



915/945 Lake Shore Blvd. East

Issues Identification
December 12, 2018

Project Description and Background

915/945 Lake Shore Blvd. East

Review Stage: Issues Identification

Proponent: Studio City

Design Team: RAW Design

- 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 steel frame building called the *JumboStage* will be 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 and the site must be vacated by March 31, 2019

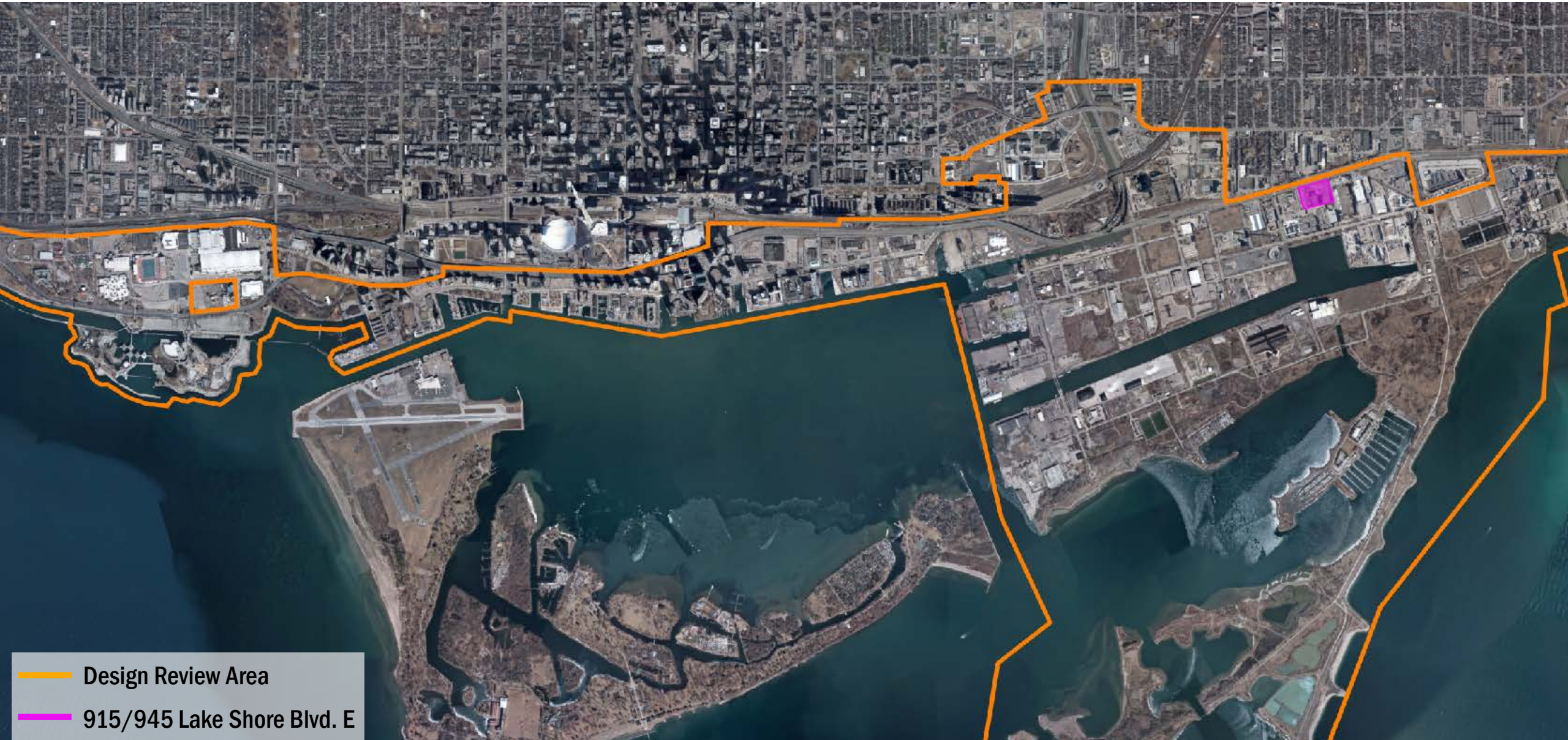
Context

915/945 Lake Shore Blvd. East

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Proponent: Studio City

Design Team: RAW Design



- Design Review Area
- 915/945 Lake Shore Blvd. E

Policy Context – Central Waterfront Secondary Plan

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



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.

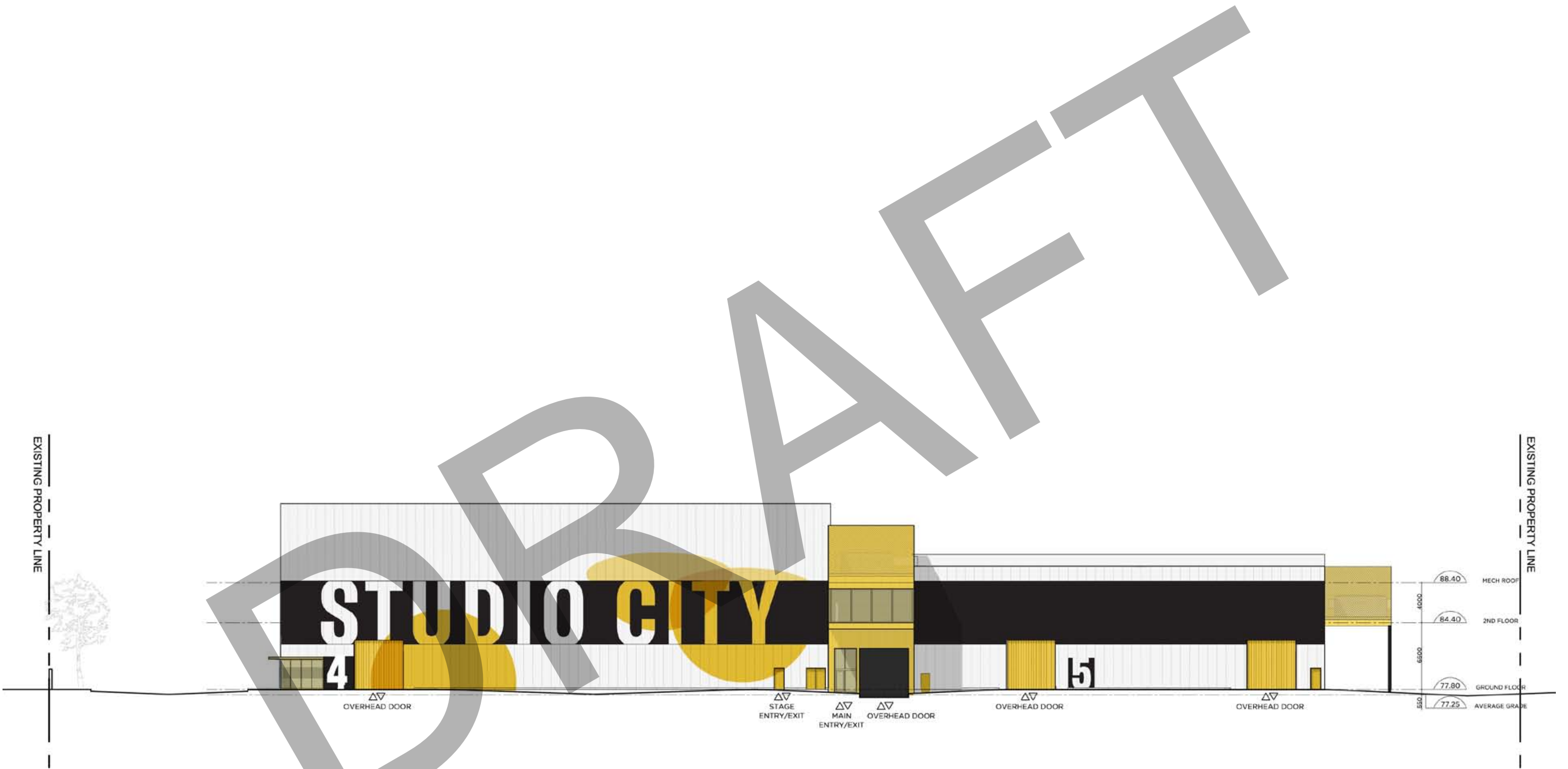
Port Lands Framework Plan – Land Use Direction



- 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

Areas for Panel Consideration

- The long term goals of the site and how it will be further developed in the future
- The sustainability strategy
- The siting, landscape, and parking strategy



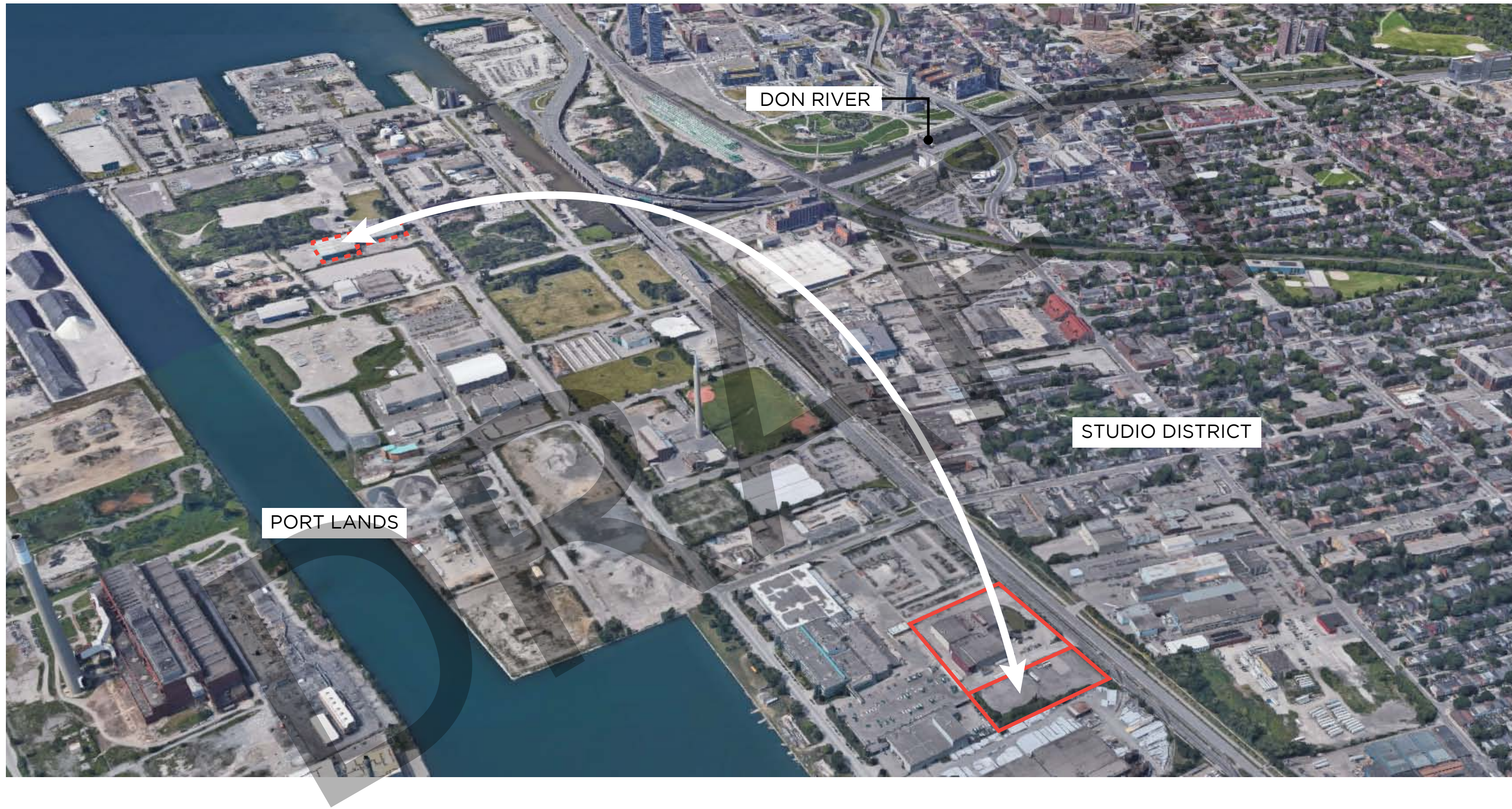
945 LAKE SHORE BLVD E
STUDIO CITY



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.

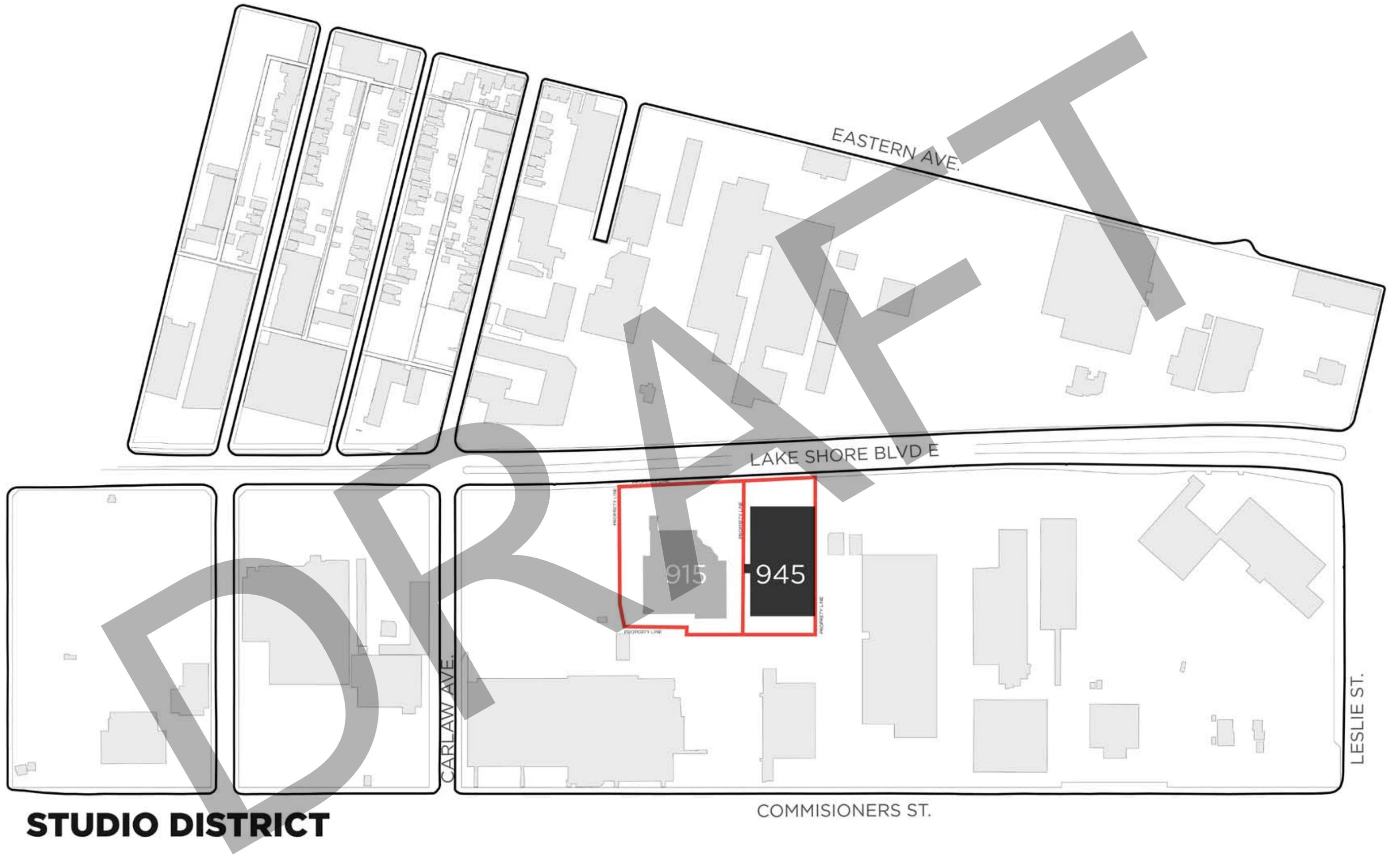


DON RIVER

PORT LANDS

STUDIO DISTRICT

AREA CONTEXT



STUDIO DISTRICT

COMMISSIONERS ST.

AREA CONTEXT



30 BOOTH AVE



629 A EASTERN AVE



629 B EASTERN AVE



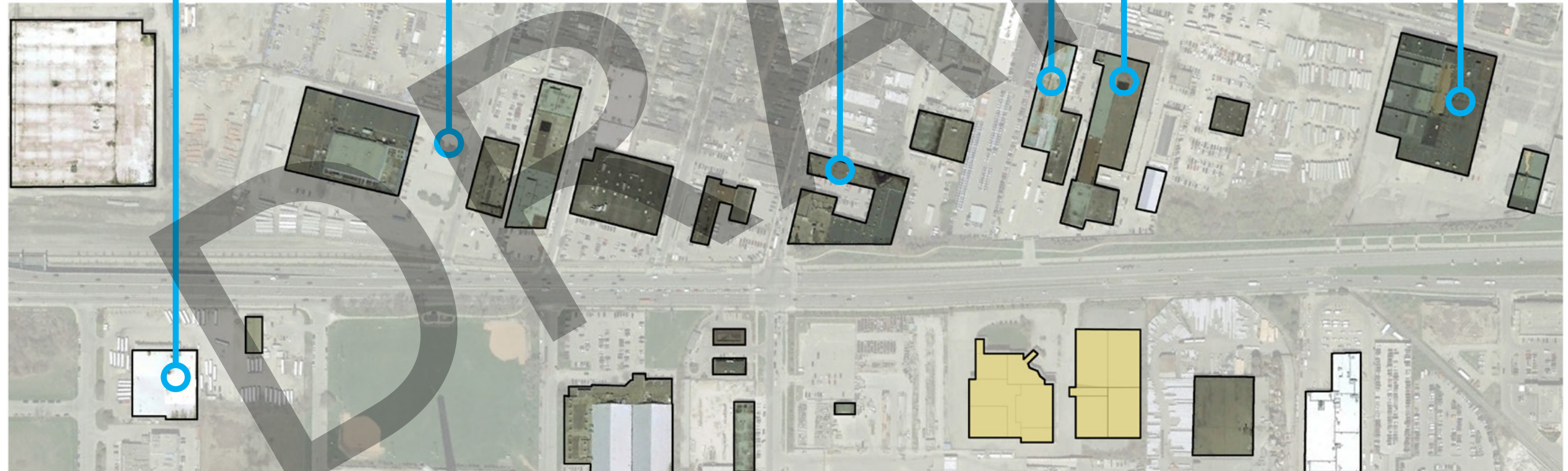
120 BOUCHETTE ST



1 CARLAW AVE

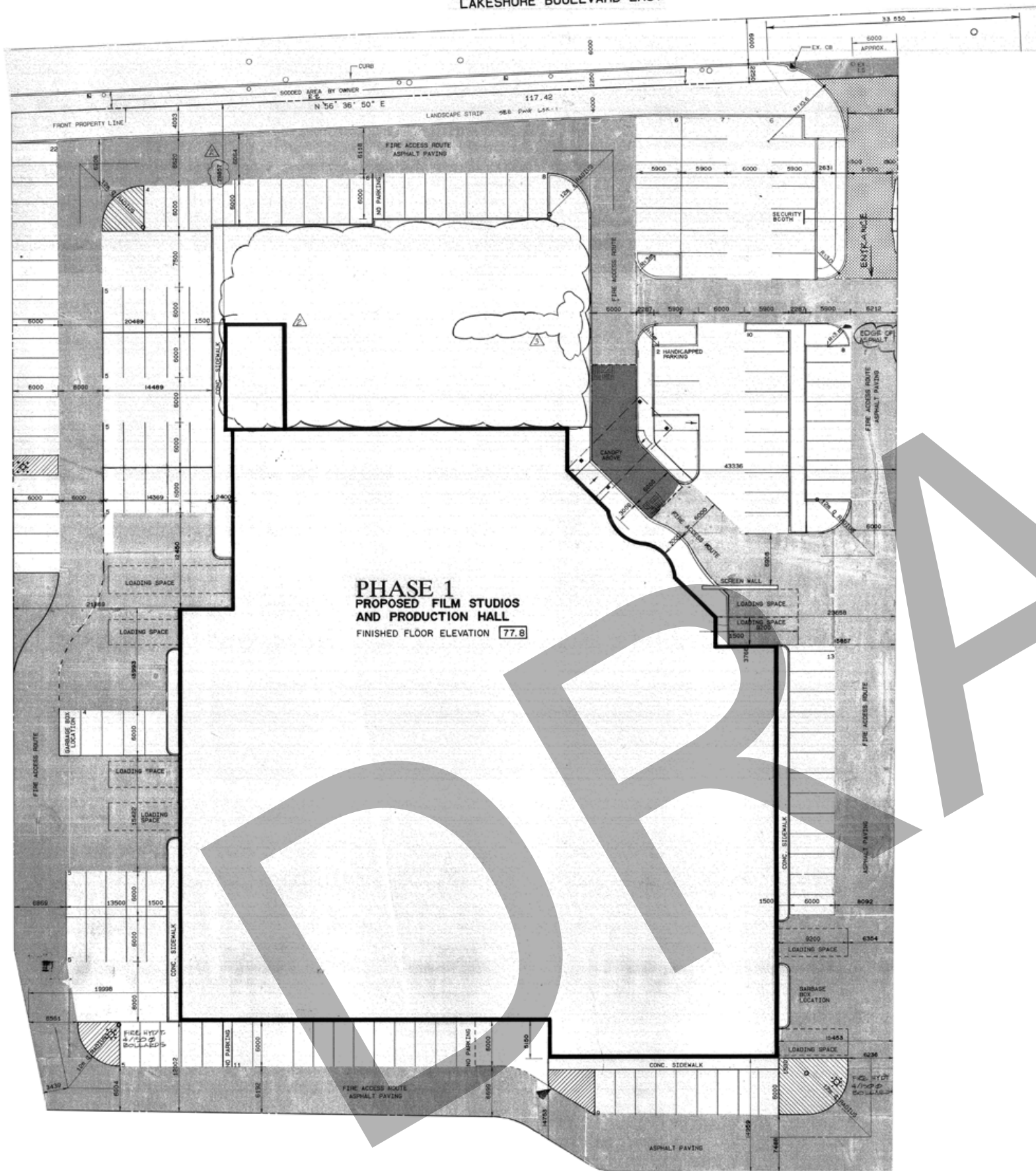


711 EASTERN AVE



LAKE SHORE BLVD BUILDINGS: SETBACKS AND FACADES

LAKESHORE BOULEVARD EAST



GROUND FLOOR PLAN

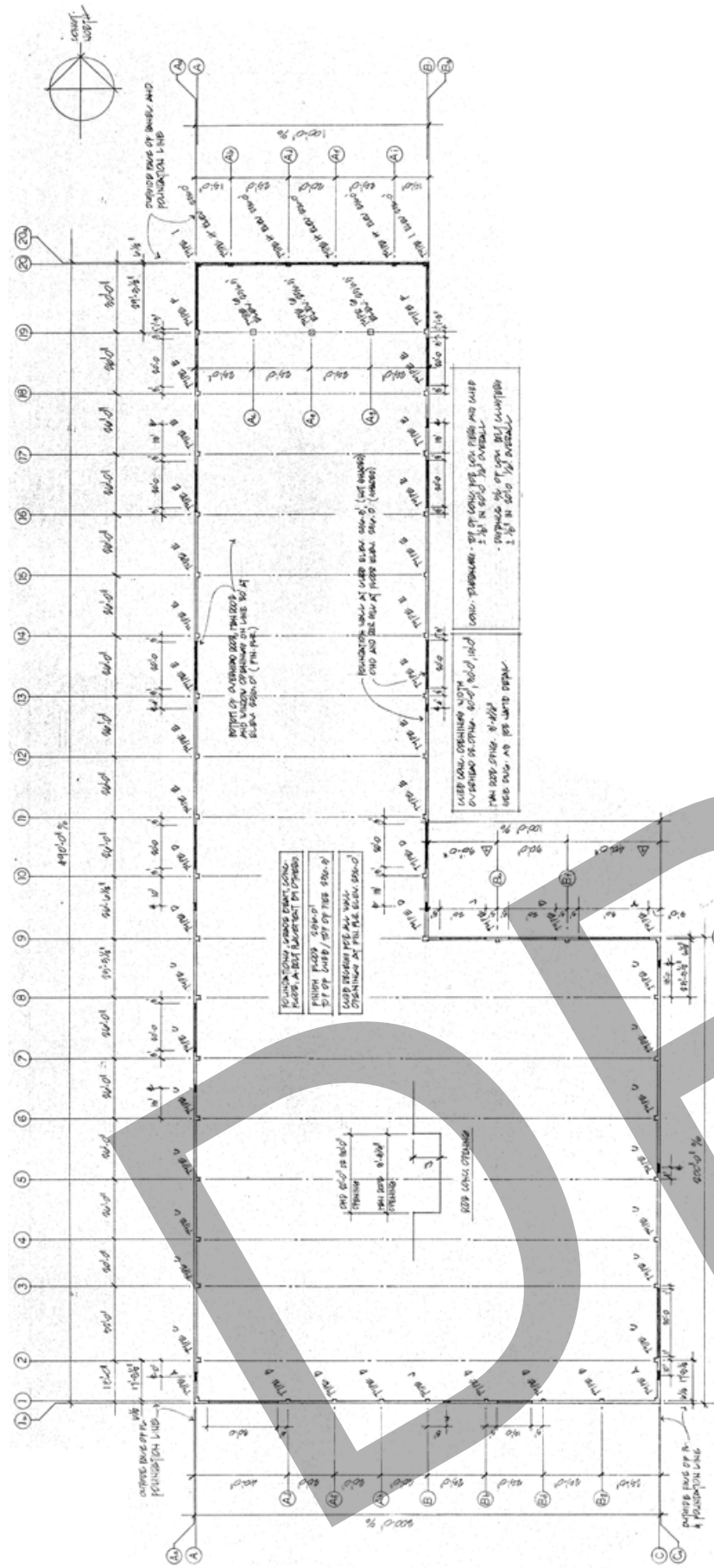


SITE TOP VIEW



EXTERIOR VIEW

915 LAKESHORE BLVD EAST



GROUND FLOOR PLAN



SITE TOP VIEW

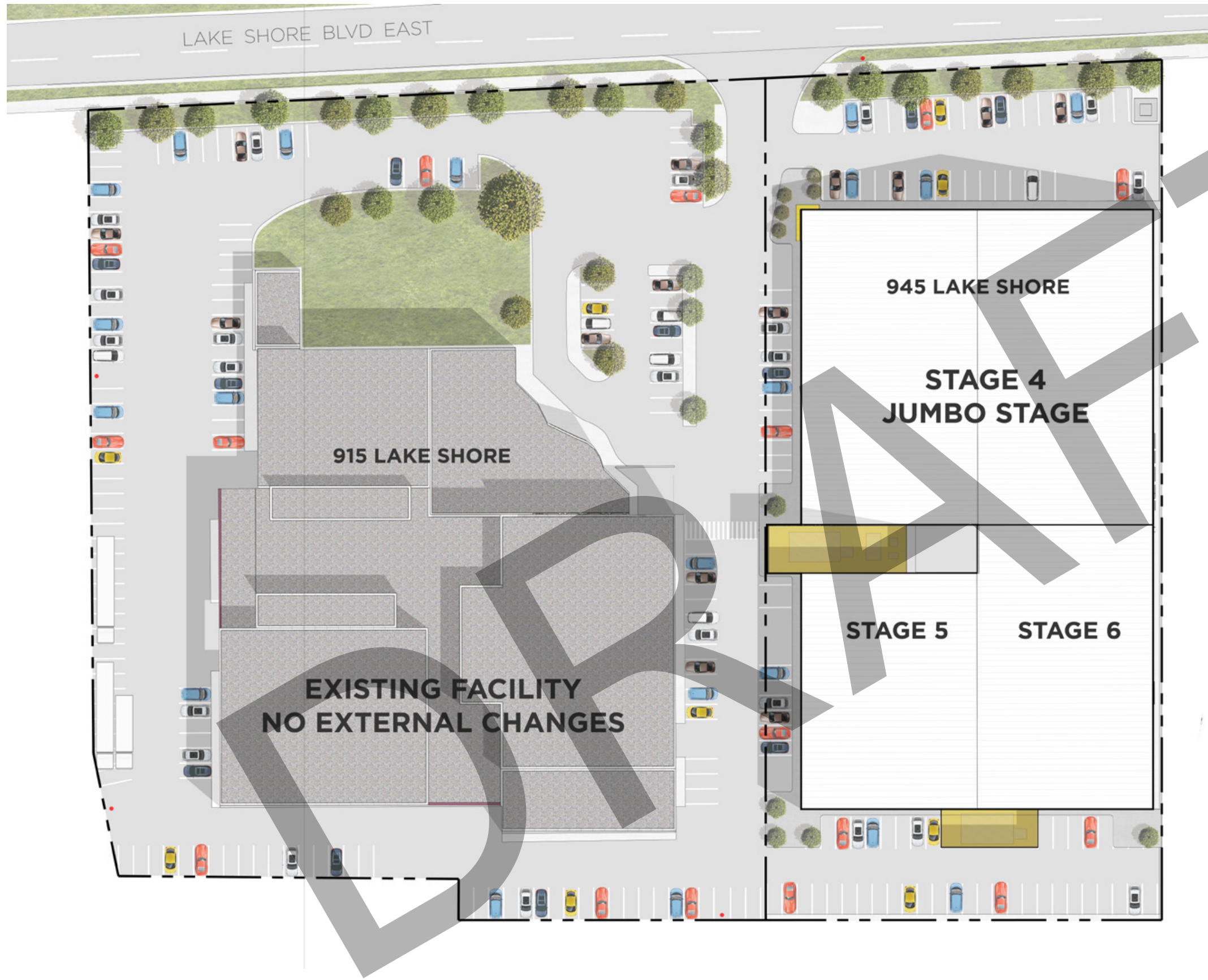


EXTERIOR VIEW

75 COMMISIONERS ST



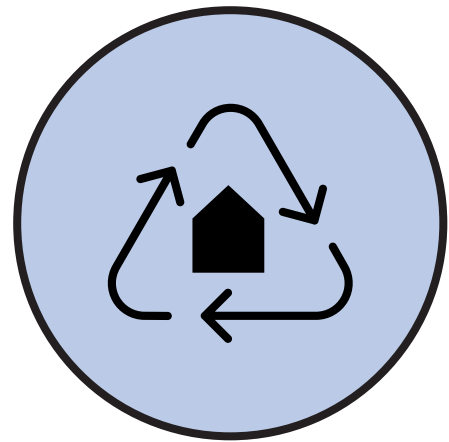
RECYCLE BUILDINGS



Proposed Concept

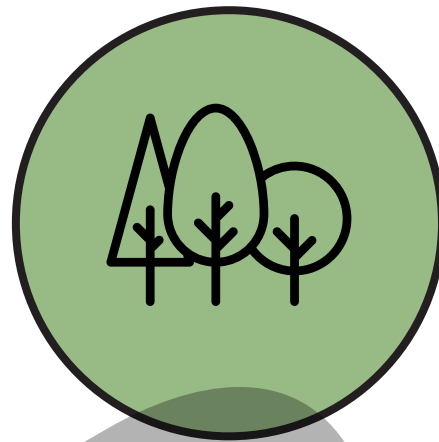
- Development of the vacant lot with the relocated Jumbo Stage and other pre-engineered buildings to accommodate Studio City Rentals and another sound stage.
- Interior renovations of the existing facility to modernize and increase functionality
- Improvements to enhance energy efficiency and accessibility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

SITE PLAN : PROPOSED



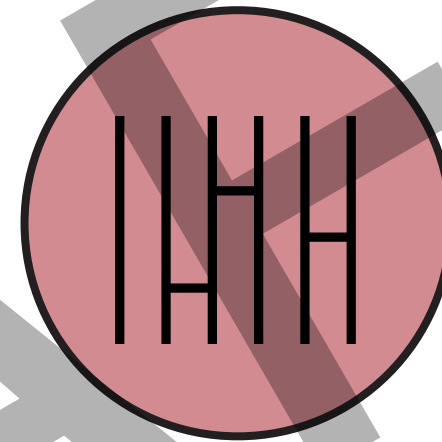
BUILDING REUSE

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. We estimate the project will take just 6-7 months to be finished.



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

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	6526 sqm
Breakdown of project components (m ²)	
Residential	-
Retail	-
Commercial	-
Industrial	6526
Institutional/Other	-
Total number of residential units	-

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	1	92	
Number of parking spaces dedicated for priority LEV parking	-	8	9
Number of parking spaces with EVSE	-	-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	-	-	-
Number of long-term bicycle parking spaces (all other uses)	-	-	-
Number of long-term bicycle parking (all uses) located on:	-	-	-
a) first storey of building	-	-	-
b) second storey of building	-	-	-
c) first level below-ground	-	-	-
d) second level below-ground	-	-	-
e) other levels below-ground	-	-	-



Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	-	-	-
Number of short-term bicycle parking spaces (all other uses)	-	8	
Number of male shower and change facilities (non-residential)	-	-	-
Number of female shower and change facilities (non-residential)	-	-	-

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³).			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	-	8	

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		3429	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)		2138	
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material		2138	62.3
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)		6376	
Available Roof Space provided as Green Roof (m ²)	N/A	-	-
Available Roof Space provided as Cool Roof (m ²)	6376	6376	100
Available Roof Space provided as Solar Panels (m ²)	-	-	-

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)	existing	307m2	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %) (if applicable)		na	

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)		10,112m2	
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	1830	210	11
Total number of planting areas (minimum of 30m ³ soil)		7	
Total number of trees planted	61	7	11
Number of surface parking spaces (if applicable)		97	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	19	7	36

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		7	
Total number of native plants and % of total plants (min.50%)		7	100

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		64.1	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)		64.1	100
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers		64.1	100
c) Shading			



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;



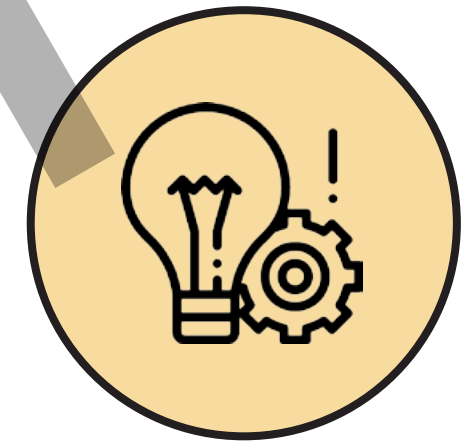
MORE SPACE

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.

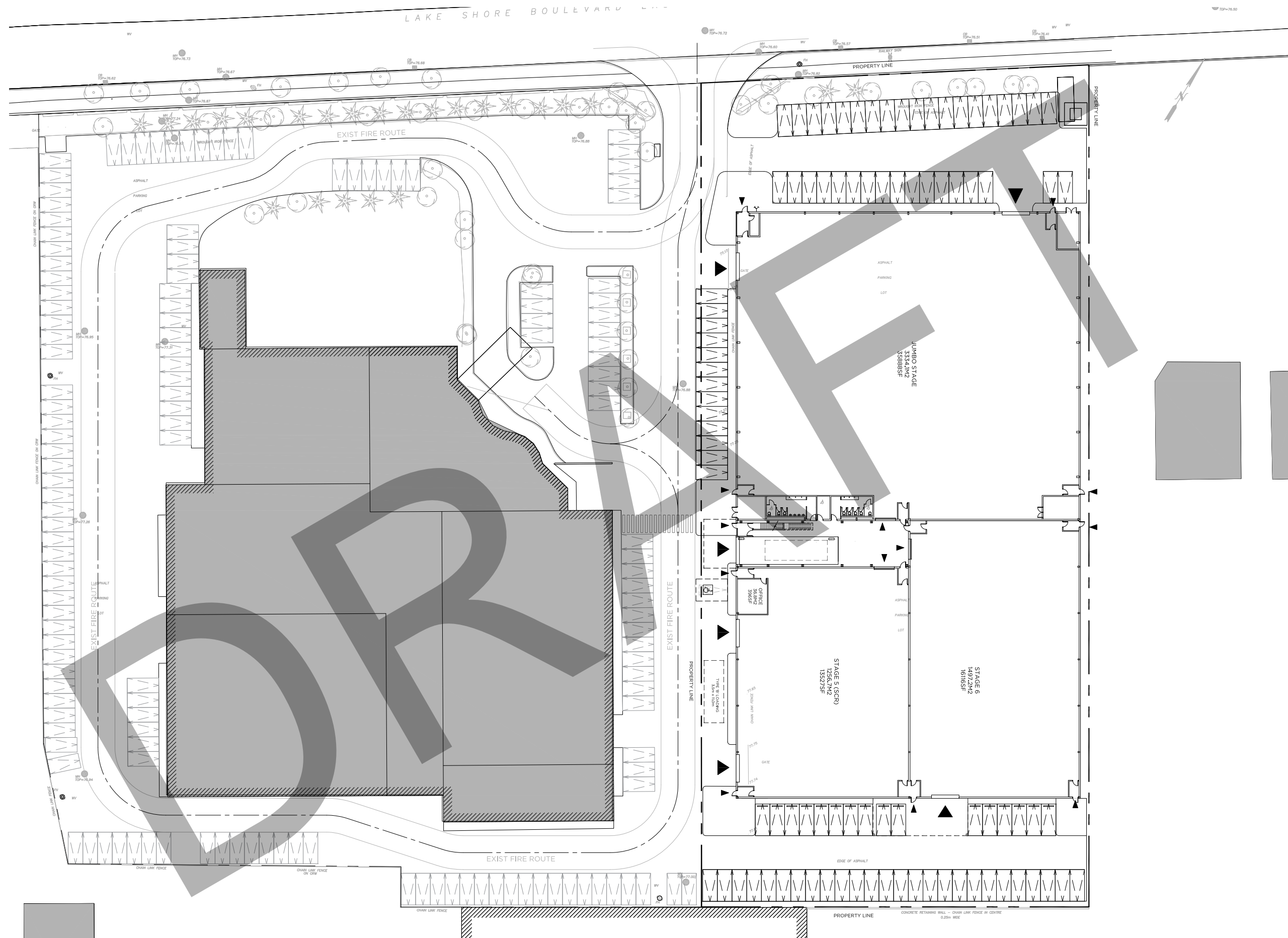
OBJECTIVES

DRAFT

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	82.5	91.0
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 & COMMON	5.0	5.0	5.0
MEDIA OFFICES	0.0	3.5	14.0
RENTAL FACILITIES	0.0	13.0	13.0
TOTALS (000s SF)	77.0	142.5	175.5

Table 1



GROUND FLOOR **PLANS**



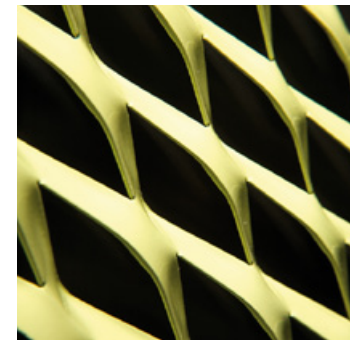
Minnesota Street Project, Art Center in San Francisco



"Switch +", Moduloorbeat temporary pavilion 2007

DRAFT

Proposed Material Palette



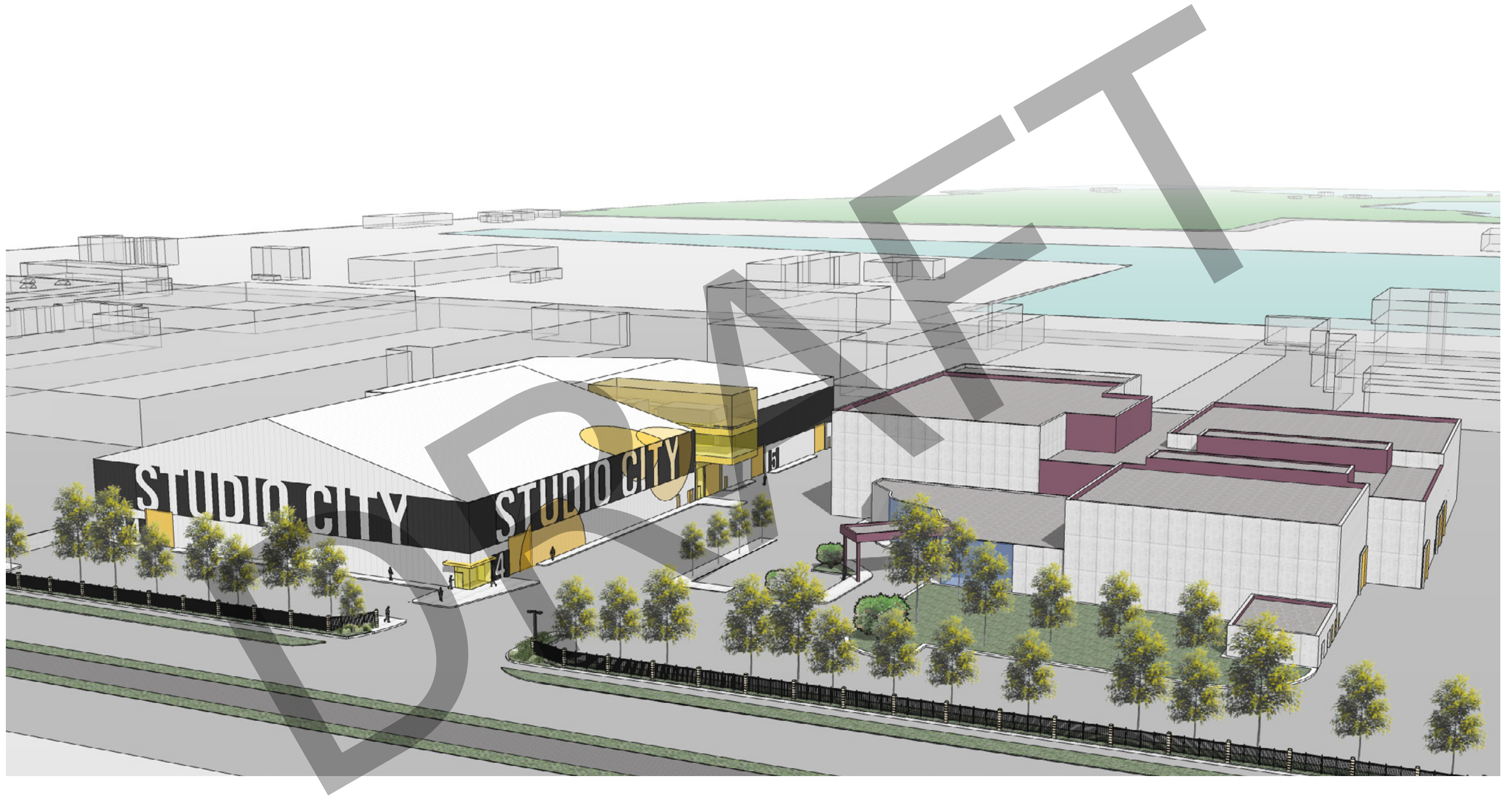
Architectural expanded mesh
APEX 03



Dark grey corrugated metal

White corrugated metal

DESIGN REFERENCES



PROPOSED DEVELOPMENT



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

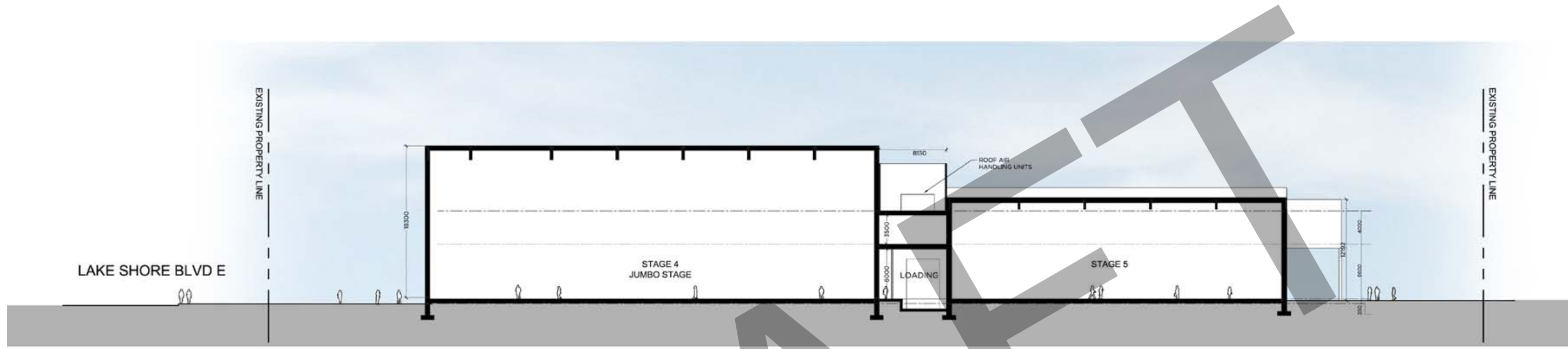


Dark grey corrugated metal

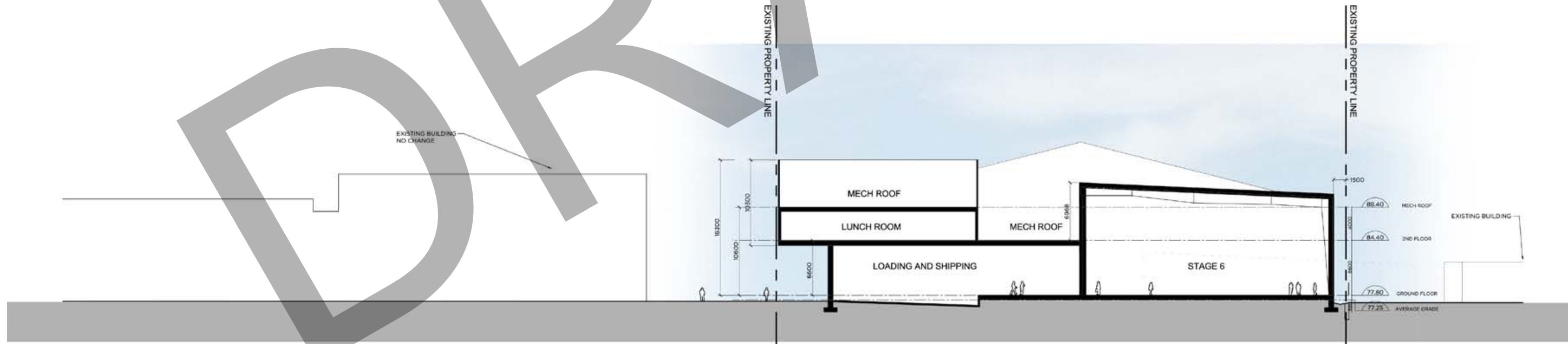


White corrugated metal

ELEVATIONS



SECTION 4
1/5000 SCALE



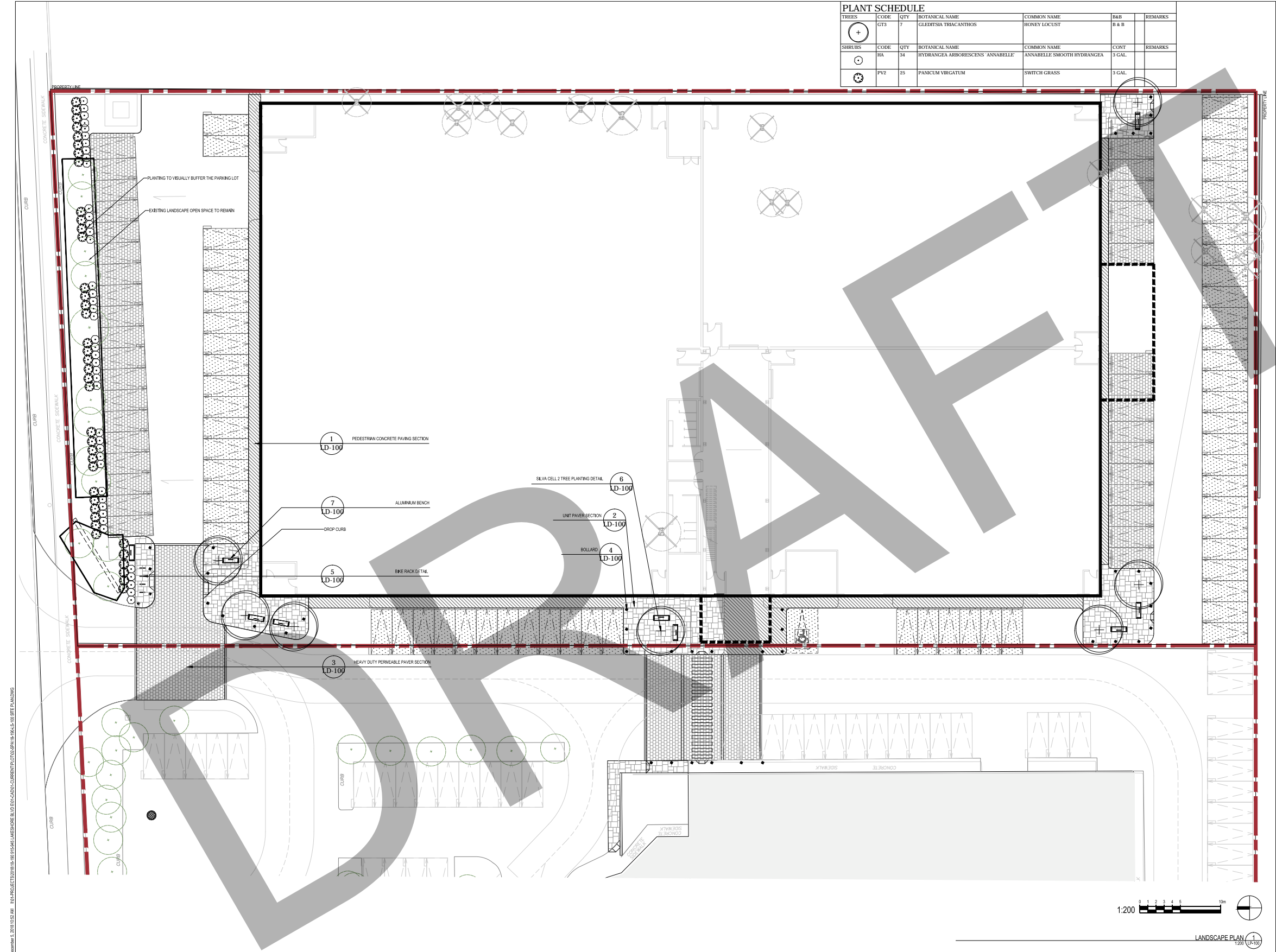
SECTION 1
1/5000 SCALE

SECTIONS

PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
(+)	GT3	7	GLEDITSIA TRICANTHOS	HONEY LOCUST	B & B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
(*)	HA	34	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	3 GAL.
(*)	PW2	25	PANICUM VIRGATUM	SWITCH GRASS	3 GAL.

NOT FOR CONSTRUCTION

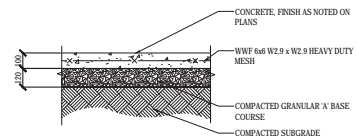
- KEY**
- CONCRETE
 - PERMEABLE PAVING
 - SRI COATED ASPHALT PAVING
 - UNIT PAVING
 - BICYCLE RACKS
 - BOLLARDS
 - BENCHES
 - TREE PROTECTION FENCE
 - PROPERTY LINE
 - EXISTING TREES
 - TREES TO BE REMOVED
 - PROPOSED TREES



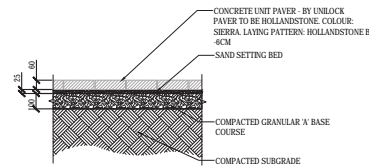
LANDSCAPE PLAN 1/200 (UK-100)

\\01-Projects\2018\18-190 915-945 Lakeshore Blvd E\01-CAD\01-Current\Plot\02-SPA\18-190-LS-100 Site Plan.dwg, 12/05/18 10:52:10 AM, DWG To PDF.pc3

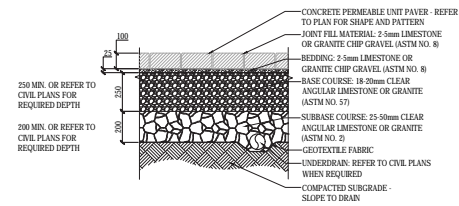
LANDSCAPE MASTER PLAN



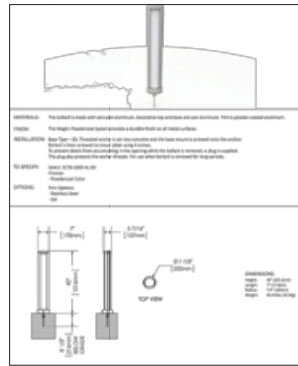
1 PEDESTRIAN CONCRETE PAVING SECTION
SCALE=1:20



2 UNIT PAVER SECTION
SCALE=1:20

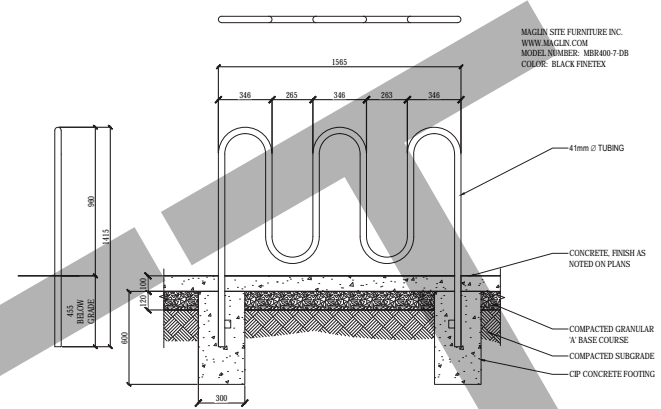


3 HEAVY DUTY PERMEABLE PAVER SECTION
SCALE=1:20

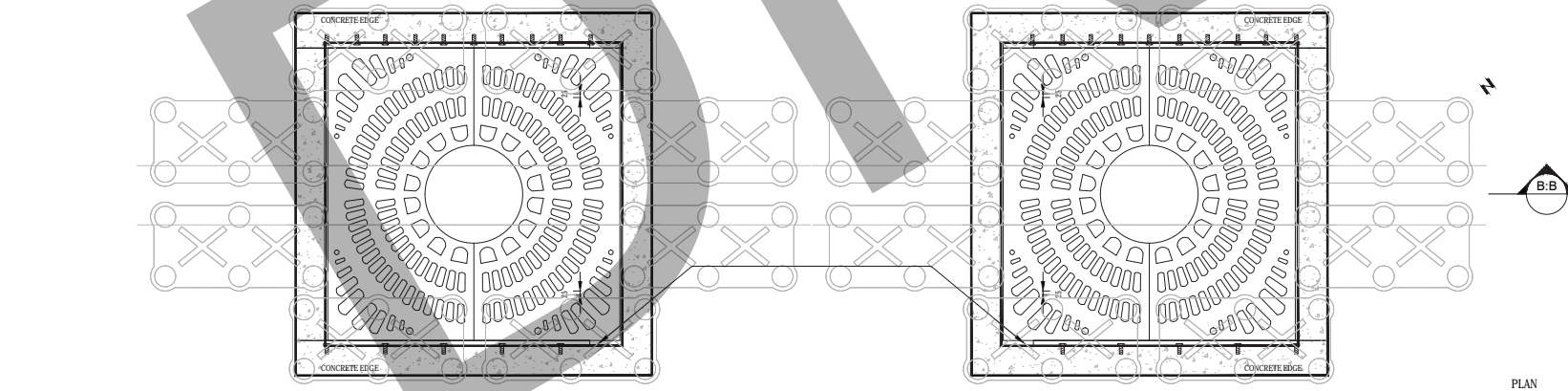
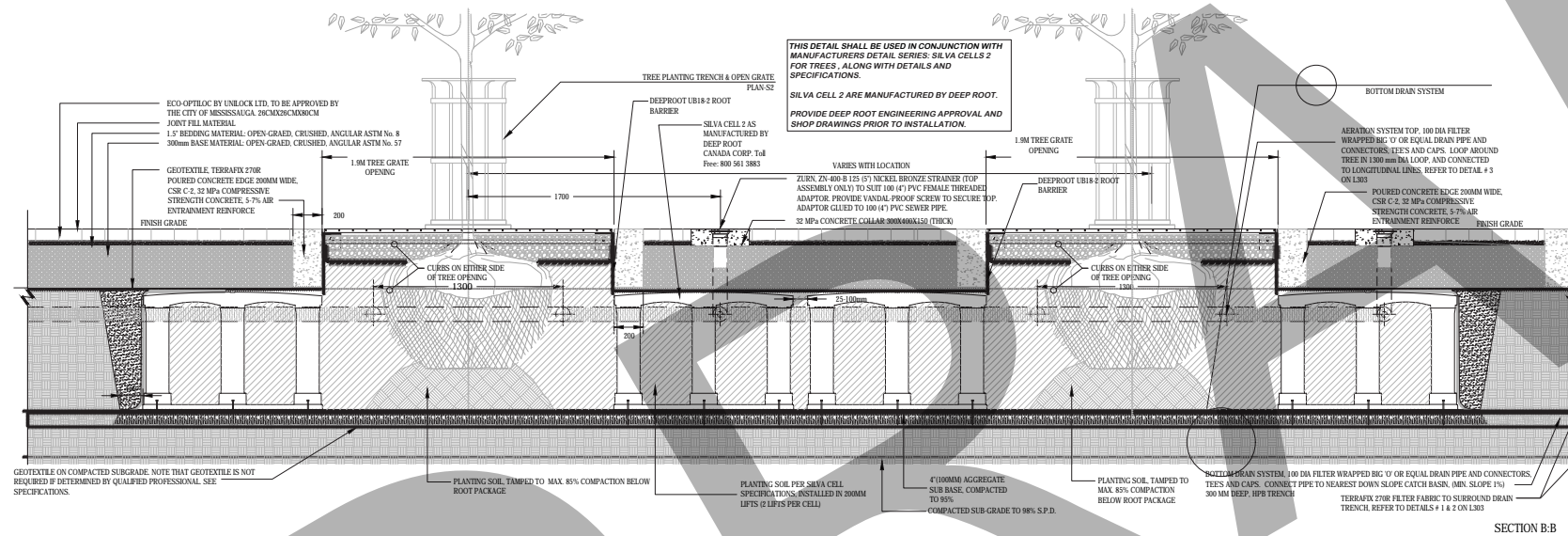


PRODUCT:	SC78100 AL B3 BOLLARD, OR APPROVED EQUAL
MANUFACTURER:	MAGLIN TEL:800-716-5506 X 232
FINISH:	TED
QTY:	REFER TO LS-100

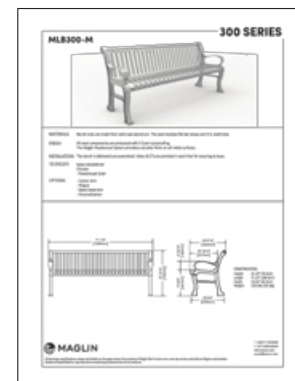
4 BOLLARD
N.T.S.



5 BIKE RACK DETAIL
SCALE=1:20



6 SILVA CELL 2 TREE PLANTING DETAIL
SCALE=1:1



PRODUCT:	MLB300-M BENCH, OR APPROVED EQUAL
MANUFACTURER:	MAGLIN TEL:800-716-5506 X 232
FINISH:	TED
QTY:	REFER TO LS-100

7 ALUMINIUM BENCH
N.T.S.

