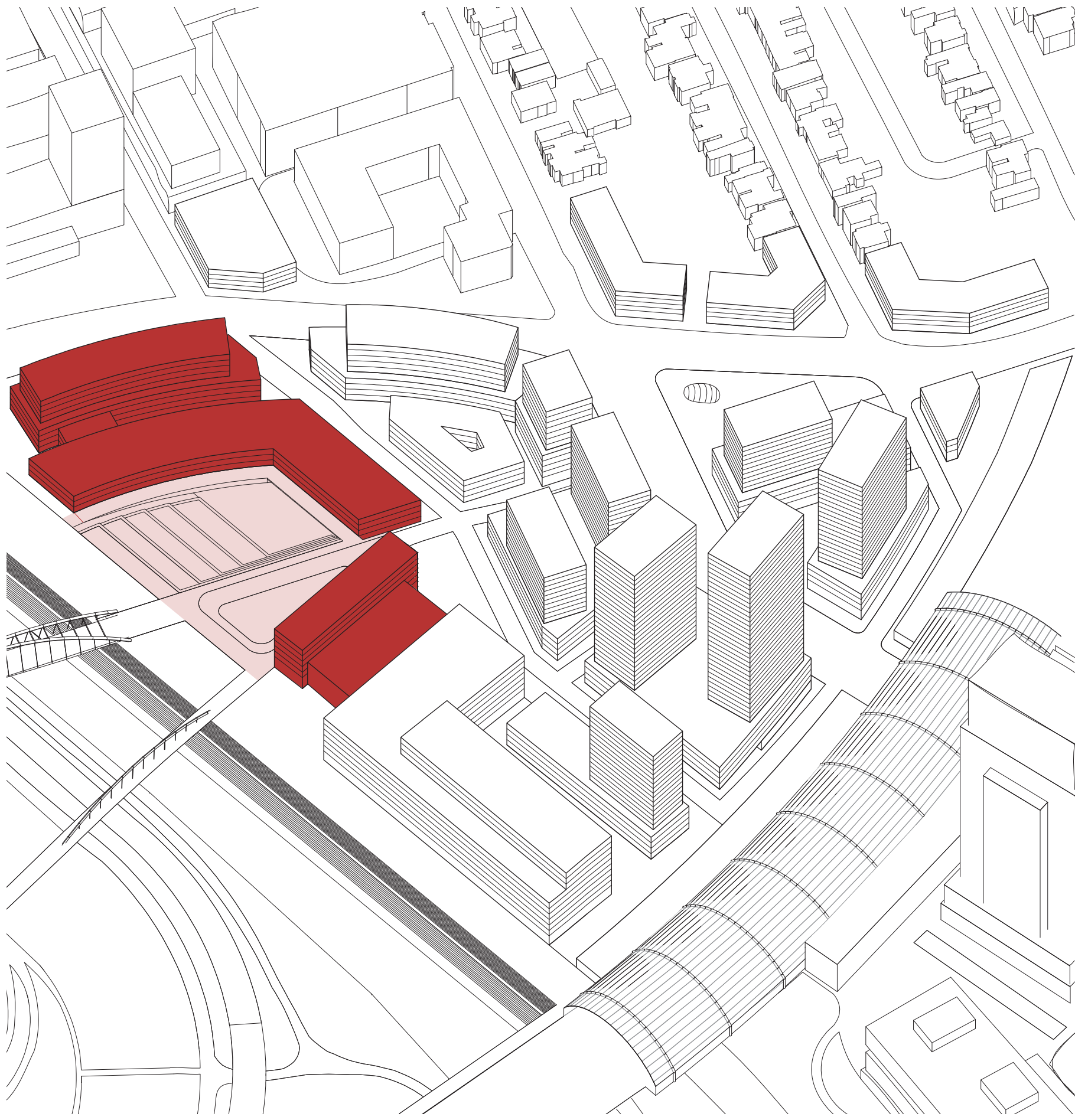


Don River Landing



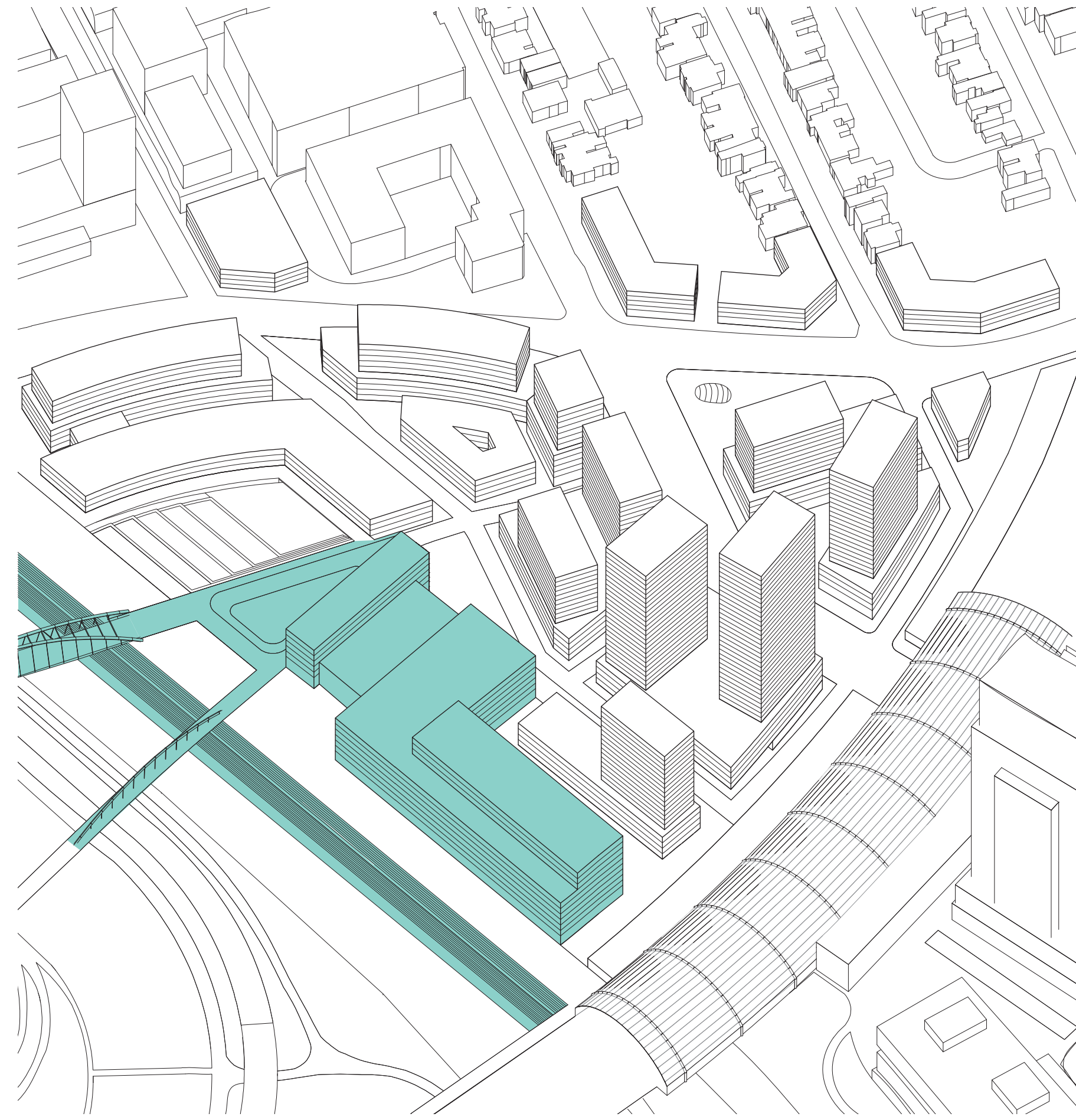
Enrich

celebrating Torontonion heritage and culture



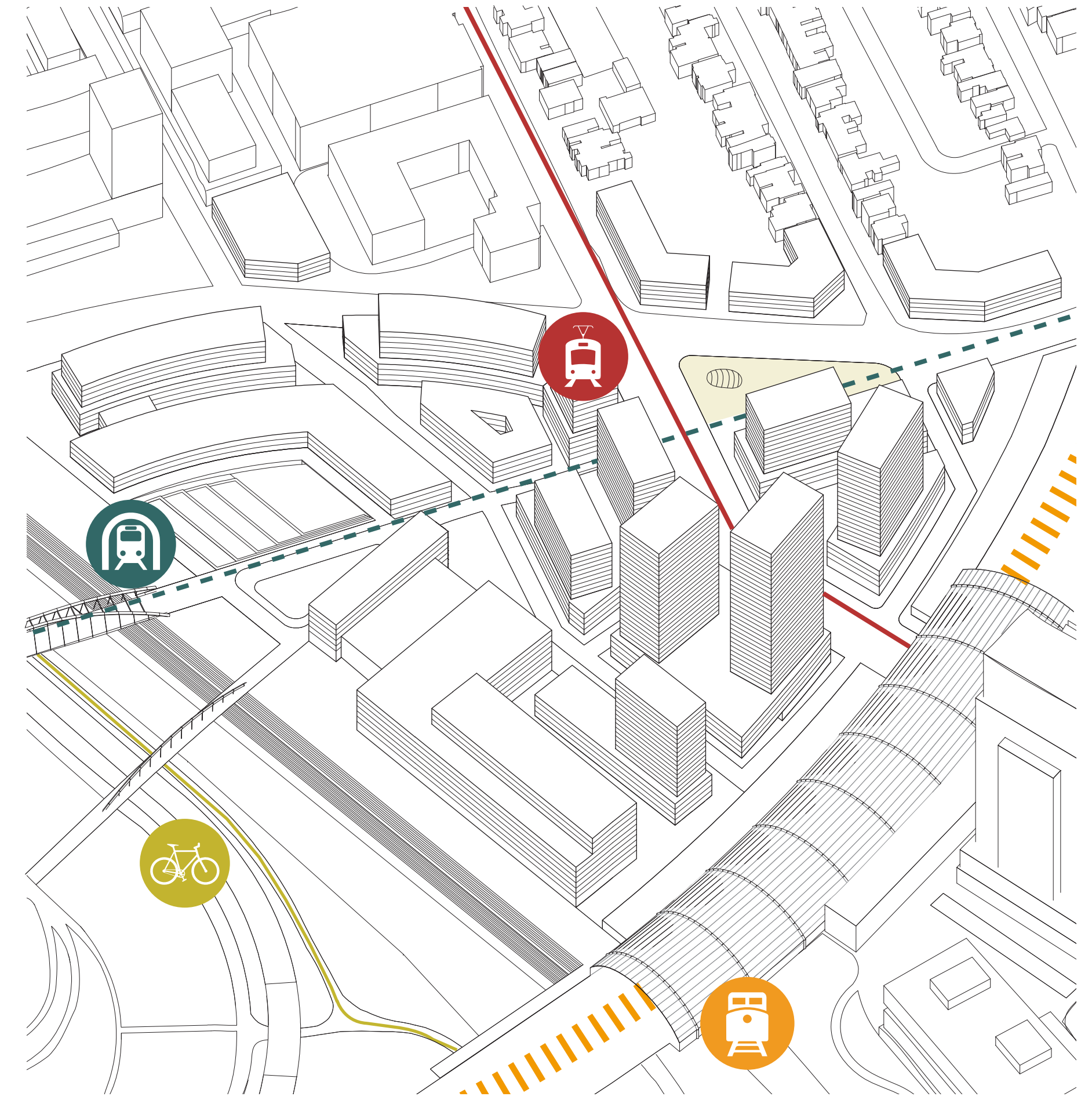
Revitalize

activating the river edge & adaptively reusing the BMW showroom

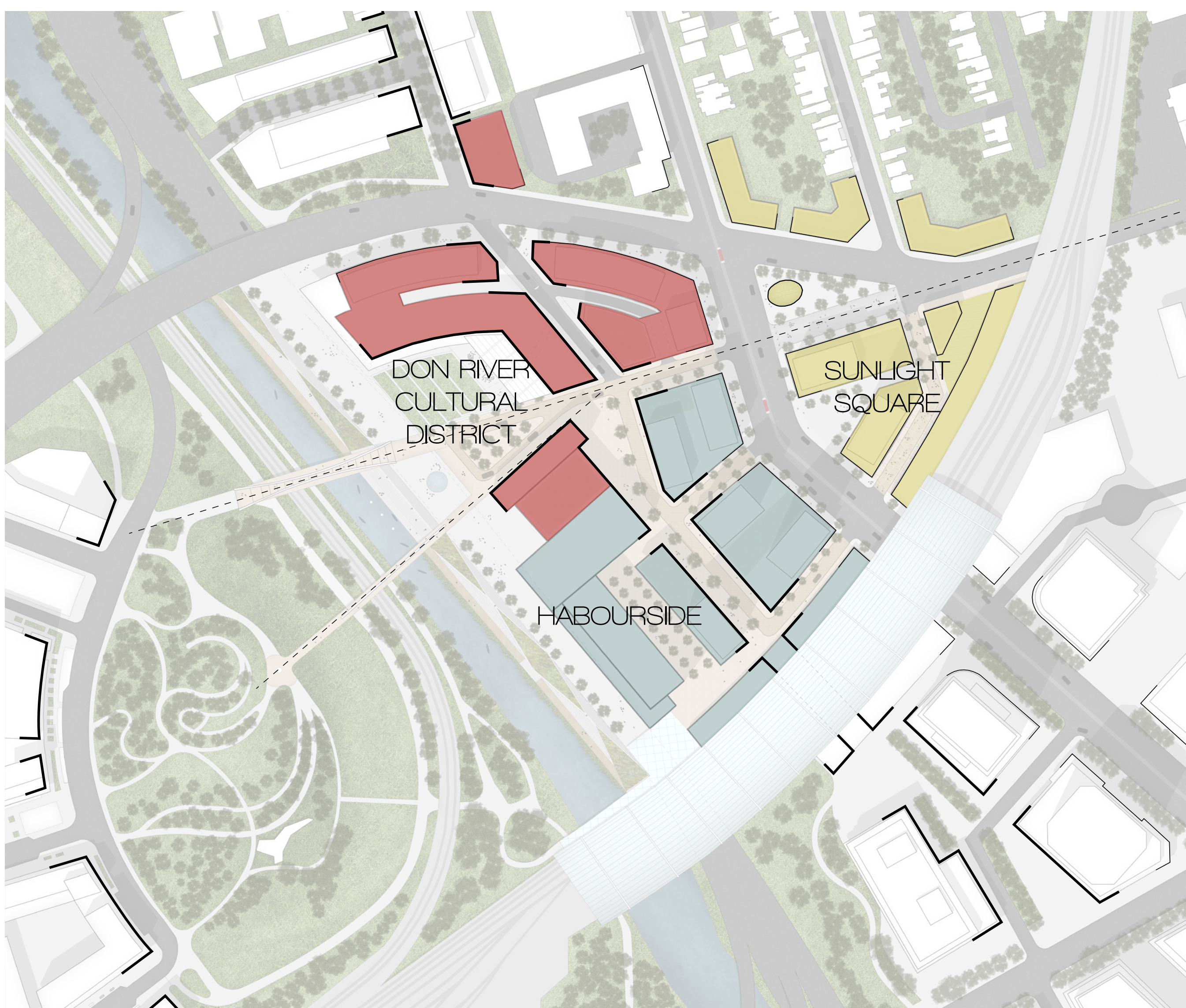


Connect

connecting to multiple modes of transit

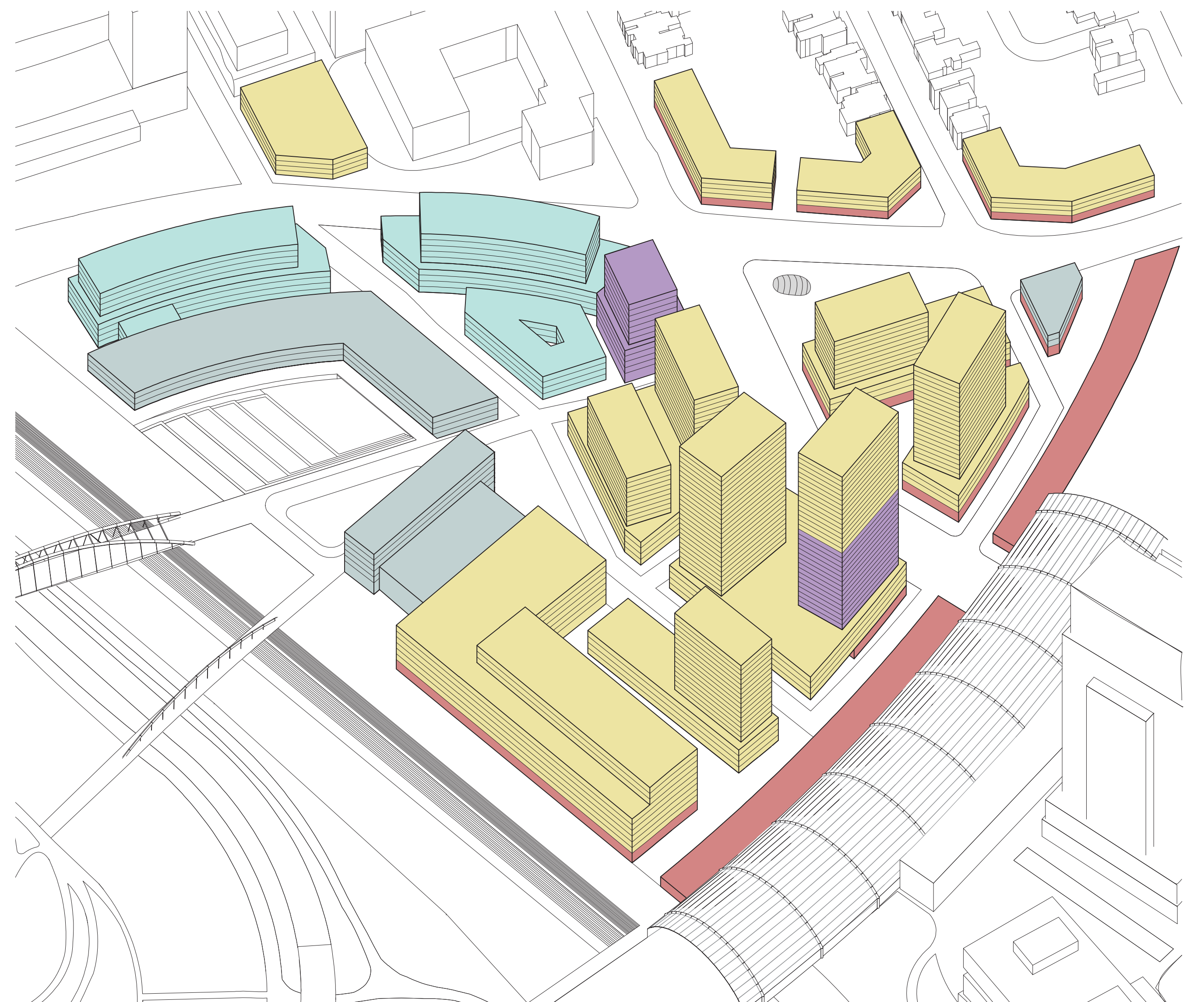


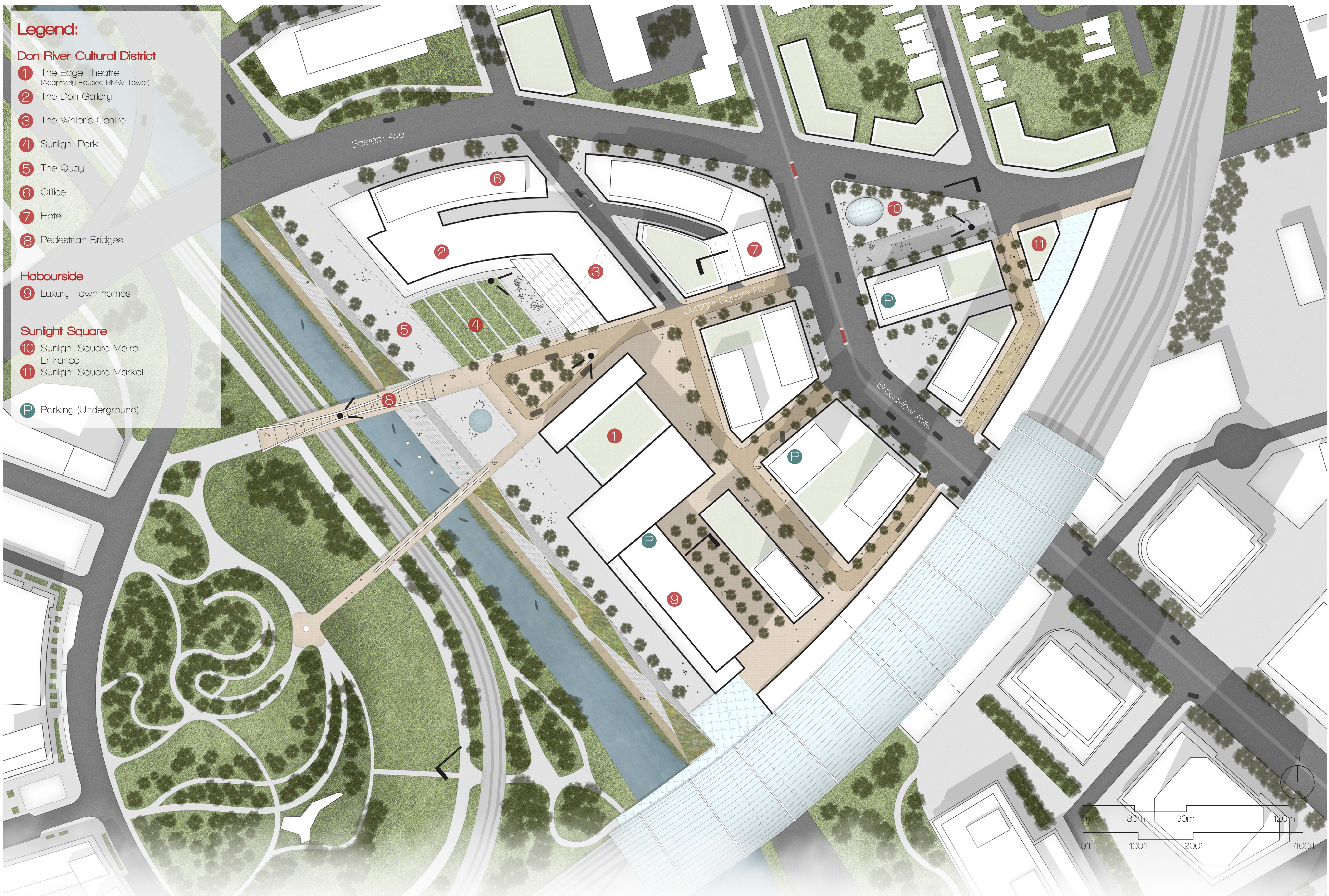
Placemaking



Land Use

retail; cultural; office; hotel; residential





Legend:

Don River Cultural District

- 1 The Edge Theatre (Adaptively Reused BMW Tower)
- 2 The Don Gallery
- 3 The Writer's Centre
- 4 Sunlight Park
- 5 The Quay
- 6 Office
- 7 Hotel
- 8 Pedestrian Bridges

Habourside

- 9 Luxury Town homes

Sunlight Square

- 10 Sunlight Square Metro Entrance
- 11 Sunlight Square Market

P Parking (Underground)

Phase I: Establishing the Cultural Identity | 2020 - 2022



TOTAL BUILDOUT: 1,194,306 ft²

Retail	62,834 ft²	
Residential	835,382 ft²	955 units
Office	150,196 ft²	
Hotel	127,882 ft²	365 rooms
Cultural	18,212 ft²	

Highlights:

- The Edge Theatre
- The Writer's Centre
- The Don Gallery
- The Quay (partial)

\$664,683,867
Total Phase I Cost

Phase II: Activating the River's Edge | 2023 - 2025



TOTAL BUILDOUT: 1,047,215 ft²

Retail	65,994 ft²	
Luxury Residential	455,286 ft²	120 units
Residential	235,965 ft²	243 units
Office	216,856 ft²	
Hotel	73,114 ft²	209 rooms

Highlights:

- Office & Hotel Complex
- The Quay (completed)
- Luxury Town Homes

\$598,458,967
Total Phase II Cost

Phase III: Completing the Community | 2026 - 2029



TOTAL BUILDOUT: 544,854 ft²

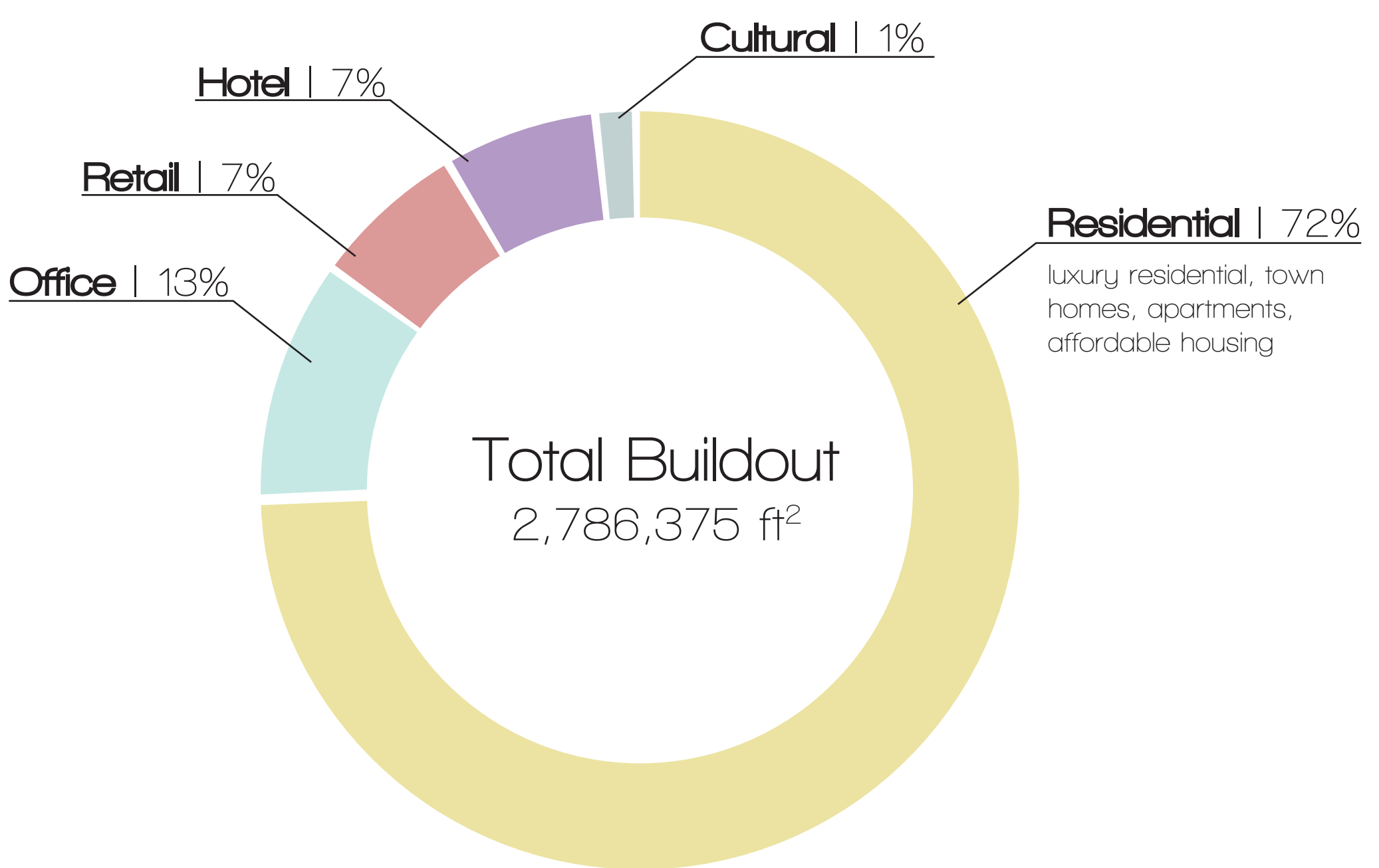
Retail	65,450 ft²	
Residential	469,906 ft²	641 units
Market & Community	9,498 ft²	

Highlights:

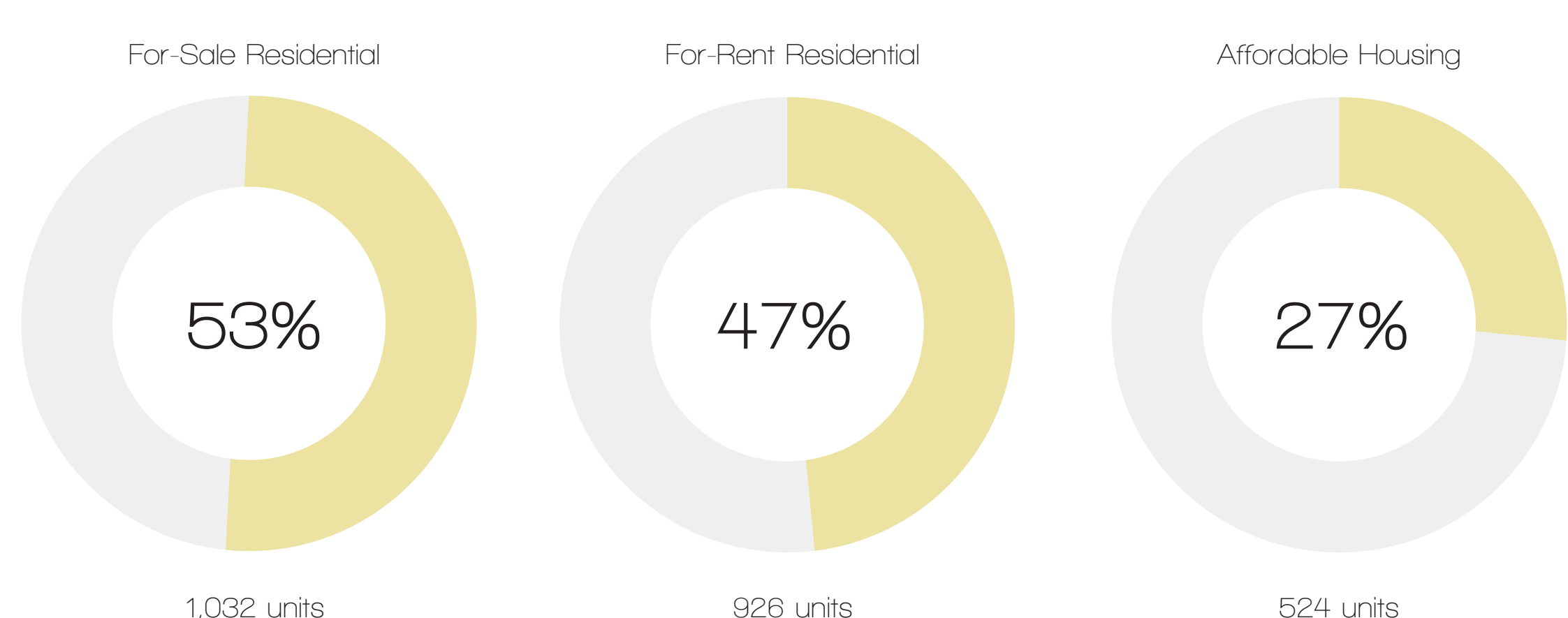
- Sunlight Square Market
- Local shops & boutiques

\$375,270,818
Total Phase III Cost

Financials:



Residential Mix



1,996,539 ft² total residential square footage
1,958 residential units

Development Breakdown

\$327,416,548
Net Present Value

\$465,014,185
Net Operating Income

\$123,000,000
Current Site Value (start of year 0)

\$2,270,958,247
Projected Site Value (end of year 10)

unleveraged
16% IRR
leveraged
27% IRR



LEED for Neighbourhood Development: LEED Gold, 71 points



Smart Location & Linkage | 21 points

Revitalization and remediation of the Don River
Connecting to quality transportation
Responding to the spill zone



Neighbourhood Pattern & Design | 32 points

Designing with the surrounding context in mind
Creating public and civic spaces
Fostering community involvement



Innovation & Design Process | 2 points

Revitalizing the river as an amenity
Developing flexible interior and exterior civic spaces



Green Infrastructure & Buildings | 15 points

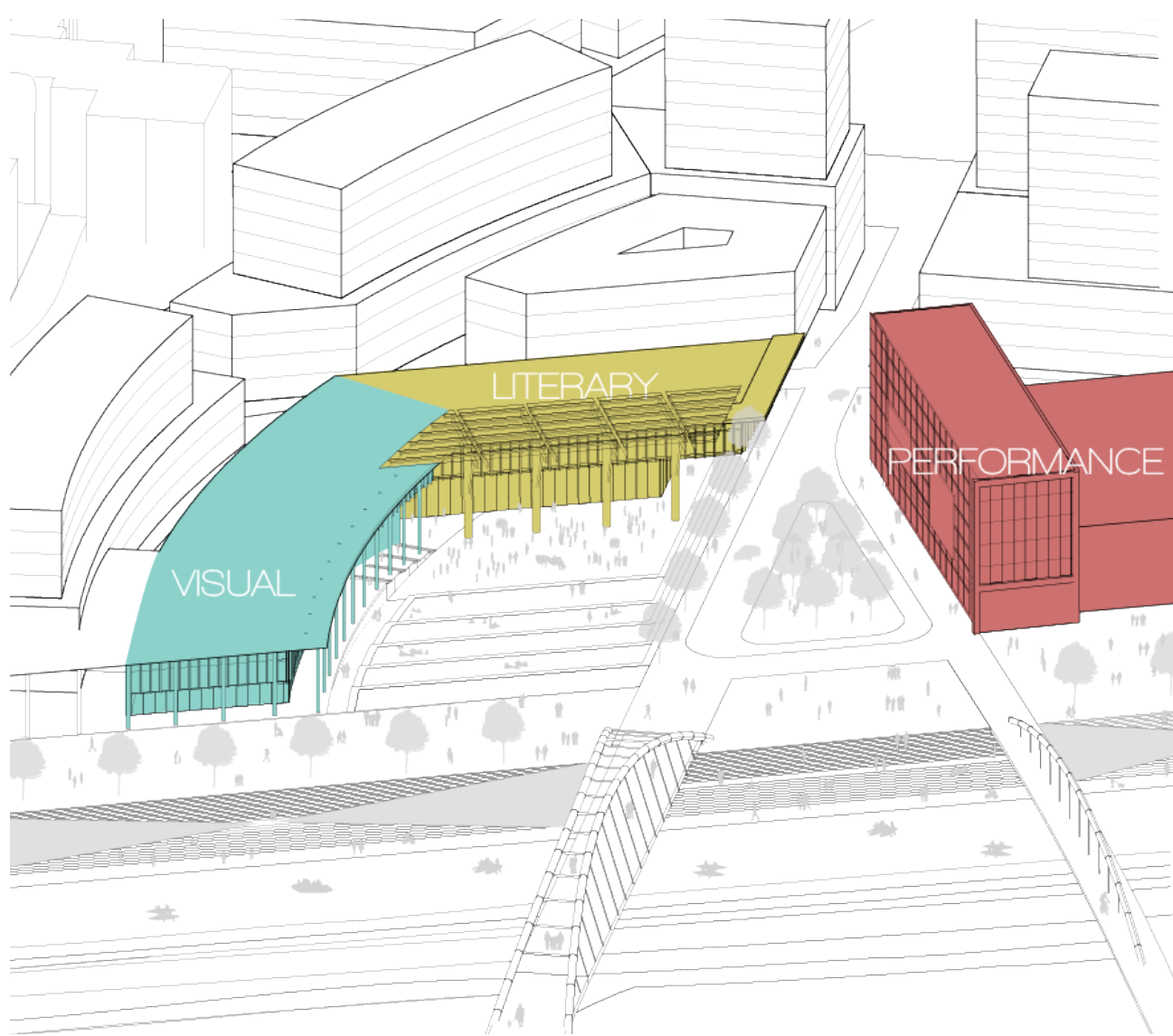
Adaptive reuse of the current BMW building
Incorporation of green building strategies
Developing a system for rain water management



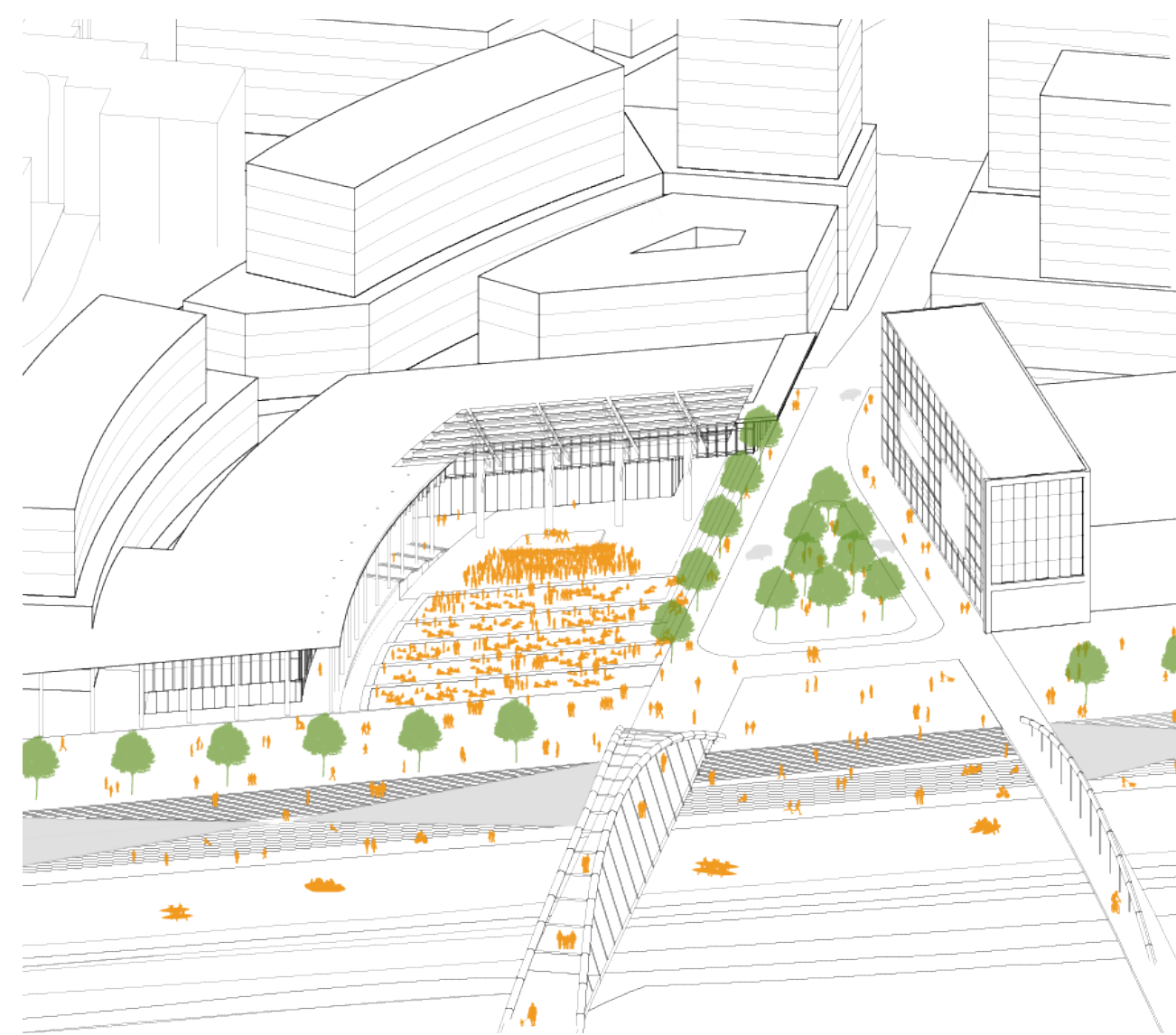
Regional Priority Credits | 1 points

Responding to the WaterFront Toronto Don River
Naturalization Plan

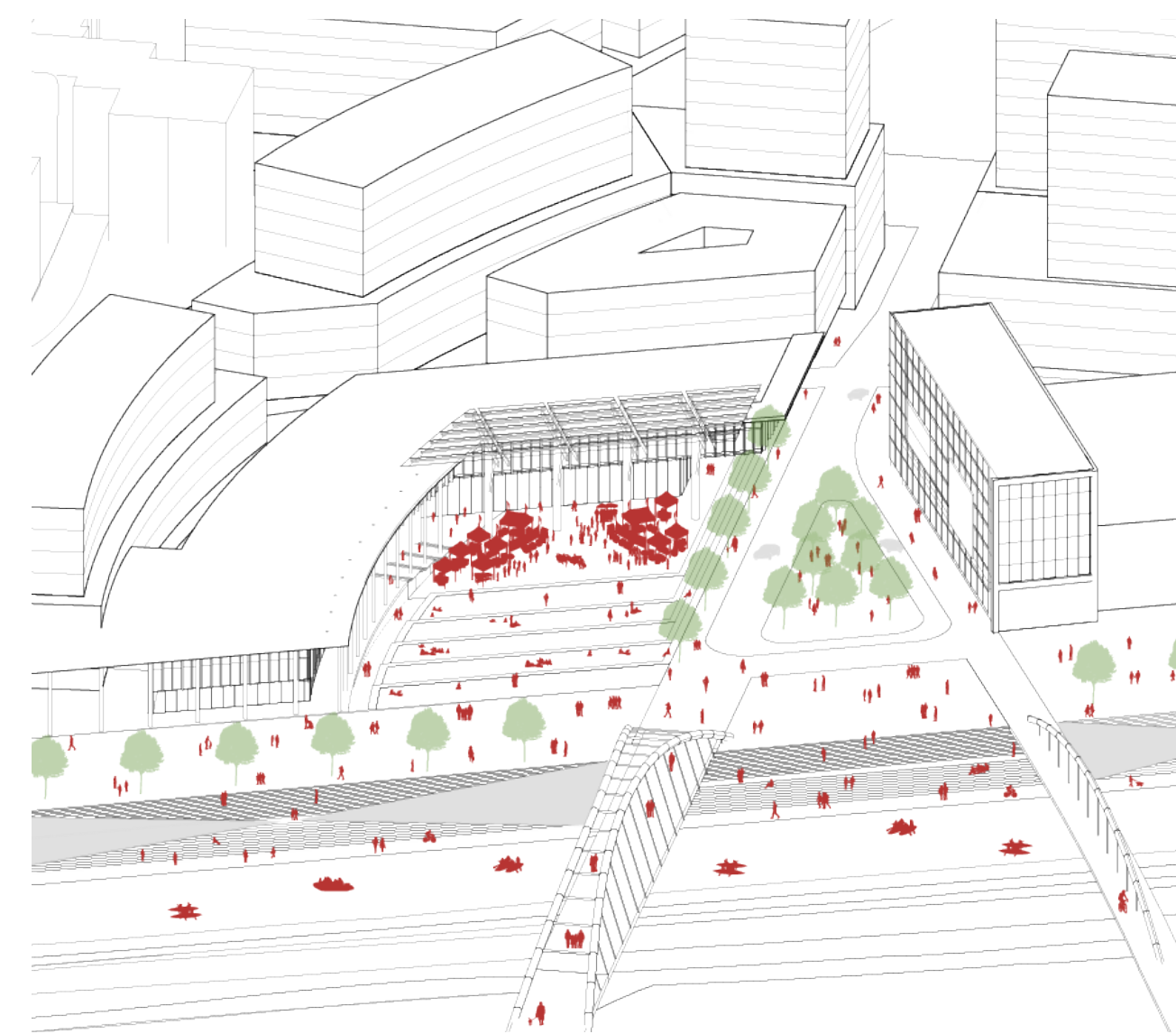
Cultural District: Celebration of the Arts



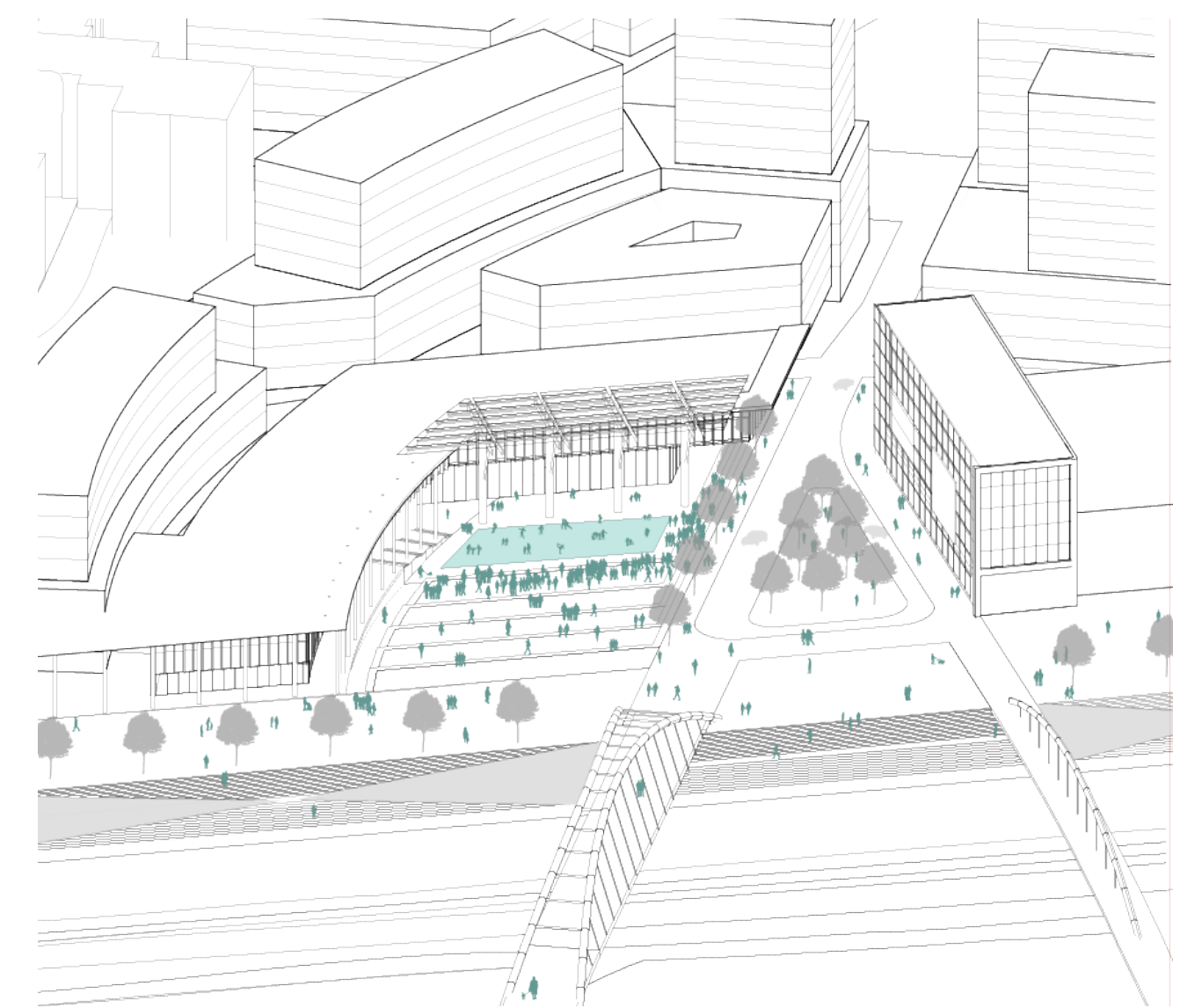
Cultural District: Summer



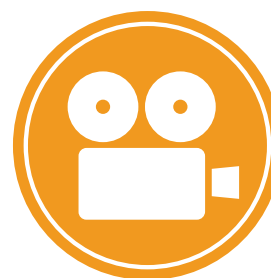
Cultural District: Spring/Autumn



Cultural District: Winter



Partnerships:



Film Centre East
The Toronto International Film Festival will utilize new venues year round, bringing visitors & events to Don River Landing. Local production studios will benefit from additional exposure when TIFF is brought to the heart of Toronto's production centre.



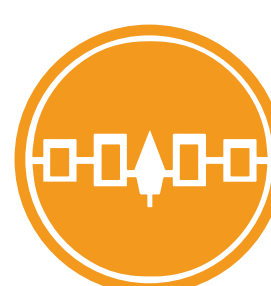
Creative Placemaking
An open-air sculpture & installation garden on the habitable green roof provides a unique venue to showcase talent within the scope of the City of Toronto's Percent of Public Art Program



Environment & Community
Don River Landing will host a community block party and fundraising event in collaboration with the Toronto & Region Conservation Authority (TRCA) during the annual Paddle the Don event.



Investing in the Future
Don River Landing will support Toronto's creative talent by providing several studio & gallery spaces at below-market rates to art students at several of Toronto's universities.



Reflecting on Heritage
Working with administrators at the First Nations School of Toronto, the Don River Gallery will feature artwork from indigenous artists.



Celebrating Literature
Don River Landing will partner with the Montreal based Salon du Livre to establish a French-language book fair. Additionally, The Association of Canadian Publishers will use the Writer's Centre to host conferences and book talks.

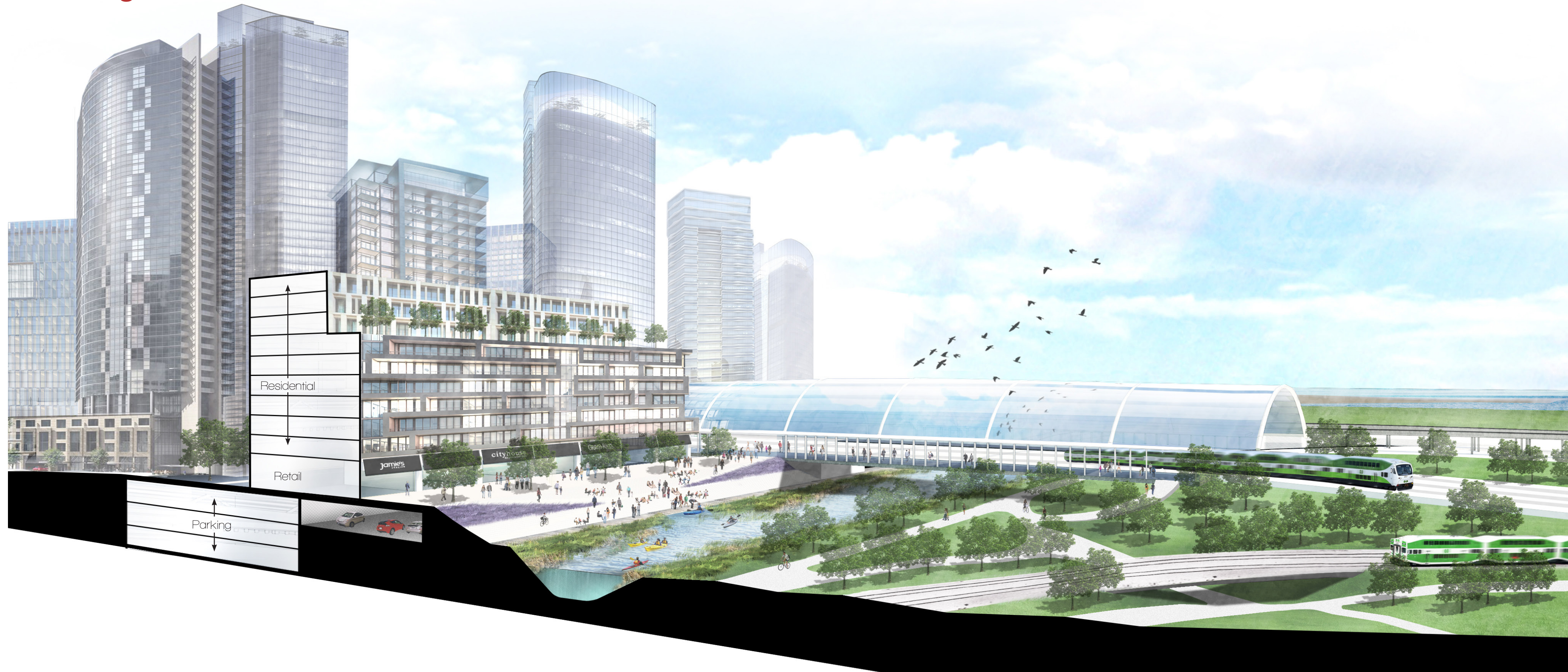


Revitalizing the Don River
Partnering with WaterFront Toronto and the Don Mouth Naturalization project to mitigate the effects of flooding caused by climate change and revitalize the river edge.

Broadview Ave.



The Quay & The Don River



Phytoremediation Plants



Panicum virgatum
Switchgrass



Schoenoplectus validus
Soft Stemmed Bulrush



Myriophyllum spicatum
Eurasian Watermilfoil

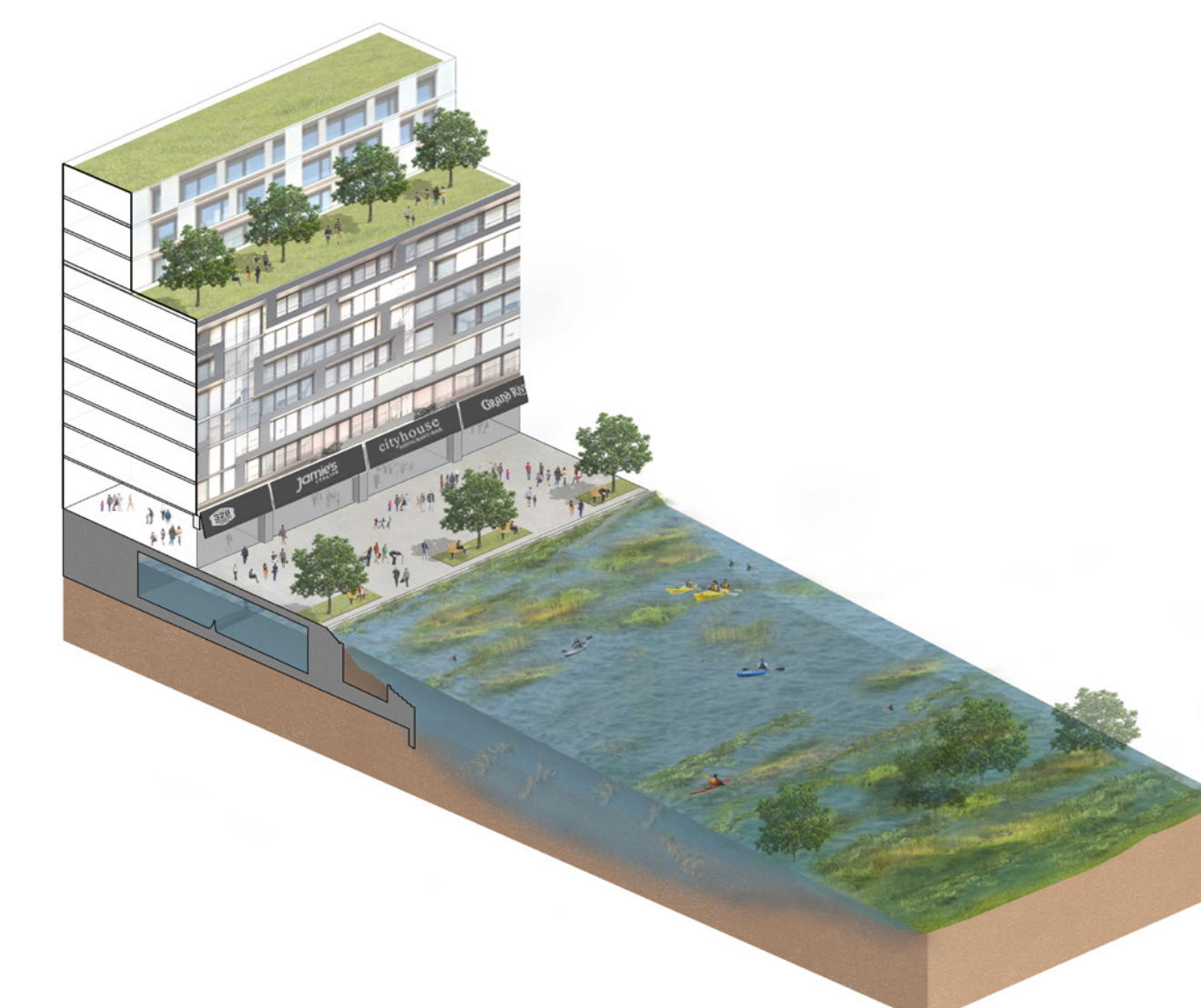
Flood Remediation: Typical



Flood Remediation: 100 Year



Flood Remediation: 500 Year



Sunlight Square Market

