

# SUBMISSIONS | TALL BUILDINGS IN CONTEXT

## Project Title

SERRANO / TAPESTRY

## Address

5145 DUNDAS STREET WEST

## Project Team

ARCHITECT : BURKA ARCHITECTS INC.

LANDSCAPE ARCHITECT : NAK DESIGN GROUP

## Developer

CONCERT PROPERTIES



2009

TORONTO Urban Design Awards

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The project at Dundas and Dunbloor acts as a gateway to the commercial strip along Dundas between Bloor and Islington. The existing buildings along this strip consist mostly of 2 storey plazas set back from the street with parking in front. The new buildings are built up to the property line in order to establish a new urban streetscape as a precedent for future developments. A great deal of density has been built on a compact site and a diverse tenancy is provided (seniors, rental and long term care in 1 development). The majority of the building mass is set back from the street and a comfortable, 4 & 5 storey podium height is pushed up against the street edge. Retail on the ground floor along the street creates animation. Furniture is provided in front of the retail to encourage people to gather on the sidewalk.



  
SERRANO  
AT VILLAGE GATE WEST



  
TAPESTRY  
VILLAGE GATE WEST  
AT DUNDAS & DUNBLOOR

2009

 TORONTO Urban Design Awards