ALLIED
A PRIVATE SECTOR APPROACH TO HERITAGE INVESTMENT
BACKGROUND
REVELATION
LATE 1980s, EARLY 1990s
CLOSE TO THE CORE
DISTINCTIVE INTERNAL AND EXTERNAL ATTRIBUTES
LOWER OVERALL OCCUPANCY COSTS
INTERIOR ATTRIBUTES
ALLIED’S 420 WELLINGTON WEST, TORONTO
INTERIOR ATTRIBUTES
ALLIED’S 520 KING WEST, TORONTO
EXTERIOR ATTRIBUTES
ALLIED’S 420 CHAREST EAST, QUEBEC CITY
TORONTO EARLY 2000s
KING & SPADINA
TORONTO TODAY
KING & SPADINA
500 KING WEST, TORONTO
HERITAGE AND DECLINE

1870s

1960 to 2000
500 KING WEST
RESTORED
ALLIED
TORONTO PORTFOLIO
ALLIED NATIONAL PORTFOLIO

- Vancouver: 289,003 SF
- Edmonton: 287,588 SF
- Victoria: 73,667 SF
- Calgary: 978,581 SF
- Winnipeg: 347,995 SF
- Toronto: 4,352,543 SF
- Montreal: 3,201,732 SF
- Quebec City: 221,934 SF
- Ottawa: 217,583 SF
- Kitchener: 479,886 SF
RICHMOND & PETER, TORONTO
EVOLUTION OF INVESTING IN HERITAGE
RICHMOND & PETER
HERITAGE EARLY 1900s
RICHMOND & PETER
DECLINE MID TO LATE 1900s
RICHMOND & PETER
INTENSIFICATION VISION
RICHMOND & PETER
PHASE I COMPLETE
KING & PORTLAND, TORONTO
EVOLUTION OF INVESTING IN HERITAGE
KING & PORTLAND
1930s TO 1990s
KING & PORTLAND
CURRENT RESTORATION
KING & PORTLAND
INTENSIFICATION VISION
KING & SPADINA, TORONTO
EVOLUTION OF INVESTMENT IN HERITAGE
KING & SPADINA
DECLINE MID TO LATE 1900s
KING & SPADINA
RESTORED
KING & SPADINA
RESTORED
1. IMMIGRATION
2. DEMOGRAPHIC PREFERENCE
3. SMART GROWTH, NOT SPRAWL
4. REVERSE MIGRATION
1. MAJOR URBAN LOCATION
2. COMMERCIAL UTILITY
3. MIXED-USE ENVIRONMENT
4. PUBLIC TRANSPORTATION
THANK YOU
ALLIED