

2150 LAKE SHORE



2150 - 2194 - LAKE SHORE
BOULEVARD WEST
23 PARK LAWN ROAD
TORONTO

Issued for Official Plan
Amendment Application
October 2019

DRAWING LIST:

17219_07_001	DRAWING LIST
17219_07_002	PROJECT STATISTICS
17219_07_080	CONTEXT PLAN
17219_07_082	CONCEPT SITE AND LANDSCAPE PLAN _ ROOF PLAN
17219_07_083	SITE PLAN _ GROUND FLOOR PLAN
17219_07_096	BASEMENT _ LEVEL P5
17219_07_097	BASEMENT _ LEVEL P4
17219_07_098	BASEMENT _ LEVEL P3
17219_07_099	BASEMENT _ LEVEL P2
17219_07_100	BASEMENT _ LEVEL P1
17219_07_101	GROUND FLOOR PLAN
17219_07_104	TYPICAL FLOOR PLAN _ LEVEL 04
17219_07_120	TOWERS TYPICAL FLOOR PLAN _ LEVEL 20
17219_07_140	TOWERS TYPICAL UPPER LEVELS FLOOR PLAN _ LEVEL 40
17219_07_171	ROOF AND LANDSCAPE PLAN
17216_07_201	SITE SECTION 01
17219_07_202	SITE SECTION 02
17219_07_203	SITE SECTION 03
17219_07_400	BLOCKS PLAN
17219_07_401	PARK AND OPEN SPACES PLAN
17219_07_402	PHASING STRATEGY & IMPLEMENTATION PLAN
7036-10_FD-01A	CONCEPTUAL FUNCTIONAL ROAD PLAN
7036-10_FD-01B	CONCEPTUAL FUNCTIONAL ROAD PLAN



	<p>Figured dimensions are in millimetres unless noted otherwise. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordinance survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others.</p> <p>Allies & Morrison LLP is not responsible for any errors caused by the transmission, translation, software or computer systems. Allies & Morrison LLP is not responsible for nor shall be liable for the consequences of any use made of the drawings or models other than that for which they were produced by Allies & Morrison LLP for the Client. All Intellectual Property Rights reserved.</p>	PI	17.10.2019	ISSUED FOR OFFICIAL PLAN AMENDMENT APPLICATION	NS
 <p>2150 LAKE SHORE BOULEVARD WEST TORONTO, ON</p>					

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A&M JOB NO: 17219

2150 LAKE SHORE BOULEVARD WEST
DRAWING LIST
OPA APPLICATION
17219_07_001

P1

Revision

BLOCK A			
A1			
	GFA		
	sqm	sqf	
Retail			
General Retail	808	8,693	
Food and Beverage	4,645	49,997	
Fashion	1,425	15,343	
Service Amenities	457	4,921	
Servicing Circulation	216	2,348	
Outdoor Terrace	-	-	
Total	7,553	81,362	
Residential			
Lvl01 + 02	1,692	18,216	
Above Lvl02	53,137	571,962	
Total	54,829	590,178	
Commercial			
Commercial	328	3,527	
Total	328	3,527	

A2			
	GFA		
	sqm	sqf	
Retail			
Food and Beverage	764	8,225	
Service Amenities	406	4,371	
Fashion	635	6,833	
Servicing Circulation	193	2,073	
Total	1,998	21,502	
Residential			
Lvl01 + 02	1,703	18,333	
Above Lvl02	44,015	473,773	
Total	45,718	492,105	

A3			
	GFA		
	sqm	sqf	
Retail			
General Retail	996	10,721	
Food and Beverage	779	8,388	
Servicing Circulation	196	2,106	
Total	1,971	21,216	
Residential			
Lvl01 + 02	1,823	17,469	
Above Lvl02	8,020	86,330	
Total	9,843	103,799	
Commercial			
Commercial	8,821	94,953	
Total	8,821	94,953	
Other Uses			
Library	1,257	13,530	
Total	1,257	13,530	

A4			
	GFA		
	sqm	sqf	
Retail			
General Retail	592	6,373	
Food and Beverage	2,056	22,126	
Servicing Circulation	369	3,972	
Outdoor Terrace	-	-	
Total	3,017	32,474	
Residential			
Lvl01 + 02	2,392	25,745	
Above Lvl02	34,492	371,274	
Total	36,884	397,018	

TOT Retail	14,539	156,493
TOT Residential	147,075	1,583,100
TOT Commercial	9,149	98,481
TOT Other Uses	1,257	13,530
TOT	172,020	1,851,604

BLOCK B			
B1			
	GFA		
	sqm	sqf	
Retail			
Food and Beverage	3,016	32,464	
Servicing Circulation	115	1,236	
Total	3,131	33,700	
Residential			
Lvl01 + 02	3,638	39,154	
Above Lvl02	28,580	307,630	
Total	32,217	346,784	

B2			
	GFA		
	sqm	sqf	
Retail			
General Retail	3,923	42,227	
Servicing Circulation	93	1,002	
Total	4,016	43,229	
Residential			
Lvl01 + 02	3,562	38,344	
Above Lvl02	49,272	530,360	
Total	52,834	568,703	

TOT Retail	7,147	76,929
TOT Residential	85,052	915,487
TOT	92,199	992,416

BLOCK C			
C			
	GFA		
	sqm	sqf	
Retail			
General Retail	1,316	14,170	
Health	426	4,584	
Service Amenities	218	2,349	
Servicing Circulation	96	1,032	
Total	2,056	22,135	
Residential			
Lvl01 + 02	3,694	39,760	
Above Lvl02	52,613	566,326	
Total	56,307	606,086	
Other Uses			
Nursery	826	8,889	
Total	826	8,889	

TOT Retail	2,056	22,135
TOT Residential	56,307	606,086
TOT Other Uses	826	8,889
TOT	59,189	637,109

BLOCK D			
D 1			
	GFA		
	sqm	sqf	
Retail			
General Retail	968	10,419	
Service Amenities	814	8,762	
Servicing Circulation	73	788	
Total	1,855	19,969	
Residential			
Lvl01 + 02	2,117	22,790	
Above Lvl02	52,063	560,406	
Total	54,181	583,196	
Commercial			
Commercial	16,375	176,254	
Total	16,375	176,254	

D 2			
	GFA		
	sqm	sqf	
Retail			
General Retail	616	6,629	
Services Amenities	457	4,920	
Health and Exercise	1,600	17,219	
Servicing Circulation	139	1,497	
Total	2,812	30,266	
Residential			
Lvl01 + 02	2,154	23,184	
Above Lvl02	45,077	485,206	
Total	47,231	508,390	
Commercial			
Commercial	16,063	173,120	
Total	16,063	173,120	

D 3			
	GFA		
	sqm	sqf	
Retail			
Entertainment	2,120	22,817	
Total	2,120	22,817	
Residential			
Lvl01 + 02	-	-	
Above Lvl02	9,265	99,724	
Total	9,265	99,724	
Hotel			
Lvl01 + 02 + GNG	1,060	11,628	
Above Lvl02	19,156	206,192	
Total	20,236	217,820	

D 4			
	GFA		
	sqm	sqf	
Retail			
Entertainment	4,139	44,546	
Food and Beverage	732	7,874	
Total	4,870	52,420	
Residential			
Lvl01, 02 + 03	1,467	15,791	
Above Lvl03	34,796	374,542	
Total	36,263	390,333	

TOT Retail	11,657	125,473
TOT Residential	146,939	1,581,642
TOT Commercial	32,469	349,374
TOT	191,054	2,056,488

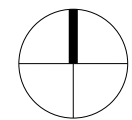
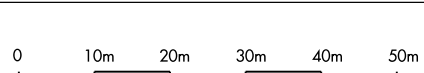
BLOCK E			
E			
	GFA		
	sqm	sqf	
Retail			
Entertainment	2,021	21,748	
Food and Beverage	1,646	17,716	
Service Amenities	300	3,229	
Total	3,966	42,694	
Residential			
Lvl01 + 02	4,067	43,780	
Above Lvl02	60,758	653,991	
Total	64,825	697,771	
Commercial			
Commercial	317	3,410	
Total	317	3,410	

TOT Retail	3,966	42,694
TOT Residential	64,825	697,771
TOT Commercial	317	3,410
TOT	69,108	743,875

BLOCK F			
F			
	GFA		
	sqm	sqf	
Retail			
Entertainment	2,697	29,035	
Food and Beverage	638	6,872	
Total	3,336	35,906	
Residential			
Lvl01 + 02	1,611	17,341	
Above Lvl02	45,957	494,678	
Total	47,568	512,019	

TOT Retail	3,336	35,906
TOT Residential	47,568	512,019
TOT	50,904	547,925

SITE TOTAL			
	GFA		
	sqm	sqf	
TOT Retail	42,701	459,629	
TOT Residential	547,767	5,896,104	
TOT Commercial	41,924	451,265	
TOT Other	2,063	22,419	
TOT Hotel	20,236	217,820	
TOT	654,710	7,047,237	



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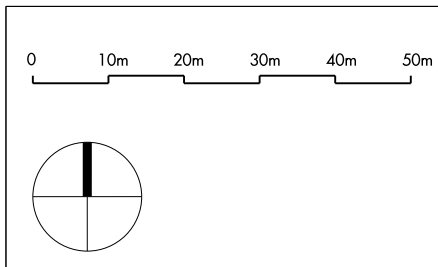
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2150 LAKE SHORE BOULEVARD WEST
PROJECT STATISTICS
OPA APPLICATION
17219_07_002

P1

Revision



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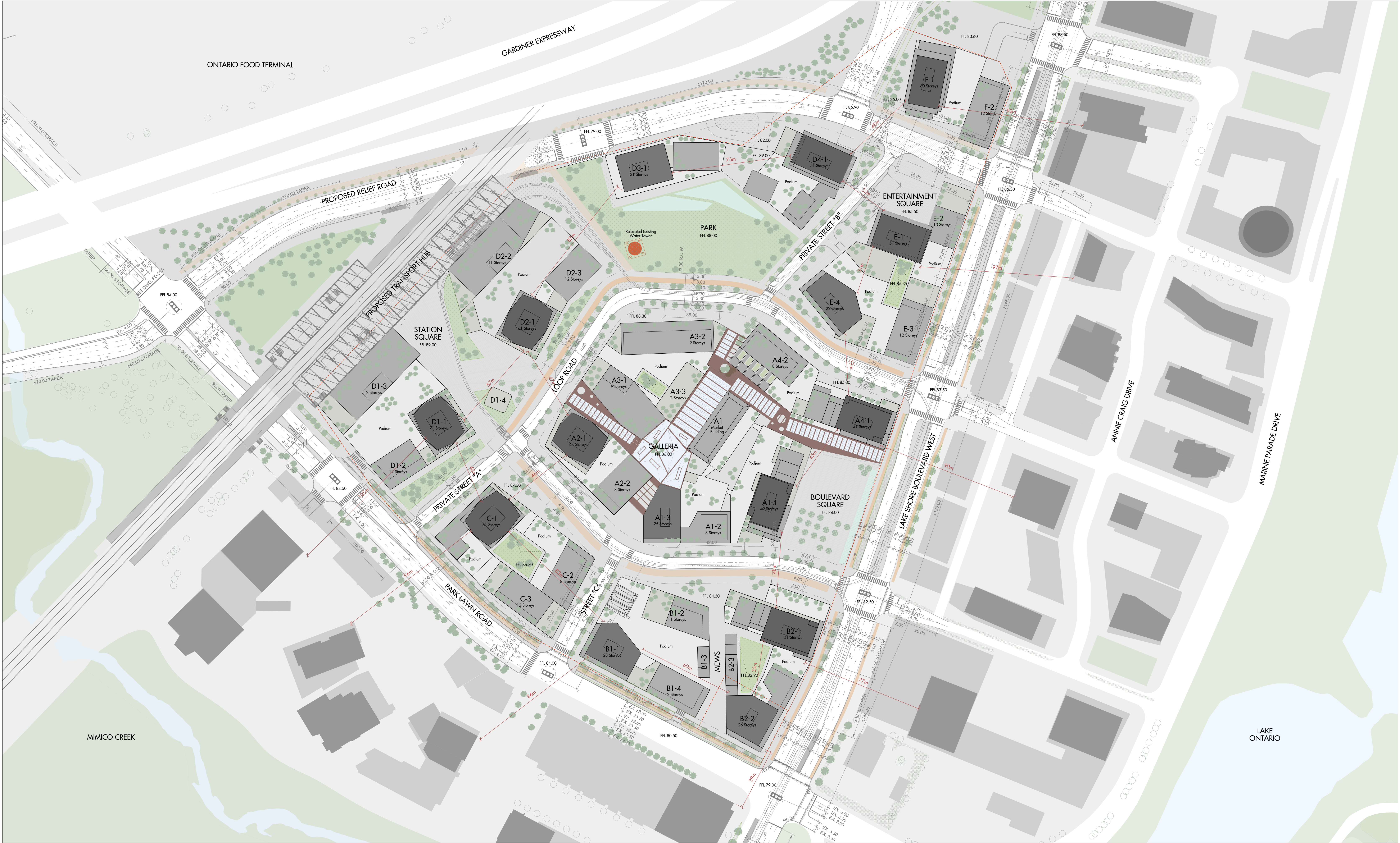
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2150 LAKE SHORE BOULEVARD WEST
CONTEXT PLAN
OPA APPLICATION
17219_07_080
SCALE 1:1250@ARCH D 1:2500@ARCH B



010m20m30m40m50m

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OF
ARCHITECTS

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TEMPORARY
LICENSEE

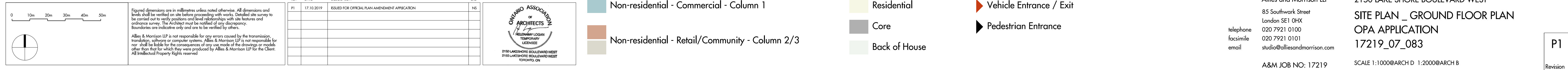
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TORONTO, ON

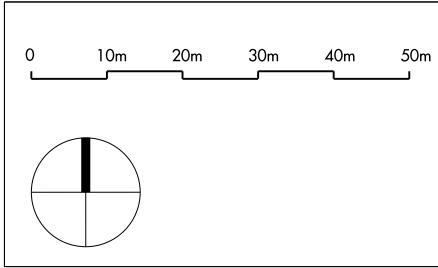
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2150 LAKE SHORE BOULEVARD WEST
CONCEPT SITE & LANDSCAPE PLAN _ ROOF PLAN
OPA APPLICATION
17219_07_082
SCALE 1:1000@ARCH D 1:2000@ARCH B

P1

Revision





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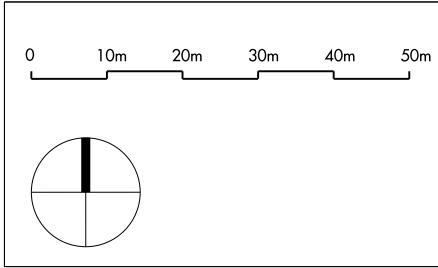
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A&M JOB NO: 17219

2150 LAKE SHORE BOULEVARD WEST
BASEMENT - LEVEL P5
OPA APPLICATION
17219_07_096
SCALE 1:1000@ARCH D 1:2000@ARCH B

P1
Revision



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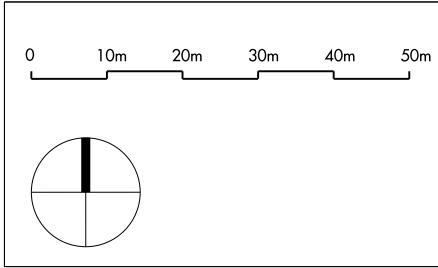
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2150 LAKE SHORE BOULEVARD WEST
BASEMENT - LEVEL P4
OPA APPLICATION
17219_07_097
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P1
Revision



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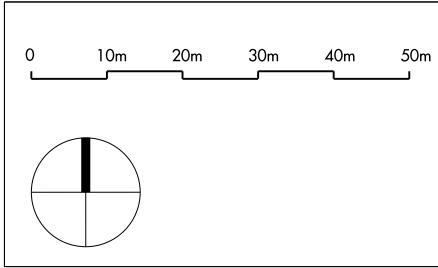
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2150 LAKE SHORE BOULEVARD WEST
BASEMENT - LEVEL P3
OPA APPLICATION
17219_07_098
SCALE 1:1000@ARCH D 1:2000@ARCH B

P1
Revision



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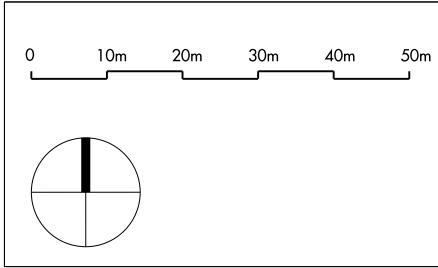
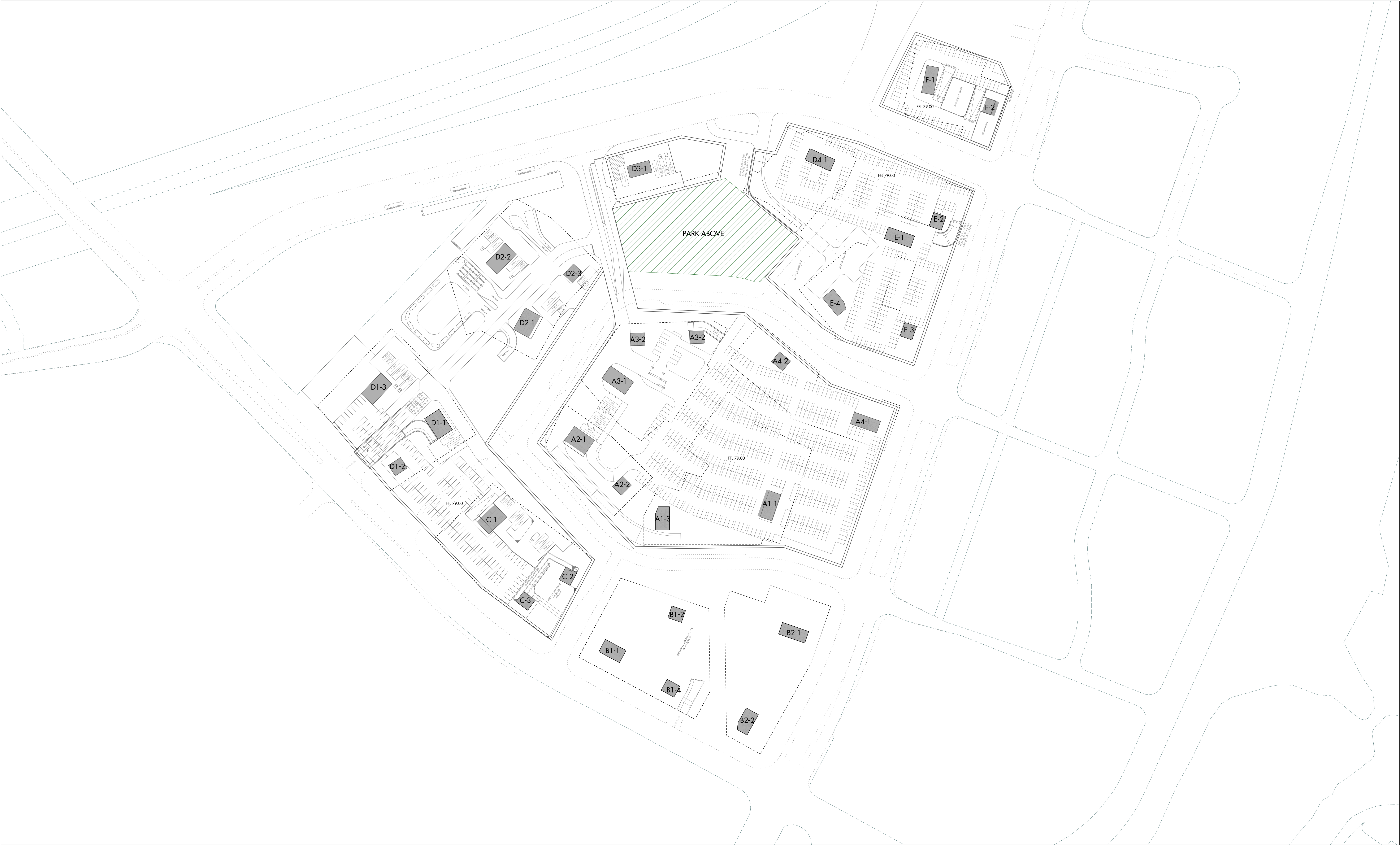
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2150 LAKE SHORE BOULEVARD WEST
BASEMENT - LEVEL P2
OPA APPLICATION
17219_07_099
SCALE 1:1000@ARCH D 1:2000@ARCH B

P1
Revision



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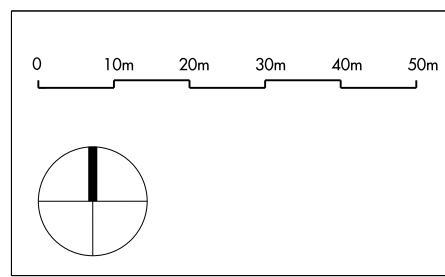
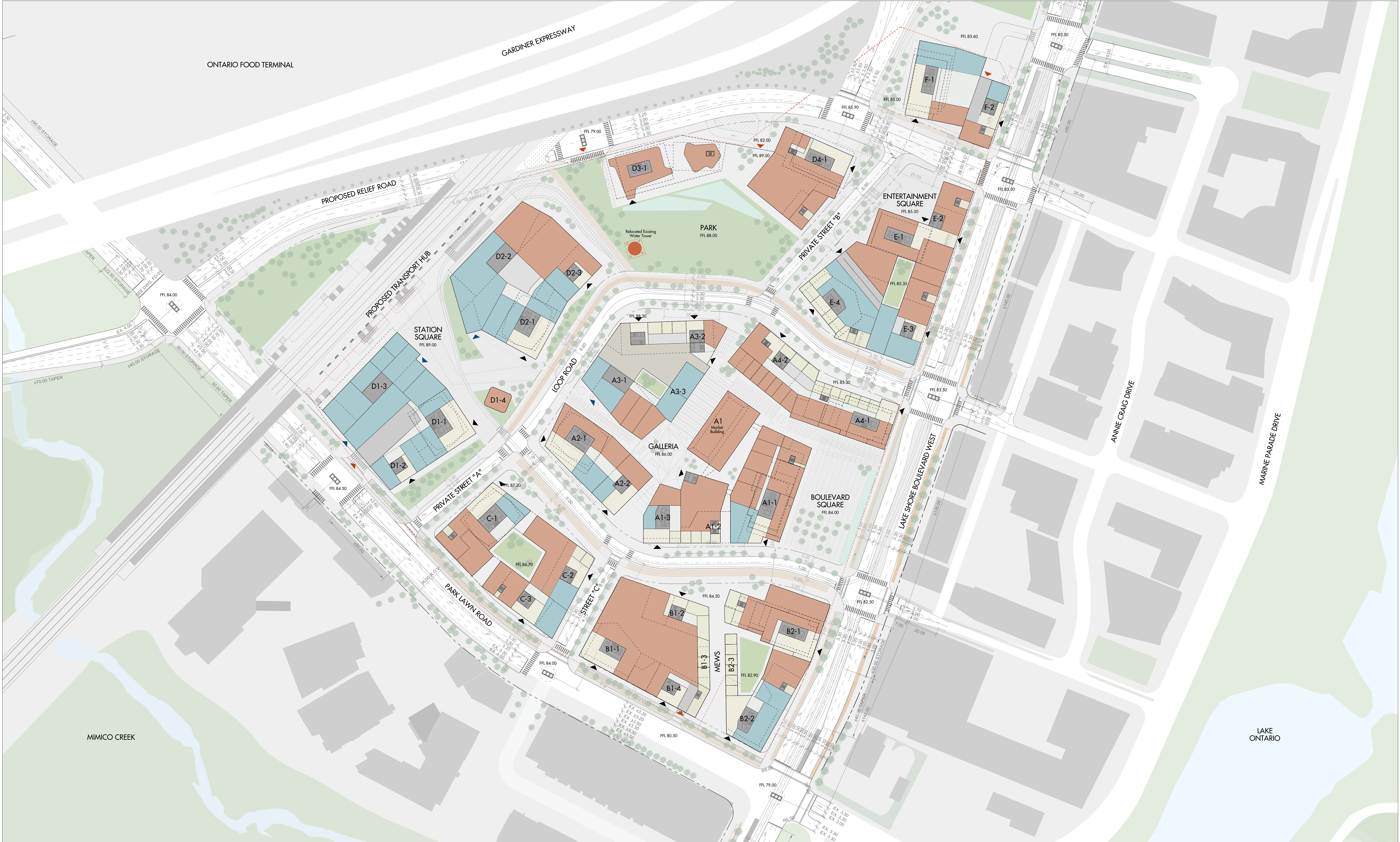
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2150 LAKE SHORE BOULEVARD WEST
BASEMENT - LEVEL P1
OPA APPLICATION
17219_07_100
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P1
Revision



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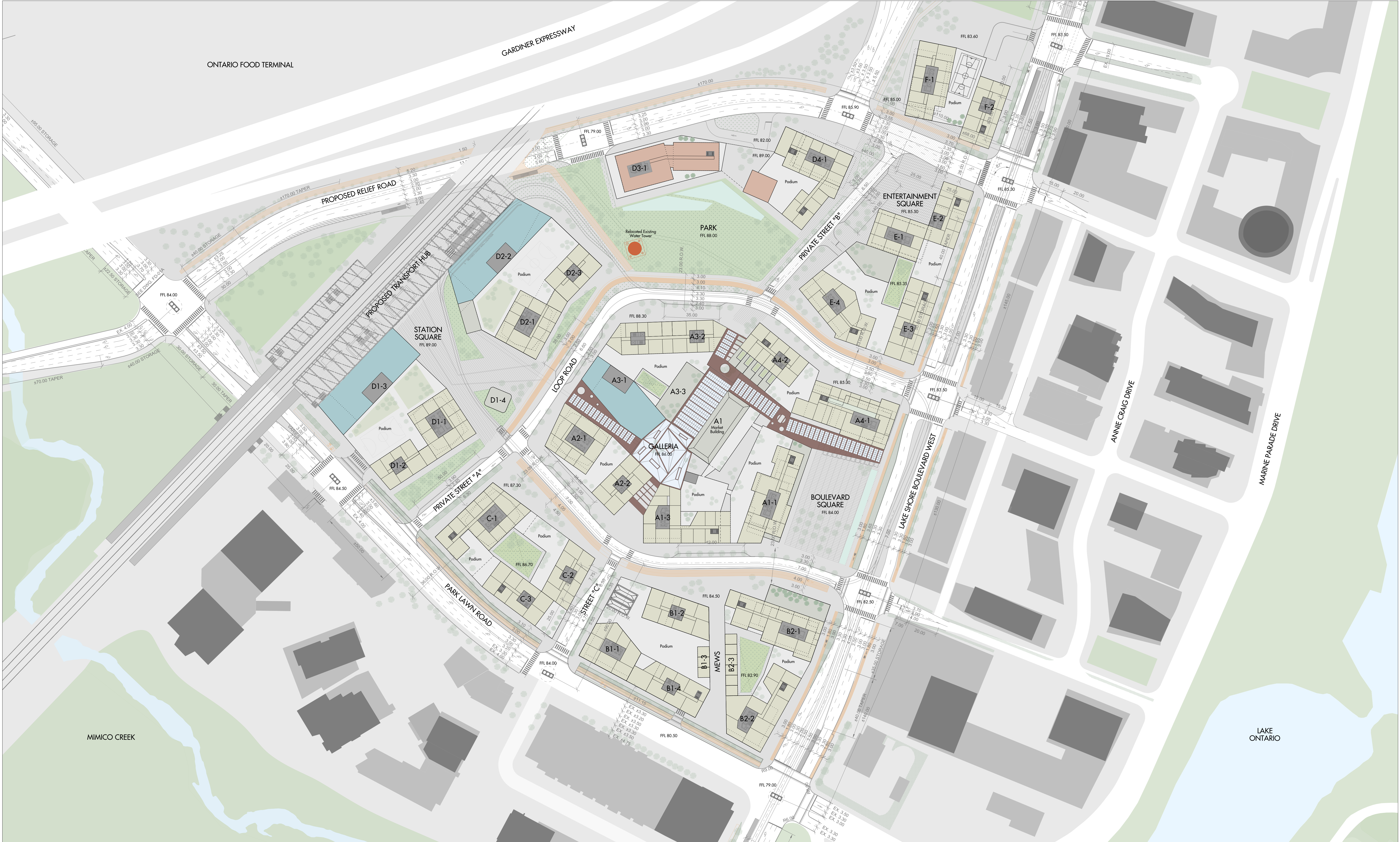
- KEY
- Non-residential - Commercial - Column 1
 - Non-residential - Retail/Community - Column 2/3

- Residential
- Core
- Back of House

- Vehicle Entrance / Exit
- Pedestrian Entrance

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2150 LAKE SHORE BOULEVARD WEST
GROUND FLOOR PLAN
OPA APPLICATION
17219_07_101
SCALE 1:1000@ARCH D 1:2000@ARCH B



0 10m 20m 30m 40m 50m

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P1	17.10.2019	ISSUED FOR OFFICIAL PLAN AMENDMENT APPLICATION	NS

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TEMPORARY
LICENSE
2150 LAKE SHORE BOULEVARD WEST
TORONTO, ON

- KEY
- Non-residential - Commercial - Column 1
 - Non-residential - Retail/Community - Column 2/3

- Residential
- Core

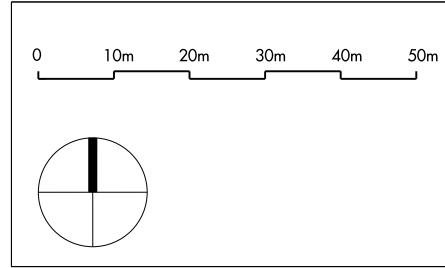
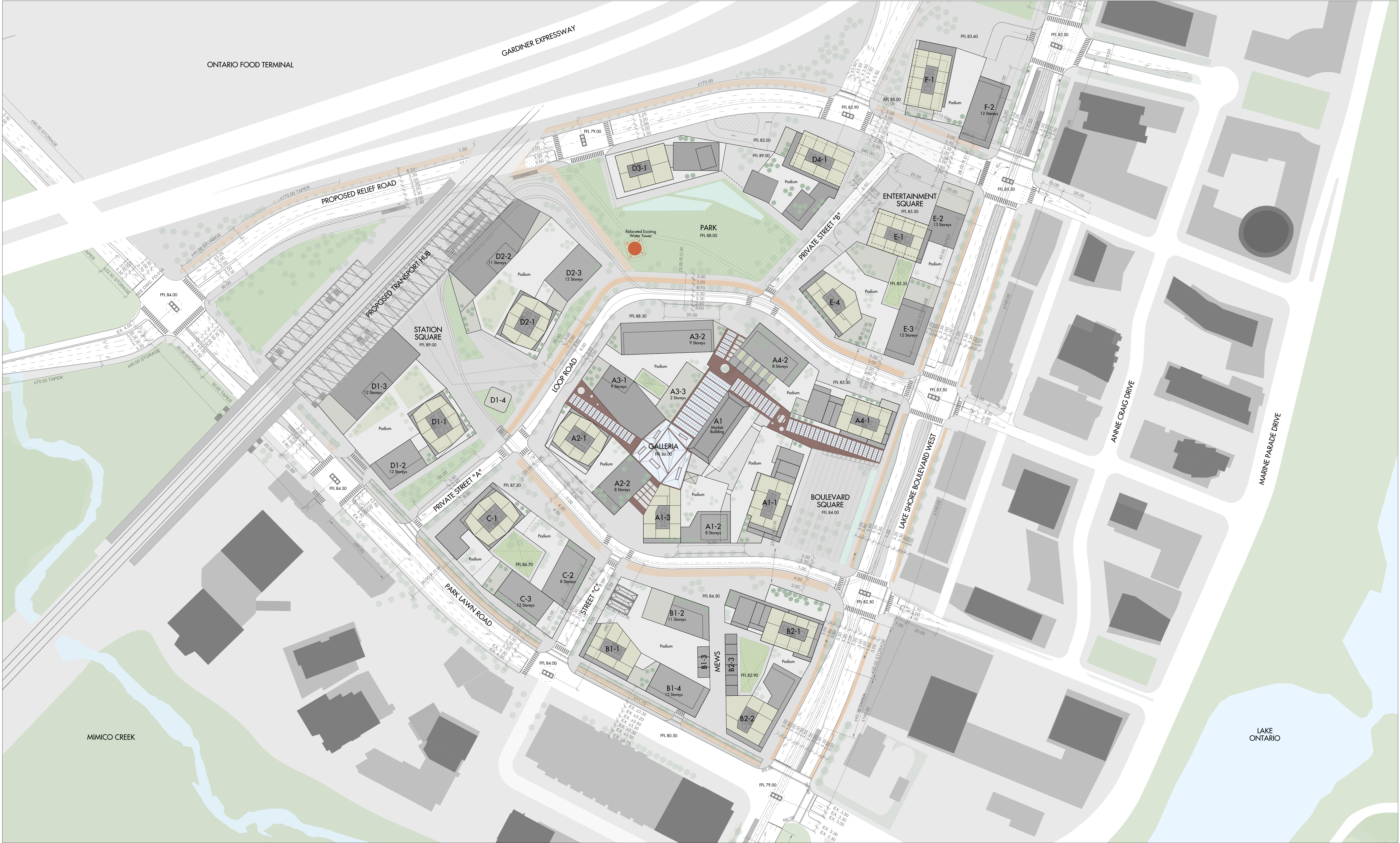
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2150 LAKE SHORE BOULEVARD WEST
TYPICAL FLOOR PLAN _ LEVEL 04
OPA APPLICATION
17219_07_104

SCALE 1:1000@ARCH D 1:2000@ARCH B



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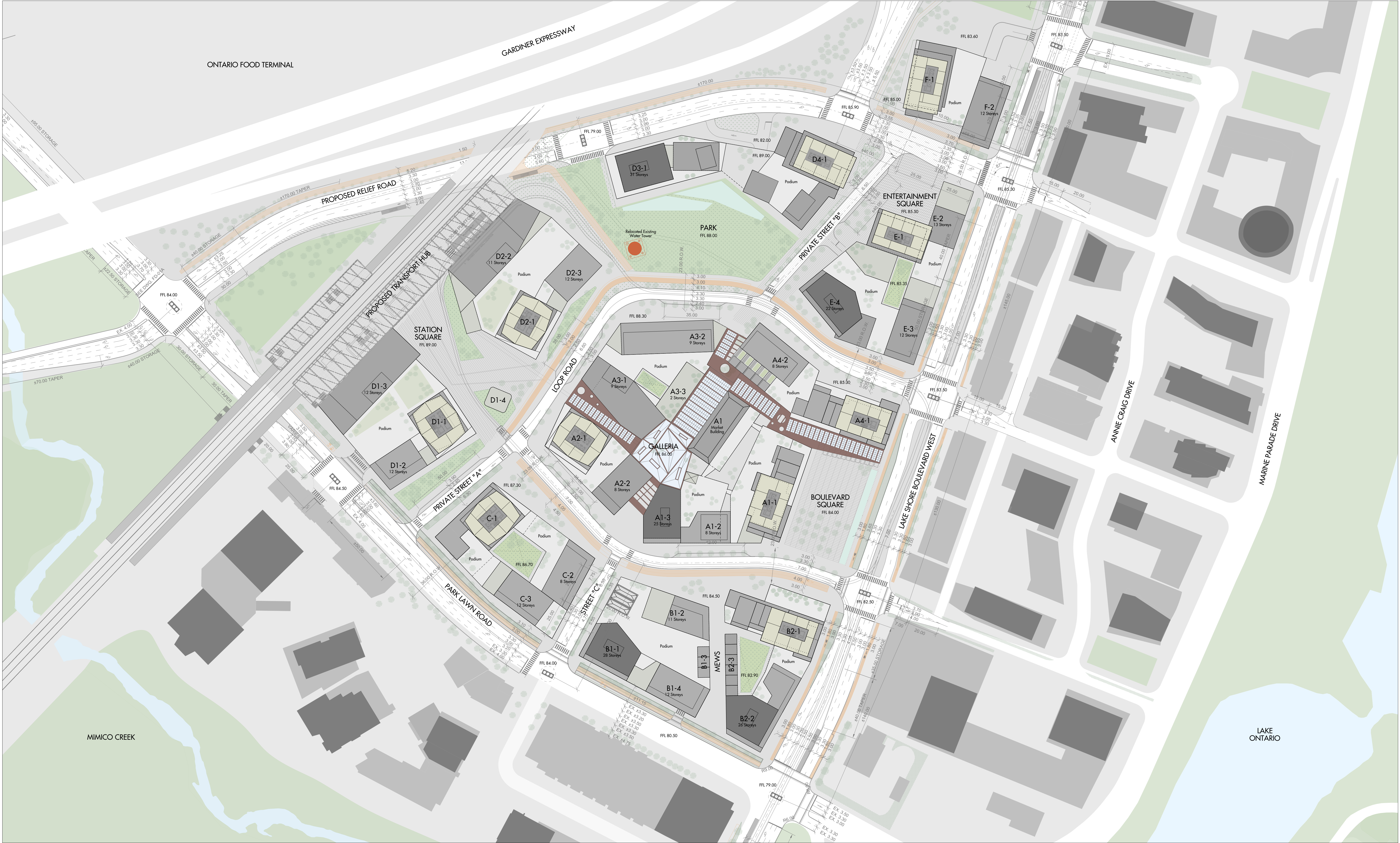
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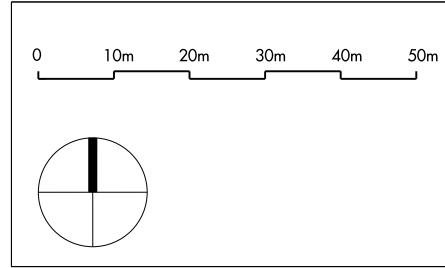
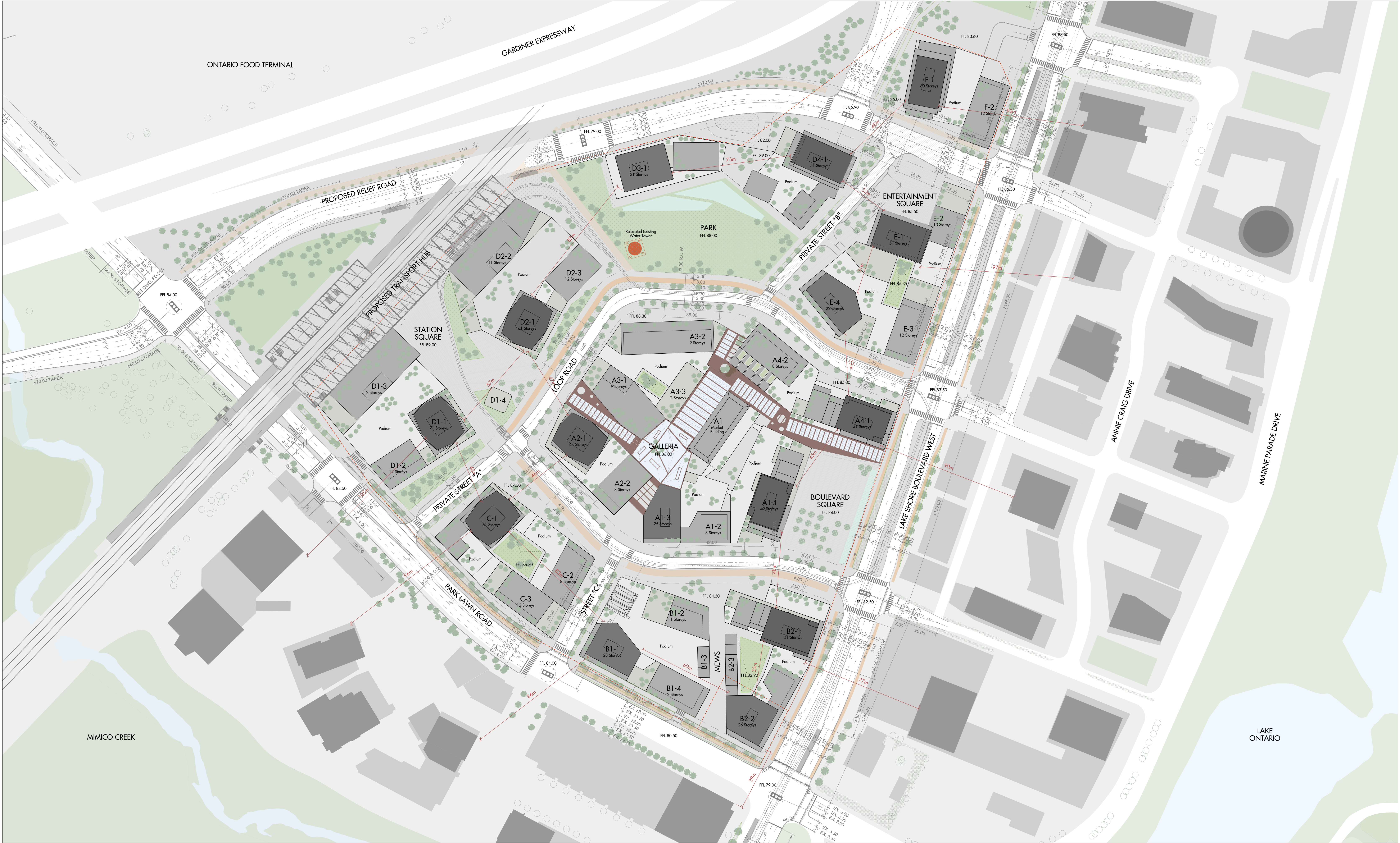


- KEY
- Residential
 - Core

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A&M JOB NO: 17219

2150 LAKE SHORE BOULEVARD WEST
TYPICAL TOWER FLOOR PLAN _ LEVEL 20
OPA APPLICATION
17219_07_120
SCALE 1:1000@ARCH D 1:2000@ARCH B





Figured dimensions are in millimetres unless noted otherwise. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordinance survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others.

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REV	DATE	DESCRIPTION	CVD
P1	17.10.2019	ISSUED FOR OFFICIAL PLAN AMENDMENT APPLICATION	NS

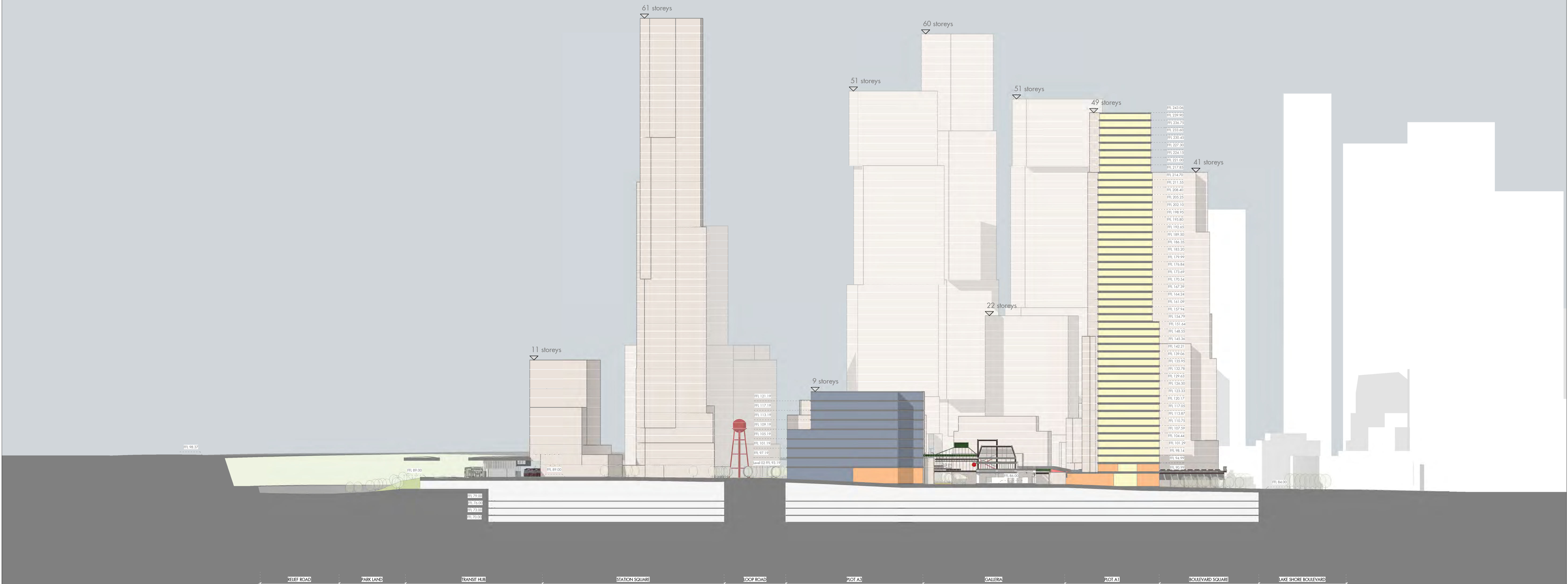


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A&M JOB NO: 17219

2150 LAKE SHORE BOULEVARD WEST
ROOF AND LANDSCAPE PLAN
OPA APPLICATION
17219_07_171
SCALE 1:1000@ARCH D 1:2000@ARCH B



0 1/320 25.0 m 50.0 m

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2150 LAKE SHORE BOULEVARD WEST

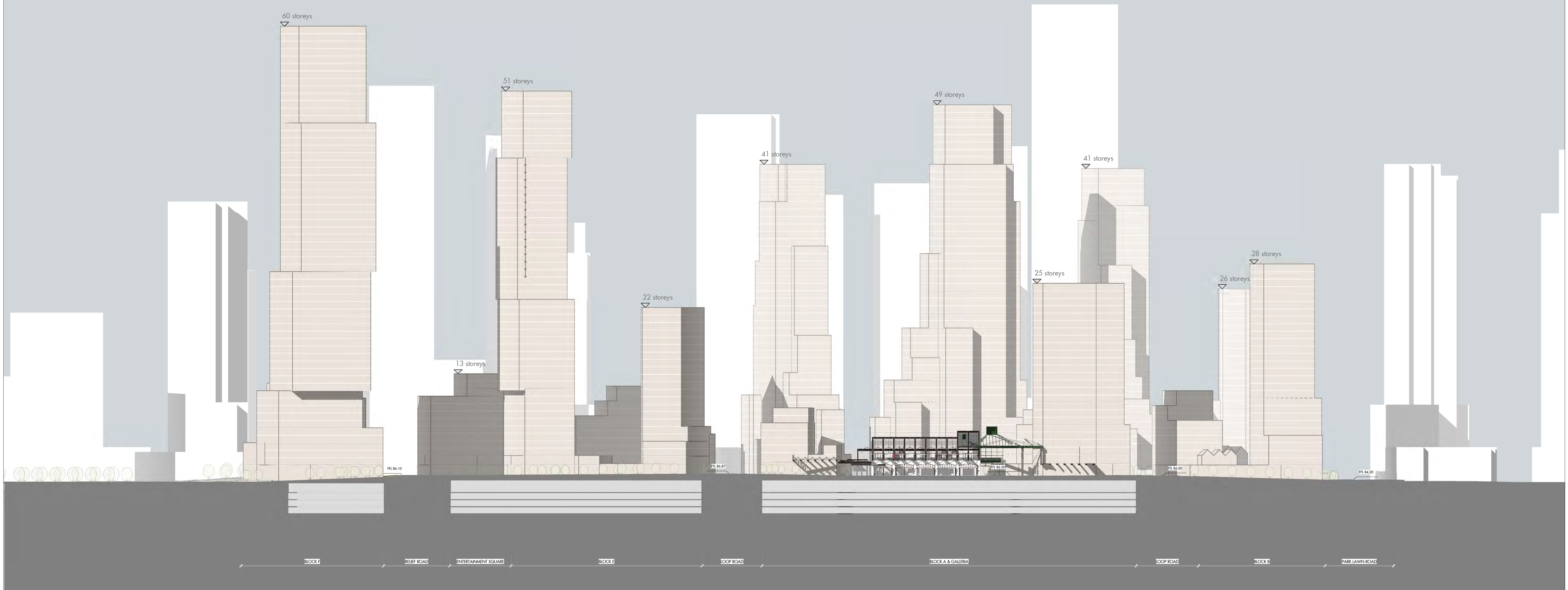
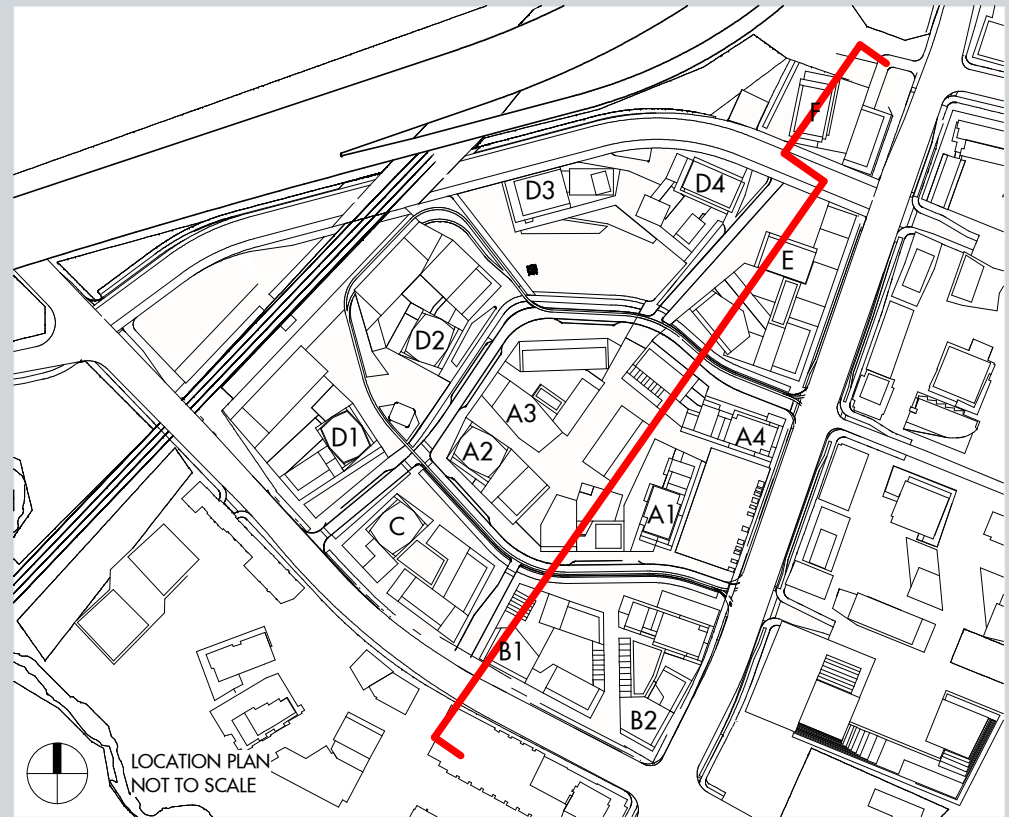
SITE SECTION 01

OPA APPLICATION
17219_07_201

SECTION 1.7500 ARCHD. 1.1500 ARCHD.

P1

Revision

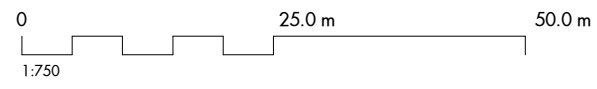


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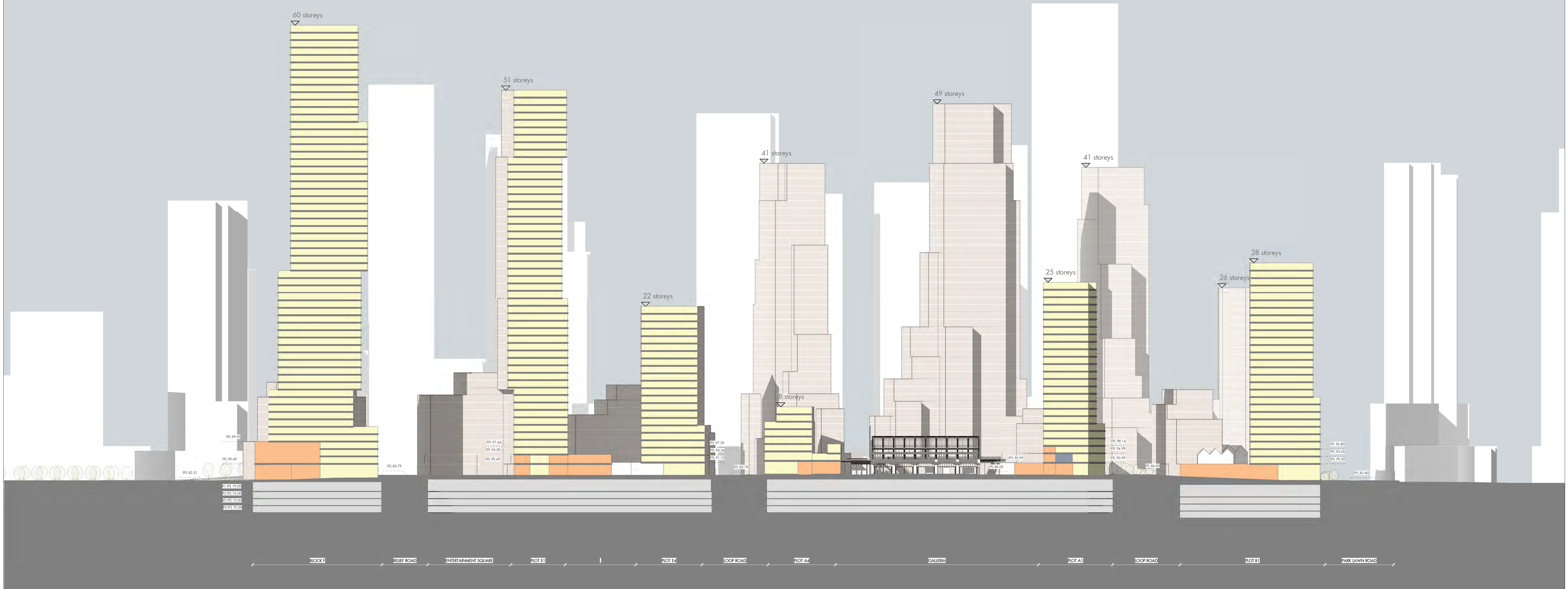
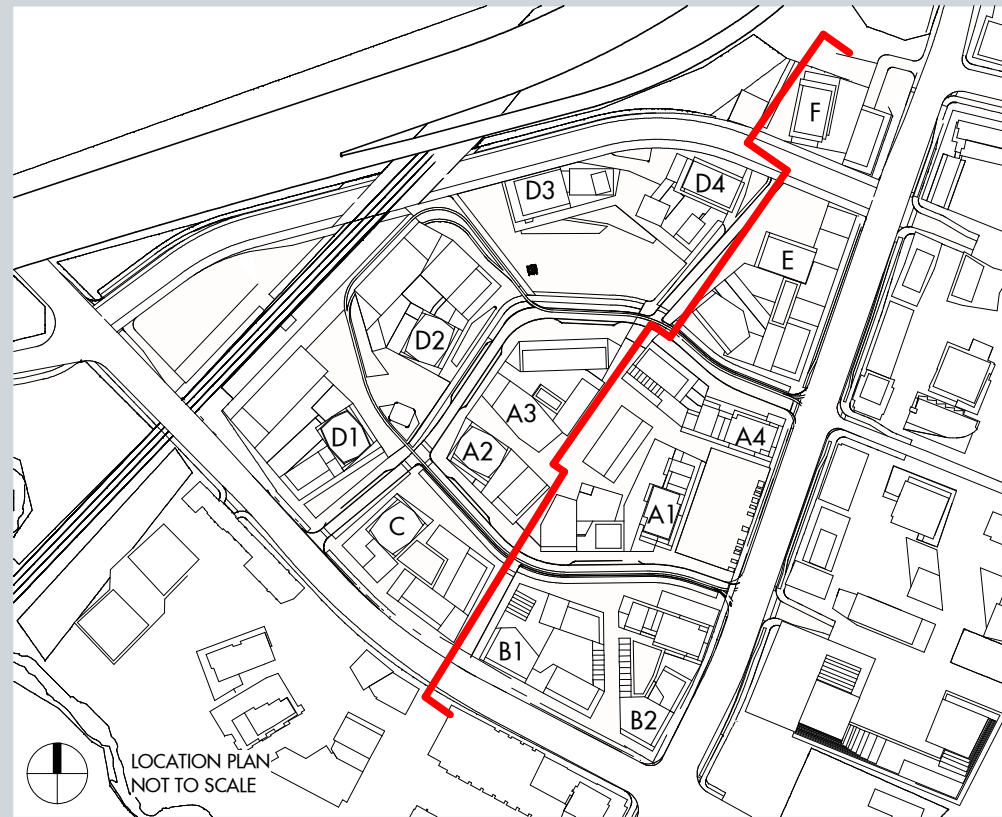


2150 LAKE SHORE BOULEVARD WEST
2150 LAKE SHORE BOULEVARD WEST
TORONTO, ON



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21 50 LAKE SHORE BOULEVARD WEST
SITE SECTION 02
OPA APPLICATION
17219_07_202
SCALE 1:750 @ARCH D 1:1500 @ARCH B

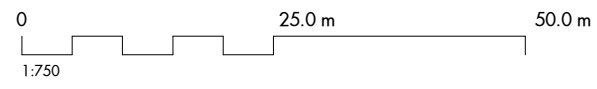


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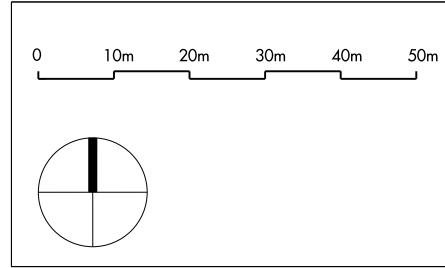
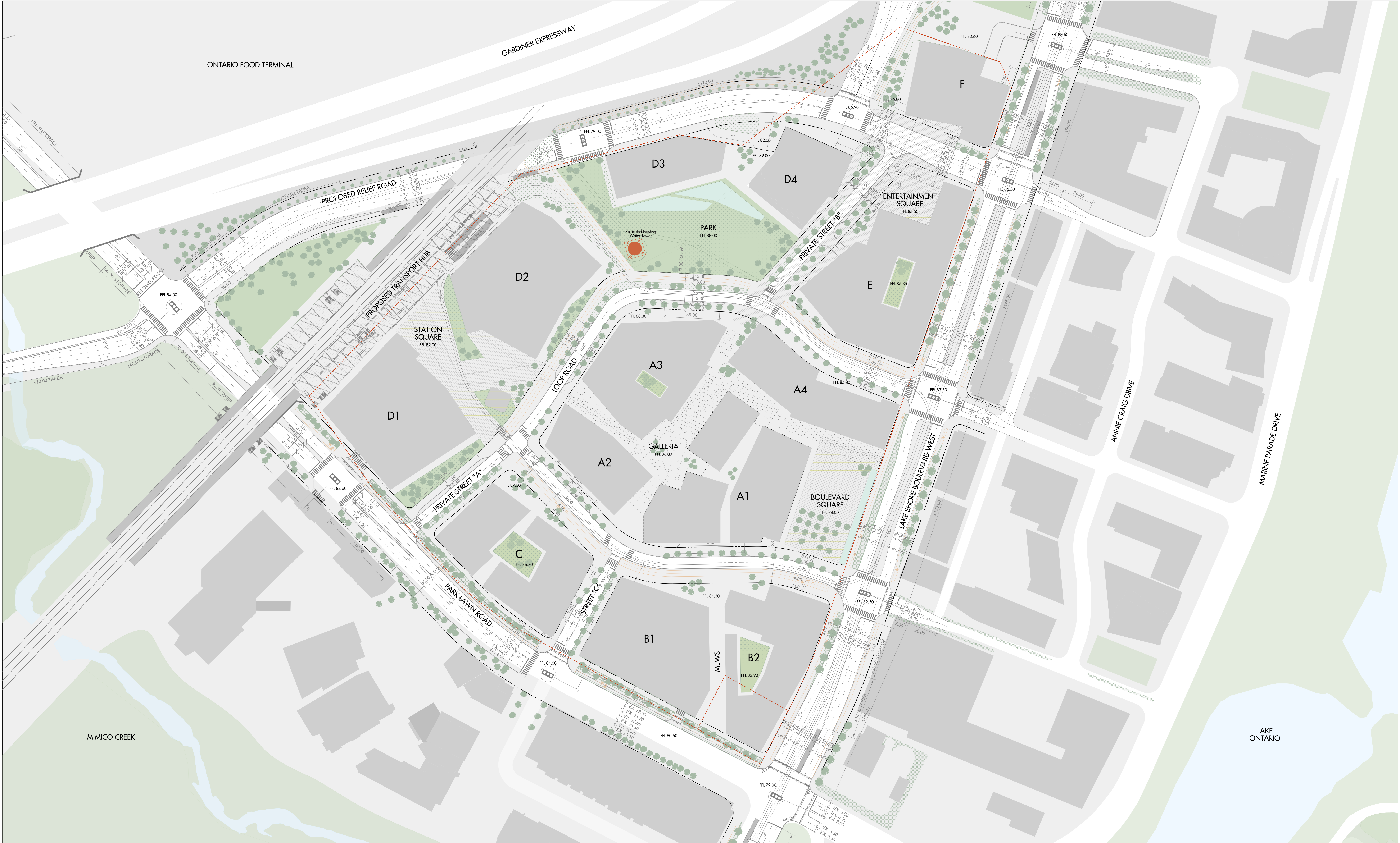


- USES:
- Residential
 - Employment
 - Retail



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21 50 LAKE SHORE BOULEVARD WEST
SITE SECTION 03
OPA APPLICATION
17219_07_203
SCALE 1:750 @ARCH D 1:1500 @ARCH B



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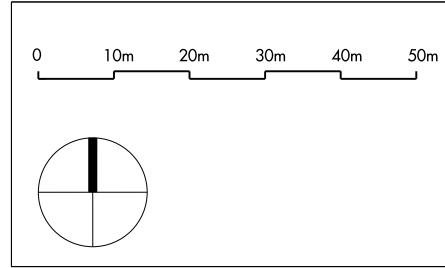
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2150 LAKE SHORE BOULEVARD WEST
BLOCKS PLAN
OPA APPLICATION
17219_07_400
SCALE 1:1000@ARCH D 1:2000@ARCH B



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REV	DATE	DESCRIPTION	CND
P1	17.10.2019	ISSUED FOR OFFICIAL PLAN AMENDMENT APPLICATION	NS



KEY

- New Public Park
Full unencumbered
parkland dedication
5,175 Sqm
- Squares
8,595 Sqm
- Open Space
15,800 Sqm



Site Area subtracting conveyed
roads measured to ROW:
91,452 Sqm

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2150 LAKE SHORE BOULEVARD WEST
PARKS AND OPEN SPACE PLAN
OPA APPLICATION
17219_07_401
SCALE 1:1000@ARCH D 1:2000@ARCH B



Phases:

Phase 1



- Delivers:
- Loop Road
 - Blocks A and B
 - Galleria
 - Boulevard Square
 - Relief Road
 - Transport Hub

GFA : Residential: 232,127 sqm
Commercial: 9,149 sqm
Retail: 21,686 sqm
Other Uses: 1,257 sqm

Phase 2



- Delivers:
- Block C
 - Block D1 and D2
 - Station Square
 - Lake Shore Boulevard
 - Park Lawn

GFA : Residential: 157,719 sqm
Commercial: 32,458 sqm
Retail: 6,723 sqm
Other Uses: 826 sqm

Phase 3



- Delivers:
- Block D3 and D4
 - Block E
 - Park
 - Entertainment Square

GFA : Residential: 110,353 sqm
Commercial: 317 sqm
Retail: 10,956 sqm
Hotel: 20,236 sqm

Phase 4



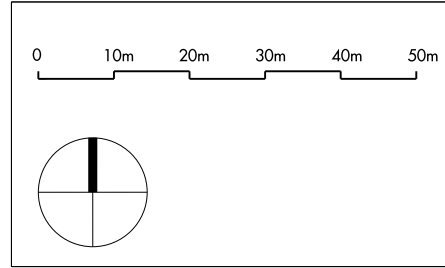
- Delivers:
- Block F

GFA : Residential: 47,568 sqm
Commercial: 0 sqm
Retail: 3,336 sqm

Open Spaces

==== Square

==== Park



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NOTES :

Conceptual Phasing Diagram. Each Phase might be subject to sub-phasing

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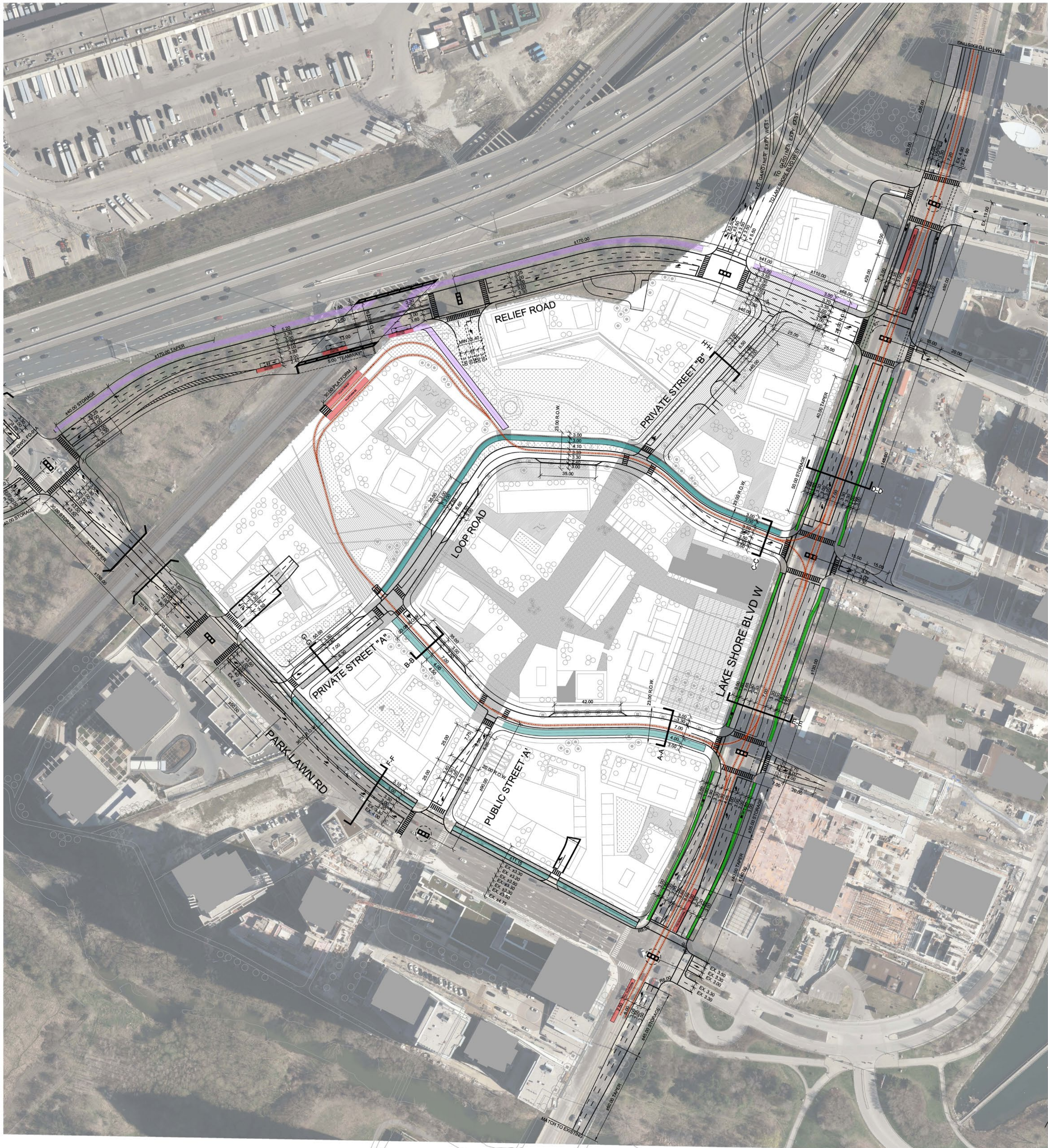
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2150 LAKE SHORE BOULEVARD WEST
PHASING STRATEGY & IMPLEMENTATION PLAN
OPA APPLICATION
17219_07_402

SCALE 1:1000 @ARCH D 1:2000@ARCH B

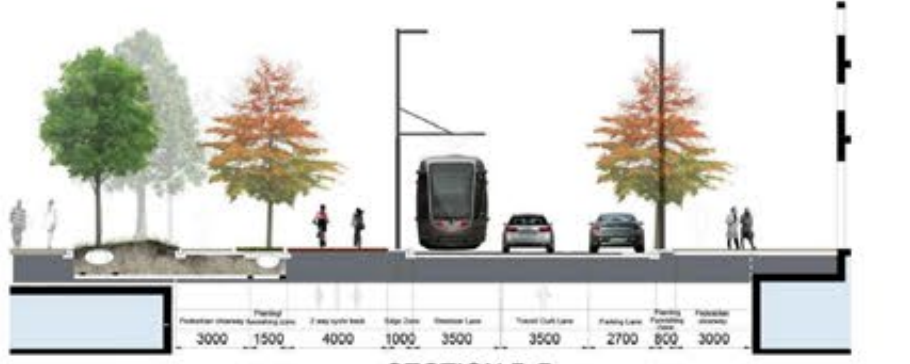
P1
Revision



- LEGEND**
- CYCLE TRACK
 - MULTI-USE PATH
 - TWO-WAY CYCLE TRACK
 - TTC STREETCAR / LRT TRACK
 - EXISTING SIGNAL
 - PROPOSED SIGNAL
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE



SECTION A-A
LOOP ROAD - 23.0m R.O.W.



SECTION B-B
LOOP ROAD - 23.0m R.O.W.



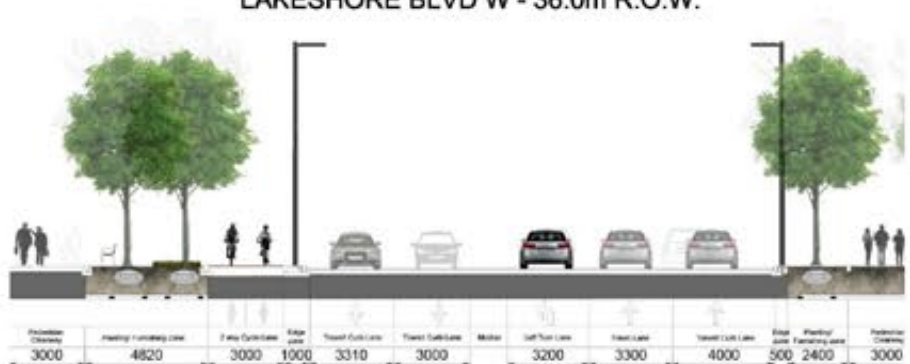
SECTION C-C
LOOP ROAD - 23.0m R.O.W.



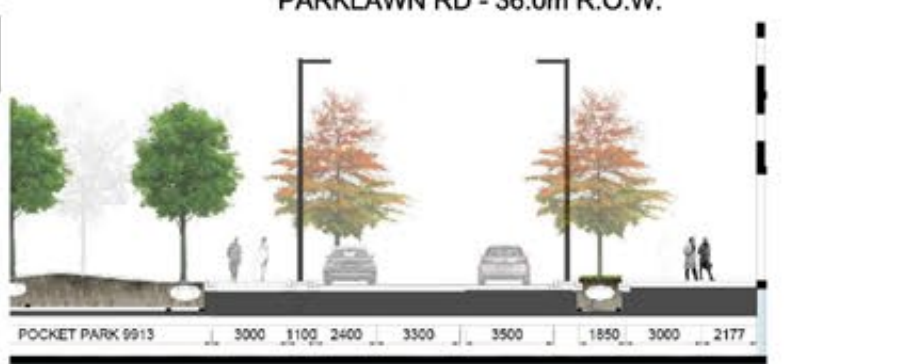
SECTION D-D
LAKE SHORE BLVD W - 36.0m R.O.W.



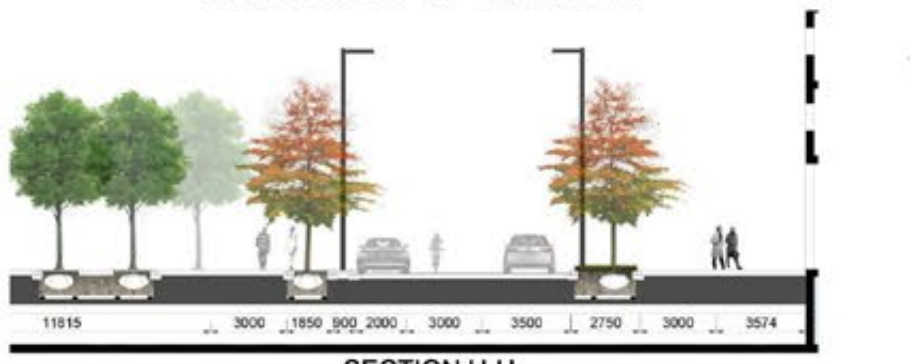
SECTION E-E
LAKESHORE BLVD W - 36.0m R.O.W.



SECTION F-F
PARKLAWN RD - 36.0m R.O.W.



SECTION G-G
PRIVATE ROAD 'A' - 20.0m R.O.W.



SECTION H-H
PRIVATE ROAD 'B' - 20.0m R.O.W.

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MOVEMENT IN URBAN ENVIRONMENTS
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2150 LAKESHORE BLVD WEST

CONCEPTUAL FUNCTIONAL
ROAD PLAN

Date: AUGUST 29, 2019
Project No.: 7036-10
Scale: 1:1,000

FD-01B