

West Don Lands prepare for Pan Am games

2015. Area will house 10K athletes and officials before being retrofitted as condos



CONDO TRENDS

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Things are busily taking shape at the site of the 2015 Pan American Games. Acres of construction is underway, transforming the West Don Lands into a gleaming new urban village.

The area will initially serve as the Athletes' Village for the duration of the Toronto 2015 Pan/Parapan American Games. During the games, the Village will host approximately 10,000 athletes and officials from 41 countries.

Afterward, the permanent buildings comprising the Village will be retrofitted as regular condo units. This will definitely have an impact on Toronto's condo inventory.

When the West Don Lands is fully developed, it will add an estimated total of 7,000 condo units and a population of 10,000 new residents to the area.

The Canary District condominiums will be the first of five market condos planned for the community.

The two towers, the south tower is eight storeys and the north tower is 11 storeys, comprising 369 suites, are connected by low-rise five-storey bar buildings with townhomes at ground level. The Canary District name derives from the famed Canary Restaurant which graced the corner of Front Street East and Cherry Street from the mid-1960s to 2007.

Jason Lester, chief operating officer of developer Dundee Realty Corporation, says the community is anchored by a recreational facility on the east side and the adjacent Distillery District as a cultural destination. Lester's development team is responsible for the entire build, including all the infrastructure, the side streets, even the streetcar tracks along



The West Don Lands site from the 26th floor of the still under construction Pure Spirits condo. DUNCAN MCALLISTER/FOR METRO

Cherry Street.

Facing onto Cherry Street is the 82,000 square foot YMCA complex, one of the largest ever built in Toronto. Housing a pool, gym, fitness centre and community facilities, it can handle up to 1,000 people per

day. Adjacent to this will be the new George Brown College residences with capacity for up to 500 students.

The units are provisioned for the athletes will have temporary partitions and no kitchens. A one-bedroom unit houses five

athletes; a two-bedroom up to 10. For about six months after the games, the units will be retrofitted as regular condos for permanent residents, complete with Tarion new home warranties. Front Street is about as far east of Yonge as Spadina is

west. There are plans for a wide promenade along the reconfigured Front Street, a meandering, grand boulevard with two lanes of traffic, one lane of parking and two lanes of linear park, about as wide as Spadina is now.

Canary District fast facts

- **787.** Number of market condominiums
- **28.** Number of townhomes
- **12.** Number of loft units and top tier retail
- **253.** Number of units of affordable housing
- **175,000.** Square feet — George Brown College residence
- **82,000.** Square feet — YMCA complex
- **10,000.** Number of athletes and officials from 41 countries