

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 14 October 2025
Issued for Zoning By-Law Amendment Resubmission

ARCHITECTURAL DRAWINGS

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PLANNING CONSULTANT

Bousfields Inc.
3 Church Street, Suite 200
Toronto, ON M5E 1M2

CIVIL CONSULTANT

Lithos Group Inc.
83 Ellington Drive
Toronto, ON M1R 3Y2

LANDSCAPE ARCHITECT

Studio TLA
20 Champlain Blvd,
Suite 102
Toronto, ON M3H 2Z1

TRANSPORTATION CONSULTANT

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

Floor		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	0.0				
	40	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	39	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	38	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	37	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	36	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	35	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	34	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	33	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	32	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	31	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	30	747.0	8,041	1			747.0	8,041	74.3	672.7	4	5	1	10
	29	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	28	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	27	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	26	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	25	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	24	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	23	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	22	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	21	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	20	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	19	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	18	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	17	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	16	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
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	13	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	12	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	11	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	10	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	9	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	8	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	7	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7	4	5	1	10
	6	747.0	8,041	1	761.7	8,199	1508.7	16,239	74.3	672.7				0
	5	1,099.4	11,834	1	761.7	8,199	1861.1	20,033	74.3	1,025.1	9	5	2	16
	4	1,099.4	11,834	1	761.7	8,199	1861.1	20,033	74.3	1,025.1	9	5	2	16
	3	1,099.4	11,834	1	761.7	8,199	1861.1	20,033	74.3	1,025.1	9	5	2	16
	2	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				

GBA: * Existing GFA is approximate
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.

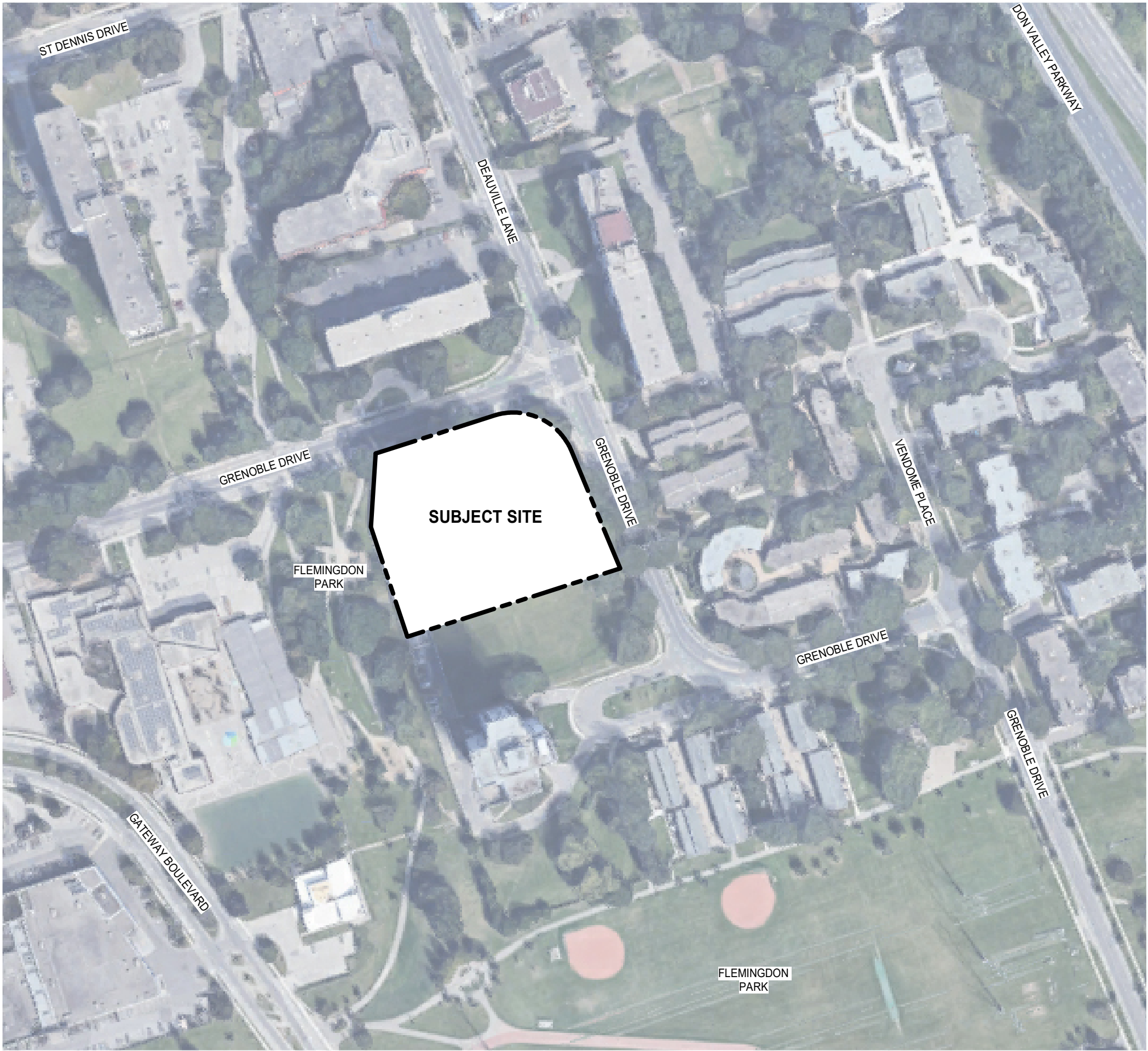
GFA: *As per By-law 569-2103, Gross Floor Area (GFA) is reduced by the area in the building used for: parking, loading and bicycle parking below-ground; required loading spaces at the ground level and required bicycle parking spaces at or above-ground; storage rooms, washrooms, electrical, utility, mechanical 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		2.0sm / unit		4.0sm / unit	
		sm	sf	sm	sf	sm	sf
	405	810.0	8,719	810.0	8,719	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	380.8	4,099	629.2	6,773
Total		913.9	9,837	810.0	8,719	1,723.9	18,556

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

Green Roof Statistics	
Available Roof Space Calculation	
Gross Floor Area, as defined in Green Roof Bylaw (sm)	33,082.40
Total Roof Area (sm)	1,178.70
Area of Residential Private Terraces (sm)	0
Rooftop Outdoor Amenity Space, if in Residential Building (sm)	40
Area of Renewable Energy Devices (sm)	0
Tower(s) Roof Area with floor plate less than 750sm	747.7
Total Available Roof Space (sm)	391.00
Green Roof Coverage	
Coverage of Available Roof Space (sm)	234.6
Coverage of Available Roof Space (%)	60%

*Proposed green roof includes 25% of outdoor amenity space on 5th floor and the green roof on the tower rooftop



1 Context Plan
A100.S 1:2000

VEHICULAR PARKING	
Parking Zone A (PZA)	
Refer to Traffic Report prepared by R. J. Burnside & Associates Ltd., for additional information.	
PROPOSED BUILDING Residential Parking Spaces (no min. req'd, except for Accessible Spaces)	122
EXISTING BUILDING Total Existing Parking Spaces	244
Total Omitted due to Demolition and Conversion to Accessible Parking Spaces	158
Remaining Existing Parking to be Residential	120
Remaining Existing Parking to be Visitor	18
Total Existing Parking Spaces Remaining	138
Total Residential Parking	242
Total Visitor Parking (Min. 2+0.01 x 622 = 8 Required Spaces)	18
Total Parking Spaces	260
Total Accessible Parking	13
Ratios	
Residential Parking Ratio	0.39
Visitor Parking Ratio	0.03
Total Parking Ratio	0.42
Residential parking spaces w/ Energized Outlet (min. 100%)	242
Res Visitor & Non-Res parking spaces w/ Energized Outlet (min. 25%)	31

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 (sm)	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	1,723.9
Vehicular Parking Total Provided	122
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

BICYCLE PARKING			
Bicycle Zone 2		Required	Provided
Res - Long Term (0.9/unit)	0.80 x 405	365	365
Res - Short Term (0.2/unit)	0.20 x 405	81	92
	TOTAL	446	457
* Numbers indicated above are for the new building. No bicycle parking provided for existing building.			
** 26 of the short term bicycle parking spaces are provided at P1 level. 66 short term bicycle parking are provided at exterior of grade level.			
*** 15% of required long-term bicycle spaces, which is 55 spaces, shall include an Energized Outlet (120V) adjacent to the bicycle parking space.			

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
Institutional		0.00
Industrial/other		0.00
Total number of residential units		405.00

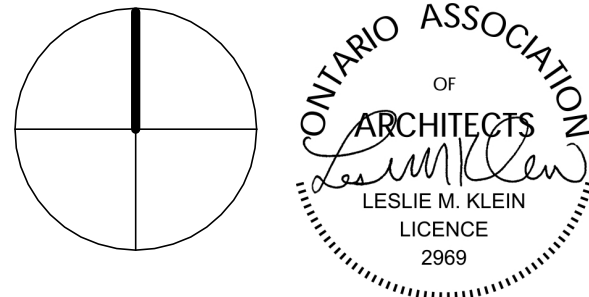
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Low Emissions Transportation		Required	Proposed
Number of parking spaces		0	126
Number of parking spaces with EVSE (residential)		126	126
Number of parking spaces with EVSE (non-residential)		0	0
			100%

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)				

Date	No.	Description
REVISION RECORD		

2025-10-14	Issued for ZBA Resubmission
2024-12-16	Issued for ZBA Submission

ISSUE RECORD



**BDP.
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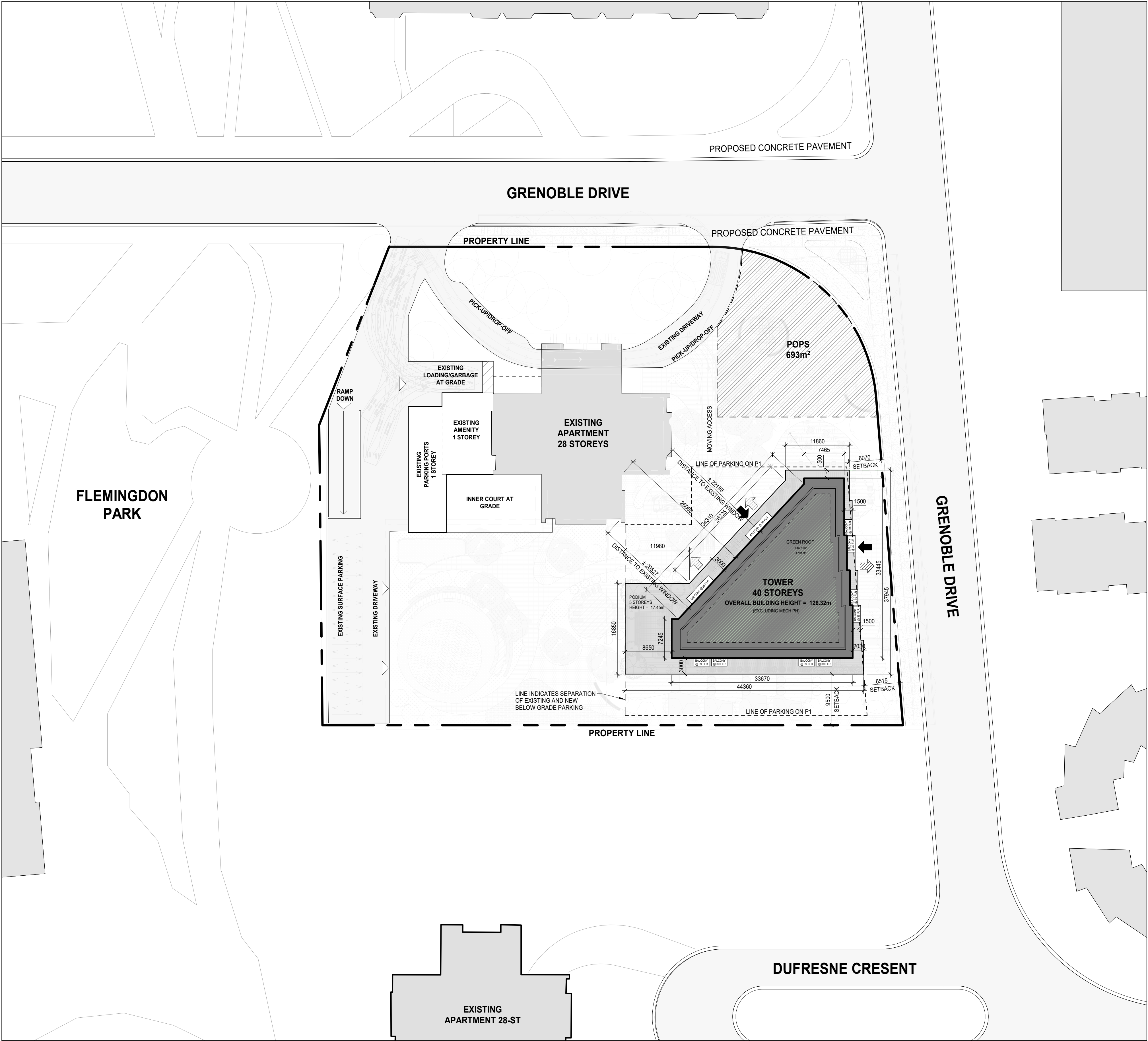
Toronto, Ontario
for
DavAd Investments Inc.

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

NOTE - DELIVERIES AND MOVE-IN/MOVE-OUT ACTIVITIES WILL BE SCHEDULED THROUGH BUILDING MANAGEMENT. ONLY ONE VEHICLE WILL BE PERMITTED TO USE THE LOADING ACCESS AT ANY GIVE TIME.

Date

No.

Description

REVISION RECORD

2025-10-14

Issued for ZBA Resubmission

2024-12-16

Issued for ZBA Submission

ISSUE RECORD

ONTARIO ASSOCIATION
OF
ARCHITECTS
Leslie M. Klein
LESLIE M. KLEIN
LICENCE
2969

**BDP.
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45 GRENoble DRIVE

Toronto, Ontario
for
Davad Investments Inc.

23009 1:400
PROJECT SCALE

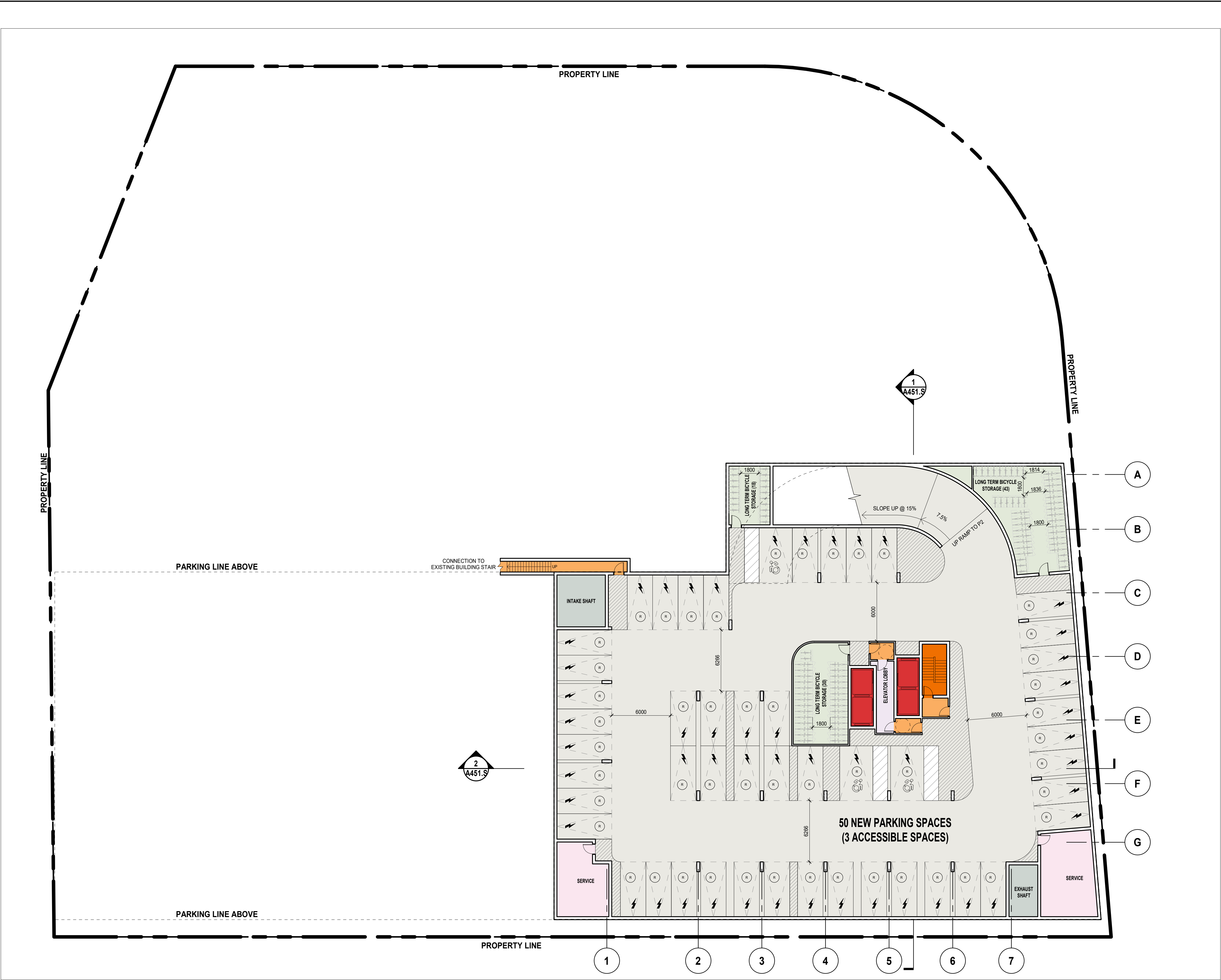
SJ
DRAWN

AB
REVIEWED

Site Plan

A101.S

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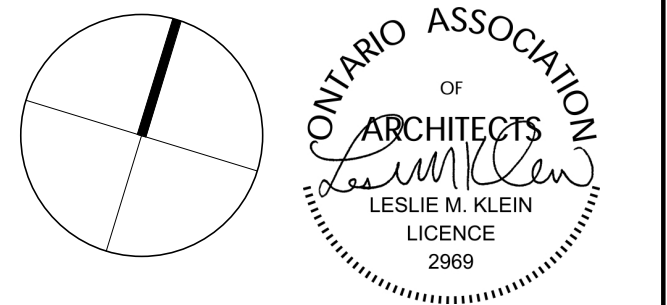


- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
 - 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
 - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 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
 - (EVSE) ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
 - (B) BICYCLE PARKING
 - (B-S) BICYCLE PARKING (STACKED)
 - (B-V) BICYCLE PARKING (VERTICAL)
 - (G) 3 cu yd GARBAGE BIN
 - (R) 3 cu yd RECYCLING BIN
 - (O) 3 cu yd ORGANIC BIN
- TYPICAL**
- ACCESSIBLE PARKING**

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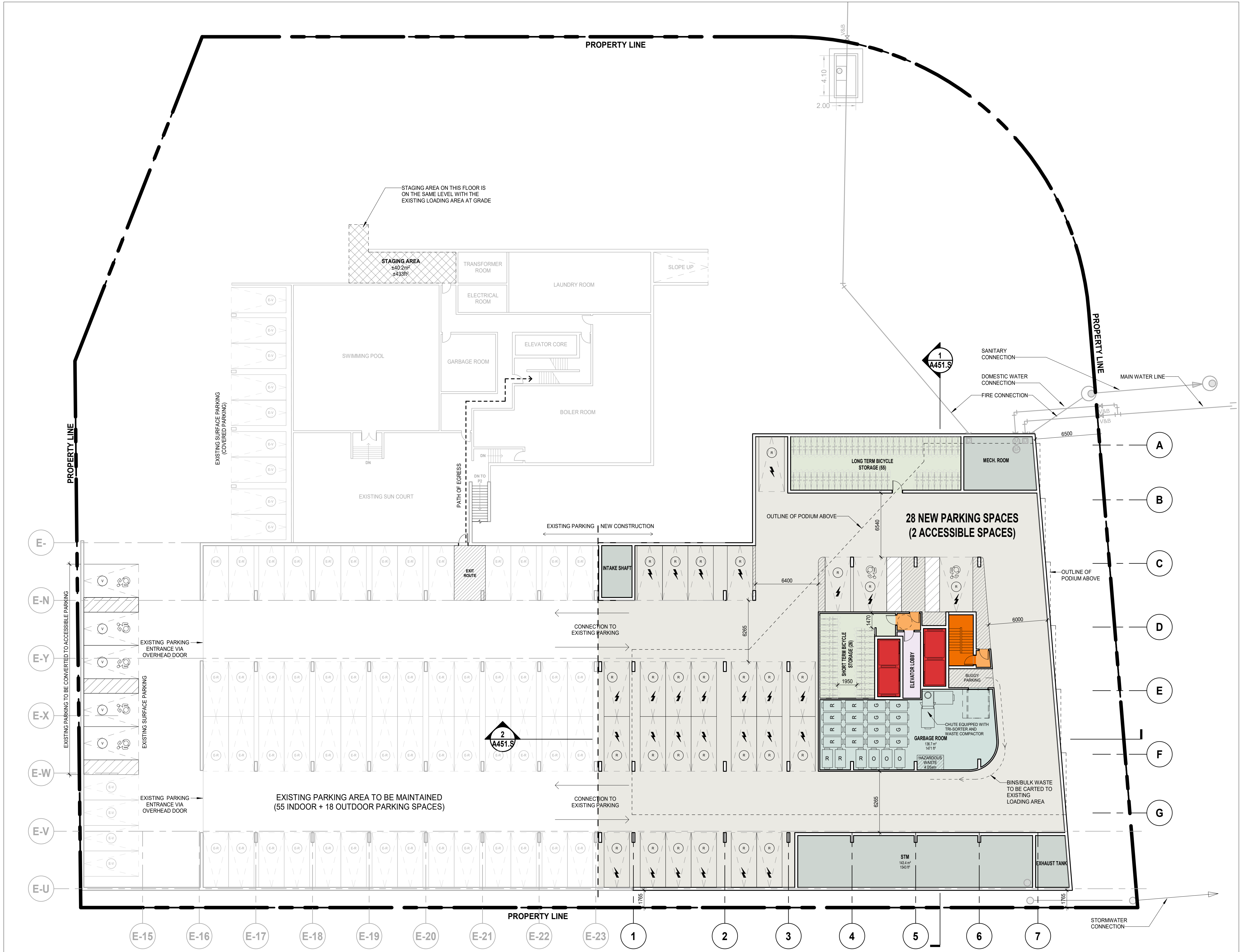
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Toronto, Ontario
for
Davad Investments Inc.

23009 1 : 200 SJ AB
PROJECT SCALE DRAWN REVIEWED

P3 Underground Plan

A102.S

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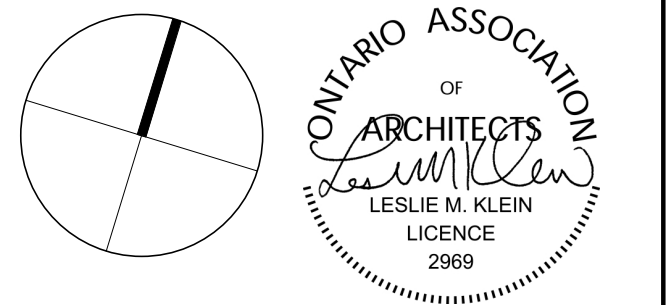
1 P1 Underground Plan

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- PARKING LEGEND:**
- R RESIDENTIAL PARKING
 - V VISITOR PARKING
 - E-V EXISTING VISITOR PARKING
 - E-R EXISTING RESIDENTIAL PARKING
 - ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
 - BICYCLE PARKING
 - BICYCLE PARKING (STACKED)
 - BICYCLE PARKING (VERTICAL)
 - 3 cu yd GARBAGE BIN
 - 3 cu yd RECYCLING BIN
 - 3 cu yd ORGANIC BIN

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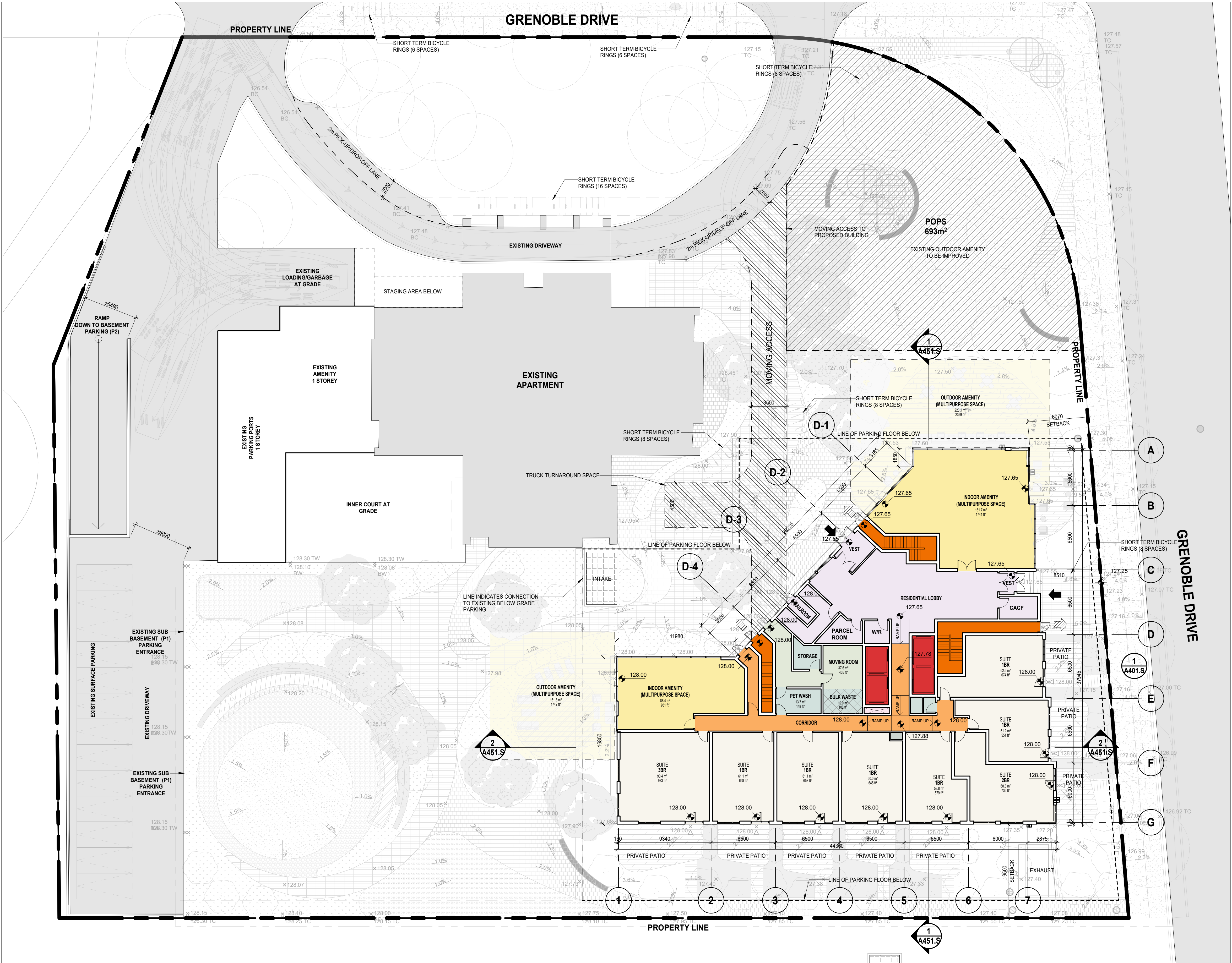
Toronto, Ontario
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23009 1 : 200 SJ AB
PROJECT SCALE DRAWN REVIEWED

P1 Underground Plan

A104.S

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1 GROUND FLOOR PLAN

PLAN LEGEND

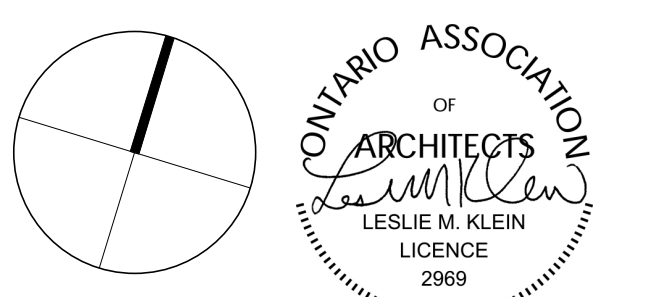
- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT

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45 GRENABLE DRIVE

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23009 1:200 SJ AB
PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan

A201.S

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2
A202.S

TYPICAL PODIUM -3RD TO 5TH FLOOR PLAN



1
A202.S

2ND FLOOR PLAN

PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
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3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

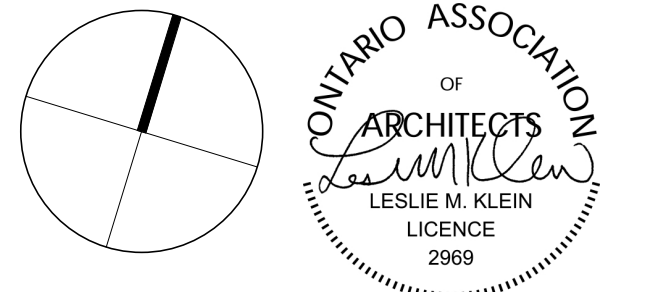
- R RESIDENTIAL PARKING
- V VISITOR PARKING
- E-V EXISTING VISITOR PARKING
- E-R EXISTING RESIDENTIAL PARKING
- ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
- BICYCLE PARKING
- BICYCLE PARKING (STACKED)
- BICYCLE PARKING (VERTICAL)
- 3 cu yd GARBAGE BIN
- 3 cu yd RECYCLING BIN
- 3 cu yd ORGANIC BIN

ACCESSIBLE PARKING

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23009 1 : 200 AS AB
PROJECT SCALE DRAWN REVIEWED

2nd Floor Plan and Typical
Podium -3rd to 5th Floor Plan

A202.S

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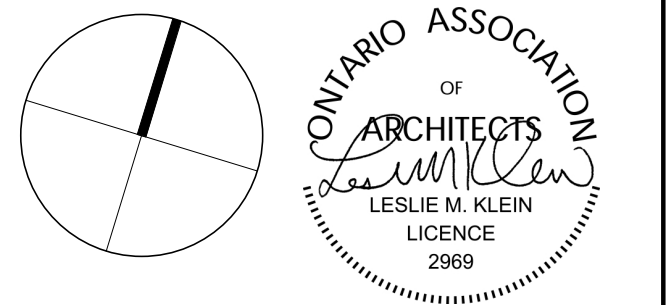
1 TYPICAL TOWER - 7TH TO 40TH FLOOR PLAN
A203.S



2 6TH FLOOR PLAN
A203.S

Date	No.	Description
REVISION RECORD		

2025-10-14	Issued for ZBA Resubmission
2024-12-16	Issued for ZBA Submission
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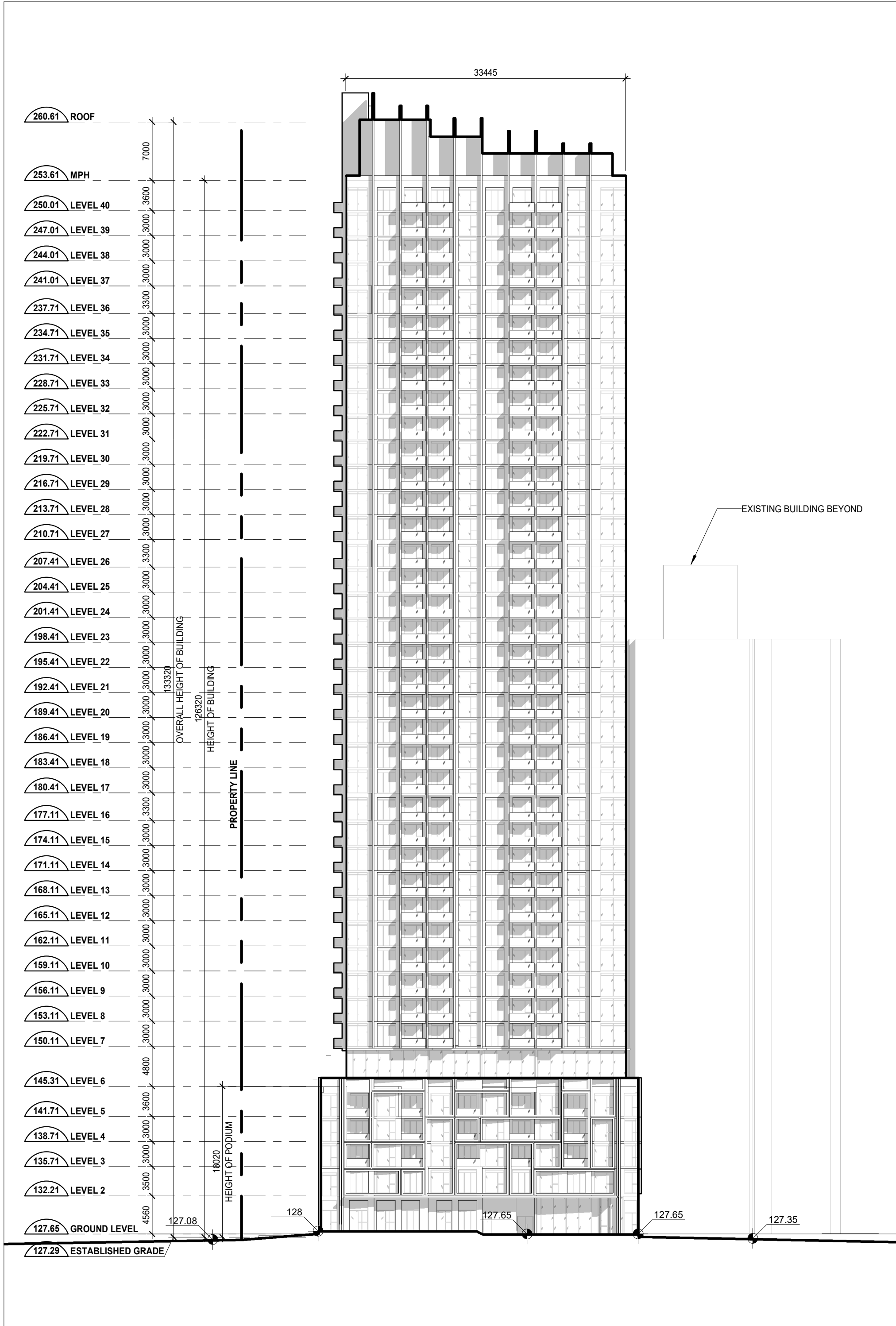
Toronto, Ontario
for
Davad Investments Inc.

23009 1 : 200 AS AB
PROJECT SCALE DRAWN REVIEWED

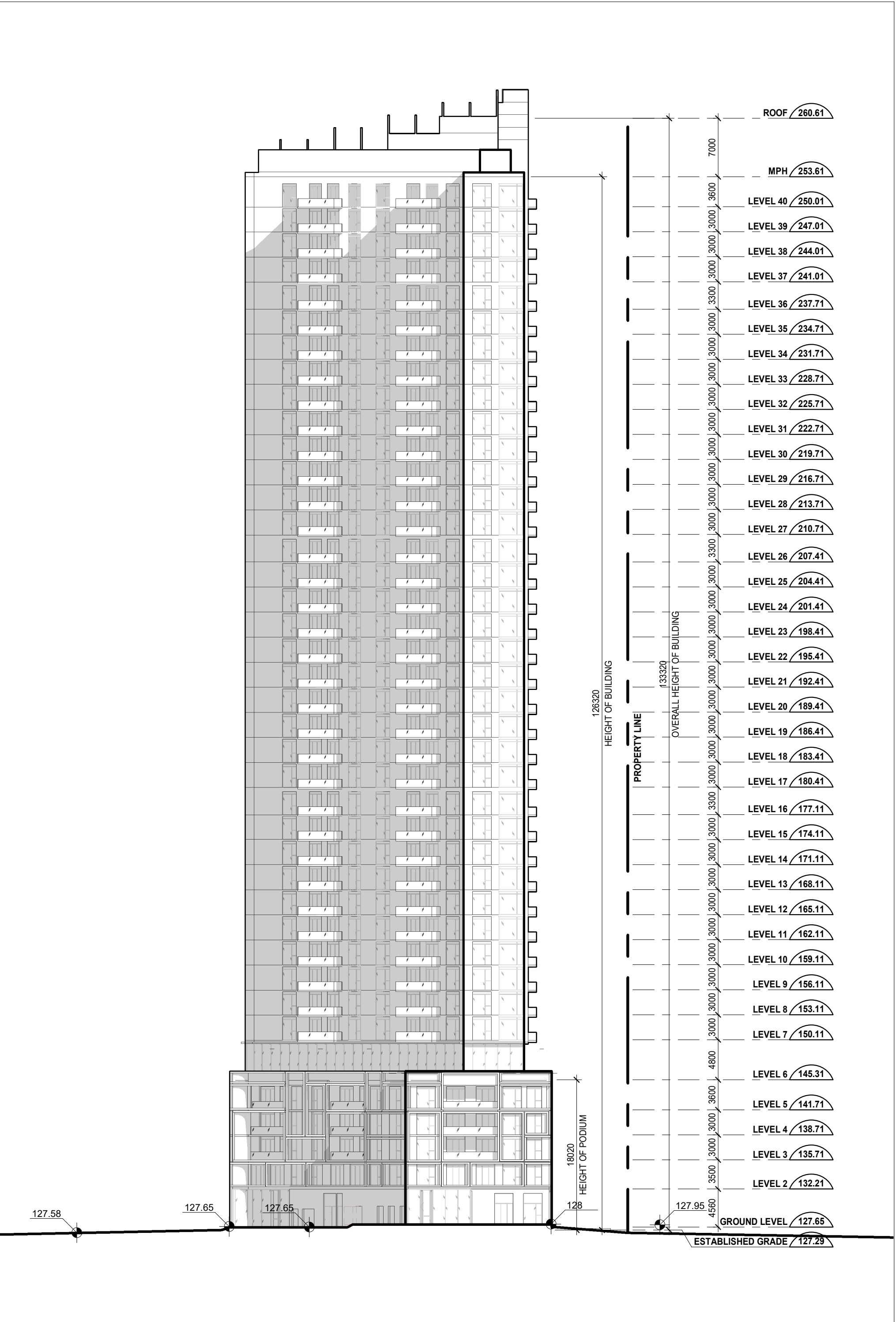
6th Floor Plan and Typical Tower
- 7th to 40th Floor Plan

A203.S

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1 EAST ELEVATION
A401.S



2 WEST ELEVATION
A401.S

Date	No.	Description
REVISION RECORD		

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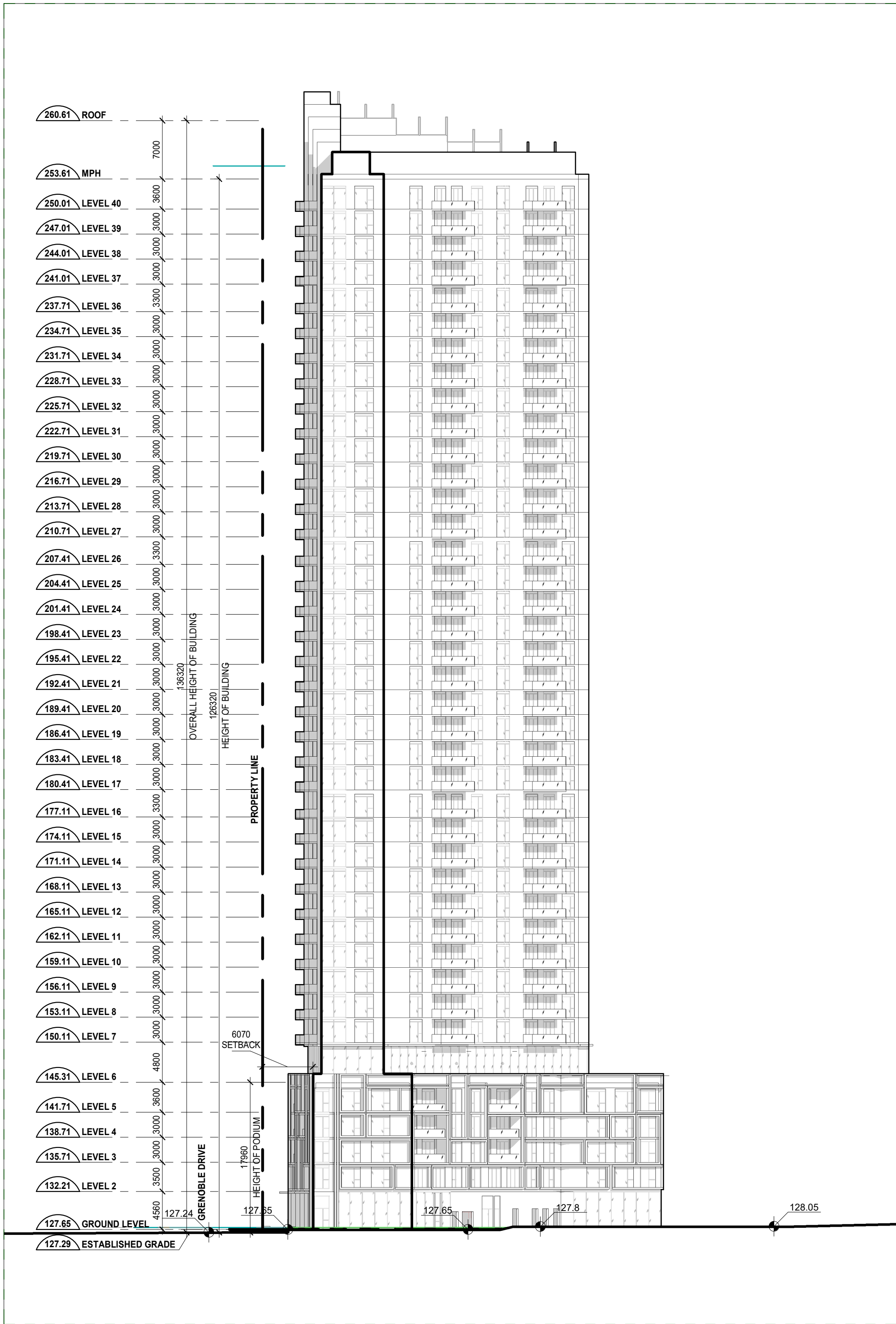
Toronto, Ontario
for
Davad Investments Inc.

23009 1 : 400 AS AB
PROJECT SCALE DRAWN REVIEWED

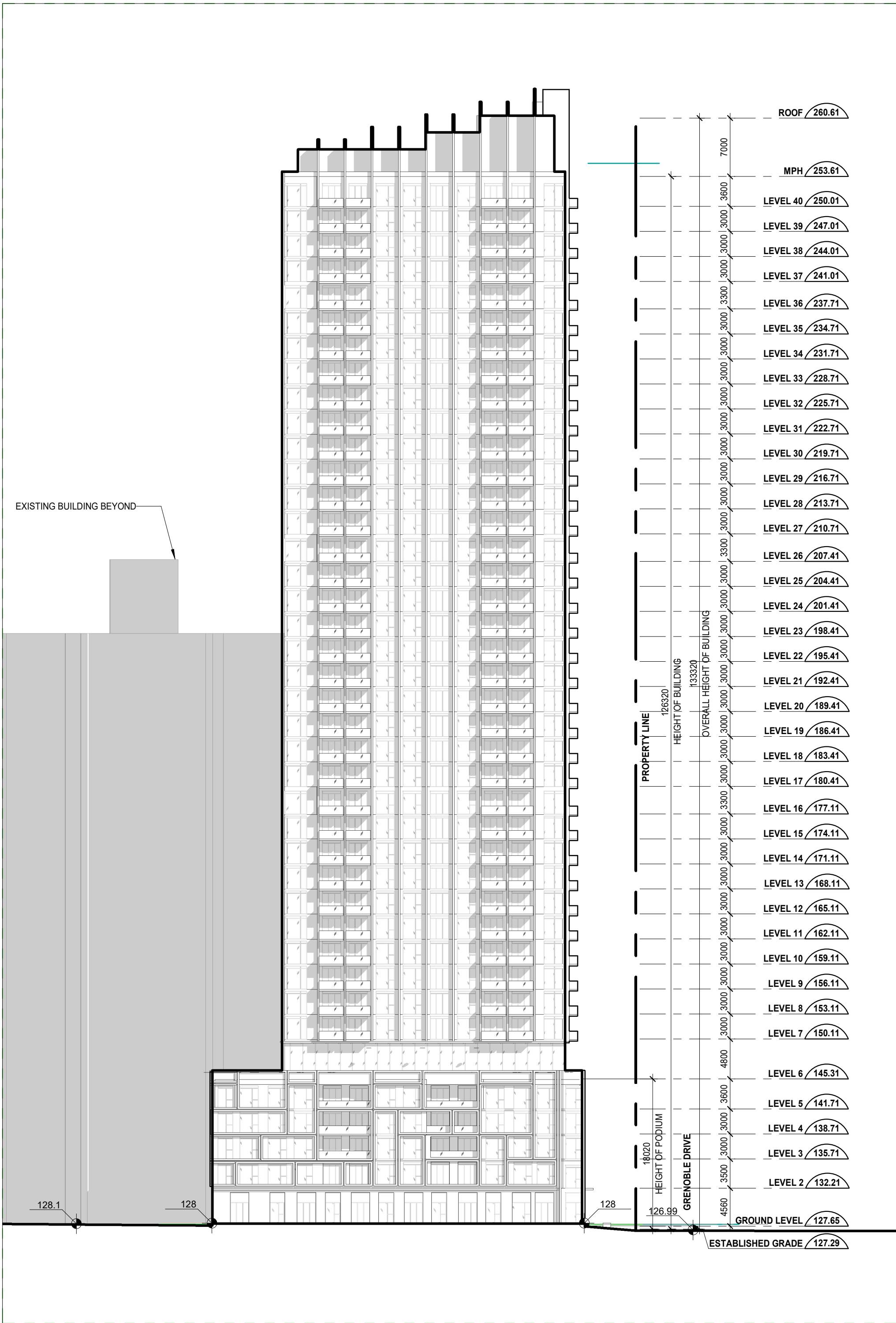
East & West Elevation

A401.S

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1 NORTH ELEVATION
A402.S



2 SOUTH ELEVATION
A402.S

Date	No.	Description
REVISION RECORD		

2025-10-14 Issued for ZBA Resubmission
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45 GRENABLE DRIVE

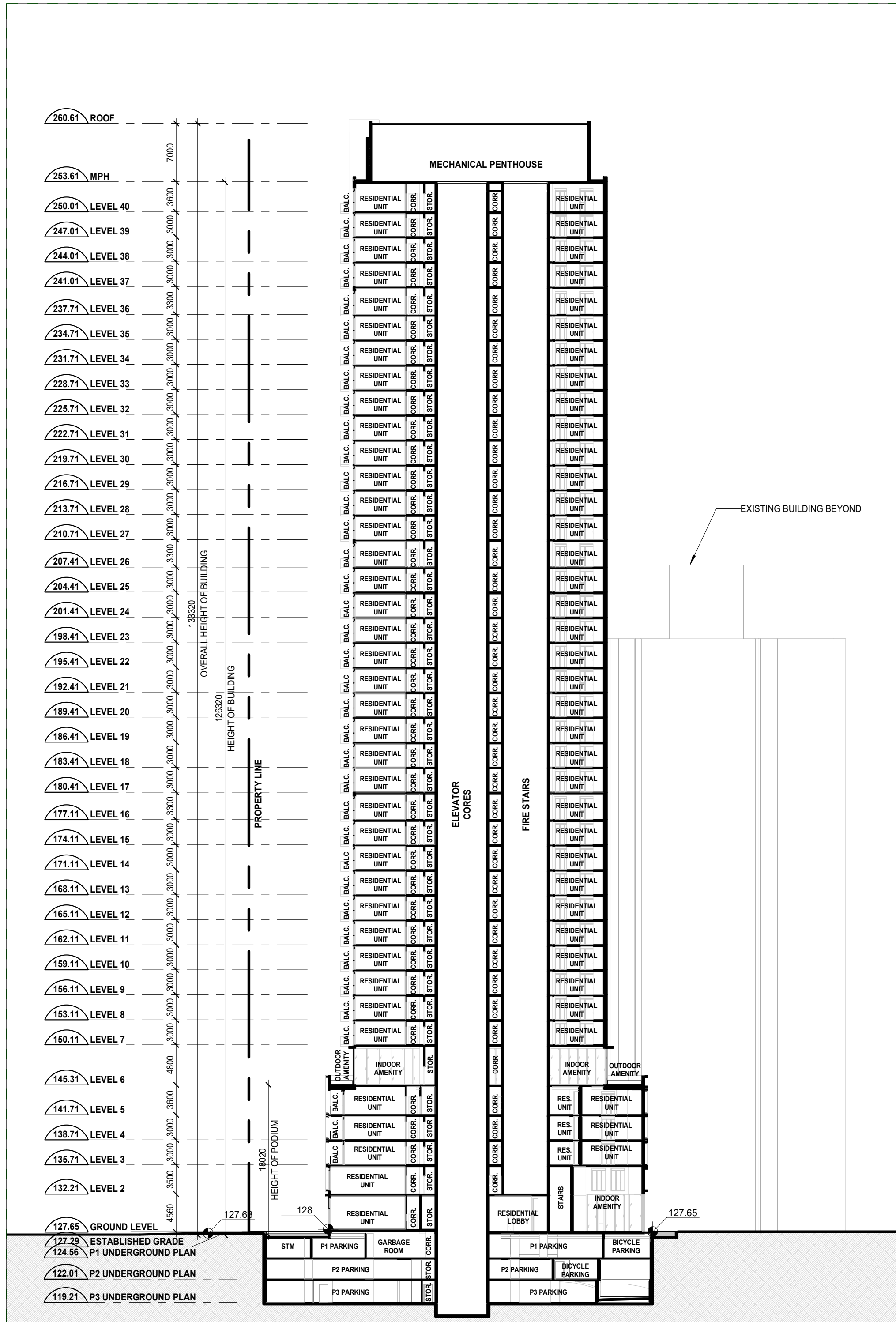
Toronto, Ontario
for
Davad Investments Inc.

23009 1 : 400 AS AB
PROJECT SCALE DRAWN REVIEWED

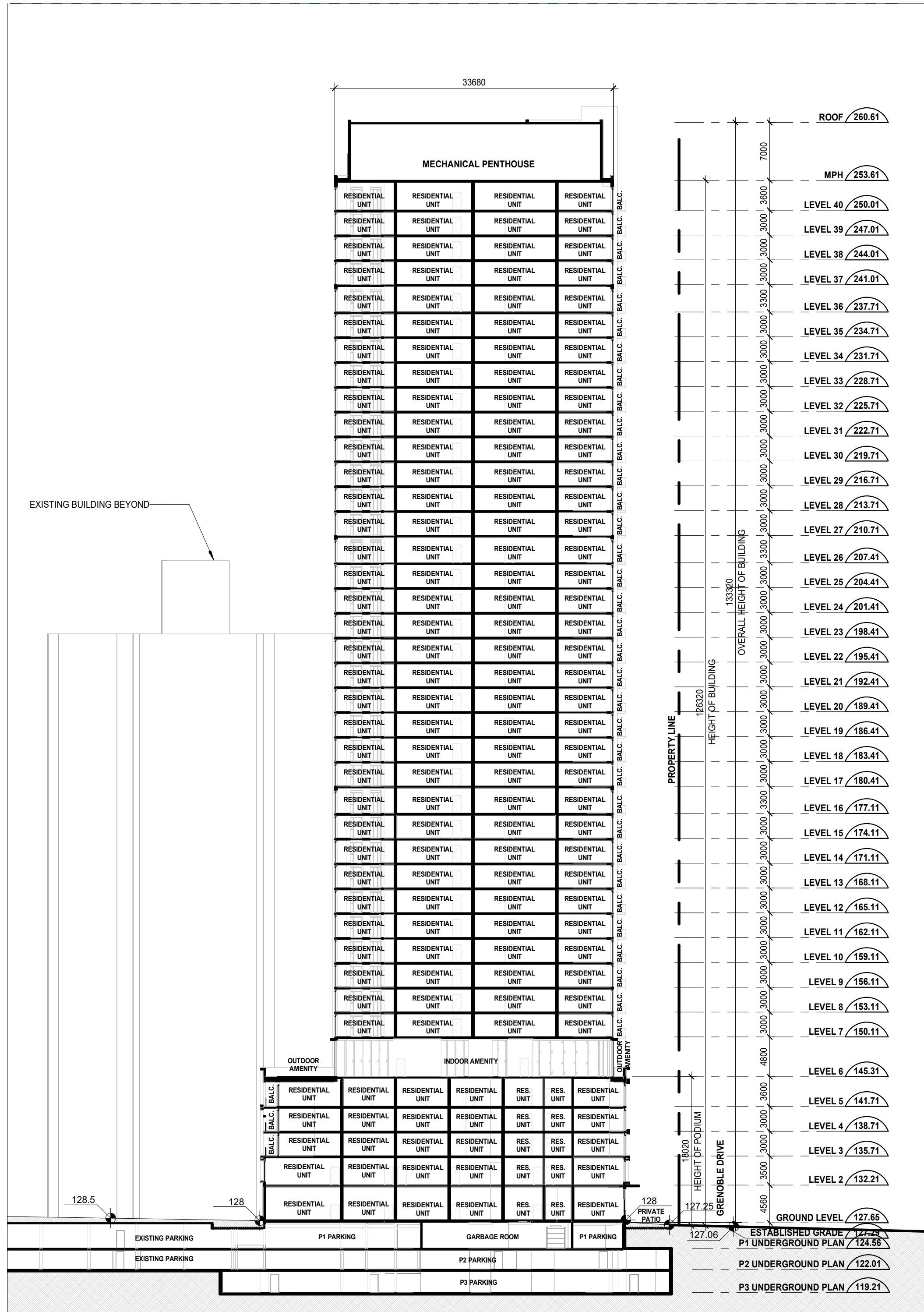
North & South Elevation

A402.S

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1 NORTH-SOUTH SECTION
A451.S



2 EAST-WEST SECTION
A451.S

Date	No.	Description
REVISION RECORD		

2025-10-14	Issued for ZBA Resubmission
2024-12-16	Issued for ZBA Submission
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Building Sections

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