

JANUARY 20, 2021

Retail Strategy Report - 2nd ZBA Submission

# 40 Rakely Court

PREPARED BY RAKELY EGLINTON CORPORATE CENTRE,  
LIMITED PARTNERSHIP





Aerial View of 40 Rakely Court

# Contents

<b>Introduction</b>	4
Cover Letter	4
<b>The Master Plan</b>	6
Phase 1A	6
Building B2 Level 1 Retail Strategy	6
Building B2 Parking Level Retail Strategy	8
Building B2 Level 4 Retail Strategy	10
<b>Phase 2</b>	12
Building B1 Level 1 Retail Strategy	12
Building B1 Level 2 Retail Strategy	14
<b>Phase 3</b>	16
Building B3 Level 1 Retail Strategy	16
Building B4 & Atrium Level 1 Retail Strategy	18
<b>Phase 4</b>	16
Building B5 Level 1 Retail Strategy	21
Building B5 Level 2 Retail Strategy	24

## **40 RAKELY COURT RETAIL STRATEGY REPORT 2nd ZBA SUBMISSION**

ATTN: Etobicoke York District, City Planning

To whom it may concern,

A full analysis of all the retail units at 40 Rakely Court Development has been provided as part of this report. Each retail unit in the buildings has been accounted for in terms of viability, access and location. The retail units are integral to the success of the overall phased masterplan and as such each building has its own retail strategy and identity. Overall, the retail strategy will help support the urban design guidelines for a safe, sustainable, healthy and active workplace environment. While the upper office units will be sold as condo units - the Rakely Eglinton Corporate Centre, LP will maintain ownership of the 'retail' units. As such the ownership group has already formed strategic

partnerships and has received various commitments from retailers and companies who wish to lease the ground floor units and various upper floor units as outlined in this report.

The retail strategy has been conceived together with a vision of a masterplan that works both during office hours, after hours and on weekends. A variety of retail uses have been allocated and dispersed throughout the site. The retail units will be geared both to office users at 40 Rakely and to the general public. Access will be provided either via Eglinton Ave, Rakely Court or the new public road that gives public access to each building frontage.

The ownership group looks forwards to working with the City of Toronto to realize this masterplan vision.

Sincerely,  
Rakely Eglinton Corporate Centre, Limited Partnership





Exterior View of Rakely Court

# B2 - Retail Ground Phase 1A

## Building B2 Level 1 Retail Strategy

Building B2 will be setup with a variety of retail uses to support the design, sales and outfit of the condo office units.

A variety of retail functions have already been accounted for including an office furniture showroom, design offices, real estate sales centre, master plan project showroom, mortgage finance office and guest services. The retail units will have multiple frontages and access points both from the exterior of the building and through the large lobby. The retail concept for B2 is integral to the success of the overall masterplan by setting the stage for the full vision to be realized.

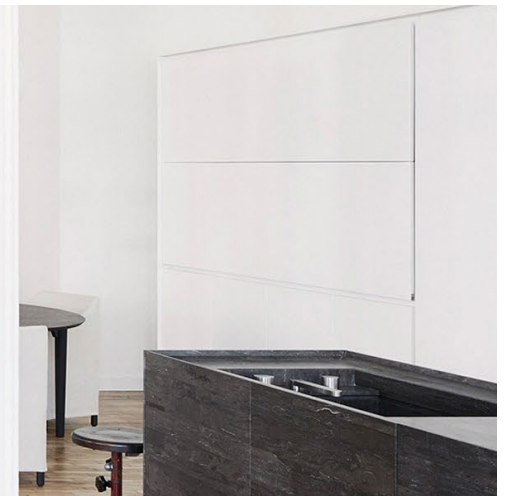
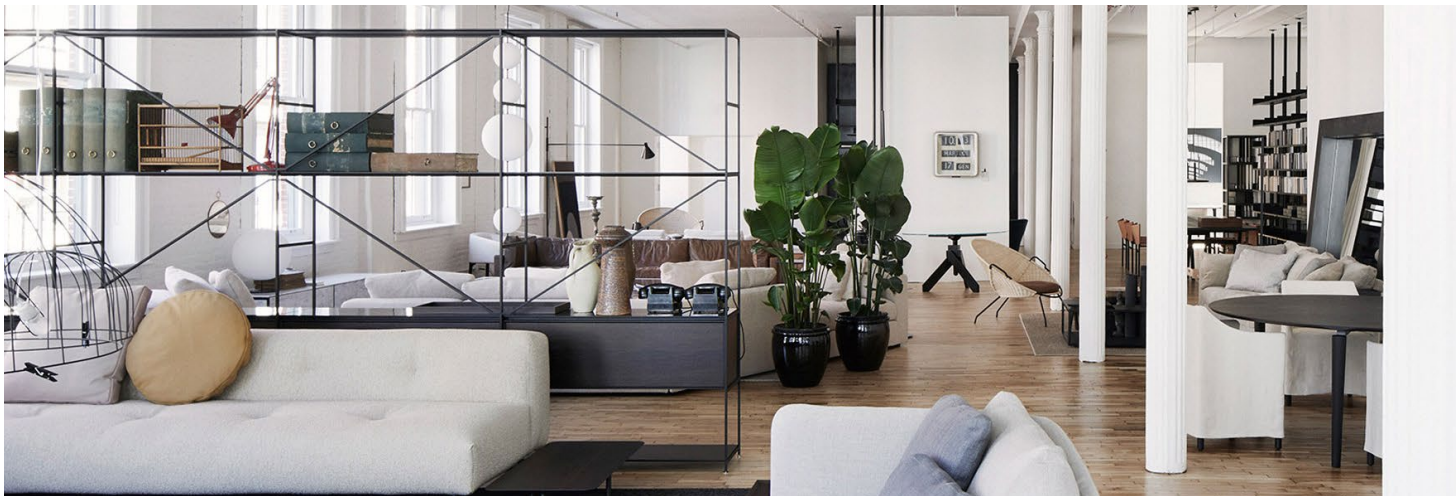
### B2 - PHASE 1Z LEVEL 1 STATS

LEVEL 1	B2-L1-UNIT 1	90 m <sup>2</sup>	970 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 2	151 m <sup>2</sup>	1,621 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 3	120 m <sup>2</sup>	1,291 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 4	130 m <sup>2</sup>	1,398 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 5	64 m <sup>2</sup>	688 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 6	130 m <sup>2</sup>	1,398 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 7	120 m <sup>2</sup>	1,291 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 8	120 m <sup>2</sup>	1,291 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 9	120 m <sup>2</sup>	1,291 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 10	120 m <sup>2</sup>	1,291 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 11	123 m <sup>2</sup>	1,325 ft <sup>2</sup>
LEVEL 1	B2-L1-UNIT 12	274 m <sup>2</sup>	2,952 ft <sup>2</sup>
<b>TOTAL:</b>		<b>1,561 m<sup>2</sup></b>	<b>16,807 ft<sup>2</sup></b>





## B2 - Retail Ground Phase 1A Illustrations



# B2 - Retail P1 Phase 1A

## Building B2 Parking Level Retail Strategy

The P1 Level at Eglinton will be activated and animated by an electric car showroom/dealership. Accessed from Eglinton, the retail frontage will provide the necessary animation from the street level. Access will also be provided from within the P1 level. As transportation methods are rapidly changing - the electric car showroom reinforces the themes of sustainability and a healthy workplace environment.



### B2 - PHASE 1A PARKING LEVEL STATS

LEVEL P1	B2-P1-DEALERSHIP	349 m <sup>2</sup>	3,754 ft <sup>2</sup>
LEVEL P1	B2-P1-DEALERSHIP	77 m <sup>2</sup>	827 ft <sup>2</sup>
TOTAL:		426 m <sup>2</sup>	4,581 ft <sup>2</sup>





# B2 - Retail L4 Phase 1A

## Building B2 Level 4 Retail Strategy

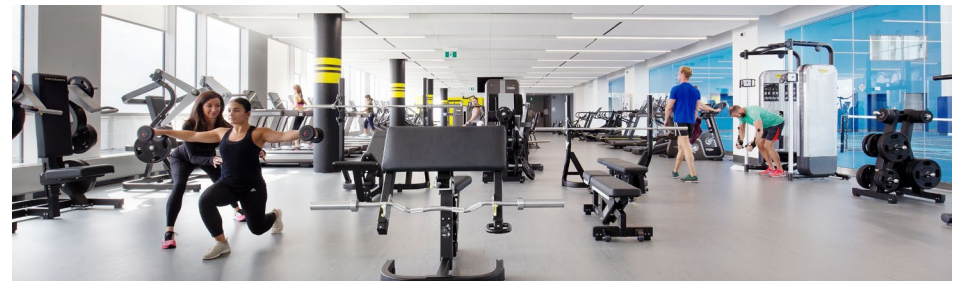
The fourth floor of B2 will consist of a fitness centre geared towards the office users. The fitness centre reinforces the theme of a workplace geared towards health and active lifestyles. The fitness centre will have a large outdoor terrace with western views of the Etobicoke Creek. In addition to the fitness centre a spa, hair salon and treatment rooms will be provided as part of this dynamic amenity retail level.

Level 4 is exclusively for the use of office users. Two squash courts are provided for at the ground level taking advantage of the ceiling heights and connection to the outdoor recreation space.



### B2 - PHASE 1A LEVEL 4 STATS

LEVEL 4	TOTAL 4TH FLOOR UNIT 1	2,318 m <sup>2</sup>	24,952 ft <sup>2</sup>
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## B2 - Retail L4 Phase 1A Illustrations



# B1 - Retail Ground Phase 2

## Building B1 Level 1 Retail Strategy

B1 will act as a gateway to the masterplan. The ground floor will have a restaurant, eatery and cafe. Multiple access points will be provided to create a dynamic and accessible ground level frontages. B1 ground level will be a highly animated space where outdoor and indoor uses become interconnected.

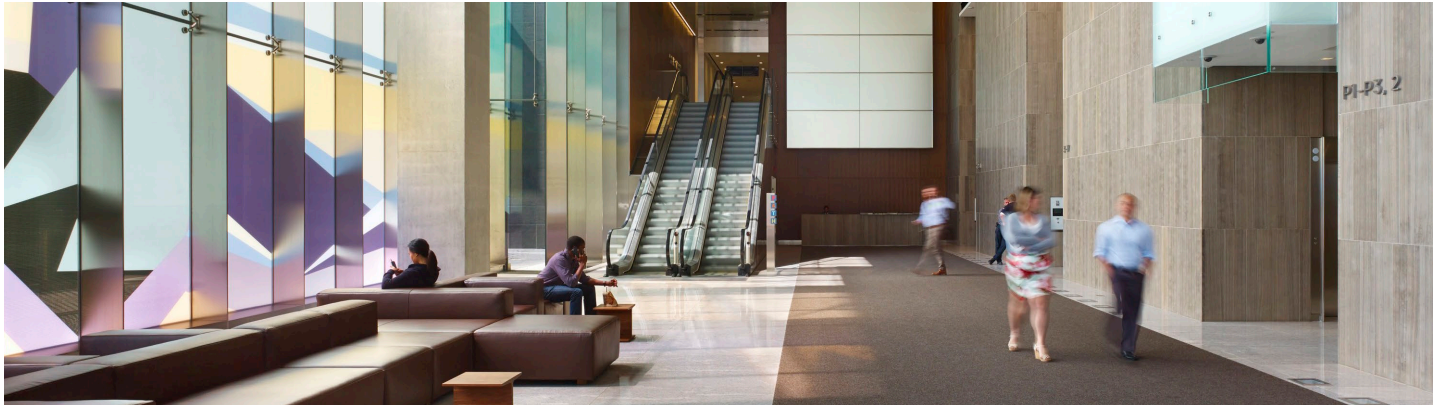
The restaurant, eatery and cafe will serve all the office users within the masterplan in addition to the general public.



### B1 - PHASE 2 LEVEL 1 STATS

LEVEL 1	B1-L1-UNIT 1	253 m <sup>2</sup>	2,726 ft <sup>2</sup>
LEVEL 1	B1-L1-UNIT 2	583 m <sup>2</sup> 6	,275 ft <sup>2</sup>
LEVEL 1	B1-L1-UNIT 3	122 m <sup>2</sup>	1,316 ft <sup>2</sup>
TOTAL		958 m <sup>2</sup>	10,317 ft <sup>2</sup>





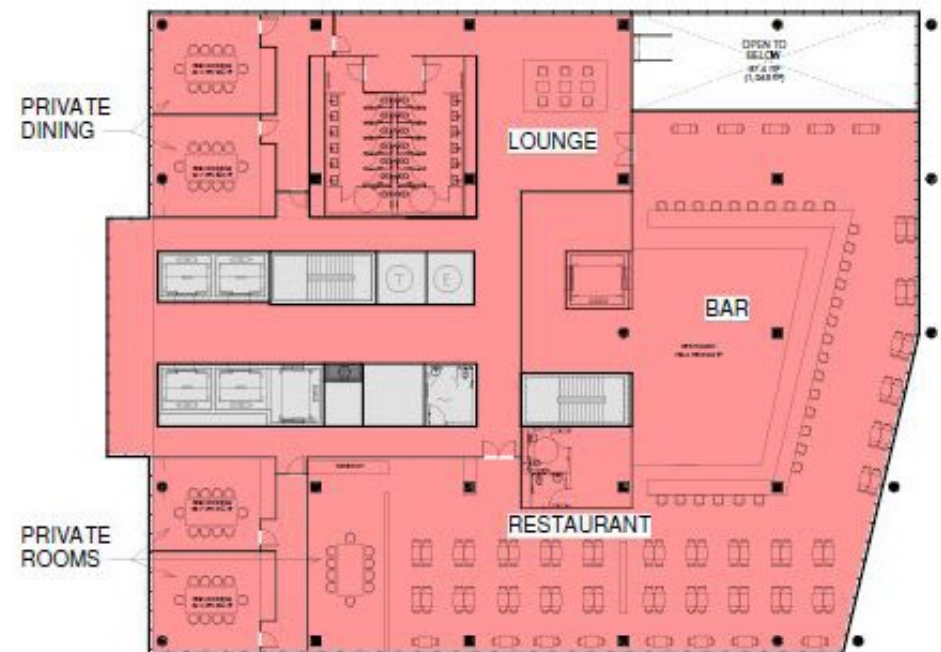
## B1 - Retail Ground Phase 2 Illustrations



# B1 - Retail Level 2 Phase 2

## Building B1 Level 2 Retail Strategy

B1 Level 2 will expand on the vibrant ground floor uses with the addition of private meeting and dining rooms, meetings spaces, lounges and a bar.



### B1 - PHASE 2 LEVEL 2 STATS

LEVEL 2	B1-L2-TOTAL UNIT 1	1,440 m <sup>2</sup>	15,501 ft <sup>2</sup>
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## B1 - Retail Level 2 Phase 2 Illustrations



# B3 - Retail Ground Phase 3

## Building B3 Level 1 Retail Strategy

As the masterplan develops over time other retail uses will be critical to the life of the project.

A number of retail outlets have been allocated as part of B3 to further support office users such as an IT service store, cell phone store, cleaners and a ballet studio with great views of the ravine. These retail functions are critical to give office users access to daily amenities without having to leave the campus. The retail units will be accessed primarily via the public road in addition to being connected to the central Atrium space between B3 and B4.



### B3 - PHASE 3 LEVEL 1 STATS

LEVEL 1	B3-L1-UNIT 1	94 m <sup>2</sup>	1,016 ft <sup>2</sup>
LEVEL 1	B3-L1-UNIT 2	88 m <sup>2</sup>	945 ft <sup>2</sup>
LEVEL 1	B3-L1-UNIT 3	88 m <sup>2</sup>	945 ft <sup>2</sup>
LEVEL 1	B3-L1-UNIT 4	95 m <sup>2</sup>	1,023 ft <sup>2</sup>
LEVEL 1	B3-L1-UNIT 5	70 m <sup>2</sup>	756 ft <sup>2</sup>
LEVEL 1	B3-L1-UNIT 6	660 m <sup>2</sup>	7,101 ft <sup>2</sup>
TOTAL:		1,095 m <sup>2</sup>	11,786 ft <sup>2</sup>





## B3 - Retail Ground Phase 3 Illustrations



# B4 & Atrium - Retail Ground Phase 3

## Building B4 & Atrium Level 1 Retail Strategy

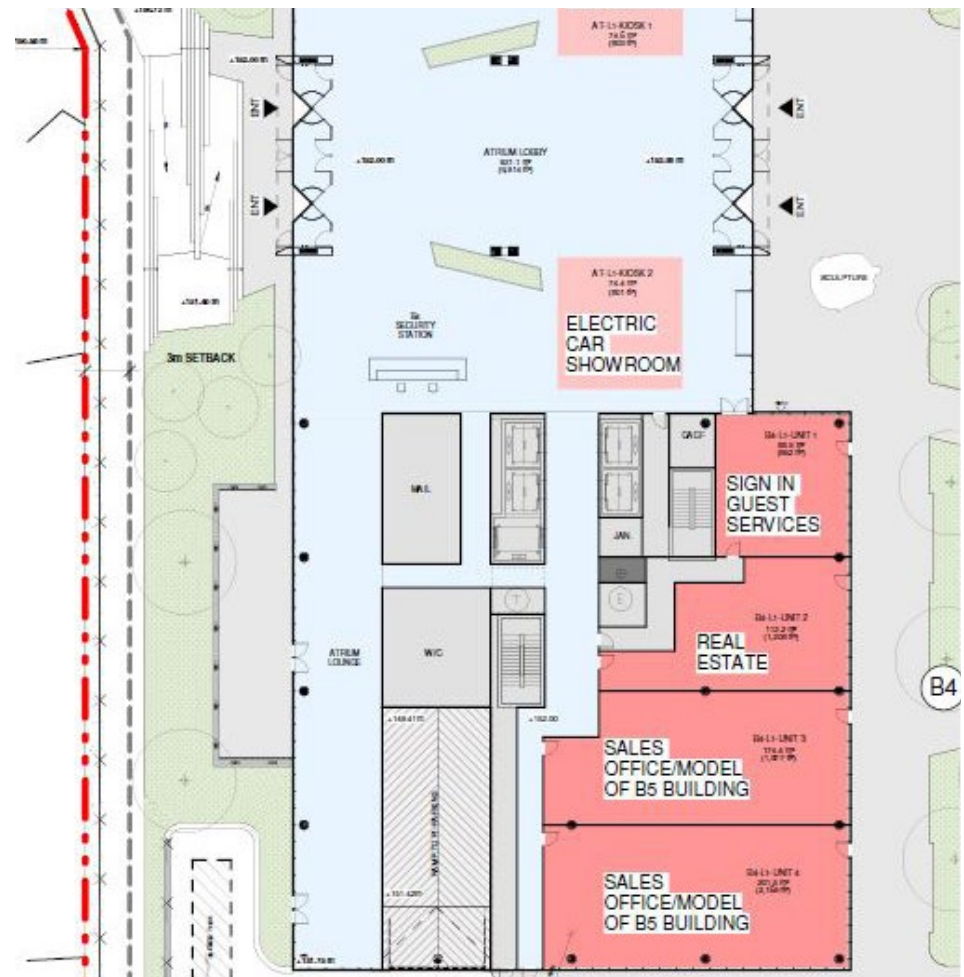
B4 will serve as the new sales centre once Phase 1 and Phase 2 of the project have been completed.

The strategy is that B4 becomes the sales centre for B5. The Atrium will function as a central gathering space for office users of B3 and B4 and accommodate 2 small retail kiosks for electric cars.



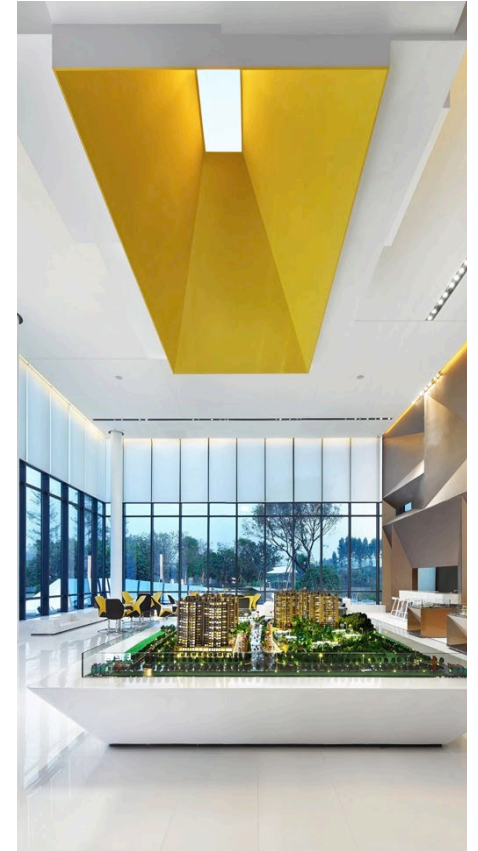
### B4 & ATRIUM - PHASE 3 LEVEL 1 STATS

LEVEL 1	B4-L1-UNIT 1	88 m <sup>2</sup>	952 ft <sup>2</sup>
LEVEL 1	B4-L1-UNIT 2	112 m <sup>2</sup>	1,208 ft <sup>2</sup>
LEVEL 1	B4-L1-UNIT 3	174 m <sup>2</sup>	1,877 ft <sup>2</sup>
LEVEL 1	B4-L1-UNIT 4	201 m <sup>2</sup>	2,169 ft <sup>2</sup>
TOTAL:		575 m <sup>2</sup>	6,206 ft <sup>2</sup>
LEVEL 1	AT-L1-KIOSK 1	75 m <sup>2</sup>	803 ft <sup>2</sup>
LEVEL 1	AT-L1-KIOSK 2	74 m <sup>2</sup>	801 ft <sup>2</sup>
TOTAL:		149 m <sup>2</sup>	1,604ft <sup>2</sup>





## B4 & Atrium - Retail Ground Phase 3 Illustrations





40 Rakely Atrium Overview

# B5 - Retail Level 1 Phase 4

## Building B5 Level 1 Retail Strategy

B5 functions as the final piece of the masterplan development.

The ground level retail strategy is geared towards art and design. A photo studio will also be provided. Photographers and artists will be able to showcase work in a very transparent and accessible space.



### B5 - PHASE 4 LEVEL 1 STATS

LEVEL 1	B5-L1-UNIT 1	193 m <sup>2</sup>	2,082 ft <sup>2</sup>
LEVEL 1	B5-L1-UNIT 2	154 m <sup>2</sup>	1,657 ft <sup>2</sup>
LEVEL 1	B5-L1-UNIT 3	219 m <sup>2</sup>	2,359 ft <sup>2</sup>
TOTAL:		566 m <sup>2</sup>	6,098 ft <sup>2</sup>



## B5 - Retail Ground Phase 4 Illustrations



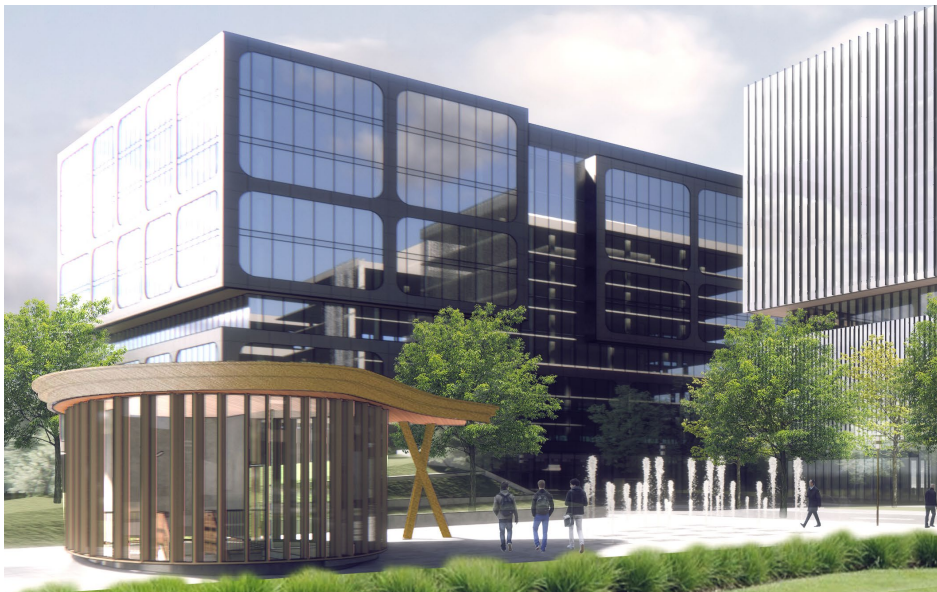


# B5 - Retail L2 Phase 4

## Building B5 - Level 2 Retail Strategy

B5 Level 2 anchors the south end of the masterplan and mirrors many of the functions that will already be developed in B1. Level 2 will offer spectacular views of the Etobicoke Creek.

A lounge, restaurant, bar and private meetings rooms will take advantage of the unique siting of this building.



### B5 - PHASE 4 LEVEL 2 STATS

LEVEL 2	B5-L2-TOTAL UNIT 1	3,968 m <sup>2</sup>	42,711 ft <sup>2</sup>
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## B5 - Retail Level 2 Phase 4 Illustrations



