

# SUBMISSIONS | MID-RISE BUILDINGS IN CONTEXT

## Project Title

*loggia* condominiums

## Address

1040-1050 The Queensway

## Project Team

ARCHITECTS SMV Architects  
STRUCTURAL Halsall Associates  
MECHANICAL Able Engineering  
ELECTRICAL Able Engineering  
CIVIL Trow Associates  
LANDSCAPE Insite Landscape

## Developer/Owner/Client

BrandyLane Corporation



2009

TORONTO Urban Design Awards

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*loggia* consists of two ten storey mid-rise buildings joined by a common elevated amenity centre. The development establishes a mixed-use presence on The Queensway, where previously there was none. A pause in the fabric at an established signalized intersection, facilitates views and vehicular and pedestrian passage through the site. A broad open landscape space of thematic garden rooms adjacent to the public lane separates the site from the adjacent residential neighbourhood. To the south, grade related retail supports a pedestrian street presence. To the north, grade related units and private patios face the garden rooms. *loggia* is the first mixed-use development to be realized since the municipally led 'Avenues Study for The Queensway'. By its strong urban street presence, terraced massing and sensitive setbacks to the established neighbourhood; *loggia* sets a precedent for intensification, use and scale for future development along this underutilized avenue.

2009