

G2 (26 Grenville and 27 Grosvenor)
Rezoning Application File No. 19 127586 STE 13 OZ
Submission No. 3–February 5, 2021
Revision Summary Table

Comments Received from Submission No. 2: November 26, 2020

COMMENT LEGEND

Development Engineering, January 28, 2021 (DE)
 Urban Forestry, January 28, 2021 (UF)

Architectural Drawings, dated February 5, 2021 by Sweeny & Co Architects

Dwg. No.	Dwg. Title	Revision	City Department/ Comment No.
A-000	Cover Page	<ul style="list-style-type: none"> Revised list of drawings to reflect rezoning only submission 	-
A-002	Development Statistics	<ul style="list-style-type: none"> Updated Statistics to reflect revised design Updated unit type and number statistics 	- -
A-002.1	Development Statistics	<ul style="list-style-type: none"> Updated Statistics to reflect revised design Updated bike parking statistics Updated parking statistics Updated TGS (for Re-Zoning) Stats 	- - - -
A-003	Zoning Gross Floor Area Bylaw 569-2013	<ul style="list-style-type: none"> This is NEW drawing that takes this drawing number to depict GFA diagrams of the below-grade levels 	-
A-004	Zoning Gross Floor Area Bylaw 569-5013	<ul style="list-style-type: none"> This drawing was previously A-003. Updated GFA diagrams to reflect revised building configuration 	- -
A-005	Zoning Gross Floor Area Bylaw 569-5013	<ul style="list-style-type: none"> This drawing was previously A-004. 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"> Revised to indicate measurable scale (this drawing and all drawings) Revised north tower location and separation distance between north and south tower Added Note related to 1 Type G and 1 Type B loading space in north tower and in laneway. These loading spaces are dedicated solely for the use of the 15/25 Grosvenor office building. The 15/25 Grosvenor office building will not be using the Type G loading space for City of Toronto waste collection. Revised waste room in North tower to be residential only. Relocated daycare garbage chutes and waste room to south loading bay area and to be separate and distinct from the other garbage rooms. Added separate and distinct Retail waste room off the south loading Annotated staging pad (76 m² abutting the front of the South Tower Type G loading space, that it will 	DE, A.3.1 a) (page 3) - DE, A.1.1 (page 3) DE, A. 1.1 (page 3) DE, A.1.2 (page 3) DE, A.1.2 (page 3) DE, A.1.2 (page 3) DE, A.1.3 (page 3)

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		<ul style="list-style-type: none"> have an unencumbered vertical clearance of 6.1 m, constructed of 200 mm reinforced concrete and have a grade of no more than 2%) Added note to Type G loading in South Tower – this is designated location for accommodating City of Toronto waste collection and pick up for BOTH north and south residential buildings Widened covered sidewalk along St Vincent’s Lane, beside north tower residential entrance. 	<p>DE, A.1.3 (page 3)</p> <p>-</p>
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Architectural Drawings, dated February 5, 2021 by Sweeny & Co Architects

Dwg. No.	Dwg. Title	Revision	City Department/ Comment No.
A-101	P3 Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. 	-
A-102	P2 Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. 	-
A-103	P1 Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. Residential (R) and Non-Residential (C) car parking spaces noted. 	-
A-104	Ground Floor Plan	<ul style="list-style-type: none"> Revised north tower location and separation distance between north and south tower Added Note related to 1 Type G and 1 Type B loading space in north tower and in laneway. These loading spaces are dedicated solely for the use of the 15/25 Grosvenor office building. The 15/25 Grosvenor office building will not be using the Type G loading space for City of Toronto waste collection. Revised waste room in North tower to be residential only. Relocated daycare garbage chutes and waste room to south loading bay area and to be separate and distinct from the other garbage rooms. Added separate and distinct Retail waste room off the south loading. Annotated staging pad (76 m² abutting the front of the South Tower Type G loading space, that it will have an unencumbered vertical clearance of 6.1 m, constructed of 200 mm reinforced concrete and have a grade of no more than 2%) Added note to Type G loading in South Tower – this is designated location for accommodating City of Toronto waste collection and pick up for BOTH north and south residential buildings Widened covered sidewalk along St Vincent’s Lane, beside north tower residential entrance. North elevator core and surrounding area revised. 	<p>DE, A.1.1 (page 3)</p> <p>DE, A.1.2 (page 3)</p> <p>DE, A.1.2 (page 3)</p> <p>DE, A.1.2 (page 3)</p> <p>DE, A.1.3 (page 3)</p> <p>DE, A.1.3 (page 3)</p> <p>-</p> <p>-</p>

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		<ul style="list-style-type: none"> Bike parking rooms adjusted 	-
A-105	Second Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. Daycare waste chutes relocated. Bike parking rooms adjusted. 	<p style="text-align: center;">-</p> <p>DE, A.1.2 (page 3)</p> <p style="text-align: center;">-</p>

Architectural Drawings, dated February 5, 2021 by Sweeny & Co Architects

Dwg. No.	Dwg. Title	Revision	City Department/ Comment No.
A-106	Third Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. Daycare waste chutes relocated 	<p style="text-align: center;">-</p> <p>DE, A.1.2 (page 3)</p>
A-107	Fourth Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. Extents of exterior and interior amenity spaces revised to accommodate new north tower shape and location. 	<p style="text-align: center;">-</p> <p style="text-align: center;">-</p>
A-108	5 th to 9 th – Typical Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. Residential units revised to accommodate new north tower shape and location. 	<p style="text-align: center;">-</p> <p style="text-align: center;">-</p>
A-109	10 th to 11 th – Typical Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. Residential units revised to accommodate new north tower shape and location. 	<p style="text-align: center;">-</p> <p style="text-align: center;">-</p>
A-110.a	12 th Floor Plan	<ul style="list-style-type: none"> North elevator core and surrounding area revised. Residential units revised to accommodate new north tower shape and location. 	<p style="text-align: center;">-</p> <p style="text-align: center;">-</p>
A-110.b	13 th to 31 th – Typical Floor Plan North Tower 12 th to 44 th – Typical Floor Plan South Tower	<ul style="list-style-type: none"> Drawing Title adjusted to include up to 31st floor on North Tower. North tower shape and setbacks adjusted. North elevator core and surrounding area revised. Residential units revised to accommodate new north tower shape and location. 	<p style="text-align: center;">-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p>
A-111	32 st Floor Plan	<ul style="list-style-type: none"> Drawing Title adjusted to 32nd floor 32nd floor added to North tower. North tower shape and setbacks adjusted. North elevator core and surrounding area revised. Residential units revised to accommodate new north tower shape and location. 	<p style="text-align: center;">-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p>

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Dwg. No.	Dwg. Title	Revision	City Department/ Comment No.
A-112	North Tower Mechanical Penthouse Floor Plan	<ul style="list-style-type: none"> North tower shape and setbacks adjusted. North elevator core and surrounding area revised. Residential units revised to accommodate new north tower shape and location. 	- - -
A-113	45 – 46 th Floor Plan	<ul style="list-style-type: none"> Due to adjustment to North Tower, some South Tower residential units adjusted to suit overall unit mix, type. 	-
A-114	South Tower Mechanical Penthouse Floor Plan	<ul style="list-style-type: none"> <i>No changes to drawing. Drawing kept in resubmission for completeness.</i> 	-
A-115	Roof Plan	<ul style="list-style-type: none"> North tower shape and setbacks adjusted. 	-
A-201	Building Sections – E/W North Tower	<ul style="list-style-type: none"> Revised to indicate the basement elevation depth in metres above sea level (this drawing and all section drawings) Adjust North tower shape, setback, and with 32nd floor. 	DE, A.3.1 b) (page 3) -
A-202	Building Sections – E/W	<ul style="list-style-type: none"> Adjust North tower shape, setback, and with 32nd floor. 	-
A-203	Building Sections – E/W South Tower	<ul style="list-style-type: none"> Adjust North tower shape, setback, and with 32nd floor. 	-
A-204	Building Sections – N/S	<ul style="list-style-type: none"> Adjust North tower shape, setback, and with 32nd floor. 	-
A-301	Elevations – North	<ul style="list-style-type: none"> Adjust North tower shape, setback, and with 32nd floor. 	-
A-302	Elevations – South	<ul style="list-style-type: none"> Adjust North tower shape, setback, and with 32nd floor. 	-
A-303	Elevations – West	<ul style="list-style-type: none"> Adjust North tower shape, setback, and with 32nd floor. 	-
A-304	Elevations – East	<ul style="list-style-type: none"> Adjust North tower shape, setback, and with 32nd floor. 	-