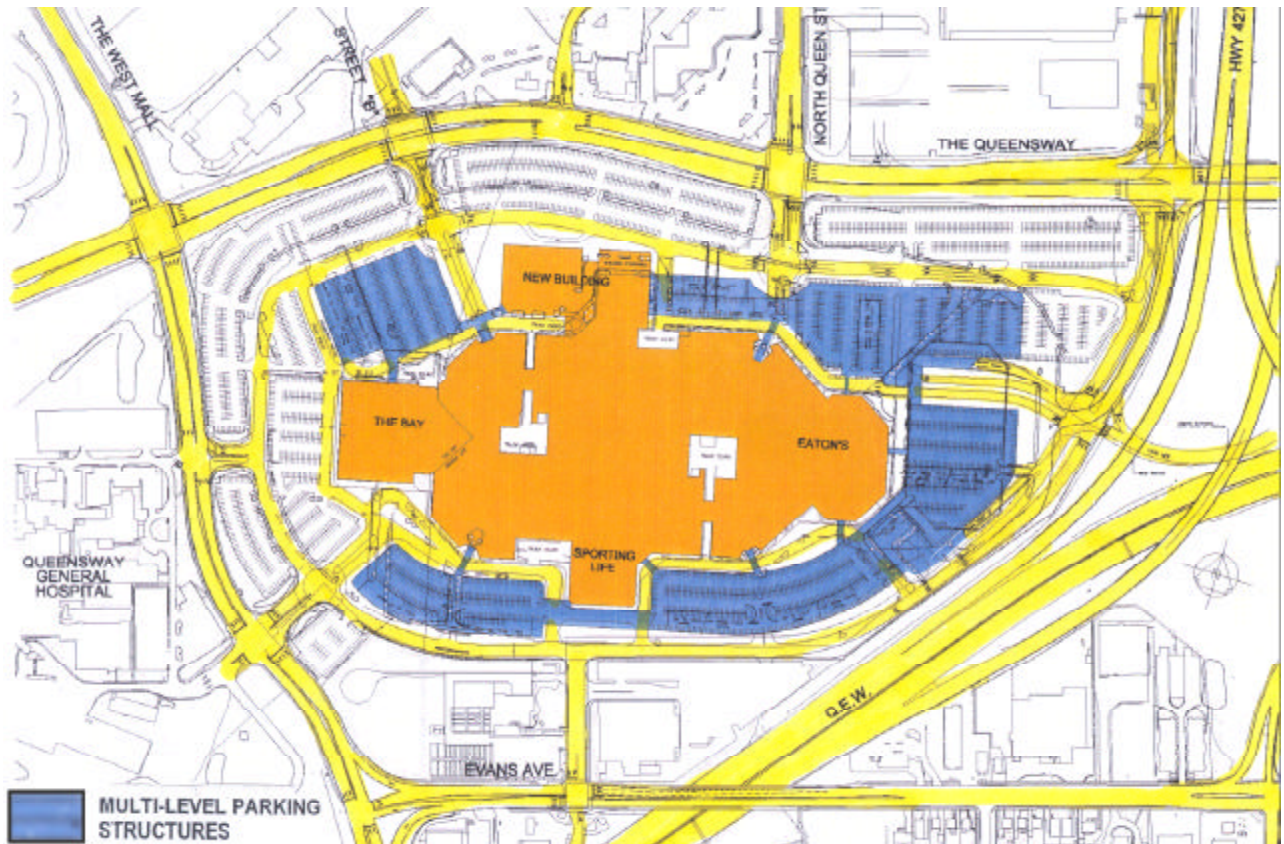


Sherway Gardens Shopping Centre Expansion Functional Planning



The Sherway Gardens Shopping Centre Expansion is a component of the Sherway Centre Secondary Plan Area, for which a development program was identified.

This study carried the program forward at the functional planning level for each of potentially four implementation phases.

The existing centre of 103,500 m² (1,114,000 SF) GFA of retail space would be expanded, primarily by adding a second storey, to 159,200 m² (1,714,000 SF). Commensurately, the existing parking provision of 5,600 spaces would be increased to 8,400 spaces to a ratio of 5.3 spaces per 100 m² (4.9/1000 SF).

Parking would be arranged to serve the lower level of each of two department stores directly by 770

spaces, 3,730 at-grade spaces serve the main floor retail level, 1900 spaces would be located on intermediate parking levels and 2000 spaces would serve the new upper retail level.

The functional plan ensured that the upper parking level and the north-west garage are accessible directly from the external and internal road system, while providing continuous circulation at the upper deck level with pedestrian connections made to the mall and department stores. In addition to the localized improvements to the existing site access driveways, modifications to the existing Highway 427/Queen Elizabeth Way interchange have been planned, which will not only enhance accessibility to the Secondary Plan Area, but will also provide regional benefits to the road users.

PROJECT SUMMARY

Client:
Adason Properties Ltd.

Location:
**City of Toronto (Etobicoke),
Canada**

Services Provided:
Functional Planning