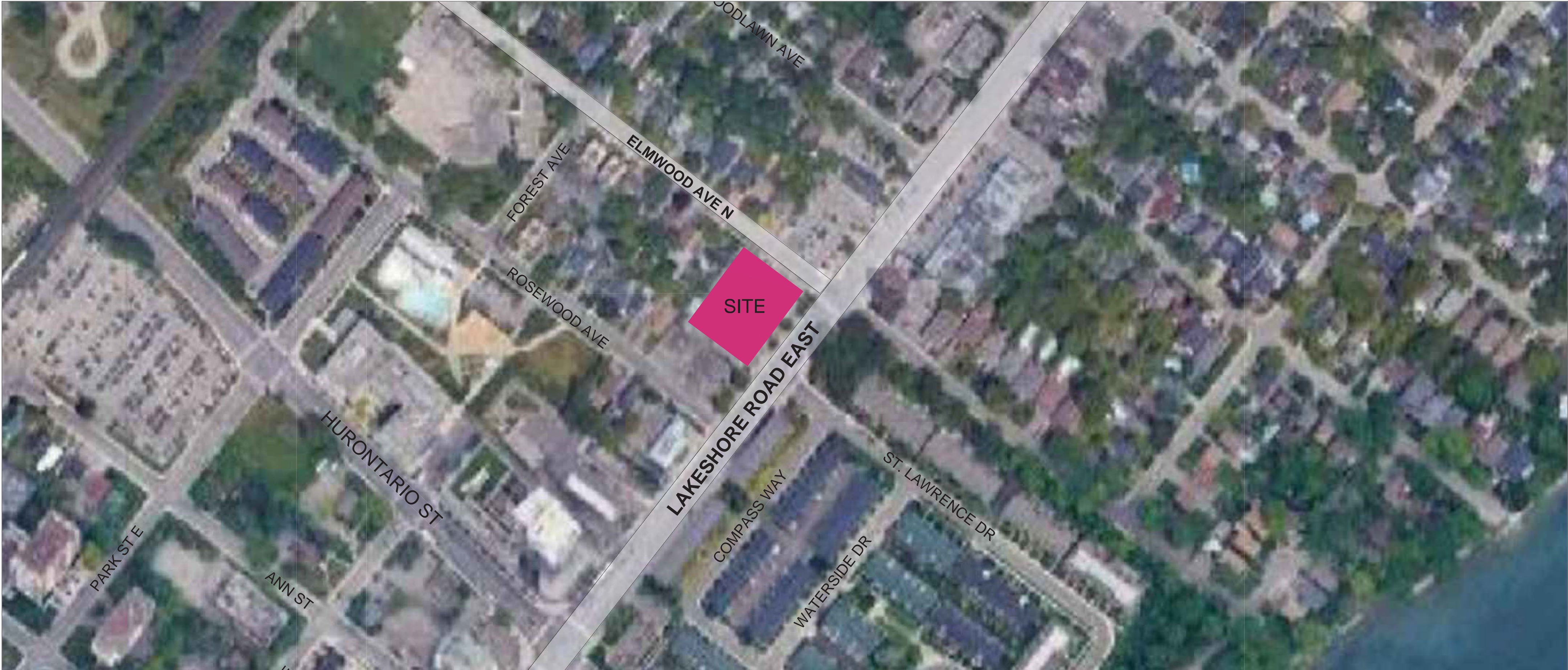


PROJECT STATISTICS				
170 LAKESHORE				
MIXED USE				
3 LEVELS UNDERGROUND PARKING				
1. AREA SUMMARY				
PLOT AREA TOTAL BUILDING GFA	m²		ft²	
	2809.3		30239	
	14,079		151548	
DENSITY		5.0		
LOT COVERAGE		58.49%		
BUILDING HEIGHT (in meters):		56.60		
170 LAKESHORE				
2.GFA				
	RESIDENTIAL		NON-RESIDENTIAL	
	m²		m²	
	13453.5		625.8	
3.- AMENITY				
AMENITY AREAS (in sqm)				
	INDOOR (2 sqm/unit)		OUTDOOR (2 sqm/unit)	
	PROVIDED	ALLOWABLE	PROVIDED	ALLOWABLE
	438	294.0	475	294.0
4- UNIT BREAKDOWN				
UNIT MIX				
UNIT TYPE	# UNITS	PERCENTAGE		
STUDIO	4	3%		
1 BR	14	9%		
1BR + D	77	52%		
2 BR	19	13%		
2BR + D	18	12%		
3BR	16	11%		
*GUEST SUITE	1	N/A		
TOTAL	148	100%		
TOTAL NUMBER OF UNITS		147		
* Guest suite not included in the unit mix				
5.- CAR PARKING				
CAR PARKING				
Use	Number of Cars			
RESIDENTIAL	121			
VISITOR	22			
BF (part of residential/visitor)	3			
Stacker (provided in P1&P2)	27			
RETAIL (part of visitor)	5			
TOTAL PROVIDED	170			
TOTAL REQUIRED	139			
6.- BICYCLE PARKING				
BICYCLE PARKING				
	RESIDENTIAL	RETAIL		
RESIDENTIAL LONG TERM	143	1		
RESIDENTIAL SHORT TERM	14	2		
	157	3		
TOTAL PROVIDED		160		
TOTAL REQUIRED		118		
TOTAL AREA		207.5 SQM		
CONVENTIONAL RACKS (HORIZONTAL)		64		
STACKERS		80 Spaces within the stacking system		
7.- LOADING SPACES				
LOADING SPACE				
	REQUIRED	PROVIDED		
RESIDENTIAL	1 TYPE G	1 TYPE G		
RETAIL	SHARED	SHARED		
8.- WASTE MANAGEMENT				
Refer to the waste management report by TETRA TECH (September 10th, 2021)				



AREA CONTEXT PLAN



PERSPECTIVE OF MAIN ENTRANCE



PERSPECTIVE FROM ELMWOOD AVE

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						SHEET TITLE SITE STATISTICS & CONTEXT PLAN
LIGHTPOINT PROPERTIES INC. #600-3250 Bloor Street West, Toronto, ON M8X 2X9	KEY PLAN 				PROJECT NO: 134368	SHEET NUMBER A0.01
					DRAWN BY: SCALE: 1:150	CHECKED BY: APPROVED BY: