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The lavish three-storey Foxbar Collection townhomes that are part of the Blue Diamond condominium offer the advantages of low-rise living in a burgeoning luxury community.

Living large at elegant Imperial Village

Foxbar Collection caters to buyers seeking residences with space of a house but freedom of a condo

It's a classic dilemma for downsizers who don't want to give up luxury: Is it worthwhile to compromise on square footage for a maintenance-free lifestyle?

Enter the newly released Foxbar Collection, part of the 26-storey Blue Diamond condominium development. It offers many expansive suites and six lavish three-storey townhomes on Foxbar Avenue at Avenue Road and St. Clair Avenue West. Part of the 2.2-acre Imperial Village community, the development was designed to accommodate affluent buyers who want the space of a home but the freedom of a condo.

"The typical suite in the city of Toronto averages around 700 square feet," says Joseph Feldman, development manager with Camrost-Felcorp. "With the Foxbar Collection, we're starting at 1,185 square feet for the condo units. The townhomes will range between 2,600 and 3,040 square feet."

The company, which also developed neighbouring Imperial Plaza, recognized the demand for larger suites in the area. After conducting extensive market research with prospective buyers, Camrost-Felcorp developed the Foxbar Collection. The condo suites, which will occupy the upper floors of the Blue Diamond condo development, include larger units with highly functional living spaces, oversized bedrooms and cook's kitchens, along with the luxury amenities found in a prestigious address.

"The smallest unit in this collection is well above average in terms of square footage," says Mr. Feldman. "There's more space for them to reconfigure layouts and accommodate what they need. When you start with more square footage, it's very easy to find what you're looking for compared to looking at a smaller unit, where only so much can be done."

The townhomes are designed for buyers who want to feel like they're in a spacious home but without the maintenance associated with it — have backyard terraces, full basements and underground garages. Some redesign features include moving the master bedroom from the third floor to the second to create an expansive master suite with walk-in closets and ensuite that go beyond utilitarian and become rooms in their own right. They've also added basements with laundry facilities built into a proper room and maximized the backyard space to facilitate amenities like barbecues and garden space.

The Foxbar Collection, which is offered within the Blue Diamond Condominiums, comes with a sterling real-estate pedigree. According to Mr. Feldman, the Blue Diamond condominium and the Foxbar Collection within it will be integral parts of Imperial Village, a burgeoning luxury community in the prestigious neighbourhood.

Nearby is Imperial Plaza — at 111 St. Clair Ave. W. — the pioneer in this three-development community, to culminate in the Blue Diamond and Foxbar, scheduled for completion in 2018. Meanwhile, the 21-storey Imperial Plaza, now with occupants, has incorporated into its design certain architectural elements from its original owner, Imperial Oil, including extravagant gold mosaics, marble slabs and a massive mural. An LCBO



The Foxbar Collection townhomes include open-concept layouts, high-quality finishes and backyard terraces (above).

Residents of south-facing suites in the Foxbar Collection at the Blue Diamond condominium will enjoy sweeping views of the city (left).

flagship store, a Longo's market and a restaurant anchor the building, setting the tone...which is anticipated to open this summer.

The 20,000-square-foot complex — to be shared by the residents of Imperial Plaza, Blue Diamond and Foxbar Collection next door — promises to take condo amenities to the next level. Besides a swimming pool, steam rooms, hot tub, two squash courts and a 10,000-square-foot fitness facility, the Imperial Club will provide screening rooms, sound studios, a golf simulator and a games room.

The Imperial Village community sits at the meeting point of a number of Toronto's premier neighbourhoods — Forest Hill, South Hill and Deer Park — and is close to prestigious communities such as Rosedale and Summerhill.

The location was also selected for the sweeping vistas of the city that the area offers.

"With restaurants within easy walking distance and access to two subway lines, you can be anywhere in the city in a short amount of time, which will be a huge draw for many residents," says Kevin Crigger, Blue Diamond's exclusive-listing real-estate broker.

He points out that the Deer Park United Church, which sits beside the Blue Diamond development, is expected to generate a lot of interest in the community, with a restaurant planned. "I think it will become a real meeting place for the neighbourhood."

Residents of the Foxbar Collection are expected to vary in demographic.

"We'll definitely see a large segment of people downsizing from their homes in the neighbourhood," says Mr. Crigger, "but the misconception is that these are people in their 70s and 80s." He's finding that more people are looking for a lifestyle change

The 20,000-square-foot Imperial Club aims to take condo amenities to the next level

much earlier. "A lot of our clients are downsizing in their 50s. They're definitely going into a smaller space, but are upsizing in terms of amenities. No home can rival the amenities the Imperial Club is offering."

He is also seeing the boomerang effect as people who moved to the suburbs to raise their families on larger properties and bigger homes are now pulled back to the city to shorten their

commutes and live a more urban lifestyle. Mr. Crigger says the Imperial Village is an option that was previously unavailable for people who don't wish to live downtown but want to enjoy a condo lifestyle.

The Foxbar Collection townhomes are expected to appeal also to young professionals and families who want the space and convenience of a home with a street entrance without the lawn and snow maintenance associated with it.

The condominium units are priced at \$850,000 to \$2.695-million, and townhomes will be available starting from \$2.35-million. The development is currently in the pre-construction stage and is pre-registering buyers.

"The introduction of this collection has been well received," notes Mr. Feldman. "People are looking for this very unique product that is hard to come by."