



# 215 Lake Shore Boulevard East

May 16, 2018

## Project Description & Background

- The site is located on the south side of Lake Shore Boulevard East, between Lower Sherbourne Street to the east and Richardson Street to the west, approximately 800 metres east of Yonge Street. The site occupies a total area of approximately 13,520 m<sup>2</sup>, which includes a 191.0 meter frontage along Lake Shore Boulevard East, and a lot depth of 74.3 meters along Richardson Street and 72.4 metres along Lower Sherbourne Street
- 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
- The project last presented to the DRP in September 2017 for Issues Identification

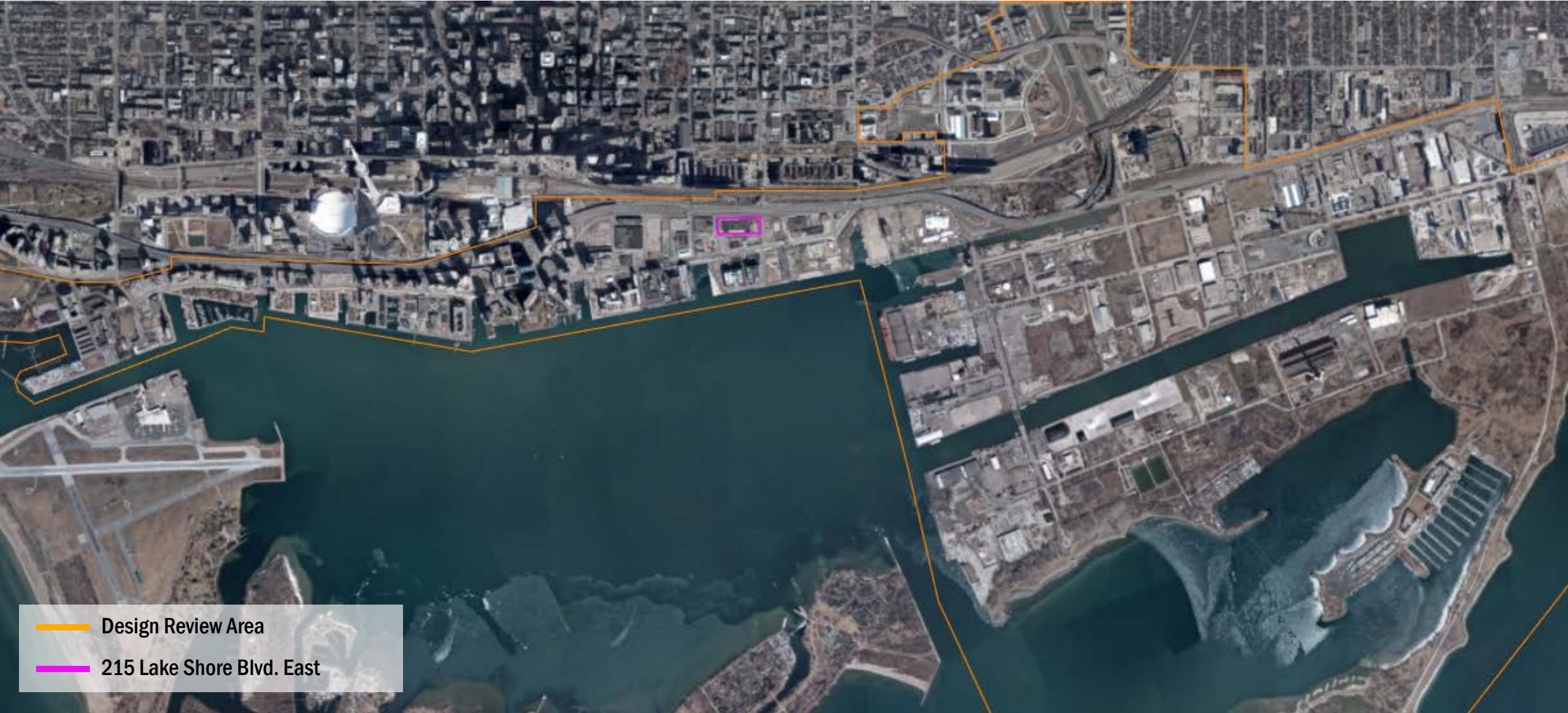
### Key Dates for 215 Lake Shore:

- Submitted for SPA September 6, 2017



# Site Context

**215 Lake Shore Blvd. East**  
**Review Stage: Schematic Design**  
Proponent: Greenland Group  
Design Team: Hariri Pontarini Architects



— Design Review Area  
— 215 Lake Shore Blvd. East

# Site Context

East Bayfront Precinct Plan

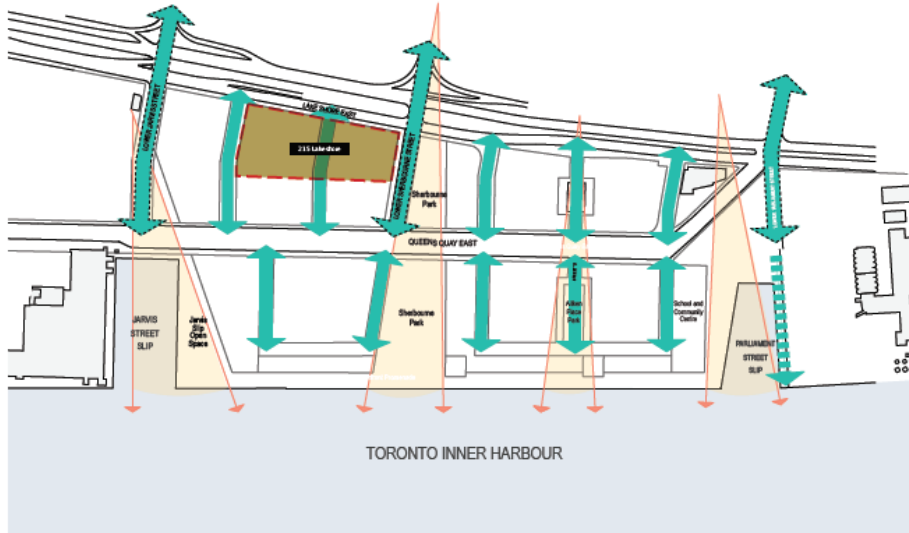
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# Site Context

## East Bayfront Precinct Plan

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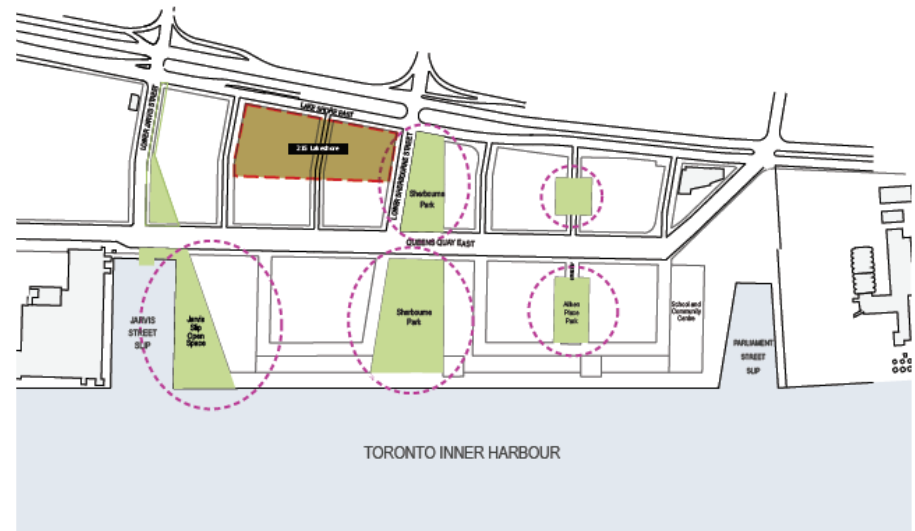
Strengthen physical and visual connection to the water from the city



Mid-block connections



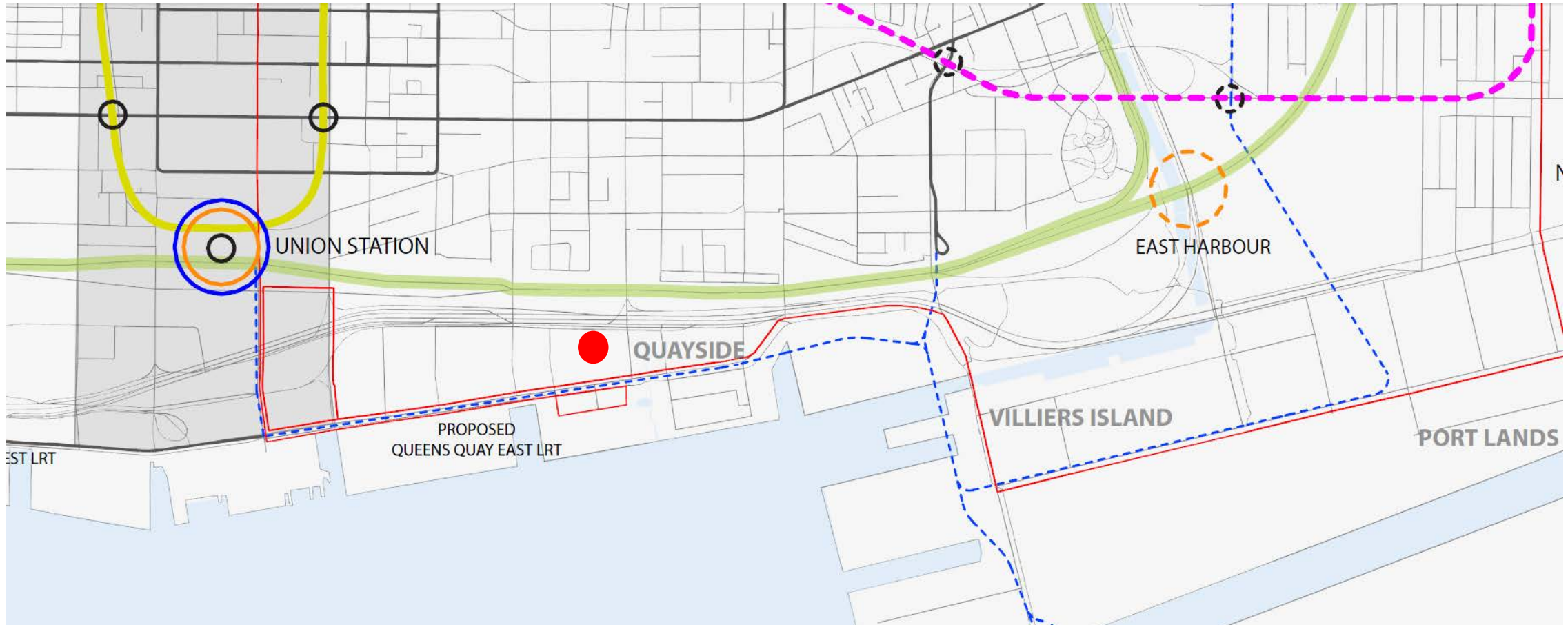
Ground floor public engagement plan



Create focal points around public open spaces

# Site Context - Transit

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	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.

## Recap – September 2017

- More work should be done on the positioning of the towers to improve the public realm experience
- The public realm should create a stronger edge along Sherbourne Common
- The location of access points for vehicles, woonerf vs courtyard, should not dominate those spaces
- The architectural character of all three building feels inconsistent
- Incorporate softer landscape elements into the courtyard space
- The sustainability targets should exceed what is required



## Areas for Panel Consideration

- Appropriateness of the revised landscape elements
- The public realm along Sherbourne Common