

# WHAT WE HEARD

## Eight BIG ideas

First Capital Realty has already held two public open houses in February and November 2018 to understand what is most important to the community.

At Open House #1, eight **BIG IDEAS** emerged from the community.



### **A NEW HEART FOR HUMBER BAY SHORES**

A mixed-use neighbourhood hub where you can live, work, play, shop and learn



### **TRANSIT HUB & CONNECTIVITY**

Creating a new transit infrastructure is critical to the growing community at Humber Bay Shores



### **COMMUNITY AMENITIES**

Community amenities and services are an important feature of a complete neighbourhood and are places where people come together



### **ENVIRONMENTAL SUSTAINABILITY**

Future generations must be kept in mind by designing the site with leading environmental practices



### **EMPLOYMENT SPACES**

Bringing new employment opportunities to the neighbourhood will help create a complete mixed-use piece of city



### **SHOPS, RESTAURANTS & SERVICES**

Local retail that helps create a vibrant streetscape and community life



### **HIGH-QUALITY ARCHITECTURE & URBAN DESIGN**

High-quality design and unique built form that enhance the current neighbourhood



### **VARIETY OF HOUSING**

Population growth and limited land supply are creating an enormous need for a mix of new housing in Toronto

## BIG IDEAS

FOR PLANNING PURPOSES ONLY



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# THE VISION

## Five ideas



### URBAN AND GREEN

Positioned between downtown and the suburbs, 2150 Lake Shore aims to deliver the best of the city with access to green and open spaces.

-  **A NEW HEART FOR HUMBER BAY SHORES**
-  **ENVIRONMENTAL SUSTAINABILITY**
-  **HIGH-QUALITY ARCHITECTURE & URBAN DESIGN**

### COMPLETING A PUZZLE

A gap exists in the centre of Humber Bay Shores. 2150 Lake Shore aspires to be the heart for a new community.

-  **SHOPS, RESTAURANTS & SERVICES**
-  **VARIETY OF HOUSING**
-  **TRANSIT HUB & CONNECTIVITY**
-  **EMPLOYMENT SPACES**
-  **COMMUNITY AMENITIES**



### SPACES THEN BUILDINGS

The character and experience of development at 2150 Lake Shore will be defined first and foremost by its public realm. Buildings will prioritize their civic responsibilities and work together to define and strengthen this great public realm.

-  **A NEW HEART FOR HUMBER BAY SHORES**
-  **ENVIRONMENTAL SUSTAINABILITY**
-  **COMMUNITY AMENITIES**
-  **HIGH-QUALITY ARCHITECTURE & URBAN DESIGN**

### WELL CONNECTED

A new multi-modal transit hub integrated into the urban fabric of 2150 Lake Shore will be a fundamental provision of the Master Plan.

-  **TRANSIT HUB & CONNECTIVITY**
-  **ENVIRONMENTAL SUSTAINABILITY**
-  **HIGH-QUALITY ARCHITECTURE & URBAN DESIGN**
-  **EMPLOYMENT SPACES**



### A PLACE "OF THE PLACE"

Ultimately, 2150 Lake Shore aims to create a sense of spirit and identity for Humber Bay Shores.

-  **A NEW HEART FOR HUMBER BAY SHORES**
-  **ENVIRONMENTAL SUSTAINABILITY**
-  **COMMUNITY AMENITIES**
-  **SHOPS, RESTAURANTS & SERVICES**

## BIG IDEAS

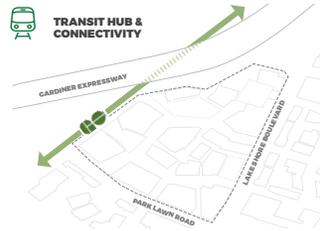
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# KEY MOVES

## Six key strategies



**TRANSIT HUB & CONNECTIVITY**

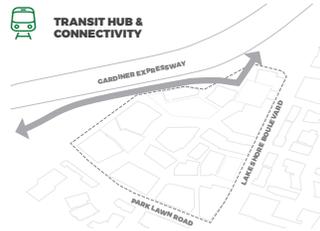


### A NEW GO STATION

Introduce the Park Lawn GO Station



**TRANSIT HUB & CONNECTIVITY**



### A NEW RELIEF ROAD

Provide traffic relief for the neighbourhood with the new Relief Road



**COMMUNITY AMENITIES**



### OPEN SPACE

Deliver three new squares and a park for the community



**HIGH-QUALITY ARCHITECTURE & URBAN DESIGN**

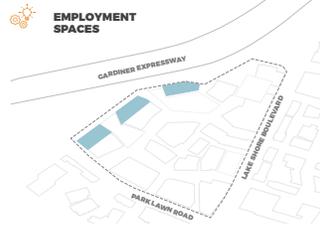


### BLURRED BOUNDARIES

Repair site edges and extend connections into the site through an urban picturesque street and block pattern



**EMPLOYMENT SPACES**

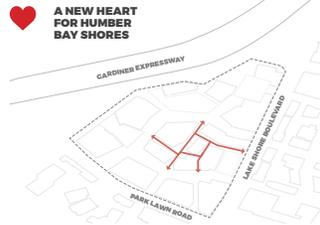


### JOB OPPORTUNITIES

Establish a new employment area to relate to the Gardiner, Rail Corridor and Ontario Food Terminal



**A NEW HEART FOR HUMBER BAY SHORES**



### A COVERED GALLERIA

Create a system of publicly accessible covered spaces to draw pedestrians into and through the site

## BIG IDEAS

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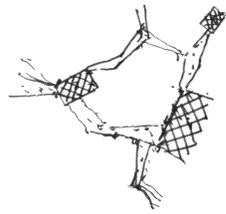


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# 1 PARK, 3 SQUARES

Distinct & connected

The first sketch of the concept for the Master Plan



The "bones" of the public realm strategy

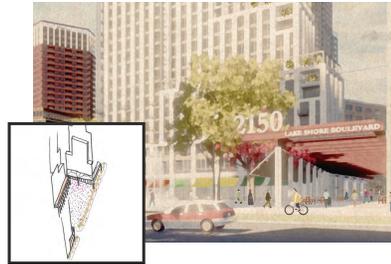


## THE PARK

...provides the experience of nature and public playgrounds. Former watertower situated as an iconic landmark.

## BOULEVARD SQUARE

...will serve as a space of civic gathering not only for the Master Plan but for all of Humber Bay Shores. Its location directly on Lake Shore Boulevard provides a distinct sense of place and a destination for those travelling along the arterial route.



## STATION SQUARE

...provides a dignified setting for the daily commute for the residents and visitors of Humber Bay Shores.



## ENTERTAINMENT SQUARE

...delivers leisure amenities to the neighbourhood, gathering cinema, entertainment venues and theatres into a lively area.



## PUBLIC REALM

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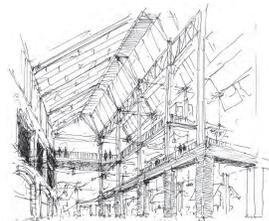
# THE GALLERIA

A destination for all seasons

## COMMUNITY AMENITIES



Food Markets: character, animation, a place for people



Sketch: The Market Place



Sketch: The Alleyway



Sketch: Location of the covered Galleria

## ♥ A NEW HEART FOR HUMBER BAY SHORES



## PUBLIC REALM

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# AMENITIES/NEW JOBS

A place of opportunity

**“A VARIETY OF RETAIL, SERVICES, AMENITIES & ENTERTAINMENT USES WILL ANIMATE THE PUBLIC REALM”**



## TRANSIT

Connecting the community and providing new transportation choices



New Intermodal Hub  
GO TRAIN / LRT / BUSES

## RETAIL

Diverse places to eat, shop, exercise, socialize, and enjoy arts and cultural activities



GFA  
42,701 sqm



## CIVIC

Bringing new community amenities to the area

## HOTEL

Supporting new employment and visitors to Humber Bay Shores



GFA  
20,2236 sqm



## OFFICE

Expanding employment and opportunities for living and working locally



GFA  
41,924 sqm

# MIXED-USE

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# COMMUNITY SERVICES & FACILITIES

Binding the neighbourhood together

**THE MASTER PLAN HAS BEGUN TO CONSIDER WHERE AND HOW COMMUNITY-ORIENTED SPACES AND FACILITIES CAN BE INCORPORATED INTO THE SITE.**



The library, daycare and public park show how civic uses can be integrated within the broader mix of places and uses within the Master Plan.

## A NEW LIBRARY...



## CHILDREN'S DAYCARE...



## A NEW COMMUNITY PARK...



The project team looks forward to working with the City and community through the Secondary Plan process to understand community needs and to explore opportunities to address these needs within the Master Plan to ensure the creation of a complete community.

# MIXED-USE

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# VARIETY OF HOMES

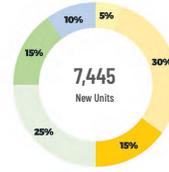
A place for everyone to call home

## HOMES



GFA 547,767 sqm  
7,445 units

The Master Plan is targeting  
10% 3 bedroom units  
15% 2 bedroom units  
sized in keeping with the  
**Growing Up** Guidelines.



Unit Type	Avg Unit Size
Studio	400
1B	525
1B + D	660
2B	750
2B + D	950
3B	1100

Providing a range of housing types and family size units.

## AFFORDABLE HOUSING

FCR is committed to providing affordable housing, which will be determined through the Secondary Plan process, in keeping with the current Site and Area Specific Policy direction.



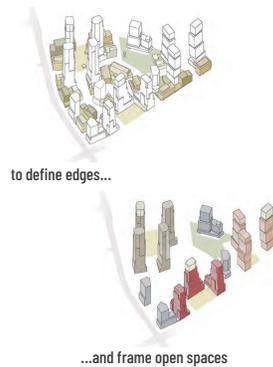
## PUBLIC REALM

A broad range of active spaces to support all aspects of day-to-day life.



25%

## FAMILIES OF BUILDINGS



## AND A DIVERSITY OF BUILDING TYPOLOGIES



## MIXED-USE

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# QUALITY BUILT FORM

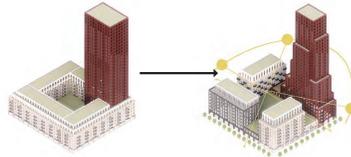
Delivering a vibrant urban fabric

**THE MASTER PLAN EXPLORES A UNIQUE APPROACH TO BUILT FORM THAT INCLUDES A DIVERSE MIX OF BUILDING TYPOLOGIES, ORGANIZED AS FAMILIES OF BUILDINGS AROUND KEY OPEN SPACES.**



HIGH-QUALITY ARCHITECTURE & URBAN DESIGN

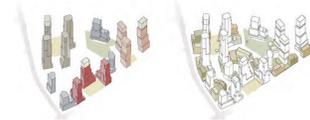
## BLOCK TYPOLOGIES



existing block typology    proposed block typology

The choreographing of individual buildings to create an attractive and engaging public realm, as well as a dynamic and civil relationship between neighbouring structures.

## FAMILIES OF BUILDINGS



to frame open spaces...    and define edges...



## AND A DIVERSITY OF BUILDING TYPOLOGIES



Small Buildings    Medium Buildings    Tall Buildings



- ▶ At the heart of the site, a zone has been created to provide relief from the predominance of tall buildings in the surrounding area. Low and mid-rise building elements are strategically positioned to ensure sunlight on the new park.

The project includes 15 towers with heights ranging from 22 to 71 storeys, in keeping with the surrounding context.



- ▶ Tall buildings utilize generous separation distances well above the 25m minimum in Toronto's Tall Building Guidelines.



## MIXED-USE

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# SUSTAINABILITY

## An exemplary benchmark



### ENVIRONMENTAL SUSTAINABILITY

Future generations must be kept in mind by designing the site with leading environmental practices.



UN Sustainable Development Goals



Toronto's first resilience strategy report, 2019



Toronto Green Standard Version 3

#### BIODIVERSITY & ACCESS TO NATURE

Create a green oasis in the city, providing residents and visitors with access to nature and forming a biodiverse haven for local species.



#### SITE-WIDE WATER MANAGEMENT

Use site-wide strategies to capture, attenuate, treat and re-use water. Conserve water in buildings by minimizing demand and capturing grey and rain water.



#### TOWARDS ZERO CARBON

Combine a site-wide energy strategy with stringent performance requirements for building envelope and building systems, to target near zero carbon operation by 2030.



#### MATERIALS & RESOURCE EFFICIENCY

Design to minimize the use of materials, to prioritize the use of low-impact materials where possible, and to maximize the lifespan of all built assets. Seek to prioritize materials sourced and manufactured in the Toronto area.



#### TRANSPORT & MOBILITY

Create a people-orientated, vibrant, inclusive, accessible community at 2150 Lake Shore Boulevard West. Create new links across the site boundary to connect the development to surrounding communities and to the waterfront.



#### WELL-BEING & SOCIAL VALUE

Establish a community that encourages and supports healthy, active lifestyles, delivers spaces to promote well-being for residents and visitors, and supports a sustainable local economy.



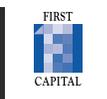
#### ADAPTABLE & CLIMATE RESILIENT

The Master Plan must be able to thrive in all conditions and be resilient to the shocks and stresses Toronto faces. The buildings must be adaptable to meet future needs with minimum of reconfiguration.



## INFRASTRUCTURE

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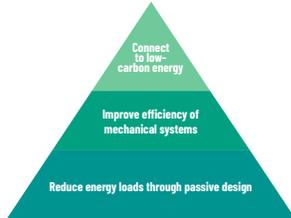
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# ENERGY & RESILIENCE

## Minimizing environmental impact

### REDUCE ENERGY DEMAND

To achieve near-zero targets, the buildings will have to be designed to the highest level of performance to reduce energy demand and achieve the target TEDI and EUI.

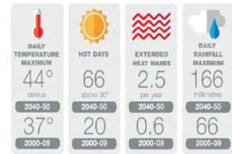


Carbon building design hierarchy (Zero emissions buildings framework, 2017)

### ENERGY RESILIENCE

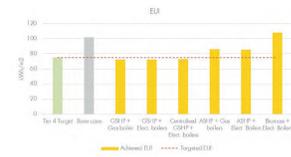
Account for future changes in climate, fuel availability and technologies.

#### Toronto's Future Weather\*

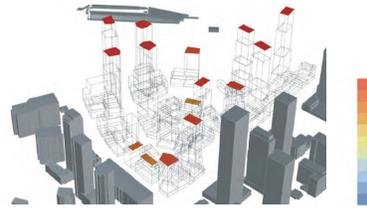


### EFFICIENT & LOW-CARBON ENERGY SUPPLY

Energy needed should be delivered using the most efficient and lowest-carbon solutions to ensure that the carbon emissions of the buildings are minimized and offset. This includes analysis of the following solutions:



Greenhouse Gas Intensity figures for the supply options



### GREEN INFRASTRUCTURE STRATEGY

This Green Infrastructure Strategy explores possible strategies for stormwater management, flood mitigation, urban heat island mitigation, increased biodiversity, enhanced air quality, improved water quality and healthy soils, as well as the more anthropocentric functions such as increased quality of life through recreation and providing shade and shelter within the city.



### FLOOD RISK MANAGEMENT & PUBLIC REALM

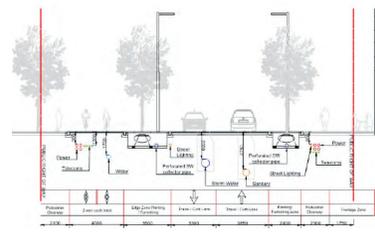
Private streets will include sustainable urban drainage systems such as tree pits and rain gardens (urban planting) to store and infiltrate stormwater. We are targeting Toronto Green Standard (TGS) Tier 3 for water balance (the first 25mm of rainfall must be retained from all site surfaces) through total capture and retention via infiltration, evapotranspiration and water harvesting.



Rain Gardens and Tree Pits (Etobicoke, Ontario)



Rain Garden (Sheffield, UK)



Typical Private Roadway Section and Urban Planting Strategy

# INFRASTRUCTURE

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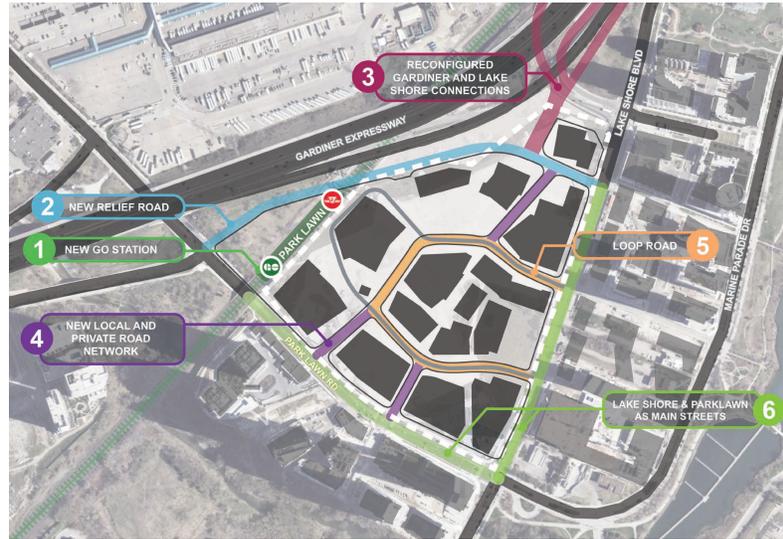


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# THE MASTER PLAN

## Mobility

### BIG MOVES



### MOBILITY STRATEGIES



New Transit



A Truly Walkable Community



A Retail / Commercial Heart for Humber Bay Shores



New Cycling Links



Servicing / Access An Emphasis on the Public Realm



Address Congestion

### FINE GRAINED STREETS



### FOCUSED ON TRANSIT



### WALKABLE



### SERVICING BELOW GRADE



## MOBILITY

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# TRANSFORMATIONAL Transit

## THE CHALLENGES



**Challenge:**  
Lack of transit options for the area

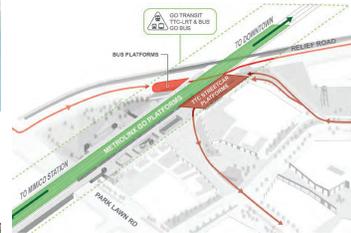
**Challenge:**  
Transit travel involves extended travel times

**Response:**  
A new GO Station and integrated (GO/TTC) mobility hub to provide high-quality transit access

## A NEW GO STATION



## AN INTEGRATED TRANSIT HUB



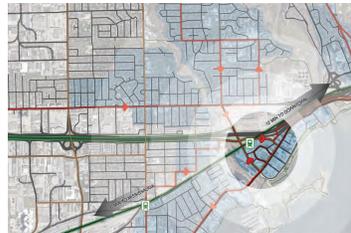
## ENHANCED TRANSIT NETWORK



## STATION SQUARE



## A SHORT BUS RIDE TO GO



## A SHORT WALK TO TRANSIT



MOBILITY

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# ADDRESSING TRAFFIC Congestion

## THE CHALLENGES



### Challenge:

Traffic congestion is a long standing concern

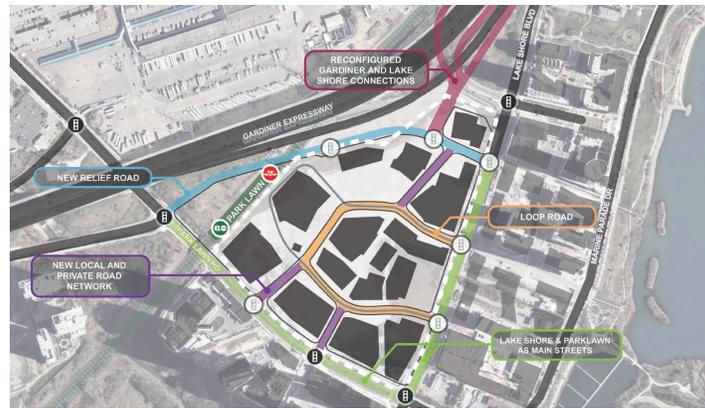
### Challenge:

Gardiner bypass volumes impact neighbourhood streets

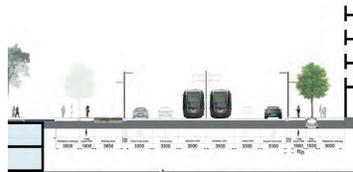
### Response:

Network Improvements: A new Relief Road to divert traffic from Park Lawn and Lake Shore

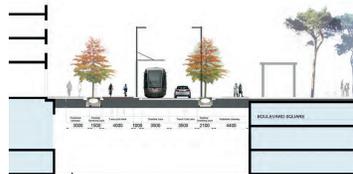
## A NEW NETWORK



## PARK LAWN ROAD & LAKE SHORE BOULEVARD AS MAIN STREETS



## LOOP ROAD



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# ACTIVE TRANSPORTATION

## CYCLING CONNECTIONS



## PEDESTRIAN MOBILITY



## CYCLING FACILITIES ALONG ROADS



## PEDESTRIAN-ORIENTED PLAZAS



## TRANSPORTATION DEMAND MANAGEMENT



# MOBILITY

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