

- Notes**
1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
 2. All dimensions are in metres unless noted otherwise.
 3. The design of the storm water network should comply with Design Criteria for Sewers and Watermains, 1st edition, March 2014 and Wet Weather Flow Management Guidelines, November 2016.
 4. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and information provided by Toronto Water on 04 February 2020.
 5. All manholes in the carriageway should be suitable to vehicle loading and finished to same skid resistance as adjacent carriageway.
 6. Connection to existing storm water network is subject to agreement with Toronto Water.
 7. Location and extent of existing services is indicative only and is intended to identify approximate location of main service corridors. For full details refer to utility providers record drawings or topographical survey.
 8. Off-site reinforcement and temporary construction services are excluded from this drawing.
 9. Proposed network design, plot connections and details are indicative only and are subject to approval by existing and proposed network operators as well as building designer.
 10. Extent of proposed geocellular storage, soil cells and permeable pavement is indicative only and subject to further detailed modeling.
 11. For typical street sections and cover depths refer to drawings LSB-ARP-XX-XX-DR-CU-72001 and LSB-ARP-XX-XX-DR-CU-72002
 12. All proposed storm water mains within the road corridor to be 300mm pipes with a minimum gradient of 1:200, unless otherwise stated.

Legend

- Site Boundary
- Basement/Tunnel Extent
- Extent of Private Land

Existing Utilities

- Storm Water Network

Proposed Utilities

- Storm Water Sewer and Manhole
- Storm Water Force Main
- Pumping Station
- Geocellular Storage with Infiltration
- Soil Cells with Infiltration
- Landscape / SWM Zone at Grade

01	15/05/20	AF	FF	HJ
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For planning submission

Rev	Date	By	Chkd	Appd
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ARUP

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Client

FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Proposed Storm Water Drainage Layout

Scale at A1
1:1000

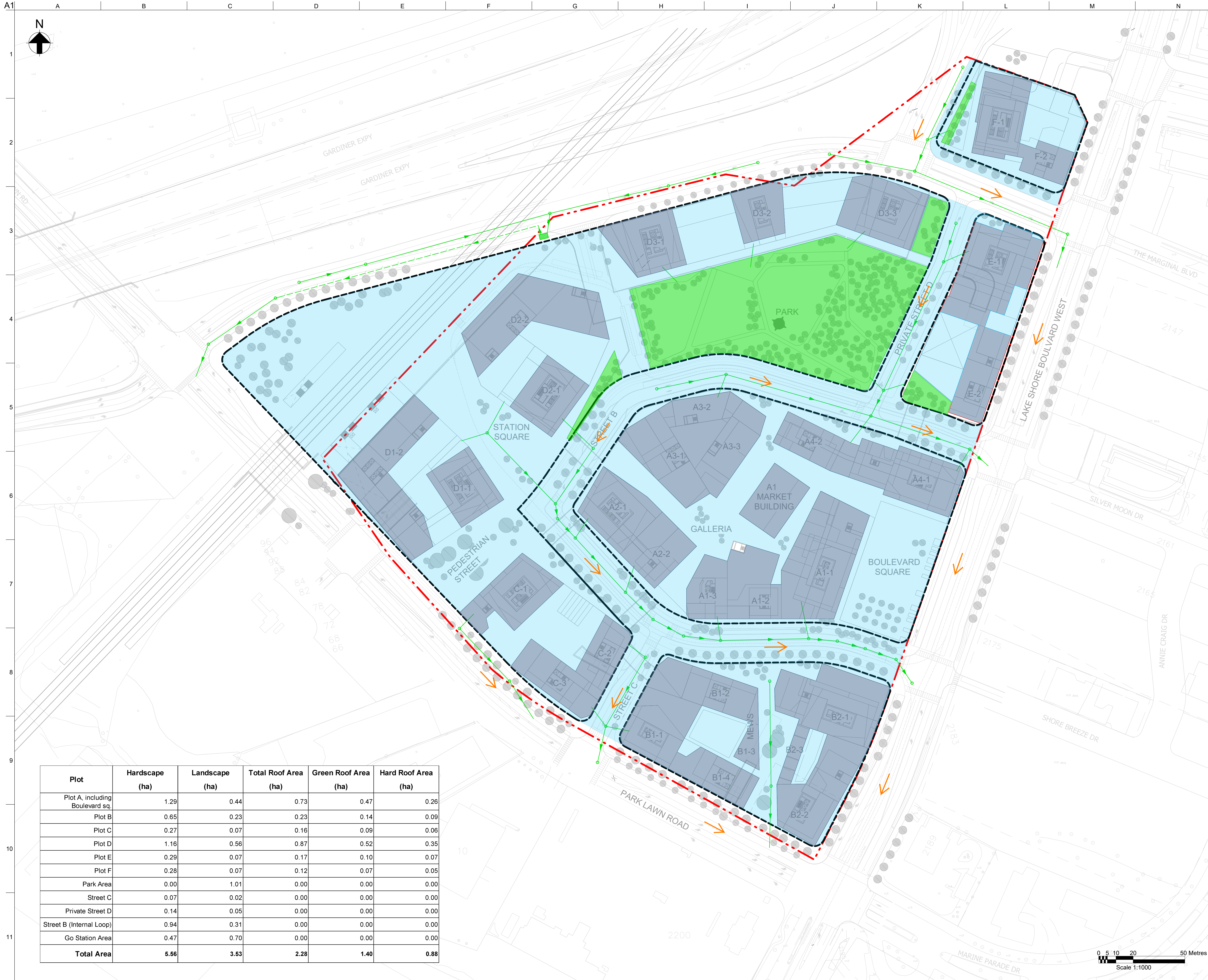
Role
Civil

Suitability
Detailed Masterplan

Arup Job No
264635

Name
LSB-ARP-XX-XX-DR-CD-60000

Rev
01



Plot	Hardscape (ha)	Landscape (ha)	Total Roof Area (ha)	Green Roof Area (ha)	Hard Roof Area (ha)
Plot A, including Boulevard sq.	1.29	0.44	0.73	0.47	0.26
Plot B	0.65	0.23	0.23	0.14	0.09
Plot C	0.27	0.07	0.16	0.09	0.06
Plot D	1.16	0.56	0.87	0.52	0.35
Plot E	0.29	0.07	0.17	0.10	0.07
Plot F	0.28	0.07	0.12	0.07	0.05
Park Area	0.00	1.01	0.00	0.00	0.00
Street C	0.07	0.02	0.00	0.00	0.00
Private Street D	0.14	0.05	0.00	0.00	0.00
Street B (Internal Loop)	0.94	0.31	0.00	0.00	0.00
Go Station Area	0.47	0.70	0.00	0.00	0.00
Total Area	5.56	3.53	2.28	1.40	0.88

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 - All dimensions are in metres unless noted otherwise.

- Legend**
- Extent of the Drainage Catchment
 - Plots boundaries, capacity of the pipes restricted to 2-year return period, unless otherwise stated
 - Storm Water Sewer and Manhole
 - Storm Water Force Main Pumping Station
 - Indicative Roof areas and podium (60% green roof coverage to retain 25mm from entire roof area)
 - Hardscape assumed 20% pervious area
 - Landscape
 - Overland flow route (any rainfall event over the 2 year return period)

01	15/05/20	AF	FF	HJ
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Rev	Date	By	Chkd	Appd

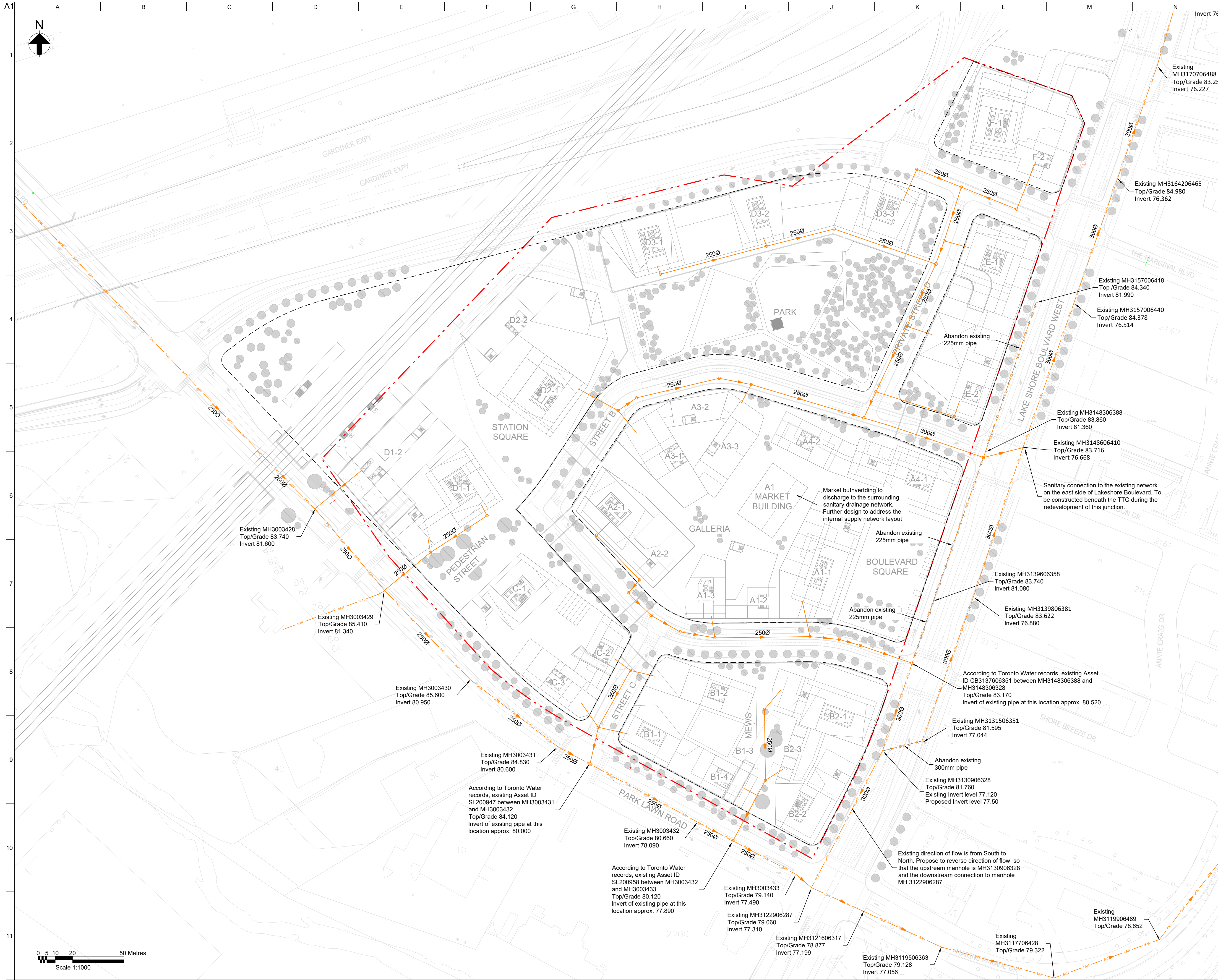
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Client
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Drainage Catchment Plan

Scale at A1	1:1000
Role	Civil
Suitability	Detailed Masterplan
Arup Job No	264635
Name	LSB-ARP-XX-XX-DR-CD-60001
Rev	01



- Notes**
1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
 2. All dimensions are in metres unless noted otherwise.
 3. The design of the sanitary drainage network should comply with Design Criteria for Sewers and Watermains, 1st edition, March 2014.
 4. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and information provided by Toronto Water on 04 February 2020.
 5. All manholes in the carriageway should be suitable to vehicle loading and finished to same skid resistance as adjacent carriageway.
 6. Connection to existing sanitary drainage network is subject to agreement with Toronto Water.
 7. Location and extent of existing services is indicative only and is intended to identify approximate location of main service corridors. For full details refer to utility providers record drawings or topographical survey.
 8. Off-site reinforcement and temporary construction services are excluded from this drawing.
 9. Proposed network design, plot connections and details are indicative only and are subject to approval by existing and proposed network operators as well as building designer
 10. For typical street sections and cover depths refer to drawings
 11. LSB-ARP-XX-XX-DR-CU-72001 and LSB-ARP-XX-XX-DR-CU-72002
 12. All proposed sanitary mains within the road corridor to be 250mm pipes with a minimum gradient of 1:200, unless otherwise stated.

Legend

- Site Boundary
- Basement/Tunnel Extent
- Extent of Private Land

Existing Utilities

- Sanitary Network

Proposed Utilities

- Sanitary Sewer and Manhole

01	15/05/20	AF	FF	HJ
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For planning submission

Rev	Date	By	Chkd	Appd
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Project Title

2150 Lake Shore

Drawing Title

Proposed Sanitary Drainage Layout

Scale at A1

1:1000

Role

Civil

Suitability

Detailed Masterplan

Arup Job No

264635

Name

LSB-ARP-XX-XX-DR-CD-70000

Rev

01



- Notes**
1. All levels are in metres and coordinates referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10).
 2. Existing level information based on the following topographic survey: "19-075BD01_Nad27-Exp(Jan09,2020)" dated January 2020, performed by EllisDon.
 3. Ground levels in private areas (e.g. galleria, park, boulevard square) are indicative and subject to further design development in the next masterplan stages.
 4. Proposed ground levels have been defined to comply with accessibility requirements, to guarantee sufficient soil depth for tree planting and to ensure the storm water falls towards the highway drainage system.
 5. 5. For cross-sections comparing existing and proposed ground levels, please refer to drawing series LSB-ARP-XX-XX-DR-CE-21001 to 21006.

- Legend**
- Site Boundary
 - Basement/Tunnel Extent
 - Extent of Private Land
 - Major Contour (500mm intervals)
 - Minor Contour (100mm intervals)

NOTE:
THIS DRAWING CONTAINS EXTENSIVE USE OF COLOUR
LINE WORK AND MUST BE PLOTTED IN COLOUR.

01	15/05/20	AR	FF	HJ
For planning submission				
Rev	Date	By	Chkd	Appd

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Client

FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Grading Plan

Scale at A1
1:1000

Role
Civil

Suitability
Detailed Masterplan

Arup Job No
264635

Name
LSB-ARP-XX-XX-DR-CE-20001

Rev
01



A1

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Building Plot Volumes

Plot Reference	Level of Basement (m)	Cut Volume (m³)
Plot A	71.20 & 75.00	279,244
Plot B	68.00 & 71.00	137,595
Plot C	72.00	91,262
Plot D1	72.00	122,598
Plot D2 & D3	71.00	206,321
Plot E	72.00 & 74.50	101,848
Plot F	65.30	64,299
Total		1,000,167

N

GARDINER EXPY

GARDINER EXPY

THE MARGINAL BLVD

LAKE SHORE BOULEVARD WEST

SILVER MOON DR

SHORE BREEZE DR

MARINE PARADE DR

PARK LAWN ROAD

PRIVATE STREET D

STREET B

STREET C

STATION SQUARE

PEDESTRIAN STREET

PARK

MARKET BUILDING

GALLERIA

BOULEVARD SQUARE

NEWS

- Notes
1.

All levels are in metres and coordinates referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10).
2.

Existing level information based on the following topographic survey: "19-075BD01_Nad27-Exp(Jan09,2020)" dated January 2020, performed by EllisDon.
3.

Ground levels in private areas (e.g. galleria, park, boulevard square) are indicative and subject to further design development in the next masterplan stages.
4.

Cut and Fill volumes are indicative and will be refined as the design progresses.
5.

Site wide Volumes

Cut: 1,111,737m³

Fill: 47,439m³

Net Volume of material produced Cut: 1,074,298m³
6.

For proposed grading plan, please refer to drawing series LSB-ARP-XX-XX-DR-CE-20001.

Legend

- - - - -

Site Boundary

SURFACE LEVEL DATA

MINIMUM DIFFERENCE	MAXIMUM DIFFERENCE	COLOUR
-22.00	-20.00	
-20.00	-18.00	
-18.00	-16.00	
-16.00	-14.00	
-14.00	-12.00	
-12.00	-10.00	
-10.00	-8.00	
-8.00	-6.00	
-6.00	-4.00	
-4.00	-2.00	
-2.00	0.00	
0.00	2.00	
2.00	4.00	
4.00	6.00	

NOTE:

THIS DRAWING CONTAINS EXTENSIVE USE OF COLOUR LINE WORK AND MUST BE PLOTTED IN COLOUR.

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For planning submission

Rev	Date	By	Chkd	Appd

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100517802

15/05/2020

PROVINCE OF ONTARIO

Client

FCR (Park Lawn) LP and

CPPIB Park Lawn Canada Inc.

Project Title

2150 Lake Shore

Drawing Title

Cut and Fill Isopach

Scale at A1

1:1000

Role

Civil

Suitability

Detailed Masterplan

Arup Job No

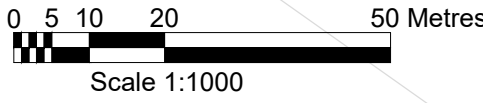
264635

Rev

01

Name

LSB-ARP-XX-XX-DR-CE-20002



Do not scale

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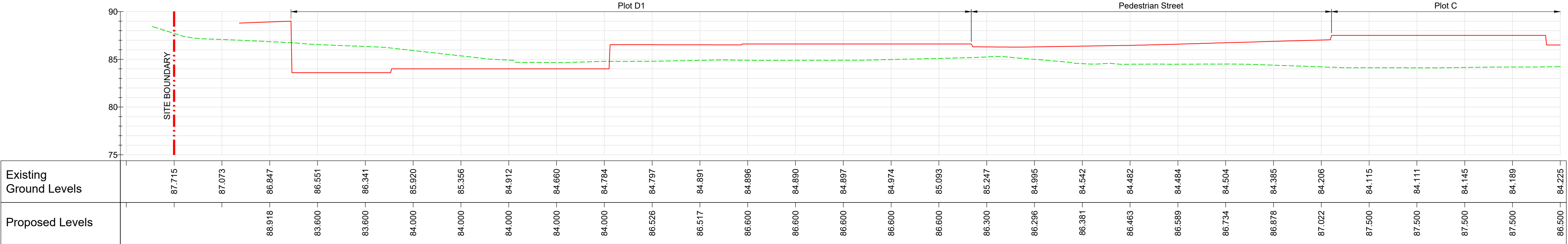
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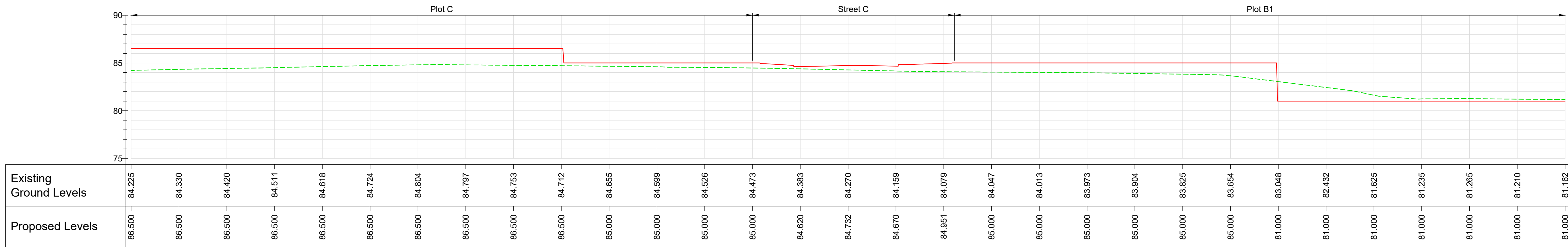
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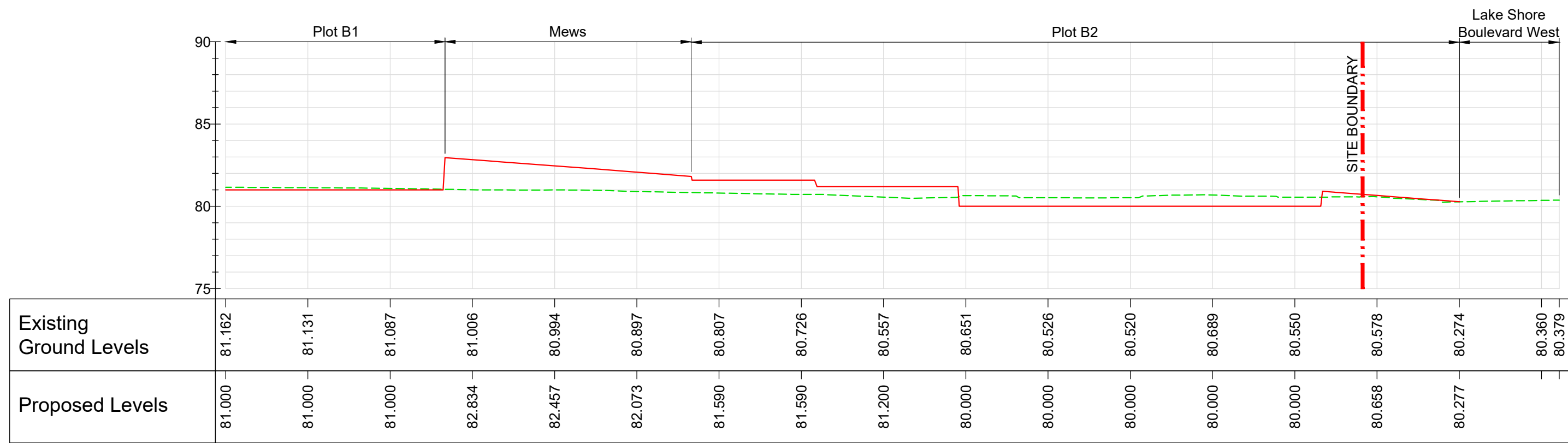
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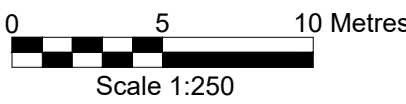
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SCALE: H 1:250,V 1:250. DATUM: 75.000



SECTION A-A - LONGSECTION 2 OF 3
CHAINAGE 150.000 TO 300.000
SCALE: H 1:250,V 1:250. DATUM: 75.000



SECTION A-A - LONGSECTION 3 OF 3
CHAINAGE 300.000 TO 381.073
SCALE: H 1:250,V 1:250. DATUM: 75.000



Do not scale

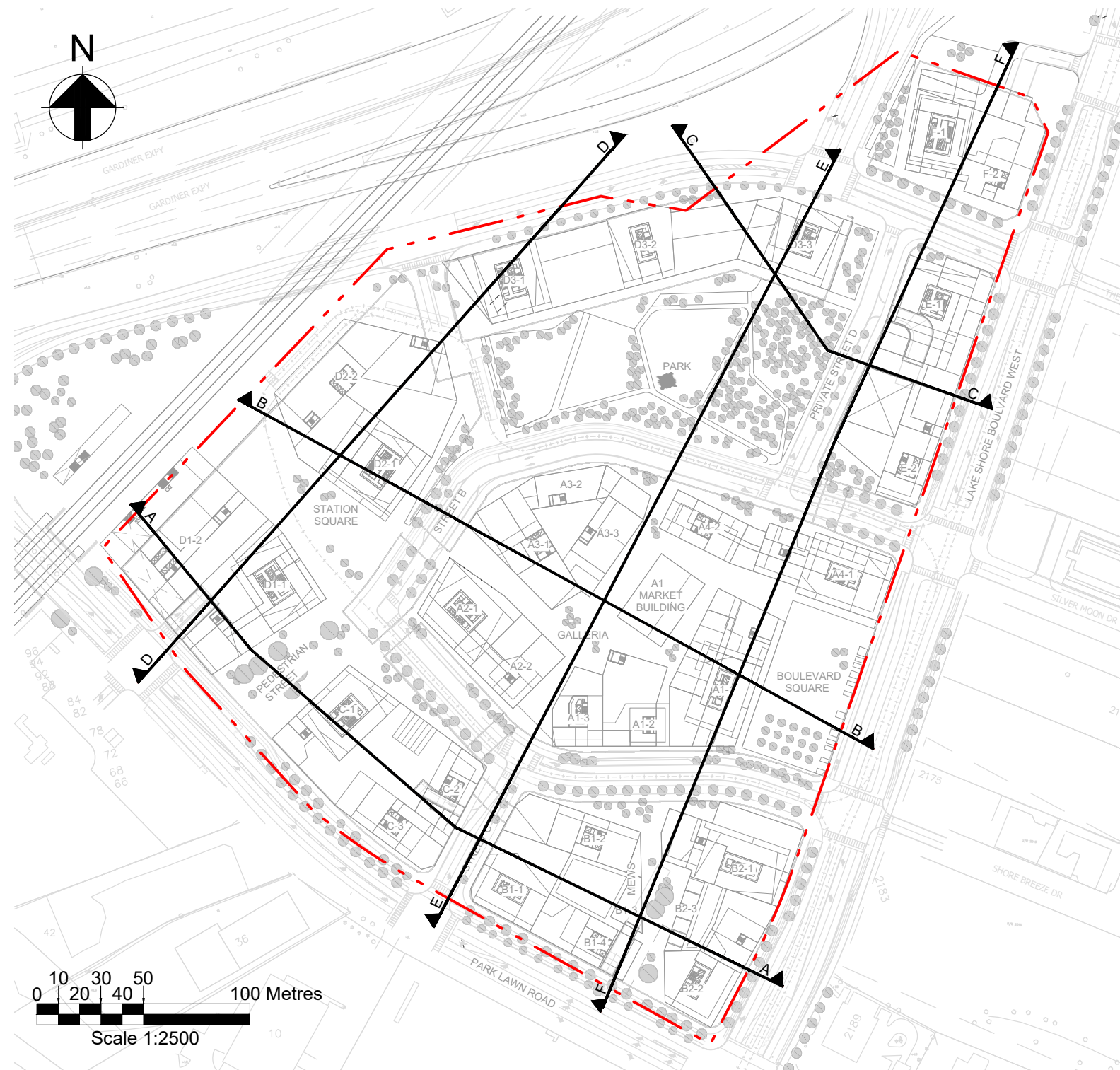
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- For proposed grading plan, please refer to drawing series LSB-ARP-XX-XX-DR-CE-20001.

Legend

- Proposed Ground Level
- Existing Ground Level

NOTE:
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For planning submission				
Rev	Date	By	Chkd	Appd

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Client
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Grading Sections
Sheet 1

Scale at A1
As Shown

Role
Civil

Suitability
Detailed Masterplan

Arup Job No

264635

Name

LSB-ARP-XX-XX-DR-CE-21001

Rev
01

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A1

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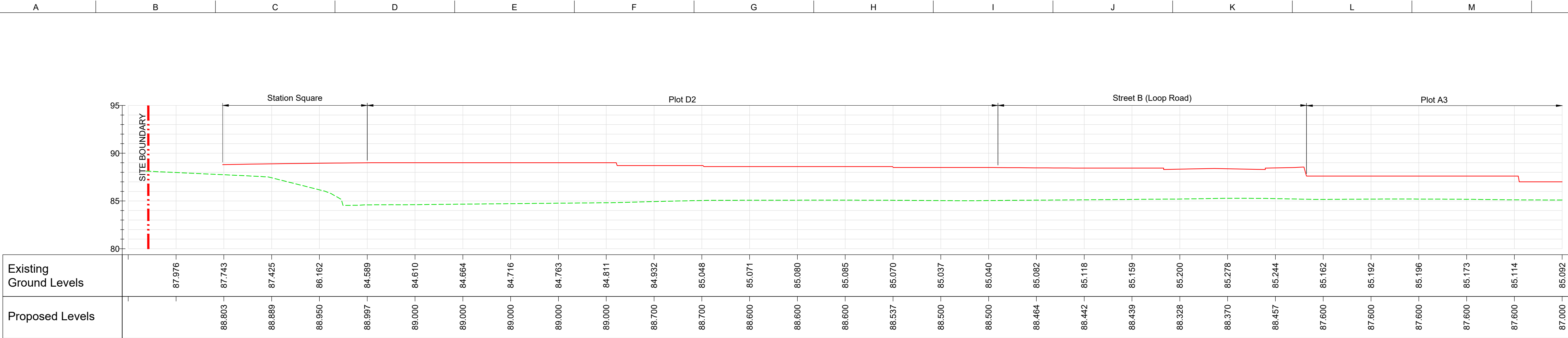
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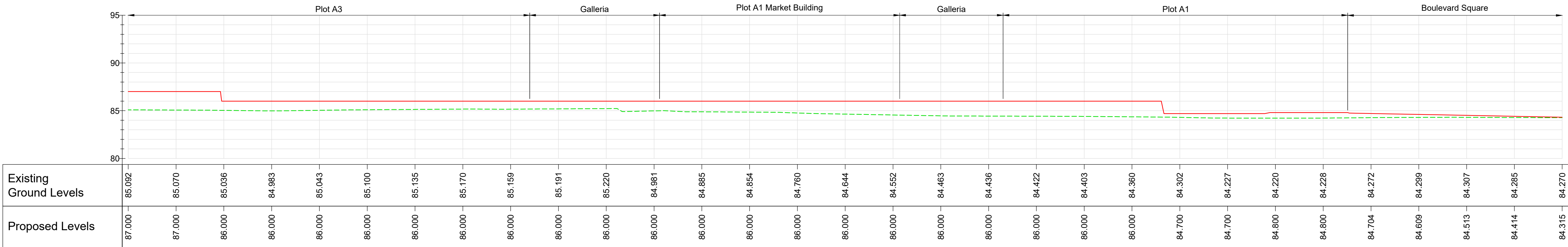
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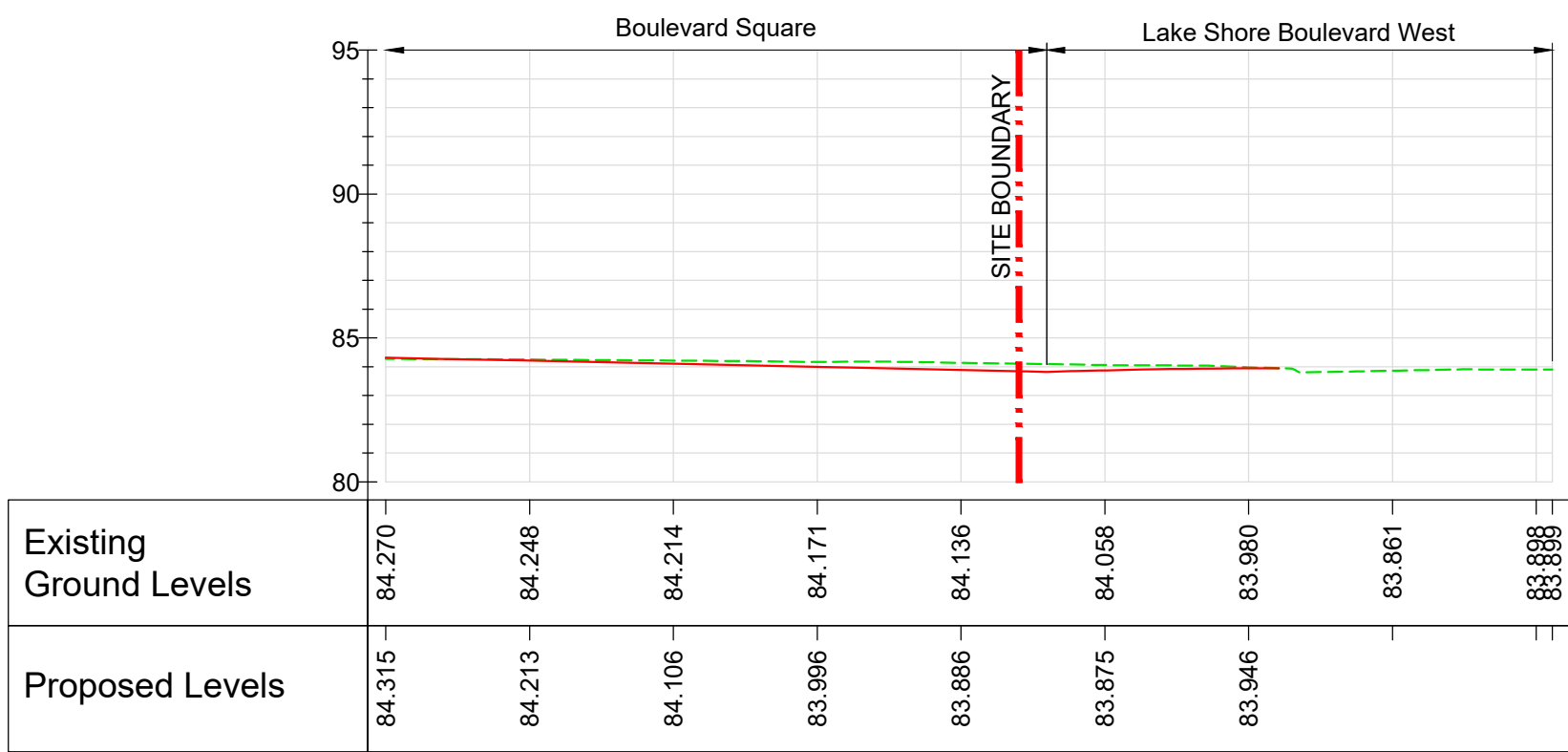
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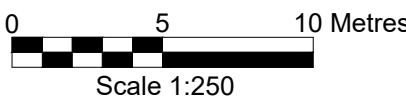
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CHAINAGE 0.000 TO 150.000
SCALE: H 1:250,V 1:250. DATUM: 80.000



SECTION B-B - LONGSECTION 2 OF 3
CHAINAGE 150.000 TO 300.000
SCALE: H 1:250,V 1:250. DATUM: 80.000



SECTION B-B - LONGSECTION 3 OF 3
CHAINAGE 300.000 TO 340.556
SCALE: H 1:250,V 1:250. DATUM: 80.000



Do not scale

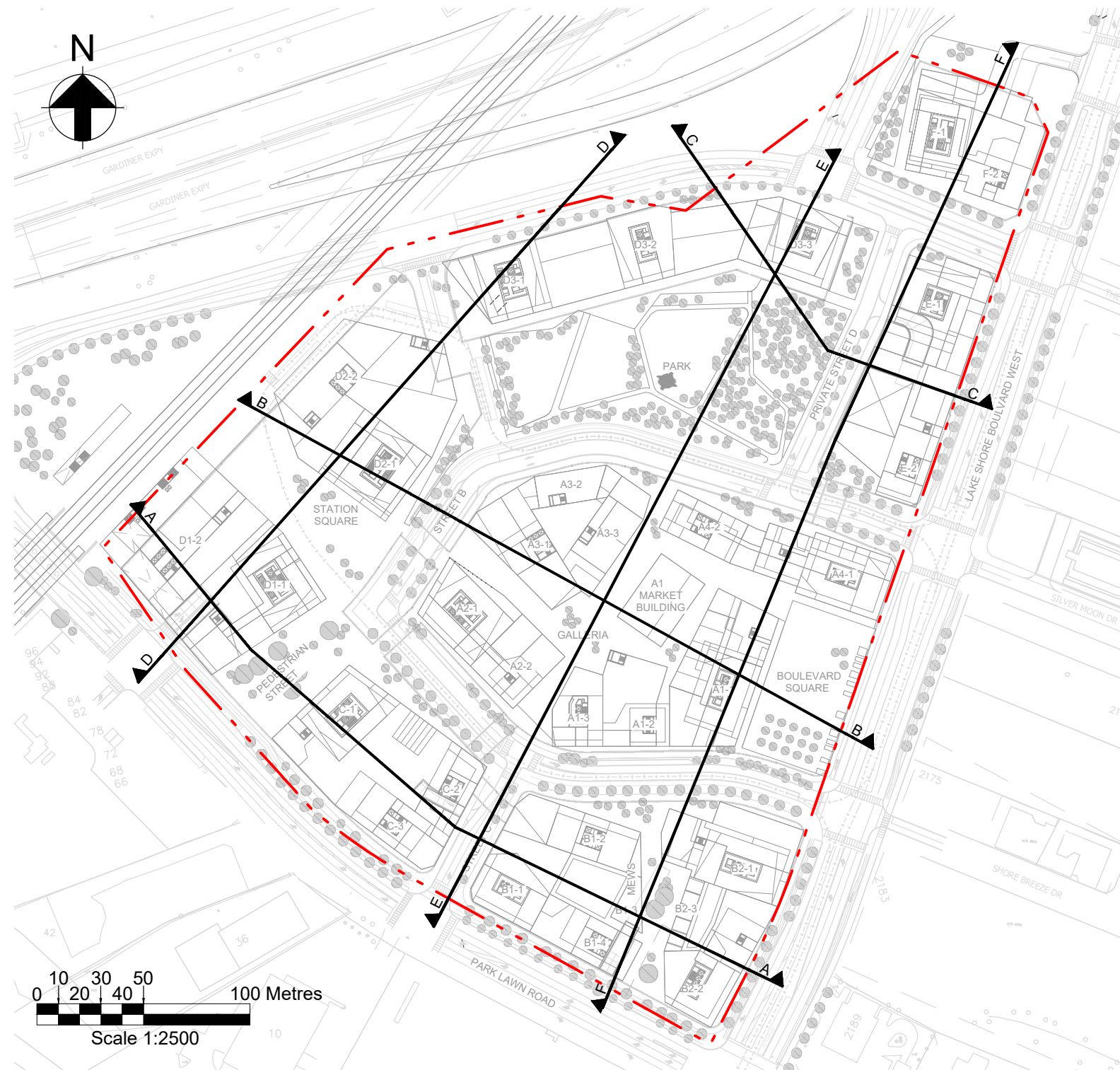
Notes

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- Existing level information based on the following topographic survey: "19-075BD01_Nad27-Exp(Jan09,2020)" dated January 2020, performed by EllisDon.
- Ground levels in private areas (e.g. Galleria, park, boulevard square) are indicative and subject to further design development in the next masterplan stages.
- For proposed grading plan, please refer to drawing series LSB-ARP-XX-XX-DR-CE-20001.

Legend

- Proposed Ground Level
- Existing Ground Level

NOTE:
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LINE WORK AND MUST BE PLOTTED IN COLOUR.



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For planning submission				
Rev	Date	By	Chkd	Appd

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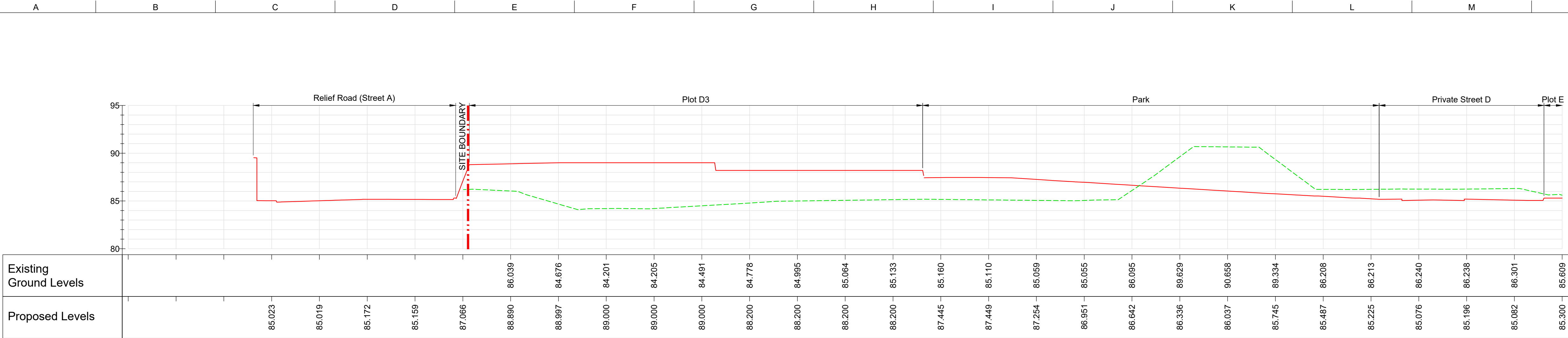
PROFESSIONAL ENGINEER
H. R. T. JEENS
100517802
15/05/2020
PROVINCE OF ONTARIO

Client
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

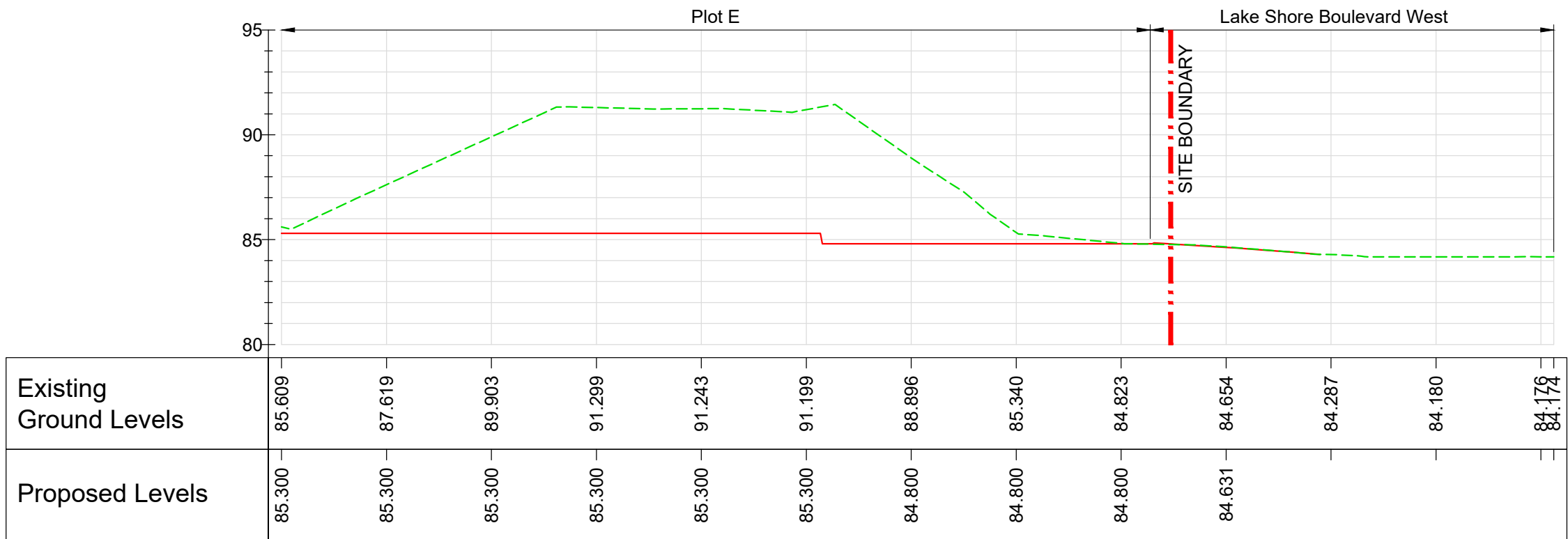
Project Title
2150 Lake Shore

Drawing Title
Grading Sections
Sheet 2

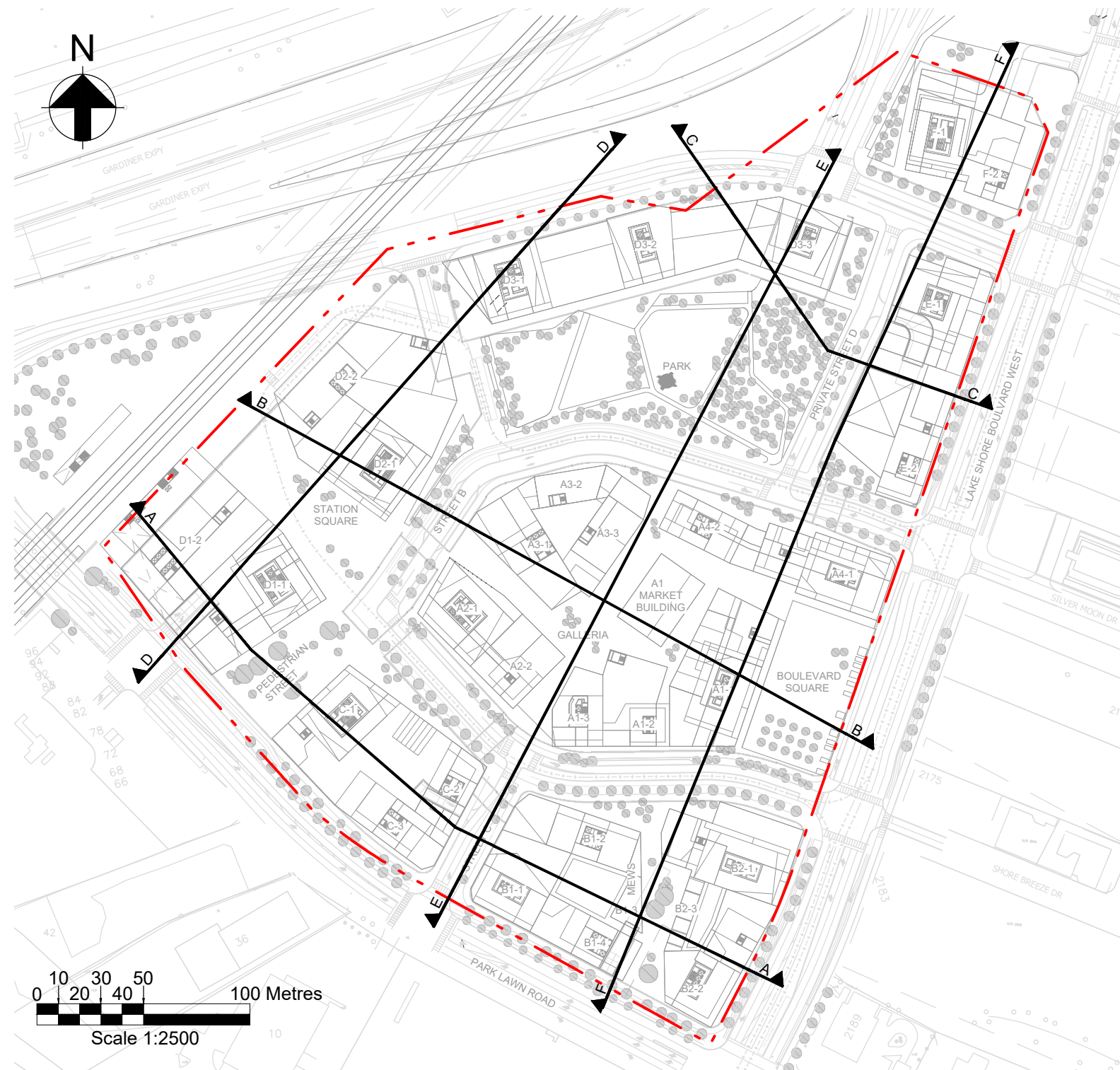
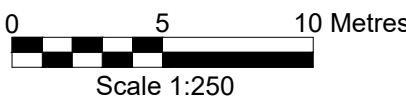
Scale at A1	As Shown
Role	Civil
Suitability	Detailed Masterplan
Arup Job No	Rev
264635	01
Name	
LSB-ARP-XX-XX-DR-CE-21002	



SECTION C-C - LONGSECTION 1 OF 2
CHAINAGE 0.000 TO 150.000
SCALE: H 1:250,V 1:250. DATUM: 80.000



SECTION C-C - LONGSECTION 2 OF 2
CHAINAGE 150.000 TO 210.617
SCALE: H 1:250,V 1:250. DATUM: 80.000



Notes

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- For proposed grading plan, please refer to drawing series LSB-ARP-XX-XX-DR-CE-20001.

Legend

- Proposed Ground Level
- Existing Ground Level

NOTE:
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For planning submission				
Rev	Date	By	Chkd	Appd

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15/05/2020
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Client
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Grading Sections
Sheet 3

Scale at A1
As Shown

Role
Civil

Suitability
Detailed Masterplan

Arup Job No 264635	Rev 01
Name LSB-ARP-XX-XX-DR-CE-21003	

A1

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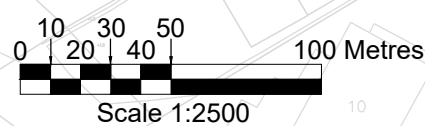
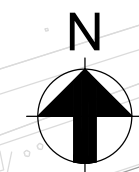
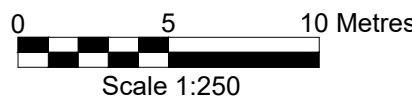
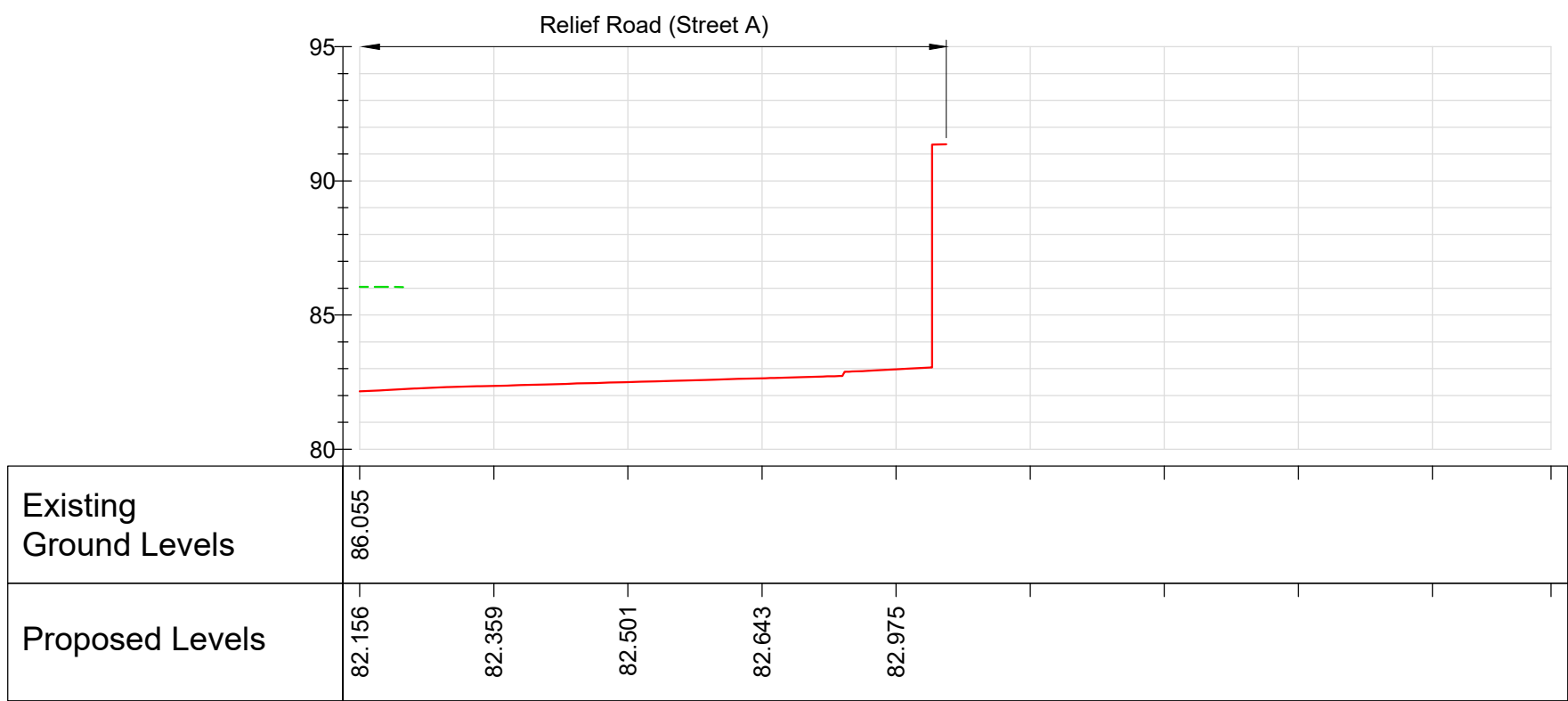
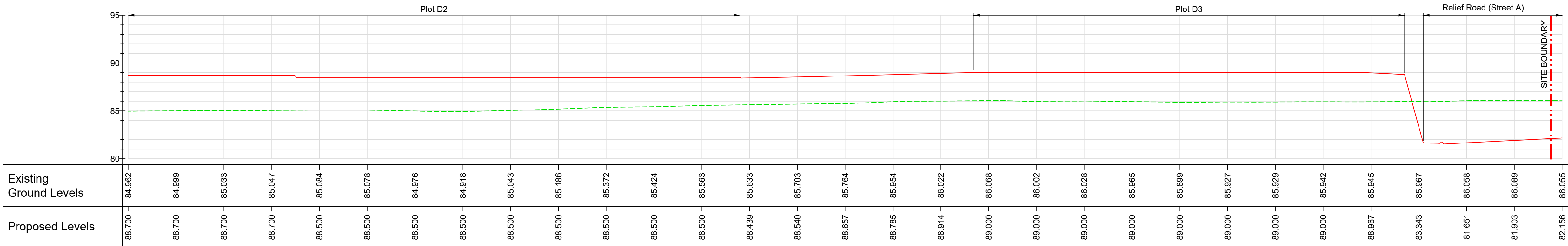
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Notes

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- For proposed grading plan, please refer to drawing series LSB-ARP-XX-XX-DR-CE-20001.

Legend

- Proposed Ground Level
Existing Ground Level

NOTE:
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For planning submission				
Rev	Date	By	Chkd	Appd

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Client
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Grading Sections
Sheet 4

Scale at A1
As Shown

Role
Civil

Suitability
Detailed Masterplan

Arup Job No

264635

Name

LSB-ARP-XX-XX-DR-CE-21004

Rev

01

A1

A B C D E F G H I J K L M N

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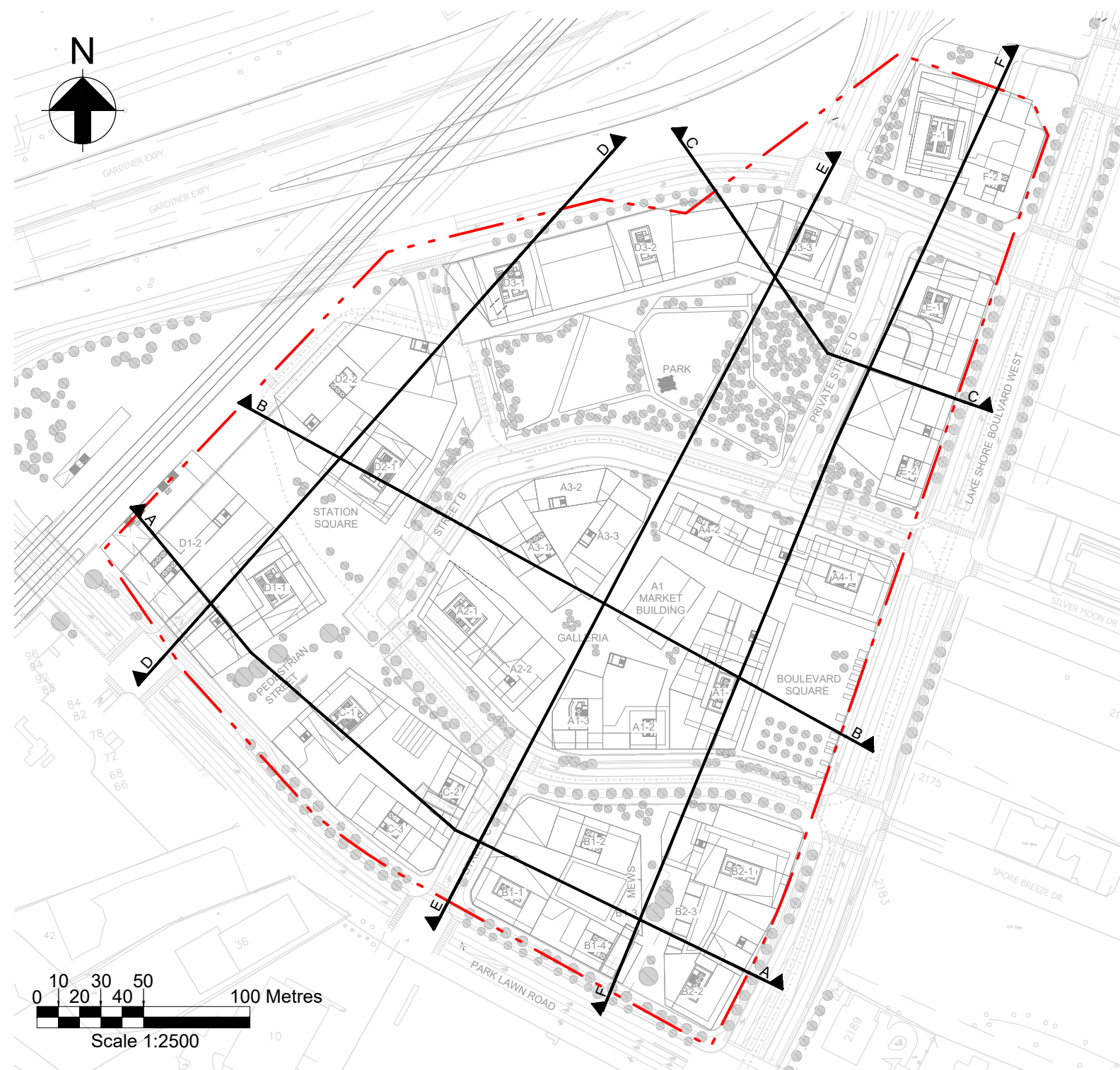
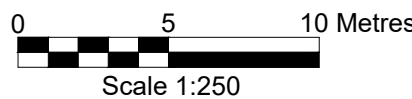
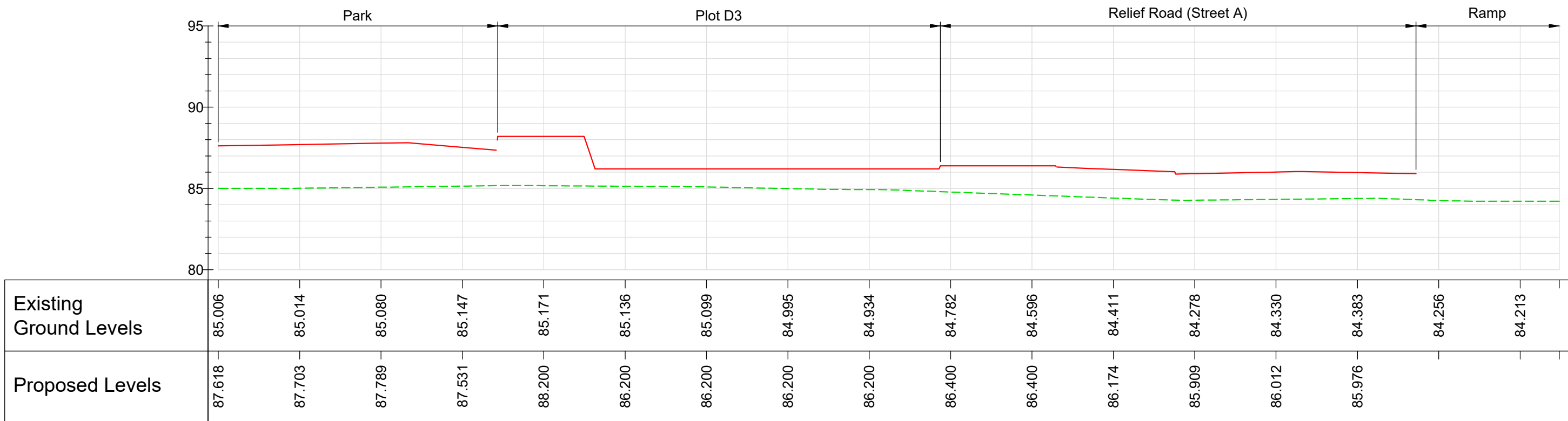
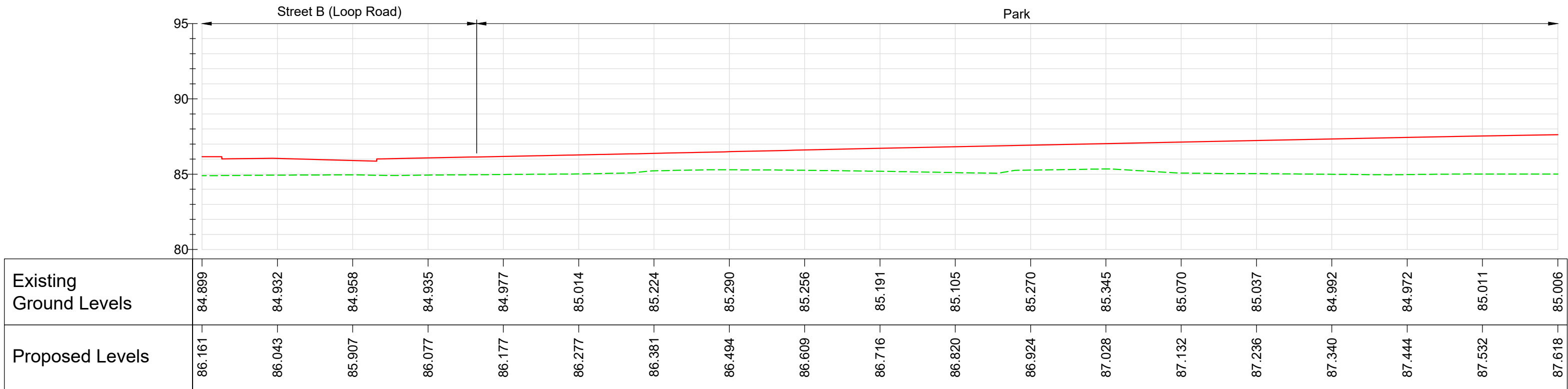
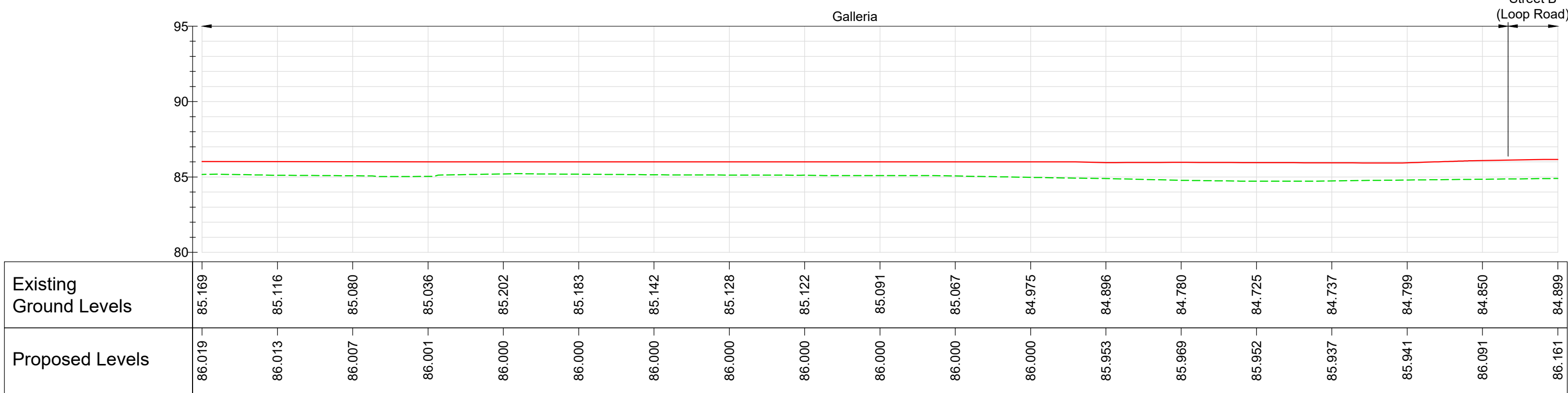
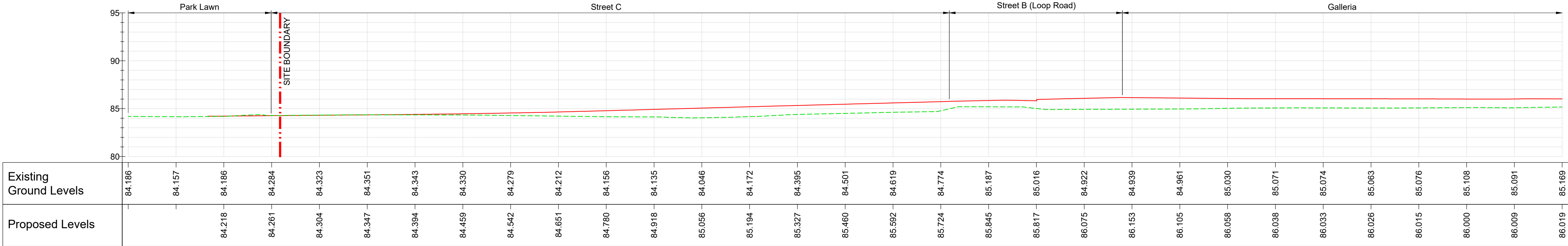
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Notes

- All levels are in metres and coordinates referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10).
- Existing level information based on the following topographic survey: "19-075BD01_Nad27-Exp(Jan09,2020)" dated January 2020, performed by EllisDon.
- Ground levels in private areas (e.g. galleria, park, boulevard square) are indicative and subject to further design development in the next masterplan stages.
- For proposed grading plan, please refer to drawing series LSB-ARP-XX-XX-DR-CE-20001.

Legend

- Proposed Ground Level
- Existing Ground Level

NOTE:
THIS DRAWING CONTAINS EXTENSIVE USE OF COLOUR.
LINE WORK AND MUST BE PLOTTED IN COLOUR.

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For planning submission				
Rev	Date	By	Chkd	Appd

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www.arup.com

Client

FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.



Project Title
2150 Lake Shore

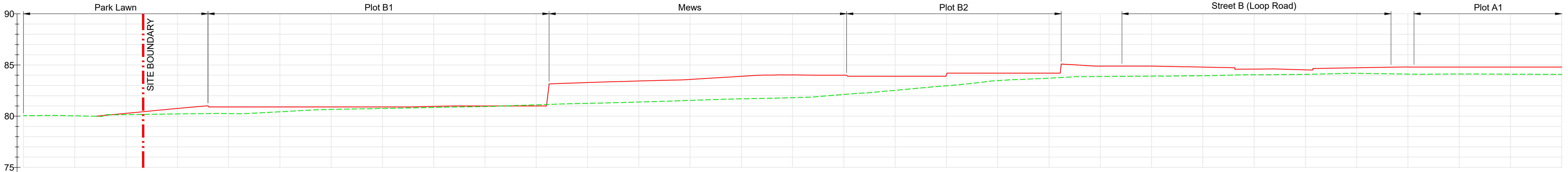
Drawing Title
Grading Sections
Sheet 5

Scale at A1	As Shown
Role	Civil
Suitability	Detailed Masterplan
Arup Job No	Rev
264635	01
Name	
LSB-ARP-XX-XX-DR-CE-21005	

A1

A B C D E F G H I J K L M N

1



Existing Ground Levels	80.052	80.031	80.151	80.216	80.248	80.430	80.680	80.752	80.853	80.944	81.105	81.254	81.380	81.540	81.694	81.807	82.122	82.526	82.973	83.472	83.706	83.874	83.907	83.945	84.042	84.081	84.181	84.111	84.122	84.101	84.080
Proposed Levels			80.274	80.756	80.900	80.900	80.900	80.900	80.955	81.000	81.000	83.286	83.436	83.589	83.892	84.030	84.000	83.900	84.068	84.200	84.200	84.892	84.889	84.792	84.597	84.526	84.725	84.806	84.800	84.800	84.800

SECTION F-F - LONGSECTION 1 OF 4
CHAINAGE 0.000 TO 150.000
SCALE: H 1:250,V 1:250. DATUM: 75.000

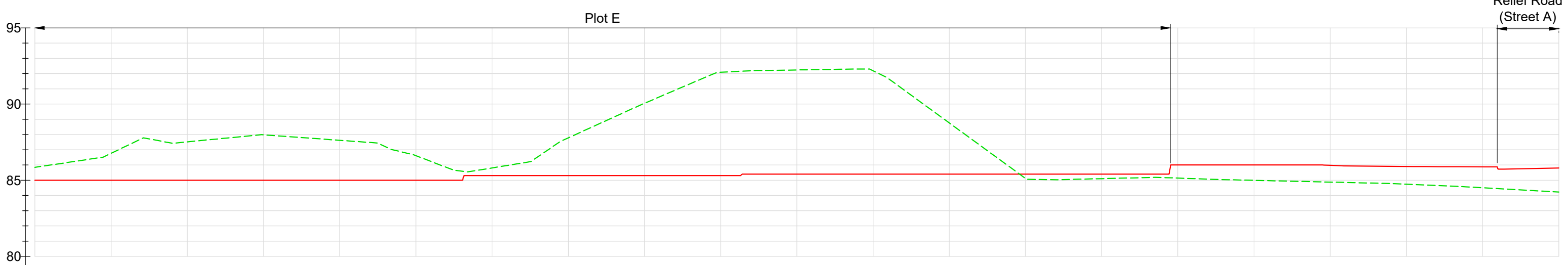
4



Existing Ground Levels	84.080	84.102	84.136	84.169	84.209	84.256	84.296	84.311	84.343	84.386	84.464	84.533	84.609	84.685	84.756	84.646	84.557	84.524	84.499	84.415	84.393	84.357	84.401	84.443	84.490	84.538	84.573	84.556	85.519	85.814	85.847
Proposed Levels	84.800	84.800	84.800	84.800	84.800	84.700	84.700	84.700	84.700	84.700	84.700	84.960	84.806	84.844	84.500	84.500	84.500	84.500	85.200	84.928	84.693	84.347	84.335	84.431	84.636	84.731	84.817	84.903	84.988	85.000	85.000

SECTION F-F - LONGSECTION 2 OF 4
CHAINAGE 150.000 TO 300.000
SCALE: H 1:250,V 1:250. DATUM: 80.000

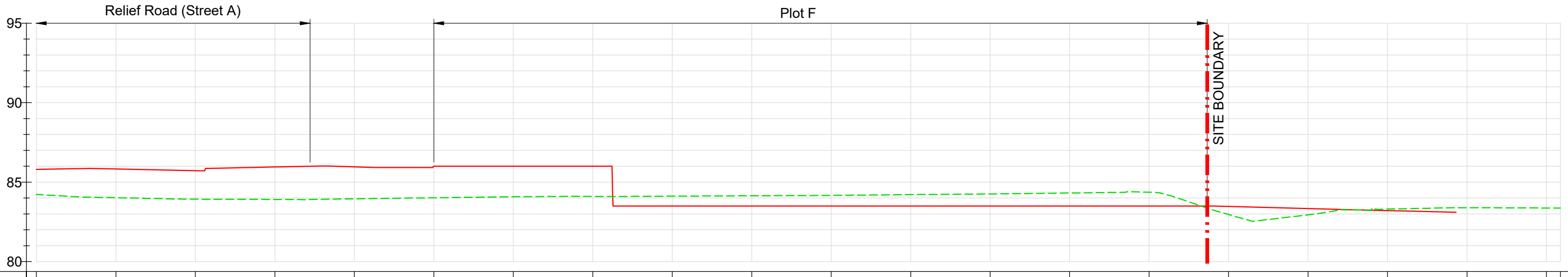
6



Existing Ground Levels	85.847	86.767	87.518	87.977	87.619	86.611	85.806	87.781	90.058	92.094	92.238	92.184	88.762	85.121	85.102	85.138	84.991	84.875	84.741	84.506	84.224
Proposed Levels	85.000	85.000	85.000	85.000	85.000	85.000	85.300	85.300	85.300	85.300	85.400	85.400	85.400	85.400	85.400	86.000	86.000	85.978	85.900	85.877	85.800

SECTION F-F - LONGSECTION 3 OF 3
CHAINAGE 300.000 TO 400.000
SCALE: H 1:250,V 1:250. DATUM: 80.000

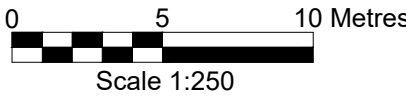
8



Existing Ground Levels	84.224	84.018	83.925	83.911	83.951	84.016	84.081	84.100	84.116	84.139	84.167	84.216	84.257	84.318	84.368	82.983	82.942	83.302	83.392	83.372	83.369
Proposed Levels	85.600	85.828	85.724	85.954	85.963	86.000	86.000	86.000	83.500	83.500	83.500	83.500	83.500	83.500	83.500	83.465	83.337	83.209			

SECTION F-F - LONGSECTION 4 OF 4
CHAINAGE 400.000 TO 495.873
SCALE: H 1:250,V 1:250. DATUM: 80.000

11



Do not scale

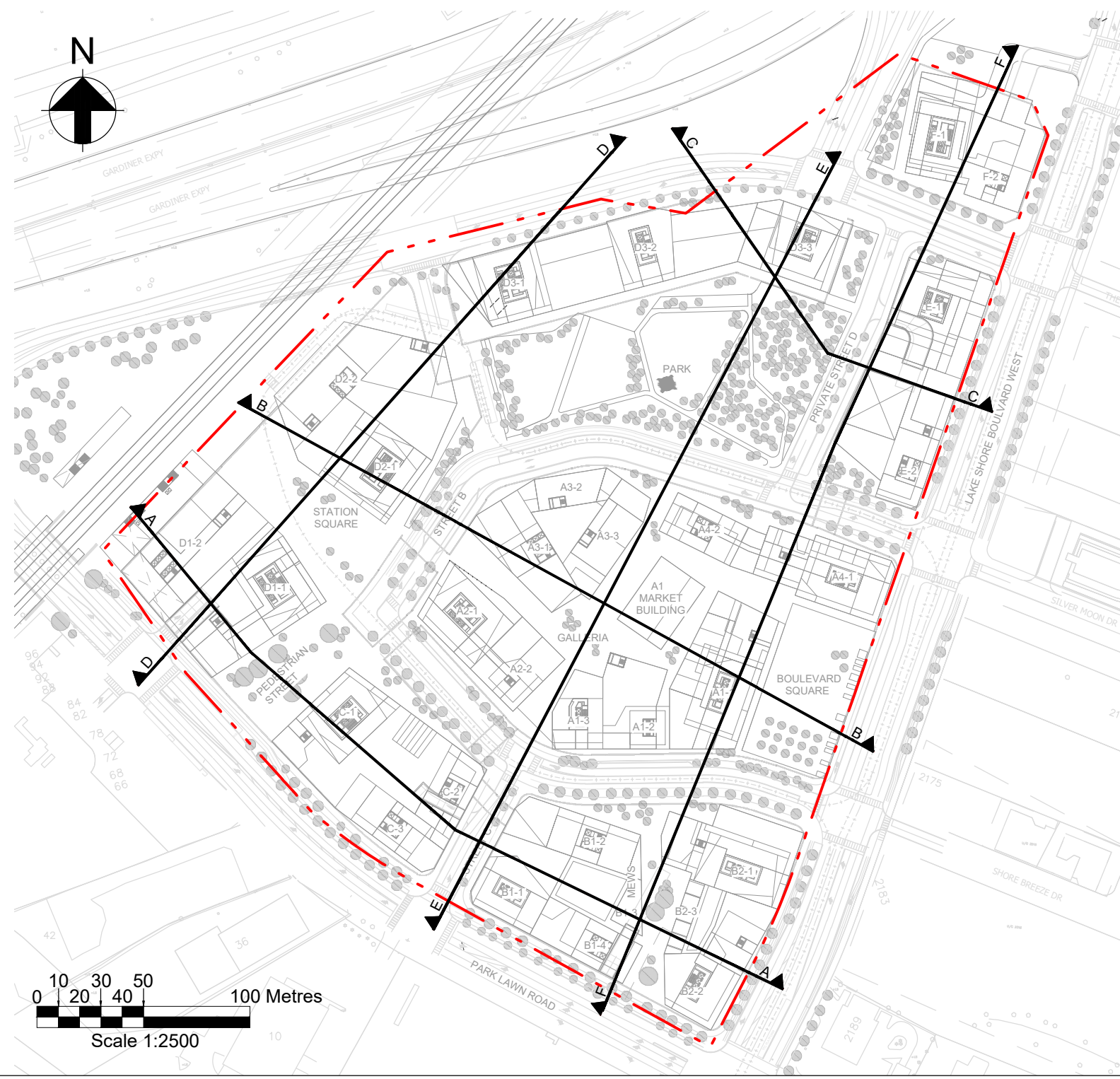
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- All levels are in metres and coordinates referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10).
- Existing level information based on the following topographic survey: "19-075BD01_Nad27-Exp(Jan09,2020)" dated January 2020, performed by EllisDon.
- Ground levels in private areas (e.g. galleria, park, boulevard square) are indicative and subject to further design development in the next masterplan stages.
- For proposed grading plan, please refer to drawing series LSB-ARP-XX-XX-DR-CE-20001.

Legend

- Proposed Ground Level
- Existing Ground Level

NOTE:
THIS DRAWING CONTAINS EXTENSIVE USE OF COLOUR
LINE WORK AND MUST BE PLOTTED IN COLOUR.



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For planning submission				
Rev	Date	By	Chkd	Appd

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Client
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Grading Sections
Sheet 6

Scale at A1
As Shown

Role
Civil

Suitability
Detailed Masterplan

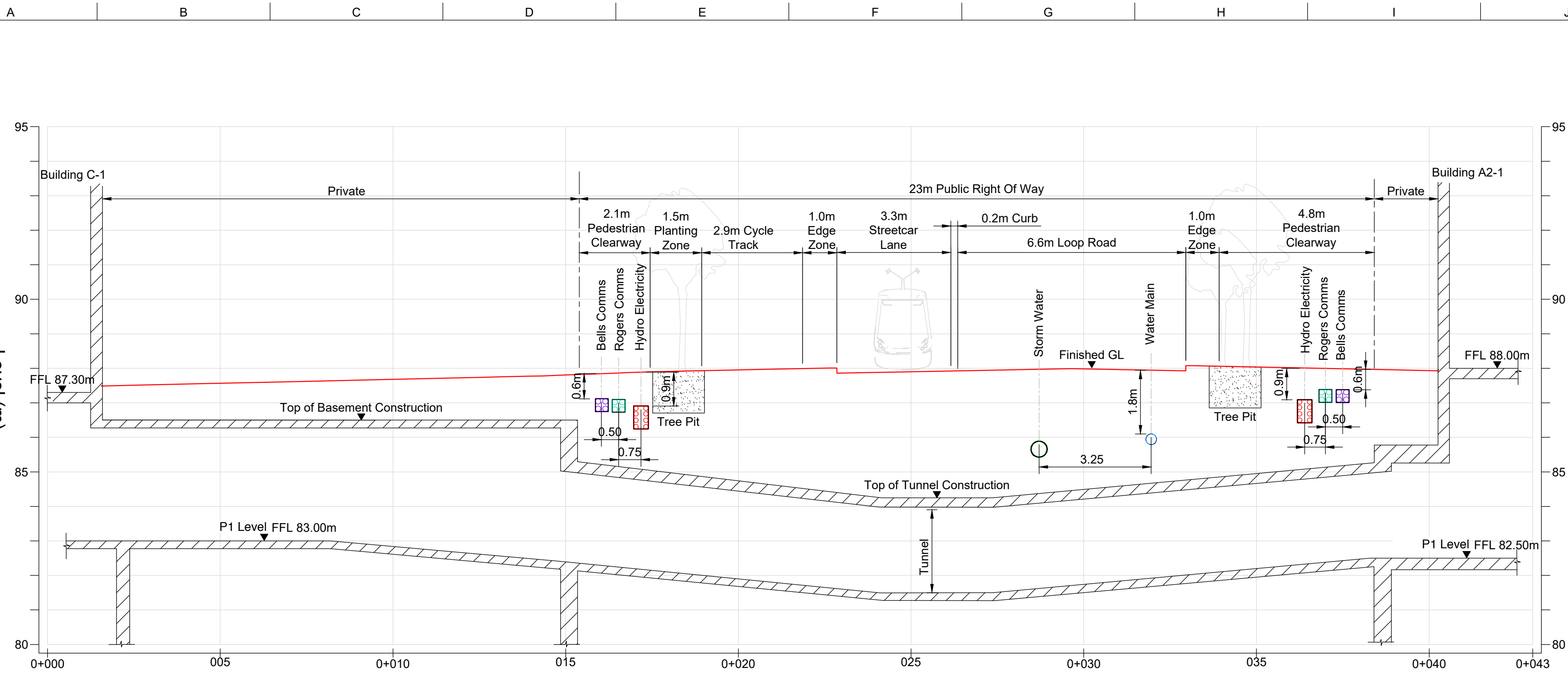
Arup Job No

264635

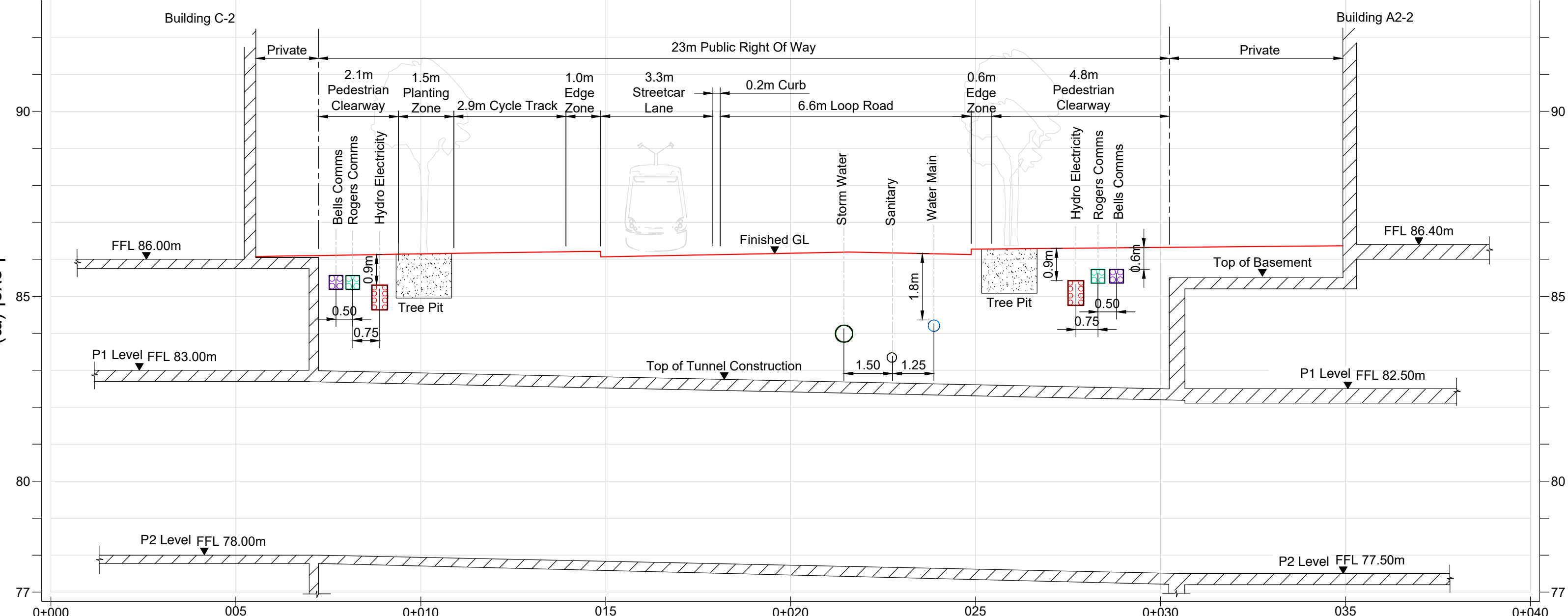
Name

LSB-ARP-XX-XX-DR-CE-21006

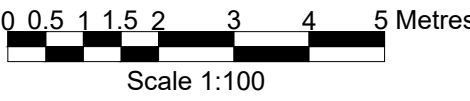
© Arup



Section A-A
Scale: H 1:100 V 1:100



Section B-B
Scale: H 1:100 V 1:100



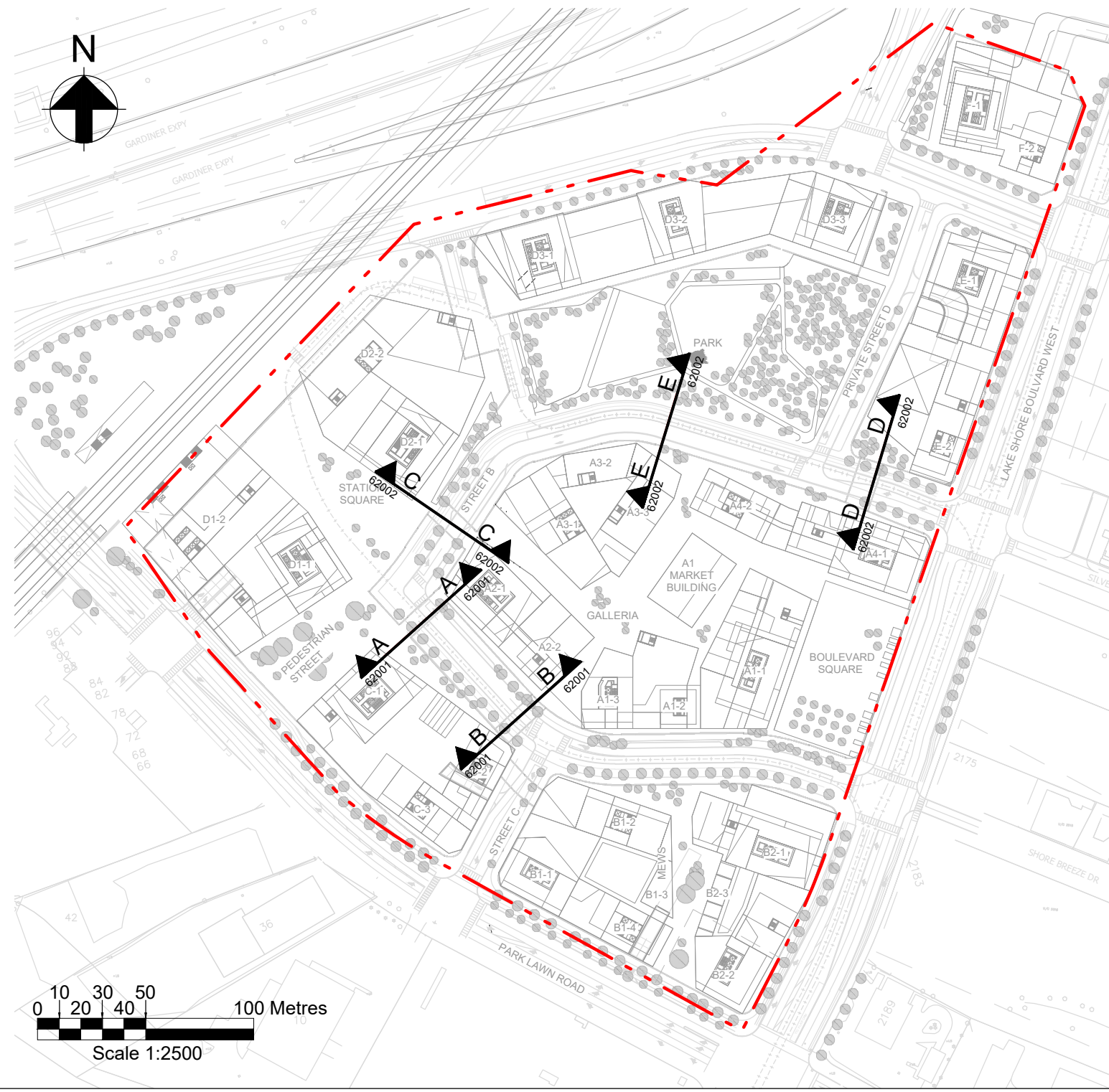
Do not scale

Notes

1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
2. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and information provided by Toronto Water in January and February 2020.
3. Proposed network design, plot connections and details are indicative only and are subject to approval.
4. Conflicts with existing utilities and other proposed works should be notified to the Engineer of Record.
5. For the composite landscape and utility plan including existing and proposed services, refer to drawing LSB-ARP-XX-XX-DR-CU-80000.

Legend

- Proposed Ground Level
- Proposed Building



01	15/05/20	AF	FF	HJ
For planning submission				
Rev	Date	By	Chkd	Appd

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Client
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Utility Corridor Cross-sections
Sheet 1

Scale at A1	1:100
Role	Civil
Suitability	Detailed Masterplan
Arup Job No	264635
Name	LSB-ARP-XX-XX-DR-CU-62001
Rev	01

A1

A B C D E F G H I J K L M N

1

2

3

4

5

6

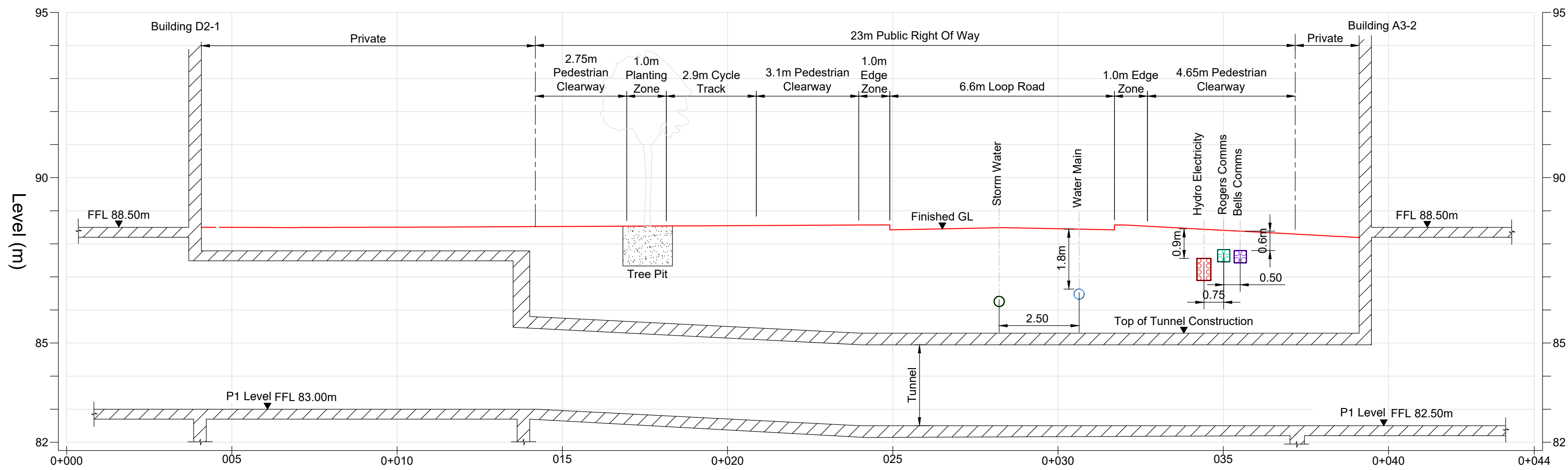
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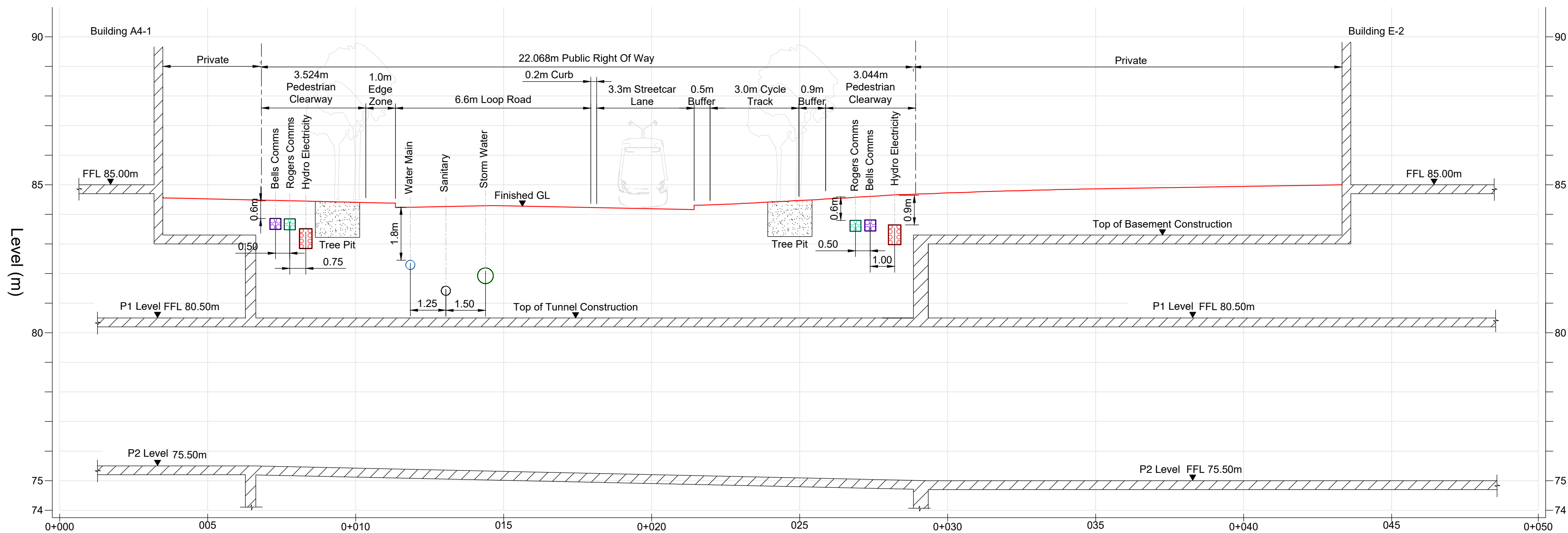
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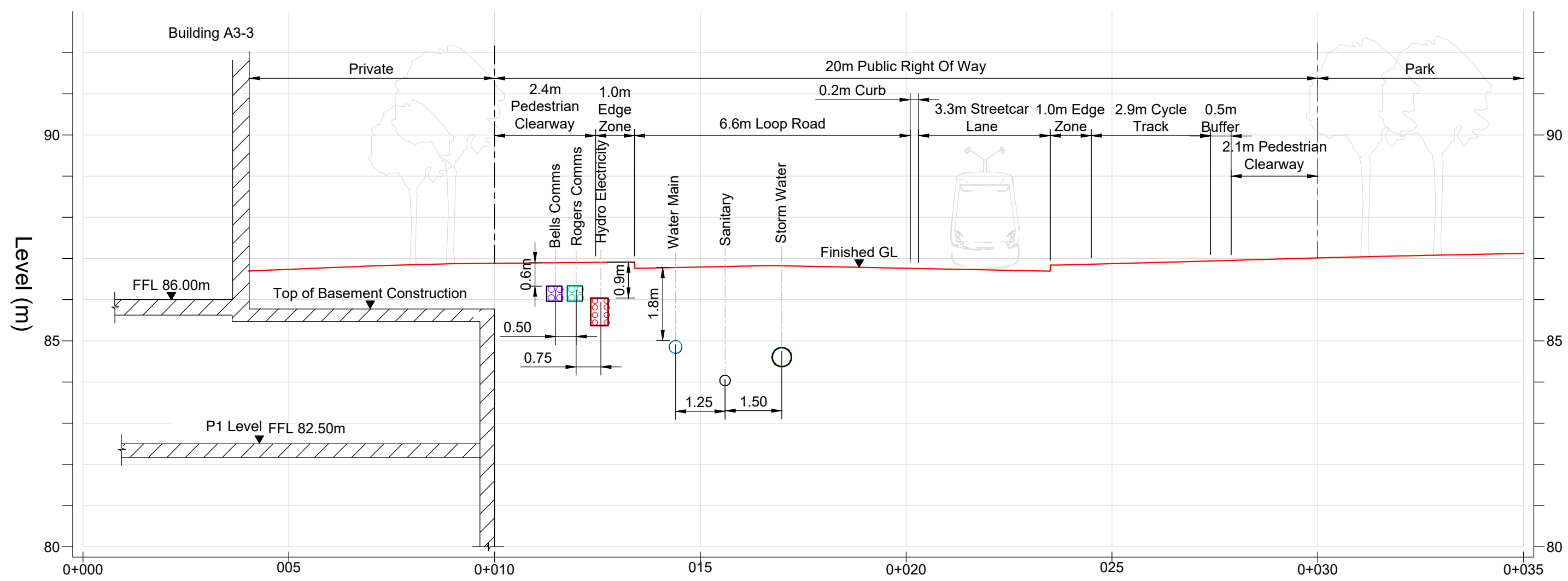
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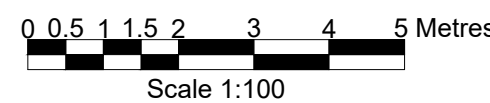
Section C-C
Scale: H 1:100 V 1:100



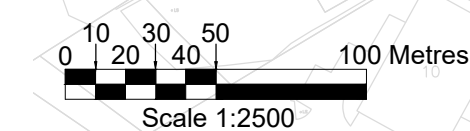
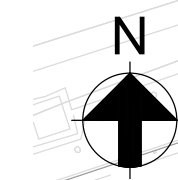
Section D-D
Scale: H 1:100 V 1:100



Section E-E (Narrowest Public R.O.W)
Scale: H 1:100 V 1:100



Do not scale



Notes

- All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
- Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and information provided by Toronto Water in January and February 2020.
- Proposed network design, plot connections and details are indicative only and are subject to approval.
- Conflicts with existing utilities and other proposed works should be notified to the Engineer of Record.
- For the composite landscape and utility plan including existing and proposed services, refer to drawing LSB-ARP-XX-XX-DR-CU-80000.

Legend

- Proposed Ground Level
- Proposed Building

01	15/05/20	AF	FF	HJ
For planning submission				
Rev	Date	By	Chkd	Appd

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www.arup.com

Client

FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.



Project Title
2150 Lake Shore

Drawing Title
Utility Corridor Cross-sections
Sheet 2

Scale at A1
1:100

Role
Civil

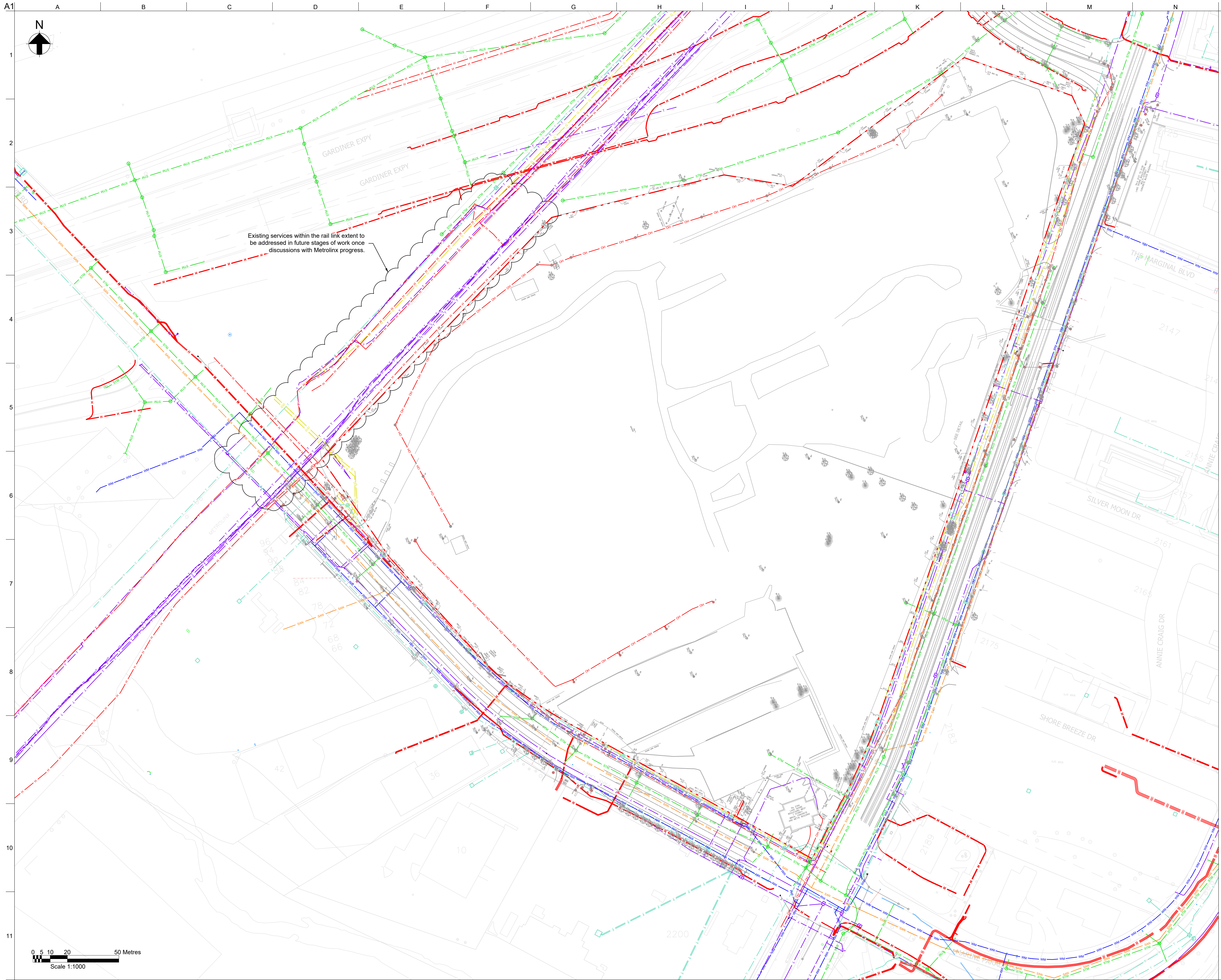
Suitability
Detailed Masterplan

Arup Job No
264635

Name
LSB-ARP-XX-XX-DR-CU-62002

Rev
01

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Existing services within the rail link extent to be addressed in future stages of work once discussions with Metrolinx progress.

- Notes**
1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
 2. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and information provided by Toronto Water on 04 February 2020.
 3. A number of routes are partially incomplete due to poor signal results. Where gaps in traces were found, record drawings were used. In all cases, contractor to satisfy himself location of existing services.
 4. The locations of existing services and structures are indicative only and are based on record drawings produced by each statutory authority or reflected in topographical survey - no representation is made by Arup as to the accuracy, completeness, sufficiency or otherwise of this information. Further site investigation works will be required prior to construction to confirm their locations.
 5. All existing utility route location shall be confirmed on site through site investigation, such as using trial pits.
 6. The contractor is responsible for the disconnection or capping of all existing utilities to be diverted or abandoned.
 7. Programme for abandonment, diversion or reuse of existing utilities to be further developed and agreed with developer and statutory authorities.
 8. For proposed abandonments and diversions, refer to the proposed utility and drainage drawings.

- Legend**
- Site Boundary
 - Existing Topo Survey
- Existing Utilities**
- Sanitary Network
 - Storm Water Network
 - Water Network
 - Gas Pipe
 - Bell Telecommunications Network
 - Rogers Telecommunications Network
 - Street Lights
 - Hydro (Electrical Network)
 - Overhead Electrical
 - Rail Signal

01	15/05/20	AF	FF	HJ
For planning submission				
Rev	Date	By	Chkd	Appd

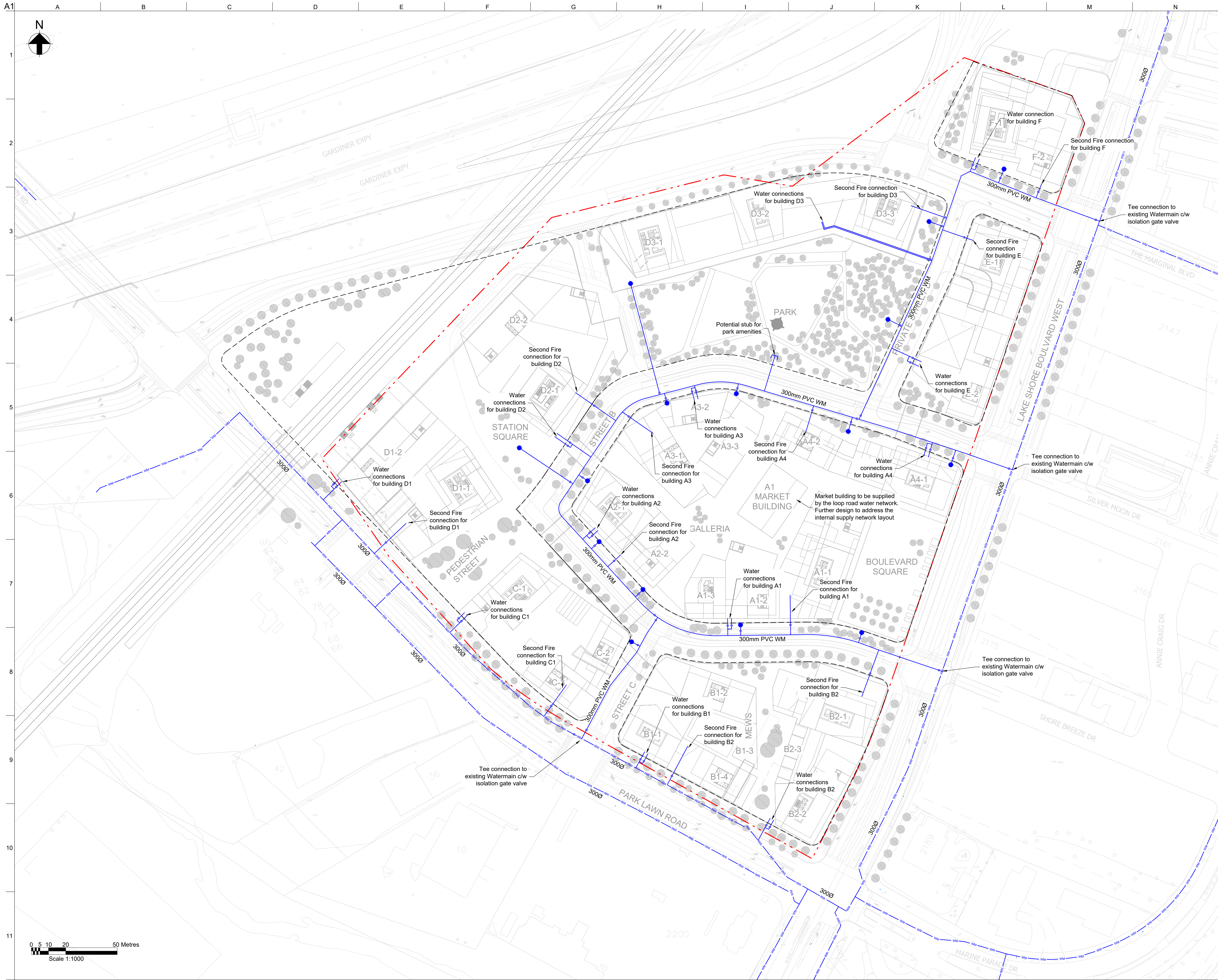
ARUP
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H. R. T. JEENS
100517802
15/05/2020
PROVINCE OF ONTARIO

Client

FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title	
2150 Lake Shore	
Drawing Title	
Existing Drainage and Utility Layout	
Scale at A1	
1:1000	
Role	
Civil	
Suitability	
Detailed Masterplan	
Arup Job No	Rev
264635	01
Name	
LSB-ARP-XX-XX-DR-CU-70000	



- Notes**
1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
 2. All dimensions are in metres unless noted otherwise.
 3. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and information provided by Toronto Water on 20 January 2020.
 4. Connection to existing water network is subject to agreement with Toronto Water.
 5. Location and extent of existing services is indicative only and is intended to identify approximate location of main service corridors. For full details refer to utility providers record drawings or topographical survey.
 6. Proposed network design, plot connections and details are indicative only and are subject to approval by existing and proposed network operators as well as building designer.
 7. The proposed water network should comply with the Design Criteria for Sewers and Watermains, 1st edition, March 2014.
 8. Capacity of the existing water network has been assessed based on information provided by Toronto Water in January 2020. Further hydrant pressure tests are required to ensure the design assumptions are aligned with the existing network conditions and capacity.
 9. Refer to the servicing report for details of design assumptions and criteria for the water and fire supply demands.
 10. All buildings will be provided with a combined fire and domestic water connection as per City of Toronto Standard Drawing T-1104.02-3. The fire line is sized at 200mm and the domestic branch is sized at 150mm. Buildings greater than 81m in height have an additional 200mm fire line.

Legend

- Site Boundary
- Basement/Tunnel Extent
- Extent of Private Land

Existing Utilities

- Water Network

Proposed Utilities

- Water Main
- Gate Valve
- Hydrant

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For planning submission				
Rev	Date	By	Chkd	Appd

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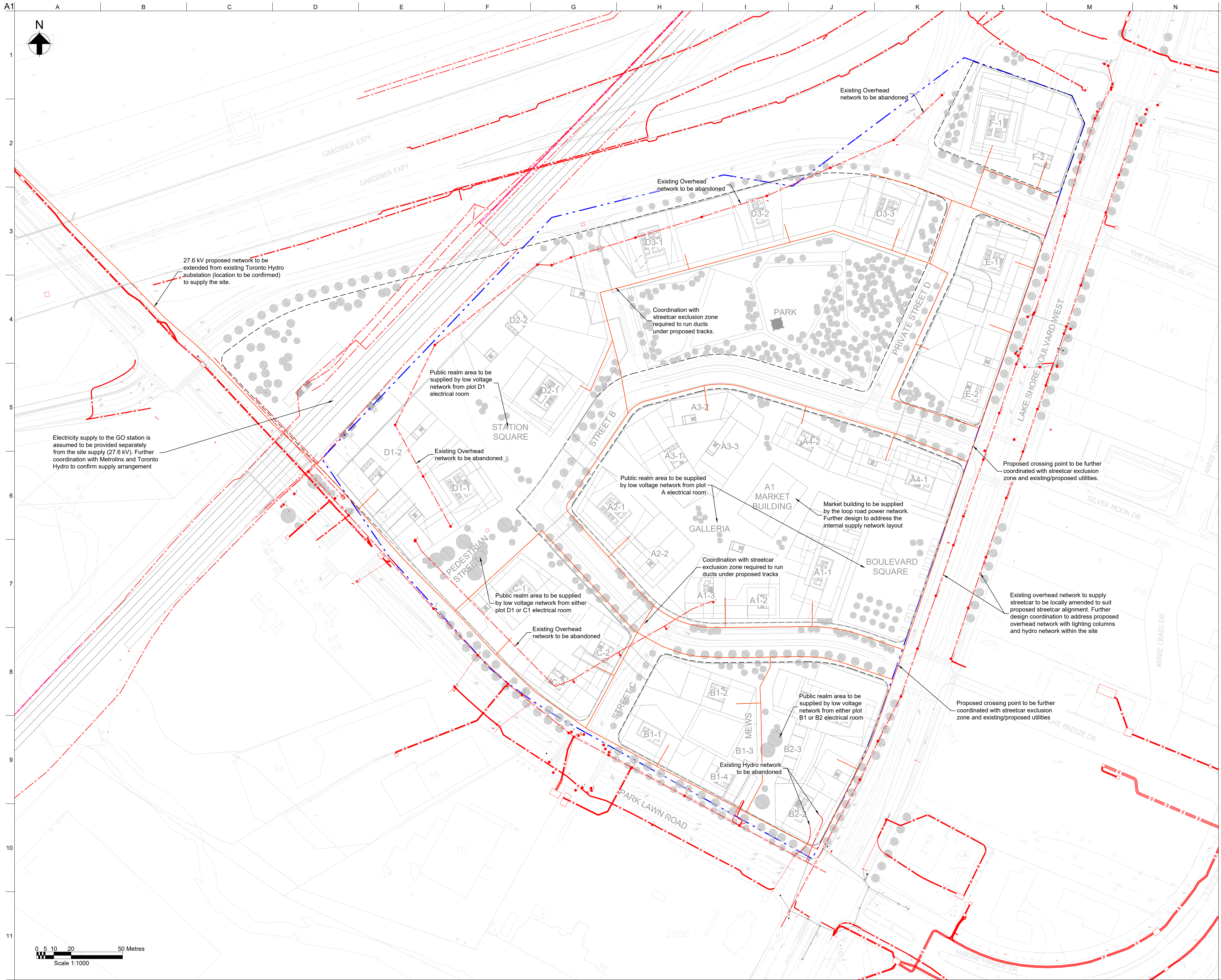
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.



Project Title
2150 Lake Shore

Drawing Title
Proposed Water Network

Scale at A1	1:1000
Role	Civil
Suitability	Detailed Masterplan
Arup Job No	264635
Name	LSB-ARP-XX-XX-DR-CU-71001
Rev	01



- Notes**
1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
 2. All dimensions are in metres unless noted otherwise.
 3. New supply network to be owned/operated by Toronto Hydro. Proposed network design, plot connections and details are indicative only and are to be confirmed by Toronto Hydro.
 4. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020.
 5. Proposed power supply to the site (27.6 kV) is to come from the existing Toronto Hydro network - location to be confirmed. For this stage of design, it has been assumed that the proposed network would require new duct banks and would run along the eastern sidewalk of Park Lawn towards the site.
 6. Location and extent of existing services is indicative only and is intended to identify approximate location of main service corridors. For full details refer to utility providers record drawings or topographical survey.
 7. Off-site reinforcement and temporary construction services are excluded from this drawing.
 8. Further liaison with Toronto Hydro and the building designer is required to confirm the number of power connection to each plot and the internal building arrangement.
 9. Location of chamber for proposed Hydro network to be further coordinated in next stages of design. It is expected that a rectangular 900mmx450mm chamber will be required in network junctions, bends in acute angles and for each plot connection.
 10. Further coordination with Toronto Hydro will be required to confirm when the 27.6 kV supply will be brought to the site. There is potential to supply the Phase 1 works from the existing network.
 11. It is expected that low voltage supply for public realm (lighting columns, urban furniture, etc) will come from the proposed Hydro network in public areas by the installation of feeder pillars across the site; and from the plot basements (electrical room/volts) to supply private areas.

Legend

- Site Boundary
- Basement/Tunnel Extent
- Extent of Private Land

Existing Utilities

- Street Lights
- Hydro (Electrical Network)
- Overhead Electrical
- Rail Signal

Proposed Utilities

- Hydro Network (high and low voltage)

01	15/05/20	AF	FF	HJ
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For planning submission

Rev	Date	By	Chkd	Appd
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Client

FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Proposed Power Network

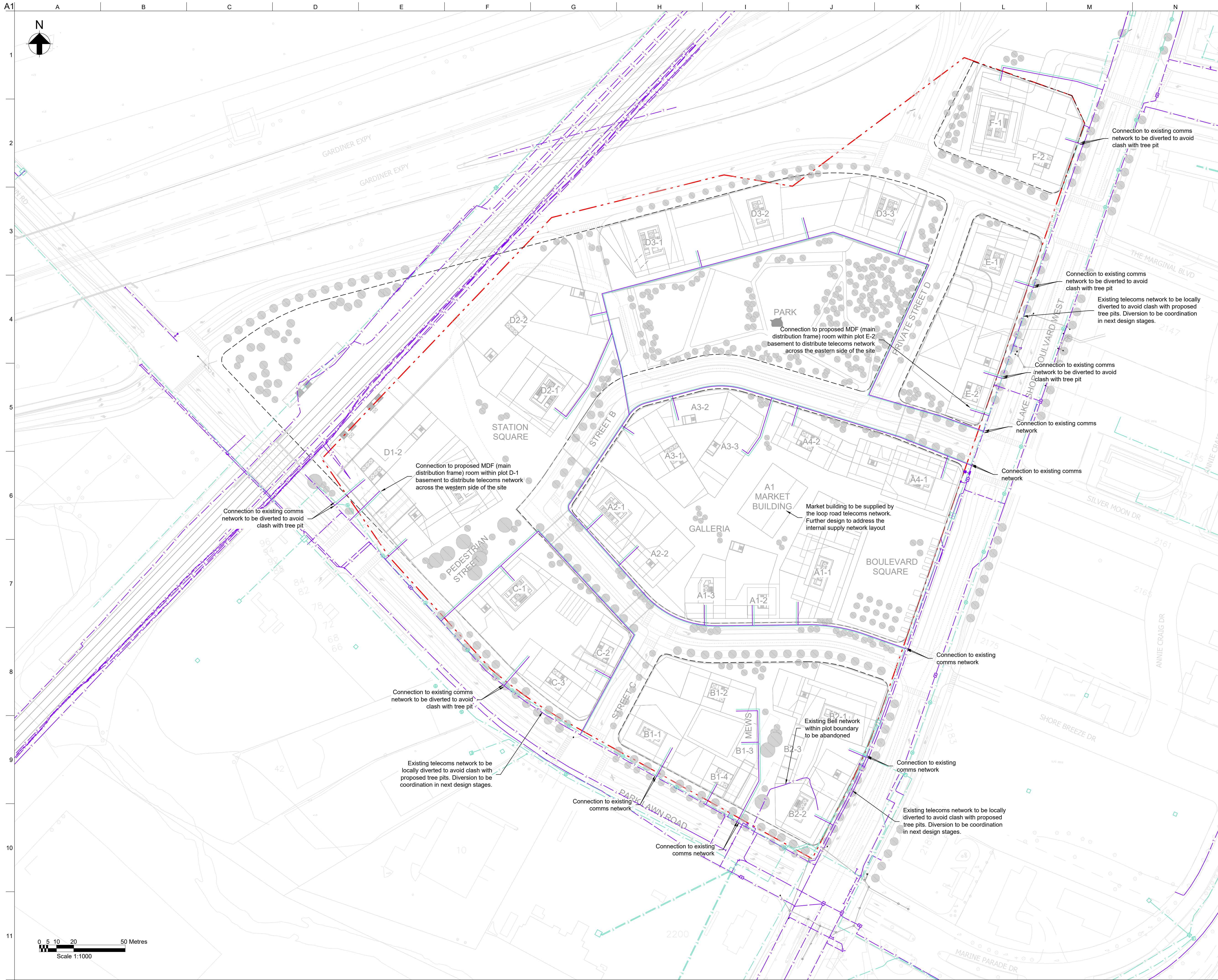
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Role
Civil

Suitability
Detailed Masterplan

Arup Job No 264635	Rev 01
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Name
LSB-ARP-XX-XX-DR-CU-71002



- Notes**
1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
 2. All dimensions are in metres unless noted otherwise.
 3. Proposed network design, plot connections and details are indicative only and are to be confirmed by the providers (Bell and Rogers).
 4. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020.
 5. Location and extent of existing services is indicative only and is intended to identify approximate location of main service corridors. For full details refer to utility providers record drawings or topographical survey.
 6. Off-site reinforcement and temporary construction services are excluded from this drawing.
 7. Further liaison with Bell, Rogers and the building designer is required to confirm the number of connections to each plot and the internal building arrangement.
 8. Location of chamber for proposed telecoms networks to be further coordinated in next stages of design. It is expected that a rectangular 900mmx450mm chamber will be required in network junctions, bends in acute angles and for each plot connection
 9. Based on discussions with local providers (Bell and Rogers), it is expected that each building will require its own connection to a POP (point of presence) room from the existing network to avoid ownership conflicts in the future. Two MDF (main distribution frame) rooms should be installed in the site (indicative locations shown in this plan) to distribute the telecoms network across each building POP room.

Legend

- Site Boundary
- Basement/Tunnel Extent
- Extent of Private Land

Existing Utilities

- Bell Telecommunications Network
- Rogers Telecommunications Network

Proposed Utilities

- Bell Telecommunications Network
- Rogers Telecommunications Network

01	15/05/20	AF	FF	HJ
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For planning submission

Rev	Date	By	Chkd	Appd
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Client

FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Proposed Telecommunication Network

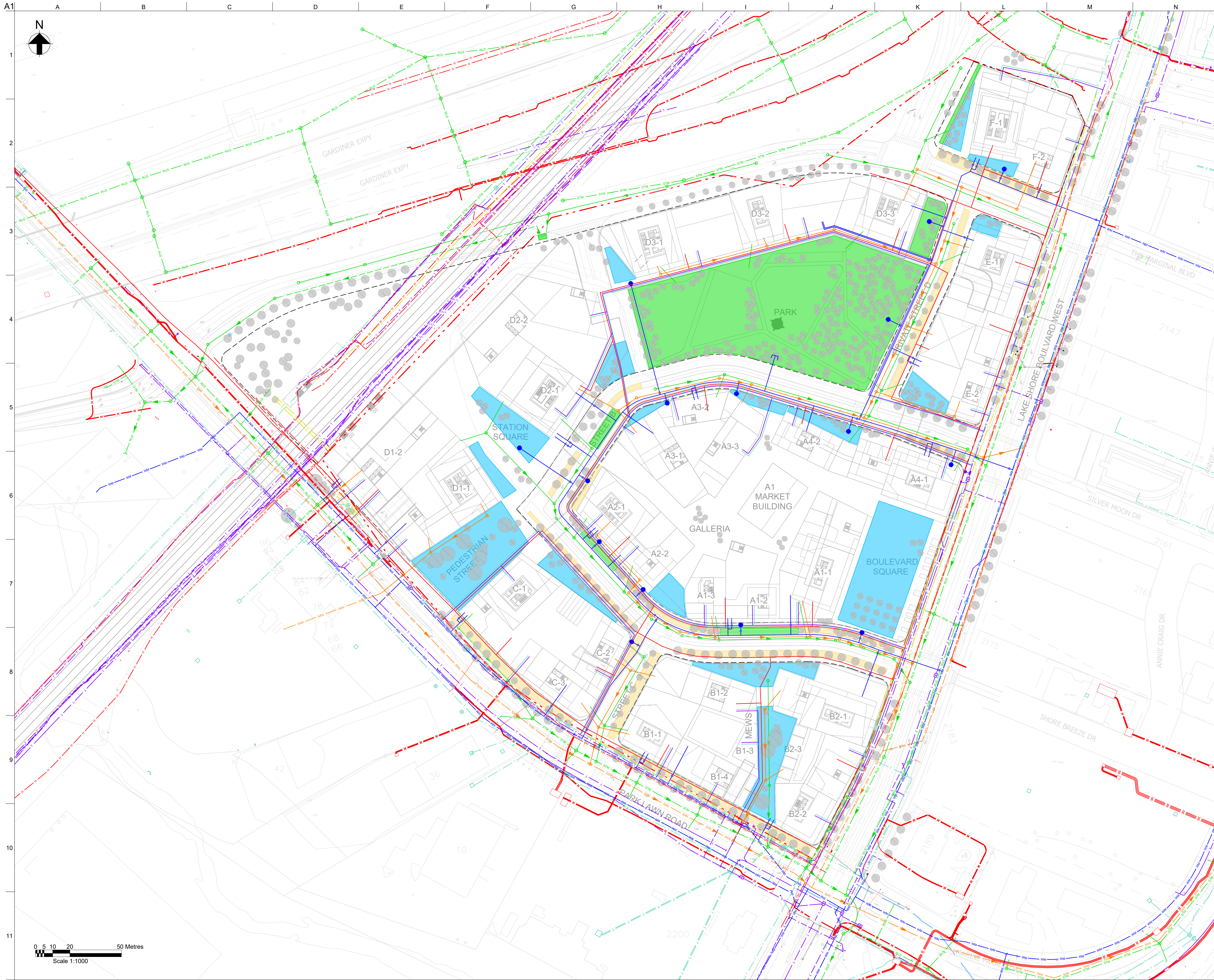
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Role
Civil

Suitability
Detailed Masterplan

Arup Job No 264635	Rev 01
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Name
LSB-ARP-XX-XX-DR-CU-71003



- Notes**
1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
 2. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and information provided by Toronto Water in January and February 2020.
 3. Connection to existing networks is subject to agreement with statutory authorities and approving bodies.
 4. Location and extent of existing services is indicative only and is intended to identify approximate location of main service corridors. For full details refer to utility providers record drawings or topographical survey.
 5. Off-site reinforcement and temporary construction services are excluded from this drawing.
 6. Proposed network design, plot connections and details are indicative only and are subject to approval.
 7. Conflicts with existing utilities and other proposed works should be notified to the Engineer of Record.

- Legend**
- Site Boundary
Basement/Tunnel Extent
Extent of Private Land
- Existing Utilities**
- Sanitary Network
 - Storm Water Network
 - Water Network
 - Gas Pipe
 - Bell Telecommunications Network
 - Rogers Telecommunications Network
 - Street Lights
 - Hydro (Electrical Network)
 - Overhead Electrical
 - Rail Signal
- Proposed Utilities**
- Sanitary Sewer and Manhole
 - Storm Water Sewer and Manhole
 - Storm Water Force Main
 - Pumping Station
 - Geocellular Storage with Infiltration
 - Soil Cells with Infiltration
 - Landscape / SWM Zone at Grade
 - Water Main
 - Gas Main
 - Bell Telecommunications Network
 - Rogers Telecommunications Network
 - Hydro Network (high and low voltage)

01	15/05/20	AF	FF	HJ
For planning submission				
Rev	Date	By	Chkd	Appd

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Client
FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

PROFESSIONAL ENGINEER
H. R. T. JEENS
100517802
15/05/2020
PROVINCE OF ONTARIO

Project Title
2150 Lake Shore

Drawing Title
Composite Landscape
and Utilities Plan

Scale at A1
1:1000

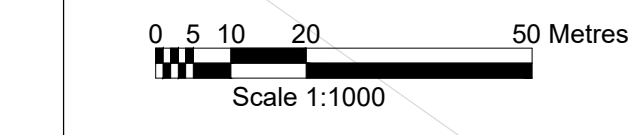
Role
Civil

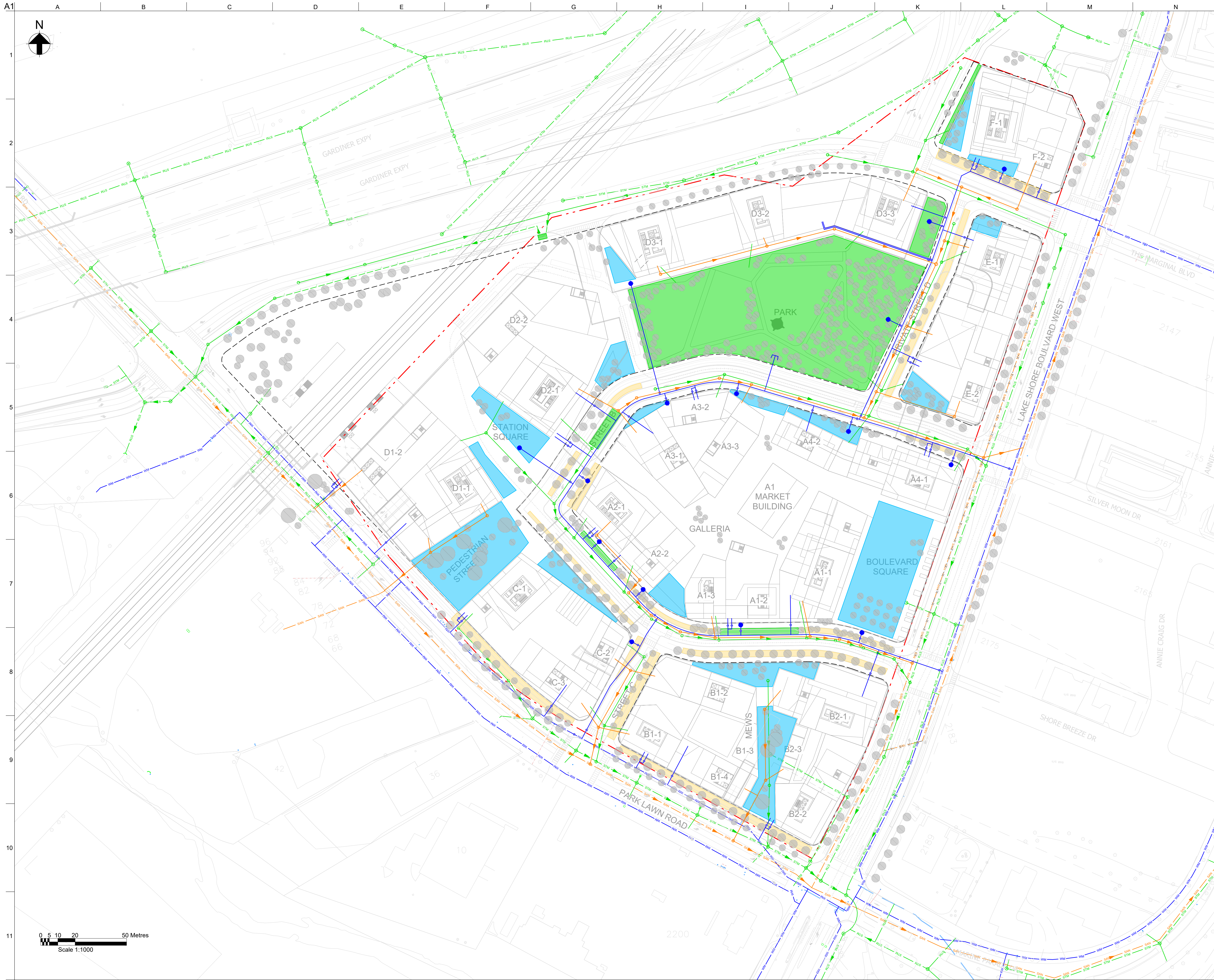
Suitability
Detailed Masterplan

Arup Job No
264635

Name
LSB-ARP-XX-XX-DR-CU-80000

Rev
01





- Notes**
1. All coordinates are in metres and referenced to Zone 10 of the Ontario Coordinate System, NAD (North American Datum) 1927, 1968 adjustment, 3 degree MTM (NAD 27 MTM 3 degrees Zone 10)
 2. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and information provided by Toronto Water in January and February 2020.
 3. The design of the wet services should comply with Design Criteria for Sewers and Watermains, 1st edition, March 2014 and Wet Weather Flow Management Guidelines, November 2016.
 4. All manholes in the carriageway should be suitable to vehicle loading and finished to same skid resistance as adjacent carriageway.
 5. Connection to existing networks is subject to agreement with Toronto Water.
 6. Location and extent of existing services is indicative only and is intended to identify approximate location of main service corridors. For full details refer to utility providers record drawings or topographical survey.
 7. Off-site reinforcement and temporary construction services are excluded from this drawing.
 8. Proposed network design, plot connections and details are indicative only and are subject to approval by Toronto Water and the building designer.
 9. Extent of proposed geocellular storage, soil cells and permeable pavement is indicative only and subject to further detailed modelling.

Legend

- Site Boundary
- Basement/Tunnel Extent
- Extent of Private Land

Existing Utilities

- Sanitary Network
- Storm Water Network
- Water Network

Proposed Utilities

- Sanitary Sewer and Manhole
- Storm Water Sewer and Manhole
- Storm Water Force Main
- Pumping Station
- Geocellular Storage with Infiltration
- Soil Cells with Infiltration
- Landscape / SWM Zone at Grade
- Water Main

01	15/05/20	AF	FF	HJ
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For planning submission

Rev	Date	By	Chkd	Appd
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ARUP

Arup Canada Inc.
121 Bloor Street East
Suite 900
Toronto ON M4W 3M5
Canada
www.arup.com

Client

FCR (Park Lawn) LP and
CPPIB Park Lawn Canada Inc.

Project Title
2150 Lake Shore

Drawing Title
Public Utilities Plan

Scale at A1
1:1000

Role
Civil

Suitability
Detailed Masterplan

Arup Job No 264635	Rev 01
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Name
LSB-ARP-XX-XX-DR-CU-80001

