

Condo Round-up: Leaside, Untitled, Natasha

Paul Barker • Special to Postmedia Network
Sep 25, 2021 • 5 days ago • 4 minute read



Acclaimed artist and musician Pharrell Williams is the inspiration behind Untitled. NORM LI

A look at a trio of complexes either in construction or that soon will be

Leaside Common

<https://leasidecommon.ca>

Gairloch Developments, in partnership with Harlo Capital, plan to launch sales this fall for Leaside Common, a nine-storey midrise complex on Bayview Ave. that once built, will be located within walking distance of Leaside station, part of the Eglinton LRT line currently under construction.

Encased in dual-tone bricks, the architecture, according to a release, “features vertical windows in a modern simplicity,” while the “brick pattern is sculpted to appear like a moving accordion.” “Nestled in the surrounding urban fabric, Leaside Common will appear like two boutique buildings attached at the hip,” it stated.

“Clouded in glass, the central connection introduces a design concept called the Nest, a shared open space on each floor that brings both sides of the development together. The Nest is envisioned to act like a community hub where people can congregate with their neighbours but will also be equipped to function as a co-working lounge.”

Bill Gairdner, founder and president of Gairloch, describes it as a project that “embraces the exciting changes that are coming to this node of the city, with a building design that will hopefully stand the test of time.”

The project architect is BDP Quadrangle, while the interior designer is Sixteen Degree Studio. With pricing starting from \$500,000, plans call for a total of 188 units to be built as well as 10 townhomes.

Unit sizes will range from 341 sq. ft. for a studio to 2,060 sq. ft. for a penthouse with a suite mix that also includes one-bedroom, one-bedroom plus den, two-bedroom, two-bedroom plus den, three-bedroom and three-bedroom plus den.

Tentative occupancy is slated for the first quarter of 2024.

Untitled Toronto

Construction has started on Untitled Toronto, a two-tower residential development involving Reserve Properties, Westdale Properties and acclaimed artist Pharrell Williams.

The collaboration, according to a release, marks his first experience with “multi-residential development, something the development team purposefully sought out when they first approached the artist.”

Shane Fenton, chief operating officer for Reserve, said “We knew we wanted to collaborate with a cultural icon, who would lend a vision that originated from outside the realm of residential real estate.

“We we’re hoping for a fresh perspective and inspiration and that’s what we got. Pharrell pushed us towards designing spaces that felt universal, instead of dictating a pre-prescribed lifestyle onto our purchasers and residents.”

The complex, which will be located at 110 Broadway Ave. just north of Yonge St. and Eglinton Ave., will contain 751 units that will be split between two towers with a shared podium. Suites will range from studios to three bedrooms, with pricing starting in the low \$400,000s.

According to the release, a third, 36-storey purpose-built rental will be situated adjacent to the two condominium towers, delivering 200 affordable housing units, 165 mid-range units, 48 market units and 16,000 square feet of additional amenity space for renters.

In terms of the decision to introduce affordable housing into the mix, the scenario is not about classes – lower class or middle class – it’s all related to income.

“I know that because I am a by-product of Section 8 housing in the U.S.,” Williams said last year during a Toronto press briefing.

“I come from the mud. I had the right people around me, and I found my way upwards and onward, and I wanted to make sure that we afford that opportunity to others in the same way I benefited from it.”

Natasha The Residences

<https://natasharesidences.com>

A release from Lanterra Developments on their newest project, states the 47-storey condominium will be “inspired by lauded style and ethos” of Natasha Koifman, founder of public relations firm NKPR.

To be located at 263 Adelaide St. W. in Toronto’s Cultural District (formerly the Entertainment District), plans call for the condos themselves to be situated atop the historic Purman building, which was built in 1915 and will form the base of the building’s first five floors.

With pricing starting in the \$500,000s, key design features from Alessandro Munge of Studio Munge include:

- Black herringbone hardwood floors with marble accents throughout.
- Suites, according to a release, “will be defined by black and white contrasts, clean lines and minimalist design based on Koifman’s monochromatic style.” That said, residents can choose a design based on their own tastes.
- Smart kitchens that optimize space with flip-down tables/desks and a hidden pantry that when slid down can be used as storage or a bar space.

Amenities, meanwhile, will include a sky lobby for residents on the sixth floor with 24-hour concierge, media content studio for film, photo, audio and social media production, spa with infrared sauna, children’s play area and pet spa.

“(We) saw an opportunity to create an iconic building that would capture the style and energy of Toronto’s Cultural District, while meeting deep-rooted desires in the community to live life to its fullest and enjoy everything the city has to offer,” says Mark Mandelbaum, chairman of Lanterra. “Natasha Koifman became a clear inspiration for this theme through her chic style, adventurous city living, and entrepreneurial spirit.”

See article here:

<https://torontosun.com/life/homes/condo-round-up-leaside-untitled-natasha>