

# High-density condos replace bungalows on Sheppard Ave.



**CONDO TRENDS**  
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Yonge and Sheppard has become a hotbed of development activity, with the vision of creating a major urban corridor and transit node around the major intersections between Leslie Street and Don Mills Avenue.

The tiny, 40-year-old bungalows are quickly disappearing along this stretch of Sheppard Avenue, to make way for a series of new high-density condominium developments and master-planned communities sprouting up around revitalized retail plazas.

Steve Krstinovski, the self-styled King of Condos, is a salesperson with Remax Condos Plus Brokerage. Having specialized in condo sales since 1987, Krstinovski has his finger on the pulse of the Sheppard Avenue real estate boom. He estimates that condo pricing is more reasonable at the north end of the city.

“To give you a sense of reference, from Bayview all the way to Don Mills, the average price there is \$364,000, versus \$412,000 for downtown, and the median price is \$328,000. It is cheaper.”

Most of the new projects along Sheppard follow the city's official plan, which calls for low or mid-rise commercial or mixed-use buildings.

“The closer it is to Sheppard, the lower it needs to be. And you would think

it should be the other way around in some respects,” says Krstinovski.

The transit-friendly developments are a boon for downtown commuters, but for car owners will likely mean increased traffic congestion.

“I see lots of problems with that in terms of traffic because Sheppard is only four lanes and that should easily be six lanes,” remarks Krstinovski. In response to existing and anticipated development pressures in the area, the city of Toronto has initiated a planning study of the Yonge Street corridor between Finch Avenue and Steeles Avenue.

Concord Park Place is the big news in this area. The 45-acre former site of the '60s-era Canadian Tire distribution centre is located between Bayview Avenue and Leslie Street.

This is an area that used to be farmland and is currently surrounded by single-family homes.

This significant swath of land is slated for development by Concord Adex into a massive, master-planned community. It will become the southerly extension of the Bayview Village neighbourhood and will eventually be home to 20 buildings — high-rise, mid-rise and townhomes — with an estimated 5,000 units.

Four buildings have been announced so far: Discovery, two 28-storey towers, Discovery II, two mid-rise buildings with townhomes, Tango, a 34-storey condo with townhomes, and Tango II, a 20-storey condo tower.



Discovery II will be two mid-rise buildings with townhomes. CONCORD ADEX



Part of Tango II, a 20-storey condo tower. CONCORD ADEX