

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

45 GRENOBLE DRIVE

Toronto, Ontario

for
Davad Investments Inc.

Project No. 23009
Date 16 December 2024
Issued for Zoning By-Law Ammendment

ARCHITECTURAL DRAWINGS

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PLANNING CONSULTANT

Bousfields Inc.
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Toronto, ON M5E 1M2

CIVIL CONSULTANT

Lithos Group Inc.
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Toronto, ON M1R 3Y2

LANDSCAPE ARCHITECT

Studio TLA
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Suite 102
Toronto, ON M3H 2Z1

TRANSPORTATION CONSULTANT

R.J. Burnside & Associates Ltd.
6990 Creditview Road, Unit 2
Mississauga, ON L5N 8R9

		GBA Proposed Building (no exclusions)		No. Typ. Floors	Estimated Existing Building GBA (±)		GBA Total Existing + Proposed		GFA Exclusions* (sm)	City-Wide By-Law 569-2013	Unit Type				
		sm	sf		sm	sf	sm	sf		GFA Proposed (Res)	1B	2B	3B	Total Units	
ABOVE GRADE	MPH	577.8	6,220				577.8	6,220	577.8						
	Level 39	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 38	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 37	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 36	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 35	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 34	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 33	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 32	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 31	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 30	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 29	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1		10
	Level 28	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 27	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 26	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 25	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 24	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 23	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 22	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 21	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 20	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 19	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 18	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 17	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 16	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 15	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 14	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 13	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 12	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 11	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 10	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 9	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
	Level 8	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10
Level 7	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10	
Level 6	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1		10	
Level 5	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7					0	
Level 4	1,099.4	11,834	1	761.7	8,199	1861.1	20,033	74.3	1,025.1	9	5	2		16	
Level 3	1,099.4	11,834	1	761.7	8,199	1861.1	20,033	74.3	1,025.1	9	5	2		16	
Level 2	1,099.4	11,834	1	761.7	8,199	1861.1	20,033	74.3	1,025.1	9	5	2		16	
Mezzanine	924.9	9,956	1			924.9	9,956	130.9	794.0	5	3	1		9	
Ground	1,176.9	12,668	1	679.6	7,315	1,856.5	19,983	97.2	1,079.7	6	1	1		8	
	Above Grade Totals	32,122.8	345,767	40	21,245.5	228,684	53,368.3	574,451	3,629.3	28,493.5	174	189	42		405
BELOW GRADE	P1	2,011.1	21,647	1	1,447.2	15,578	3,458.3	37,225	3,458.3						
	P2	2,273.7	24,474	1	1,878.5	20,220	4,152.2	44,694	4,152.2						
	P3	2,366.7	25,475	1			2,366.7	25,475	2,366.7						
	Below Grade Totals	6,651.5	71,596	3	3,325.7	35,798	9,977.2	107,394							
TOTALS	Site Area	8945.2	sm		Interior Amenity Reduction	913.9	sm		1 Bedroom Total	174	43%				
	Existing Building GBA ±	21,245.5	sm		Net Residential Area	27,579.6	sm		2 Bedroom Total	189	47%				
	Proposed Building GBA	32,122.8	sm		Existing Building FSI	2.4			3 bedroom Total	42	10%				
	Existing+Proposed GBA	53,368.3	sm		Proposed Building FSI	3.6			Proposed Unit Total	405					
					Total FSI	6.0			Existing Residential Units	217					
									Total Res Units	622					

* Existing GFA is approximate

GBA: Aggregate area of each floor measured from the exterior side of the exterior walls. Includes all shafts, stairs, open to below areas, loading areas, below grade areas and mechanical penthouse.

GFA: *As per By-law 569-2103, Gross Floor Area (GFA) is reduced by the area in the building used for: parking, loading and bicycle parking below-ground; required loading spaces at the ground level and required bicycle parking spaces at or above-ground; storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; shower and change facilities required by this By-law for required bicycle parking spaces; amenity space required by this By-law; elevator shafts; garbage shafts; mechanical penthouse; and exit stairwells in the building.

AMENITY AREA	Total Units	Required Indoor Amenity Area		Required Outdoor Amenity Area		Required Total Amenity Area	
		2.0sm / unit		40.0sm		4.0sm / unit	
		sm	sf	sm	sf	sm	sf
	405	810.0	8,719	40.0	431	1,620.0	17,438
	Floor	Provided Indoor Amenity Area		Provided Outdoor Amenity Area		Provided Total Amenity Area	
		sm	sf	sm	sf	sm	sf
	5	665.5	7,163	429.2	4,620	1094.7	11,783
	Ground	248.4	2,674	276.9	2,981	525.3	5,654
	Total	913.9	9,837	706.1	7,600	1,620.0	17,438

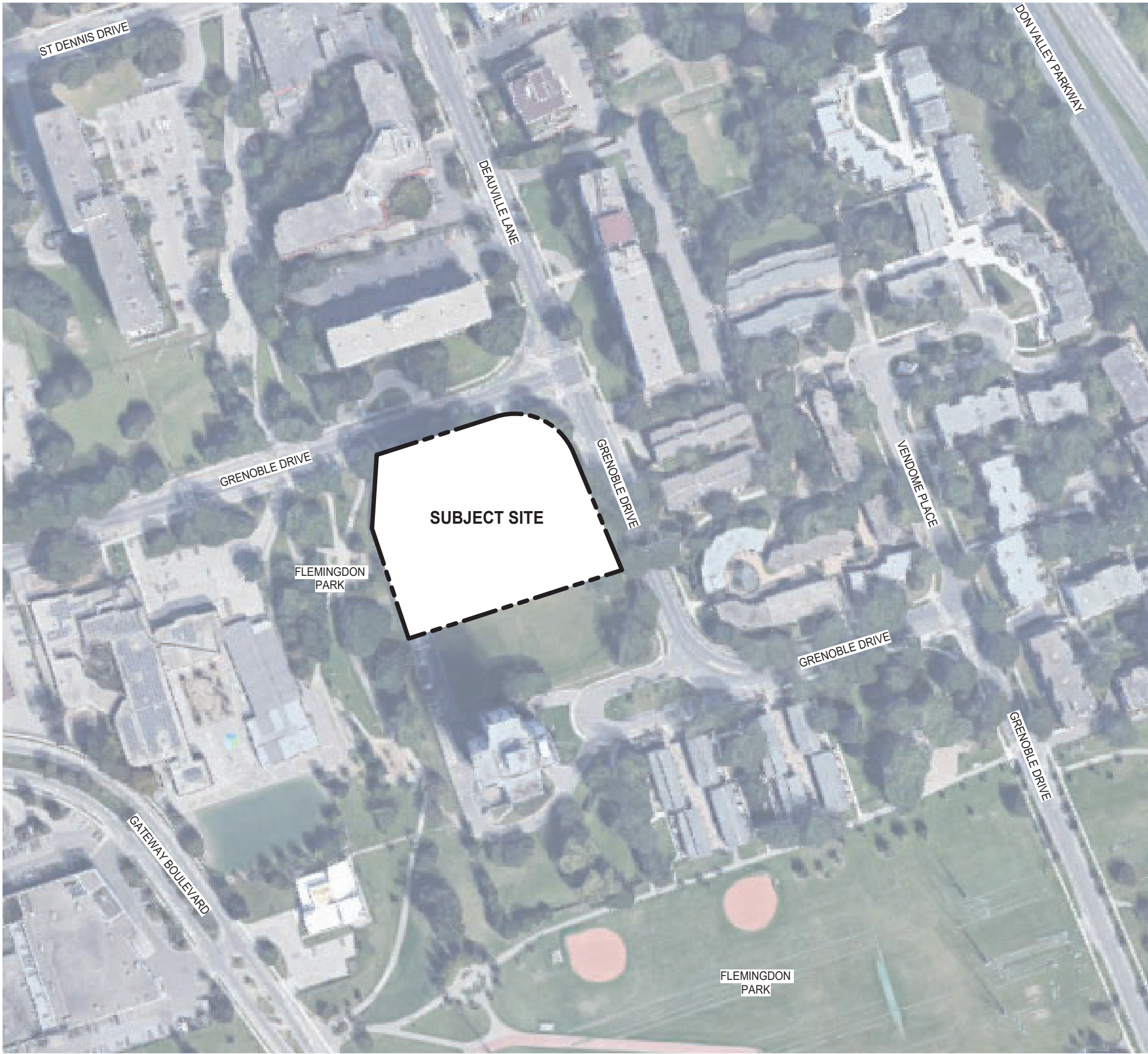
*The provided outdoor amenity area at Ground floor level does not include an additional 3083.7 sm of landscaped space.

VEHICULAR PARKING				
Floor	Existing		Proposed (New)	
	Residential	Visitor	Residential	Visitor
P3			50	
P2	65		44	
P1	55	18	32	
	120	18	126	
Total	138		126	
	264			
Total Res Units (Existing + New)			622	
Residential Parking Ratio			0.40	
Visitor Parking Ratio			0.03	
Total Parking Ratio			0.42	
Total Existing Parking			244	
Existing Parking Reduction			108	**

**100% of all new residential parking spaces and 25% of visitor parking spaces will be provided with EVSE outlets.

**Reduction includes demolition of parking spaces below new proposed building as well as conversion of existing parking spaces to accessible spaces.

***Total parking numbers includes 13 accessible spaces.



1 Context Plan
A100.S 1:2000

General Project Description	Proposed
Total Gross Floor Area (sm)	28,493.52
Breakdown of project components (sm):	
Residential	28,493.52
Retail	0.00
Commercial	0.00
Industrial	0.00
Institutional/other	0.00
Total number of residential units	405.00

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of parking spaces	0	126	
Number of parking spaces with EVSE (residential)	126	126	100%
Number of parking spaces with EVSE (non-residential)	0	0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	365	365	100%
Number of long-term bicycle parking located on:			
a) first storey of building			
b) second storey of building		63	
c) first level below-ground		55	
d) second level below-ground		168	
e) other levels below-ground		79	
Number of short-term bicycle parking spaces	81	92	88%
Number of shower and change facilities (non-residential)			

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume Required (40% of the site area + 66sm x 30m ²)	1626	1813	112
Soil volume provided within the site area (m ³)		1299	72
Soil volume provided within the public boulevard (m ³)		514	28

PROJECT STATISTICS SUMMARY	
Municipal Address:	45 Grenoble Drive
Zoning Bylaw 569-2013	
Established Grade	127.29
Building Height (Storeys): (excl. Mech Penthouse)	125.3
Gross Site Area	8,945.2
GFA - Residential Uses	28,493.5
GFA - Non-Residential Uses	0.0
Floor Space Index/FSI	5.97
Number of Residential Suites	405
Amenity Space Required	1,620.0
Amenity Space Provided	1,620.0
Vehicular Parking Total Provided	126
Bicycle Parking Total Required	446
Bicycle Parking Total Provided	457
Total Loading Spaces Required	1
Total Loading Spaces Provided	1*
*1 existing loading space available	



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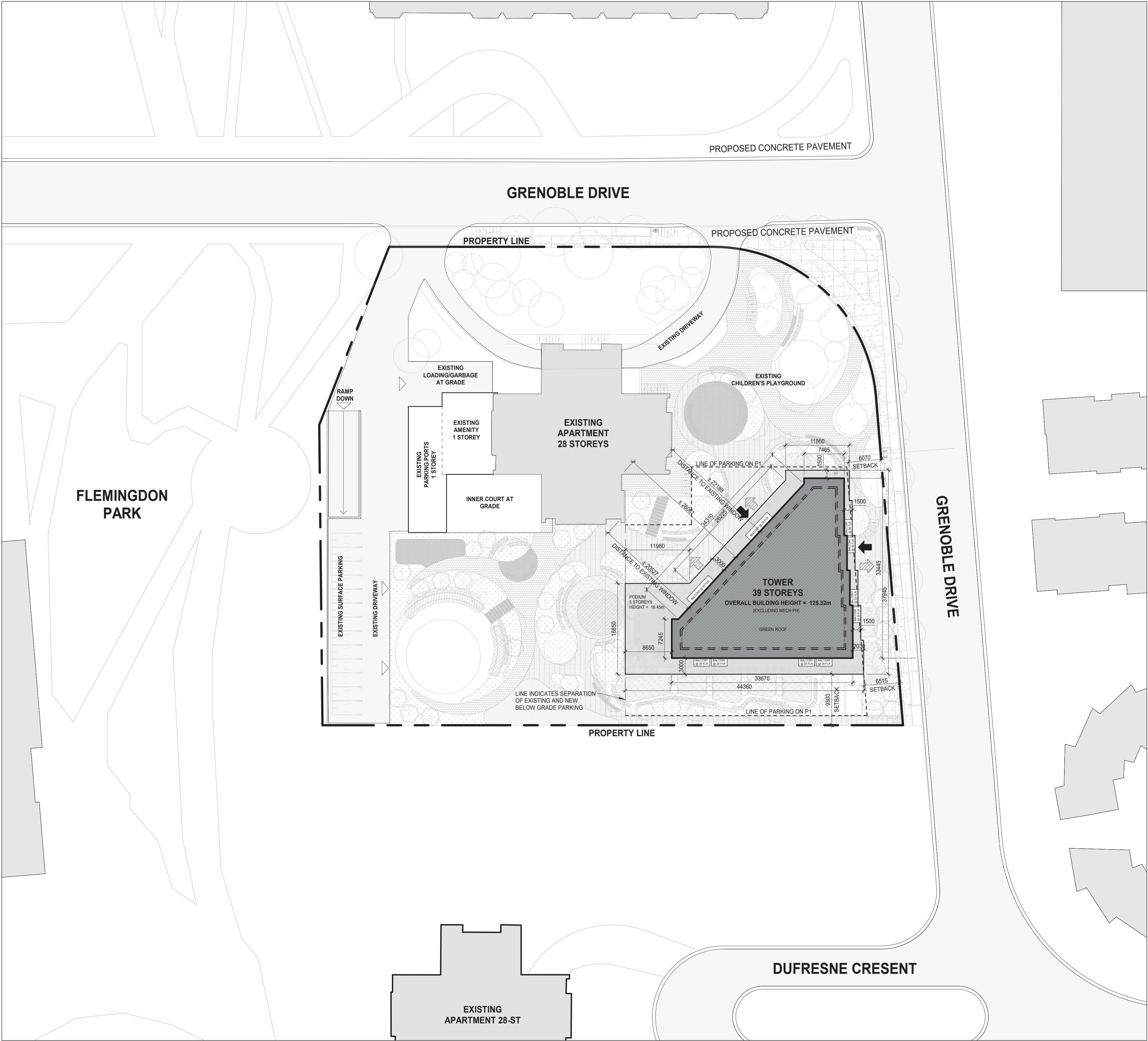
Toronto, Ontario
for
Davad Investments Inc.

23009 1 : 2000 AS AB
PROJECT SCALE DRAWN REVIEWED

Context Plan & Statistics

A100.S

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1 SITE PLAN
A101.S

LEGEND

- PROPERTY LINE
- LINE OF FLOOR ABOVE/BELOW
- MAIN BUILDING ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- TYPICAL PARKING SPACE
- BUILDING ENVELOPE

REVISION RECORD

NO.	DESCRIPTION	DATE
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ISSUE RECORD

NO.	DESCRIPTION	DATE
-----	-------------	------

ONTARIO ASSOCIATION
OF
ARCHITECTS
Leslie McKeen
LICENCE
2969

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45 GRENoble DRIVE

Toronto, Ontario
for
Davad Investments Inc.

23009 1:400 PROJECT SCALE	SJ DRAWN	AB REVIEWED
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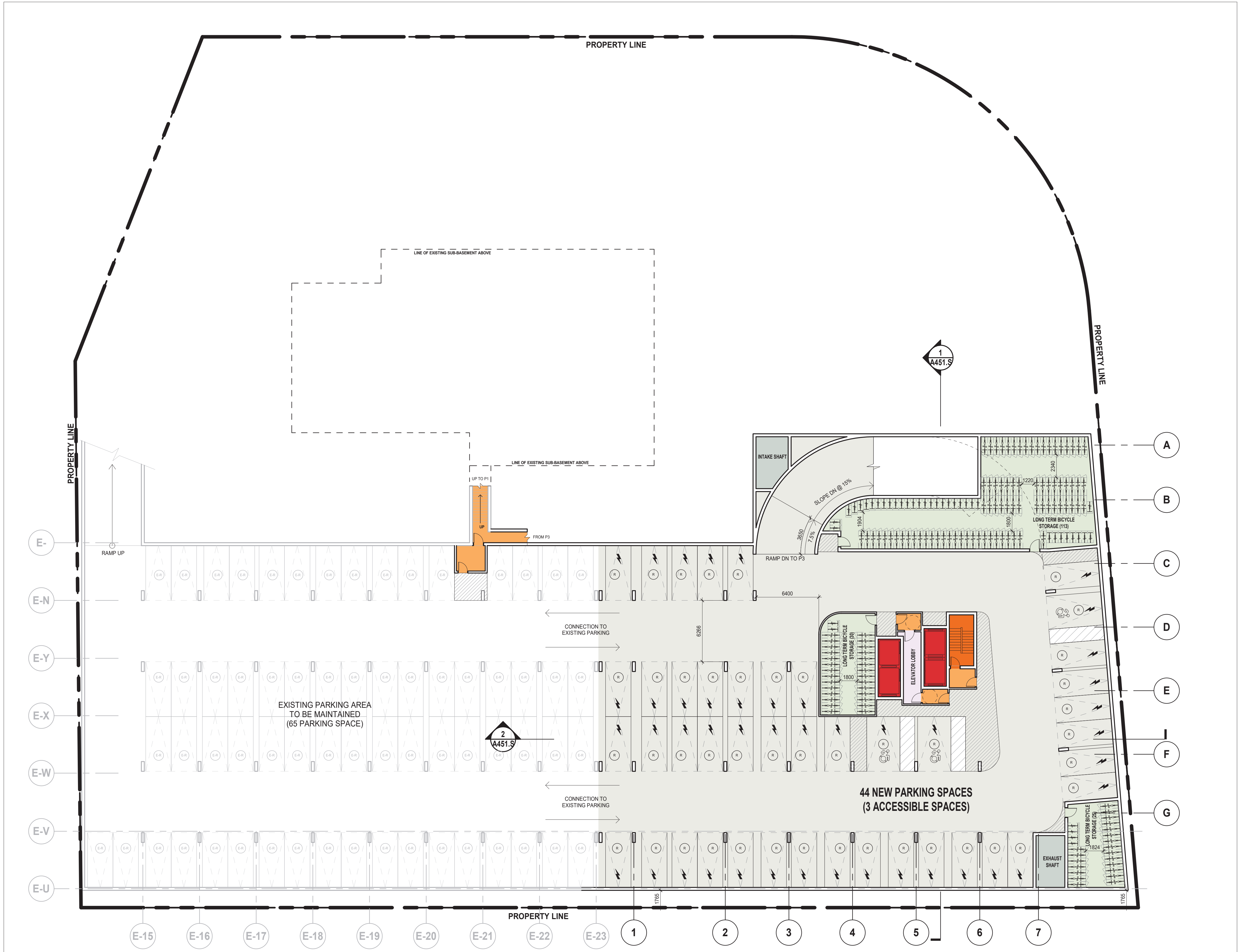
Site Plan

A101.S

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PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
 - 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
 - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

- R RESIDENTIAL PARKING
- V VISITOR PARKING
- E-V EXISTING VISITOR PARKING
- E-R EXISTING RESIDENTIAL PARKING
- ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
- BIKE LOCKER
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)

ACCESSIBLE PARKING: Typical dimensions shown: 3400mm wide, 1500mm deep, with a 1500mm ramp area.

REVISION RECORD

ISSUE RECORD



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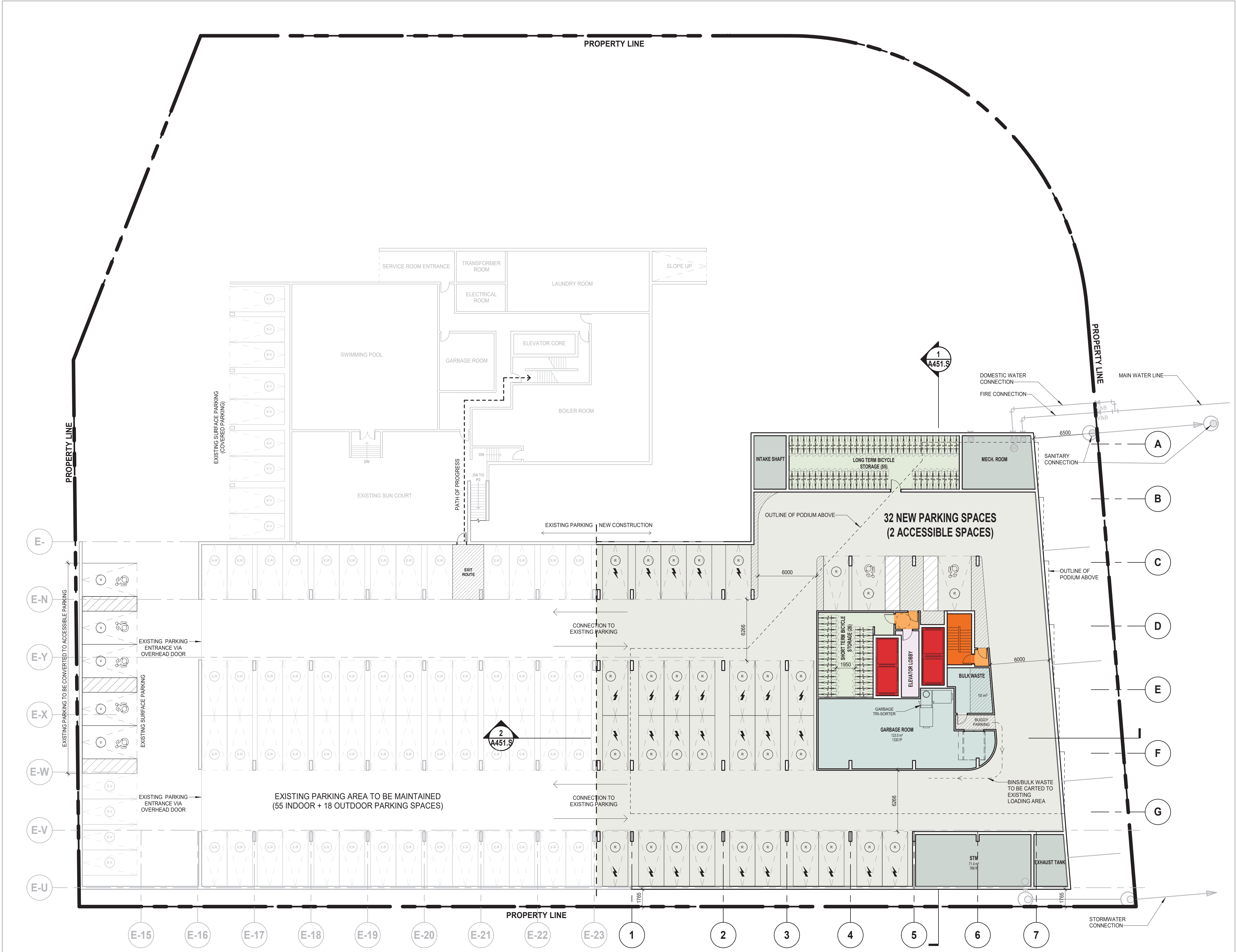
Toronto, Ontario
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23009 1 : 200 SJ AB
PROJECT SCALE DRAWN REVIEWED

P2 Underground Plan

A103.S

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1
A451.S

P1 Underground Plan

PARKING NOTES:

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- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

- R RESIDENTIAL PARKING
- V VISITOR PARKING
- E-V EXISTING VISITOR PARKING
- E-R EXISTING RESIDENTIAL PARKING
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- BIKE LOCKER
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)

REVISION RECORD

ISSUE RECORD

ONTARIO ASSOCIATION OF ARCHITECTS
LESLIE MC KENZIE
LICENCE 2969

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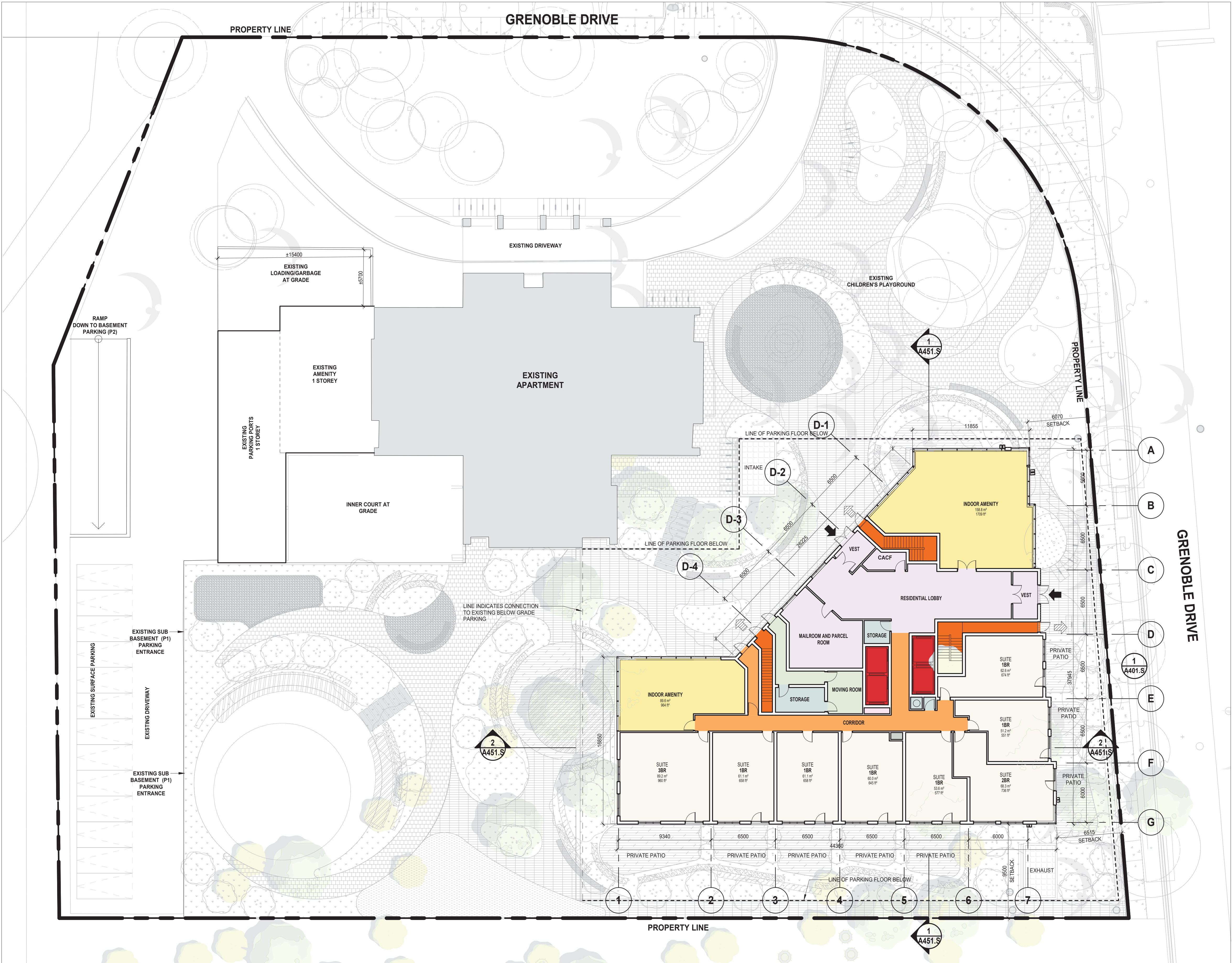
45 GRENOBLE DRIVE
Toronto, Ontario
for
Davad Investments Inc.

23009 1 : 200 SJ AB
PROJECT SCALE DRAWN REVIEWED

P1 Underground Plan

A104.S

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PLAN LEGEND

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT

REVISION RECORD

ISSUE RECORD



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23009 1:200 SJ AB
PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan

A201.S

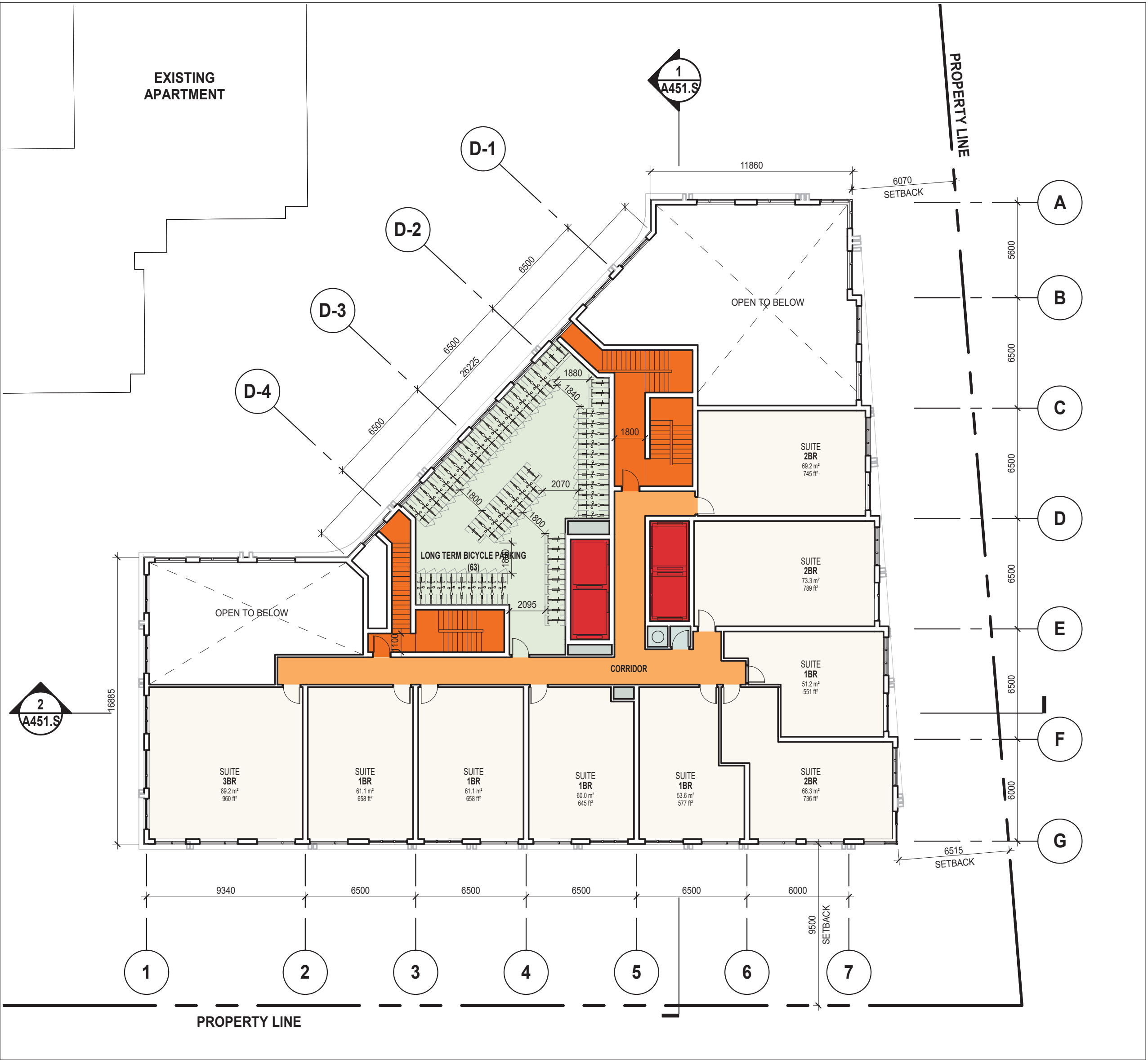
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1
A201.S
GROUND FLOOR LEVEL



2
A202.S

TYPICAL PODIUM FLOOR PLAN -2ND TO 4TH LEVEL



1
A202.S

MEZZANINE LEVEL

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- E-R EXISTING RESIDENTIAL PARKING
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- BIKE LOCKER
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- BIKE PARKING (VERTICAL)

TYPICAL

ACCESSIBLE PARKING

REVISION RECORD

ISSUE RECORD



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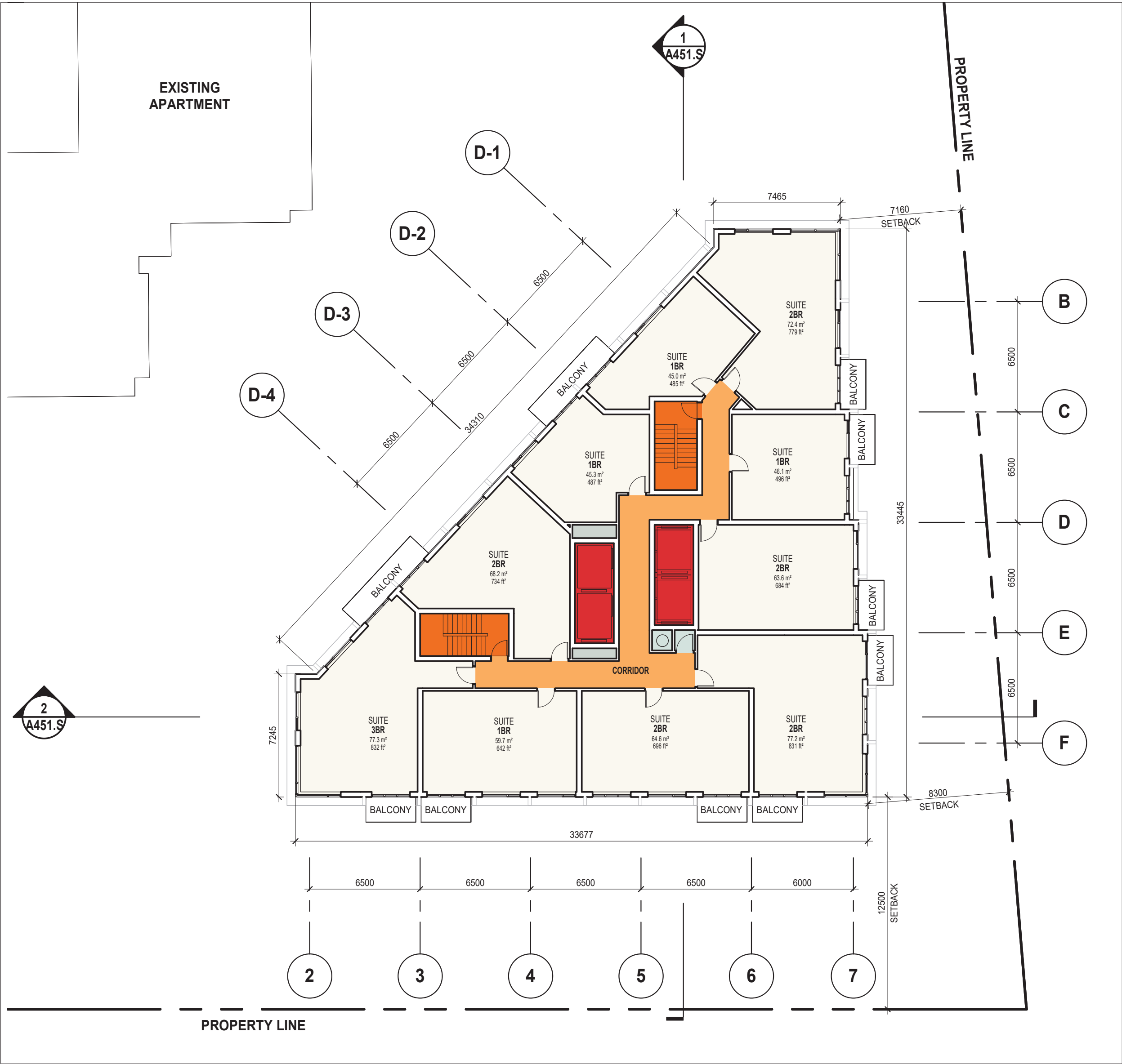
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PROJECT SCALE DRAWN REVIEWED

Mezzanine and Level 2-4 Floor
Plans

A202.S

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1 TYPICAL TOWER FLOOR PLAN - 6TH TO 39TH LEVEL
A203.S



2 AMENITY FLOOR PLAN - 5TH LEVEL
A203.S

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ISSUE RECORD



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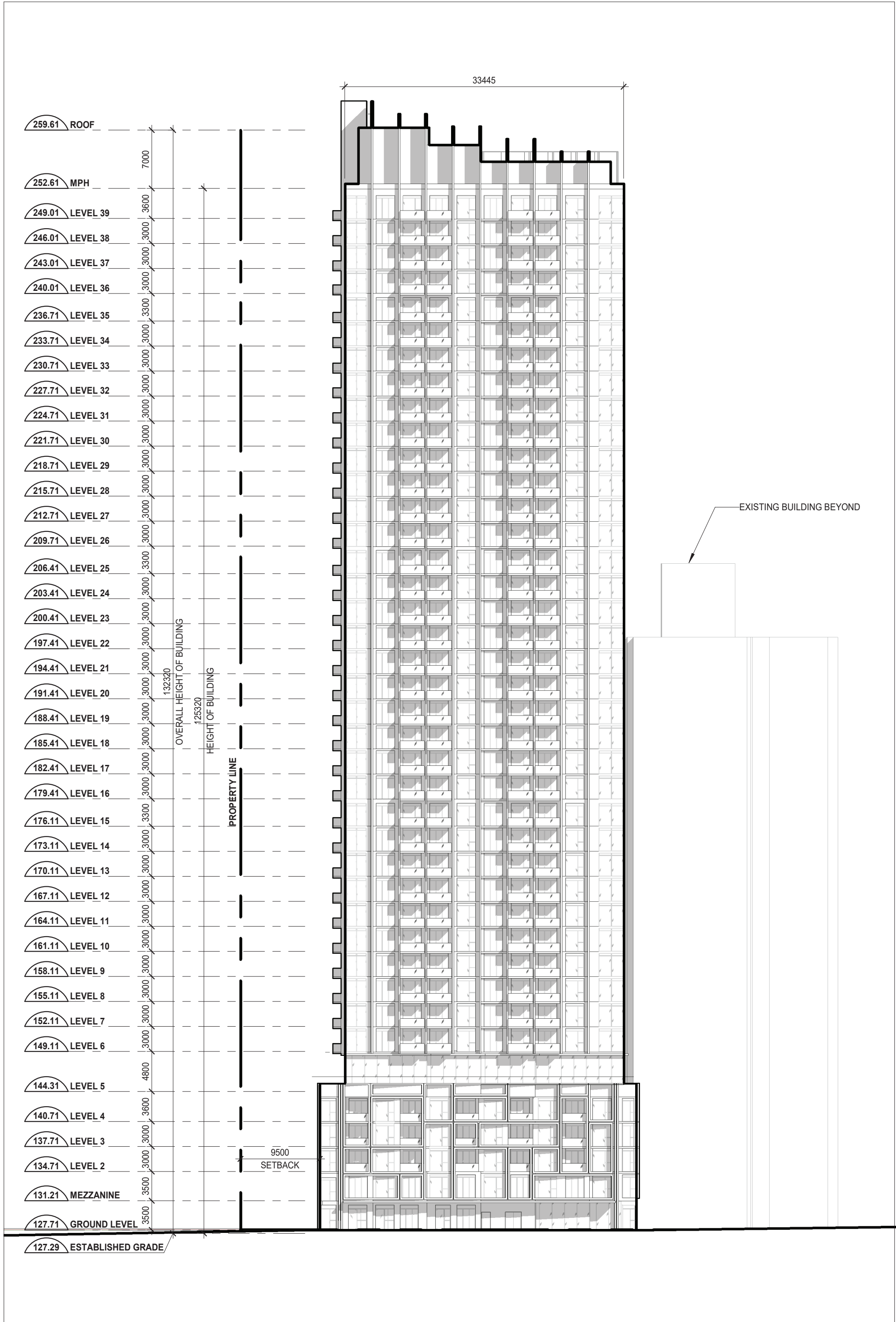
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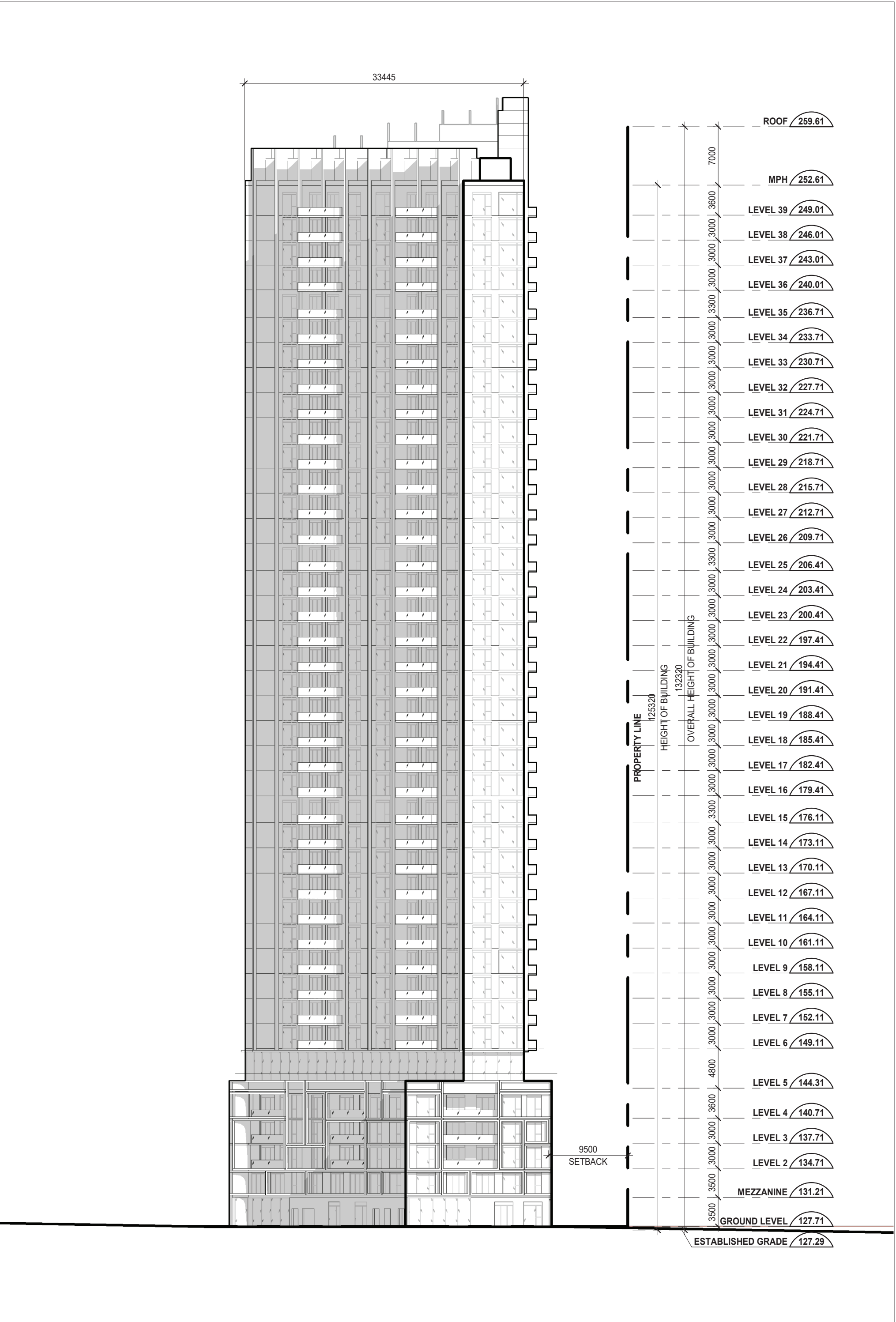
Level 5 Amenity and Typical
Tower Floor Plans

A203.S

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1 EAST ELEVATION
A401.S



2 WEST ELEVATION
A401.S

REVISION RECORD

ISSUE RECORD



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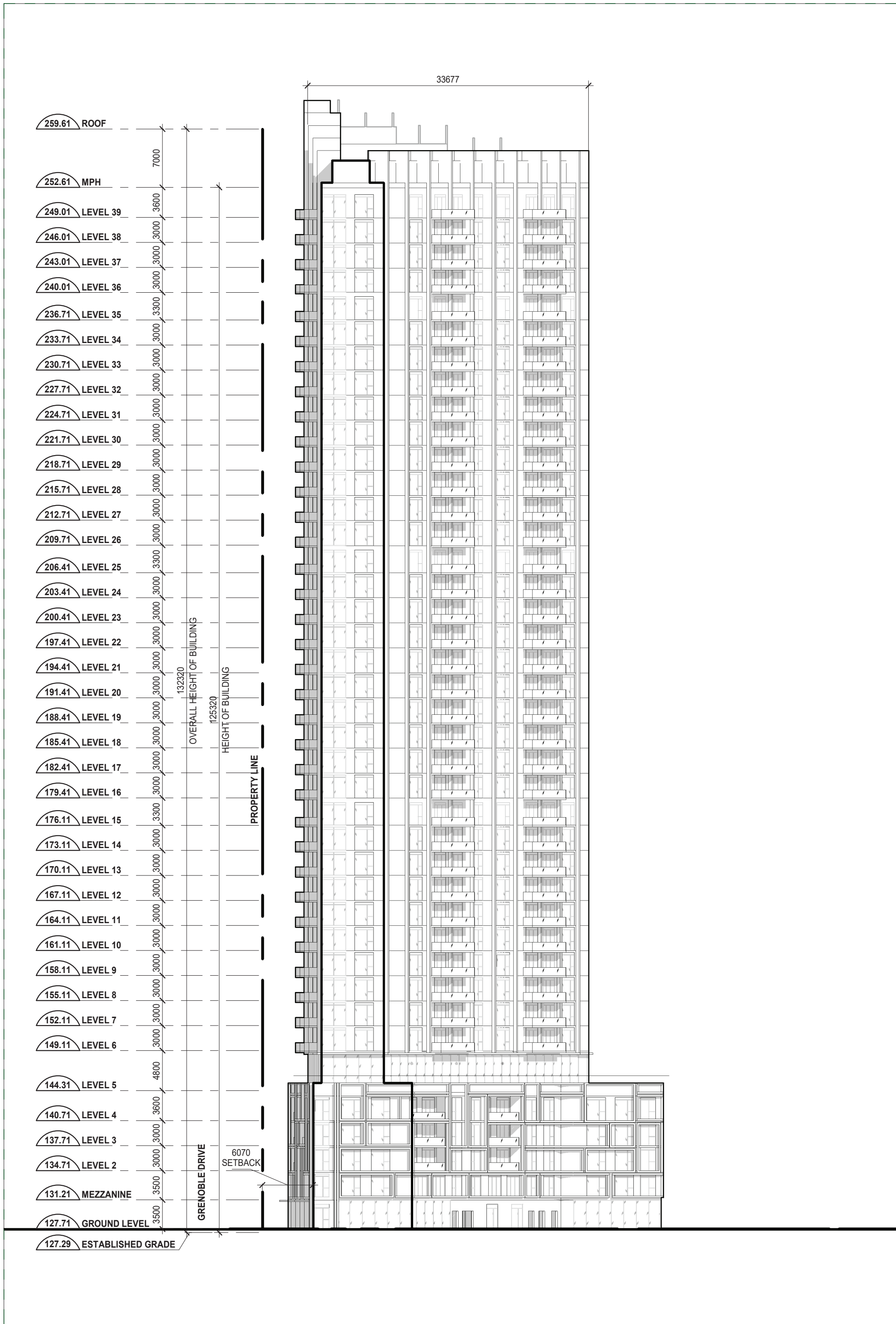
Toronto, Ontario
for
Davad Investments Inc.

23009 1 : 400 AS AB
PROJECT SCALE DRAWN REVIEWED

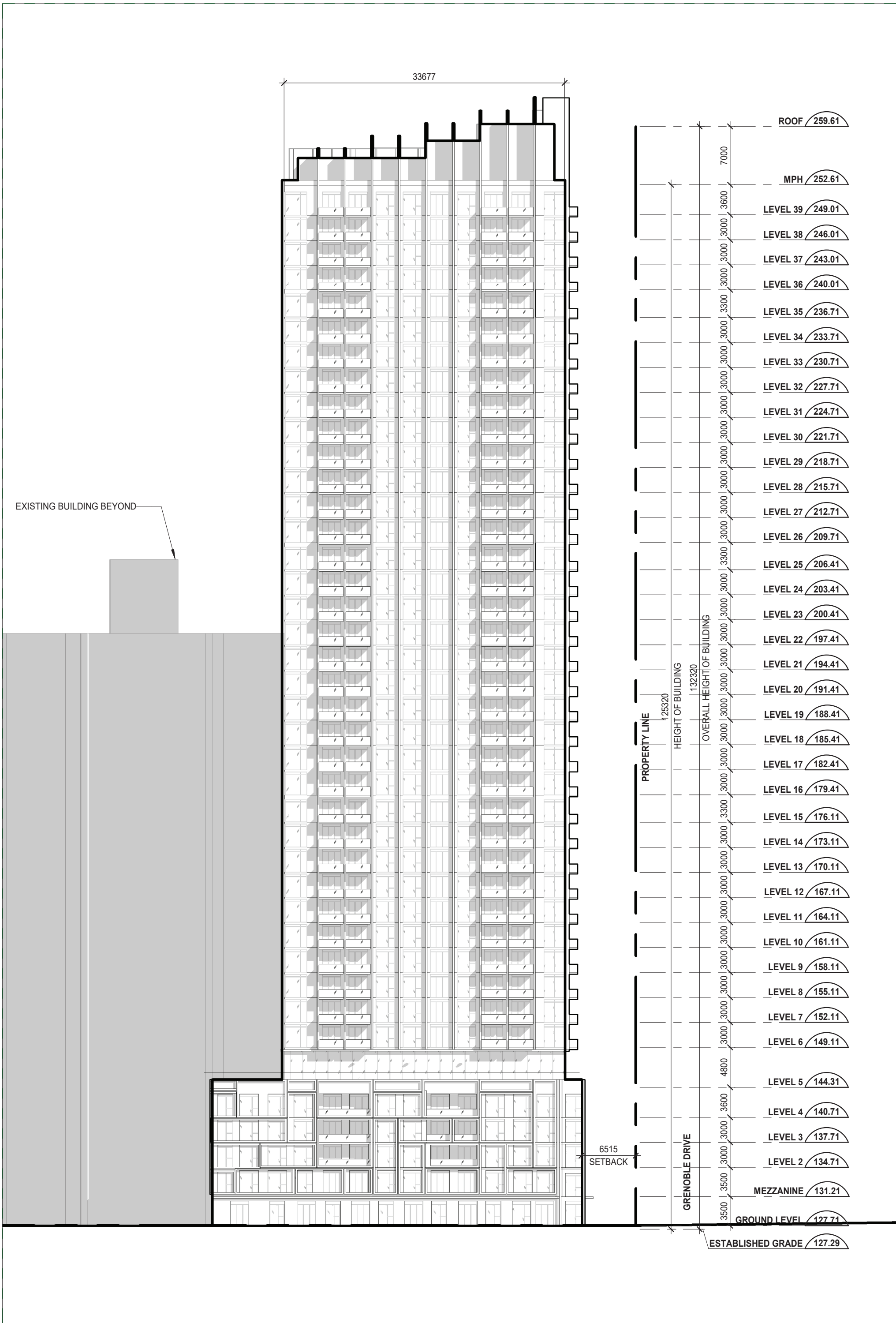
East & West Elevation

A401.S

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1 NORTH ELEVATION
A402.S



2 SOUTH ELEVATION
A402.S

REVISION RECORD

ISSUE RECORD



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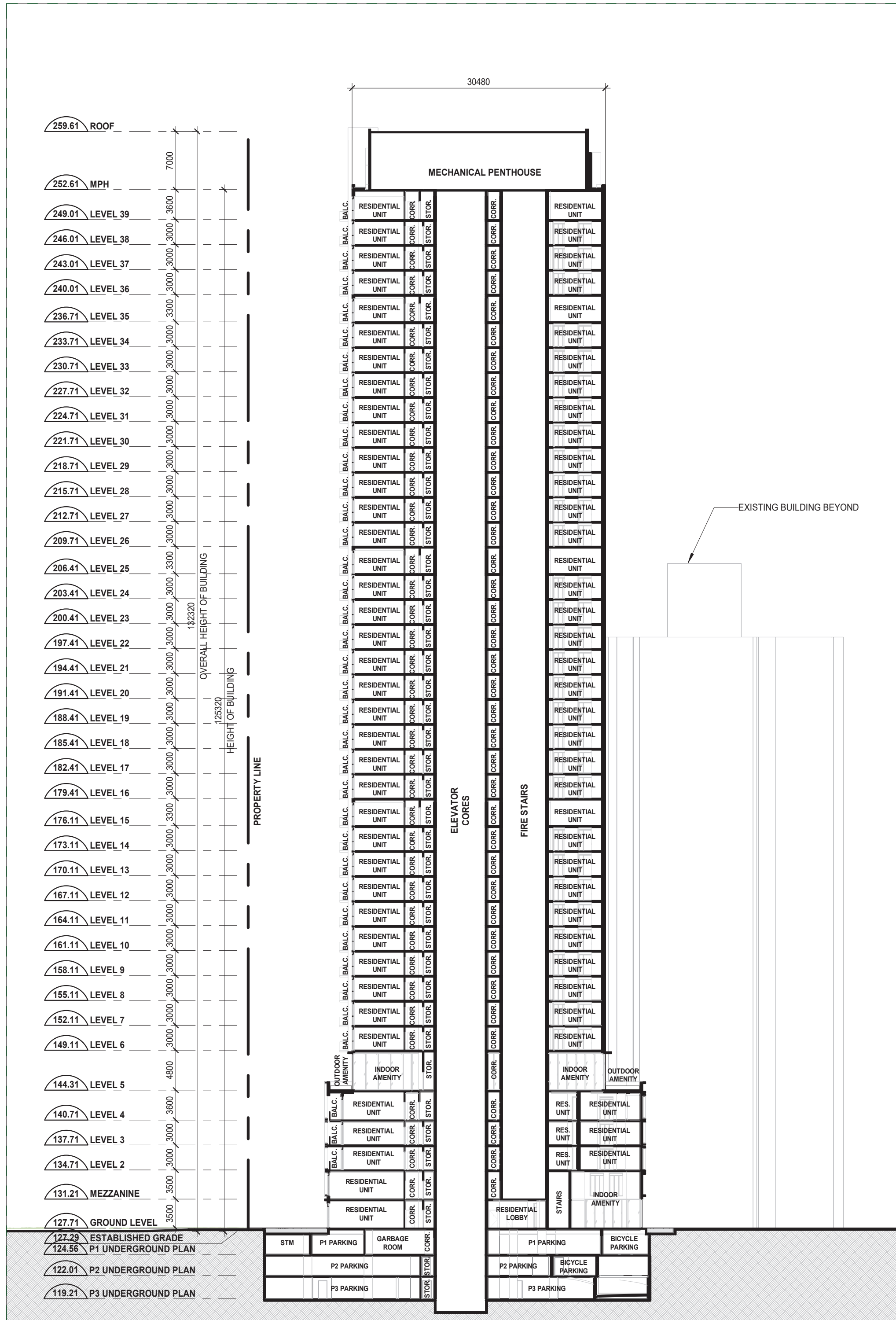
Toronto, Ontario
for
Davad Investments Inc.

23009 1 : 400 AS AB
PROJECT SCALE DRAWN REVIEWED

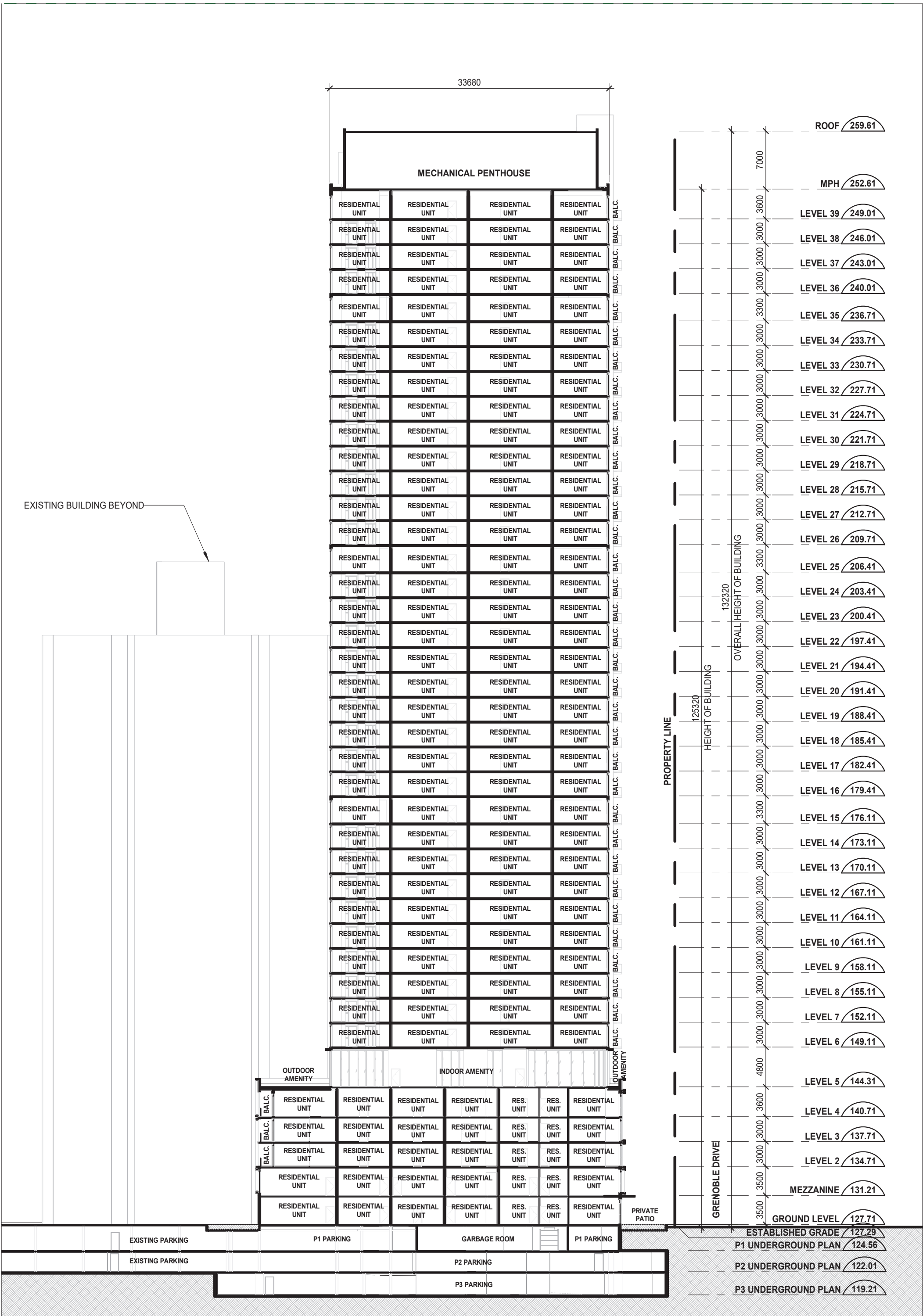
North & South Elevation

A402.S

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1 NORTH-SOUTH SECTION
A451.S



2 EAST-WEST SECTION
A451.S

REVISION RECORD

ISSUE RECORD



BDP.
Quadrangle

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45 GRENOBLE DRIVE

Toronto, Ontario
for
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Building Sections

A451.S

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