

DIALOG

144 & 155 FIRST AVENUE

In step with the city

Mixed-Use Living



LOCATION

Oshawa, ON

CLIENT

Ellsworth Group & Forgestone Capital

COLLABORATORS

Baron Nelson Architects Inc.

DesignWorks Engineering

Jablonsky, Ast and Partners

International

Lithos Group Inc.

DIALOG SERVICES

Architecture

Landscape Architecture

Once an industrial site, 144 and 155 First Avenue in Oshawa is being reimagined as a complete urban neighbourhood, grounded in the wellbeing of its future residents. Every element of the design is shaped by a simple yet powerful idea: cities should support the physical, mental, and social health of the people who live in them.

At the heart of the community lies a central pedestrian promenade. Lined with trees, public seating, and welcoming spaces, it connects a new public park in the south to the Michael Starr multi-use trail in the north. More than a pathway, it is a place of movement, connection, and daily life. Dedicated bike lanes along Third Avenue further enhance the experience, making it easy and safe to navigate the neighbourhood on foot or by bike.

The site's proximity to a future transit station adds another layer of accessibility, opening the door to regional mobility and a truly multimodal lifestyle. Combined with thoughtful planning and walkable design, the development offers a more affordable and sustainable way of living – one where residents can thrive without dependence on a car.

The design responds with equal care. Towers step down in scale to ease the transition to surrounding neighbourhoods, while allowing light and air to reach streets and open spaces. Elevated courtyards and rooftop amenities provide peaceful retreats, and ground-level homes offer patios and gardens that support privacy and a connection to nature.

This development is a community designed for connection, comfort, and vitality – a place where daily routines are supported by connection, movement, and meaningful social spaces.

The master plan includes 14 towers ranging from 12 to 35 storeys, with 5,150 residential units and 6,500 square meters of retail space across a 6.9-hectare site.