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GETTING TRANSIT BACK ON TRACK

TTC Considering How to Prepare for Future Extreme Weather Impacts on Transit Operations

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TRANSITIONING TO MORE RENTAL HOUSING

Don Mills Infill Proposal Would More Than Double Number of Rental Units on Site

■ MIXED-USE PROPOSAL ON FORMER INDUSTRIAL SITE WOULD COMPLETE A
“TRUE MIXED-USE COMMUNITY” IN TRANSIT-RICH AREA

RECONFIGURING THE TRIANGLE

Matt Durnan

A mixed-use development proposed as part of a master planned community on a former industrial site in the Junction Triangle neighbourhood would bring significant new housing—including some affordable units—to an already high-growth area.

The South Junction Triangle neighbourhood has seen a proliferation of development activity in recent years since a land use conversion changed the employment uses that previously characterized the area to mixed-use. The land use redesignation to mixed-use has brought substantial residential development interest to the area within a short period of time.

At its April 24 meeting, Toronto city council forwarded approved **Marlin Spring Developments’** official plan and zoning by-law amendment

applications for sites at 158 Sterling Road (Blocks 5B, 5C and 5D) and 190 Sterling Road (Block 3B). Marlin Spring is proposing to develop one mixed-use building on each of two different blocks within the Sterling Master Plan Area.

The developer is proposing a 31-storey mixed-use building on Block 5B and a 28-storey mixed-use building on Block 3B. The two towers

would contain a total of 745 dwelling units. The **Museum of Contemporary Art** (MOCA) is located in a 10-storey building to the east of these blocks, within the former Tower Automotive Building, which is designated under Part IV of the *Ontario Heritage Act*.

Located roughly an equal distance from both the Bloor Lansdowne GO station and the Bloor GO UP Express station

on the Kitchener line, and with the Lansdowne subway station a short distance to the northeast of the Bloor-Lansdowne GO station, the site is well-served by transit. In keeping with the provincial mandate for greater intensification to occur in close proximity to higher-order transit, this former industrial

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Rendering of Marlin Spring's proposed 31-storey mixed-use building at 158 Sterling Road within the Junction Triangle neighbourhood. The developer is proposing two mixed-use buildings standing 28 and 31 storeys on separate blocks at 158 and 190 Sterling Road that would bring a total of 745 new residential units to the neighbourhood, along with new retail uses at grade.

SOURCE: CITY OF TORONTO
ARCHITECT: GIANNONE PETRICONE ASSOCIATES