

# condo life

GREATER TORONTO'S COMPLETE CONDO GUIDE

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## gläs

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modern architecture

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# gläs

**f** ever there was a dream team working on a new condo development in Toronto, then Gläs Condominium would have it. The four individuals behind the design, development and sales are: architect, Peter Clewes of architectsAlliance (Four Seasons, Radio City, 18 Yorkville, Tip Top Lofts); developer Mark Hewitt of Niche Developments (the former VP of Development behind CityPlace and the former Executive Director of Emaar Properties Dubai); Walter Harhay (developer of Zen Lofts, Abbey Lane Lofts, 169 and East); and Brad J. Lamb, condo broker of over 80 new projects in central Toronto.

From the outset, the idea behind Gläs was development without compromise. The team wanted to create a landmark infill highrise that would stand the test of time. It would be a modern icon that people would stop to stare at. "From the start the shape of the site allowed for the creation of the wide-shallow suite, the Holy Grail of floor plans," says broker Brad J. Lamb. "These plans are twice as wide as they are deep, allowing for maximum glass which is very rare in the city.

"The development sits in the hot spot of King Street West and Spadina, just steps from the financial district, the theatre district, and the entertainment district,"



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says Lamb. "Charlotte Street is a quiet street that connects King Street West to Adelaide Street West, so you're in the heart of the city yet ensconced in a quiet lane. It is a part of the city that feels very much like Soho in New York City. It is one of Toronto's most exciting developing neighbourhoods."

Gläs was conceived to be all about light and glass; essentially, it is the epitome of modern architectural design. The nature of small infill-type sites allows for interesting buildings that truly represent the future of this city. The main level has seven lofthouses varying from 1,250 to 1,500 square feet, with ceiling heights that soar to 20 feet high in the living room and 10 feet everywhere else. All lofthouses feature two bedrooms and include an attached parking garage with locker.

"We invented the lofthouses for Gläs, which are totally unique to Toronto. Buyers really like the two-level through designs with private parking, as four homes have already sold," says Lamb. The second to 10th floors have flats with nine-foot ceilings, and range in size from 410 to 1,000 square feet. The 11th to 16th floors have lofts and penthouses with 10-foot ceilings, and range in size from 625 to 1,850 square feet. "The two-level penthouses have large terraces and spectacular finishes," says Lamb. "Our penthouses are incredible. Each has a huge terrace off the living and dining areas. They range from 1,100-square-foot, two-bedrooms to 1,850-square-foot, three-bedrooms."

The team has assembled a unique array of finishes including Italian-style kitchens, gas cooking, gas on all balconies or terraces, four premium stainless steel appliances, stone counters, premium hardwood floors, and contemporary bathroom fixtures and styling. According to Lamb, "The finishes at Gläs are the best I've ever seen offered in Toronto. There is truly no need to upgrade."

"We did not want to just build an average building," says Mark Hewitt of Niche Developments. "This is a small infill site that could have been lost to a marginal development. Instead, we are building something here that is beautiful inside and out. Peter Clewes has outdone himself."

The development is now 50 per cent sold out, and the building permit application has been submitted with construction to commence in the fall. Prices at Gläs start at \$153,900 and run to \$904,900. **CL**



#### FOR MORE INFORMATION

The Sales Office is located on Charlotte Street just east of Spadina, north of King Street West. The Sales Office is open from noon to 6 pm Monday to Wednesday; from 3 to 8 pm Thursday; and from noon to 5 pm weekends and holidays; closed Friday. The exclusive broker is Brad J. Lamb Realty Inc.

**416.703.4078**

**glascondominium.com**