

on the map

ADDING A NEW KIND OF HOUSING

Warehouse district at Wilson and Allen roads is giving way to Express 2 condos and a new park

ADAM BISBY

North York’s Wilson subway station once stood out like a sore thumb on zoning maps of the GTA. Surrounded by warehouses, highways and commuter parking lots, residential development near the station wasn’t a priority — at least not until the winds of change started blowing.

Spurred by the recent provincial government mandate to build more housing around GTA transit hubs, a four-block chunk of the warehouse district just east of Wilson Station was rezoned as residential, giving rise to several condo projects, the latest of which is Malibu Investments’ two-tower Express 2 building.

“Here was a subway stop with not a lot happening around it,” says Malibu’s development manager Terry Lustig. “The warehouses were there because of the proximity to Highway 401 and Allen Road, but the older residential neighbourhood of Wilson Heights starts further east of the station. It was something of an anomaly in Toronto and we saw it as both underutilized and full of potential.”

According to Lustig, Malibu was one of the first developers to bend the City’s ear regarding housing intensification around Wilson Station. “We analyzed all the stops along the Yonge-University line, and found that only Wilson had no intensifi-

cation around it.”

This was at odds with the province’s transit-oriented development mandate, Lustig says. “With the City pushing to get people out of cars and onto transit, it just made sense to add some new housing to the area.”

That housing initially came in the form of Malibu’s Gramercy Park, a three-tower mid-rise condo project completed in 2013. Next came Express Condos — a 16-storey tower and podium at 4 Tippet Road — and now, right next door in pre-construction on Tippet, Express 2.

With Express under construction and its 265 suites nearly sold out, Malibu’s sales centre is in the process of preparing for Express 2’s imminent sales launch, Lustig says, adding that a new public park on Monte Kwinter Court, right next to Express 2, will be front and centre when public sales get underway. Designed and developed in partnership with the City, the three-quarter-acre green space will include a dog run, a boardwalk and perennial gardens, picnic tables and benches, a playground and splash pad, and a series of fitness stations.

Slated for completion by the spring of 2023, the new park will be well-established by the time Express 2’s 13- and 16-storey towers are completed in late 2025. “We’re really proud of what we’re doing with that park,” Lustig says. “We are creating what is going to be a wonderful focal point



PHOTOS: COURTESY OF MALIBU INVESTMENTS

Express 2’s 383 units, spread over a 13- and 16-storey tower, are scheduled to be completed by late 2025.

THREE THINGS

1. Already home to 270-plus stores, Yorkdale Shopping Centre grew by 56,653 square feet in 2021 when it added nine new restaurants and retailers, including Canada’s first Alexander McQueen and Celine boutiques. 3401 Dufferin St.

2. On the eastern outskirts of nearby Downsview Park, the 485,000-square-foot Hangar Sport and Events Centre is home to four indoor soccer fields, a ball hockey arena, two multi-sport courts, and three outdoor full-size artificial turf soccer fields. 70 Canuck Ave.

3. The northernmost of ArtworxTO’s four hubs brings murals, graphic art, multimedia works and photo-based pieces to Downsview Park and hosts virtual tours, artist talks and exhibitions by groups including Jane Street Speaks, North York Arts and Black Speculative Arts Movement.

A selection of suite configurations and sizes speaks to that demographic target. Ranging from 393 to 849 square feet, and from junior one-bedrooms to three-bedroom suites, the features and finishes of the 383 units will echo those of its sister property, which is also the work of the architects at Raw Design and the interior designers at Figure 3. All will sport balconies, patios or terraces. Kitchens and bathrooms will have custom cabinetry and stone countertops.

Regardless of their square footage, suites will be steps from Yorkdale Shopping Centre, the Yorkdale GO Bus terminal and, of course, the increasingly less lonely Wilson Station.

Units starting at \$500,000.

For more information, visit www.express2condos.ca.

National Post

for everybody living in this community.”

Express 2’s in-house amenities, meanwhile, tick more boxes than is typical of mid-rise buildings. A fitness area will include cross-training and boxing equipment alongside a yoga studio, a party room will be karaoke-ready, and a seventh-floor Sky Lounge will be home to a water wall, butterfly meadow and recumbent seating.

A private dining room, indoor children’s playroom, pet spa, boardroom, guest suite, bike repair room and barbecue-equipped outdoor courtyard will round out communal offerings that reflect the mixed demographic that Lustig expects to see among Express 2 residents. “This community is for the single (buyer) who wants to get into the market and knows he can get more for

his dollars here than he can downtown. It’s for the young couple getting started. It’s for the York University student who wants to take advantage of the new subway extension. It’s for young parents who don’t really want to raise their kids downtown, and want to have a little bit more outdoor space. And we fully expect plenty of investors who are drawn to the prime location.”



MORTGAGE RATES 03.23.22

RATES ARE SUBJECT TO CHANGE. SELECTION OF FINANCIAL INSTITUTIONS MAY VARY WEEKLY. FIGURES SUPPLIED BY FISCAL AGENTS

	Variable rate	6months	1yr	2yr	3yr	4yr	5yr		Variable rate	6months	1yr	2yr	3yr	4yr	5yr
BANK								TRUST LOAN							
ATB Financial	1.80	n/a - 6.00op	5.04 - 6.00op	5.04 - 6.00op	5.04	5.09	5.09	Community Trust		7.25	2.69	2.94	3.45	4.09	4.79
Alterna Bank	1.60	3.95 - n/aop	3.04 - n/aop	3.04 - n/aop	2.74	3.14	2.99	Effort Trust	n/a	3.85 - 7.50op	3.40 - 7.50op	3.85 - n/aop	3.99	4.25	4.40
Bank of Montreal	2.70	n/a - 7.25op	2.94 - 7.25op	3.09 - n/aop	3.49	4.09	4.79	MTCC	2.90	4.25 - 5.95op	2.99 - 5.95op	3.39 - n/aop	3.69	4.09	4.99
Bank of Nova Scotia	2.90	4.25 - 5.95op	2.99 - 5.95op	3.39 - n/aop	3.69	4.09	4.99	OTHER							
CIBC	2.70	n/a - 7.25op	2.79 - 6.35op	2.89 - n/aop	3.49	4.24	4.79	Alterna Savings	1.60	3.95 - 7.25op	3.04 - 6.35op	3.04 - n/aop	2.74	3.14	2.99
Equitable Bank	n/a	n/a - n/aop	3.14 - n/aop	3.09 - n/aop	3.29	3.34	3.29	DUCA Credit Union	3.25	n/a - n/aop	4.04 - 5.85op	3.84 - n/aop	3.84	3.94	3.49
HSBC Bank Canada	1.64	3.19 - 7.45op	2.74 - 6.35op	2.94 - n/aop	3.19	3.94	3.19	Connect First C.U.	1.70	4.09 - 7.25op	2.79 - 7.25op	2.84 - n/aop	2.89	2.89	3.44
ICICI Bank Canada	2.75	n/a - n/aop	3.19 - n/aop	3.19 - n/aop	3.94	4.29	5.14	First National Fin. LP	n/a	n/a - n/aop	2.99 - n/aop	3.39 - n/aop	3.49	3.59	3.69
Manulife Bank	2.70	4.45 - n/aop	3.09 - 3.70op	3.19 - n/aop	3.29	3.39	3.84	IC Savings	3.70	3.99 - 6.75op	2.85 - 6.75op	2.95 - n/aop	3.05	3.19	3.39
National Bank	n/a	4.40 - 7.05op	2.94 - 7.05op	3.09 - n/aop	3.69	4.09	4.99	Meridian Credit Union	1.90	n/a - n/aop	3.09 - 6.30op	3.29 - n/aop	3.69	3.89	4.79
Royal Bank	2.70	n/a - 7.45op	2.94 - 7.45op	3.19 - n/aop	3.45	3.99	4.79	Parama Credit Union	2.95	n/a - n/aop	2.59 - 2.99op	2.89 - n/aop	3.04	3.19	3.29
Simplii Financial	2.04	n/a - n/aop	n/a - n/aop	3.07 - n/aop	3.34	3.44	3.54	Steinbach Credit Union	1.85	n/a - n/aop	2.49 - n/aop	2.55 - n/aop	2.60	2.70	2.95
TD Canada Trust	2.05	n/a - n/aop	2.79 - 4.50op	3.14 - n/aop	3.49	3.74	4.59								
Tangerine	2.10	n/a - n/aop	3.24 - n/aop	3.19 - n/aop	3.34	3.49	3.59								

*Also offer 7- to 10-year mortgages. op = open mortgage. n.a. = not available from company. ro=renewals only dashes (-) mean companies not quoting at present.