

On Site

SCARBOROUGH » CONDOMINIUMS



Development geared to seniors, linked to the community

The developers of Harmony Village-Sheppard want the new project in Scarborough to be a trailblazer in housing for older adults.

To achieve that goal, City Core Developments Inc. and Invar Building Corp. have formed a partnership with the non-profit St. Paul's L'Amoreaux Centre adjacent to the site to broaden the range of health, wellness and social programs available to residents.

"In my experience, the non-profit sector is much more caring and compassionate when it comes to this type of development," says Jack Pong, the Harmony Village-Sheppard president.

"And St. Paul's has more programs and services than any other seniors' community in North America."

The development on a former car lot at Warden and

Harmony Village-Sheppard

LOCATION: Warden and Sheppard avenues, Scarborough

BUILDERS/DEVELOPERS: City Core Developments Inc. and Invar Building Corp.

SIZE: 560 to 1,800 square feet

PRICE: \$169,000 to more than \$500,000

Sheppard avenues will have two towers. More than 300 suites in the first tower – ranging from 560 to 1,800 square feet and starting at below \$200,000 – will go on sale Sept. 10.

Based on their knowledge of where the need will be greatest as the population ages, city officials helped the developers

SALES CENTRE: Sheppard Avenue, between Victoria Park and Warden avenues. Opening Sept. 10.

CONTACT: 416-493-0123 or www.harmonyvillage.ca

find the ideal location for the seniors-oriented community, Mr. Pong notes.

Through the partnership with St. Paul's L'Amoreaux, residents will be able to take advantage of the community centre's services for no or modest fees.

They will include health care, community care visits,

dining, emergency response, as well as fitness and recreational activities. An additional advantage is that Harmony Village will be on the planned Sheppard LRT line.

The project will include a combination geothermal and solar heating and cooling system. And the builders are seeking a gold certification under the LEED (Leadership in Energy and Environmental Design) program.

Suites in the brick towers will feature from one to two bedrooms, and be designed so that people with limited mobility can get around easily. Facilitating that will be large hand grips in the bathroom and kitchen, and higher electrical outlets.

A similar project is planned for Brampton in the near future, according to Mr. Pong. » *Special to The Globe and Mail*

DOWNTOWN » CONDOMINIUMS

Giraffe aims to tower over its competitors

The corner of Bloor Street and Dundas Street West is the site of the next experiment in combining bold architecture with an urban lifestyle for Mazyar Mortazavi.

The principal of TAS DesignBuild is about to unveil Giraffe, a 26-storey maze of glass and terraces a few steps from the Dundas West subway station.

Like TAS's previous projects, such as M5V at King Street and Spadina Avenue, there is hardly a single architectural detail that can be considered "traditional."

"I want this building to set a new direction for architecture-driven [condominium] projects, especially those trying to fit into the residential context," Mr. Mortazavi says. "We [developers] have to make a commitment to nurturing the character and future of cities, and we want to do it by example."

The dramatic but playful, almost toy-like facade of Giraffe comes courtesy of Stephen Teeple, and it is the first high-rise condominium assignment for the Toronto architect, who is much sought-after for his modernist single-family dwelling designs.

Giraffe has caught the attention of architecture observers overseas as well in Canada; it will be featured shortly on the cover of the influential British publication HA – Housing Architecture.

In addition to its height, the African mammal the project is named after is known for its individuality and sociability. TAS has become adept at walking the fine line between cre-

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Mazyar Mortazavi, the principal of TAS DesignBuild

ating residences with a broad appeal but also bold, groundbreaking design. It is targeting buyers who want something more imaginative and invigorating than what currently dominates new condominium design.

"We offer an opportunity for home customization," Mr. Mortazavi says, suggesting buyers are welcome to combine different suites into one or rejig floor plans to suit their needs.

"This is part of our commitment to selling homes rather than building condos. We're empowering the home buyer to create their own environment."

In this building, TAS is aiming to garner a silver-certification under the LEED (Leadership in Energy and Environmental Design) criteria. Sustainable living features will include a rainwater retrieval system, which will be incorporated into a rooftop garden, and a partnership with renewable energy supplier Bullfrog Power.

» *Special to The Globe and Mail*



Giraffe

LOCATION: Dundas Street West and Bloor Street

BUILDER/DEVELOPER: TAS DesignBuild

SIZE: 480 to 2,000 square feet

PRICE: mid-\$200,000s to mid-\$500,000s

SALES CENTRE: 1540 Bloor St. West; hours to be determined

CONTACT: www.giraffeliving.com or 416-588-8020

NEWCASTLE » CONDOMINIUMS



Waterside living in the suburbs

With construction about to begin on the Marina Villas, part of the master-planned Port of Newcastle development in eastern Durham Region, the Kaitlin Group has released the final collection of suites for sale.

The community includes detached homes, semis, townhouses and condominium suites, and according to the builder, it has attracted a broad cross-section of people – everyone from first-time buyers to empty-nesters looking to downsize.

The Marina Villas component is a four-storey condominium with 65 suites overlooking the 260-slip marina on Lake Ontario in what could still be accurately called a cottage community.

The project will be built around the marina and the Admiral's Walk clubhouse,

Port of Newcastle

LOCATION: Newcastle

BUILDER/DEVELOPER: Kaitlin Group

SIZE: 698 to 1,315 square feet

PRICE: \$210,000 to \$393,000

SALES CENTRE: 90 Shipway Ave., Newcastle (Mill Street exit off Highway 401). Open weekdays, 1 to 8 p.m.; weekends, 11 a.m. to 6 p.m.

CONTACT: www.kaitlingroup.com or 905-987-9871

where the community's recreational and social amenities will be located.

Marina Villas will join similar condominium projects already under construction – Coastal Village and Marina Village – with one-, two- and three-bedroom layouts in 11 design configurations.

Interior features include ceramic flooring in the kitchen, bathroom and entrance; a choice of high-quality kitchen cabinetry; and large balconies overlooking the marina.

But according to the builder, outside features such as the forested trails within the community and on its northern border, as well as a waterfront trail have become the real drawing cards for Port of Newcastle.

There also are several golf courses nearby. » *Special to The Globe and Mail*

UPTOWN » CONDOMINIUMS

'Opportunity prices' offered on last six residences

Formerly the drab bunker known as the Mutual Life Building, 112 St. Clair is being reborn as a stylish and luxurious condominium residence, the first of several taking root in the affluent neighbourhood just west of Yonge Street.

Six of the 20 suites in the revitalized 10-storey edifice are still for sale, including the sprawling 8,000-square-foot penthouse.

The remaining residences are being offered at "opportunity prices," according to the developer, 112 St. Clair Avenue West Holdings. The idea is that interested buyers can submit offers to be considered by the developer.

The builder is currently offering buyers an additional incentive: a \$15,000 interior design consultation with Chapman Design Group.

The prices are high – \$1.1-million to \$7.5-million – but the location and luxury finishes are hard to beat.

The residences are only a few steps from the Yonge subway line and the Swiss boutiques and gourmet eateries along Yonge south of St. Clair Avenue.

The building by Page + Steel Architects has captured acco-



ONE 12 St. Clair

LOCATION: St. Clair Avenue West and Avenue Road

BUILDER/DEVELOPER: 112 St. Clair Avenue West Holdings

SIZE: 1,726 to more than 8,000 square feet

PRICE: \$1.1-million to \$7.5-million

SALES CENTRE: 40 St. Clair Ave. West, 8th floor. Open Monday to Wednesday, noon to 6 p.m.; weekends and holidays, noon to 5 p.m.

CONTACT: www.one12stclair.com or 416-944-3883

lades for its features, especially the steel-frame extension protruding from the main building encasing most of the terraces for the suites.

The developer is no stranger to creating landmark residences; it's projects include the Windsor Arms, One Post Road and the Cheddington. Construction of this building will be managed by Elias Veisman.

Suite features include 10-foot ceilings with 7½-foot solid entry doors, and cornice moulding in principal rooms, European designer cabinetry, granite countertops, and Viking and Miele appliances.

The master ensuite bathrooms will have marble tile flooring, while the other bathrooms will feature marble or limestone tile flooring.

There will be no more than three apartments on each floor, which allows for spacious terraces and balconies, a key element of all the suites.

The penthouse is likely in the top rung of high-rise residences for the whole city. It features five bedrooms, six separate balconies and terraces, eight bathrooms and a private fitness centre over two floors.

» *Special to The Globe and Mail*