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# NEW IN HOMIES & CONDOS

SATURDAY, MAY 20, 2017 SECTION H

ON ON2

> HOW WE LIVE

## Bluffs a natural to spur renewal

New condo project aims to help revitalize stretch of Kingston Rd.

ELAINE SMITH  
SPECIAL TO THE STAR

Once largely the domain of inexpensive motels and car lots, Scarborough's Kingston Rd. is slowly but surely getting a facelift.

The Bluffs, a nine-storey midrise condominium building, is among the pioneering efforts to transform the strip in the Cliffcrest neighbourhood into a desirable home address. The target audience is one of homebuyers who are shell-shocked by housing prices in the GTA's core — those looking for livable, accessible homes that are at the start of an up-and-coming community.

"I saw this as a great possibility," said Armaan Salek, who heads Skale Developments, a company he created after working in the industry for eight years. Skale is the project's developer. "It was an opportunity to start revitalizing the area. We'd like to think that people view it as at the forefront of a revolution."

Olivia Peters grew up in the nearby Birch Cliff neighbourhood and recognized the potential of the area a few years ago. The 21-year-old opened the Birchcliff coffee shop in 2015 and it has since become a neighbourhood gathering place. Peters left university for the excitement of running her own business and she is delighted to see others discovering the positive attributes of Scarborough.

"It's a beautiful part of the city, and I hope other people will feel the same way," Peters said. "A lot of young couples are moving into the neighbourhood. People are realizing it's not bad to live in a smaller part of the city."

"There's a community vibe here, but you can also enjoy the amenities of downtown — they're not too far away."

Gary Crawford, the city councillor for Ward 36, Scarborough Southwest, has lived in the area for more than 20 years.

"With the real-estate boom in Toronto, you're starting to see some serious redevelopment and revitalization all along Kingston Rd.," he said. "The fact these spaces are being turned into mixed residential and commercial areas can do nothing but benefit the community, as long as they fit into the area plan."

"They'll be nothing but a benefit to real-estate values in the area, too."

The Bluffs will be one of the first condominiums to create a footprint on Kingston Rd., not far from the scenic Scarborough Bluffs. One of the GTA's outstanding natural features, the Bluffs escarpment rises up to 30 storeys along a 15-kilometre stretch of Lake Onta-



COLE BURSTON FOR THE TORONTO STAR

Project participants, from left, Adrienne Hossfeld, Armaan Salek, Olivia Peters and Roland Rom Colthoff at Bluffer's Park.

rio shoreline. They were formed more than 12,000 years ago — part of the shoreline of a former ice-age lake — by an accumulation of sedimentary deposits. Today, the Bluffs are an ecologically sensitive area with numerous species of fish, birds and other wildlife. Atop the Bluffs, there is a network of 10 parks; at the base is Bluffer's Park, which includes a beach and marina.

"I didn't know about the Scarborough Bluffs, so when I first visited the site, I was shocked to discover how beautiful they are," Salek said, "and they are literally in the building's backyard."

BLUFFS continued on H6



SKALE DEVELOPMENTS

An artist's rendering of The Bluffs, which will occupy an entire city block and offer amenities that include a media lounge, a private dining room, a standard exercise room and a CrossFit room.

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## » HOMES & CONDOS

# Building was designed with bluffs in mind

BLUFFS from H1

In fact, one of the features bound to draw buyers is the spectacular view of Lake Ontario and the Scarborough Bluffs, easily seen from the third floor and higher. RAW Design, the architectural firm, has attempted to reflect the essence of this spectacular local feature in its building design.

“Our facade (glass and brick) plays on erosion, which mirrors the Bluffs,” said Roland Rom Colthoff, principal at RAW. “The brick comes right down to the ground and gives the building an early feel, as well as an idea of human scale and walkability.”

“Figure3, the designers, have also done a good job in making sure the sense of texture and erosion is carried through to the lobby space.”

Adrienne Hossfeld, the project architect, noted, “We wanted to give it a sculptural feeling that came from the Bluffs. We hope it will become a landmark and icon for the area.”

The 182 units, ranging from one-bedroom to three-bedrooms-plus-den, feature more than 70 distinct floor plans. The units, which also include two-storey penthouses, will be fitted with quartz countertops, stainless-steel appliances and ceramic-tile backsplashes.

The living areas will have laminate flooring and the bathrooms will be tiled. The heating and cooling systems will be individually controlled and metred.

The units are open plan and are oriented toward the outdoors and their balconies or terraces.

The building, which will occupy an entire city block, also offers a variety of amenity spaces. There is a media lounge, a private dining room and both a standard exercise room and a CrossFit room. The outdoor terrace will feature dining areas and barbecues, and cycling enthusiasts will be delighted to discover that the bike room has its own ramp and maintenance space, allowing them to use the nearby trails with ease.

“The design is simple and clean, with nice colours,” Salek said. “It will have an urban feeling, like something in the Beaches.”

He expects the building to appeal to a mix of demographics, empty nesters, families buying living space for their children, and investors.

“We’re targeting people who are priced out of the city, but want to live in a design-forward building with amenities and good finishes.”

The project is the first for Skale Developments, although there are



COLE BURSTON FOR THE TORONTO STAR

From left, Armaan Salek of Skale Developments, Roland Rom Colthoff and Adrienne Hossfeld of RAW Design and Olivia Peters of the Birchcliff coffee bar.



The terrace at the bluffs, as depicted in this artist's rendering, will include dining areas and barbecues. Units, right, will be fitted with quartz countertops.



SKALE DEVELOPMENTS PHOTOS

others in the pipeline. Salek has worked closely with the city and the community to bring the project to life.

“The reception has been positive overall, since we’re replacing two vacant buildings and an empty plot of land,” he said. “People are happy to see some life.”

### > THE BLUFFS

**Address:** 2801 Kingston Rd.  
**Developer:** Skale Developments  
**Architect:** RAW Design  
**Landscape architect:** Adesso Design Inc.  
**Interior design:** Figure3

**No. of storeys:** 9  
**No. of units:** 182  
**Size range:** 484 square feet to 1,584 square feet  
**Available layouts:** 1 BR; 1 BR + den; 2 BR; 2 BR + den; 3 BR; 3 BR + den,

two-storey penthouses  
**Price range:** Mid-\$200,000s to \$1 million  
**Tentative occupancy:** Summer 2020  
**Information:** info@skale.ca; skale.ca

### > RULES & REGULATIONS

## How to safely dispose of your hazardous waste

Toronto offers Toxic Taxi, as well as drop-off depots, to get rid of your garbage

**HENRY STANCU**  
STAFF REPORTER

Our homes are a hotbed of toxic chemicals and pharmaceutical waste just a flush or an application away from the water we drink and the air we breathe.

If not disposed of properly, household cleaners, cosmetics, medicine, pesticides, herbicides, paint, solvents, motor oil and the containers they come in, along with consumer-electronic components containing a raft of contaminants such as lead, mercury, cadmium, beryllium and flame-retardant brominated, will find their way into our environment.

A McGill University report published in July 2015 in the journal Environmental Toxicology and Chemistry said a study found trace amounts of cocaine, oxycodone and morphine, along with other illicit and prescription drugs, in southern

Ontario waterways.

Researchers also found certain drugs have made their way into the province's drinking water, even after going through the purification process at water-treatment facilities.

This is why it is so important to safely dispose of household hazardous waste that accumulates in our closets, cupboards, garages, basements and medicine cabinets.

Household hazardous waste, which city crews will not collect along with garbage and recyclables, fall under the four following categories:

› **Corrosive:** Car-battery acid, drain cleaners, paint strippers and any substances that will eat away a material and injure skin.

› **Flammable:** Lighter fluid, gasoline, turpentine or any liquid or solid substance that can ignite.

› **Explosive:** Aerosol or gas/propane containers that may explode if incinerated, firearm ammunition, gun powder, fireworks.

› **Poisonous:** Cleaning fluids, pesticides and medicines that can be poisonous or lethal, even in small



KEITH BEATY/TORONTO STAR FILE PHOTO

If not properly disposed, household hazardous waste, which includes prescription and over-the-counter drugs, can end up in drinking water.

amounts, to adults, children and pets. Used syringes and biomedical waste can also be classed as potentially poisonous.

Toronto has six garbage and recycling drop-off depots across the city, where hazardous household waste can be taken.

Two operate on a 24-hour-a-day schedule and the others on varying days of the week and certain times of the day.

These include depots in North

York, Etobicoke, Scarborough and Toronto's Portlands area.

Vehicles entering drop-off depots will be weighed. A minimum \$20 deposit is required. Since there is no charge for the disposal of hazardous household waste, the deposit will be returned after the vehicle is weighed on exiting the depot.

There is, however, a charge for dropping off refuse or items that are not considered to be household hazardous waste and a flat fee of \$10 will

be deducted from the deposit on the way out, or additional charges will be added to the deposit for any outstanding balance of the fee.

While there is no charge for dropping off hazardous items, including empty propane and helium tanks, fees are charged for renovation or construction waste.

For people who don't have a vehicle and are unable to take their hazardous garbage to the depots, the city operates a Toxic Taxi pick-up service, which is only available to Toronto residents (not businesses).

The service is free when a request is made to the city by phoning 311, or by completing a request online at toronto.ca/311.

Residents can schedule a pickup date, read instructions on how to package and label the items to be picked up, and learn the limits to the amount of hazardous waste to be picked up, which is a measure to prevent commercial volumes of waste.

Hazardous household waste can also be brought for disposal, free of charge, to Community Environmental Days, which are scheduled on Sundays, Tuesdays, Thursdays and Saturdays at parks and community centres across the city, from April to October.

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