

215 Lake Shore Boulevard East

September 20, 2017

Project Description & Background

- 215 Lake Shore is a proposed 49 storey (150 meter) mixed-use building containing 1148 units with a combined GFA of 84,665 square meters, with at-grade retail



Key Dates for 215 Lake Shore:

- Submitted for SPA September 6, 2017

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Site Context



-  Design Review Area
-  215 Lake Shore Blvd. East

Site Context

East Bayfront Precinct Plan

EBF – 215 Lake Shore Blvd. East

Proponent: Greenland Group

Design Team: Hariri Pontarini Architects

Review Stage: Issues Identification

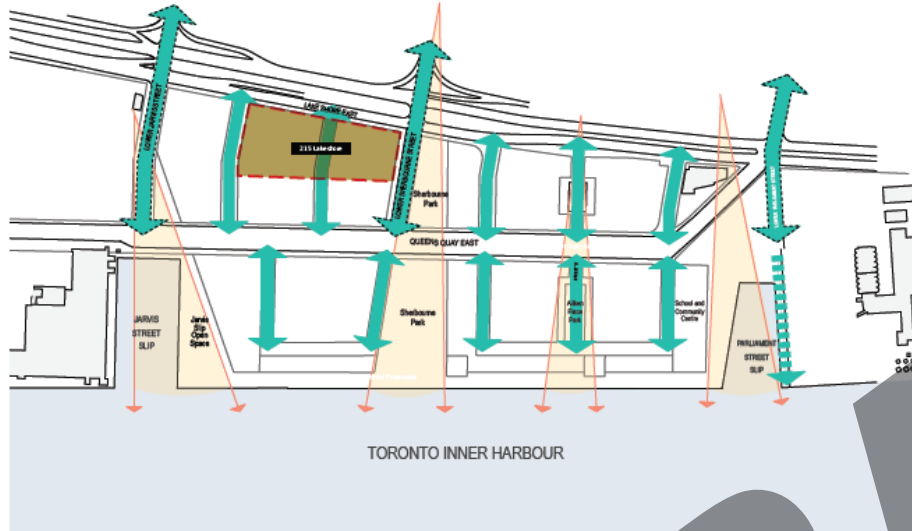


Site Context

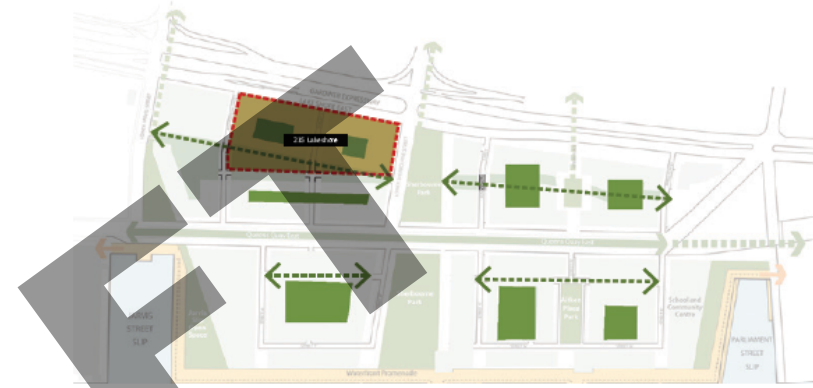
East Bayfront Precinct Plan

EBF – 215 Lake Shore Blvd. East

Proponent: Greenland Group
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Review Stage: Issues Identification



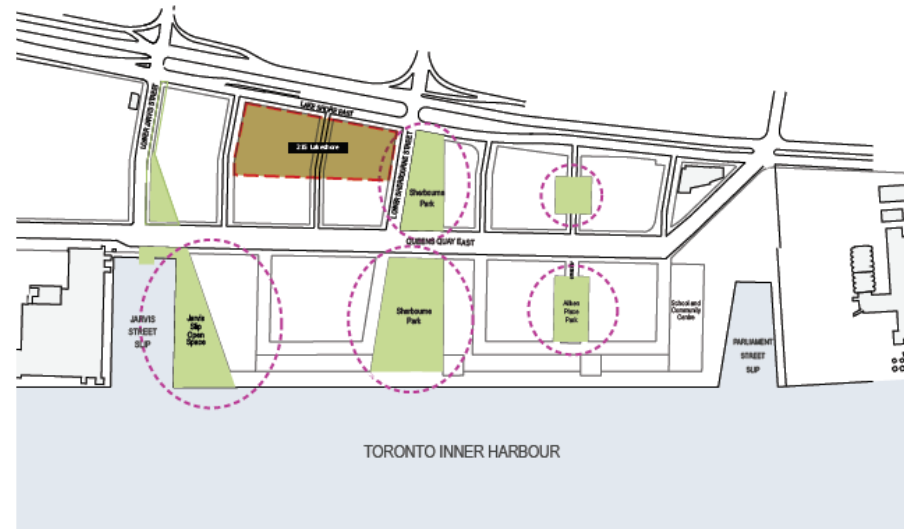
Strengthen physical and visual connection to the water from the city



Mid-block connections



Ground floor public engagement plan

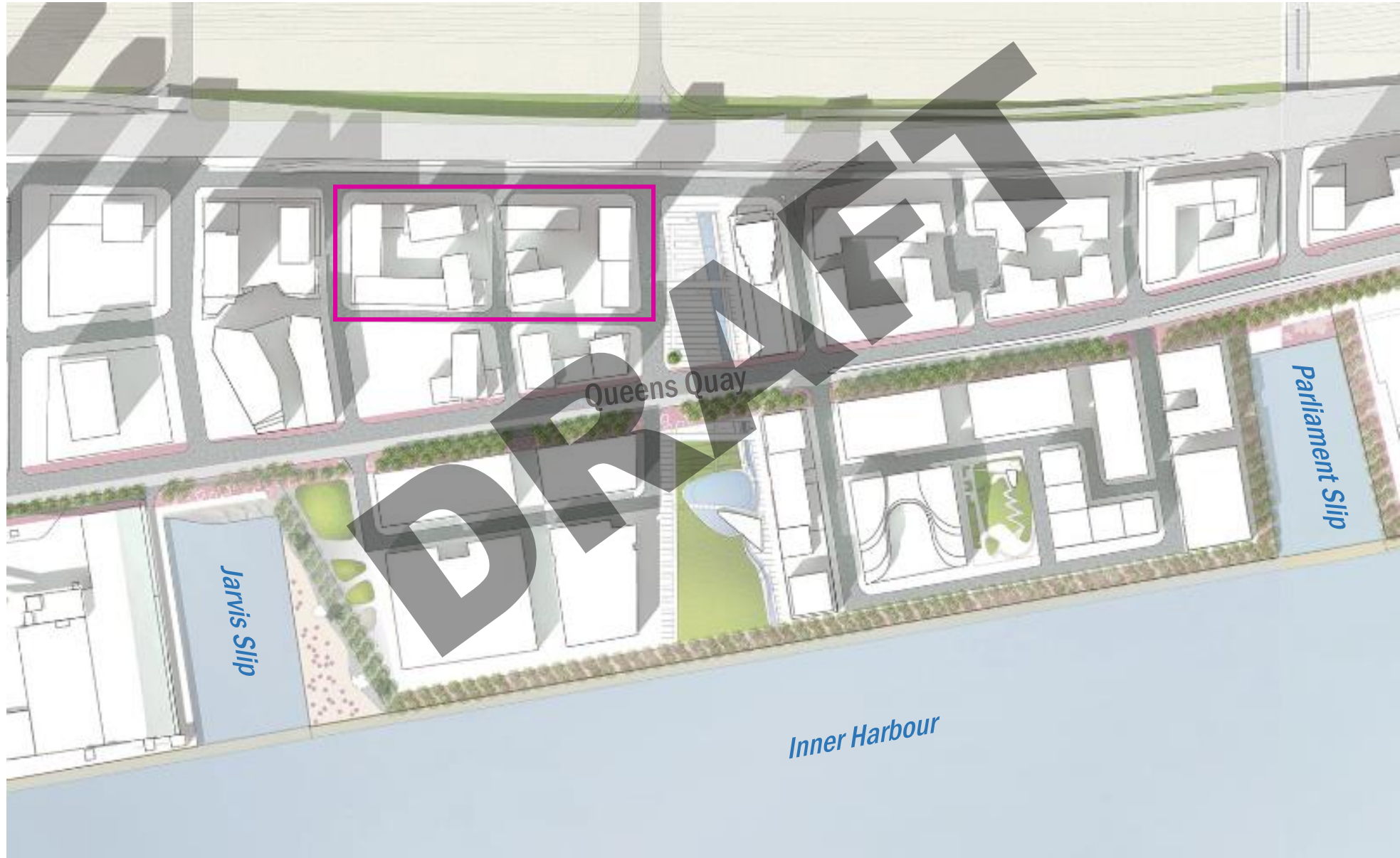


Create focal points around public open spaces

Site Context

EBF – 215 Lake Shore Blvd. East

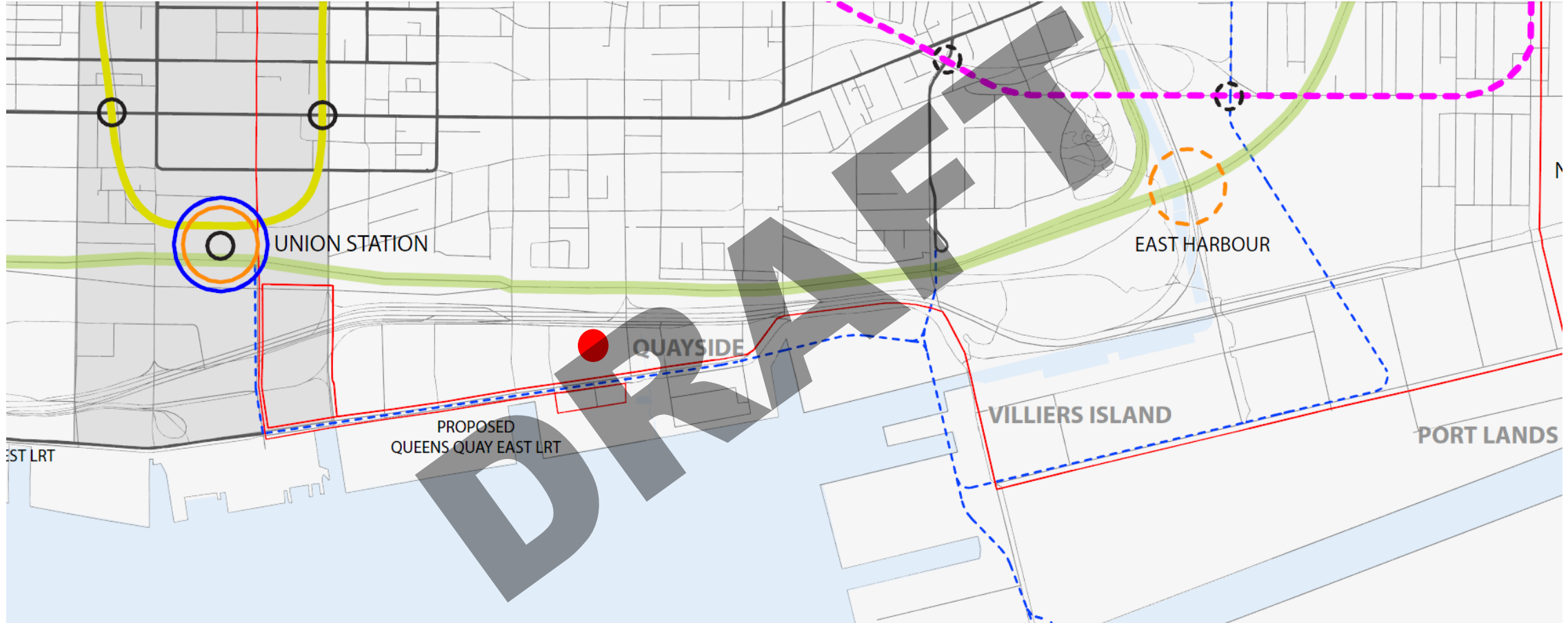
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Review Stage: Issues Identification



Site Context - Transit

EBF - 215 Lake Shore Blvd. East

Proponent: Greenland Group
 Design Team: Hariri Pontarini Architects
 Review Stage: Issues Identification



	SUBWAY - EXISTING - YONGE-UNIVERSITY		SUBWAY STATION - EXISTING		SUBWAY STATION - FUTURE
	SUBWAY - EXISTING - BLOOR		REGIONAL EXPRESS RAIL STATION - EXISTING		NATIONAL RAIL STATION
	SUBWAY - FUTURE - RELIEF LINE		REGIONAL EXPRESS RAIL STATION - PROPOSED		CENTRAL BUSINESS DISTRICT
	STREETCAR - EXISTING				
	STREETCAR - FUTURE				
	BUS ROUTES SERVICING EASTERN WATERFRONT				
	REGIONAL EXPRESS RAIL ROUTE				

Policy Context – Central Waterfront Secondary Plan

D24 - THE EAST BAYFRONT, A PROMINENT NEW NEIGHBOURHOOD

The East Bayfront will become a prominent waterfront address for working and living amid the energy and abundance of waterfront activities, including a new water's edge promenade and other public activities in the series of new East Bayfront public spaces. Development adjacent to the water's edge promenade shall consist of low and medium scale buildings that will reinforce the safety and usability of the public spaces.

(P31) **Excellence in the design of public and private buildings, infrastructure (streets, bridges, promenades, etc.) parks and public spaces** will be promoted to achieve **quality, beauty and worldwide recognition**.

(P32) New development will be **located, organized and massed to protect view corridors, frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

(P5) Waterfront streets will be remade as “places” with distinct identities. Streets will act as lively urban connections as well as traffic arteries. The needs of motorists will be balanced with efficient transit service and high-quality amenities for pedestrians and cyclists.

(P10) The design of the public realm will be of a standard of excellence characteristic of the great city waterfronts of the world.

(P11) The public realm will be defined by a coherent framework of streets, parks, plazas, buildings, viewing areas, walkways, boardwalks, promenades, piers, bridges and other public infrastructure and open space elements.

Topics for Panel Consideration

- Building massing in the context of East Bayfront
- Program and adjacencies with surrounding buildings and open space
- Public Art

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215
Lakeshore Blvd East, Phase 1
Waterfront Design Review Panel

September 20, 2017



About Greenland Group

For the past 25 years, the company has formed a diverse corporate portfolio with a focus on real estate. With a presale area of 21.15 million square meters, Greenland is a global leader in the industry. In addition to real estate, Greenland Group is active in other industries including finance, business, hotel operation, subway investment and energy resources. This drive for excellence across several industries has allowed Greenland Group to place at 311th on 2016 Fortune Global 500.

Greenland is an example in the real estate industry with its commitment to providing innovative developments. The company's ultra-high rise buildings, large urban complex projects, high speed rail station business districts and industrial park developments all make for notable urban centres globally. Of the present 23 ultra high-rise urban landmark buildings, four are among the top ten tallest buildings in the world.

Greenland Group strives for continued growth, with its goal to continue building itself as a transnational company with a focus on sustainable development and continuous innovation. Greenland Group expands its business overseas with developments in four continents and nine countries including USA, Canada, UK and Australia.

Greenland Group has actively sought to localize according to the cultures and customs of different countries and always put people first. It has vigorously participated in public charities in the areas of development and strives to play a key part in those cities. For example, Greenland Australia has reached an agreement with the city of Sydney to establish a Creative Culture Center for local citizens at their Greenland Center in Sydney. And a similar contribution of a 10,000-square foot Theatre Museum located within the Entertainment district in Toronto. The group has been highly praised by business and political figures, mainstream media and the citizens in different countries and has made its due contribution to the improvement of the reputation of Chinese brands overseas.

Greenland always remembers to give back to society: contributing 200 million yuan to establish the "Greenland Charity Public Benefit Fund", one of the largest enterprises special charity fund in Shanghai, and releasing "Greenland Project", the exclusive charity brand, establishing a complete enterprise social responsibility management system, and performing its social responsibility in a long-term and multi-dimensional way. Up to now, Greenland has sponsored and donated more than 1 billion yuan in total.

Project Introduction

DEVELOPER

Greenland Group

ARCHITECTURAL

Hariri Pontarini Architects

LANDSCAPE ARCHITECT

Janet Rosenberg & Studio

URBAN DESIGN PLANNING

Urban Strategies

TRAFFIC STUDY

BA Group

PHASE 1 STATISTICS

3 Buildings at 49, 39, 14, Storeys
Mixed Use: Retail and Residential
1148 Residential Market Units
1867 sq.m. of Retail
4 Levels of Underground Parking

PHASE 1 MAXIMUM BUILDING HEIGHTS:

Building 'C' & 'G' (49 Storeys)	150 m
Building 'F' (39 Storeys)	120 m
Building 'B2' (14 Storeys)	45 m

(Excluding Mechanical Penthouse)

PHASE 1 TOTAL AREA

Retail	1,867 sq.m.
Residential	82,798 sq.m.
Gross Floor Area (Zoning)	84,665 sq.m.

The residential redevelopment of the 3.8 acre 215 Lakeshore seeks to make a strong sculptural connection to the historical context of the site while developing a plan that suits the modern needs of the urban Toronto market. Two main towers, of 39- and 49-storeys, sit on the eastern portion of the site and are designed to work in tandem, reading as one sculptural element. Drawing inspiration from the two sails of a sailboat, the towers work together like the main and head sails with massing that appears to catch the wind with curved exteriors that form gentle arcs. The western portion of the site is comprised of a mix of townhomes and low and mid-rise buildings. The development is designed to tie into the existing pedestrian realm with an arching pedestrian path, connecting the site to the pedestrian pathways of the Daniels Waterfront - City of the Arts to the west, and to the large existing park, Sherbourne Commons, to the east.

Current Toronto Skyline



Current Toronto Skyline





Context Plan



Lower Sherbourne Street

Lower Jarvis St.

Yonge Street

Gardiner Expressway

Monde Condominiums

Queens Quay East

Lakeshore

215 Lakeshore

Daniels
City of the Art

Loblaws

Tridel Aqualina

Sherbourne Common

George Brown College

Corus Entertainment

Sugar Beach Park

Existing Site Views

From Top Left to Right

1. View from Lakeshore Blvd. Looking East
2. View at Intersection of Lakeshore Blvd East and Sherbourne Street, Looking Southwest
3. View from Queens Quay looking North-East
4. View from Richardson St., Looking East
5. View from Sherbourne Street, Looking North-West



Existing Context



Lakeshore

Loblaws

Daniels
City of the Art

215 Lakeshore

Richardson

New Street

Sherbourne

Great Gulf
Monde

Queens Quay East

Sugar Beach

Corus Entertainment

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George Brown College

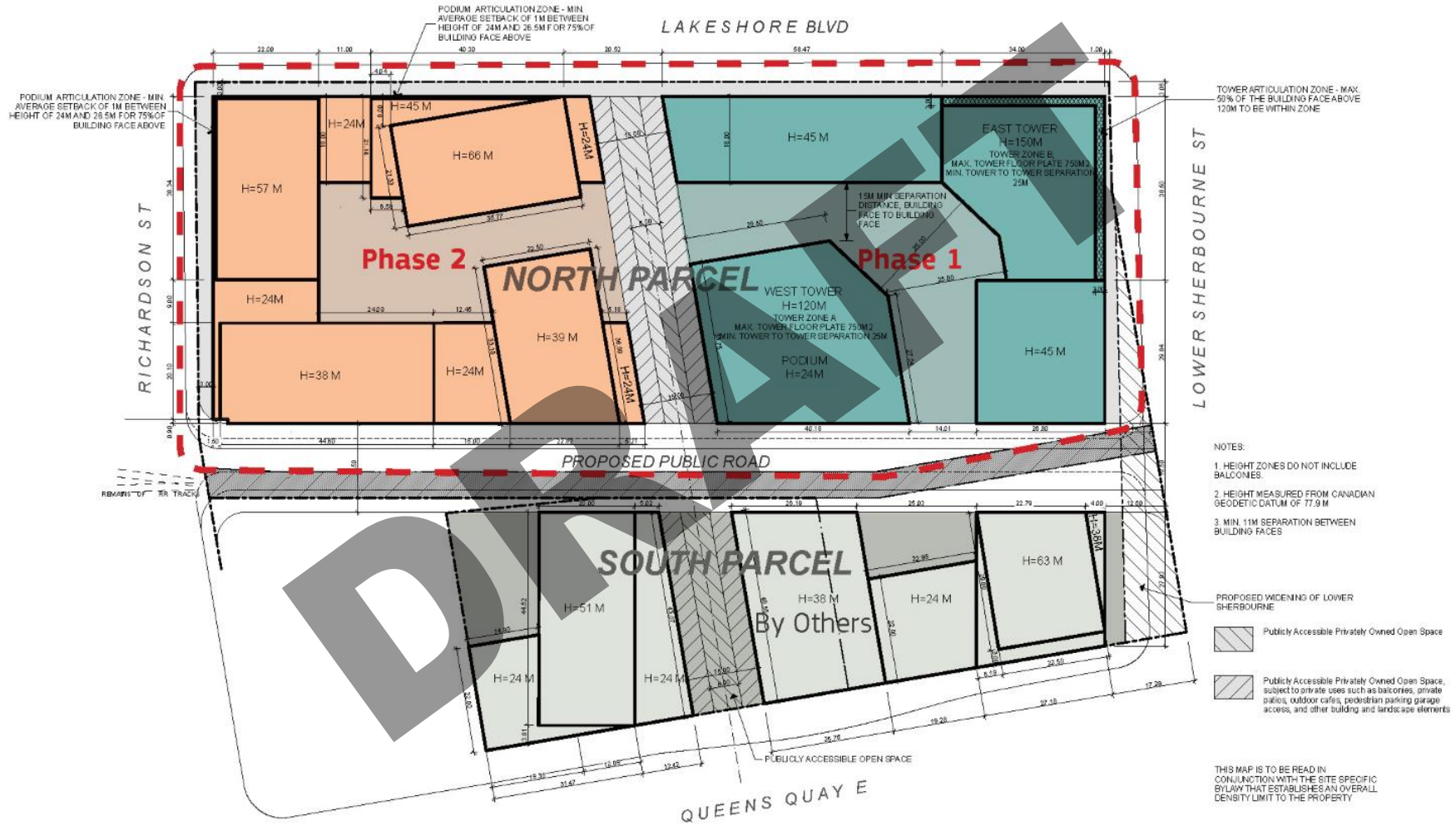
Sherbourne Common

Tridel
Aqualina

As Per OMB Settlement

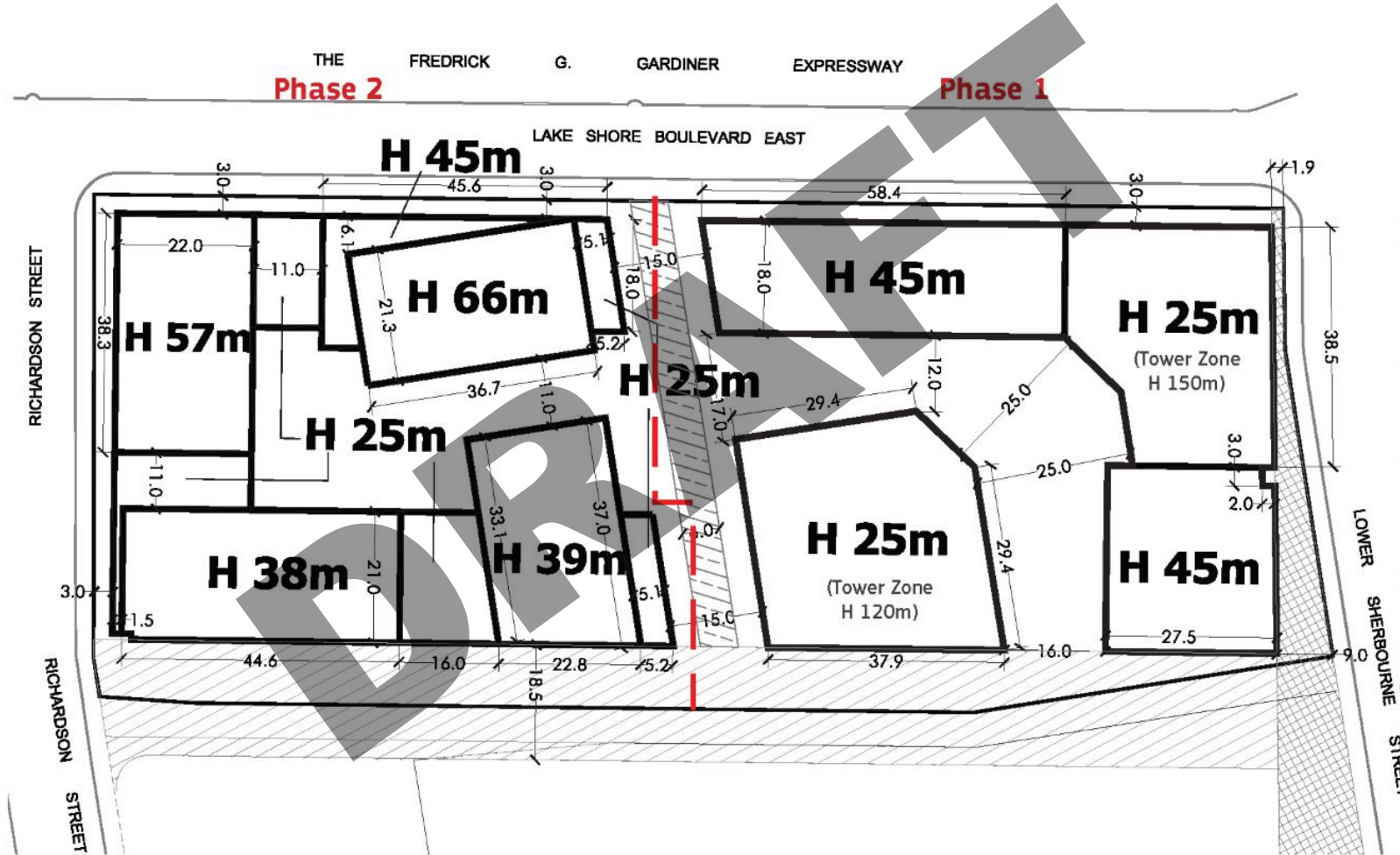
Plans prepared by Architect Alliance

- Subject Site
- Phase 1
- Phase 2
- By Others



As per OMB Settlement, Zoning Map Showing Building Heights & Envelopes

- Potential Land Transfer
- Potential East West Public R.O.W (18.5m)
- Potential Publicly Accessible Open Space

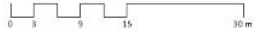


Context Site Plan with Existing Heights



Ground Floor, Loading & Circulation Plan

- Mid-block Pedestrian Circulation
- Vehicular Circulation
- Retail Animation
- Permitted Building Envelope per Zoning Map

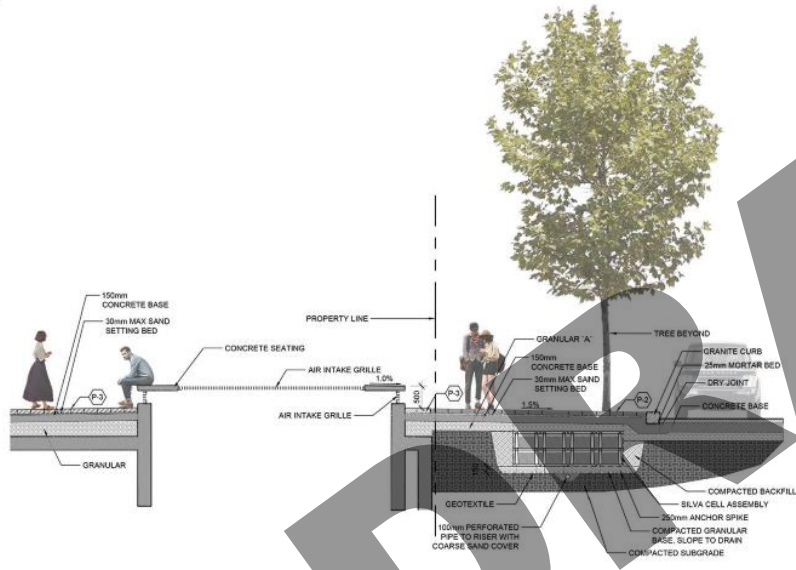


Ground Floor Landscape Plan



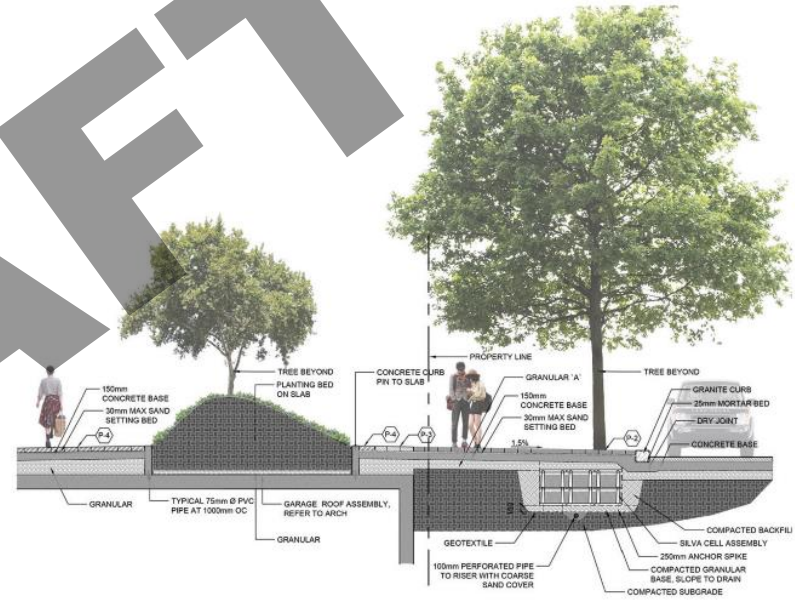
Landscape Sections

1



East-West Section Through Grille/Bench and Sherbourne Row

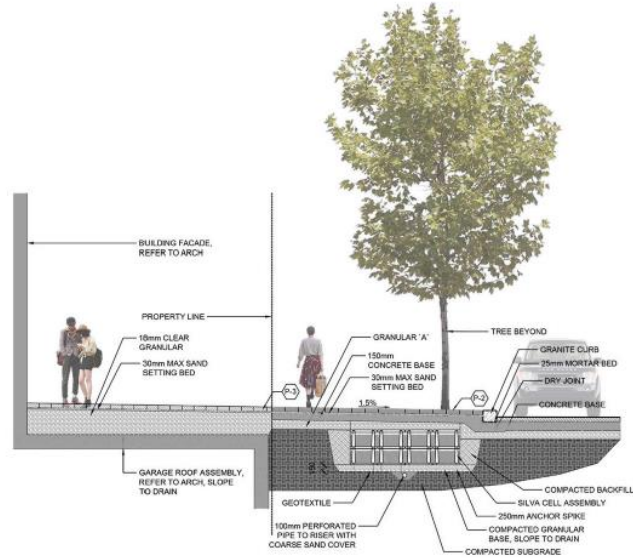
2



North-South Section Through New Street Row

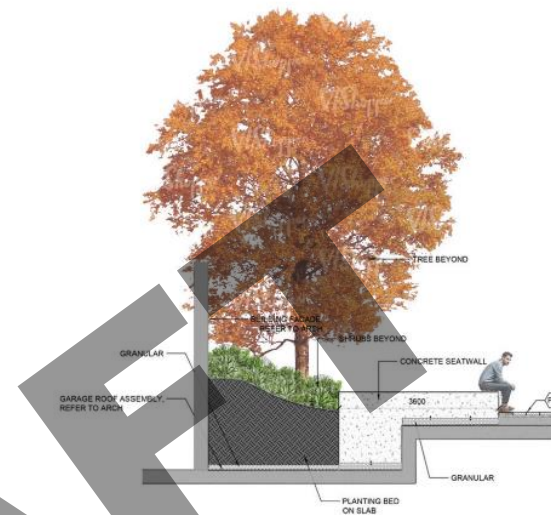
Landscape Sections

3



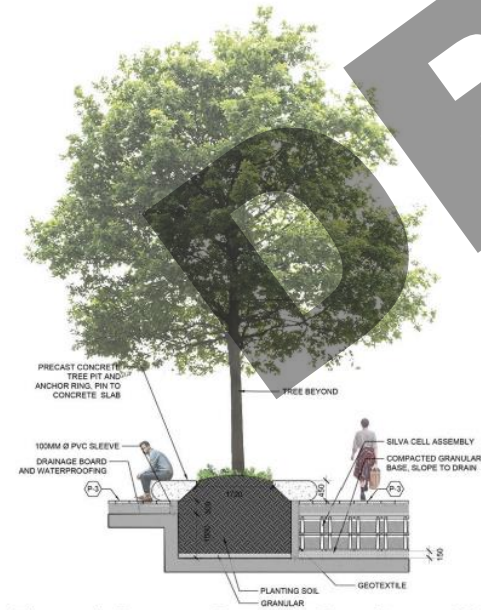
East-West Section Through Sherbourne Row

4



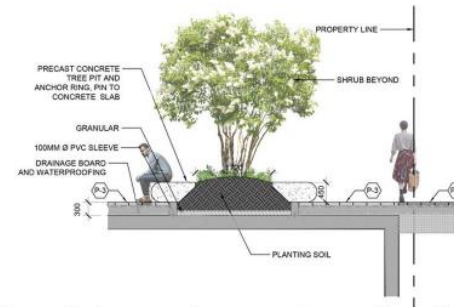
North-South Section Through Planting Bed

5



Section Through Precast Concrete Tree Pit and Dropped Slab

6



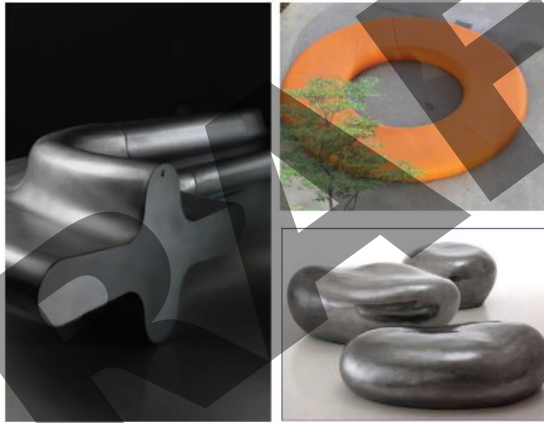
Section Through Precast Concrete Seatwall and Planting Bed

Landscape Precedent Images

Seamless Pedestrian Realm



Sculptural Benches + Seating



Paving Materials



Woonerf Paving



Woonerf Paving



On-site Paving



On-site Paving

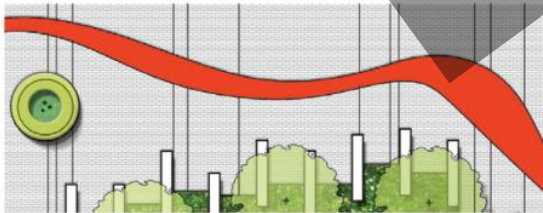


On-site Paving

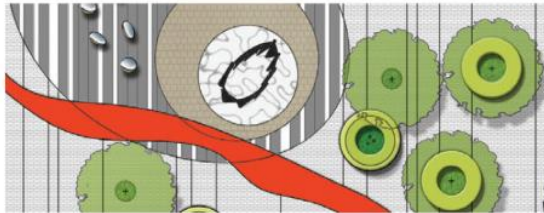


Plaza Paving

Plan



Plan



Furniture

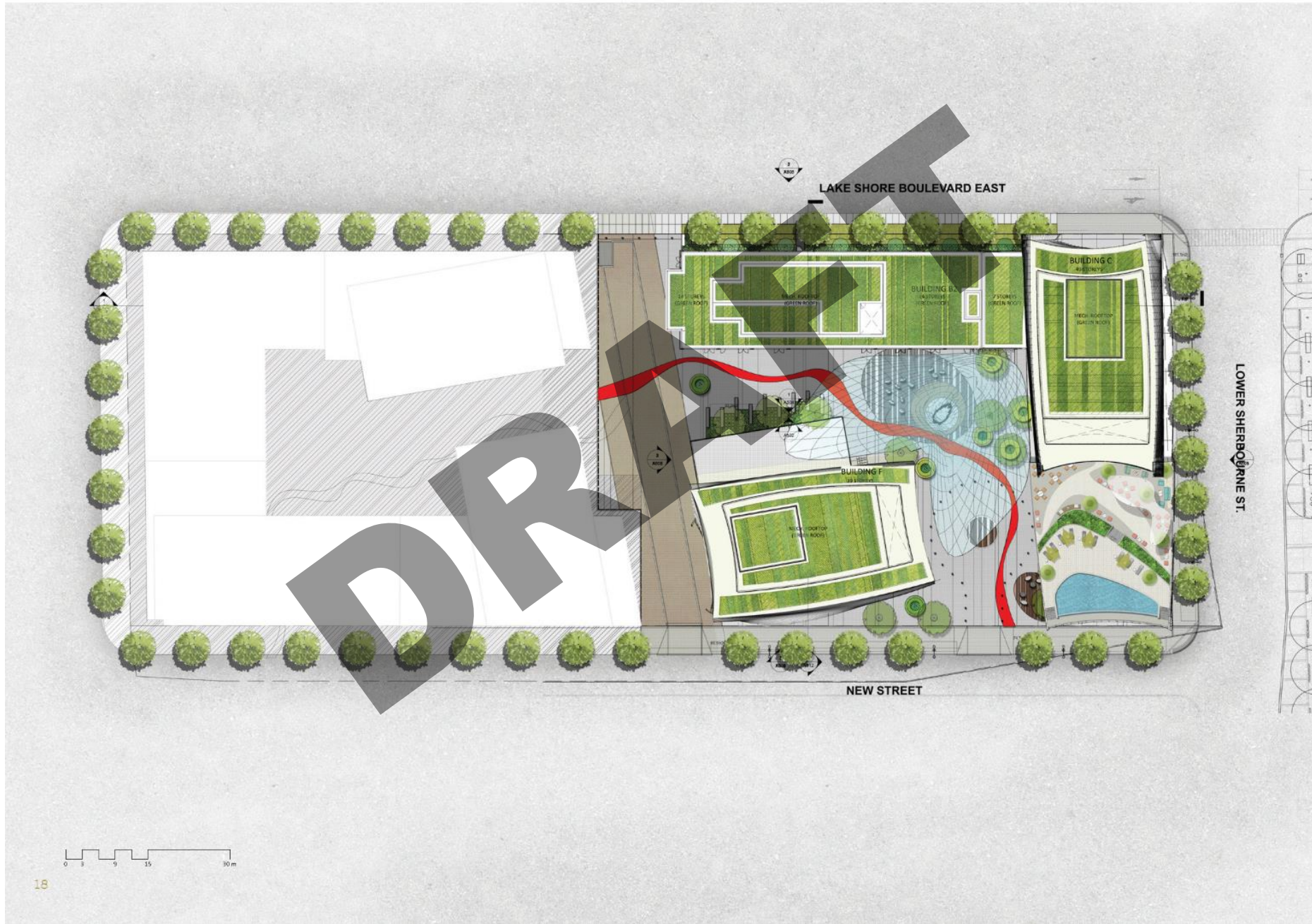


Bench



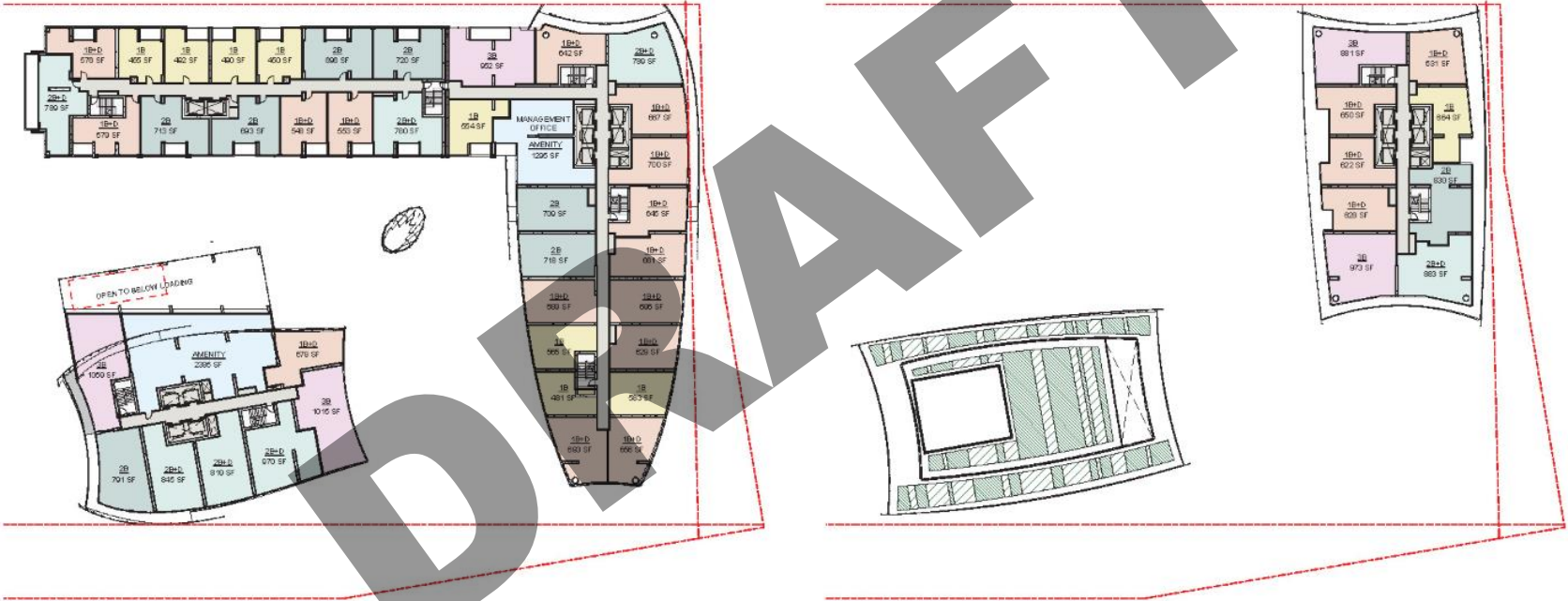
Bollard

Roof Plan



2nd Floor Plan

41st - 49th Floor Plan



Toronto Bay ice boats 1920

#448D



City of Toronto Archives, Fonds 1244, f1244_it0448d

View from South-West

View from South-East



View from North-West

View from North-East



Concept View
Tower Tops Close-up



Concept View
View from South East





North Elevation



West Elevation



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South Elevation

East Elevation



Physical Model









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