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July 8, 2025

Via Email (ray.kallio@toronto.ca; ariel.lo-wong@toronto.ca)

With Prejudice

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To Whom it May Concern:

**Re: Settlement Offer – 220, 230 and 240 Lake Promenade and 21 and 31 Park Boulevard
Ontario Land Tribunal Case No. OLT- 24-000882
City of Toronto Planning Application Nos. 23 134668 WET 03 OZ and
23 134682 WET 03 SB**

We represent The Lake Promenade Real Estate Co-Tenancy (the “**Owner**”), the controlling mind of the registered owners of the lands municipally known as 220, 230 and 240 Lake Promenade and 21 and 31 Park Boulevard (the “**Subject Property**”) in the City of Toronto (the “**City**”). On April 18, 2023, the Owner submitted applications to amend the City’s Official Plan and Zoning By-law No. 569-2013 as well as for a draft plan of subdivision (City Application Nos. 23 134668 WET 03 OZ and 23 134682 WET 03 SB – collectively, the “**Applications**”) as it relates to the Subject Property. The Applications were deemed complete by the City on June 13, 2023.

On August 9, 2024, the Owner appealed the Applications to the Ontario Land Tribunal (the “**Tribunal**”), pursuant to subsections 22(7), 34(11), and 51(31) of the *Planning Act*, R.S.O. 1990, c. P.13 (Tribunal Case No. OLT-24-000355 – the “**Appeal**”). In its decision dated January 6, 2025, the Tribunal set a twenty-day hearing for the Appeal scheduled to commence on September 9, 2025.

Further to our productive and fruitful discussions with City staff, we write to make a *with prejudice* offer to settle the Appeal with the City in its entirety (the “**Settlement Offer**”).

The Settlement Offer terms are as follows:

1. Settlement Drawings

The zoning by-law amendment and official plan amendment will permit the proposed mixed-use development subject to the matters expressly set out herein (the “**Development**”), substantially in accordance with the set of plans and drawings and site statistics which is attached hereto as Schedule "A" (the “**Settlement Drawings**”), which include the following:

- (a) Five mixed-use and residential buildings which consist of:
 - (i) Building A, having a maximum height of 12 storeys, with a maximum height of approximately 37 metres
 - (ii) Building B, having a maximum height of a 16 storeys, with a maximum height of approximately 48 metres;
 - (iii) Building C, consisting of two tower elements, for which the maximum height of the eastern element is 27 storeys, with a maximum height of approximately 87 metres and the maximum height of the western element is 19 storeys, with a maximum height of approximately 63 metres;
 - (iv) Building D, consisting of two tower elements, for which the maximum height of the eastern element is 29 storeys, with a maximum height of approximately 93 metres, and the maximum height of the western element is 26 storeys, with a maximum height of approximately 84 metres; and
 - (v) Building E, having a maximum height of 14 storeys, with a maximum height of approximately 47 metres;
- (b) For all proposed buildings on the Development, the height, massing, setbacks, stepbacks and separation distances, substantially as depicted in the Settlement Drawings, and for greater clarity:
 - (i) Podium heights on Buildings C and D at a maximum of 6 storeys, with a seventh storey stepped back as shown on the Settlement Drawings and only permitted:
 - A. between the north and south face of the towers of Building D; and,
 - B. between the south face of the towers of Building C.
 - (ii) Approximate mechanical penthouse heights as follows:
 - A. Building A: 5500mm;
 - B. Building B: 5500mm;

- C. Building C: 7000mm;
 - D. Building D: 7000mm; and
 - E. Building E: 7000mm;
- (iii) Building C having a “C-shaped” built form, while Building D having an “O-shaped” built form featuring a central courtyard;
 - (iv) The southern-facing massing of Building E having generous step-backs above the 10th storey;
 - (v) The northern-eastern portion of the Building E massing “matching” the south-eastern portion of the Building B massing;
 - (vi) Tower separation distances as between the tower elements on each of Buildings C and D of at least 30 metres;
 - (vii) Average tower floorplate sizes on all of the tower elements of Buildings C and D of approximately 820 square metres, allowing for appropriate architectural expression; and
 - (viii) Despite the Settlement Drawings, amenity space within Building C shall be located immediately adjacent to the proposed public park in lieu of a loading area;
- (c) Lake Promenade, as it exists currently, to the immediate south of the Subject Property. For greater clarity, the Applicant does not propose a road closure and does not propose a cul-de-sac associated with Lake Promenade;
 - (d) The Applicant agrees to construct a new L-shaped public road, with a new public 18.5 wide metre right-of-way, as shown on the Settlement Drawings, designed to meet the City of Toronto Development Infrastructure Policy & Standards;
 - (e) A minimum non-residential gross floor area for the Development of 230 square metres;
 - (f) With respect to unit mix in the Development, the Applicant commits to meeting the requirements set out in the Growing Up Guidelines (and Guideline 3.0 thereof) relating to the percentage distribution of family-sized units within the condominium buildings, namely: 10% of three-bedroom and 15% of two-bedroom requirements. For greater clarity, clause (f) does not relate to the unit mix for rental replacement units;
 - (g) Indoor and outdoor amenity space will be provided in accordance with the requirements set out in Zoning By-law 569-2013;
 - (h) The Applicant will secure the minimum parking supply for the Development in accordance with the statistics provided in the Settlement Drawings; and

- (i) Three on-site parkland dedications generally in the locations identified on the Settlement Drawings, with a minimum total area of 3,214 square metres, and with the exact size, location, and configuration of the parkland to the satisfaction of the General Manager, Parks and Recreation, subject to the following terms and conditions:
 - (i) the parkland dedication shall be transferred to the City free and clear above and below grade of all physical and title encumbrances; and,
 - (ii) the parkland dedication shall be transferred to the City in accordance with the Phasing Plan as further described in section 3 of this letter, in an acceptable environmental condition in base park condition.

The Settlement Drawings included alongside this Settlement Offer, if accepted by City Council, are intended to amend the plans previously submitted to the Tribunal for the Appeal.

2. **Other Settlement Terms**

The Owner and the City also agree to the following:

- (a) Prior to the issuance of the first above-grade building permit for any part of the Development, the Owner shall elect whether to convey the areas labelled as "P.O.P.S. / Landscaped Open Space" within the Settlement Drawings as a P.O.P.S. easement, or alternatively maintain ownership of those areas as landscaped open space;
- (b) The P.O.P.S./ Landscaped Open Space shall have minimum areas of approximately 1400 square metres, 1690 square metres, and 1230 square metres at grade on the western edges and south-central portions of the site, with the specific design of the POPS / Landscaped Open Space and any associated easements and improvements to be determined as part of the Site Plan Control process for this site, to the satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor;
- (c) The City and the Owner will request the Tribunal defer the Draft Plan of Subdivision Appeal *sine die*.; and
- (d) Consistent with timing set out within the Phasing Plan, the Owner shall gratuitously convey to the City all parts of the Subject Property within both the "Shoreline Hazard Limit" and the "10m Offset from the Shoreline Hazard Limit Line" as shown on the Settlement Drawings.

3. **Conditions Prior to the Issuance of a Final Order**

The Owner agrees that the following matters will be addressed to the satisfaction of the City prior to the issuance of a final order by the Tribunal allowing the Appeals on the terms set out herein:

- (a) The final form and content of the draft Official Plan and Zoning By-law are to the satisfaction of the City Solicitor and the Executive Director, Development Review;
- (b) The Owner has, at its sole cost and expense, provided a revised Functional Servicing and Stormwater Management Report, Hydrogeological Review Report, Hydrogeological Review Summary Form, Hydrogeological Assessment Report, Servicing Report, Groundwater Summary Form, Hydrological Review Summary Form, Foundation Drainage Summary Form and Associated engineering plans (i.e. Servicing Plan, Grading Plan, Storm Tributary Plan, Sanitary Tributary Plan, Plan & Profiles), to determine the stormwater runoff, sanitary flow and water supply demand resulting from this Development, and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services in consultation with the General Manager, Toronto Water;
- (c) The Owner has satisfied all requests for further information identified in the Engineering and Construction Services memo to City Planning dated July 18, 2023, including but not limited to, a revised Functional Servicing Report to demonstrate the Site can be adequately serviced to the satisfaction of the Chief Engineer and Executive Director, Development Engineering.
- (d) The Owner has, at its sole cost and expense, secured the design and provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the accepted Engineering Reports, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;
- (e) The Owner has ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-laws or that any required changes have been made to the proposed amending By-laws to the satisfaction of the Chief Planner and Executive Director, Development Review and the City Solicitor;
- (f) The Owner has, at its sole cost and expense, provided a revised Transportation Impact Study including a Transportation Demand Management Plan to the satisfaction of the Executive Director, Development Review and the General Manager, Transportation Services, and that such matters arising from such study be secured if required through the implementing zoning by-law amendment and/or Site Plan approval;
- (g) The Owner has, at its sole cost and expense, made arrangements with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the Development, according to the revised Functional

Servicing and Stormwater Management Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, and revised Transportation Impact Study accepted by the General Manager, Transportation Services;

- (h) The Owner has, at its sole cost and expense, submitted a revised Arborist Report, Tree Preservation Plan, Soil Volume Plan, Public Utilities Plans, Landscape Plan demonstrating sufficient soil volume for tree growth and Landscape Sections to the satisfaction of the Executive Director of Environment, Climate and Forestry Division;
- (i) The Owner has, at its sole cost and expense, made revisions to meet the Toronto Green Standard requirements, current as at the time of zoning application, if applicable, to the satisfaction of the Executive Director, Development Review;
- (j) The Owner has, at its sole cost and expense, submitted a revised Noise Study, to the satisfaction of the Executive Director, Development Review;
- (k) The Owner has, at its sole cost and expense, submitted a revised pedestrian level wind tunnel study, including the identification of any required mitigation measures to be implemented and secured through the zoning by-law and/or site plan control process to resolve wind safety exceedances and to improve pedestrian comfort, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review;
- (l) The Owner has, at its sole cost and expense submitted an updated Sun/Shadow Study to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review;
- (m) The Owner has, at its sole cost and expense, satisfied requirements of the Toronto District School Board and the Toronto Catholic District School Board regarding signage and warning clauses related to enrollment capacity;
- (n) In accordance with Section 42 of the *Planning Act* and at a time(s) set out within the Phasing Plan contemplated in Section 3(p) of this letter, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 3214 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor;
- (o) City Council has approved the Rental Housing Demolition Application (File 23 134700 WET 03 RH) under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units, and the Owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision including:

- (i) the replacement of the existing residential rental units on the lands;
 - (ii) the rents, rental tenure, unit mix, and unit sizes of the replacement rental units;
 - (iii) an acceptable Tenant Relocation and Assistance Plan addressing the right for existing tenants to return to replacement rental units on the lands at similar rents, the provision of alternative accommodation at similar rents, and other assistance to mitigate hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning; and
 - (iv) any other rental housing-related matters in conformity with Policy 3.2.1.6 of the Toronto Official Plan and Chapter 667 of the Toronto Municipal Code; and
- (p) The Owner has submitted a Phasing Plan for the Development, satisfactory to the Executive Director, Development Review, in consultation with the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services.

4. Settlement Offer Conditions

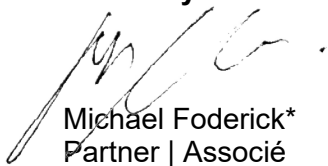
This Settlement Offer is conditional on:

- (a) City Council accepting this Settlement Offer during its meeting scheduled for July 23-25, 2025;
- (b) the City consenting to the Owner requesting a settlement hearing for the Appeal, to be held during or before the hearing scheduled for the Appeal, for the issuance of an interim order by the Tribunal approving the Development and the Settlement Drawings in principle (however, should the conditions outlined in Section 3 herein be cleared prior to the settlement hearing, the City will consent to the Owner requesting the issuance of a final order by the Tribunal approving the Development at the settlement hearing); and,
- (c) the City agreeing that the Owner may formally revise its plans previously submitted to the Tribunal to reflect the Settlement Drawings.

Should you require further information please do not hesitate to contact our office.

Sincerely,

McCarthy Tétrault LLP



Michael Foderick*
Partner | Associé

MF/JC/DA

232062/590993
MTDOCS 61574988

SCHEDULE "A"

Settlement Drawings, prepared by BDP Quadrangle, dated July 2, 2025

232062/590993
MTDOCS 61574988

Ray Kallio, Solicitor, Ariel Lo-Wong, Solicitor - July 8, 2025

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

220, 230 and 240 Lake Promenade - Settlement Drawings

Etobicoke. ON

for
Compten Management Inc.

Project No. 13072
Date 02 July 2025
Issued for Settlement

ARCHITECTURAL DRAWINGS

A000.S	Cover Page
A101.S	Site Plan
A103.S	Context Plan with Existing Buildings and Existing Park
A201.S	Ground Floor Plan
A205.S	Typical Podium Plan
A212.S	Typical Tower Plan
A900.S	Site 3D Massing

MUNICIPAL PLANNING CONSULTANTS

Goldberg Group
2096 Avenue Road
North York, ON M5M 4A8
T 416 322 6364

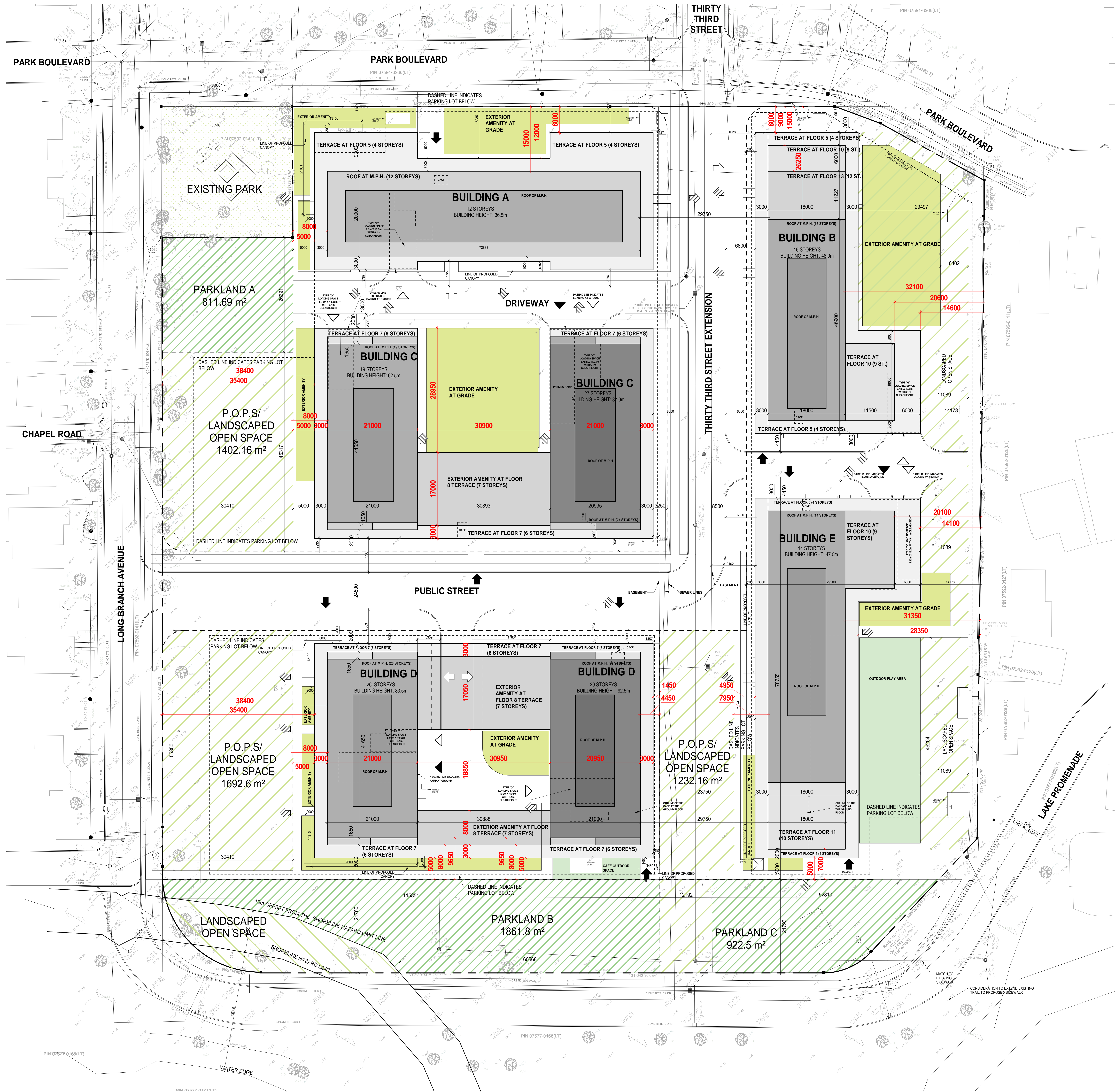
TRAFFIC

WSP Canada Inc.
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Calgary, AB T2H 2G4
T 403 255 7946

WIND CONSULTANT

Theakson Environmental Consulting
Engineers
596 Glengarry Cr., P.O. Box 390
Fergus, ON N1M 3E2
T 519 787 2910

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KEY PLAN

SITE PLAN LEGEND

PROPERTY LINE

LINE OF UNDER GROUND GARAGE BELOW

MAIN BUILDING ENTRANCE

RETAIL ENTRANCE

EXIT

VEHICLE / LOADING ENTRANCE / EXIT

FIRE HYDRANT

SIAMESE CONNECTION

MANHOLE COVER

AREA DRAIN

CATCH BASIN

FLOOR DRAIN (PARKING SLAB)

FLOOR DRAIN (INTERIOR)

EXISTING LIGHT

TYPICAL PARKING SPACE

TYPICAL B.F. PARKING SPACE

FINISH FLOOR ELEVATION

EXISTING ELEVATION

PROPOSED ELEVATION

TOP OF ROOF

BUILDING ENVELOPE

FIRE ESCAPE ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT

GREEN ROOF

TERRACE PAVERS

Date

No.

Description

REVISION RECORD

2025-07-02

Settlement

2025-06-27

Modification

2025-06-25

Modification

2025-03-10

OLT

2023-05-16

Rezoning**ISSUE RECORD**

220, 230 and 240 Lake Promenade & 21 and 31 Park Boulevard Etobicoke, ON for Compten Management Inc.

13072 As indicated

MK PS

PROJECT SCALE

DRAWN REVIEWED

Site Plan

A101.S

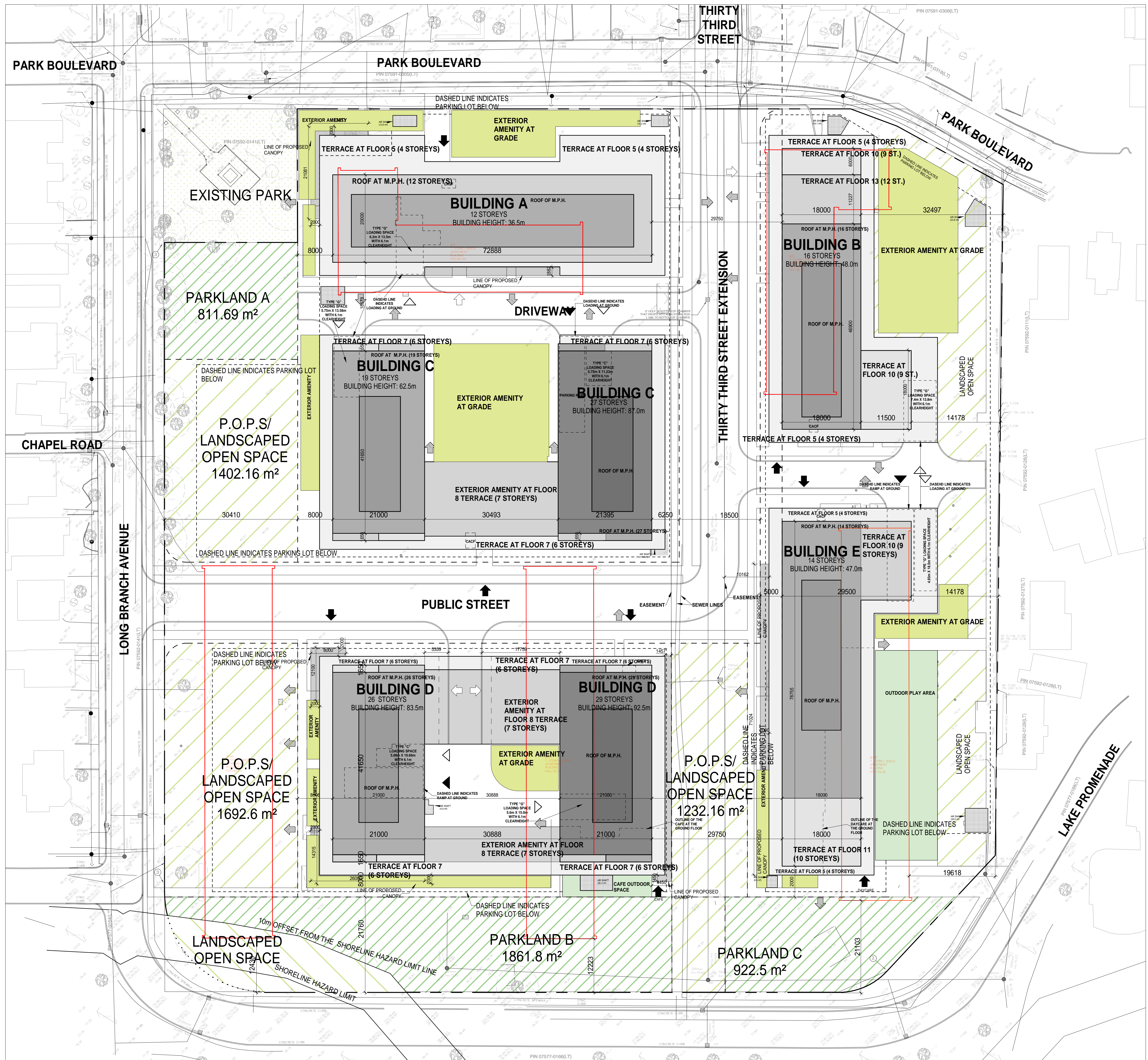
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CONTEXT PLAN AND EXISTING PARK
SCALE: NTS



KEY PLAN

SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE/LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMENSE CONNECTION
- MANHOLE COVER
- AREA DRAIN
- CATCH BASIN
- FLOOR DRAIN (PARKING SLAB)
- FLOOR DRAIN (INTERIOR)
- EXISTING LIGHT
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- FINISH FLOOR ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF ROOF
- BUILDING ENVELOPE
- FIRE ACCESS ROUTE HEAVY DUTY PAVING
ASSEMBLY TO BE DESIGNED TO MEET THE
LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
- GREEN ROOF
- TERRACE PAVERS

REVISION RECORD

Date	No.	Description
2025-07-02	Settlement	
2025-06-27	Modification	
2025-06-25	Modification	
2025-03-10	OLT	
2023-05-16	Rezoning	

ISSUE RECORD

220, 230 and 240 Lake Promenade & 21 and 31 Park Boulevard Etobicoke, ON for Compten Management Inc.
13072 1:400 PS LMK
Context Plan with Existing Buildings and Existing Park

A103.S

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PARK BOULEVARD

PARK BOULEVARD

PROPERTY LINE

PARK BOULEVARD

EXISTING PARK

PROPERTY LINE

PARKLAND A
812.830m²

GCA: 2151.31m²

DRIVEWAY

CHAPEL ROAD

P.O.P.S./
LANDSCAPED
OPEN SPACE
1402.159m²

GCA: 2908.89m²

PUBLIC STREET

GCA: 1943m²

PROPERTY LINE

LONG BRANCH AVENUE

P.O.P.S./
LANDSCAPED
OPEN SPACE
1692.635m²

P.O.P.S./
LANDSCAPED
OPEN SPACE
1232.164m²

GCA: 3043.33m²

PARKLAND B
1603.821m²

GCA: 2214.17m²

PARKLAND C
922.5m²

LANDSCAPED
OPEN SPACE

PROPERTY LINE

KEY PLAN

SITE PLAN LEGEND

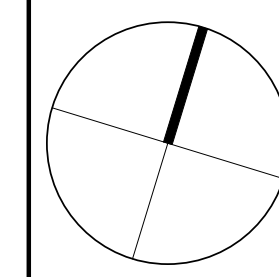
- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
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- GREEN ROOF
- TERRACE PAVERS

Date No. Description

REVISION RECORD

2025-07-02	Settlement
2025-06-27	Modification
2025-06-25	Modification
2025-03-10	OLT
2023-05-16	Rezoning

ISSUE RECORD



**BDP.
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416-598-1200 www.bdpquadrangle.com

220, 230 and 240 Lake
Promenade & 21 and 31 Park
Boulevard
Etobicoke, ON
for Compten Management Inc.

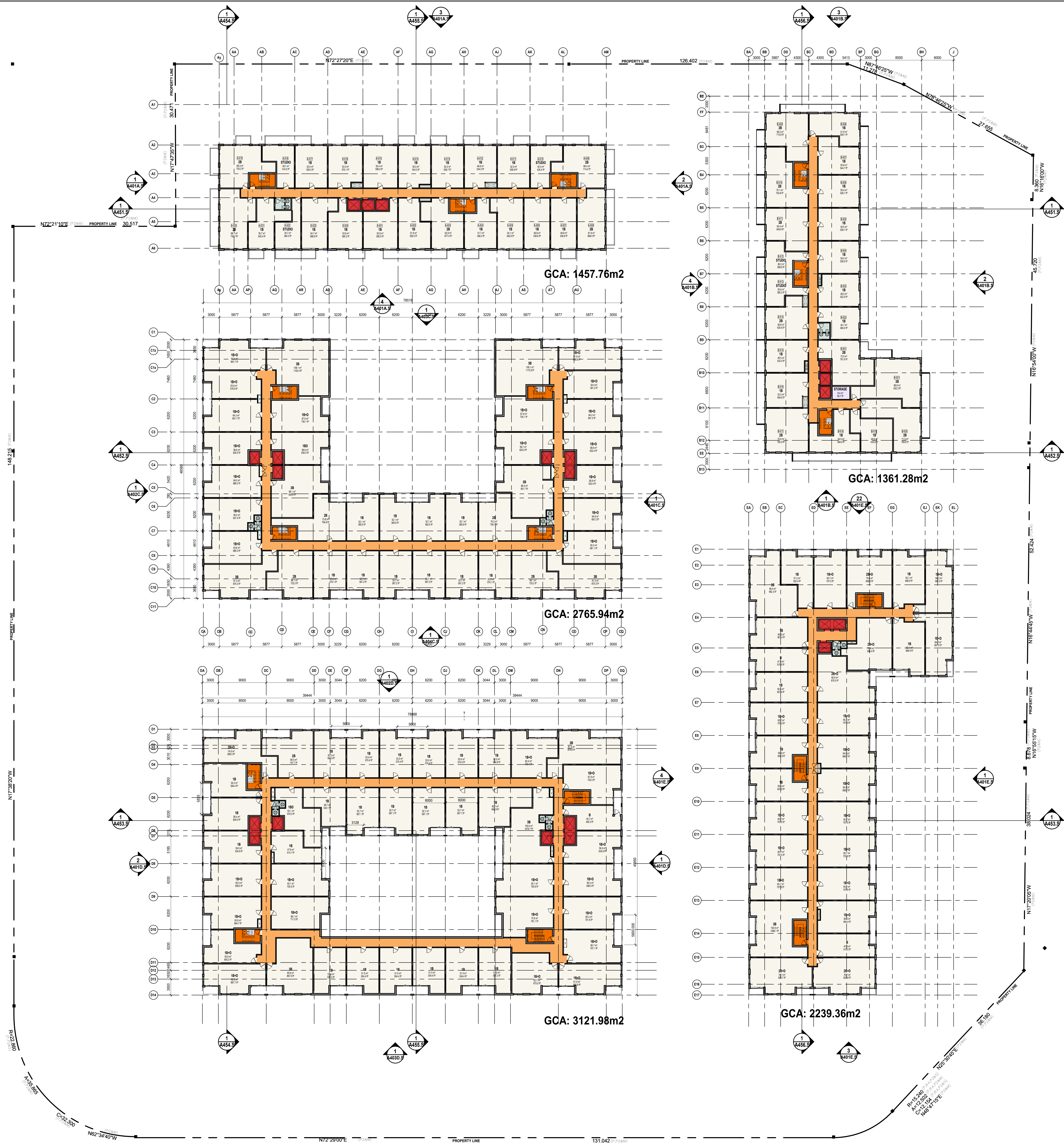
13072 1:250 MK PS
PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan

A201.S

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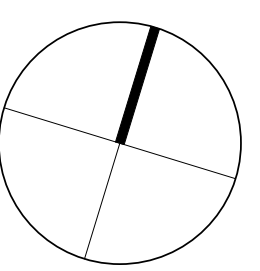


KEY PLAN

REVISION RECORD

Date	No.	Description
2025-07-02	Settlement	
2025-06-27	Modification	
2025-06-25	Modification	
2025-03-10	OLT	
2023-05-16	Rezoning	

ISSUE RECORD



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220, 230 and 240 Lake
Promenade & 21 and 31 Park
Boulevard
Etobicoke, ON
for
Compten Management Inc.

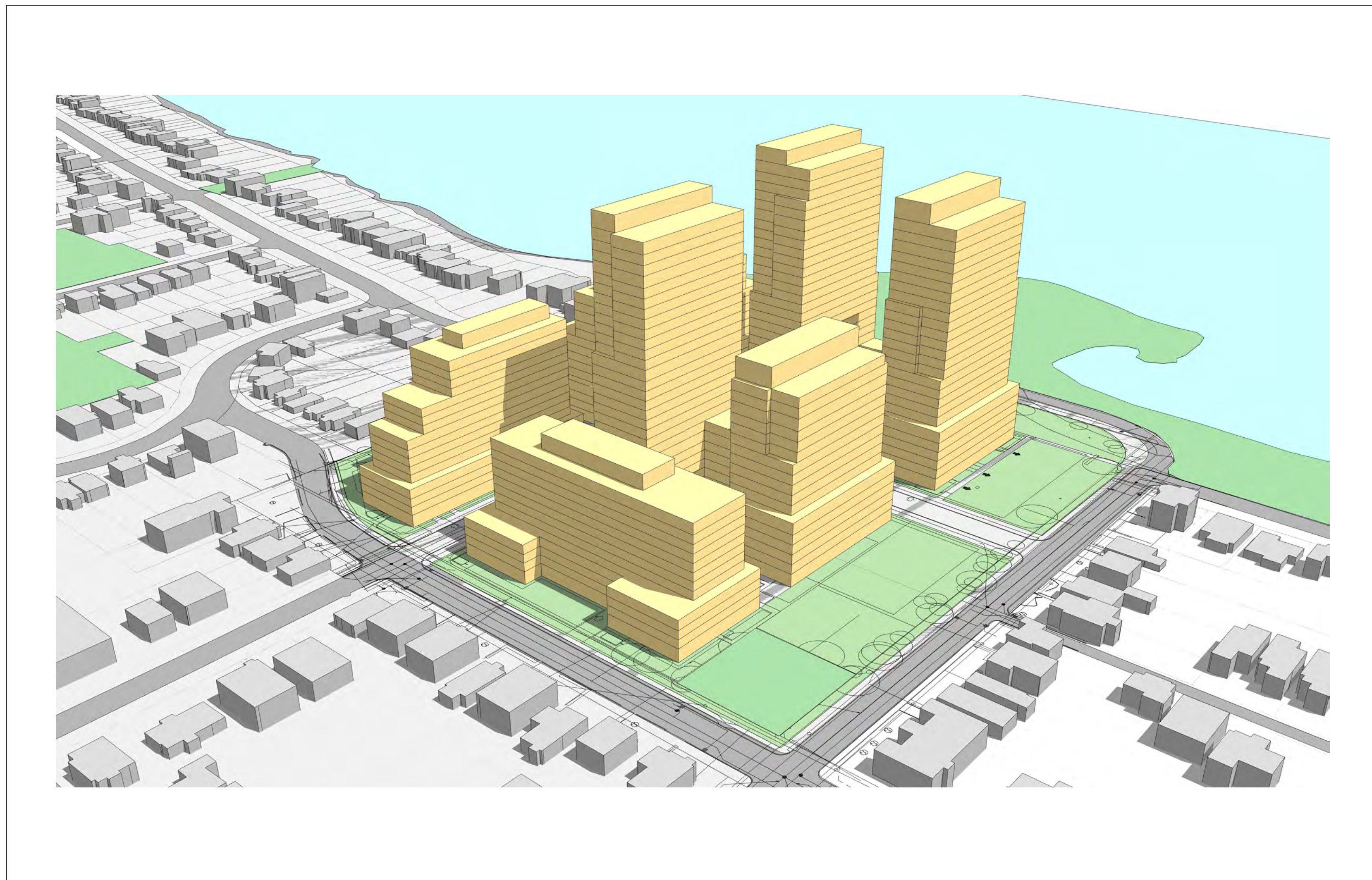
13072 1 : 250 MK PS
PROJECT SCALE DRAWN REVIEWED

Typical Podium Plan

A205.S

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NORTH-WEST VIEW



NORTH-EAST VIEW



SOUTH-WEST VIEW

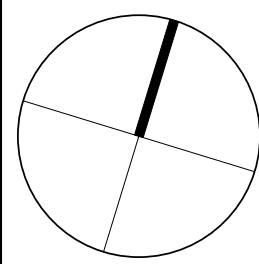


SOUTH-EAST VIEW

KEY PLAN

Date	No.	Description
REVISION RECORD		

2025-07-02	Settlement
2025-06-27	Modification
2025-06-25	Modification
2025-03-10	OLT
2023-05-16	Rezoning
ISSUE RECORD	



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220, 230 and 240 Lake
Promenade & 21 and 31 Park
Boulevard
Etobicoke, ON
for
Compton Management Inc.

13072 KB PS
PROJECT SCALE DRAWN REVIEWED

Site 3D Massing

A900.S

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work.

220, 230 and 240 Lake Promenade - Statistics

Building A - Rental Building
12 Storeys

Floor	GCA (sm)	GCA (sf)	GFA (sm)	GFA (sf)	Units
Level 12	1,457.8	15,691.6	1,384.9	14,907.0	24
Level 11	1,457.8	15,691.6	1,384.9	14,907.0	24
Level 10	1,457.8	15,691.6	1,384.9	14,907.0	24
Level 9	1,457.8	15,691.6	1,384.9	14,907.0	24
Level 8	1,457.8	15,691.6	1,384.9	14,907.0	24
Level 7	1,457.8	15,691.6	1,384.9	14,907.0	24
Level 6	1,457.8	15,691.6	1,384.9	14,907.0	24
Level 5	1,445.1	15,554.9	1,372.8	14,777.2	24
Level 4	2,150.1	23,143.5	2,042.6	21,986.3	28
Level 3	2,150.1	23,143.5	2,042.6	21,986.3	28
Level 2	2,041.0	21,969.1	1,939.0	20,870.7	25
Ground	2,174.2	23,402.9	2,065.5	22,232.7	10
Total	20,165.1	217,055.1	19,156.8	206,202.4	283

Building C
7 Storey Podium, 19 and 27 Storey Towers

Floor	GCA (sm)	GCA (sf)	GFA (sm)	GFA (sf)	Units
Level 27	820.0	8,826.4	779.0	8,385.1	14
Level 26	820.0	8,826.4	779.0	8,385.1	14
Level 25	820.0	8,826.4	779.0	8,385.1	14
Level 24	820.0	8,826.4	779.0	8,385.1	14
Level 23	820.0	8,826.4	779.0	8,385.1	14
Level 22	820.0	8,826.4	779.0	8,385.1	14
Level 21	820.0	8,826.4	779.0	8,385.1	14
Level 20	820.0	8,826.4	779.0	8,385.1	14
Level 19	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 18	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 17	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 16	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 15	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 14	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 13	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 12	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 11	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 10	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 9	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 8	1,640.0	17,652.8	1,558.0	16,770.2	14
Level 7	2,196.0	23,637.5	2,086.2	22,455.6	36
Level 6	2,765.9	29,771.9	2,627.6	28,283.3	38
Level 5	2,765.9	29,771.9	2,627.6	28,283.3	38
Level 4	2,765.9	29,771.9	2,627.6	28,283.3	38
Level 3	2,765.9	29,771.9	2,627.6	28,283.3	38
Level 2	2,765.9	29,771.9	2,627.6	28,283.3	34
Ground	2,908.9	31,311.1	2,763.5	29,745.6	14
Total	45,174.4	486,252.7	42,915.7	461,940.1	670

Building E
14 Storeys

Floor	GCA (sm)	GCA (sf)	GFA (sm)	GFA (sf)	Units
Level 14	1,246.8	13,420.4	1,184.5	12,749.4	16
Level 13	1,246.8	13,420.4	1,184.5	12,749.4	16
Level 12	1,246.8	13,420.4	1,184.5	12,749.4	16
Level 11	1,246.8	13,420.4	1,184.5	12,749.4	16
Level 10	1,380.0	14,854.2	1,311.0	14,111.5	20
Level 9	1,624.6	17,487.0	1,543.4	16,612.7	22
Level 8	1,624.6	17,487.0	1,543.4	16,612.7	22
Level 7	1,624.6	17,487.0	1,543.4	16,612.7	22
Level 6	1,624.6	17,487.0	1,543.4	16,612.7	22
Level 5	1,624.6	17,487.0	1,543.4	16,612.7	22
Level 4	2,214.0	23,831.3	2,103.3	22,639.7	30
Level 3	2,214.0	23,831.3	2,103.3	22,639.7	30
Level 2	2,214.0	23,831.3	2,103.3	22,639.7	30
Ground	2,214.0	23,831.3	2,103.3	22,639.7	8
Total	23,346.2	251,296.2	22,178.9	238,731.4	292

Building Totals

Building	GCA (sm)	GCA (sf)	GFA (sm)	GFA (sf)	Units
Building A	20,165.1	217,055.1	19,156.8	206,202.4	283
Building B	20,793.7	223,821.3	19,754.0	212,630.2	288
Building C	45,174.4	486,252.7	42,915.7	461,940.1	670
Building D	53,659.0	577,580.1	50,976.1	548,701.1	826
Building E	23,346.2	251,296.2	22,178.9	238,731.4	292
Total	163,138.4	1,756,005.4	154,981.5	1,668,205.2	2,359

Site Totals

	Area (sm)
Gross Site Area	36,631.0
Area of Parkland Dedication	3,596.0
Area of Roads	4,450.3
Net Site Area	28,584.7
FSI	5.42
P.O.P.S. (park of net site area)	4,326.9

Note: GFA is an estimate only and represents 95% of the GCA

Building B - Rental Building
16 Storeys

Floor	GCA (sm)	GCA (sf)	GFA (sm)	GFA (sf)	Units
Level 16	844.2	9,086.9	802.0	8,632.5	13
Level 15	844.2	9,086.9	802.0	8,632.5	13
Level 14	844.2	9,086.9	802.0	8,632.5	13
Level 13	844.2	9,086.9	802.0	8,632.5	13
Level 12	1,046.3	11,262.3	994.0	10,699.2	16
Level 11	1,046.3	11,262.3	994.0	10,699.2	16
Level 10	1,046.3	11,262.3	994.0	10,699.2	16
Level 9	1,361.3	14,652.9	1,293.2	13,920.3	21
Level 8	1,361.3	14,652.9	1,293.2	13,920.3	21
Level 7	1,361.3	14,652.9	1,293.2	13,920.3	21
Level 6	1,361.3	14,652.9	1,293.2	13,920.3	21
Level 5	1,361.3	14,652.9	1,293.2	13,920.3	20
Level 4	1,882.1	20,258.7	1,788.0	19,245.8	27
Level 3	1,882.1	20,258.7	1,788.0	19,245.8	27
Level 2	1,755.5	18,896.0	1,667.7	17,951.2	18
Ground	1,951.8	21,009.0	1,854.2	19,958.5	12
Total	20,793.7	223,821.3	19,754.0	212,630.2	288

Building D
7 Storey Podium, 26 and 29 Storey Towers

Floor	GCA (sm)	GCA (sf)	GFA (sm)	GFA (sf)	Units
Level 29	820.0	8,826.4	779.0	8,385.1	14
Level 28	820.0	8,826.4	779.0	8,385.1	14
Level 27	820.0	8,826.4	779.0	8,385.1	14
Level 26	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 25	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 24	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 23	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 22	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 21	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 20	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 19	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 18	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 17	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 16	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 15	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 14	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 13	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 12	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 11	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 10	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 9	1,640.0	17,652.8	1,558.0	16,770.2	28
Level 8	1,640.0	17,652.8	1,558.0	16,770.2	14
Level 7	2,494.0	26,845.2	2,369.3	25,502.9	35
Level 6	2,926.0	31,495.2	2,779.7	29,920.4	45
Level 5	2,926.0	31,495.2	2,779.7	29,920.4	45
Level 4	2,926.0	31,495.2	2,779.7	29,920.4	45
Level 3	2,926.0	31,495.2	2,779.7	29,920.4	45
Level 2	2,926.0	31,495.2	2,779.7	29,920.4	43
Ground	2,915.0	31,376.8	2,769.3	29,807.9	8
Total	53,659.0	577,580.1	50,976.1	548,701.1	826

Site Statistics	Original Submission April 2023	Revised Plans March 2025	Revised Plans June 27 2025
Net Site Area	27,870 sq. m.	27,870 sq. m.	28,584.7 sq. m.
Parkland Dedication	5,031.7 sq. m.	3,221.6 sq. m.	3,596.0 sq. m.
POPS	3,807.15 sq. m.	4,326.96 sq. m.	4,326.92 sq. m.
Roads	3,722.10 sq. m.	4,761.43 sq. m.	4,450.0 sq. m.
Building Height	Building A: 14 and 14- storeys (44.5m and 45m) Building B: 12-storeys (35.9m) Building C: 12-storeys (35m) Building E: 30 and 30- storeys (92.3m and 92.3m) Building F: 12 and 12- storeys (38.2m and 37.6m)	Building A: 12-storeys (35.3m) Building B: 16-storeys (46.7m) Building C: 25 and 36-storeys (78.2m and 111.9m) Building D: 25 and 39-storeys (78.8m and 121.7m) Building E: 10-storeys (33.7m)	Building A: 12-storeys (36.5) Building B: 16-storeys (48.0) Building C: 19 and 27-storeys (62.5m and 87.0) Building D: 26 and 29-storeys (83.5m and 92.5m) Building E: 14-storeys (47.0)
Gross Floor Area	Building A: 23,365 sq. m. Building B: 23,442 sq. m. Building C: 13,942 sq. m. Building D: 47,590 sq. m. Building E: 21,005 sq. m. Total: 129,344 sq. m.	Building A: 18,738.9 sq. m. Building B: 19,182.6 sq. m. Building C: 49,921.4 sq. m. Building D: 50,995.3 sq. m. Building E: 17,481.3 sq. m. Total: 156,319.5 sq. m.	Building A: 19,157 sq. m. Building B: 19,754 sq. m. Building C: 42,916 sq. m. Building D: 50,976 sq. m. Building E: 22,179 sq. m. Total: 154,982 sq. m.
Non-Residential GFA	0	Retail: 222.4 sq. m. Daycare: 553.6 sq. m.	Retail: 222 sq. m. Daycare: 554 sq. m.
FSI (net)	4.64 FSI	5.6 FSI	5.42 FSI
Unit Mix	Bachelor: 76 (4%) 1 Bedroom: 438 (22%) 1 Bedroom + Den: 922 (46%) 2 Bedroom: 420 (21%) 3 Bedroom: 165 (8%) Market Condo: 1,444 Market Rental: 29 Rental Replacement: 548 Total: 2,021	Bachelor: 241 (10%) 1 Bedroom: 965 (42%) 1 Bedroom + Den: 262 (11%) 2 Bedroom: 559 (24%) 2 Bedroom + Den: 40 (1%) 3 Bedroom: 241 (10%) Market Condo: 1,739 Market Rental: 21 Rental Replacement: 548 Total: 2,308	Bachelor: 10% 1 Bedroom: 55% 2 Bedroom: 25% 3 Bedroom: 10% Condominium: 1,811 Rental Replacement: 548 Total: 2,359
Amenity Space	Indoor: 4,057 sq. m. Outdoor: 4,044 sq. m.	Indoor: 4,661 sq. m. Outdoor: 4,617 sq. m.	Indoor: 2sm per unit Outdoor: 2sm per unit
Vehicular Parking Spaces	Total: 1,307	Total: 1,189	Total: 1,189
Bicycle Parking Spaces	Total: 1,642	Total: 1,752	Total: As per ZBL



220, 230 and 240 Lake Promenade - Shadow Studies

Shadow Study

02 July 2025

t 416 598 1240
www.bdpquadrangle.com

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100
Toronto, ON M5V 0S8

MARCH SHADOW STUDY

Existing Conditions



March 21 | 09:18 am

Proposed



March 21 | 09:18 am

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



March 21 | 10:18 am

Proposed



March 21 | 10:18 am

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



March 21 | 11:18 am

Proposed



March 21 | 11:18 am

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals

Existing Conditions



March 21 | 12:18 pm

Proposed



March 21 | 12:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



March 21 | 1:18 pm

Proposed



March 21 | 1:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



March 21 | 2:18 pm

Proposed



March 21 | 2:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



March 21 | 3:18 pm

Proposed



March 21 | 3:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



March 21 | 4:18 pm

Proposed



March 21 | 4:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



March 21 | 5:18 pm

Proposed



March 21 | 5:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



March 21 | 6:18 pm

Proposed



March 21 | 6:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



APRIL SHADOW STUDY

Existing Conditions



April 21 | 1:18 pm

Proposed



April 21 | 1:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



April 21 | 2:18 pm

Proposed



April 21 | 2:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals

Existing Conditions



April 21 | 3:18 pm

Proposed



April 21 | 3:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



April 21 | 4:18 pm

Proposed



April 21 | 4:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



April 21 | 5:18 pm

Proposed



April 21 | 5:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



Existing Conditions



April 21 | 6:18 pm

Proposed



April 21 | 6:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals



MAY SHADOW STUDY

Existing Conditions



May 21 | 1:18 pm

Proposed



May 21 | 1:18 pm

- Heritage - Existing Listed Properties
- Applicant Parkland Dedication
- Existing Parks
- Water

- Existing and Approved Shadows
- Development Site Boundary
- Shadow from Applicant Proposal
- Applicant Proposal

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals

