

## Market Wharf, Toronto, Ontario

### Project:

Mixed-use Redevelopment and Site Plan

### Client:

Context Development Inc.

### The Opportunity:

Address land use planning considerations related to development proposal.

### MSH Genuine Results

To be located on the site of the former Gross Machinery Lands within the historic St. Lawrence neighbourhood, this 1.4 acre brownfield site comprises an entire city block at this gateway location on the eastern edge of the Downtown and Central Waterfront Area. The design intent of this project is to create a building with dual characters: one that responds both to the context of the St. Lawrence neighbourhood, and one that responds to the broader downtown and city-wide context.

This mixed-use, retail and condominium residential building consists of a mid-rise eight-storey residential podium with retail at grade, and a 46-storey point tower rising out of the podium for a total number of 451 residential units.

This project re-urbanizes a prominent hole in the downtown urban fabric, and achieves a number of key Provincial and City planning policy objectives, ranging from significant residential intensification to the enhancement of the public realm in the St. Lawrence precinct.

In addition to meeting Provincial and City policy objectives, consultations with local rate-payer groups were undertaken to address design concerns and enhance community support for this redevelopment project within an historic part of the City.



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