



934 Balmoral  
Architectural Rezoning & Development Permit TRG Response  
Revisions List

September 8, 2025

<u>Sheet No.</u>	<u>Revisions</u>
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A0.01	<p>Drawing List</p> <ul style="list-style-type: none"><li>• New Sheets: A0.04 Site Coverage + Average Grade, A3.10-13 Heritage Elevations.</li></ul> <p>Area updates (see notes for FSR sheets).</p> <p>Site Coverage percentages updated (see notes for A0.04).</p> <p>Added building height breakdown by building.</p> <p>Revised Building heights per plan check comments</p> <ul style="list-style-type: none"><li>• Building heights taken to top of roof access structures,</li><li>• Residential building number of storeys revised to account for roof access structure,</li><li>• Building heights adjusted due to updated average grade calculations.</li></ul> <p>Building setbacks updated per plan check comments regarding location of front/side/rear yards.</p> <p>Sidyard setback at South PL revised to 3.76m</p> <p>Vehicular and Bike Parking requirements updated per plan check comments</p> <ul style="list-style-type: none"><li>• Zoning Uses updated for the Heritage Church and New Additions,</li><li>• Areas for calculations coordinated with updated FSR schedules,</li><li>• Outdoor seating space included for Restaurant Use,</li><li>• Accessible and Van Accessible requirements updated,</li><li>• Provided vehicular parking increased to 56 stalls, including 1 on-site car share.</li><li>• Provided bike parking increased to 165 Class 1 (long-term use), and 37 Class 2 (short-term use).</li></ul>
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- Off-site Residential loading noted (see A2.11).

A0.04	<p>New Sheet: Site Coverage + Average Grade</p> <ul style="list-style-type: none"><li>• Average keyplan illustrates all average grade references points (included existing and proposed at all points). Calculations revised to include all articulations and stairs around the building,</li><li>• Site Coverage diagram provided. Calculations updated to include all stairs and cantilevered portions of building.</li></ul>
A1.00-04	<p>Drawings updated to follow conventional demo plan formatting, and provide further clarity on heritage retention, restoration, and adaptive reuse.</p>
A1.10	<p>Setbacks revised (see notes A0.01).</p>
A1.11	<p>Setbacks to balconies provided . Balconies at south side yard have been revised so as to not encroach in SRW.</p>
A2.04	<p>Interior Planning at North Addition adjusted. Plan Legend Added.</p>
A2.05	<p>Interior Planning at North Addition adjusted. Exterior stair deleted at Northeast corner of North Addition. Spandrel Panels added at north facade of North Addition. Exterior finish unchanged. Plan Legend Added.</p>
A2.06	<p>Extensive Green Roof added at North Addition. Plan Legend Added.</p>
A2.07	<p>Extensive Green Roof added at North Addition. Plan Legend Added.</p>



- A2.10      Adjustments to parking layout include updated number and revised locations of Barrier Free Stalls, and increased count of regular stalls as a result. Addition of on-site Car-Share stall.  
Electric Vehicle Outlets shown for all Residential Parking stalls.  
Dimensions added for bicycle parking.
- A2.11      South wall of Level 01 Office Use and Commercial Use moved south to align with the residential facade above.  
Exiting from Stair A revised to exit directly to Central Mews.  
Elevator 3 configuration updated.  
Entry Gate configuration revised to allow more space between door and Fire Department Connection.  
Benches added at Live/Work entries  
Short Term bike aisle clearance annotated  
Sprinkler Standpipe added at Northwest corner of building.  
Interior Planning adjusted at Amenity.
- A2.13      Extent of Level 02 concrete balcony reduced to south elevation. All other Level 02 units have typical clip-on style balconies with coloured glass guardrails.  
Glass Canopy added above gate entry to courtyard.  
Door and sidelite added from Amenity Lounge to Stair A.
- A2.14      Amenity replaced with open to below to allow for double height amenity \ Spaces.
- A2.15      Door and sidelite added from Amenity Lounge to Stair A.
- A2.16      Amenity replaced with open to below to allow for double height amenity \ Spaces.
- A2.17      Door and sidelite added from Amenity Lounge to Stair A.
- A2.18      Access from Stair A added to roof.



Elevator overrun added.

- A3.00series    Building Heights dimensioned from updated average grades and to top of the uppermost element.  
Revisions to Entry Gate (see notes for A2.11)  
Access from Stair A added to roof.  
Elevator overrun added.  
Extent of Level 02 concrete balcony reduced to south elevation. All other Level 02 units have typical clip-on style balconies with coloured glass guardrails.
- A3.02            Revisions to cladding materiality and window patterning at Level 01 to Level 02.
- A3.03            Revisions to cladding material at Level 01 to Level 02.
- A3.04            Revisions to cladding material at Level 01 to Level 02.
- A3.05            Exterior stair deleted at Northeast corner of North Addition.
- A3.10series    New Sheets: Heritage Elevations
- Provide more information in response to Heritage comments. These sheets address the request for more information on the restoration, repair and adaptive reuse of the Heritage building, and provide more detail on how the new additions meet the historic building.
- A4.00series    Access from Stair A added to roof.  
Elevator overrun added.  
Extent of Level 02 concrete balcony reduced to south elevation. All other Level 02 units have typical clip-on style balconies with coloured glass guardrails.
- FSR              Metric Areas added in all cases

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Area updates due to the following updates:

- South wall of Level 01 Office Use and Commercial Use moved south to align with the residential facade above.
- Office Use reduced slightly by corridor from Stair A at Level 01 and Mezzanine Level.