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Junction Triangle development to preserve the area's history while moving in a modern direction

Castlepoint Numa's 'Lower JCT' to accommodate business, greenspaces, childcare and affordable housing

By Lisa Rainford

Unlike a typical mixed-use condominium project that focuses on the residential component, the company behind a Junction Triangle development is concentrating its efforts on neighbourhood amenities.

Castlepoint Numa's eight-acre 'Lower JCT' that's situated at Perth Avenue and Sterling Road will include more commercial, office, retail and cultural space than residential, according to its development manager Elsa Fancello.

"It's going to set the stage for a dynamic neighbourhood," Fancello told The Villager, Wednesday, Aug. 19. "We plan to continue to be a part of the project in perpetuity."

Castlepoint Numa, along with Davenport Councillor Ana Ballão, announced Wednesday that the project has been granted final approval and construction is just about to start.

"We've been working with Councillor Ballão and the community and businesses for the past seven years to revitalize the site," Fancello said. "All the approvals are in."

The eight-acre parcel on the south end of the Junction Triangle is nestled between two rail corridors, situated between two subway stations and close to the Union Pearson Express and GO Transit. Castlepoint Numa was attracted to the site for its centralized location.

"We like that it's part of a neighbourhood. There's a lot of opportunity to transform the site into mixed-use," Fancello said.

Once completed, the project will bring as many as 2,500 jobs to the neighbourhood, provide a home for 1,000 new residents while creating several community improvements, such as a new day-care facility, a new park and green open spaces as well as affordable housing. The site will boast 564,000 square feet of mixed-use space and 540,000 square feet of residential space. As part of the development, Castlepoint Numa will be creating a new entry point to the West Toronto Railpath as well.

"The iconic focal point for the entire site will be the heritage Auto Building," Fancello said.

As per the community's wishes, the Auto Building will remain the tallest, most prominent building on the site at 10 storeys and 60 metres in height, she said. The Museum of Contemporary Canadian Art (MOCCA) is relocating from Queen Street West to take up residency in the auto building as the anchor tenant. MOCCA will be moving its operations to 158 Sterling Rd. where it will occupy the first two and a half floors of the Auto Building, which is being restored. Work is expected to start next month, Fancello said.

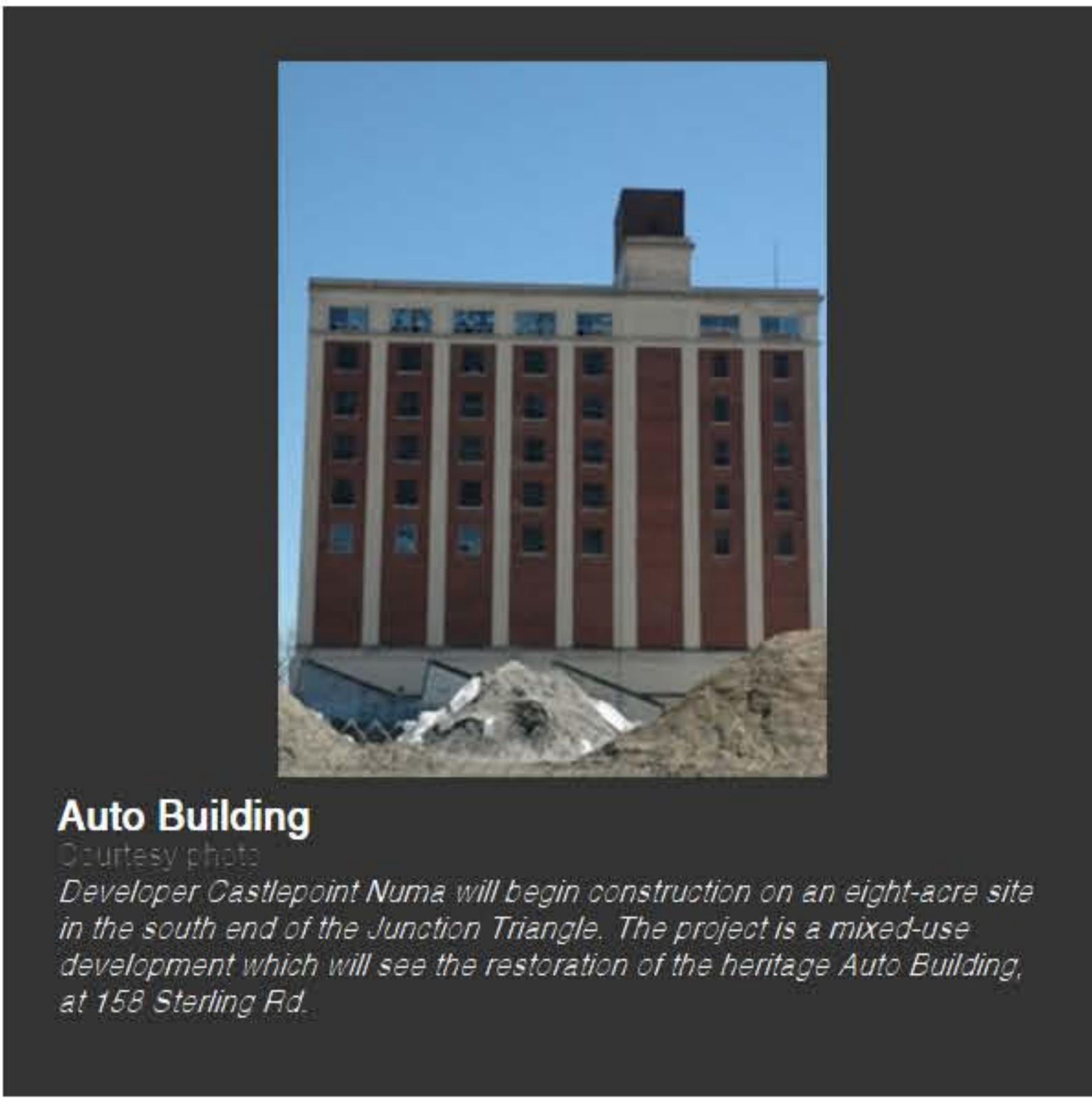
Residents made it clear from the start that they wanted not just a place for living, but wanted a true, mixed-use development. Ballão has been instrumental in ensuring this, Fancello pointed out.

"This is the result of a lot of hard work by all involved, from the stakeholders, Nestlé (Canada), the residents' associations, the developer and city staff, who understood the needs of the community," Ballão told The Villager, citing day care, jobs, and parks as well as affordable housing. "Like most parts of the city, our area is getting more and more expensive."

Castlepoint Numa is breathing new life into the neighbourhood while preserving its history and heritage, Ballão said.

"I think it's a really exciting time for our community," she said.

Visit www.lowerjct.ca



Auto Building
Courtesy photo: Developer Castlepoint Numa will begin construction on an eight-acre site in the south end of the Junction Triangle. The project is a mixed-use development which will see the restoration of the heritage Auto Building, at 158 Sterling Rd.

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