

## Taller wood-frame condos coming to Toronto

A six-storey wood-frame condo could be coming to Queen and Dovercourt, thanks to new building codes passed earlier this year.



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A concept drawing for CABIN. At six storeys, the condo development will be one of the tallest residential wood frame buildings in the city.

**By:** Chris Bateman For Metro, Published on Tue Nov 17 2015

One of the city's tallest wood-frame residential buildings is on its way to Queen and Dovercourt thanks to new building code regulations.

Provided it receives the necessary planning approvals, 45 Dovercourt Rd., which is being marketed as CABIN, will become one of the first wooden structures in the city to span six storeys.

"Wood can go up very quickly, that's one of the big advantages of it," said project architect Roland Rom Colthoff of RAW Design.

"CABIN is on a relatively narrow site. It's not a very big building. So to use more traditional materials like concrete or steel is not very economical," he said.

Before Jan. 1, wood-frame residential buildings in Ontario were capped at four storeys. British Columbia permitted taller structures in 2009, but Ontario only recently followed suit.

Richard Lyall, president of the **Residential Construction Council of Ontario**, said wood buildings could be a boon for Toronto's housing market, making tight infill projects like CABIN easier – and more affordable.

"We can innovate on mid-rise, we can build green, we can get buildings up faster, we can increase housing supply this way," he said.

"The buildings don't look or feel any different than a concrete building of the same height ... it's just a good news story all around. Wood is the answer, it's the future."

Right now, CABIN is still in the sales phase. A sales centre stitched together out of seven shipping containers is currently under construction on the site, which used to be a storage area for moving trucks.

Colthoff said if the city gives the green light construction could begin in the Spring and finish in less than a year.