



45 – 47 SHEPPARD AVE E

NYCC PUBLIC MEETING
PRESENTATION BY LEV LIVING

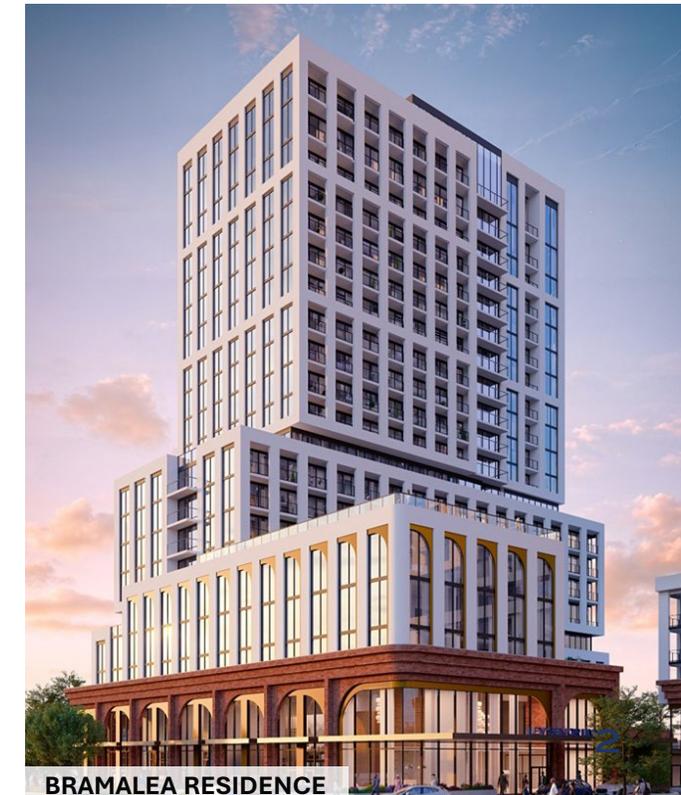
— 2025.12.05 —

ABOUT LEV

Lev Living, part of the Lev Group, is a family-owned, Toronto-based real estate developer. Lev is the owner, operator, and long-term developer of 45-47 Sheppard Ave E.

Lev is actively involved in community building throughout the GTA:

- **3+ million** square feet of new mixed-use residential, retirement residence, and commercial development in the pipeline
- **5,000+** new homes in the pipeline
- Designing/building **community infrastructure**:
 - Roads and services
 - Parks and Privately-Owned Publicly Accessible Spaces (POPS)
 - Community services and facilities
- **1,500+** residential suites constructed & operated
- **600+** team members employed locally



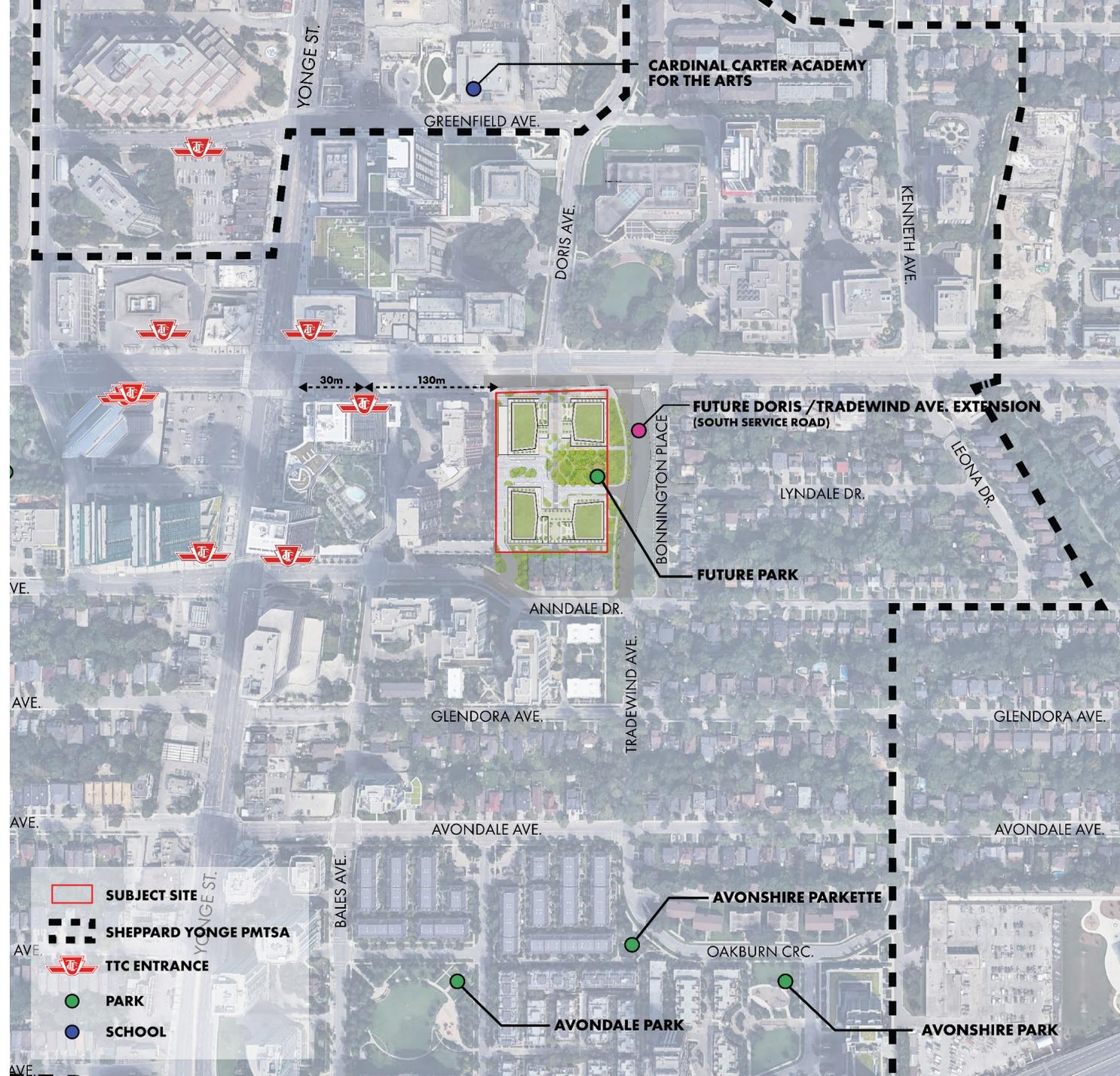
EXISTING SITE

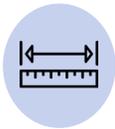
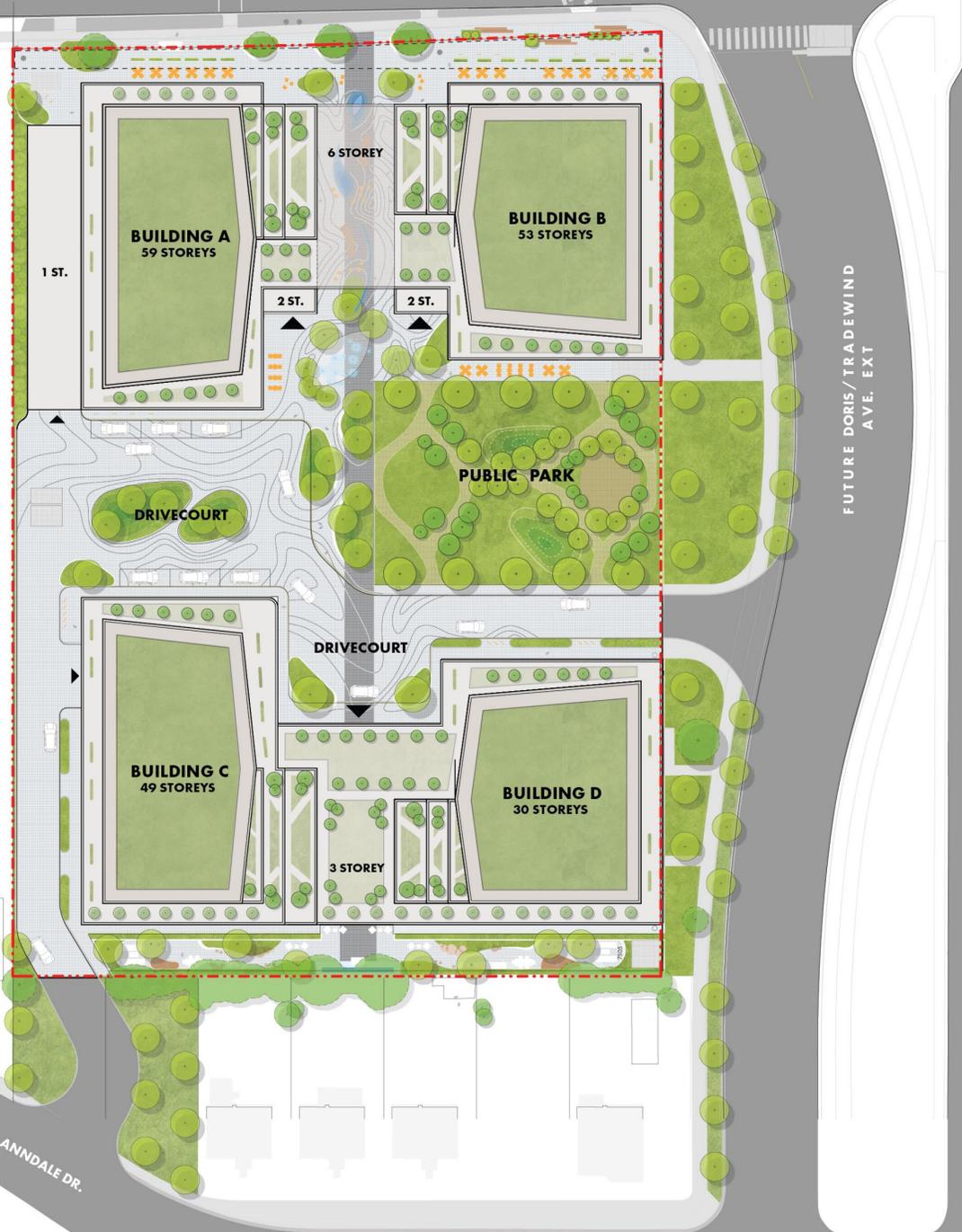


45 SHEPPARD AVE E



47 SHEPPARD AVE E

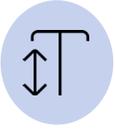




SITE AREA
11,945 sq. m



GROSS FLOOR AREA
Residential 147,000+ sq. m
Non-Residential 3,500+ sq. m



HEIGHT
30-59 Storeys



OUTDOOR & INDOOR AMENITY SPACE
9,500+ sq. m



RESIDENTIAL UNITS
2,300+ units
40% are 2 and 3-bedrooms



VEHICULAR PARKING
680+ Spaces



BICYCLE PARKING
1,800+ Spaces
Bicycle Maintenance Facilities



ON SITE PUBLIC PARK
1,159 sq. m



CENTRAL PLAZA & OPEN SPACE



SUSTAINABLE DEVELOPMENT
Energy Efficient Building Design
Smart Building Technology



MIDBLOCK CONNECTION



AOCC COMMUNITY SPACE



PHASE 1 – BUILDINGS A & B (NORTH VIEW)



BUILDING A TOWER



PHASE 1 PODIUM FROM SHEPPARD



SIGNAGE

RETAIL PROMENADE ALONG SHEPPARD



PHASE 2 – BUILDINGS C & D (NORTH VIEW)



BUILDING D FROM TRADEWIND/DORIS EXTENSION



PHASE 2 PODIUM (NORTH VIEW)

COMMUNITY BUILDING, TOGETHER.





LEV LIVING™

