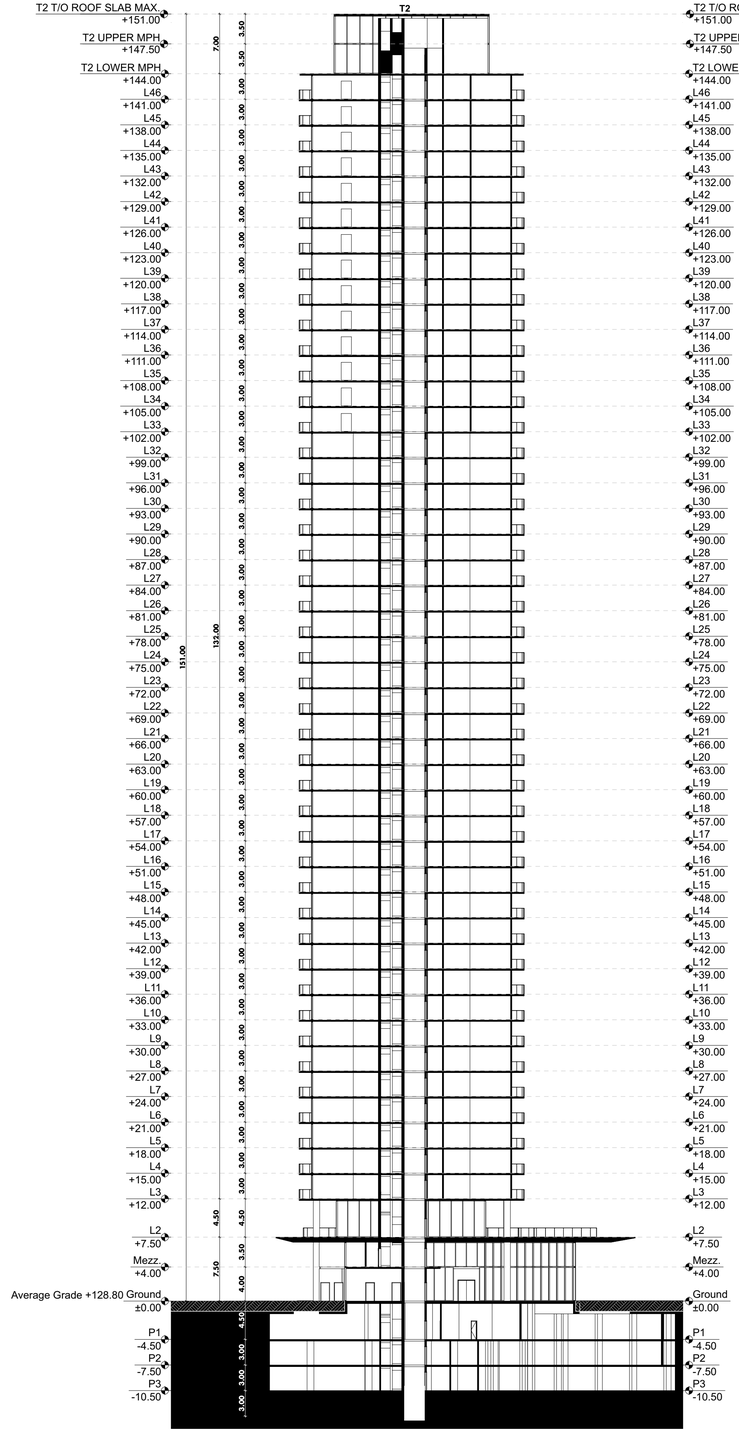
1:350

2022-07-22

A-3.8



TOWER 1 SECTION



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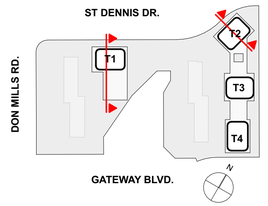

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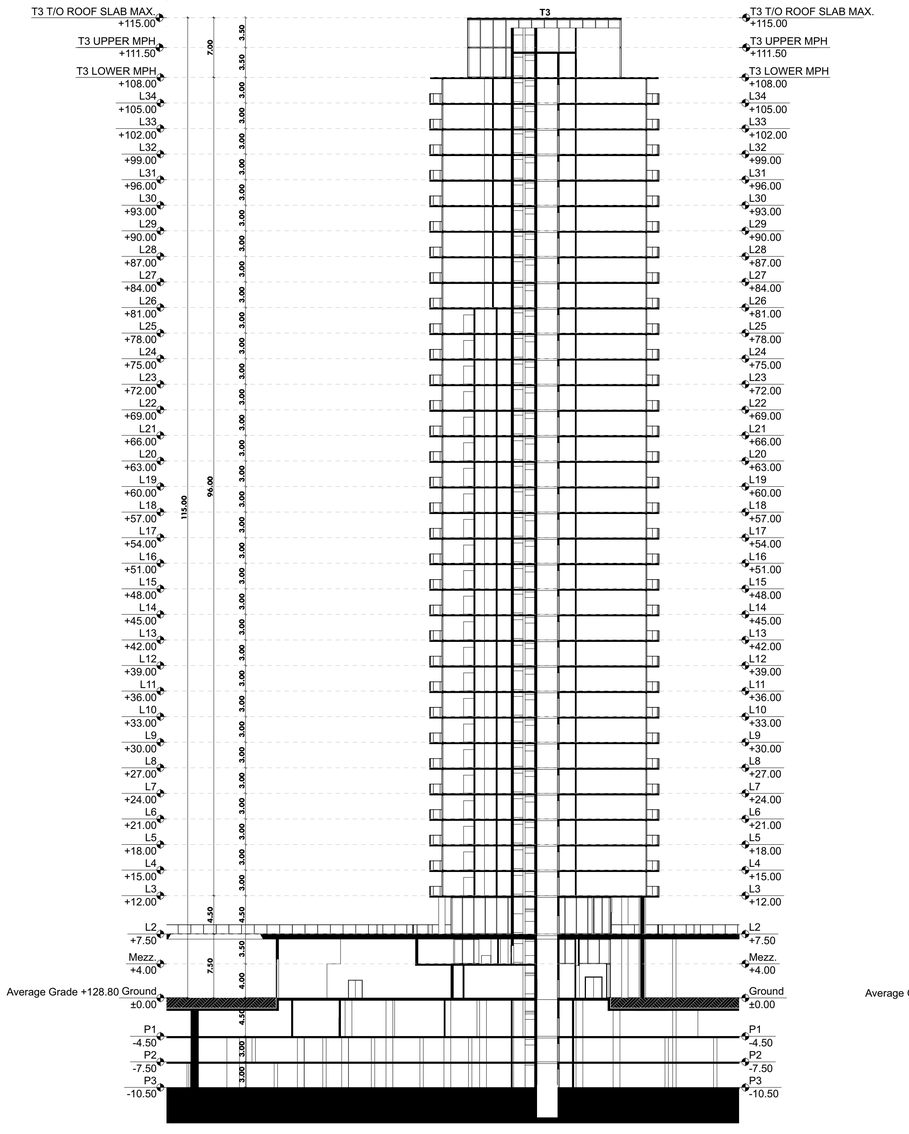
Tower 1-2 Section

Project No. 22128

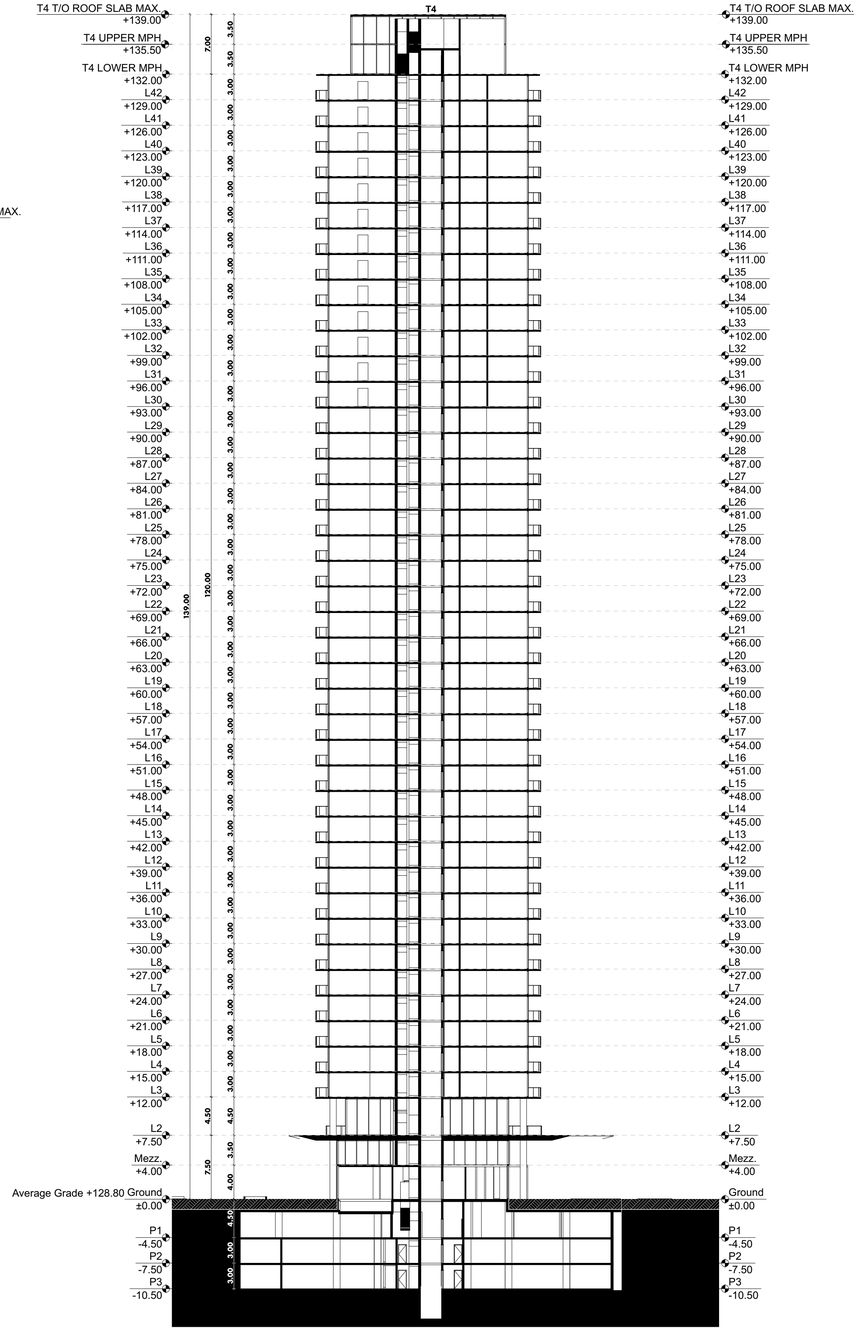
1:350

2022-07-22

A-4.1



TOWER 3 SECTION



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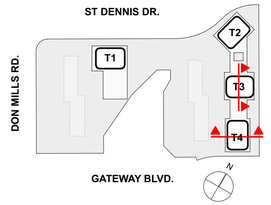

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Tower 3-4 Section

Project No. 22128

1:350

2022-07-22

A-4.2