

BDP. Quadrangle

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685 Lake Shore Blvd E

Toronto, ON

for
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	Statute
A101 S	Context Plan
A102 S	Site Plan
A103 S	Phasing plan
A151 S	Parking levels
A201 S	Ground Floor Plan
A202 S	Mezzanine 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 31-36 and Floor 40 Plan
A207 S	Floor 41-48 and Floor 49-54 Plan
A208 S	Floor 55-56 and MPH Plan
A209 S	Roof Plan
A401 S	East Elevation
A402 S	South Elevation
A403 S	West Elevation
A404 S	North Elevation
A401 S	Building Sections
A402 S	Building Section



PROJECT STATISTICS SUMMARY

Gross Site Area	9,899.15 sm
Public road dedication (West + South Public Roads)	3,626.8 sm
Net Site Area	6,272.35 sm

Building Height above Established Grade:	North	193.91
(excl. Mech Penthouse)	South	181.91

Gross Floor Space Index (FSI)	11.22
Net Floor Space Index (FSI)	17.71

Min. Residential Interior Amenity Space Required	3,162.00
Total Residential Interior Amenity Space Provided	4,288.90

Bicycle Parking Total Required	1,777.00
Bicycle Parking Total Provided	1,777.00

The Statistics below are based on requirements as per the Toronto City-Wide Zoning Bylaw 569-2013 and the Toronto Green Standard v4

EQUILAR PARKING LOCATION	Parking Space Location			AMENITY SPACE	Residential		BUILDING NORTH		BUILDING SOUTH		COMBINED	
	Level	RESIDENTIAL Occupant	VISITOR		TOTAL	Total Res Amenity = 4.0sm/dwelling unit	Required	Provided	Required	Provided	Required	Provided
	Surface						1,188. sm	1,188. sm	1,136. sm	1,136. sm	6,324.00 sm	6,324.00 sm
	P1		61		61	Interior Amenity min. 2.0sm/dwelling unit	1,594. sm	2,251.7 sm	1,568. sm	2,037.2 sm	3,162.00 sm	4,288.90 sm
	P2	117	0		117	Required Indoor Amenity Deducted from Gross Floor Area						3,162.00 sm
	P3	117	0		117	Outdoor Amenity min. 40.0sm	40. sm	936.3 sm	40. sm	1,098.8 sm	40.00 sm	2,035.10 sm
	TOTAL	234	61		295							

Totals	179	400	136	82	167	376	160	81
% of unit type unit type per building	22.5%	50.2%	17.1%	10.3%	21.3%	48.0%	20.4%	10.3%
Total per building	797 units				784 units			
Average unit type	Average Unit Size by Unit Type				Average Unit Size by Unit Type			
(sqm)	40.9	51.2	66.2	94.9	39.3	51.4	70.3	84.9
(sqm)	440.4	554.0	733.7	899.5	423.9	553.1	756.6	913.9
Building Average Unit	Building Average Unit Size				Building Average Unit Size			
(sqm)	55.21				56.14			
(sqm)	55.21				56.14			
Total ST	Total 1BD				Total 2BD			
346 units	776 units				296 units			
% of unit type unit type per building	21.9%				18.7%			
Overall	49.1%				10.3%			
Total overall unit	1,581 units							
Overall average unit	55.7				59.2			

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ISSUE RECORD

BDP. Quadrangle

685 Lake Shore Blvd E

SLH Lakeshore Inc.

Statistics

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.

