

2 L S D E S I G N I N C

ARCHITECTURAL WORKS – SPRING 2026

Residential Development Projects



ABOUT THE PRACTICE

2LS Design Inc. is a boutique architectural design practice specializing in custom residential, additions, residential developments, and small-scale mixed-use projects throughout Southern Ontario.

Our work combines thoughtful design, technical coordination, and practical construction intelligence to deliver spaces that are refined, functional, and buildable.

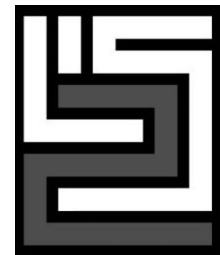
We work closely with homeowners, builders, developers, and consultants through every phase of the process — from feasibility analysis and municipal approvals through construction documentation and site coordination.

Services

- Custom Residential Design
- Additions & Renovations
- Infill & Residential Development
- Municipal Approvals
- Committee of Adjustment Applications
- Building Permit Coordination
- Construction Documentation
- Interior Design Coordination

Experience

Since 2021, 2LS Design has completed 70+ projects across Southern Ontario ranging from custom homes and additions to townhouse and residential development projects.



2LS DESIGN INC

All drawings specifications related documents and design are the copyright property of 2LS Design Inc. (2LS). Reproduction of this property in whole or in part is strictly prohibited without 2LS written permission.



11589 Collingwood | Townhouse Development | On-going



11589 Collingwood

PROJECT OVERVIEW

Collingwood, Ontario | Townhouse Residential Development

On-going | 3 Storey Units from 1821 SF to 2405 SF |

4 Storey Units from 2196 SF to 2666 SF

Situated within one of Ontario's most desirable recreational destinations, 11589 Collingwood is envisioned as a contemporary residential community that embraces the site's topography, southern exposure, and views toward Blue Mountain. The development combines six distinct townhouse typologies across five residential blocks, creating a neighbourhood that balances architectural diversity with a cohesive identity.

Accessibility, livability, and long-term adaptability were fundamental design drivers, resulting in a community that supports both year-round residents and recreational lifestyles.



11589 Collingwood

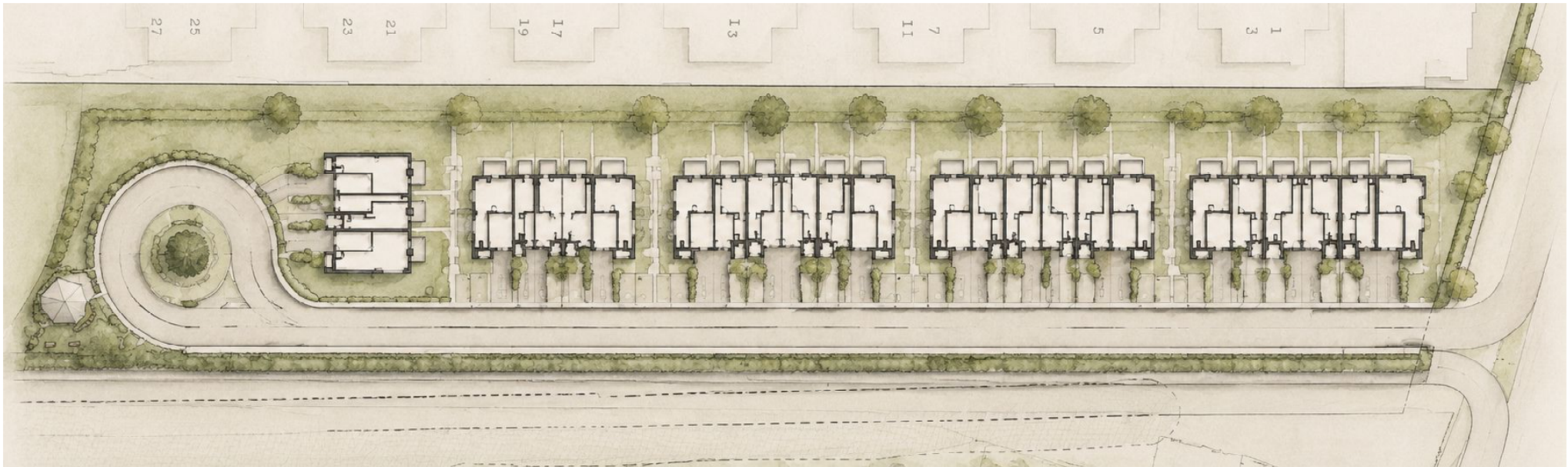
DESIGN DEVELOPMENT

Services:

- Feasibility Analysis
- Site Planning
- Architectural Design
- Site Plan Applications
- Construction Documentation
- Consultant Coordination

Key Features:

- 26-unit residential development
- Six townhouse typologies
- Elevator-served accessibility
- Rooftop terraces with mountain views
- Topography-responsive planning
- Four-storey southern frontage



11589 Collingwood

DESIGN DEVELOPMENT



11589 Collingwood

DESIGN DEVELOPMENT



11589 Collingwood

DESIGN DEVELOPMENT



11589 Collingwood

DESIGN DEVELOPMENT





540 Pickering | Infill Residential Development | Complete



540 Pickering

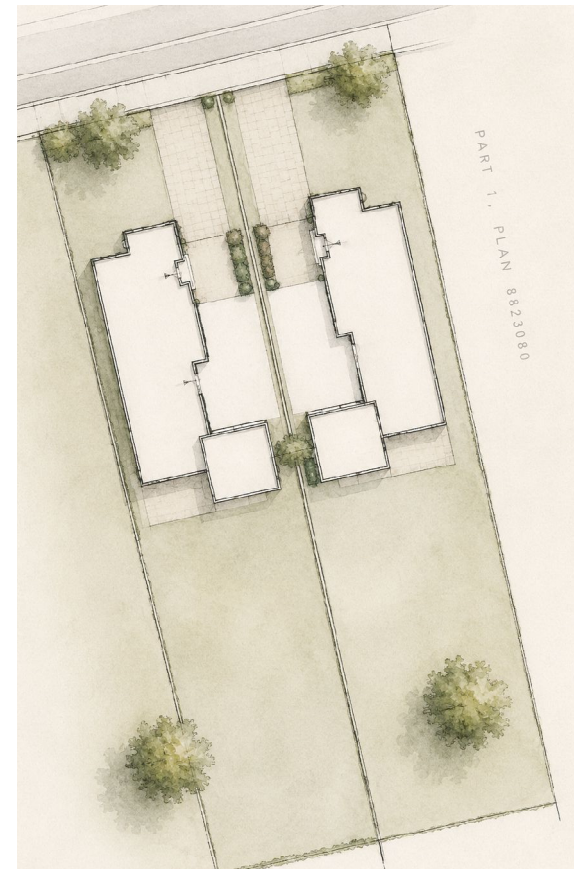
PROJECT OVERVIEW

Pickering, Ontario | Infill Residential Development

Completed | 2019 | 4528 SF

540 Pickering was developed as a speculative residence that prioritizes both market appeal and long-term livability. The design balances traditional architectural character with contemporary planning principles, creating a residence that feels custom despite its speculative origins.

A central courtyard concept and carefully organized living spaces establish strong relationships between interior and exterior environments while enhancing privacy and functionality.



540 Pickering

DESIGN DEVELOPMENT

Services:

- Architectural Design
- Construction Documentation
- Material Specifications

Key Features:

- Traditional residential character
- Courtyard-centered planning
- Four-bedroom ensuite layout
- Large entertaining spaces
- Strong market positioning
- Efficient construction strategy



540 Pickering





2 & 3 Pickering | Infill Residential Development | Complete



2 & 3 Pickering

PROJECT OVERVIEW

Pickering, Ontario | Infill Residential Development

Completed | 2019 | 3107 SF (Lot 2) | 3938 SF (Lot 3)

Developed as a coordinated pair of speculative residences, 2 & 3 Pickering were designed to maximize livability, construction efficiency, and neighbourhood presence. While sharing a common architectural language, each home responds uniquely to its site and program requirements.

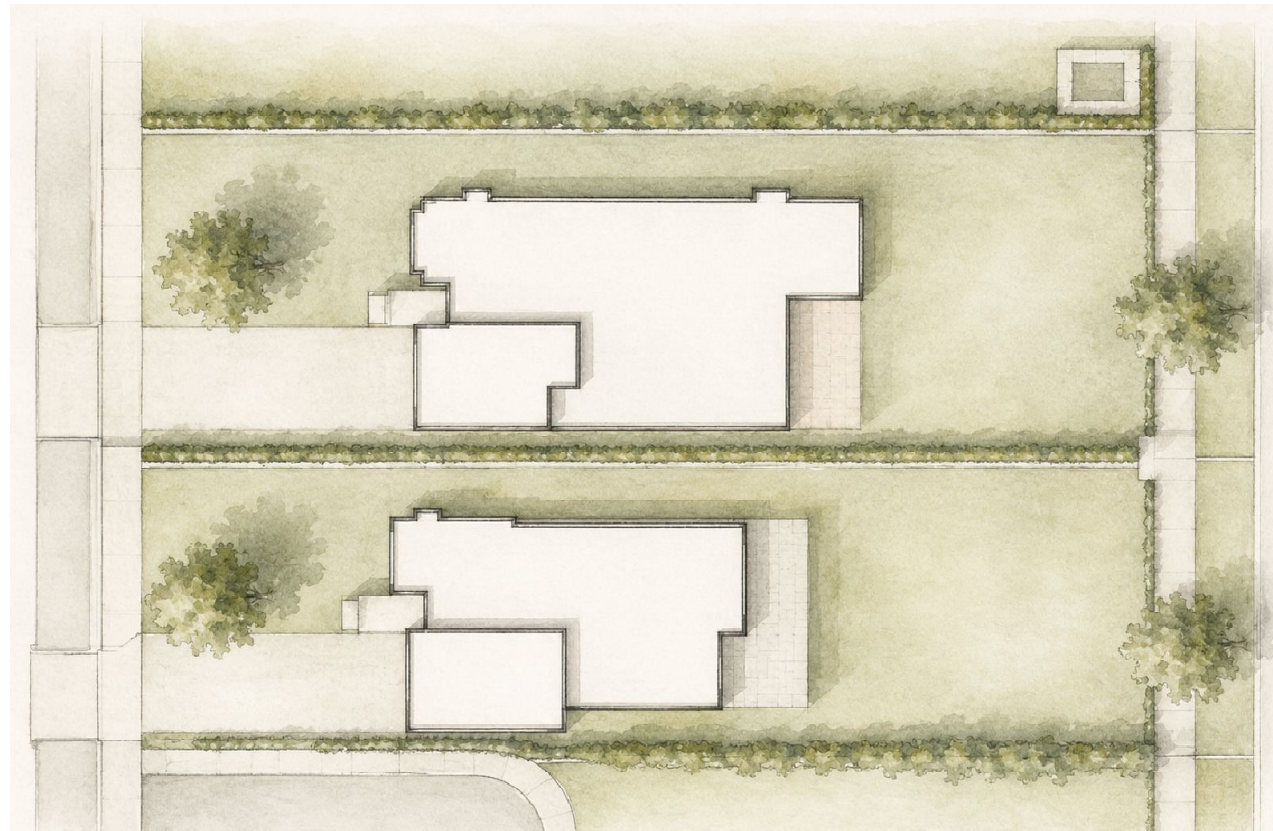
The projects demonstrate how thoughtful planning and strong architectural fundamentals can elevate speculative housing beyond standard production-home expectations.

Services:

- Architectural Design
- Construction Documentation
- Material Specifications

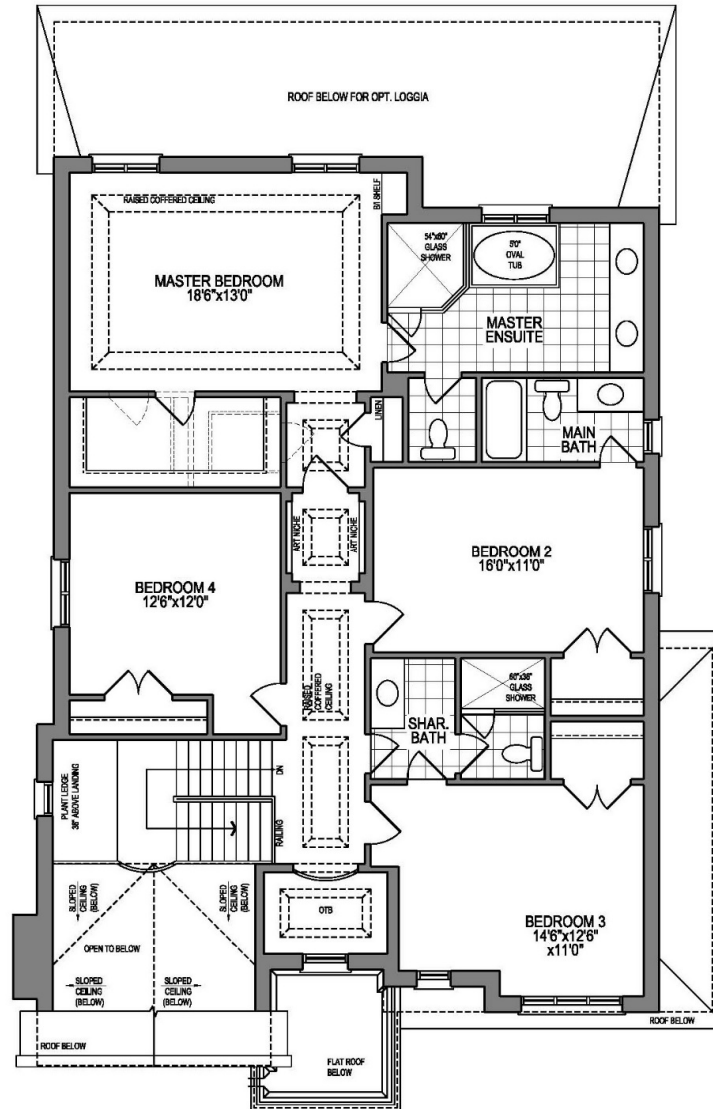
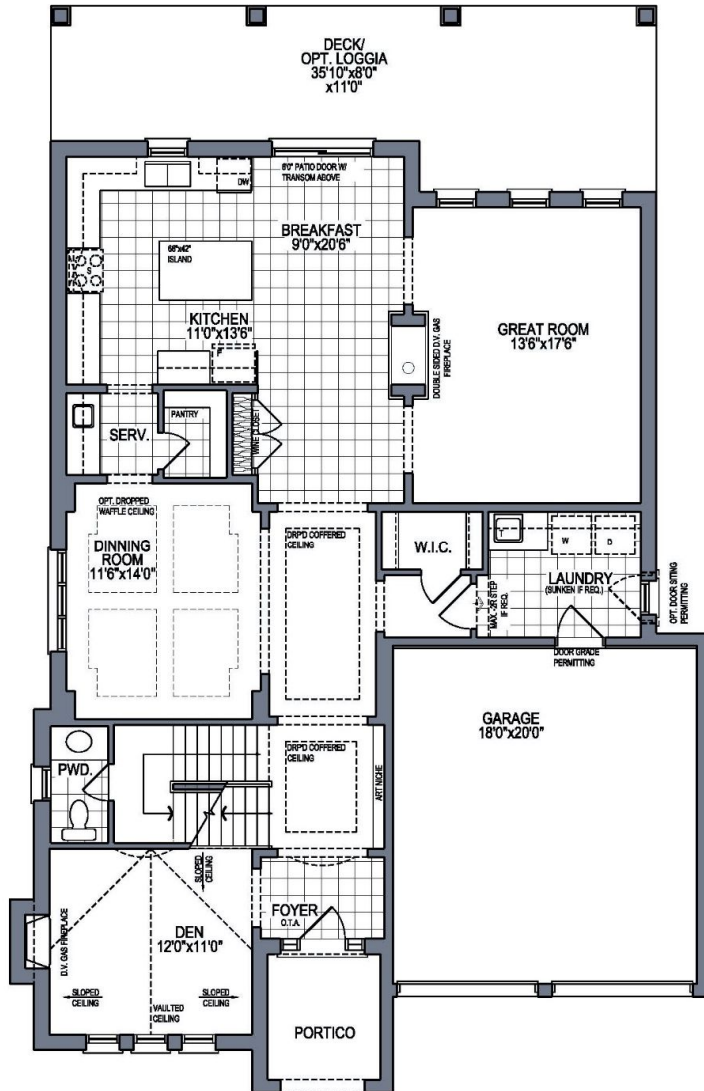
Key Features:

- Coordinated residential development
- Traditional architectural character
- Large family-oriented living spaces
- Four-bedroom layouts
- Enhanced streetscape presence



2 Pickering

CONCEPT DEVELOPMENT



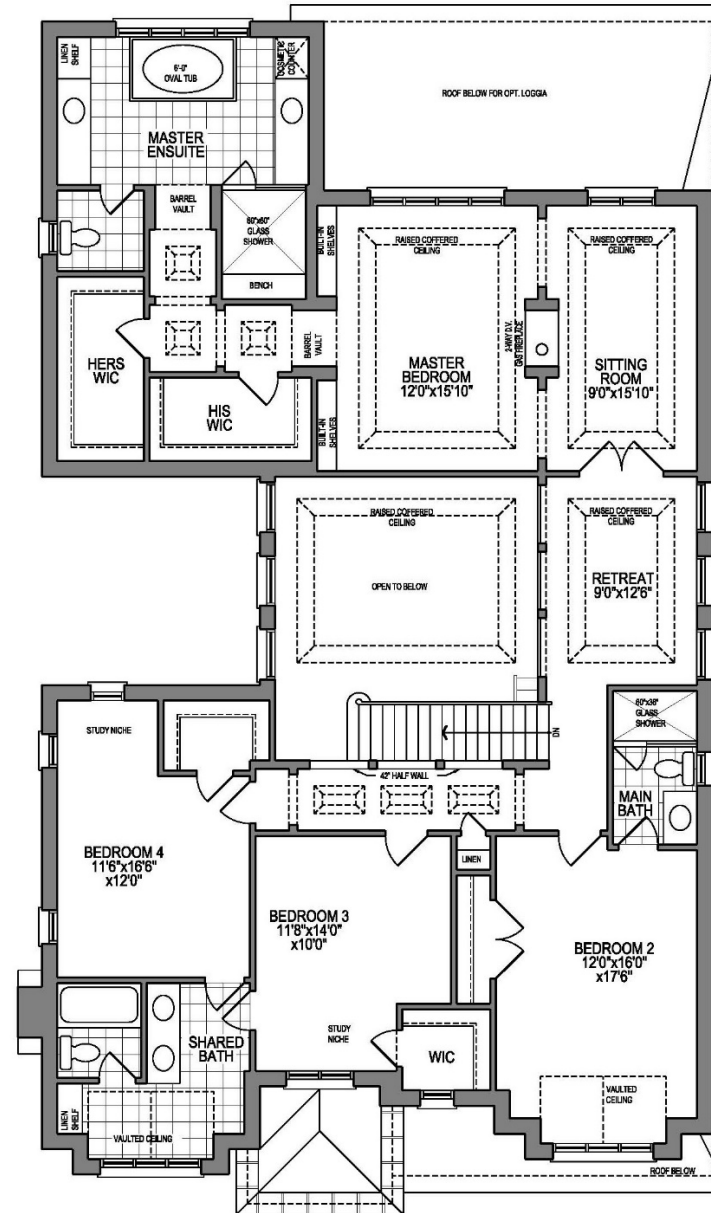
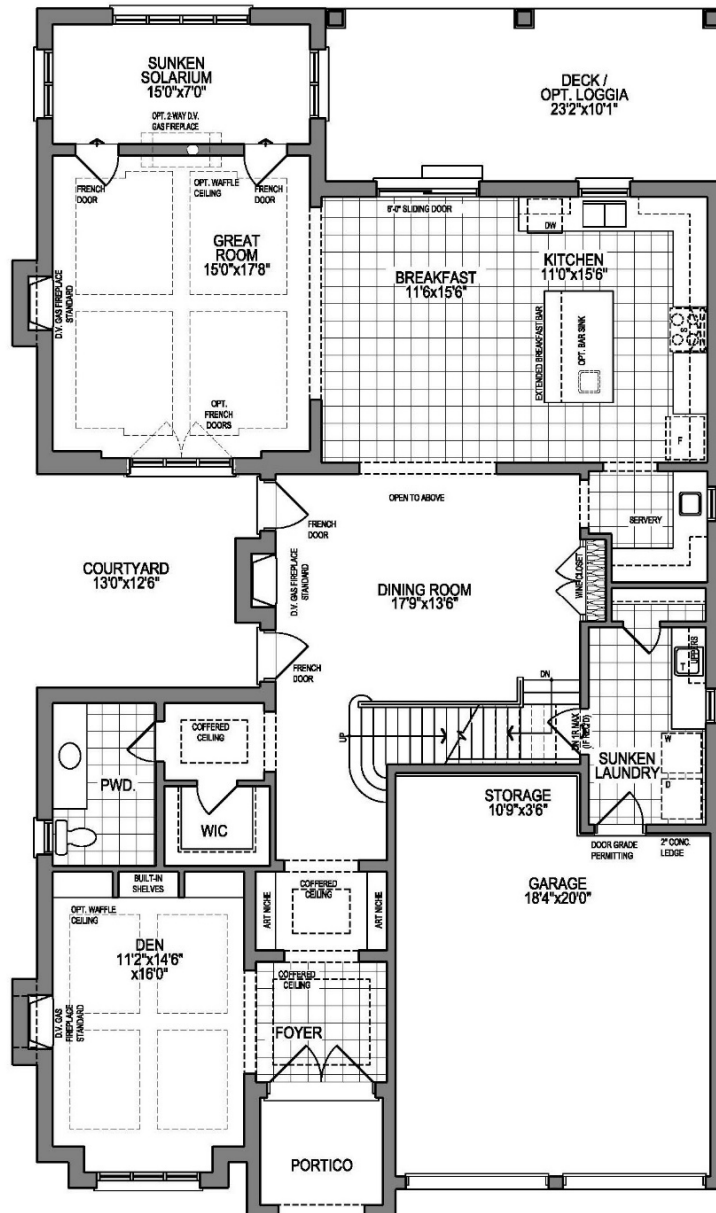
2 Pickering

CONCEPT DEVELOPMENT



3 Pickering

CONCEPT DEVELOPMENT



3 Pickering

CONCEPT DEVELOPMENT



2 & 3 Pickering





525 Hamilton | Townhouse Residential Development | Complete

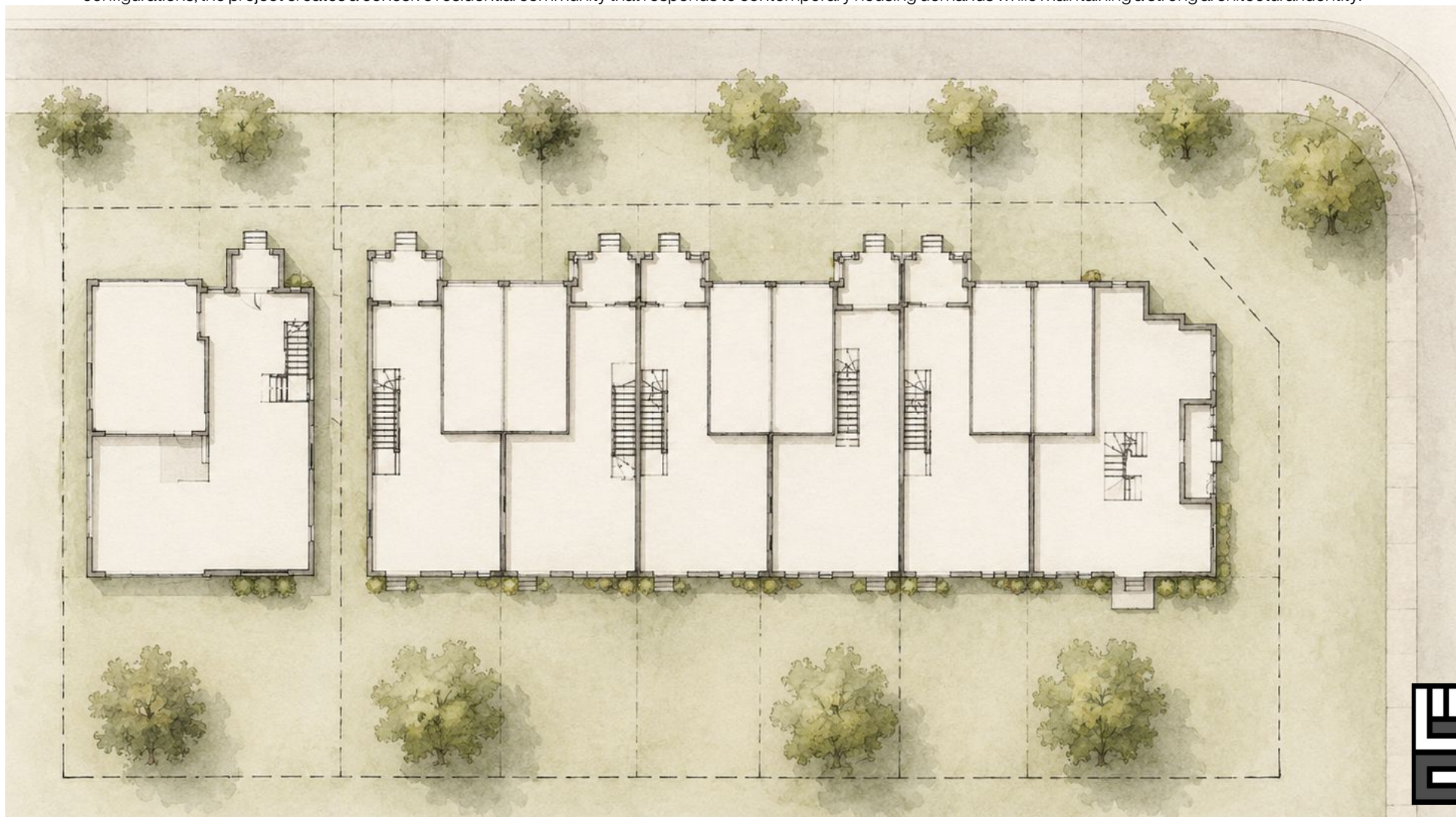
525 Hamilton

PROJECT OVERVIEW

Hamilton, Ontario | Townhouse Infill Development

Completed | 2025 | 13717 SF through to 1560 SF

525 Hamilton is a multi-unit residential development designed to balance density, livability, and market viability. Through careful site planning and a variety of unit configurations, the project creates a cohesive residential community that responds to contemporary housing demands while maintaining a strong architectural identity.



525 Hamilton

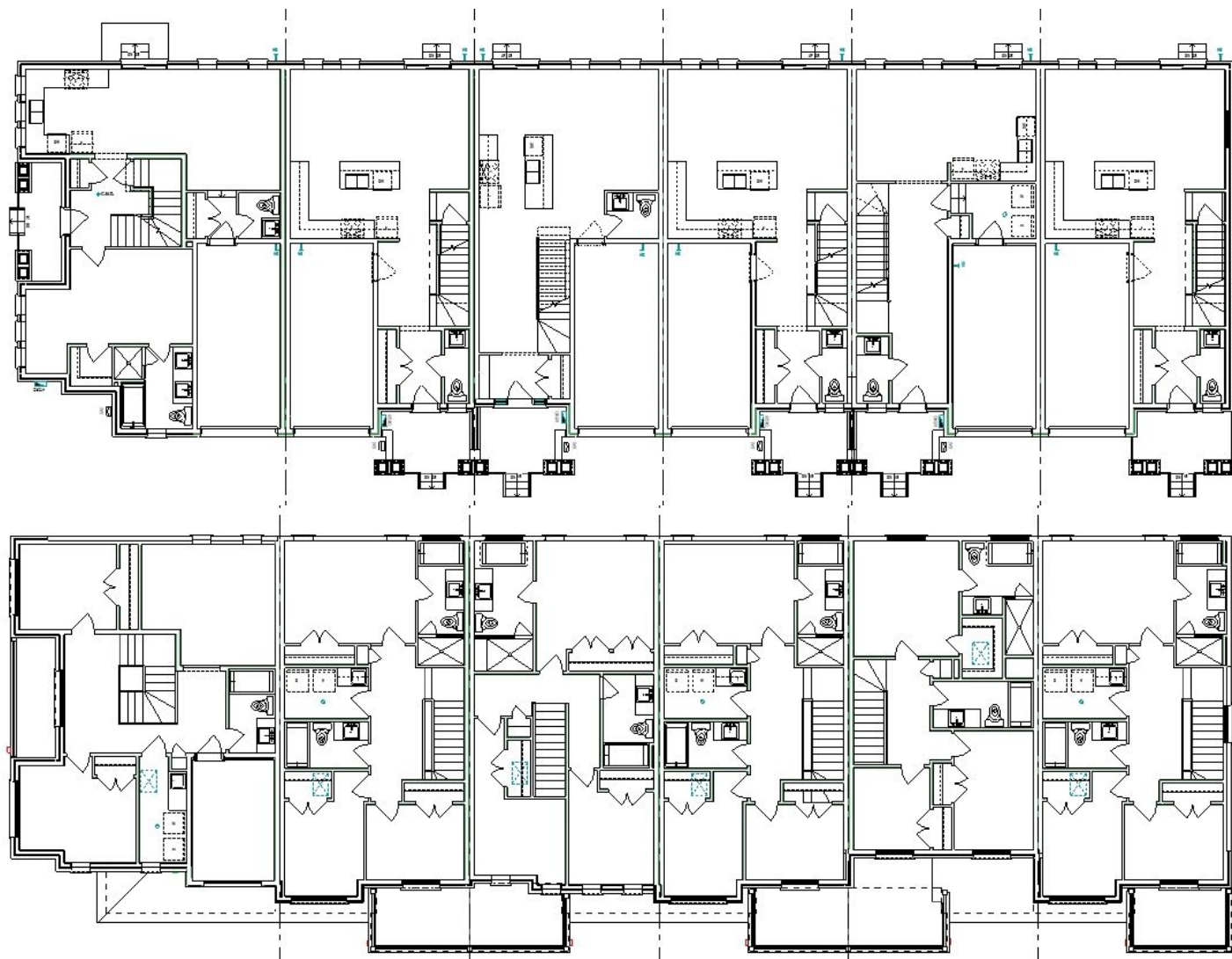
DESIGN PROCESS

Services:

- Site Planning
- Architectural Design
- Permit Coordination
- Construction Documentation
- Municipal Approvals Support

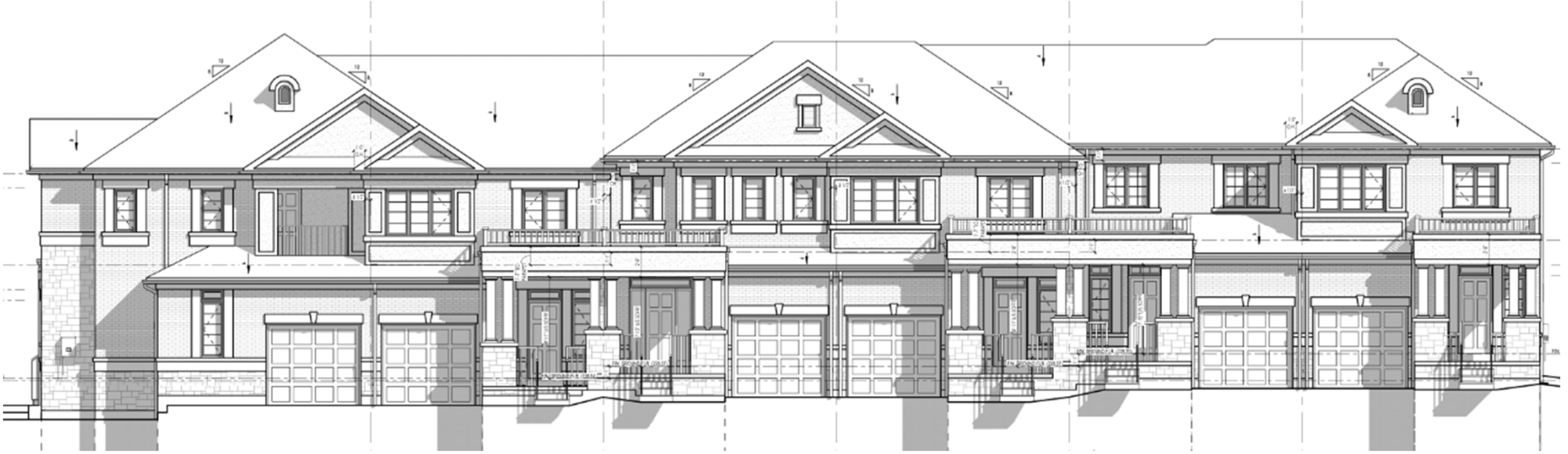
Key Features:

- Five townhouse typologies
- Family-oriented layouts
- Integrated parking solutions
- Efficient site planning
- Cohesive streetscape design
- Strong market adaptability



525 Hamilton

DESIGN PROCESS



525 Hamilton

DESIGN PROCESS





Let's Build Something Exceptional

Custom Homes

Additions

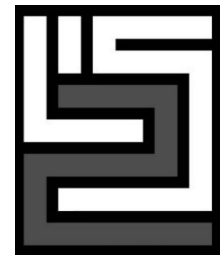
Infill Development

 @2LSDESIGN

 2LSDESIGN.CA

 647-456-2828

 CAMERON@2LSDESIGN.CA
KAT@2LSDESIGN.CA



2 L S D E S I G N I N C