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Sotheby's International Realty Canada Mail - Express 2 - On The Map

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Express 2 - On The Map

1 message

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EXPRESS 2

CONDOMINIUMS ON THE SUBWAY

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on the map

ADDING A NEW KIND OF HOUSING

Warehouse district at Wilson and Allen roads is giving way to Express 2 condos and a new park

Adam Bessy
North York's Wilson subway station once stood out like a sore thumb on zoning maps of the GTA. Surrounded by warehouses, highways and commuter parking lots, residential development near the station wasn't a priority — at least not until the winds of change started blowing.

Spearheaded by the recent provincial government mandate to build more housing around GTA transit hubs, a four-block chunk of the warehouse district just east of Wilson Station was rezoned as residential, giving rise to several condo projects, the latest of which is Malibu Investments' two-tower Express 2 building.

"There was a subway stop with not a lot happening around it," says Malibu's development manager Terry Loutis. "The warehouses were there because of the proximity to Highway 401 and Allen Road, but the older residential neighbourhood of Wilson Heights starts further east of the station. It was something of an anomaly in Toronto and we saw it as both underutilized and full of potential."

According to Loutis, Malibu was one of the first developers to heed the City's call regarding housing intensification around Wilson Station. "We analyzed all the steps along the Yonge/University line, and found that only Wilson had no intensification around it."



Express 2's 283 units, spread over a 15- and 16-story tower, are scheduled to be completed by late 2023.

THREE THINGS

1. Already home to 270-plus stores, Yorkdale Shopping Centre grew by 36,653 square feet in 2021 when it added nine new restaurants and retailers, including Canada's first Alton and McQueen and Celine boutiques. 3401 Dufferin St.

2. On the eastern outskirts at nearby Danforth Park, the 485,000-square-foot Hanger Sport and Events Centre is home to two indoor soccer fields, a ball hockey arena, two multi-sport courts, and three outdoor full-size artificial turf soccer fields. 70 Cassock Ave.

3. The northernmost of Ardenway's four hubs brings murals, graphic art, multimedia works and photo-based pieces to Downsview Park and hosts virtual tours, artist talks and exhibitions by groups including Jane Street Speaks, North York Arts and Black Speculative Arts Movement.

A selection of suite configurations and sizes speaks to that demographic target. Ranging from 392 to 649 square feet, and from junior one-bedrooms to three-bedroom suites, the features and finishes of the 383 units will echo those of its sister property, which is also the work of the architects at Raw Design and the interior designers at Figure 5. All will sport balconies, patios or terraces. Kitchens and bathrooms will have custom cabinetry and stone countertops.

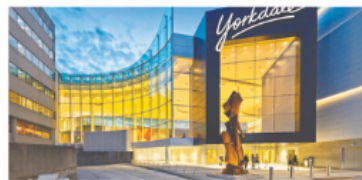
Regardless of their square footage, suites will be steps from Yorkdale Shopping Centre, the Parkdale GO Bus terminal and, of course, the increasingly less lonely Wilson Station. Units starting at \$500,000. For more information, visit www.expresscondos.ca.

for everybody living in this community?"

Express 2's in-home amenities, meanwhile, tick more boxes than is typical of mid-rise buildings. A fitness area will include cross-training and boxing equipment alongside a yoga studio, a party room will be karaoke-ready, and a seventh-floor Sky Lounge will be home to a water wall, butterfly meadow and zen-insect seating.

A private dining room, indoor children's playroom, pet spa, boardroom, guest suite, bike repair room and barbecue-equipped outdoor courtyard will round out communal offerings that reflect the mixed demographic that Loutis expects to see among Express 2 residents. "This community is for the single (or dy) who wants to get into the market and knows he can get more for

his dollars here than he can downtown. It's for the young couple getting started. It's for the York University student who wants to take advantage of the new subway extension. It's for young parents who don't really want to raise their kids downtown and want to have a little bit more outdoor space. And we fully expect plenty of investors who are drawn to the prime location."



READ THE ARTICLE

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transforming the area into a community where big city living meets suburban amenities.



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All illustrations are artist's concept. E.&O.E.

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