PROPOSED MIXED USE DEVELOPMENT

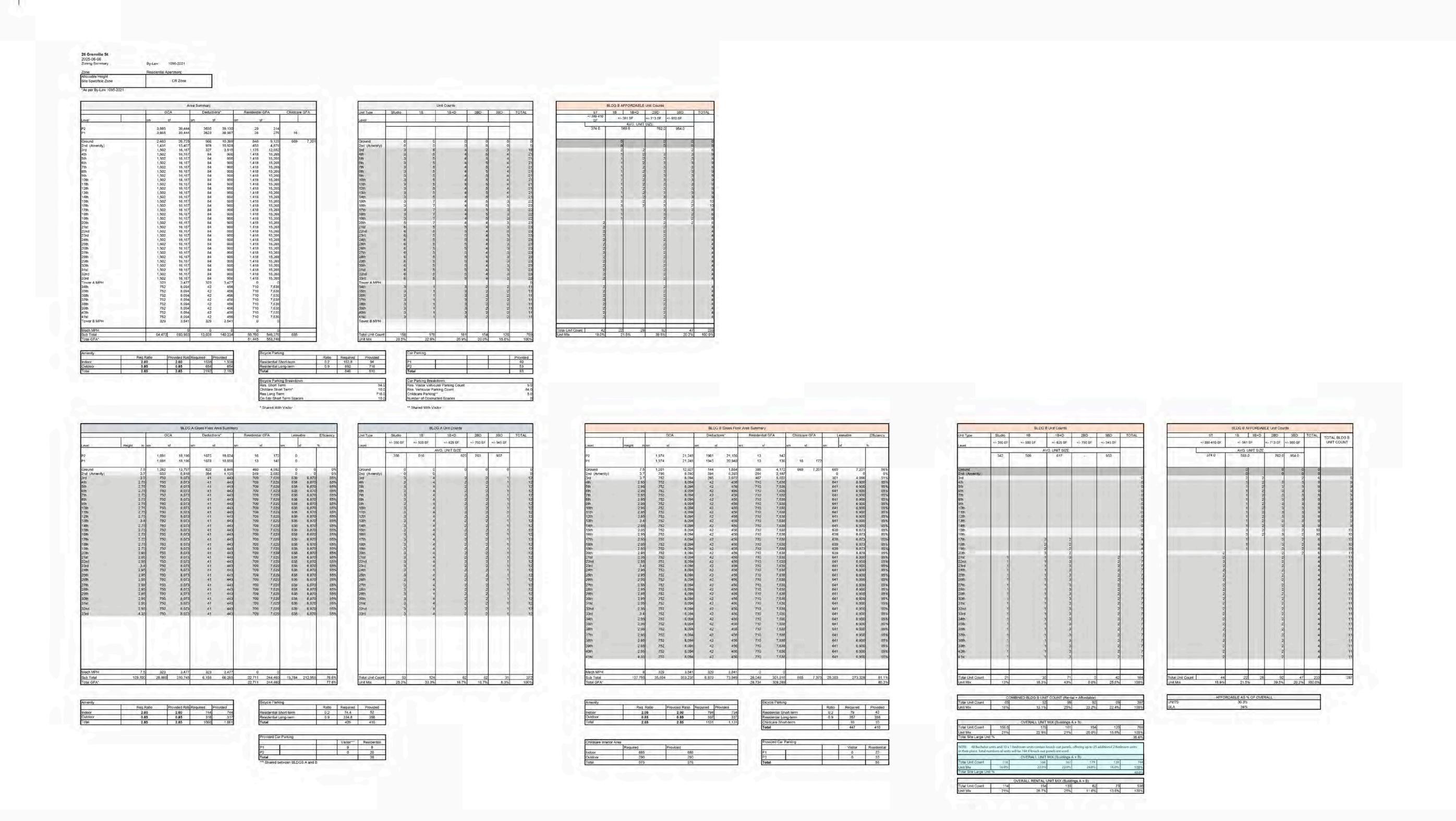
# 26 GRENVILLE & 27 GROSVENOR

CHOICE GROSVENOR/GRENVILLE INC.

TORONTO ONTARIO



8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8 T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM



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WHEN INFORMATION IS TRANSFERRED.

#### Issuances

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

+ ASSOC, ASSOC,

Description

GRAZIANI

CORAZZA

ARCHITECTS

ARCHITECTS

BERARDO E. GRAZIANI

LICENCE

4684

HONORA SHITE 300 CONCORD, DATARIO

8400 JANE STREET, BUILDING D. SUITE 300, CONCORD, ONTARIO. L4K 4L8
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

TORONTO ONTARIO

Project Architect: B.G.
Assistant Designer: A.G.
Drawn By: A.G.
Checked By: G.C.
Plot Date: JUN.06. 2025
Job # 2214.24

STATISTICS & GENERAL NOTES

Δ 10

## **GROSVENOR STREET** PROPERTY LINE LINE OF SECOND FLOOR BELOW 4.50 m 3.45 m 4.80 m 1.90 m 11.50 m BLDG A 13.00 m 6.30 m 1 ST OUTLINE OF PODIUM BELOW PROPERTY LINE OUTLINE OF PODIUM BELOW PROPERTY LINE 1 ST LINE OF SECOND FLOOR BELOW BLDG B 5.50 m 3.00 m 12.50 m 6.70 m

GRENVILLE STREET

PROPERTY LINE

.00 m 2.00 m THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

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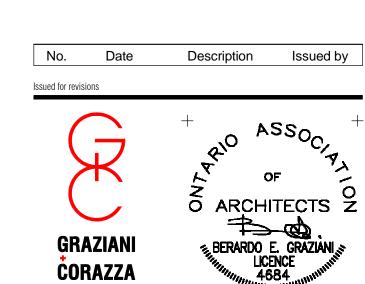
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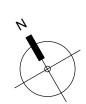
8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L41
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.

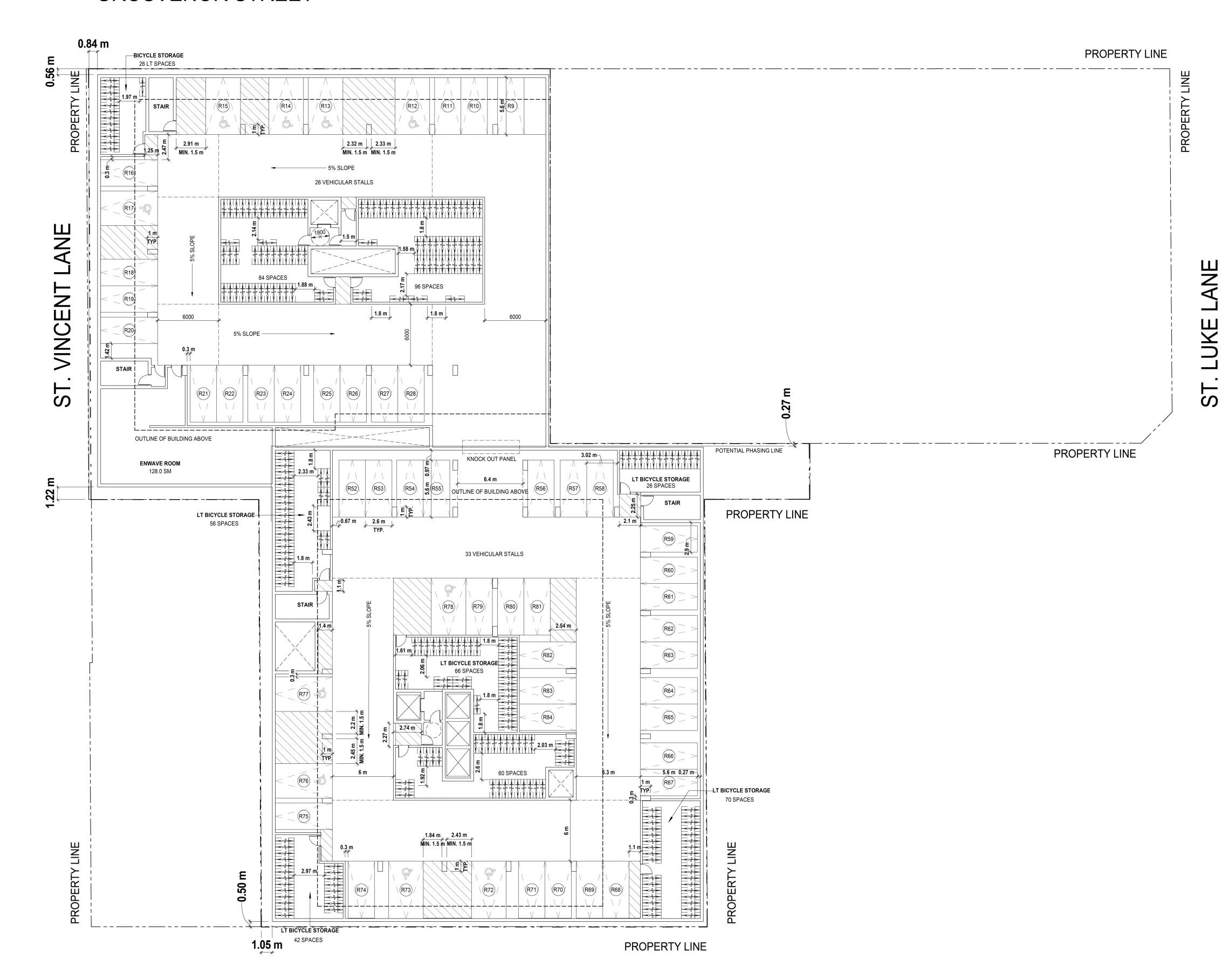
PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

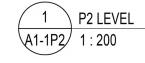
| TORONTO             |              | ONTARIO |
|---------------------|--------------|---------|
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| Assistant Designer: | A.G.         |         |
| Drawn By:           | A.G.         |         |
| Checked By:         | G.C.         |         |
| Plot Date:          | JUN.06. 2025 |         |
| Job #               | 2214.24      |         |

SITE PLAN





**GRENVILLE STREET** 



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Issuances

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

No. Date Description Issued by

Issued for revisions

HASSOCATE

OF

OF

OARCHITECTS Z

BERARDO E. GRAZIANI

CORAZZA

ARCHITECTS

HIMMANIANI

LICENCE

4684

HAMMANIANI

HAMMANIANI

LICENCE

4684

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM
PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

TORONTO

Project Architect: B.G.

Assistant Designer: A.G.

Drawn By: A.G.

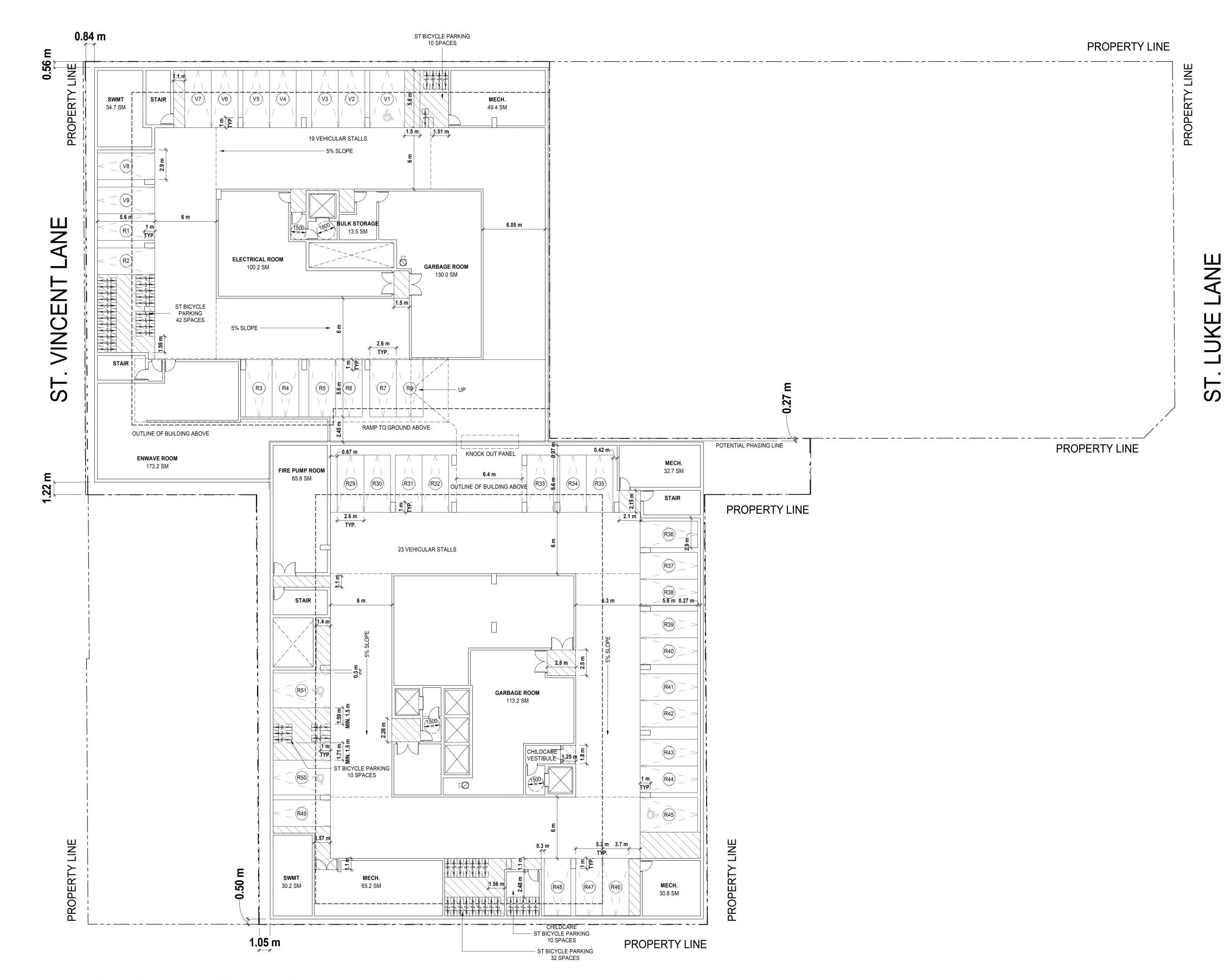
Checked By: G.C.

Plot Date: JUN.06. 2025

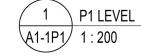
Job # 2214.24

## P2 UNDERGROUND





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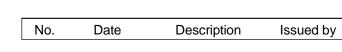
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issued for rev



GRAZIANI
CORAZZA
ARCHITECTS

BERARDO E. GRAZIANI
LICENCE
4684
4684

+

\*\*HONDER 905.795.2601

\*\*FAX. 905.795.2844

\*\*WWW.GC-ARCHITECTS.COM

O ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT

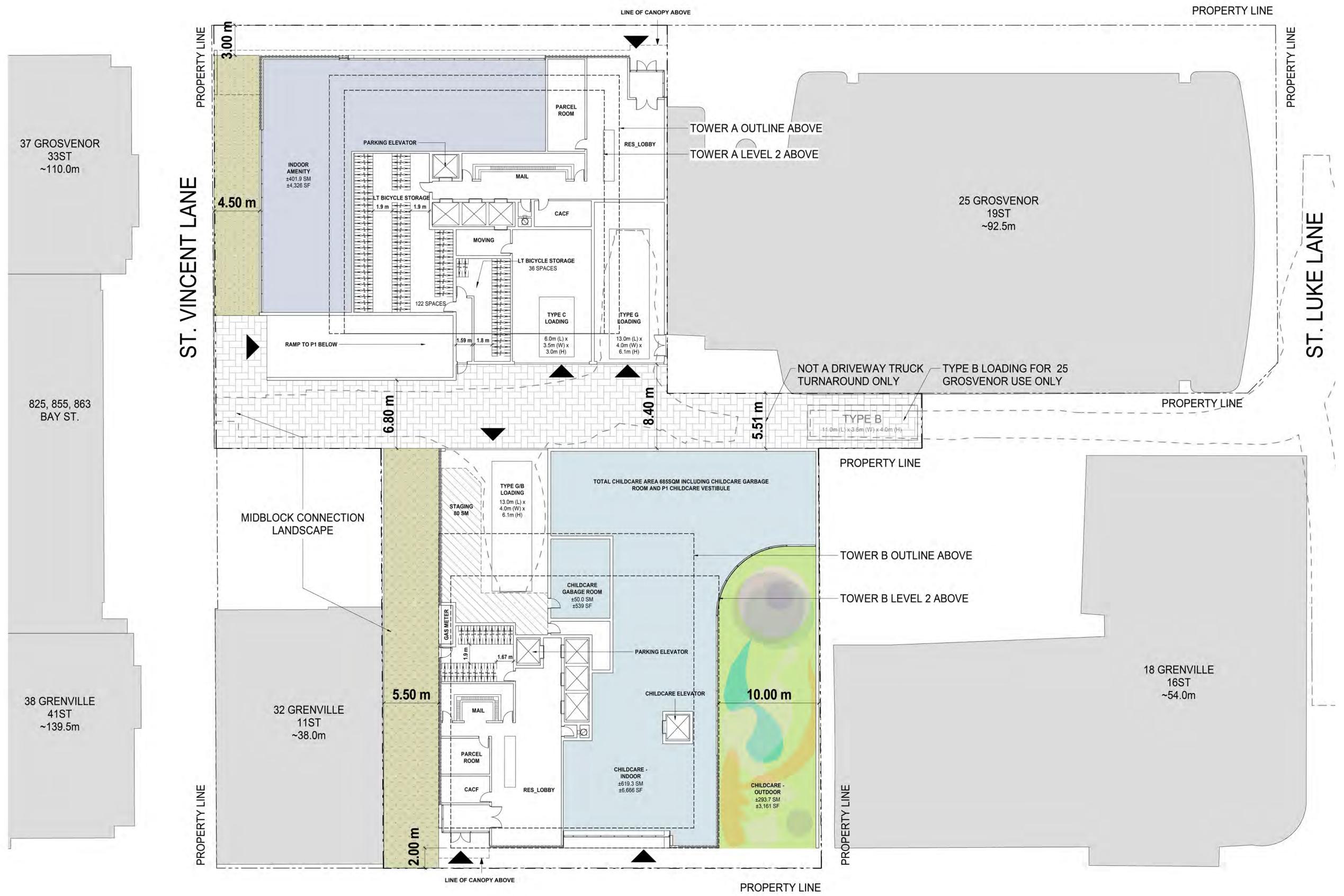
26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIO |
|---------------------|--------------|---------|
| Project Architect:  | B.G.         |         |
| Assistant Designer: | A.G.         |         |
| Drawn By:           | A.G.         |         |
| Checked By:         | G.C.         |         |
| Plot Date:          | JUN.06. 2025 |         |
| Job #               | 2214.24      |         |

## P1 UNDERGROUND



:200



**GRENVILLE STREET** 

1 GROUND FLOOR A1-101 1 : 200

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Description O ARCHITECTS

**GRAZIANI** CORAZZA

8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO PHONE. 905.795.2601 FAX. 905.795.2844 WW WWW.GC-ARCHITECTS.COM

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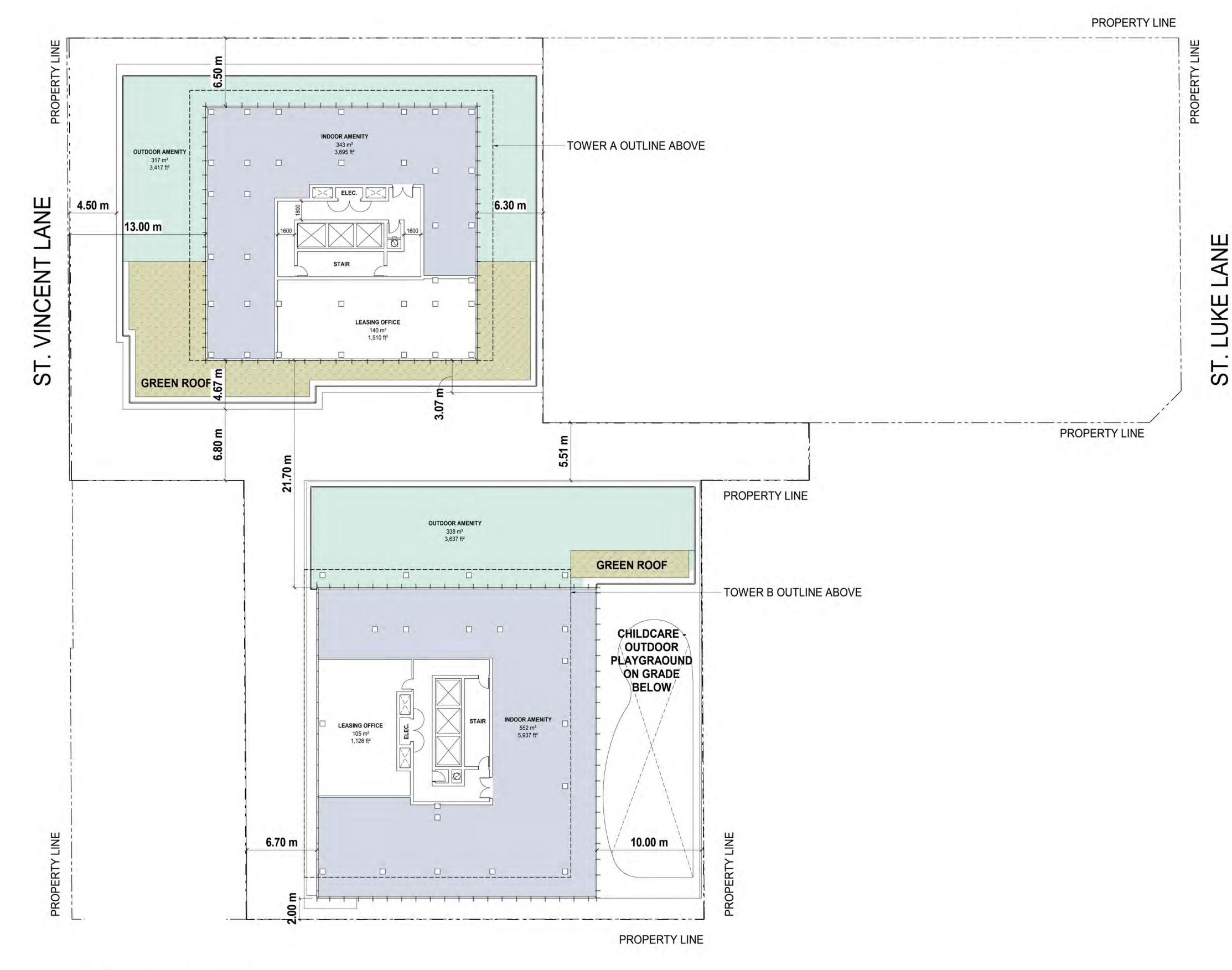
26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIO |
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| Project Architect:  | B.G.         |         |
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| Drawn By:           | A.G.         |         |
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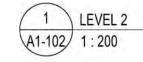
GROUND (1ST) FLOOR







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Description GRAZIANI CORAZZA Architects

8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO PHONE. 905.795.2601 FAX. 905.795.2844 WW

PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIO |
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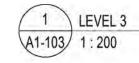
2ND FLOOR







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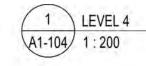
3RD FLOOR



UNIT LEGEND RENTAL STUDIO 1 BEDROOM 1 BEDROOM + DEN 2 BEDROOM 3 BEDROOM **AFFORDABLE** 1 BEDROOM 1 BEDROOM + DEN 2 BEDROOM 3 BEDROOM



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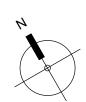
CORAZZA Architects 8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO PHONE. 905.795.2601 FAX. 905.795.2844 WW

PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

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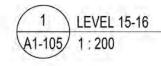
4TH-14TH FLR.







**GRENVILLE STREET** 



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PART WHEN INFORMATION IS TRANSFERRED.

2.TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM
WHEN INFORMATION IS TRANSFERRED.

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

Description Issued by

GRAZIANI



8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO PHONE. 905.795.2601 FAX. 905.795.2844 WW

26 GRENVILLE & 27 GROSVENOR

PROPOSED MIXED USE DEVELOPMENT

Project Architect: JUN.06. 2025 2214.24

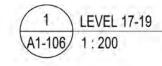
15TH-16TH FLR.







**GRENVILLE STREET** 



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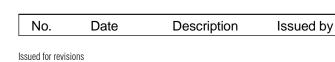
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01. JUN.06.2025 ISSUED FOR MINOR VARIANCE



GRAZIANI CORAZZA Architects



8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO PHONE. 905.795.2601 FAX. 905.795.2844 WW

PROPOSED MIXED USE DEVELOPMENT 26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIO |
|---------------------|--------------|---------|
| Project Architect:  | B.G.         |         |
| Assistant Designer: | A.G.         |         |
| Drawn By:           | M.K. / J.K.  |         |
| Checked By:         |              |         |
| Plot Date:          | JUN.06. 2025 |         |
| Job #               | 2214.24      |         |

17TH-19TH FLR.







**GRENVILLE STREET** 

1 LEVEL 20 1:200 THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

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Issuances

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

No. Date Description Issued by

GRAZIANI
CORAZZA
ARCHITECTS

OF

O ARCHITECTS

BERARDO E. GRAZIANI
LICENCE

4684

+

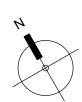
8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIO |
|---------------------|--------------|---------|
| Project Architect:  | B.G.         |         |
| Assistant Designer: | A.G.         |         |
| Drawn By:           | A.G.         |         |
| Checked By:         | G.C.         |         |
| Plot Date:          | JUN.06. 2025 |         |
| Job #               | 2214.24      |         |

## 20TH FLOOR

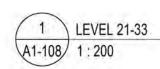


200 A





**GRENVILLE STREET** 



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#### Issuances

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01. JUN.00.2023 ISSUED FOR WIINOR VARIANCE

No. Date Description Issued by

GRAZIANI CORAZZA ARCHITECTS



8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L41
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.

PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

TORONTO

Project Architect: B.G.

Assistant Designer: A.G.

Drawn By: A.G.

Checked By: G.C.

Plot Date: JUN.06. 2025

Job # 2214.24

21TH-33TH FLR.



:200





**GRENVILLE STREET** 

1 LEVEL 34 + MPH A 1 : 200

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#### Issuances

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

No. Date Description Issued by

GRAZIANI
CORAZZA
ARCHITECTS



8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIO |
|---------------------|--------------|---------|
| Project Architect:  | B.G.         |         |
| Assistant Designer: | A.G.         |         |
| Drawn By:           | A.G.         |         |
| Checked By:         | G.C.         |         |
| Plot Date:          | JUN.06. 2025 |         |
| Job #               | 2214.24      |         |

## 34TH FLR.



o A.3





**GRENVILLE STREET** 

1 LEVEL 35\_41 A1-110 1 : 200 THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

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Issuances

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

No. Date Description Issued by

GRAZIANI
CORAZZA
ARCHITECTS

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4
PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

TORONTO

Project Architect: B.G.

Assistant Designer: A.G.

Drawn By: A.G.

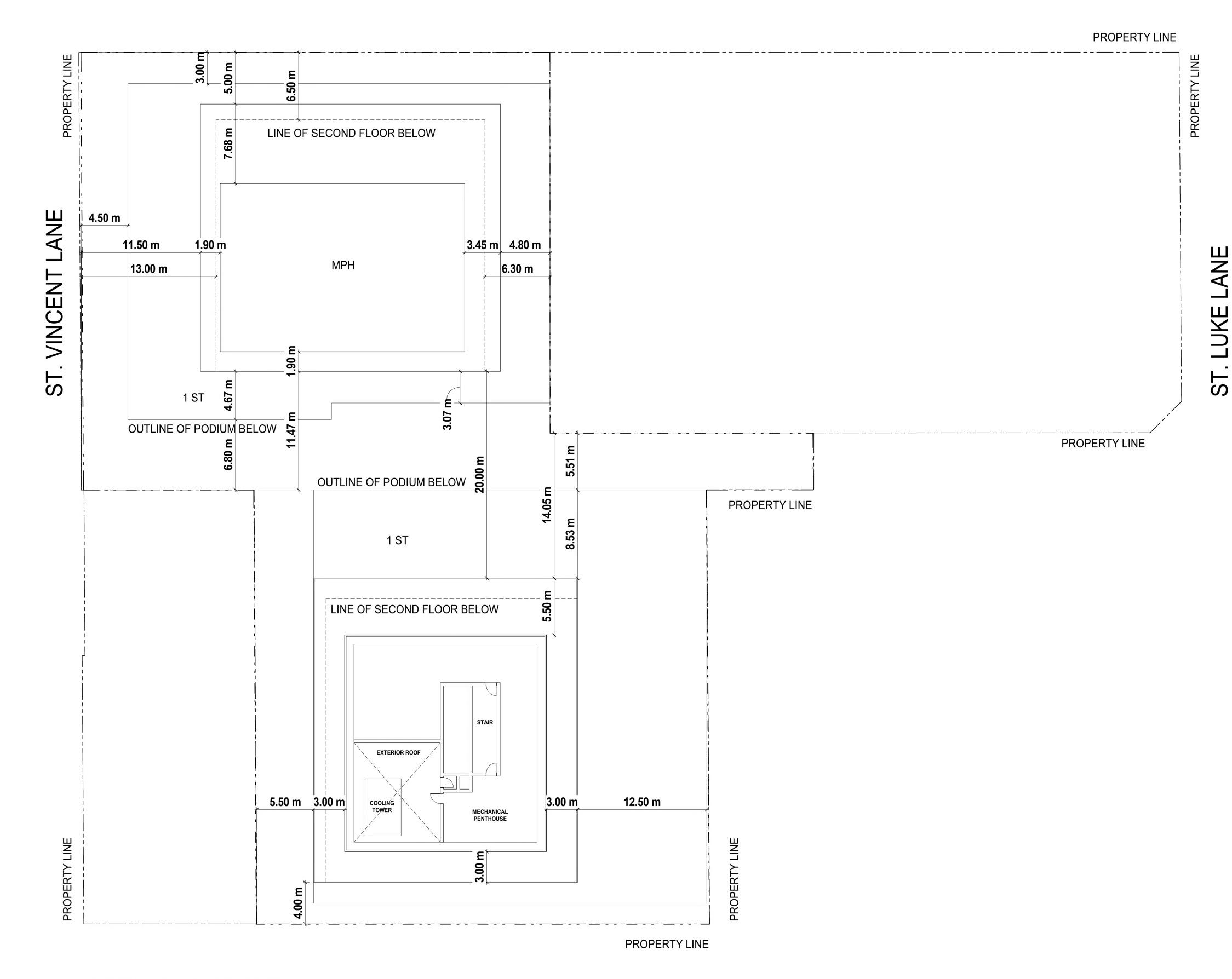
Checked By: G.C.

Plot Date: JUN.06. 2025

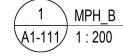
Job # 2214.24

35TH - 41TH FLR.





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PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

TORONTO

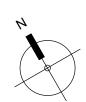
Project Architect: B.G.
Assistant Designer: A.G.

Drawn By: A.G.
Checked By: G.C.

Plot Date: JUN.06. 2025

MDL

2214.24



o A.3



**GRENVILLE STREET** 

1 ROOF\_B A1-112 1:200

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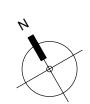
01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

Description Issued by

8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO PHONE. 905.795.2601 FAX. 905.795.2844 WW PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

Project Architect: JUN.06. 2025



+109700 ROOF\_A +102200 LEVEL MPH\_A +94900 LEVEL 32\_A +89000 LEVEL 30\_A +83100 LEVEL 28\_A +80150 LEVEL 27\_A +77200 LEVEL 26\_A +74250 LEVEL 25\_A +53550 LEVEL 18\_A +48050 LEVEL 16\_A +39150 LEVEL 13\_A +36400 LEVEL 12\_A +22650 LEVEL 7\_A BIRD FRIENDLY GLAZING TREATMENT TO BE PROVIDED ON THE EXTERIOR GLASS 0-16m ABOVE GRADE +17150 LEVEL 5\_A +14400 LEVEL 4\_A +11200 LEVEL 3\_A

GARAGE DOOR

GARAGE DOOR

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ARCHITECT.

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

No. Date Description Issued by



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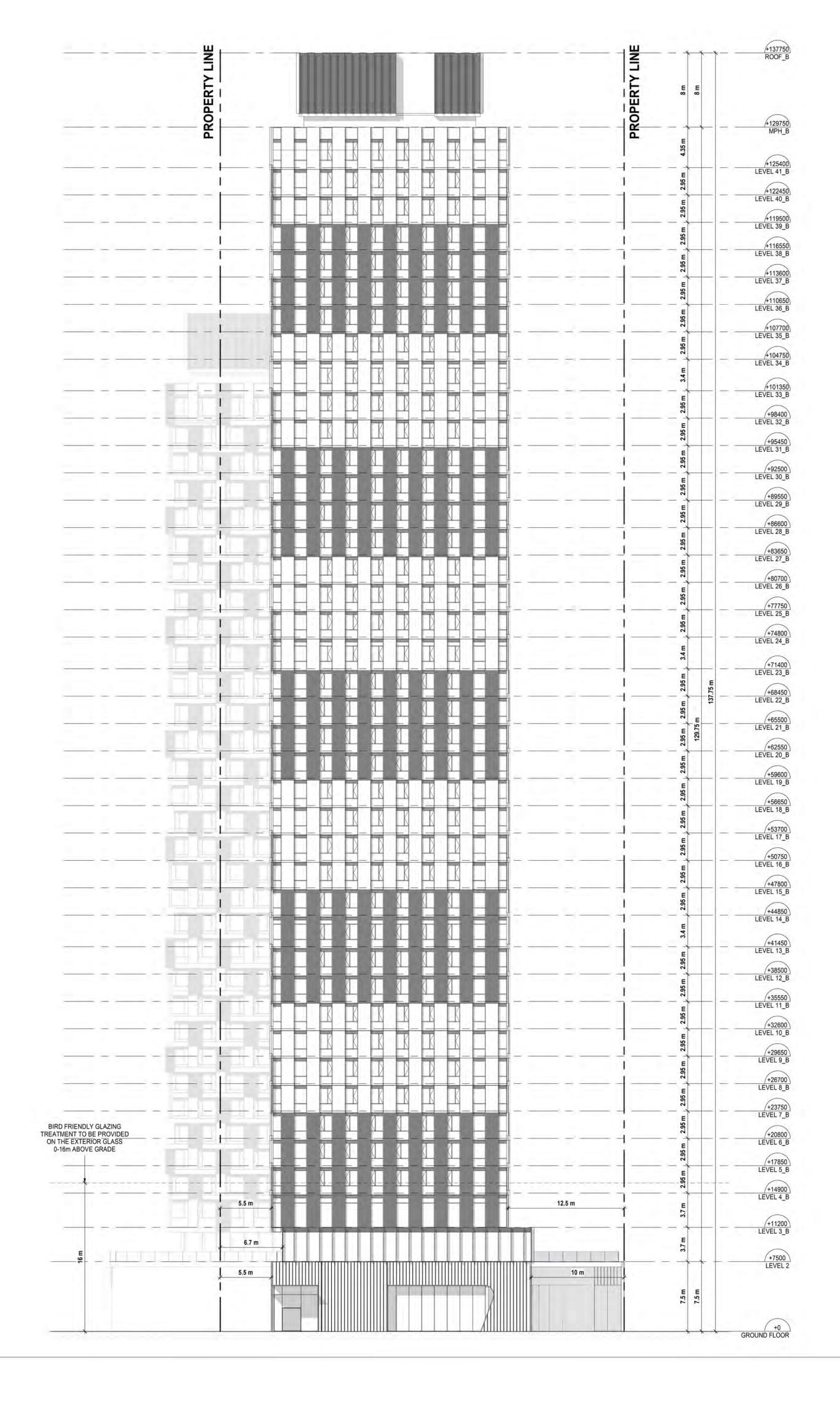
O ARCHITECTS

BERARDO E. GRAZIANI

PROPOSED MIXED USE DEVELOPMENT 26 GRENVILLE & 27 GROSVENOR

Project Architect: Assistant Designer: JUN.06. 2025 2214.24

TOWER A - NORTH ELEVATION



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI  $\,+\,$  CORAZZA  $\,$  ARCHITECTS  $\,$  INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

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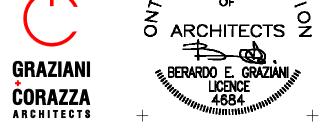
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ARCHITECT.

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

Description Issued by No. Date





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PROPOSED MIXED USE DEVELOPMENT 26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIC |
|---------------------|--------------|---------|
| Project Architect:  | B.G.         |         |
| Assistant Designer: | A.G.         |         |
| Drawn By:           | A.G.         |         |
| Checked By:         | G.C.         |         |
| Plot Date:          | JUN.06. 2025 |         |
| Job #               | 2214.24      |         |

TOWER B - SOUTH ELEVATION

A.402 1:250

+109700 ROOF\_A +102200 LEVEL MPH\_A +97850 LEVEL 33\_A +94900 LEVEL 32\_A +91950 LEVEL 31\_A +89000 LEVEL 30\_A +86050 LEVEL 29\_A +83100 LEVEL 28\_A +80150 LEVEL 27\_A +77200 LEVEL 26\_A +74250 LEVEL 25\_A +71300 LEVEL 24\_A +67900 LEVEL 23\_A +64950 LEVEL 22\_A +62000 LEVEL 21\_A +59050 LEVEL 20\_A +56300 LEVEL 19\_A +53550 LEVEL 18\_A +50800 LEVEL 17\_A +48050 LEVEL 16\_A +45300 LEVEL 15\_A +39150 LEVEL 13\_A +36400 LEVEL 12\_A +33650 LEVEL 11\_A +30900 LEVEL 10\_A +28150 LEVEL 9\_A +25400 LEVEL 8\_A +22650 LEVEL 7\_A BIRD FRIENDLY GLAZING TREATMENT TO BE PROVIDED ON THE EXTERIOR GLASS 0-16m ABOVE GRADE +19900 LEVEL 6\_A +17150 LEVEL 5\_A +14400 LEVEL 4\_A +11200 LEVEL 3\_A +7500 LEVEL 2 GROUND FLOOR

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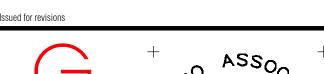
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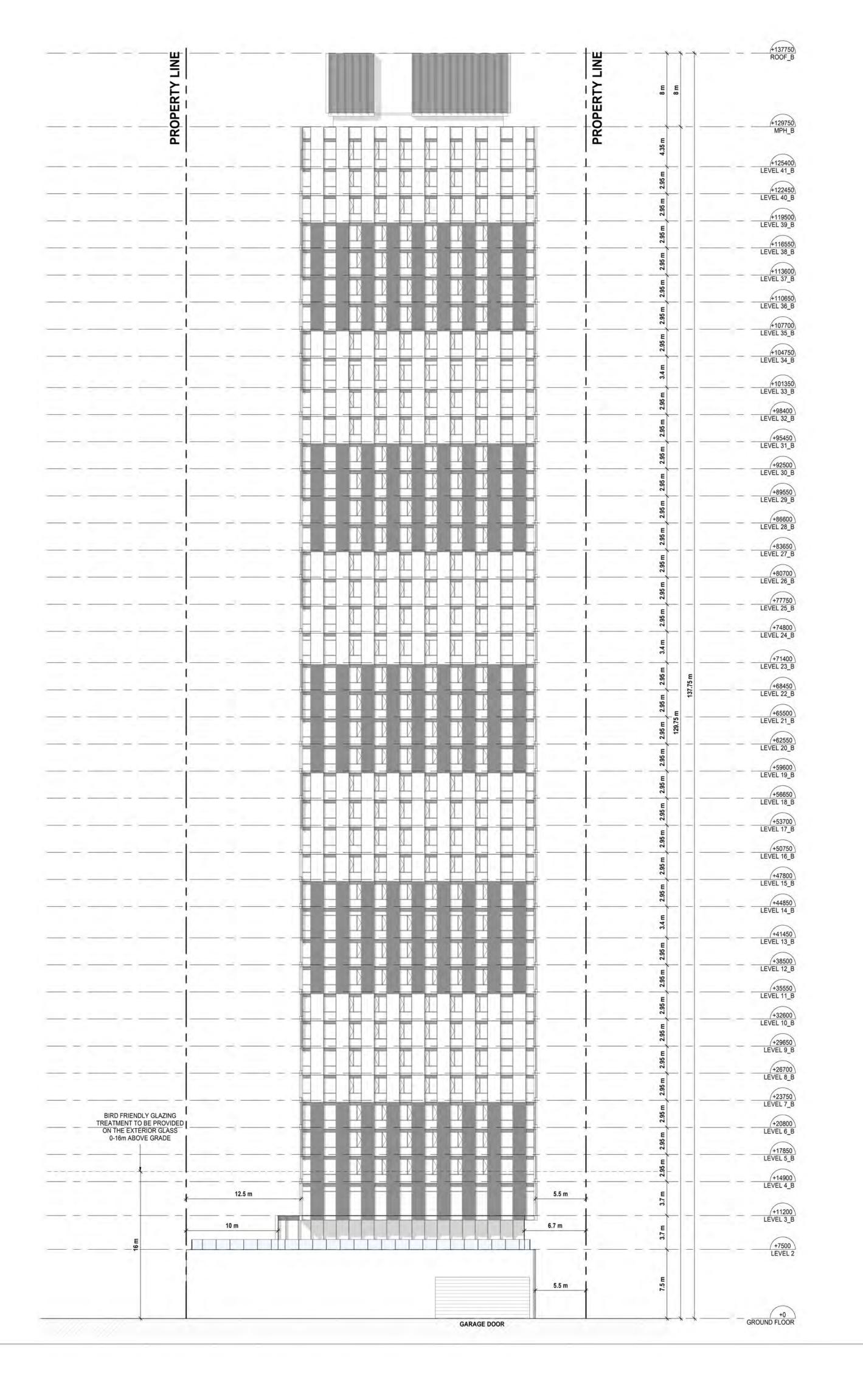
PROPOSED MIXED USE DEVELOPMENT 26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIO |
|---------------------|--------------|---------|
| Project Architect:  | B.G.         |         |
| Assistant Designer: | A.G.         |         |
| Drawn By:           | A.G.         |         |
| Checked By:         |              |         |
| Plot Date:          | JUN.06. 2025 |         |
| Job #               | 2214.24      |         |

TOWER A - SOUTH ELEVATION

A.403 1:250

1 TOWER A - SOUTH ELEVATION



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O ARCHITECTS

BERARDO E. GRAZIANI

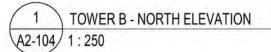
PROPOSED MIXED USE DEVELOPMENT

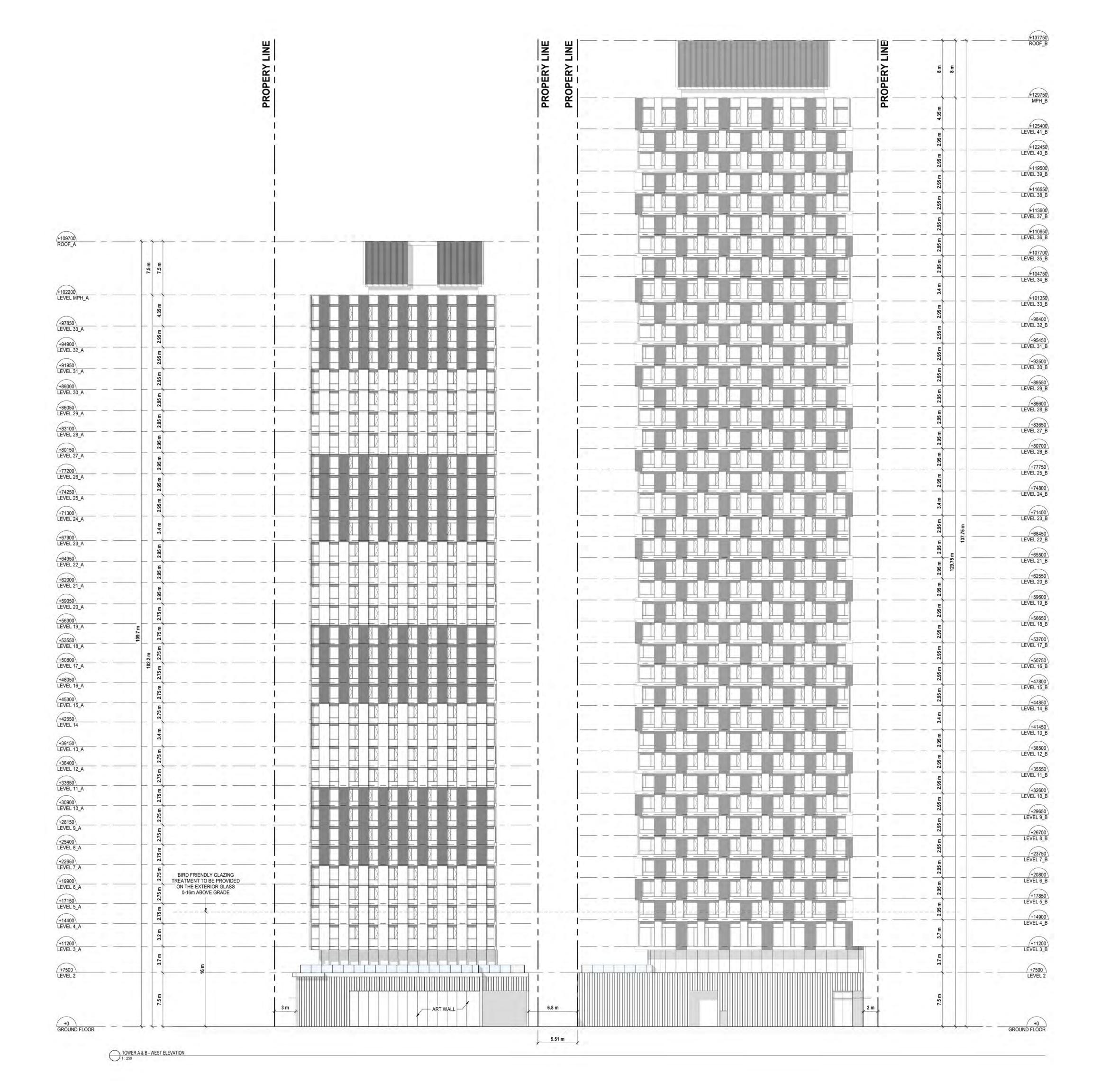
26 GRENVILLE & 27 GROSVENOR

| TORONTO             |              | ONTARIO |
|---------------------|--------------|---------|
| Project Architect:  | B.G.         |         |
| Assistant Designer: | A.G.         |         |
| Drawn By:           | A.G.         |         |
| Checked By:         | G.C.         |         |
| Plot Date:          | JUN.06. 2025 |         |
| Job #               | 2214.24      |         |

TOWER B - NORTH ELEVATION

A.404 1:250





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PART WHEN INFORMATION IS TRANSFERRED.

2.TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM
WHEN INFORMATION IS TRANSFERRED.

#### Issuances

01. JUN.06.2025 ISSUED FOR MINOR VARIANCE

No. Date Description Issued by



GRAZIANI
CORAZZA
ARCHITECTS

BERARDO E. GRAZIANI
LICENCE
4684
4684

+

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO
PHONE. 905.795.2601

FAX. 905.795.2844

WWW.GC-ARCHITECTS.COM

O ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

TORONTO

Project Architect: B.G.

Assistant Designer: A.G.

Drawn By: A.G.

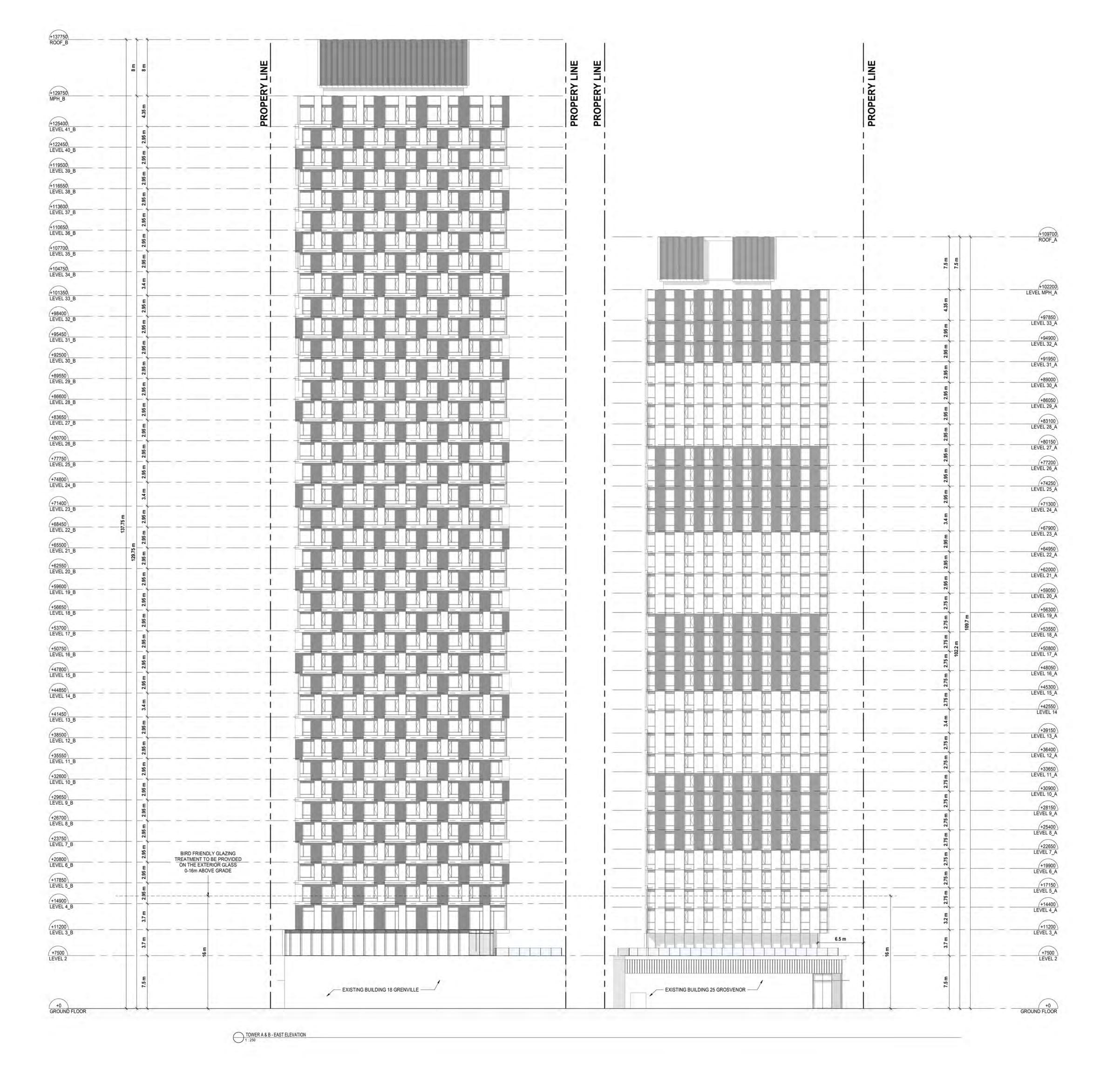
Checked By: G.C.

Plot Date: JUN.06. 2025

TOWER A & B - WEST ELEVATION

2214.24

1:250 A.405



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PROPOSED MIXED USE DEVELOPMENT

26 GRENVILLE & 27 GROSVENOR

Project Architect: Assistant Designer: Checked By: JUN.06. 2025 Plot Date: 2214.24

TOWER A&B - EAST ELEVATION

A.406 1:250