

Toronto's Disappearing Main Streets

Architectural Conservancy of Ontario

Symposium: 06 April 2019

Current Context

The Changing Retail Landscape: Case Study



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OPL Framework



Focus on Urban Agriculture

Healthy Living, Terrace to Table



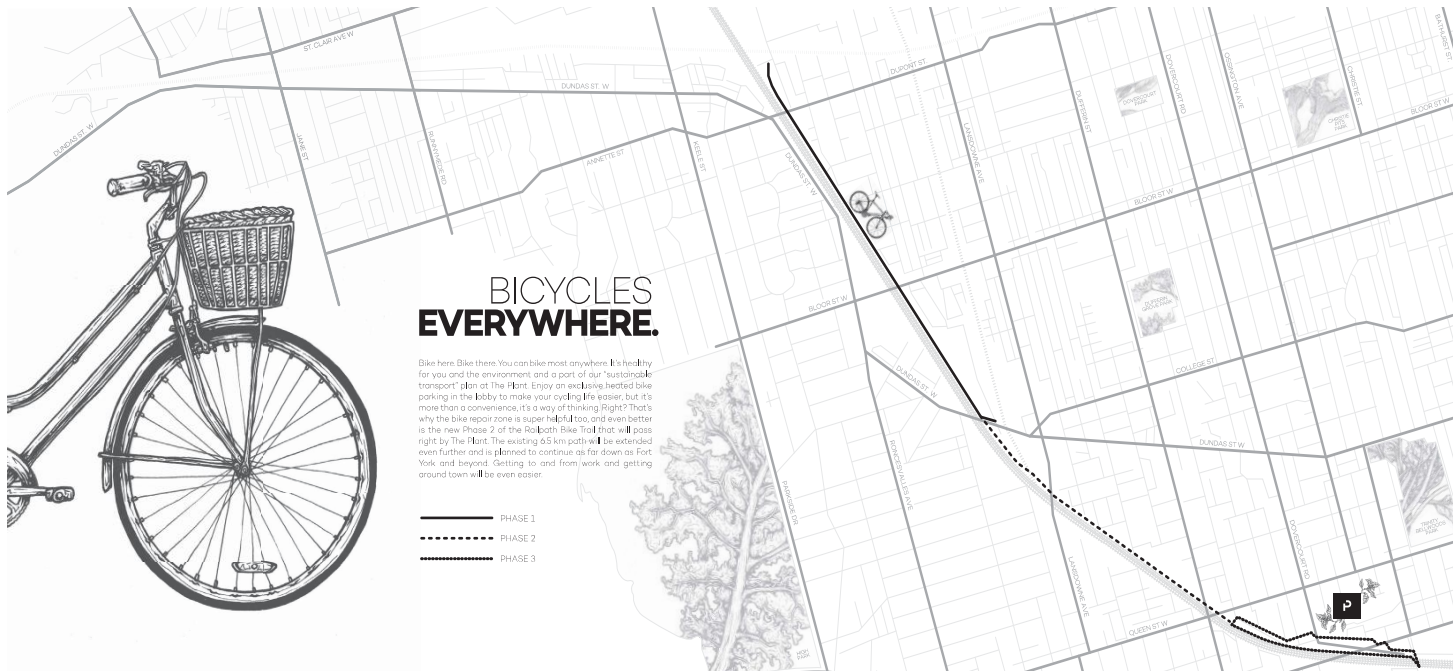
Key Factors for Successful Retail

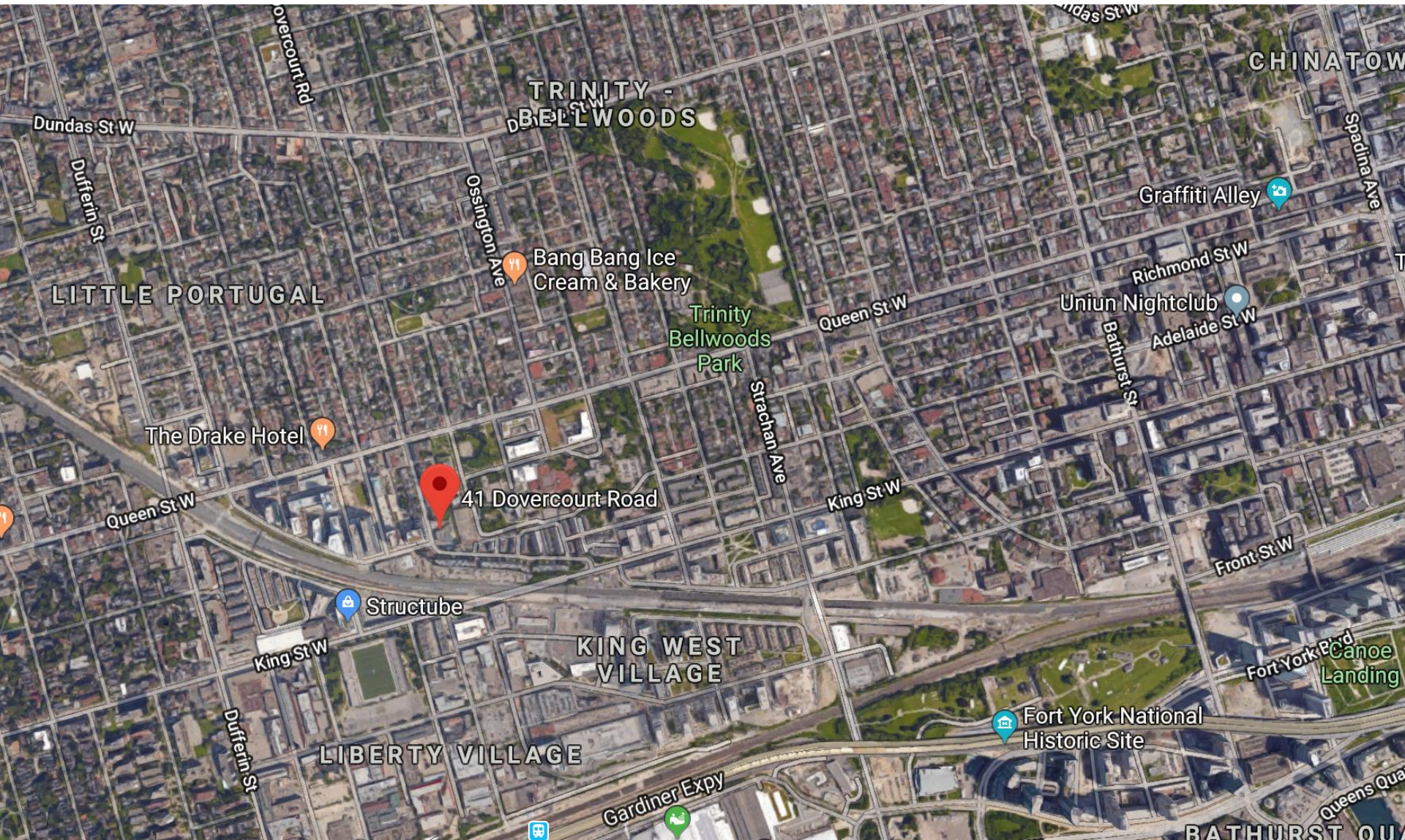
1. Location
2. Design
3. Market
4. Financial Terms



1. Location

- High traffic, population density, co-location with other retail
- Visibility
- Accessibility by transit, walking or car (parking)





LITTLE PORTUGAL

TRINITY - BELLWOODS

CHINATOWN

41 Dovercourt Road

KING WEST VILLAGE

LIBERTY VILLAGE

Bang Bang Ice Cream & Bakery

The Drake Hotel

Trinity Bellwoods Park

Union Nightclub

Fort York National Historic Site

Graffiti Alley

Richmond St W

Adelaide St W

Front St W

Gardiner Expy

Fort York Park Canoe Landing

BATHURST QUAY

Dundas St W

Dufferin St

Dovercourt Rd

Ossington Ave

Queen St W

Strachan Ave

King St W

Queen St W

King St W

Dufferin St

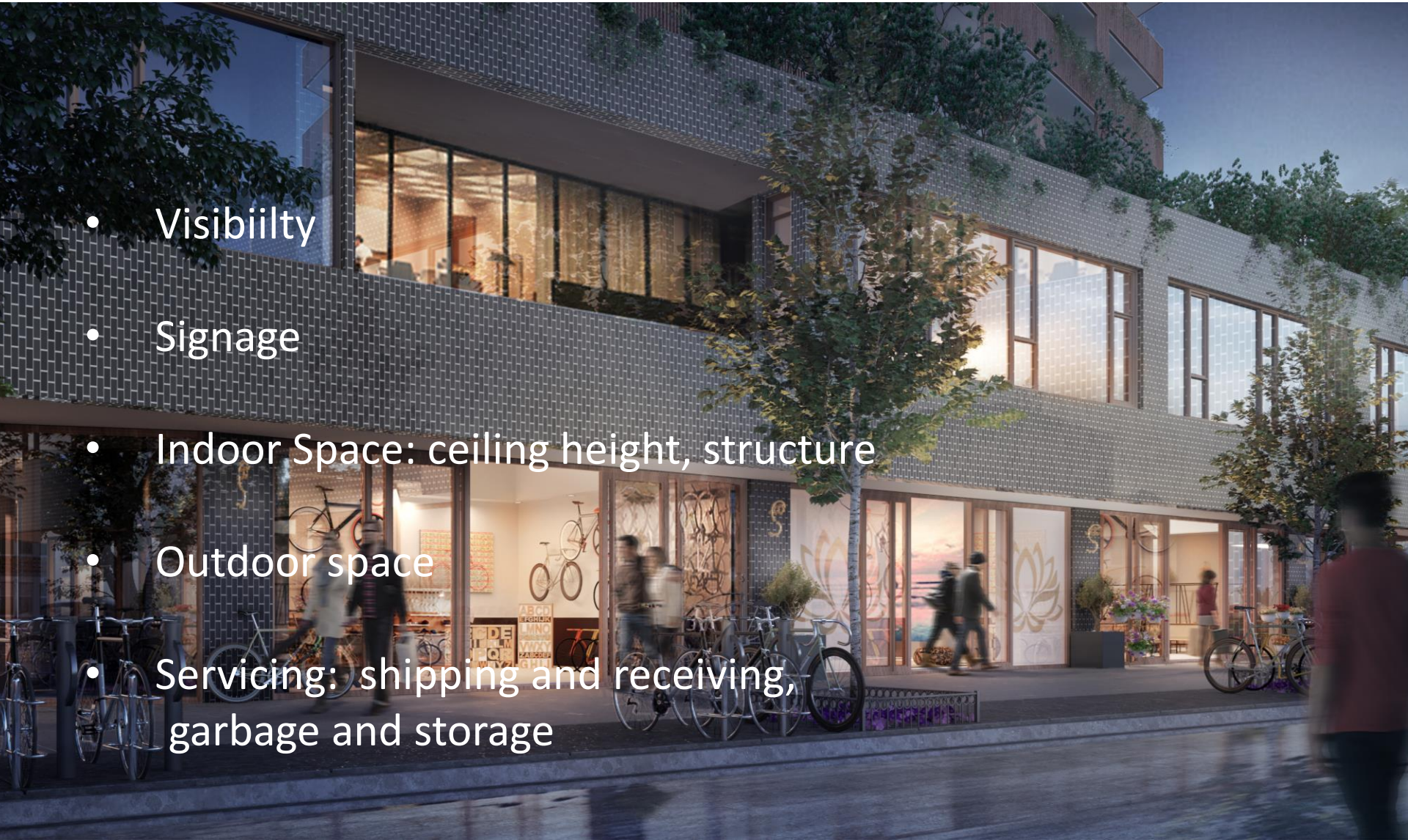
Spadina Ave

Bathurst St

Queens Quay

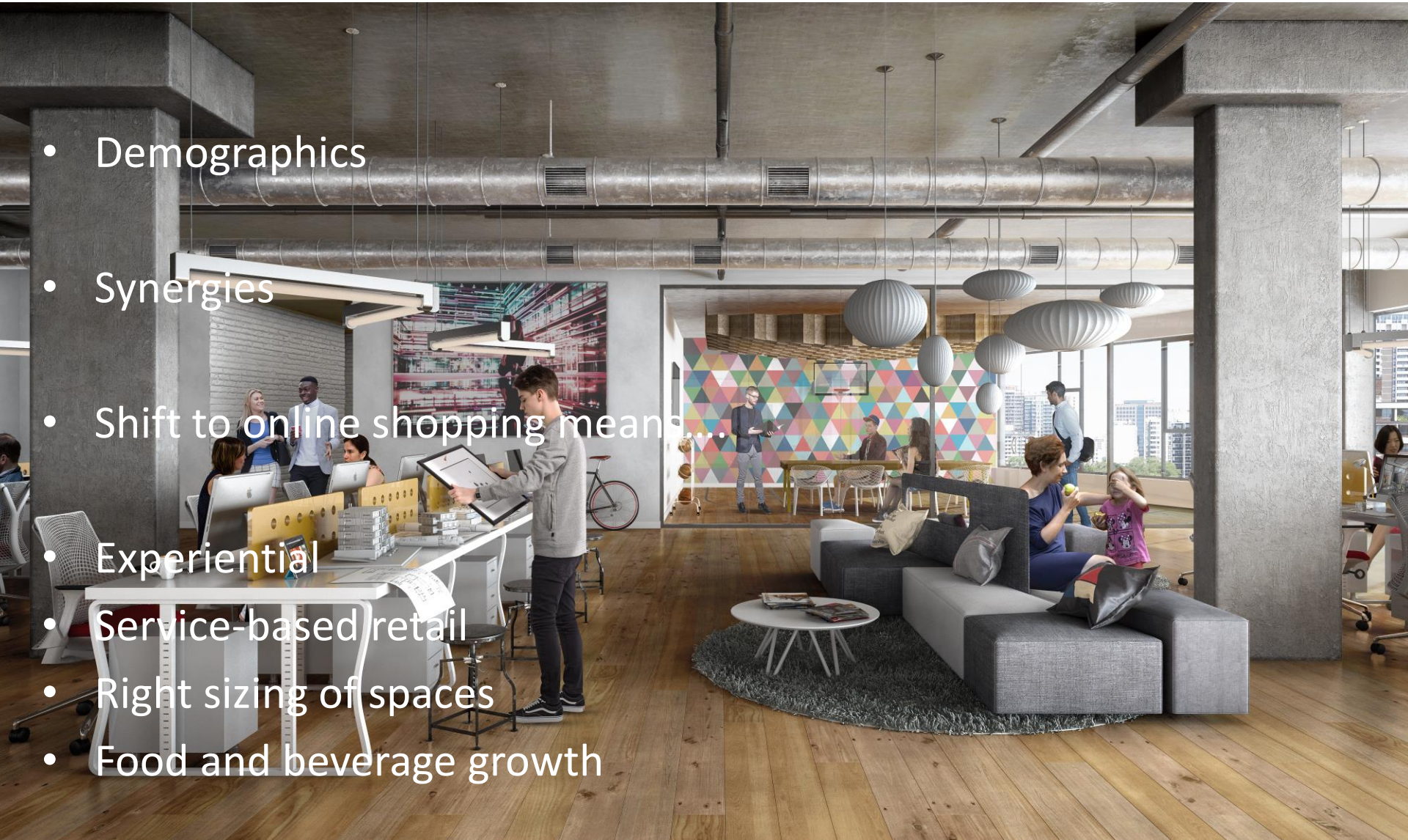
2. Design

- Visibility
- Signage
- Indoor Space: ceiling height, structure
- Outdoor space
- Servicing: shipping and receiving, garbage and storage



3. Market

- Demographics
- Synergies
- Shift to online shopping means...
- Experiential
- Service-based retail
- Right sizing of spaces
- Food and beverage growth



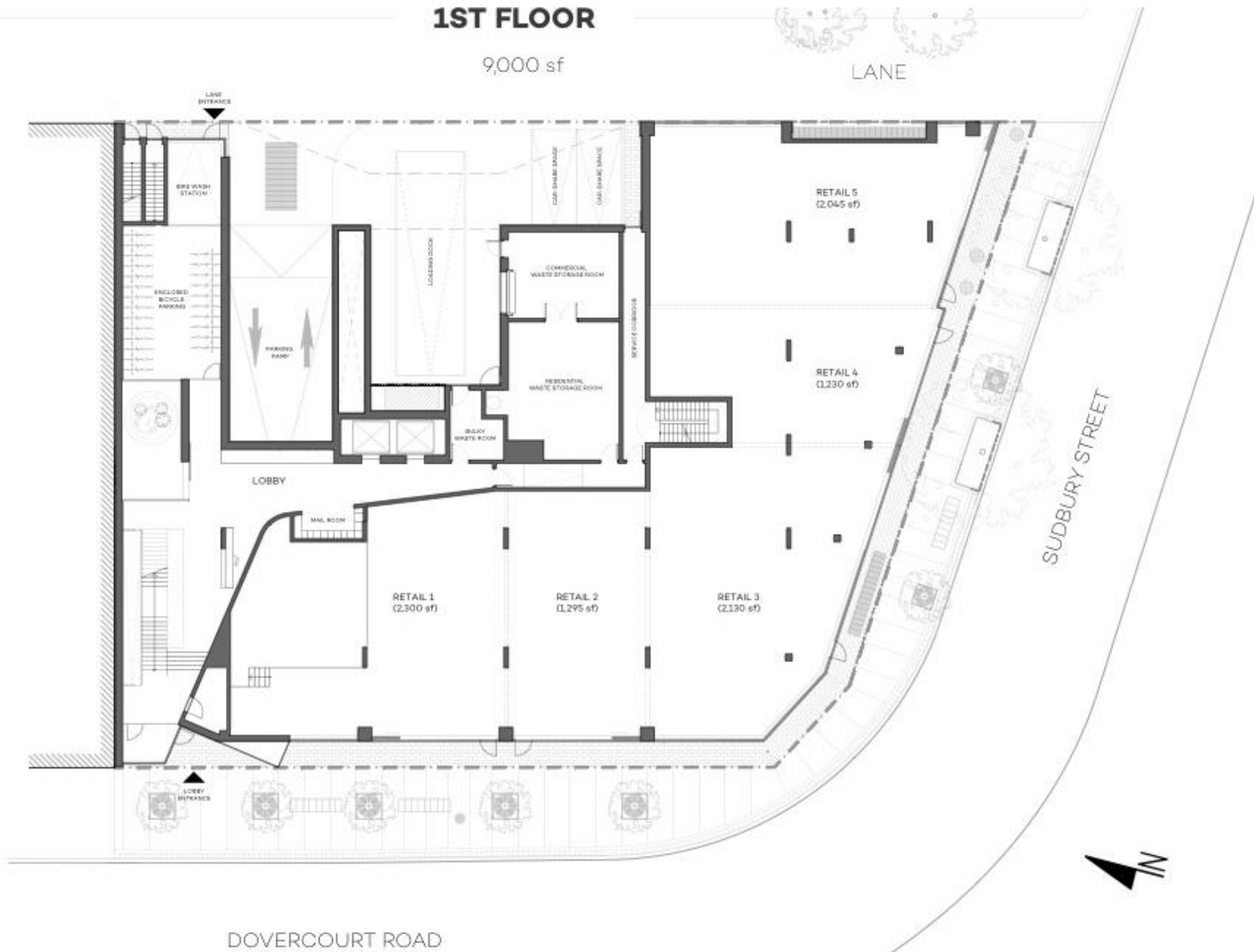
4. Financial Terms

- Net rent
- Additional rent (TMI) –property taxes!
- Gross up factor
- Lease term /renewal options



1ST FLOOR

9,000 sf



LANE

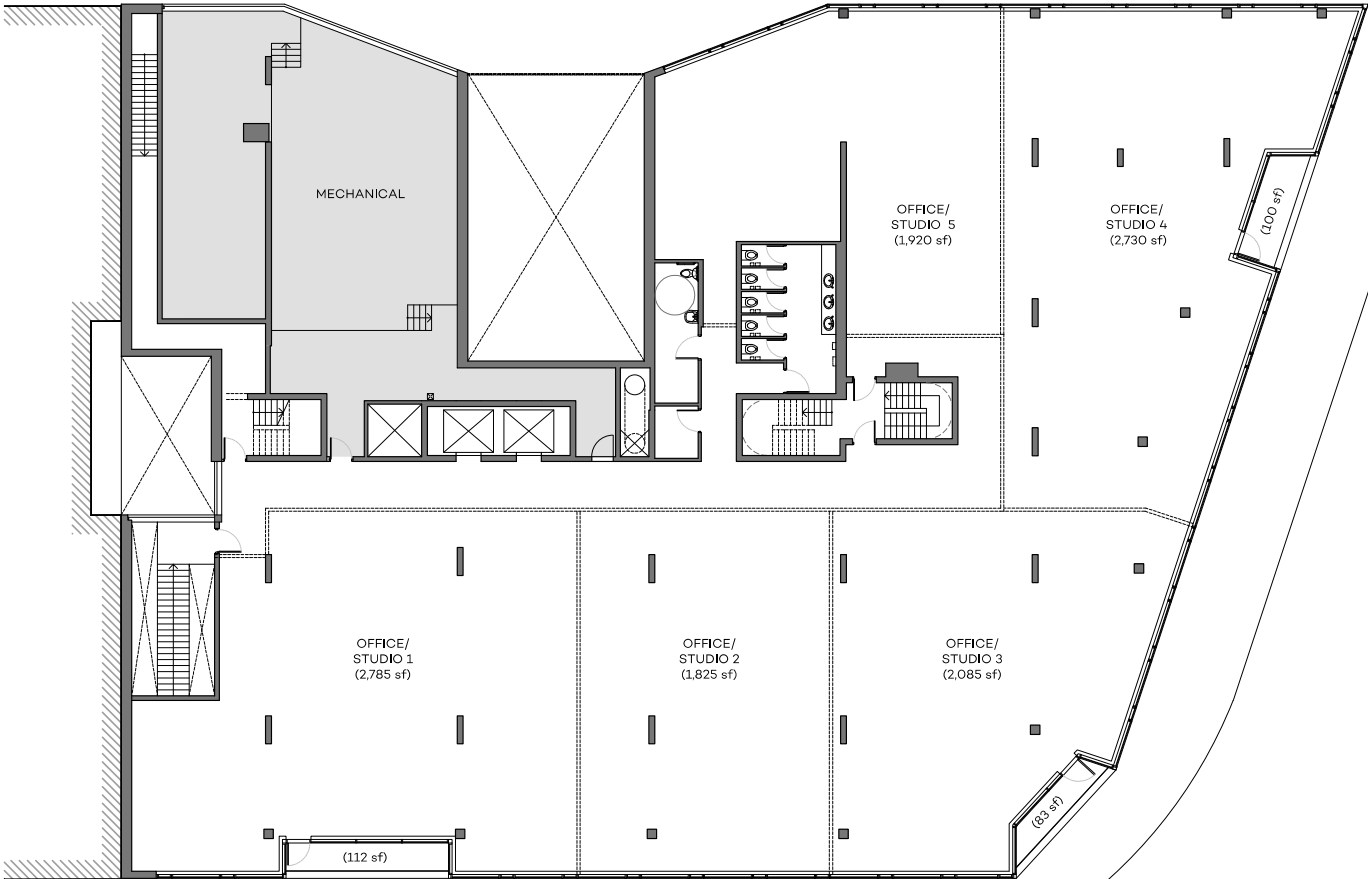
SUDBURY STREET

DOVERCOURT ROAD



2ND FLOOR

11,345 sf



SUDBURY STREET

DOVERCOURT ROAD



