

2150 LAKE SHORE

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

Combined Official Plan Amendment,
Zoning By-law Amendment and
Draft Plan of Subdivision Application Resubmission

DRAWING LIST

17219_07_001	DRAWING LIST
17219_07_002	PROJECT STATISTICS
17219_07_003	PROJECT STATISTICS BY PHASE
17219_07_081	CONTEXT PLAN
17219_07_082	CONCEPT SITE AND LANDSCAPE PLAN AND TOWER SEPARATION
17219_07_083	SITE PLAN
17219_07_101	GROUND FLOOR PLAN
17219_07_102	LEVEL 02 PLAN
17219_07_103	LEVEL 03 PLAN
17219_07_110	LEVEL 10 PLAN
17219_07_116	LEVEL 16 PLAN (TOWERS TYPICAL FLOOR PLAN)
17219_07_140	LEVEL 40 PLAN (TOWERS TYPICAL UPPER FLOOR PLAN)
17219_07_170	ROOF PLAN
17219_07_201	PARK LAWN ELEVATION
17219_07_202	LAKE SHORE ELEVATION
17219_07_203	STREET A ELEVATION
17219_07_301	SITE SECTION 1
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17219_07_400	SUBDIVISION CONCEPT PLAN
17219_07_500	PHASING PLAN
19-075DM01	DRAFT PLAN OF SUBDIVISION
19-075RP01	DRAFT PLAN OF SUBDIVISION
7036-10-FD-01A	CONCEPT FUNCTIONAL ROAD PLAN
7036-10-FD-01B	CONCEPT FUNCTIONAL ROAD PLAN
7036-10-FD-01C	CONCEPT FUNCTIONAL ROAD PLAN



First Capital (Park Lawn) Cooperation on behalf of
FCR (Park Lawn) Cooperation and 2253213 Ontario Limited

REV	DATE	DESCRIPTION	CD
P1	26/09/2019	ISSUED FOR OPA APPLICATION	NS
P2	15/05/2020	ISSUED FOR ZBA/DPS/OPA APPLICATION	NS
P3	26/02/2021	ISSUED FOR OPA/ZBA/DPS RESUBMISSION	NS

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2150 LAKE SHORE

Drawing List

combined OPA/ZBA/DPS resubmission
17219-07_001

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

P3

Revision

TOTALS	Use Type	GFA_sqm	GFA_sqft
	Residential	584,932	6,296,138
	Column 1	63,444	682,905
	Column 2	36,364	391,418
	Column 3	8,230	88,581
	Column 3 (potential)	8,841	95,158
	Grand Total	701,809	7,554,199

Block	Plot	Use	GFA_sqm	GFA_sqft	Studio	1BDR	1BDR+DEN	2BDR	2BDR+DEN	3BDR	Total
A	A1	Column 1	318	3,416	0	0	0	0	0	0	0
		Residential	55,800	600,620	36	122	236	108	143	72	717
		Column 2	6,561	70,621	0	0	0	0	0	0	0
	A1 Total		62,679	674,658	36	122	236	108	143	72	717
	A2	Residential	27,991	301,287	18	61	119	54	72	35	359
		Column 2	2,093	22,536	0	0	0	0	0	0	0
	A2 Total		30,084	323,823	18	61	119	54	72	35	359
	A3	Column 1	18,367	197,699	0	0	0	0	0	0	0
		Column 2	1,565	16,849	0	0	0	0	0	0	0
	A3 Total		19,932	214,548	0	0	0	0	0	0	0
A4	Residential	Column 2	25,667	276,276	17	56	109	49	66	33	330
		Column 2	3,148	33,893	0	0	0	0	0	0	0
		A4 Total		28,815	310,169	17	56	109	49	66	33
A Total			141,511	1,523,199	71	239	464	211	281	140	1,406
B											
B	B1	Residential	31,571	339,817	20	70	134	61	81	40	406
		Column 2	2,226	23,955	0	0	0	0	0	0	0
		Column 3	1,301	14,000	0	0	0	0	0	0	0
	B1 Total		35,097	377,773	20	70	134	61	81	40	406
	B2	Residential	73,304	789,040	47	160	311	141	188	94	941
		Column 2	4,411	47,477	0	0	0	0	0	0	0
B2 Total		77,715	836,516	47	160	311	141	188	94	941	
B Total			112,812	1,214,289	67	230	445	202	269	134	1,347
C											
C	Residential	Column 2	46,820	503,969	29	102	198	90	121	60	600
		Column 2	3,606	38,819	0	0	0	0	0	0	0
		C Total		50,427	542,788	29	102	198	90	121	60
C Total			50,427	542,788	29	102	198	90	121	60	600
D											
D	D1	Column 1	23,683	254,920	0	0	0	0	0	0	0
		Residential	50,310	541,543	32	110	213	97	129	64	645
		Column 2	1,758	18,916	0	0	0	0	0	0	0
	D1 Total		75,751	815,379	32	110	213	97	129	64	645
	D2	Column 1	21,076	226,869	0	0	0	0	0	0	0
		Residential	45,890	493,959	29	100	195	89	118	59	590
		Column 2	3,809	40,997	0	0	0	0	0	0	0
	D2 Total		70,775	761,825	29	100	195	89	118	59	590
	D3	Residential	125,472	1,350,573	80	273	531	241	321	161	1,607
		Column 2	1,239	13,337	0	0	0	0	0	0	0
		Column 3 (potential)	8,841	95,158	0	0	0	0	0	0	0
	D3 Total		136,442	1,468,648	80	273	531	241	321	161	1,607
D Total			282,968	3,045,853	141	483	939	427	568	284	2,842
E											
E	Residential	Column 2	48,905	526,406	31	106	208	94	126	63	628
		Column 2	3,084	33,203	0	0	0	0	0	0	0
		Column 3	6,039	65,000	0	0	0	0	0	0	0
E Total		58,028	624,609	31	106	208	94	126	63	628	
E Total			58,028	624,609	31	106	208	94	126	63	628
F											
F	Residential	Column 2	53,200	572,647	34	115	226	102	136	68	681
		Column 2	2,863	30,815	0	0	0	0	0	0	0
F Total		56,063	603,462	34	115	226	102	136	68	681	
F Total			56,063	603,462	34	115	226	102	136	68	681
Grand Total			701,809	7,554,199	373	1,275	2,480	1,126	1,501	749	7,504

UNIT TYPE	Proposed New Targets			
	Unit Size NSA		% Mix	
	sqm	sq ft		
STUDIO	40	430	5%	55%
1 BED	50	540	17%	
1 BED + DEN	61	660	33%	
2 BED	70	750	15%	35%
2 BED + DEN	88	950	20%	
3 BED	102	1100	10%	10%

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/greendevdevelopment

General Project Description	Proposed
Total Gross Floor Area	701,809
Breakdown of project components (m²)	
Residential	584,932
Retail	36,364
Commercial	63,444
Industrial	0
Institutional/Other	17,071
Total number of residential units	7,504

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	4,161	4,422	106%
Number of parking spaces dedicated for priority LEV parking	208	208	100%
Number of parking spaces with EVSE	888	888	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	6,758	6,758	100%
Number of long-term bicycle parking spaces (all other uses)	143	143	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		4	
b) second storey of building		0	
c) first level below-ground		3,240	
d) second level below-ground		3,657	
e) other levels below-ground		0	



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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)	754	754	100%
Number of short-term bicycle parking spaces (all other uses)	252	252	100%
Number of male shower and change facilities (non-residential)	6	6	100%
Number of female shower and change facilities (non-residential)	6	6	100%

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)	27,162	27,162	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	TBC in future phases	TBC in future phases	TBC in future phases

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)	52,373	52,373	100%
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)	26,186 (50%)	26,186	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)	18,283	18,283	100%
Available Roof Space provided as Green Roof (m²)	10,969	10,969	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

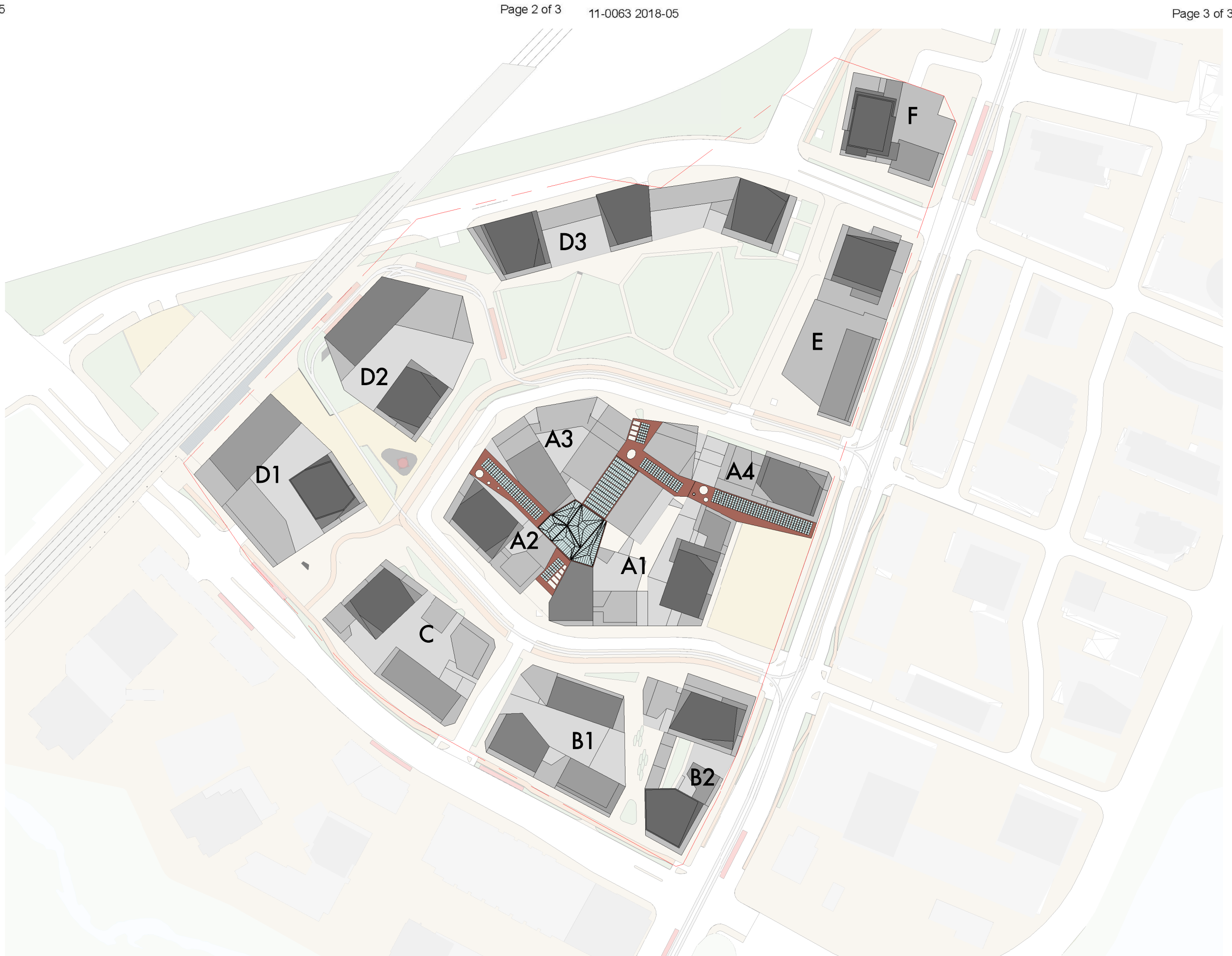
Mid to High Rise Residential and all New Non-Residential Development

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 m² x 30 m³)	20,673	20,673	100%
Total number of planting areas (minimum of 30m³ soil)	TBC in future phases	TBC in future phases	TBC in future phases
Total number of trees planted	689	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% will 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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P2	15/05/2020	ISSUED FOR ZBA/DPS/OPA APPLICATION	NS
P3	26/02/2021	ISSUED FOR OPA/ZBA/DPS RESUBMISSION	NS



1710 LAKESHORE BOULEVARD, SUITE 2100
TORONTO, ONTARIO M2H 3L7

Allies and Morrison LLP

2150 LAKE SHORE

Project Statistics

combined OPA/ZBA/DPS resubmission
17219-07_002

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

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A&M JOB No: 17219

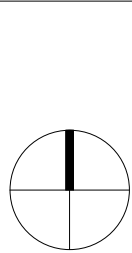
P3

Revision

TOTALS	Use Type	GFA_sqm	GFA_sqft
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	Column 2	36,364	391,418
	Column 3	8,230	88,581
	Column 3 (potential)	8,841	95,158
	Grand Total	701,809	7,554,199

	Block	Plot	Use	GFA_sqm	GFA_sqft	Studio	1BDR	1BDR+DEN	2BDR	2BDR+DEN	3BDR	Total
Phase 1												
C	C	Residential Column 2	46,820	503,969	29	102	198	90	121	60	600	
			3,606	38,819	0	0	0	0	0	0	0	
			50,427	542,788	29	102	198	90	121	60	600	
	C Total		50,427	542,788	29	102	198	90	121	60	600	
	C Total											
D	D1	Column 1 Residential Column 2	23,683	254,920	0	0	0	0	0	0	0	
			50,310	541,543	32	110	213	97	129	64	645	
			1,758	18,916	0	0	0	0	0	0	0	
	D1 Total		75,751	815,379	32	110	213	97	129	64	645	
	D Total											
Phase 1 Total				126,177	1,358,167	61	212	411	187	250	124	1,245
Phase 2												
A	A1	Column 1 Residential Column 2	318	3,416	0	0	0	0	0	0	0	
			55,800	600,620	36	122	236	108	143	72	717	
			6,561	70,621	0	0	0	0	0	0	0	
	A1 Total		62,679	674,658	36	122	236	108	143	72	717	
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		30,084		323,823	18	61	119	54	72	35	359	
	A3	Column 1 Column 2	18,367	197,699	0	0	0	0	0	0	0	
			1,565	16,849	0	0	0	0	0	0	0	
			19,932	214,548	0	0	0	0	0	0	0	
	A4	Residential Column 2	25,667	276,276	17	56	109	49	66	33	330	
			3,148	33,893	0	0	0	0	0	0	0	
			28,815	310,169	17	56	109	49	66	33	330	
	A Total		141,511	1,523,199	71	239	464	211	281	140	1,406	
	Phase 2 Total				141,511	1,523,199	71	239	464	211	281	140
Phase 3												
D	D2	Column 1 Residential Column 2	21,076	226,869	0	0	0	0	0	0	0	
			45,890	493,959	29	100	195	89	118	59	590	
			3,809	40,997	0	0	0	0	0	0	0	
	D2 Total		70,775	761,825	29	100	195	89	118	59	590	
	D3		Residential Column 2 Column 3 (poter Column 3	125,472	1,350,573	80	273	531	241	321	161	1,607
		1,239		13,337	0	0	0	0	0	0	0	
		8,841		95,158	0	0	0	0	0	0	0	
	D3 Total			890	9,581	0	0	0	0	0	0	
	D3 Total			136,442	1,468,648	80	273	531	241	321	161	1,607
	D Total		207,218	2,230,474	109	373	726	330	439	220	2,197	
Phase 3 Total				207,218	2,230,474	109	373	726	330	439	220	2,197
Phase 4												
B	B1	Residential Column 2 Column 3	31,571	339,817	20	70	134	61	81	40	406	
			2,226	23,955	0	0	0	0	0	0	0	
			1,301	14,000	0	0	0	0	0	0	0	
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		4,411		47,477	0	0	0	0	0	0	0	
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Phase 4 Total				112,812	1,214,289	67	230	445	202	269	134	1,347
Phase 5												
E	E	Residential Column 2 Column 3	48,905	526,406	31	106	208	94	126	63	628	
			3,084	33,203	0	0	0	0	0	0	0	
			6,039	65,000	0	0	0	0	0	0	0	
	E Total		58,028	624,609	31	106	208	94	126	63	628	
	E Total											
Phase 5 Total				58,028	624,609	31	106	208	94	126	63	628
Phase 6												
F	F	Residential Column 2	53,200	572,647	34	115	226	102	136	68	681	
			2,863	30,815	0	0	0	0	0	0	0	
			56,063	603,462	34	115	226	102	136	68	681	
	F Total		56,063	603,462	34	115	226	102	136	68	681	
Phase 6 Total				56,063	603,462	34	115	226	102	136	68	681
Grand Total				701,809	7,554,199	373	1,275	2,480	1,126	1,501	749	7,504

UNIT TYPE	Proposed New Targets			
	Unit Size NSA		% Mix	
	sqm	sq ft		
STUDIO	40	430	5%	55%
1 BED	50	540	17%	
1 BED + DEN	61	660	33%	
2 BED	70	750	15%	35%
2 BED + DEN	88	950	20%	
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A&M JOB No: 17219

2150 LAKE SHORE

Project Statistics By Phase

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17219-07_003

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

P2

Revision



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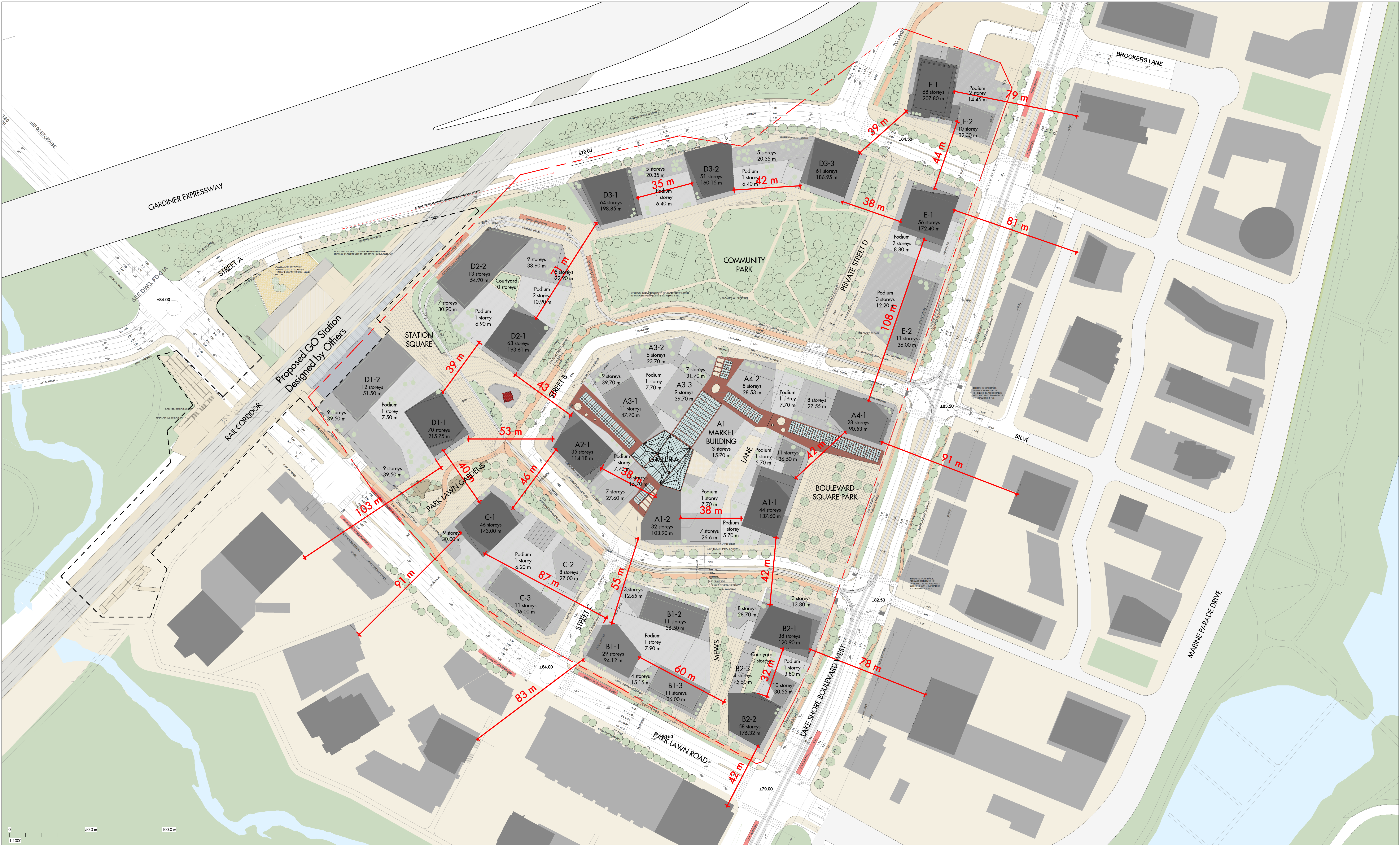


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Building heights measured from following established grades:

Phase 1: 86.5 m Canadian Geodetic Datum
Phase 2: 85.8 m Canadian Geodetic Datum
Phase 3: 87.6 m Canadian Geodetic Datum
Phase 4: 82.6 m Canadian Geodetic Datum
Phase 5: 85.5 m Canadian Geodetic Datum
Phase 6: 85.0 m Canadian Geodetic Datum

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



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordinance survey. The Architect must be notified of any discrepancy. Where building components are described in the specification as Descriptive Specification - (Contractor Design) elements shown on this drawing pertaining to those components are to be read as "Issued for Design Intent" only. Allies & Morrison LLP is not responsible for any errors caused by the transmission, translation, software or computer systems. Allies & Morrison LLP is not responsible for, nor shall be liable for, the consequences of any use made of the drawings or models, other than that for which they were produced by Allies & Morrison LLP for the Client.

REV	DATE	DESCRIPTION	CD
P1	26/09/2019	ISSUED FOR OPA APPLICATION	NS
P2	15/05/2020	ISSUED FOR ZBA/ZPS/OPA APPLICATION	NS
P3	26/02/2021	ISSUED FOR OPA/ZBA/ZPS RESUBMISSION	NS



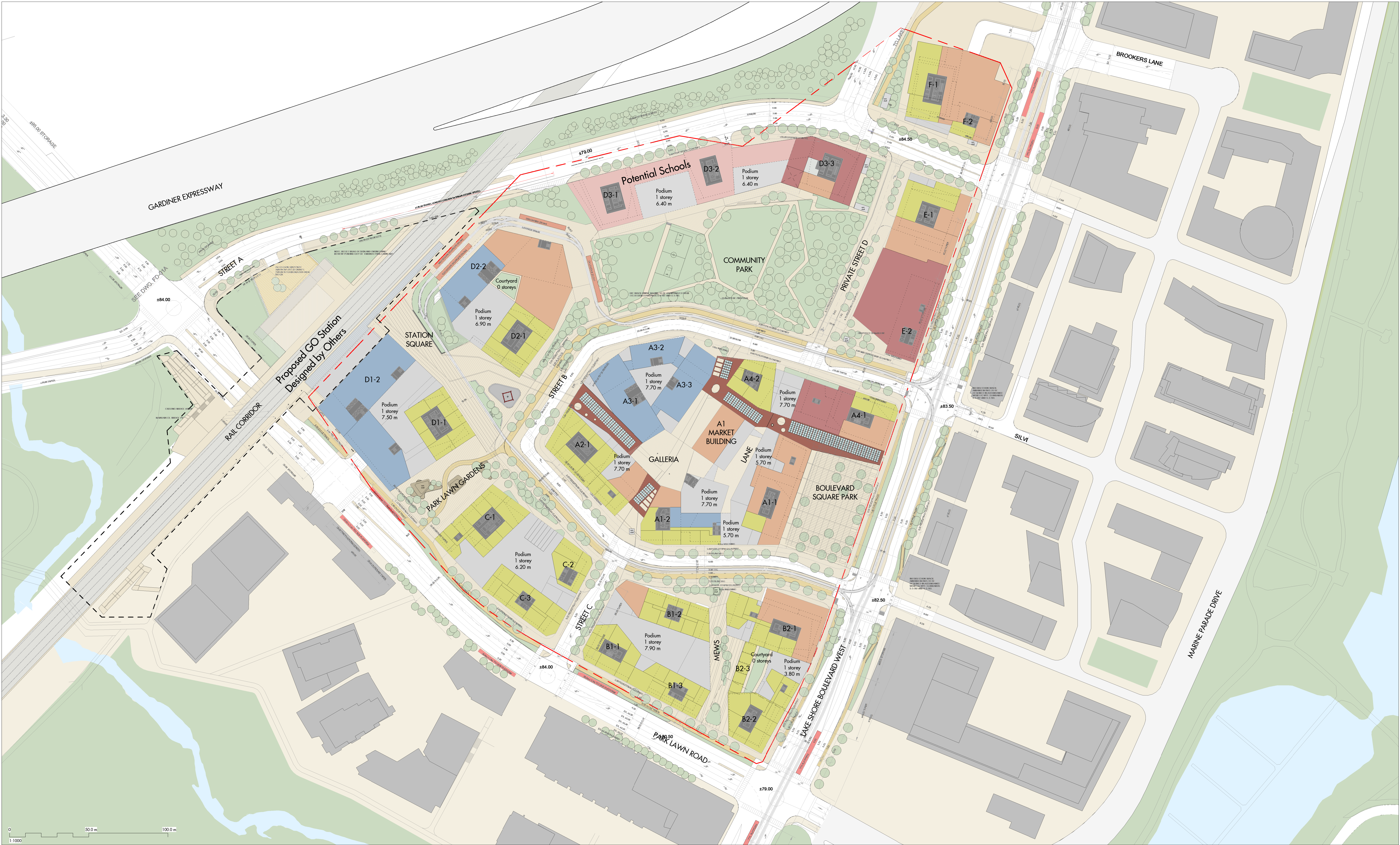
Building heights measured from following established grades:
Phase 1: 86.5 m Canadian Geodetic Datum
Phase 2: 85.8 m Canadian Geodetic Datum
Phase 3: 87.6 m Canadian Geodetic Datum
Phase 4: 82.6 m Canadian Geodetic Datum
Phase 5: 85.5 m Canadian Geodetic Datum
Phase 6: 85.0 m Canadian Geodetic Datum

- USES:
- Residential
 - Non Resi Column 1
 - Potential Non Resi Column 3
 - Core
 - Non Resi Column 2
 - Non Resi Column 3
 - 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 OPA/ZBA/DPS resubmission
17219-07_083
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The Architect must be notified of any discrepancy. Where building components are described in the specification as Descriptive Specification - (Contractor Design) elements shown on this drawing pertaining to those components are to be read as "Issued for Design Intent" only. Allies & Morrison LLP is not responsible for any errors caused by the transmission, translation, software or computer systems. Allies & Morrison LLP is not responsible for, nor shall be liable for, the consequences of any use made of the drawings or models, other than that for which they were produced by Allies & Morrison LLP for the Client.

REV	DATE	DESCRIPTION	CD
P1	26/09/2019	ISSUED FOR OPA APPLICATION	NS
P2	15/05/2020	ISSUED FOR ZBA/ZBA/DPS OPA APPLICATION	NS
P3	26/02/2021	ISSUED FOR OPA/ZBA/DPS RESUBMISSION	NS



Building heights measured from following established grades:
Phase 1: 86.5 m Canadian Geodetic Datum
Phase 2: 85.8 m Canadian Geodetic Datum
Phase 3: 87.6 m Canadian Geodetic Datum
Phase 4: 82.6 m Canadian Geodetic Datum
Phase 5: 85.5 m Canadian Geodetic Datum
Phase 6: 85.0 m Canadian Geodetic Datum

- USES:
- Residential
 - Non Resi Column 1
 - Potential Non Resi Column 3
 - Core
 - Non Resi Column 2
 - Non Resi Column 3

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2150 LAKE SHORE
Level 02 Plan
combined OPA/ZBA/DPS resubmission
17219-07_102
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The Architect must be notified of any discrepancy.

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P1	26/09/2019	ISSUED FOR OPA APPLICATION	NS
P2	15/05/2020	ISSUED FOR ZBA/ZPS/OPA APPLICATION	NS
P3	26/02/2021	ISSUED FOR OPA/ZBA/ZPS RESUBMISSION	NS



Building heights measured from following established grades:

Phase 1: 86.5 m Canadian Geodetic Datum
Phase 2: 85.8 m Canadian Geodetic Datum
Phase 3: 87.6 m Canadian Geodetic Datum
Phase 4: 82.6 m Canadian Geodetic Datum
Phase 5: 85.5 m Canadian Geodetic Datum
Phase 6: 85.0 m Canadian Geodetic Datum

- USES:
- Residential
 - Non Resi Column 1
 - Potential Non Resi Column 3
 - Core
 - Non Resi Column 2
 - Non Resi Column 3

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2150 LAKE SHORE

Level 03 Plan

combined OPA/ZBA/DPS resubmission
17219-07_103

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

P3

Revision



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The Architect must be notified of any discrepancy. Where building components are described in the specification as Descriptive Specification - (Contractor Design) elements shown on this drawing pertaining to those components are to be read as "Issued for Design Intent" only. Allies & Morrison LLP is not responsible for any errors caused by the transmission, translation, software or computer systems. Allies & Morrison LLP is not responsible for, nor shall be liable for, the consequences of any use made of the drawings or models, other than that for which they were produced by Allies & Morrison LLP for the Client.

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P1	26/09/2019	ISSUED FOR OPA APPLICATION	NS
P2	15/05/2020	ISSUED FOR ZBA/DPS/OPA APPLICATION	NS
P3	26/02/2021	ISSUED FOR OPA/ZBA/DPS RESUBMISSION	NS



Building heights measured from following established grades:
Phase 1: 86.5 m Canadian Geodetic Datum
Phase 2: 85.8 m Canadian Geodetic Datum
Phase 3: 87.6 m Canadian Geodetic Datum
Phase 4: 82.6 m Canadian Geodetic Datum
Phase 5: 85.5 m Canadian Geodetic Datum
Phase 6: 85.0 m Canadian Geodetic Datum

USES:
Residential
Non Resi Column 1

Core

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



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P1	26/09/2019	ISSUED FOR OPA APPLICATION	NS
P2	15/05/2020	ISSUED FOR ZBA/DPS/OPA APPLICATION	NS
P3	26/02/2021	ISSUED FOR OPA/ZBA/DPS RESUBMISSION	NS



Building heights measured from following established grades:

Phase 1: 86.5 m Canadian Geodetic Datum
Phase 2: 85.8 m Canadian Geodetic Datum
Phase 3: 87.6 m Canadian Geodetic Datum
Phase 4: 82.6 m Canadian Geodetic Datum
Phase 5: 85.5 m Canadian Geodetic Datum
Phase 6: 85.0 m Canadian Geodetic Datum

USES:

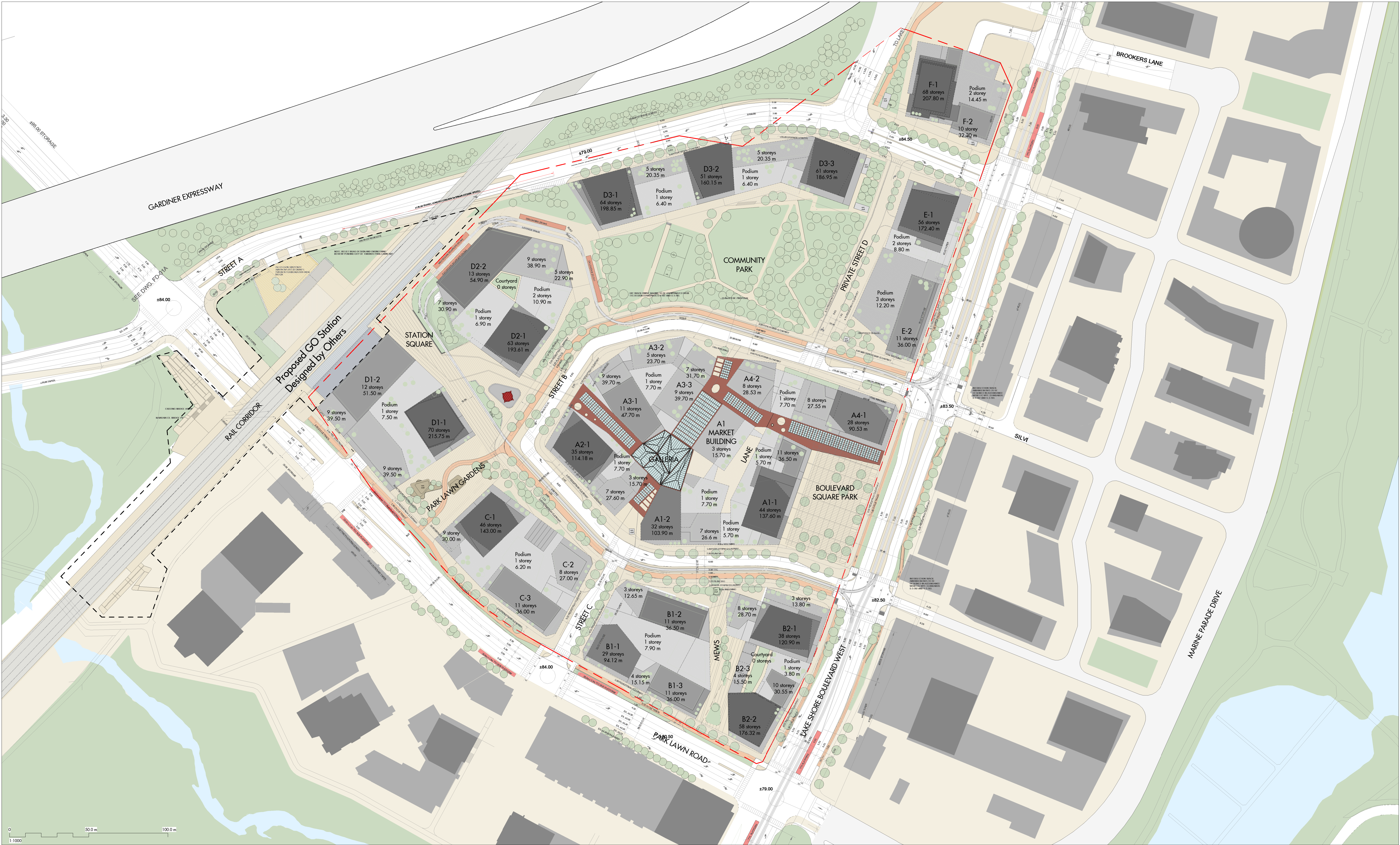
Residential

Core

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



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The Architect must be notified of any discrepancy.

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P1	26/09/2019	ISSUED FOR OPA APPLICATION	NS
P2	15/05/2020	ISSUED FOR ZBA/ZPS/OPA APPLICATION	NS
P3	26/02/2021	ISSUED FOR OPA/ZBA/ZPS RESUBMISSION	NS



Building heights measured from following established grades:

Phase 1: 86.5 m Canadian Geodetic Datum
Phase 2: 85.8 m Canadian Geodetic Datum
Phase 3: 87.6 m Canadian Geodetic Datum
Phase 4: 82.6 m Canadian Geodetic Datum
Phase 5: 85.5 m Canadian Geodetic Datum
Phase 6: 85.0 m Canadian Geodetic Datum

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2150 LAKE SHORE
Roof Plan
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17219-07_170
SCALE 1 : 1000 @ARCH D
SCALE 1 : 2000 @ARCH B