

# On Site

BY SYDNIA YU

## OAKVILLE » TOWNHOUSES, DETACHED AND SEMI-DETACHED



## Site overlooks parklands, marinas

In a section of Oakville where Bronte Creek meets Lake Ontario, construction is under way on Queenscorp Group's Harbour Club development, where 70 per cent of the units are now sold.

The infill project, which includes 32 Cape Cod-inspired townhouses, singles and semi-detached homes, is situated on Ontario Street, overlooking parklands, marinas and Bronte Harbour.

"The uniqueness of the project is the location," Queenscorp president Mark Bozzo says.

"Pictures don't do it justice as [a photograph can't] take in all the natural features, as well as those we have created in each home."

The condominium development will add high-end properties to the growing Bronte neighbourhood, which was considered the outskirts of Oakville more than a decade ago, Mr. Bozzo adds. "[The community includes] a lot of older homes, and a lot of tear-downs and rebuilds."

Still available are seven townhouses, one semi-detached unit and one detached house. Some homes are ready for immediate occupancy.

There will be spacious principal rooms with gas fireplaces and open kitchens with large islands for casual entertaining. Homes also feature two-car garages and oversized terraces and decks, or in some cases,



Harbour Club

**LOCATION:** Oakville  
**BUILDER/DEVELOPER:** Queenscorp Group  
**SIZE:** 2,347 to 3,710 square feet  
**PRICE:** \$699,900 to \$1.15-million  
**SALES CENTRE:** 2369 Ontario St., east of Bronte Road and

south of Lakeshore Road West. Open Monday to Wednesday, 1 to 7 p.m.; Thursday and Friday by appointment; weekends and holidays, noon to 5 p.m.

**CONTACT:** (905) 847-6491 or www.queenscorp.com

rooftop terraces. Purchasers can modify floor plans, however.

"Our philosophy was to create very open-concept [spaces], so you're creating one big environment instead of smaller individual environments," Mr. Bozzo explains.

Homes also will have finished basements, second-floor laundry rooms, and, on the second or third floor, oversized master bedrooms with private bathrooms and walk-in closets.

Features include nine- to 12-foot ceilings on the main floor, oak hardwood flooring, crown mouldings, and oak staircases with wrought-iron pickets. Kitchens have granite countertops and stainless-steel appliances.

The exteriors will be fashioned from stone, wood siding and stucco materials.

"Basically everything on the exterior of the units are taken care of - window washing, painting, snow removal and planting flowers," says Mr. Bozzo.

This will give residents more time to utilize the amenities the small town has to offer, from boutiques and bistros to state-of-the-art shopping centres and five-star eateries. The month maintenance fee is \$330.

There are schools and sports facilities in the area, and the Queen Elizabeth Way and GO Train are within easy reach.

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## MIDTOWN » CONDOMINIUMS

## In-demand location drives sales

More than 60 per cent of the suites in Tridel's new midtown condominium complex, The Republic, were snapped up in the first month of sales, something the company chalks up to the location off Yonge Street near Eglinton Avenue.

About 200 out of 282 units in the first tower are sold, and half of the 167 units in the second tower are spoken for.

"It's in a very in-demand location in the city," says Jim Ritchie, Tridel's senior vice-president of sales and marketing. The area is full of boutiques, restaurants and cafés. The Yonge Eglinton Centre has additional shops, a cinema and supermarket, while the subway is nearby.

Tridel is collaborating with the Toronto District School Board on the master-planned project, which will involve the redevelopment of North Toronto Collegiate Institute, and the building of two residential towers on a site running between Roehampton and Broadway avenues. The first, at 70 Roehampton, will be 27 stories; the other, at 25 Broadway, will have 24 floors.

The modern condominium buildings will be fashioned from clear and tinted glass, cool steel and precast elements. There will be tree-lined walkways and gardens throughout the site.

Munge-Leung Design Associates has designed the amenity spaces, including minimalist-style lobbies with glass sculptures, water features and seating alcoves.

Each building will have its own recreational facilities - a party room, spa, theatre and gym. On the sixth floor of 25 Broadway there will be a landscaped terrace with cabanas and barbecue stations.

There are a large number of smaller units in the complex - starting at 650 square feet - but only two-bedroom models, some with dens, remain. They start at 1,038 square feet.

"We tried to incorporate features that people may have in a home, but in a condominium application," says Mr. Ritchie, who explains that the builder aims to attract people who are downsizing from large properties in affluent neighbourhoods nearby, such as Lawrence Park.

"It's been very difficult up until now to find something [in the area] that's suitable for them," he adds.

There will be large principal



The Republic

**LOCATION:** Midtown Toronto

**BUILDER/DEVELOPER:** Tridel

**SIZE:** 1,038 to more than 3,200 square feet

**PRICE:** \$485,000 to more than \$2.5-million

**SALES CENTRE:** 25 Broadway Ave., east of Yonge Street. Open Monday to Thursday, 11 a.m. to 7 p.m.; Fridays, weekends and holidays, noon to 6 p.m.

**CONTACT:** (416) 480-0700 or www.tridel.com

**We tried to incorporate features that people may have in a home, but in a condominium application.**

Jim Ritchie, Tridel's senior vice-president of sales

rooms, foyers, open kitchens with islands, balconies, and master suites with walk-in closets and private bathrooms.

On the top five floors, suites will measure 1,535 to more than 3,200 square feet. They will feature ten-foot ceilings, en suite bathrooms in every bedroom, and laundry rooms with upper cabinets. Parking is included.

The towers will be built according to Leadership in Energy and Environmental Design standards. "Green" features will range from high-efficiency boilers to environmentally preferable materials that give off minimal organic pollutants. Suites will be equipped with Energy Star appliances, as well as low-flow, high-pressure toilets, faucets and showers to reduce water consumption.

Both buildings are scheduled for completion by spring, 2010.

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## WEST END » TOWNHOUSES



## Brisk sales prompt second development

Responding to the strong demand for stacked condominium townhouses at its infill project just off Bloor Street West, Montevallo Developments has launched a similar community with identical designs at a nearby site in the Junction area.

All 85 units at the Brownstones on Bloor site were sold on opening day last month. The developer has now put 134 stacked condominium townhouses on the market, starting at \$219,900, at its new project, called the Brownstones on Wallace after its location on the short street a few blocks north of Bloor.

More than half of the units have already been snapped up, however, likely because they're in a residential area filled with older properties, including some dating back to the 1950s.

The neighbourhood offers eclectic shops and restaurants, and is close to the subway and the GO Train station to the south. High Park is within walking distance. The project itself will have a parkette at its centre.

Purchasers can choose from one and two-storey floor

### Brownstones on Wallace

**LOCATION:** The Junction  
**DEVELOPER:** Montevallo Developments  
**SIZE:** 850 to 1,270 square feet  
**PRICE:** \$219,900 to \$295,000  
**SALES CENTRE:** by appointment only  
**CONTACT:** (416) 516-4336 or www.brownstonesonwallace.com

plans; each will have street-level access. There will be "through" units with windows on opposite ends, or "back to back" models with wider layouts whose windows run along only one wall.

The monthly fee will be 17 cents a square foot. An additional fee will be charged to those with a parking spot, which costs \$20,000.

Occupancy is slated for the summer of 2008.

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## NORTH YORK » TOWNHOUSES

## Spacious homes, maintenance free

In a well-established North York neighbourhood filled with older, upscale homes and a growing number of high-rises, there are few housing options in between.

Savan Inc. hopes to bridge that gap with eight upscale townhouses on Bayview Avenue that combine the space of a detached home and maintenance-free lifestyle of a condominium.

Located two blocks north of Sheppard Avenue East, the units in this project, called Eight on Bayview, will be nearly 3,000 square feet and priced from \$758,800.

"A lot of the detached homes in the area are smaller than these townhouses," says Dan Flomen, whose company TFN Realty Inc. is handling sales on behalf of the project's custom builder.

"The quality of the materials used here is often seen in Rosedale or Forest Hill, but at Bayview and Sheppard pricing."

Each unit will have large principal rooms, three bedrooms, five bathrooms, a second-floor family room and finished basement. Elevators are optional.

There will be 15- by 18-foot decks off the kitchens and balconies off the master suites. Up to three vehicles will fit in the rear attached garage, which will measure 15 by 43 feet.

Finishes and features will include nine-foot ceilings on the main floor, two gas fireplaces, hardwood flooring, skylights and wrought-iron stairway railings.

Kitchens will be outfitted with limestone flooring, granite countertops and stainless-



Eight Townes on Bayview

**LOCATION:** North York  
**BUILDER/DEVELOPER:** Savan Inc.  
**SIZE:** 2,857 and 2,935 square feet  
**PRICE:** \$758,800 to \$798,800  
**SALES CENTRE:** 2928 Bayview

Ave., south of Hollywood Avenue. Open Monday to Wednesday, noon to 6 p.m.; weekends and holidays, noon to 5 p.m.

**CONTACT:** (416) 218-8851 or www.eightonbayview.com

steel appliances, including a gas stove.

In an effort to create a comfortable environment, sound-proof materials will be incorporated into the units, along with two furnaces and such energy-efficient features as low-E windows and extra insulation in the garage and basement.

The townhouses are freehold, but there will be a monthly fee of \$178 for landscaping and snow removal.

It is expected that by January, the exteriors of three-storey townhouses - traditional stucco facades with stone and brick accents - will be completed.

A row of century-old spruce and pine trees will provide a natural backdrop along the development's western border, and more trees will be planted elsewhere on property.

"It almost feels like a self-contained project, because the neighbouring property to the south is set back by quite a distance," Mr. Flomen notes.

The proximity to amenities is also a major attraction. There are boutique shops, restaurants and a supermarket nearby at Bayview Village Shopping Centre.

The Sheppard subway line and Highway 401 are easily accessible.

"The beauty of buying at an infill site is that ... you're buying a high-quality, luxury home in an area already surrounded by million-dollar homes and steps [from] a luxurious mall, as opposed to buying into a construction zone where you don't know what's happening around you," Mr. Flomen says.

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