

# City's edge: A new look to the Waterfront

## Toronto seems set to grow up again with a proposed 75-storey condo

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Toronto's skyline is about to change once again with a newly proposed 75-storey residential building at the foot of Toronto's financial district.

At a recent news conference, Tridel's president Leo DelZotto and Build Toronto CEO, Lorne Braithwaite, unveiled plans for a new partnership to develop one of the city's tallest condos at 10 York St.

It's an interesting arrangement, with Tridel, Canada's leading condominium developer as majority partner and project lead, and Build Toronto's first partnership as the city's independent and self-funding real estate developer, and owner of the property.

Build's mandate is to maximize the value of underutilized real estate previously owned by the City.

Tucked in between the Gardiner and Harbour Street, this small, triangular parcel of land is just 2.6 of an acre.

Jim Ritchie, VP of marketing for Tridel tells Metro that they "designed something that we thought fit with the site that we have in hand and in that particular location, and that density to us certainly does make sense."

The vacant site at 10 York St. was formerly leased to the Toronto Parking Authority for a pay parking lot, and to the Toronto Police Services for an impound lot.

Tall towers will change the future look of Toronto's skyline, with seven other buildings under construction.

"That whole area between our site, between what the Ice Towers are doing and then the further development proposals in the immediate area, that includes office and residential; they're all tall buildings," says Ritchie.

The \$295-million development will be located in the desirable Harbourfront neighbourhood and bounded by the financial district.

The partnership has applied for 75 storeys and the floor plans and suite layouts are still being finalized.

Tridel and Build Toronto plan to seek the environmentally-friendly LEED certification.

Designed by Rudy Wallman of Wallman Architects, the 774-unit condominium will offer a sleek, contemporary tower.

"The single point tower with the 70 floors is 240 metres. The podium is triangular with the widest portion facing onto York Street," explains Ritchie.

The plans are to open ac-

cess with an enhanced pedestrian space to help connect the downtown core to the waterfront.

The project is expected to launch in early 2012, and construction is expected to

begin in 2013.

Available units will consist of studio units, one bedroom, one bedroom, plus den; two bedroom; two, plus den; and three-bedroom layouts.



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