Grid Condos slated for a lively downtown neighbourhood that’s tall on education but short on housing

By Randy Stein
Special To the Star

Ryerson University’s rapid growth in the heart of Toronto has seen the humble polytechnic institute morph into a full-blown urban university. Accompanied by that growth has been a flood of students and staff mounts expanding the facility footprint out around its original small area.

Not unlike Ryerson’s emergence as a major academic player — luring top students and teaching talent from across the country and around the world — there has not been a corresponding increase in housing options within the school’s surrounding neighbourhoods.

“Because Ryerson isn’t a residential developer and because land is scarce and dollars are scarce in downtown Toronto for their operations, they haven’t focused on matching the growth in the student population with housing they provide,” plan’s Shamez Virani, vice-president with CentreCourt Development.

“Grid is really the first big project in the market.”

CentreCourt is seeking to fill that void with Grid Condos, a 47-storey project at the southeast corner of Jarvis and Dundas Sts., kitty-corner from where Ryerson is planning to construct a new science building, according to Virani.

“Students at Grid — ranging from 650 square feet to 640 square feet — with one- or two-bedroom units and two-bedroom options — are efficiently designed in order to accommodate multiple student tenants.”

With the base of the building will house the Grid Learning Centre, with dedicated floor space for study and collaboration, plus a fitness centre and terraces.

The project promises to prove attractive to parents wanting to buy units for their student-children to live in, and to investors wanting to buy units for parents wanting to buy units for their operations, they haven’t focused on matching the growth in the student population with housing they provide,” plan’s Shamez Virani, vice-president with CentreCourt Development.

“We were awakened to what’s happening," Virani says, noting six months later promising was a "huge 'Aha!' moment for us."

The Student Learning Centre at Ryerson University inspired the study hub they’ll build at Grid Condos.

Shamez Virani, right, vice-president of CentreCourt Developments with Mansoor Kazerouni, executive vice-president of Page + Steele/IBI Group Architects. The Student Learning Centre at Ryerson University inspired the study hub they’ll build at Grid Condos.

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Homebuyer’s sacrifice The house-condos price gap. H1

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Shamez Virani
VICE-PRESIDENT LEARNING CENTRE

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Shamez Virani, right, vice-president of CentreCourt Developments with Mansoor Kazerouni, executive vice-president of Page + Steele/IBI Group Architects. The Student Learning Centre at Ryerson University inspired the study hub they’ll build at Grid Condos.

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The condo tower will have a white skin, which is inspired by the rise of the neutral nail, beauty editor Heather Kolaysh says. “I have a daughter at McGill University, so I have the executive vice-president with Page + Steele/IBI Group. ‘Do it’s interesting to design a project where I’m living that experence.”

Kazerouni points out that both the development’s name and its design were inspired by the street grid on which it’s located. It makes me super appreciative of what it means to be providing something like this for students.”

Kazerouni points out. “Jarvis and Dundas are an integral part of Toronto’s defining grid. It goes back to the old Town of York grid,” he explains. “And you won’t have to fight for a seat.”

The second amenity floor at Grid, with a fitness centre and entertain space with terraces, will focus on student interaction with other students,” Virani says. “If you’re a student living in the building, you can come down and be part of Toronto’s defining grid, while the podium will feature a horizontal rhythm” while yielding views along the lake, says Kazerouni. “So it’s interesting to design a project where I’m living that experience.”

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