

# SCRIVER COURT

5 Scrivener Square, and 4,8,10,10R Price Street, 1095-1107 Yonge Street  
Toronto, Canada

Zoning Amendment Proposal - June 2018



**DRAWING INDEX**

- G-000 COVER SHEET
- A-010 SITE PLAN
- A-101 PARKING LEVEL -4
- A-102 PARKING LEVEL -3
- A-103 PARKING LEVEL -2
- A-104 PARKING LEVEL -1
- A-105 GROUND FLOOR PLAN
- A-106 LEVEL 2 FLOOR PLAN
- A-107 LEVEL 3 FLOOR PLAN
- A-108 LEVEL 4 FLOOR PLAN
- A-109 LEVEL 5 FLOOR PLAN
- A-110 LEVEL 6 FLOOR PLAN
- A-111 LEVEL 7 FLOOR PLAN
- A-112 LEVEL 8 FLOOR PLAN
- A-113 LEVEL 9 FLOOR PLAN
- A-114 LEVEL 10 FLOOR PLAN
- A-115 LEVELS 11 - 18 FLOOR PLANS
- A-116 LEVEL 19 FLOOR PLAN
- A-117 LEVEL 20 FLOOR PLAN
- A-118 LEVEL 21 FLOOR PLAN
- A-119 MECHANICAL FENTHOUSE
- A-201 BUILDING ELEVATION - NORTH
- A-202 BUILDING ELEVATION - SOUTH
- A-203 BUILDING ELEVATION - WEST
- A-204 BUILDING ELEVATION - EAST
- A-301 BUILDING SECTION A-A
- A-302 BUILDING SECTION B-B
- A-303 BUILDING SECTION C-C



<b>CLIENT:</b> Diamond Corp. 22 St Clair Avenue East, Suite 1010 Toronto, Ontario M4T 2S3 Canada	<b>CLIENT:</b> Tricon Capital Group 1067 Yonge Street Toronto, Ontario M4W 2L2 Canada	<b>ARCHITECT:</b> Cobe APS Trangarsvej 6 1-436 Copenhagen K Denmark	<b>LOCAL ARCHITECT:</b> Grazzani + Corraza Architects Inc. 1320 Shawson Drive, Suite 120 Mississauga, Ontario L4W 1C3 Canada	<b>HERITAGE:</b> ERA Architects Inc. 10 St. Mary Street, Suite 8105 Toronto, Ontario M4Y 1P6 Canada
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REVISED	DATE
No.	DATE
01	Initial ZBA Application, May, 2017
02	Zoning Amendment Proposal, June 2018
03	Zoning Amendment Proposal, June 2018

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 1000 15th Street, NW  
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**GRANDIN + CORCORAN ARCHITECTS**  
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**SCRIVENER COURT**  
 TOWNHOUSE CONVERSION

OWNER: DENVER CITY  
 ARCHITECT: GRANDIN + CORCORAN ARCHITECTS  
 CONTRACTOR: DENVER CITY

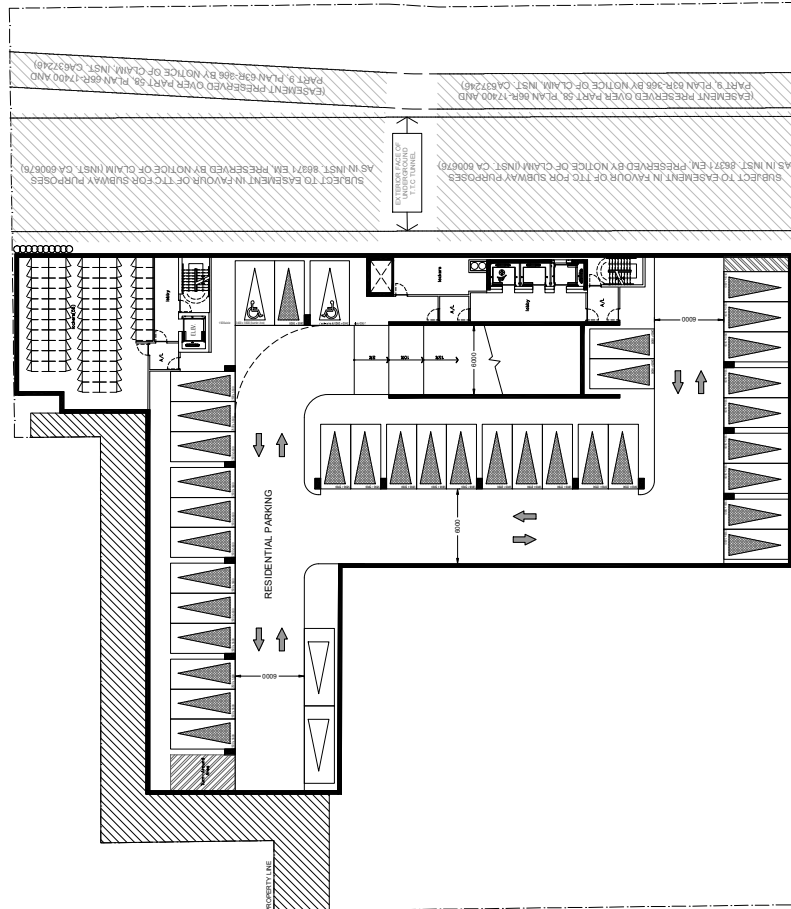
**OPVA ZBA PROPOSAL**  
 SCALE: 1/8" = 1'-0"

OWNER: DENVER CITY  
 ARCHITECT: GRANDIN + CORCORAN ARCHITECTS  
 CONTRACTOR: DENVER CITY

**FLOOR PLANS**

**LEVEL -4 PARKING**

Owner/By	Grandin + Corcoran
Architect	Grandin + Corcoran
Contractor	Denver City
Scale	1/8" = 1'-0"
Drawing Number	A101



REVISIONS

No.	DATE
01	Initial ZBA Application, May, 2017
02	Zoning Amendment Proposal, June 2018
03	Zoning Amendment Proposal, June 2018

DATE

Initial ZBA Application, May, 2017

Zoning Amendment Proposal, June 2018

Zoning Amendment Proposal, June 2018

APPRISED

LOCAL PARTNER



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SCRIVENER COURT

REVISIONS (CONTINUED)



CLIENT



RECORDED OWNER GROUP

DANFORD GROUP

OWNER

OPA / ZBA PROPOSAL

Sheet 03A

FLOOR PLANS

LEVEL -3 PARKING

Drawn by

MTL

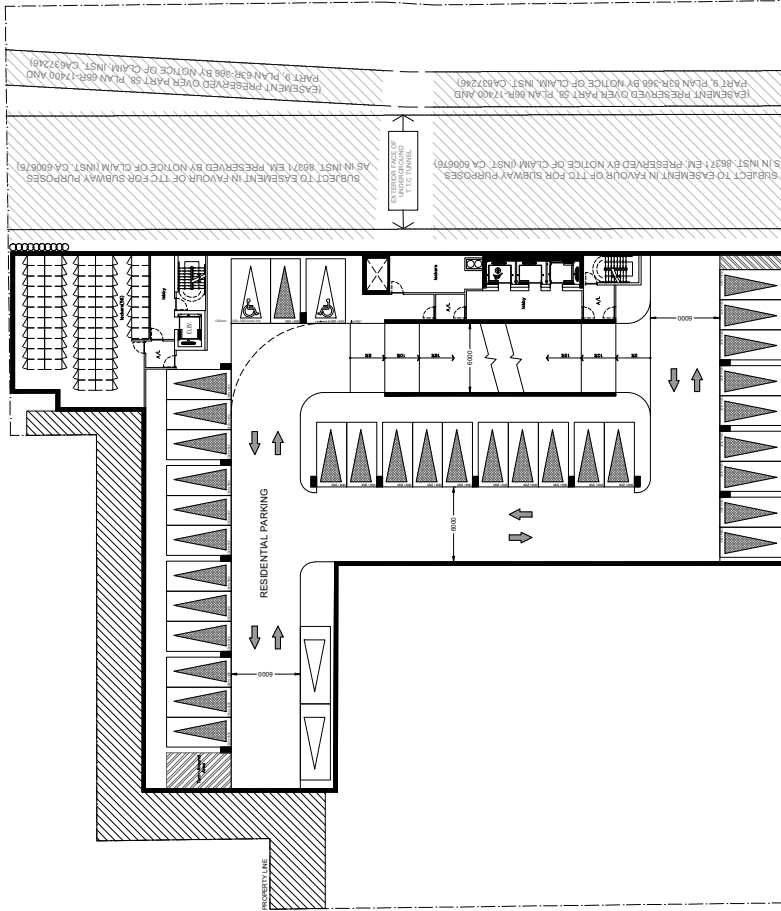
Checked by

MTL

Scale

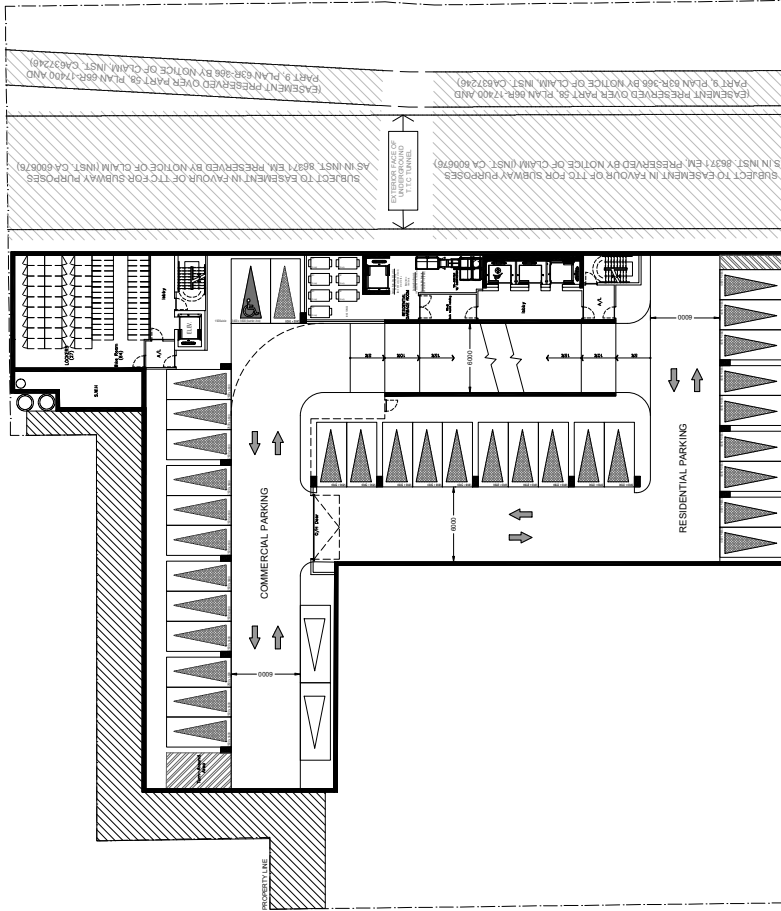
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Drawing Number





**REVISIONS**  
 No. DATE  
 01 Initial ZBA Application, May, 2017  
 02 Zoning Amendment Proposal, June 2018  
 03 Zoning Amendment Proposal, June 2018



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Date: 06/15/2018

**SCRIVENER COURT**  
 FLOOR PLANS

SHEET NO. 101

NORTH

CLIENT: TINSION  
 ARCHITECT: GRANDIN + CORCORAN

**OPA / ZBA PROPOSAL**  
 SHEET NO. 101

**FLOOR PLANS**  
**LEVEL -2 PARKING**

DRAWN BY: MTL  
 CHECKED BY: JZ  
 DATE: 6/15/2018

SCALE: 1/2"=1'-0"  
 DRAWING NUMBER: A103

**REVISED**  
**No.** 01  
**DATE** 19th/12th Application, May, 2017  
**02** Zoning Amendment Proposal, June 2018  
**03** Zoning Amendment Proposal, June 2018

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Date: 19th/12th, 2018

**SCRIVENER COURT**  
 (LEVEL -1 PARKING)

NORTH

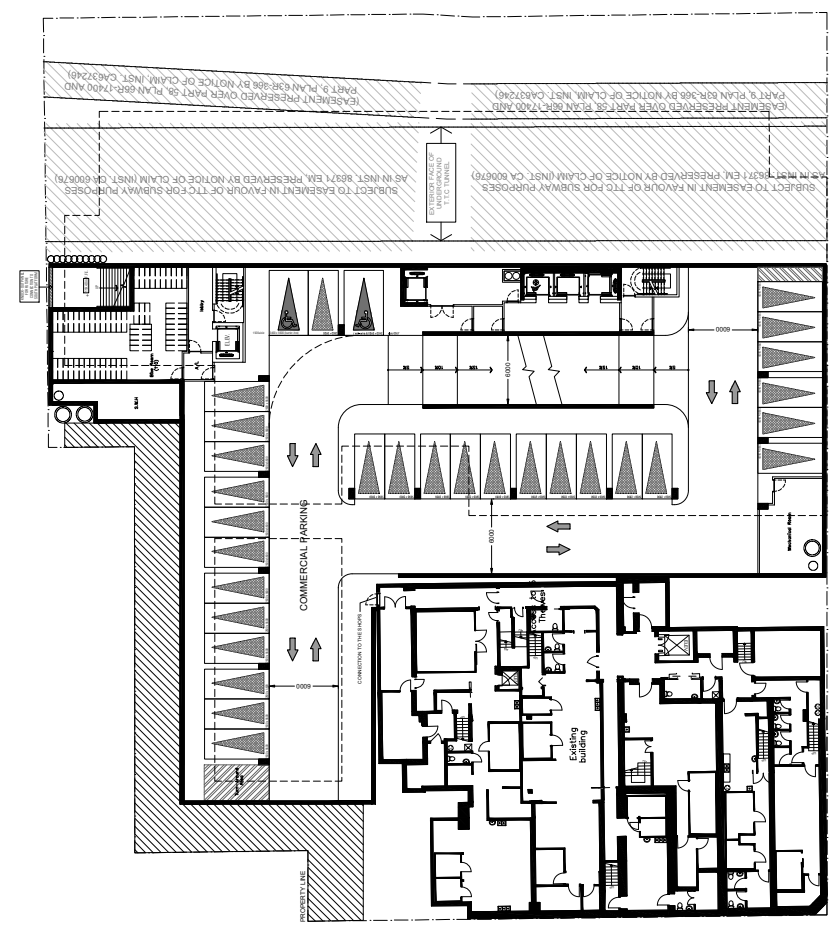
**CLIENT**  
 TRENDS  
 TRENDS CONSULTING GROUP

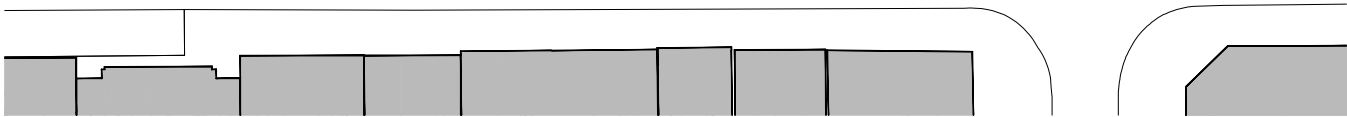
**DESIGNER**  
 OPVA ZBA PROPOSAL

**FLOOR PLANS**  
**LEVEL -1 PARKING**

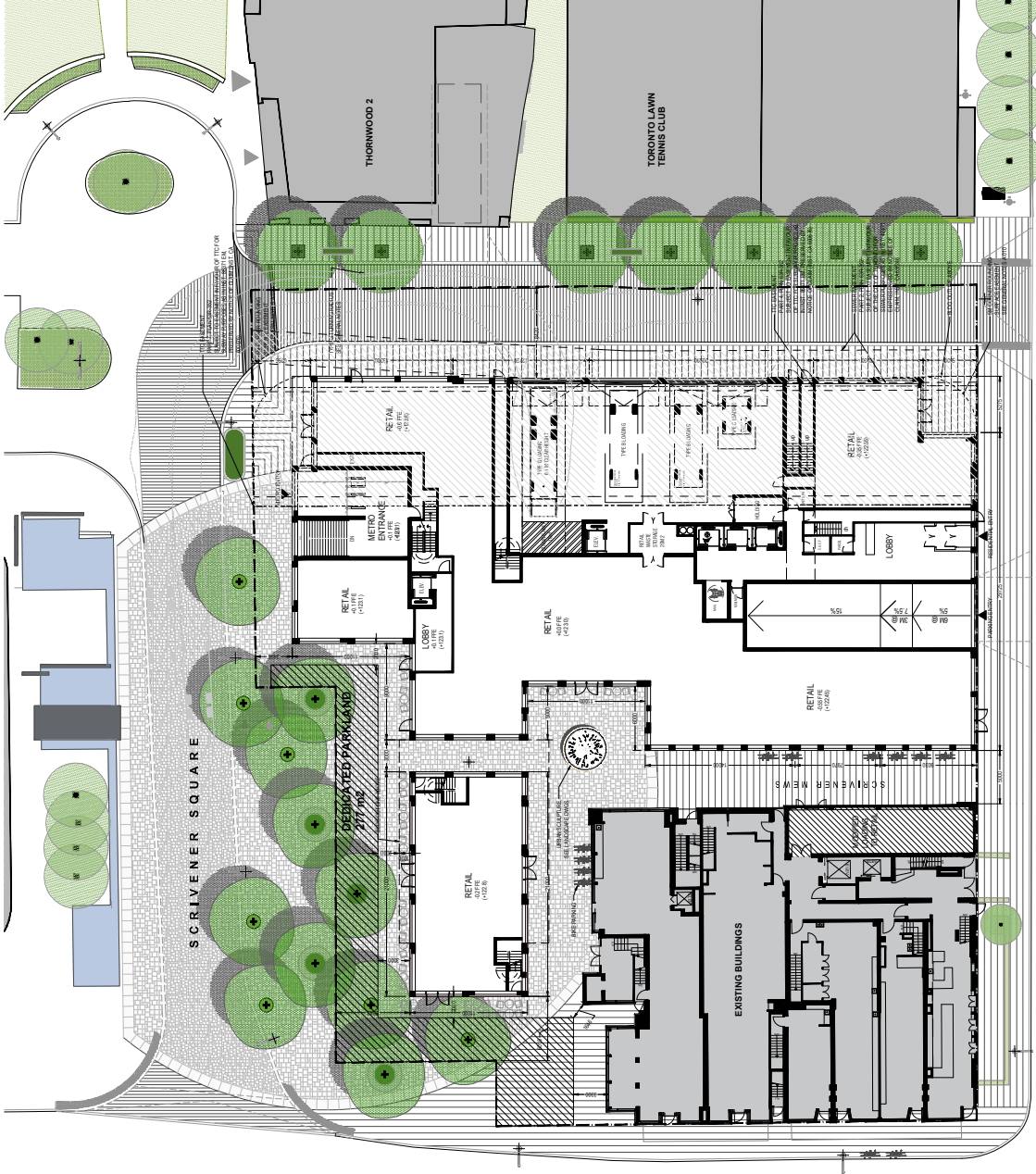
**DATE** 12/19/18  
**SCALE** 1:200  
**DRAWN BY**

**A104**

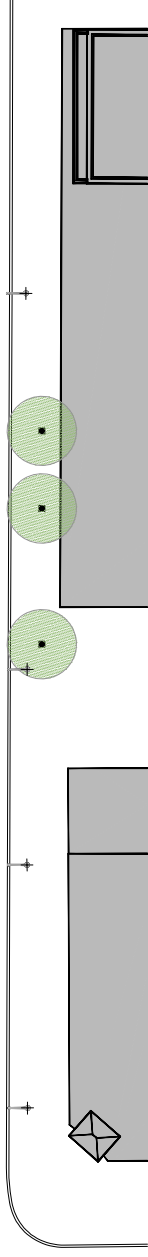




YONGE STREET



PRICE STREET



A105

NO.	DATE
01	Initial ZBA application, May, 2017
02	Zoning Amendment Proposal, June 2018
03	Zoning Amendment Proposal, June 2018

**COBE**  
 ARCHITECTS  
 100 UNIVERSITY AVENUE, SUITE 100  
 TORONTO, ONTARIO M5G 1C9  
 TEL: 416-593-9000  
 WWW.COBEARCHITECTS.COM

NOTE: THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS MADE THE NECESSARY ADJUSTMENTS TO THE DESIGN TO ACCOMMODATE THE EXISTING CONDITIONS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS MADE THE NECESSARY ADJUSTMENTS TO THE DESIGN TO ACCOMMODATE THE EXISTING CONDITIONS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS MADE THE NECESSARY ADJUSTMENTS TO THE DESIGN TO ACCOMMODATE THE EXISTING CONDITIONS.

SCRIVENER COURT  
 TORONTO, ONTARIO

CLIENT  
 TORONTO DIVERSITY GROUP  
 TORONTO DIVERSITY GROUP

DATE  
 JUNE 2018

FLOOR PLANS  
 LEVEL 1

Drawn by:	CHK
Checked by:	CHK
Scale:	1:200
Date:	2018.06.01

REVISED	NO.	DATE
	01	Initial ZBA Application, May, 2017
	02	Zoning Amendment Proposal, June 2018
	03	Zoning Amendment Proposal, June 2018

**ARCHITECT**  
**COBE**  
LARRY PATRICK

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Plot dated: July 15, 2018

**OWNER**  
**SCRIVENER COURT**  
1000 SCRIVENER COURT  
NEW YORK, NY 10019

**CLIENT**  
TRINISCO

**DESIGNED BY**  
TRINISCO GROUP

**DESIGNED FOR**  
TRINISCO GROUP

**DATE**  
07/15/2018

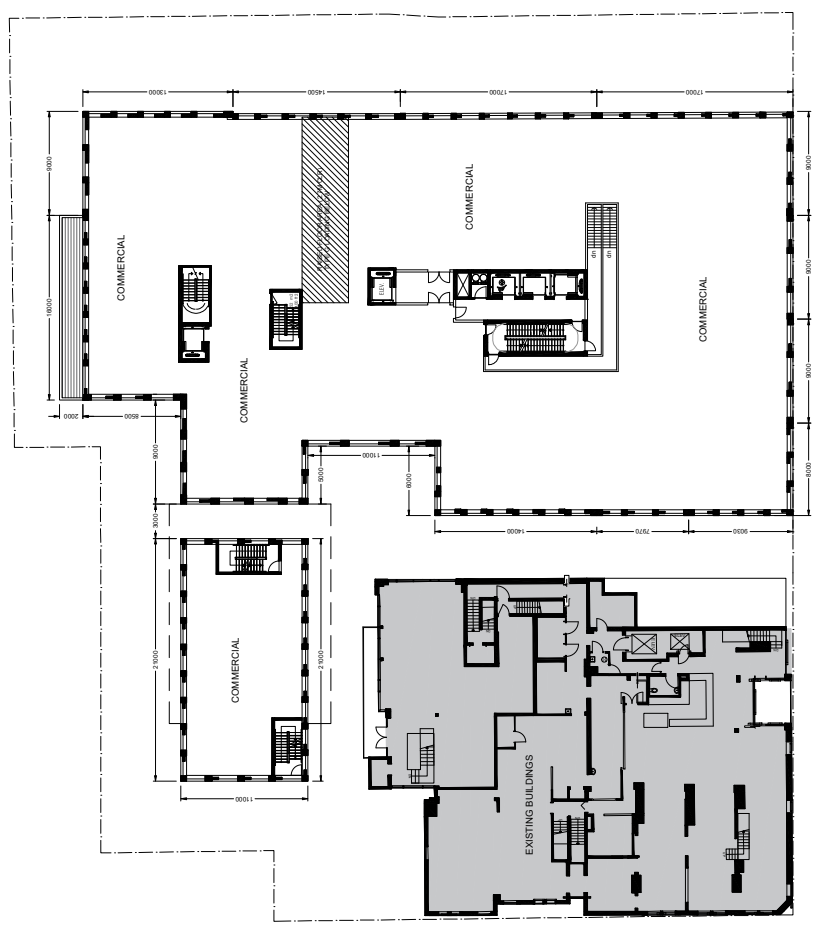
**SCALE**  
AS SHOWN

**PROJECT**  
SCRIVENER COURT

**DATE**  
07/15/2018

NO.	DATE	DESCRIPTION
01	07/15/2018	Initial ZBA Application
02	06/15/2018	Zoning Amendment Proposal
03	06/15/2018	Zoning Amendment Proposal

**PROJECT NO.**  
A106



PROPOSED BUILDING 2,288 sq ft

**REVISIONS**  
 No. DATE  
 01 Initial ZBA Application, May, 2017  
 02 Zoning Amendment Proposal, June 2018  
 03 Zoning Amendment Proposal, June 2018

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 E: cobe@cobeco.com

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Date: 06/14/2018

**SCRIVENER COURT**  
 FLOOR PLANS

SHEET  
 ARCHITECT  
 ARCHITECTURAL GROUP

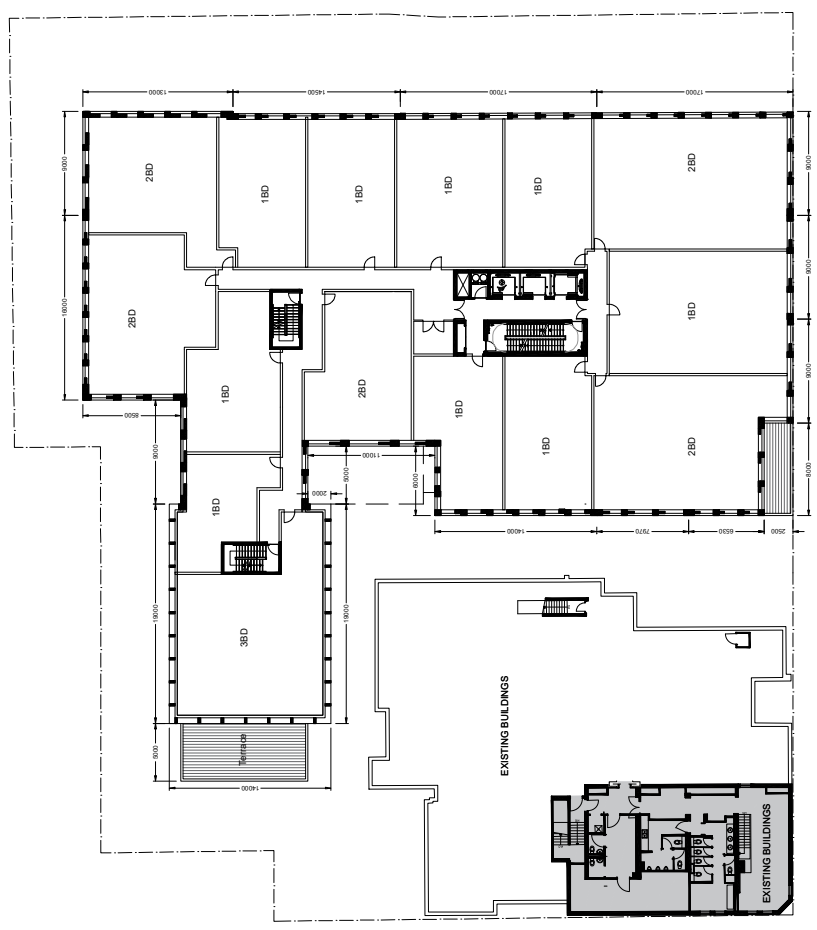
PROJECT  
 GRANDVIEW CONDOZ

DRAWING NUMBER  
 15000

DATE  
 06/14/2018

SCALE  
 1/8" = 1'-0"

DRAWING NUMBER  
 A107



PROPOSED BUILDING 2,225 sq ft



REVISIONS  
 No. DATE  
 01 Initial ZBA Application, May, 2017  
 02 Zoning Amendment Proposal, June 2018  
 03 Zoning Amendment Proposal, June 2018

APPLICANT  
 [Redacted]



GRANT & COOK ARCHITECTS  
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**SCRIVENER COURT**  
 1234567890

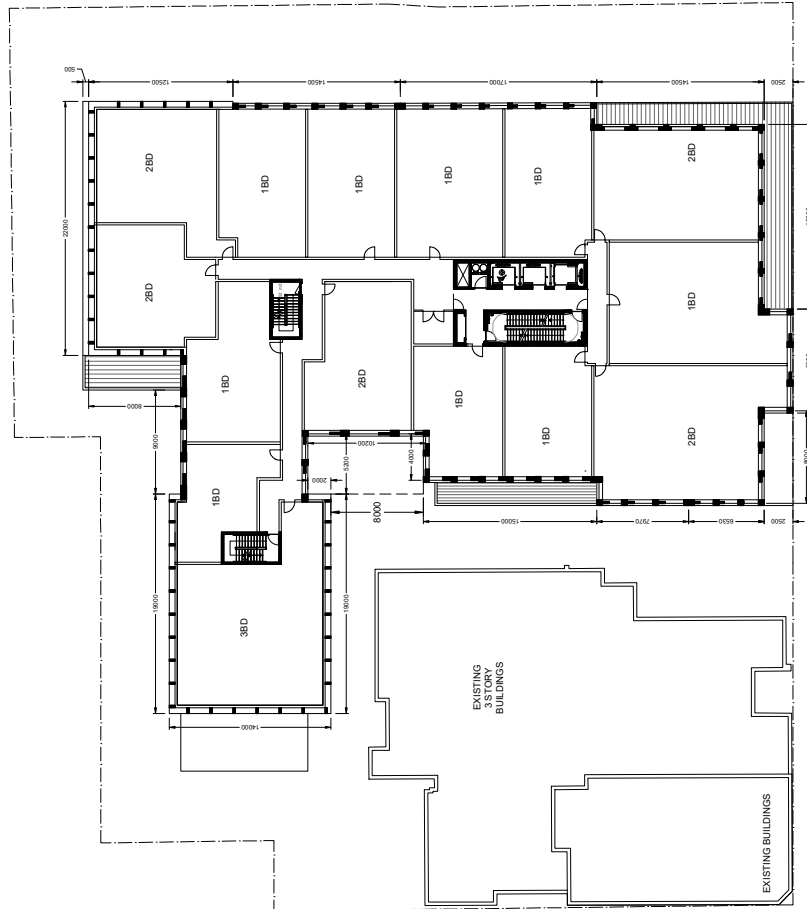


Client: [Redacted]  
 RECOMMENDED ORIENT GROUP: [Redacted]

Project: [Redacted]  
 Date: 06/15/2018


**FLOOR PLANS**  
**LEVEL 4**

Drawn by: [Redacted]  
 Title: [Redacted]  
 Date: 06/15/2018  
 Scale: 1/2"=1'-0"  
 Drawing Number: [Redacted]



PROPOSED BUILDING 2,087 SF

**REVISIONS**  
 No. DATE  
 01 Initial ZBA Application, May, 2017  
 02 Zoning Amendment Proposal, June 2018  
 03 Zoning Amendment Proposal, June 2018

ARCHITECT  
 URBAN PARTNERS  
  
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 Denver, CO 80202  
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 E: denver@urbanpartners.com

CODE A-10  
 URBAN CORE DISTRICT  
 DENVER, CO  
 URBAN CORE DISTRICT  
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DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES  
 DATE: 06/15/2018

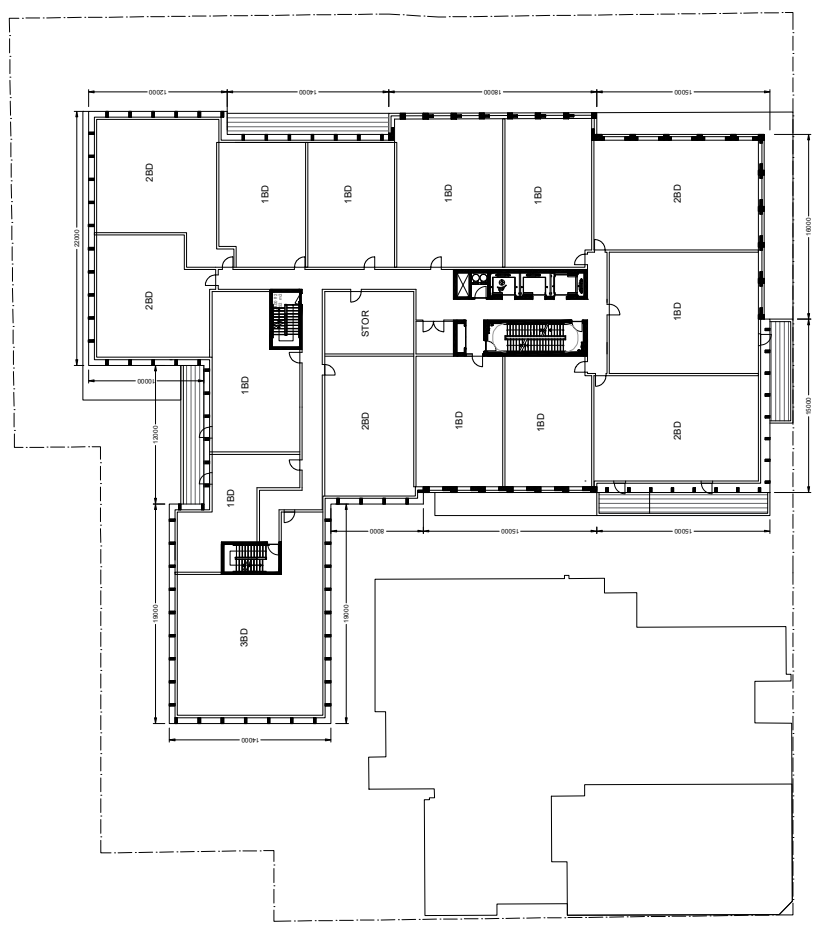
**SCRIVENER COURT**  
 1000 BROADWAY, SUITE 100  
 DENVER, CO 80202

CLIENT: DENVER CITY & COUNTY  
 PROJECT: DENVER CITY & COUNTY

DRAWING NO.: 001-ZBA-PROPOSAL  
 SHEET NO.: 5

**FLOOR PLANS**  
**LEVEL 5**

DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES  
 DATE: 06/15/2018  
 SCALE: 1/8"=1'-0"  
 DRAWING NUMBER:



PROPOSED BUILDING 2,000 sq ft

**REVISIONS**

No.	DATE	DESCRIPTION
01	Initial ZBA Application, May, 2017	
02	Zone Amendment Proposal, June 2018	
03	Zone Amendment Proposal, June 2018	

**ARCHITECT**  
**COBE**

LEWIS FARRIS



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Denver, CO 80202  
E: grandin@grandincorcoran.com

**DATE**  
June 14, 2018

**SCRIVENER COURT**

LEVEL 6



**CLIENT**

TRINSON  
TRINSON GROUP

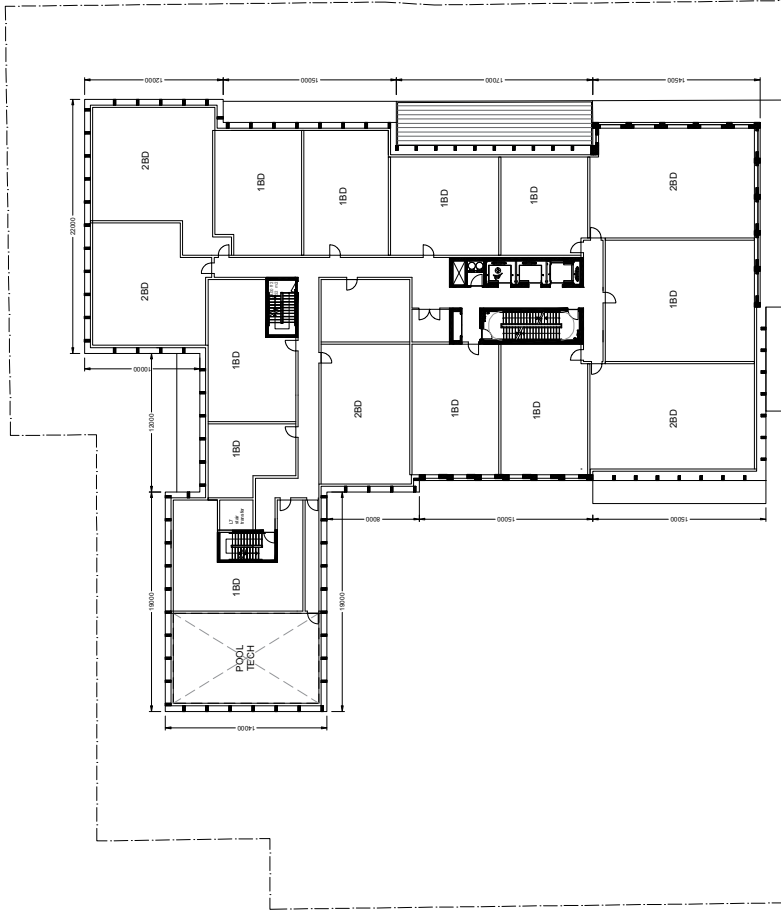
**DATE**

07/17/2018

**FLOOR PLANS**

**LEVEL 6**

Scale	1:200
Drawn by	ML
Checked by	ML
Date	7/2/2018
Sheet	1-06
Project	SCRIVENER COURT



PROPOSED BUILDING 1,917 sq ft

REVISION	DATE
No.	DATE
01	Initial ZBA Application, May, 2017
02	Zoning Amendment Proposal, June 2018
03	Zoning Amendment Proposal, June 2018

ARCHITECT



LEIGH PATRICK

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E: cobe@cobestudio.com

Note: All areas are in square meters unless otherwise indicated.  
Dimensions are given in millimeters unless otherwise indicated.  
Dimensions are given in millimeters unless otherwise indicated.  
This drawing is to be used for construction purposes only.  
Not valid for any other purpose.

**SCRIVENER COURT**

FURNITURE LAYOUT



Client



TRENCO REALTY GROUP



DANKOFF GROUP

Project

OPVA ZBA PROPOSAL

Sheet No.

FLOOR PLANS

LEVEL 7

Drawn by

MTL

Checked by

MTL

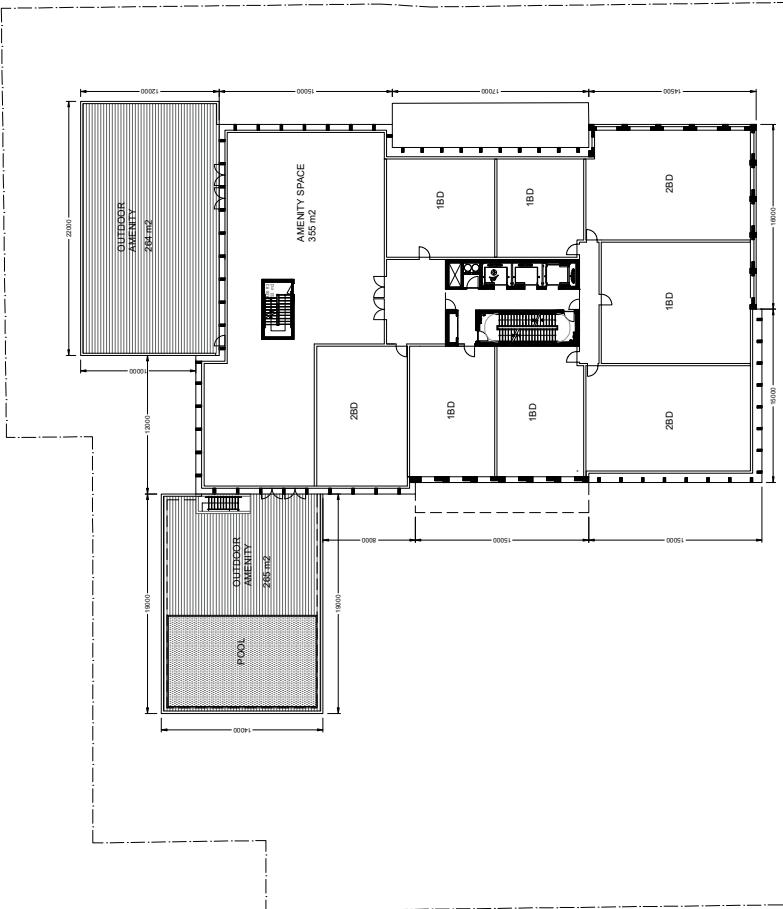
Date

22.03.18

Scale

1:200

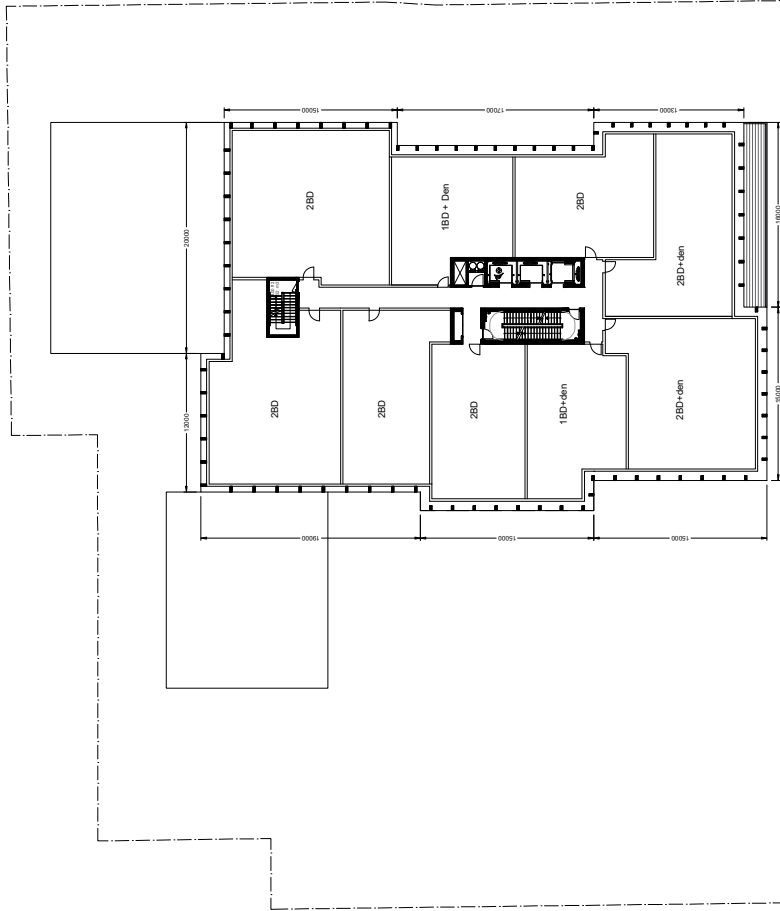
Drawing Number



PROPOSED BUILDING 1,384 m²

REVISIONS

No.	DATE
01	Initial ZBA Application, May, 2017
02	Zoning Amendment Proposal, June 2018
03	Zoning Amendment Proposal, June 2018



PROPOSED BUILDING 1,350 m<sup>2</sup>

ARCHITECT  
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LIONEL PATRICE

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2. All dimensions are in millimeters unless otherwise indicated on the drawing.  
3. This drawing is to be used for construction in proposed circumstances only.  
4. See also drawings 1-7, 9-11, 13-15.

DATE: 2018.04.15  
**SCRIVENER COURT**  
LEVEL 8 (PROPOSED)



CLIENT  
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Canada  
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E: info@cobestudio.com

PROJECT  
**OPA / ZBA PROPOSAL**  
1820 Brimley Drive

**FLOOR PLANS**  
**LEVEL 8**

Drawn by	Checked by
WTL	WTL
Date	Date
22.03.18	22.03.18
Scale	Scale
1:200	1:200
Drawing number	

**A112**





REVISIONS

No.	DATE	DESCRIPTION
01	Initial ZBA Application, May, 2017	
02	Zone Amendment Proposal, June 2018	
03	Zone Amendment Proposal, June 2018	

ARCHITECT

**COBE**

LEUNG ARCHITECTS



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SCRIVENER COURT

FLOOR PLANS



CLIENT

**TRINSON**  
 TECHNOLOGICAL GROUP  
 DANMARK GROUP

DESIGNER

**OPA / ZBA PROPOSAL**  
 Stage 02A

FLOOR PLANS

LEVEL 10

DATE

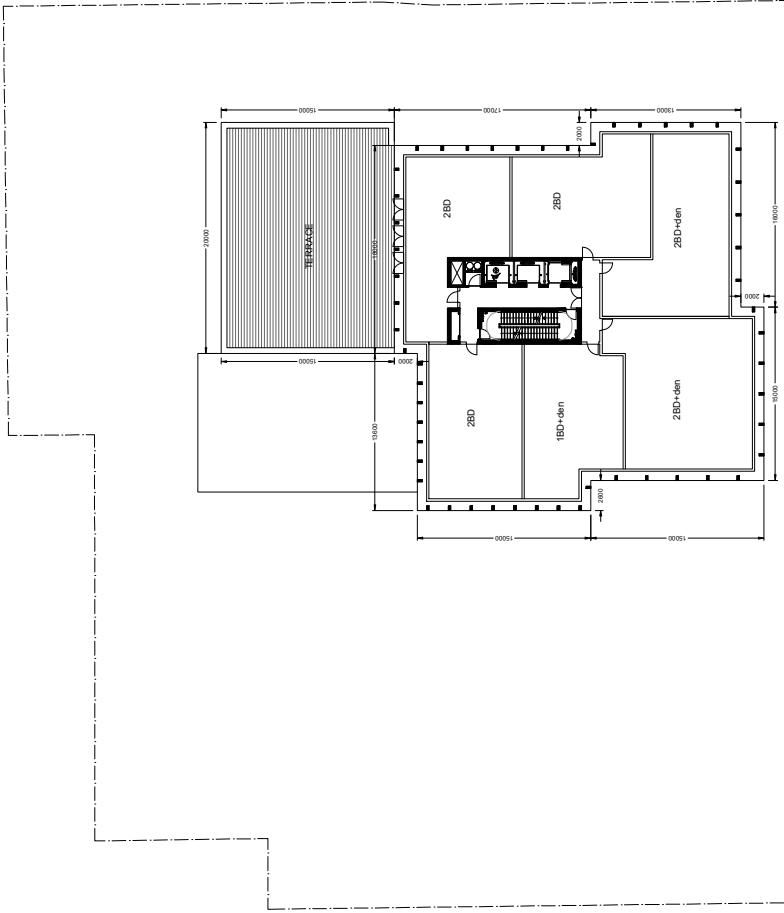
22.03.18

SCALE

1:200

DRAWING NUMBER

**A114**



PROPOSED BUILDING 641 m<sup>2</sup>





No. 01  
 Date 05/20/2017  
 Project Name  
 Drawing Title

DATE: 05/20/2017  
 No.: 01  
 Project Name: [Blank]  
 Drawing Title: [Blank]

ARCHITECT  
**COBE**  
 CONSULTANTS

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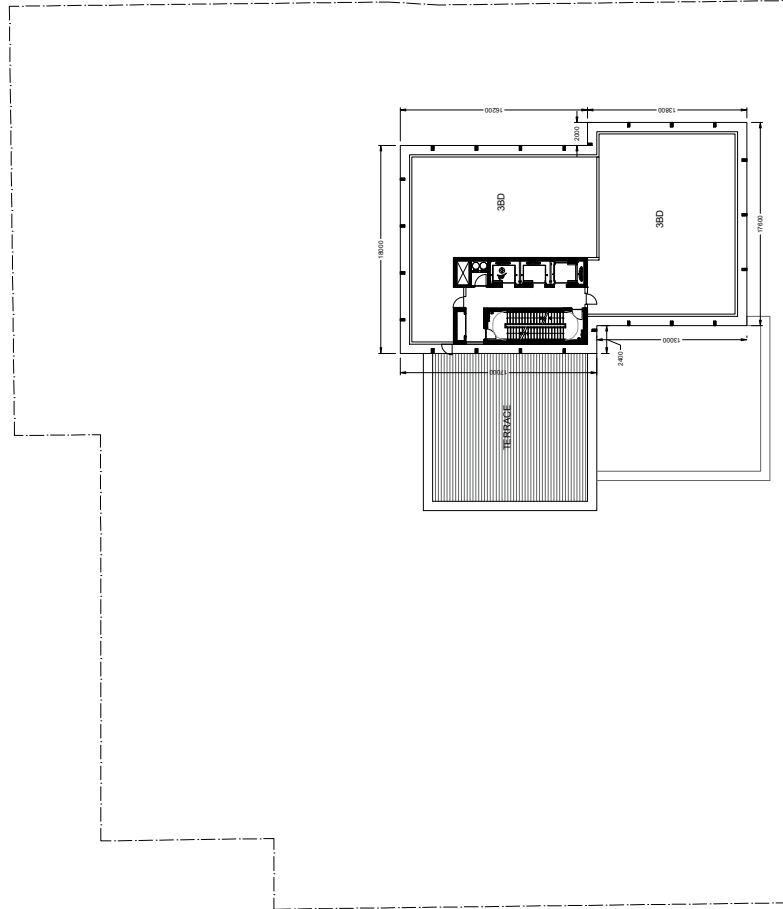
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SCRIVER COURT  
 FLOOR PLANS



ARCHITECT  
**GRANDIN + CORCORAN ARCHITECTS**  
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 Phone: (212) 691-1000  
 E: grandin@grandinarch.com

PROPOSED BUILDING 449 sq ft

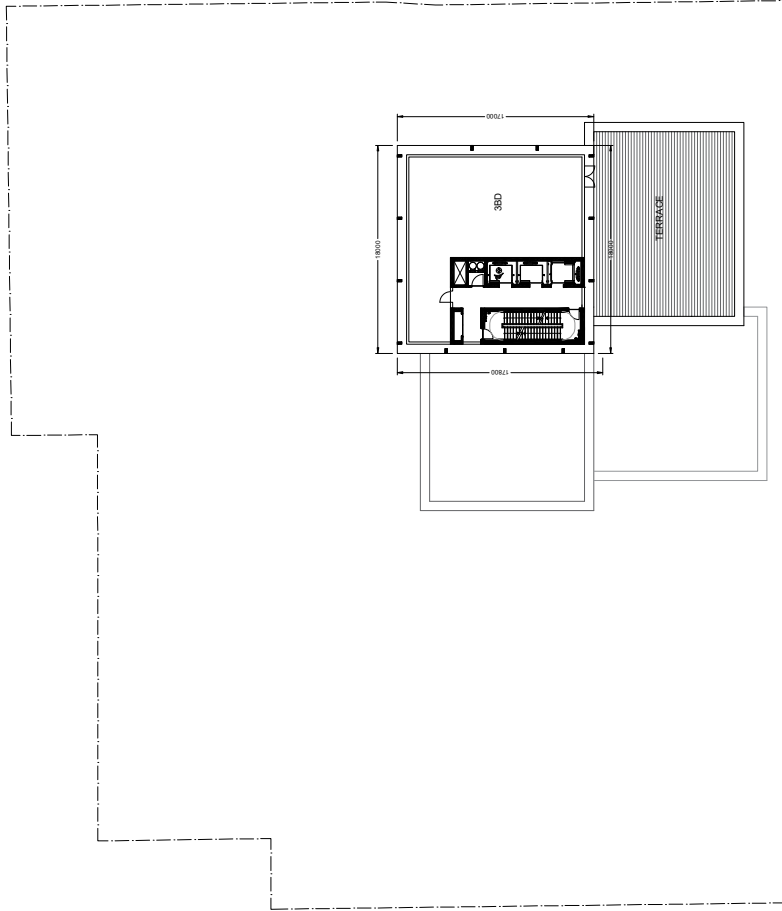


PROPOSED BUILDING 449 sq ft



REVISIONS

No.	DATE
01	Initial ZBA Application, May, 2017
02	Zoning Amendment Proposal, June 2018
03	Zoning Amendment Proposal, June 2018



PROPOSED BUILDING 252 m<sup>2</sup>

ARCHITECT

**COBE**

LEIGH PATRICK



**OWNER**  
**GRANDIN + CORCORAN ARCHITECTS**  
 1233 Broadway Drive, Suite 100  
 Denver, Colorado 80202  
 Phone: 303.733.1234  
 E: grandin@grandincorcoran.com

**DATE**  
 06/14/2018

**SCRIVENER COURT**

FLOOR PLANS



CLIENT

**TRINISON**  
 TECHNOLOGICAL GROUP  
 DENVER, CO

PROJECT

OPVA ZBA PROPOSAL

Sheet 01A

**FLOOR PLANS**

**LEVEL 21**

Drawn by

MTL

Checked by

MR

Date

2.2.2018

Scale

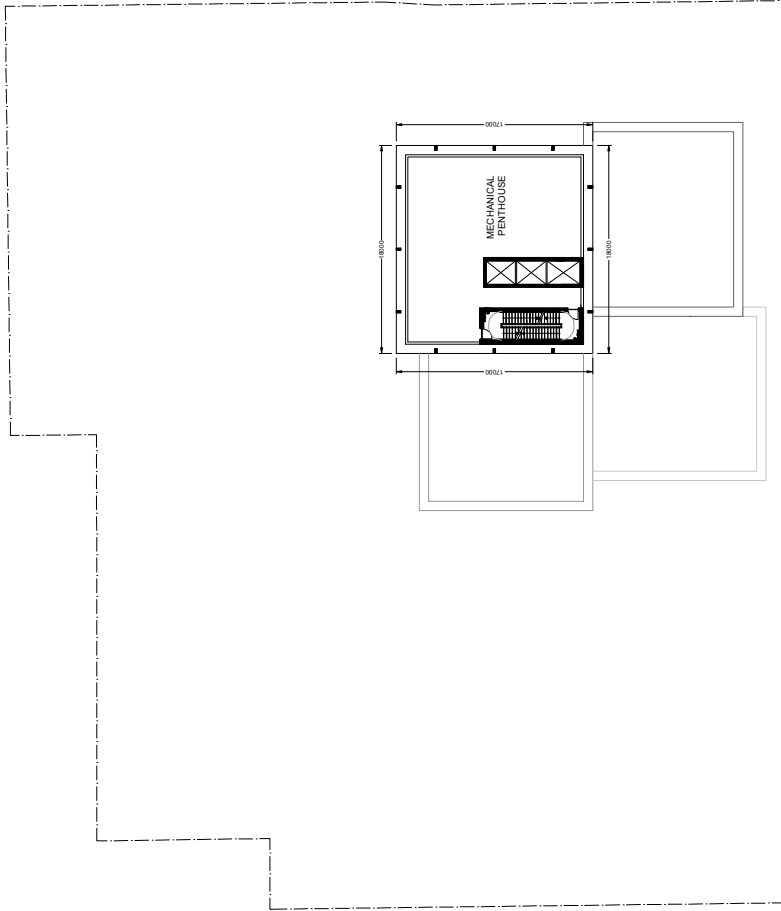
1:200

Drawing number

**A118**

REVISIONS

No.	DATE	DESCRIPTION
01	Initial ZBA Application, May, 2017	
02		Zoning Amendment Proposal, Mar 2018
03		Zoning Amendment Proposal, Jan 2018



PROPOSED BUILDING 252 m<sup>2</sup>

NOTES

1. All dimensions are in millimeters unless otherwise specified.

APPENDIX

COBE

UNIT ARCHITECT



GRANDIN + CORREIA ARCHITECTS  
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SCRIVENER COURT

MECHANICAL PENTHOUSE



CLIENT

TRINISCON  
TRINISCON GROUP

DATE

07/17/2018

FLOOR PLANS

MECHANICAL PENTHOUSE

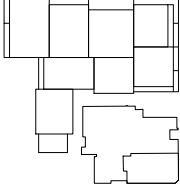
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Sheet No. 1-2000

Drawing Number

A119

REVISED	NO.	DATE
	01	Initial ZBA Application, May, 2017
	02	Zoning Amendment Proposal, Mar 2018
	03	Zoning Amendment Proposal, June 2018



**FINISH SCHEDULE**

- Brick
- Limestone
- White stone
- Glass balustrade

**APPRAISAL**

**COBE**

GROUP OF CONSULTANTS

**COBE AGS**  
 1200 Dundas Street West, Suite 100  
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**SCRIVENER COURT**

25 SCRIVENER SQ

**CLIENT**

TECHNOLOGICAL GROUP  
 CHANCO GROUP

**DESIGNER**

OPVA ZBA APPLICATION

**DATE**

7.2.2018

**SCALE**

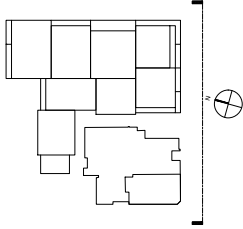
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**NORTH ELEVATION**

25 SCRIVENER SQ  
 EXISTING CONDOMINIUMS  
 (NOT APPLICATION)

REVISION	NO.	DATE
	01	Initial ZBA Application, May 2017
	02	Zoning Amendment Proposal, Mar 2018
	03	Zoning Amendment Proposal, June 2018



**ARCHITECT**  
**COBE**  
GROUP INC.

**CLIENT**  
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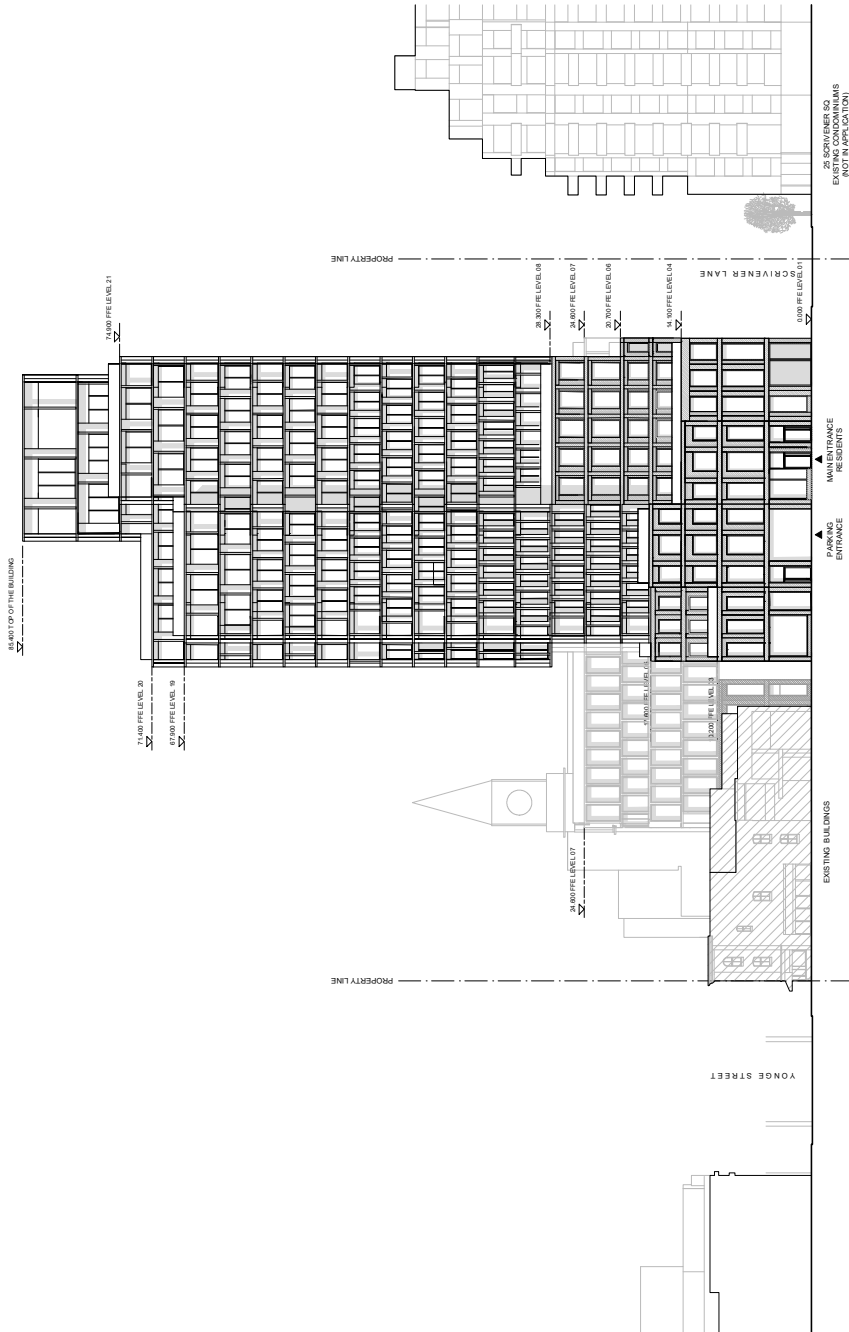
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**SCRIVENER COURT**  
TOWN OF GUELPH

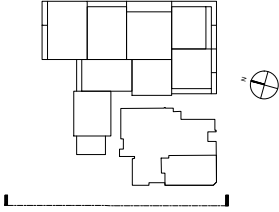
**CLIENT**  
TOWN OF GUELPH  
TECHNOLOGICAL GROUP  
DUNDAS CORP

**PROJECT**  
OP/1 ZBA APPLICATION  
**SOUTH ELEVATION**  
PRICE STREET

Drawn by	Checked by
MM	MM
Date	Date
7.2.2018	7.2.2018
Scale	Drawn by
1:250	1250



REVISION	NO.	DATE
	01	Initial ZBA Application, May, 2017
	02	Zoning Amendment Proposal, Mar 2018
	03	Zoning Amendment Proposal, June 2018



**ARCHITECT**  
**COBE**  
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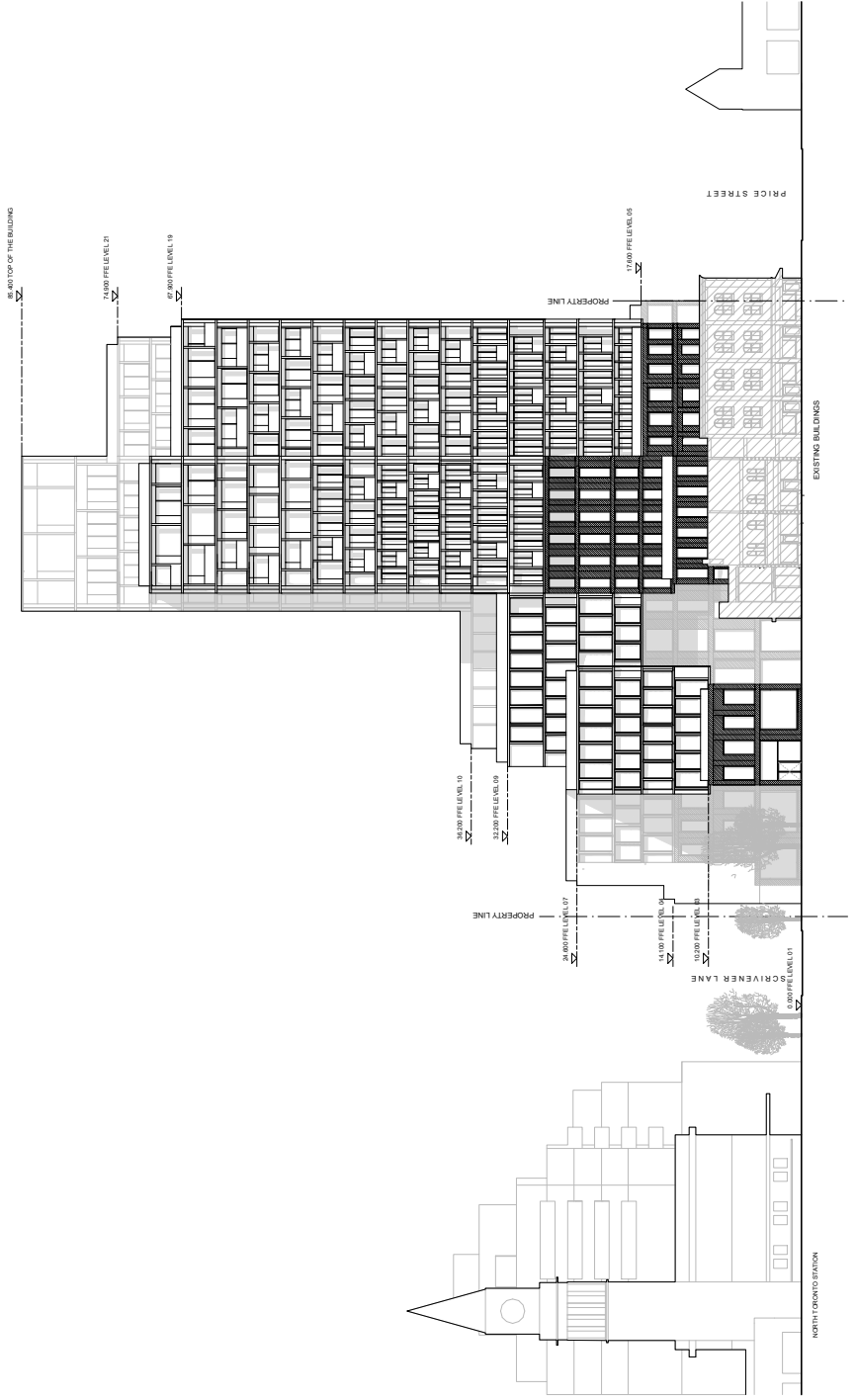
**CLIENT**  
**SCRIVENER COURT**  
REDEVELOPMENT GROUP

**DATE**  
2018.06.15

**PROJECT**  
REDEVELOPMENT GROUP  
DUNDAS CORP

NO.	DATE	DESCRIPTION
01	2017.05.15	Initial ZBA Application
02	2018.03.15	Zoning Amendment Proposal
03	2018.06.15	Zoning Amendment Proposal

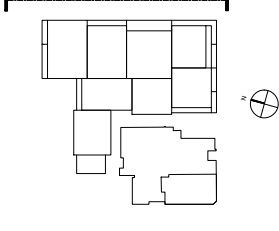
**A203**



**WEST ELEVATION**



REVISION	NO.	DATE
	01	Initial ZBA Application, May, 2017
	02	Zoning Amendment Proposal, Mar 2018
	03	Zoning Amendment Proposal, June 2018



- FINISH MATERIALS**
- Brick
  - Limestone
  - White subway
  - Glass

**APPROVAL**

**COBE**

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**ARCHITECT**

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**OWNER**

**SCRIVENER COURT**

11500 E. Hampden Avenue, Suite 100  
 Denver, Colorado 80231

**DATE**

7.2.2018

**PROJECT**

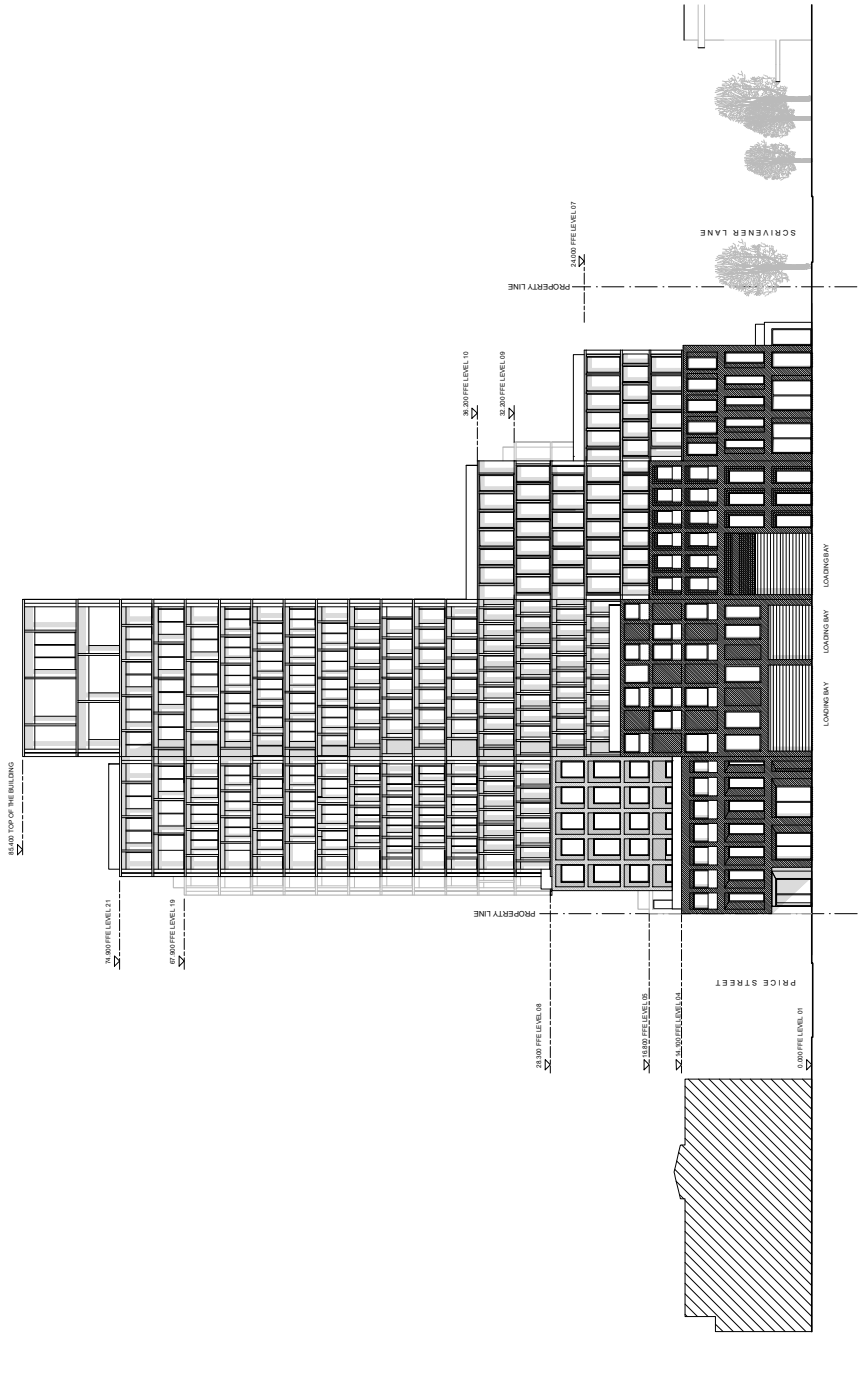
OPF / ZBA APPLICATION

**EAST ELEVATION**

**SCRIVENER LANE**

**SCALE**

1:250



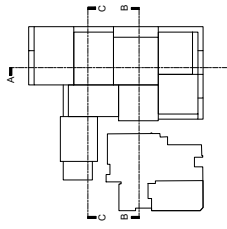
**EAST ELEVATION**


**A204**






**REVISIONS**  
 No.      DATE  
 01      Initial ZBA Application, May, 2017  
 02      Zoning Amendment Proposal, Mar. 2018  
 03      Zoning Amendment Proposal, June 2018



**ARCHITECT**  
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 1000 Massachusetts Avenue  
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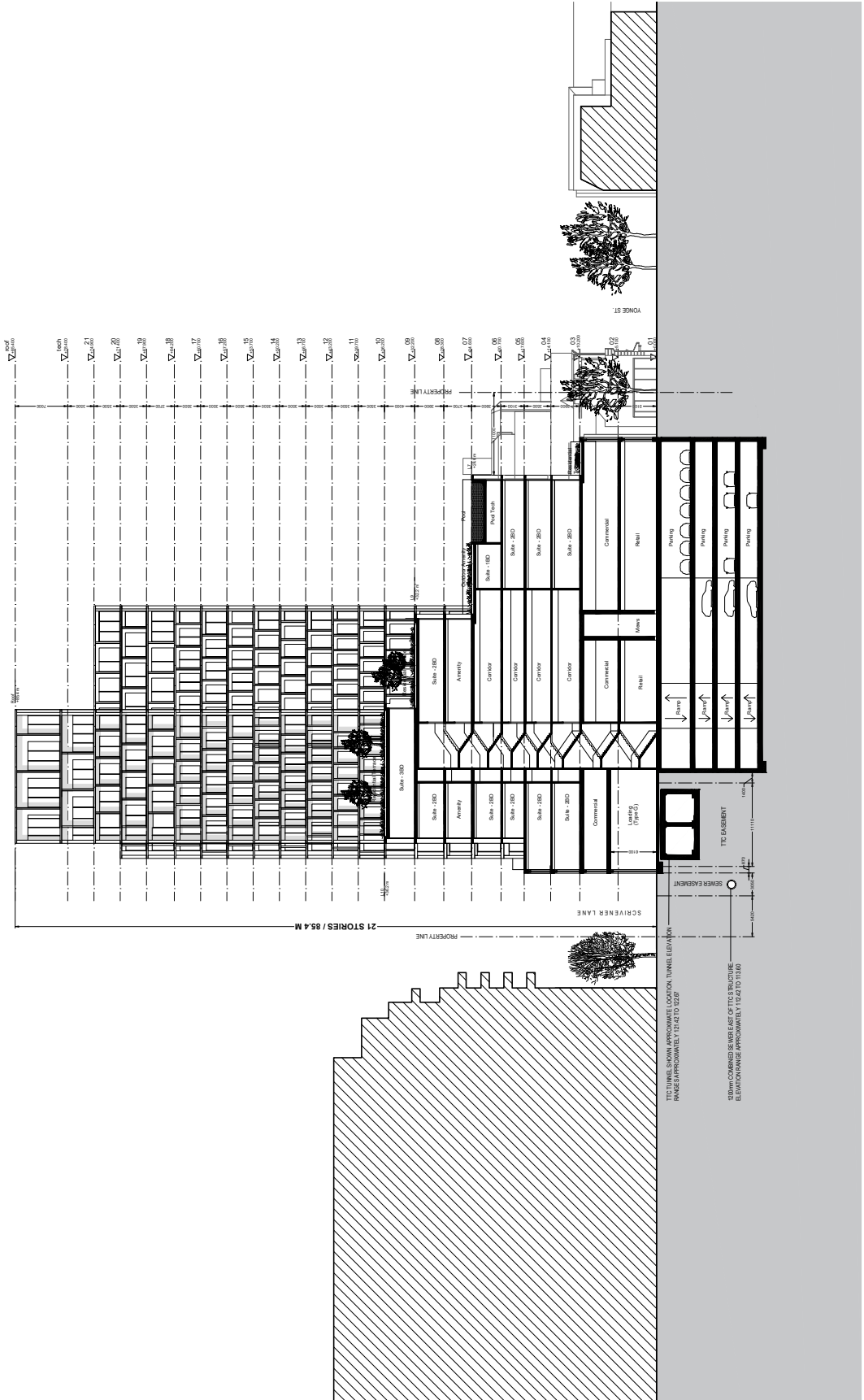
**ENGINEER**  
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 E: info@gondwin.com

**DATE OF DESIGN**  
**SCRIVENER COURT**  
 TOWER ONE

**CLIENT**  
  
 TECHNOLOGICAL ENTITY GROUP      CHANICK GROUP

**PROJECT**  
 OPA / ZBA PROPOSAL  
**SECTION C-C**

**DESIGNER**  
 DATE  
 DRAWN BY  
 CHECKED BY  
 SCALE  
 1:250  
 DRAWN NUMBER



**SECTION C-C**  
**A303**

SECTION C-C