the EArL

THE EASTERN ARTS LINK

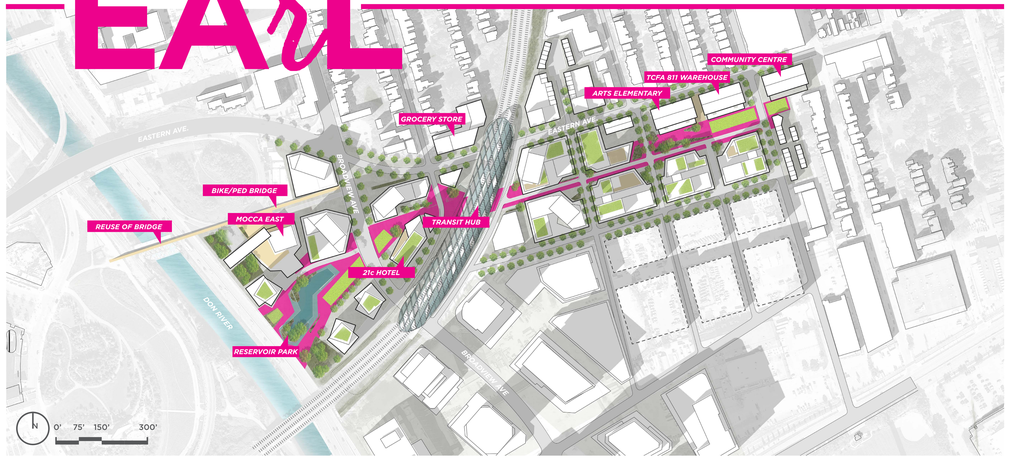
A NEIGHBOURHOOD FOR ALL OF TORONTO

"I want a community with a vision for a renewed waterfront. One that both addresses climate change and provides space for festivals and recreation and create a space for healthy, active living."
- Google Sidewalks Labs Community Engagement

"New communities should be designed with Toronto's new transit options in mind. They should strive to work take advantage of the culture and communities and not exclude those new to Canada, or to Toronto."
- Google Sidewalks Labs Community Engagement

"Communities should come first. Developers should invest in the community by creating new opportunities for residents and families in and around their developments."
- Feedback from participant at Community Engagement Centre at the EArL

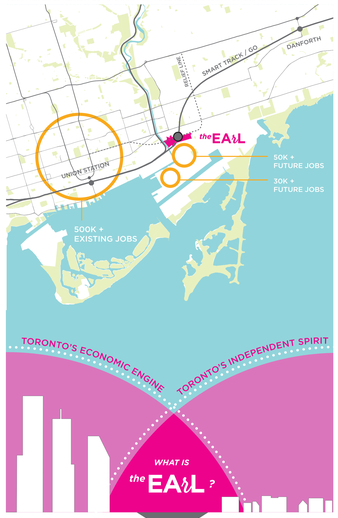
TEAM 183748



the CONCEPT

REGIONAL CONTEXT

TORONTO IS EXPERIENCING RAPID GROWTH, ADDING 18,000 JOBS PER YEAR AND OVER 23,000 RESIDENTS PER YEAR. PROPOSALS NEARBY ADD POTENTIAL FOR THOUSANDS MORE JOBS IN COMING YEARS.



EAST HARBOUR		RIVERSIDE
INTERNATIONAL BUSINESS	CIVIC ARTS CENTRE	INTERNATIONAL CULTURE
REGIONAL GROWTH ENGINE	MIXED-USE NEIGHBOURHOOD	COMMUNITY ROOTS
DESTINATION RETAIL	LOCAL-SERVING RETAIL	MOM & POP RETAIL
GLOBAL ARCHITECTURE	CONTEMPORARY URBAN FORM	TRADITIONAL URBAN FORM

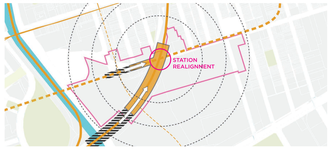
the PLANNING

SEEK COMMUNITY INPUT

A COMMUNITY ENGAGEMENT CENTRE BUILT IN PHASE 1 PROVIDES A PLACE FOR MEETINGS, CHARRETTES, AND OUTREACH WITH THE LOCAL COMMUNITY.

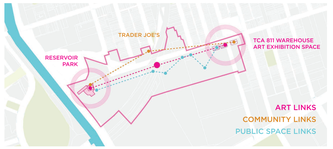
LINK TO REGION WITH REPOSITIONED STATION

THE GO / SmartTrack STATION IS REPOSITIONED TO ALIGN WITH THE PROPOSED RELIEF LINE. THIS SAVES INFRASTRUCTURE COSTS AND OPENS UP DEVELOPMENT OPPORTUNITIES.



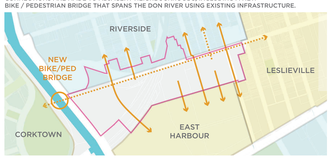
ANCHOR WITH ARTISTIC AND CIVIC SPACES

EXISTING BUILDINGS ARE REDEVELOPED INTO KEY CULTURAL AND CIVIC ANCHORS. THESE SPACES BOOK-END THE ART LINE, A PEDESTRIAN ORIENTED ART CORRIDOR.



LINK TO ADJACENT NEIGHBOURHOODS

CONNECTIONS ARE MADE TO ADJACENT NEIGHBOURHOODS, INCLUDING A NEW BIKE / PEDESTRIAN BRIDGE THAT SPANS THE DON RIVER USING EXISTING INFRASTRUCTURE.



the DEVELOPMENT

PHASE I

DEVELOP LOWEST-COST LAND AND REDEVELOP HERITAGE BUILDING AS COMMUNITY CATALYST.

Stacked Town House	51K SF	100%
Mid-rise Condo	1.1M SF	77%
High-Rise Condo	0%	
Trophy Condo	0%	
Creative Office	83K SF	56%
Artist Lofts	0%	
Condotel	0%	
Local Serving Retail	20K SF	32%

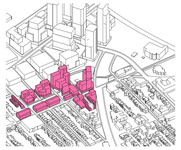
PROPORTIONAL BUILD OUT: 1.04/3.88 M SF (26.8%)

PARTNERS:
City of Toronto, Toronto Council for the Arts

ANCHORS:
Public Safety & Community Centre, TCFA 811 Warehouse, Charles Patcher Elementary School of the Arts

PHASE I

DEVELOP LOWEST-COST LAND AND REDEVELOP HERITAGE BUILDINGS AS COMMUNITY CATALYST.



PHASE II

REPOSITIONED TRANSIT STATION RIBBON CUT, OPENING THE WESTERN SITE TO DEVELOPMENT.

Stacked Town House		100%
Mid-rise Condo	166K SF	100%
High-Rise Condo	203K SF	29%
Trophy Condo	0%	
Creative Office	53K SF	100%
Artist Lofts	0%	
Condotel	150K SF	100%
Local Serving Retail	154K SF	80%

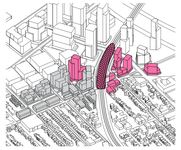
PROPORTIONAL BUILD OUT: 2.55/3.88M SF (65.7%)

PARTNERS:
City of Toronto

ANCHORS:
Jacobs Square Transit Hub

PHASE II

REPOSITIONED TRANSIT STATION RIBBON CUT, OPENING THE WESTERN SITE TO DEVELOPMENT.



PHASE III

DEVELOPMENT SITES ON CULTURAL CENTRE WITH SWEEPING VIEWS COMMAND PREMIUM PRICING.

Stacked Town House		100%
Mid-rise Condo		100%
High-Rise Condo	990K SF	100%
Trophy Condo	239K SF	100%
Creative Office		100%
Artist Lofts	67K SF	100%
Condotel		100%
Local Serving Retail	33K SF	100%

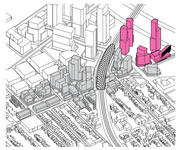
PROPORTIONAL BUILD OUT: 3.88/3.88M (100%) SF

PARTNERS:
Waterfront Toronto, MOCCA, Artscape

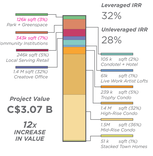
ANCHORS:
Eric Higgs Reservoir Park, Museum of Canadian Contemporary Arts East (MOCCA East)

PHASE III

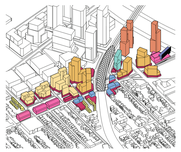
DEVELOPMENT SITES ON CULTURAL CENTRE WITH SWEEPING VIEWS COMMAND PREMIUM PRICING.



LAND USE MIX

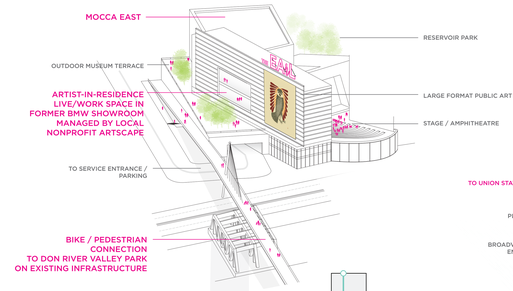


LAND USE PLAN



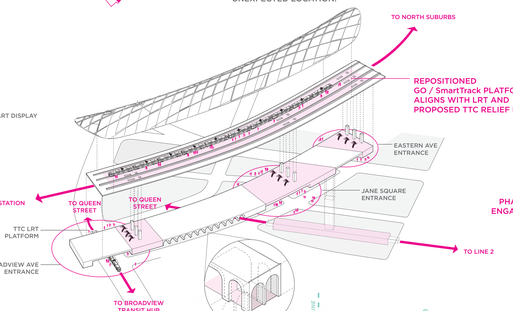
RESERVOIR PARK

NAMED FOR ITS NATURALLY SWELLING WATER FEATURE, THIS NEW PUBLIC PARK IS DEEDED TO LOCAL NONPROFIT WATERFRONT TORONTO, WHICH PROVIDED STORMWATER PERFORMANCE GUIDANCE. MOCCA EAST, AN EXPANSION OF TORONTO'S CONTEMPORARY ART MUSEUM IS LOCATED HERE.



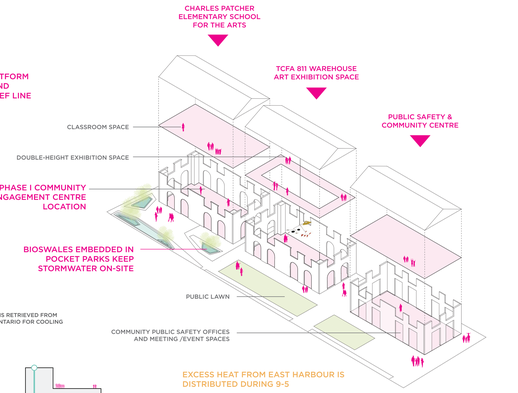
JANE SQUARE

STRATEGIC REPOSITIONING OF THE STATION ALLOWS A SEAMLESS CONNECTION BETWEEN THREE MODES OF PUBLIC TRANSPORTATION. COORDINATED RETAIL DEVELOPMENT UNDER THE TRACKS INSPIRES URBANITY IN AN UNEXPECTED LOCATION.

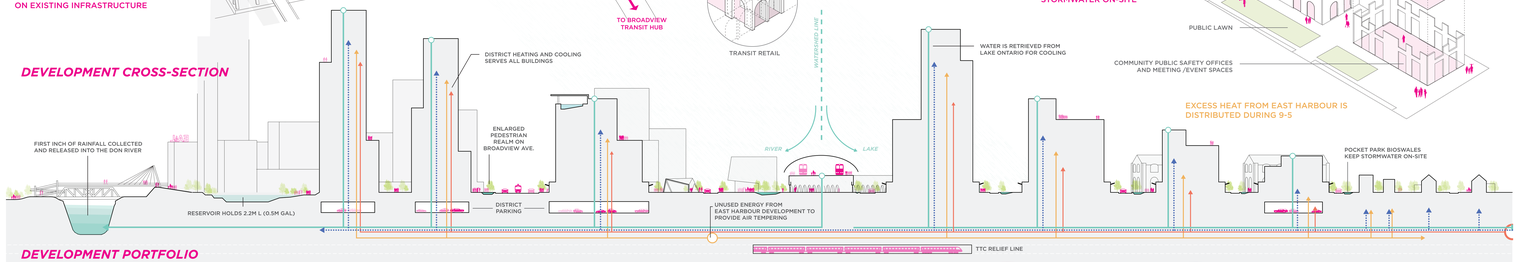
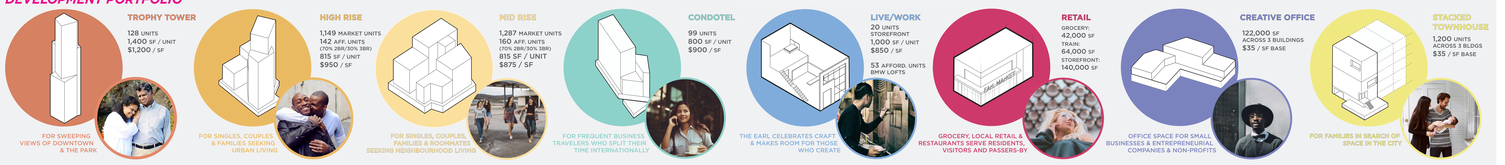


the EAST END

ANCHORED BY CULTURAL AND CIVIC INSTITUTIONS, THE EAST END PROVIDES THE LOCATION FOR COMMUNITY INPUT THROUGHOUT THE PROJECT DESIGN PROCESS, AS WELL AS ONGOING COMMUNITY PROGRAMMING, SCHOOL FUNCTIONS AND ALTERNATIVE ART EXHIBITIONS.



DEVELOPMENT CROSS-SECTION



DEVELOPMENT PORTFOLIO