

NATIONAL POST
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DECOR

STEP IT UP

Glass railings modernize small, older homes. *PH4*

CONDOS

GARDENING

Have a harvest on your little balcony. *PH6*

FOR SALE

RAVINE DREAM

The Humber's not-so-humble Tudor. *PH20*

From small storefronts to tall condos, it's a neighbourhood for everyone
Pages PH10-14

YONGE & EG GROWS UP



TYLER ANDERSON / NATIONAL POST

The De Camargo family, dad Gus with Gabriel, and mom Sandi with Julia, on their weekend walk near their Yonge and Eglinton home.

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NEIGHBOURHOOD NEWS

TYLER ANDERSON / NATIONAL POST

Everyone wants to love their neighbourhood. It's about more than the streets you use to get home after work, more than how far you are from transit or the dentist. It's about connecting with the place and the people. This multi-part series explores some of the many vibrant neighbourhoods in and around the GTA and what makes them thrive.

Nearly five years ago, Sandi and Gus De Camargo reached a point in their relationship where they grappled with one of adulthood's most pressing pickles: diapers or drinks?

When it was determined they could indeed have both a family and a freewheeling lifestyle, the married couple started scouting real estate. They lived on the Danforth for three years. Then, after becoming pregnant with their second child, they realized good souvlaki should not be the sole motivator for staying.

"With the exception of Jackman Avenue Public School, the Danforth didn't have exactly what we were looking for," says Ms. De Camargo, a real estate agent; Mr. De Camargo works in IT. "We wanted the suburban lifestyle that offered excellent schools in the district and we liked being able to walk down the street to go out to dinner — Yonge and Eglinton had the whole package."

They found their dream home — detached, on a spectacular lot shrouded in catalpa trees — on a side street near Mount Pleasant, walking distance to a host of amenities. Their children, Gabriel, 4½, and Julia 2½, are also pleased with the vicinity. (Though, they would probably be equally as thrilled living amid plastic balls at a McDonald's playland.)

"Gabriel loves soccer, so we often go to the North Toronto Memorial Centre. It has the area's largest sports field as well as indoor and outdoor pools and a skating rink," Ms. De Camargo says. (Plus the hockey rink inside is amongst the city's busiest with house leagues for all ages.) "We love going on long walks. We take the stroller, stop into stores and parks — either Sherwood or Eglinton — then get lunch and ice cream at Uncle Betty's, then we walk home. That's pretty much every weekend."

Uncle Betty's, it should be noted, also does comfort casual food, such as eggs Benedict and mac and cheese with pulled pork and meatloaf on a bun. For more meat between bread, Irwin Schwartz of Black Camel fame has just opened Boar, a seven-seat haunt where he cranks out saucy Italian-style sammies (veal, chicken, et al.) until his Twitter feed lets you know he's run out.

Or for a spruced-up afternoon with ladies who lunch, Ms. De Camargo recommends La Boheme, the bright, modern patisserie that sells robust coffee, quiche and a pastry case of jewel-bright morsels.

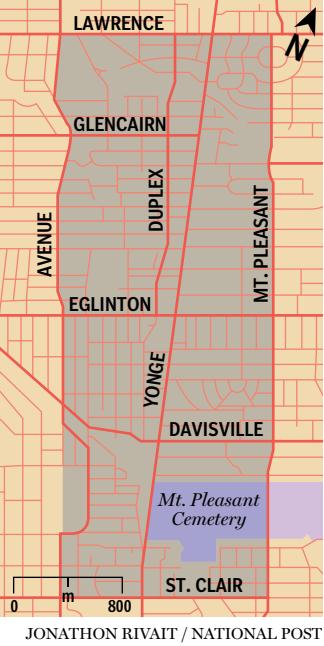
"And I love La Vecchia," Ms. De Camargo says of the romantic ristorante, on Yonge just north of Broadway. "My girlfriends and I have a standing tradition — we go every year. The owners put on special music when we come in and I order the same thing every time: penne à la vodka."

It's a gesture befitting the hospitality you would find in a small town — Yonge and Eg, as we know, is the opposite. The densely populated mixed-use neighbourhood bridges uptown and downtown, hence its mid-town designation. Its snarky one-time nickname of Yonge and Eligible refers to the professional singles stashed in the area's many rental apartment and condo buildings, though changing lifestyles and all the young families in the semi-detached homes on the side streets have chipped away at that moniker.

To quell some of the traffic that will result from the intensification imposed by the



The De Camargo family has a regular routine, exploring their neighbourhood on foot (or on shoulders or hips) and stopping at Uncle Betty's for lunch and ice cream. Below, the playing field at North Toronto Collegiate, with the new school on the left.



JONATHAN RIVAIT / NATIONAL POST



Mr. Ciampini says, launching into a narrative of the cultural shifts that have occurred in the neighbourhood in which he was raised. "About 25 years ago, the only place to go out in this city," he claims, "was Yonge and Eglinton. You want to go out for dinner? It was Yonge and Eglinton. A club, a bar? It was Yonge and Eglinton. The Entertainment District didn't exist."

"There was Hotspurs, TGIF, Brandy's and Oliver's or Centro for fine dining. Berlin was really, really busy; if you got in, you were somebody. You had to dress sharp," he says. "You couldn't come here the way I am now," he says, looking down at his running shoes and plaid button-down.

See EGLINTON on Page PH12

Betwixt AND between

Yonge and Eglinton embodies the best elements of both city and suburban living

By Iris Benaroia

“

We frequently get calls from parents whose kids are in kindergarten, asking, ‘What street do I have to move on to, to get my kids in the school?’ Each year we turn away 400 applicants from outside the area — *Joel Gorenkoff*, principal, North Toronto Collegiate Institute

NEIGHBOURHOOD NEWS

SOME CONDOS IN THE AREA

A community at the crossroads

EGLINTON
Continued from Page PH10

But then the crowds started migrating to Yorkville and the Esplanade. Today, the business owner says many have come back uptown for its friendly, casual vibe. (Hey, any place that has this many sushi joints can't be uppity. "There's Sushi Rock, Sushi Shop, Sushi Supreme ..." Ms. De Camargo says, her voice trailing off.)

Even Centro, once a white-tablecloth affair, is being renovated into a trattoria. While Spacco, which has a live DJ and the best tucked-away patio on the strip (it's a serene, car-free zone), doesn't take itself too seriously.

"We're like a supper club," says Mr. Giorgio, a long-time resident of the area. "Throughout the week we have a dinner crowd. Alleycatz does the live bands but people come to Spacco for dinner, to play some pool and dance."

Both partners feel their success is due to their genuine hospitality. "People are tired of going downtown because there's so much attitude," Mr. Ciampini says. "Here, if we've seen you more than twice, we'll notice it."

North Toronto Collegiate Institute principal Joel Gorenkoff is also smitten with the area. Both a resident and an educator, Mr. Gorenkoff says his school, near Broadway and Yonge, which has served the community since 1912, is the

Toronto District School Board's top secondary-school performer. More than 90% of North Toronto's graduates gain admission to university.

"We [frequently] get calls from parents whose kids are in kindergarten," Mr. Gorenkoff says, "[asking] 'What street do I have to move on to, to get my kids in the school?'" Each year, we turn away 400 applicants from outside the area."

Lucky for students, they're able to exercise their minds and bodies in a fresh new facility. Tridel built two condo towers — The Republic — on the east end of the property; the land purchase funding the replacement of the beloved but dilapidated old school building with a LEED-certified structure, with a green roof outside and plenty of ambient light inside; the building is also completely wireless and features a 600-seat professional-style theatre.

(In a cool move, Tridel incorporated some of the original school's architecturally significant heritage features into The Republic, including a stone arch, wooden doors and bricks.)

"There's also an educational component [to the environmental elements]. Posters throughout the building tell the story about each of the eco features."

When the time comes, Ms. De Camargo and her husband intend to enrol their children at the school, too. They don't plan on leaving the area anytime soon.

National Post

2221 YONGE
Builder name Tower Hill Developments
Location On Yonge, steps south of Eglinton
Availability Suites from 386 sq. ft. to 997 sq. ft., from \$199,900
Hot tickets Sleek, contemporary architecture by Pei Partnership, featuring cantilevered wrap-around balconies. The tower sits askew the seven-storey podium, creating tremendous visual impact. A 56th-floor Sky Lounge caps off what will be one of Toronto's most iconic buildings. Other luxurious amenities include a fireplace lounge, media/gaming lounge, private dining room and resort-inspired wet spa complete individual treatment rooms and three pools (warm, hot and massage jet). Interiors are by Munge Leung.
Occupancy Fall 2017
Contact 2221yonge.com or 647-350-2221

101 ERSKINE
32-storey tower with 417 units and 10 townhomes
Builder Tridel and Beaux Properties
Location 101 Erskine Ave.
Availability, Tower 435 to 2,122 sq. ft., ranging from

\$285,000 to \$1,710,000
Availability, Townhomes 1,522 to 2,354 sq. ft., ranging from \$895,000 to \$1,425,000
Hot tickets Residents will enjoy a fitness centre, yoga studio and sauna, theatre, party room with bar, dining room and prep kitchen with adjoining outdoor terrace and barbecue area, billiards lounge; sixth-floor rooftop terrace with outdoor infinity pool and fireplace lounge. Typical suites and townhomes will feature designer kitchens. Townhomes will feature a private outdoor patio with natural-gas barbecue hook-up.
Occupancy Summer 2015
Contact 416-480-0700; 101erskine@tridel.com

155 REDPATH
470 units, 36-storey tower. From 396 to more than 850 square feet and from the mid-\$200,000s
Builder Freed Developments & CD Capital
Location 155 Redpath Ave.
Hot tickets Ninth-floor outdoor pool and hot tub with shower, poolside cabana lounge, gas fire-pit lounge and barbecue. Other amenities include a fitness centre, yoga studio, reflecting pool



Clockwise from left: City Towns at the Berwick; 2221 Yonge; 155 Redpath; 101 Erskine.

and party room, as well as a ninth-floor amenity space with a pool table, kitchenette, meeting lounge and sauna. Suites will feature acoustic underlay throughout, while kitchens will boast custom-designed cabinetry by Johnson Chou and a stainless-laminate backsplash.
Occupancy Fall 2017
Contact redpath-condos.com

CITY TOWNS AT THE BERWICK
Builder Andrin Homes and The Brown Group
Location Duplex and Berwick avenues
Availability A tower, which is 98% sold; 20



townhomes, which are 50% sold. Towns start at \$954,900 for 1,879 sq. ft. Outdoor space goes up to 995 sq. ft.
Hot tickets All of the penthouses feature custom layouts designed with buyers in partnership with Andrin. One penthouse remains, at approximately 1,800 sq. ft.; the space can be divided into two two-bedrooms suites (pricing starting at \$529,900) or combined into a single unit. The project boasts a luxurious party room, as well as private oasis rooftop gardens and energy-efficient features throughout.
Occupancy March 2014



Contact theberwick.com
E CONDOS
Two black, white and grey glass towers (38 and 64 storeys). From 465 to 1,240 sq. ft., ranging from the mid-\$200,000s to nearly \$1-million
Builder Bazis, Metropia and RioCan
Location Northeast corner of Yonge and Eglinton
Hot tickets Glass pool on 31st floor with cantilevered deck, boxing studio, technology and party lounges, terraces with barbecues, dining tables and sunbeds, 24-hour concierge
Occupancy 2017
Contact econdos showroom.com

ADVERTORIAL

NOW UNDER CONSTRUCTION

Allure at Yonge and Davisville is the perfect blend of urban sophistication and modern serenity. Steps away from the Yonge subway line, Allure residents will have quick access to downtown while living in one of the most sought-after neighbourhoods in Mid-Town Toronto. Priced from the low \$300's and offering one-of-a-kind eco-inspired amenities and innovative space solutions, the intimate setting of Allure's 10 storey architecture presents the perfect reprieve from the bustle of the city, right in the middle of the action.

Characterized by tree-lined streets, sophisticated architecture and a welcoming, peaceful pace, the Yonge and Davisville neighbourhood truly has the best of all worlds. Whether shopping at one of the many local boutiques, having a bite at a hip café or hopping on the nearby subway to downtown, Allure's location at Yonge street and Glebe Road West provides a multitude of leisure options. The nearby Kay Gardiner Beltline trail features 4.5 kilometres of beautiful park land lush with tall trees, ideal for a



your doorstep.

Suites at Allure begin in the low \$300's, and range from bachelor to two-bedroom-plus-den options. The building will feature 197 units between 468 and 1,258 square feet, each boasting 9 or 10 foot ceilings. Greenpark Homes has been a trusted condominium developer with proven success in both urban and suburban settings.

Greenpark's hallmark approach to raising the standard of condominium living is reflected in Allure's unique infrastructure features. Constructed to meet Toronto's green building standards, Allure includes water-saving bathroom fixtures, separately metered utilities, high efficiency boilers and energy-efficient windows. Perhaps most interestingly, a unique water filtration system will deliver water certified 99.999 percent microbiologically pure to every tap in the building, cutting out the need for residents to purchase bottled water.

Luxury finishes are standard at Allure and every suite features hardwood, ceramic, or porcelain flooring, granite countertops, custom cabinetry and integrated appliances. The emphasis at Allure is placed on the maximization of space through strategic layouts. In fact, many one bedroom suites have 1.5 bathrooms, a rarity in condo living. Large terraces and balconies provide stunning city views, but for a true breath of fresh



air residents can visit the elegant rooftop Skydeck, featuring comfortable lounge areas, barbecues and fireplaces. At the ground level, residents enter through the private street carriageway entrance and are greeted by the 24/7 concierge. Further into the main floor you'll find a card and billiard room, party room, dining/board room, media room and a breathtaking outdoor patio space. One floor up, serenity awaits at the stylish spa lounge, fitness and yoga studio, fully equipped weight room, massage room and his and hers saunas.

Allure provides the setting for intimate, serene, boutique-inspired luxury condominium living, while placing residents at the forefront of

eco-building practices. Scheduled for completion in 2013, Allure suites are being bought up quickly by the urban dweller who wants to "have it all".

Visit the Allure Presentation Centre at 2038 Yonge Street (Just north of Glebe). Hours of operation are Monday – Thursday: 1pm – 7pm, Saturday, Sunday and Holidays: 11am – 5pm. Closed Fridays. For more information visit www.allurecondos.ca.

