

2150 LAKE SHORE PHASING STRATEGY & IMPLEMENTATION PLAN

2150 - 2194 - LAKE SHORE
BOULEVARD WEST
23 PARK LAWN ROAD
TORONTO

CPPIB Park Lawn Canada Inc
FCR (Park Lawn) LP

This document, 2150 Lake Shore Phasing Strategy & Implementation Plan, has been prepared by Allies and Morrison Architects on behalf of the land owners, FCR (Park Lawn) LP and CPPIB Park Lawn Canada Inc., in support of an Official Plan Amendment application for the redevelopment of 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Road (“the site” or “2150 Lake Shore”). This document is also intended to provide input into the City’s Secondary Plan for the site and immediately adjacent lands.

PHASING STRATEGY & IMPLEMENTATION PLAN

The phasing strategy for 2150 Lake Shore has been conceived to uphold the core vision of the masterplan, to excel in placemaking and create a new heart for Humber Bay Shores, whilst providing flexibility and resilience during the period of its development.

Two concepts underpin the phasing strategy. Firstly, the development should feel complete at every stage, with logical phase boundaries, sufficient quantum, and variety in land-use mix to deliver successful and integrated communities each step of the way. Early phases should not feel like incomplete projects, nor be disturbed by the construction of later phases. They should be desirable places to work and live in, with discrete identities of their own.

Secondly, phases should be reflexive, with the integration of lessons learned from early phases to optimise resources, spatial and the operational efficiencies of later stages. Phases should also be responsive to changes that the future may bring. Many of the connector blocks in the masterplan are designed as swing blocks that can be adjusted in occupancy mix and building type to enable response to changing technological, planning and market conditions.

Overall, the phasing strategy for 2150 Lake Shore will be flexible in implementation but clear in outcome. Though an initial sequence is suggested here, conditions may warrant the subdivision, amalgamation, redefinition of the phases proposed.

CONCEPTUAL PHASING STRATEGY

Phase 1 will deliver the main pieces of infrastructure (the GO Station and the Relief Road) needed to unlock the potential of the site.

It will also deliver Blocks A and B, comprising the heart of the masterplan and addressing the important intersection of Lake Shore Blvd West and Park Lawn Road.

Phase 2 will deliver Blocks C and D, activating the area around the GO Train station.

Phase 3 will deliver Block D3, D4 and E, establishing a new park and developing the north-east edge of the site.

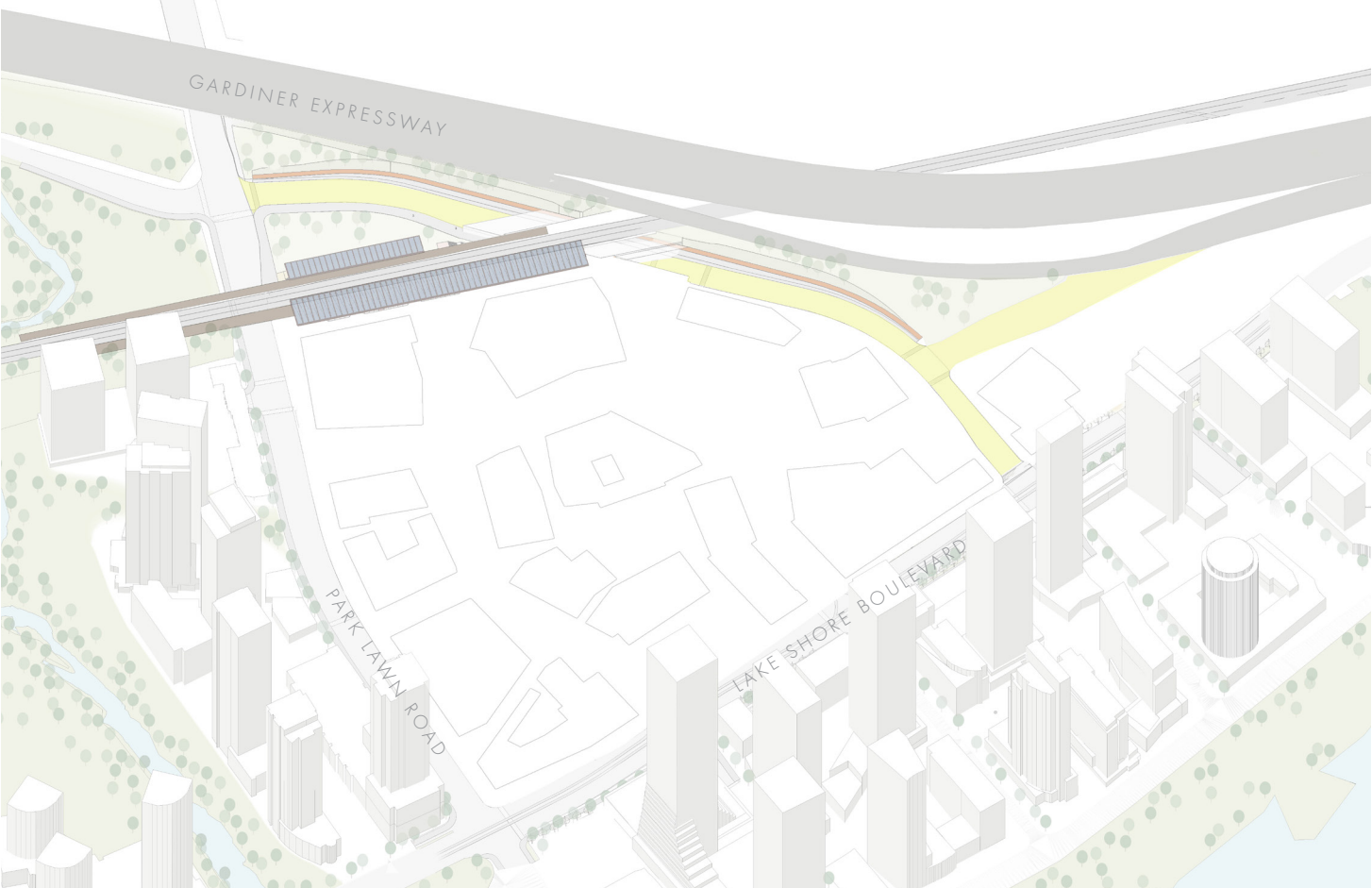
Phase 4 will deliver Block F, completing the gateway condition at the eastern end of the site.

PHASE 1

Identified as phase one because of its prerequisite nature, this stage delivers the Northern Gateway relief road and the GO Train station to improve transportation options and alleviate existing traffic conditions prior to adding any new loads.

The relief road diverts Gardiner Expressway through-traffic away from Park Lawn Road and Lake Shore Boulevard West, improving their quality for local residents. The relief road will also provide additional site access during construction to mitigate traffic impact on existing neighbours.

The new GO Train station will be the anchor for a multi-modal transportation facility. It will reduce reliance on private vehicles for the commute to downtown Toronto, and be a significant marker of goodwill by the new development to the existing community.

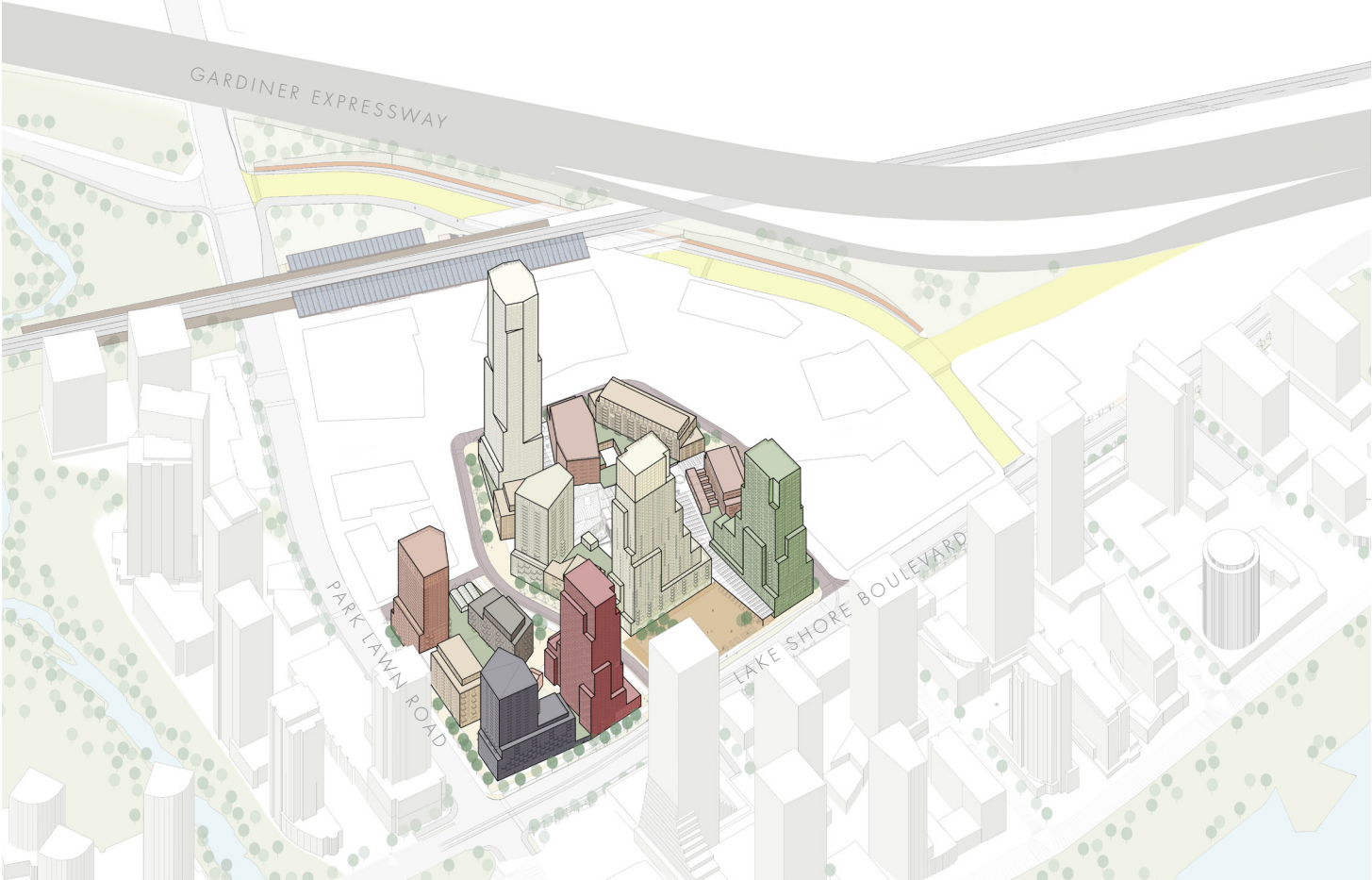


Additionally phase 1 delivers the heart of the masterplan, ‘The Galleria’ – a new retail offer featuring an extensive network of covered pedestrian walks, and ‘Boulevard Square’ – the main civic plaza on Lake Shore Boulevard West. Around Boulevard Square will be a cluster of residential towers that help define the space. Block B of this phase will occupy an important corner at Park Lawn and Lake Shore Boulevard, helping define the streetscape and the public presence of the development.

This phase will be served by four connected basement levels providing parking, storage, loading areas, service and plant space; it will be accessible from the northern relief road and Park Lawn Road.



Residential: 232,127 sqm GFA
Commercial: 9,149 sqm GFA
Retail: 21,686 sqm GFA
Other Uses: 1,257 sqm GFA



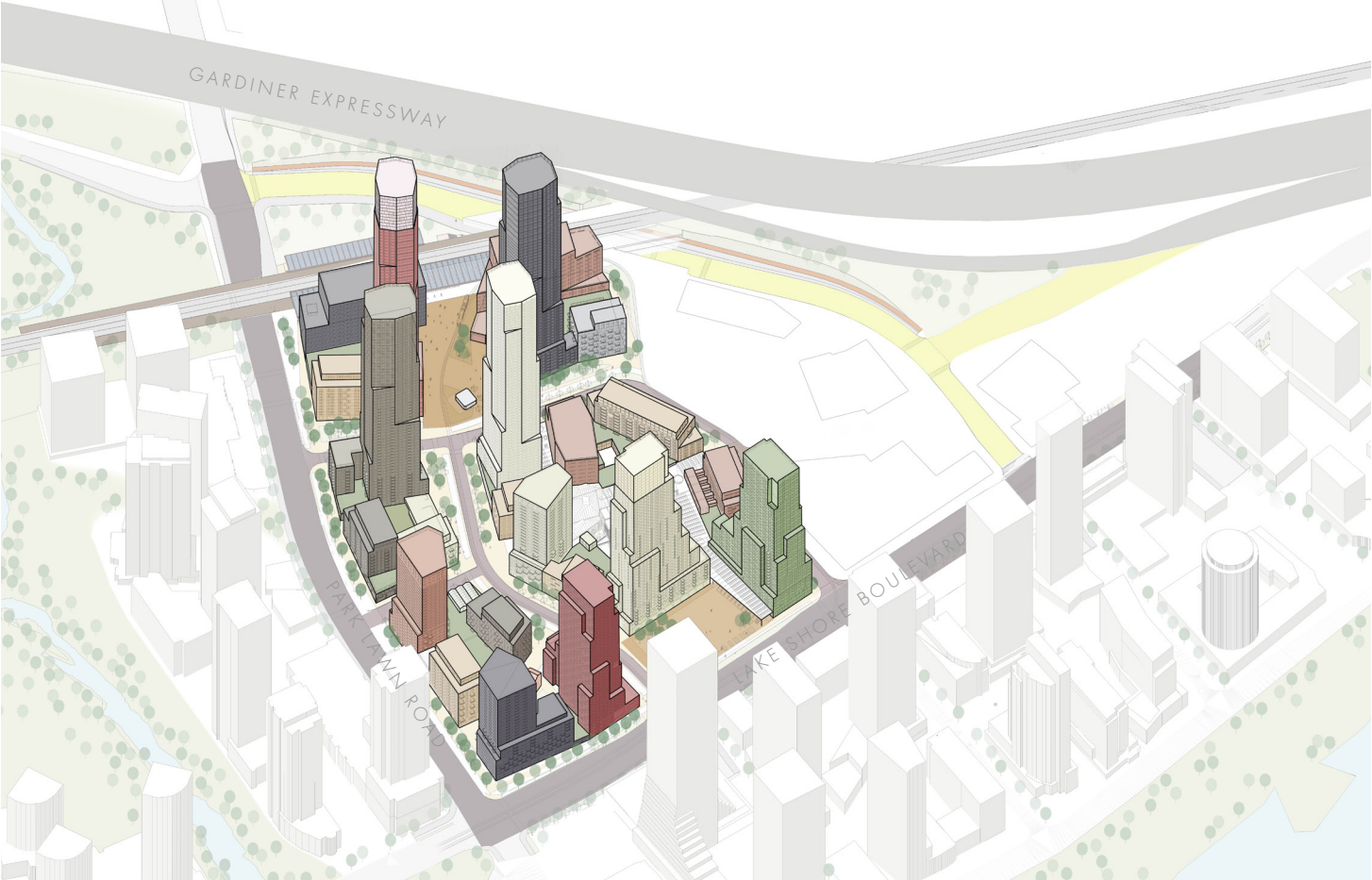
PHASE 2

Phase 2 completes the composition of another major public open space - Station Square - and the intermodal transportation hub. Station Square will be a linking space between the GO Train Station and the Galleria, and the quality of this public realm will be of prime importance. Retail around Station Square will be oriented towards commuter convenience.

The buildings surrounding Station Square will deliver a substantial component of employment uses. This phase will also be serviced by four connected basement levels with access from the Relief Road and Park Lawn Road.



- Residential: 157,719 sqm GFA
- Commercial: 32,458 sqm GFA
- Retail: 6,723 sqm GFA
- Other Uses: 826 sqm GFA



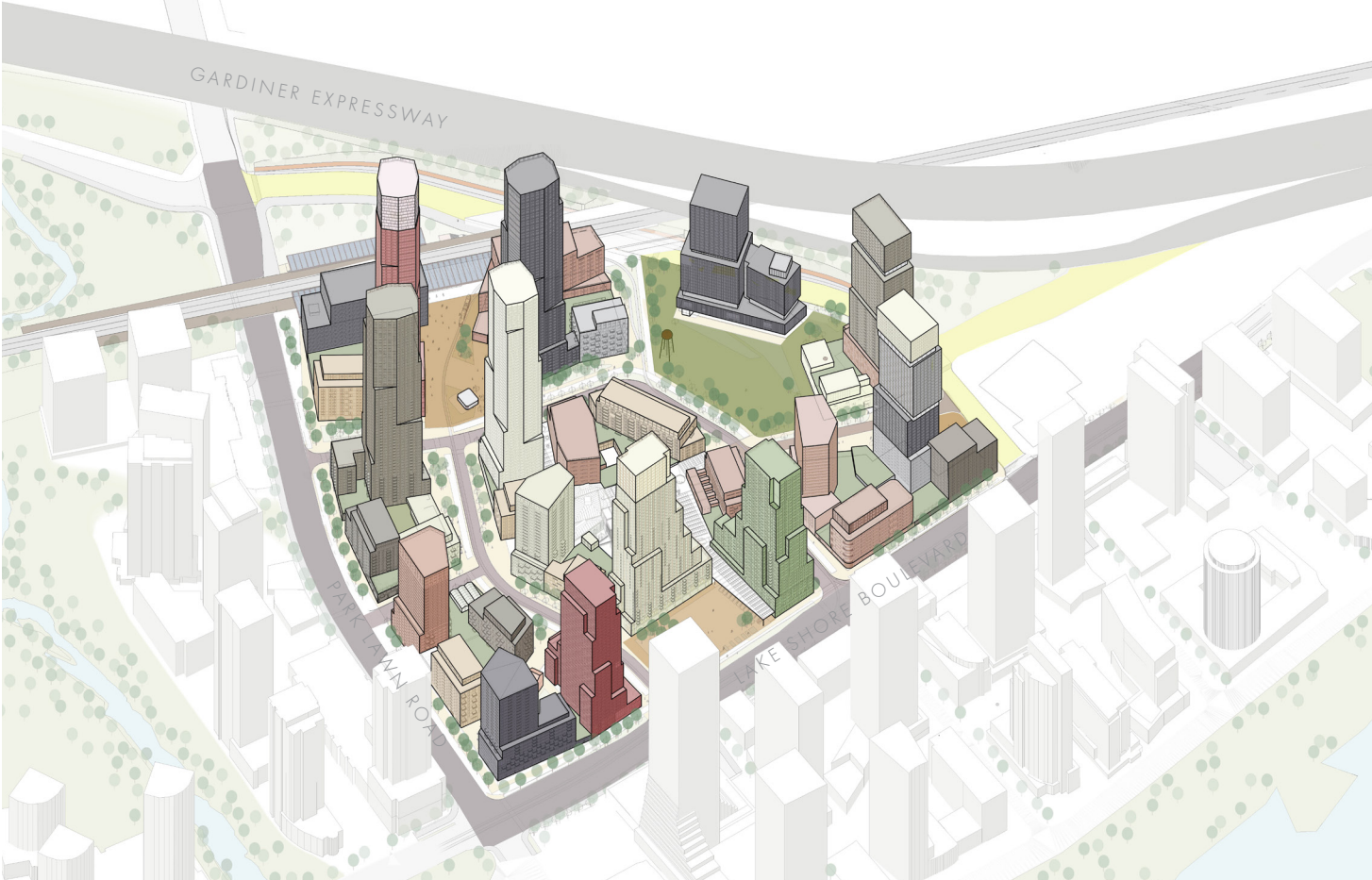
PHASE 3

Phase 3 delivers the neighbourhood park for 2150 Lake Shore and the third major public square – Entertainment Square, marked and sheltered by a third cluster of tall buildings. Buildings along the northern edge of the site will ameliorate the environmental conditions adjacent to the train tracks and the Gardiner Expressway.

This phase will be serviced by four connected basement levels with potential access from the northern relief road and one of the interior streets of the masterplan.



- Residential: 110,353 sqm GFA
- Commercial: 317 sqm GFA
- Retail: 10,956 sqm GFA
- Hotel: 20,236 sqm GFA

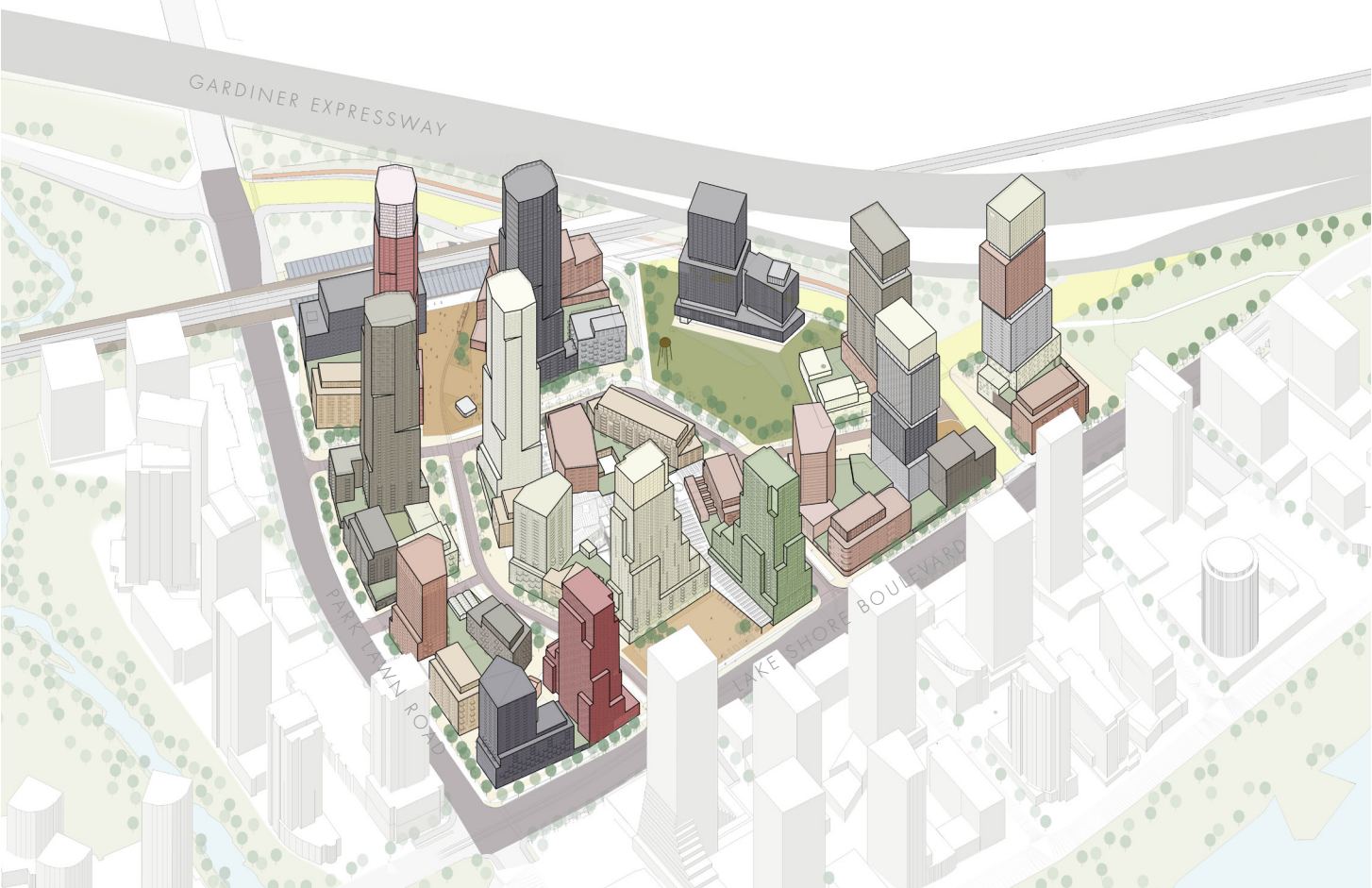


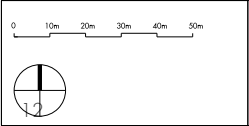
PHASE 4

This phase will continue the street frontage along Lake Shore Boulevard West to improve its status as a Boulevard and complete the definition and enclosure of Entertainment Square with a third tall building. The public realm design of this phase will connect 2150 Lake Shore with Jean Augustine Park and the green network beyond the site. This phase will be serviced by four connected basement levels with access from the relief road.



Residential: 47,568 sqm GFA
Commercial: 0 sqm GFA
Retail: 3,336 sqm GFA





PHASING AND IMPLEMENTATION PLAN
Conceptual Phasing Diagram. Each Phase might be subject to sub-phasing



Phases:

Phase 1

-
- Delivers:

- Loop Road

- Blocks A and B

- Galleria

- Boulevard Square

- Relief Road

- Transport Hub
- GFA :

Residential: 232,127 sqm

Commercial: 9,149 sqm

Retail: 21,686 sqm

Other Uses: 1,257 sqm

Phase 2

-
- Delivers:

- Block C

- Block D1 and D2

- Station Square

- Lake Shore Boulevard

- Park Lawn
- GFA :

Residential: 157,719 sqm

Commercial: 32,458 sqm

Retail: 6,723 sqm

Other Uses: 826 sqm

Phase 3

-
- Delivers:

- Block D3 and D4

- Block E

- Park

- Etreatment Square
- GFA :

Residential: 110,353 sqm

Commercial: 317 sqm

Retail: 10,956 sqm

Hotel: 20,236 sqm

Phase 4

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- Delivers:

- Block F
- GFA :

Residential: 47,568 sqm

Commercial: 0 sqm

Retail: 3,336 sqm

Open Spaces

- Square
- Park



Floating gardens as a result of the stepped form and different building typologies



