

| TOTALS | Use Type | GFA_sqm | GFA_sqft |
|--------|-------------------------------|----------------|------------------|
| | Residential | 557,642 | 6,002,433 |
| | Non Resi Column 1 | 64,392 | 693,111 |
| | Non Resi Column 2 | 36,659 | 394,595 |
| | Non Resi Column 3 (potential) | 8,459 | 91,058 |
| | Grand Total | 667,152 | 7,181,197 |

| Block | Plot | Use | GFA_sqm | GFA_sqft | Studio | 1BED | 1BED+DEN | 2BED | 2BED+DEN | 3BED | UnitTotal |
|-------------|--------------------|-------------------------------|-----------|-----------|---------|-------|----------|-------|----------|-------|-----------|
| A | | | | | | | | | | | |
| A | A1 | Non Resi Column 1 | 365 | 3,921 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Residential | 54,080 | 582,124 | 34 | 208 | 104 | 173 | 104 | 69 | 692 |
| | | Non Resi Column 2 | 6,600 | 71,040 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | A1 Total | | 61,045 | 657,085 | 34 | 208 | 104 | 173 | 104 | 69 | 692 |
| | A2 | Residential | 41,447 | 446,134 | 26 | 159 | 80 | 133 | 80 | 53 | 531 |
| A2 Total | Non Resi Column 2l | 1,951 | 21,006 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | 43,398 | 467,140 | 26 | 159 | 80 | 133 | 80 | 53 | 531 | |
| A3 | Non Resi Column 1 | 19,811 | 213,231 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Non Resi Column 2 | 1,607 | 17,294 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | A3 Total | | 21,417 | 230,525 | - | 0 | 0 | 0 | 0 | 0 | |
| A4 | Residential | 33,626 | 361,945 | 21 | 129 | 65 | 108 | 65 | 43 | 431 | |
| | Non Resi Column 2 | 2,138 | 23,000 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | A4 Total | | 35,763 | 384,944 | 21 | 129 | 65 | 108 | 65 | 43 | 431 |
| A Total | | | 161,623 | 1,739,695 | 81 | 496 | 249 | 414 | 249 | 165 | 1,654 |
| B | | | | | | | | | | | |
| B | B1 | Residential | 26,028 | 280,163 | 17 | 100 | 50 | 83 | 50 | 33 | 333 |
| | | Non Resi Column 2 | 1,900 | 20,451 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | B1 Total | | 27,928 | 300,614 | 17 | 100 | 50 | 83 | 50 | 33 |
| | B2 | Residential | 53,620 | 577,160 | 34 | 206 | 103 | 172 | 103 | 69 | 687 |
| | B2 Total | Non Resi Column 2 | 3,727 | 40,120 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 57,347 | 617,281 | 34 | 206 | 103 | 172 | 103 | 69 | 687 | |
| B Total | | | 85,275 | 917,894 | 51 | 306 | 153 | 255 | 153 | 102 | 1,020 |
| C | | | | | | | | | | | |
| C | Residential | 55,071 | 592,791 | 35 | 211 | 106 | 176 | 106 | 71 | 705 | |
| | Non Resi Column 2 | 3,040 | 32,723 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | C Total | | 58,111 | 625,514 | 35 | 211 | 106 | 176 | 106 | 71 | 705 |
| C Total | | | 58,111 | 625,514 | 35 | 211 | 106 | 176 | 106 | 71 | 705 |
| D | | | | | | | | | | | |
| D | D1 | Non Resi Column 1 | 23,649 | 254,566 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Residential | 50,562 | 544,253 | 32 | 194 | 97 | 162 | 97 | 65 | 647 |
| | | Non Resi Column 2 | 1,621 | 17,448 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | D1 Total | | 75,832 | 816,267 | 32 | 194 | 97 | 162 | 97 | 65 | 647 |
| | D2 | Non Resi Column 1 | 20,568 | 221,393 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| D2 Total | Residential | 48,883 | 526,178 | 31 | 188 | 94 | 155 | 94 | 63 | 625 | |
| | Non Resi Column 2 | 2,633 | 28,332 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | 72,083 | 775,903 | 31 | 188 | 94 | 155 | 94 | 63 | 625 | |
| D3 | Residential | 100,478 | 1,081,541 | 64 | 386 | 193 | 322 | 193 | 129 | 1,287 | |
| | Non Resi Column 2 | 2,080 | 22,388 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | D3 Total | Non Resi Column 3 (potential) | 8,459 | 91,058 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 111,017 | 1,194,987 | 64 | 386 | 193 | 322 | 193 | 129 | 1,287 | |
| D Total | | | 258,933 | 2,787,157 | 127 | 768 | 384 | 639 | 384 | 257 | 2,559 |
| E | | | | | | | | | | | |
| E | Residential | 40,417 | 435,039 | 26 | 155 | 78 | 129 | 78 | 51 | 517 | |
| | Non Resi Column 2 | 6,641 | 71,488 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | E Total | | 47,058 | 506,527 | 26 | 155 | 78 | 129 | 78 | 51 | 517 |
| E Total | | | 47,058 | 506,527 | 26 | 155 | 78 | 129 | 78 | 51 | 517 |
| F | | | | | | | | | | | |
| F | Residential | 53,429 | 575,104 | 34 | 205 | 103 | 171 | 103 | 68 | 684 | |
| | Non Resi Column 2 | 2,723 | 29,305 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | F Total | | 56,152 | 604,409 | 34 | 205 | 103 | 171 | 103 | 68 | 684 |
| F Total | | | 56,152 | 604,409 | 34 | 205 | 103 | 171 | 103 | 68 | 684 |
| Grand Total | | | 667,152 | 7,181,197 | 354 | 2,141 | 1,073 | 1,784 | 1,073 | 714 | 7,139 |

- Note:
- Residential GFA/GBA efficiency assumed at 88%
 - Employment and Retail GFA/GBA efficiency assumed at 90%
 - Residential unit mix assumed at:

| UNIT TYPE | UNIT MIX % | UNIT GBA (sqft) |
|------------------------------------|------------|-----------------|
| Studio | 5% | 533 |
| 1 BED | 30% | 700 |
| 1 BED + Den | 15% | 880 |
| 2 BED | 25% | 1000 |
| 2 BED + Den | 15% | 1267 |
| 3 BED | 10% | 1467 |
| Average (including % distribution) | | 955 |

Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevlopment

| General Project Description | Proposed |
|--------------------------------------|----------|
| Total Gross Floor Area | 667,152 |
| Breakdown of project components (m²) | |
| Residential | 557,642 |
| Retail | 36,659 |
| Commercial | 64,392 |
| Industrial | 0 |
| Institutional/Other | 8,459 |
| Total number of residential units | 7,139 |

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

| Automobile Infrastructure | Required | Proposed | Proposed % |
|---|----------|----------|------------|
| Number of Parking Spaces | 3,939 | 4,425 | 110% |
| Number of parking spaces dedicated for priority LEV parking | 486 | 486 | 100% |
| Number of parking spaces with EVSE | 885 | 885 | 100% |

| Cycling Infrastructure | Required | Proposed | Proposed % |
|---|----------|----------------------|------------|
| Number of long-term bicycle parking spaces (residential) | 4,858 | 6,425 | 130% |
| Number of long-term bicycle parking spaces (all other uses) | 142 | 217 | 160% |
| Number of long-term bicycle parking (all uses) located on: | | | |
| a) first storey of building | | TBC in future phases | |
| b) second storey of building | | TBC in future phases | |
| c) first level below-ground | | TBC in future phases | |
| d) second level below-ground | | TBC in future phases | |
| e) other levels below-ground | | TBC in future phases | |



11-0063 2018-05

Page 1 of 3

Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

| Cycling Infrastructure | Required | Proposed | Proposed % |
|---|----------|----------|------------|
| Number of short-term bicycle parking spaces (residential) | 502 | 714 | 140% |
| Number of short-term bicycle parking spaces (all other uses) | 228 | 282 | 140% |
| Number of male shower and change facilities (non-residential) | 5 | 8 | 160% |
| Number of female shower and change facilities (non-residential) | 5 | 8 | 160% |

| Tree Planting & Soil Volume | Required | Proposed | Proposed % |
|--|----------|----------|------------|
| Total Soil Volume (40% of the site area + 66 m³ x 30 m³) | 20,673 | 20,673 | 100% |

Section 2: For Site Plan Control Applications

Note: Calculations below, however section 2 required for SPA not ZBA.

| Cycling Infrastructure | Required | Proposed | Proposed % |
|---|----------|----------|------------|
| Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade | 704 | 704 | 100% |

| UHI Non-roof Hardscape | Required | Proposed | Proposed % |
|---|--------------|----------------------|------------|
| Total non-roof hardscape area (m²) | 55,600 | 55,600 | 100% |
| Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²) | 27,800 (50%) | 27,800 | 100% |
| Area of non-roof hardscape treated with: (indicate m²) | | | |
| a) high-albedo surface material | | TBC in future phases | |
| b) open-grid pavement | | TBC in future phases | |
| c) shade from tree canopy | | TBC in future phases | |
| d) shade from high-albedo structures | | TBC in future phases | |
| e) shade from energy generation structures | | TBC in future phases | |
| Percentage of required car parking spaces under cover (minimum 75%)(non-residential only) | | TBC in future phases | |

| Green & Cool Roofs | Required | Proposed | Proposed % |
|--|----------|----------------------|------------|
| Available Roof Space (m²) | 22,800 | 22,800 | 100% |
| Available Roof Space provided as Green Roof (m²) | 13,680 | 14,000 | 100% |
| Available Roof Space provided as Cool Roof (m²) | | TBC in future phases | |
| Available Roof Space provided as Solar Panels (m²) | | TBC in future phases | |

Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

| Water Efficiency | Required | Proposed | Proposed % |
|--|--------------|----------|------------|
| Total landscaped site area (m²) | 35,300 | 35,300 | 100% |
| Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable) | 17,650 (50%) | 17,650 | 100% |

| Tree Planting Areas & Soil Volume | Required | Proposed | Proposed % |
|--|----------|----------------------|------------|
| Total site area (m²) | 113,700 | 113,700 | 100% |
| Total Soil Volume (40% of the site area + 66 m³x 30 m³) | 20,673 | 20,673 | 100% |
| Total number of planting areas (minimum of 30m³ soil) | 690 | 690 | 100% |
| Total number of trees planted | | TBC in future phases | |
| Number of surface parking spaces (if applicable) | | TBC in future phases | |
| Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces) | | TBC in future phases | |

| Native and Pollinator Supportive Species | Required | Proposed | Proposed % |
|---|----------|---------------------------|------------|
| Total number of plants | | TBC in future phases | |
| Total number of native plants and % of total plants (min.50%) | | Minimum 50% and be native | |

| Bird Friendly Glazing | Required | Proposed | Proposed % |
|---|----------|----------------------|------------|
| Total area of glazing of all elevations within 12m above grade (including glass balcony railings) | | TBC in future phases | |
| Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²) | | TBC in future phases | |
| Percentage of glazing within 12m above grade treated with: | | | |
| a) Low reflectance opaque materials | | TBC in future phases | |
| b) Visual markers | | TBC in future phases | |
| c) Shading | | TBC in future phases | |



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|--|---|

| REV | DATE | DESCRIPTION | CRD |
|-----|------------|------------------------------------|-----|
| P1 | 26/09/2019 | ISSUED FOR OPA APPLICATION | NS |
| P2 | 15/05/2020 | ISSUED FOR ZBA/DPS/OPA APPLICATION | NS |
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A&M JOB No: 17219

2150 LAKE SHORE

Project Statistics

combined ZBA/DPS/OPA submission
17219-07_002

SCALE 1 : 2000 @ARCH D
SCALE 1 : 4000 @ARCH B

P2

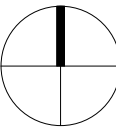
Revision

| TOTALS | Use Type | GFA_sqm | GFA_sqft |
|--------|-------------------------------|---------|-----------|
| | Residential | 557,642 | 6,002,433 |
| | Non Resi Column 1 | 64,392 | 693,111 |
| | Non Resi Column 2 | 36,659 | 394,595 |
| | Non Resi Column 3 (potential) | 8,459 | 91,058 |
| | Grand Total | 667,152 | 7,181,197 |

| Phase | Plot | Use | GFA_sqm | GFA_sqft | Studio | 1BED | 1BED+DEN | 2BED | 2BED+DEN | 3BED | Unit-Total |
|---------------|-----------------------------|-------------------|-----------|-----------|--------|-------|----------|-------|----------|-------|------------|
| 1 | | | | | | | | | | | |
| | D1 | | | | | | | | | | |
| | | Non Resi Column 1 | 23,649 | 254,566 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Residential | 50,562 | 544,253 | 32 | 194 | 97 | 162 | 97 | 65 | 647 |
| | D1 Total | Non Resi Column 2 | 1,621 | 17,448 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | 75,832 | 816,267 | 32 | 194 | 97 | 162 | 97 | 65 | 647 |
| | C | | | | | | | | | | |
| | | Residential | 55,071 | 592,791 | 35 | 211 | 106 | 176 | 106 | 71 | 705 |
| C Total | Non Resi Column 2 | 3,040 | 32,723 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | 58,111 | 625,514 | 35 | 211 | 106 | 176 | 106 | 71 | 705 |
| Phase 1 Total | | | 133,943 | 1,441,781 | 67 | 405 | 203 | 338 | 203 | 136 | 1,352 |
| 2 | | | | | | | | | | | |
| | A1 | | | | | | | | | | |
| | | Non Resi Column 1 | 365 | 3,921 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Residential | 54,080 | 582,124 | 34 | 208 | 104 | 173 | 104 | 69 | 692 |
| | A1 Total | Non Resi Column 2 | 6,600 | 71,040 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | 61,045 | 657,085 | 34 | 208 | 104 | 173 | 104 | 69 | 692 |
| | A2 | | | | | | | | | | |
| | | Residential | 41,447 | 446,134 | 26 | 159 | 80 | 133 | 80 | 53 | 531 |
| | A2 Total | Non Resi Column 2 | 1,951 | 21,006 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | 43,398 | 467,140 | 26 | 159 | 80 | 133 | 80 | 53 | 531 |
| | A3 | | | | | | | | | | |
| | | Non Resi Column 1 | 19,811 | 213,231 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | A3 Total | Non Resi Column 2 | 1,607 | 17,294 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 21,417 | 230,525 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| A4 | | | | | | | | | | | |
| | Residential | 33,626 | 361,945 | 21 | 129 | 65 | 108 | 65 | 43 | 431 | |
| | Non Resi Column 2 | 2,138 | 23,000 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| A4 Total | | 35,763 | 384,944 | 21 | 129 | 65 | 108 | 65 | 43 | 431 | |
| Phase 2 Total | | | 161,623 | 1,739,694 | 81 | 496 | 249 | 414 | 249 | 165 | 1,654 |
| 3 | | | | | | | | | | | |
| | D2 | | | | | | | | | | |
| | | Non Resi Column 1 | 20,568 | 221,393 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Residential | 48,883 | 526,178 | 31 | 188 | 94 | 155 | 94 | 63 | 625 |
| | D2 Total | Non Resi Column 2 | 2,633 | 28,332 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | 72,083 | 775,903 | 31 | 188 | 94 | 155 | 94 | 63 | 625 |
| | D3 | | | | | | | | | | |
| | | Residential | 100,478 | 1,081,541 | 64 | 386 | 193 | 322 | 193 | 129 | 1,287 |
| | | Non Resi Column 2 | 2,080 | 22,388 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| D3 Total | Potential Non Resi Column 3 | 8,459 | 91,058 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | 111,017 | 1,194,987 | 64 | 386 | 193 | 322 | 193 | 129 | 1,287 | |
| Phase 3 Total | | | 183,101 | 1,970,890 | 95 | 574 | 287 | 477 | 287 | 192 | 1,912 |
| 4 | | | | | | | | | | | |
| | B1 | | | | | | | | | | |
| | | Residential | 26,028 | 280,163 | 17 | 100 | 50 | 83 | 50 | 33 | 333 |
| | B1 Total | Non Resi Column 2 | 1,900 | 20,451 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | 27,928 | 300,614 | 17 | 100 | 50 | 83 | 50 | 33 | 333 |
| | B2 | | | | | | | | | | |
| | | Residential | 53,620 | 577,160 | 34 | 206 | 103 | 172 | 103 | 69 | 686 |
| B2 Total | Non Resi Column 2 | 3,727 | 40,120 | - | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | 57,347 | 617,280 | 34 | 206 | 103 | 172 | 103 | 69 | 686 | |
| Phase 4 Total | | | 85,275 | 917,894 | 51 | 306 | 153 | 255 | 153 | 102 | 1,020 |
| 5 | | | | | | | | | | | |
| | E | | | | | | | | | | |
| | | Residential | 40,417 | 435,039 | 26 | 155 | 78 | 129 | 78 | 51 | 517 |
| | E Total | Non Resi Column 2 | 6,641 | 71,488 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 47,058 | 506,527 | 26 | 155 | 78 | 129 | 78 | 51 | 517 | |
| Phase 5 Total | | | 47,058 | 506,527 | 26 | 155 | 78 | 129 | 78 | 51 | 517 |
| 6 | | | | | | | | | | | |
| | F | | | | | | | | | | |
| | | Residential | 53,429 | 575,104 | 34 | 205 | 103 | 171 | 103 | 68 | 684 |
| | F Total | Non Resi Column 2 | 2,723 | 29,305 | - | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 56,152 | 604,409 | 34 | 205 | 103 | 171 | 103 | 68 | 684 | |
| Phase 6 Total | | | 56,152 | 604,409 | 34 | 205 | 103 | 171 | 103 | 68 | 684 |
| Grand Total | | | 667,152 | 7,181,197 | 354 | 2,141 | 1,073 | 1,784 | 1,073 | 714 | 7,139 |

- Note:
- Residential GFA/GBA efficiency assumed at 88%
 - Employment and Retail GFA/GBA efficiency assumed at 90%
 - Residential unit mix assumed at:

| UNIT TYPE | UNIT MIX % | UNIT GBA (sqft) |
|------------------------------------|------------|-----------------|
| Studio | 5% | 533 |
| 1 BED | 30% | 700 |
| 1 BED + Den | 15% | 880 |
| 2 BED | 25% | 1000 |
| 2 BED + Den | 15% | 1267 |
| 3 BED | 10% | 1467 |
| Average (including % distribution) | | 955 |



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|-----|------------|------------------------------------|-----|
| P1 | 15/05/2020 | ISSUED FOR ZBA/DPS/OPA APPLICATION | NS |
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2150 LAKE SHORE

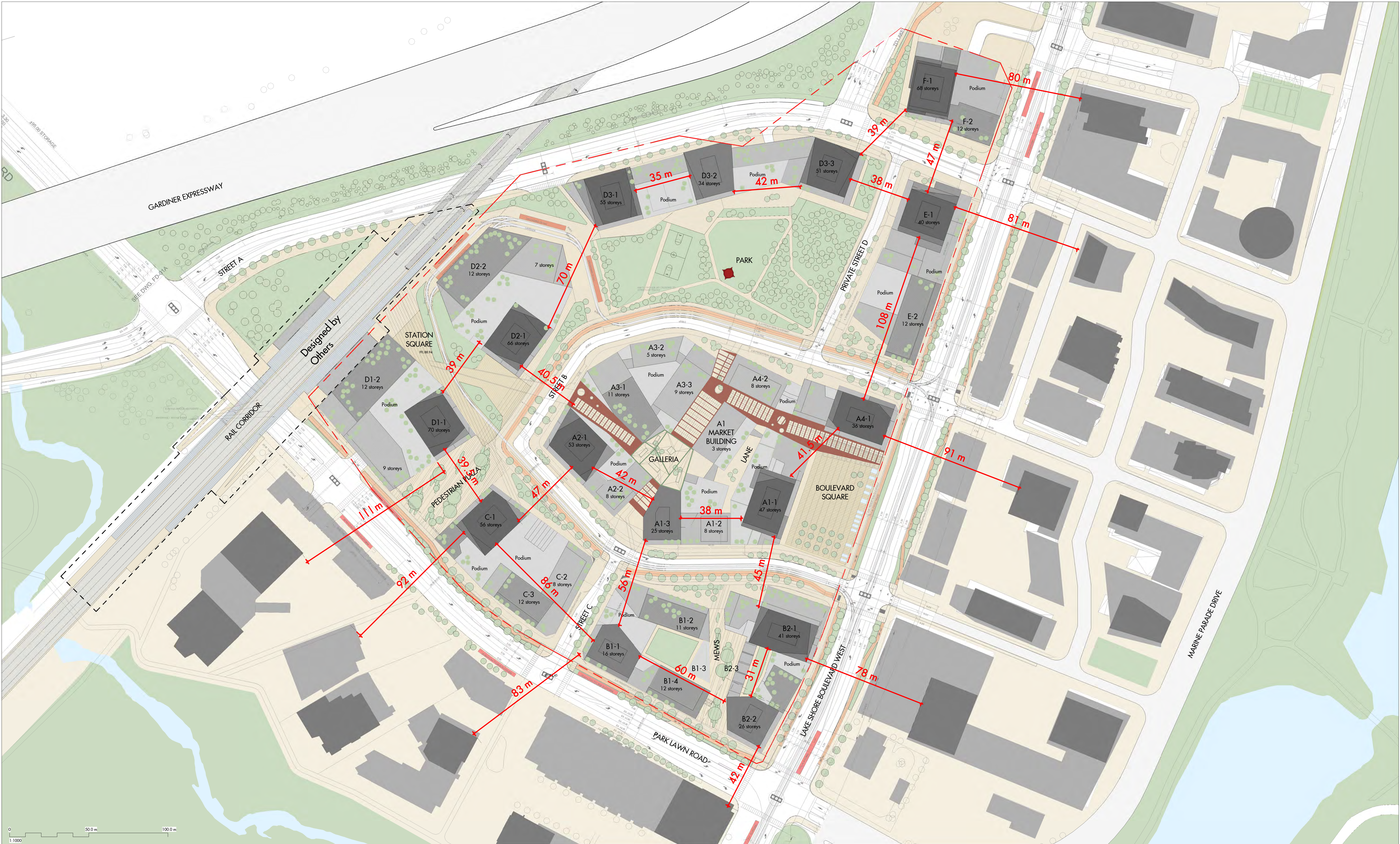
Project Statistics By Phase

combined ZBA/DPS/OPA submission
17219-07_003

SCALE 1 : 2000 @ARCH D
SCALE 1 : 4000 @ARCH B

P1

Revision



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| REV | DATE | DESCRIPTION | CD |
|-----|------------|------------------------------------|----|
| P1 | 26/09/2019 | ISSUED FOR OPA APPLICATION | NS |
| P2 | 15/05/2020 | ISSUED FOR ZBA/DPS/OPA APPLICATION | NS |
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| | | | |



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2150 LAKE SHORE
Concept Site & Landscape Plan & Tower Separation
combined ZBA/DPS/OPA submission
17219-07_082
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B



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| REV | DATE | DESCRIPTION | CD |
|-----|------------|------------------------------------|----|
| P1 | 26/09/2019 | ISSUED FOR OPA APPLICATION | NS |
| P2 | 15/05/2020 | ISSUED FOR ZBA/DPS/OPA APPLICATION | NS |
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- USES:
- Residential
 - Non Resi Column 1
 - Potential Non Resi Column 3
 - Core
 - Non Resi Column 2
 - Back of House and Ramps

- ENTRANCES:
- Residential
 - Non Resi Column 1
 - Non Resi Column 2
 - Potential Non Resi Column 3
 - Basement

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2150 LAKE SHORE
Site Plan
combined ZBA/DPS/OPA submission
17219-07_083
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B



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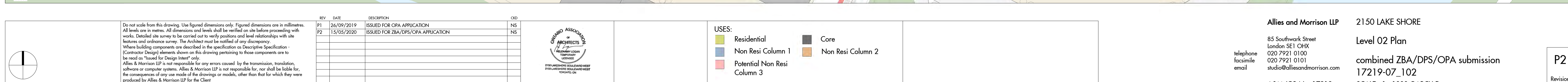
| REV | DATE | DESCRIPTION | CD |
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| P2 | 15/05/2020 | ISSUED FOR ZBA/DPS/OPA APPLICATION | NS |
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- USES:
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2150 LAKE SHORE
Ground Floor Plan
combined ZBA/DPS/OPA submission
17219-07_101
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B





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2150 LAKE SHORE
Level 03 Plan
combined ZBA/DPS/OPA submission
17219-07_103
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B



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2150 LAKE SHORE
Level 10 Plan
combined ZBA/DPS/OPA submission
17219-07_110
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B



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2150 LAKE SHORE
Level 16 Plan
combined ZBA/DPS/OPA submission
17219-07_116
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B



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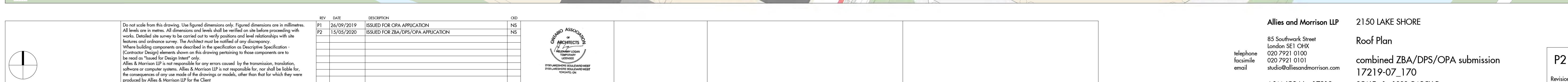
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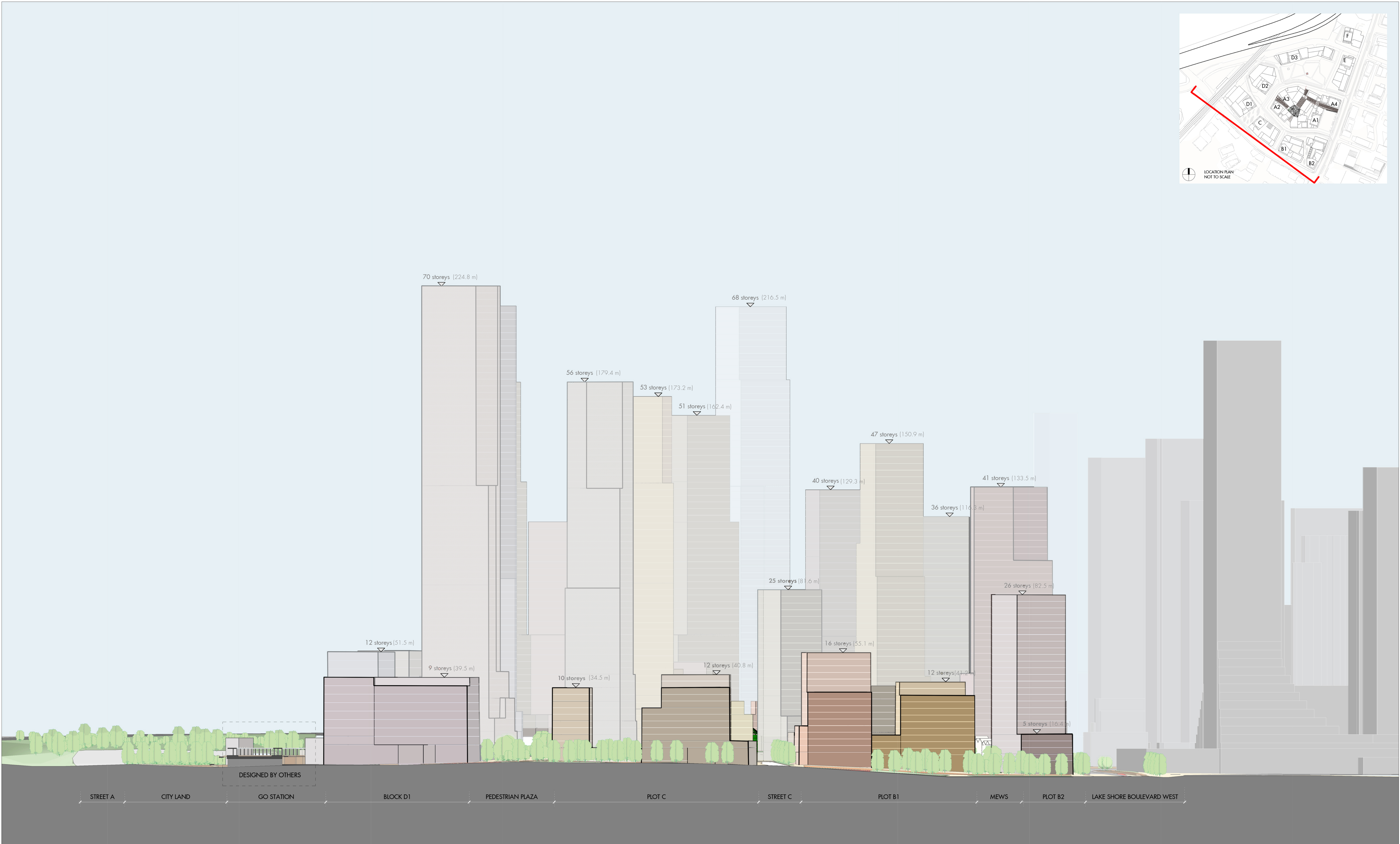


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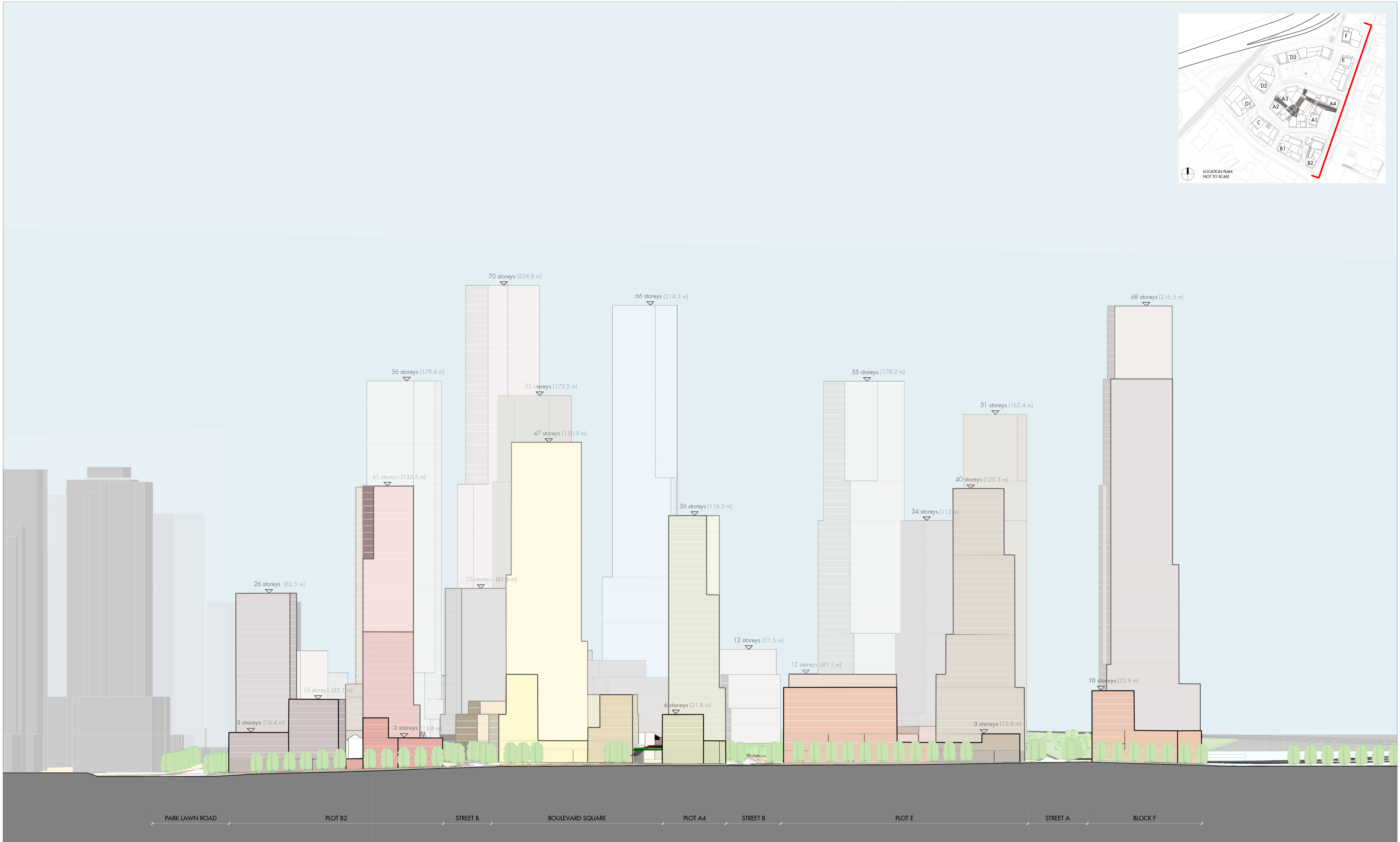
2150 LAKE SHORE
Level 40 Plan
combined ZBA/DPS/OPA submission
17219-07_140
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B





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|  | Allies and Morrison LLP 85 Southwark Street London SE1 0XH 020 7921 0100 020 7921 0101 studio@alliesandmorrison.com | 2150 LAKE SHORE PARK LAWN ROAD ELEVATION combined ZBA/DPS/OPA submission 17219-07_201 |
| | A&M JOB No: 17219 | SCALE 1:750 @ARCH D SCALE 1:1 500 @ARCH B |

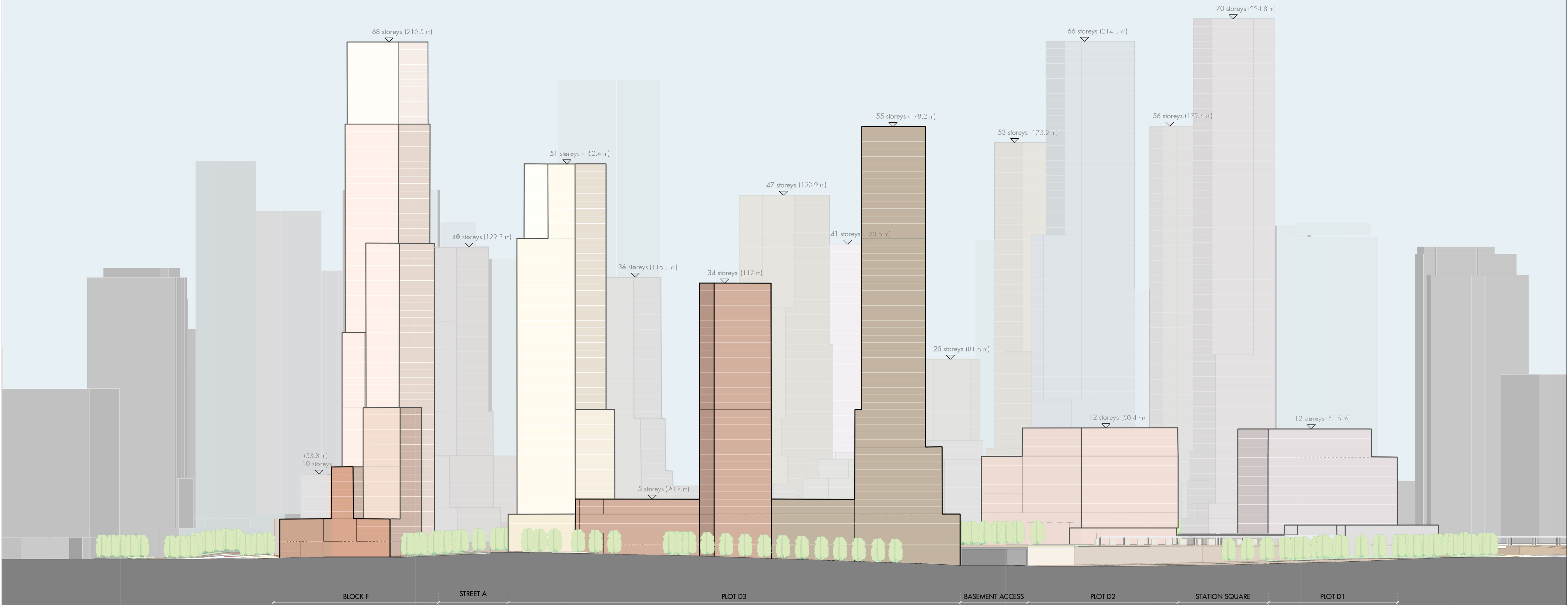
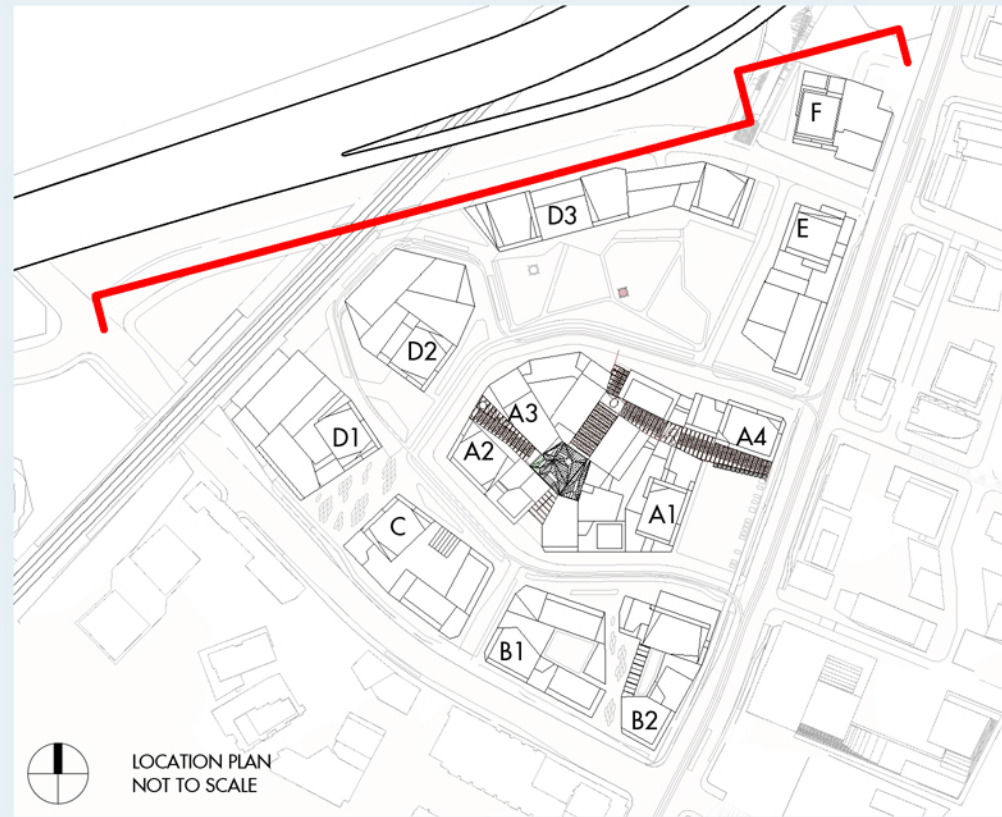
P1
 Revision




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2150 LAKE SHORE
LAKE SHORE BOULEVARD WEST ELEVATION
 combined ZBA/DPS/OPA submission
 17219-07_202
 SCALE 1:750 @ARCH D
 SCALE 1:1500 @ARCH B

P1
 Revision

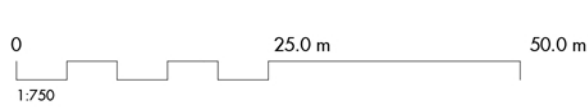


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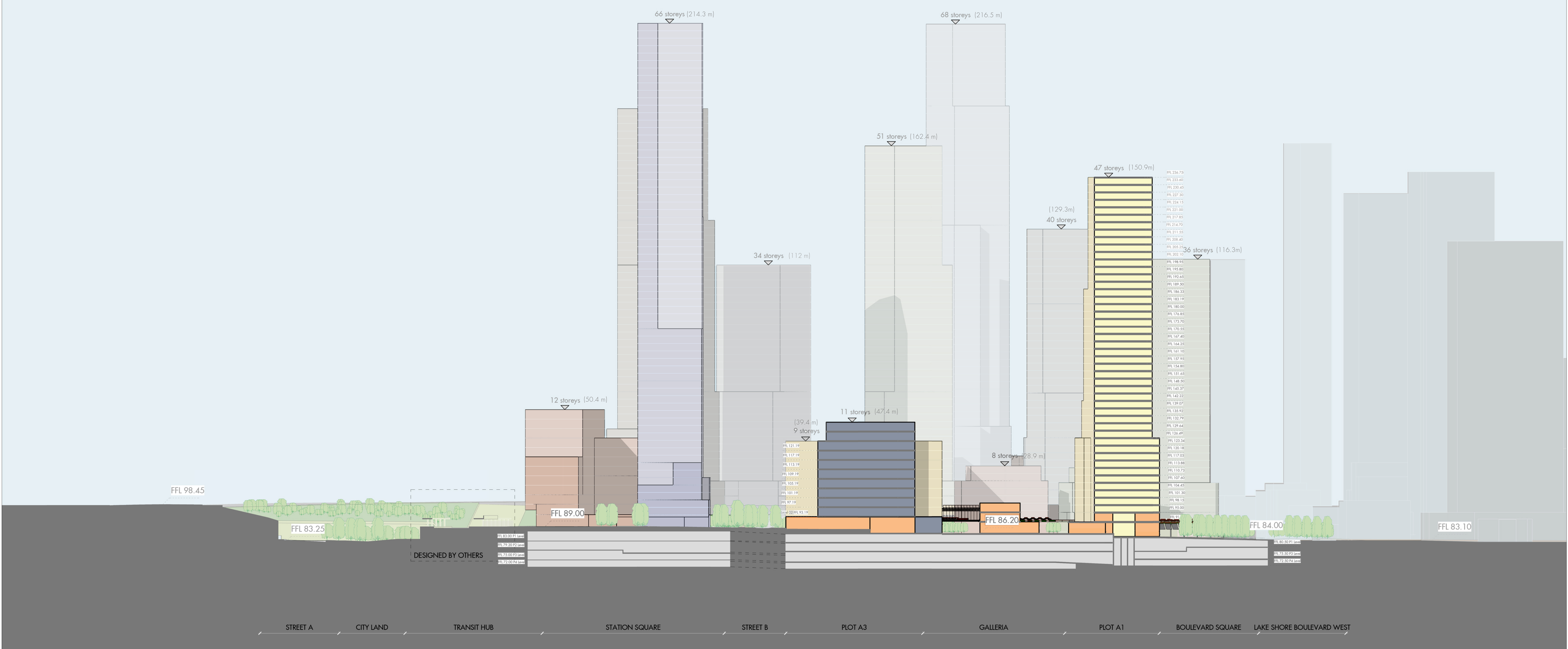
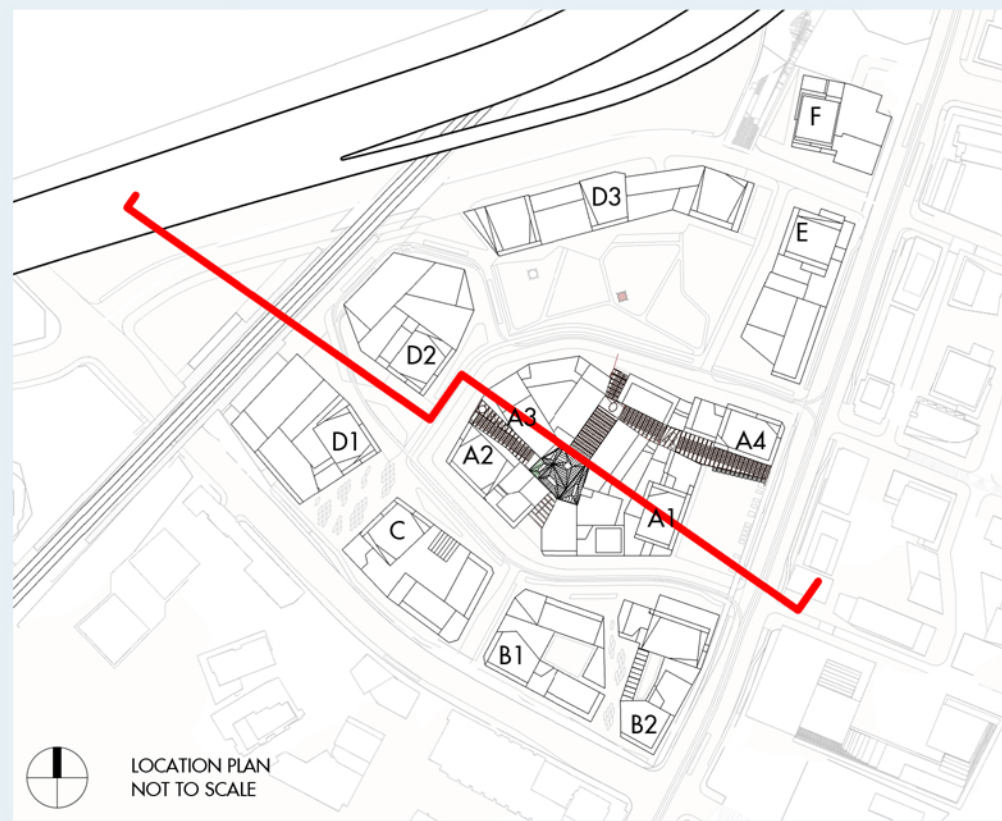
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London SE1 0HX
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020 7921 0101
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telephone
facsimile
email

A&M JOB No: 17219

2150 LAKE SHORE
STREET A ELEVATION
combined ZBA/DPS/OPA submission
17219-07_203

SCALE 1:750 @ARCH D
SCALE 1:1500 @ARCH B



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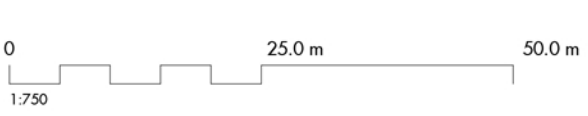
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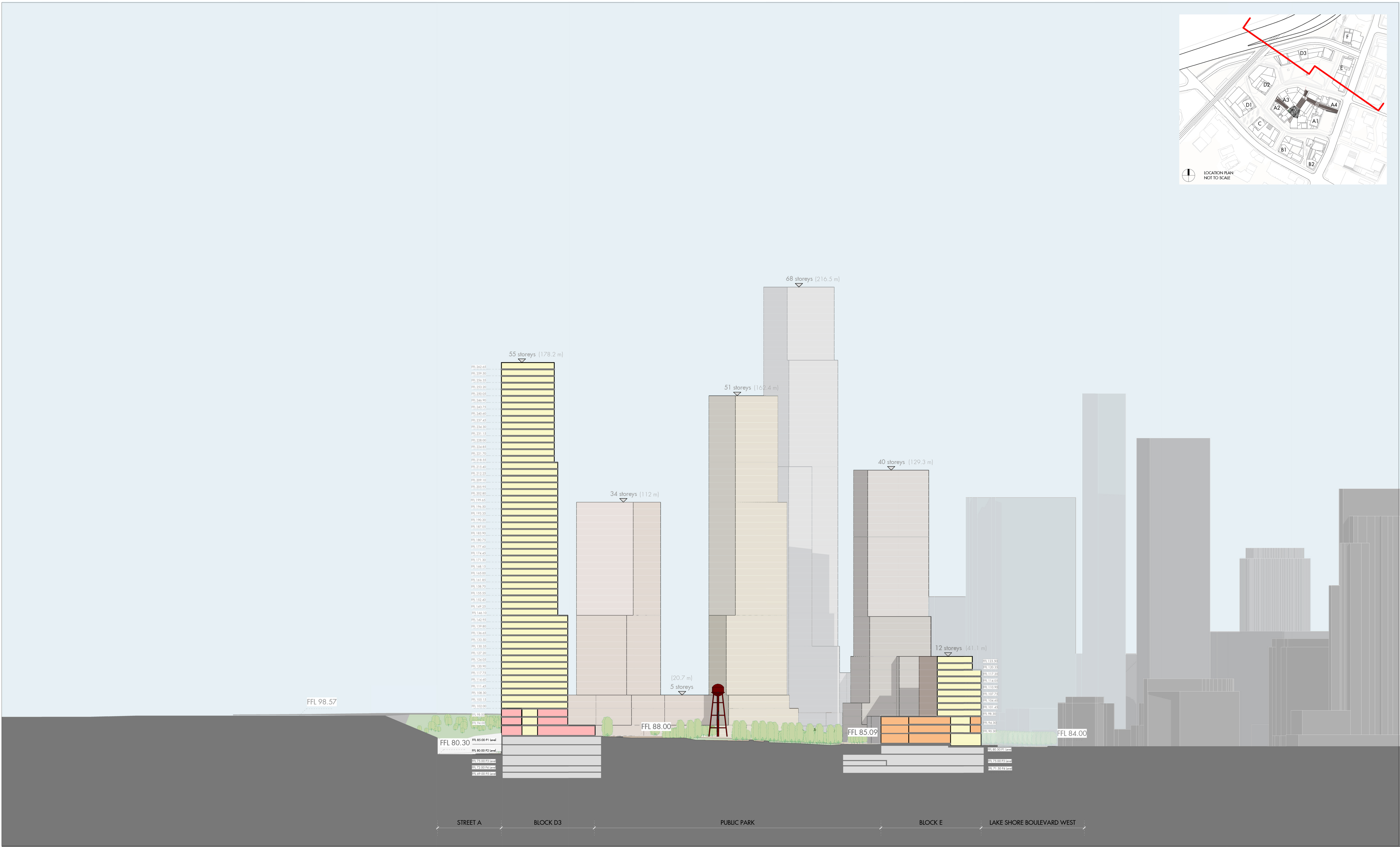
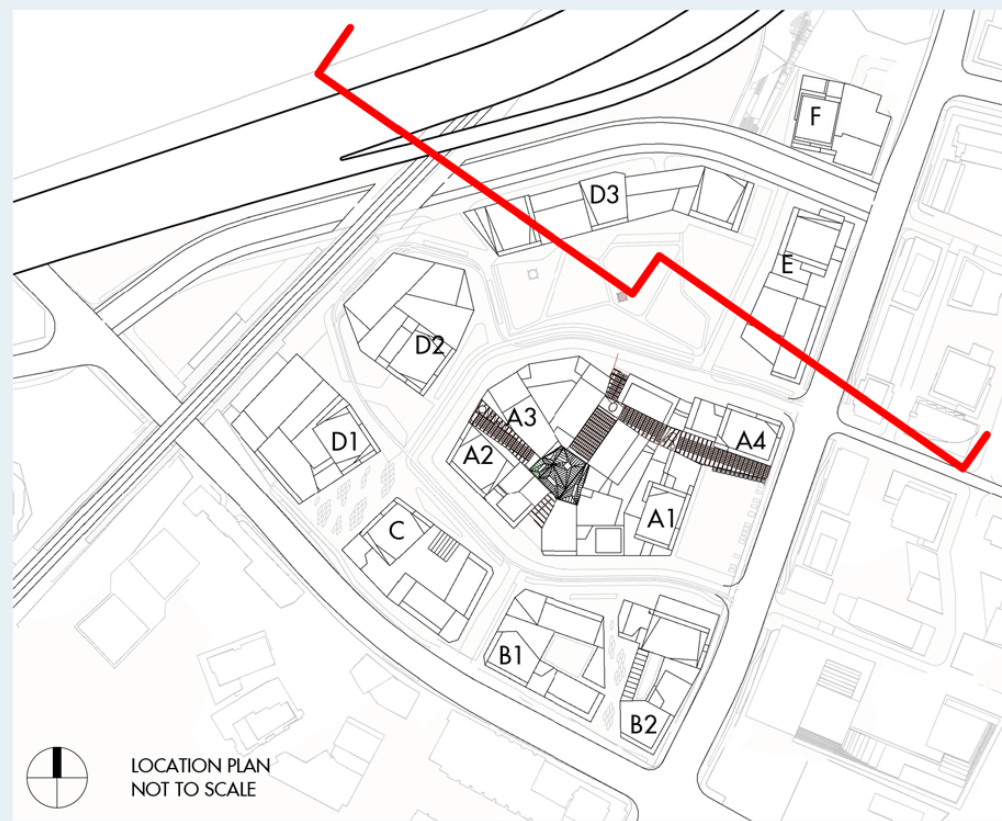
- USES:
- Residential
 - Non Resi Column 1
 - Potential Non Resi Column 3
 - Core
 - Non Resi Column 2
 - Back of House and Ramps



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2150 LAKE SHORE
SITE SECTION 01
combined ZBA/DPS/OPA submission
17219-07_301
SCALE 1:750 @ARCH D
SCALE 1:1500 @ARCH B



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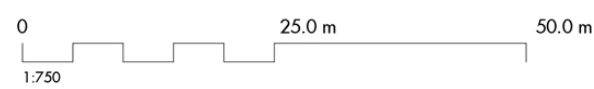
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2150 LAKE SHORE BOULEVARD WEST
TORONTO, ON

- USES:
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 - Non Resi Column 1
 - Potential Non Resi Column 3
 - Core
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2150 LAKE SHORE

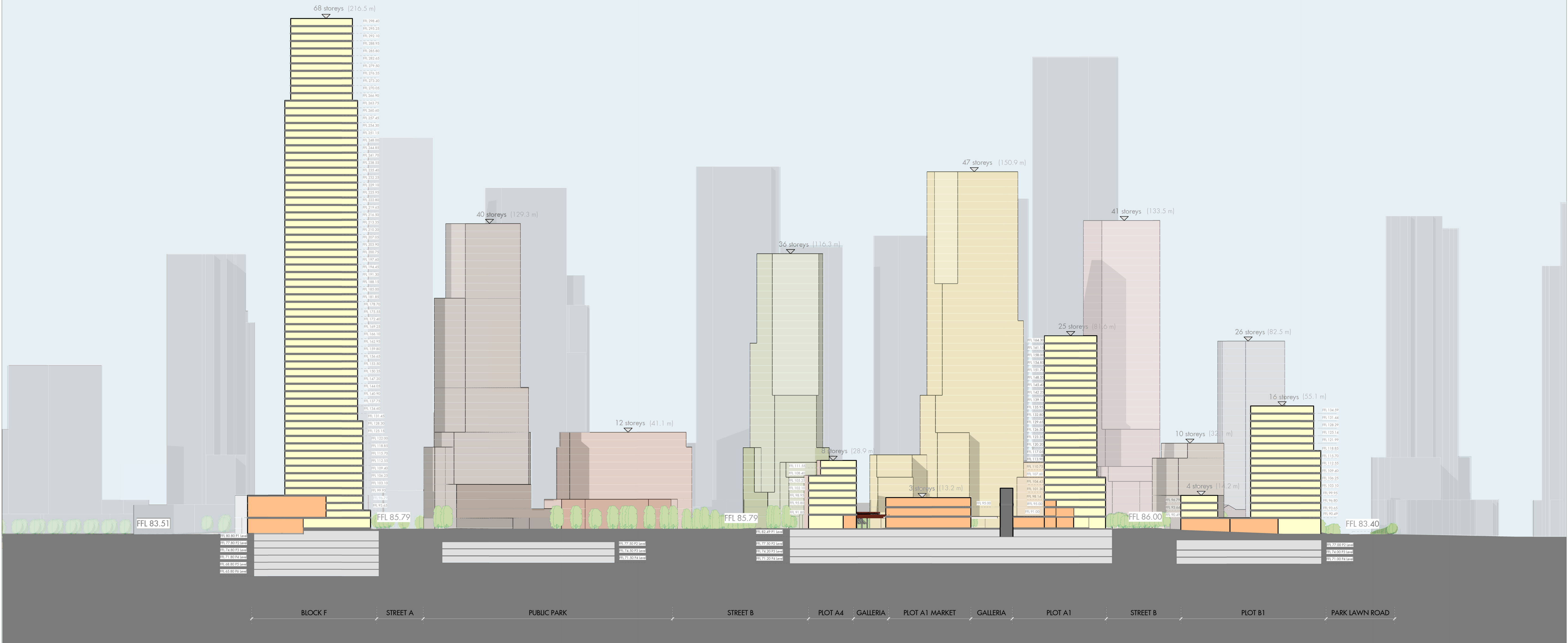
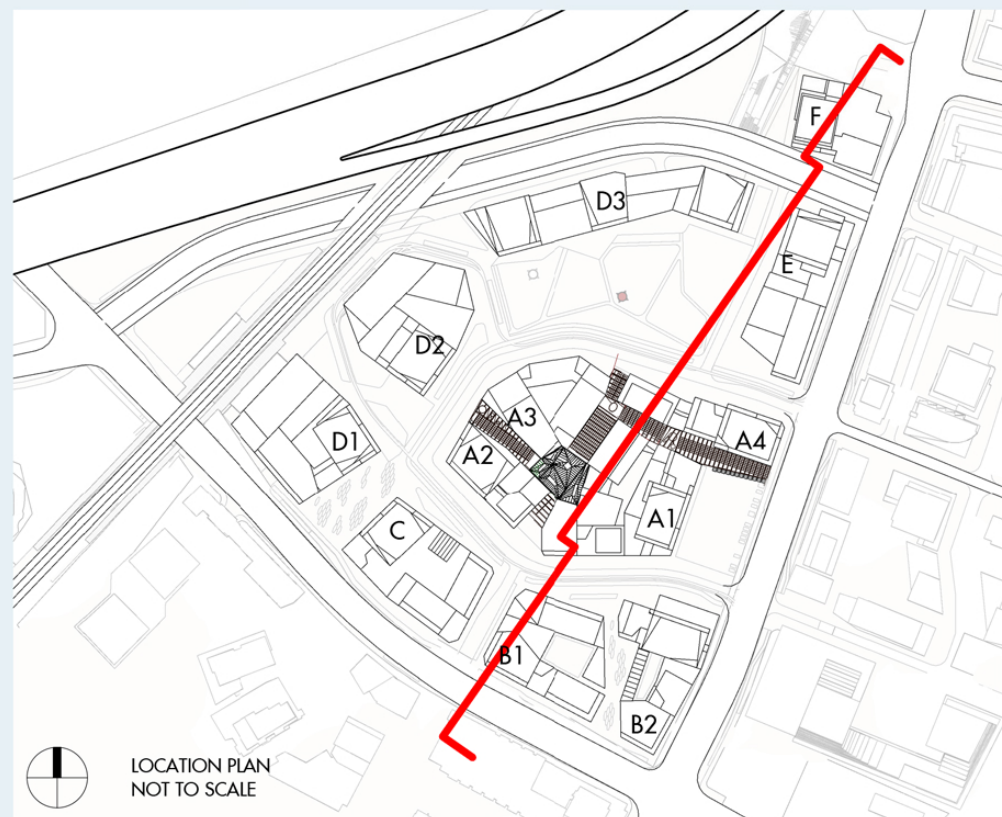
SITE SECTION 02

combined ZBA/DPS/OPA submission
17219-07_302

SCALE 1:750 @ARCH D
SCALE 1:1500 @ARCH B

P2

Revision





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TORONTO, ON

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2150 LAKE SHORE
Subdivision Concept Plan
combined ZBA/DPS/OPA submission
17219-07_400
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B

P1

Revision



Phases:

Phase 1



- Delivers:
- Transit Hub
 - Street 'A'
 - Station Square
 - Pedestrian Plaza
 - Street 'C'
 - Park Lawn Road
 - Blocks D1 and C

GFA: Residential:105,633 sqm
Non Resi Column 1: 23,649 sqm
Non Resi Column 2: 4,661 sqm

Phase 2



- Delivers:
- Galleria
 - Boulevard Square
 - Street 'B'
 - Lane
 - Lake Shore Boulevard
 - Block A

GFA: Residential:129,153 sqm
Non Resi Column 1: 20,175 sqm
Non Resi Column 2: 12,295 sqm

Phase 3



- Delivers:
- Park
 - Block D2 and D3

GFA: Residential:149,362 sqm
Non Resi Column 1: 20,568 sqm
Non Resi Column 2: 4,712 sqm
Potential Non Resi Column 3: 8,459 sqm

Phase 4



- Delivers:
- Park Lawn Road
 - Mews
 - Block B

GFA: Residential: 79,648 sqm
Non Resi Column 2: 5,627 sqm

Phase 5



- Delivers:
- Private Street 'D'
 - Block E

GFA: Residential: 40,417 sqm
Non Resi Column 2: 6,641 sqm

Phase 6



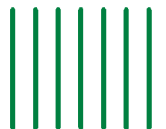
- Delivers:
- Block F

GFA: Residential: 53,429 sqm
Non Resi Column 2: 2,723 sqm

Open Spaces:



Square



Park

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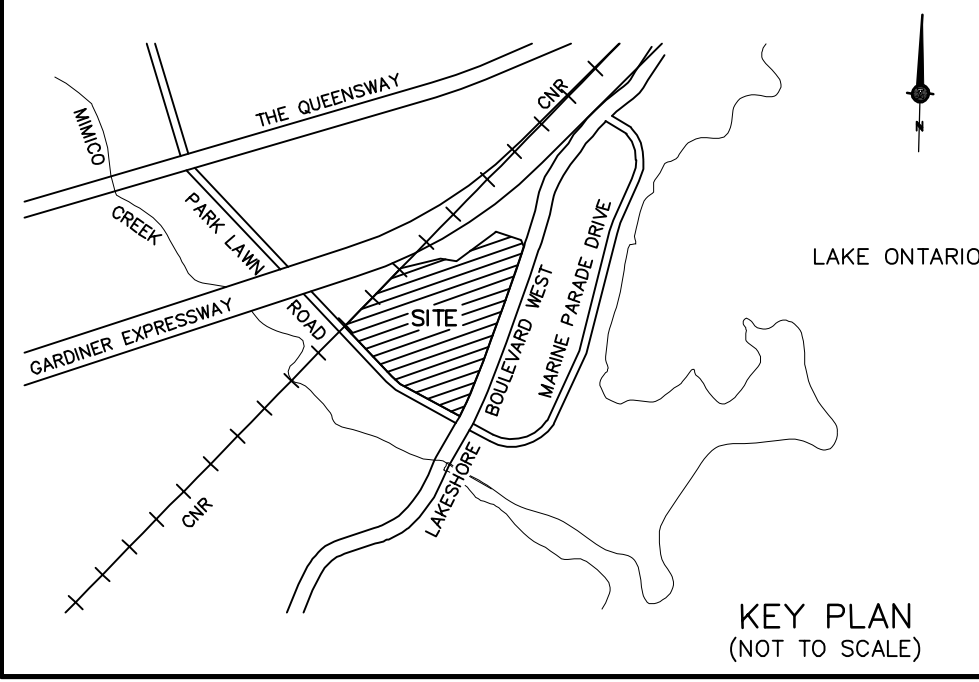
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NOTE:
Conceptual Phasing Diagram. Each phase might be subject to sub-phasing

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2150 LAKE SHORE
Phasing Plan
combined ZBA/DPS/OPA submission
17219-07_500
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B



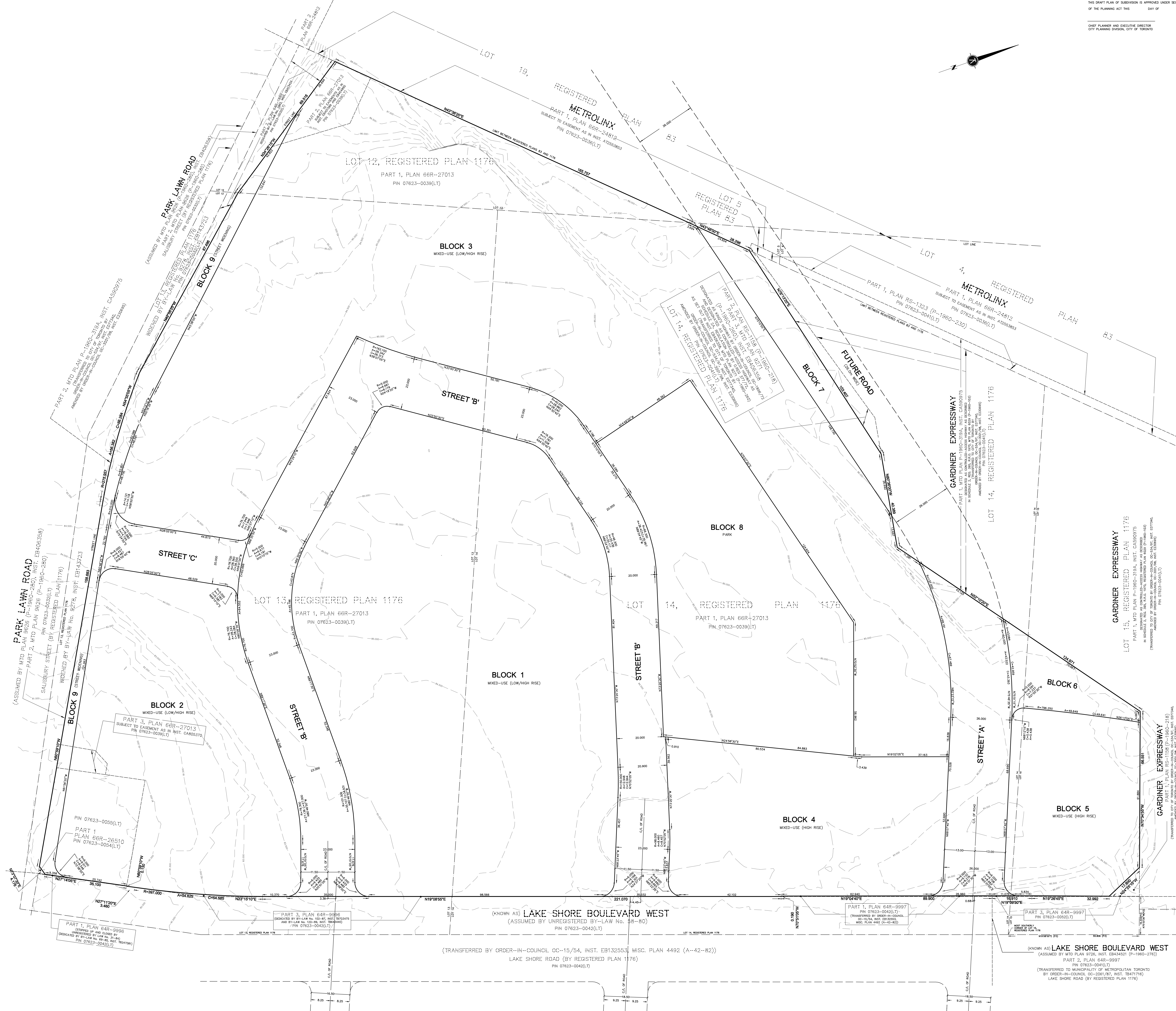
DRAFT PLAN OF SUBDIVISION
PART OF LOTS
12, 13, 14 AND 15
REGISTERED PLAN 1176
(FORMERLY CITY OF ETOBICOKE)
(MUNICIPALITY OF METROPOLITAN TORONTO)
CITY OF TORONTO

SCALE 1:500
KRCMAR SURVEYORS LTD. 2020
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT.

- A) AS SHOWN ON DRAFT PLAN
B) AS SHOWN ON KEY PLAN
C) AS SHOWN IN LAND USE SCHEDULE
D) AS SHOWN ON DRAFT PLAN
E) AS SHOWN ON DRAFT PLAN
F) AS SHOWN ON DRAFT PLAN
G) AS SHOWN ON DRAFT PLAN
H) MUNICIPAL SERVICES TO BE PROVIDED
I) CLAY LOAM
J) AS SHOWN ON DRAFT PLAN
K) MUNICIPAL SERVICES TO BE PROVIDED
L) AS SHOWN ON DRAFT PLAN

| AREA TABLE | | |
|---------------------------|---------------------------|----------|
| BLOCK 1 | MIXED-USE (LOW/HIGH RISE) | 2.35 ha |
| BLOCK 2 | MIXED-USE (LOW/HIGH RISE) | 1.11 ha |
| BLOCK 3 | MIXED-USE (LOW/HIGH RISE) | 3.40 ha |
| BLOCK 4 | MIXED-USE (HIGH RISE) | 0.74 ha |
| BLOCK 5 | MIXED-USE (HIGH RISE) | 0.43 ha |
| BLOCK 6 | PART OF FUTURE STREET | 0.11 ha |
| BLOCK 7 | PART OF STREET 'A' | 0.15 ha |
| BLOCK 8 | PARK | 1.01 ha |
| BLOCK 9 | STREET WIDENING | 0.20 ha |
| STREET 'A' | 25.0m WIDE ROAD | 0.34 ha |
| STREET 'B' | 20.0m-23.0m WIDE ROAD | 1.18 ha |
| STREET 'C' | 20.0m WIDE ROAD | 0.12 ha |
| TOTAL AREA OF SUBDIVISION | | 11.14 ha |



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS BEING SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE 2020 WILHELM GOLINSKI
KRCMAR SURVEYORS LTD.
ONTARIO LAND SURVEYORS

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE KRCMAR SURVEYORS LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE 2020 name A.S.O.
I HAVE AUTHORITY TO BIND THE CORPORATION

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE KRCMAR SURVEYORS LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE 2020 name A.S.O.
I HAVE AUTHORITY TO BIND THE CORPORATION

| PLAN AVAILABLE AT www.ProtectYourBoundaries.ca | | | |
|--|------------|------------|-------------------|
| FILED: | NA | DRAWN: | S.D. |
| CHECKED: | W.G. | JOB NO: | 19-075 |
| DWG NAME: | 19-0752040 | PLAT INFO: | 11:55 06/May/2020 |
| WORK ORDER NO: | 33023 | | |
| 1127 Centre Street, Thornhill, ON L4J 3M5 T 905.728.0553 F 905.728.9221 www.krcmar.ca | | | |


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LEGEND

- CYCLE TRACK
- TWO-WAY CYCLE TRACK
- TTC STREETCAR / LRT TRACK
- EXISTING SIGNAL
- PROPOSED SIGNAL
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

00 09-30-2019 NZF ISSUED FOR OPA SUB01
00 MM-DD-YR INT REVISION NOTE



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Tel: 416 961 7110
www.bagroup.com

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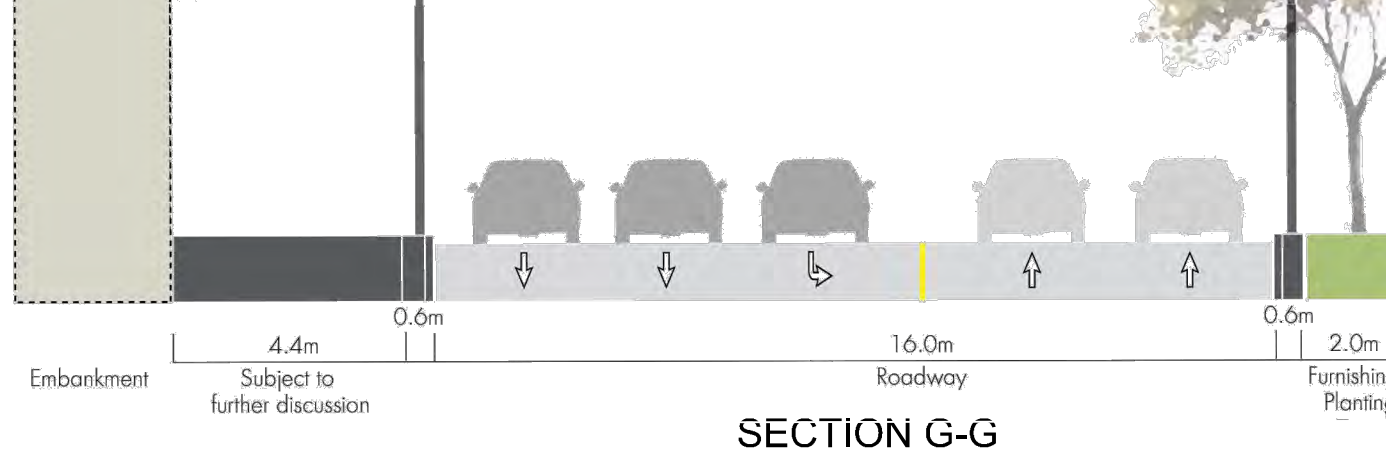
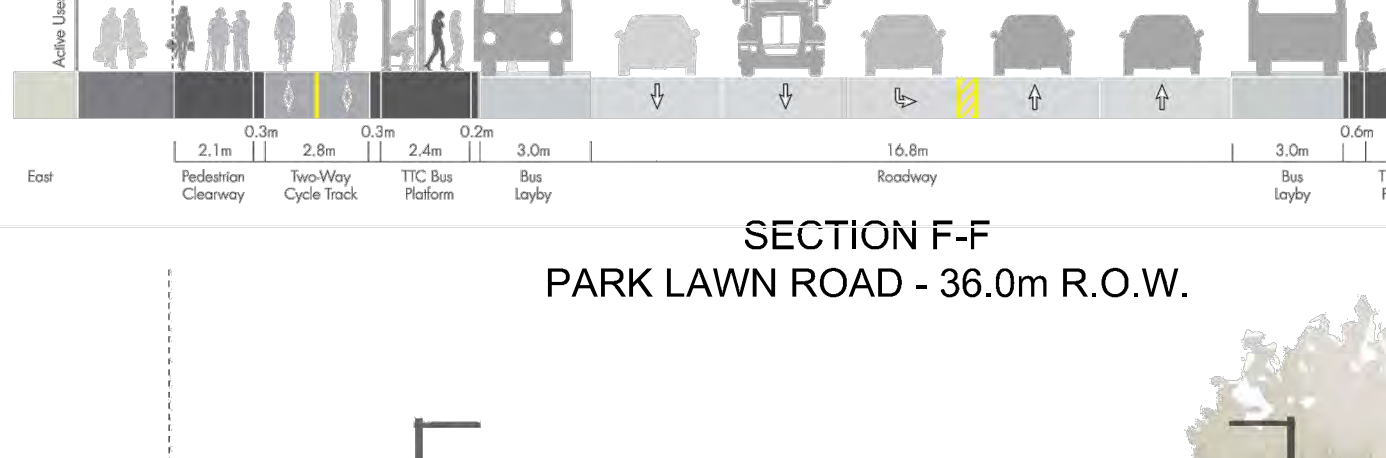
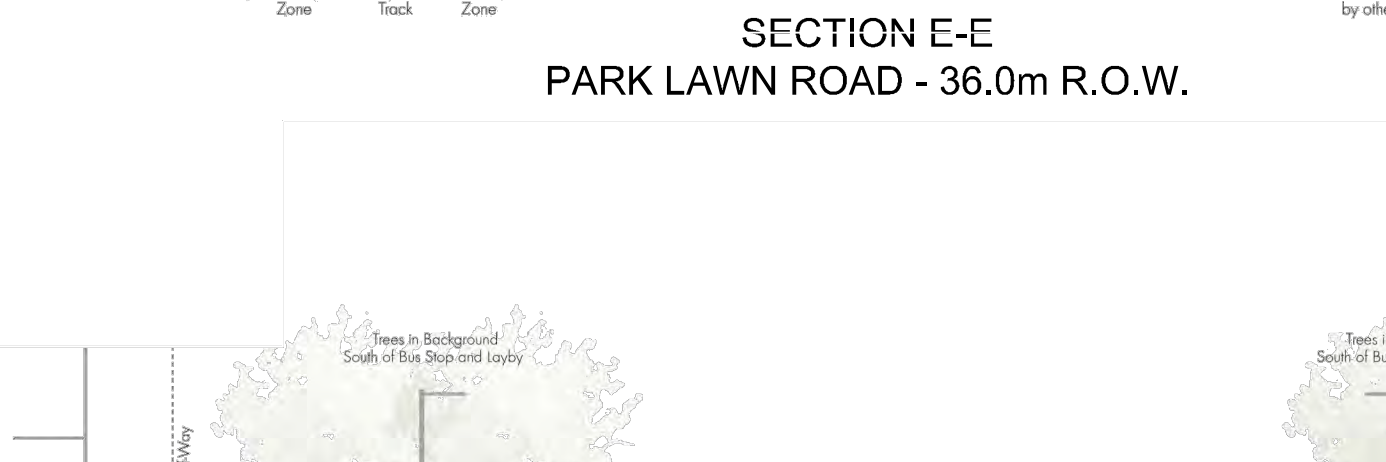
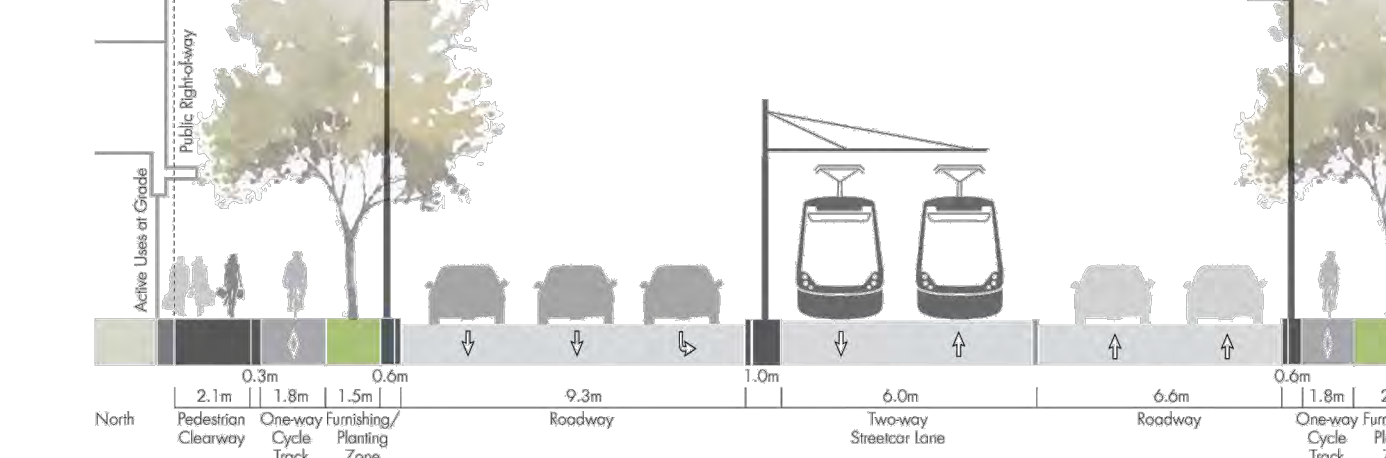
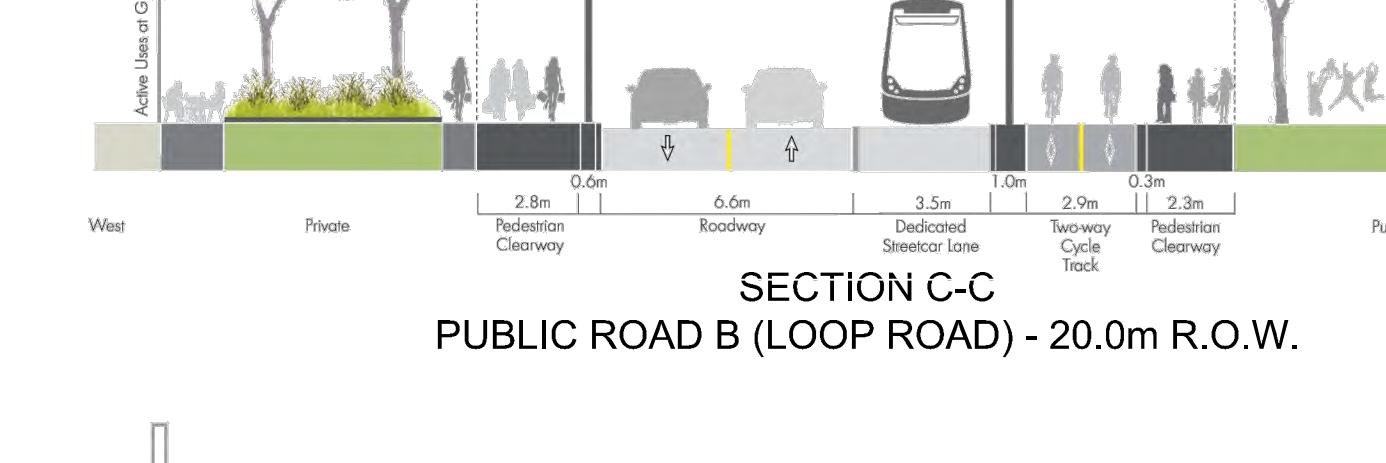
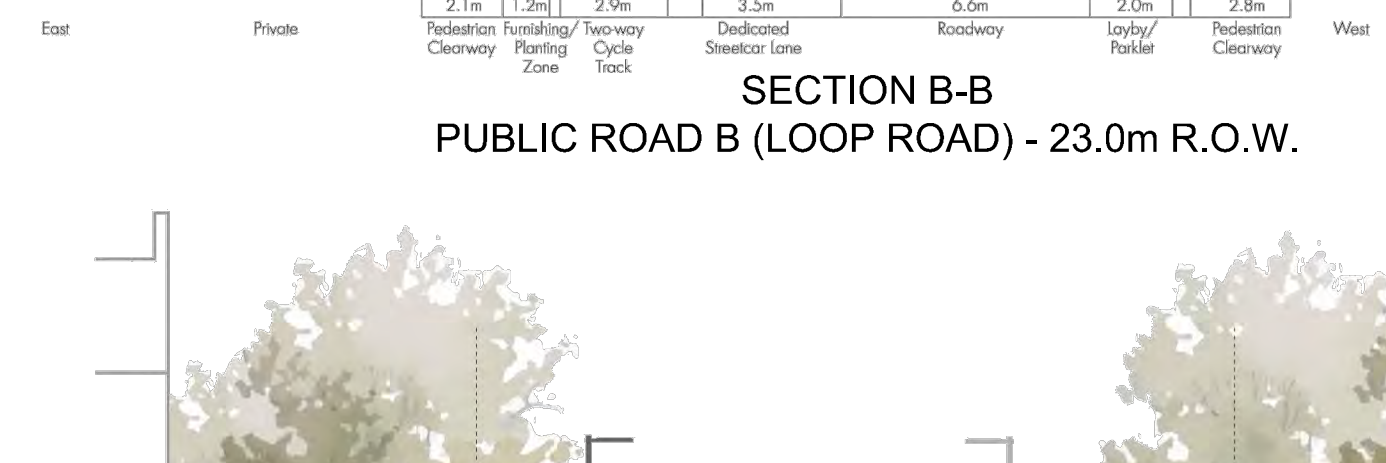
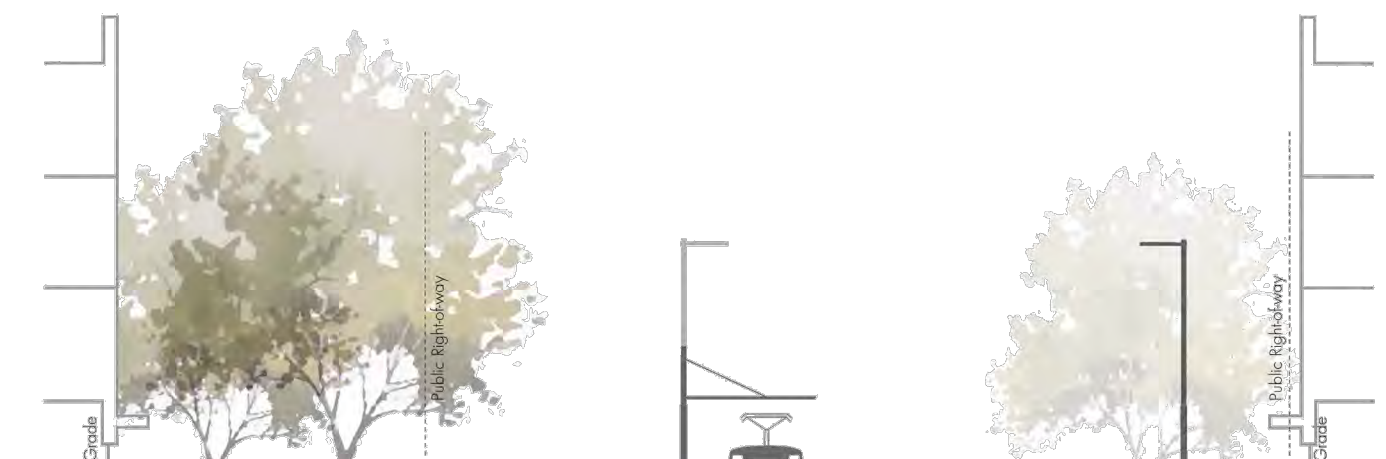
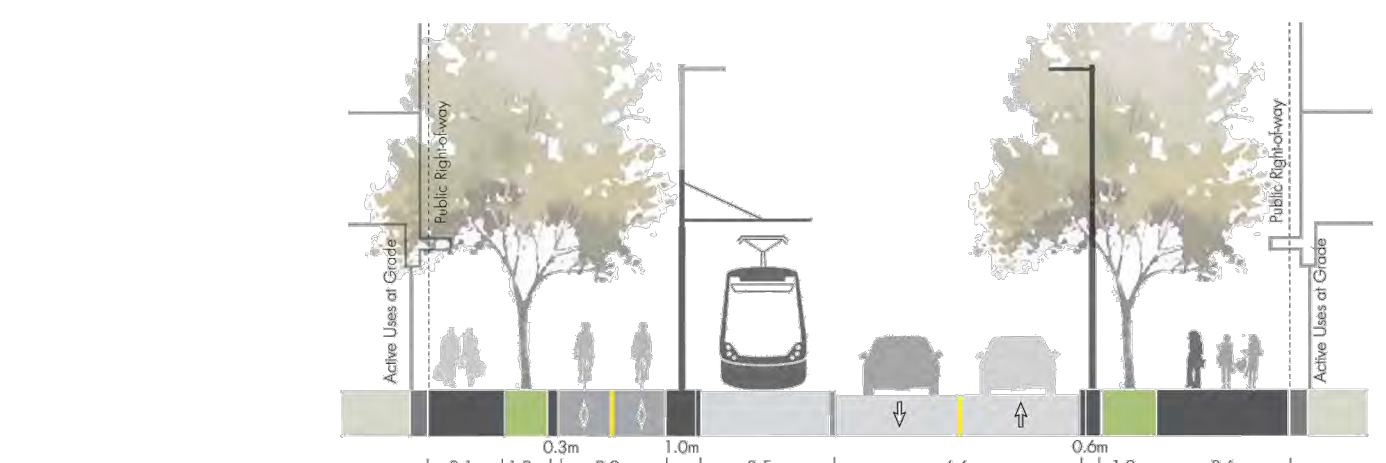
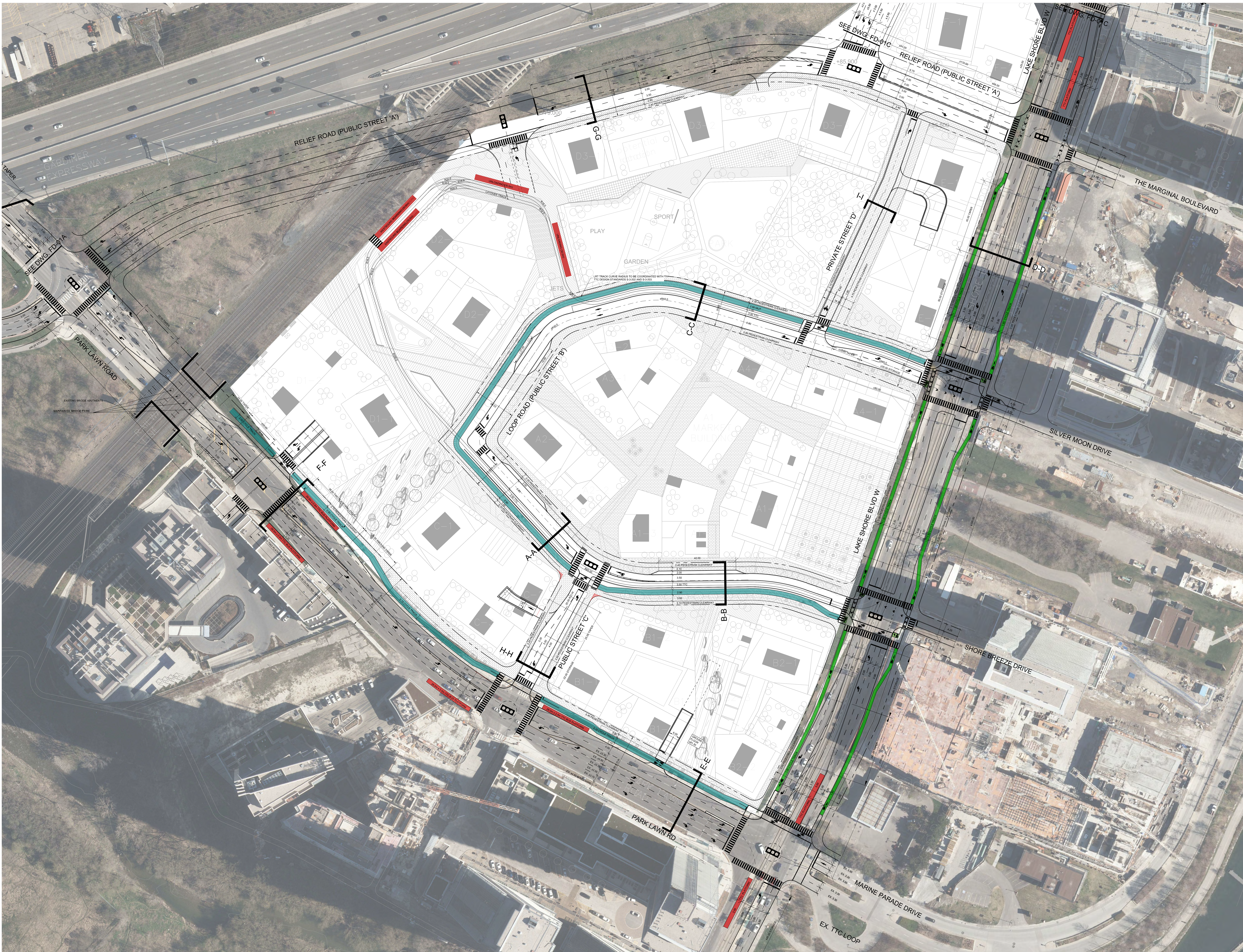
CONCEPTUAL FUNCTIONAL
ROAD PLAN

Date: SEPTEMBER 27, 2019

Project No.: 7036-10

Scale: 1:1,000

FD-01A



- LEGEND
- CYCLE TRACK
 - TWO-WAY CYCLE TRACK
 - TTC STREETCAR LANE
 - EXISTING SIGNAL
 - PROPOSED SIGNAL
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE

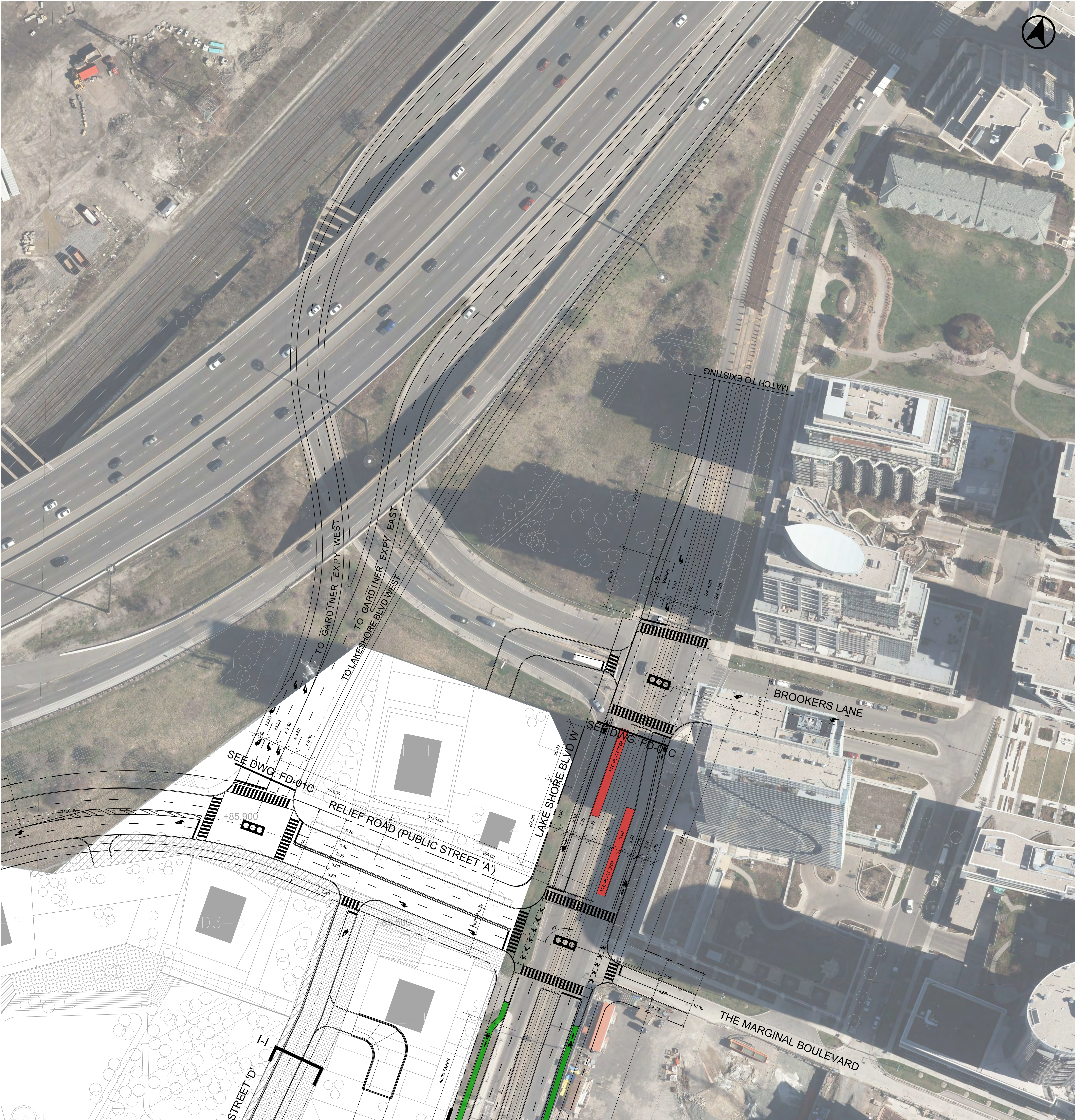
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02: 05-10-2020 NOT ISSUED FOR DBA & POED SUBMITTAL
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04: 05-10-2020 NOT ISSUED FOR DBA & POED SUBMITTAL

BA Group
2150 LAKE SHORE BOULEVARD

FUNCTIONAL ROAD PLAN

Date: Month Day, 2015
Project No: 7036-10
Scale: 1:500

FD-01(B)



LEGEND

- CYCLE TRACK
- TWO-WAY CYCLE TRACK
- TTC STREETCAR / LRT TRACK
- EXISTING SIGNAL
- PROPOSED SIGNAL
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

| | | | |
|----|------------|-----|---|
| 00 | 05-15-2020 | NZF | ISSUED FOR ZBA & POSD SUB01 / OPA SUB02 |
| 00 | MM-DD-YR | INT | REVISION NOTE |

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MOVEMENT
IN URBAN
ENVIRONMENTS
baconsult.com

2150 LAKESHORE BLVD WEST

CONCEPTUAL FUNCTIONAL
ROAD PLAN

Date: MAY 15, 2020

Project No.: 7036-10

Scale:

FD-01C