

# Reasons to Celebrate at Concert Properties



**W**hether it's from the top-down or the bottom-up, Concert Properties (Concert) has recently achieved what could be deemed a full circle in rental-housing development: a groundbreaking and a roof-topping of two Ontario-based projects on the same day.

## Village Gate West

Partnered with OMERS/Borealis Infrastructure and Sun Life Financial, Concert recently began construction on phase one of three of a new mixed-use residential community in West Toronto. The 3.7 acres of land, owned by Sun Life for over fifty years, will eventually create approximately 1,150 rental living units for Torontonians.



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Senior Vice President,  
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Paul G. Haggis, President & CEO,  
OMERS (Ontario Municipal  
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Philip C. Gillin, Vice President,  
Canadian Real Estate of Sun Life  
Financial (Sun Life Assurance  
Company of Canada)

Phase one of the project, started in September 2005, will see a \$48 million investment into a twenty-one storey building with 278 assured rental units on the northwest segment of the site. Phase two, scheduled to begin next spring, will occupy the northeast segment of the site. Currently in the Site Plan Approval stage for its twelve storeys, this \$40 million investment will provide 170 units in a senior lifestyle and independent living rental building.

Phase three, while only in the pre-design development stage of the proposal, anticipates investing \$90 million to establish two high-rise condominium towers on the southern portion of Village Gate West. With this commitment, Concert and its partners

aim to create up to an additional 500 units in its 20 to 25 storey towers.

## Jazz

At the same time, Concert was also celebrating the completion of all structural work on its latest development, and second project in partnership with OMERS. The roof-topping event of the rental residential project Jazz welcomes 388 rental living suites in its twenty-eight storey high-rise. Located in downtown Toronto at the corner of Church Street and Shuter, this particular development managed to successfully retain the heritage façade at 167 Church Street in addition to rebuilding those at 163 and 157 Church Street. Not only is this a heritage-inspired project, Jazz is also a 'greener building' with a more environ-

mentally sustainable design, including 'green roofs' on the 8<sup>th</sup> floor wings.

Part of a \$300 million commitment to develop new assured market and seniors rental housing in the Toronto area, the completion of Jazz brings the Concert/OMERS partnership that much closer to achieving its goal. A total of 694 new units will have been developed when Jazz opens its doors to occupancy next spring. Their first partnership, Prelude, saw a twenty-six storey rental apartment building with 306 units erected in North York in the Yonge and Sheppard neighbourhood. ■■

Our sincerest congratulations are extended to Concert Properties and its partners for achieving such success by investing in Ontario's rental housing market.



David Podmore,  
President and CEO,  
Concert Properties