

# CONDO LIVING

## Old meets new in Yorkville

Mid-rise buildings aim to feel more like a home than a condo



Pears on the Avenue is Menkes' 20-storey glass boutique condominium and collection of three-storey condominium townhomes located at 162 Avenue Rd.

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When Torontonians think of Yorkville, they may think of "the mile mink" — a stretch of Bloor St. from Yonge to Avenue Rd., populated with upscale designer boutiques like Holt Renfrew, Louis Vuitton and Prada; world-class eateries and luxurious five-star hotels.

Once frequented by the likes of Joni Mitchell and Gordon Lightfoot, the eclectic little village north of Bloor was a cultural hotpot for Toronto's thriving bohemian scene in the 1960s.

But the real story of today's Yorkville takes place a bit north and west of "The Village": It's where Yorkville meets the Annex: a unique neighbourhood with old-world charm that is undergoing major changes. "Ave and Dav", where 19th-century architecture is juxtaposed with contemporary new mid-rise developments.

These are the established residential streets of Upper Yorkville, some of Toronto's most charming and historic avenues with stately Victorian homes, wrought iron fences and meticulous urban gardens that make this one of the most desirable locations in the city.

corner of the downtown will be dotted with spacious, luxury mid-rise condominiums that provide a viable alternative to single-family dwellings.

With the square footage of a house, but with the convenience of a condominium, these new homes are designed for the urban resident who wants fewer domestic chores and more time to enjoy life.



At Pears, the master bedroom has a glass-enclosed, gas fireplace and custom-designed Munge Leung vanities in the ensuite, main bathroom and powder room.

The Perry is an example of contemporary mid-rise design by Mansour Living, to be located at 128

181 Davenport with 110 units and 12 storeys, is a new project by Mizrahi Developments. With a classic limestone and brick exterior, the buildings will look like they've always belonged there, says its developer.



Pears Ave. With 45 units and 11 storeys, it boasts custom Poliform kitchens with restaurant-grade Gaggenau appliances.

Suites vary from one to two storey units spanning 540 to over 3,000 square feet, with private outdoor terraces up to 900 square feet. The 2,500 square foot commercial space on the second floor will include a high-end fitness and wellness centre.

condominium townhomes located at 162 Avenue Rd., just north of Davenport. The design calls for stylish townhome exteriors to drive the tower's three white steel frames that highlight its iconic design.

Residents will enjoy massive windows, accentuated by 10-foot ceilings in all the principal rooms on the main floor. The master bedroom has a glass-enclosed, gas fireplace and

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Careful consideration was made to include amenities and services that enhance an effortless way of life.

"What we are providing is an alternative to a residence in terms of a mid-rise building that would serve more like a residence, like a home rather than a condo," says developer Sam Mizrahi. With a classic limestone and brick exterior, he says that "The buildings will look like they've always belonged there."

The grand entrance will include a two-storey lobby with shimmering chandeliers and polished, grey marble floors. The fitness centre at 181 Davenport features the latest equipment as well as private rooms for massage treatments and yoga classes.

Diamante Development's The Florian condominium at 100 Davenport Rd., is uniquely styled like a Venetian villa, the name inspired by the famous Caffè Florian in San Marco Square. Co-president Paolo Palamara was trained as an architect in Italy and is a driving force behind Diamante's elegant designs.

The rich, Gluckstein-designed interiors echo styles from the 1930s and '40s. At 21 storeys, it's a tad taller than a conventional mid-rise, but with some suites over 2,800 square feet, it would be hard to imagine that you're living in a condo tower.

Pears on the Avenue is Menkes' 20-storey glass boutique condominium and collection of three-storey

custom-designed Munge Leung vanities in the ensuite, main bathroom and powder room.