

G2 (26 Grenville and 27 Grosvenor)
Site Plan Application File No. 19 127591 STE 13 SA
Submission No. 2– November 25, 2020
Detailed Revision List

Architectural Drawings, dated November 13, 2020 by Sweeny & Co Architects

Dwg. No.	Dwg. Title	Revision	City Department/ Comment No. (See Legend on Page 5 below)
A-000	Cover Page	<ul style="list-style-type: none"> • Updated rendering to show revised tower heights and setbacks • Revised list of drawings to reflect revised tower layouts • Added <i>NEW</i> drawing A307 to drawing list • Added <i>NEW</i> drawing A308 to drawing list • Added City File numbers, application and submission number and dates of each 	PUD (July 2019), 1 PUD (July 2019), 1 PUD (July 2019), 5 PUD (July 2019), 17 -
A-001	Perspectives	<ul style="list-style-type: none"> • Updated rendering to show revised tower heights and setbacks • Added perspective view to adjacent heritage building 	PUD (July 2019), 1 PUD (May 2020), 7
A-002	Development Statistics	<ul style="list-style-type: none"> • Updated Statistics to reflect revised design • Updated bike parking statistics • Updated parking statistics 	PUD (July 2019), 1 PUD (July 2019), 12 PUD (July 2019), 12
A-002.1	Development Statistics	<ul style="list-style-type: none"> • Updated Statistics to reflect revised design 	PUD (July 2019), 1
A-003	Zoning Gross Floor Area Bylaw 569-2013	<ul style="list-style-type: none"> • Updated GFA diagrams to reflect revised building configuration 	-
A-004	Zoning Gross Floor Area Bylaw 569-5013	<ul style="list-style-type: none"> • Updated GFA diagrams to reflect revised building configuration 	-
A-007	Survey	<ul style="list-style-type: none"> • <i>NO CHANGE SINCE APPLICATION</i> 	-
A-100	Site Plan	<ul style="list-style-type: none"> • Adjusted the lot line between 27 Grosvenor Street and 25 Grosvenor Street • Provided a 12.65 metre tower setback from the south tower to 18 Grenville (Peregrine Co-op) • Revised mid-block connection dimensions • Added Note 2: for Type G loading space – level and constructed with reinforced concrete • Added staging pad note and size, see Note 2: vertical clearance 	PUD (July 2019), 7 PUD (July 2019), 3 DE, 1 DE, 2

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A-100 (Continued)	Site Plan	<ul style="list-style-type: none"> • Added Note 5: related to overhead doors, width and overhead clearance • Added Note 5: related to access driveways used by collection vehicle • Added 0.26 m wide lane widening area abutting St. Vincent Lane to be conveyed to the City • Added Note 6: trained on site staff member will manoeuvre bins for collection driver • Added Note 3: fully loaded collection vehicle can drive onto or over supported structure (parking garage) • Added Note 15: non-residential component will schedule use of Type G loading space on different days from City Waste Collection days • Added Note 16: bins used for non-residential waste will be labelled separately from residential waste bins • Added Note 14: disclaimer related to application for condominium corporation 	<p>DE, 3</p> <p>DE, 4</p> <p>DE, 5</p> <p>DE, 1.2 d)</p> <p>DE, 1.2 e)</p> <p>DE, 1.2 g)</p> <p>DE, 1.2 h)</p> <p>DE, 1.3 a)</p>
A-101	P3 Floor Plan	<ul style="list-style-type: none"> • Revised elevator lobbies to include glazed walls • Added convex mirrors at the top and bottom of the parking garage, and at all turns within the garage 	<p>PUD (July 2019), 34</p> <p>DE, 1.1 i)</p>
A-102	P2 Floor Plan	<ul style="list-style-type: none"> • Revised elevator lobbies to include glazed walls • Added convex mirrors at the top and bottom of the parking garage, and at all turns within the garage 	<p>PUD (July 2019), 34</p> <p>DE, 1.1 i)</p>
A-103	P1 Floor Plan	<ul style="list-style-type: none"> • Revised elevator lobbies to include glazed walls • Revised location of 6 car-share parking spaces • Added “EV” label to select parking spaces • Removed accessible parking space label on space 1 • Added convex mirrors at the top and bottom of the parking garage, and at all turns within the garage 	<p>PUD (July 2019), 34</p> <p>PUD (July 2019), 13 and 36</p> <p>PUD (July 2019), 35</p> <p>PUD (July 2019), 37</p> <p>DE, 1.1 i)</p>
A-104	Ground Floor Plan	<ul style="list-style-type: none"> • Included requested dimensions and setbacks • Revised locations of exhaust and intake shafts, intake shafts now internal to building and wall grilles rather than sidewalk gratings. • Intake shaft at NW corner of property has 	<p>PUD (July 2019), 16</p> <p>PUD (July 2019), 23</p> <p>PUD (July 2019), 23</p>

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		<ul style="list-style-type: none"> now been incorporated into a bench for seating Labelled all rooms on ground floor Added size of moving rooms on ground floor Added bicycle repair facility Main door to daycare entrance shown Added vestibule near front entrance of daycare (for security) and added stroller storage room Added note related to method of waste separation in garbage rooms Added dimensioned bulky storage room for each tower Added non-residential waste room (independent from residential waste room accessible without entering residential waste room) 	<p>PUD (July 2019), 24 PUD (July 2019), 25</p> <p>PUD (July 2019), 40 PUD (May 2020) Children’s Services, 11 PUD (May 2020) Children’s Services, 11 SIPA (CSF)</p> <p>DE, 1.2 b)</p> <p>DE, 1.2 c)</p> <p>DE, 1.2 f)</p>
A-105	Second Floor Plan	<ul style="list-style-type: none"> Revised location of storage space and office space 	PUD (July 2019), 29

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A-106	Third Floor Plan	<ul style="list-style-type: none"> Revised layout of 49-child (10 infants, 15 toddlers and 24 pre-school age children) daycare based on comments from Children’s Services Revised layout of outdoor daycare play area (revised from L-shape to rectangular shape and increased size) Increased size of childcare centre from 641 to 670 m2 and the size of the outdoor play area from 192 to 218 m2 Provided preliminary space allocation plan, including garbage room with dedicated chute Added wind guards based on Wind Study Added two stairwells for the exclusive use of the daycare (fire exits) 	<p>SIPA, PUD (July 2019), 14</p> <p>SIPA, PUD (July 2019), 14, PUD (May 2020), 17 SIPA</p> <p>PUD (May 13, 2020) PUD (May 13, 2020) 13</p> <p>-</p> <p>PUD (May 13, 2020) 16</p>
A-107	Fourth Floor Plan	<ul style="list-style-type: none"> Added balcony dimensions Added 1.8 m high wind and privacy barriers Revised unit layouts based on new design Revised elevator configuration Incorporated landscape plan for amenity areas within fourth floor plan, including pet relief area and hose bibb 	<p>PUD (July 2019), 7 PUD (July 2019), 31</p> <p>-</p> <p>-</p> <p>PUD (July 2019), 33</p>

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A-108	5 th to 9 th – Typical Floor Plan	<ul style="list-style-type: none"> Revised unit layouts based on new design Revised elevator configuration 	- -
A-109	10 th to 11 th – Typical Floor Plan	<ul style="list-style-type: none"> Identified how green roof will be accessed Revised unit layouts based on new design Revised elevator configuration 	PUD (July 2019), 32 - -
A-110.a	12 th Floor Plan	<ul style="list-style-type: none"> Revised unit layouts based on new design Revised elevator configuration 	- -
A-110.b	13 th to 30 th – Typical Floor Plan North Tower 12 th to 44 th – Typical Floor Plan South Tower	<ul style="list-style-type: none"> Revised unit layouts based on new design Revised elevator configuration 	- -
A-111	31 st Floor Plan	<ul style="list-style-type: none"> Revised unit layouts based on new design Revised elevator configuration 	- -

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A-112	North Tower Mechanical Penthouse Floor Plan	<ul style="list-style-type: none"> Revised unit layouts based on new design Revised elevator configuration 	- -
A-113	45 – 46 th Floor Plan	<ul style="list-style-type: none"> Revised unit layouts based on new design Revised elevator configuration 	- -
A-114	South Tower Mechanical Penthouse Floor Plan	<ul style="list-style-type: none"> Reduced height of north and south tower Revised elevator configuration 	- -
A-115	Roof Plan	<ul style="list-style-type: none"> Reduced height of north tower and south tower Included requested dimensions and setbacks 	PUD (July 2019), 1 PUD (July 2019), 16
A-201	Building Sections – E/W North Tower	<ul style="list-style-type: none"> Reduced tower heights shown on section 	PUD (July 2019), 1
A-202	Building Sections – E/W	<ul style="list-style-type: none"> Reduced tower heights shown on section 	PUD (July 2019), 1
A-203	Building Sections – E/W South Tower	<ul style="list-style-type: none"> Reduced tower heights shown on section 	PUD (July 2019), 1
A-204	Building Sections – N/S	<ul style="list-style-type: none"> Reduced tower heights shown on section 	PUD (July 2019), 1
A-301	Elevations – North	<ul style="list-style-type: none"> Reduced tower heights shown on elevation Added decorative lighting 	PUD (July 2019), 1 PUD (July 2019), 47
A-302	Elevations – South	<ul style="list-style-type: none"> Reduced tower heights shown on elevation Added decorative lighting 	PUD (July 2019), 1 PUD (July 2019), 47

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A-303	Elevations – West	<ul style="list-style-type: none"> Reduced tower heights shown on elevation 	PUD (July 2019), 1
A-304	Elevations – East	<ul style="list-style-type: none"> Reduced tower heights shown on elevation 	PUD (July 2019), 1
A-305	Coloured Elevation – North	<ul style="list-style-type: none"> 	
A-306	Coloured Elevation – South	<ul style="list-style-type: none"> Added location of Architect’s plaque 	PUD (July 2019), 46
A-306.b <i>NEW Drawing</i>	Coloured Elevation – West	<ul style="list-style-type: none"> Added new coloured elevation drawing for west side of building 	PUD (July 2019), 45
A-307 <i>NEW Drawing</i>	West Elevation at Laneway with 32 Grenville	<ul style="list-style-type: none"> Added new drawing to illustrate privacy screens in relationship to 32 Grenville 	PUD (July 2019), 5
A-308 <i>NEW Drawing</i>	Block Context Building Elevation	<ul style="list-style-type: none"> Added new drawing showing block context building elevations 	PUD (July 2019), 17

Comments Received from Application: March 19, 2019

COMMENT LEGEND

Development Engineering, May 6, 2019	(DE)
Planning and Urban Design, July 26, 2019 and May 13, 2020	(PUD)
Urban Forestry, May 6, 2019	(UF)
Strategic Initiatives, Policy & Analysis, May 6, 2019 (Housing)	(SIPA)
Strategic Initiatives, Policy & Analysis, May 6, 2019 (Community Services)	(SIPA)
Toronto Lands Corporation, May 14, 2019	(TDSB)
Toronto Catholic District School Board, May 9, 2019	(TCDSB)
Zoning, April 29, 2019	(Zoning)