BDP. Quadrangle

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901 King Street West, Suite 701 Toronto, ON M5V 3H5
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685 Lake Shore Blvd E

Toronto, ON

SLH Lakeshore Inc.

Project No. 21060 Date 2024-10-18

Issued for Confidential Settlement Offer

Confidential without Prejudice

ARCHITECTURAL DRAWINGS

A000.S Cover Page
A002.S Statistics

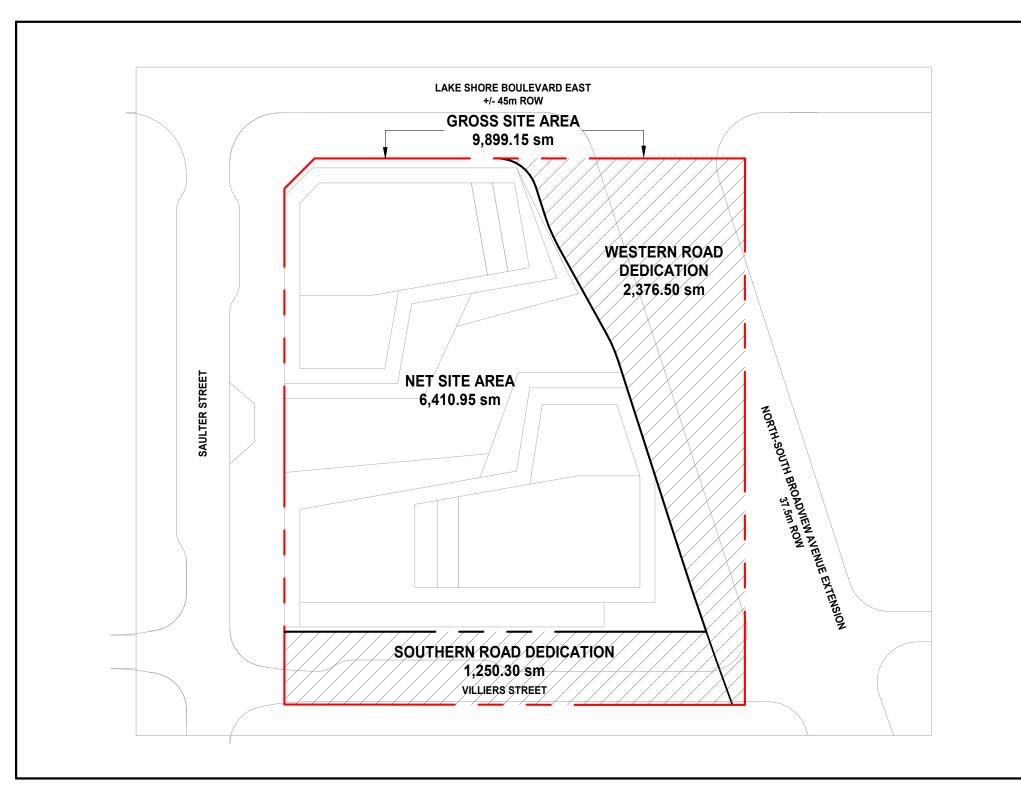
A101.S Context Plan
A102.S Site Plan
A103.S Phasing plan

A151.S Parking levels

A201.S Ground Floor Plan
A202.S Mezzanie Plan and Floor 2 Plan
A203.S Floor 3 Amenity and Floor 4 to 7 Plan
A204.S Floor 8 Amenity and Floor 9 to 20 Plan
A205.S Floor 21 Amenity and Floor 22-30 Plan
A206.S Floor 31-39 and Floor 40 Plan
A207.S Floor 41-48 and Floor 49-54 Plan
A208.S Floor 55-58 and MPH Plan
A209.S Roof Plan

A401.S East Elevation
A403.S West Elevation
A403.S West Elevation
A404.S North Elevation

Building Sections



Land Dedication Diagram

SCALE: NTS

ACCESSIBILITY DESIGN STANDARD CHECKLIST									
NO	DESCRIPTION	FLOOR							
1	MIN. 1500MM WIDE SIDEWALK	GROUND FLOOR							
2	PASSENGER LOADING ZONE WITH MIN. OVERHEAD CLEARANCE OF 3600MM	GROUND FLOOR							
3	EXTERIOR PATH - STABLE, FIRM, SLIP RESISTANCE	GROUND FLOOR							
4	MIN. 1100MM WIDTH PATH OF TRAVEL WITH 1800 X 1800MM LAY-BY EVERY 30M	P2 TO FLOOR 59							
5	ACCESIBLE PARKING SPACE AND SIGNAGE	P1, P2							
6	OVERHEAD CLEARANCE OF 2100MM FROM PARKING ENTRANCE TO ACCESIBLE PARKING	P1, P2, GROUND FLOOR							
7	ACCESIIBLE BUILDING ENTRANCES	GROUND FLOOR							
8	VESTIBULE WITH 1500MM DIAMETER TURNING CIRCLE	P1, P2 AND GROUND FLOOR							
9	BARRIER FREE PAASENGER ELEVATOR	P2 TO FLOOR 59							
10	POWER DOOR OPERATOR PUSH BUTTONS AT MAIN RESIDENTIAL, OFFICE AND RETAIL ENTRANCES	GROUND FLOOR							
11	LATCH SIDE CLEARANCE OF 600MM (PULL SIDE) AND 300MM (PUSH SIDE) FOR AMENITY DOORS AND BARRIER FREE SUITES	FLOOR 3 TO 59							
12	POWER DOOR OPERATOR WHERE LATCH SIDE CLEARANCE IS NOT PROVIDED	P1, P2, GROUND FLOOR, FLOOR 2, 3, 8, 21, 5							
13	UNIVERSAL WASHROOMS AT GROUND FLOOR	GROUND FLOOR							
14	ACCESIBLE WASHROONS AT AMENITY FLOOR	FLOOR 3, 8, 21 AND/OR 51							
15	860MM CLEAR DOORS WIDTH FOR ALL COMMON AREAS AND SUITE ENTRY DOORS	P2 TO FLOOR 59							
16	15% BARRIER FREE SUITE FOR EACH TYPE	FLOOR 3 TO 59							

Municipal Address: 685 Lake Shore Blv	/d. Fast	
	, a. Last	
Gross Site Area		9,899.15 sm
Public road dedication (West + South Public Road	s)	3,626.8 sm
Net Site Area	<u>- 1</u>	6,272.35 sm
Established Grade:		76.79
(By-Law 569-2013, along lot lines adjacent to stre	ets)	
Building Height (Storeys): (excl. Mech Penthouse)	North	58
building rieight (Storeys). (exci. Ween't enthouse)	South	54
	304111	<u> </u>
Building Height above Established Grade:	North	193.9
(excl. Mech Penthouse)	South	181.9
Total Proposed Development (North Building + S	outh Buildi	CHARLES AND U.S.
GFA - Residential Uses		104,402.10
GFA - Non-Residential Uses		6,681.20
By-Law 569-2013, Total GFA		111,083.30
Gross Floor Space Index (FSI)		11.22
Net Floor Space Index (FSI)		17.71
Number of Residential Suites		1581
Trainibel of Residential Saltes		1301
Min. Residential Interior Amenity Space Required		3,162.00
Total Residential Interior Amenity Space Provided		4,288.90
Vehicular Parking Total Provided		295
Bicycle Parking Total Required		1,777.00
Bicycle Parking Total Provided		1,777.00

	Floor			Building N	No.	Building	No.	GBA All Buildings Gross		GFA ¹	All buildings City-Wide By-Law			Law 569-2013				Building North				South	South			
		Floor		No. Typ. Floors	GBA/Typ. Floor (sm)	Тур.	GBA/Typ. Floor (sm)	Тур.	Building Area (no exclusions)		DEDUCTIONS	GFA (Res)		GFA (Non-Res)				ST	ST 1BD 2BD 3BD			ST 1BD			2BD 3BD	
_		1 1	MDU	4		Floors		Floors	sm	sf	(sm)	sm	sf	PIC	RETAIL	sf			v			-				
		:	58	1	750 750	1	750 0	0	1,500.00 750.00	16,146 8,073	1,500.00 68.10	0.00 681.90	7,340					2	7	1	1					
			57	1	750	1	0	0	750.00	8,073	68.10	681.90	7,340					2	7	1	1					
			56	11	750	1	0	0	750.00	8,073	68.10	681.90	7,340					2	7	1	1					
			55	1	750	1	0	0	750.00	8,073	68.10	681.90	7,340					2	7	1	1					
			54 53	11	825 825	1	750 750	1	1,575.00 1,575.00	16,953 16,953	136.20 136.20	1,438.80 1,438.80	15,487 15,487			3		3	8	1	1		2 9) 1	1	
	\vdash	1	52	1	825	1	750	1	1,575.00	16,953	136.20	1,438.80	15,487			-		3	8	1	1		2 :) 1	1	
			51	1	825	1	750	1	1,575.00	16,953	136.20	1,438.80	15,487					3	8	1	1		2 9	9 1	1	
			50	1	825	1	750	1	1,575.00	16,953	136.20	1,438.80	15,487					3	8	1	1		2 9) 1	ı	
			49	1	825	1	750	1	1,575.00	16,953	136.20	1,438.80	15,487					3	8	1	1		2 9) 1	İ	
		1	48	1	900	1	825	1	1,725.00	18,568	136.20	1,588.80	17,102			3		3	8	2	1		4 6	3 2		
			47 46	1	900	1	825 825	1	1,725.00 1,725.00	18,568 18,568	136.20 136.20	1,588.80 1,588.80	17,102 17,102					3	8	2	1		4 (5 2 5 2		
			45	1	900	1	825	1	1,725.00	18,568	136.20	1,588.80	17,102			3		3	8	2	1		4 6	5 2		
			44	1	900	1	825	1	1,725.00	18,568	136.20	1,588.80	17,102					3	8	2	1		4 6	3 2	2	
			43	1	900	1	825	1	1,725.00	18,568	136.20	1,588.80	17,102					3	8	2	1		4 6	3 2	2	
			42	1	900	1	825	1	1,725.00	18,568	136.20	1,588.80	17,102					3	8	2	1		4 6	5 2		
			41	1	900	1	825 825	1	1,725.00	18,568	136.20	1,588.80	17,102			-		3	8	2	1		4 (3 2		
			40 39	1	900	1	900	1	1,725.00 1,800.00	18,568 19,375	148.20 136.20	1,576.80 1,663.80	16,973 17,909			3		3	8	2	1		4 9) 1	1	
			38	1	900	1	900	1	1,800.00	19,375	136.20	1,663.80	17,909					3	8	2	1		4 9) 1	1	
			37	1	900	1	900	1	1,800.00	19,375	136.20	1,663.80	17,909					3	8	2	1		4 9) 1	1	
4	£		36	1	900	1	900	1	1,800.00	19,375	136.20	1,663.80	17,909					3	8	2	1		4 9) 1	ĺ	
Total I	R Nor		35 34	1	900	1	900	1	1,800.00 1,800.00	19,375 19,375	136.20 136.20	1,663.80 1,663.80	17,909 17,909					3	8	2	1		4 9 4 (1	1	
5	ш		34 33	1	900	1	900	1	1,800.00	19,375	136.20 136.20	1,663.80	17,909					3	8	2	1		4 () 1	1	
	₽ f		32	1	900	1	900	1	1,800.00	19,375	136.20	1,663.80	17,909					3	8	2	1		4 9) 1	1	
	R Sol		31	1	900	1	900	1	1,800.00	19,375	136.20	1,663.80	17,909					3	8	2	1		4 9) 1	i	
	TOWER		30	111	900	1	1,019	1	1,919.30	20,659	136.20	1,783.10	19,193					3	8	2	1		4 8	3 2	1	
	٤		29	1	900	1	1,019	1	1,919.00	20,656	136.20	1,782.80	19,190					3	8	2	1		4 8	3 2	!	
			28 27	1	900	1	1,019 1,019	1	1,919.00 1,919.00	20,656 20,656	136.20 136.20	1,782.80 1,782.80	19,190 19,190					3	8	2	1		4 8	3 2	,	
			26	1	900	1	1,019	1	1,919.00	20,656	136.20	1,782.80	19,190					3	8	2	1		4 8	3 2	2	
			25	1	900	1	1,019	1	1,919.00	20,656	136.20	1,782.80	19,190					3	8	2	1		4 8	3 2	2	
			24	1	900	1	1,019	1	1,919.00	20,656	136.20	1,782.80	19,190	_				3	8	2	1		4 8	3 2	2	
			23	1	900	.1	1,019	1	1,919.00	20,656	136.20	1,782.80	19,190					3	8	2	1		4 8	3 2	1.	
		Amenity	22 21	1	900	1	1,019 1,019	1	1,919.00 1,919.30	20,656	136.20 166.00	1,782.80 1,753.30	19,190 18,873			3		3	8	2	1		4 8	2	1	
		Amenity	20	1	1,165	1	1,019	1	2,448.50	26,356	178.00	2,270.50	18,873 24,440					6	8	2	2		4 7	, 0	5	
			19	1	1,165	1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440					6	8	2	2		0 () 0)	
			18	1	1,165	1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440					6	8	2	2		4 7	5	j	
			17	1	1,165	.1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440					6	8	2	2		4 7	5	j	
			16	1	1,165	1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440			3		6	8	2	2		4 7	5	1	
			15 14	1	1,165 1,165	1	1,284 1,284	1	2,448.50 2,448.50	26,356 26,356	178.00 178.00	2,270.50 2,270.50	24,440 24,440					6	8	2	2		4 7 4 -	5	5	
		1 1	13	1	1,165	1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440					6	8	2	2		4 7	7 5	5	
			12	1	1,165	1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440		,			6	8	2	2		4 7	5	5	
			11	1	1,165	1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440					6	8	2	2	1	4 7	7 5	j	
			10	11	1,165	1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440		,			6	8	2	2		4 7	5	5	
-		+ +	9	1 1	1,165	1	1,284	1	2,448.50	26,356	178.00	2,270.50	24,440					6	8	2	2		4 7	5	1	
			7	1 1	1,165 1,658	1	1,284 2,062	1	2,448.50 3,720.20	26,356 40,044	178.00 189.80	2,270.50 3,530.40	24,440 38,001					0	0	11	0		1 7	0 7 12)	
	ے ہے		6	1	1,658	1	2,062	1	3,720.20	40,044	189.80	3,530.40	38,001					0	3	11	5		1 7	12		
	Nort		5	1	1,658	1	2,062	1	3,720.20	40,044	189.80	3,530.40	38,001					0	3	11	5		1 7	12		
	MOIC		4	1	1,658	1	2,062	1	3,720.20	40,044	189.80	3,530.40	38,001		,			0	3	11	5		1 7	12	2	
	Pog God	Amenity	3	1	1,658	1	2,062	1	3,720.20	40,044	189.80	3,530.40	38,001	7 1882×28		40 555		0	0	4	1)	1 9	7		
		PIC Bike+PIC	2 Mezz	11	1,892 1,992	0	2,510 2,800	0	4,401.70 4,792.00	47,380 51,581	218.40 4,713.10	136.70 78.90	1,471 849	4,046.6 762.4		43,558 8,206		0	0	0	0		υ (0	1	
			Ground Floor	1	1,992	1	2,800	1	4,791.60	51,577	996.40	1,923.00	20,699	280.1		20,152										
						58		54	129,282.4	1,391,596	13,999.70	106,363.9	1,144,901	5,089.1		54,779										
			P1						6,017.4	64,771	5,477.6	539.8	5,810													
			P2						6,017.4	64,771	5,687.2	330.2	3,554													
_			P3	7				Cube-1	6,017.4	64,771	5,687.2	330.2	3,554				Part Office of	470	400	400	200	40	7 07	400	_	
						Ind	oor Amenity D	Subtotal Deduction				107,564.1 -3,162.00	1,157,820				Totals % of unit type	179	400	136	82	16	200 10 70 3 30			
						IIIU	Sor Ameriky L	, oudouUII									per building		50.2%	17.1%	10.3%	21.3%	% 48.0 _%	20.4%)	
									Total GE			Total Resid			al Non-res GFA	74.010	Total per building		797	units			784 u	nits	-	
-									147,334.6	1,585,910		104,402.1	1,123,784	6,681.2		71,916	bulluling	Average Un	it Size by Un	nit Type		Average Unit S	ize hv Hni+	Гуре	_	
										Non-	Res GFA (Retail)	1,592.10 sr	n				(sm)	40.9		68.2	84.5				3	
											n-Res GFA (PIC)						(sf)	440.4	551.0		909.9			756.6		
											otal Non-res GFA							Building Av	erage Unit S	Size		Building Avera				
							7 <u>2</u>		DE0 0 11511		Residential GFA						(sm)		55.21				56.14			
—	Combined RES & NON-RES Gross Floor Area Totals 111,083.3 sm by-law 569-2013										(sf)		594.243	()	14DD		604.288		_							
			Gross Site Area 9,899.15 Public Road Dedication Gross FSI 11.2										Total	Total			tal 1BD 6 units	Total 296 u		Tota 163						
1	West (North South Broadview Ave.) 2,376.50 Net FSI 17.7													Total per type % of unit per												
													type	21.9	9%	4	19.1%	18.7	7%	10.).					
	South (Villiers Street) 1,250.30 Remaining Net Site Area 6,272.35											Total	all costs		OVE	RALL										
—	Remaining Net Site Area 6,272.35 GBA: Aggregate area of each floor measured from the exterior side of the exterior walls. Includes all shafts, stairs, open to below areas, loading areas, below grade areas and mechanical penthouse.											——		Total over	all units			1,581 unit	5							
17	GBA: Aggregate area of each floor measured from the exterior side of the exterior walls. Includes all shafts, stairs, open to below areas, loading areas, below grade areas and mechanical penthouse. GFA: *As per By-law 569-2103, Gross Floor Area (GFA) is reduced by the area in the building used for: parking, loading and bicycle parking below-ground; required loading spaces at the ground level and required bicycle parking spaces at or above-ground;													Overall av	erage unit	t size		55.7	sm							
- 1	GFA:												enity space required b					ci ali av	wow will				0.11			

The Statistics below are based on requirements as per the Toronto City-Wide Zoning Bylaw 569-2013 and the Toronto Green Standard v4 Parking Zone A Provided Residential - Occupant

 0.20 x 1581
 317

 0.90 x 1581
 1423

 Res short Term > 400 Dwelling Units Type G Type C Res long Term 0.30 x 15.92 8 0.20 x 15.92 4 Retail short term 3+(0.3/100sm) Retail long term (0.2/100sm) Type B Office (PIC) 0.20 x 50.89 14 0.20 x 50.89 11 4 Office short term 3+(0.2/100sm) Office long term (0.2/100sm) Bulk/Hazardous Waste Room 20 20 15.81 15.81 EV Outlets (15% of long-term) Bulk Waste Storage Room (10 sm per tower) Hazardous Waste Room (1sm/100 units) Garbage Room Size (Residential only)
 219.2
 219.2

 215.8
 215.8
 Tower North 10 Publicly accessible, short-term bicycle parking Tower South spaces, at-grade on the site or within the public boulevard Included in the TOTAL above: 25 25 Number of Accessible Parking Spaces Based on 1083 effective spaces Change & Shower facility per gender required Residential parking spaces w/ Energized Outlet (min. 100%) 234 Bicycle Maintenance Facility Res Visitor & Non-Res parking spaces w/ Energized Outlet (min. 25%) .8m length x 2.6m width x 1.9m vertical clearance **BUILDING NORTH BUILDING SOUTH** COMBINED Parking Space Location Required Provided Provided Required Provided RESIDENTIAL TOTAL TOTAL Res Amenity = 4.0sm/dwelling unit 3,188. sm 3,188. sm 6,324.00 sm 6,324.00 sm 3,136. sm 3,136. sm Occupant Visitor Interior Amenity min. 2.0sm/dwelling unit 4,288.90 sm 1,594. sm 2,251.7 sm 1,568. sm 2,037.2 sm 3,162.00 sm 117 117 117 3,162.00 sm Required Indoor Amenity Deducted from Gross Floor Area 2,035.10 sm Outdoor Amenity min. 40.0sm 40. sm 1,098.8 sm 40. sm 936.3 sm 40.00 sm 234 61

Date No. Description

Confidential without Prejudice

2024-10-18 Issued for Confidential Settlement Offer
2024-09-27 Issued for OPA and RZA3 Submission
ISSUERECORD

BDP. Quadrangle

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685 Lake Shore Blvd E Toronto, ON

SLH Lakeshore Inc.

21060 As indicatedACJBKCR

DRAWN REVIEWED

Statistics

PROJECT SCALE

A002.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



Date No. Description

Confidential without Prejudice

2024-10-18 Issued for Confidential Settlement Offer 2024-09-27 Issued for OPA and RZA3 Submission ISSUE RECORD



BDP. Quadrangle

685 Lake Shore Blvd E

Toronto, ON

for SLH Lakeshore Inc.

WQ KCR 21060 1:200 PROJECT SCALE

Context Plan

A101.S