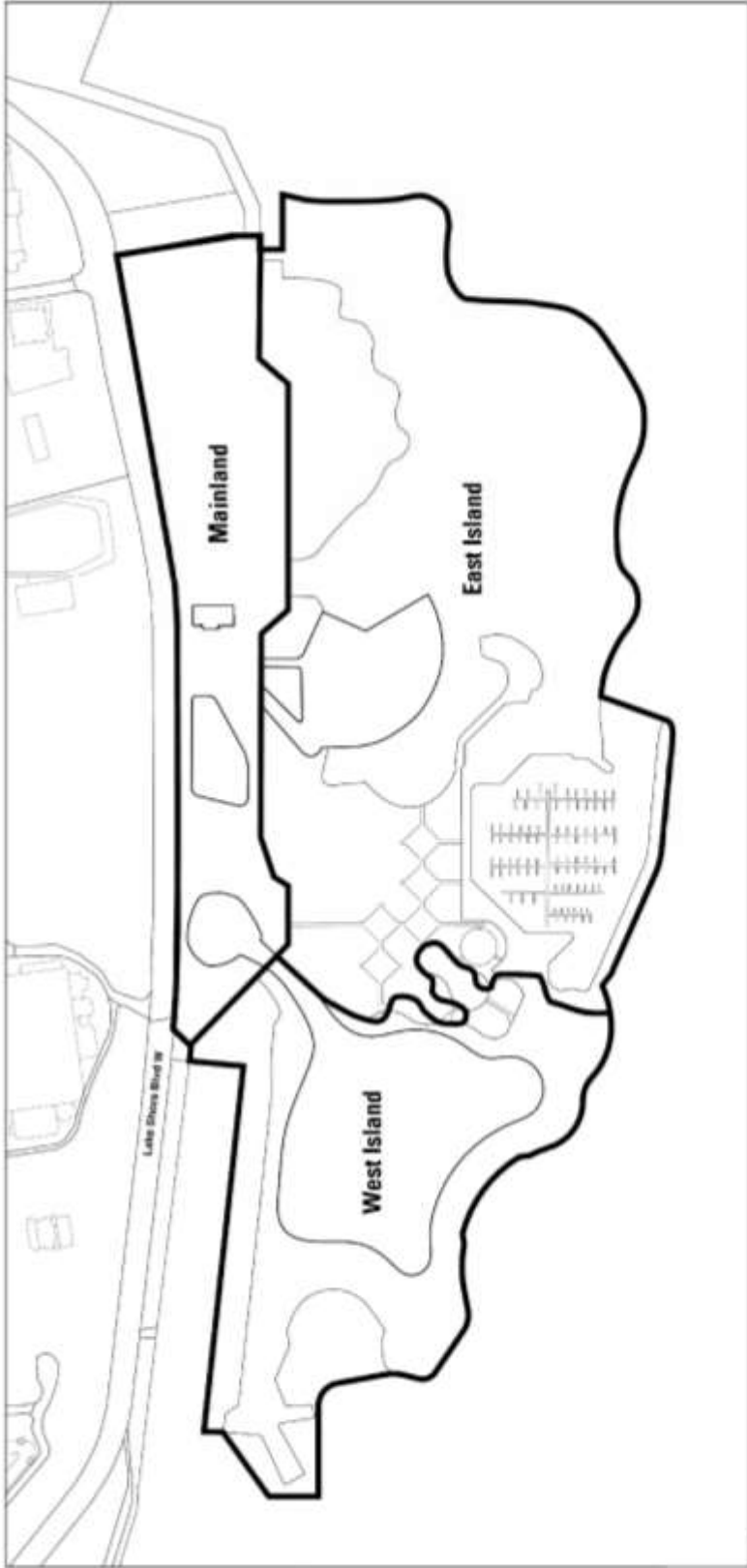


Attachment 1: Site Geographic Areas



955 Lake Shore Boulevard West

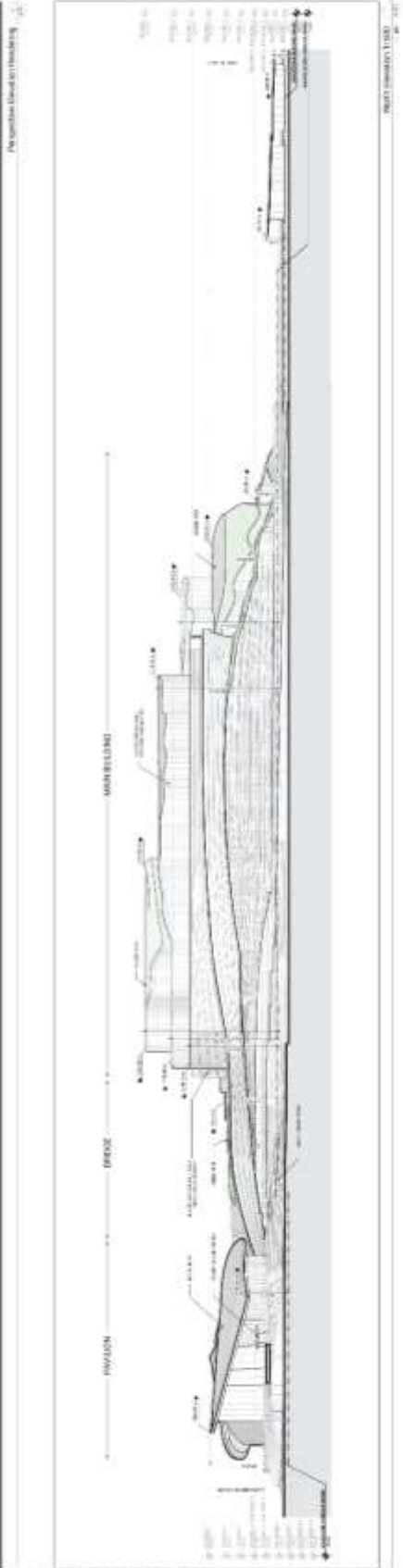
↑
City of Toronto
Not to Scale



955 Lake Shore Boulevard West
Context

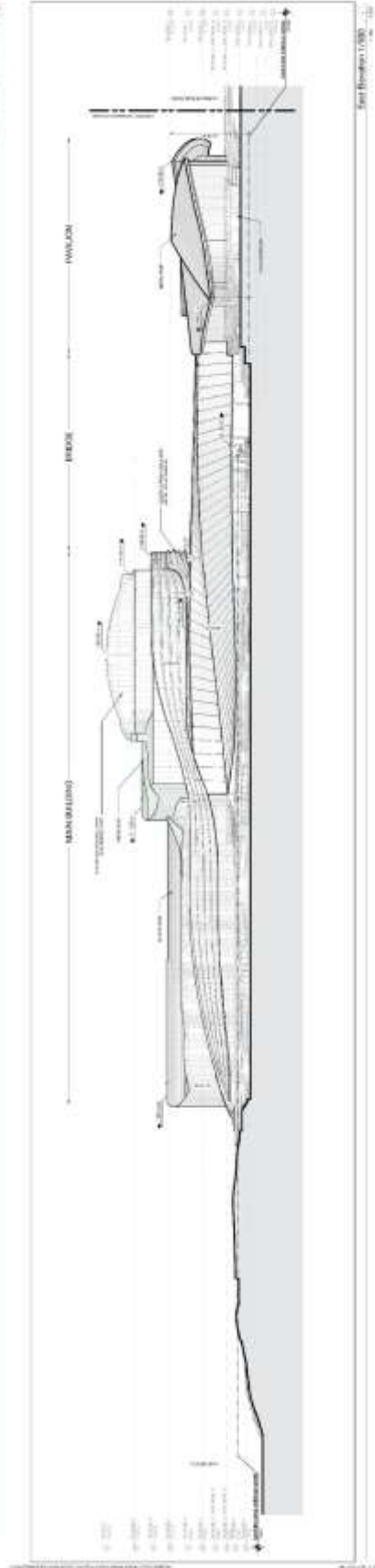


Attachment 3: North Elevation



North Elevation

Attachment 4: East Elevation

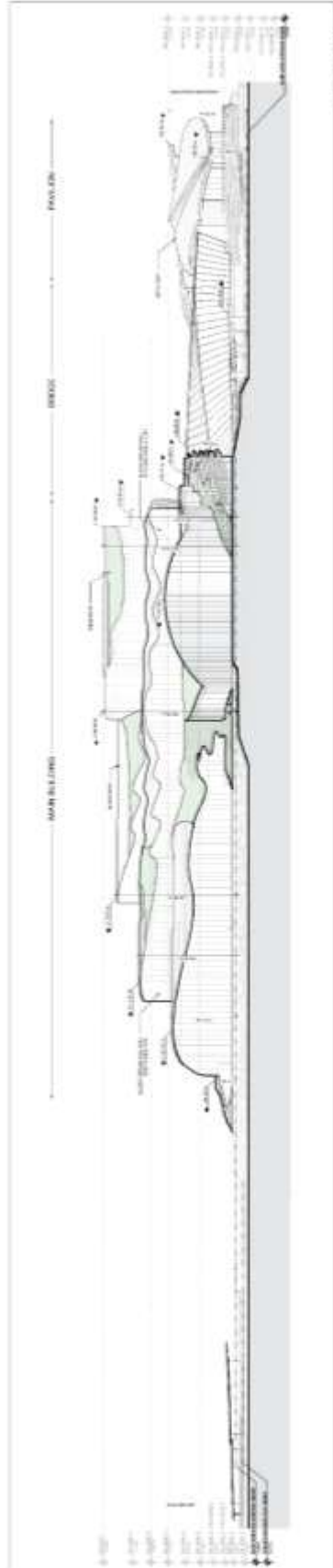


East Elevation

Attachment 5: South Elevation



Proposed Hotel A, Phase 1



South Elevation (1/200)

South Elevation

Attachment 7: Application Data Sheet (1 of 2)

Municipal Address: 955 LAKE SHORE BLVD W **Date Received:** November 28, 2022

Application Number: 22 233864 STE 10 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposed revitalization of the Ontario Place. Rezoning component is for the West Island (Therme) only, proposing family entertainment, wellness, restaurant and other supporting uses for a total 64,372 sm of non residential gross floor area. The West Island also includes free, publically accessible outdoor space. The Official Plan Amendment component considers the Ontario Place Site as a whole, including the current parking areas on the mainland but excluding Trillium Park. See cover letter for key proposal elements. A future rezoning application is expected for the Centre Island tenanted area. Future site plan applications are expected for all tenanted and non-tenanted areas. Public Realm Master Plan is being advanced for the non-tenanted areas, with design options currently under consideration. Directions for the public realm in this application reflect options that may be subject to change.

Applicant	Agent	Architect	Owner
URBAN STRATEGIES			MANAGEMENT BOARD SECRETARIAT

EXISTING PLANNING CONTROLS

Official Plan Designation:	Other Open Spaces	Site Specific Provision:	
Zoning:	Gm (438-86)	Heritage Designation:	Y
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	280,000	Frontage (m):	750	Depth (m):	500
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Attachment 7: Application Data Sheet (2 of 2)

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,980	3,980	37,805	41,785
Residential GFA (sq m):				
Non-Residential GFA (sq m):	22,980	22,980	65,037	88,017
Total GFA (sq m):	22,980	22,980	65,037	88,017
Height - Storeys:	5	5	9	9
Height - Metres:	30	30	45	45

Lot Coverage Ratio (%): 14.92 Floor Space Index: 0.31

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	87,351	666

Parking and Loading

Parking Spaces: 2,750 Bicycle Parking Spaces: Loading Docks: 5
680