



PARKSIDE STUDENT RESIDENCE



Parkside Student Residence is a unique project as it required the conversion from the former Primrose Hotel (a 190,000ft² pre-cast concrete structure) into a new and exciting 619 bed student residence, just steps away from Ryerson University, University of Toronto, OCAD and George Brown College. The HIDI Group worked in partnership with Diamond Schmitt Architects and Kightstone Capital Management to make the \$16 million transformation possible.

The scale of the project required the demolition, conversion and construction of multiple units per floor to create adequate student rooms and include common student amenities with a kitchen on every 4th floor. Kitchen space, a cafeteria, washrooms, and staff quarters were added to the basement space while on the ground floor an extensive renovation was done create the new student lounge space. This included a gas fireplace, snack bar, reception area, CACF room, washrooms, bicycle storage, garbage & recycling room. Part of the scope included the expansion of the retail tenant space which houses a Tim Horton's café. The second floor renovation included student lounge space, study rooms, administrative offices, laundry room, fitness rooms, washrooms, and a juice bar. The third floor of existing rooftop change rooms were demolished, the existing pool was infilled to create a sports court and terrace space. The ninth floor was redesigned to house laundry facilities.





In order to achieve this scope, our specialist lighting division Alula Lighting Design engaged mechanical, electrical, plumbing, security design as well as lighting. The project was delivered within the tight 7-month timeline, and the doors were opened for the upcoming 2015 school year.

LOCATION: Toronto, Canada
CLIENT: Knightstone Capital Management Inc.
OWNER: Knightstone Capital Management Inc.
ARCHITECT: Diamond and Schmitt Architects Inc.
SIZE: 187,000 ft² / 17,373 m²
CONSTRUCTION VALUE: \$16 Million CAD
PROCUREMENT TYPE: Construction Management
COMPLETION YEAR: 2015
AWARDS: ARIDO Award of Excellence 2016
2016 Canadian Interiors, Best of Canada Awards - Institutional Category
MARKET SECTOR: Institutional, Residential
