

# NEW IN HOMES & CONDOS

SATURDAY, SEPTEMBER 9, 2017 SECTION H

ON ON2

> HOW WE LIVE

## Peek into modern history



RICHARD LAUTENS PHOTOS/TORONTO STAR

Don Penfold at the kitchen island in his renovated Victorian worker's cottage with Hilda, his 8-month-old German shepherd puppy.

## House tour in storied Cabbagetown takes you inside Victorian-era cottages and mansions

**KATHY FLAXMAN**  
SPECIAL TO THE STAR

Don Penfold's love affair with his Cabbagetown home started years before he bought it, and lived nearby. "I loved where the house was situated — and my neighbours," he says.

"It's wonderful that it still looks like a tiny gingerbread house, but it's really quite large."

Now, a stunning, three-level garden, backed by poplars and a specially preserved wooden fence, is also something visitors to this home will have a special chance to see. Penfold's home is the featured residence in this year's 2017 Cabbagetown Tour of Homes, a self-guided visit through nine homes, from noon-4 p.m., on Sunday, Sept. 17.

CABBAGETOWN continued on H8

"This house was renovated from the bare studs out."

**DON PENFOLD**  
CABBAGETOWN  
RESIDENT



Don Penfold's Wellesley Cottage home is the featured residence on this year's Cabbagetown Tour of Homes.

## Zen condos on King West aim to match millennial lives

New downtown space to offer social hotspots and green space

**TRACY HANES**  
SPECIAL TO THE STAR

For 27-year-old Pav Lamba, Toronto's King West neighbourhood suits his work/live/play lifestyle to a tee.

It's close to his job in the Financial District and makes it easy to meet up with friends at hotspots such as Buca, Los Colibris or El Caballito Tequila Bar. He enjoys being close to the waterfront running track and to his family in nearby Port Credit.

That's why Lamba is considering purchasing a suite in Zen King West, a new condominium project coming soon from CentreCourt Developments.

The project is tailored to millennials like Lamba who work long hours, have active social lives and are into fitness.

The 32-storey building, coming to King St. W. and Strachan Ave., will offer amenities including a deluxe, 5,000-square-foot gym with running track and zen spa. IQ Food Co., a seasonal kitchen specializing in nutritious, locally sourced food, will open a location on the ground floor.

To tap into the millennial mindset, CentreCourt president Shamez Virani sought the advice of Bader Elkhathib, associate vice-president, 28, who lives in a condo around the corner from the site.

"Bader is a perfect reflection of the type of individuals we see living in the building," says Virani, of the well-educated, high-achieving, fitness-focused young executive.

"He's been our real-life guinea pig for all we're doing at Zen.

"We don't try to be all things to all people. We define who will live there and do a deep dive to understand what these people want in their home and in their lives," adds Virani.

ZEN continued on H4



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> OPEN HOUSE

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**ETOBICOKE**  
**Location:** 15 Rima Court, Rathburn Rd. and Renforth Dr.  
**Type:** semi-detached bungalow; 4 bedrooms; 2 bathrooms  
**Asking price:** \$798,800  
**Open house:** Sun. Sept. 10, 2-4 p.m.  
**Listing agent:** Michelle Maynard, Coldwell Banker R.M.R. Real Estate, Brokerage, 416-803-7556; houseandhomegta.com



**NEWMARKET**  
**Location:** 942 Best Circle, Bayview Ave. and Stonehaven Ave.  
**Type:** detached bungalow; 3 bedrooms; 3 bathrooms  
**Asking price:** \$1,189,000  
**Open house:** Sun. Sept. 10, 2-4 p.m.  
**Listing agent:** Stewart Madden, Keller Williams Realty Centres, Brokerage, 905-717-0582; StewartMadden.com



**WEST ROUGE**  
**Location:** 310 West Point Ave., Rouge Hills Dr. and Lawrence Ave. E.  
**Type:** detached bungalow; 3 plus 1 bedrooms; 2 bathrooms  
**Asking price:** \$988,800  
**Open house:** Sun. Sept. 10, 2-4 p.m.  
**Listing agent:** Jill Fewster-Yan, Royal LePage Signature Realty, 416-443-0300, jillsteam.ca; 310WestPoint.com



**PORT HOPE**  
**Location:** 94 Peacock Blvd., Hamilton Rd. and Croft St.  
**Type:** four-level detached backsplit; 3 bedrooms; 2 bathrooms  
**Asking price:** \$399,900  
**Open house:** Sun. Sept. 10, 1-3 p.m.  
**Listing agent:** Joseph Hoare, Coldwell Banker R.M.R. Real Estate, Brokerage, 905-372-9323; cbrmr.com



**SCARBOROUGH**  
**Location:** 3520 Danforth Ave., Unit 202, (buzzer code 123) Danforth and Warden Ave.  
**Type:** condo unit in midrise building; 1 bedroom; 1 bathroom  
**Asking price:** \$349,900  
**Open house:** Sat. Sept. 9 and Sun. Sept. 10, 2-4 p.m.  
**Listing agent:** Dixie Lee MacDonald, Royal LePage Signature, Brokerage, 416-443-0300; dixieleemacdonald.com;



**DOWNSVIEW**  
**Location:** 2737 Keele St., Unit 921, Keele St. and Wilson Ave.  
**Type:** condo unit in midrise building; studio, no bedrooms; 1 bathroom  
**Asking price:** \$139,900  
**Open house:** Sun. Sept. 10, 12-2 p.m.  
**Listing agent:** Heather Dodok, Re/Max Hallmark Realty Ltd., Brokerage, 416-799-5240; HeatherDodok.com  
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

# Spa to feature cabanas and Wi-Fi

ZEN from H1

“When I joined CentreCourt and learned they had a site close to me, I got really excited about it,” Elkhatib says.

“It’s so close to the action and close to green space. I like to go to the waterfront to run and I have a dog, so having a dog park nearby (South Stanley Park) is huge and Trinity Bellwoods Park is close.

“Having a five-minute walk to work is appealing. Having nightlife is important, but so is having things to do during the day.”

Virani also once lived in the neighbourhood. “What’s unique about King West is that it’s a 24-7 neighbourhood. In the morning, the cafes are buzzing, people are in the parks and walking dogs. And good luck trying to get a seat at lunchtime.”

In addition to its flourishing culinary scene, Virani cites the emergence of new office-space development in King West, with the arrival of companies such as Spotify and Universal Music. “It’s becoming the technology, IT and media braintrust of Toronto.”

Though the neighbourhood is already close to existing parks, more are in the works for the area.

Garrison Crossing, a \$197-million bridge — the first stainless steel bridge in Canada — will connect Stanley Park to the Fort York grounds to the south. The cycle and pedestrian bridge, that will cross two rail lines, will be completed in summer 2018. Stanley Park is slated for expansion and the future Ordinance Triangle Park is planned between two rail corridors near Strachan Ave.

Virani and Elkhatib also recognized that indoor fitness facilities resonate with millennials.

“I work long hours and I really like the idea of a large gym,” Elkhatib says.

“With my busy schedule, the more convenient it is, the better.”

“The typical (condo) gym design is about utility and having the right equipment more than the finishes. Bader opened our eyes to the new high-end gyms that charge \$150 a month for memberships and how it’s not just about equipment, but the environment,” says Virani. “People want to be in a beautiful space they



NICK KOZAK/THE TORONTO STAR

From left, Shamez Virani, CentreCourt Developments’ president, Pav Lamba, a prospective buyer at Zen King West condos, and CentreCourt Developments’ associate vice-president, Bader Elkhatib.



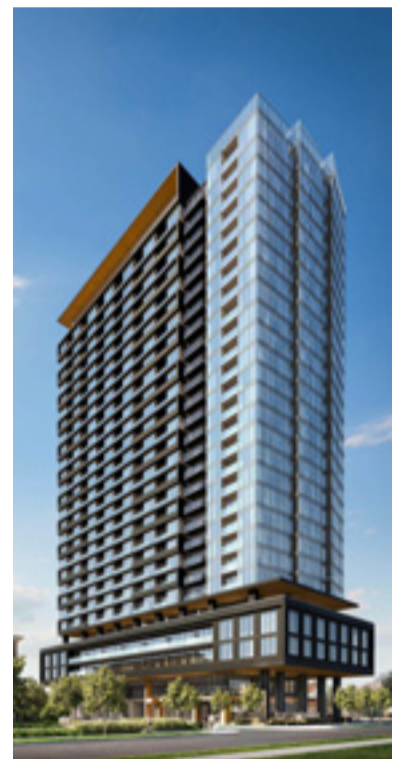
The building will be located along King St. W near several green spaces and the city’s waterfront.

are proud of.”

Elkhatib’s feedback is responsible for elements such as a dedicated cross-fit and kettle ball areas and perks such as plants, comfortable furniture and complimentary juice. “Those things get you excited. Never discount the appeal of an Instagramable gym,” Elkhatib says. “That res-

> ZEN KING WEST

**Description:** 32-storey tower with 481 suites  
**Location:** 19 Western Battery Rd., (King St. W and Strachan Ave.)  
**Developer:** CentreCourt Developments  
**Suites:** One-bedroom, one-bedroom-plus-den, two-bedroom, two-bedroom-plus-den. 410 to 750 square feet.  
**Website:** zenkingwest.com



CENTRE COURT DEVELOPMENTS

The 32-storey tower, located at King St. W. and Strachan Ave., will have 481 suites.

onates with millennials.”

A unique amenity will be the 3,000-square-foot zen spa, with hot and cold plunge pools, steam rooms, cabanas and Wi-Fi, “akin to the nicest five-star hotel spas,” Virani says.

The project is in the registration phase and Virani says response has been overwhelming.

“King West has become the most desirable neighbourhood and millennials are the ones most attracted. There is a shortage of sites in the neighbourhood and this project has opened eyes to a new opportunity.”

> 2017 TORONTO FALL HOME SHOW

## Annual show is top for DIY and design

Solutions and ideas on offer for renovating, decorating and landscaping dilemmas

VICKY SANDERSON  
SPECIAL TO THE STAR

Fall’s imminent arrival will, for many people, fine-tune their focus to their homes. All the little things that don’t work quite the way they should — or look as well as they could — will get renewed attention.

The solution? The Toronto Fall Home Show, which runs from Friday, Sept. 15 to Sunday, Sept. 17 at the Enercare Centre at Exhibition Place.

New to this show is a DIY feature that will run how-to seminars by Jordan Spear, a craftsperson and carpenter with a deep knowledge of restoring and renovating century homes, and well-known contractor and handyman Shawn Monteith.

Mastering DIY skills can deliver significant ROI for homeowners, Monteith says. “Contractors are expensive — they can charge you \$500 for a half day for something you might be able to do yourself for \$20,” he says.

Hands-on experience for a variety of household projects, from drywalling to cutting and installing trim will be available, says Monteith, who with Spear will also answer questions. Visitors with specific DIY dilemmas should bring pictures and dimensions of problem areas.

Another new feature will tackle storage and organization challenges, while expert advice about landscaping and constructing outdoor spaces will be available from a roster of certified landscape designers.

On the show floor, more than 300 retailers will share information about home-related products and services.

The Destination Renovation booth will provide one-on-one advice from renovators, including insight into how to select the right professional.

For questions about decor, there’s the popular Design Intervention booth, which offers free 15-minute consultations with such designers as Jamie Alexander and Glen Peloso (also a Toronto Star columnist), Paul Semkuley, Kate Davidson, Linda Mazur, Yvonne Whelan and Janice Fedak.

Long-time visitors can expect something a little different in Design Intervention booth style — executed this year by Terry Edward Briceland of TEB Interiors, who will also be a consulting designer.

Like this year’s booth, he says tootame home decor sometimes “needs a good kick in the butt.”

“I think design media has put the fear of ‘doing it wrong’ into people... We’re saying there’s no hard-and-fast rule book, and that we’re here to give you ideas and inspiration,” he says, encouraging visitors to come armed with pictures, samples and floor plans.

Mainstage presenters will include landscape designer and outdoor expert Carson Arthur, paint expert Sharon Grech, DIY maven Leigh-Ann Allaire Perrault, as well as designers Jo Alcorn, Davidson and Mazur.

The theme for the annual Upcycle Challenge competition in support of Habitat for Humanity GTA is “runway to room.”

With used items from Habitat for Humanity ReStores, celebrity experts created upcycled pieces inspired by runway fashions.

Designer Nicholas Rosaci was influenced by Diana, Princess of Wales. “So much of what we know about her is based on her fashion sense and how it changed over time,” he says. His bold, black-and-white, hounds-tooth-and-striped design on a dressing table was inspired by a glamorous Moschino ensemble worn by Diana. Stylist, blogger and Star contributor Debra Norton took inspiration from street-fashion statement



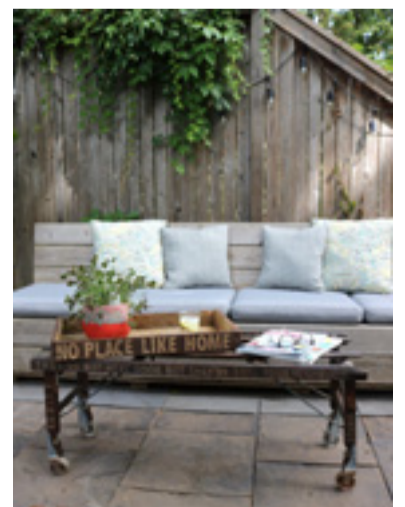
T.A. NOWIK/TORONTO FALL HOME SHOW

Celebrity handyman Chris Palmer at last year’s Toronto Fall Home Show. This year, the show runs from Sept. 15-17 at the Enercare Centre.



NICHOLAS ROSACI

Designer Nicholas Rosaci’s Upcycle Challenge piece was influenced by Diana, Princess of Wales.



DEBRA NORTON

Debra Norton took inspiration from street-fashion-statement T-shirts for this year’s Upcycle Challenge.

T-shirts that inspired her to transform a bench that was “in terrible shape” by sanding it, affixing vinyl-letter words and then staining it.

“I liked the idea of renewing something that had history and purpose, while making a statement about hope and change,” Norton says. Online voting for a favourite item occurs

from Sept. 8-16. Pieces will be available for sale at the show, with proceeds going to Habitat for Humanity GTA. For more information on the Toronto Fall Home Show, go to fallhomeshow.com. Follow the show on Twitter @HomeShowsTO, Instagram @homehomeshows, on Facebook facebook.com/Torontohomeshows.