

POST HOMES

NATIONAL POST
SATURDAY,
DECEMBER 6, 2008



nationalpost.com

Find your home
at nationalpost.com/homes

NUMBERS

NOVEMBER RESALES

House prices hold
even as sales fall.

PH2

NO MOOSE

CANADIANA FUND

Artwork that
adorns the best
houses in the
land. PH8

WOW!

CAMPBELLFORD

For sale: At
\$268,000, this
5.6-acre, custom
waterfront home
north of Trenton
is a steal. PH10



AARON LYNETT / NATIONAL POST

POINTS, PODIUMS AND PARKS

Watch out
Toronto,
Mississauga
is about to
get its first
urban village.
By Iris Benaroya

In this occasional series, Post Homes looks at master-planned communities, which are distinguished from single condo towers by their tremendous number of amenities, conveniences, recreational features and the larger area they cover.

If you don't want frank, don't lunch with Lilliana di Franco. Petite and fiery, Ms. di Franco, 35, who today is dressed in chunky jewellery and a Jackie O blazer (three-quarter sleeves, large buttons), doesn't bow to social niceties.

In an effort to get chummy over lunch in Vancouver, I turn to the topic of dating: "Gawd, I've been on the scene for, like, ever, and there always seems to be something defective with men in the end."

Poking her fork into her tuna, Ms. di Franco says: "Have you ever considered that you're trying too hard? Stop trying and it will come. Have you ever thought about that?"

She says it crisply — perhaps too crisply. As the day progresses, it becomes clear that it's these traits — a no-nonsense view of the world and intense ambition — that have made Ms. di Franco, vice-president of marketing and sales for Amacon Developments, a

family-run business, dare to conceive the inconceivable: that one day Mississauga will be as vibrant as Toronto.

Granted, it doesn't seem that flighty, especially when you consider Mississauga's pluses. As Canada's sixth-largest city and the fastest growing, Hazel McCallion's jurisdiction is home to more than 18,000 businesses, making it a major employment centre. It houses 50 of Canada's Fortune 500 offices, including Microsof, RBC and GlaxoSmithKline.

Amacon devised Mississauga's first urban village after purchasing 30 acres of farmland, west of Confederation Parkway and north of Burnhamthorpe Road, in 2003. Named Parkside, the village, which will be built over 10 to 15 years, will include 6,000 units for 12,000 residences in a variety of homes — low, mid- and high-rise. There will be three parks, seven green **PARKSIDE continued on PH6**

The 45-storey, sustainable Grand Residences is the first phase of buildings to be launched at Parkside.



**CHESTNUT
PARK**TM

Real Estate Limited, Brokerage

ANYWHERE YOU WANT TO LIVETM

416-925-9191

www.chestnutpark.com



TORONTO: 416.925.9191 COLLINGWOOD/CREEMORE: 705.445.5454 MUSKOKA: 705.765.6878
LAKE OF BAYS: 705.635.2118 PRINCE EDWARD COUNTY: 613.471.1708 ERIN/CALEDON: 519.833.0888

“It’s not going to be another master-planned community, where you get in your car every time you leave your place. We wanted to rid of that suburban mentality — *Lilliana di Franco*, vice-president of marketing and sales, Amacon Developments

LIVE, WORK, PLAY

PARKSIDE

Continued from PH1

green roofs, swanky restaurants and dynamic retail and commercial real estate. Instead of the doldrum burbs — usually reluctantly traversed to visit the parents — Parkside aims to be Mississauga’s cynosure of culture.

As with any great city, it all begins on the streets. That means shorter blocks, with curvy roads that slow traffic down, and textured sidewalks (cobblestones, planters). A folksy mews street with row homes will be cultivated to create the feeling of being in a smaller neighbourhood.

“It’s not going to be another same-old master-planned community, where you get in your car every time you leave your place,” says Ms. di Franco. “We wanted to get rid of that suburban mentality. We acknowledge people will need a car, but maybe they’ll get rid of one.”

She nods to our surroundings — a quaint area in Vancouver that has brick streets, a yoga studio, a flower shop. We stop next to a golden retriever outside a coffee shop. “Notice the pace, how walkable this area is,” she says. “Walking on Highway 10 on Burnhamthorpe isn’t pleasurable — it’s actually frightening, with big cars barreling by at 80 km an hour on six lanes.”



They love those point towers: Lilliana di Franco and Pino Di Mascio, seen here at Parkside’s model suite.

AARON LYNETT / NATIONAL POST

That’s why, in 2005, Amacon urged Mississauga’s municipal planners to tour Vancouver, which they did. Though they were impressed by the West Coast’s architectural principles, the city planners worried that Amacon’s proposal to narrow the streets would hinder fire trucks and snowplows. In the end, Amacon won out.

Other changes: She says Parkside’s architecture will not emulate Mississauga’s “slabs” — those buildings with a decidedly Soviet feel, squat and tremendous, with a footprint of about 18,000 sq. ft., gloomy corridors and no views. (If you need a visual, one such structure is at Hurontario and Queen’sway across from a medical clinic — pick up your pills to stave off the blues! There’s also a funeral parlour down the road.)

Back at Amacon’s model suite in Mississauga, Parkside urban planner Pino Di Mascio of Urban Strategies is giving me a lesson on Vancouver’s almighty point towers, whose floor plates cap out at 8,000 sq. ft.

“We told the Mississauga planning department, we’re going to build a lot more towers, but they’re much smaller in floor plate,” Mr. Di Mascio says. “A lot of what you see marketed as point towers in Toronto are just big fat buildings that are just shaped differently from slab buildings. [We propose] instead of one building, split it into two. The benefit is you get more of a skyline than a big wall. It allows you to play with height.” Mississauga has unrestricted height bylaws, he points out.

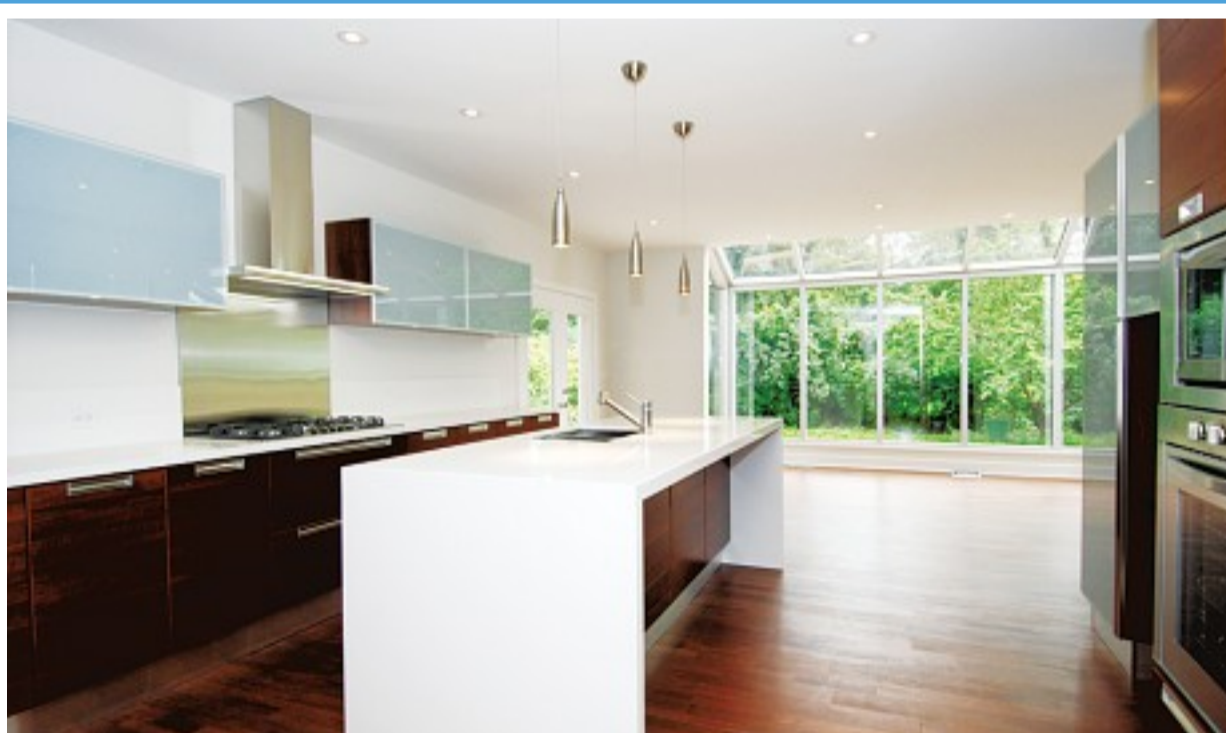
For those who balk at living in the air, there are also the Parkside podiums. You get a patch of green to set up the barbecue, and if you don’t look up, you’d never know there are homes in the sky.

Jennifer Rogers bought one such unit. “They’re smaller and lower,” says the first-time buyer, who works for the ministry of community safety and correctional services in Mississauga. “I have a fear of elevators and heights. Another thing, if you buy in one of

223 Coldstream Avenue/ Lytton Park

OPEN HOUSE SAT & SUN 2-4 | offered at \$2,289,000

Advertorial



Bringing Contemporary to Established Family Neighbourhood

At first thought, you would think finding a modern contemporary house, built to allow a family to grow and play, in an affable part of town should be a painless task. Surely, in a city with the size and diversity of Toronto it should be an easy search? Not so. Sometimes, effortless things come with a lot of hard work. Luckily, 223 Coldstream Ave does the hard work for you. It was painstakingly modernized to fulfill exhausting contemporary design standards, to honor the past history of the building.

A mature tree lined avenue, 223 Coldstream is a 50 ft lot, ideally located close to Lytton Park, fulfilling the first rule of real estate, location. It is a vibrant community with easy access to all major transportation routes (including the TTC), and the major shopping amenities of Yonge Street, making it the ideal place to raise a family due to the security and quietness. Lots of close schools and an excellent social network have given this area top marks by all critics.

In a beautiful neighbourhood filled with exquisite structures and stunning architecture the perfect contemporary house was oddly missing! When 223 Coldstream became available

for sale it was purchased with two strict criteria in mind: Build the perfect contemporary family home and, allow the artistic past of the house (it is actually the former residence and studio of a well know Canadian artist) to influence the future design. Step 1 was to allow the philosophy of the design to be based on the works of **Frank Lloyd Wright**. The viewer will immediately recognize his design principles with strong horizontal lines, a prominent front overhang, and a broad palette of rich but understated natural warm materials in the texture of stone, stucco, wood, glass and stainless steel. Daniel Pustil (co-listing agent from Slaven’s and Associates,) can be quoted as saying “You can drive all over our city and you would be hard pressed to find a house of this style and craftsmanship. The finishes and overall design are second to none. It truly has that wow factor”. Secondly, the finished product must actively invite the owner to display art, and honor the past history of the house.

This architectural masterpiece offers approximately 5000 sq. ft of luxury living that is climate controlled by **dual furnaces** that have been wired to provide a zoned heating

system. A maple staircase leads up to 4+1 bedrooms, and 6 bathrooms. The nucleus of the second floor is the Master bedroom with his and hers walk in closets and a luxury ensuite spa bathroom that is complete with a freestanding whirlpool bath, glass enclosed shower with rainhead and heated floors. With all of those features it would be tempting not to leave the bathroom, but on glorious days you will want to get outside which is easy to do with a walk out 2nd floor **sundeck**. Of generous size are the remaining bedrooms which are linked by **engineered hardwood floors**. The huge basement has been finished and contains a self enclosed guest or nanny’s suite (with its own 4 piece bathroom). On days when venturing outside is not ideal, the adjoining basement recreation room and games/media centre will keep everyone well occupied.

The heart of this home is the kitchen and adjoining family room that flood the airy and open space with natural light. A wall of gallery-like windows with views of the garden, and multiple walk outs leading to a

magnificent stone patio with pergola, truly bring the outside in. A custom **Scavolini kitchen** imported from Italy features horizontal grooved self closing walnut cabinets, pantry and built in desk. The warm honey tones of the imported bankari **engineered hardwood floor** is a counterpoint to the polish of the white **cesarstone island** countertop. Combine all of this, with state of the art appliances and everything is there to allow you to effortlessly entertain or prepare family dinners.

Adding to the brilliance of the main floor is a library with built in oak cabinets and French doors, and a mudroom with built in cabinetry. It’s all just one of the many design features that are in fact too numerous to list, like a **modern aluminum garage door**.

A distinguished buyer will immediately recognize the strong contemporary abode that is the cornerstone of this buildings design and realize that 223 Coldstream is a prominent address in a notable neighbourhood. If you are looking for a cookie cutter house, this one is not for you. If you want to be the envy of the neighbourhood, you’re home.

For more information or virtual tour, go to **Darren Slavens** or **Daniel Pustil** at Slaven’s & Associates, Real Estate Inc., Brokerage

www.223coldstream.com
416.483.4337 • darrenslavens@trebnet.com

CELEBRITY HOMES

I'll buy your pad for US\$48-million, but I refuse to pay US\$65-million

There was a time when bigwig homes commanded top dollar. That's changed. Robert Friedland, pictured, founder and owner of Vancouver-based Ivanhoe Mines, whose interests include copper, gold and iron ore, can't sell his home. It just won't sell (buy it, won't you). Last week, Mr. Friedland trimmed the price of his restored 1895 San Francisco mansion by 26% to US\$48-million after the house



had spent four years on the market for US\$65-million, reports *The Wall Street Journal*. In 1995, Mr. Friedland paid US\$5.5-million for the 12,000-square-foot house on Belvedere Island and spent nine years and US\$32-million renovating the one-acre property, set on a crest with sweeping views of San Francisco. It's known as Locksley Hall. *National Post*



AARON LYNETT / NATIONAL POST; PINO DI MASCIO / URBAN STRATEGIES

The Residences (lit up) are part of the 30-acre village coming to Mississauga. Right: Parkside will have the feel of this pedestrian-friendly Vancouver neighbourhood.

the first seven floors you get 10-foot ceilings — in a small space." She adds: "The whole idea of the urban village appealed to me. It's pet-friendly and I may not even need a car."

It's a funny thing to say, considering that the car is cocksure in Mississauga.

But, while slowing this sprawling city down is an immense undertaking, it doesn't scare Larry Beasley. The former co-director of planning for Vancouver has transformed that city's core and served as an advisor at Parkside (he is currently doing the same in Abu Dhabi).

"If it was a single-building site, it would be really hard," he acknowledges, "unless you have strong city leadership co-ordinating all at once. But if you do a lot of buildings and if you do

your density and mix right and ground plane and social infrastructure, you can definitely create a community."

He cites the waterfront in Portland, Ore. "Fifteen years ago, it was dead as a doornail. Now it's

easily. "But how do you create something as elusive as vibe?" I ask. "Doesn't a new site always come off as a just a little contrived?"

And so begins a friendly philosophical chat about our favourite cities and

A folksy news street will create the feeling of being in a smaller neighbourhood

thriving. I was also working with Seattle 30 years ago and, as far as the eye could see, there was nothing. Look at it now?"

I don't let him off the hook that

building features (his is Paris; mine is New York). "You can create vibe," he insists. "It's not like, if we're lucky, it happens. We've lost the courage to say we don't have to accept what comes

out of the hopper in development. We have the best designers on the planet and often we don't let them design."

When it comes to high-rises, the possibilities are endless, Mr. Beasley says: Underground garages can be similar to a house's garage — less car, more storage space — or a condo layout can be designed so that a young couple can take on a renter.

"Some people have a visceral conclusion that they don't like big buildings, so our job is to design a building that is fulfilling to you," he says. "After all, our ecological footprint is spread all over, but tall buildings take pressure off the earth."

He's got a point.

National Post
ibenaroria@nationalpost.com

THE FACTS

- Area 30 acres
- Blocks 11
- Parks 3
- High-rises 15
- Mid-rise podiums and buildings 12
- Low-rises 10
- Distance to City Hall 1 km
- Residential units 6,000
- Potential residents 12,000
- Commuter gates 7
- Village streetscapes 6
- Retail/commercial block faces 6
- Green roofs 7
- Web site lifeparkside.com

Source: Amacon Developments

Post Homes Directory

BOBCAYEON		OAKVILLE		PORT CARLING		TORONOT		TORONTO		VAUGHAN		WILLOWDALE					
Development	For Sale	Development	For Sale	Development	For Sale	Development	For Sale	Development	For Sale	Development	For Sale	Development	For Sale				
15 1 Squires Row Port 32 M/Tu/W/Th/F 9-4:30 Sa/Su 11-4:30 Marshall Homes www.port32.com	\$339,990-\$399,990	12 3007 Richview Bronte Creek Legend Creek Homes www.legendcreekhomes.com	1-888-528-5555	37 1327 Peninsula Road Muskoka RE/MAX Muskoka Realty Corp.; Richard Scully www.muskokacottageforsale.com	705-765-6677	35 876 Yonge Casa Cresford www.casacondominium.com	416-977-1100	1 33 Bay St. Success Tower Daily 12-6 Pinnacle International www.successtower.ca	416-925-3325	4 2191 Yonge Street Quantum and Quantum 2 M/Tu/W/Th 12-5 Sa/Su 12-5 Minto www.mintomidtown.com	416-485-2195	5 2 St. Thomas The St. Thomas M/Tu/W/Th 12-6 Sa/Su 12-6 Minto www.thesthomas.com	416-759-2222	8 50 Scollard St. Four Seasons Private Residences Menkes and Sotheby's International Realty www.yorkvilleresidences.com	416-775-7500		
23 2958 Bayview Linea Symmetry www.lineabonbayview.com	\$900,000	29 50 Kilgour Rd Bungalows Daniels www.kilgourestale.com	416-489-7333	31 120 Adelaide St. W Trump Toronto Talon International Development www.trumptoronto.ca/gm	416-214-2800	32 500 Wellington West Freed Developments www.500wellingtonwest.com	416-815-1500	33 130 Bayview Stratford Cresford www.stratfordresidences.ca	416-971-7888	34 91 The Queensway NKT M/Tu/W/Th 12-7 Sa/Su 12-5 Cresford www.nxtcondos.com	416-977-5300	36 47 Mount Pleasant Road Toronto & Area Royal LePage - Johnston & Daniel Division; Boris Kholodov www.boriskholodov.com	416-489-2121	39 270 The Kingsway, Suite 200 Toronto & Area RE/MAX Professionals; Niels & Doris Christensen www.seethedifference.ca	416-236-1241		
54 121 Caribou rd Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	\$2,287,000	56 31 Greengate Rd Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	57 106 Yonge Blvd Sa/Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	59 433 Old Orchard grv Sa/Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	60 451 Glengarry Ave Sa/Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	61 165 Cortleigh Blvd Sa/Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	62 103 Otter Cres Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	63 214 Heath St Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888		
69 546 Melrose Ave Sa/Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	\$1,129,000	70 419 Woburn Ave Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	71 15 Ruthergien Rd Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	72 515 Old Orchard Gr Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	73 554 Deloraine Ave Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	74 371 Joicey Blvd Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	76 500 Melrose Ave Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888	79 136 Winona Dr Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888		
85 328 Melrose Ave Chestnut Park; Janice Rennie www.chestnutpark.com	\$989,000	86 31 Rosedale Chestnut Park; Janice Rennie www.chestnutpark.com	416-925-9191	87 69 St. Clements Ave. Sa/Su 2-4 Royal LePage - Johnston & Daniel Division; Carole Hall www.CaroleHall.com	416-489-2121	88 78 Constance St. Sa/Su 2-4 Royal LePage; Theodore Babiak www.babiak.com	416-762-8255	89 38 Grenview Blvd Su 2-4 Royal LePage; Theodore Babiak www.babiak.com	416-762-8255	90 2 Deforest Road Su 2-4 Royal LePage; Theodore Babiak www.babiak.com	416-762-8255	91 47 Dorval Road Su 2-4 Royal LePage; Theodore Babiak www.babiak.com	416-762-8255	92 111 Merton Street 208 Su 2-4 Royal LePage; Andrea Stark www.lorealestate.ca	416-487-4311		
												93 50 Lombard Street 1601 Daily By Appt Royal LePage; Andrea Stark www.lorealestate.ca	416-487-4311	95 Worth Blvd Su 1-4 Harvey Kalles; Robert Greenberg www.robortgreenberg.com	416-441-2888		
															6 2901 Bayview Avenue St Gabriel Village F/Sa/Su 12-6 Shane Baghai	\$494,000-\$2,040,000	
															7 2901 Bayview Avenue St Gabriel lane F/Sa/Su 12-6 Shane Baghai	416-222-4401	
																8 25 Sandringham Chestnut Park; Jimmy Molloy and Janice Rennie www.chestnutpark.com	416-925-9191
																84 25 Sandringham Chestnut Park; Jennifer Willmot and Jimmy Molloy www.chestnutpark.com	416-925-9191

CHESTNUT PARK
Real Estate Limited, Brokerage
ANYWHERE YOU WANT TO LIVE™

TOWNHOME AT 38 AVENUE ROAD
Yorkville
\$3,198,000. A sophisticated residence with luxury condo services. Private street entrance. Approx. 3000' of exquisite space. 10' ceilings. Idyllic courtyard garden. Parking. Total perfection. **Jimmy Molloy* Map# 82**

SUPERB RENO/RESTORATION
Avenue Rd. / Bloor
\$2,995,000. Fabulous 4+1 bdrm residence in the heart of Yorkville. Spectacular Prin. Rms. Stunning finishes. Cook's kitchen. Luxurious Mstr. High ceilings. Great fenced Gdn. Deck & rooftop terrace. 3 Prkg. Steps to ROM, Subway, Chic shops & Dining. **Jimmy Molloy* Janet Lindsay* Map# 83**

FABULOUS CRICKET CLUB
\$1,895,000. Amazing value. Wonderful 5 bedroom home on 65x200' lot. Great entertaining flow. Exceptional outdoor space w/hot tub & pool. Walk to Yonge shops! **Jennifer Willmot* & Jimmy Molloy* Map #84**

NORTH TORONTO - 328 MELROSE AVE
OPEN HOUSE
Wed 2-4 pm
\$989,000
www.janicerennie.ca

ROOMS WITH SPECTACULAR VIEWS!
A Jewell
Roseale
www.janicerennie.ca

LAWRENCE PARK'S FINEST!!!
\$495,000. Fully renovated by top decorator, this rarely available 2 bdrm suite ovrlks Rosedale ravine. Stunning kit +bath; 1 car parking; SE exposure from terrace. **Janice Rennie* Map# 86**

\$11,000/month
Fantastic executive rental in sought after location. 5 bedrooms, 5 baths, top of the line kitchen, 2 car garage, private drive, pool, hot tub! 10++ home. **Janice Rennie***