



# Shannondale Developments aims to enhance value through quality, community-focused projects throughout Ontario.

The Shanley by Shannondale Developments, a 8-storey purpose-built rental represents a significant step forward in the quest to create healthier, happier, and more sustainable communities.



Justin Arya  
Construction Manager  
Shannondale Developments

BY BUILD CANADA | PHOTOGRAPHS BY SHANNONDALE DEVELOPMENTS

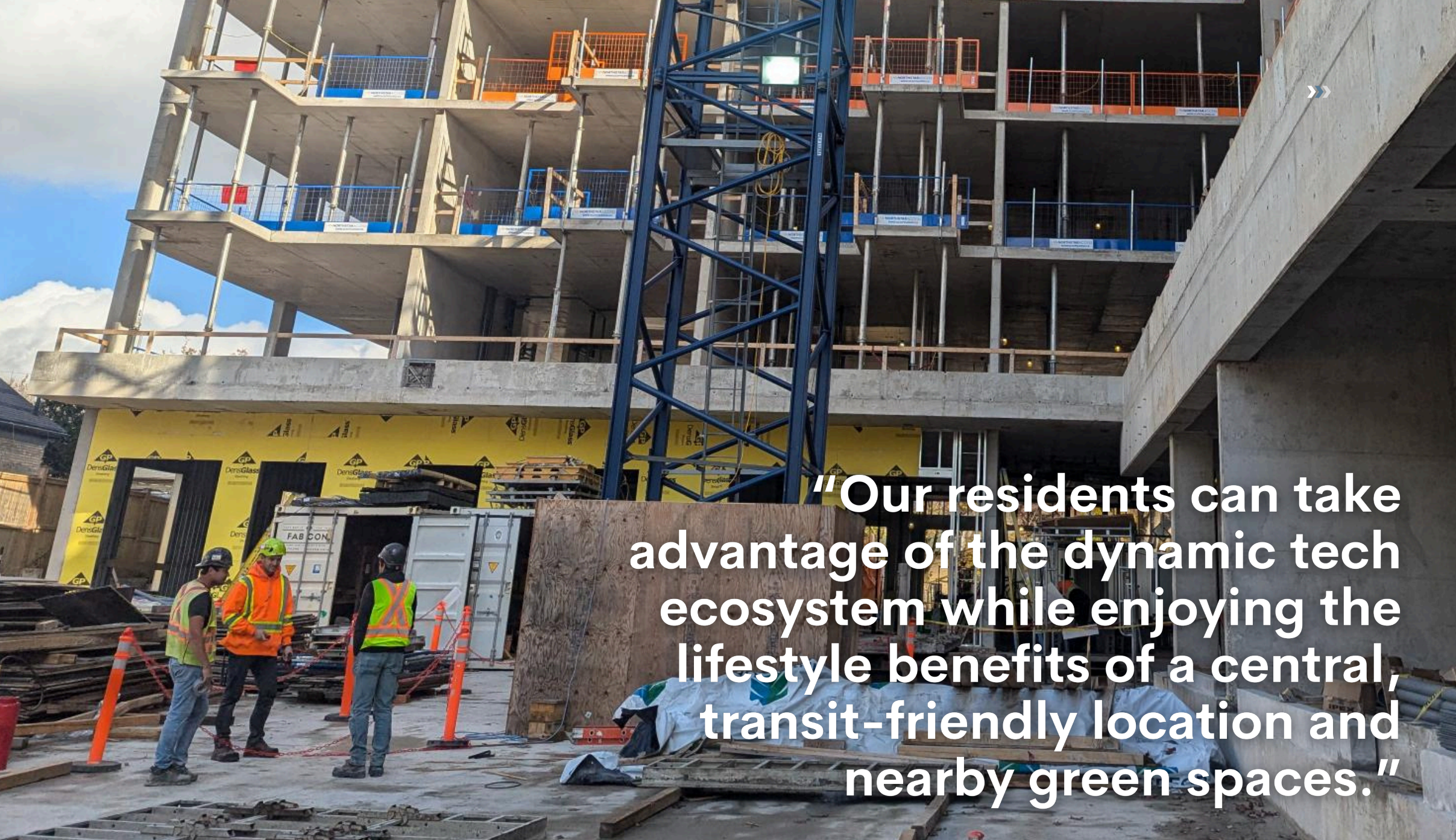
**A**s developers, owners, and operators — Shannondale Developments combine a long-term vision, and an unwavering focus on the end users who bring life to the spaces they create. The Toronto-based real estate investment and development group focuses on mid-market opportunities in the GTA and Southern Ontario. Construction Manager Justin Arya joins us to discuss their latest 8-story purpose-built rental building in Kitchener’s Innovation District, and what and some of the key drivers they implement into their projects that lay the foundations for an exciting future.

**Build Canada: Amid an exciting renewal, Kitchener’s smart growth vision encourages densifying established communities. What was it about the Kitchener’s Innovation District that caught your attention when developing 152 Shanley?**

**Justin Arya:** The Shanley is uniquely situated in a mature residential neighbourhood at the edge of Kitchener’s Innovation District, offering close proximity to some of Canada’s leading tech companies. This makes our 172-unit rental development an ideal choice for







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professionals seeking a seamless work-life balance within walking distance of their workplace.

In addition to being a hub for innovation and employment, the area offers exceptional connectivity. The Kitchener GO and Via Station, just a short walk away, offers a convenient access to downtown Toronto in 1.5 hours. This

accessibility is complemented by the district’s walkability, providing residents with convenient access to world-class amenities, restaurants, and cultural experiences right in their neighbourhood.

In addition to its proximity to leading tech companies and the Kitchener GO Station, the building is adjacent to scenic walking trails, offering residents a peaceful escape

to recharge in nature. Our residents can take advantage of the dynamic tech ecosystem while enjoying the lifestyle benefits of a central, transit-friendly location and nearby green spaces.

**BC:** With changing demographics and housing preferences, what options are tenants looking for in today’s market?

**JA:** The Shanley sets a new standard in residential living, combining modern design, functionality, and sustainability. The building offers spacious suites in a range of bedroom types (including 3 bedrooms) with features such as smart in-suite tablets and pet-friendly amenities like a dog wash station to meet the needs of residents, from tech-savvy renters to empty nesters.

Designed with wellness and productivity in mind, The Shanley features a state-of-the-art gym and a co-working lounge, making it an ideal space for remote work and active living. The outdoor terrace acts as a social hub with seating and BBQ facilities, perfect for unwinding or entertaining guests.

Furthermore, the development offers some affordable suites (10%), as well as Rick Hanson accessibility-certified suites alongside pet-friendly amenities like a dog wash station. The Shanley is committed to supporting a variety of lifestyles and promoting sustainable living.





**BC: What eco-friendly and sustainable design features does Shanley have that improves the buildings functionality?**

**JA:** The Shanley's use of photovoltaic (PV) cladding represents an innovative approach to sustainable building design. This system integrates solar cells directly into the building's façade, enabling it to generate renewable energy while maintaining a sleek and customizable appearance. The cladding features tempered glass panels with embedded solar cells. The system's ability to reduce embodied carbon during construction makes it an environmentally conscious alternative to traditional materials like precast concrete or

aluminum composite panels and will contribute to make the building 25% more efficient than the National Energy Code of Canada.

In addition to the PV system, The Shanley includes bird-friendly fritted glazing, which enhances the building's sustainability by minimizing wildlife collisions without compromising thermal performance. Together, these features position The Shanley as a forward-thinking development that combines design, functionality, and environmental stewardship.

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**BC: What are some of the core values at Shannondale, and what separates you from other developers in the area? What are some of the upcoming projects in store for 2025?**

**JA:** Over the last 50 years Shannondale has developed commercial, industrial, and residential projects in the GTA and the surrounding area. We currently manage a pipeline of projects exceeding \$500 million, and strive to add value by creating quality, community-oriented developments and lasting relationships with our partners. As developers, owners, and operators we focus on flexibility, long-term horizons, and end users.

We are continuing to focus on transit-oriented developments, including developing a 37-storey rental project adjacent to the future Eglinton LRT transit line in Toronto. This building will feature state-of-the-art facilities and wide range of suite types to accommodate a diverse community of residents. Stay tuned for more details!

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