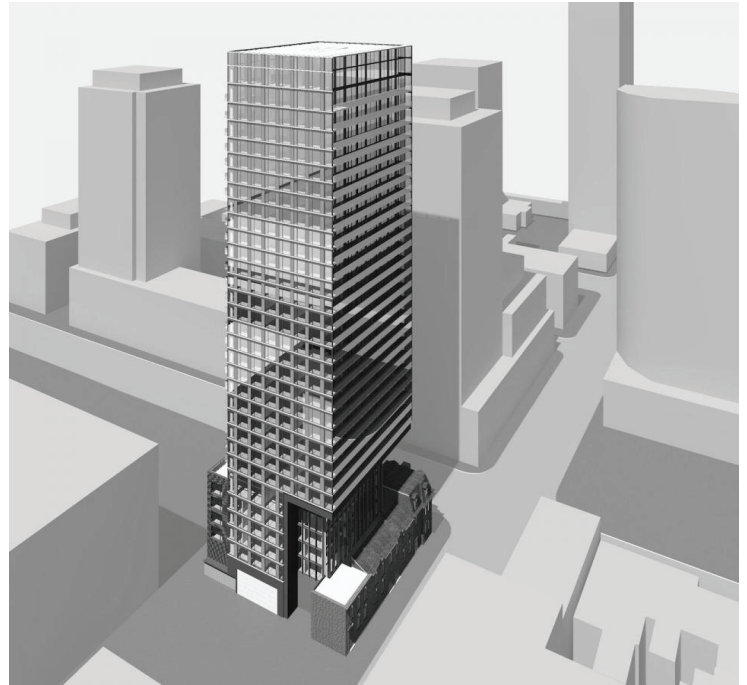


79-85 Shuter Resubmission Cuts Density, Preserves Heritage

July 4, 2017 3:40 pm | by Jack Landau

Following on a July 2016 development application seeking a 32-storey condominium tower at 79 through 85 Shuter Street, a revised submission landed on the City of Toronto's development applications page last month. Back at the start of the year, City Council moved to list the site's collection of three heritage structures on Toronto's Heritage Register, complicating the original July 2016 application.

In response to these new developments, a revised submission for the Hyde Park Homes and The Sher Corporation-led 81 Shuter now aims to include all three of these properties in the base of their architects Alliance-designed condominium tower. With GBCA Architects (formerly known as Goldsmith Borgal & Company Ltd. Architects) handling the project's heritage component, the front of three existing, three-storey brick buildings dating from the 1860s—combining Victorian gables with Georgian massing—will be preserved and incorporated into the base of the development in place of the single preserved building included in the original submission.



In addition to the partial incorporation of the heritage structures, the revised submission seeks an additional three storeys to bring the total to 35. Despite having more floors, the overall height remains the same at 100 metres. The unit count, meanwhile, has been reduced from 251 to 234 suites, in a mix of 85 one-bedroom units, 123 two-bedroom units, and 26 three-or-more bedroom units. The unit distribution significantly increases the percentage of multi-bedroom suites in the building, making it suitable for a wider range of lifestyles.

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The design of the tower has been subject to some minor revisions that preserve the modernist expression of the original submission. Among the most notable revisions, the development's podium has been scaled back from the previous 10-storey height to a new height of 6 storeys, improving the relationship between the site and the existing built form at 45 Mutual Street to the south. Factoring in all changes, the project's new proposed total gross floor area is 16,967 m², 40 m² less than the original plan.

81 Shuter's residents would be served by 673 m² of combined indoor/outdoor amenity space, including 246 m² of indoor space housed behind the three-storey façade of 79 Shuter Street, spread across three levels. On level 7, an additional 264 m² indoor amenity room will connect with a 162 m² outdoor amenity terrace. At street level, a plan from landscape architects Ferris + Associates Inc. would improve the public realm on Shuter and Mutual Streets with a new paving program complemented by new planting beds.

Below ground, the project would house a three-level underground parking garage with 45 parking spaces, consisting of 36 residential and 9 visitor spaces.

Additional information and renderings can be found in our Database file for the project, linked below. Want to get involved in the discussion? Check out the associated Forum threads, or leave a comment using the field provided at the bottom of this page.

