

new work:

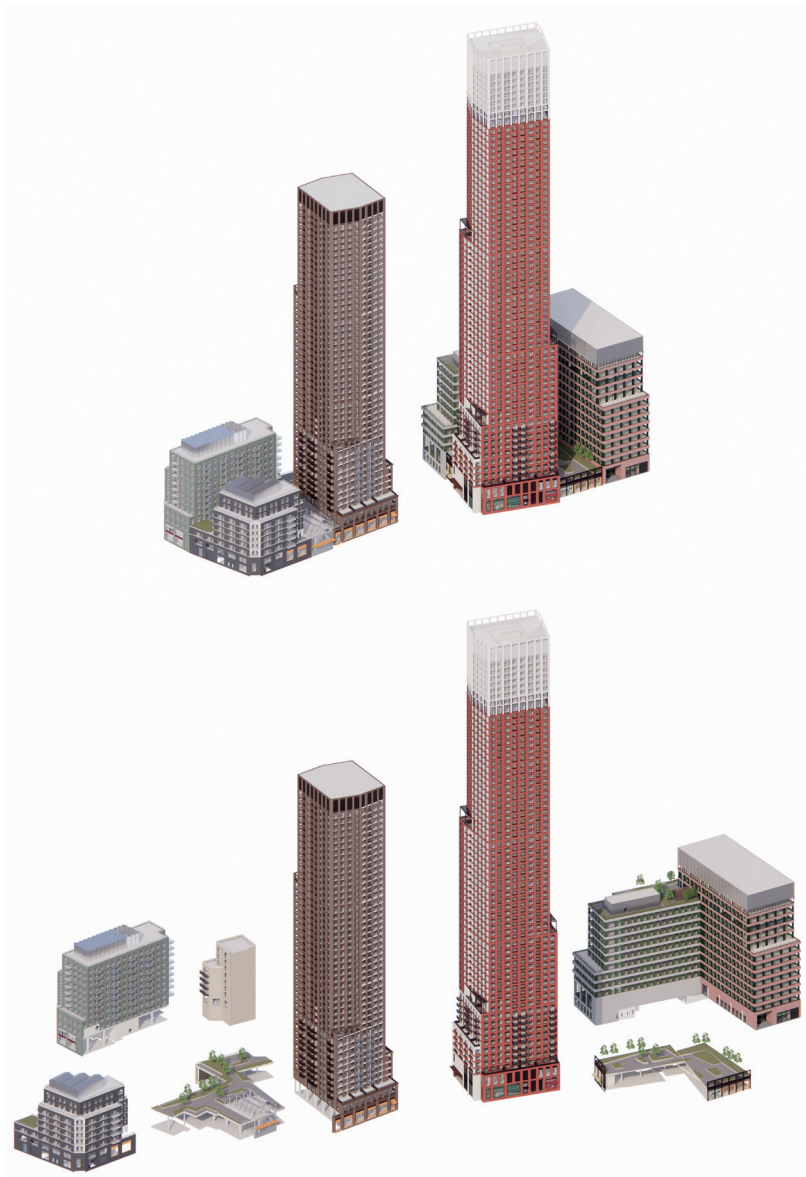
First buildings move forward at 2150 Lake Shore, Toronto



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Lakeshore Development Inc has submitted a Site Plan Approval application to the City of Toronto for Phase 1 of 2150 Lake Shore. The scheme forms the first step in the realisation of a significant masterplan designed by Allies and Morrison. Subject to approval, the collection of buildings will be the first designed by the practice to be built in Canada.



Phase 1, 2.16 ha of land within the wider masterplan, brings together six buildings within two blocks, comprising two towers at 46 and 66 storeys respectively, and three mid-rise buildings and an annex to one of the towers. Collectively, they will provide 28,900 sqm of office gross floor area (GFA), 6,490 sqm of retail GFA and 97,150 sqm of residential GFA. In all, there will be 1,358 new homes, two new open spaces, a large and a substantial component of the overall masterplan's future employment uses and retail offer. Phase 1 will be advanced concurrently with key pieces of infrastructure that address long-standing mobility challenges in the community and will underpin the wider Lake Shore masterplan: a new Park Lawn GO rail station and a relief road that will provide a critical new connection for the Humber Bay shores area. These are being advanced through separate but coordinated processes.

Recognising that cities are made of many building types, the architecture reflects the coexistence of different forms, uses and materials. Following the principles established by the masterplan, there will be a mix of types, different heights, and sizes to create visual richness at all scales. Each block has been carefully considered and located to ensure that the overall ensemble feels more 'city-like' with variations in colour and external finish employed to enhance the legibility of a set of distinct buildings. Materials used will be intentionally robust, able to age gracefully. The mediation of colour and tone will acknowledge the neighbourhood's wider context, referencing both Mimico's low-rise brick housing stock, and the scale of Humber Bay's high-rises.

“We have been working for more than four years on this project, since winning an international competition in 2018. The masterplan established a careful ‘picturesque’ urban framework that resolves a complex site and brief”, says Alfredo Caraballo, partner at Allies and Morrison. “This first phase brings these ideas into a real architectural proposition, with a characterful family of buildings that will set the tone for future phases. We are very excited at the prospect of seeing this become a real place”.

Allies and Morrison was first appointed to develop masterplan proposals for 2150 Lake Shore in 2018, site of the former Christie Cookie factory on an important west Toronto waterside location. To be delivered across six phases, the project is one of the largest developments underway in Toronto.

Architect interviews are welcome and encouraged. To arrange, please get in touch: press@alliesandmorrison.com



Location	Toronto, Canada
Uses	Mixed
Client	Lakeshore Development Inc.
Status	Current
Size	132,540 sqm
Units	1,358 homes
Expertise	Masterplanning, Architecture
Collaborators	Architecture: Allies and Morrison, Adamson Associates Architects, Planning: Urban Strategies, Landscape: DTAH, Gross.Max, Civil: Arup, Transportation: BA Consulting Group, Wind: RWDI, Mechanical: The Mitchell Partnership, Vertical Transport: KJA Consultants, Electrical: Mulvey & Banani International, Environmental Services: Purpose Building Entuitive, Structural: Entuitive, Facade: Entuitive, Waste: R.J. Burnside & Associates, Code Consultants: Matteo Gilfillan & Associates

ABOUT ALLIES AND MORRISON

Allies and Morrison is a practice of architects and urbanists based in London and Cambridge. We design beautiful buildings that have long life and can adapt over the generations. We also shape enduring places whether new pieces of city or settlements at any scale. All our projects are concerned with the crafting of every detail and the appreciation for the uniqueness of each context.

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