

# 212 KING WEST





# OUR VISION

Our vision creates a new model for urban life – taking advantage of its location at the nexus of Toronto’s Financial District and King-Spadina neighbourhood to support a truly mixed-use development. The design draws inspiration from the history, materiality and rhythm of the heritage buildings to generate a uniquely contemporary architectural interpretation.



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View looking north with Roy Thomson Hall and Pecaut Square in the foreground.



# A TRUE MIXED-USE TOWER

212 King Street West (comprised of 212, 214, 220 King Street West, Toronto) is proposed to be a truly mixed-use tower development with vertically stacked uses that will be home to 900 residents and 6,000 office workers. The building meets the objectives of the city’s Downtown Plan which promotes complete communities, transit-oriented intensification and heritage conservation. The new building sits above the existing heritage buildings and revitalizes the ground floor with active retail and civic uses.

212 King Street West is a proposed 1.1 Million sq. ft. iconic development that will deliver approximately:

588  
RENTAL UNITS

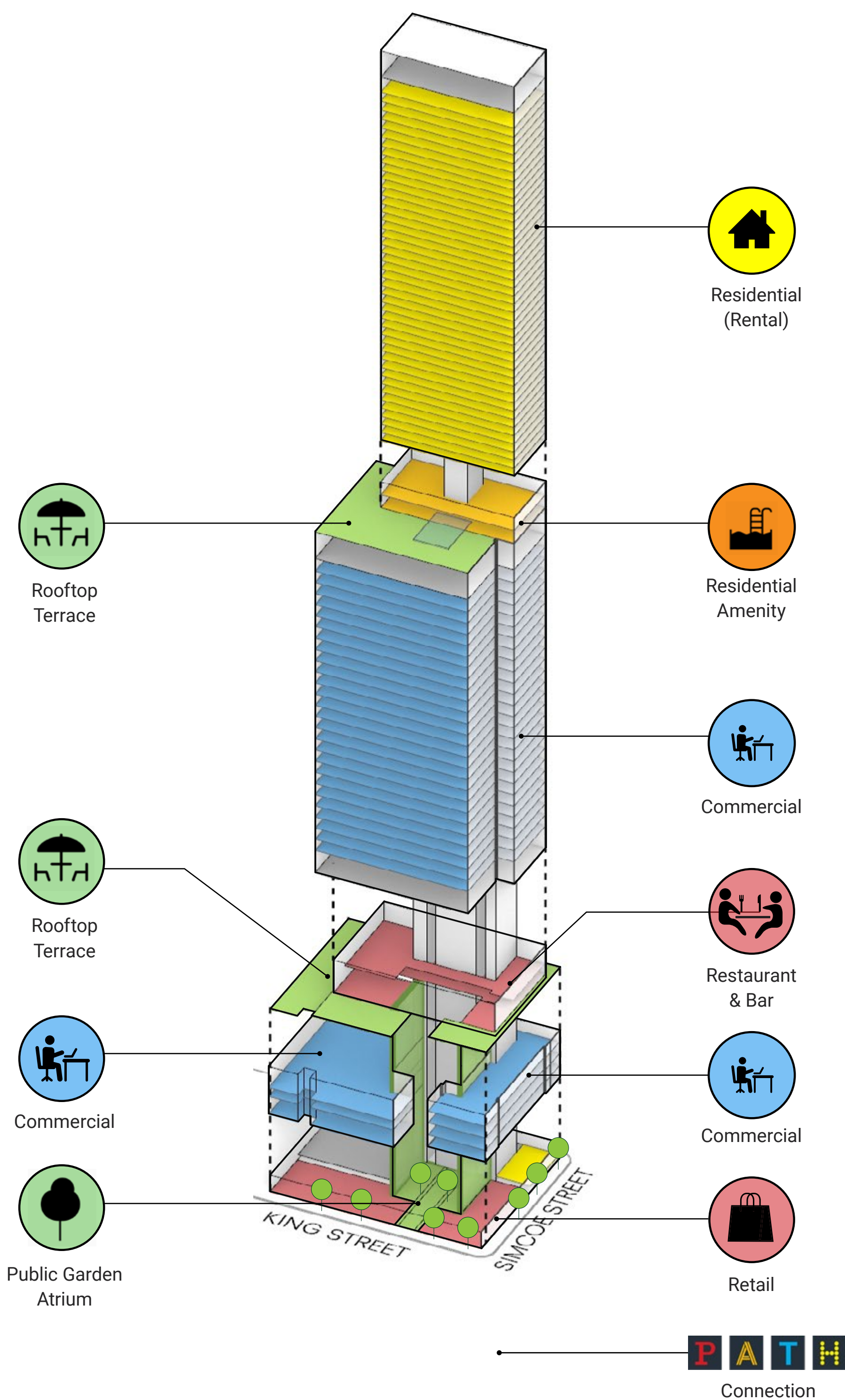
~660,000  
SF OF OFFICE

~10,000  
SF OF HIGH-QUALITY RETAIL



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View looking north up Simcoe St with Roy Thomson Hall in the foreground.





# KING STREET PUBLIC REALM

The conceptual approach to the public realm builds upon the King Street Transit Corridor pilot project objectives and permanently reclaims a portion of the right-of-way for the pedestrian realm. The widened sidewalk creates opportunities for outdoor café space, enhanced pedestrian circulation, street furniture and planting.

The design is flexible to allow for day-to-day city life as well as being able to host special events where the entire street is opened to pedestrians.



View looking north-west along King Street.



Conceptual ground floor plan view of 212 King.



View looking north-west along King Street during a street festival.



# CIVIC MOMENTS

212 King Street West will include a civic scaled atrium that will also serve as the lobby for the office building. The atrium is designed to activate the building year round, adaptable to host special events and connect to the PATH. In addition, the atrium will extend access to heritage building rooftop spaces, providing vantage points to Roy Thomson Hall, David Pecaut Square, the downtown core and beyond.



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View looking south from within the atrium and Roy Thomson Hall in background.



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# OFFICE SPACE DESIGNED FOR TODAY & TOMORROW

212 King Street West will support approximately 6,000 new office and retail jobs in the King-Spadina & Financial District neighbourhoods with 670,000 sq. ft. of commercial space. Not only meeting the needs of today’s employer, the office component is designed to be resilient in the face of current and future changes to the employment landscape.



## INDOOR & OUTDOOR AMENITY

Employers are looking to attract the best talent by offering high quality work environments that include amenities such as gyms, outdoor spaces, flexible spaces, access to retail, etc.



## FLEXIBLE & CONTIGUOUS FLOOR PLATES

Employers are looking for flexible large floorplate that can create opportunities for employees to interact and adapt as their businesses change.



## WELLNESS & SUSTAINABILITY

The health and wellbeing of office workers is a top priority and we will be seeking to build upon industry best practices including certification in Leadership in Energy and Environmental Design (LEED).



## ACCESS TO TRANSIT

Employees want to work in buildings close to transit. 212 King is a 2 min walk from the St Andrew subway station, next to the King St streetcar, 7 min walk to regional rail at Union Station and easily accessed by walking and biking.



## PROXIMITY TO TALENT

A key criteria site selection criteria is to locate their offices close to talent. 212 King is in the centre of downtown with a wealth highly skilled talent and pipeline graduating from educational institutions such a Ryerson University, University of Toronto, OCADU, etc.



## RETAIL

Retail space will add to the amenity offering of the building and neighborhood. We expect to have a variety including food & beverage.



# NEW HOUSING SUPPLY

212 King Street West will be home to 588 units of rental housing to support Toronto's growing population and employment base. A full range of unit sizes are proposed, including 35% family oriented 2 – and 3 – bedroom units. Toronto is one of the fastest growing cities and economies in North America with a pre-pandemic housing vacancy rate of 1%, which is driving the need for purpose-built rental housing.

## 47% OF POPULATION RENTS

As per Statistics Canada, 2016 Census of Population, approximately 47% of residents are renting their homes as opposed to owning.

## 6% PURPOSE-BUILT RENTALS

There is a significant shortage of purpose built rental, with this development type having only accounted for 6% of the total development pipeline between 2011 to 2016 (Toronto Housing Market Analysis, 2019).

## 34 RENTAL PROJECTS

Only 34 rental projects (~6,700 units) were built in the GTA since 2005.

## 1.1% VACANCY RATE

Toronto has one of the lowest vacancy rates in Canada at 1.1% (CMHC, 2019).



# ADDING TO THE VIBRANCY OF OUR CITY

212 King Street West has been designed to build upon its neighbourhood context and rich heritage attributes. We have taken great care to respond to city policy including the goals and objectives of the Downtown Plan and feel the building represents good planning that delivers a number of city-building benefits to Downtown Toronto. We're committed to city building and the future of Toronto for its residents and businesses.



## INTENSIFYING AN IMPORTANT TRANSIT NODE WITHIN DOWNTOWN

Downtown Toronto is identified as an area for significant residential and employment growth by the Province and the City. The Proposal will transform a low-density site and contribute to transit-oriented intensification to support anticipated growth in proximity of transit. A PATH connection is proposed to further improve pedestrian access.



## ESTABLISHING A LANDMARK, TRUE MIXED-USE BUILDING AT A KEY NODE OF DOWNTOWN TORONTO

The site is where the new (Financial District) and the old (King-Spadina) meets at the intersection of King Street West, a major east-west axis, and Simcoe Street, an emerging north-west axis of Downtown. Through a responsive built form and distinctive interlock design, the Proposal appropriately addresses the site and surrounding context and contributes to the creation of a complete community.



## CONSERVING & ENHANCING THE HERITAGE CHARACTER

Recognizing the tremendous heritage value of the existing three properties on the subject site, the Proposal will conserve their respective heritage identity, attributes and architectural forms, while upgrading the interior spaces to modern standards to accommodate new retail and office uses. The proposed tower design will complement the existing heritage character.





## DELIVERING PURPOSE-BUILT NEW RENTAL HOUSING

The proposed development will deliver over 588 units of new purpose-built rental housing, including 10% 3 – and 25% 2 bedroom units to support a range of family living. This will expand the local rental housing stock and help address a rental market that has been under-represented in recent residential development in Downtown Toronto.



## CONTRIBUTING TO SIGNIFICANT NEW OFFICE DEVELOPMENT

The site is located at the junction between the Financial Core and the King-Spadina Secondary Plan Area, both envisioned for a mixed-use growth with an emphasis on non-residential uses. The proposed development includes a significant amount of new office of ~660,000 SF (approximately 60% of GFA), approximately 4x the existing office space.



## SUPPORTING A MORE ACTIVE & ATTRACTIVE PUBLIC REALM

The Proposal will activate and animate King Street West with active retail uses at-grade and streetscape improvements. To strengthen the pedestrian experience, the proposed King Street Grove atrium will provide a seamless transition from the public realm, while ensuring all architectural and landscape treatments complement the existing heritage character.



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View looking north-west showing 212 King in context of existing and proposed buildings along the King St transit corridor.



## THE NEIGHBOURHOOD

# LIVE CONNECTED

212 King Street West is located at the heart of Downtown Toronto, where everything comes together at the intersection of the Financial District and the King-Spadina neighbourhoods.

Situated along the King Street Transit Priority Corridor, the site enjoys great transit connectivity via the 504 King streetcar, is a 2-minute (100m) walk to St. Andrew Subway Station, and is a 7-minute walk to Union Station.

The development is directly adjacent to the Simcoe Street cycle track, and will provide a new access point to the PATH, enhancing connectivity to a weather protected pedestrian network that travels throughout the Downtown.





# INTERSECTION OF KING-SPADINA & FINANCIAL DISTRICT

The area is at the cultural heart of the city and has a number of cultural spaces, theatres, and public squares in close proximity.



1. The Royal Alexandra Theatre



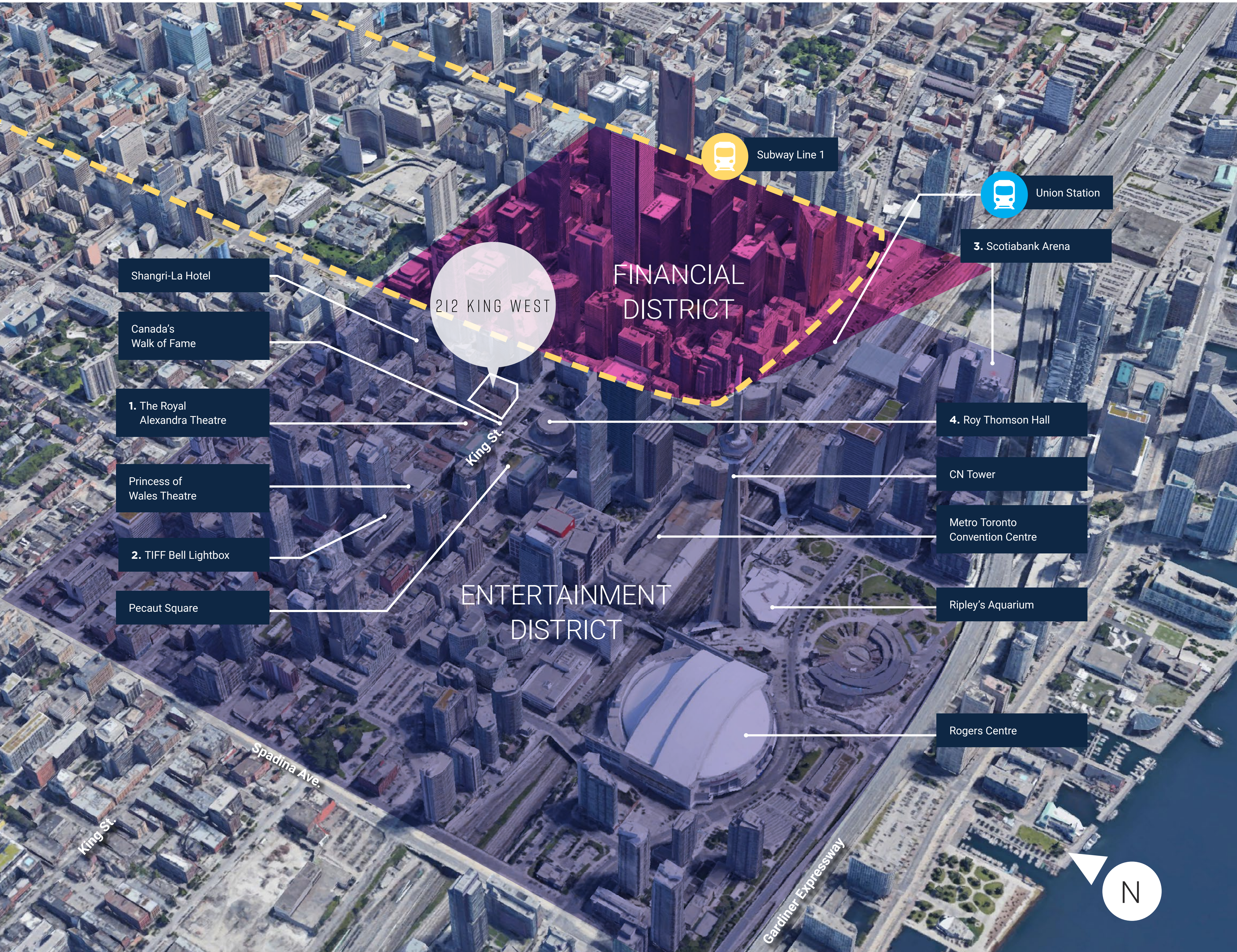
2. TIFF Bell Lightbox



3. Scotiabank Arena



4. Roy Thomson Hall





# TORONTO: CANADA'S ECONOMIC ENGINE

Toronto is the engine of Canada's economy representing 20% of its GDP and is also the fourth largest city in North America after Mexico City, New York and LA. Additionally, Toronto is at the epicenter of emerging talent in technology, sustainability, life sciences and entertainment that will drive growth going forward. A key piece of infrastructure that supports these industries and well established one is contemporary office space.

2<sup>nd</sup>

LARGEST FINANCIAL CENTRE

Toronto is an important finance hub and has the second-largest financial centre in North America after New York.<sup>1</sup>

2.2%

VACANCY RATE

"Downtown Toronto retains its title as tightest (office) market in North America" (CBRE) with a pre-pandemic vacancy rate of 2.2% at the end of Q4 2019. There is strong demand for well-designed, transit connected and centrally located office space.<sup>2</sup>

3<sup>rd</sup>

IN TOP TECH TALENT

Toronto is Canada's strongest economic and cultural capital and continues to grow and support key industries such as tech. CBRE's North America 2019 Scoring Tech Talent index ranked Toronto as 3rd of 50 U.S. and Canadian top tech talent markets after San Francisco and Seattle.<sup>3</sup>

## TORONTO IS HIGHLY RANKED INTERNATIONALLY

Toronto is one of the most livable and competitive cities in the world as demonstrated by various international rankings and reports.

TORONTO'S RANKING	# OF CITIES	REPORT	DESCRIPTION
–	–	2019 National Geographic Traveler Magazine	Toronto is among the 28 must-see destinations.
15	1,000	StartupBlink Startup Ecosystem Rankings 2019	Toronto in the top 20 amongst 1,000 cities according to their startup ecosystem strength.
12	35	CBRE Global Living 2019	Toronto ranks 12th of 35 in terms of average property prices.
7	10	Newsweek The 10 Best Hospitals in the World	Toronto is home to one of the top 10 hospitals in the world.
9	50	Making the Most of a Layover	Toronto's Pearson airport ranks as one of the world's best airports to enjoy a layover.
7	140	Economist Intelligence Unit – Global Liveability Index 2019	Toronto ranks as one of the most liveable cities in the world.
3	50	CBRE Research 2019 Scoring Tech Talent (North America Only)	CBRE Research's 2019 Scoring Tech Talent ranked Toronto 3rd of top 50 tech talent markets in North America.
6	60	2019 Safe Cities Index	Economist Intelligence Unit released its 2019 Safe Cities Index, ranked Toronto at 6th out of 60 cities.

<sup>1</sup> Source: Toronto Global, 2020 Toronto Region Quick Facts, <sup>2</sup> Source: CBRE, Canada Office and Industrial Quarter Stats Q4 2019, <sup>3</sup> Source: CBRE, 2019 Scoring Tech Talent

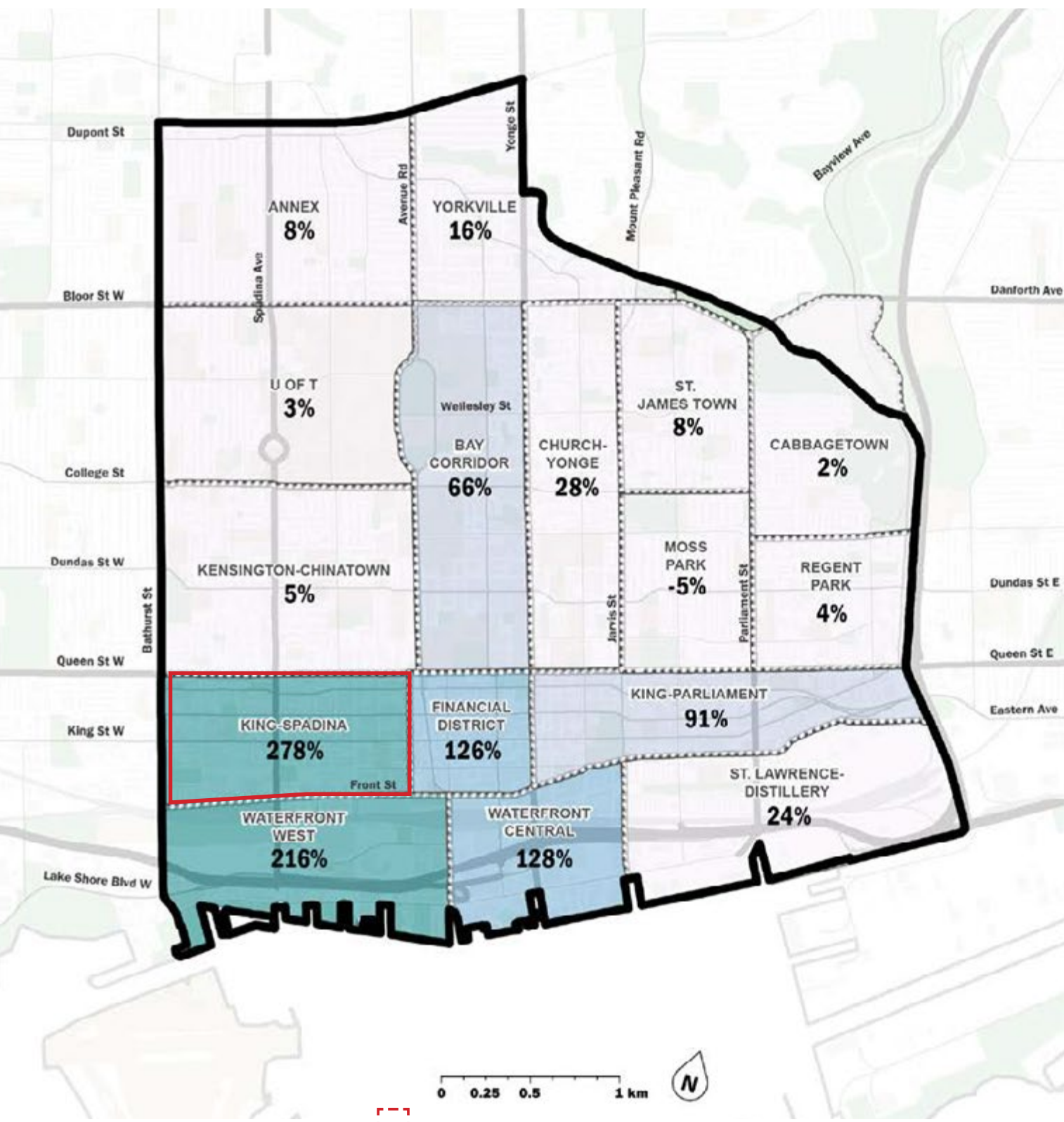


# PLANNING FOR GROWTH

Downtown Toronto is identified as an area for significant residential and employment growth by the Province and the City. The proposal will contribute to transit-oriented intensification to provide new housing and jobs, and support Toronto’s growing economy.



Proposal
  Under Construction
  Approved
  Under Review



## KING-SPADINA

- King-Spadina has transformed from an industrial district to a mixed-use neighbourhood with population doubling over the last five years from approximately 8,600 in 2011 to 17,500 in 2016. This area is expected to have the highest estimated future growth in Downtown Core.
- King-Spadina is also expected to add 35,990 new jobs and will have the second highest employment density after the Financial District by 2041.

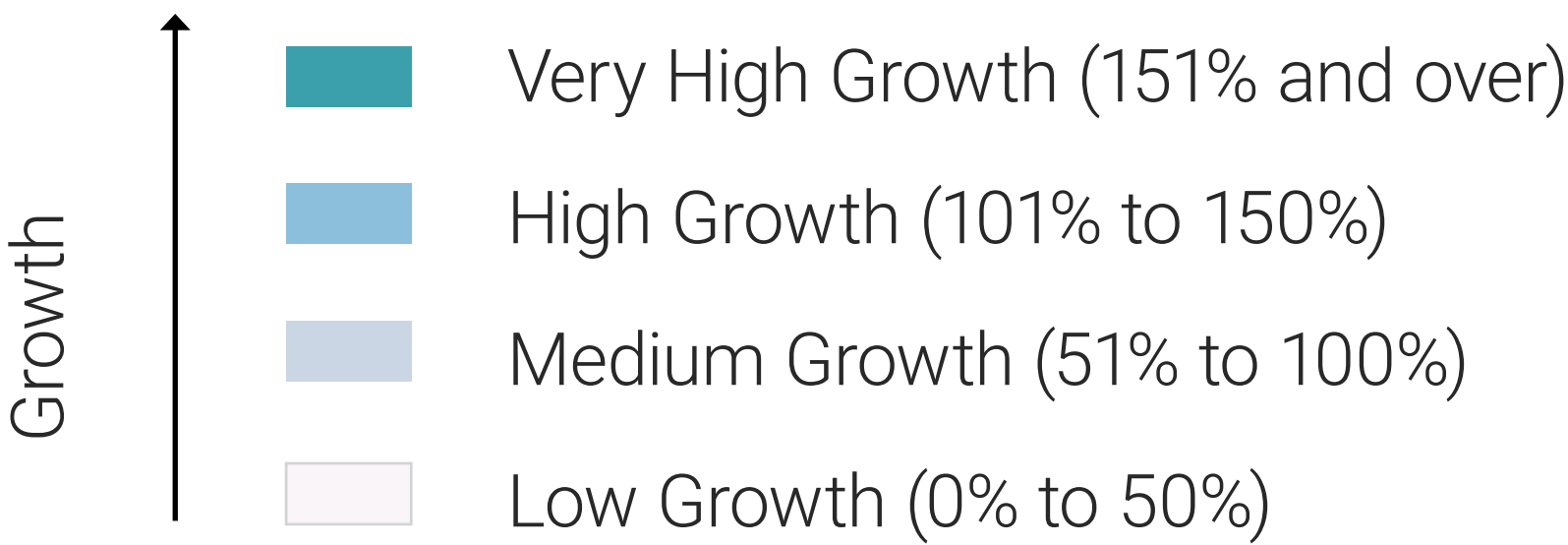


Diagram showing existing, proposed and approved developments in downtown Toronto



# CELEBRATING HERITAGE THROUGH DESIGN

Celebrating 3 prominent early 20th Century heritage buildings, 212 King Street West creates a new model for urban life – taking advantage of its location at the nexus of Toronto’s Financial District and King-Spadina neighbourhood to support a truly mixed-use development. The design draws inspiration from the history, materiality and rhythm of the heritage buildings to generate a uniquely contemporary architectural interpretation.

The richness and strength of the heritage buildings are celebrated through the sensitive detailing of the building above as it floats delicately above, allowing for ample light to soak the new atrium space that reinvigorates the former laneway between 212 and 214 King Street West.



Newspaper image of the new CGE building at King and Simcoe C 1908



## 212 KING ST. WEST

Located on the northwest corner of King Street and Simcoe Street, 212 King Street West (“the Union Building”) is a 6-storey office and warehouse building built on the former Upper Canada College campus in 1908 by the Canadian general Electric Company. Designed by Darling and Pearson, the building is an example of high Edwardian Classical Style.



City of Toronto Archives Fonds 1488, Series 1230, Items 2485



## 214 KING ST. WEST

214 King Street West is another six-storey building constructed by Canadian General Electric Company in 1917. This building is designed by Burke, Hordwood and White and also reflective of an Edwardian Classical style with a simpler expression and integrates large windows in a grid pattern that was modern for the time.



Toronto Archives



## 220 KING ST. WEST

Designed by Denison and Stephenson, 220 King Street West (“the Nicholls Building”) is a five-storey brick warehouse building built for Factory Products Limited in 1910. This building is also in the Edwardian Classical Style.



# HEIGHT MEETS HERITAGE

The heritage buildings are skillfully integrated with the floating office tower above and is comprised of interlocking office and residential volumes, allowing for ample light to soak the atrium space within the heritage buildings.

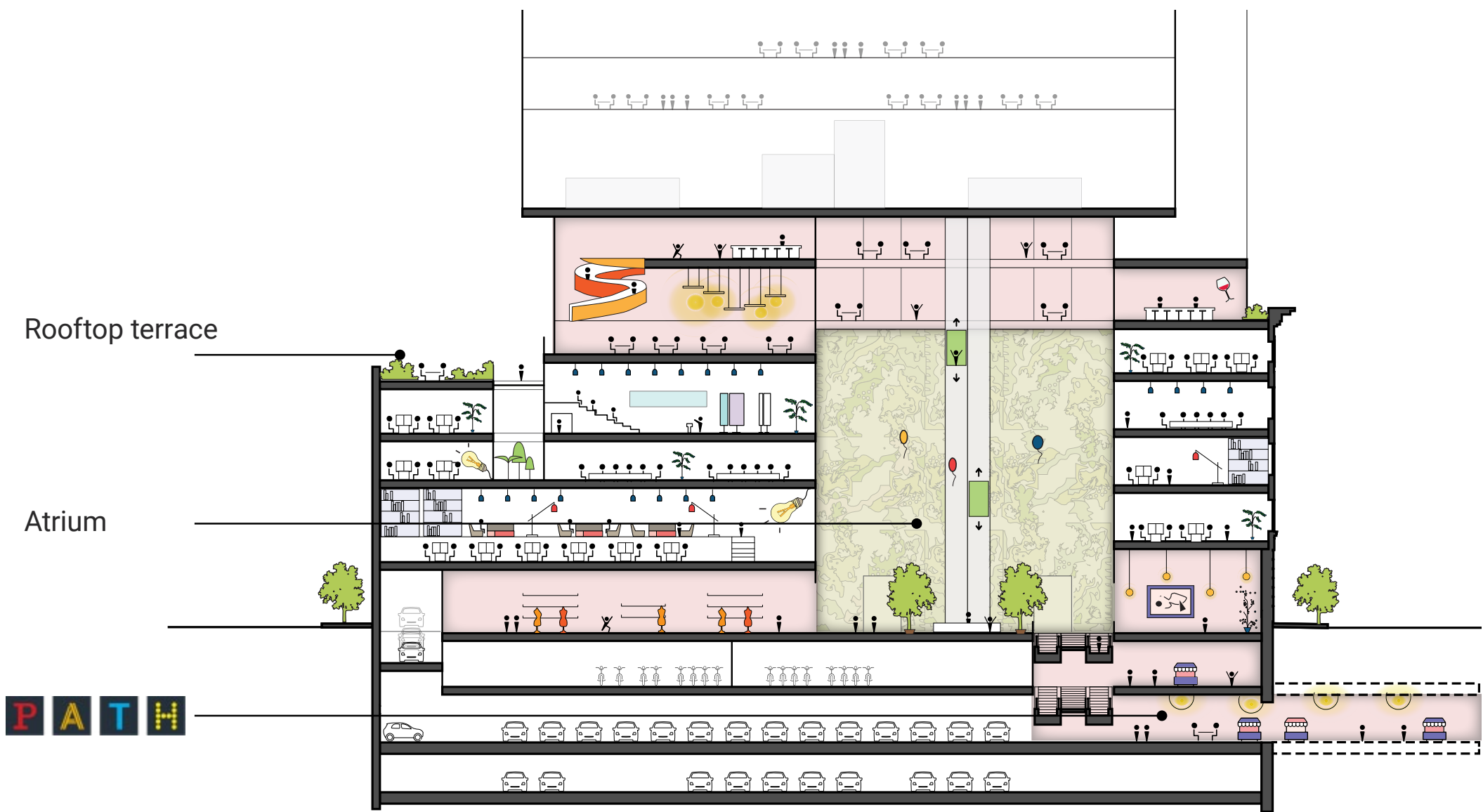


View looking north-west across from Roy Thomson Hall to the left.



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View looking south from within the atrium and Roy Thomson Hall in background.



Conceptual east-west section showing the atrium and different uses in the Heritage buildings.



THE OWNERS



DREAM OFFICE REIT

Dream Office REIT is a premier office landlord in downtown Toronto with over 3.5 million square feet owned and managed. We have carefully curated an investment portfolio of high-quality assets in irreplaceable locations in one of the finest office markets in the world. We intend to enhance these properties to elevate their desirability to tenants and investors, and improve the overall community experience.



2200 Eglinton Avenue East, Scarborough



250 Dundas Street West, Toronto



330, 350, 360 & 366 Bay Street, Toronto





# HUMBOLDT PROPERTIES

Humboldt Properties is a 3rd generation family-owned real estate development company. For five decades, Humboldt has owned, managed and developed property across the Greater Toronto Area. Its portfolio includes office, retail, industrial and land development.



Donald Cousens Parkway, Greensborough, Markham



72 Steeles Avenue West & 7040 Yonge Street, Vaughan



217 Adelaide West, Toronto



# THE TEAM



SHoP Architects is a New York based architecture firm established in 1996 that is actively engaged in a large number of high-profile projects around the world. The firm’s approach to design respects history and neighbourhood context and has proven very successful in achieving great results on high profile urban sites. SHoP has designed many buildings that have been recognized globally as significant architectural icons and has won numerous international awards for its work.



Midtown Center, Washington



American Copper Buildings, Manhattan



9 DeKalb Ave., Brooklyn



Adamson Associates is a Toronto-based architecture firm established in 1934, with offices in New York, Los Angeles, and London. Adamson Associates has won numerous prestigious design awards and have created some of the world’s most iconic, globally recognized buildings that have become beloved landmarks.



Hearst Tower, New York



# CONSULTANTS



HERITAGE



LANDSCAPE



PLANNING



TRANSPORTATION



MUNICIPAL INFRASTRUCTURE



ENERGY/WIND/NOISE



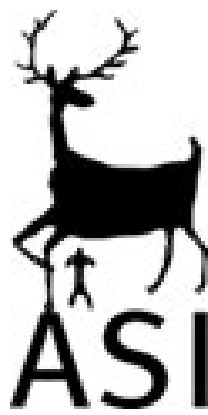
ENVIRONMENTAL/HYDROGEOLOGICAL/  
GEOTECHNICAL



PUBLIC ENGAGEMENT



ARBORIST



ARCHEOLOGY



MECHANICAL



STRUCTURAL



RENDERING



ELECTRICAL



ARCHITECT



EXECUTIVE ARCHITECT



NEXT STEPS

TIMELINE

We are in the early stage of the planning process for 212 King Street West and there are number of opportunities to provide feedback on the proposal. We are committed to engaging the community throughout the planning process. We anticipate the following next steps as part of the public approval process for the propose development.

WE ANTICIPATE THE FOLLOWING PROJECT  
TIMELINE FOR THE DEVELOPMENT PROCESS:

2020

1

Submit Official Plan and Zoning By-law  
Amendment applications

2

Public Open House

3

Application review – ongoing by city staff

4

Public consultation & application revisions

5

City council decision

2022+



THANK YOU FOR  
BEING PART OF

# 212 KING WEST

Thank you for helping us shape the future of 212 King  
and the future of our city. We look forward to engaging  
you throughout the planning process.

[212kingwest.ca](https://212kingwest.ca)

ILLUSTRATIONS ARE ARTIST'S CONCEPT. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E. DECEMBER 2020.