

1151 Queen Street East

Replacing a former 7-11 store in Toronto's Leslieville neighbourhood east of the downtown core, this mixed-use building comprises retail functions on the ground floor, along with five storeys of rental apartment units above.

Consistent in scale and height with the neighbouring buildings on this block, the development reads as only four storeys; the top two floors are set back in deference to the datum line of the street and the scale of the neighbourhood. Contextual sensitivity is evidenced by the use of brick as the primary cladding material, reflecting the texture and tone of the existing buildings along the street. And in keeping with the established use and function of Queen Street, the 4,600 square feet of ground-floor retail space offered by this development ensures a continuous and lively street edge while fostering commercial enterprise.

Extremely tight site conditions necessitate an elevator system to lower vehicles into the underground parking lot to access the 21 spaces available – supplemented by an additional five parking spots at grade.

LOCATION Toronto ON

SCOPE New Construction

SIZE 45,500 sf

COMPLETION 2021 (anticipated)

MAJOR CONSULTANTS Structural: RJC Engineers, Mechanical: Reinbold Engineering Group, Electrical: Nemetz & Associates

