

Mirvish Village

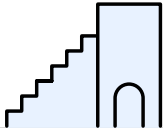
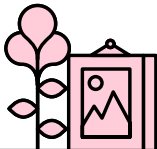
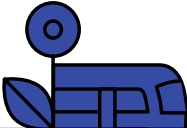
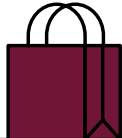
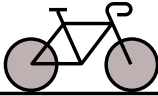


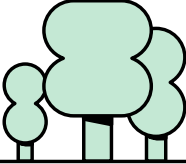
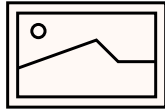

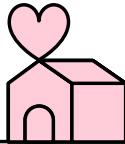

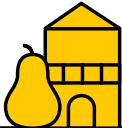
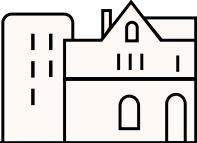


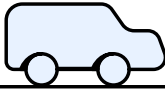

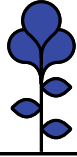
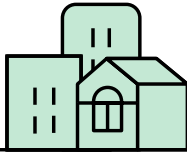


westbank

Peterson

Retail



			
~900 Pet Friendly Purpose-Built Rental Homes	200,000 ft ² Diverse Retail and Creative Workspace	97 Walk Score 100 Transit Score 100 Bike Score	30,000,000 Visitors per year
			
Westbank Cycle Club	LEED Platinum Neighbourhood Development powered by Creative Energy	The Kitchen Chefs Collective and Live Music Venue	New Public Park
			
Public Art by Frank Stella and Ian Wallace	24 Heritage Buildings Conserved	Daycare	House Concepts Gym
			
25 Micro-Retail Units	1,000,000 ft ² Development	Restaurant Patio Opportunities on Markham Street	1 block away + 8,000 University students on-site
			
127 Commercial Parking Stalls	50 EV charging stalls	Valet Service	1 Community

Mirvish Village

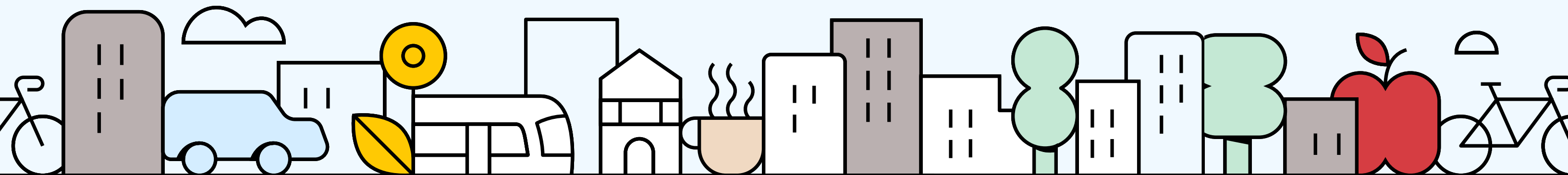
The Mirvish Village Story

The site of Mirvish Village was previously the home to the Honest Ed's Department Store for over 50 years. Honest Ed's was important because it was a place where the community came together. Most importantly, because it was home to thousands of stories from the many immigrants who have come to Toronto that helped it become the multicultural global city it is today. Everything about the project is seen through this lens.

A new community of 100% purpose-built rental, Mirvish Village will build on a rich history that Ed, Anne and David Mirvish began. Our goal when we were invited by David Mirvish to redevelop the site was not only to honour this

legacy, but to build on the idea that Mirvish Village will represent this community and support its evolution.

Designed as a new, vibrant community hub and gathering place, Mirvish Village will integrate a new park and public market, an extensive public realm, micro-retail, 24 restored heritage buildings, unique restaurants and shops as well as numerous indoor and outdoor performance and gathering spaces all interwoven with public art installations including a mural by artist Frank Stella. The entire project is powered by a neighbourhood energy system by Creative Energy that will help it achieve reductions in greenhouse gas emissions of over 30%.





View of Mirvish Village looking West from Bathurst Street



View of Mirvish Village looking Southeast

Mirvish Village's History

The Honest Ed's Store had multiple incarnations, spanning over 60 years in business at the same location. The store grew incrementally from the corner of Bloor and Markham, as "Honest" Ed Mirvish gradually annexed the buildings to the east and south to fill most of a city block. The store became a Toronto landmark and the surrounding area became a haven for artists, housing galleries, boutiques, and restaurants, anchored by Anne Mirvish's studio and practice.

1948
Ed Mirvish Opens Honest Ed's.



1965
Paul Rodrick Gallery opens.

1969
Contrast founded by Al Hamilton in 1969, is located at Bloor and Bathurst. Called the "eyes, ears and voice of Canada's Black community," the publication helped many noted Black journalists and writers get their start.

1974
Mirvish Books expansion opened at 599 Markham, originally the site of Jack Pollock's gallery.



2017
After a year long community consultation process which engaged over 30,000 Torontonians, Mirvish Village zoning is approved.



2022
Mirvish Village Completion.

1963 - 1964
Margaret Atwood wrote one or more of her early novels in the Victory Cafe building, on the second floor.



1970
Frank Stella's piece Damascus Gate is installed in Mirvish Books and remains there until 2005.



1993
Markham House serves as a gallery and studio for Anne Mirvish's sculptures.



2016
Preservation and demolition work begins on site.



2018
Construction Starts.

Downtown Toronto Context Map

At the intersection of Bloor and Bathurst Streets on the western edge of downtown Toronto, Mirvish Village has a **transit score of 100, bike score of 100, and walking score of 97**. Bathurst Station across the street provides access to the Bloor-Danforth subway line and the Bathurst streetcar line.



- Transit**
 - Yonge-University Line
 - Bloor-Danforth Line
 - Go Train/Pearson Express Train
- Toronto Pearson International Airport**
40 mins
- Billy Bishop Toronto City Airport**
20 mins
- Financial District**
15 mins

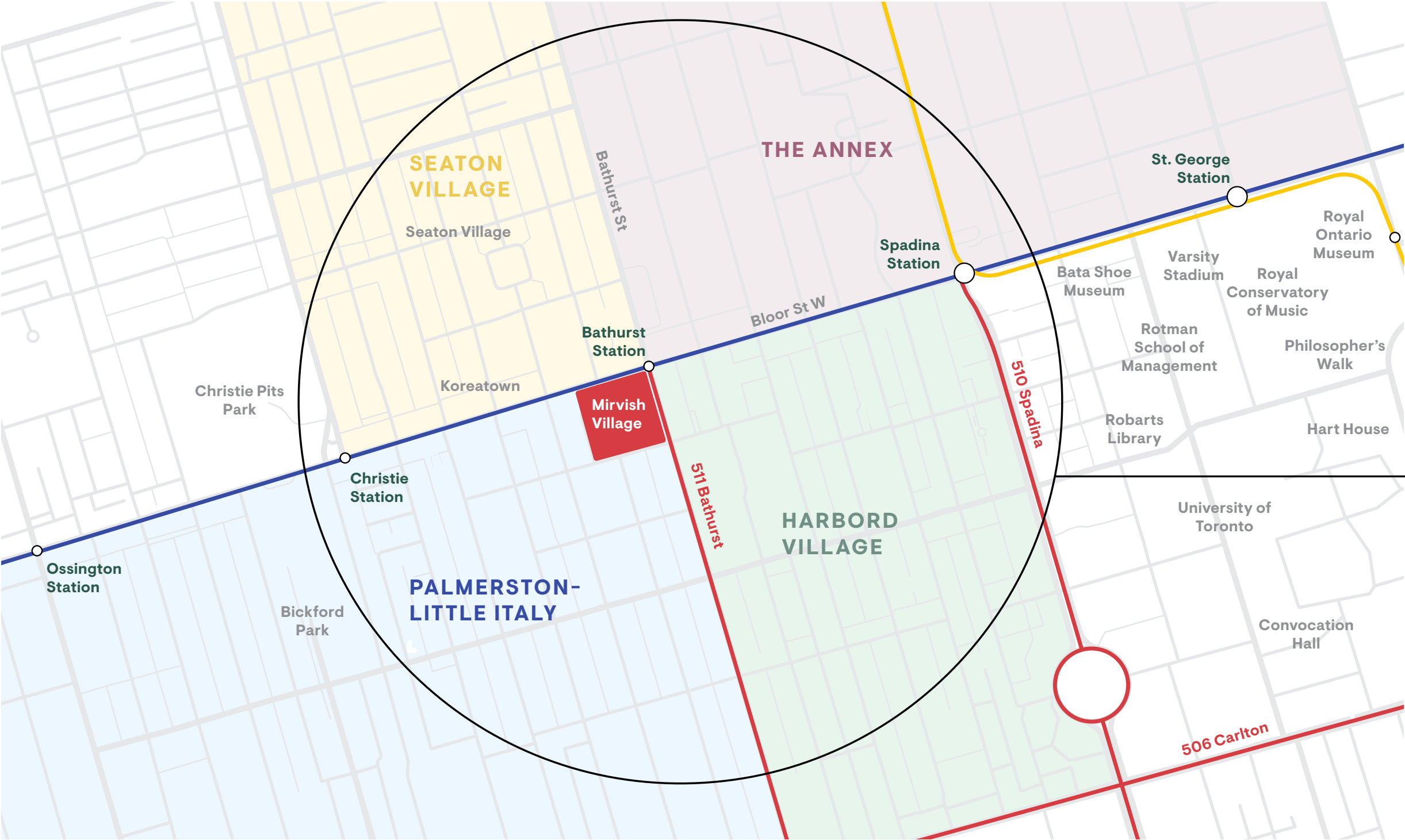
- 3KM**
 - Population**
373,880
 - Household Median Income**
\$82,587
 - Median Age**
35.6

- 5KM**
 - Population**
752,279
 - Household Median Income**
\$81,599
 - Median Age**
36.7



Neighbourhood Map

The site is bordered by four residential neighbourhoods: Palmerston-Little Italy, Seaton Village, The Annex and Harbord Village each with their own unique identity. The University of Toronto is located less than a 10 minute walk from Mirvish Village, adding over 60,000 people to the daytime population.



Transit

- Yonge-University Line
- Bloor-Danforth Line
- Streetcar Line

Bathurst Station
Passengers per day (2018)
26,900

511 Bathurst Streetcar
Passengers per day (2012)
17,394

Bloor/Bathurst Vehicular Traffic (8hr period)
15,756 Cars

Bloor/Bathurst Pedestrian Traffic (8hr period)
20,564 People

1KM

Population
33,527

Household Median Income
\$84,768

Median Age
35.5

Retail

the kitchen

Mirvish Market

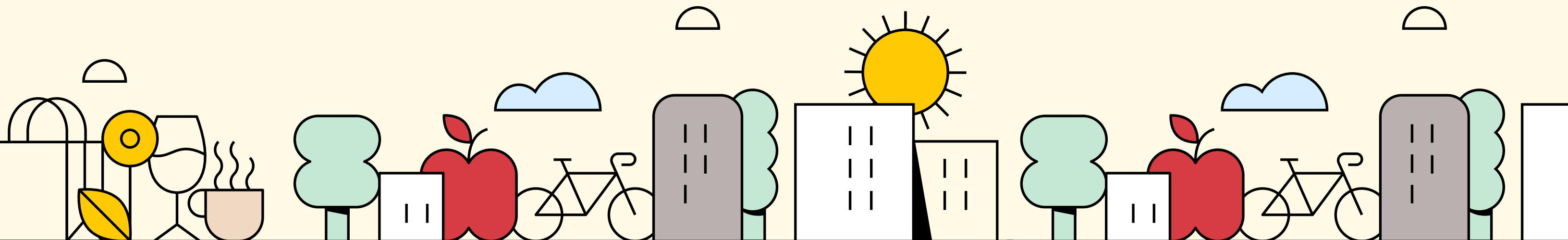
Main Street Retail

Markham Street

Micro Retail at Honest Ed's Alley

Celebrating entrepreneurship, creativity, multiculturalism, heritage and community.

The retail at Mirvish is diverse, varied and designed to reflect the fine grain character of the historic site, with multiple spaces available for micro to mid-size to larger tenants. The project is anchored by a public market which forms an identifiable heart connected to every aspect of the site including the retail high street at Markham Street and the public park.





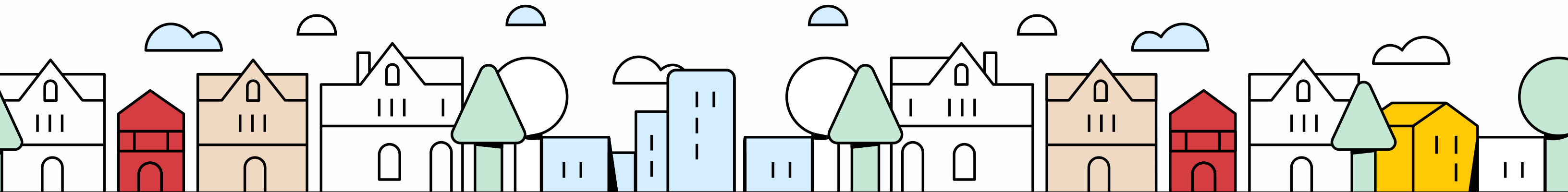
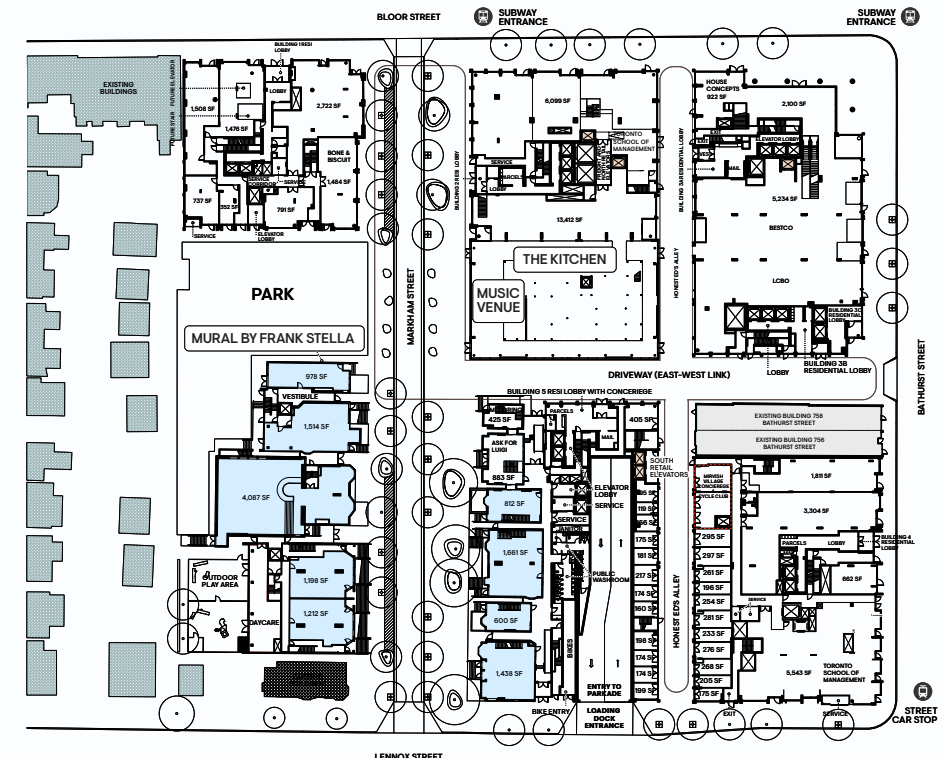
Mirvish Market: View of Mirvish Village from the corner of Bloor & Bathurst

Markham Street

Heritage Houses

The restoration of the Markham Street heritage houses reimagines the street as a pedestrian-oriented avenue. The 18 restored heritage houses (of a total 24 restored heritage structures) will be home to unique restaurants, cafes, bookstores, record stores and other retailers that reflect the distinct character of the neighbourhood.

We are returning Markham Street to the vibrancy of its heyday in the 1960s, when rows of twentieth century residences housing galleries and studios lined the street, and artists sold their pieces on their front lawns.





View of Mirvish Village looking East



View of the heritage houses along Markham Street

...Unique signage opportunities through paint, murals and neons. Most of the patio opportunities are on the east side of Markham Street.



View of the heritage houses along East side of Markham Street

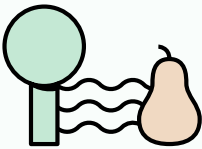
The Kitchen & Music Venue



16
Prepared Food
Vendors



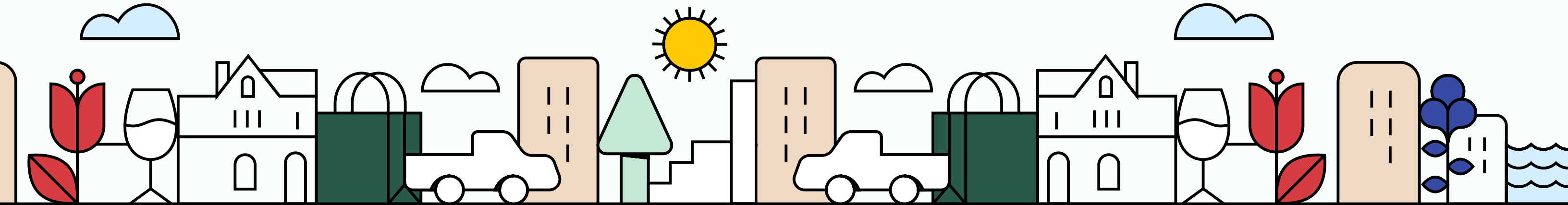
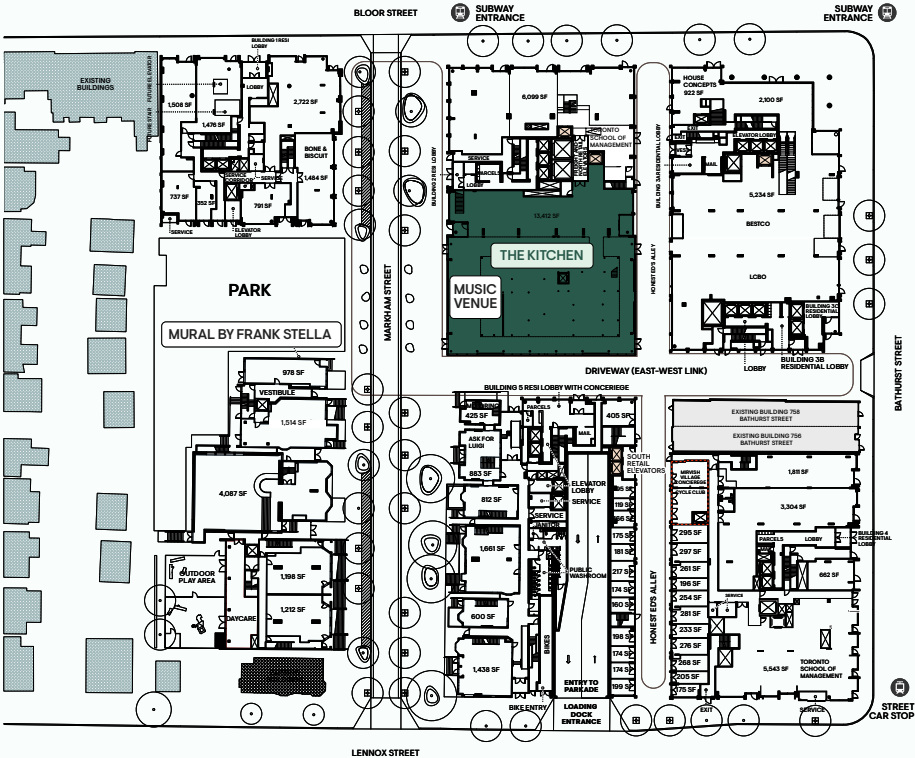
Bar and Event
Space



Seasonal Outdoor
Market Stalls



Year-round Live
Music Performances



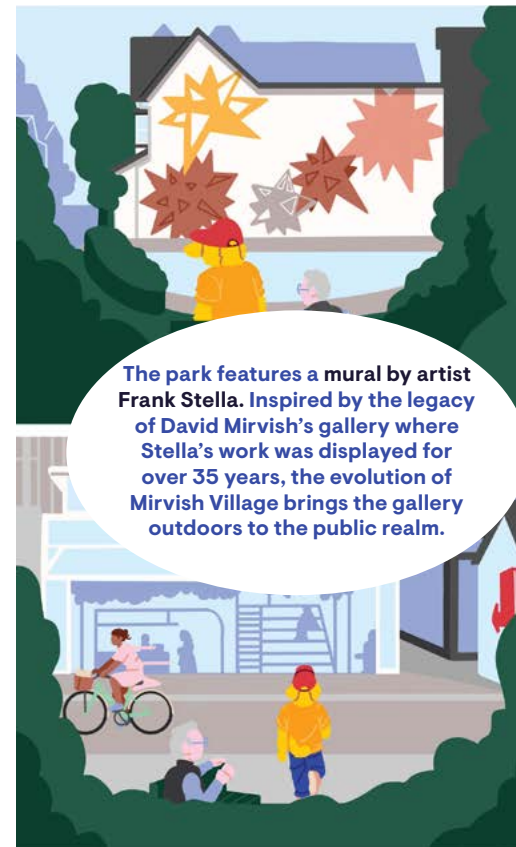
Music venue and food market with over 16 prepared food vendors and daily performances



The Park & Music Venue at Mirvish Village

“A place that brings the community together.”

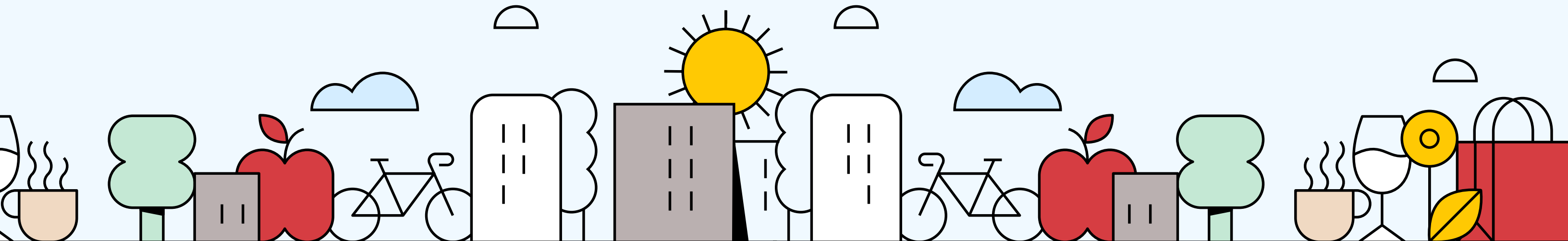
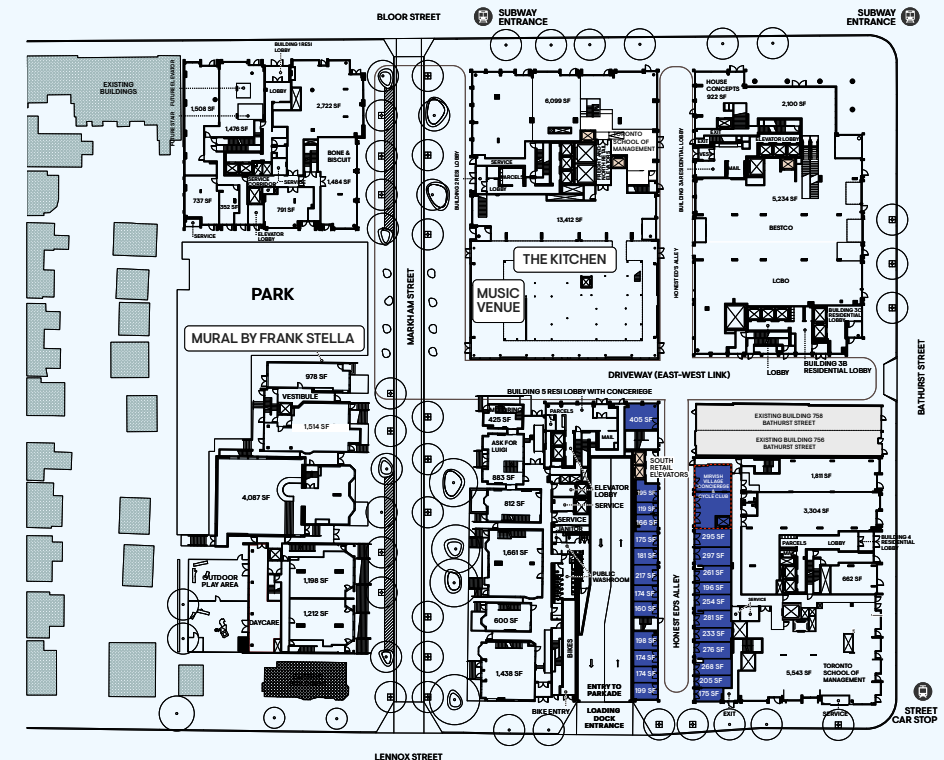
The Park at Mirvish Village will complement the public market, together creating the heart of the project and a gathering place for the community. Outdoor seating areas mixed with landscaping, shady groves of trees, gardens and children’s play, all in the perfect position for watching concerts.



Micro Retail

at Honest Ed's Alley

Mirvish Village will build on the entrepreneurial spirit of Ed and Anne Mirvish and celebrate all that they created by supporting creative, innovative and passionate entrepreneurs and small business owners. Mirvish Village will offer incubator spaces and micro-retail spaces for these businesses to showcase their products and test out new concepts.



Honest Ed's Alley

“A Celebration of Entrepreneurial Spirit.”

25 fully move-in ready micro retail units for retail entrepreneurs. With no major deposit or long-term leases required. Honest Ed's Alley will support a new generation of young entrepreneurs from across Toronto.

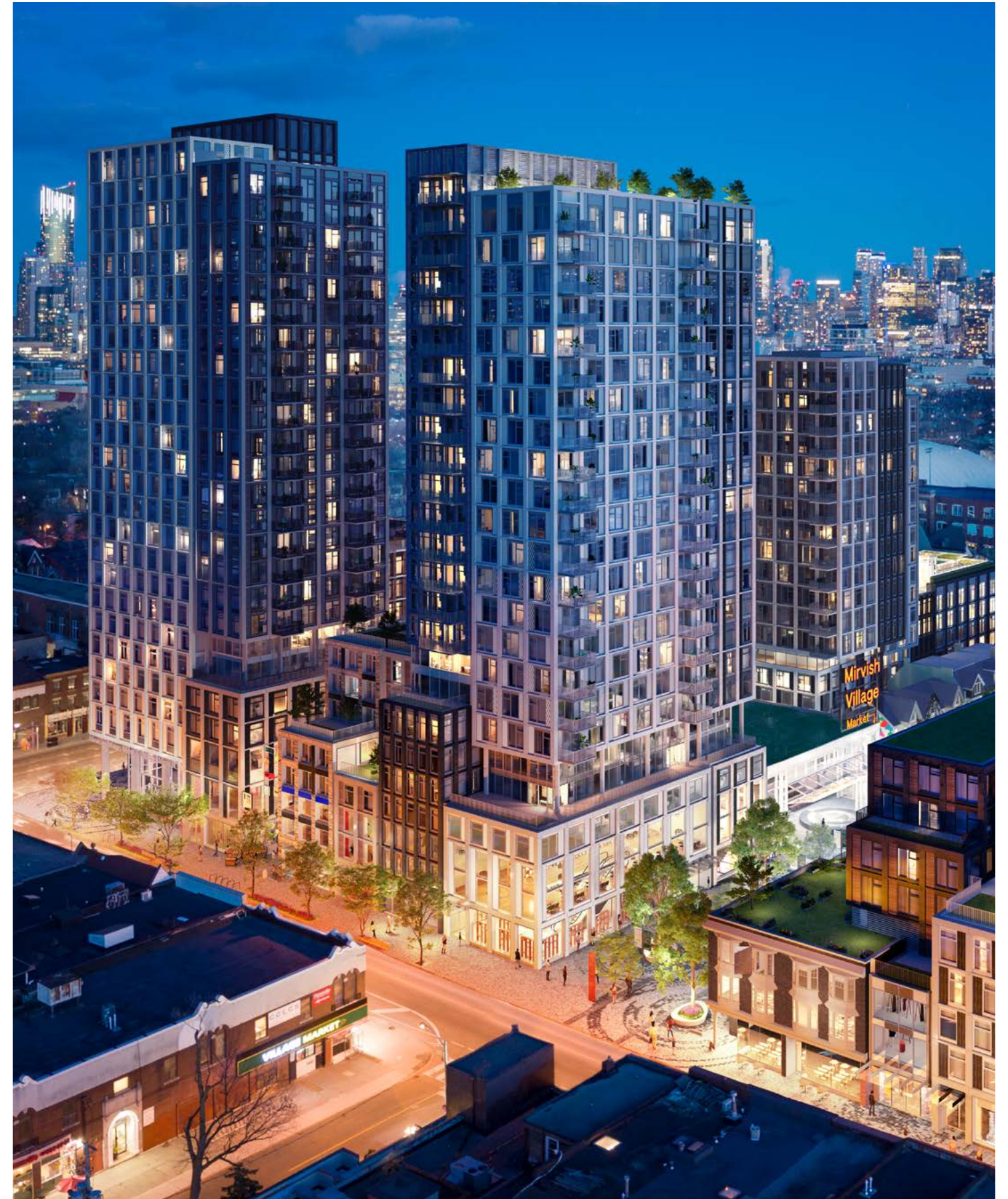
Honest Ed's Alley features **neon signage and lighting inspired by alleyways of Tokyo**. Lined with street vendors and unique retailers these alleyways are lit with beautiful lanterns and signs that draw in visitors to activate the space day and night.



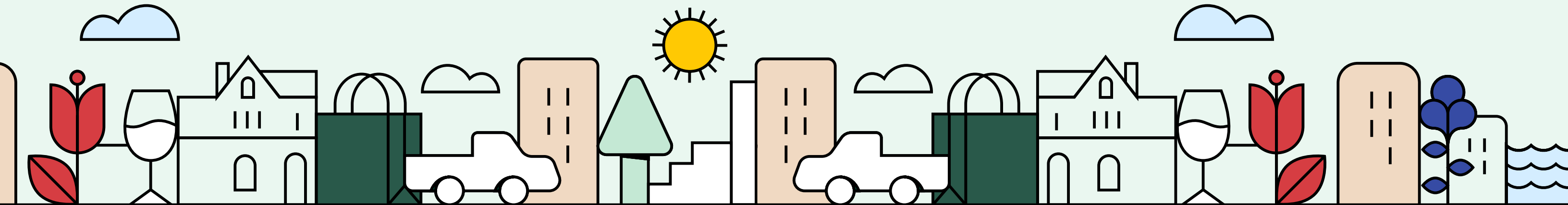
Main Street Retail

The retail experience at Mirvish Village will be eclectic and reflective of the diverse, multicultural community in which it is placed.

To complement the experimental micro-retail incubators of Honest Ed's Alley and the restaurants in the heritage houses along Markham Street, the Main Street Retail along Bloor, Bathurst and Lennox Streets will be curated with a mix of local and international brands and retailers. The Main Street Retail along Lennox Street also features site-specific pieces by artist Ian Wallace, as part of a large-scale, multi-artist public art program that will help Mirvish Village become one of the most interesting projects in the country.



Site Plans



Mirvish Village
Ground Floor Plan

- Main St Retail
- Micro Retail
- House Concepts
- Markham Street Heritage Houses
- The Kitchen
- Residential
- Daycare
- Office
- Passenger Elevator
- Freight Elevator
- Leased
- Proposed Venue Space



Mirvish Village Level 2 Floor Plan

- Main St Retail
- Micro Retail
- House Concepts
- Markham Street Heritage Houses
- The Kitchen
- Residential
- Daycare
- Office
- Passenger Elevator
- Freight Elevator
- Leased
- Proposed Venue Space



Mirvish Village

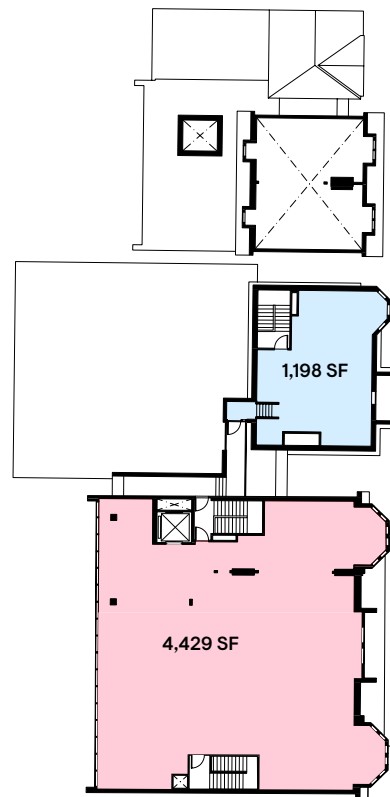
BLOOR STREET



LENNOX STREET

Mirvish Village Level 3 Floor Plan

- Main St Retail
- Micro Retail
- House Concepts
- Markham Street Heritage Houses
- The Kitchen
- Residential
- Daycare
- Office
- Passenger Elevator
- Freight Elevator
- Leased
- Proposed Venue Space

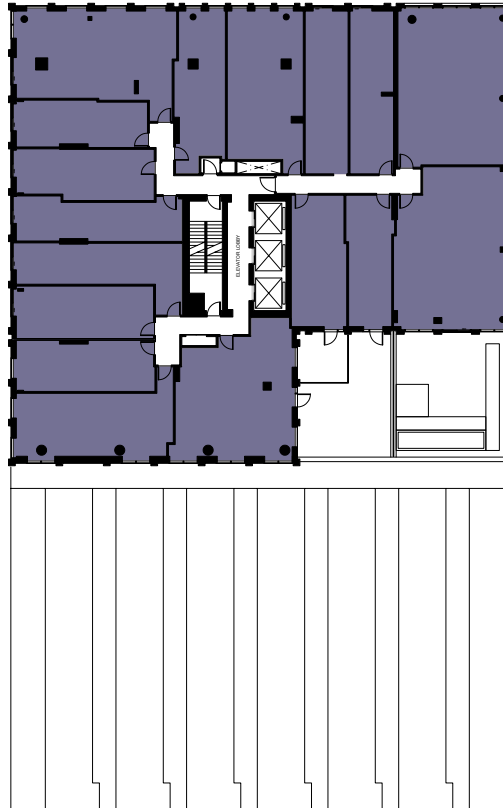


MARKHAM STREET

MARKHAM STREET
HERITAGE HOUSES



LENNOX STREET



BATHURST STREET

STREET
CAR STOP

BLOOR STREET

SUBWAY
ENTRANCE

SUBWAY
ENTRANCE

Mirvish Village Parking Level P1

- Main St Retail
- Micro Retail
- House Concepts
- Markham Street Heritage Houses
- The Kitchen
- Residential
- Daycare
- Office
- Passenger Elevator
- Freight Elevator
- Leased
- Proposed Venue Space

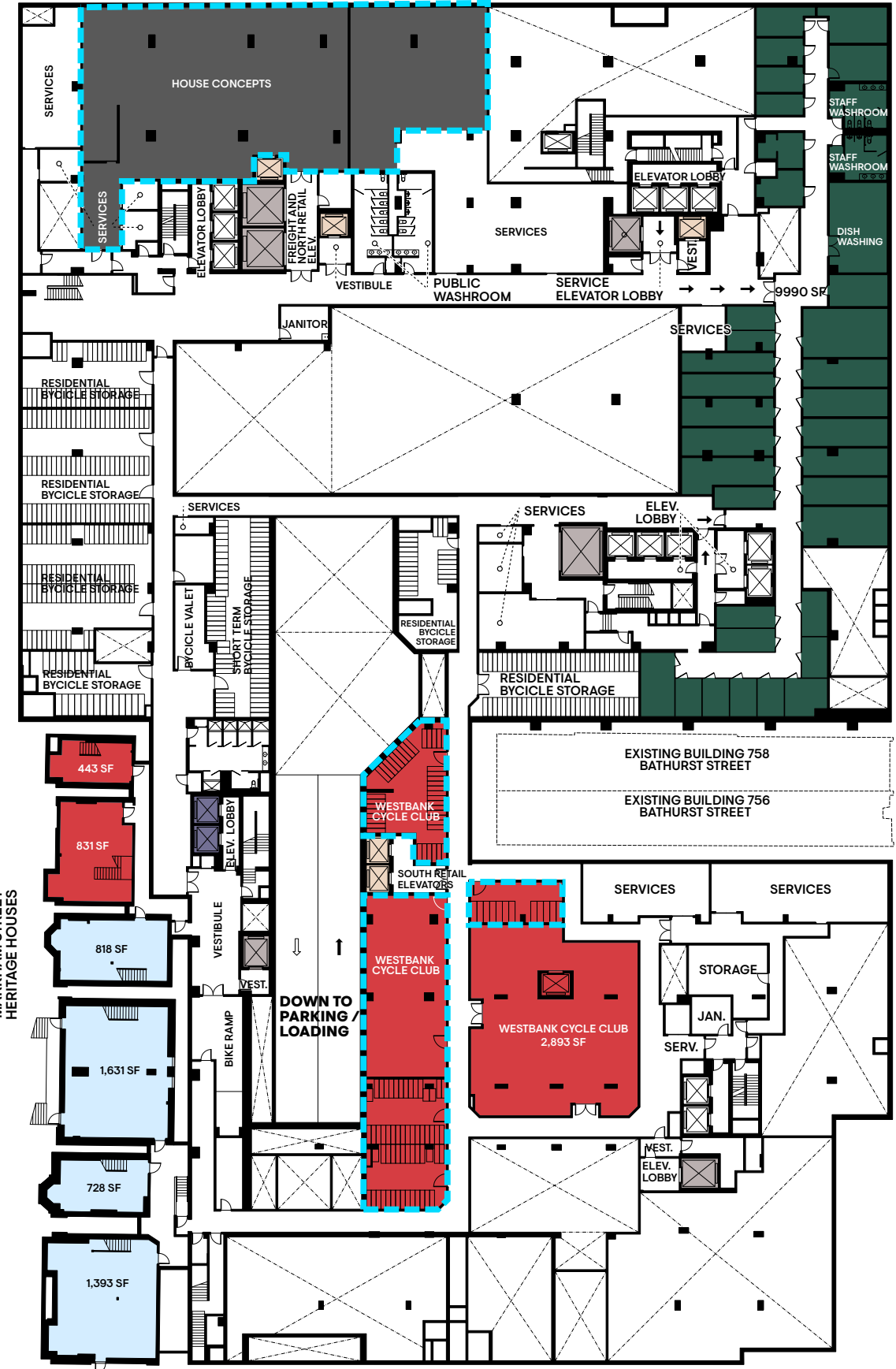
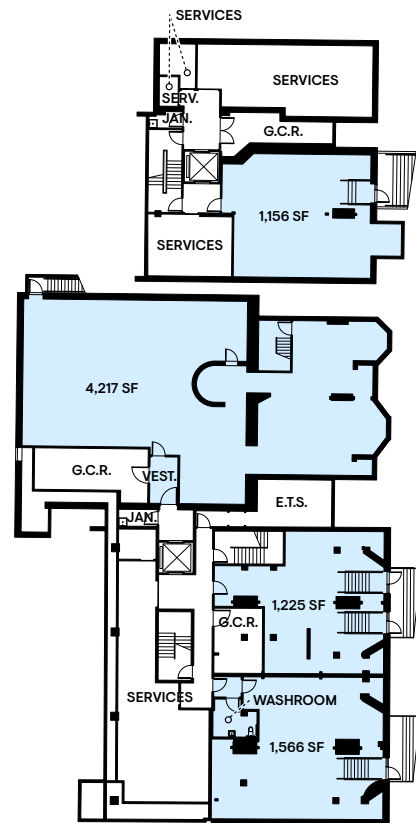
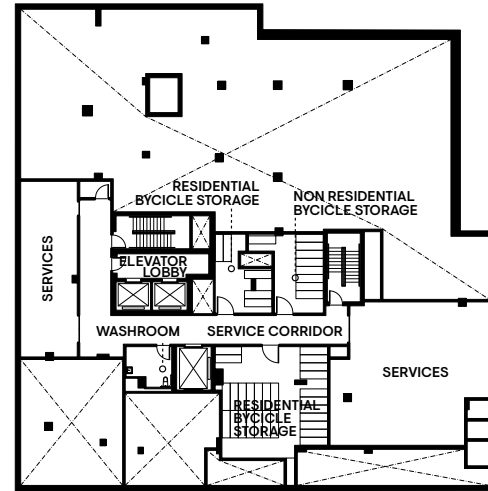


BLOOR STREET

MARKHAM STREET

LENNOX STREET

BATHURST STREET



-  Main St Retail
-  Micro Retail
-  House Concepts
-  Markham Street Heritage Houses
-  The Kitchen
-  Residential
-  Daycare
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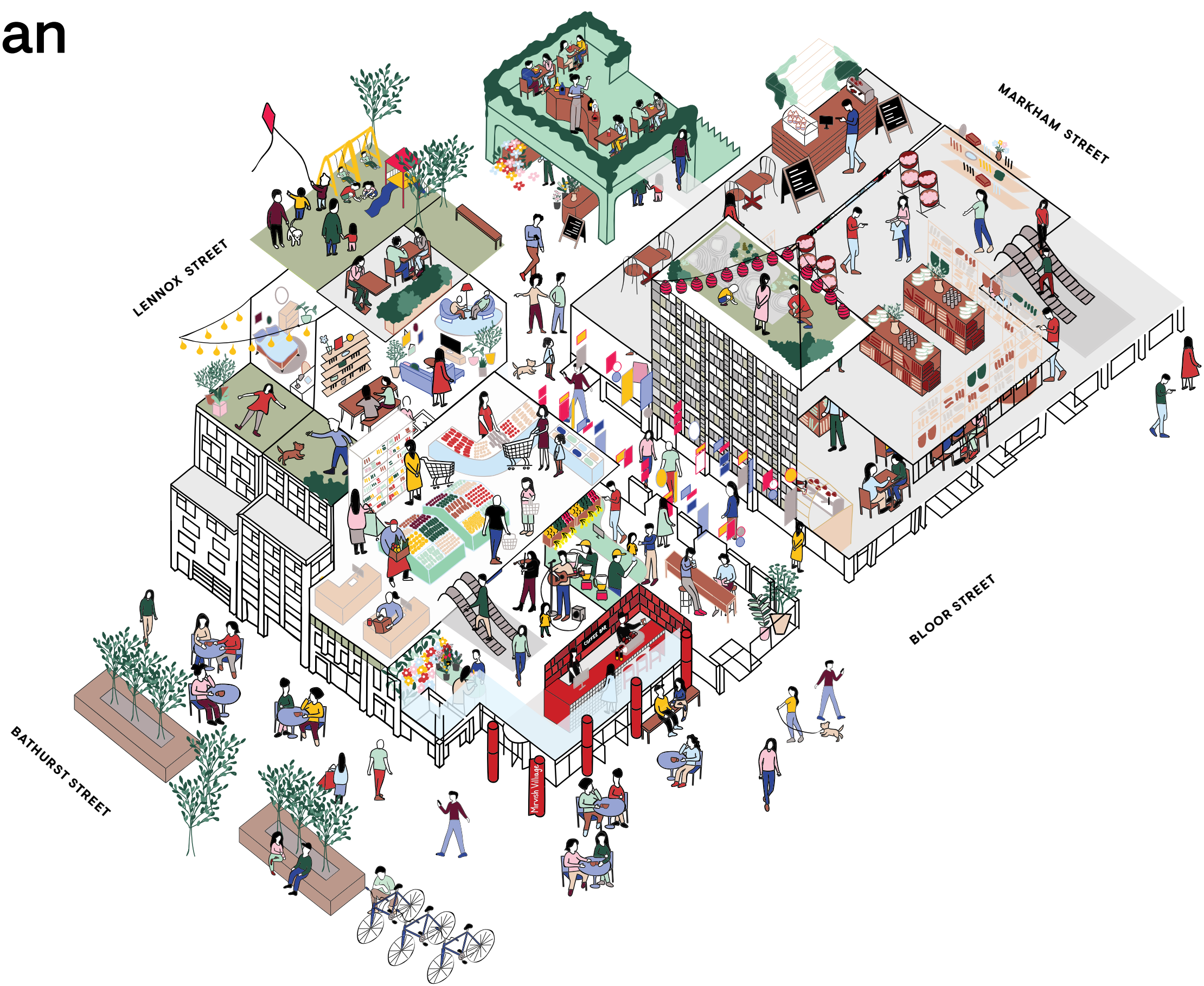


Mirvish Village
Parking Level P3

- Commercial Parking: 127 Stalls
- EV Residential Parking: 3 Stalls
- Residential Parking: 50 Stalls
- EV Commercial Parking: 13 Stalls



Axo Plan



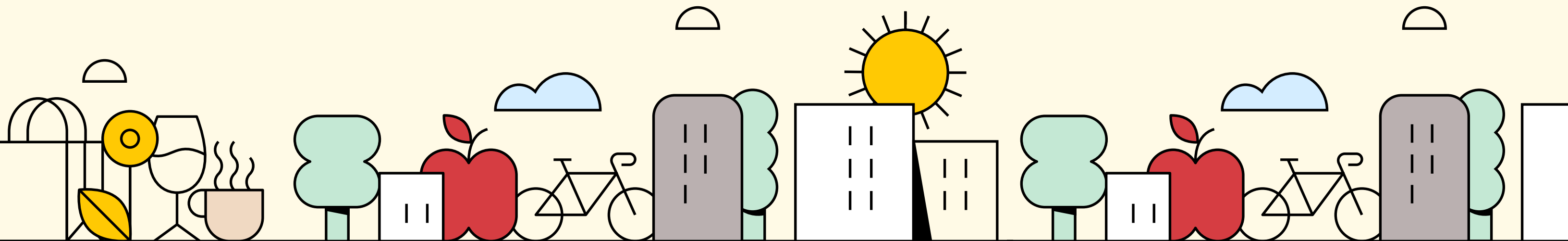
Aerial View



Partnership

Westbank and Peterson

Westbank and Peterson have a decades-long relationship founded on creating transformative projects for their cities and communities. Their body of work together includes the Shangri-La Vancouver, the Woodward's Redevelopment, the Shangri-La Toronto, Mirvish Village and most recently, their Silicon Valley Campus.



Westbank

The core of Westbank’s mission is to create a body of work with a high degree of artistry that helps foster more equitable and beautiful cities. Westbank is active across Canada and in the United States, with projects including residential, hotels, retail, office, rental, district energy, affordable housing and public art. Established in 1992, they are one of North America’s leading developers, with offices in Vancouver, Toronto, Seattle, Shanghai, Beijing, Taiwan, Tokyo, Hong Kong, Shenzhen and Chengdu, and over 25 billion dollars of projects completed or under development. Westbank is driven by the belief that beauty and culture in all forms and in the broadest definitions, are essential to human existence. In committing their efforts fully towards the fight for beauty and the creation of culture, they have evolved beyond the definition of a traditional real estate development firm, to become a culture company.

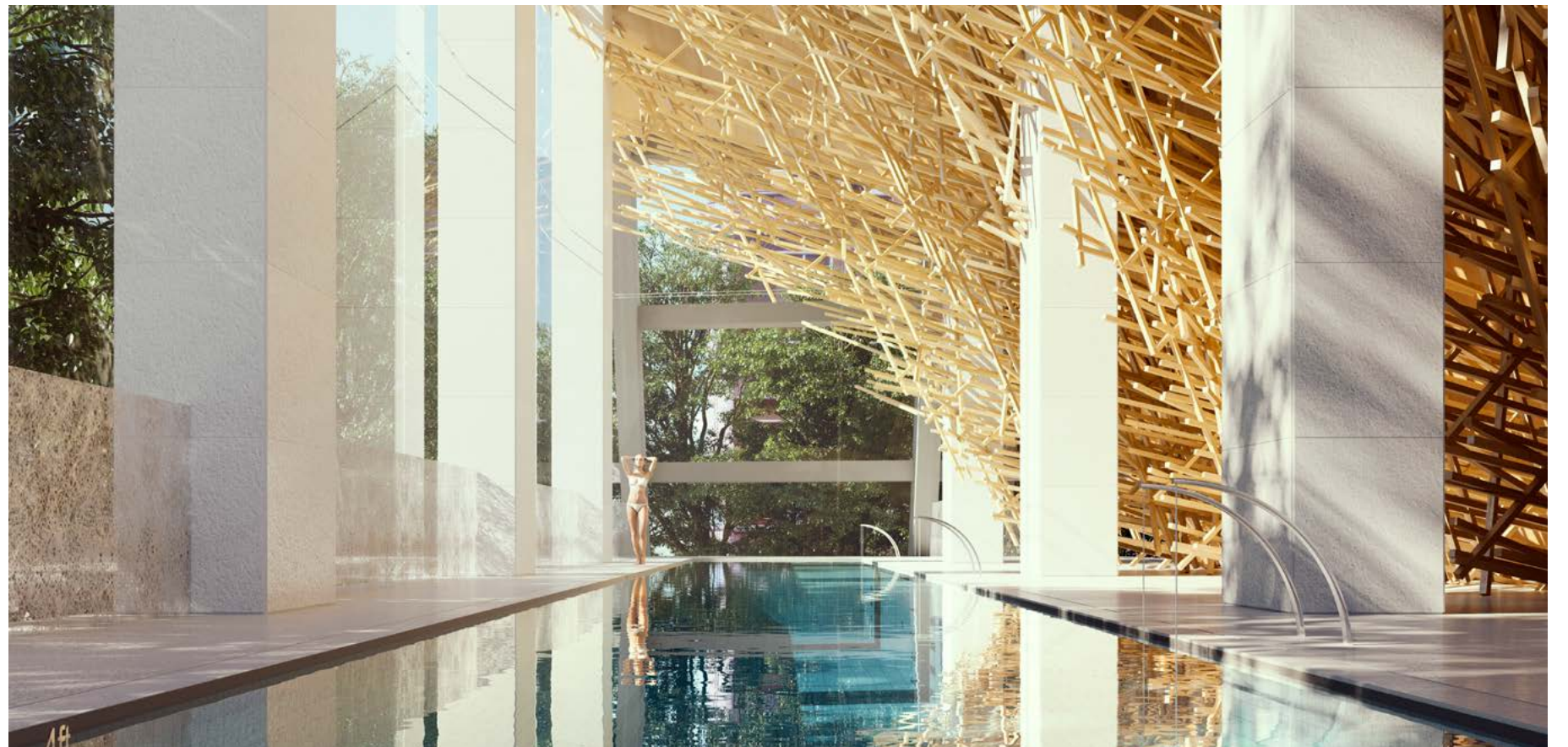


Peterson

Peterson Group (“Peterson”) is a family-owned private entrepreneurial company based in Hong Kong and Vancouver.

The principal business of Peterson is investments in property globally, crossing asset classes and strategies. In addition, Peterson has investments in private equity, venture capital, private debt and asset management. Throughout their history, Peterson has owned, developed and managed a diverse portfolio of projects including residential, office, hotel, retail, industrial and mixed-use.

Across North America, Peterson’s interests include ownership in 7.5 million square feet of commercial property, over 2,400 units of residential and hospitality, and participation in the development of another 14.0 million square feet.



Top Right Westbank Cityscape

Bottom Right Alberni by Kengo Kuma Peterson in partnership with Westbank



View of Mirvish Village Rooftop Amenity

