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SATURDAY, JULY 6, 2013 SECTION H

CE ON2

NEW HOMES & CONDOS

Garden in their memory



CARLOS OSORIO/TORONTO STAR

Lynda Fishman at the Flight 621 Memorial Garden in Brampton where her mother and sisters died on July 5, 1970 when a plane crashed.

Air crash victims honoured in a garden built by new home developers in Brampton

DAN O'REILLY

SPECIAL TO THE STAR

A ceremony set for Sunday will dedicate a garden in a newly developed section of east Brampton to remember the 109 people who died there in Canada's largest domestic air crash 43 years ago.

On July 5, 1970, Air Canada Flight 621 was en route from Montreal to Los Angeles when it plunged into what was then the farming community of Toronto Gore. Located northeast of Pearson Airport, the crash claimed the lives of all passengers and crew.

Financed by the seven developers who are building the River's Edge community, the Flight 621 Memorial Garden is set in the West Humber River Valley which bisects the new development. It has been constructed by Bruce Wilson Landscaping, which recently completed the final touches.

"It (the garden) should have been built years ago."

LYNDA FISHMAN
DAUGHTER OF ONE OF THE VICTIMS

The dedication ceremony is planned for 10:30 a.m. at the crash site, adjacent to DeGrey Dr.

"We wanted to create a quiet, beautiful and contemplative space that hopefully will provide some solace, (to the family members) fully understanding the pain will never go away," says Michael Toccalino, associate with Toronto-based Nak Design Strategies. Design work started in 2006.

The primary element is 109 polished, light pink granite markers to commemorate each person who was on board and set in a grid of black granite chip paving. A plaque, engraved with the names of all who perished, has been permanently mounted on large granite boulder that was unearthed during the development, says Toccalino.

Mass lilac plantings, a favourite of some of the crash victims, have been planted around the memorial paving "in tribute to the rural heritage of the area" while the limits of the one-acre cemetery are marked with 10 upright granite markers.

GARDEN continued on H10

Getting an arm up in the competitive condo game

Developer uses Xbox Kinect technology to get attention at Yonge and Eglinton

IAN HARVEY

SPECIAL TO THE STAR

People waving their arms outside a Yonge-Eglinton storefront aren't crazy, they're checking out the latest in condos at a sales office using the latest technology.

Open this weekend, the showroom office at 2239 Yonge St. for the nearby development at 155 Redpath Ave. aims to take advantage of heavy pedestrian traffic at the Toronto intersection and drive sales using technology adapted from Microsoft's Xbox gaming console.

According to Jordan Dermer, a principal with CD Capital which is underwriting the project, 43,000 people walk past the Yonge-Eglinton storefront every day. That's more than the downtown Bay and Dundas Sts. intersection, which sees 36,000 people and is the second busiest for foot traffic Toronto.

The sales office windows turn into a giant screen, about two metres high. Passersby can use them to investigate and take a virtual tour of the features of the 470-unit, 36-storey condo building at 155 Redpath Ave. — but only after sunset since daylight impedes the visuals.

WAVE continued on H11



IAN HARVEY

With a wave of his hand, Tim Ng of Adhoc Studio demonstrates the Xbox-based interface.

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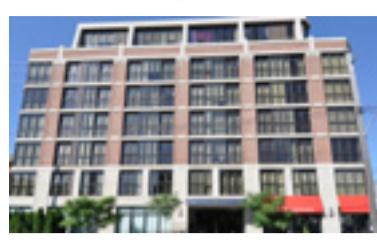
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What they got: Condos



Palmerston/Little Italy

Location: 308 Palmerston Ave., Suite 218, College St. and Palmerston

Asking price: \$325,000

Selling price: \$323,000

Previous selling price: N/A

Size: about 501 sq. ft.

Parking: no parking space, one locker

Maintenance fees: \$296.65 per month

Taxes: \$2,012.83 (2012)

Bedrooms: 1

Bathrooms: 1

Days on the market: 4

Situated in the trendy Toronto neighbourhood of Little Italy, this one-bedroom unit is in a modern condo building known as "The Europa". It sold for 99 per cent of the listing price in a few days.

"I've sold a few units at The Europa and the appeal to buyers is undeniable. It's an area of the city that isn't over-saturated with new residential development, and the building itself is a modest size, the suites are nicely finished, and the neighbourhood has so much to offer. There are great restaurants, cafes, the College streetcar, the Royal Cinema, one of the city's best music stores, and grocery stores - all just steps from the building."

"Developed by Beaverhall Homes/Graywood Developments, the building was completed in 2007 and sits at the southwest corner of Palmerston Ave and College St. The building has eight storeys, with the penthouse suites occupying the top two levels," says listing agent Jason Bondy-Sawyer.

Amenities in the building include an exercise room, gym, party/meeting room, security guard and security system.

Unit has: Living room with hardwood floor and Juliette balcony; dining room with hardwood floor; kitchen with hardwood floor, granite counter and stainless steel appliances; master bedroom with hardwood floor; four-piece bathroom.

Listing agent: Jason Bondy-Sawyer, Royal LePage Real Estate Services Ltd., Brokerage; YourTorontoProperty.com



Church-Yonge Corridor

Location: 117 Gerrard St. E., Suite 604

Asking price: \$229,900

Selling price: \$232,000

Previous selling price: \$199,450 (2007)

Size: about 550 square feet

Parking: no parking spaces, no locker

Maintenance fees: \$393.27 per month

Taxes: \$1,388 (2012)

Bedrooms: 1

Bathrooms: 1

Days on the market: 2

It took only a couple of days for this one-bedroom suite to sell for over the asking price.

"This condo suite received a lot of interest. It was really affordably priced for a condo in such a central location in Toronto, just a short walk to Ryerson University, the subway, parks, restaurants, shopping and more. It's a very bright, well-decorated space with a good floor plan, so it appealed to many buyers. All utilities are included in the maintenance fees and the building has plenty of amenities, including a rooftop terrace with a hot tub and gazebo," says listing agent Laura Golebeck.

Building is walking distance to subway, parks, restaurants and shops. Building amenities include a concierge, gym, party/meeting room, rooftop deck/garden, security guard and visitor parking.

Unit has: foyer with laminate floor and double closet; living room with laminate floor; dining room with laminate floor; kitchen with breakfast bar and pot lights; bedroom with double closet and laminate floor; den with laminate floor; four-piece bathroom; laundry.

Listing agent: Laura Golebeck, Royal LePage Estate Realty, Brokerage.

Compiled by Allison Harness from information that is publicly available.

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Using the latest technology for attention

WAVE from H1

"We wanted to take a modern approach to this and reflect the building's sleek, clean design concept," said Dermer.

Created by Tim Ng and the team at ADhoc Studio, the technology harnesses Xbox Kinect, a \$150 piece of add-on hardware for the Xbox game console. It translates the gestures of people using it — much like they might push around a mouse to move a computer screen's cursor — into instructions.

(It's one of thousands of spin offs from the gaming platform accessory. Many of the applications go well beyond the initial intent of gaming. Last year, a surgeon at Sunnybrook Hospital used Kinect to help create a tool for the operating room allowing doctors to flip through X-rays during procedures by waving their hands to control images on a screen.)

At the Yonge St. sales office, passersby within range can also use the screen by moving their hands.

"We'll have mats on the ground showing where they can stand," said Ng who expects interest will be high because it's such a busy location. "I was there photographing the storefront and taking measurements and the next thing I had a crowd around me and the office wasn't even open yet."

The storefront window has been

coated with a special film which will capture the image projected from inside. Pedestrians can wave their hands to activate the program, which will enable them to take a 360-degree tour around the condo building to be built on Redpath Ave., check out suites and floor plans, and get additional information about the development.

What they'll find, says Dermer, are 470 condos ranging from studios to two-bedroom units, from 396 square feet to 800 sq. ft. Prices start at around \$250,000 and rise to more than \$1 million. Occupancy is slated for fall 2017. Parking spots are \$47,500 with 214 for sale and 40 more set aside for visitors and shared car services, such as AutoShare.

Just east of Yonge and Eglinton, which is sometimes called "Young and Eligible" for its preponderance of singles, the 30,000-sq. ft. site is at Redpath and Roehampton Aves.

The design of the exterior is sleek and modernist in style. Most of the 36 storeys will sit above a ninth-floor podium. A common area will include a terrace for dining or partying and a pool, hot tub, waterfall and "living" green wall. There are also plans for a gas fire pit, barbecues and, inside, a fitness centre and an indoor-outdoor yoga area.

Offset balconies add interest to the building's modern shape and will offer city views from the centre Toron-



A pool, hot tub and terrace are among the highlights at 155 Redpath.

to, as well as bird's eye views of the throngs below.

With the planned crosstown LRT running along Eglinton Ave. and the Yonge subway line nearby, the 155 Redpath is well situated to attract car-free buyers.

The building is designed by Peter Clewes, principal of architect Alli-

ance, and the interior styled by Johnson Chou, whose credits include the penthouse at the downtown Candy Factory Lofts.

"We're also fortunate to partner with Freed Developments who have a lot of experience in King West with clean, cutting-edge design," Dermer said.



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