

# GREAT GULF

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## NEW IN HOMIES & CONDOS

SATURDAY, DECEMBER 3, 2016 SECTION H

ON ON2

> HOW WE LIVE



NICK KOZAK FOR THE TORONTO STAR

Sonja Tjanic of Reflect Architecture chats with Shamez Virani, president of CentreCourt Developments, at a workshare space called East Room in Toronto.

## Shared workspace takes hold at Axis Condos

Development with offices, meeting rooms and state-of-the-art tech targets freelancers, entrepreneurs

IAN HARVEY  
SPECIAL TO THE STAR

There's an up-and-coming generation of young condo buyers on the move and developers of Axis Condos on Church St. are betting they'll love its concept of living and working in the same place.

Shamez Virani, president of CentreCourt Developments, explains work is very much a thing, not a place, for its targeted homebuyers and Axis is offering nearly 4,000 square feet of shared workplace amenities, with a boardroom, meeting rooms, private offices as well as two- to three-person offices, a kitchen and state-of-the-art technology in the form of printers, scanners and video-conferencing capabilities.

"Who knows, maybe even a 3D printer," Virani says and laughs. "This is three or four years down the road. We're committed to the shared workspace and the technology, so who knows what will be cutting-edge then."

The plan is to offer something beyond the 468-square-foot, one-bedroom-plus-studio units to the 775-square-foot, two-bedroom-plus-studio units being built for occupancy at 411 Church St. in 2019.

Axis will be 38 storeys and all 575 suites will have balconies, starting in the \$300,000 range and rising to

the mid-\$600,000s.

The building will feature a striking, white honeycomb-like exterior and a luxurious two-storey lobby clad in white marble with gold accents and Fendi-designed furniture.

"When you look around the area, Church and Carlton, you're right in the knowledge economy of Toronto," Virani says. "Ryerson University and the University of Toronto are there; you're close to hospital alley, Bay Street and even the MaRS discovery district. The coffee shops around here are jammed with people working."

The knowledge that people buying condos are mobile — they work anywhere, any time, Virani says — Axis is seeking to offer something more practical, instead of party rooms and theatre rooms.

"We wanted to stand out from the sea of condos in Toronto and this is what came to us," he says.

AXIS continued on H6



CENTRE COURT DEVELOPMENTS

Axis Condos will consist of 575 suites in a 38-storey tower at 411 Church St.



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## >> HOMES & CONDOS

### > OPEN HOUSE

See what's available — and for how much — with a selection of open houses in the GTA and the surrounding region.



#### VAUGHAN

**Location:** 147 Arrowood Cres., Islington Ave. and Major MacKenzie Dr. W.

**Type:** two-storey detached; 4 plus 1 bedrooms; 5 bathrooms

**Asking price:** \$1,088,000

**Open house:** Saturday, 2-4 p.m.

**Listing agent:** Jimmy Nguyen, sales representative, Sutton Group Realty Systems Inc., Brokerage, 416-762-4200; Searchtorontohomes.com



#### MISSISSAUGA

**Location:** 1330 Trotwood Ave., Mineola Rd. E. and Atwater Ave.

**Type:** two-storey detached custom-built house; 4 plus 1 bedrooms; 4 bathrooms

**Asking price:** \$2,088,000

**Open house:** Saturday, 1-4 p.m., and Sunday, 2-4 p.m.

**Listing agents:** John Czan and Peter Calak, Forestwood Real Estate Inc., 905-277-8800; forestwoodrealestate.com



#### BOWMANVILLE

**Location:** 26 Concession St. E., Liberty St. N. and Concession St. E.

**Type:** detached backsplit; 3 plus 1 bedrooms; 2 bathrooms

**Asking price:** \$420,000

**Open house:** Sunday, 2-4 p.m.

**Listing agent:** Rick Watson, Coldwell Banker R.M.R. Real Estate, Brokerage, 905-728-9414; cbrmr.com



#### COURTICE

**Location:** 28 Windsor Valley Pl., Nash Rd. and Centerfield Dr.

**Type:** detached bungalow; 1 plus 2 bedrooms; 3 bathrooms

**Asking price:** \$1,100,000

**Open house:** Sunday, 2-4 p.m.

**Listing agent:** Sandra Buchan, Coldwell Banker R.M.R. Real Estate, Brokerage, 905-728-9414; cbrmr.com



#### PORT PERRY

**Location:** 355 Waterbury Cres., Country Estates Dr. and Simcoe St.

**Type:** detached bungalow-loft; 3 plus 1 bedrooms; 4 bathrooms

**Asking price:** \$729,999

**Open house:** Saturday and Sunday, 2-4 p.m.

**Listing agent:** Ingrid Hilyer, Coldwell Banker R.M.R. Real Estate, Brokerage, 905-985-7351; cbrmr.com



#### DISTILLERY DISTRICT

**Location:** 390 Cherry St., Unit 205, Parliament St. and Mill St.

**Type:** condo unit in a highrise building; 3 bedrooms; 3 bathrooms

**Asking price:** \$1,349,000

**Open house:** Saturday and Sunday, 1-4 p.m.

**Listing agents:** Cameron Weir and Scott Hanton, The Weir Team, Keller Williams Advantage Realty, Brokerage, 416-578-5400; TheWEIRTeam.ca; bit.ly/2fcgfuq

Compiled from publicly available information. Please contact listing agent to confirm before attending any open house. Send upcoming open house listings to [soldhome@rogers.com](mailto:soldhome@rogers.com).



NICK KOZAK FOR THE TORONTO STAR

Shamez Virani, president of CentreCourt Developments, says young workers who buy condos like to work anywhere, at any time.

# Axis aims to make work more social

AXIS from HI

“We see young entrepreneurs with startups who need office space but have limited funds. We’re offering this space with workspaces, meeting rooms and a boardroom and support technology.”

The plan is to give the condo owners a workspace outside their units where they can collaborate with others or just feed off the energy.

Pulling together the design for a residential tower with a large workspace facility has been a natural step for design firm figure3, said the company’s vice-president Dominic De Freitas.

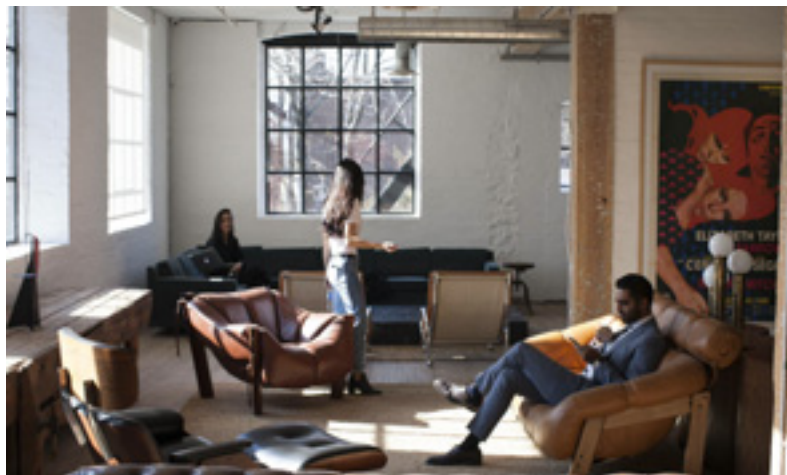
“We work in three areas — residential, workspace and retail — so it has been very natural,” he says. “We wanted to tie the shared workspace and the fitness centre together to create a space where residences would be much more socially interactive. Many condos have amenity spaces that aren’t designed for collaboration. The party rooms and theatre rooms are locked and empty, and when people use them, they tend to do so with their own friends, not other residents.”

Axis’s fitness centre and shared workspace will be on the second floor and will overlook a green roof area. There will also be a rooftop terrace on the eighth level, on top of the last podium level.

“The workspace itself is lots of blond wood with black and white and pops of colour,” De Freitas said.

“There are banquettes, standup desks and coffee-table desks with couches. There’s a full kitchen, too, with a large island and chairs around it.”

One aim is for those working and living in the building to get to know



NICK KOZAK FOR THE TORONTO STAR

Axis’ workspace, similar to this one at East Room, will be free to residents.



CENTRE COURT DEVELOPMENTS

All suites at Axis Condos will have balconies. Prices start in the \$300,000 range and rise to the mid-\$600,000s.

each other as neighbours and as work colleagues, and perhaps cross-fertilize each other’s businesses in an extended form of networking.

“Here, they pull out their laptops and they’re working,” Virani says. “Some people like to be around other people. They don’t like working alone in their units because they feel too isolated.”

Virani says CentreCourt Develop-

ments had looked at pay-to-share workspaces such as WeWork, which plans to expand to Toronto. The company has 128 office locations in 39 cities across 13 countries. It targets freelancers and startups, as well as other innovative companies. Users become members and then buy credits to access the workspaces.

The shared Axis workspace will be free to residents and is an extension



CENTRE COURT DEVELOPMENTS

The shared workspace and fitness centre will both be on the second floor to foster social interaction.

**“We wanted to stand out in the sea of condos in Toronto and this is what came to us.”**

**SHAMEZ VIRANI**  
PRESIDENT, CENTRE COURT DEVELOPMENTS

of the shared economy spawned by the digital age which brought us Airbnb and Uber.

“We’re also including two Tesla electric cars — whatever models they have when we turn the project over to the condominium corporation,” Virani says. “These buyers probably won’t have cars, given the location and lifestyle. They take transit, walk, bike or Uber.”

### > ASK JOE



Joe Richer

## Both parties must agree to switch closing date

**My husband and I purchased a home, but our closing date is fast approaching and the sellers are still working on major repairs to the house. Can we change the closing date?**

The short answer to your question: Maybe. Before I delve into why this is the case, let’s back up and examine the core issue at hand: amending the Agreement of Purchase and Sale (APS).

An APS is a binding contract between you, the buyers, and the seller for the purchase and sale of a property. Because it is a legal written agreement that must meet the needs of both the buyer and the



DREAMSTIME

Changing your closing date is a common reason to amend the APS, but this can be challenging for both parties to agree on.

seller, making amendments to it can be complicated. Any change to the terms would have to be prepared by the party that wants to amend it and then the amendment would need to be agreed to and signed by both parties. No matter how reasonable the amendment might seem on the surface, the other party doesn’t have to agree to the change at all.

What happens in this case? Unless both sides can agree, the terms of the APS will remain unchanged.

Changing your closing date is a common reason to amend the APS — but I should note that this change is particularly challenging because

both the buyer and the seller are likely planning around that deadline. In fact, the date could have been an important reason that the seller chose your offer in the first place.

There are many other reasons why someone might want to amend an APS. For example, a seller may remember that they want to take with them a light fixture or window covering, or a buyer may want the seller to address an issue they discovered after all the paperwork had already been signed.

If you need to amend the APS, contact your real estate representa-

tion or lawyer, depending on the situation, to discuss what you would like changed and why. If a relatively trouble-free change is occurring soon after the APS was negotiated, the buyer and seller representatives will often manage the process.

However, in other cases it would be advisable to get your lawyer’s advice and once the APS has been sent to each party’s lawyer, they need to be included in the conversation as well as the documentation trail.

One more thing to note: it is possible that the party requesting the change could also incur additional costs. In particular, they may have to compensate the other party, especially if the other party faces additional expenses to make the change happen.

The bottom line is that the seller may agree to change the APS, but they are not obligated to do so. If they decline to make the change, consult with your real estate professional and your lawyer about possible other options.

Joseph Richer is registrar of the Real Estate Council of Ontario (RECO). He oversees and enforces all rules governing real estate professionals in Ontario. Email questions to [askjoe@reco.on.ca](mailto:askjoe@reco.on.ca). Find more tips at [reco.on.ca](http://reco.on.ca), follow on Twitter @RECOhelps or on YouTube at [youtube.com/RECOhelps](http://youtube.com/RECOhelps).