









220, 230 and 240 Lake Promenade

















Workshop Illustrations

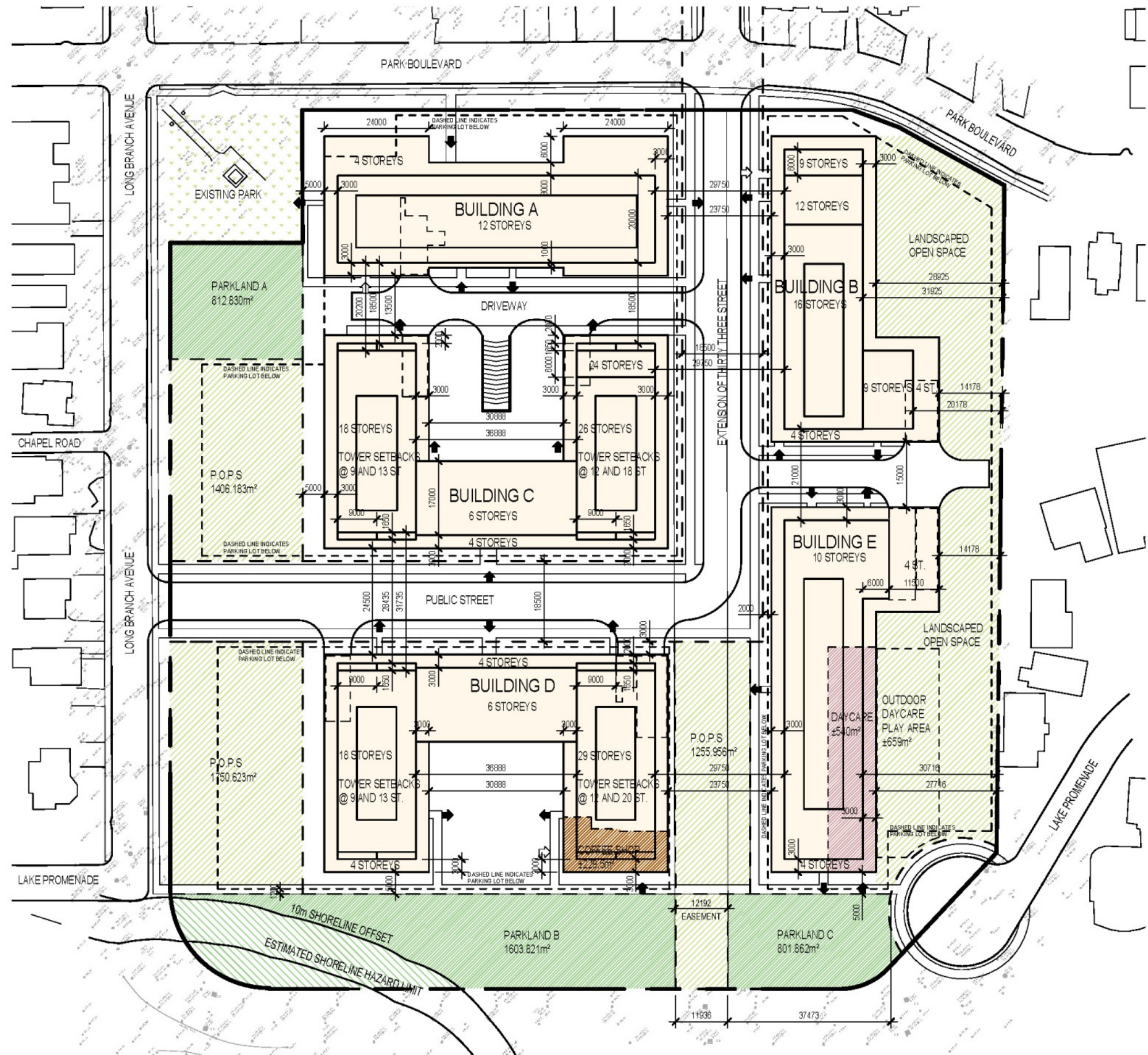
19 June 2024

SITE LEGEND:



-  PARKLAND
-  PRIVATELY-OWNED PUBLICLY ACCESSIBLE SPACES (P.O.P.S) & LANDSCAPED OPEN SPACE
-  GREEN SPACE WITHIN TRCA-REGULATED AREA
-  EXISTING PARK
-  DAYCARE CENTRE AT GROUND FLOOR
-  COFFEE SHOP AT GROUND FLOOR

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






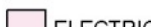




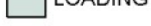







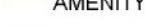


SITE LEGEND:

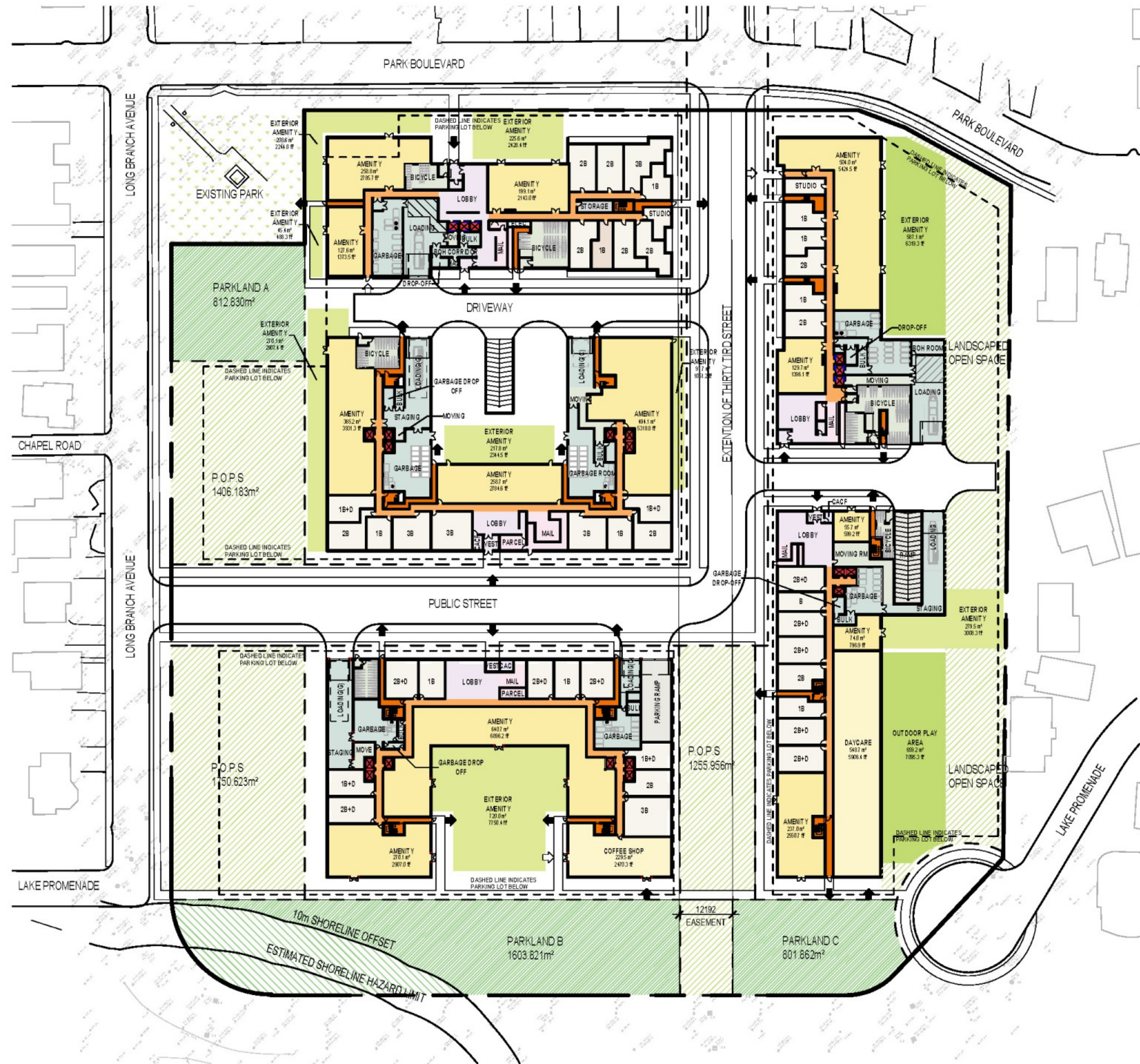
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-  PRIVATELY-OWNED PUBLICLY ACCESSIBLE SPACES (P.O.P.S) & LANDSCAPED OPEN SPACE
-  GREEN SPACE WITHIN TRCA-REGULATED AREA
-  EXISTING PARK
-  DAYCARE CENTRE AT GROUND FLOOR
-  COFFEE SHOP AT GROUND FLOOR

SITE PLAN LEGEND

-  PROPERTY LINE
-  LINE OF UNDER GROUND GARAGE BELOW
-  MAIN BUILDING ENTRANCE
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-  FLOOR DRAIN (INTERIOR)
-  EXISTING LIGHT
-  TYPICAL PARKING SPACE
-  TYPICAL B.F. PARKING SPACE

AREA USAGE LEGEND:

-  BICYCLE
-  CIRCULATION
-  ELEC SHAFT
-  ELECTRICAL
-  ELEVATOR CORE
-  EXITS
-  GARBAGE
-  LOADING
-  LOBBY
-  MAIL
-  MARKET RENTAL
-  MECHANICAL
-  MOVING ROOM
-  NON-RESIDENTIAL AMENITY
-  NON-RESIDENTIAL EXTERIOR AMENITY
-  PARKING RAMP
-  RESIDENTIAL
-  RESIDENTIAL AMENITY
-  RESIDENTIAL EXTERIOR AMENITY







Precedent
Tower Massing
Example



View from the Northeast

	GBA	levels	subtotal	
Building A / Rental				
Midrise - 12 st	1,458.0	8	11,662.4	
Podium - 4 st	2,134.0	4	8,683.0	including allowance for inset balconies
Building Total			20,345.4	
GFA (GBA x 0.9)			18,806.0	
Building B / Rental				
Upper Midrise - 16 st	844.2	4	3,376.8	
Mid Midrise - 12 st	1,046.3	3	3,138.9	
Lower Midrise - 9 st	1,361.3	5	6,806.5	
Podium - 4 st	1,884.2	4	7,684.7	including allowance for inset balconies
Building Total			21,006.9	
GFA (GBA x 0.9)			19,284.0	
Building C / Condo				
Penthouse East Tower - 26 st	647.4	2	1,294.8	
Upper East Tower - 24 st	749.7	6	4,498.2	
Upper West Tower - 18 st	749.7	5	3,748.5	
Mid East Tower - 18 st	779.4	6	4,676.4	
Upper West Tower - 13 st	779.4	4	3,117.6	
Lower East Tower - 12 st	809.1	5	4,045.5	
Lower West Tower - 9 st	809.1	3	2,427.3	
Upper Podium - 6 st	2,507.0	2	5,014.0	
Lower Podium - 4 st	2,780.7	4	11,316.5	including allowance for inset balconies
Building Total			40,138.8	
GFA (GBA x 0.9)			37,654.6	
Building D / Condo				
Upper East Tower - 29 st	749.7	11	8,246.7	
Mid East Tower - 18 st	749.7	5	3,748.5	
Mid East Tower - 13 st	779.4	4	3,117.6	
Lower East Tower - 9 st	801.7	3	2,405.1	
Upper West Tower - 18 st	779.4	5	3,897.0	
Mid West Tower - 13 st	779.4	3	2,338.2	
Lower West Tower - 9 st	801.7	3	2,405.1	
Upper Podium - 6 st	2,802.4	2	5,604.8	
Lower Podium - 4 st	2,698.7	4	11,112.9	including allowance for inset balconies
Building Total			42,875.9	
GFA (GBA x 0.9)			38,723.9	
Building E / Condo				
Midrise - 10 st	1,513.2	6	9,079.2	
Podium - 4 st	2,230.4	4	9,050.1	including allowance for inset balconies
Building Total			18,129.3	
GFA (GBA x 0.9)			16,771.2	

Summary

Total Proposed Rental GFA (including amenity)	38,090.0
total rental GFA in ZBA submission (including amenity)	37,384.0

Rental Indoor Amenity Space included in ZBA submission	1,128.0
Total Proposed Rental GFA (excluding amenity)	36,962.0
Total Existing Rental GFA (GBA x 0.9) no amenity	37,474.4
Proposed Rental GFA less than Existing Rental GFA	- 512.4

Total Proposed Condo GFA (including Daycare and Coffee Shop)	93,149.7
total condo GFA in ZBA submission - no Daycare or Coffee Shop	91,627.0

Coffee Shop	224.0
Daycare	548.7
Total Non-residential GFA	772.7

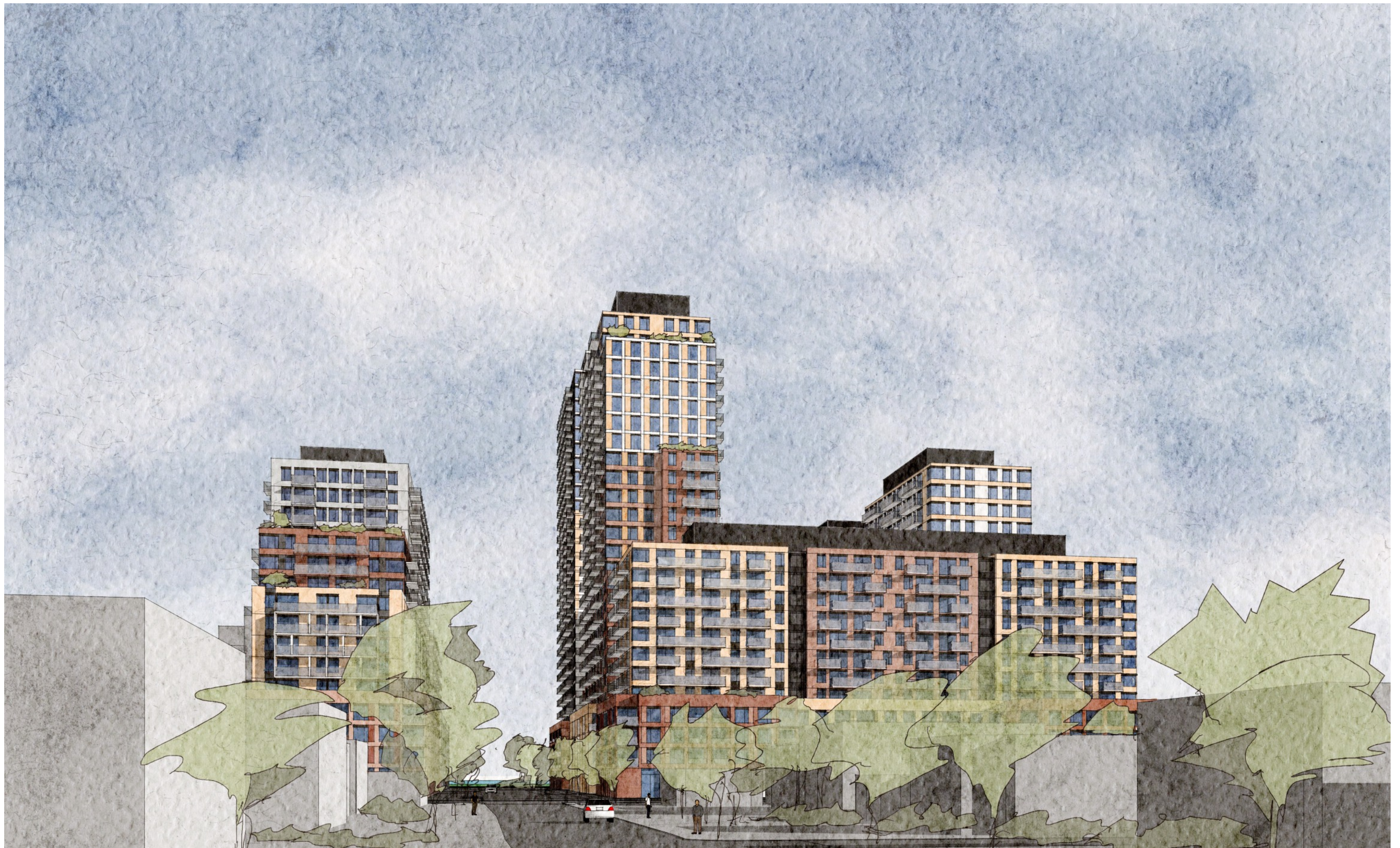
Net Proposed Residential Condo GFA	92,377.0
Proposed Residential Condo GFA less than ZBA submission Condo GFA	750.0

Total Development Areas

Proposed GFA	131,239.7
GFA as per ZBA submission	129,011.0

Gross Site Area	36,665.3
Public Street	4,431.7
Project Site Area (minus public street)	32,233.6
Parkland Dedication (10% Net Site Area)	3,218.5
Net Site Area minus (street and parkland)	29,015.1

Proposed FSI	4.52
FSI as per ZBA submission	4.6





BDP.
Quadrangle

Project No. 13072 / 19 June 2024 / 220 / 230 / 240 Lake Promenade

View Along Long Branch Avenue Looking South