



Giraffe will soon show its spots in trendy Bloor West-Dundas neighbourhood

“Build it and they will come” could be the mantra for TAS DesignBuild. The company has an eye for placing just the right condominium in just the right spot in Toronto. This fall, the company’s newest condominium development, “Giraffe,” will make its appearance at Bloor West and Dundas Street West, near High Park and Roncesvalles. A unique, contemporary residence, Giraffe will overlook this eclectic neighbourhood, and will be as recognizable on the city scene as the giraffe is on the savannah.

Giraffe will be situated just one block from the Bloor GO Transit, and next door to the Dundas West subway station. “This neighbourhood has community centres, shopping malls, grocery stores, parks, schools – everything homeowners need to make their everyday lives complete,” says TAS DesignBuild principal Mazyar Mortazavi. “We expect a range of purchasers, from urban professionals who appreciate living just 10 minutes from downtown via existing public transportation, to young families with children. It’s a place for people who need

people, who want surroundings that celebrate diversity and nature in the midst of the excitement of the city.”

Designed by multi-award-winning Teeple Architects, with interior design created in house by TAS Design Inc., Giraffe’s artful exterior will frame environmentally friendly, LEED Canada Silver certification features. “Today’s purchasers are tuned in to the importance of sustainability,” says Mortazavi. “They want and expect environmentally friendly elements to be built-in, and at Giraffe, they’ll get just that.”

Among these will be a car share program. Each suite will feature its own Energy Recovery Ventilator (ERV) to reduce energy demands; plus low-VOC paints, flooring, sealants and adhesives; water-conserving faucets; brand-name energy-rated appliances; and individually controlled heating and air conditioning. The building will have a rooftop rainwater retrieval system, water-efficient landscaping, and waste recycling sorter. TAS DesignBuild is also diverting most construction waste from landfill.

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In addition, TAS DesignBuild is partnering with Bullfrog Power to provide 100 per cent Green electricity for all residents in Giraffe and the company's M5V Condominiums at King and Spadina. Acting on behalf of purchasers in this way is a bold move that is a first in Canada. It all fits in with TAS DesignBuild's Four Pillars of Sustainability – a holistic philosophy that works to enhance social, cultural and economic activities in the greater community, and will reduce Giraffe's environmental footprint.

In Giraffe's approximately 200+ sleek, modern suites, 9-ft. ceilings, Italian-designed cabinetry, a stone countertop and laminate flooring are among the luxurious appointments. To express their individuality as only they can, buyers select from a multitude of features and finishes that reflect their personality.

Suite owners will also enjoy 24/7 concierge service provided from the stylish lobby lounge where a "living wall" will invite nature inside. They will also have use of a party room with a warming kitchen for entertaining, a lounge, a fitness room, and an outdoor barbecue area and sundeck – all awaiting final design specs while TAS DesignBuild elicits feedback from purchasers on what they want and need in amenities. With 25 years of experience in providing visionary design and uncompromising quality, TAS DesignBuild is recognized as an industry leader and a true innovator in today's condominium market.

Choices at Giraffe will include a wide variety of layouts encompassing studios, plus one-bedroom, one-bedroom-plus-den, two-bedroom and two-bedroom-plus-den designs. Suites will range in size from 482 to 1,149 sq. ft. and will be priced starting from \$209,000. Watch for the Giraffe presentation centre to open with a fabulous model suite and unique touch-screen technology to view 3D floor plan renderings and suite walk-throughs. For more information or to register, visit www.giraffeliving.com.

