

- 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)
  - All dimensions are in metres unless noted otherwise.
  - The design of the stormwater network should comply with Design Criteria for Sewers and Watermains, 2nd edition, January 2021 and Wet Weather Flow Management Guidelines, November 2006.
  - Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and TWAG information provided by Toronto Water on 04 February 2020.
  - All manholes in the carriageway should be suitable to vehicle loading and finished to same skid resistance as adjacent carriageway.
  - Connection to existing stormwater network is subject to agreement with Toronto Water.
  - 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.
  - Off-site reinforcement and temporary construction services are excluded from this drawing.
  - 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.
  - Extent of proposed Soakaway pit, soft landscape and soil cells is indicative only and subject to further detailed modeling.
  - 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
  - All proposed stormwater mains within the road corridor to be minimum 300mm pipes with a minimum gradient of 1:200, unless otherwise stated.
  - Refer to landscape drawings for Soil Cells details.

**Legend**

- Site Boundary
- Basement/Tunnel Extent
- Extent of Right-of-way

**Existing Utilities**

- STM
- STM
- Stormwater Network

**Proposed Utilities**

- Stormwater Sewer
- Stormwater Manhole
- Stormwater Force Main
- Pumping Station (Designed by others)
- Existing Stormwater Sewer to be abandoned or diverted
- Park area including SWM facility with infiltration
- Soakaway pit with Infiltration capacity
- Soil Cells with Infiltration Capacity (refer to note 13)
- Soft Landscape (refer to note 13)

|    |          |    |    |    |
|----|----------|----|----|----|
| 02 | 26/02/21 | AF | FF | HJ |
|----|----------|----|----|----|

Zoning By-Law Application r1

|    |          |    |    |    |
|----|----------|----|----|----|
| 01 | 15/05/20 | AF | FF | HJ |
|----|----------|----|----|----|

For planning submission

| Rev | Date | By | Chkd | Appd |
|-----|------|----|------|------|
|-----|------|----|------|------|

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Toronto ON M4W 3M5  
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www.arup.com

Client

First Capital (Park Lawn) Corporation and 2253213 Ontario Limited

Project Title

2150 Lake Shore

Drawing Title

Proposed Stormwater Drainage Layout

Scale at Arch D

1:1000

Role

Civil

Suitability

Detailed Masterplan

Arup Job No

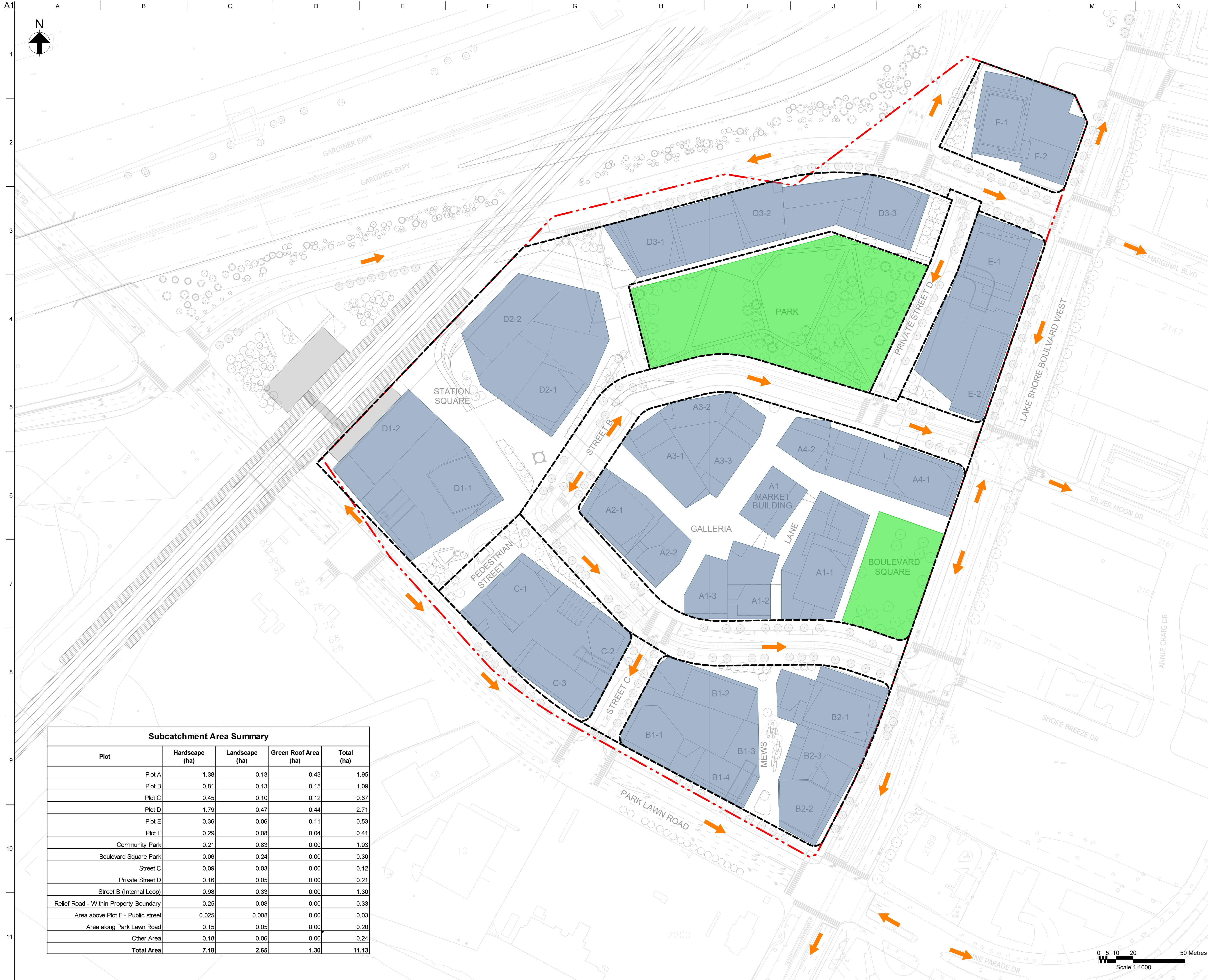
277167

Name

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

Rev

02



| Subcatchment Area Summary              |                |                |                      |            |
|--|----------------|----------------|----------------------|------------|
| Plot                                   | Hardscape (ha) | Landscape (ha) | Green Roof Area (ha) | Total (ha) |
| Plot A                                 | 1.38           | 0.13           | 0.43                 | 1.95       |
| Plot B                                 | 0.81           | 0.13           | 0.15                 | 1.09       |
| Plot C                                 | 0.45           | 0.10           | 0.12                 | 0.67       |
| Plot D                                 | 1.79           | 0.47           | 0.44                 | 2.71       |
| Plot E                                 | 0.36           | 0.06           | 0.11                 | 0.53       |
| Plot F                                 | 0.29           | 0.08           | 0.04                 | 0.41       |
| Community Park                         | 0.21           | 0.83           | 0.00                 | 1.03       |
| Boulevard Square Park                  | 0.06           | 0.24           | 0.00                 | 0.30       |
| Street C                               | 0.09           | 0.03           | 0.00                 | 0.12       |
| Private Street D                       | 0.16           | 0.05           | 0.00                 | 0.21       |
| Street B (Internal Loop)               | 0.98           | 0.33           | 0.00                 | 1.30       |
| Relief Road - Within Property Boundary | 0.25           | 0.08           | 0.00                 | 0.33       |
| Area above Plot F - Public street      | 0.025          | 0.008          | 0.00                 | 0.03       |
| Area along Park Lawn Road              | 0.15           | 0.05           | 0.00                 | 0.20       |
| Other Area                             | 0.18           | 0.06           | 0.00                 | 0.24       |
| Total Area                             | 7.18           | 2.65           | 1.30                 | 11.13      |

- Notes**
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  - All dimensions are in metres unless noted otherwise.
  - Refer to Landscape plans for green roof and soil cells details. Green roof occupies 60% of the total available roof area.
  - Refer to general arrangement plans for building and roof plans

**Legend**

- Site Boundary
- Indicative Plot Boundary
- Indicative Building Area (Refer to Note 3 & 4)
- Park area including SWM facility with infiltration
- Overland flow route

|                              |          |    |      |      |
|------------------------------|----------|----|------|------|
| 02                           | 26/02/21 | AF | FF   | HJ   |
| Zoning By-Law Application r1 |          |    |      |      |
| 01                           | 15/05/20 | AF | FF   | HJ   |
| For planning submission      |          |    |      |      |
| Rev                          | Date     | By | Chkd | Appd |

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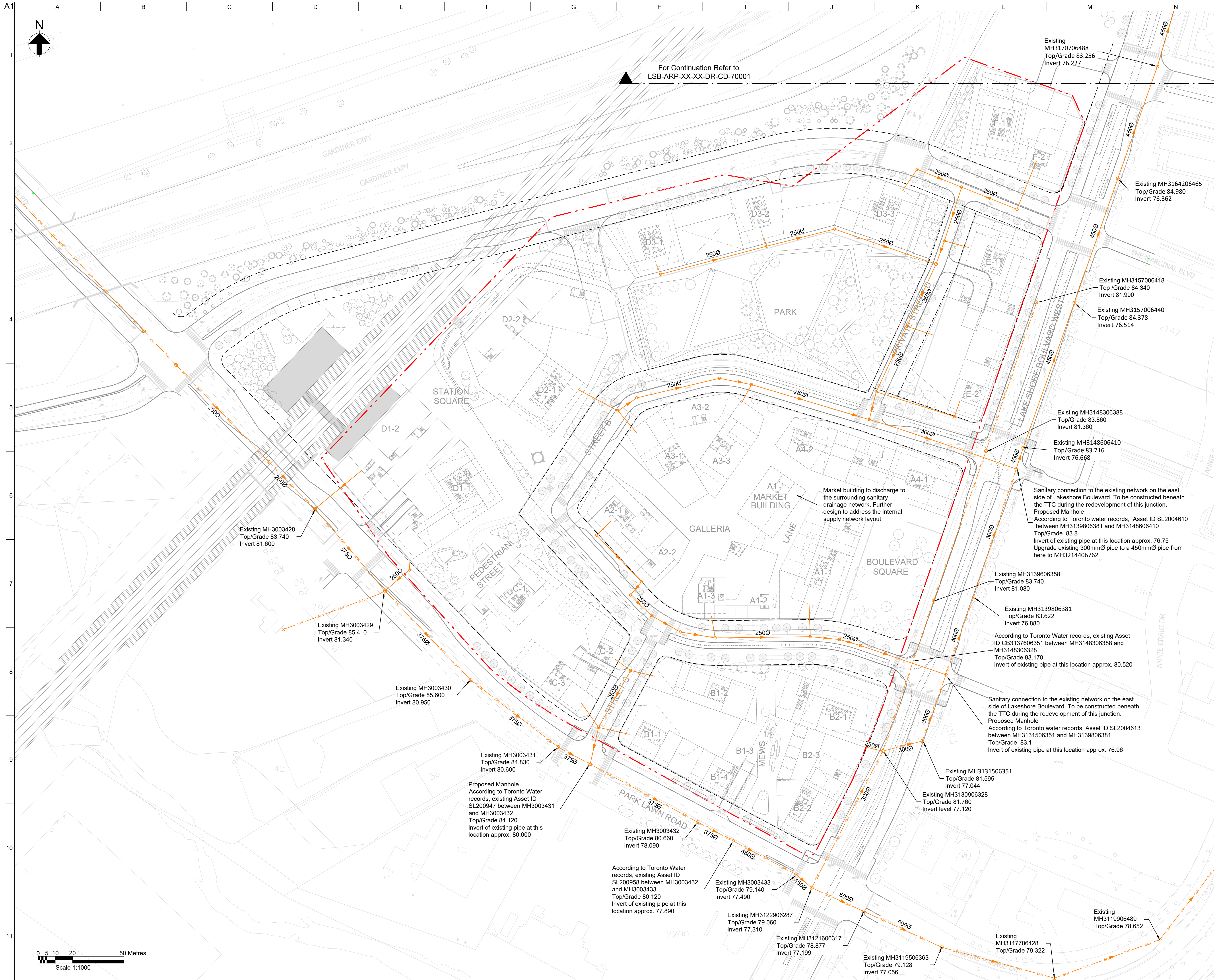


First Capital (Park Lawn) Corporation and 2253213 Ontario Limited

Project Title  
2150 Lake Shore

Drawing Title  
Drainage Catchment Plan

|                      |                           |
|----------------------|---------------------------|
| Scale at Arch 1:1000 |                           |
| Role                 | Civil                     |
| Suitability          | Detailed Masterplan       |
| Arup Job No          | 277167                    |
| Name                 | LSB-ARP-XX-XX-DR-CD-60001 |
| Rev                  | 02                        |



- 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, 2nd edition, January 2021.
  4. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and TWAG 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 a minimum of 250mm diameter, with a minimum gradient of 1:200, unless otherwise stated.

**Legend**

Site Boundary  
Basement/Tunnel Extent  
Extent of Right-of-way

**Existing Utilities**

SAN Sanitary Network

**Proposed Utilities**

Sanitary Sewer  
Sanitary Manhole

|                              |          |    |      |      |
|------------------------------|----------|----|------|------|
| 02                           | 26/02/21 | AF | FF   | HJ   |
| 01                           | 15/05/20 | AF | FF   | HJ   |
| Zoning By-Law Application r1 |          |    |      |      |
| For planning submission      |          |    |      |      |
| Rev                          | Date     | By | Chkd | Appd |

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**PROFESSIONAL ENGINEER**  
H. R. T. JEENS  
100517802  
26/02/2021  
PROVINCE OF ONTARIO

Client  
**First Capital (Park Lawn) Corporation and 2253213 Ontario Limited**

Project Title  
**2150 Lake Shore**

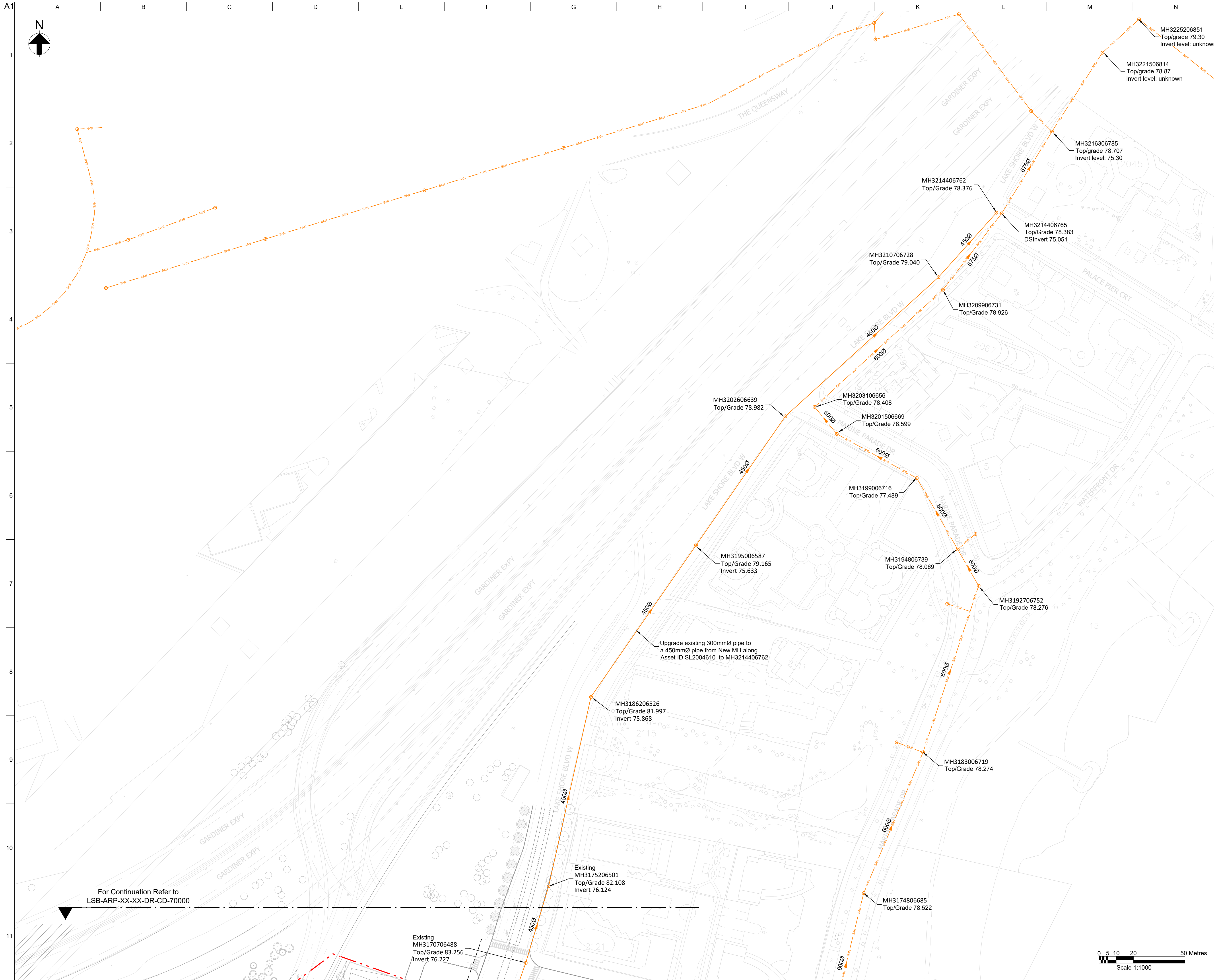
Drawing Title  
**Proposed Sanitary Drainage Layout Sheet 1**

Scale at Arch 1:1000

Role  
Civil

Suitability  
Detailed Masterplan

|  |                  |
|--|------------------|
| Arup Job No<br><b>277167</b>             | Rev<br><b>02</b> |
| Name<br><b>LSB-ARP-XX-XX-DR-CD-70000</b> |                  |



- Notes**
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  - All dimensions are in metres unless noted otherwise.
  - The design of the sanitary drainage network should comply with Design Criteria for Sewers and Watermains, 2nd edition, January 2021.
  - Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and TWAG information provided by Toronto Water on 04 February 2020.
  - All manholes in the carriageway should be suitable to vehicle loading and finished to same skid resistance as adjacent carriageway.
  - Connection to existing sanitary drainage network is subject to agreement with Toronto Water.
  - 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.
  - Off-site reinforcement and temporary construction services are excluded from this drawing.
  - 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
  - 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
  - All proposed sanitary mains within the road corridor to be a minimum of 250mm diameter, with a minimum gradient of 1:200, unless otherwise stated.

**Legend**

Site Boundary  
Basement/Tunnel Extent  
Extent of Right-of-way

**Existing Utilities**

SAN SAN SAN Sanitary Network

**Proposed Utilities**

Sanitary Sewer  
Sanitary Manhole

|    |          |    |    |    |
|----|----------|----|----|----|
| 01 | 26/02/21 | AF | FF | HJ |
|----|----------|----|----|----|

Zoning By-Law Application r1

|     |      |    |      |      |
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Project Title  
**2150 Lake Shore**

Drawing Title  
**Proposed Sanitary Drainage Layout Sheet 2**

Scale at Arch 1:1000

Role  
Civil

Suitability  
Detailed Masterplan

Arup Job No  
**277167**

Name  
**LSB-ARP-XX-XX-DR-CD-70001**

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, 2 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 stormwater falls towards the highway drainage system.
  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 Right-of-way
  - ▲ Building entrance (as per A&M ground floor plan)
  - 85.000 Major Contour (500mm intervals)
  - Minor Contour (100mm intervals)

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

|                              |          |    |      |      |
|------------------------------|----------|----|------|------|
| 03                           | 26/02/21 | AF | LS   | HJ   |
| Zoning By-Law Application r1 |          |    |      |      |
| 02                           | 13/11/20 | AF | LS   | HJ   |
| For information              |          |    |      |      |
| 01                           | 15/05/20 | AR | FF   | HJ   |
| For planning submission      |          |    |      |      |
| Rev                          | Date     | By | Chkd | Appd |

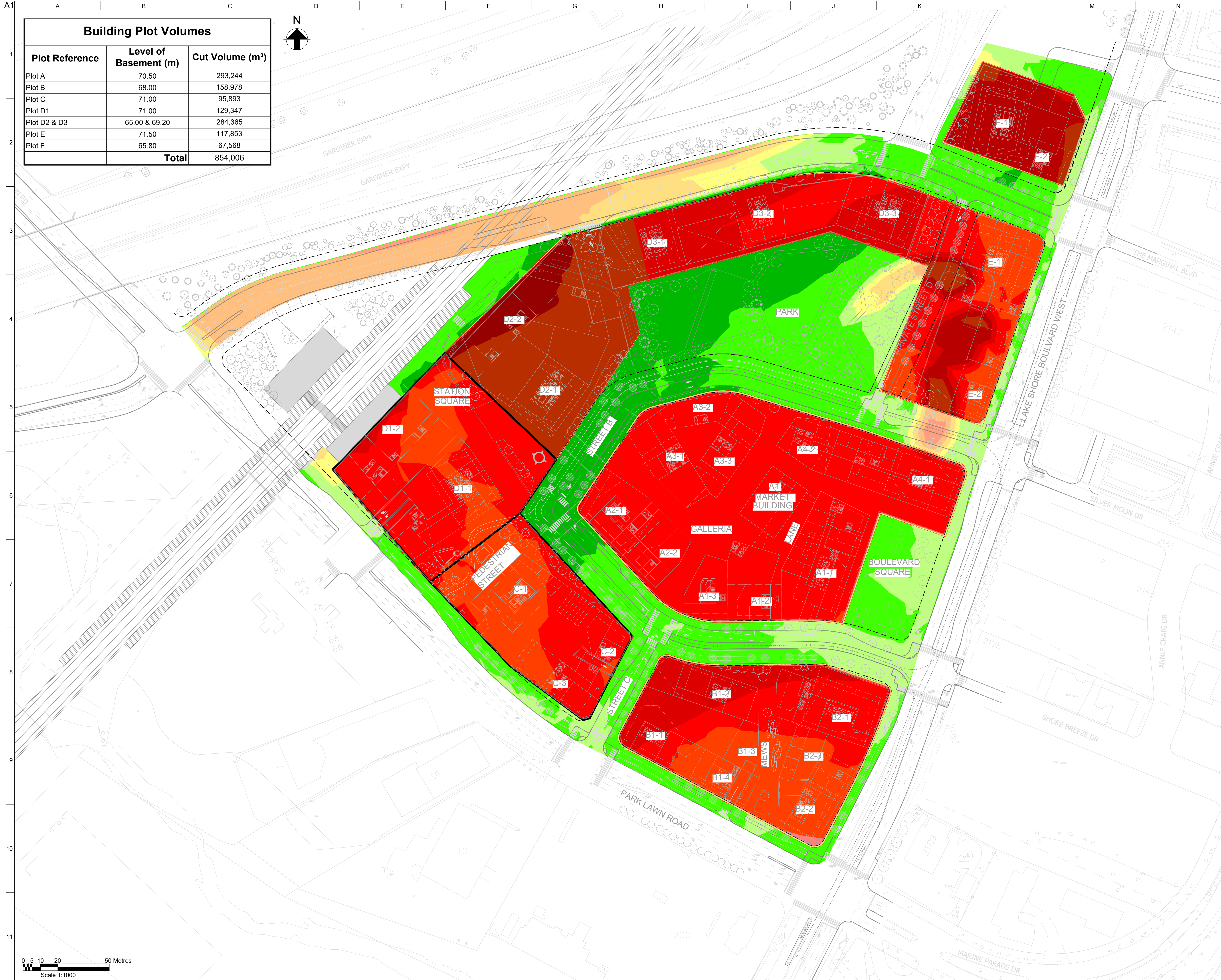
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Suite 900  
Toronto ON M4W 3M5  
Canada  
www.arup.com

Client  
**First Capital (Park Lawn) Corporation and 2253213 Ontario Limited**

Project Title  
**2150 Lake Shore**

Drawing Title  
**Grading Plan**

|                 |                           |     |    |
|-----------------|---------------------------|-----|----|
| Scale at Arch D | 1:1000                    |     |    |
| Role            | Civil                     |     |    |
| Suitability     | Detailed Masterplan       |     |    |
| Arup Job No     | 277167                    | Rev | 03 |
| Name            | LSB-ARP-XX-XX-DR-CE-20001 |     |    |



| Building Plot Volumes |                       |                 |
|-----------------------|-----------------------|-----------------|
| Plot Reference        | Level of Basement (m) | Cut Volume (m³) |
| Plot A                | 70.50                 | 293,244         |
| Plot B                | 68.00                 | 158,978         |
| Plot C                | 71.00                 | 95,893          |
| Plot D1               | 71.00                 | 129,347         |
| Plot D2 & D3          | 65.00 & 69.20         | 284,365         |
| Plot E                | 71.50                 | 117,853         |
| Plot F                | 65.80                 | 67,568          |
| Total                 |                       | 854,006         |

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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.
  - Cut and Fill volumes are indicative and will be refined as the design progresses.
  - Site wide Volumes  
Cut: 1,214,535m³  
Fill: 42,268m³  
Net Volume of material produced  
Cut: 1,172,266m³
  - For proposed grading plan, please refer to drawing series LSB-ARP-XX-XX-DR-CE-20001.

| SURFACE LEVEL DATA |                    |        |
|--------------------|--------------------|--------|
| MINIMUM DIFFERENCE | MAXIMUM DIFFERENCE | COLOUR |
| -24.00             | -22.00             |        |
| -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.

|    |          |    |    |    |
|----|----------|----|----|----|
| 02 | 26/02/21 | AF | FF | HJ |
|----|----------|----|----|----|

Zoning By-Law Application r1

|    |          |    |    |    |
|----|----------|----|----|----|
| 01 | 15/05/20 | AR | FF | HJ |
|----|----------|----|----|----|

For planning submission

|     |      |    |      |      |
|-----|------|----|------|------|
| Rev | Date | By | Chkd | Appd |
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---

Project Title

2150 Lake Shore

---

Drawing Title

Cut and Fill Isopach

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Scale at Arch 1:1000

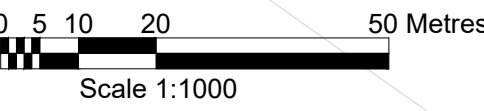
Role Civil

Suitability Detailed Masterplan

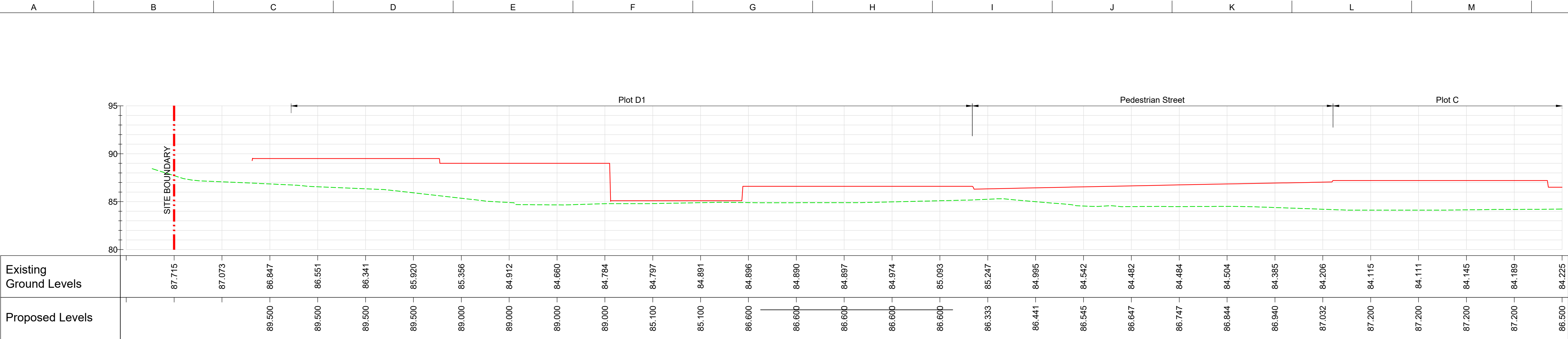
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| Arup Job No | Rev |
| 277167      | 02  |

Name

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



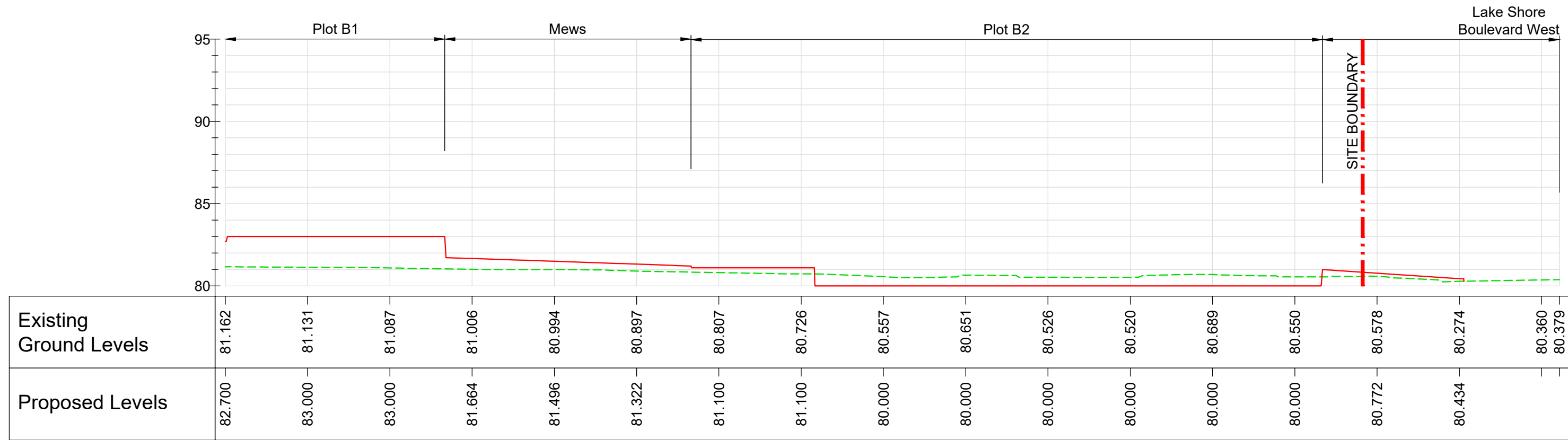
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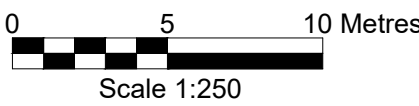
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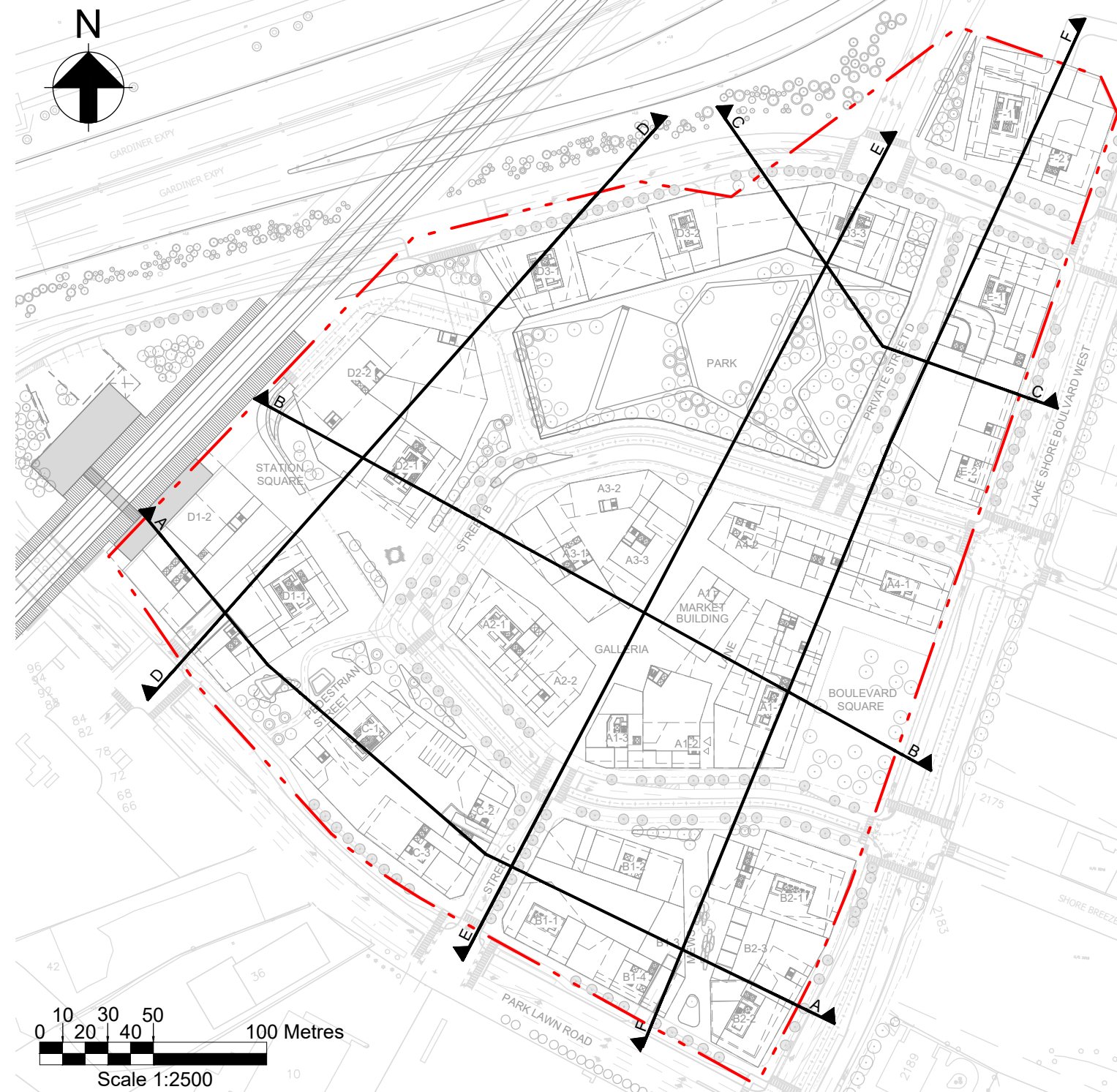
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CHAINAGE 150.000 TO 300.000  
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SECTION A-A - LONGSECTION 3 OF 3  
CHAINAGE 300.000 TO 381.073  
SCALE: H 1:250,V 1:250. DATUM: 80.000



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

|                         |          |    |      |      |
|-------------------------|----------|----|------|------|
| 02                      | 26/02/21 | AF | FF   | HJ   |
| 01                      | 15/05/20 | AR | FF   | HJ   |
| For planning submission |          |    |      |      |
| Rev                     | Date     | By | Chkd | Appd |

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LICENSED PROFESSIONAL ENGINEER  
H. R. T. JEENS  
100517802  
26/02/2021  
PROVINCE OF ONTARIO

Client  
First Capital (Park Lawn) Corporation  
and 2253213 Ontario Limited

Project Title  
2150 Lake Shore

Drawing Title  
Grading Sections  
Sheet 1

Scale at Arch  
As Shown

Role  
Civil

Suitability  
Detailed Masterplan

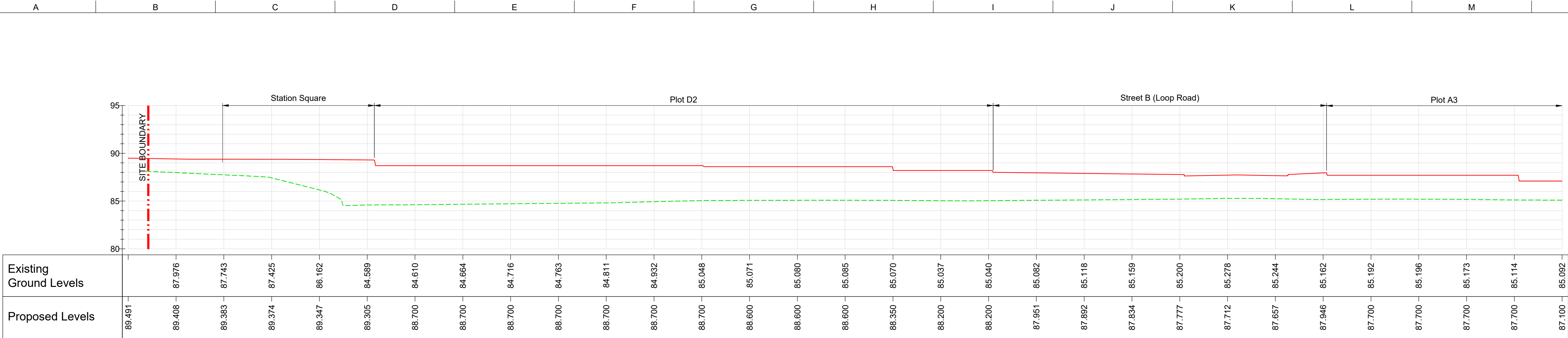
Arup Job No  
277167

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

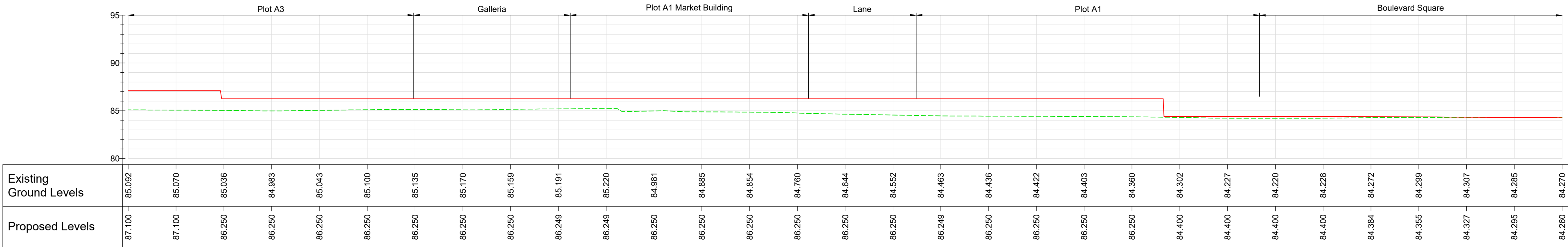
Rev  
02

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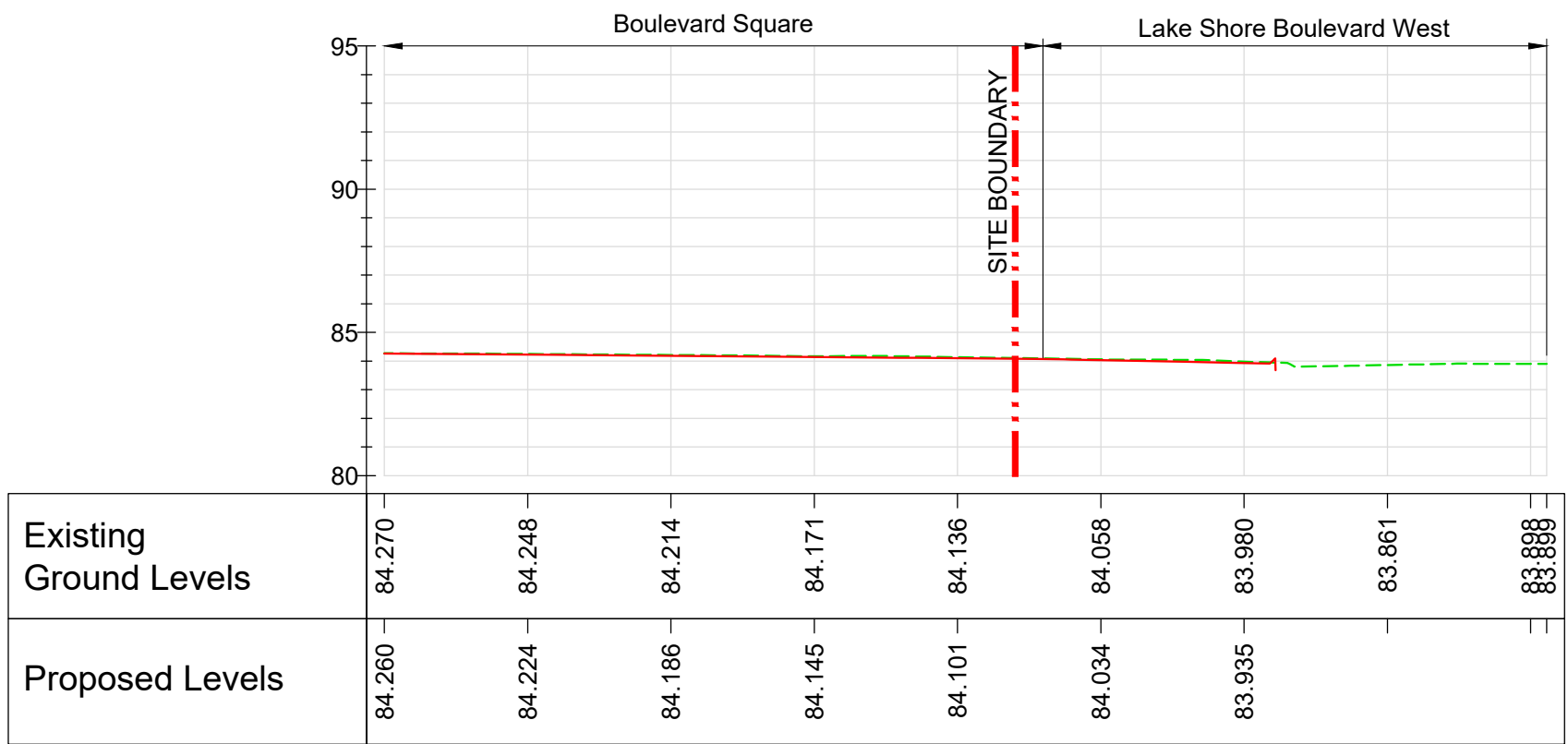
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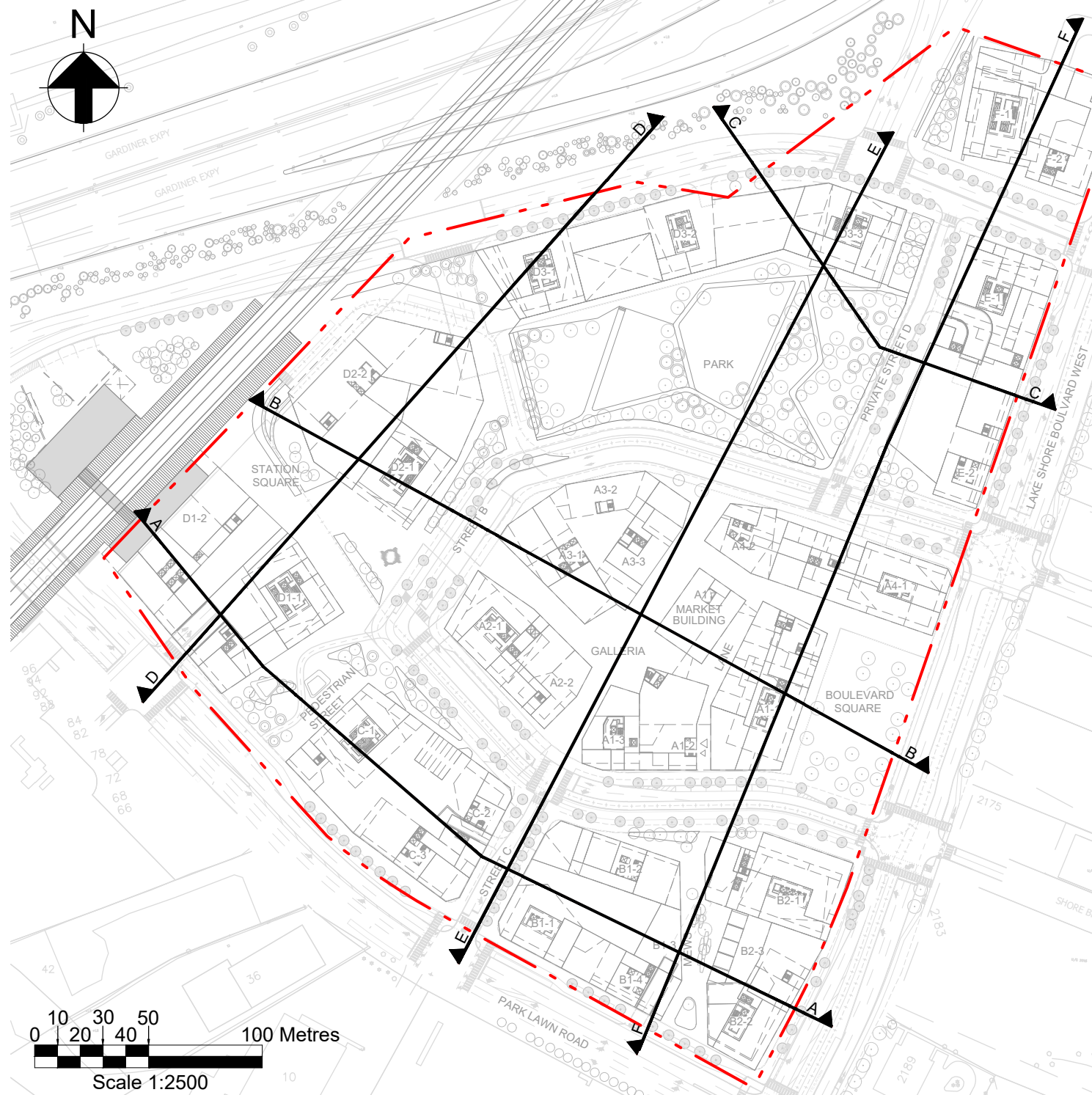
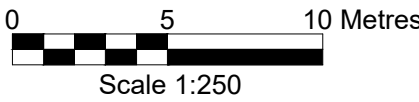
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CHAINAGE 0.000 TO 150.000  
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SECTION B-B - LONGSECTION 2 OF 3  
CHAINAGE 150.000 TO 300.000  
SCALE: H 1:250,V 1:250. DATUM: 80.000



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



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

|                         |          |    |      |      |
|-------------------------|----------|----|------|------|
| 02                      | 26/02/21 | AF | FF   | HJ   |
| 01                      | 15/05/20 | AR | FF   | HJ   |
| For planning submission |          |    |      |      |
| Rev                     | Date     | By | Chkd | Appd |

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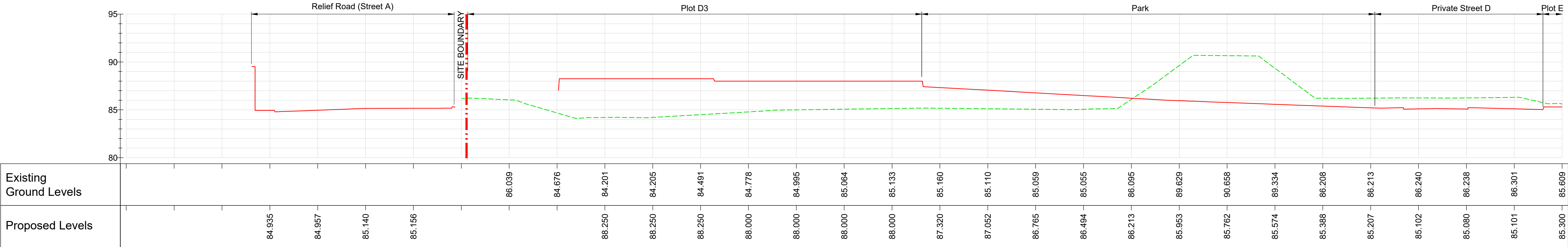
Project Title  
2150 Lake Shore

Drawing Title  
Grading Sections  
Sheet 2

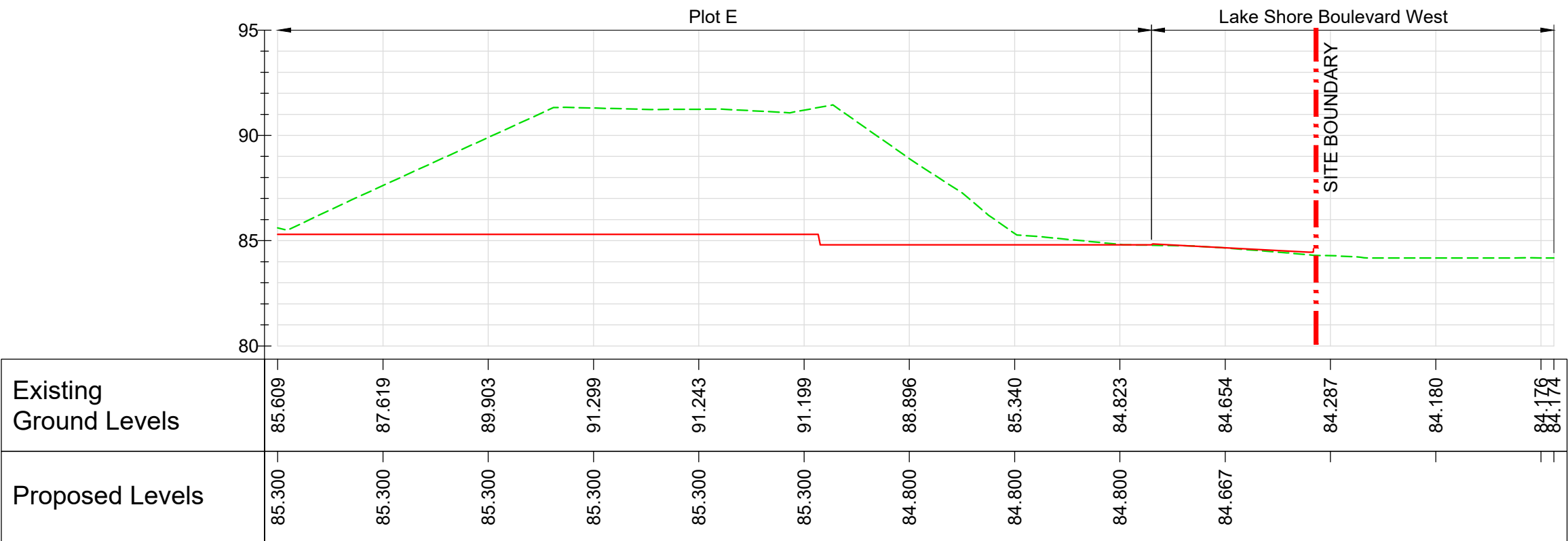
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|---------------------------|---------------------|
| Scale at Arch             | As Shown            |
| Role                      | Civil               |
| Suitability               | Detailed Masterplan |
| Arup Job No               | Rev                 |
| 277167                    | 02                  |
| Name                      |                     |
| LSB-ARP-XX-XX-DR-CE-21002 |                     |

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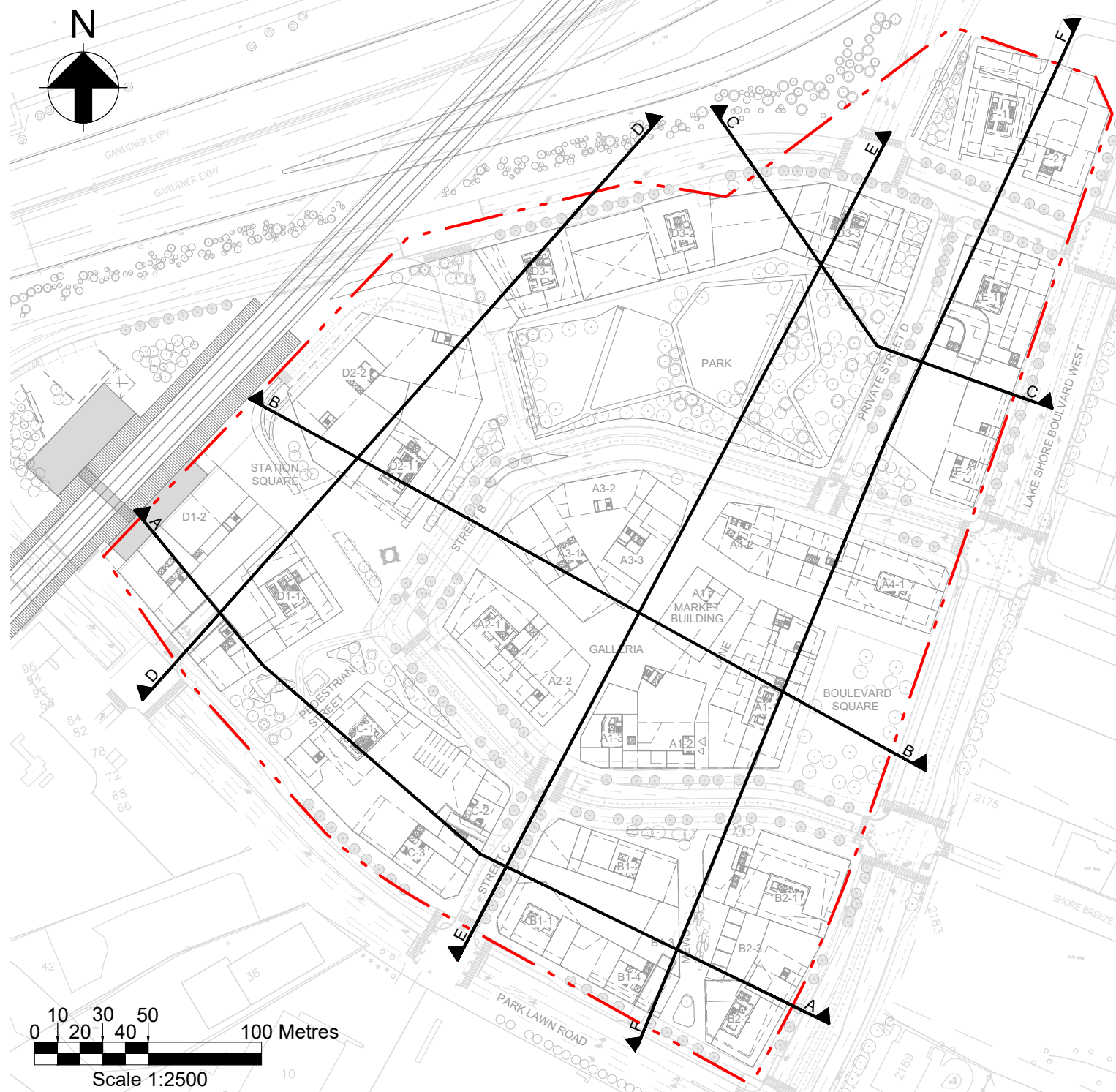
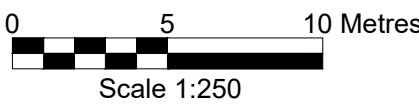
A B C D E F G H I J K L M N



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**
- 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.

|                         |          |    |      |      |
|-------------------------|----------|----|------|------|
| 02                      | 26/02/21 | AF | FF   | HJ   |
| 01                      | 15/05/20 | AR | FF   | HJ   |
| For planning submission |          |    |      |      |
| Rev                     | Date     | By | Chkd | Appd |

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Toronto ON M4W 3M5  
Canada  
www.arup.com



Client  
First Capital (Park Lawn) Corporation  
and 2253213 Ontario Limited

Project Title  
2150 Lake Shore

Drawing Title  
Grading Sections  
Sheet 3

Scale at Arch  
As Shown

Role  
Civil

Suitability  
Detailed Masterplan

Arup Job No  
277167

Name  
LSB-ARP-XX-XX-DR-CE-21003

Rev  
02



A1

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

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|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Existing Ground Levels | 84.186 | 84.157 | 84.186 | 84.284 | 84.323 | 84.351 | 84.343 | 84.330 | 84.279 | 84.212 | 84.156 | 84.135 | 84.046 | 84.172 | 84.395 | 84.501 | 84.619 | 84.774 | 85.187 | 85.016 | 84.922 | 84.939 | 84.961 | 85.030 | 85.071 | 85.074 | 85.063 | 85.076 | 85.108 | 85.091 | 85.169 |
| Proposed Levels        |        |        | 84.181 | 84.246 | 84.298 | 84.347 | 84.395 | 84.444 | 84.503 | 84.578 | 84.654 | 84.730 | 84.806 | 84.882 | 84.959 | 85.035 | 85.111 | 85.190 | 85.285 | 85.327 | 85.505 | 85.635 | 85.904 | 86.149 | 86.250 | 86.250 | 86.250 | 86.250 | 86.250 | 86.249 | 86.249 |

SECTION E-E - LONGSECTION 1 OF 3  
CHAINAGE 0.000 TO 150.000  
SCALE: H 1:250,V 1:250. DATUM: 80.000

|                        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Existing Ground Levels | 85.169 | 85.116 | 85.080 | 85.036 | 85.202 | 85.183 | 85.142 | 85.128 | 85.122 | 85.091 | 85.067 | 84.975 | 84.896 | 84.780 | 84.725 | 84.737 | 84.799 | 84.850 | 84.899 |
| Proposed Levels        | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.249 | 86.213 | 86.139 | 85.985 |

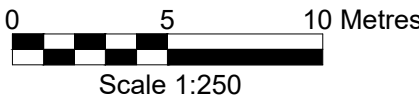
SECTION E-E - LONGSECTION 2 OF 3  
CHAINAGE 150.000 TO 240.000  
SCALE: H 1:250,V 1:250. DATUM: 80.000

|                        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Existing Ground Levels | 84.899 | 84.932 | 84.958 | 84.935 | 84.977 | 85.014 | 85.224 | 85.290 | 85.256 | 85.191 | 85.105 | 85.270 | 85.345 | 85.070 | 85.037 | 84.992 | 84.972 | 85.011 | 85.006 |
| Proposed Levels        | 85.985 | 85.975 | 85.937 | 85.900 | 85.874 | 85.932 | 85.989 | 86.043 | 86.098 | 86.157 | 86.220 | 86.287 | 86.358 | 86.434 | 86.517 | 86.605 | 86.700 | 86.804 | 86.916 |

SECTION E-E - LONGSECTION 3 OF 3  
CHAINAGE 240.000 TO 330.000  
SCALE: H 1:250,V 1:250. DATUM: 80.000

|                        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Existing Ground Levels | 85.006 | 85.014 | 85.080 | 85.147 | 85.171 | 85.136 | 85.099 | 84.995 | 84.934 | 84.782 | 84.596 | 84.411 | 84.278 | 84.330 | 84.383 | 84.256 | 84.213 |
| Proposed Levels        | 86.916 | 87.044 | 87.186 | 87.300 | 86.000 | 88.000 | 88.000 | 88.000 | 88.000 | 86.400 | 86.400 | 86.168 | 85.876 | 85.979 | 85.943 |        |        |

SECTION E-E - LONGSECTION 3 OF 3 (1)  
CHAINAGE 330.000 TO 412.401  
SCALE: H 1:250,V 1:250. DATUM: 80.000



Do not scale

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.

|                         |          |    |      |      |
|-------------------------|----------|----|------|------|
| 02                      | 26/02/21 | AF | FF   | HJ   |
| 01                      | 15/05/20 | AR | FF   | HJ   |
| For planning submission |          |    |      |      |
| Rev                     | Date     | By | Chkd | Appd |

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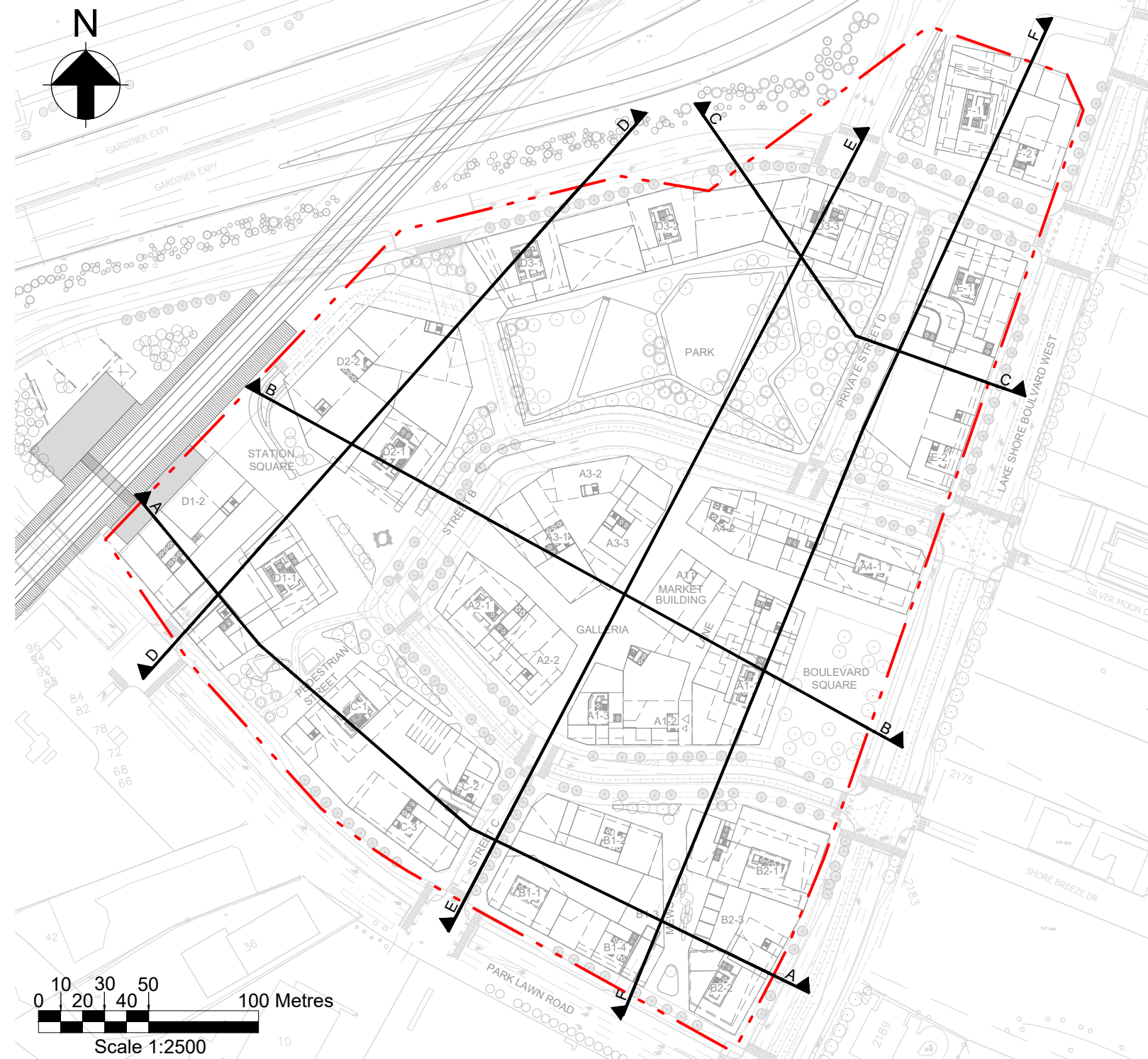
LICENSED PROFESSIONAL ENGINEER  
H. R. T. JEENS  
100517802  
26/02/2021  
PROVINCE OF ONTARIO

Client  
First Capital (Park Lawn) Corporation  
and 2253213 Ontario Limited

Project Title  
2150 Lake Shore

Drawing Title  
Grading Sections  
Sheet 5

|                           |  |                     |  |
|---------------------------|--|---------------------|--|
| Scale at Arch D           |  | As Shown            |  |
| Role                      |  | Civil               |  |
| Suitability               |  | Detailed Masterplan |  |
| Arup Job No               |  | Rev                 |  |
| 277167                    |  | 02                  |  |
| Name                      |  |                     |  |
| LSB-ARP-XX-XX-DR-CE-21005 |  |                     |  |

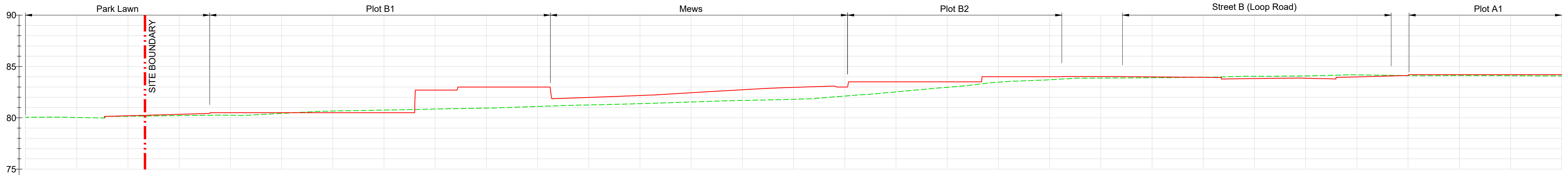


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A1

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        |        |        | 80.195 | 80.339 | 80.500 | 80.500 | 80.500 | 80.500 | 82.700 | 83.000 | 83.000 | 81.985 | 82.174 | 82.441 | 82.733 | 82.966 | 83.000 | 83.500 | 83.500 | 84.000 | 84.000 | 84.022 | 83.986 | 83.942 | 83.820 | 83.855 | 83.987 | 84.133 | 84.200 | 84.200 | 84.200 |

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

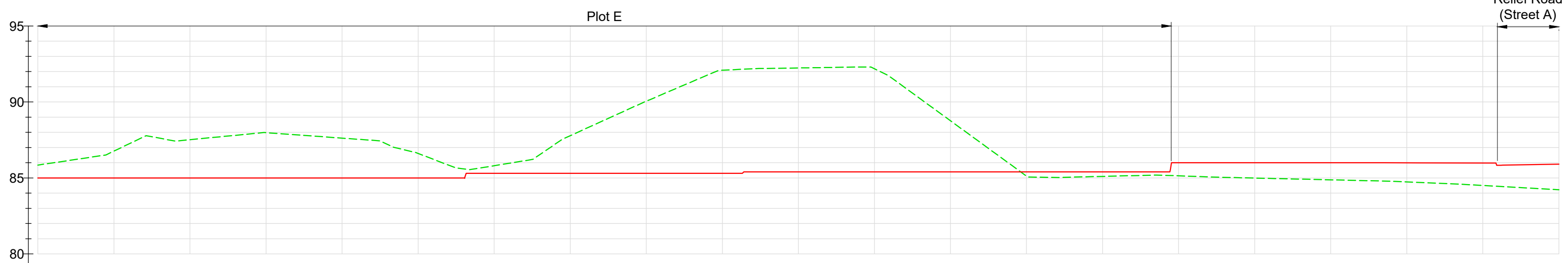
4



|                        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 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        | 84.200 | 84.400 | 84.400 | 84.400 | 84.400 | 84.600 | 84.600 | 84.600 | 84.600 | 84.600 | 84.600 | 85.132 | 85.121 | 85.111 | 85.000 | 85.000 | 84.800 | 84.500 | 84.500 | 84.490 | 84.479 | 84.370 | 84.303 | 84.456 | 84.471 | 84.604 | 84.771 | 84.860 | 84.979 | 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

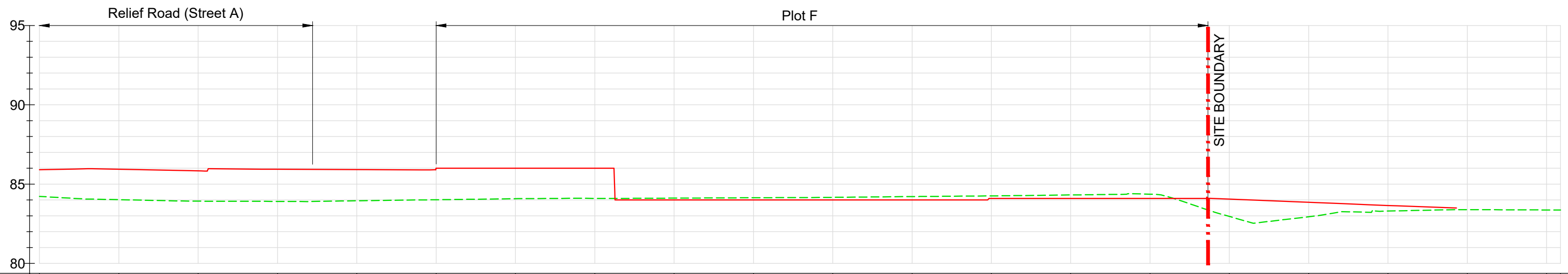
6



|                        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 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 | 86.000 | 85.996 | 85.984 | 85.911 |

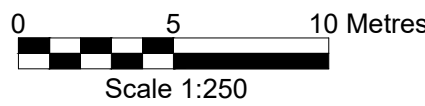
SECTION F-F - LONGSECTION 3 OF 3  
CHAINAGE 300.000 TO 400.000  
SCALE: H 1:250,V 1:250. DATUM: 80.000

9



|                        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 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 | 82.963 | 82.942 | 83.302 | 83.392 | 83.372 | 83.369 |
| Proposed Levels        | 85.911 | 85.939 | 85.836 | 85.939 | 85.919 | 86.000 | 86.000 | 86.000 | 84.000 | 84.000 | 84.000 | 84.000 | 84.100 | 84.100 | 84.100 | 84.052 | 83.854 | 83.653 |        |        |        |

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



Do not scale

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.

|                         |          |    |      |      |
|-------------------------|----------|----|------|------|
| 02                      | 26/02/21 | AF | FF   | HJ   |
| 01                      | 15/05/20 | AR | FF   | HJ   |
| For planning submission |          |    |      |      |
| Rev                     | Date     | By | Chkd | Appd |

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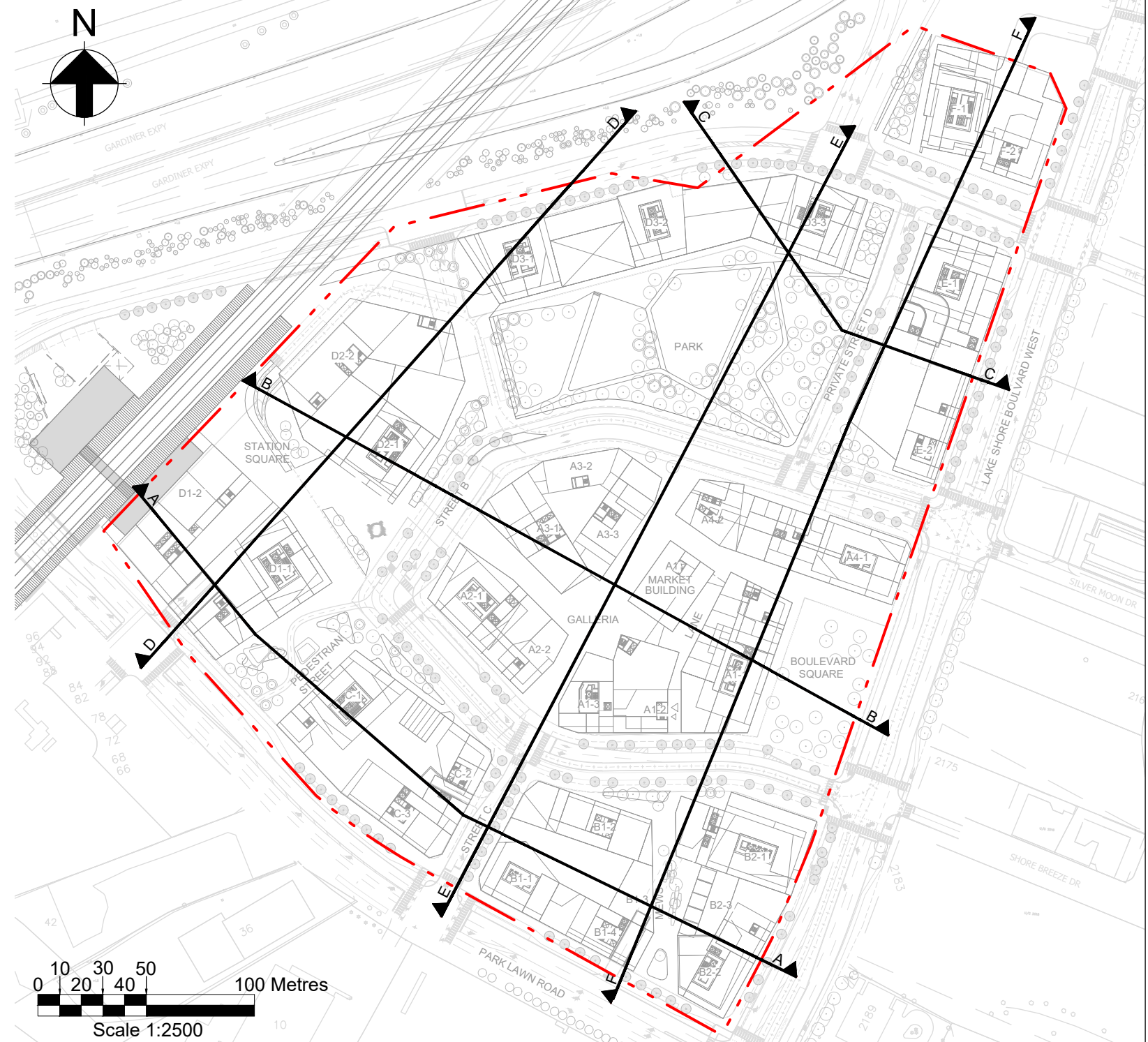
Arup Canada Inc.  
121 Bloor Street East  
Suite 900  
Toronto ON M4W 3M5  
Canada  
www.arup.com

Client  
First Capital (Park Lawn) Corporation  
and 2253213 Ontario Limited

Project Title  
2150 Lake Shore

Drawing Title  
Grading Sections  
Sheet 6

|                 |                           |
|-----------------|---------------------------|
| Scale at Arch D | As Shown                  |
| Role            | Civil                     |
| Suitability     | Detailed Masterplan       |
| Arup Job No     | 277167                    |
| Name            | LSB-ARP-XX-XX-DR-CE-21006 |
| Rev             | 02                        |



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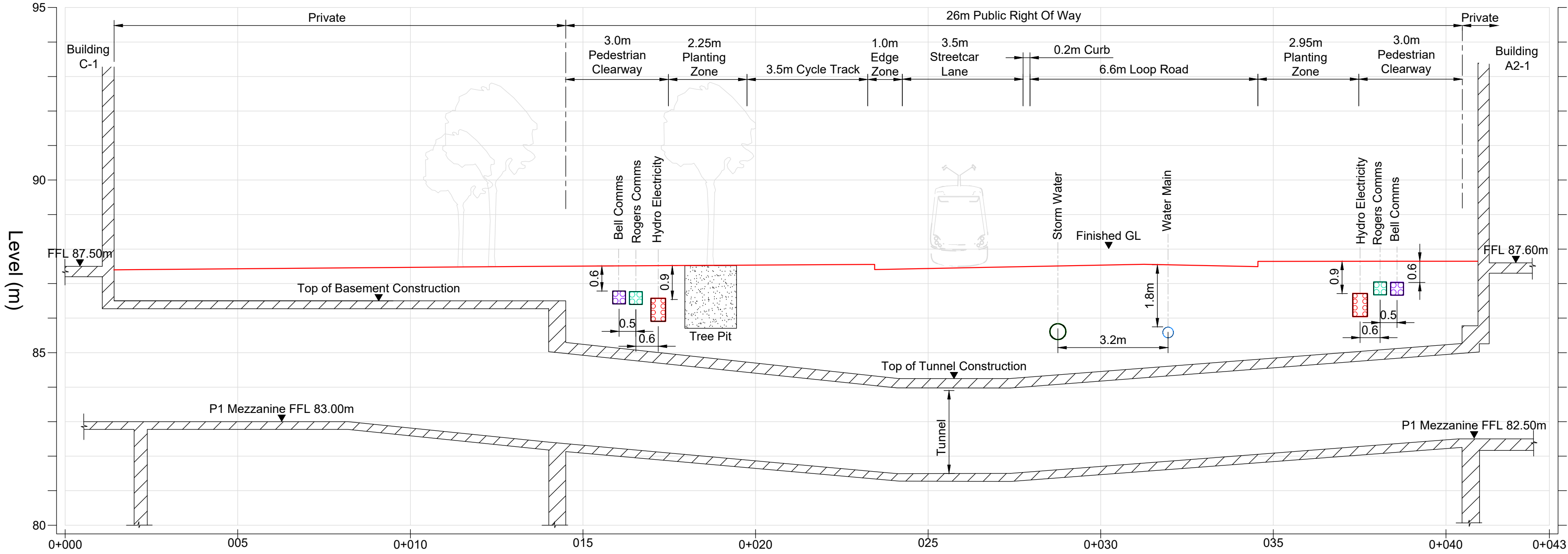
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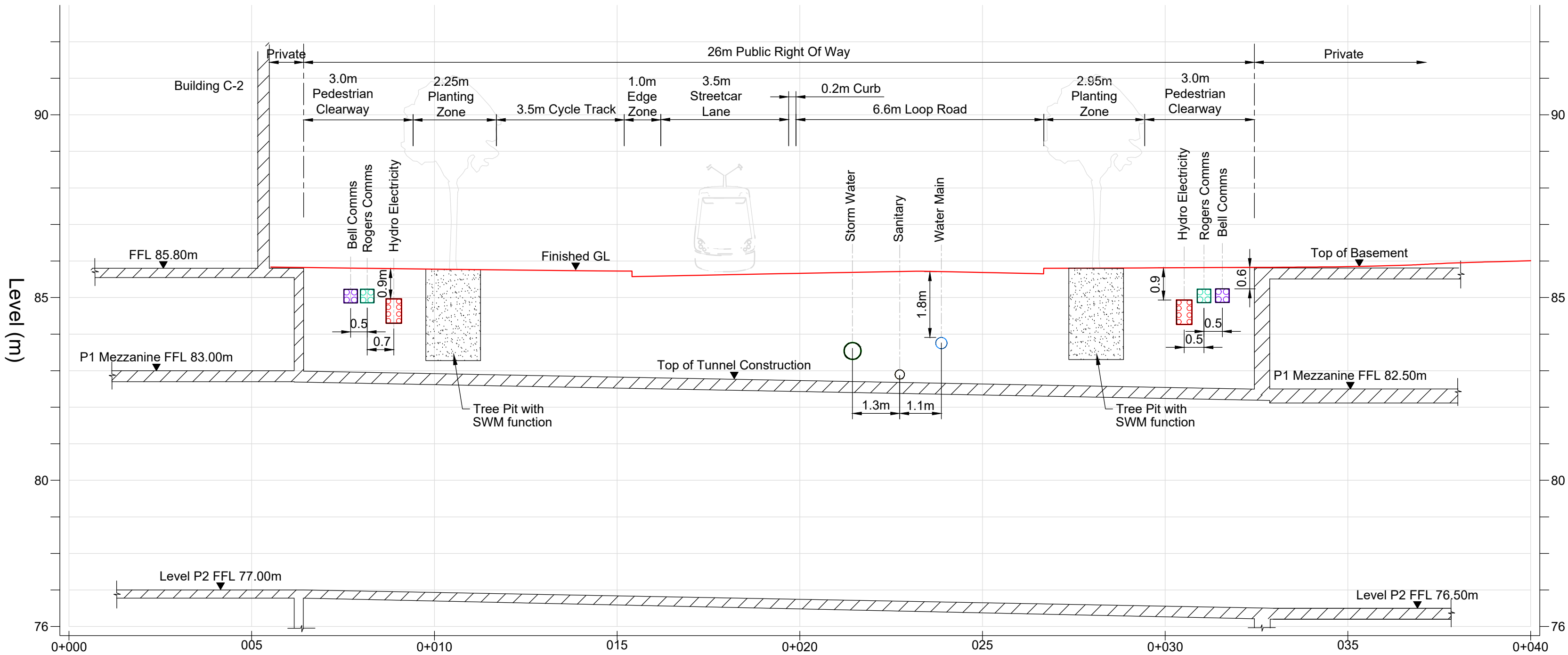
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Section A-A  
Scale: H 1:100 V 1:100



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

0 0.5 1 1.5 2 3 4 5 Metres  
Scale 1:100

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 TWAG information provided by Toronto Water on 04 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.
- Tree pits with soil cells to have 2.5m depth above waterproofing membrane to allow ground infiltration / SWM function. Further details to be provided by the landscape architect during detailed design stage.
- 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

|                         |          |    |      |      |
|-------------------------|----------|----|------|------|
| 02                      | 26/02/21 | AF | FF   | HJ   |
| 01                      | 15/05/20 | AF | FF   | HJ   |
| For planning submission |          |    |      |      |
| Rev                     | Date     | By | Chkd | Appd |

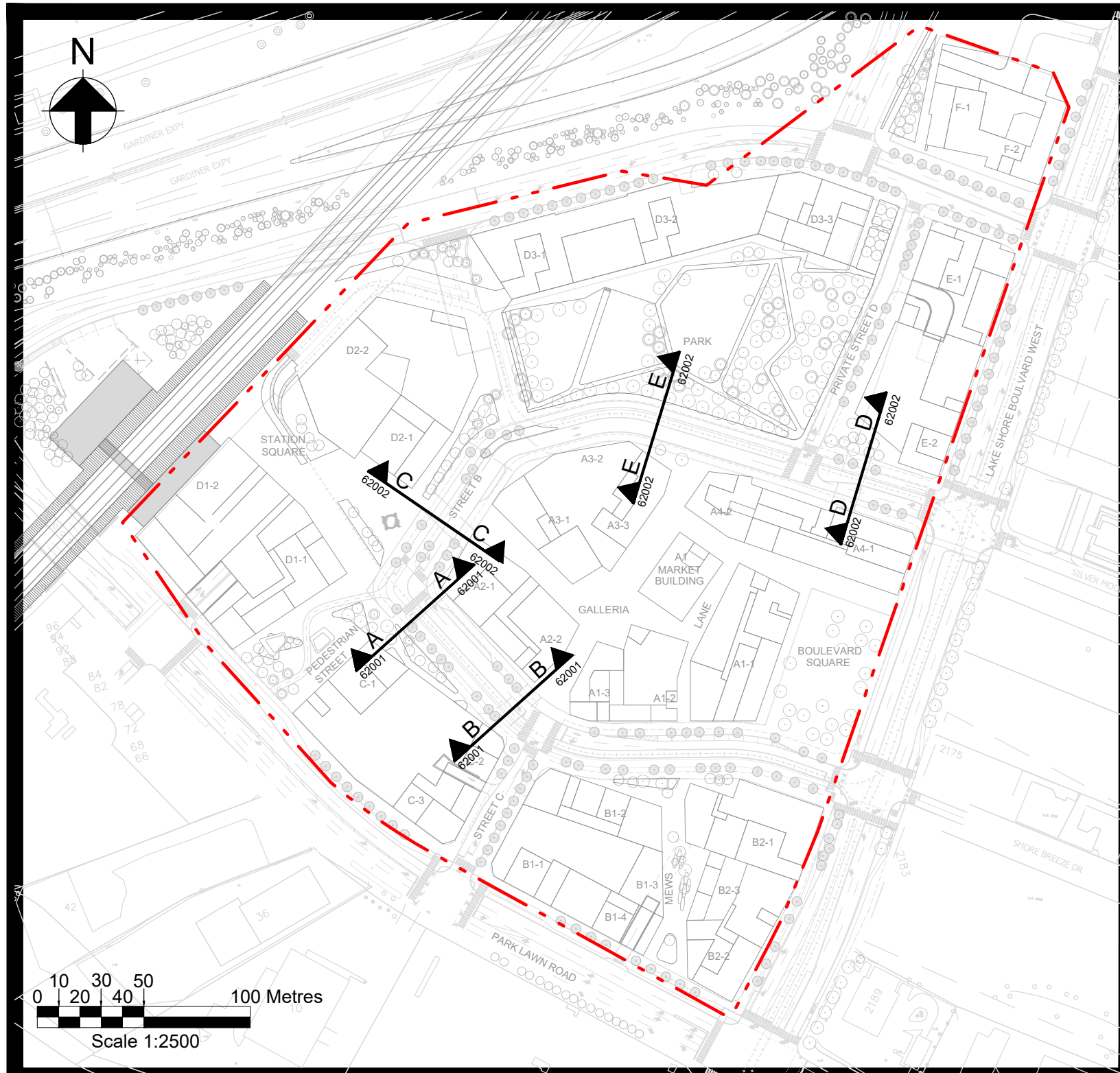
**ARUP**  
Arup Canada Inc.  
121 Bloor Street East  
Suite 900  
Toronto ON M4W 3M5  
Canada  
www.arup.com

Client  
First Capital (Park Lawn) Corporation  
and 2253213 Ontario Limited

Project Title  
2150 Lake Shore

Drawing Title  
Utility Corridor Cross-sections  
Sheet 1

|               |                           |
|---------------|---------------------------|
| Scale at Arch | 1:100                     |
| Role          | Civil                     |
| Suitability   | Detailed Masterplan       |
| Arup Job No   | 277167                    |
| Name          | LSB-ARP-XX-XX-DR-CU-62001 |
| Rev           | 02                        |



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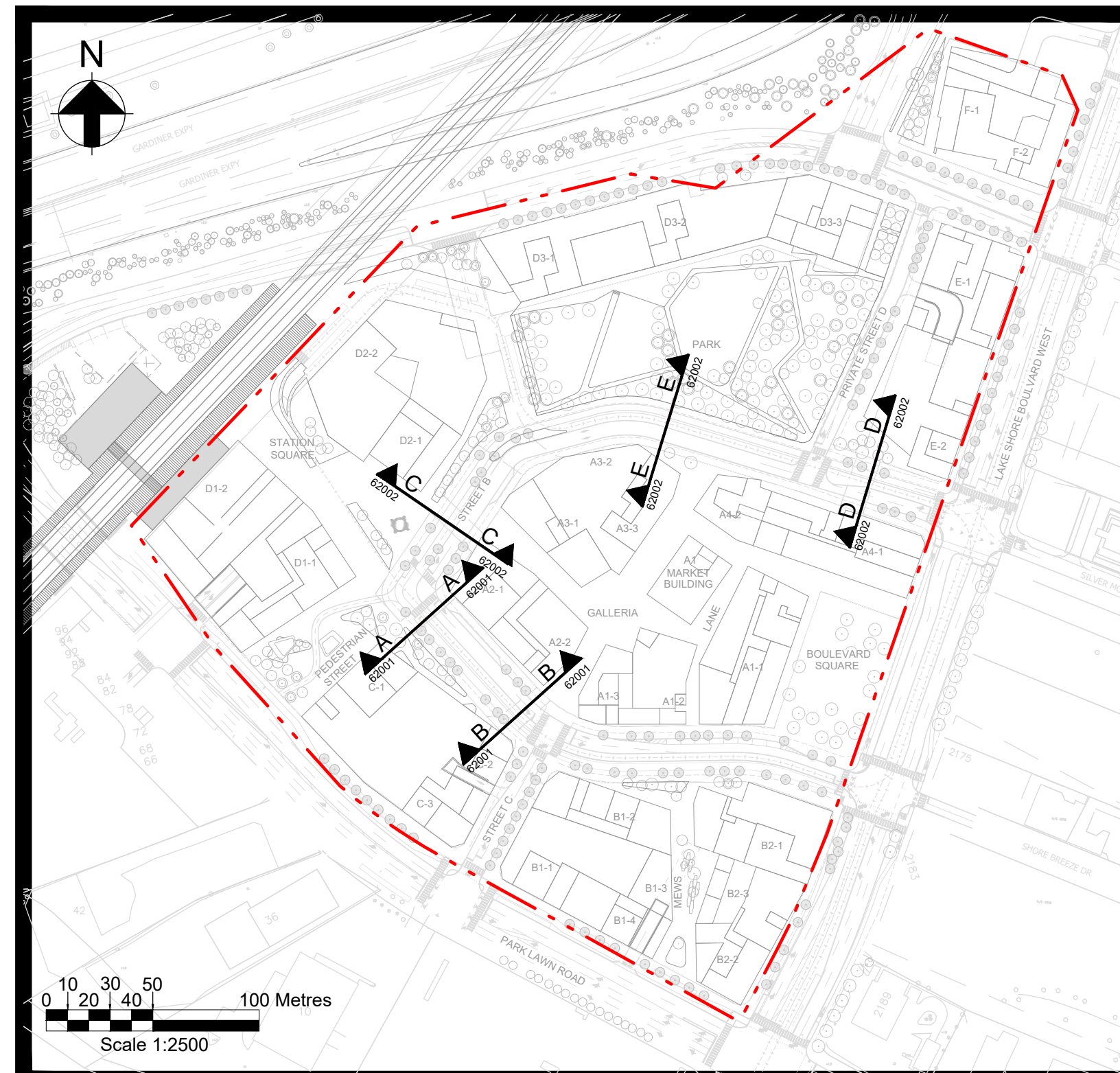
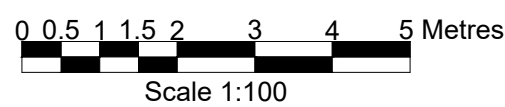
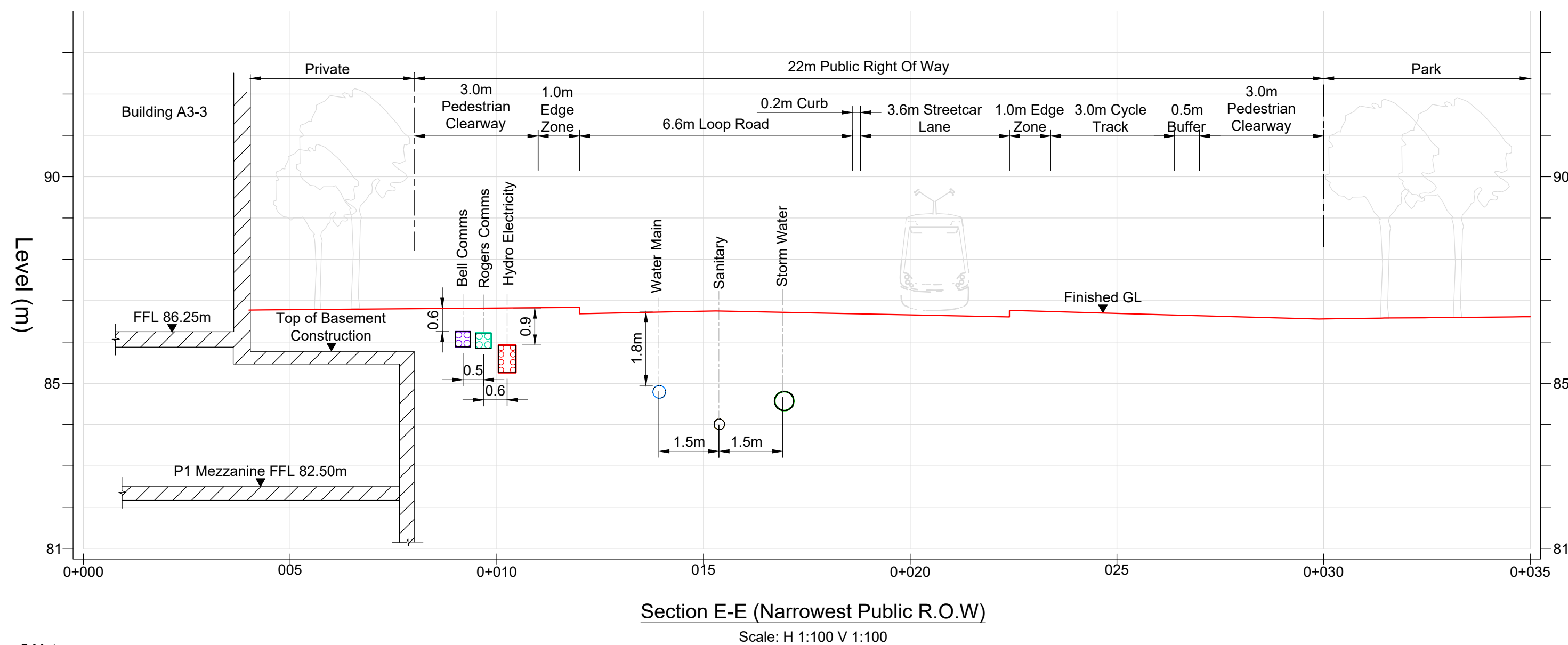
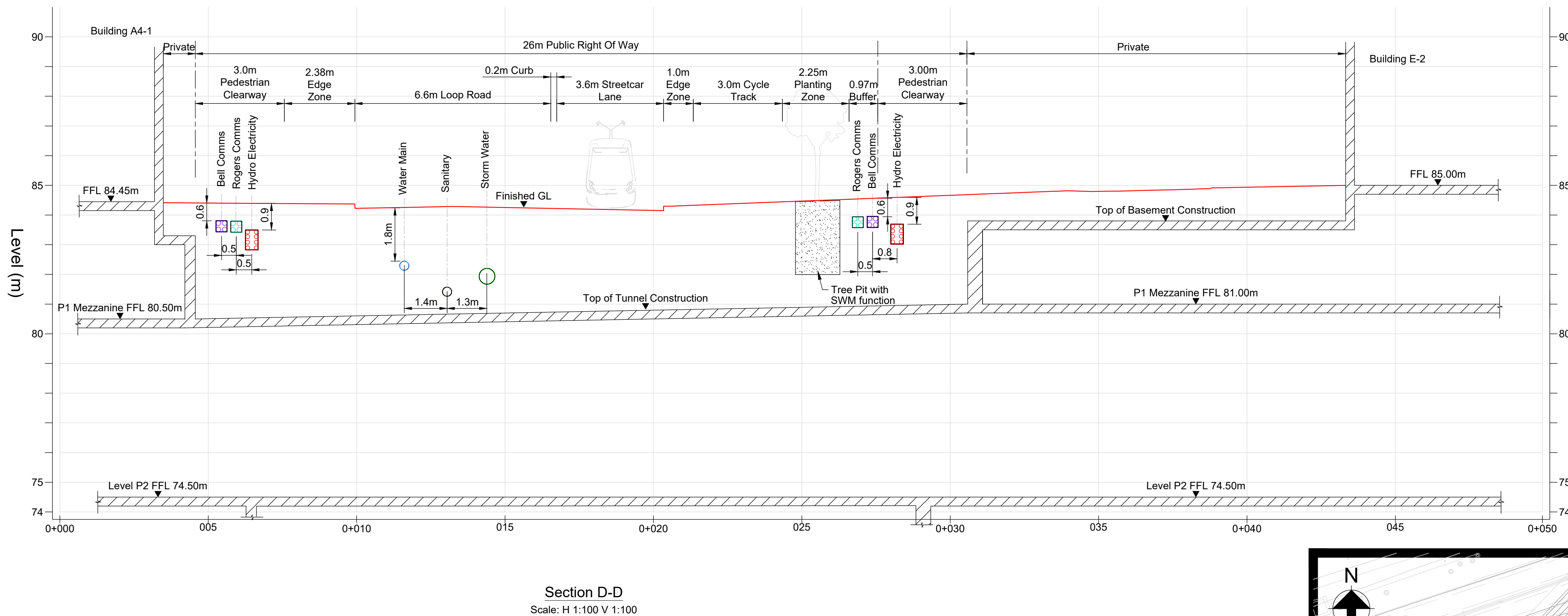
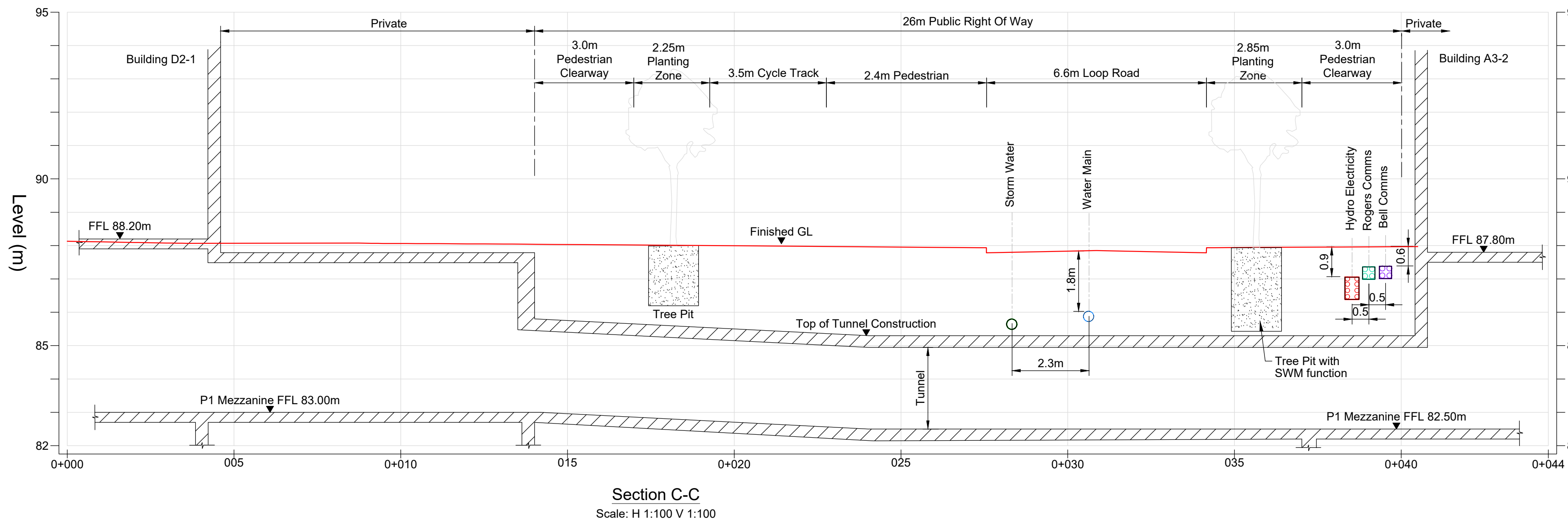
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#### Notes

- 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 TWAG information provided by Toronto Water on 04 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.
- Tree pits with soil cells to have 2.5m depth above waterproofing membrane to allow ground infiltration / SWM function. Further details to be provided by the landscape architect during detailed design stage.
- 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

|                              |          |    |      |      |
|------------------------------|----------|----|------|------|
| 02                           | 26/02/21 | AF | FF   | HJ   |
| Zoning By-Law Application r1 |          |    |      |      |
| 01                           | 15/05/20 | AF | FF   | HJ   |
| For planning submission      |          |    |      |      |
| Rev                          | Date     | By | Chkd | Appd |

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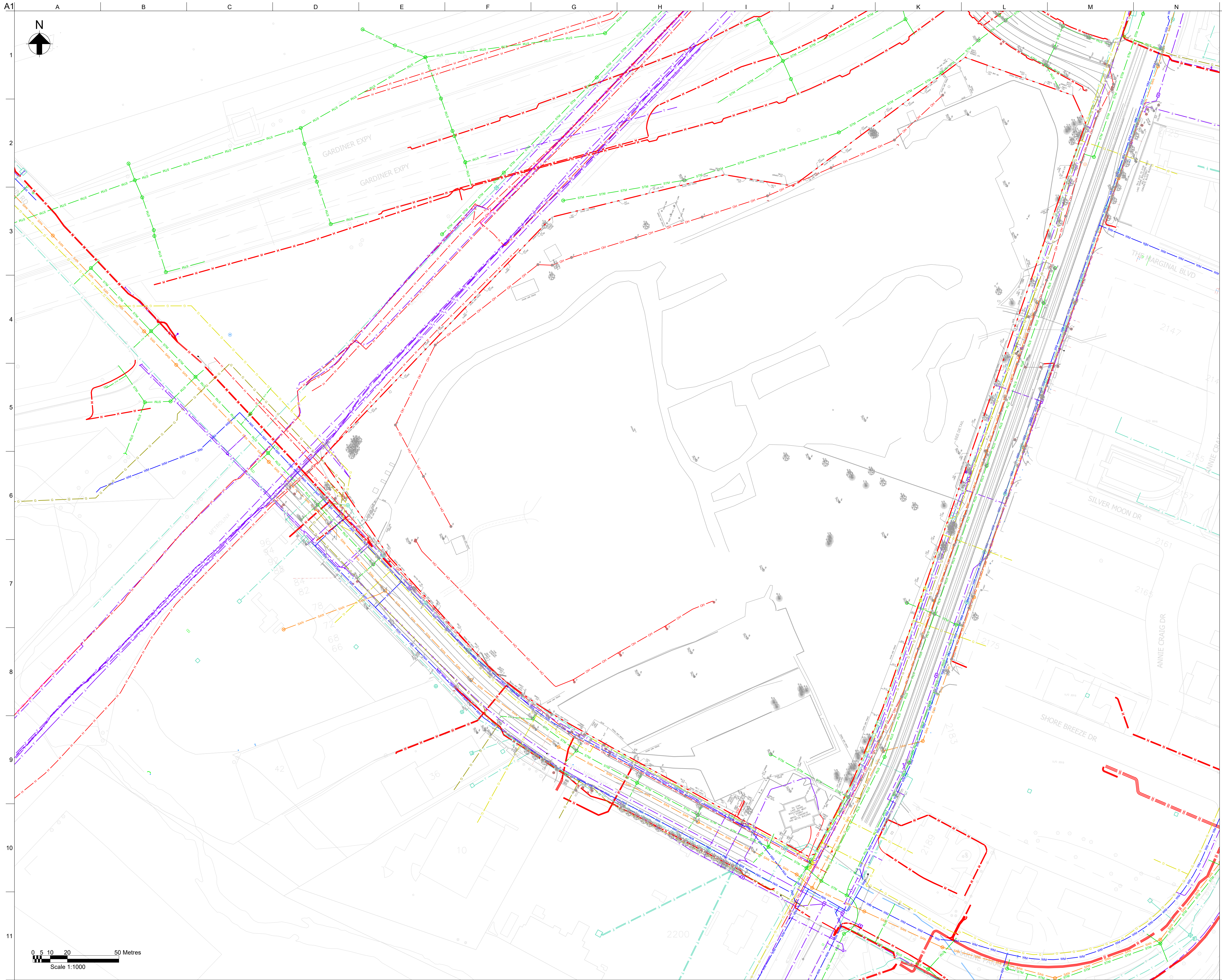


Client  
First Capital (Park Lawn) Corporation  
and 2253213 Ontario Limited

Project Title  
2150 Lake Shore

Drawing Title  
Utility Corridor Cross-sections  
Sheet 2

|               |                           |
|---------------|---------------------------|
| Scale at Arch | 1:100                     |
| Role          | Civil                     |
| Suitability   | Detailed Masterplan       |
| Arup Job No   | 277167                    |
| Name          | LSB-ARP-XX-XX-DR-CU-62002 |
| Rev           | 02                        |



- 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 on the topographical survey issued by EllisDon on 24 February 2020 and TWAG 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**

SAN

Sanitary Network

STM

Stormwater Network

WM

Water Network

G

Intermediate pressure gas main

G

High pressure gas main

T

Bell Telecommunications Network

T

Rogers Telecommunications Network

SL

Street Lights

H

Hydro (Electrical Network)

OH

Overhead Electrical

RS

Rail Signal

|    |          |    |    |    |
|----|----------|----|----|----|
| 02 | 26/02/21 | AF | FF | HJ |
|----|----------|----|----|----|

Zoning By-Law Application r1

|    |          |    |    |    |
|----|----------|----|----|----|
| 01 | 15/05/20 | AF | FF | HJ |
|----|----------|----|----|----|

For planning submission

|     |      |    |      |      |
|-----|------|----|------|------|
| Rev | Date | By | Chkd | Appd |
|-----|------|----|------|------|

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Client

First Capital (Park Lawn) Corporation  
and 2253213 Ontario Limited

Project Title

2150 Lake Shore

Drawing Title

Existing Drainage and Utility Layout

Scale at Arch 1:1000

Role

Civil

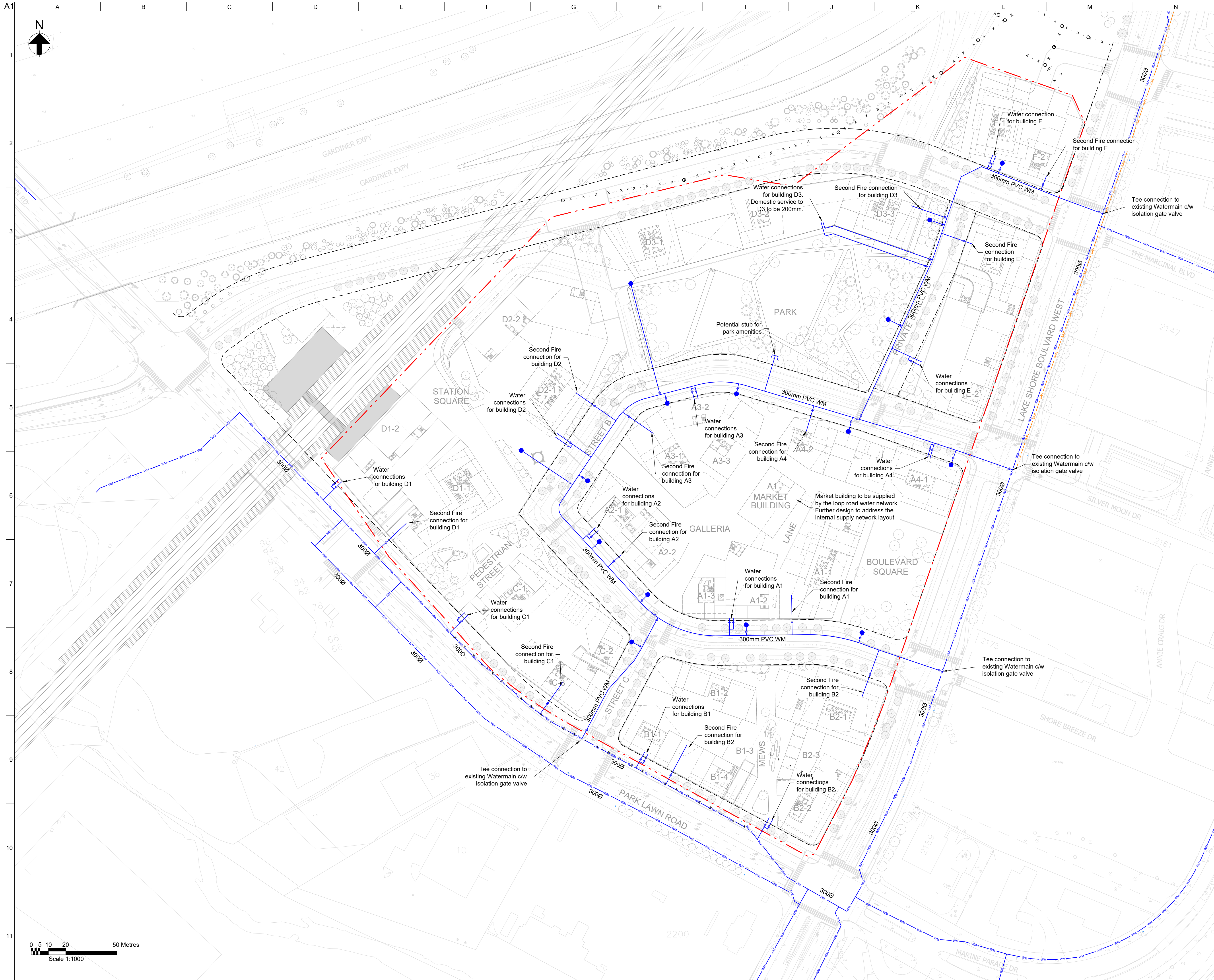
Suitability

Detailed Masterplan

|             |     |
|-------------|-----|
| Arup Job No | Rev |
| 277167      | 02  |

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.
  4. Existing services are based in the topographical survey issued by EllisDon on 24 February 2020 and TWAG information provided by Toronto Water on 04 February 2020.
  5. Connection to existing water network 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. 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.
  8. The proposed water network should comply with the Design Criteria for Sewers and Watermains, 2nd edition, January 2021.
  9. 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.
  10. Refer to the servicing report for details of design assumptions and criteria for the water and fire supply demands.
  11. 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 unless otherwise noted. Buildings greater than 81m in height have an additional 200mm fire line.

**Legend**

--- Site Boundary  
--- Basement/Tunnel Extent  
--- Extent of Right-of-way

**Existing Utilities**

WM --- Water Network  
x x x x x Existing Water Network to be abandoned or diverted

**Proposed Utilities**

--- Water Main  
o Gate Valve  
o Hydrant

|    |          |    |    |    |
|----|----------|----|----|----|
| 02 | 26/02/21 | AF | FF | HJ |
|----|----------|----|----|----|

Zoning By-Law Application r1

|    |          |    |    |    |
|----|----------|----|----|----|
| 01 | 15/05/20 | AF | FF | HJ |
|----|----------|----|----|----|

For planning submission

| Rev | Date | By | Chkd | Appd |
|-----|------|----|------|------|
|     |      |    |      |      |

**ARUP**  
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Client

**First Capital (Park Lawn) Corporation and 2253213 Ontario Limited**

Project Title

**2150 Lake Shore**

Drawing Title

**Proposed Water Network**

Scale at Arch **1:1000**

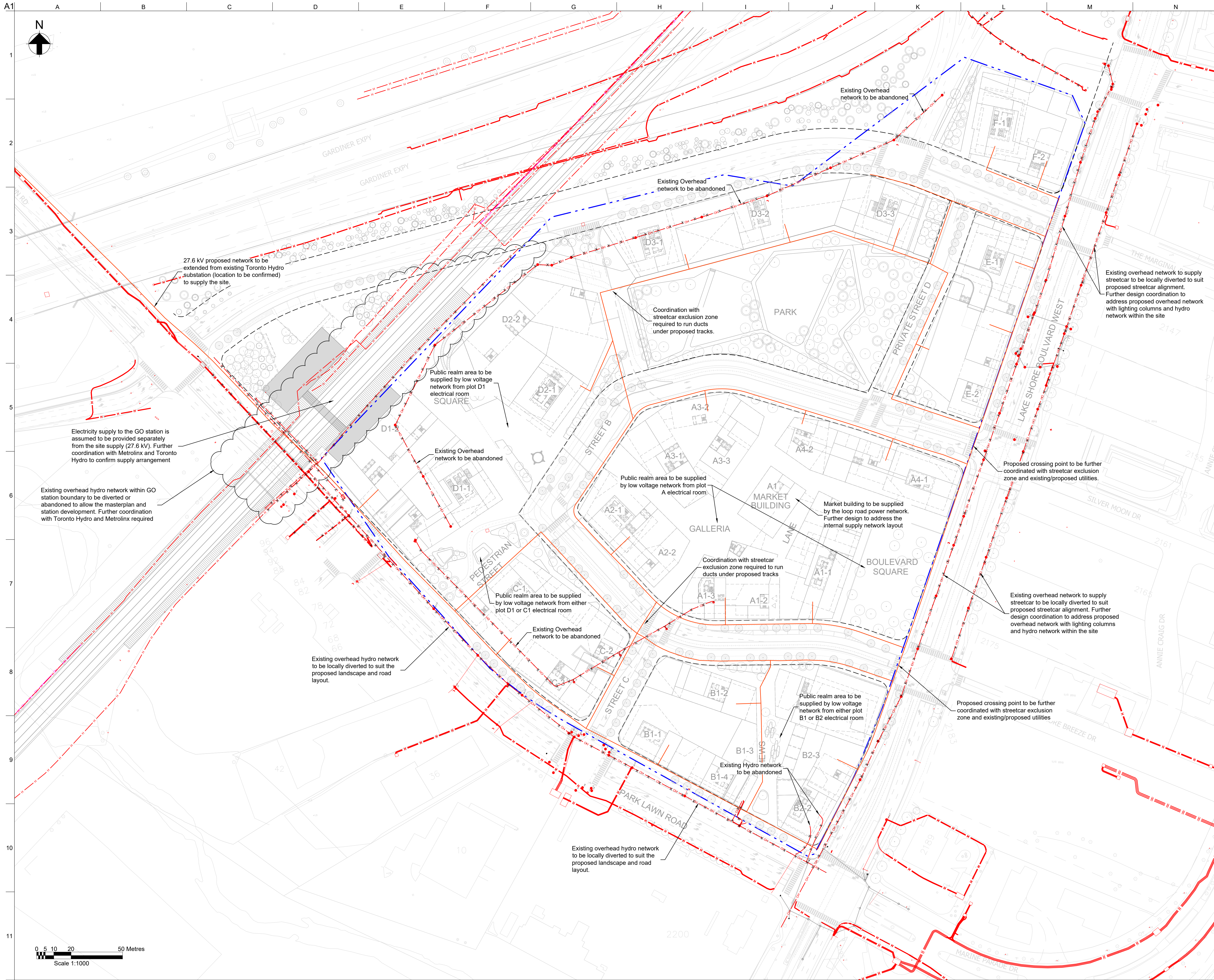
Role **Civil**

Suitability **Detailed Masterplan**

|                              |                  |
|------------------------------|------------------|
| Arup Job No<br><b>277167</b> | Rev<br><b>02</b> |
|------------------------------|------------------|

Name

**LSB-ARP-XX-XX-DR-CU-71001**



- 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.
  12. The proposals shown are indicative only until confirmed and developed by Toronto Hydro.

- Legend**
- Site Boundary
  - Basement/Tunnel Extent
  - Extent of Right-of-way

- Existing Utilities**
- Street Lights
  - Hydro (Electrical Network)
  - Overhead Electrical
  - Rail Signal
  - Existing Utilities to be abandoned or diverted

- Proposed Utilities**
- Hydro Network (high and low voltage)

|                         |          |    |      |      |
|-------------------------|----------|----|------|------|
| 02                      | 26/02/21 | AF | FF   | HJ   |
| 01                      | 15/05/20 | AF | FF   | HJ   |
| For planning submission |          |    |      |      |
| Rev                     | Date     | By | Chkd | Appd |

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Client  
**First Capital (Park Lawn) Corporation and 2253213 Ontario Limited**

Project Title  
**2150 Lake Shore**

Drawing Title  
**Proposed Power Network**

|                 |                           |
|-----------------|---------------------------|
| Scale at Arch B | 1:1000                    |
| Role            | Civil                     |
| Suitability     | Detailed Masterplan       |
| Arup Job No     | 277167                    |
| Name            | LSB-ARP-XX-XX-DR-CU-71002 |
| Rev             | 02                        |