

The New Face of Yonge and Sheppard

The corner of Yonge and Sheppard will be the next destination for people in 2014. In the coming years this area will become a landmark stop with the new Hullmark Centre and Emerald Park Condos. **By Norah Oulahen and the Oulahen team**

The Yonge and Sheppard neighbourhood was once known for its wartime bungalows, detached and semi-detached homes or small strip malls. In the late 1990s, condos were built up and down Doris Avenue. Menkes developed Empress Walk including 33 and 25 Empress, 8 and 18 Hillcrest, the Loblaw's, the cinema and more. At that time, a very large number of smaller homes were also replaced by two-storey luxury homes. It is in this neighbourhood that the term "monster homes" was first applied by Torontonians.

The redevelopment of the McLean Hunter site at Avondale and Bales was one of the first significant phases of condo construction in early 2000. A new condo community now stands in the arms of Avondale Park. The North York area started to get some interest and a buzz developed. People who drove across the 401 saw the new Tridel, Menkes and Shane Baghai Towers on Harrison Garden with interest. Awareness increased of this condo community that was starting to take shape. Commuters sold their homes in Ajax or Pickering to move closer to the city. Project after project erupted in North York.

In line with Mel Lastman's vision of development promotion, many office towers and condos appearing in a formerly suburban area and the area unofficially became known as the "new downtown". Mel Lastman



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Square and the North York Civic Centre are two important community projects that honour this important vision. A key priority of the Toronto official Plan was to concentrate development in the Downtown and the other centres of Toronto (Yonge-Eglinton, Scarborough, North York and Etobicoke). These areas are cultural, entertainment and transit hubs with a mix of residential, condo and employment services. The hope is that people who live in these areas will not need a car and use transit or walk to destinations. Part of this project was to create two ring roads, Doris and Beecroft that would move traffic effectively from Sheppard to Finch on both sides of Yonge Street. The ring roads are almost complete. Twenty years and this vision of development for North York is coming to fruition.

The corner of Yonge and Sheppard will be the next destination for people in 2014. In the coming years this area will become a landmark stop with the new Hullmark Centre and Emerald Park Condos. As well Eighty Eight by Minto and Gibson Square by Menkes will be important projects to watch just east and north of the corner. The Hullmark Centre is built by Tridel and Hullmark Developments. It stands at the Southeast corner of Yonge and Sheppard with an open public square and Whole Foods as a large commercial tenant. You are close to 401 and direct indoor access to Sheppard subway. The project has a 35



The two slender sleek green clad towers will have a unique curved design and a striking architectural concept. They are 42 Stories high hold 550 residential units.

Miele appliance package, and you can individually control heat and air conditioning. Amenities include 24 hour concierge, game room, guest parking, guest suite, gym, party room, roof deck, and swimming pool.

In the last 5 years people are moving from the hinterlands to be closer to the TTC. Toronto has a high rating for livability by objective international standards. The vibrant city is built on communities. People don't just work in Toronto anymore; they live and play here too. North York is part of that vibe now.

These two buildings bring excitement and will anchor the North York skyline. The outline of these buildings against the sky will be dramatic. Standing at Yonge and Sheppard in 2014 will have a new feeling. There will be new infrastructure, larger retail space and a larger population base. The past will only be a memory. People used to think that north of the 401 was the suburbs. The perspective is changing and this neighbourhood is now urban chic midtown Toronto. People will be discussing this area in a new language and as a happening place by 2014. **CV**

storey south tower and a 49 storey north tower (approximately 165 meters) with 198 commercial condo office spaces. It will be the tallest building on the North York skyline and be a point of context for the area.

The amenities include two large lobby entrances with high ceilings, party room, theatre, billiard room, dining room, exercise room, yoga room, outdoor cabanas, axial pavilion garden with fireplaces, swimming and whirlpool. Construction is well under way and occupancy is expected in Early 2014. Hullmark Centre is a new defining landmark and it will reshape the area. You will be able to see the Hullmark Centre from Fairview Mall, Yonge and Eglinton, Steeles and west on the 401.

Emerald Park Condos is across the street and shares the stage. Emerald Park is being built by Metropia Urban, Plazacorp and Bazis International. The two slender sleek green clad towers will have a unique curved design and a striking architectural concept. They are 42 Stories high hold 550 residential units. Metro will be in the retail space as well as other office use. The building has direct access to the subway and unobstructed views of the city. All suites have a balcony, a

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