Filling the Gap
Design, Economics & Regulation for Redeveloping Challenging Urban Spaces - A Toronto Case-Study

Deni Poletti, B.Arch, O.A.A.
CORE Architects
Innovation at the core

‘Clients are looking for an edge to differentiate their development from the next’

Core Architect Inc

• Establish 1994, 17 years
• 3 partners; 40 staff
• completed/ in construction over 1000 projects
• over 40 Residential projects in Downtown Toronto
• inventive and innovative approaches to design urban living
• significant influence on the redevelopment of the downtown core and an impact of the skyline of Toronto.

Wallpaper* Magazine
101 World’s Most Exciting New Architects, 2007
King-Spadina – Districts

West District

Height: 23m + 5m (Mech.)
75′ + 16′ (Mech) = 91′

Spadina

Height: 30m + 5m (Mech.)
98′ + 16′ (Mech) = 114′

East District

Height: 30m + 5m (Mech.)
98′ + 16′ (Mech) = 114′
Lot size: 32,890 sf
Total GFA: 242,000 sf
Construction Cost: $42M
Cost per sf: $173/sf
Sale per sf: $400/sf
Density: 7.35

Permitted height: 91.8 ft
Provided height: 104.9 ft

Seventy5
75 Portland
Toronto
Angular Plane
OneSixNine
169 John St.
Toronto
Parking Solution
Type B
Conservation of a Portion of a Heritage Building within a Building

Type C
Conservation of a Heritage Building with new Construction Setback

C. where a part of the heritage building is being conserved and no part of any building or structure, other than the heritage building, projects over the conserved heritage building, an amount determined by multiplying the length, width and height of the conserved heritage building, multiplied by 1.5, excluding that part of the heritage building for which additional building volume has been provided, as set out in paragraphs A and B, and
Fashion House
560 King Street West
Toronto

• BILD Award, 2008
  Best Building Design
• BILD Award, 2008
  Project of the Year High-Rise
Lot Size: 52,600 sf
Total GFA: 291,678 sq. ft.
Construction Cost: $66M
Cost per sf:  
Sale per sf: $500/sf
Density: 5.55

Permitted height: 28.0m / 91 ft
changed as per (OMB) 39.5m/ 129.5 ft
Provided height: 33.0m/ 108 ft 42.5m/ 139.5 ft
Lot size: 9,305 sf
Total GFA: 60,880 sf
Density: 6.44

Construction Cost: $15M
Cost per sf: $240/sf
Sale per sf: $750/sf

Permitted height: 28.0m/92 ft
Provided height: 32.8m/108 ft
500 Wellington
Toronto
401 King Street West
Toronto

Total GFA: 391,117 sf
Provided height: 415.0 ft
No. of Stories: 39
No. of Units: 443
290 Adelaide Street West
Toronto

Lot size: 17,427 sf
Total GFA: 292,120 sf
Permitted height: 55.75 ft
Provided height: 136.0 ft
<table>
<thead>
<tr>
<th>Characteristics</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size:</td>
<td>1,225 sm/ 13,185 sf</td>
</tr>
<tr>
<td>Total GFA:</td>
<td>280,000 sf</td>
</tr>
<tr>
<td>Construction Cost:</td>
<td></td>
</tr>
<tr>
<td>Cost per sf:</td>
<td></td>
</tr>
<tr>
<td>Sale per sf:</td>
<td></td>
</tr>
<tr>
<td>Density:</td>
<td>17.6</td>
</tr>
<tr>
<td>Permitted height:</td>
<td>35m/ 114 ft</td>
</tr>
<tr>
<td>Provided height:</td>
<td>119.4m/ 391.6 ft</td>
</tr>
<tr>
<td>No. of Stories:</td>
<td>34</td>
</tr>
<tr>
<td>No. of Units:</td>
<td>252</td>
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<tr>
<td>Unit breakdown:</td>
<td></td>
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<tr>
<td>Bach x 36</td>
<td></td>
</tr>
<tr>
<td>1Bdrm/1Bdrm + x 135</td>
<td></td>
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<tr>
<td>2 Bdrm x 79</td>
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<tr>
<td>3 Bdrm x 3</td>
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<tr>
<td>Average Unit Size:</td>
<td>840 sf</td>
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<tr>
<td>No. Parking Spaces:</td>
<td>167</td>
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<tr>
<td>Efficiency:</td>
<td>75.6%</td>
</tr>
</tbody>
</table>
**GTA Data (Canada Housing and Mortgage Corporation)**

2005 – Toronto condo - sales double Miami

2009 – Toronto offers +15,000 new condo - double New York

2010 – 17,000 Condo units offered - “slow down” - 5,500 will be in the downtown core

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**New Home Sales Will Favour High Rise**

Source: RealNet Canada Inc. (www.realnet.ca); CMHC Forecast
City of Toronto - Age Profile

Population pyramid for City of Toronto (2001) shows relatively even distribution of the population by age.
King-Spadina - Age Profile

Population pyramid for King-Spadina (2001) shows significant proportion of the population is between 25-39 years of age.
King Spadina - Entertainment District

![Bar chart showing the number of bachelor, one-bedroom, two-bedroom, and three-bedroom units built or under construction and proposed in the King Spadina Entertainment District.](chart_image)
Thank You