

2157 LAKESHORE BLVD WEST

ISSUED FOR ZBA SUBMISSION
FEB 7TH, 2020

DRAWING LIST	
A000	DRAWING LIST AND ARCHITECTURAL VISUALIZATION
A100	SITE SURVEY
A101	SITE STATISTICS AND TGS TEMPLATE
A102	SITE PLAN AND CONTEXT PLAN
A150	LEVEL P1
A201	GROUND FLOOR
A202	LEVEL 2
A203	TYPICAL FLOOR
A204	MPH
A205	ROOF PLAN
A301	EAST ELEVATION
A302	WEST ELEVATION
A303	NORTH ELEVATION
A304	SOUTH ELEVATION
A401	SECTIONS



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ISSUES

No.	DESCRIPTION	DATE
1	ISSUE FOR REZONING SUBMISSION	2020-02-07

CONSULTANTS

SEAL

PRIME CONSULTANT

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Tel: 416 596 1330 fax: 416 596 0644
ibigroup.com

PROJECT

2157 Lakeshore BLVD W

Project Address
City, Province/State
Postal/ZIP Code

PROJECT NO:
114563

SCALE:
NTS

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE

DRAWING LIST AND
ARCHITECTURAL
VISUALIZATION

SHEET NUMBER

A000

ISSUE

1

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SURVEYOR'S REAL PROPERTY REPORT AND PLAN OF TOPOGRAPHY OF PART OF LOTS 9 & 10
REGISTERED PLAN 1229
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)
SCALE 1 : 150
GENESIS LAND SURVEYING INC.

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METRIC / IMPERIAL
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE
 1. THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED DECEMBER 7th, 2018
 2. THIS PLAN AND REPORT WERE PREPARED FOR 2599302 ONTARIO LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING NOTE
 BEARINGS ARE GRID AND ARE REFERRED TO THE EASTERLY LIMIT OF LAKESHORE BOULEVARD WEST HAVING A BEARING N 19° 12' 00" E AS SHOWN ON PLAN 66R-27046.

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK N° 1194 WITH A PUBLISHED ELEVATION OF 79.415 METRES (CGVD-1928:PRE-1978).

PART NOTE
 CONFIGURATION OF PART LIMITS SHOWN ON THIS PLAN AT ELEVATION 84.00 METRES

EASEMENT NOTE
 TOGETHER WITH EASEMENT OVER PART, PLAN 66R-27046 AS IN INSTRUMENT No. AT4754646 (NOT BERGTED ON THIS PLAN)

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PROJECT
2157 Lakeshore BLVD W
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 City, Province/State
 Postal/ZIP Code

PROJECT NO: 114563	SCALE: NTS
DRAWN BY: MAAZ MALEK	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
SITE SURVEY

SHEET NUMBER
A100

ISSUE
1

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
○	DENOTES IRON BAR
SB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
CC	DENOTES CUT CROSS
CC	DENOTES CONCRETE PIN
WT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
P1	DENOTES PLAN 66R-27046
P2	DENOTES PLAN 66R-27899
P4	DENOTES TSCP 2496
P5	DENOTES PLAN 66R-27328
P6	DENOTES PLAN 66R-29183
P8	DENOTES TSCP 2590
1525	DENOTES R. AVIS SURVEYING INC., O.L.S.
1370	DENOTES KROMAR SURVEYING LTD., O.L.S.
967	DENOTES W. N. WILDMAN, O.L.S.
PH	DENOTES PROPERTY IDENTIFIER NUMBER
N.S.E.W.	DENOTES NORTH, SOUTH, EAST, WEST
O.H.W.	DENOTES OVERHEAD WIRES
PC	DENOTES POINT OF CURVATURE
TC/BC	DENOTES TOP/BOTTOM OF CURB
CB	DENOTES CATCH BASIN
FH	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
GW	DENOTES GUY WIRES
GV	DENOTES GAS VALVE

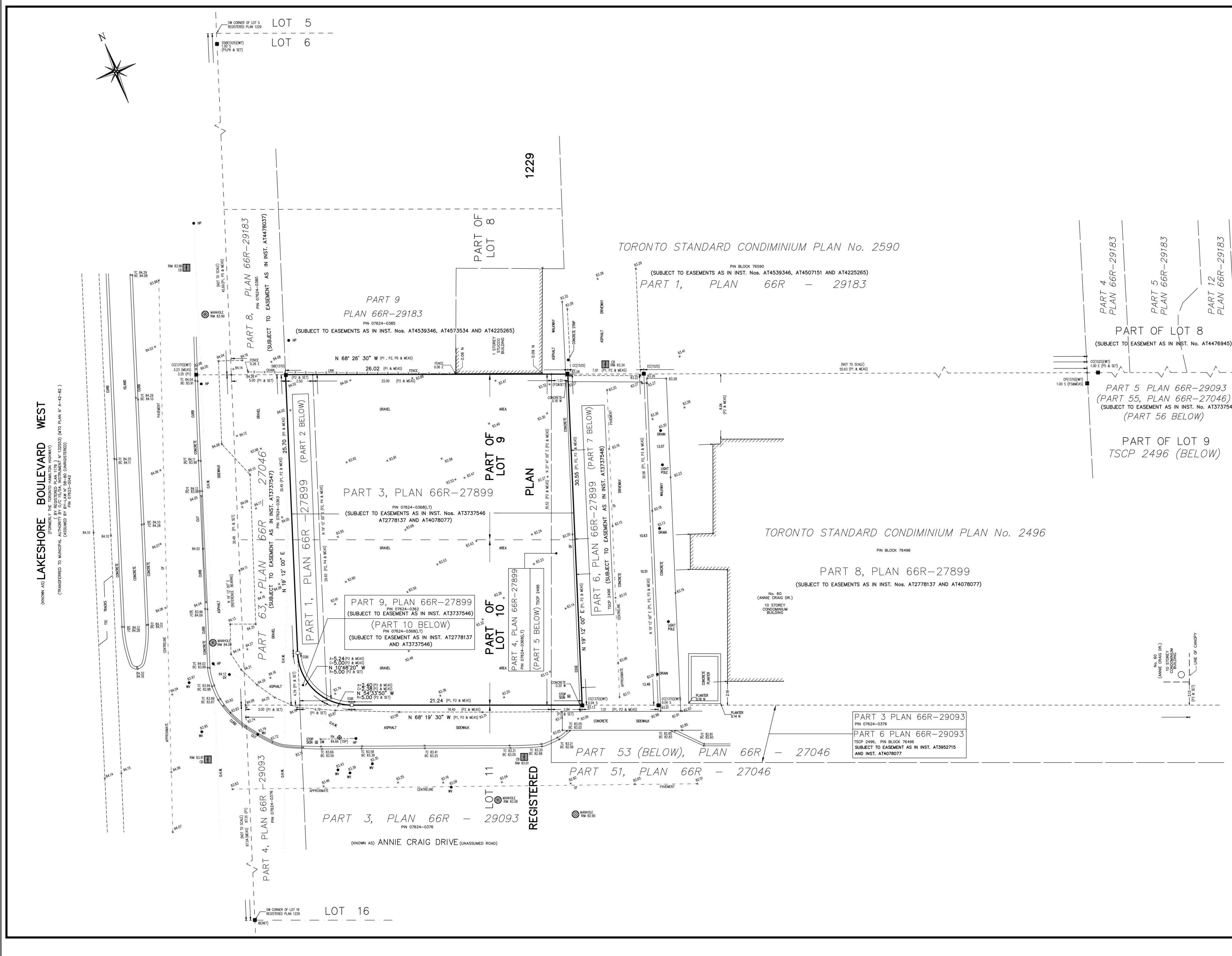
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON DECEMBER 5TH, 2018.

DECEMBER 7th 2018
 DATE
 MAAZ MALEK
 ONTARIO LAND SURVEYOR

GENESIS LAND SURVEYING INC.
 ONTARIO LAND SURVEYORS

10 FOUR SEASONS PLACE, 10TH FLOOR
 TORONTO, ONT. M5E 1B7
 T 905-499-2656 F 905-499-2658
 WWW.GENESISLANDSURVEYING.COM

DRAFTED BY: G.S. CHECKED BY: MM PROJECT No. GLS-0177



(KNOWN AS) **LAKESHORE BOULEVARD WEST**
 (FORMERLY LAKESHORE BOULEVARD WEST (FORMERLY))
 (TRANSFERRED TO MUNICIPAL AUTHORITY BY O/C 115/04, INSTRUMENT N° 13325) (MTO PLAN N° A-12-02)
 (CONFORMS TO O/C 115/04, INSTRUMENT N° 13325) (CONFORMS TO O/C 115/04, INSTRUMENT N° 13325)

10 FOUR SEASONS PLACE, 10TH FLOOR
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PROJECT NO: 114563
SCALE: NTS
DRAWN BY:
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PROJECT MGR:
APPROVED BY:

SHEET TITLE
SITE STATISTICS AND TGS
TEMPLATE

SHEET NUMBER A101
ISSUE 1

Area	GCA per floor		GFA (569-13)		GFA (Etobicoke Zoning By-Law)	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Mechanical Penthouse	486.2	5,233.4	0.0	0.0	486.2	5,233.4
Level 13	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 12	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 11	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 10	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 9	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 8	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 7	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 6	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 5	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 4	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 3	668.6	7,196.8	616.5	6,636.0	668.6	7,196.8
Level 2	660.0	7,104.2	578.2	6,223.7	660.0	7,104.2
Ground Floor	492.0	5,295.8	450.8	4,852.4	492.0	5,295.8
P1	737.5	7,938.4	0.0	0.0	0.0	0.0
Total (Above Grade)	8,992.8	96,797.7	7,810.5	84,071.5	8,992.8	96,797.7
Total (Below Grade)	737.5	7,938.4				

TOTAL	GFA (569-13)		(Etobicoke Zoning By-Law)	
	m ²	ft ²	m ²	ft ²
	9,730.3	104,736.1	7,810.5	84,071.5
			8,992.8	96,797.7

DENSITY	Site Area (sm)*	Site Area (sm)**
	788.0	1,158.0
FSI (569-13)	9.91	6.74
FSI (Etobicoke Zoning By-Law)	11.41	7.77

*the actual site area
**commercial development site area that is found in the site-specific by-law (By-Law 338-2010)

UNITS	DOUBLE QUEEN	KING	Total
Level 13	8	7	15
Level 12	8	7	15
Level 11	8	7	15
Level 10	8	7	15
Level 9	8	7	15
Level 8	8	7	15
Level 7	8	7	15
Level 6	8	7	15
Level 5	8	7	15
Level 4	8	7	15
Level 3	8	7	15
Totals	88	77	165

AMENITY	Indoor	Outdoor
	m ²	m ²
Floors		
Total Indoor amenity Provided (@2ND FLOOR)	246.0	

BUILDING HEIGHT	Height (m)	Geodetic Elevation (m)
	Height (Top of Mechanical Penthouse)	50.600
Height (Top of the 13th Floor)	44.600	128.600

Building height measured from established grade: 84.0m

VEHICULAR PARKING REQUIRED

Use	No.Units/GFA	Required Parking Rate	Required Parking Supply
Hotel	165	0.32 spaces per unit	53 Spaces
Restaurant	158 sq.m.	0 if GFA <200 sq.m.	0 Spaces
Total Required			53 Spaces
Electric Vehicle Infrastructure		20% of the parking spaces	11 Spaces

Accessible Parking Spaces

From By-law:
"The number of required parking spaces is 13 to 100, a minimum of 1 parking space for every 25 parking spaces or part thereof must comply with all regulations for an accessible parking space in Section 200.15"
Two (2) accessible parking spaces required.
An accessible parking space must have the following minimum dimensions:
(A) Length of 5.6 metres;
(B) Width of 3.4 metres; and
(C) Vertical clearance of 2.1 metres
(D) The entire length of an accessible parking space must be adjacent to a 1.5 metre wide barrier free aisle. In this case, the two accessible parking spaces can share the barrier free aisle.

VEHICULAR PARKING PROVIDED

Parking Types	Parking Provided in the Site	Parking Provided
Vehicular Parking	Parking Provided in the Site	44
	Parking Provided from the Adjacent Site	10
Total Provided		54
Accessible Parking		2
Electric Vehicle Infrastructure		12

BICYCLE PARKING SPACES

Use	No.Units/GFA	Required Parking Rate	Required Parking Short-Term	Required Parking Long-Term
Hotel	165	N/A	0	0
Restaurant	158 sq.m.	Short Term: 3 plus 0.25 bicycle parking spaces for each 100 square metres Long Term: 0.13 bicycle parking spaces for each 100 square metres	4	1
Total Required			4 short-term and 1 long-term	
Total Provided			4 short-term and 1 long-term	
% of Net Floor Area Occupied for each Bicycle Parking Floor				1%

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 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

General Project Description	Proposed
Total Gross Floor Area	7810.5
Breakdown of project components (m ²)	
Residential	
Retail	
Commercial	6781.5 (Hotel Units)
Industrial	
Institutional/Other	1029 (Hotel Amenity)
Total number of residential units	165

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	53	54	100%
Number of parking spaces dedicated for priority LEV parking	0	0	
Number of parking spaces with EVSE	11	11	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)			
Number of long-term bicycle parking spaces (all other uses)	1	1	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground	1	1	100%
d) second level below-ground			
e) other levels below-ground			

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)			
Number of short-term bicycle parking spaces (all other uses)	4	4	100%
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

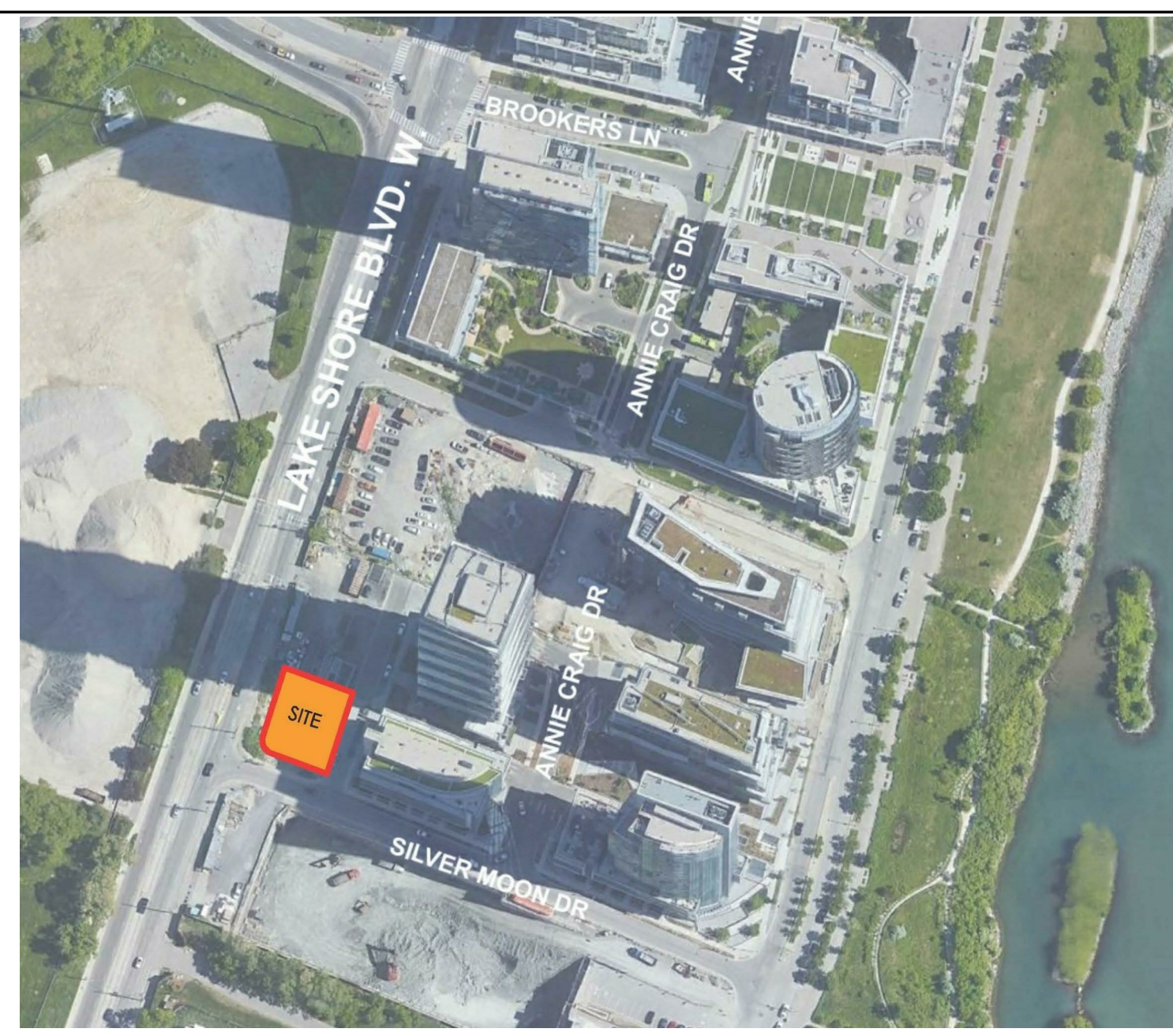
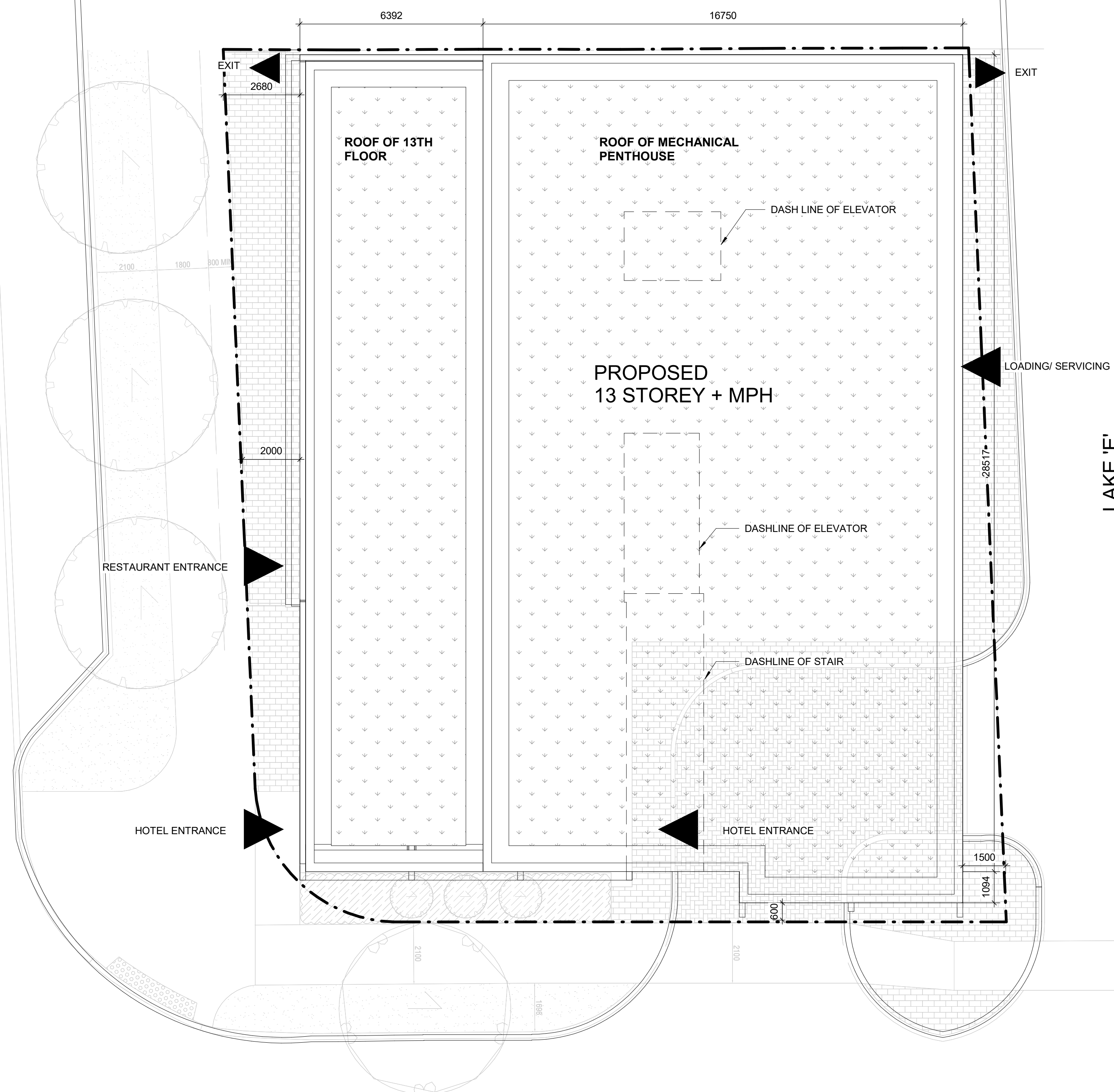
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	143.32Cu.mt	143.33Cu.mt	100%



LAKE SHORE BOULEVARD WEST

LAKE 'E'

SILVER MOON DR.



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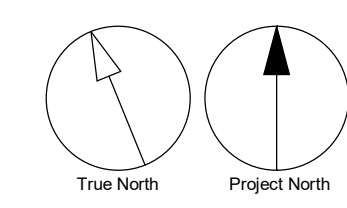
PROJECT
2157 Lakeshore BLVD W
 Project Address
 City, Province/State
 Postal/ZIP Code

PROJECT NO: 114563	SCALE: 1 : 100
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
SITE PLAN AND CONTEXT PLAN

SHEET NUMBER A102	ISSUE 1
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1 SITE PLAN
 A102 Scale: 1 : 100



SCALE CHECK
 1/11

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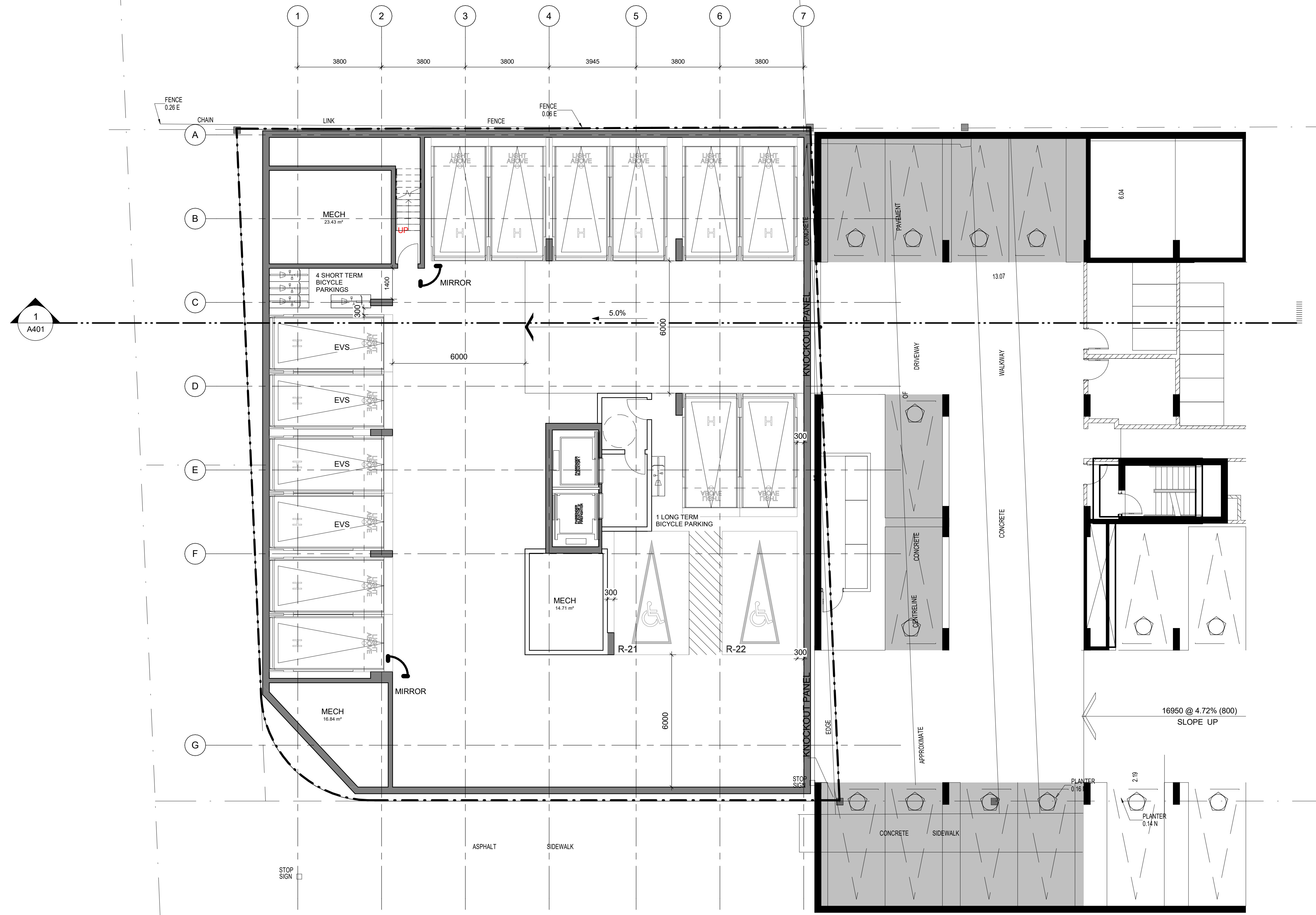
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PROJECT NO: 114563	SCALE: As indicated
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PROJECT MGR:	APPROVED BY:

SHEET TITLE
LEVEL P1

SHEET NUMBER A150	ISSUE 1
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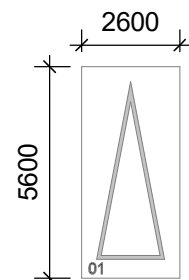


1 BELOW GRADE
A150 Scale: 1:100

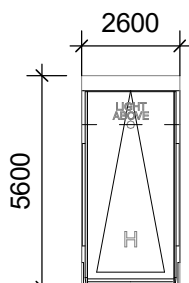
LEGEND

PARKING SIZE

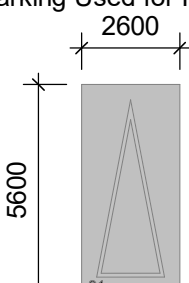
No side obstructed-6.0m wide Aisle



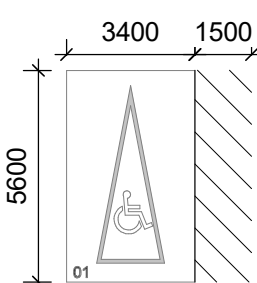
Triple Stacked Parking Space



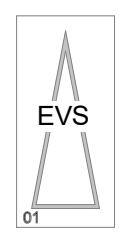
Parking Used for Hotel Parking from Adjacent Site



Accessible Parking Space

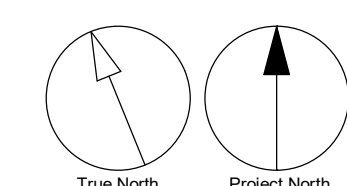
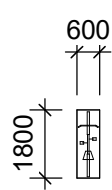


Electric Vehicle Infrastructure Parking Spaces

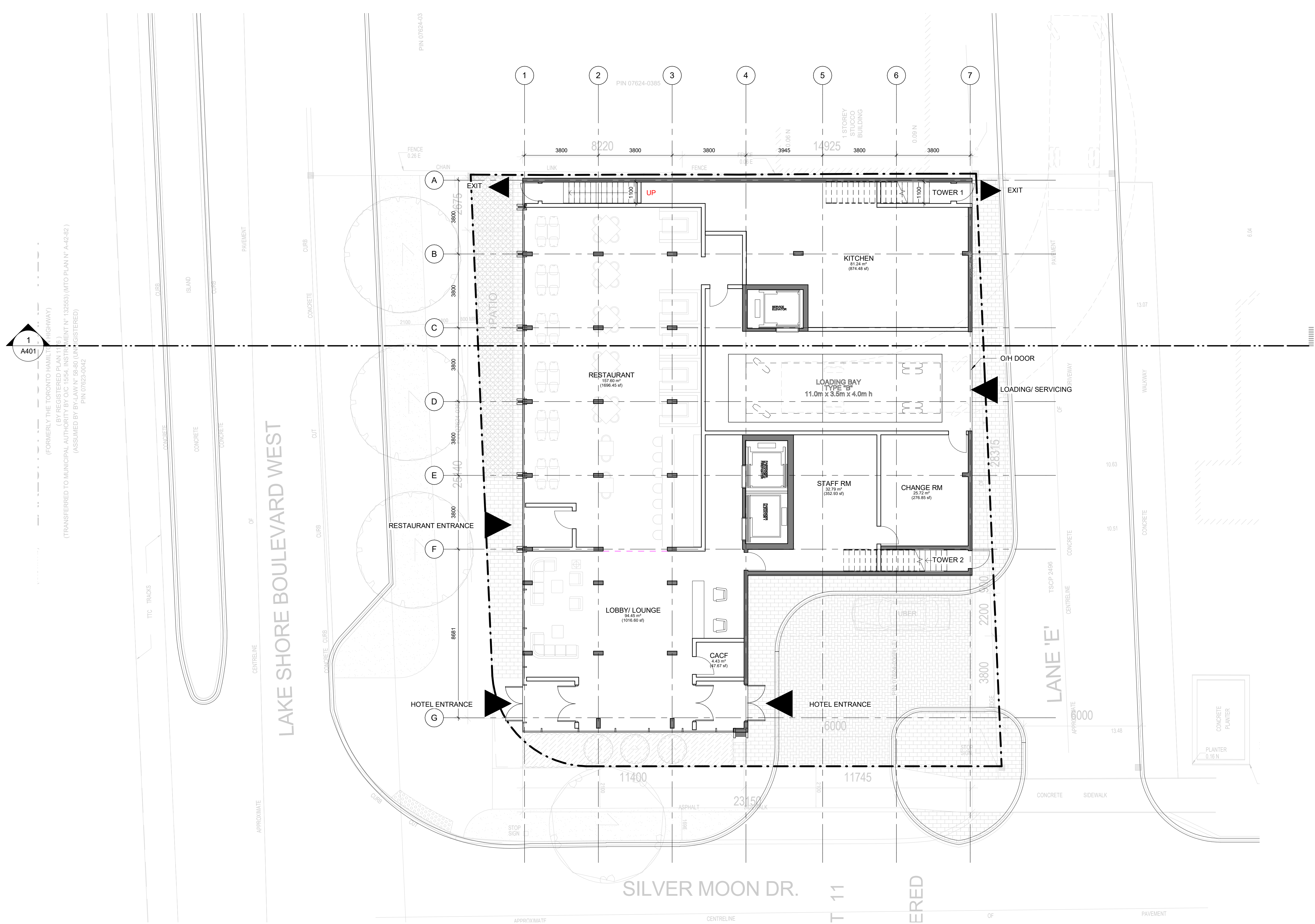


BICYCLE PARKING SIZE

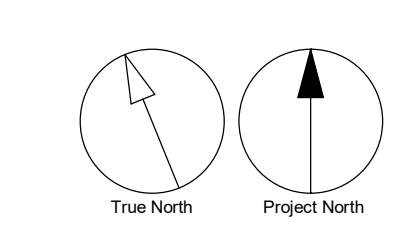
Horizontal



SCALE CHECK
1/11



1
A401
(FORMERLY THE TORONTO HAMILT. HIGHWAY)
(BY REGISTERED PLAN 1118)
(TRANSFERRED TO MUNICIPAL AUTHORITY BY O.C. 1554, INSTRUMENT N° 132583) (MTO PLAN N° A-42-82)
(ASSUMED BY BY-LAW N° 58-80 (UNREGISTERED)
PIN 07625-0042



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PROJECT NO: 114563	SCALE: 1 : 100		
DRAWN BY:	CHECKED BY:		
PROJECT MGR:	APPROVED BY:		
SHEET TITLE			
GROUND FLOOR			
SHEET NUMBER	ISSUE		
A201	1		

SCALE CHECK
1/16" = 10mm

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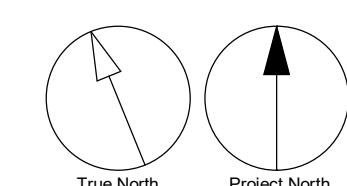
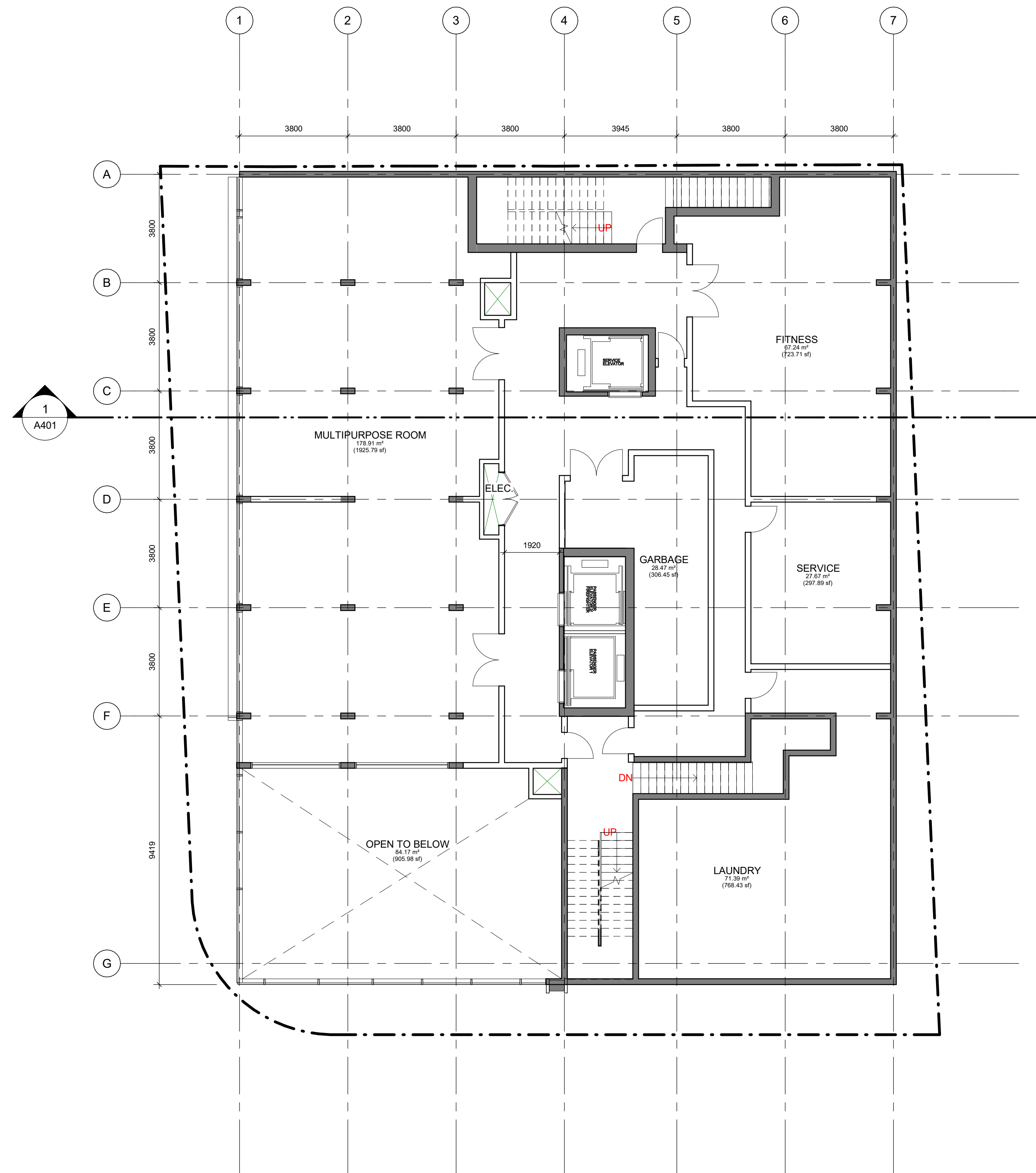
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SHEET TITLE
LEVEL 2

SHEET NUMBER
A202

ISSUE
1



SCALE CHECK 1/11

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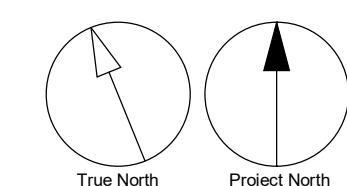
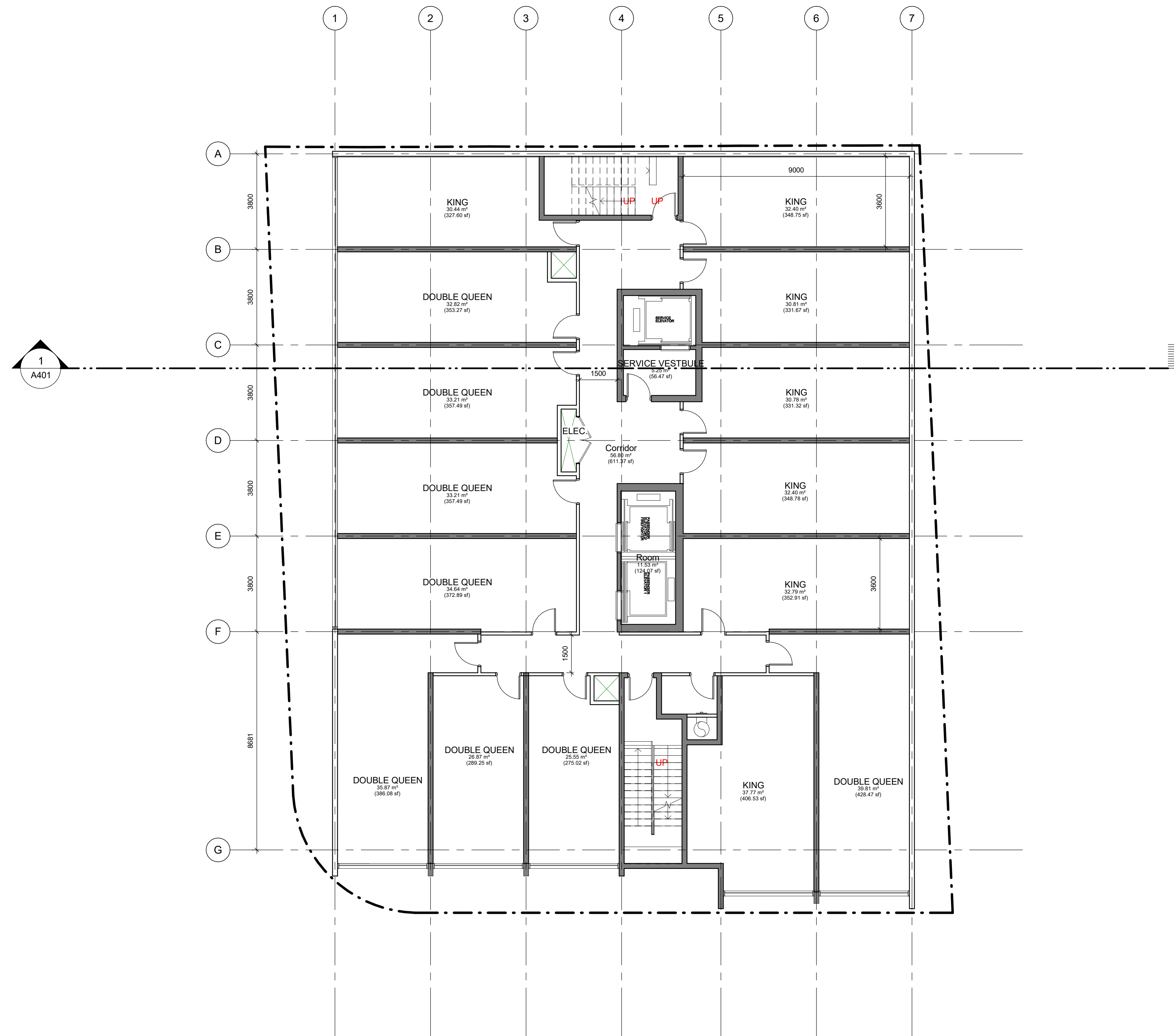
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PROJECT MGR:	APPROVED BY:

SHEET TITLE
TYPICAL FLOOR

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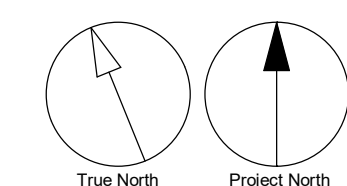
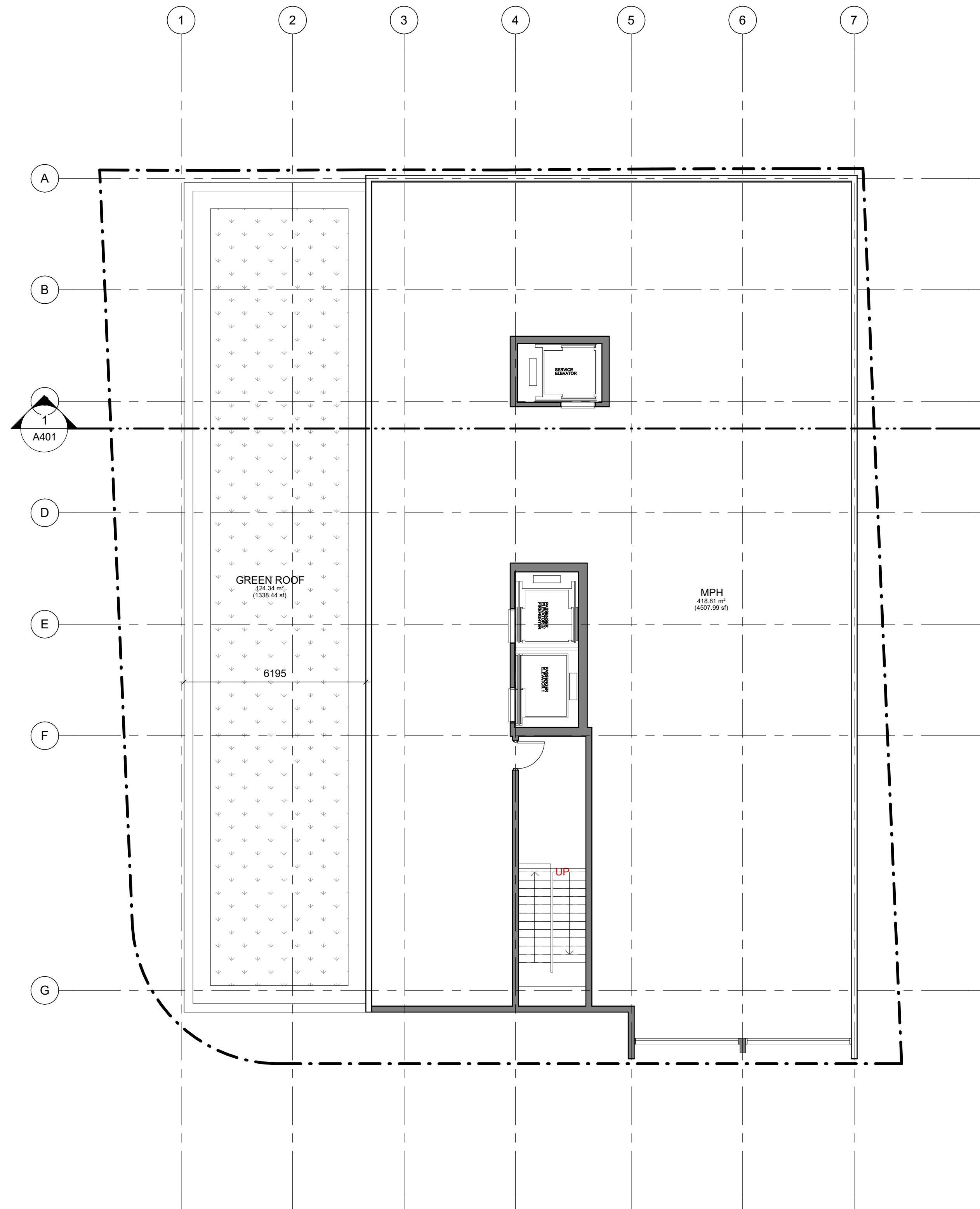
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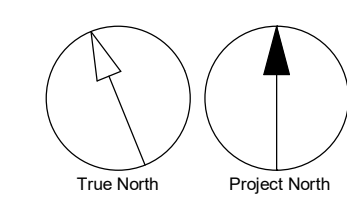
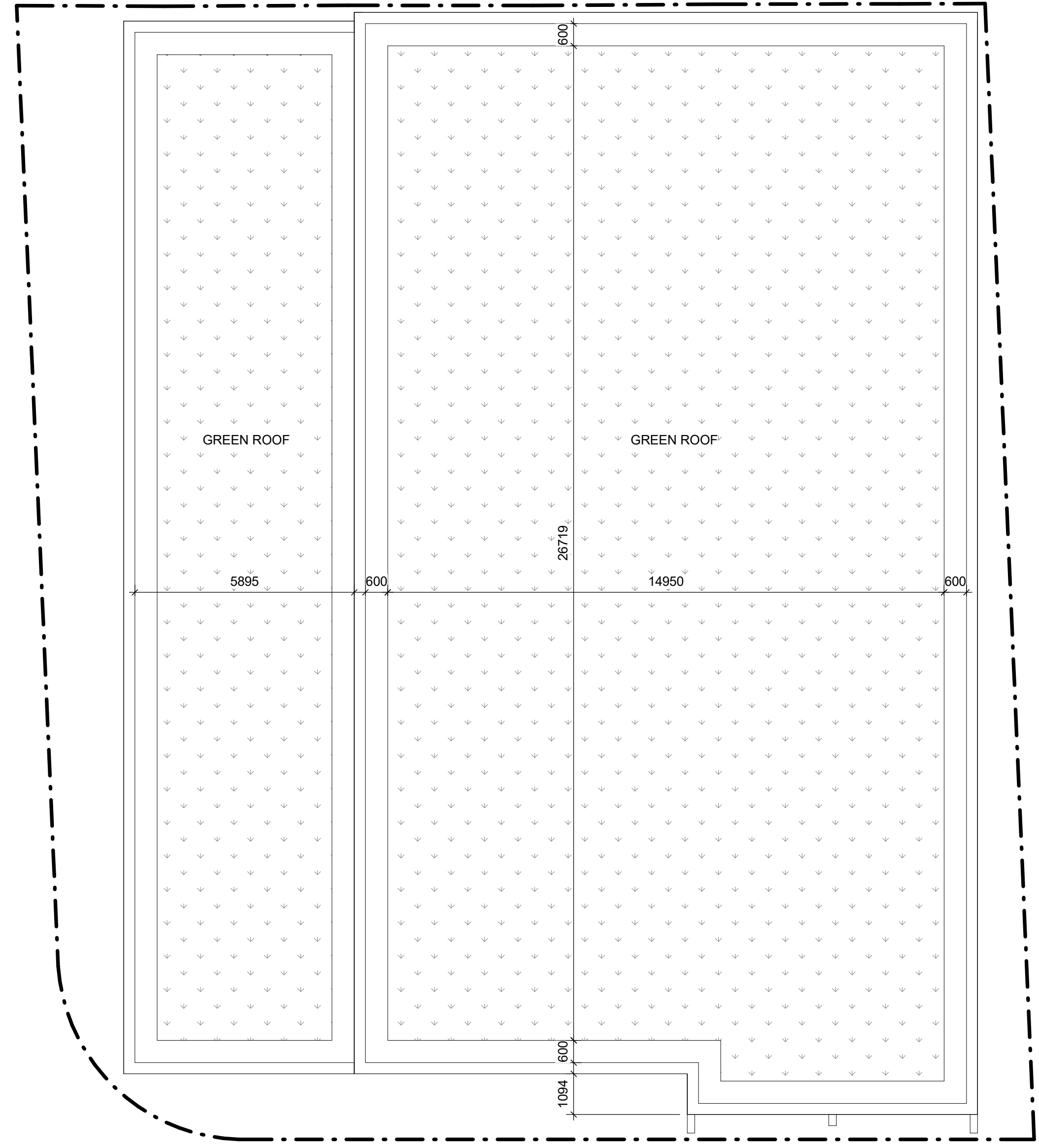
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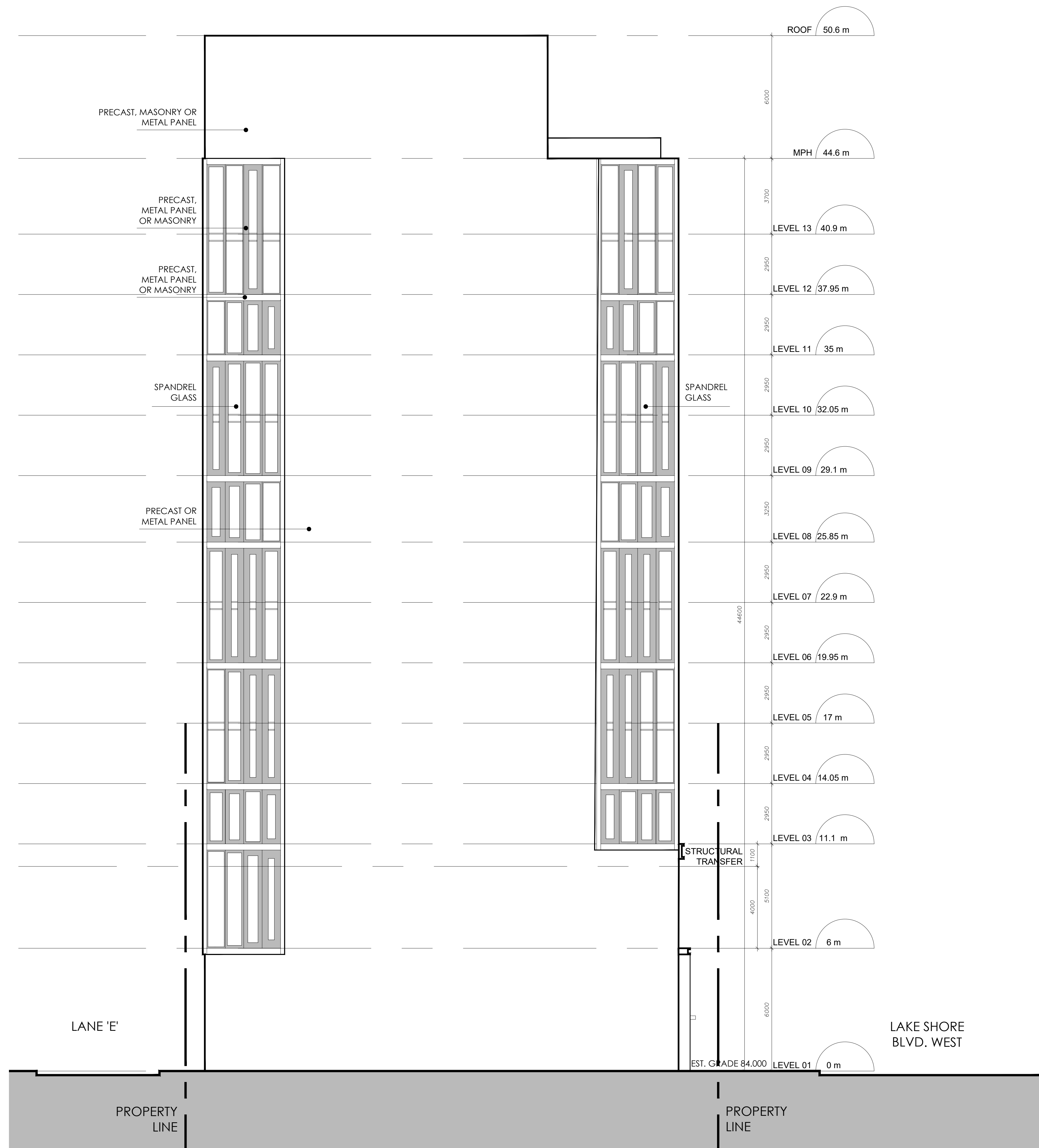
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SHEET TITLE
ROOF PLAN

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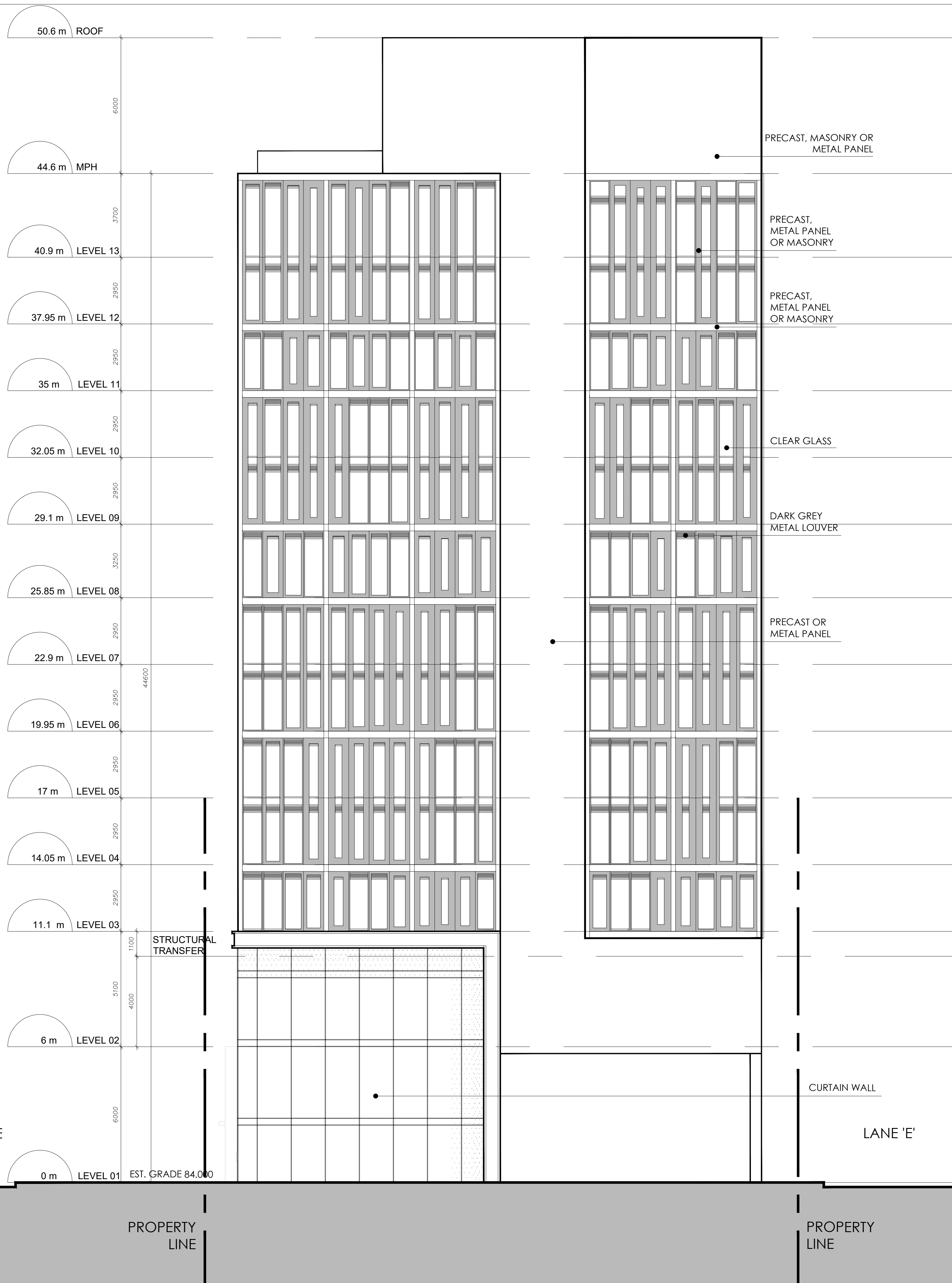
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SHEET TITLE
EAST ELEVATION

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A301

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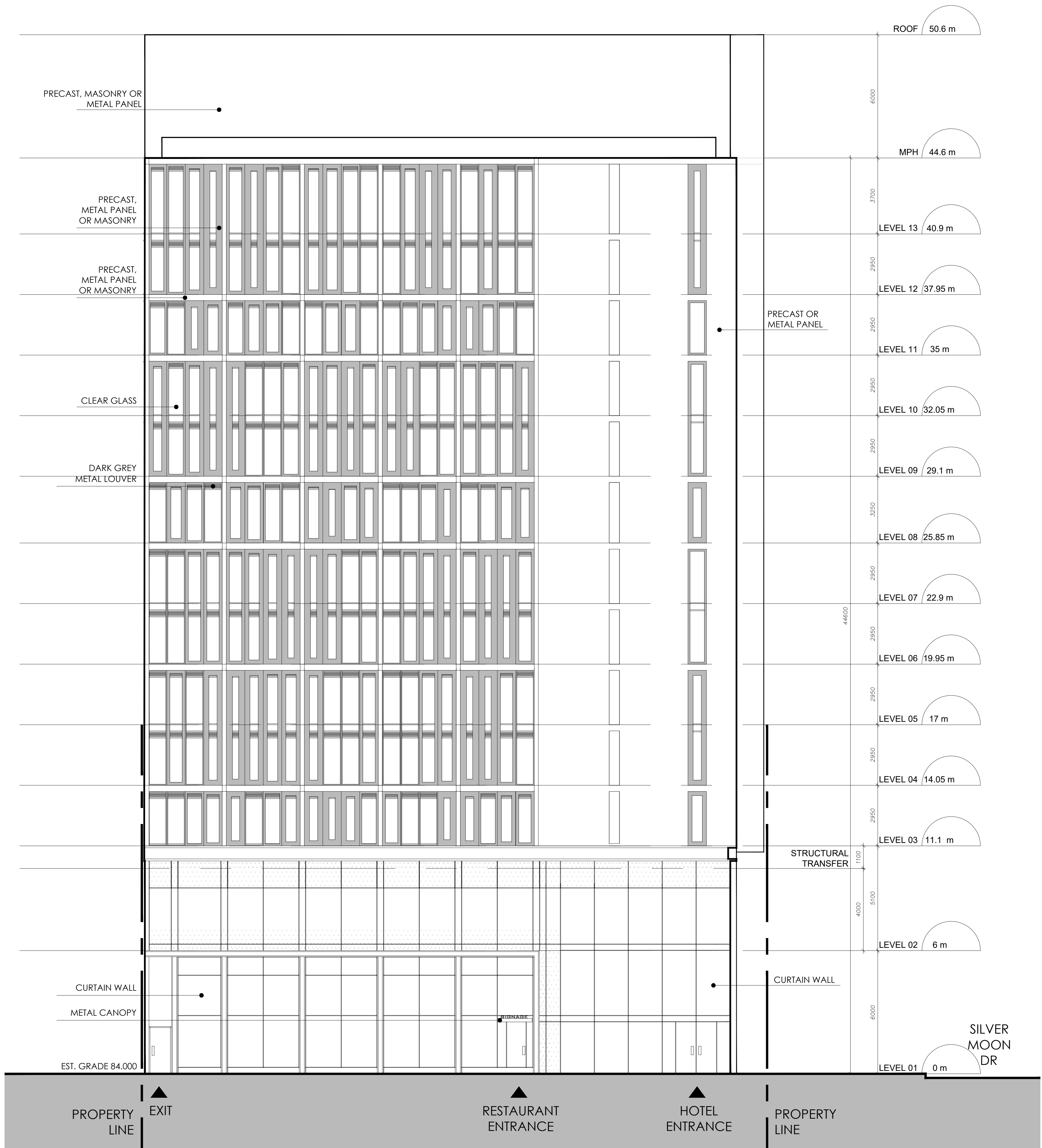
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SHEET TITLE
WEST ELEVATION

SHEET NUMBER A302	ISSUE
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10mm
SCALE CHECK
1/16



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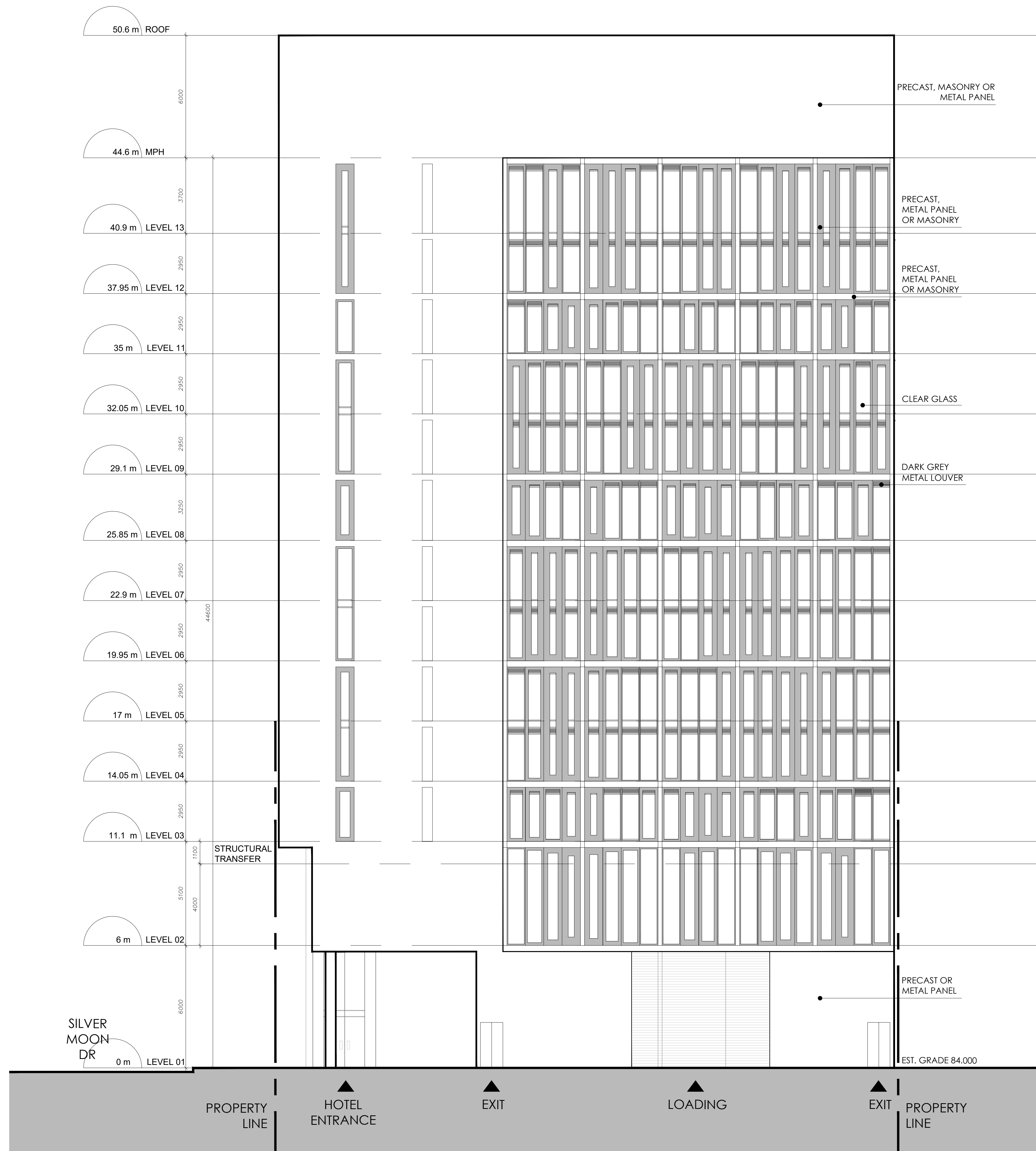
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PROJECT NO: 114563	SCALE: 1 : 100
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SHEET TITLE
NORTH ELEVATION

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SCALE CHECK
1/16" = 10mm



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PROJECT NO:
114563

SCALE:
1 : 100

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SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER

A304

ISSUE

SCALE CHECK
1" = 10mm



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SHEET TITLE
SECTIONS

SHEET NUMBER A401	ISSUE
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SCALE CHECK
1/16" = 10mm