

new work:
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Canadian developer Hullmark reveals masterplan for Beltline Yards, a new landmark in Toronto. The design-led, one-of-a-kind neighbourhood will create a new, city-defining destination connecting Toronto's Beltline to the city while supporting community life.

Toronto real estate investment and development firm Hullmark has unveiled the masterplan for Beltline Yards - a unique mixed-use, community-driven neighbourhood. Masterplanned by Allies and Morrison, this new project will showcase thoughtful, transit-oriented community planning, high-quality public space and parkland connecting to the city's most expansive linear park system, a variety of housing tenures including purpose-built rental housing, and varied and unique architectural design inspired by Toronto's historical vernacular. Built around the core idea of creating a place for making of all kinds, Beltline Yards is a design-led neighbourhood that will reframe the mental map of Toronto. It will connect the York Beltline Trail to the rest of the city and define a new standard for masterplanned, mixed-use communities in Toronto. A planning submission is being prepared with construction expected to commence in 2026.

Encompassing over 30,000 square metres of land in a part of Toronto that will benefit immensely from a landmark destination, the new neighbourhood is located at the intersection of Bowie Avenue and Caledonia Road and is bounded by the York Beltline Trail along its northwest edge. The York Beltline Trail is an often overlooked, hidden gem in the city, making it the ideal site to elevate the neighbourhood, unite the community, and bring in visitors from across the city and around the world. Beltline Yards will highlight the area's natural greenery and parkland, while creating walkable space for families, professionals, creatives, shopping, recreation, food, work and industry. This project will open up connections with parkland, attract retail and other light-industrial destinations that harness a maker spirit, and include world-class placemaking and public realm design.



Under Hullmark's vision, the goal for Beltline Yards is simple: to create a new kind of neighbourhood which will project a new image for Toronto. The site is located adjacent to the new Caledonia Station, a transit mobility hub connecting directly to downtown Union Station in 12 minutes as well as to Pearson Airport in 30 minutes along the Eglinton Crosstown LRT. Coupled with the direct connection to the York Beltline Trail and expansive cycling infrastructure built into its design, Beltline Yards is set to be one of the best-connected new communities in the country. The project also boasts generous gathering spaces as part of its design, including a series of light-industrial yards within which makers, residents, and visitors can connect and access local shops, eateries and other spaces within the site as well as along the York Beltline Trail. Central to this is a nearly 4,000 square metre publicly accessible park, an open-air covered yard, and a 1,000 square metre community space. In total, in addition to bringing much needed and thoughtful intensification to a key transit intersection, Beltline Yards will boast close to 15,000 square metres of open space – almost 50% of its total land area.

Jeff Hull, President of Hullmark said *"The York Beltline Trail is one of the best spots in the city—if you know about it. With Beltline Yards, we'll be using existing infrastructure to enhance the area, making sure that not only will people—locals and visitors alike—know about it, but will include it in their daily lives. Beltline Yards will be unlike any other neighbourhood in Toronto, inspiring and empowering a sense of creativity within anyone who visits."*

Alfredo Caraballo, Partner at Allies and Morrison said *"Beltline Yards is a special project for us and is representative of our longstanding exploration of how to design great places with high density. As architects, we have dealt with the very interesting specificities of this site: how it relates to the York Beltline so the landscape connects to a wider network; how it relates to the industrial uses around it so a culture of making and light industry remains as an intrinsic part of the character; how it relates to the public transport transformation of the area so that it unlocks many opportunities to live and work here. All these result in a design response that could only be here – a place 'of its place'."*

Angie Jim Osman, Partner at Allies and Morrison said *"We love this site's history of making in Toronto and the changing diversity of the neighbourhood. We learned from its locals the special ingredients that nurture its spirit and build on its legacy. By amplifying the Beltline with adaptable yards, green spaces and characterful buildings, we designed a connected place. As a Canadian, it is important to me that it is a meaningful place where this community can flourish, make their craft and live with their families, invigorating and contributing to this neighbourhood for its success long term."*



Location	Toronto, Canada
Uses	Industrial, Employment, Community and Residential
Client	Hullmark, BGO
Status	Current
Size	158,000 sqm of total development / 3 ha site area
Expertise	Masterplanning, Architecture
Team	Architecture: Allies and Morrison, Landscape and Planning: SVN, Local Architect: SVN, Transport: BA Group, Heritage: ERA, Engagement: Strategy Corp, Civils: RV Anderson, Structure: Entuitive, Mechanical and Electrical: Smith & Andersen, Energy: EQ Building Performance, Rail Safety: Hatch, Natural Heritage: North-South Environmental, Wind: Gradient Wind, Code: Vortex, Identity: Public Address

About Hullmark

Hullmark is a real estate investment and development firm in Toronto. Launched in 1950 by Murphy Hull, a Polish immigrant who started in the industry as a plasterer before moving into home building and real estate development, Hullmark built its name on investing in suburban communities and mixed-use neighbourhoods, as seen in projects like Yonge and Sheppard's Hullmark Centre and the Universal Music offices in Liberty Village. In 2008 Jeff Hull took over the business from his grandfather and has since helped transition the company from its strictly suburban and residential focus to an influential urban developer and asset management with a creative and community-driven vision. Hullmark remains a family-run city-building company that continues to shape urban and residential neighbourhoods, like Ossington, throughout Toronto, with a vision of creating well-designed, lasting destinations, with expertise in private equity and debt, asset management, development, placemaking and tenant experience.

beltlineyards.ca

About Allies and Morrison

Allies and Morrison is a practice of architects and urbanists based in London, Manchester and Cambridge. We design beautiful buildings that have long life and can adapt over the generations. We also shape enduring places whether new pieces of city or settlements at any scale. All our projects are concerned with the crafting of every detail and the appreciation for the uniqueness of each context.

Beltline Yards is the practice's second major project in Toronto to move forwards.

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