

Annex area developments loom

Emerging from the dust will be much greater density



Bianca Condo

The site location for Bianca, a boutique condo at 420 Dupont Street between Albany and Howland avenues, is currently breaking ground. Developed by Tridel with design architects Teeple Architects and Kikor Architects Planner, the building is set to reach nine storeys and will showcase a white façade with rooftop and private terraces, a fitness facility, modern architecture, and 216 luxury suites. Price points for suites will range from approximately \$1.3 million to \$1.7 million depending on size, although it is unclear if there will be any affordable units. Completion for the project and tentative occupancy is expected in Spring 2021.

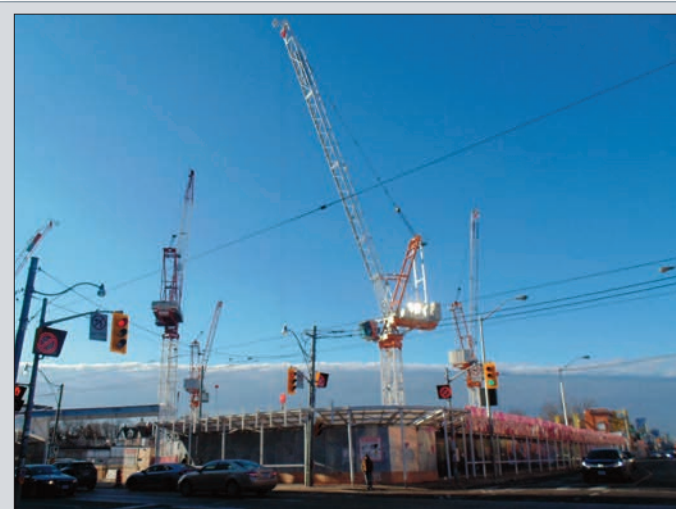
328 Dupont Street

An updated proposal for 328 Dupont Street includes a new design for a 13-storey single tower. Previously, Freed Developments had planned a larger site with towers of 15 and 29 storeys but lowered these numbers to meet the OMB's height cap of 50 metres. The building will be designed by Teeple Architects and its exterior will feature rounded corners, a glazed building envelope, and a series of white accents to create the appearance of floating platforms. The project includes plans for retail and commercial components, as well as office and studio space on the ground and second floors. The floors above will be filled with 84 condo units, while a rooftop deck will be open to residents and parking access will be available underground.



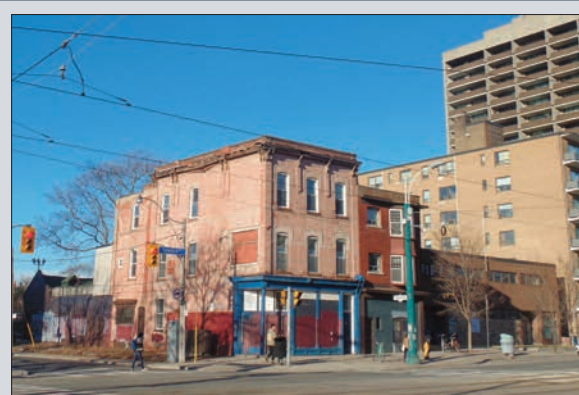
Mirvish Village and Honest Ed's

Construction continues on redevelopment of the Honest Ed's and Mirvish Village site at 581 Bloor Street West, on the southeast corner of Bloor and Bathurst streets. Set across 4.5 acres, the location will consist of 32 micro buildings that feature public spaces and retail spaces at ground level, as well as 800 rental apartments in a multi-tower complex that will be up to 29 storeys high. Some of the units will be below market rates with almost half designed for families. The project will preserve the site's heritage and history, restoring heritage houses from the original Markham Street Art Colony and paying homage to Honest Ed's iconic signage by installing vibrant new signs in the area. Developers Westbank Projects Corp. and design architects Henriquez Partners Architects will also be incorporating restaurants, cafes, and sustainable transportation through bike and car co-op programs. Currently, the development is in its second phase of construction and is expected to open in Summer 2022.



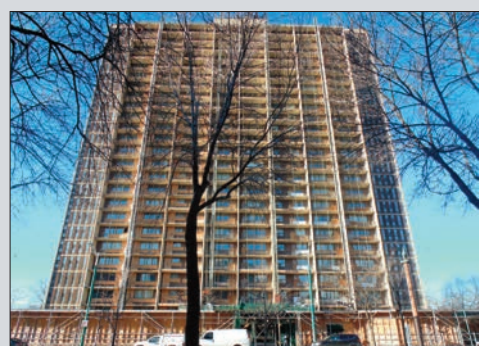
Spadina at Sussex Northwest Corner

Another development on the University of Toronto's downtown campus is a proposed 23-storey mixed-use student residence at 698-706 Spadina Avenue. Located on the northwest corner of Spadina and Sussex avenues, the tower will be central to the university and will fill the need for additional housing due to increased enrolment. The residence will provide housing for 511 students and feature a fitness room, dining hall, and religious spaces, as well as 10 townhouses for faculty. There will also be retail space, a café, and office space on the ground floor. U of T and the Daniels Corporation have consulted with the community during the years-long development process to integrate the project into the neighbourhood. According to U of T, approval for the site plan is expected by February 2020, with the earliest construction date in August 2020, and the earliest completion date in April 2022.



666 Spadina Avenue

A residential project is currently underway for the apartment rental tower at 666 Spadina Avenue, south of Sussex Avenue. The development will add an 11-storey mixed-use building and eight four-storey stacked townhouses to the existing heritage property. The current 23-storey apartment building will be retained, and the new tower will be located on the underused private park and green space at the south side of the site. Designed by IBI Group and developed by Cromwell Property Management, the project will include 136 new residential units. Landscaping features around the property will replace the park space.



Robarts Common

The ongoing construction of Robarts Common, an expansion of Robarts Library at the University of Toronto, will bring more natural light and increased study space to the building for its growing student population. The expansion project started in the summer of 2017 and will add 1,200 study spaces, including group study tables, study rooms, amphitheatre, and individual carrels. The addition will feature a 5-storey wrap-around glass façade with wooden accents to complement the main concrete structure and will be connected to the original 14-storey building by bridges on the second to fifth floors. It is expected to be open by Spring 2020.



The Waverly

Construction for The Waverly, a rental tower at 484 Spadina Avenue north of College Street, is currently underway. The project was named after The Waverly Hotel, one of Toronto's oldest hotels that previously occupied the site. The new building, developed by Fitzrovia Real Estate Inc. and designed by Kirkor Architects, is planned to be 15 storeys high with 190 rental suites placed above retail and commercial spaces. It is considered a premium rental building, a purpose-built rental building that offers the same level of amenities and suites as new high-end condo buildings.



Developments at your doorstep

The Annex is by no means exempt from the building boom that sees the City of Toronto with more cranes in the sky than any other North American municipality. The *Gleaner* is distributed to homes from College Street in the south, Dupont to the north, Avenue Road to the east and Christie Street to the west, and includes thirteen development sites all within our catchment. These developments are at various stages along the stream from pie-in-the-sky to near completion. Many have shovels in the ground. What's clear is that there is no consensus within the development industry whether it is wise to consult with the local community ahead of an application or skip the talking and get right to it by aiming high and planning to fight it out to try and get as much density as possible. Notably, Westbank, the Honest Ed's redevelopment of Mirvish Village, took the pre-application community consultation to a whole new level creating a win-win situation for developer and local stakeholders alike.

There is a mix of condominium, rental, and institution uses planned. In the next two to five years the population of the Annex will increase considerably. Here is what to expect.

—Development descriptions by Khyrsten Mieras. Photos by Brian Burchell

Northwest corner of Spadina and Bloor

A mixed-use building has been proposed for 350 Bloor Street West, at the northwest corner of Spadina and Bloor, which currently holds a Tim Hortons, 7-Eleven, and office space. The development team, a joint venture between two existing property owners with IBI Group, plan to include spaces for retail, offices, condos, rental units, and an outdoor area. The project will focus on three key design principles: connectivity, diversity, and adaptability. It will connect the building with the neighbourhood and allow access between the building and Spadina subway station. There will be diversity and adaptability through various uses of the building and modes of transportation. At a community meeting in November 2019, community members voiced their concerns with the building's proposed height of 36 storeys, as well as sustainability and affordable housing issues. However, developers noted that the plan is preliminary, with adjustments still being made.



Estonian Cultural Centre

The Estonian Cultural Centre has been approved for development at 9-11 Madison Avenue, currently the site of a parking lot, near Bloor Street West and Spadina Avenue. Developed by the Estonian Foundation of Canada with Kongats Architects, the new location will replace the present building on Broadview Avenue. The three-storey building is intended to be a cultural centre, community hub, and gathering place for the Estonian community in Toronto. It will be attached to a repurposed historic house that will contain the relocated services of Estonian House and a privately-owned publicly accessible space in the courtyard. Each floor will include different types of spaces: a retail space, café, and the Estonian Credit Union branch on the ground floor, a two-storey grand hall, bar, flex space, and office space on the second floor, and meeting rooms, a board room, and studio on the third floor. There will also be an accessible rooftop terrace with a green space and additional leasable units on the ground floor and in the basement. Construction for the project is planned to begin in January 2020.



Northwest corner of Bloor and Madison

State Building Group has proposed a 29-storey condo tower at 316 Bloor Street West at Madison Avenue. The site currently holds retail locations for Scotiabank, Second Cup, Noah's, and Pizza Pizza, which will be replaced by new amenities pending the outcome of LPAT appeals on the recent Bloor Block Official Plan amendments. With designs by Kirkor Architects and Planners and landscaping by NAK Design Strategies, the site is expected to be redeveloped with 341 units for condos, commercial, retail, and outdoor spaces. Originally, the development proposed a 42-storey tower, which it reduced to minimize height and shadow impacts on the surrounding neighbourhood.



300 Bloor Street West

Following a long process and agreement between developers, the city, and community, plans for redevelopment of 300 Bloor Street West are currently underway. The project is a collaboration between the Bloor Street United Church and two of Toronto's leading property developers, Northrop Development Corporation and Colledge Inc., and aims to improve the sustainability of the Annex and Bloor Street Corridor. A slender 29-storey tower will be attached to the Bloor Street United Church and will introduce new commercial and retail spaces, office spaces, 249 residential units, and an underground parking garage. A range of housing types will be available but dedicated affordable units will not be included on site. However, developers will be providing over \$2.3 million towards capital improvements and affordable housing within the city. The project also intends to retain the site's existing community outreach and place of worship uses within the two buildings. In upcoming months, the company will be submitting a site plan application with further details about the design and technical aspects of the project.



Theory Condos

At 203 College Street, a new condo tower is being developed by Parallax Investment Corporation on the southeast corner of Beverly and St. George streets. Designed by IBI Group, the building is projected to rise 30 storeys and will house 243 condo units, along with ground-floor retail and office spaces. The project is currently under construction and now stands several storeys tall; work began in early 2018 with a demolition of the previous 5-storey commercial building that occupied the site. Completion of the building is set for later in 2020.



College Street at Huron

Developer Shiu Pong Group is in the midst of constructing a new mixed-use building on the southeast corner of College and Huron streets. The structure will contain 142 condo and rental units with retail space below. A previous building at the site that contained restaurants and shops was demolished to construct the new building. At 17 storeys, the new building will be 52 metres tall, exceeding the maximum height allowance in City of Toronto's bylaws by 36 metres. However, the Staff Report by the city recommended amending the bylaw to allow this. The developers are also incorporating heritage elements of the street into the building's new design, including terracotta panels from the original building.

