



**Jennifer Meader**

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**VIA EMAIL  
WITHOUT PREJUDICE**

July 14, 2024

City of Toronto Legal Services  
Planning and Administrative Tribunal Law Section  
55 John Street, 26<sup>th</sup> Floor  
Metro Hall  
Toronto, ON M5V 3C6

Attention: Jessica Braun, [jessica.braun@toronto.ca](mailto:jessica.braun@toronto.ca)

Dear Ms. Braun:

**Re: WITHOUT PREJUDICE SETTLEMENT OFFER  
2405-2417 Lakeshore Boulevard West  
Municipal File Nos. 21 235704 WET 03 OZ, 21 236099 WET 03 SB, & 21 246210 WET 03 RH  
OLT Case No. OLT-23-000130**

We represent 2405 Lakeshore Boulevard Inc. (the "**Applicants**"), owner of lands municipally known as 2405-2417 Lakeshore Boulevard West, within the City of Toronto ("**Subject Lands**").

The Applicant submitted an Official Plan Amendment Application ("**OPA**"), a Zoning By-law Amendment Application ("**ZBA**"), and a Draft Plan of Subdivision Application ("**Draft Plan**", and collectively referred to as the "**Applications**". The initial submission for the Applications was to allow for the redevelopment of the Subject Lands with a mixed-use development comprising a ten-storey mid-rise building including a mezzanine floor, connected to a 33-storey tower with an eight-storey base building, with a total of 471 residential units and approximately 345 m<sup>2</sup> of retail space on the ground floor. The Applications were submitted on November 5, 2021. Well more than a year later, the Applications were appealed to the Ontario Land Tribunal ("**Tribunal**") on the basis of the City's failure to make a decision within the allotted timeframes set out in the Planning Act.

Since appealing, the Applicants have engaged in formal mediation and settlement discussions with City staff. As we understand it, these mediation and settlement discussions have successfully addressed the concerns raised by staff. Consequently, we are writing to make an offer to settle the Applications, as per the terms set out below.

JENNIFER J MEADER, PROFESSIONAL CORPORATION  
TMA LAW

## THE SUBJECT LANDS

The Subject Lands are located on the east side of Lakeshore Boulevard West, between Superior Avenue and Primrose Avenue. The portion of the Subject Lands municipally known as 2413-2415 Lakeshore Boulevard West were acquired by the Applicants after the Applications were appealed to the Tribunal. The property has a varying depth which ranges from 60.96 metres to 141.68 metres and comprises an overall area of 4,978 square metres (0.5 hectares). The Subject Lands are irregular in shape and benefit from having approximately 53.23 metres of frontage on Lakeshore Boulevard West, in addition to considerable frontage along both Amos Waites Park and the Mimico Waterfront Trail.

The Subject Lands are located approximately 750 metres southeast of the Mimico Go Transit Station, approximately 1.25 kilometres southwest of the planned Parklawn TTC/GO Transit Hub, and approximately 600 metres southwest of the Humber Bay Shores/Former Motel Strip node, and are comprised of an assembly of five parcels, one of which was acquired after the appeal was filed.

The Subject Lands' five parcels are occupied by six existing buildings which exhibit a variety of forms and uses. The northernmost parcel, at 2405 Lakeshore Boulevard West, is occupied by a four-storey brick and glass medical office building containing a variety of professional office uses. The remaining buildings vary in height and contain a mix of residential and non-residential uses.

## THE REVISED DEVELOPMENT PROPOSAL

As a result of mediation, the Applicant's revised proposal consists of:

- A six-storey podium along Lakeshore Boulevard West, a nine-storey mid-rise component facing onto Lakeshore, with an eight-storey podium separating the nine-storey component from a 34-storey tower, and a seven-storey podium, which steps down to six storeys at the rear of the building facing towards the Lake.
- A total of 35,000 m<sup>2</sup> of residential floor area (approximately 555 units), and a total of 368 m<sup>2</sup> of retail floor area.
- The conveyance of a 13.16-metre-wide right-of-way along the north portion of the Subject Lands for a length of approximately 60.9 metres, connecting with Lakeshore Boulevard West ("**Conveyance 1**").
- The conveyance of an 8.0-metre-wide right-of-way along the north-easterly portion of the Subject Lands, north of the seven-storey component of the proposed building, for a length of approximately 61.76 metres (eastern boundary) and 48.82 metres (western boundary) and which will include a 2.0-metre underground encumbrance within the right-of-way to accommodate the underground parking garage ("**Conveyance 2**").
- Indoor amenity space provided at a rate of 2.0 m<sup>2</sup>/unit; outdoor amenity space provided at a rate of 2.0 m<sup>2</sup>/unit, for a total amenity space rate of 4.0 m<sup>2</sup>/unit.

JENNIFER J MEADER, PROFESSIONAL CORPORATION  
TURKSTRA MAZZA ASSOCIATES

## TERMS OF SETTLEMENT

The terms of this without prejudice settlement offer are as follows:

1. The built form will be based on the conceptual plan and section drawings enclosed, which would be implemented through the resulting OPA, ZBA and Draft Plan.
2. Building heights will be regulated solely through the ZBA and the OPA will acknowledge this.
3. The tower component will be set back between a minimum 44.5 metres (to the north facade) and 46.1 metres (to the south facade) as measured from west lot line of the Subject Lands (Lakeshore Boulevard).
4. A minimum separation distance of 13.65-metres will be provided from the north facade of the tower component to the centreline of the adjacent 16.5-metre-wide right-of-way of future Street A.
5. The building height shall not exceed 34 storeys and 103.0 meters, exclusive of an 8-metre mechanical penthouse.
6. The timing and details of Conveyances 1 and 2 will be addressed through conditions of the Draft Plan approval and a future Subdivision Agreement.
7. The Applicant will secure the replacement of a total of 27 rental dwelling units comprised of 22 existing rental dwelling units in the building at 2407 Lake Shore Boulevard West, four rental dwelling units in the building at 2409 Lake Shore Boulevard West and one existing rental dwelling unit in the building at 2413-2415 Lake Shore Boulevard West, in accordance with Chapter 667 of the Toronto Municipal Code. The Applicant will not be responsible for replacing any rooming house floor area, as no such uses have existed on the Subject Lands since the Applicant has owned them.
8. The City will work cooperatively and in good faith with the Applicants towards having the OPA and ZBA presented to the Tribunal at the earliest available date that is mutually agreeable to all parties and the Tribunal, but no later than October 11, 2024.

Accordingly, we are requesting that City Council accept this settlement offer. Only upon acceptance can it be released publicly and otherwise shall remain confidential and without prejudice.

Yours truly,



Jennifer Meader

JENNIFER J MEADER, PROFESSIONAL CORPORATION  
TURKSTRA MAZZA ASSOCIATES



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Sheet Number	Sheet Name
AZ000	Cover Page
AZ001	Context Plan & Project Statistics
AZ002	GFA Diagrams
AZ003	GFA Diagrams
AZ005	Toronto Green Standards
AZ101	Site Plan
AZ201	Level P2 - Underground Parking
AZ202	Level P1 - Underground Parking
AZ203	Level 1 - Ground Floor
AZ204	Level 2 - Floor Plan
AZ205	Level 3 to 6 - Typical Podium Floor Plan
AZ206	Level 7 - Floor Plan
AZ207	Level 8 - Floor Plan
AZ208	Level 9 - Podium & Typical Tower Floor Plan (9 to 34)
AZ209	Level 10 - Typical Tower Floor Plan (10 to 34)
AZ210	MPH Floor Plan
AZ211	Roof Plan
AZ401	Building Elevations - South
AZ402	Building Elevations - West
AZ501	Building Sections East - West
AZ502	Building Sections North-South

# 2405 LAKESHORE

2405 LAKESHORE BOULEVARD WEST, TORONTO, ON

## LIST OF CONSULTANTS

**Planning**  
Bousfields Inc.  
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Toronto, ON M5E 1M2  
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Email: bousfields@bousfields.ca

**Civil, Hydrogeological, Geotechnical, ESA**  
WSP  
500 - 119 Spadina Avenue  
Toronto, ON M5V 2L1  
Phone: 416 260 1560

**Energy, Wind Study**  
RWDI  
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Phone: 647 475 1048

**Architecture**  
Sweeny & Co Architects Inc.  
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Toronto, ON M5V 2H2  
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Email: info@sweenyandco.com

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LEA Consulting  
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**Landscape**  
Forrec  
219 Dufferin St. Suite 100C, South Building  
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**Heritage, Archaeological**  
ASI  
528 Bathurst Street  
Toronto, ON M5S 2P9  
Phone: 416 966 1069Email: info@asheritage.ca

ISSUED FOR ZBA: 2024-07-12



### DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

**ISSUED / REVISED** yy-mm-dd  
24.07.12 Issued for ZBA

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## Sweeny&Co Architects

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PROJ. NAME  
**2405 Lakeshore**  
2405 Lakeshore Boulevard West, Toronto, ON

OWNER  
Winzen Group of Companies

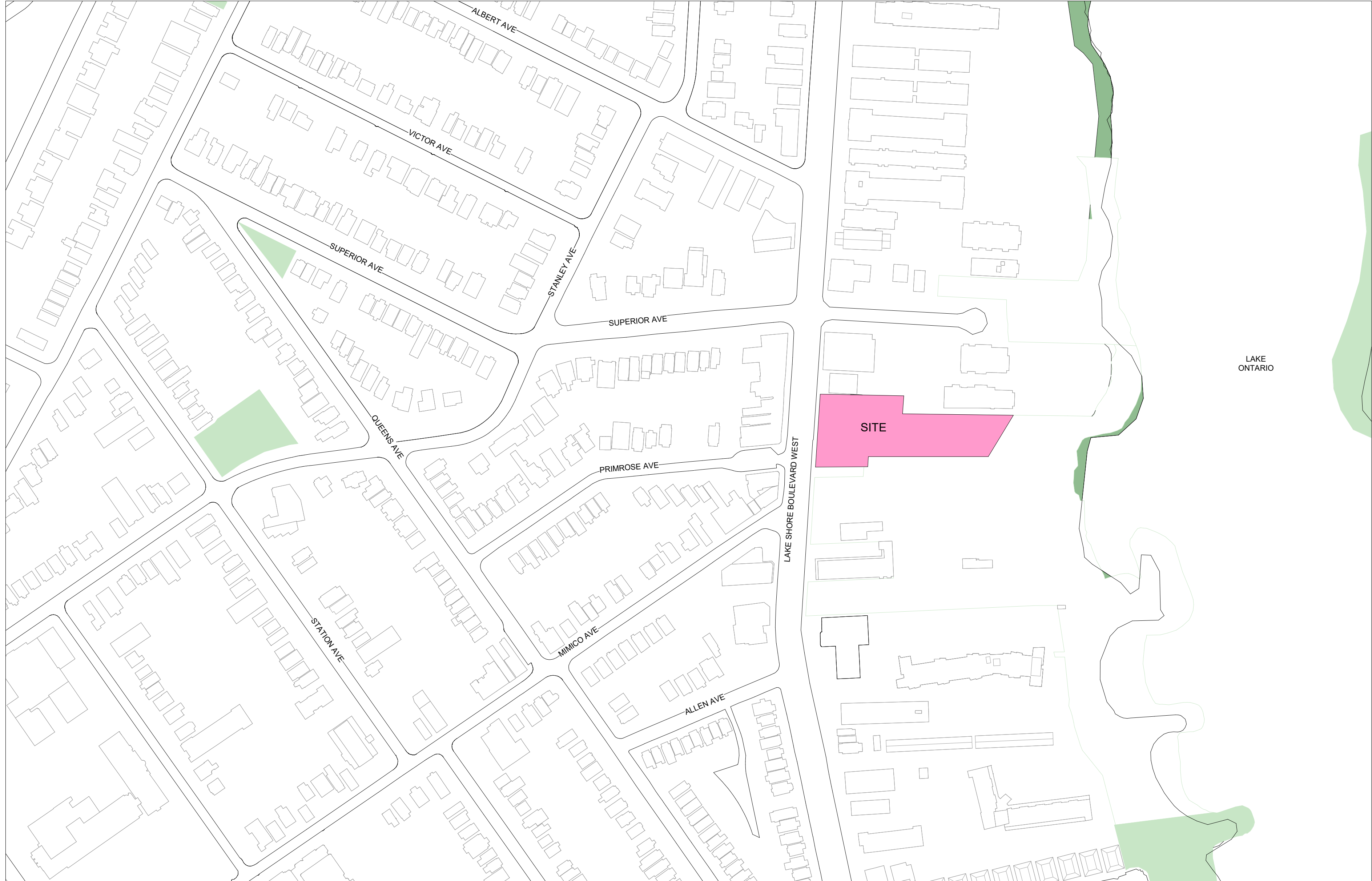
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DATE: 24.07.12  
SCALE :  
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CHECKED : AG  
PROJ. No.: 1811

DWG No.

**AZ000**





	TFA		GFA (City of Toronto Zoning By-law 569-2013)									
	Area m²	Area SF	RESIDENTIAL		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY	
UNDERGROUND			Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
PARKING												
Level -2	3,082.39 m²	33,179 SF	--	--	--	--	--	--	--	--	--	--
Level -1	3,873.70 m²	41,696 SF	--	--	--	--	--	--	--	--	--	--
PARKING TOTAL	6,956.08 m²	74,875 SF	--	--	--	--	--	--	--	--	--	--
UNDERGROUND TOTAL	6,956.08 m²	74,875 SF	--	--	--	--	--	--	--	--	--	--

	TFA		GFA (City of Toronto Zoning By-law 569-2013)									
	Area m²	Area SF	RESIDENTIAL		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY	
ABOVE GRADE												
PODIUM												
Level 01	2,675.05 m²	28,794 SF	1,467.26 m²	15,793 SF	367.79 m²	3,959 SF	1,835.04 m²	19,752 SF	721.31 m²	7,764 SF	547.91 m²	5,898 SF
Level 02	1,496.38 m²	16,107 SF	687.05 m²	7,395 SF	--	--	687.05 m²	7,395 SF	--	--	--	--
Level 03	2,627.72 m²	28,285 SF	2,511.69 m²	27,036 SF	--	--	2,511.69 m²	27,036 SF	--	--	--	--
Level 4 to 6	7,883.16 m²	84,854 SF	7,535.07 m²	81,107 SF	--	--	7,535.07 m²	81,107 SF	--	--	--	--
Level 07	2,403.32 m²	25,869 SF	2,291.34 m²	24,664 SF	--	--	2,291.34 m²	24,664 SF	--	--	--	--
Level 08	1,737.32 m²	18,700 SF	1,232.72 m²	13,269 SF	--	--	1,232.72 m²	13,269 SF	389.11 m²	4,188 SF	628.35 m²	6,764 SF
Level 9 (2nd storey)	571.95 m²	6,156 SF	550.92 m²	5,930 SF	--	--	550.92 m²	5,930 SF	--	--	--	--
SUBTOTAL	19,394.90 m²	208,765 SF	16,276.04 m²	175,194 SF	367.79 m²	3,959 SF	16,643.83 m²	179,153 SF	1,110.42 m²	11,952 SF	1,176.26 m²	12,661 SF
TOWER												
Level 09	785.07 m²	8,450 SF	714.41 m²	7,690 SF	--	--	714.41 m²	7,690 SF	--	--	--	--
Level 10	785.07 m²	8,450 SF	714.41 m²	7,690 SF	--	--	714.41 m²	7,690 SF	--	--	--	--
Level 11-34	18,841.71 m²	202,810 SF	17,145.73 m²	184,555 SF	--	--	17,145.73 m²	184,555 SF	--	--	--	--
Mech. Penthouse	606.20 m²	6,525 SF	--	--	--	--	--	--	--	--	--	--
SUBTOTAL	21,018.06 m²	226,236 SF	18,574.55 m²	199,935 SF	--	--	18,574.55 m²	199,935 SF	--	--	--	--
ABOVEGRADE TOTAL	40,412.96 m²	435,001 SF	34,850.59 m²	375,129 SF	367.79 m²	3,959 SF	35,218.38 m²	379,087 SF	1,110.42 m²	11,952 SF	1,176.26 m²	12,661 SF
GRAND TOTAL	47,369.04 m²	509,876 SF	34,850.59 m²	375,129 SF	367.79 m²	3,959 SF	35,218.38 m²	379,087 SF	1,110.42 m²	11,952 SF	1,176.26 m²	12,661 SF

	TFA		GFA (City of Toronto Zoning By-law 569-2013)									
	Area m²	Area SF	RESIDENTIAL		RETAIL		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY	
ABOVEGRADE TOTAL	40,412.96 m²	435,001 SF	34,850.59 m²	375,129 SF	367.79 m²	3,959 SF	35,218.38 m²	379,087 SF	1,110.42 m²	11,952 SF	1,176.26 m²	12,661 SF
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\*\*\* Areas in square feet are for reference only.

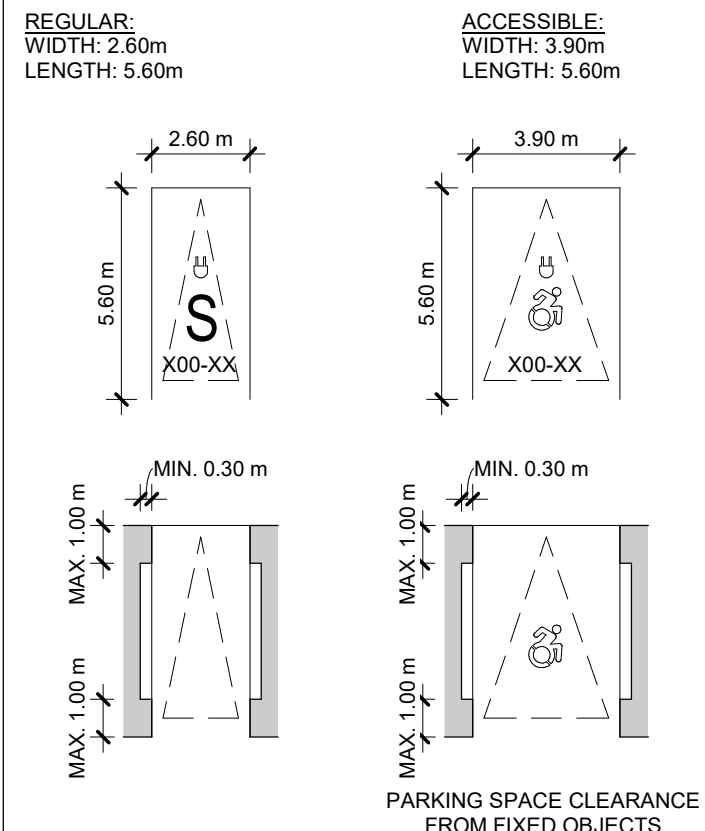
TOTAL RESIDENTIAL UNIT COUNT											
BACH	1BD	1BD+D	2BD	2BD+D	3BD	TH	TOTAL				
-	-	-	-	-	-	-	10	-	-	-	10
-	-	-	-	-	-	-	-	-	-	-	-
1	32	-	8	-	2	-	43	-	-	-	-
3	96	-	24	-	6	-	129	-	-	-	-
-	28	-	9	-	2	-	39	-	-	-	-
-	8	-	9	-	5	-	22	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
4	164	-	50	-	15	10	243	-	-	-	-
1	7	-	2	-	2	-	12	-	-	-	-
1	7	-	2	-	2	-	12	-	-	-	-
24	168	-	48	-	48	-	288	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
26	182	-	52	-	52	-	312	-	-	-	-
8.3%	58%	--	17%	--	17%	--	--	--	--	--	--
30	346	-	102	-	67	10	555	-	-	-	-
30	346	-	102	-	77	-	--	--	--	--	--
5%	62.3%	-	18%	-	14%	-	--	--	--	--	--
Avg. Unit Size per Type	35.87 m²	47.80 m²	65.45 m²	85.62 m²	90.83 m²	-	--	--	--	--	--
TYPE	386 SF	515 SF	--	704 SF	922 SF	978 SF	--	--	--	--	--

ZONING REQUIREMENTS			
SITE			
TYPE	NOTES	PROVIDED	
GROSS SITE AREA		5,241 m²	5,241 m²
ROW 'A'		891 m²	891 m²
ROW 'B'		442 m²	442 m²
PARKLAND DEDICATION		--	--
NET SITE AREA		4,017 m²	4,017 m²
COVERAGE			
TYPE	NOTES	PROVIDED	
BUILDING COVERAGE	%percentage of NET SITE AREA	2,880 m²	67%
PAVED AREA		710 m²	18%
LANDSCAPING		626 m²	16%
NET SITE AREA		4,017 m²	100%
FSI			
TYPE	NOTES	PROVIDED	
TOTAL RES GFA		34,851 m²	99%
TOTAL RETAIL GFA		346 m²	1%
TOTAL GFA		35,218 m²	100%
FLOOR SPACE INDEX (GROSS)		6.69	
FLOOR SPACE INDEX (NET)		8.77	
GREEN ROOF			
TYPE	REQUIRED	PROVIDED	
TOTAL ROOF AREA		2,881 m²	
RES. PRIVATE TERRACE		484 m²	
OUTDOOR AMENITY		628 m²	
TOTAL AVAILABLE ROOF		1,865 m²	100%
GREEN ROOF*	60%	1,095 m²	60%
*Note: Green roof coverage consists of 80% intensive green roof and 20% extensive green roof.			
RESIDENTIAL AMENITY			
TYPE	REQUIRED (m²/unit)	REQUIRED (m²)	PROVIDED (m²/unit)
INDOOR	555 units	--	2,000 m²
OUTDOOR	555 units	2,128 m²	1,176 m²
TOTAL RES. AMENITY		4,000	2,228 m²
VEHICULAR PARKING			
TYPE	REQUIRED	PROVIDED	
Residential	555 units	0.22 (spaces/unit)	123
Visitor & Services	555 units	2+0.22 (units)	39
TOTAL PARKING			153
LEVEL			
REGULAR/VISITOR	VISITOR	BARRIER-FREE	LVL TOTAL
P1	70	5	75
P2	53	0	53
TOTAL PARKING	123	5	128
* Parking totals for regular and visitor parking are inclusive of barrier-free spaces. Parking spaces in this column are broken-out for reference only.			
BICYCLE PARKING			
TYPE	REQUIRED	PROVIDED	
Res. LONG TERM	555 units	0.68 (spaces/unit)	377
Res. SHORT TERM	555 units	0.07 (spaces/unit)	39
Retail LONG TERM	367.79 m²	0.2 per 100.00 m²	1
Retail SHORT TERM	367.79 m²	3+0.3 per 100.00 m²	424
TOTAL BICYCLES			440
TOTAL LONG TERM			378
TOTAL SHORT TERM			46
LEVEL BREAKDOWN			
RES. LT.	RES. ST.	RETAIL	% NET FLOOR AREA
P1	0	0	40
L1	0	0	6
L2	378	0	378
TOTAL BICYCLES	378	46	424
LOADING & STAGING			
TYPE	REQUIRED	PROVIDED	
Type GB			1
STAGING	50.00 m²	555 units	56 m²
GARBAGE ROOM			
TYPE	REQUIRED	PROVIDED	
GARBAGE ROOM	25.50 m²	555 units	156 m²
BULK			10 m²
TOTAL GARBAGE			166 m²

CAR PARKING SPACE:

- NOTES:
- DRIVE AISLE MINIMUM 6.0m UNLESS OTHERWISE NOTED.
  - MINIMUM 2.1m VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.
  - ALL PARKING SPACES ARE TYPICAL UNLESS OTHERWISE NOTED.

MINIMUM PARKING SPACE DIMENSIONS:



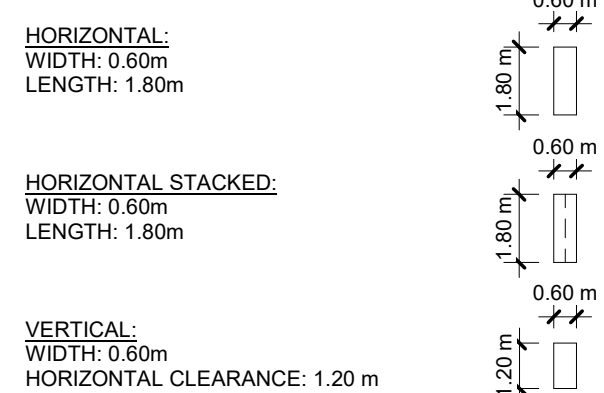
LEGEND:

- ACCESSIBLE PARKING SPACE
- ELECTRIC VEHICLE PARKING SPACE
- PARKING SPACE NOT MEETING THE MINIMUM DIMENSIONS REQUIREMENTS OR HAVING OBSTRUCTIONS
- USE  
NUMBER  
SUB-USE
- X00-XX

- USES:
- R = RESIDENTIAL  
V = VISITOR  
CS = CAR SHARE

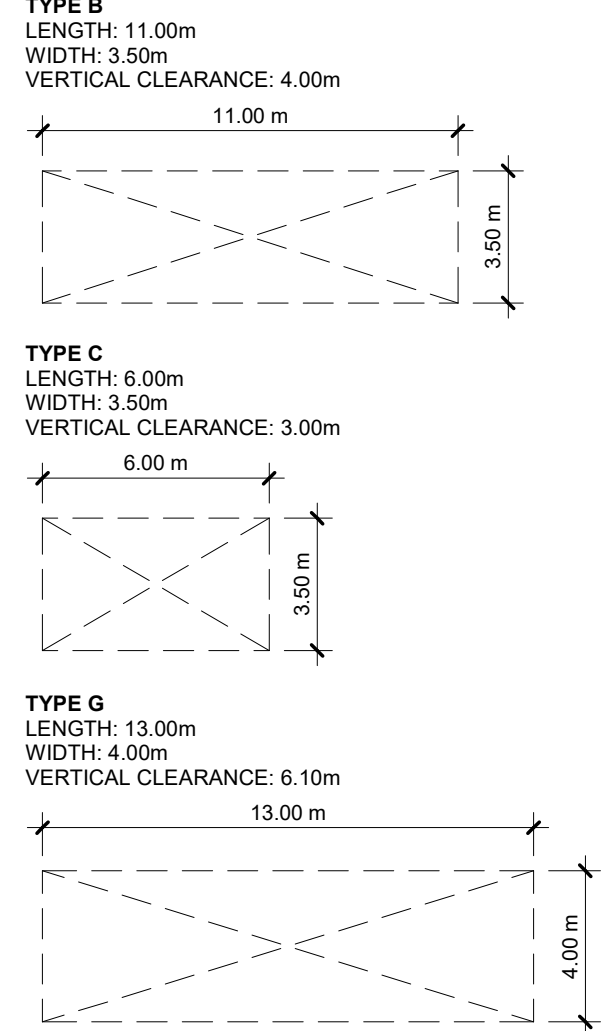
BICYCLE PARKING SPACE:

MINIMUM BICYCLE PARKING SPACE DIMENSIONS:



TYPICAL LOADING SPACE:

MINIMUM LOADING SPACE DIMENSIONS:

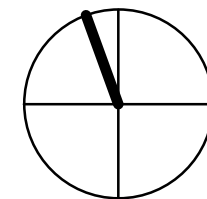


DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

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Architects

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PROJ. NAME  
2405 Lakeshore  
2405 Lakeshore Boulevard West, Toronto, ON

OWNER  
Winzen Group of Companies

DWG TITLE  
Context Plan & Project  
Statistics

DATE: 24.07.12  
SCALE: As indicated  
DRAWN: PG  
CHECKED: AG  
PROJ. NO.: 1811

DWG No.

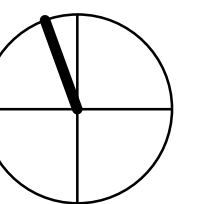
AZ001



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CONFIDENTIAL**

# Sweeny&Co Architects

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PROJ. NAME  
**2405 Lakeshore**  
2405 Lakeshore Boulevard West, Toronto, ON

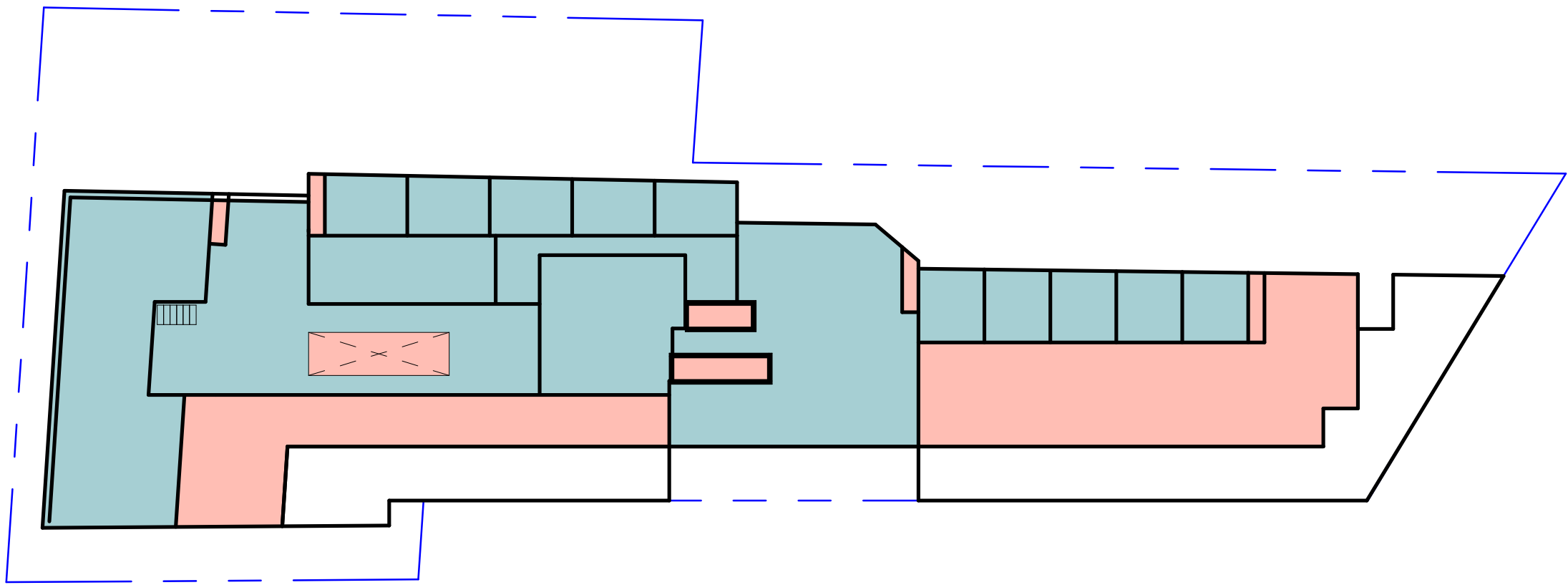
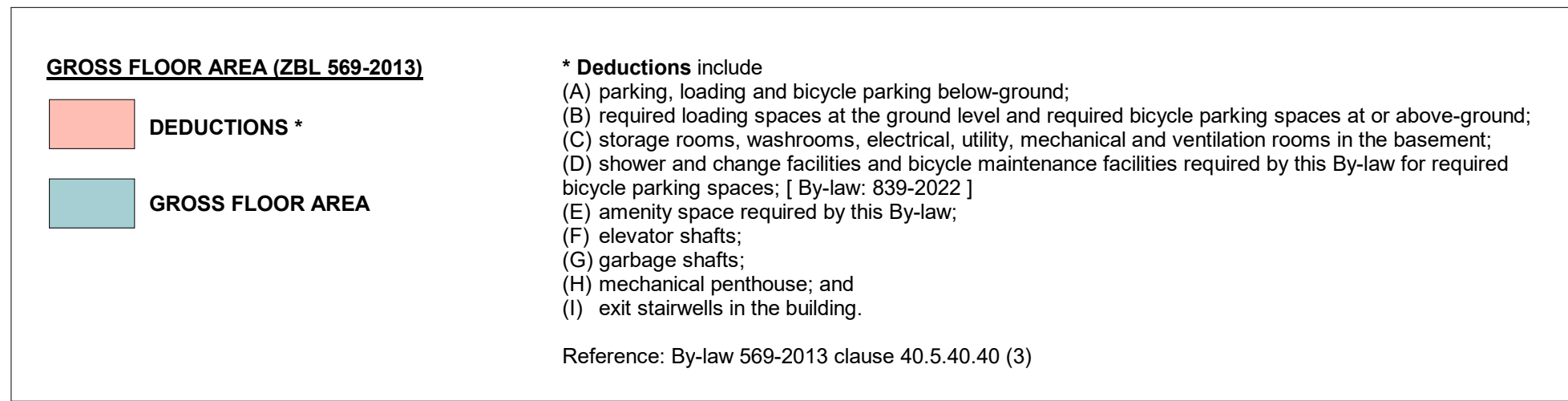
OWNER  
Minzen Group of Companies

## WG TITLE

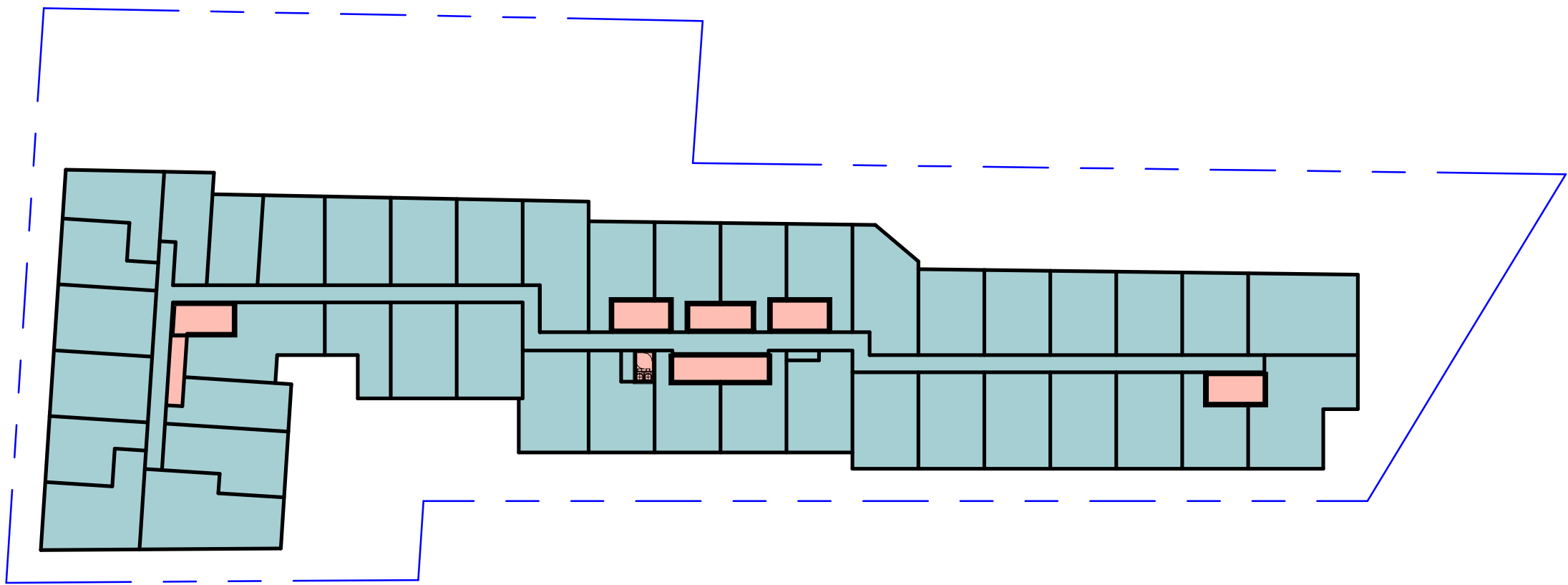
### GFA Diagrams

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CHECKED: AG  
PROJ. No.: 1811 DWG No.

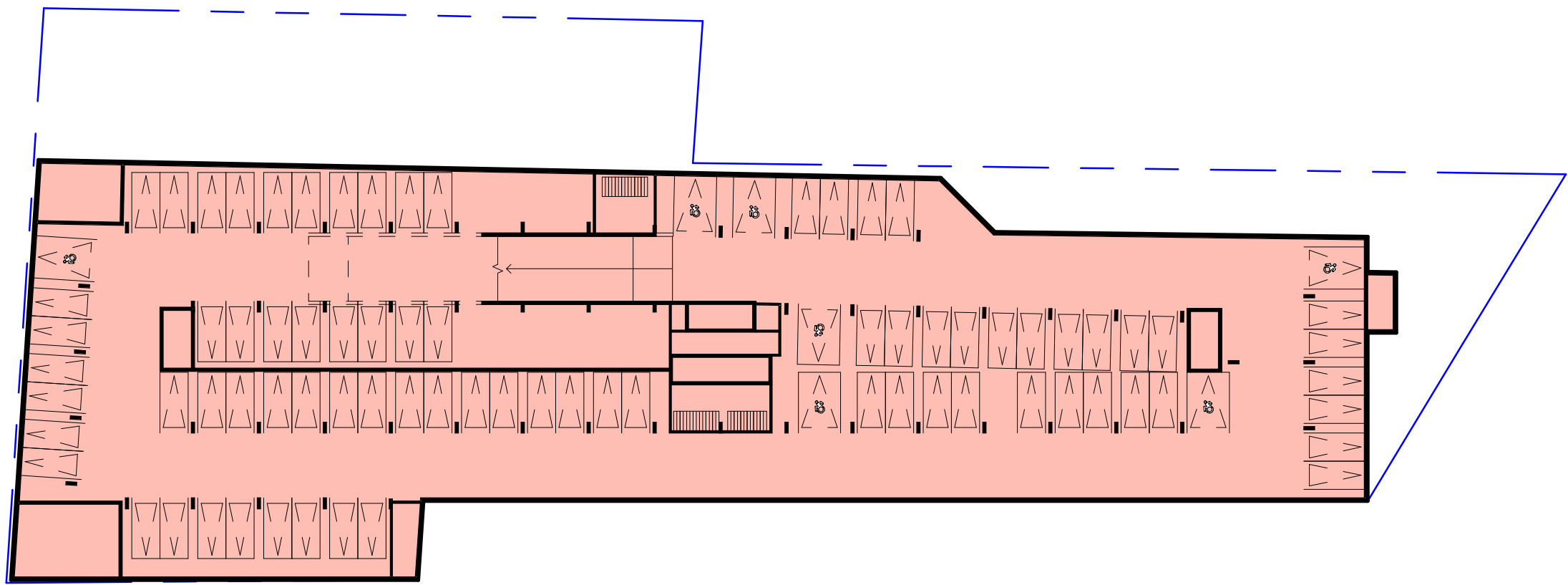
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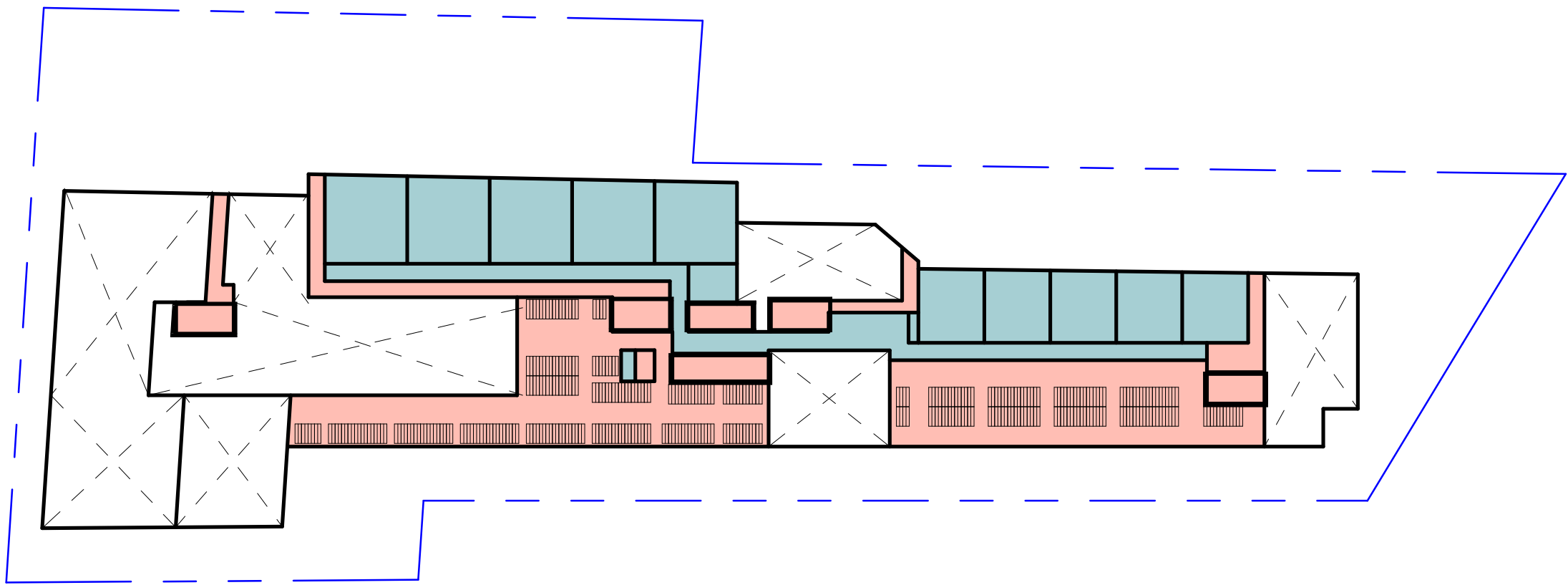
3	GFA_Level 1
AZ002	1:500



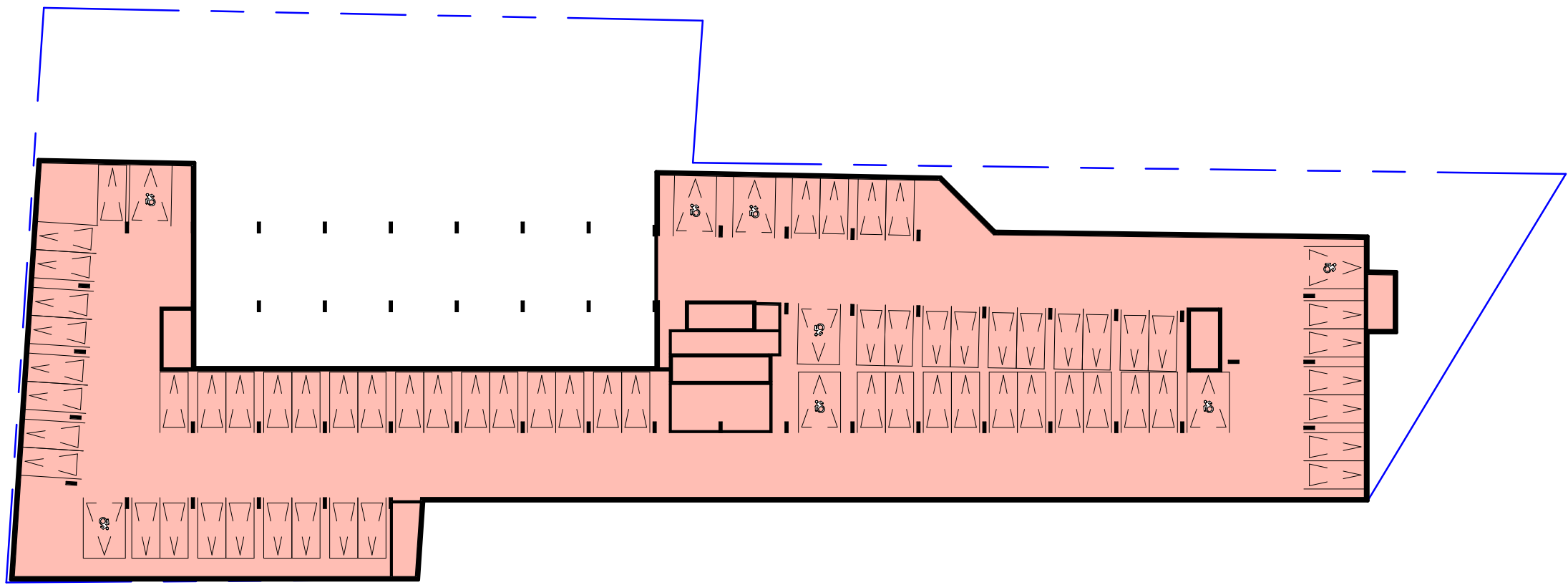
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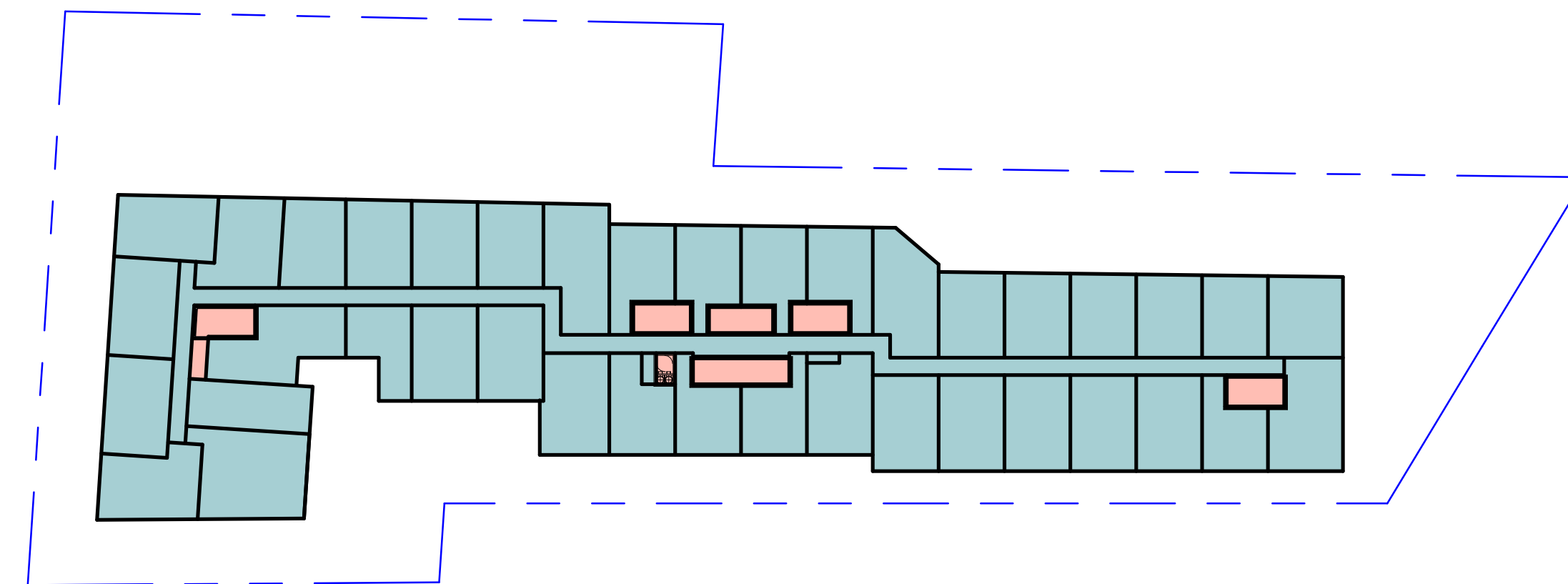
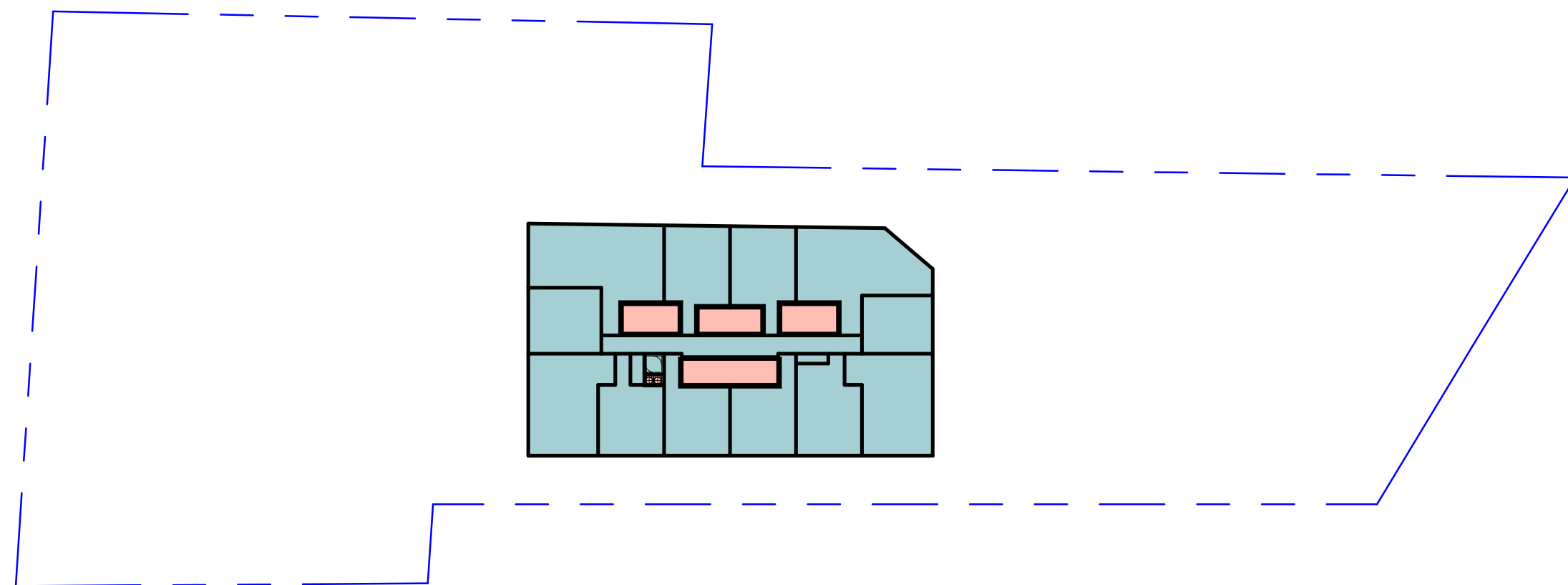
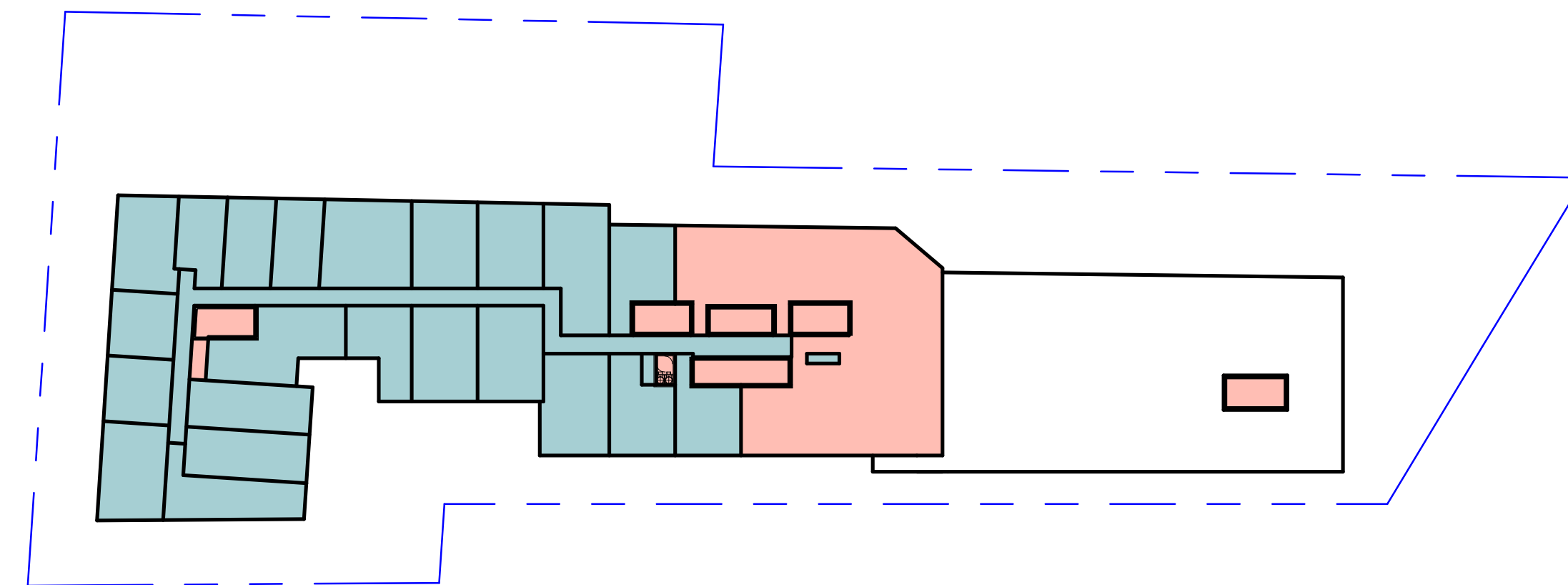
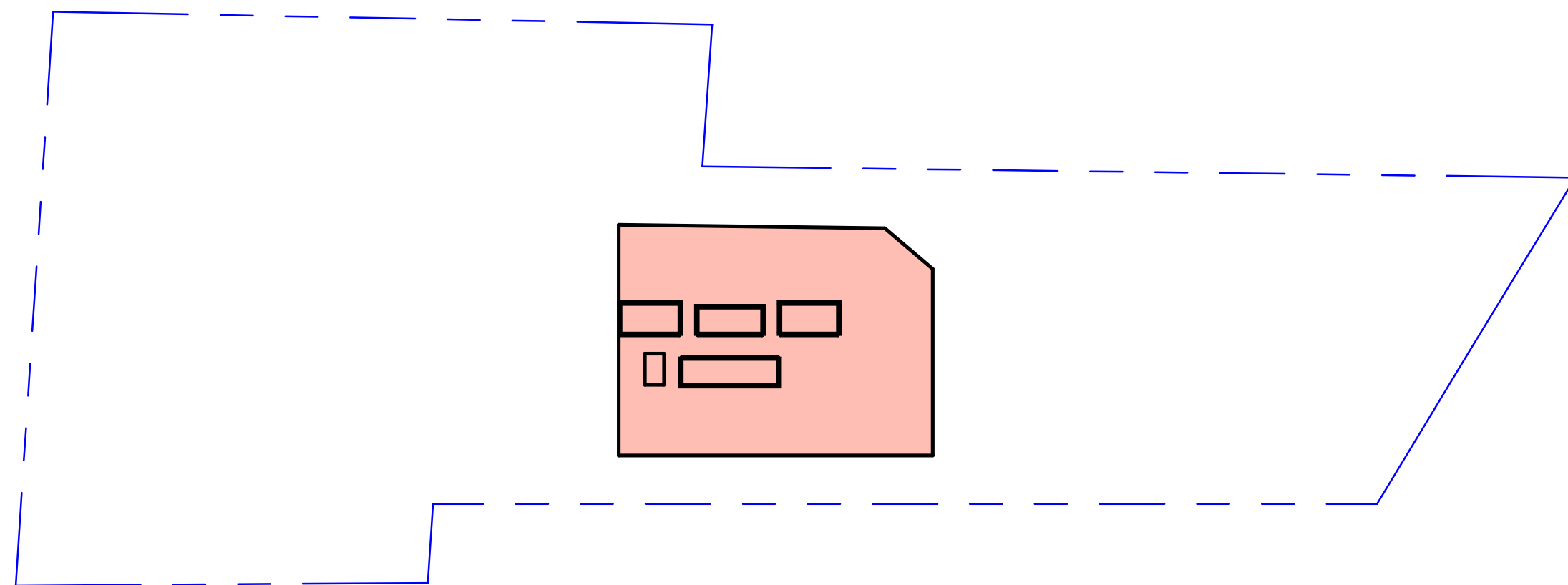
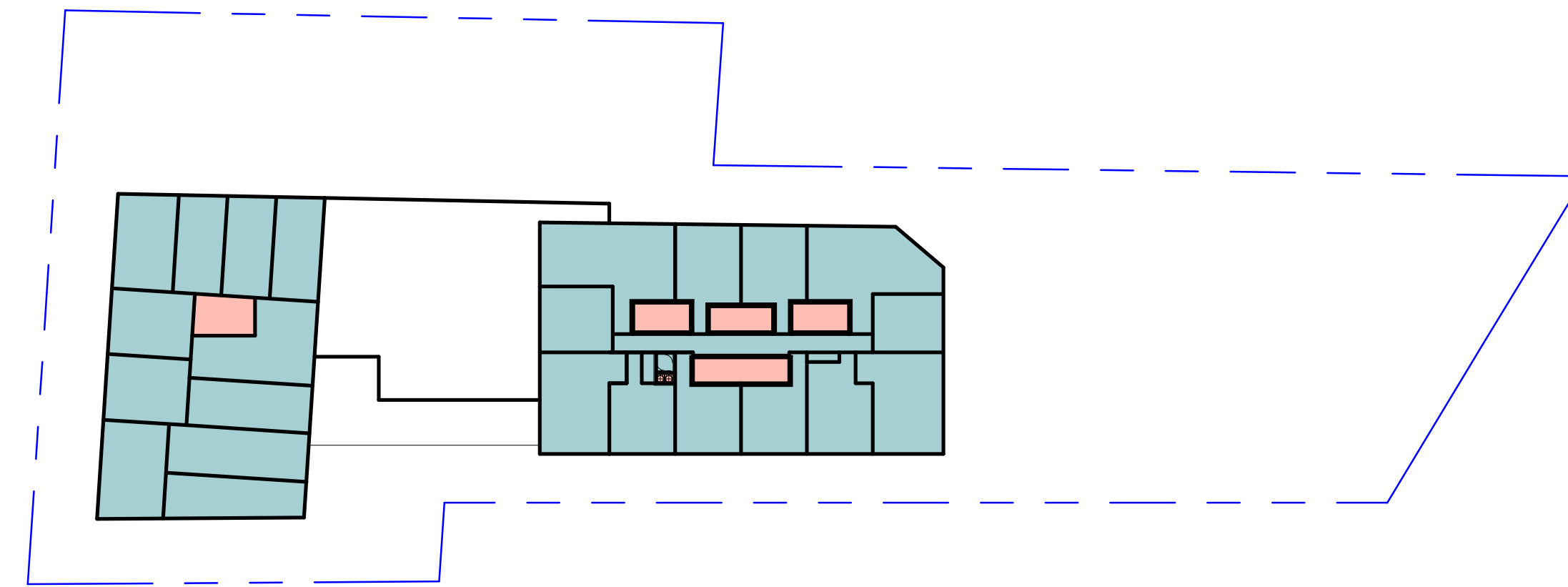
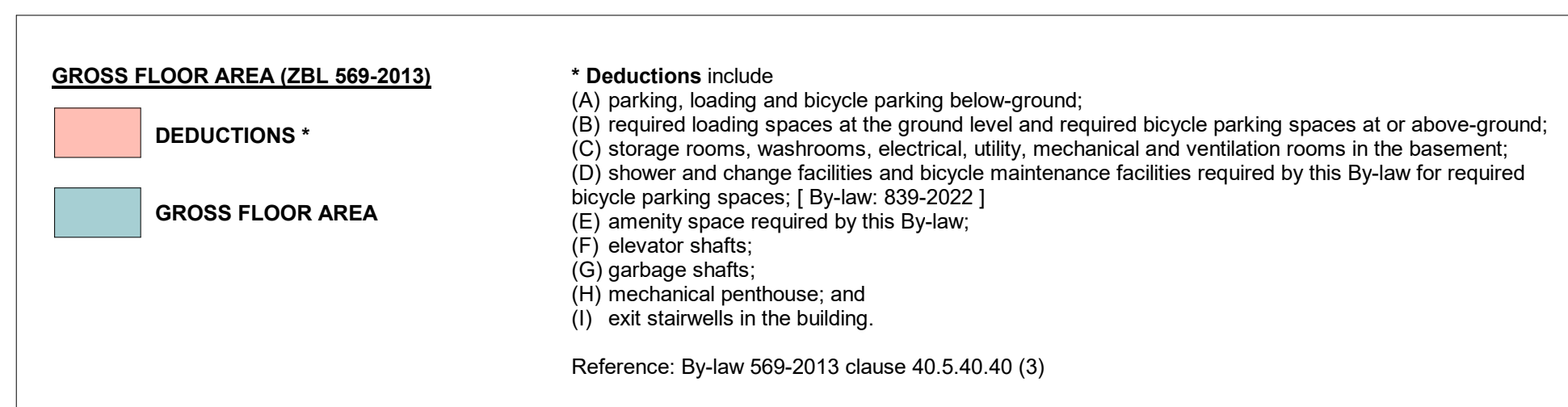
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AZ002	1 : 500



4 GFA\_Level 2  
AZ002 1:500



1	GFA_Level -2
AZ002	1 : 500

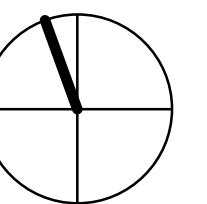


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## FA Diagrams

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 CHECKED : AG  
 DJ. No. : 1811 DWG No.



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Statistics Template – Toronto Green Standard Version 4.0

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

The Toronto Green Standard Version 4.0 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/greendevelopment](http://www.toronto.ca/greendevelopment)

General Project Description	Proposed
Total Gross Floor Area	35,218.38 m2
Breakdown of project components (m²):	
Residential	34,850.59 m2
Retail	367.79 m2
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	555

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		153	
Number of EV Parking Spaces (Residential)		0	
Number of EV Parking Spaces (non-residential)		0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	422	424	100%
Number of long-term bicycle parking located on:			
a) first storey of building		6	
b) second storey of building		378	
c) first level below-ground		40	
d) second level below-ground			
e) other levels below-ground			



Statistics Template – Toronto Green Standard Version 4.0

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

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	39	40	100%
Number of shower and change facilities (non-residential)	N/A		

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m³)	957	957	100%
Soil volume provided within the site area (m³)		TDB	TDB
Soil Volume provided within the public boulevard (m³)		TDB	TDB

**Section 2: For Site Plan Control Applications**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	N/A		
Number of publicly accessible bicycle parking spaces	N/A		
Number of energized outlets for electric bicycles	N/A		

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)	N/A		
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)	N/A		
Total number of trees planted	N/A		
Number of surface parking spaces (if applicable)	N/A		
Number of shade trees located in surface parking area	N/A		

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)	N/A		
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)	N/A		
Area of non-roof hardscape treated with: (indicate m²)	N/A		
a) high-albedo surface material	N/A		
b) open-grid pavement	N/A		
c) shade from tree canopy	N/A		



Statistics Template – Toronto Green Standard Version 4.0

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

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures	N/A		
e) shade from energy generation structures	N/A		
Percentage of Lot Area as Soft Landscaping (non-residential only)	N/A		
Total number of plants	N/A		
Total number of native plants and % of total plants	N/A		
Available Roof Space (m²)	N/A		
Available Roof Space provided as Green Roof (m²)	N/A		
Available Roof Space provided as Cool Roof (m²)	N/A		
Available Roof Space provided as Solar Panels (m²)	N/A		

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade	N/A		
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m²)	N/A		
Percentage of glazing within 1.6m above grade treated with:	N/A		
a) Visual markers	N/A		
b) non-reflective glass	N/A		
c) Building integrated structures	N/A		

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2405 Lakeshore Boulevard West, Toronto, ON

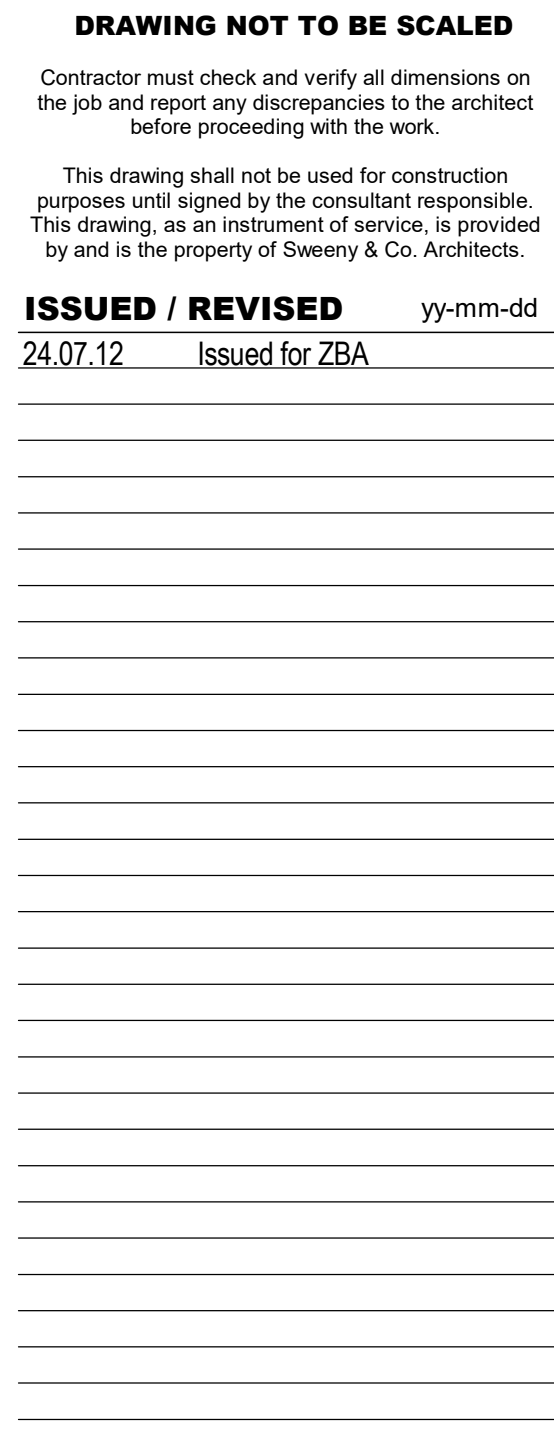
OWNER  
**Winzen Group of Companies**

DWG TITLE  
**Toronto Green Standards**

DATE: 24.07.12  
SCALE:  
DRAWN: AR  
CHECKED: AG  
PROJ. No.: 1811

DWG No.

**AZ005**



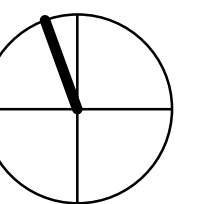
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DATE:	24.07.12	
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PROJ. No. :	1811	DWG No.

DWG No.  
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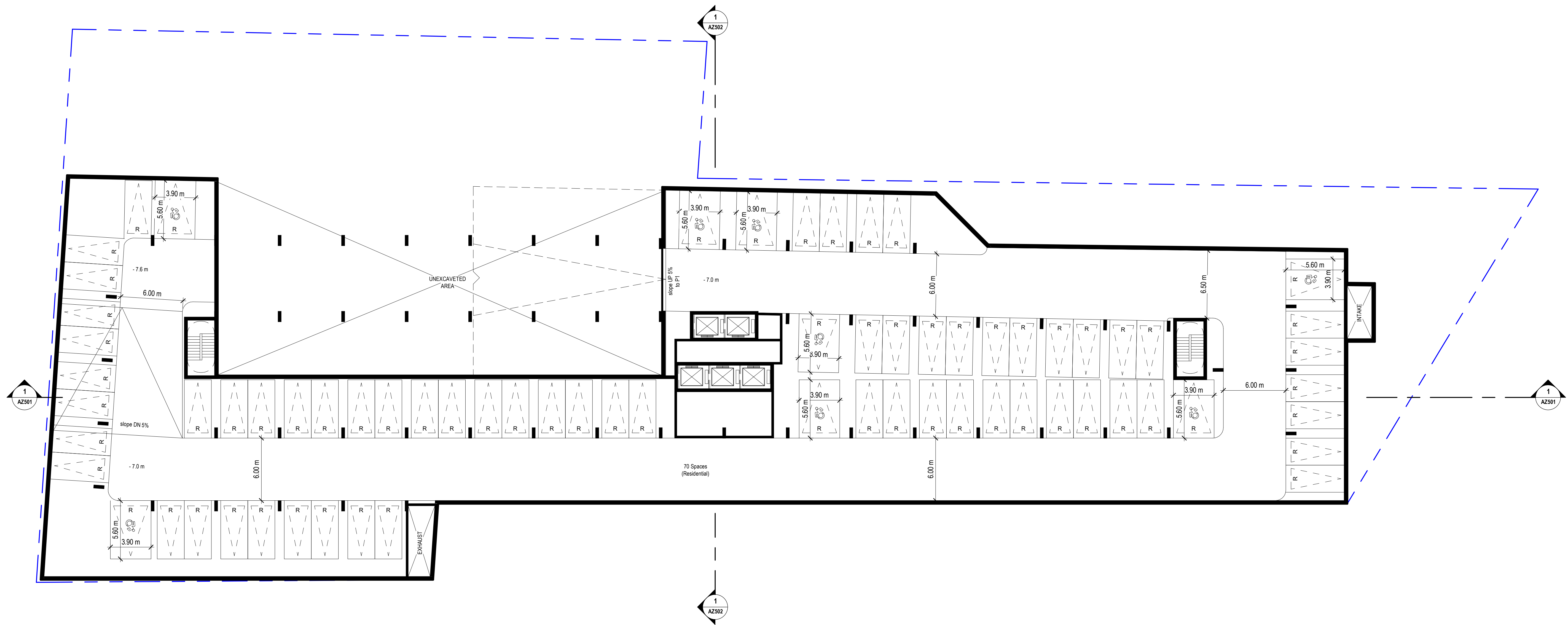
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## Level P2 - Underground parking

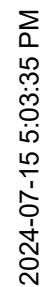
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DJ. No.: 1811 DWG No.





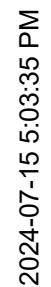
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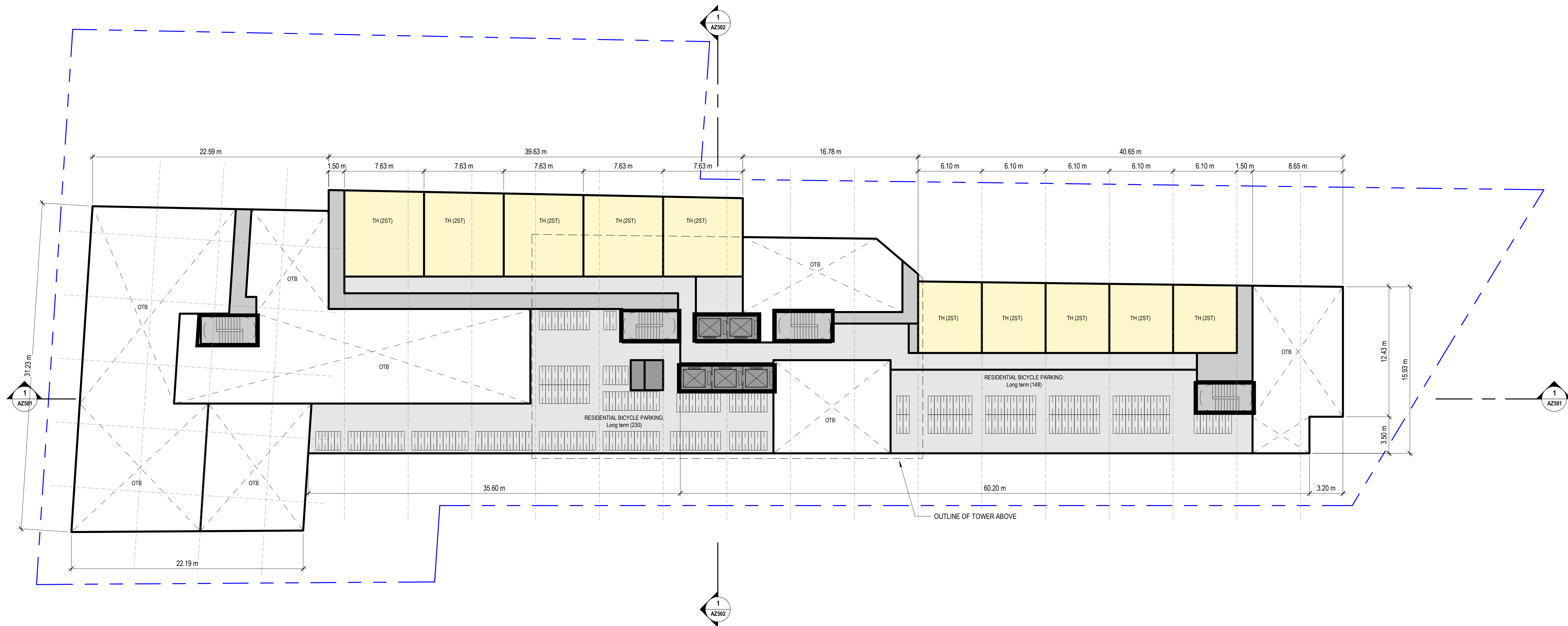


[illegible]

DWG No.  
**AZ203**



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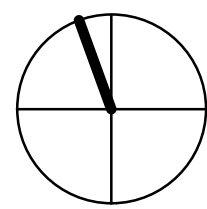
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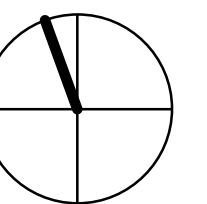
OWNER  
**Winzen Group of Companies**

DWG TITLE  
**Level 2 - Floor Plan**

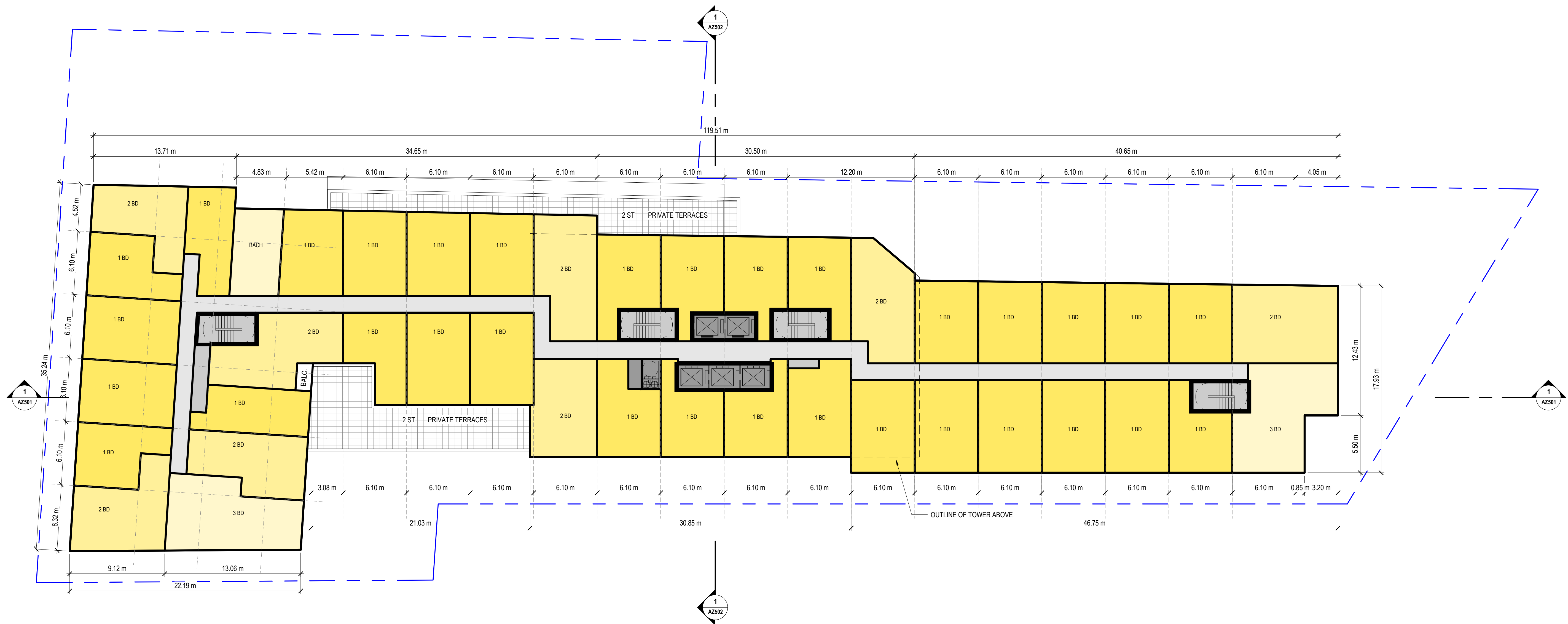
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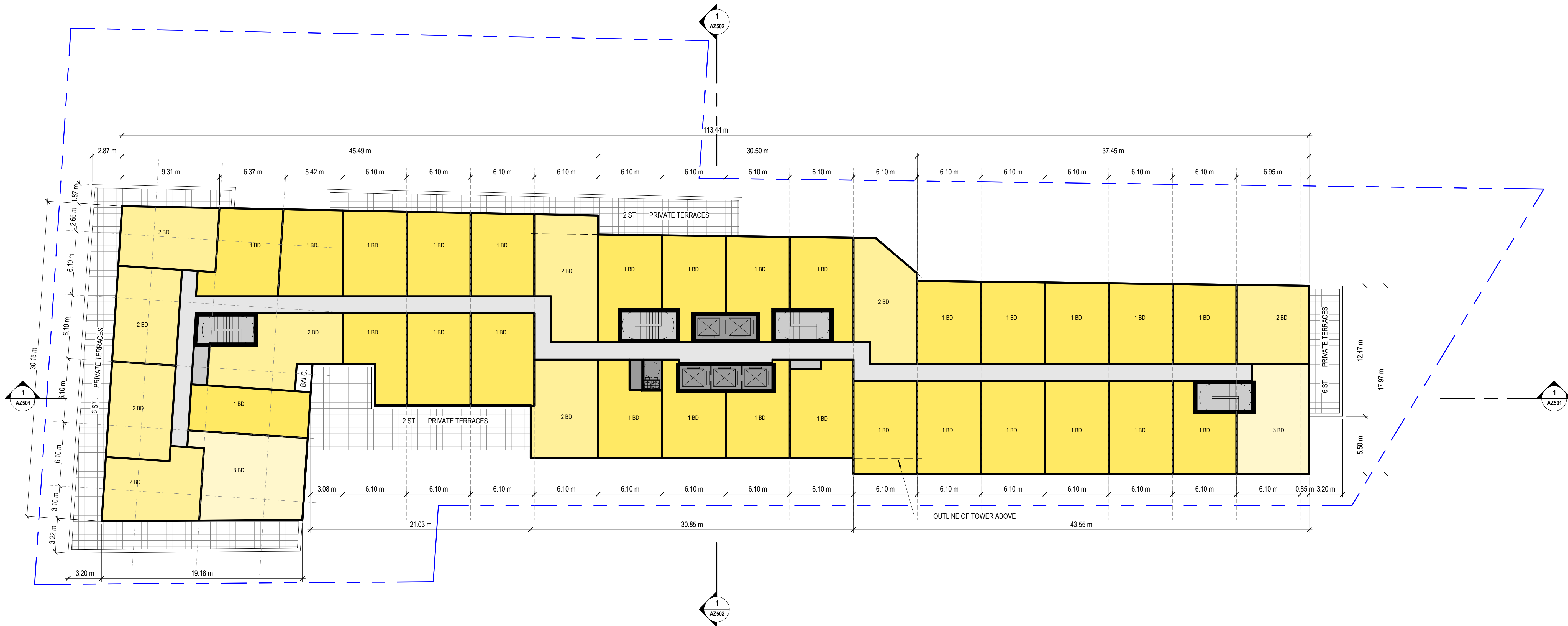
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**AZ204**



[illegible]

DWG No.  
**AZ205**



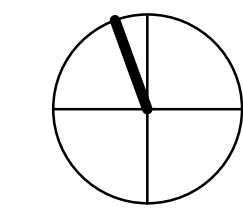


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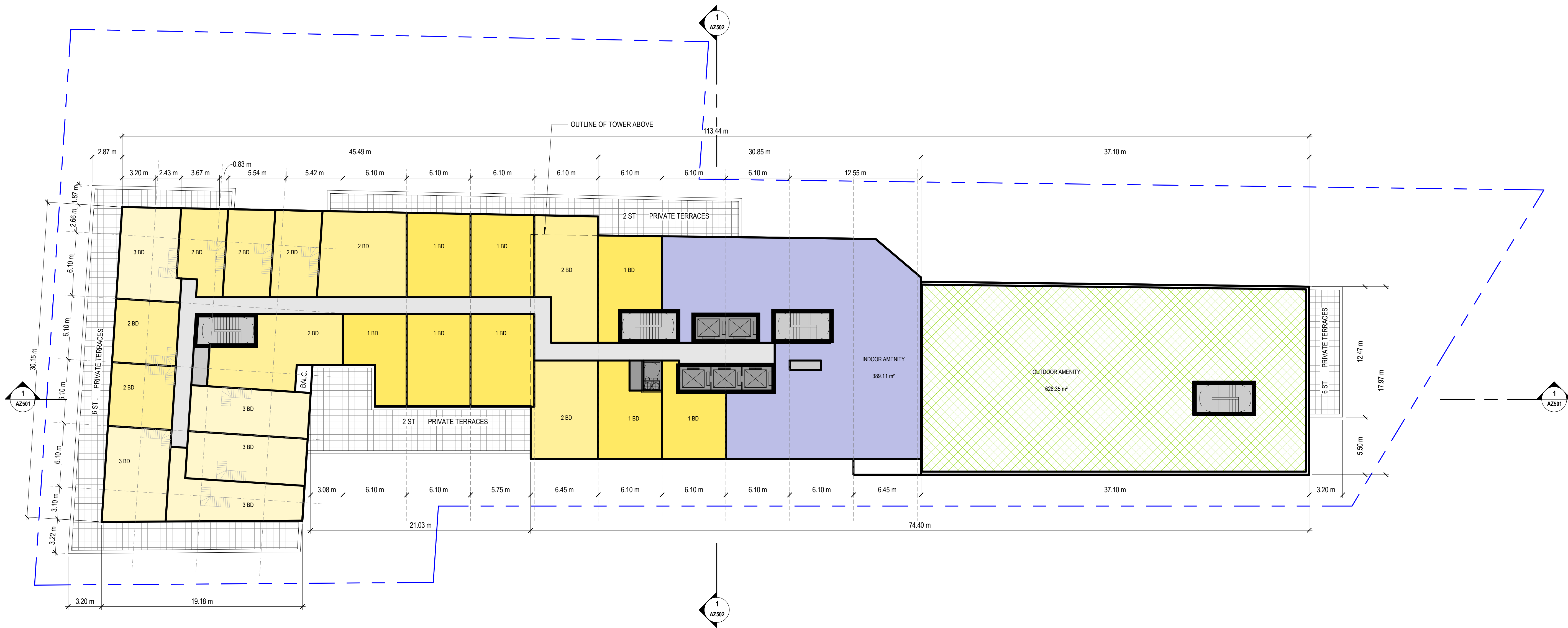
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DWG TITLE  
**Level 7 - Floor Plan**

DATE: 24.07.12  
SCALE: 1 : 200  
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CHECKED: AG  
PROJ. No.: 1811

DWG No.

**AZ206**



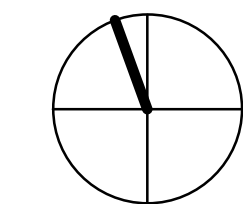
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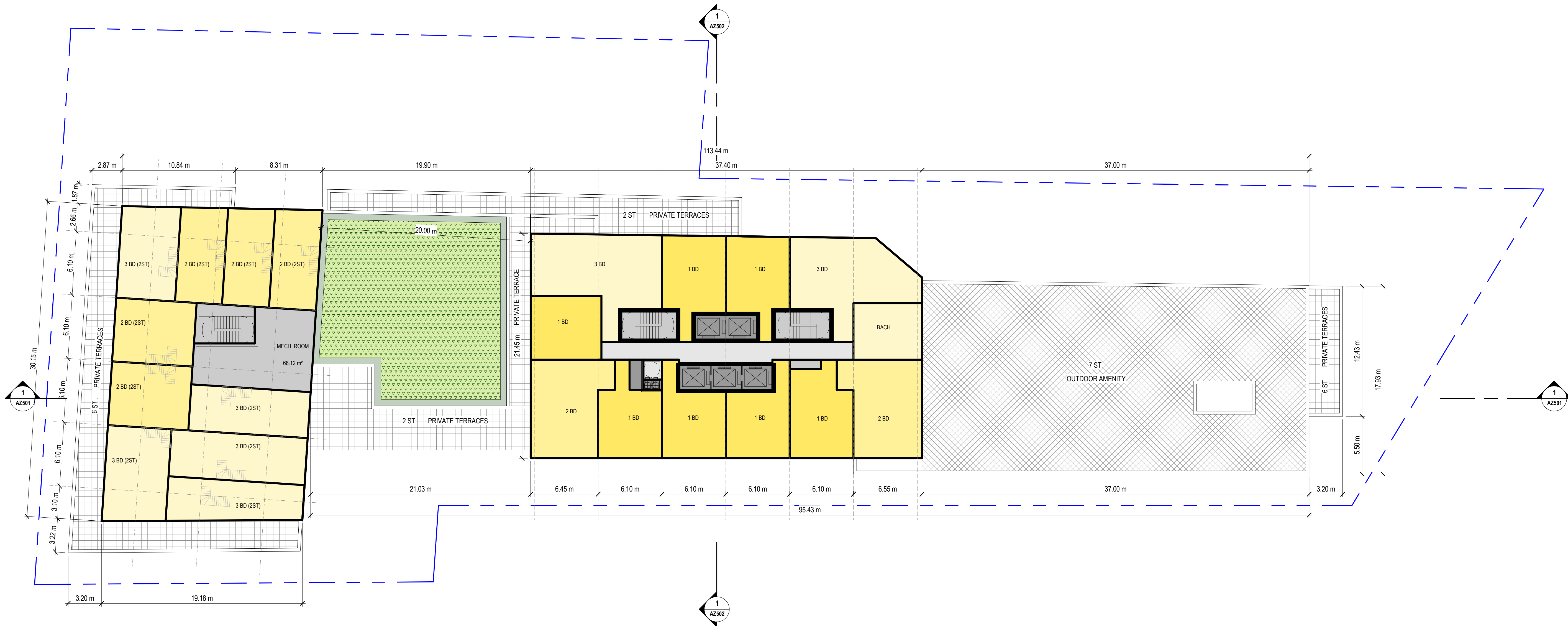
DWG TITLE  
**Level 8 - Floor Plan**

DATE: 24.07.12  
SCALE: 1 : 200  
DRAWN: PG  
CHECKED: AG  
PROJ. No.: 1811

DWG No.

**AZ207**





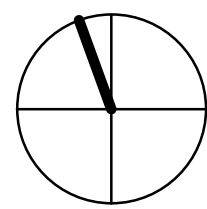
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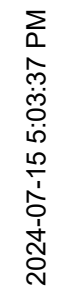
PROJ. NAME  
**2405 Lakeshore**  
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DWG TITLE  
**Level 9 - Podium & Typical  
Tower Floor Plan (9 to 34)**

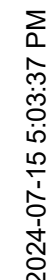
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**AZ208**

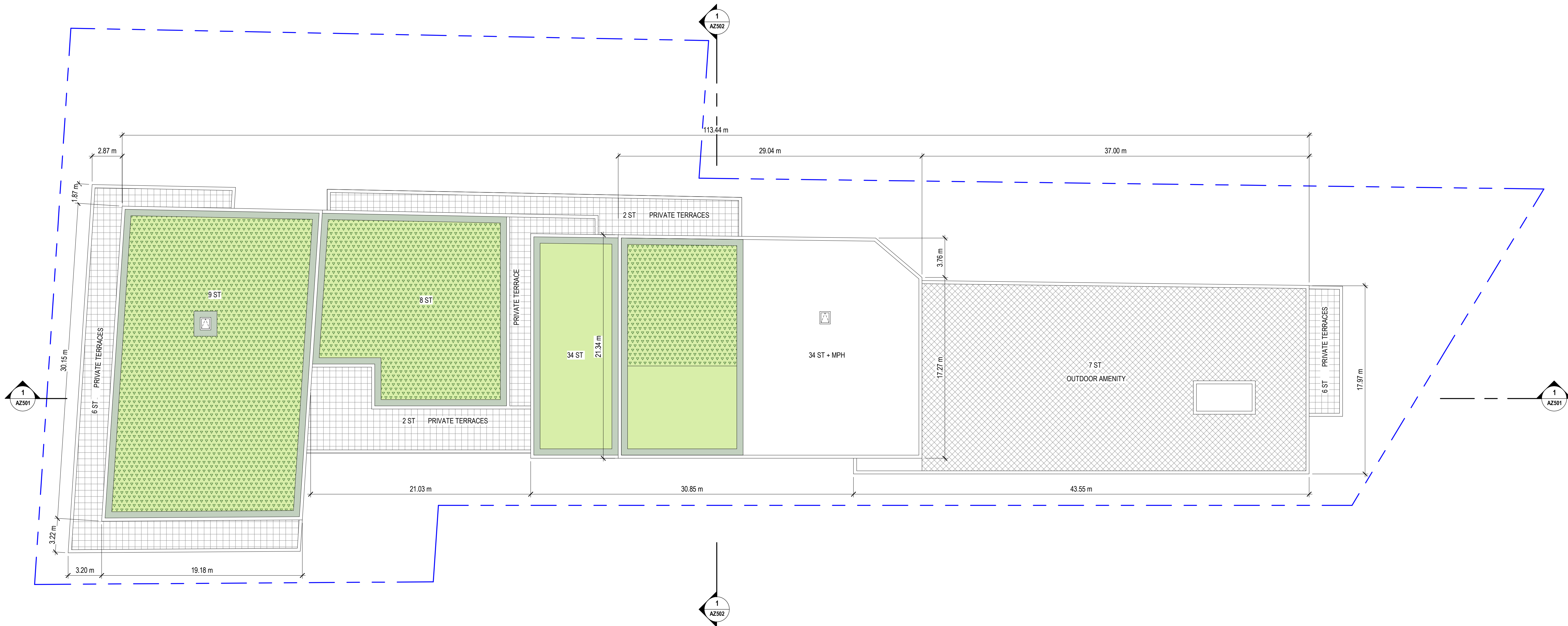
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ROOF LEGEND:

	EXTENSIVE GREEN ROOF
	INTENSIVE GREEN ROOF
	MAINTENANCE STRIP
	OUTDOOR AMENITY
	TERRACE
	MECH



City Planning Division

Green Roof Statistics - Building A		Green Roof Statistics	
		Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m2 )		0.0	
Total Roof Area (m2 )		2,856.6	
Area of Residential Private Terraces (m2 )		403.8	
Rooftop Outdoor Amenity Space, if in a Residential Building (m2 )		628.4	
Area of Renewable Energy Devices (m2 )		0.0	
Tower (s)Roof Area with floor plate less than 750 m2		0.0	
Total Available Roof Space (m2 )		1,824.5	
Green Roof Coverage		Required	Proposed
Coverage of Available Roof Space (m2 )		1,094.7	1,095.0
Coverage of Available Roof Space (%)		60%	60%

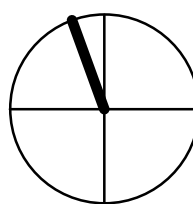
\*Note: Green roof coverage consists of 80% intensive green roof and 20% extensive green roof.

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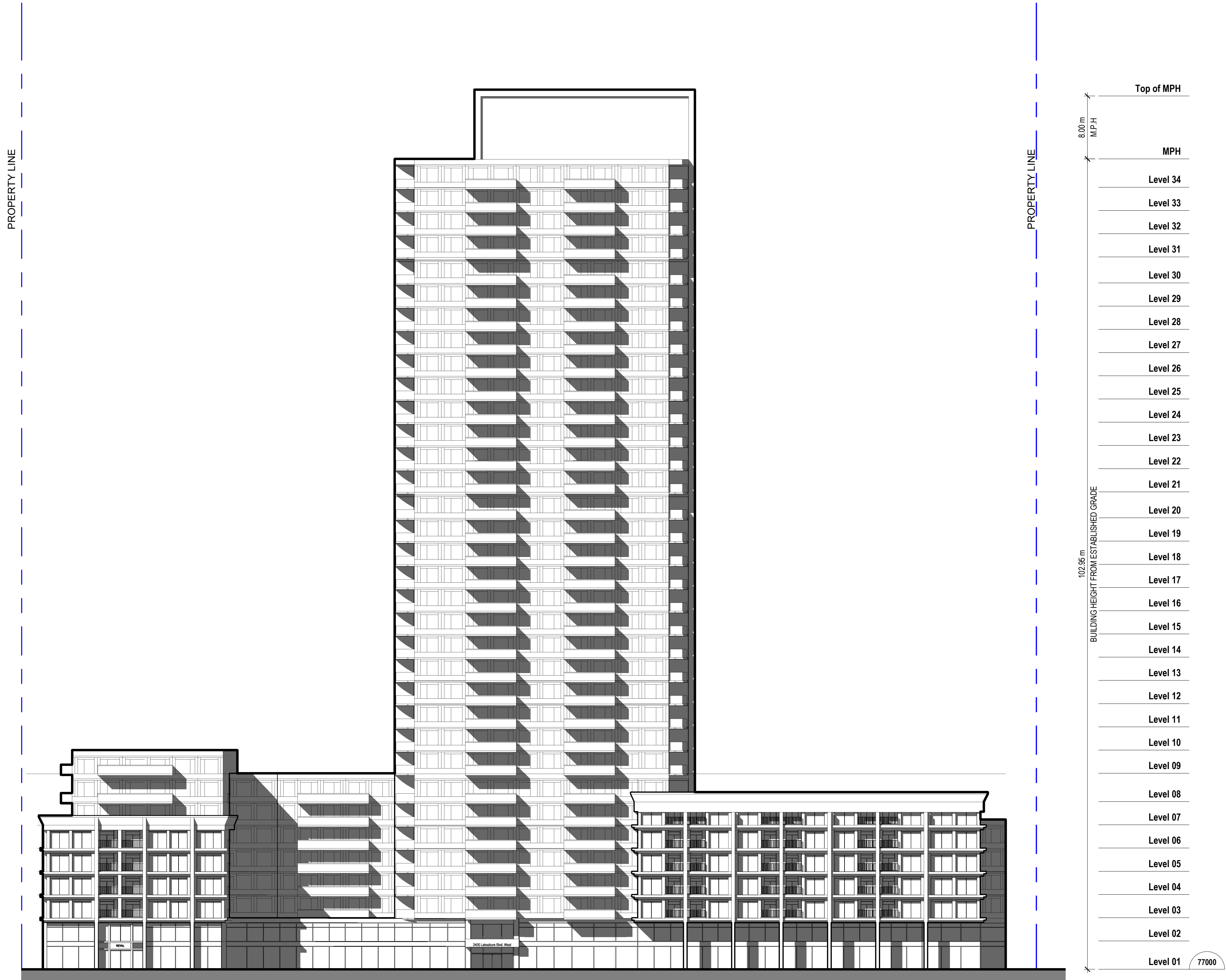
PROJ. NAME  
2405 Lakeshore  
2405 Lakeshore Boulevard West, Toronto, ON

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DWG TITLE  
Roof Plan

DATE: 24.07.12  
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PROJ. No.: 1811 DWG No.

AZ211



1 Building Elevation - South  
AZ401 1 : 300

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DWG TITLE  
**Building Elevations - South**

DATE: 24.07.12  
SCALE: 1 : 300  
DRAWN: MM  
CHECKED: AG  
PROJ. No.: 1811 DWG No.

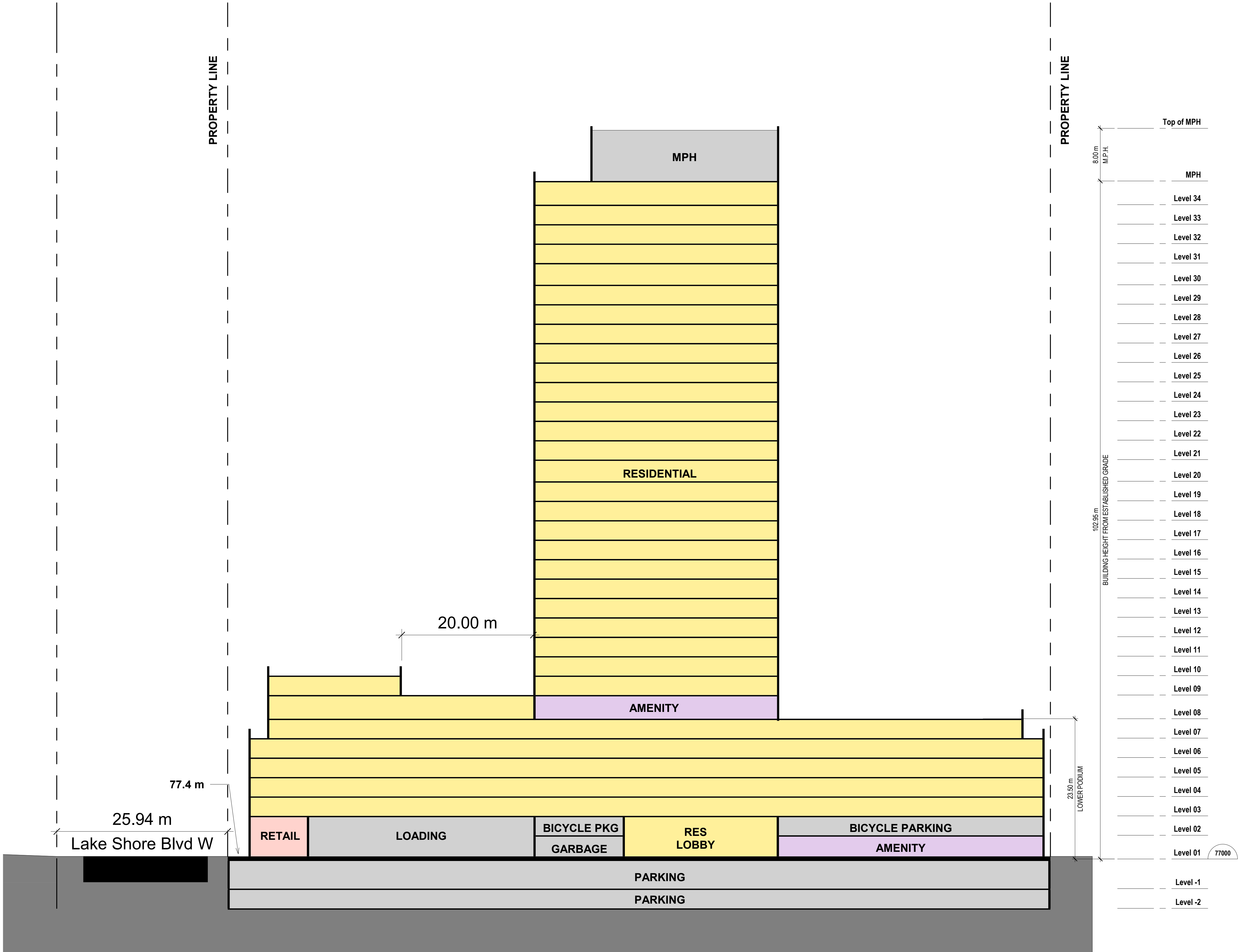
**AZ401**



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**AZ402**





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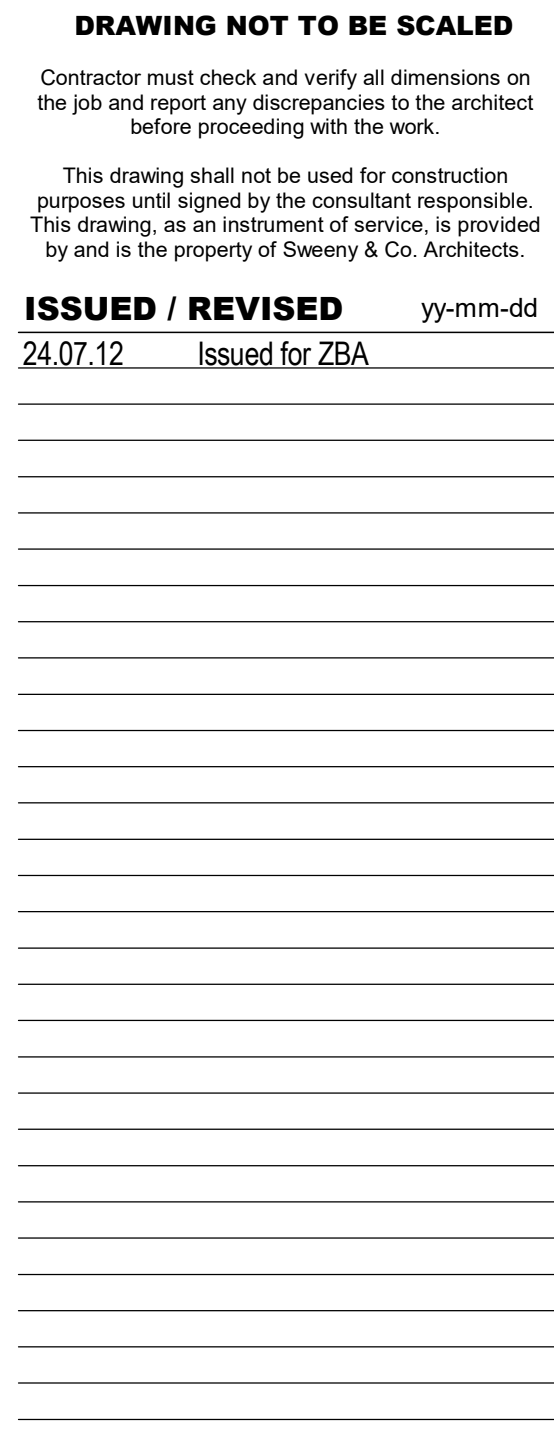
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DWG TITLE  
**Building Sections East -  
West**

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SCALE: 1 : 300  
DRAWN: AR  
CHECKED: AG  
PROJ. No.: 1811

DWG No.  
**AZ501**



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DATE: 24.07.12  
SCALE: 1 : 300  
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CHECKED: AG  
PROJ. No.: 1811 DWG No.

DWG No. **AZ502**