

HOW GRAYWOOD DEVELOPMENTS' MIXED-USE PROJECT WILL REVITALIZE ST CLAIR WEST

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Graywood Developments is kicking off a mixed-use project along **St Clair West** aimed at **rejuvenating** the area linking the Stockyards to Corso Italia. Development director **Adidharma Purnomo** tells us more.



We snapped Adi at 1771 St Clair W, where in a few weeks his firm—which built Toronto’s **Ritz-Carlton** and **Five St Joseph**—launches SCOOP, a 72-unit condo that’s the first phase of a **300k SF** development spanning several blocks along a stretch they’ve dubbed **West St Clair West**. The mid-rise community will ultimately include 300-plus residential units and 20k SF of **ground-floor retail** on a streetcar line—precisely the sort of development the city **wants to see** in spots like these, notes Adi. “This will be a model for how **avenues along transit** lines can be developed.”



Graywood

Graywood knows the area well, having years ago built a townhouse project nearby, **St Clair Gardens**. The private investment management firm acquired the SCOOP site, currently occupied by a car dealership, last year. Adi says his team **loved** that the property backs onto a **residential** neighbourhood, and notes SCOOP and the development's other buildings will **step down** to three storeys to respect the existing community. But the St Clair West frontage could use new energy. “This project will **transform** the area,” he says, “by bringing it the density and **retail it needs**.”



RioCan

SCOOP is **six storeys**, but Graywood will consider going higher with subsequent buildings as the development moves westward (a Cash Money store stands in the way of the project reaching all the way to **Old Weston Road**.) The 3,500 SF of retail space at SCOOP is well-suited for a coffee shop, eatery or bookstore, but Adi says future phases will have a more **substantial** commercial component, ideally a grocery or **drug store** to serve the broader community (**RioCan's The Stockyards**, above, is down the road). "The site is under-used right now. So this retail space will bring **new excitement**."



Concord Adex

Adi's plate is full these days. Graywood is seeking approval for a mixed-use project at Peter and Adelaide Streets, with plans for a **40k SF** retail podium. "It'll help make it a **24-7** neighbourhood," says Adi, previously a development manager for Concord Adex, who guided the proposal for **CityPlace's tallest towers** (above). Graywood is also planning a 260-unit mid-rise at **250 Lawrence Ave W**, just east of Avenue Road. Given the **dizzying** cost of detached homes in the **posh locale** (\$2M-plus), Adi anticipates the project, backing onto Pusateri's Fine Foods, will attract loads of interest. "This gives more people **access** to a great area."