



TRINITY

January 24, 2012

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As you are aware, Trinity Development Group has brought forward a proposal to re-develop the former Inglis site located at 501 Lakeshore Road East into *The District at Lakeview*.

As part of our commitment to ongoing communications with the community, we are hosting a public open house on February 1, 2012. The meeting will be held from 6pm-9pm, in Unit A-10 at the site (501 Lakeshore Road), with a brief 15-minute presentation taking place at 7:15pm. Please see enclosed the community invitation.

We share a commitment to an improved Lakeview. We are proposing to re-develop an underutilized site, which currently provides little economic activity, in an entirely asphalt setting, into a site that supports and invests in the region's continued renaissance. *The District at Lakeview* will create local opportunities to shop, live, work and establish a business. Additionally, we will be converting approximately one-third of the site to green space, including playgrounds, pathways, open spaces and trees.

As you know, we have demonstrated our commitment to public feedback, including our one-day consultation with experts from the city, Region of Peel, Credit Valley Conservation Authority and the Lakeview Ratepayers Association, and our presentations to the Port Credit Village Residents Association and the Cranberry Cove Residents Association.

We look forward to continuing our conversation and consultation.

Please do not hesitate to contact me directly, should you have questions in advance of the community meeting on February 1, 2012.

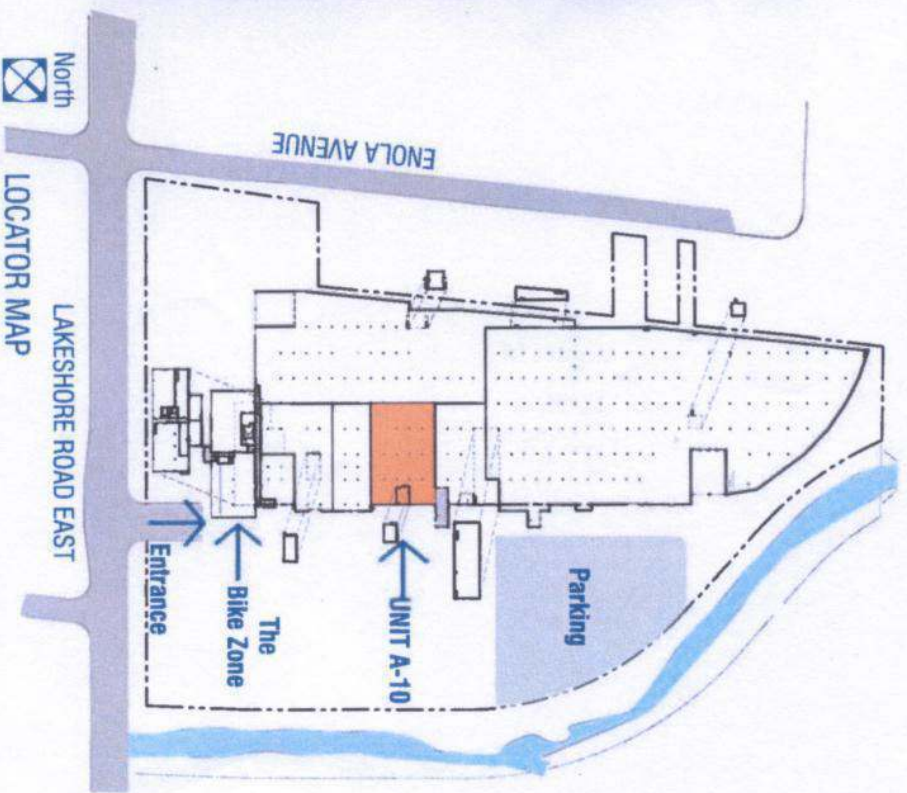
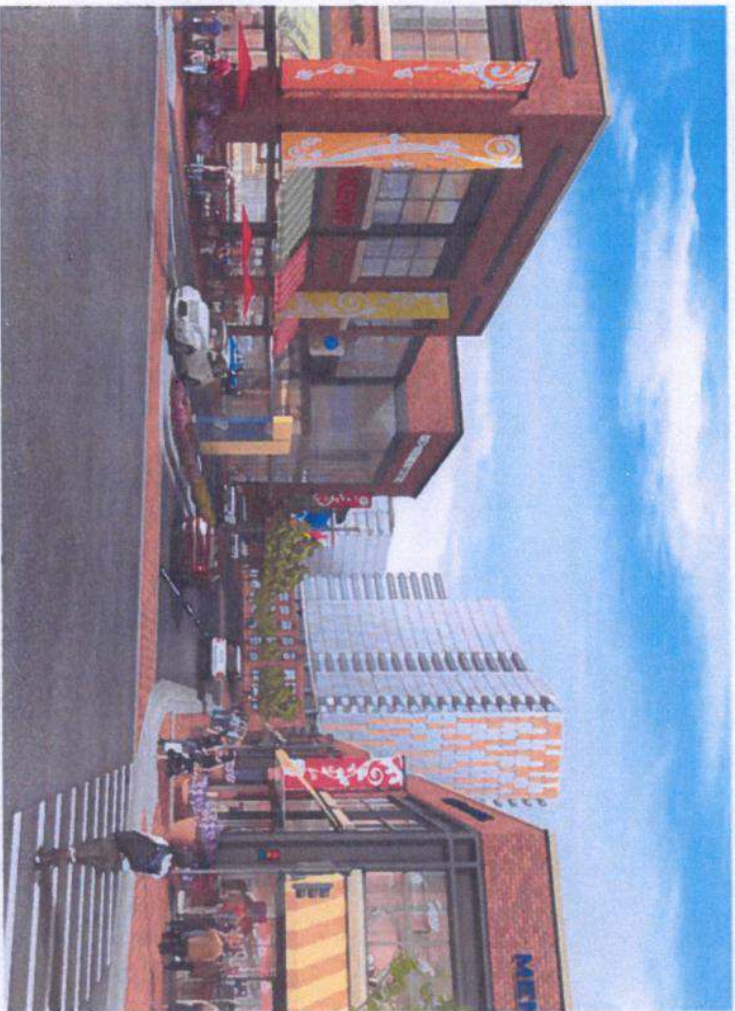
Sincerely,

Stefan Savelli  
Vice President, Development

Encl.

# **YOU ARE INVITED TO ATTEND AN OPEN HOUSE MEETING**

Regarding the redevelopment of the site at 501 Lakeshore Rd. E. into The District at Lakeview



## **MEETING DETAILS**

**Location:** The meeting will be held on-site at 501 Lakeshore Rd. E. in Unit A-10 (highlighted in orange on the above map).

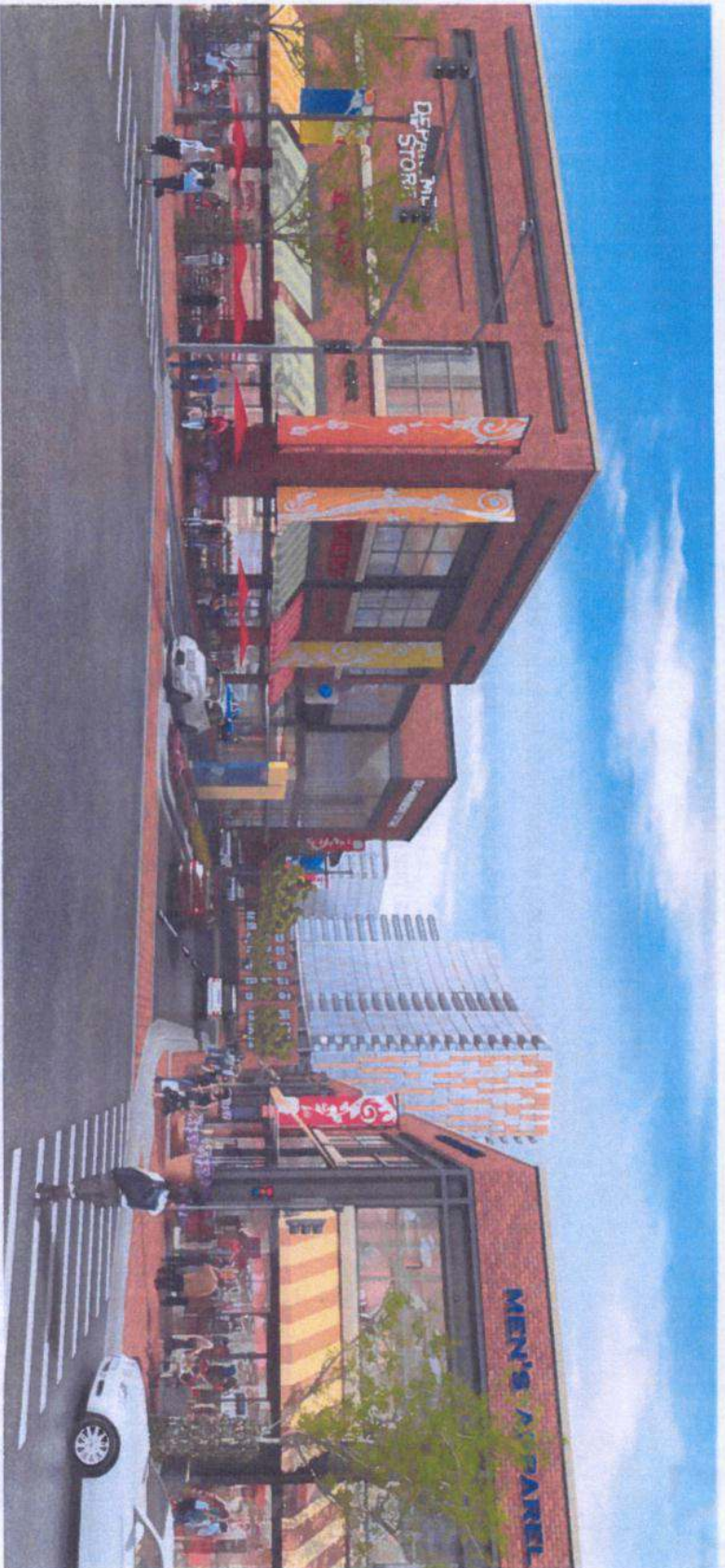
**Date:** February 1, 2012

**Time:** 6 pm – 9 pm

**Agenda:** A brief 15-minute presentation will be made at 7:15 pm. You are welcome to visit at any time as information and experts will be available for one-on-one discussion throughout the evening.

<http://www.thedistrictatlakeview.com>





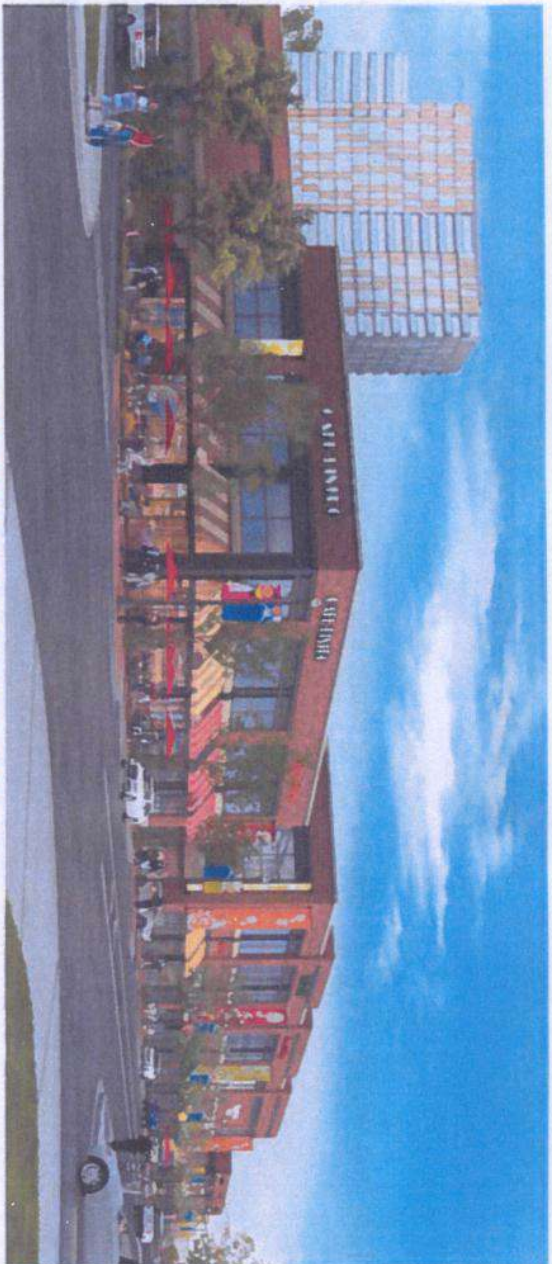
## THE DISTRICT AT LAKEVIEW

### *A Main Street Vision for Lakeview*

Trinity Development Group and RIOCAN plan to re-develop the former Inglis site located at 501 Lakeshore Road East, into a vibrant, urban, mixed-use development to serve the needs of the local community. Urban/mixed-use developments are designed to replicate and reinforce the way communities used to be established: a department store, surrounded by smaller shops, cafes, service providers and professionals, all within walking distance of residential neighbourhoods, create an atmosphere that prioritizes pedestrians, with a range of housing and transportation options. Picture the Main Street of old in the modern context.

The proposal and the approach will help existing businesses prosper, and will be a catalyst for new investment along the Lakeshore Road East corridor.

<http://www.thedistrictatlakeview.com>



## THE COLLABORATION AND DIALOGUE

Since the earliest planning stages, beginning in 2010, Trinity has been in close contact with the city planning representatives and elected officials including Mayor McCallion, Councillor Tovey, the Conservation Authority, the planning department, and many others more specific to Lakeview. With a great interest to align the development with the community's vision, the team has attended all public and local Ratepayers Association meetings on the topic of regional growth and development.

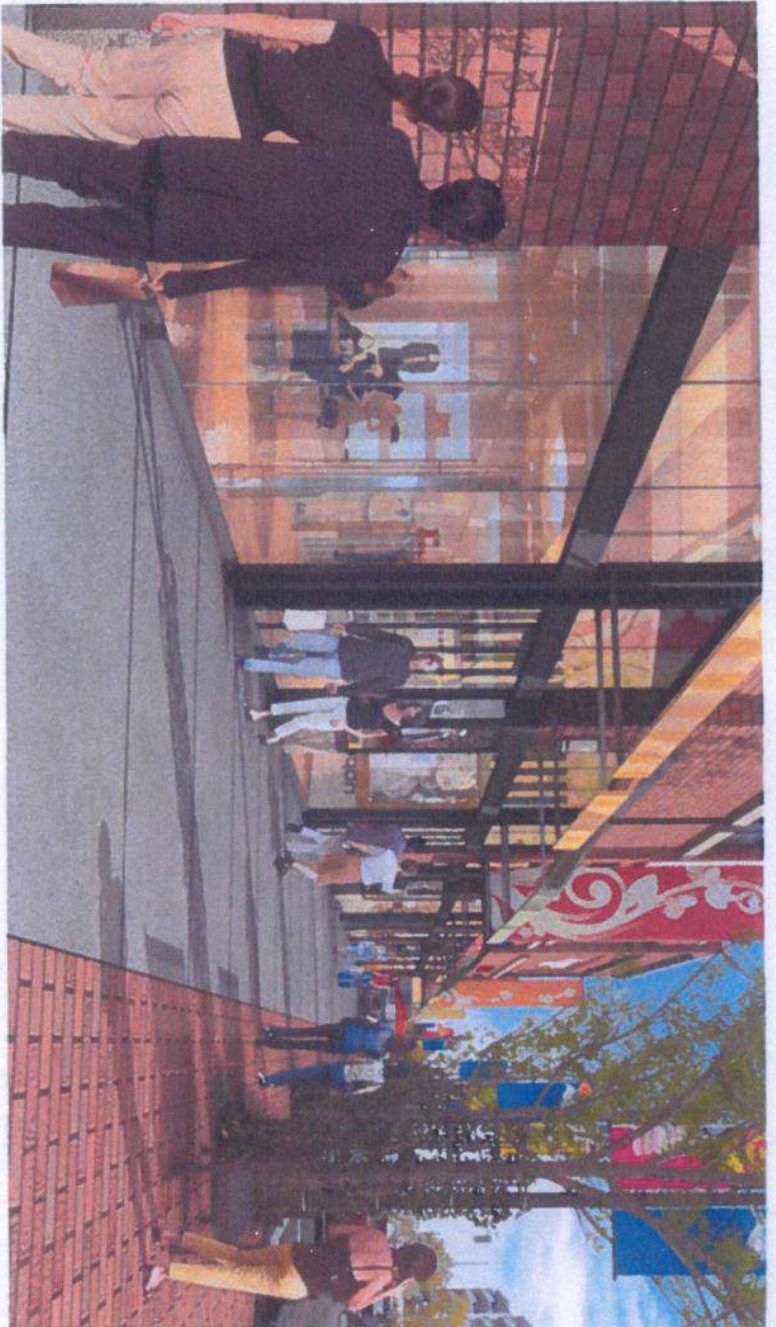
During this process, Trinity has taken various steps to align the development of The District at Lakeview with local interests. The team reviewed the Lakeview District Findings Report and subsequently assembled with a group of nearly 50 individuals from the city, Region of Peel, Credit Valley Conservation Authority and the Lakeview Ratepayers Association, prior to submitting plans to the city. The group included individuals with professional expertise and interest, who shared, proposed and altered site design features, which were incorporated into the design submission to the city.

The original proposal has been adjusted further based on feedback from the city's Urban Design Review Panel, which requested an active, two-storey presence along Lakeshore Rd. E., with a seamless connection between the commercial and residential areas.

Trinity Development Group remains interested in public feedback. To that end, the team has presented its plan to the Port Credit Village Residents Association and the Cranberry Cove Residents Association, and is hosting a community open house on February 1, 2012 (see page 1).

If you have an interest in The District at Lakeview development, please visit [www.thedistrictatlakeview.com](http://www.thedistrictatlakeview.com)  
Or email us at [thedistrictatlakeview@trinity-group.com](mailto:thedistrictatlakeview@trinity-group.com)

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### **ECONOMIC AND COMMUNITY BENEFITS**

- Increase city taxes nearly 10-times. Today, the site generates \$248,000 for the city. The District at Lakeview will pay \$2.4 million annually.
- Development and building permit fees will pay the city a combined \$1,635,000 in year one.
- Development will create approximately 440 permanent and 1,000 construction-related jobs.
- The District at Lakeview will drive investment in the continued Lakeview renaissance, creating local opportunities to shop, live, work, and establish a business.
- The site plan includes a substantial increase in green space and pedestrian opportunities.
- Traffic considerations are thoroughly addressed:
  - Lakeshore Rd., already five lanes and served by Bus 23 every 15-25 minutes, is identified in the City's Official Plan as a higher-order transit route, with future LRT and bike lanes. This supports the site's pedestrian and mass transit focus.
  - The new Main Street entrance to the site will be based around traffic signal, lane striping and streetscape improvements.
  - Parking will be 25% less than suburban equivalents, due to mixed-use and urban design features encouraging pedestrian use.
  - Trinity will work with city transportation experts to ensure traffic flow is managed and minimized.

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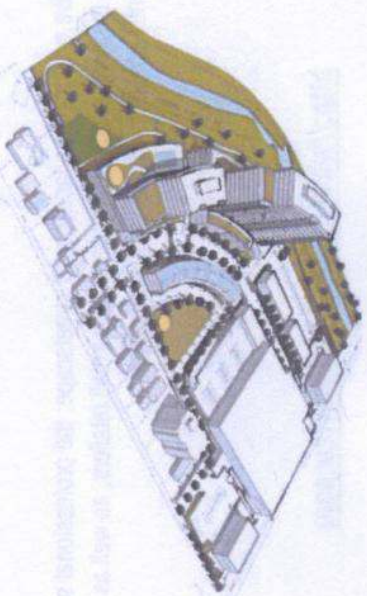


## THE SITE

Today, 501 Lakeshore Rd. East is an underutilized site, providing little economic activity, in an entirely asphalt setting.

The District at Lakeview will be a 16.58-acre development with a variety of uses: residential (290 units, 5.07 acres), professional/retail (166,000 square feet, 6.81 acres), and green space (4.7 acres) including an approximately \$5-million, four acre space along Cooksville Creek donated by Trinity for city and community use. Pedestrians will navigate the site on a new Lakeshore boulevard streetscape and through public gathering spaces. New streets will also have the same pedestrian friendly boulevard design.

The residential neighbourhood will provide attractive units along a landscaped streetscape; the professional space will offer second-story offices appropriate for doctors, dentists, lawyers, realtors, and more; the retail space will house mostly small retailers, as well as a single department store; and green space will cover approximately 1/3 of the site, which is currently covered with buildings and asphalt.



## THE PROPOSAL

- The District at Lakeview will be an urban, mixed-use development, including retail, residential, professional, and green space.
  - A secondary "Main Street" will extend into the site from Lakeshore Road East, connecting north into the planned residential area, with a proposed connection to Enola Avenue. A new city block is ultimately being created, providing smooth connectivity to and from the surrounding road network for pedestrians and vehicular traffic.
  - The proposed development will be transit and pedestrian oriented.
  - Two-storey development along Lakeshore Road East, with retail on the ground floor and office space above.
  - The anchor store will be a popular discount department store, with a unique second-storey location accessed from the ground floor. This store will be right-sized for the urban location.
  - The ground floor retail will consist of banks, restaurants, bakeries, coffee shops, and neighbourhood service type retail, which will be completely independent from the main anchor tenant.
  - The second floor office will accommodate professionals such as doctors, dentists, lawyers, accountants, architects and the like.
  - The residential component will include approximately 290 condominiums and townhomes with the higher density residential oriented toward the creek and townhomes oriented toward the residences along Enola Avenue.
  - Presently the site has no green space. The District at Lakeview will convert about one-third of the site to green space, including playgrounds, pathways, open space, and trees. Trinity will donate an approximately \$5-million, four-acre green space along the Cooksville Creek for city use.
  - Approximately 440 new full and part time jobs will be created by proposed development, along with approximately 1,000 construction jobs.
  - The site was formerly utilized by Inglis, a well-known manufacturer of appliances. The existing buildings will be demolished and any environmental remediation/risk mitigation will be completed to the satisfaction of the Ministry of Environment.
  - The development proposal will increase the retail-commercial area of Lakeshore/Port Credit by only 3.9%.
- Sustainable Development Initiatives:**
- **Sustainable Site Development:** The district is being built on an existing developed site, the new mixed-use buildings will connect the local community by offering more than 10 different business types, providing pedestrian friendly access, and using existing infrastructure.
  - **Water Efficiency:** Low Impact Development (LID) measures will be incorporated into the storm water management design.
  - **Energy Efficiency:** Optimizing energy performance on a wide range, from lighting controls, to heating and cooling, to the types of light bulbs used keeps costs low for the consumer and reduces the impact on the environment.
  - **Materials Selection:** Building materials for the district will originate from within an 800 kilometer radius of the development site.
  - **Indoor Environmental Quality:** The development's interior spaces will pay attention to daylighting and low emitting materials.