

CONDO LIVING

A renaissance comes to Roncesvalles

Eclectic neighbourhood offers its residents a lot more reasons to stay

DUNCAN MCALLISTER
Special to QMI Agency

Roncesvalles Village is one of Toronto's oldest and well-established neighbourhoods.

The stretch of land that runs down the east side of High Park, has an old-

world charm and is undergoing a cultural and demographic renaissance.

Home to an eclectic mix of traditional European butchers, bakeries and restos which blend well with

new-age cafes and vegan fare.

Little gems like the newly-renovated Revue Cinema and the Soraren Park Farmers' Market, gives the area its character.

According to Chander Chaddah, a broker with Sutton Group Realty, "The Renaissance in 'Roncey' has been going on for 15-plus years and it's decidedly entrenched." Chaddah publishes the Roncesvalles Village Real Estate Report and has his finger on the pulse of the neighbourhood. He says the big transition in the neighbourhood happened in the mid-to-late '90s. "That's when we saw the big generational shift from what had been a decidedly Polish neighbourhood into a more multi-ethnic neighbourhood, and also a more affluent neighbourhood."

Chaddah has seen another interesting trend in the area: People have started to look at Roncesvalles as a "move up" neighbourhood as opposed to a "move out" neighbourhood.

"Whereas you used to have people who would buy their first house, they'd have a kid or two, then they'd look around and say

"Where do I want to go next?", and they would move out of the neighbourhood. Now they stay firmly planted in the neighbourhood."

Roncesvalles may very well be Toronto's next new condo neighbourhood, but for the time being, the only new construction to date have been two new mid-rise developments, both in the preconstruction phase.

Triumph Developments have announced plans to build the Howard Park residences, located on the edge of Roncesvalles Village. A new mid-rise development with eight storeys and 81 units, the new building will be designed by Toronto's RAW design group. Indoor amenities will include a 1,540 square foot lounge space, a gym and wellness centre and a private theatre that can be transformed into an art gallery or meeting room.

And a new mid-rise development by Gairloch Developments at 383 Soraren Ave., just north of Queen St. W., will be

designed by well-known Toronto architect, Peter Clewes.

Gairloch president Bill Gairdner says that the area is fairly grounded in a traditional family-oriented way. "Part of the main attraction for acquiring the site was the fact that Roncesvalles is definitely a changing neighbourhood, but it's also very established. You've got stable, single-family residences right across the street."

According to Gairdner, 383 Soraren will be ideal for people who currently live in Liberty Village or the King West neighbourhood who are looking beyond "the pace of the action and the bars and nightclubs and want something a little bit more established. It's the first real neighbourhood, still well inside of the city."

Gairdner is excited about the opportunity to work with Clewes and his team on such a unique product. "It's a modern interpretation on a traditional brick warehouse. It's based on the neighbouring architecture and some of the trends along Soraren Avenue and in Roncesvalles. It's also quite a proud, prominent structure on its own right, so it's not mimicking anything and is a very interesting concept."



The Howard Park residences, located on the edge of Roncesvalles Village, will be a new mid-rise development with eight storeys and 81 units.



VOTED #1 BY TORONTO LIFE MAGAZINE
WHERE TO LIVE IN IT'S DECIDEDLY
ENTRENCHED '90S

NOW UNDER
CONSTRUCTION!



SUITES STARTING FROM THE LOW \$200s

DESIGNED BY
AWARD WINNING
ARCHITECTURE FIRM
RAW

M1
ELEVEN SUPERIOR
MODERN MINUTE LIVING

Steps from the waterfront and minutes from downtown Toronto, Mimico-by-the-Lake offers lake-side living with convenient transit right at your door step.

Limited time incentives. Call today!

ElevenSuperior.com | 416.259.8882



PRESENTATION CENTRE
2378 Lake Shore Blvd. West
Etobicoke, ON

HOURS
Monday-Thursday 12pm-6pm
Friday-Saturday 12pm-5pm
Sundays & Holidays by appointment only



© 2012 RAW Design Group. All rights reserved. This advertisement is not a contract. Please refer to the actual contract documents for complete details.