

Globe Real Estate

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EAST VILLAGE LESLIEVILLE

Leslieville low-rise pitched as alternative to condo towers

DEVELOPERS

Aykler Developments and Urban Fabric Development

SIZE

455 to 1,082 square feet

PRICE

\$219,900 to \$519,900

SALES CENTRE

1321 Gerrard St. E., east of Greenwood Avenue. Open weekends from noon to 5 p.m.; other times by appointment.

CONTACT

Phone 416-465-4343 or visit east-villageleslieville.com

Aykler Developments and Urban Fabric Development have released details of their latest collaboration in Leslieville. They feature a small collection of stacked townhouses that they hope will provide a low-rise, infill alternative to the ubiquitous downtown condo tower.

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look and feel of a house, but is less expensive and everything is brand new," says George Popper, principal of Urban Fabric Development.

"Another big feature of ours is the condo fees are low and they will stay low because we don't have elevators to maintain, public corridors and public stairways."

This means there will be direct

street-level access to each unit in the infill project, which will contain 31 luxury suites placed on top of one another in two three-storey buildings on Gerrard Street, just east of Greenwood Avenue.

"People living in a high-rise condo or young people moving out of their parents' homes like the idea of having their own place with their own front door," Mr. Popper explains.

Buyers also appreciate that many of the one-bedroom units on the lower level will have private, south-facing patios, and the two-storey, two-bedroom suites above them will have rooftop terraces with gas and water hoods.

"For our upper units, they have not only big rooftop terraces, but most have a sizable balcony right off the main level, which is something you don't see very often," Mr. Popper adds. "Sixteen out of 31 units will not only have nice views of the city, rooftops and trees, but they also have a view of the [building's] green roof."

While the development known as East Village will complement existing residences, it will have a distinct, modern design encased in large expanses of glass, wood and brick once completed by November, 2014.

Local designer Andrew Pike will ensure the clean and sleek lines will extend indoors, where there will be nine-foot ceilings throughout and open principal rooms with engineered wood flooring, glossy melamine slab kitchen

cabinetry, quartz or granite counters and stainless steel, Energy Star appliances.

Some smaller plans will bear dens and sliding bedroom doors, while larger ones will offer pantries and skylights.

Monthly fees will be 31 cents a square foot, plus individually metered gas and hydro.

Purchasers of two-bedroom units can also buy a parking and bike lockers for \$29,900. Storage and bike locker will be \$3,000 and \$2,000, respectively.

However, residents can easily travel on foot to established restaurants, shops and streetcars on Gerrard and Queen streets, including local favourites in the Gerrard Indian Bazaar. Plus, there are recreation facilities at Greenwood Park nearby and at Woodbine and Ashbridges Bay parks by the waterfront.

"We think it's going to be a hot new area because of its proximity to downtown and all the amenities close by," adds Mr. Popper. "There are some coffee houses and boutiques moving in, so it's an area regenerating."