



945 Lake Shore Blvd East

Schematic Design

April 24th, 2019

Project Description & Background

- 915 Lake Shore is the existing Showline facility with vacant adjacent lands at 945 Lake Shore owned by CreateTO
- 75 Commissioners Street which currently houses a 40,000 sf pre-engineered metal frame building called the JumboStage will be disassembled and relocated to the 945 Lake Shore Blvd East site, as it is currently in the direct path of the new Don River channel now under construction, and will be repurposed as a studio.
- In May 2018, CreateTO issued an RFP from companies to lease the former Showline property and operate the production facility. Studio City Toronto won the bid.
- Lease termination is April 2019
- 75 Commissioners to complete demolition by April 30, 2019 and hand over property on May 1, 2019

Policy Context – Central Waterfront Secondary Plan

945 Lake Shore Blvd. East

Proponent: Studio City

Design Team: RAW Design

Review Stage: Schematic Design

D22_OPENING UP THE PORT LANDS TO URBAN DEVELOPMENT

The Port Lands will be transformed into a number of new urban districts set amid the hustle and bustle of Toronto's port activities. An enticing environment conducive to the creation of an international Centre for Creativity and Innovation for knowledge-based industries, film and new media activities will be nurtured.

(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.

Port Lands Framework Plan – Districts

945 Lake Shore Blvd. East

Proponent: Studio City
 Design Team: RAW Design
 Review Stage: Schematic Design



LOWER DON LANDS

- 1 Villiers Island
- 2 Polson Quay
- 3 South River

FILM STUDIO DISTRICT

- 4 McCleary District
- 5 Media City
- 6 Turning Basin District

EAST PORT

- 7 Warehouse District
- 8 East Port

SOUTH SHIP CHANNEL

- 9 South Port East
- 10 South Port
- 11 Ports Toronto Marine Terminals

The Warehouse District

On vacant or opportunity sites within the District, new-light industrial and production uses will be permitted to support the district’s transition from a heavy-industrial to light-industrial and production area. Innovative and green industries or new production studio infrastructure will be pursued on vacant and underutilized sites. This will also strengthen and create new synergies with the South of Eastern area to the north.

The urban form for the area will support walking and cycling, and sustain a diverse, active and safe public realm, particularly on Leslie Street, the Caroline Extension and Commissioners Street. The architectural character will consist of modern, compact, street-related warehouse-style buildings suited to adaptive reuse.

Port Lands Framework Plan – Land Use Direction

945 Lake Shore Blvd. East

Proponent: Studio City
 Design Team: RAW Design
 Review Stage: Schematic Design



- Mixed Use Residential*
- Productions, Interactive and Creative (PIC) - Mixed Use**
- Production, Interactive and Creative (PIC) - Core
- Light Industrial and Productions
- Port and Industrial
- Port
- Ports Toronto - Existing Use
- Destination / Catalytic
- Maritime Hub
- Major Public Parks and Open Spaces
- Natural Open Space and Don Greenway
- Water's Edge Promenade
- Future Water's Edge Promenade
- Future Naturalization
- Power

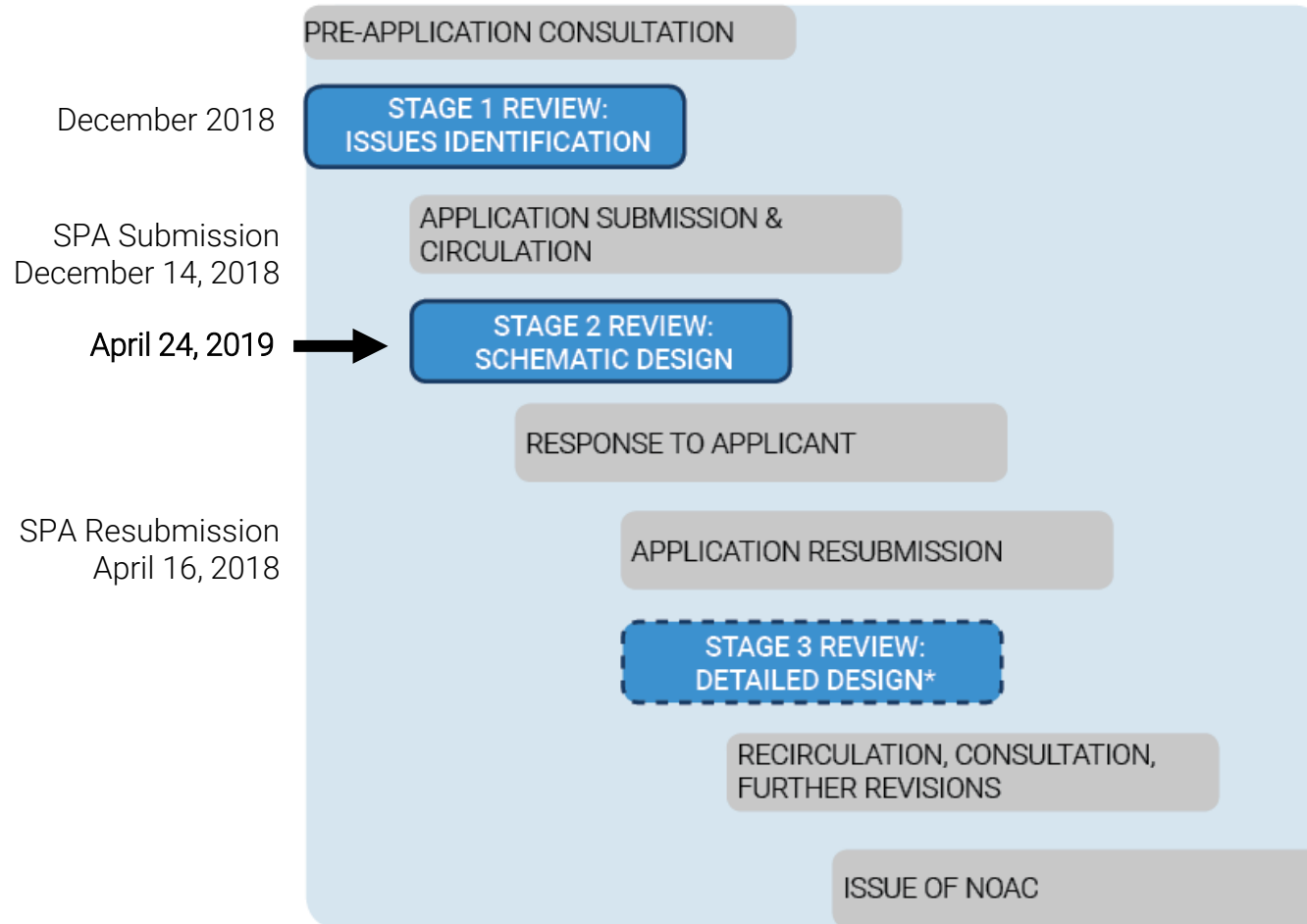


Project Approval Stage

DRP Stream 2: Private land – Site Plan Approval

945 Lake Shore Blvd. East

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Recap from December 2018

Issues Identification - Panel Consensus Comments

945 Lake Shore Blvd. East

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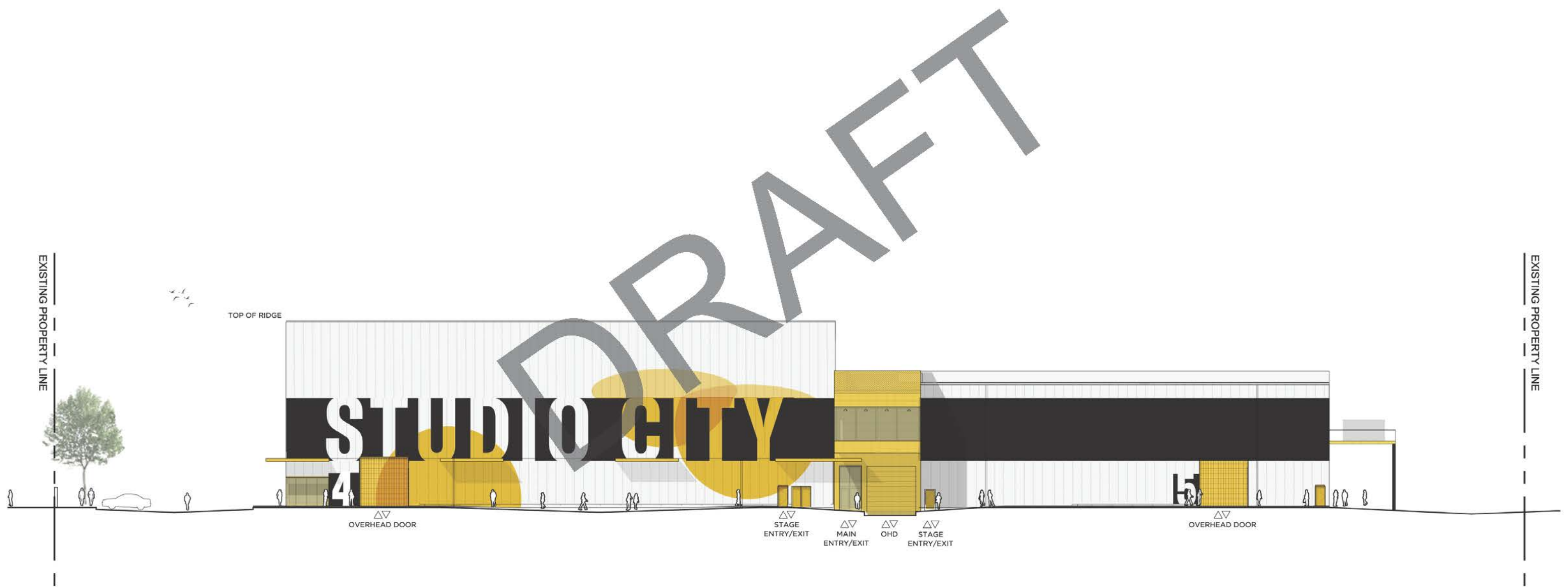
- Provide more context on the adjacent buildings.
- Explore the possibility of moving the building further north to allow for a better relationship to Lake Shore.
- Consider pushing the mural art further by hiring a mural artist to design something that could potentially spill onto the asphalt.
- Consider alternate locations for the lunch area.
- Consider removing the existing fence along Lake Shore Boulevard to open up the space.

City Planning Issues

- Enhanced landscaping, particularly along Lake Shore Boulevard East.
 - Existing mature landscaping to remain and has been enhanced.
- Additional landscaping internal to the site.
 - Explored, but difficult to do due to trucking parking requirements.
 - Utilities and service connections located away from public streets, walkways, corners, and entrances and should be integrated within building or landscape design.
 - Provided in resubmission.
- Shift the building forward toward Lake Shore Boulevard East.
 - Explored, but difficult to do due to studio needing to be accessed from north, south and west sides.
- Avoid blank walls.
 - Provided in resubmission. Exposed graphic materials will be on all walls of the facility.
- Explore opportunities to relocate the main entrance, cafeteria and office along Lake Shore Boulevard East to create street animation
 - Front entry has been articulated more and a small outdoor amenity area has been added.

Areas for Panel Consideration

- Does the current and proposed expansion scope support the long term goals of the site?
- Does the public realm design meet or exceed Waterfront Toronto's objectives of design excellence?
- Has the team adequately addressed the building exterior and entrance designs in creating a positive urban presence for the neighborhood?
- Has the team adequately addressed site access and building frontage in relation to Lake Shore Blvd?
- Does the siting, landscape, parking and sustainability strategy meet Waterfront Toronto's objectives?



945 LAKE SHORE BLVD E
STUDIO CITY

- PROVIDED MORE CONTEXT TO BETTER UNDERSTAND THE SITE
- INCORPORATE ENTRY GATES IN RELATION WITH EXISTING FENCE
- OUTDOOR AMENITY SPACE TO BE SHARED BETWEEN PROPERTIES
- RELOCATED LUNCH AREA, VISIBLE FROM THE STREET
- FAÇADE ADJUSTED TO IMPROVE RELATION BETWEEN ENTRIES
- CANOPIES ENLARGED
- RELOCATED BENCHES AND BIKE RACKS

DRAFT

ADRESSED COMMENTS



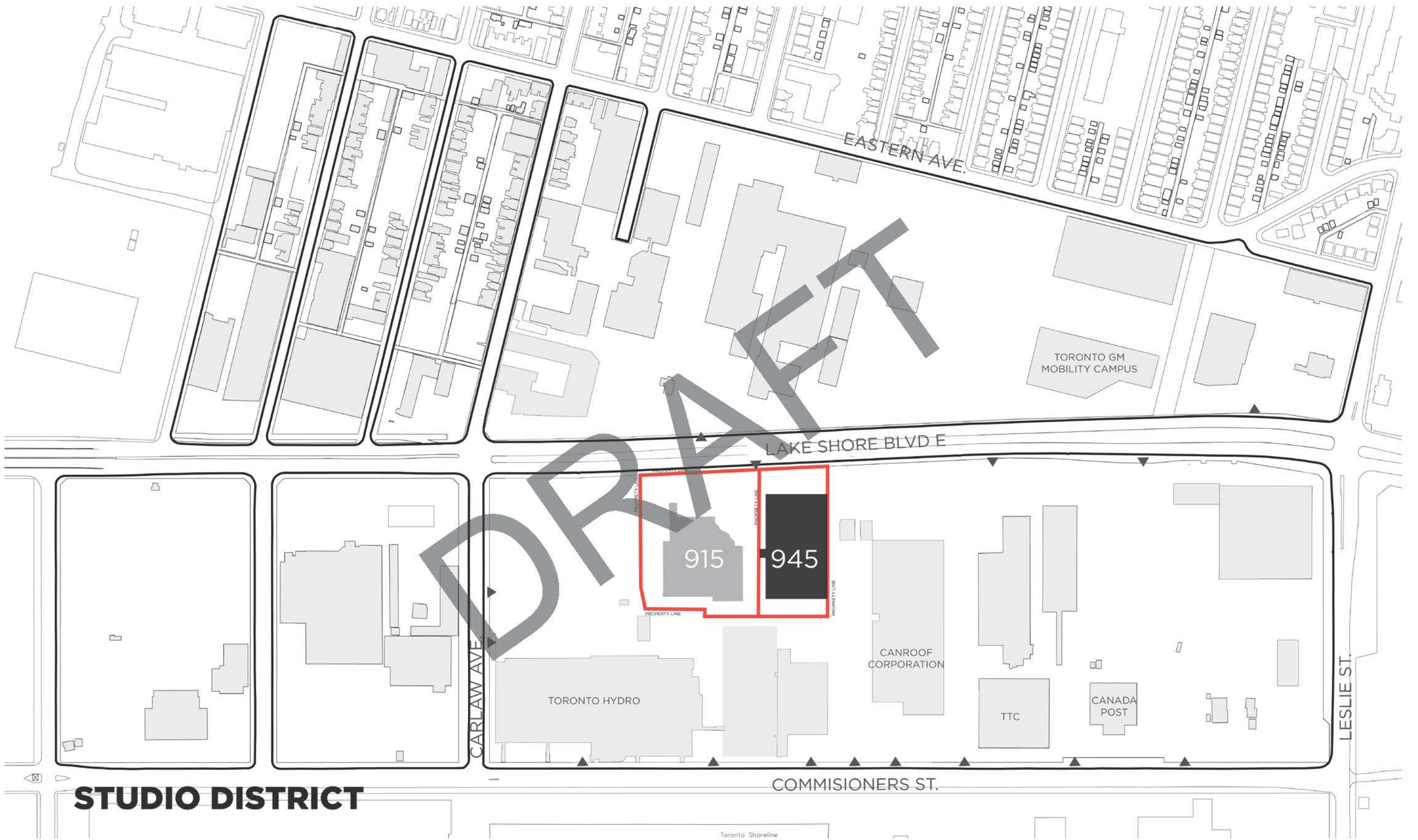
915-945 Lake Shore Blvd East

The property comprising 915 and 945 Lake Shore Boulevard East is a valuable but underdeveloped asset for Toronto's vibrant film and television sector. Recently acquired by the City on the initiative of CreateTO, the site contains vacant lands suitable for expansion and an existing facility that is ripe for refurbishment.

The primary initiative is the relocation of the JumboStage which is planned to be arranged in a tight formation for efficiency in its new location.



AREA CONTEXT

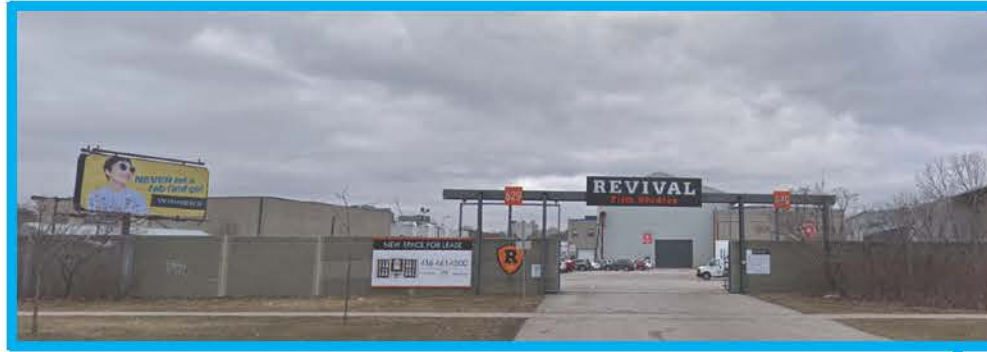


STUDIO DISTRICT

AREA CONTEXT



30 BOOTH AVE



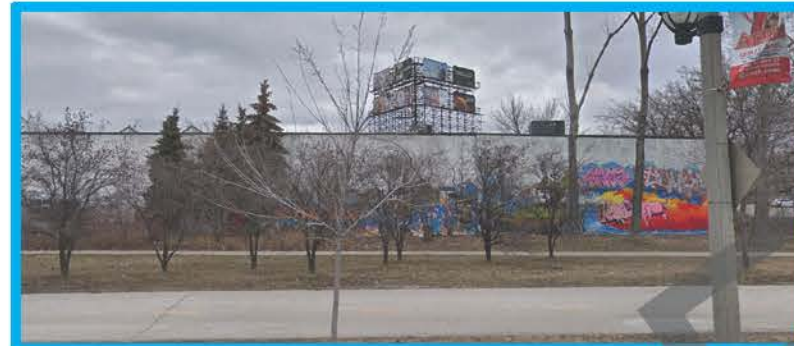
629 A EASTERN AVE



629 B EASTERN AVE



120 BOUCHETTE ST



1 CARLAW AVE

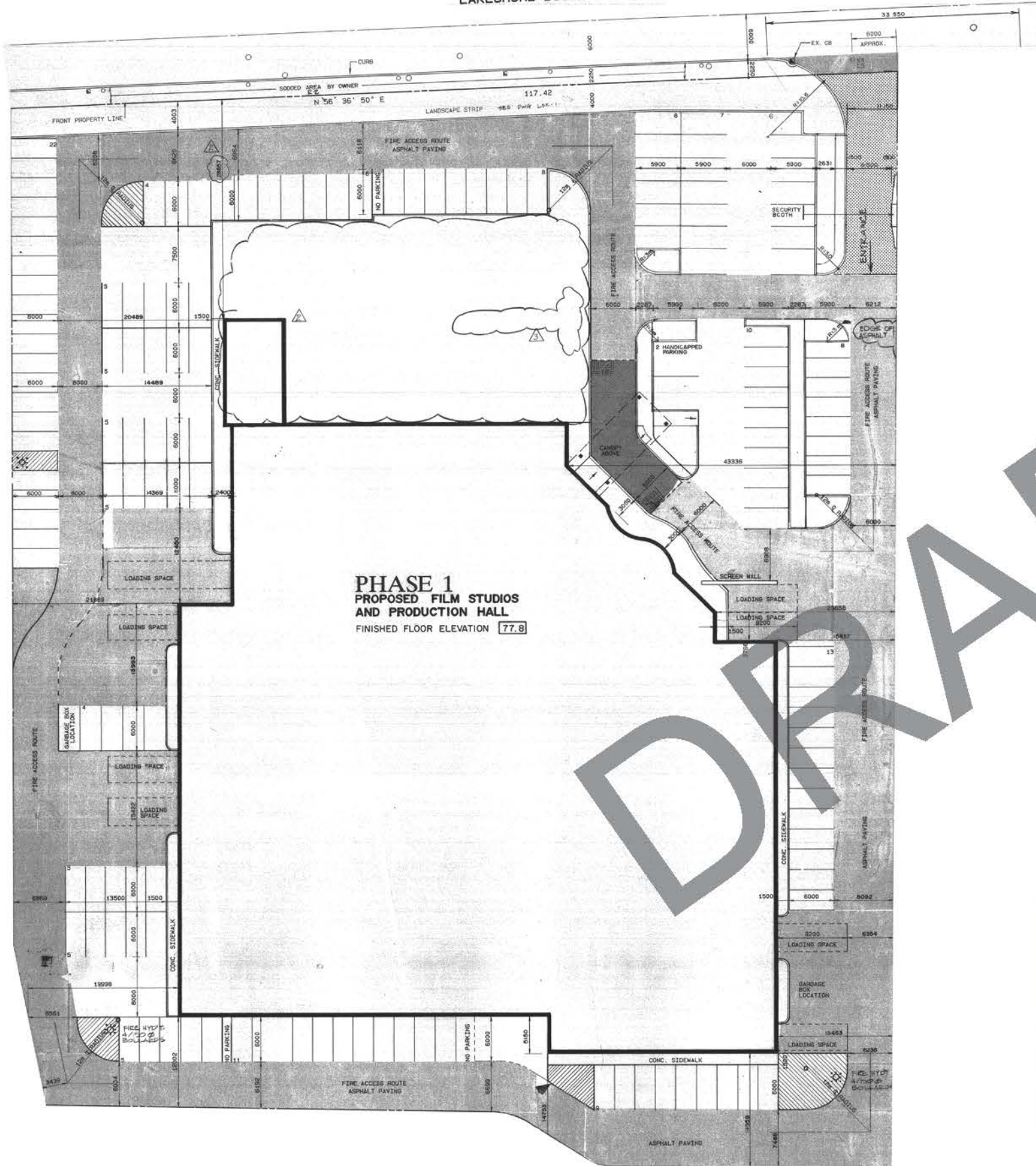


711 EASTERN AVE



LAKE SHORE BLVD BUILDINGS: SETBACKS AND FACADES

LAKESHORE BOULEVARD EAST



GROUND FLOOR PLAN

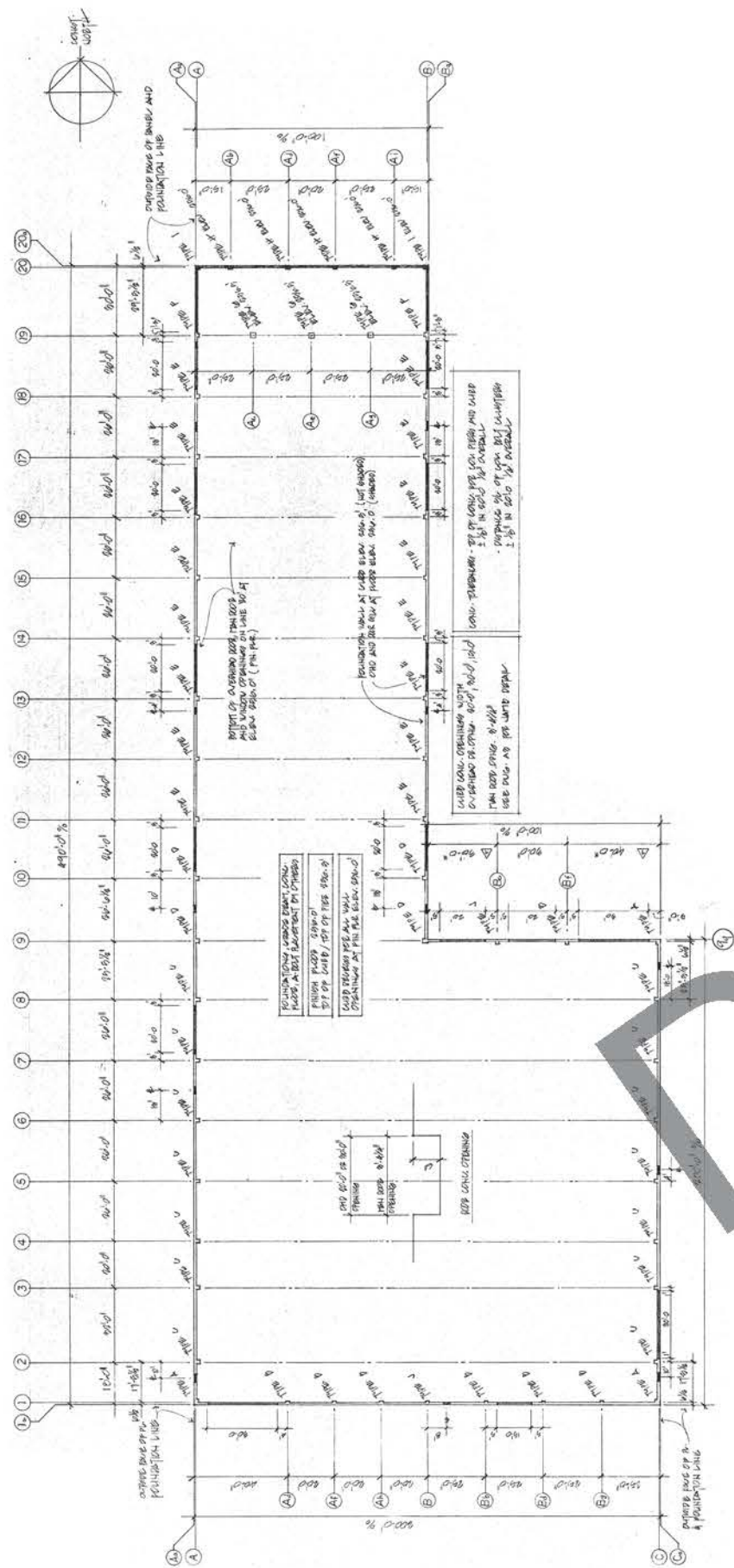


SITE TOP VIEW



EXTERIOR VIEW

915 LAKESHORE BLVD EAST



GROUND FLOOR PLAN



SITE TOP VIEW



EXTERIOR VIEW

75 COMMISIONERS ST

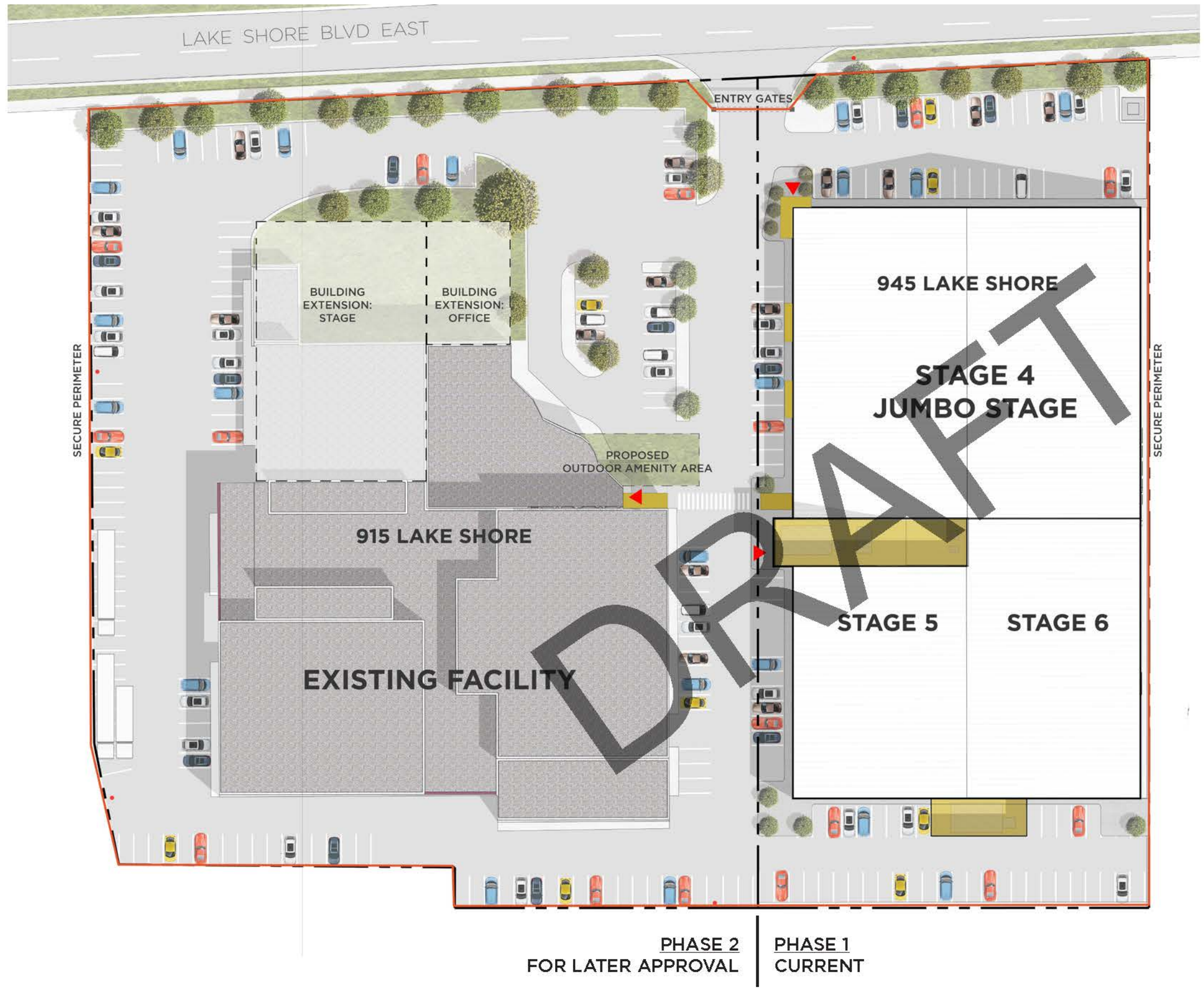


945 LAKESHORE BLVD.

75 COMMISSIONERS ST.

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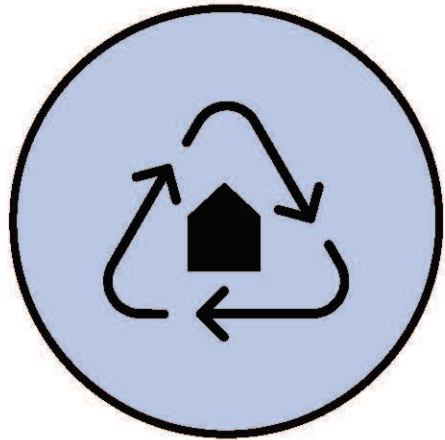
RECYCLE BUILDINGS



Proposed Concept

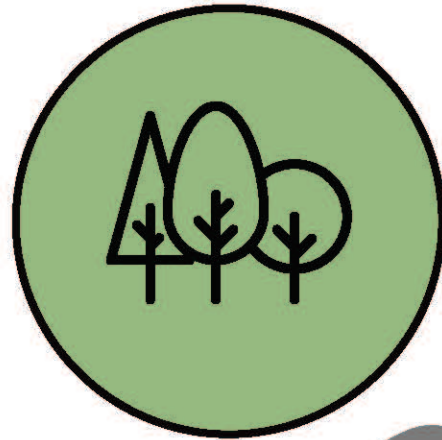
- Development of the vacant lot with the relocated Jumbo Stage and other pre-engineered buildings to accommodate Studio City Rentals and another sound stage.
- Interior renovations of the existing facility to modernize and increase functionality
- Improvements to enhance energy efficiency and accessibility for disabled

SITE PLAN : PROPOSED



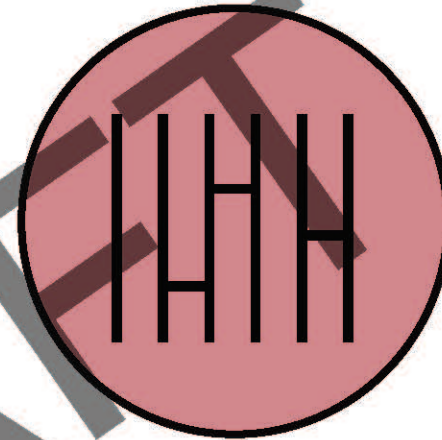
BUILDING REUSE

Creating a second life for the 75 Commissioners Street building in order to rebuild it in a more sustainable and cost and time effective manner.



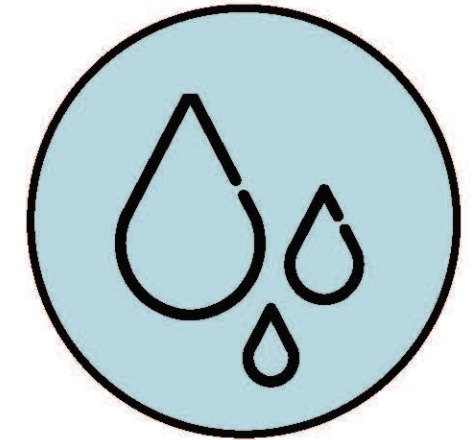
TREES

Providing more trees and green areas on site will increase the permeability of the ground, increase shadow coverage and reduce the proportion of hardscape to softscape.



BETTER MATERIALS

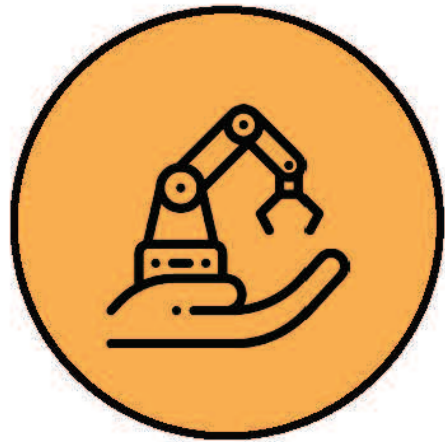
A conscientious use of construction materials and insulation will reduce energy loss and emissions of a specially high volumetric building.



PERMEABILITY

Permeable pavers and bioswales will work as a filter for rain water and reduce the amount of asphalt and consequently the amount of heat.

SUSTAINABILITY



KEEP OPERATIVE

Move SCR's business, in a manner that will not materially disrupt its business operations, from 75 Commissioners to 945 Lake Shore within the timeframe imposed by Waterfront Toronto;



MORE SPACE

Provide more studio space to be able to serve more film tenants concurrently, thereby increasing the economic viability and long-term sustainability of the facility;



FUNCTIONALITY

Increase functionality and customer appeal of the Existing Facility in order to boost both occupancies and repeat business;



EFFICIENCY

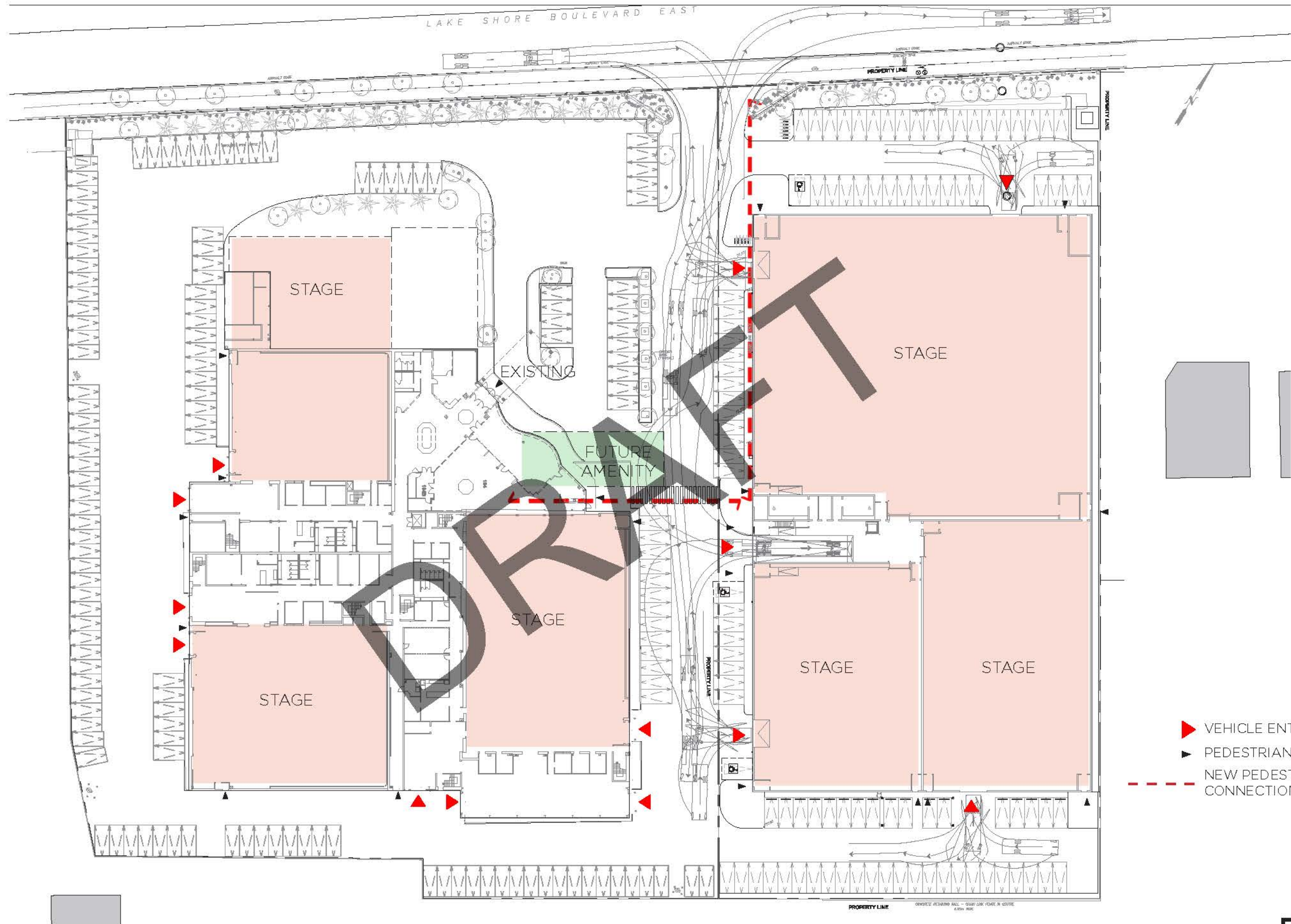
Increase energy efficiency and accessibility of the Existing Facility to reduce operating costs and its carbon footprint and provide unhindered access to disabled persons.

OBJECTIVES

Studio City's concept for the growth and intensification of the site remains much the same as presented in its RFP submission to CreateTO. The primary initiative is to relocate the JumboStage and Studio City Rentals from 75 Commissioners to the Vacant Lot at 945 Lake Shore. Studio City is prepared to invest in this infrastructure and has already hired its consulting team and met with City planning staff. The goal is to relocate the buildings by the summer of 2019.

AREAS OF FACILITIES THROUGHOUT MASTER PLAN			
	EXISTING FACILITY	2-YEAR PLAN	5-YEAR PLAN
SOUND STAGES	31.5	86.5	95.0
STAGE SUPPORT	20.5	11.7	8.2
WARDROBE SUITES	0.0	5.8	5.8
PRODUCTION OFFICES	20.0	20.0	36.5
MEETING ROOMS	0.0	1.0	2.0
MANAGEMENT & COMM	5.0	5.0	5.0
MEDIA OFFICES	0.0	3.5	14.0
RENTAL FACILITIES	0.0	13.5	13.5
TOTALS (000s SF)	77.0	147.0	180.0

Table 1



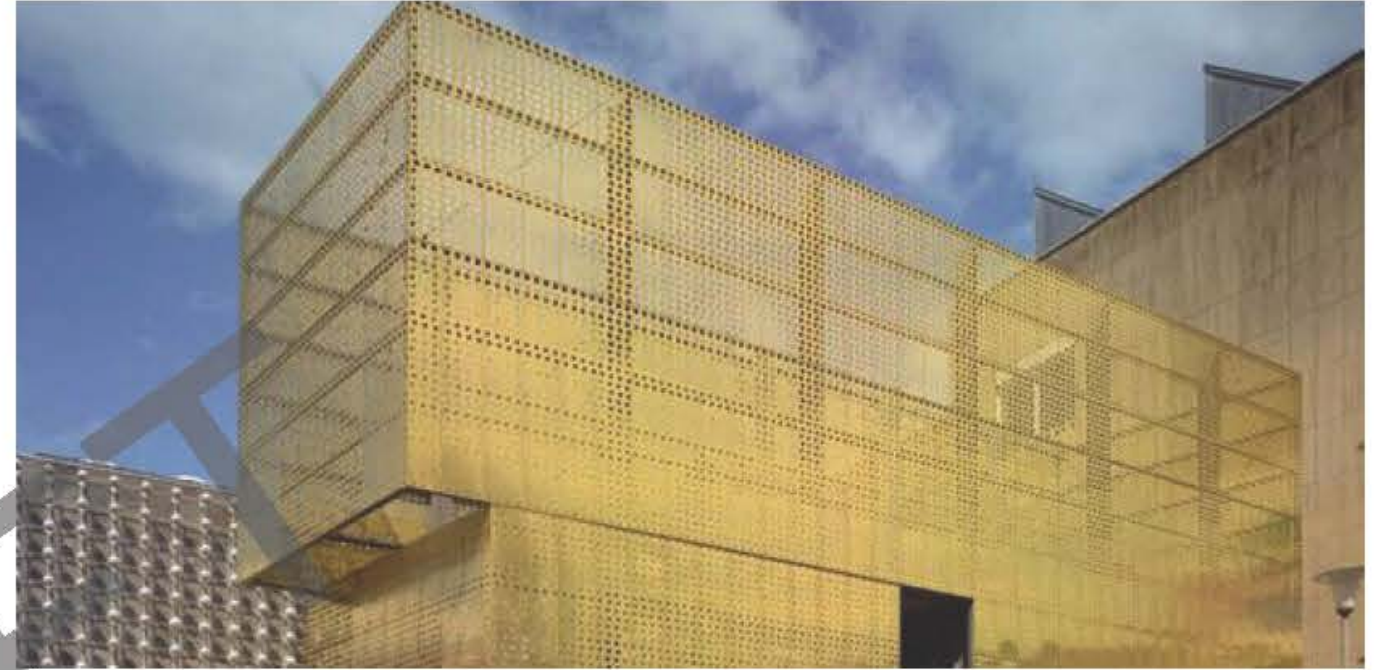
SITE PLAN **PLANS**



TRUCK MOVEMENT REFERENCE



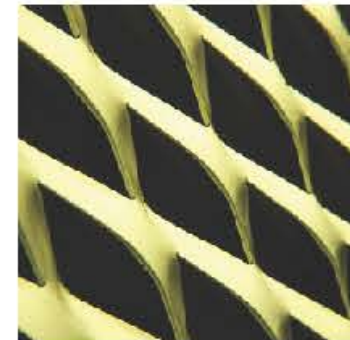
Minnesota Street Project, Art Center in San Francisco



'Switch +', Moduloorbeat temporary pavilion 2007

DRAFT

Proposed Material Palette



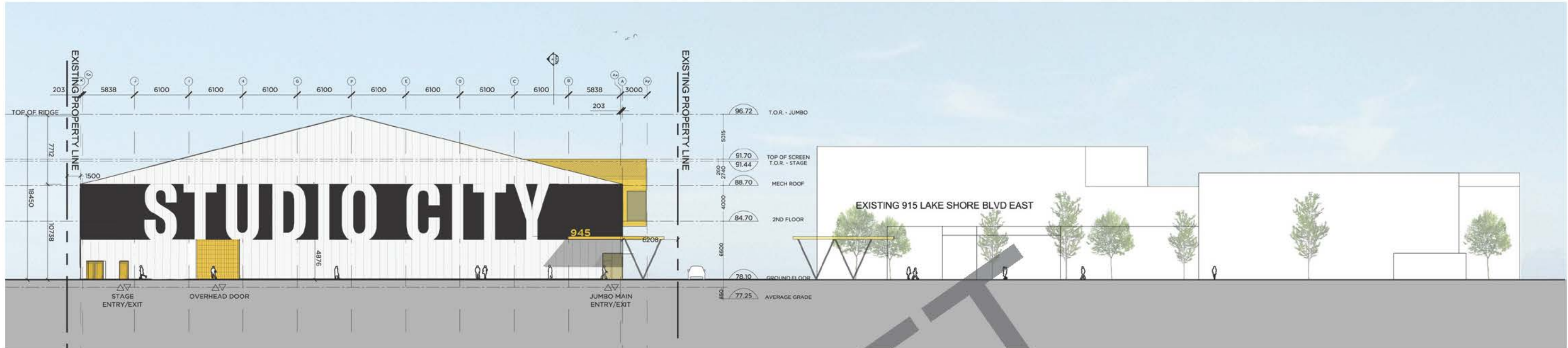
Architectural expanded
mesh
APEX 03



Dark grey corrugated
metal

White corrugated metal

DESIGN REFERENCES



NORTH ELEVATION



WEST ELEVATION



Architectural expanded mesh
APEX 03

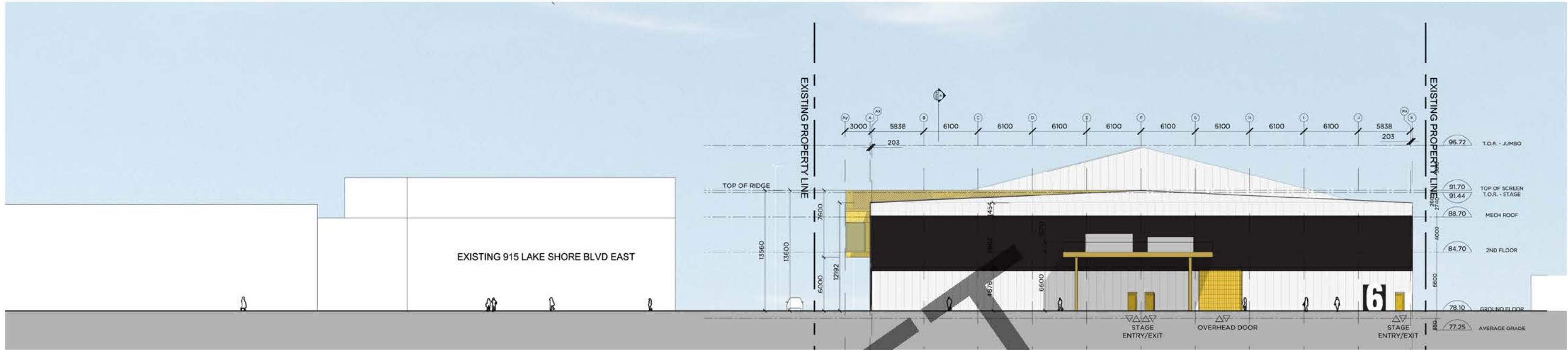


Dark grey corrugated metal

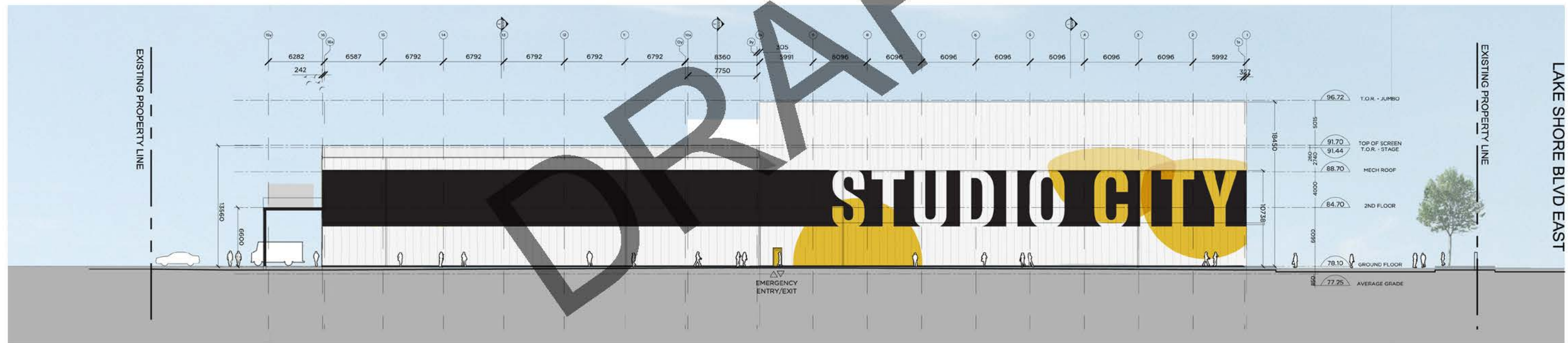


White corrugated metal

ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



Architectural expanded mesh
APEX 03

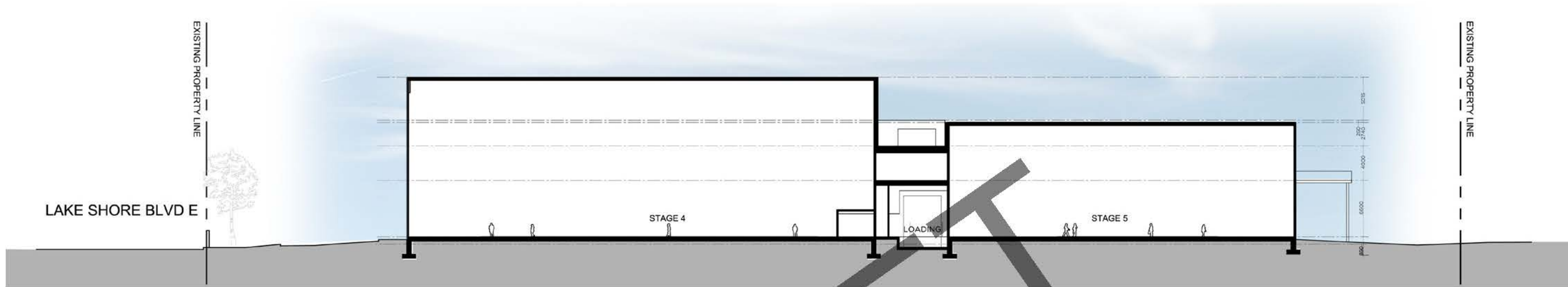


Dark grey corrugated metal

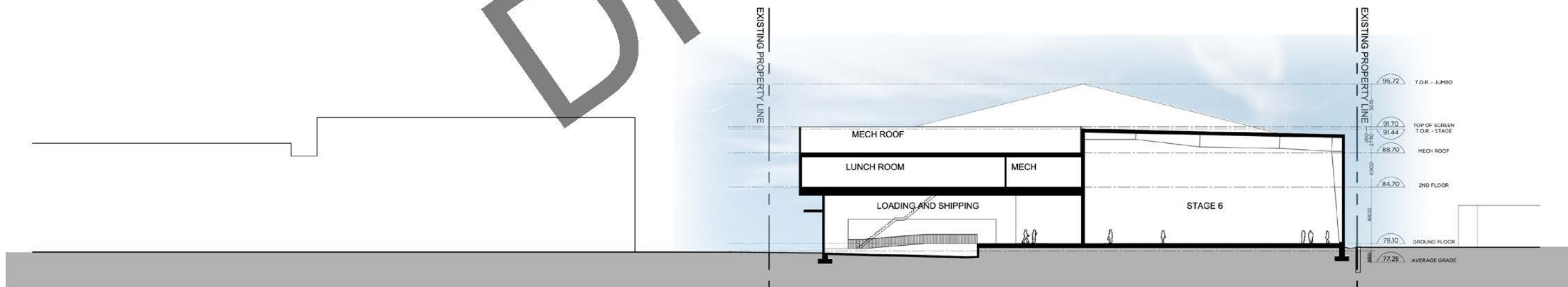


White corrugated metal

ELEVATIONS



SECTION 4
SCALE: 1/8" = 1'-0"



SECTION 1
SCALE: 1/8" = 1'-0"

SECTIONS

4.4 Energy Saver Wall – Double Layer

Double Layered Insulation Between and In Front of Girts



Figure 6: Energy Saver Wall System with Primary Insulation Layer between Girts and Secondary over Girts

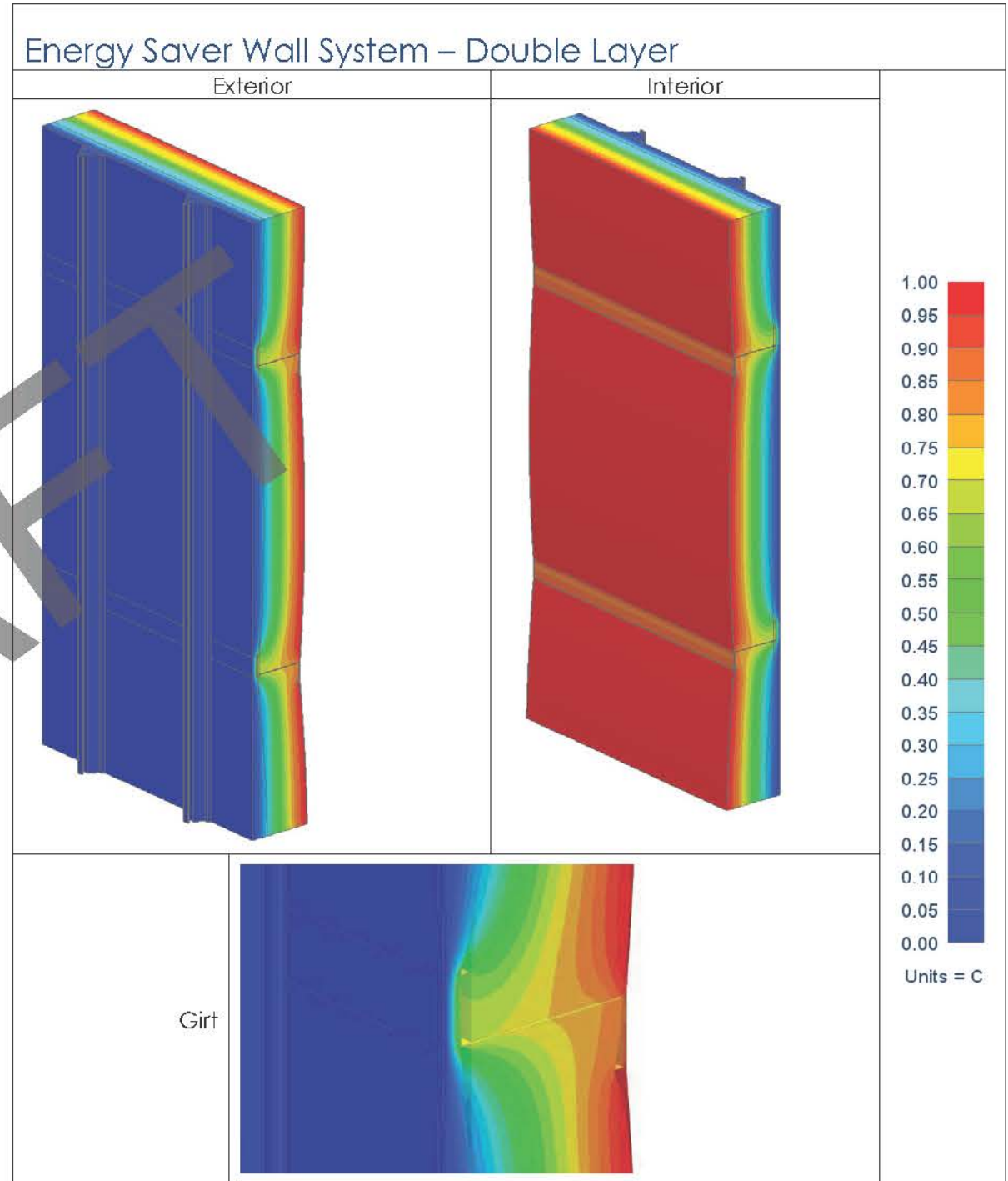


Table 6: Thermal Performance Values for Energy Saver Wall System

Girt Spacing	Girt Depth	Primary Layer (Between Girts)	Stand Off Depth	Secondary Layer (Outboard of Girts)	Assembly U-value Btu/hr-ft ² -°F (W/m ² -K)	Assembly Effective R-value hr-ft ² -°F/Btu (m ² -K/W)	Highest Zone Met for SB-10 (2017) Modified NECB 2015	Highest Zone Met for SB-10 (2017) Modified ASHRAE 90.1-2013
4'	8"	R28	7/8"	R10	U-0.043 (0.242)	R-23.5 (4.13)	Zone 6	Zone 6
			1 1/8"	R13	U-0.040 (0.225)	R-25.2 (4.44)	Zone 6	Zone 7
			1 5/8"	R20	U-0.035 (0.198)	R-28.7 (5.06)	Zone 7	Zone 7
			7/8"	R10	U-0.040 (0.225)	R-25.2 (4.44)	Zone 6	Zone 7

ENERGY SAVER - WALL SYSTEM

4.1 Energy Saver Roof

Double Layered Insulation, Above and Between Purlins



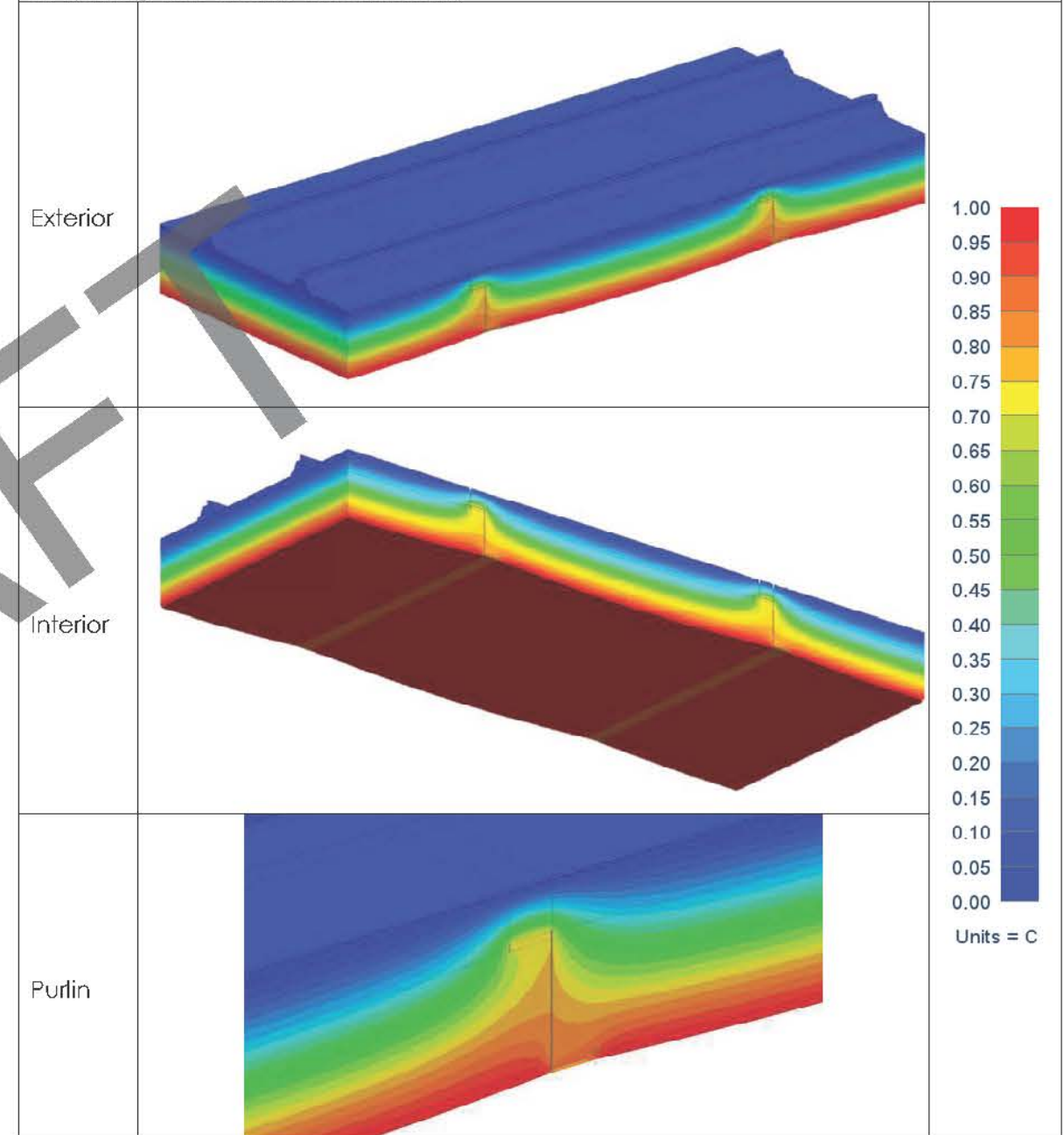
Figure 3: Energy Saver Roof System with Primary Insulation Layer between Purlins and Secondary above Purlins

Table 3: Thermal Performance Values for Energy Saver Roof System

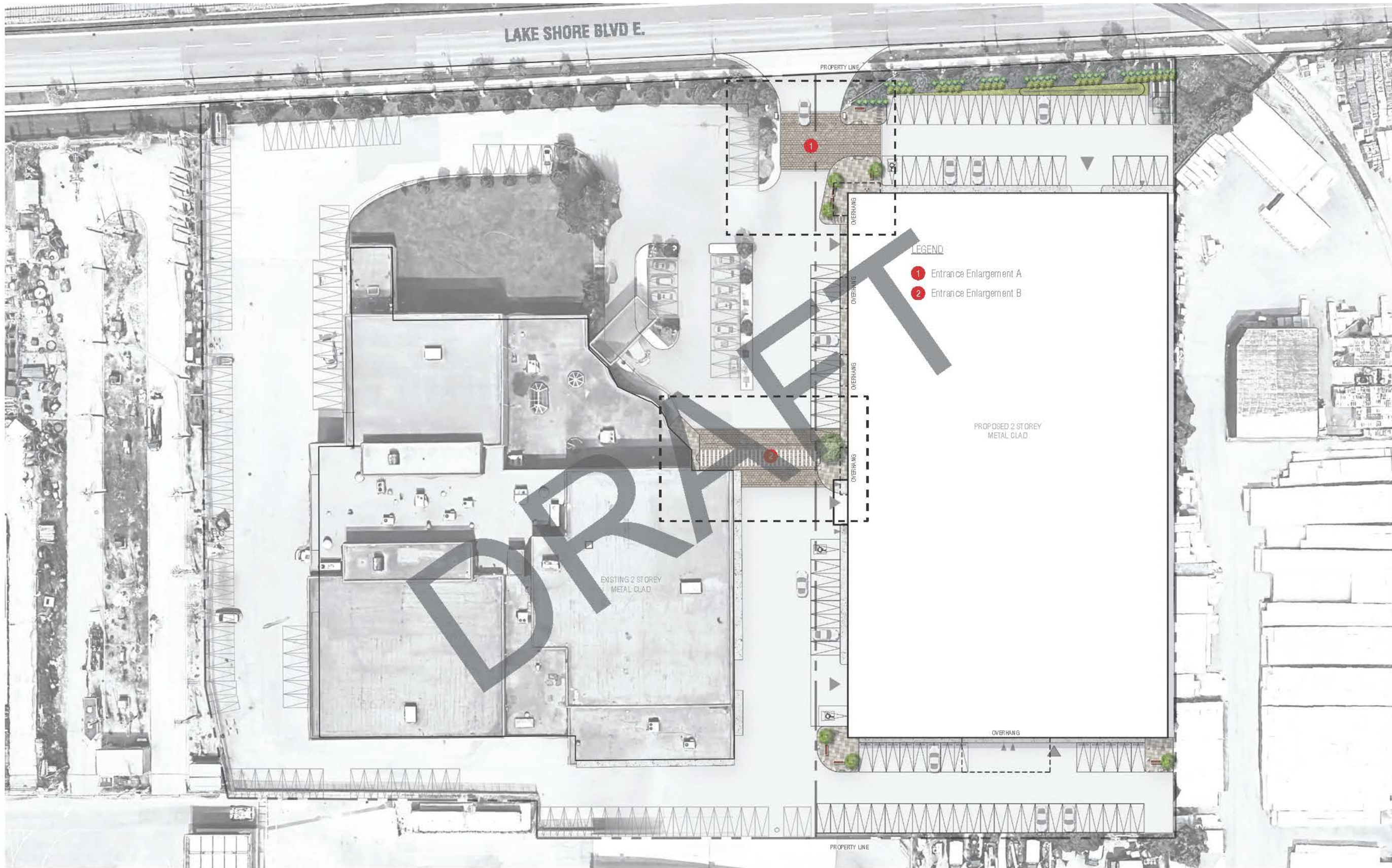
Purlin Spacing	Purlin Height	Secondary Layer (Between Purlins)	Stand Off Height	Primary Layer (Outboard Purlins)	Assembly U-value Btu/hr-ft ² -°F (W/m ² -K)	Assembly Effective R-value hr-ft ² -°F/Btu (m ² -K/W)	Highest Zone Met for SB-10 (2017) Modified NECB 2015	Highest Zone Met for SB-10 (2017) Modified ASHRAE 90.1-2013
4'10"	8"	R28	3"	R10	U-0.035 (0.201)	R-28.3 (4.98)	--	--
			6"	R20	U-0.027 (0.152)	R-37.5 (6.60)	Zone 6	Zone 6
	10"	R30	3"	R10	U-0.033 (0.190)	R-29.9 (5.27)	--	Zone 5
			6"	R20	U-0.026 (0.145)	R-39.1 (6.88)	Zone 6	Zone 7
			3"	R10	U-0.029 (0.167)	R-34.1 (6.00)	--	Zone 5

Energy Saver Roof System – No Thermal Block

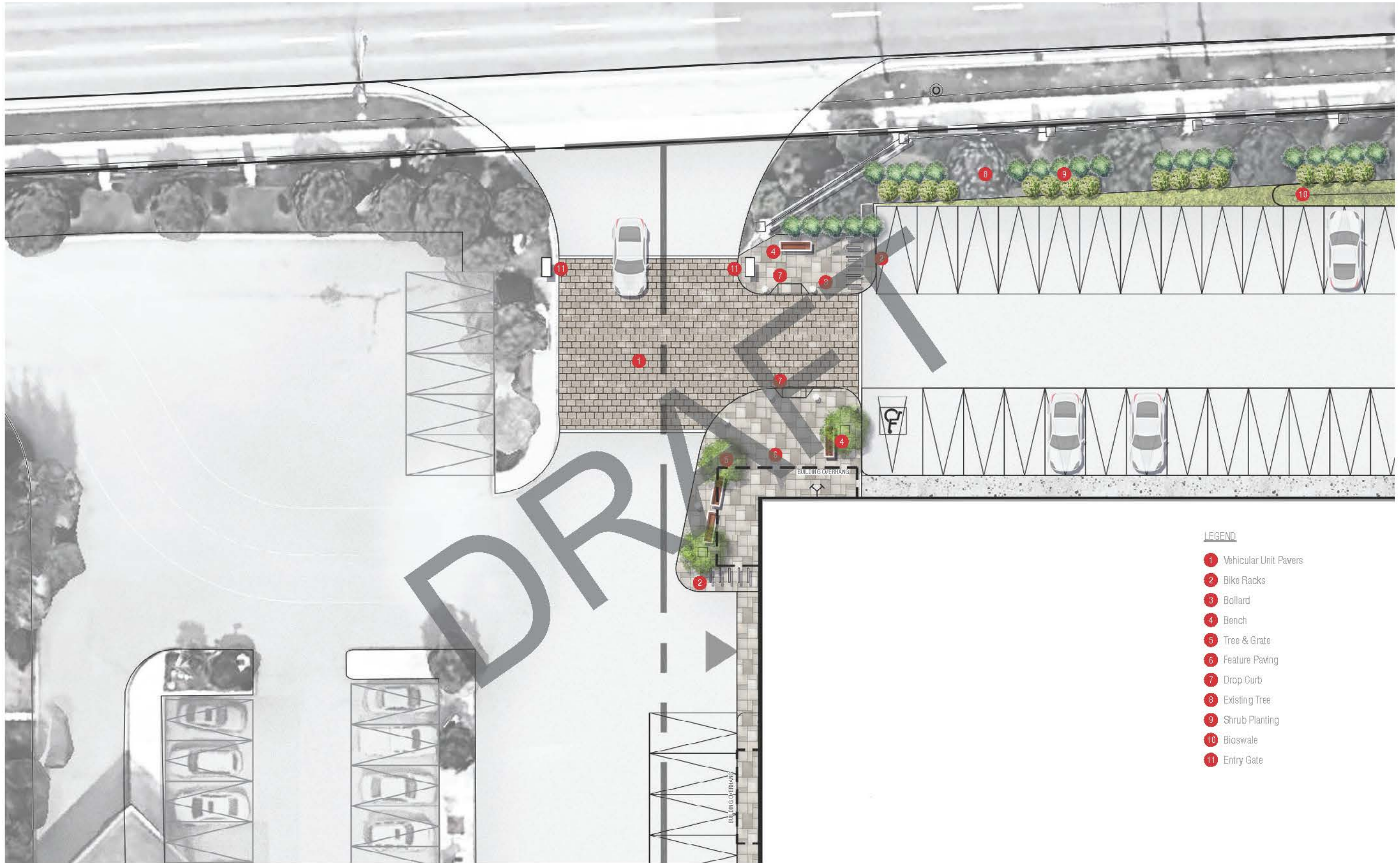
5ft Spacing, R-28 Primary, R-10 Secondary



ENERGY SAVER - ROOF SYSTEM

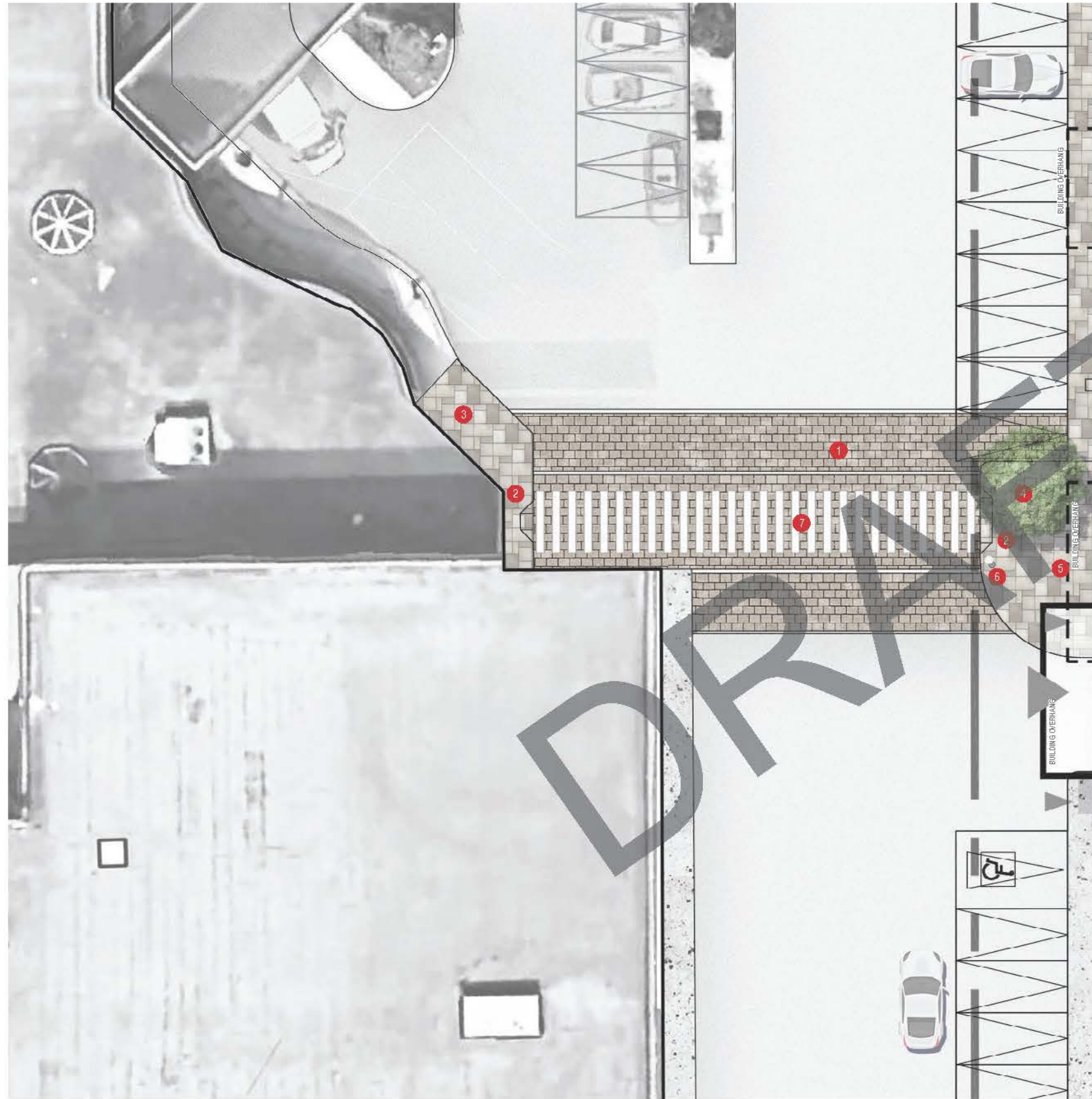


LANDSCAPE MASTER PLAN



- LEGEND**
- 1 Vehicular Unit Pavers
 - 2 Bike Racks
 - 3 Bollard
 - 4 Bench
 - 5 Tree & Gate
 - 6 Feature Paving
 - 7 Drop Curb
 - 8 Existing Tree
 - 9 Shrub Planting
 - 10 Bioswale
 - 11 Entry Gate

LANDSCAPE MASTER PLAN



LEGEND

- 1 Vehicular Paving
- 2 Drop Curb
- 3 Pedestrian Pathway at Grade
- 4 Tree & Grate
- 5 Feature Paving
- 6 Bollard
- 7 Pedestrian Crosswalk

LANDSCAPE MASTER PLAN

