



Toronto, Ontario:

In the spring of 1990 The Colborne Architectural Group was approached by The Antrex Group (formerly Lakeview Estates) to join in a developer proposal call by Canada Mortgage & Housing Corporation (CMHC) for re-development of a 3.7 Acre underutilized site in North Toronto. Our proposal was chosen by CMHC to proceed and proposed the construction of an 8 storey, 150 unit 'non profit' housing development, a 7 storey, 110 'senior's' residence and a 6 storey, 75,000 sq. ft. office building fronting on the main frontage along Lawrence Avenue West.

Primary site access is from Lawrence with the three buildings arranged around a traffic circle and landscaped courtyard providing access to a full level of underground parking for 350 cars and building service areas. The non-profit family housing, some units with direct grade access, runs along the back of the site with protected outdoor play space for children. The senior's building is purposefully sited with limited exposure to busy Lawrence Ave., allowing residents to overview daily street activity. The office building, with a small amount of grade-level retail and outdoor restaurant terrace, has maximum exposure to the street and from upper floors, views to the south to Toronto's downtown core. Construction estimate, \$35M, 1991.