

Midtown

THE CHURCH / LOFTS

The project: 28 units in a former church at 701 Dovercourt Rd., just south of Bloor Street West near Hepbourne Street.

Developer: Dovenco

Architect: Bernard Watt Architects is the driving force behind the conversion of a century-old neo-Gothic church into contemporary lofts. The building's exterior will be restored, preserving its red brick façade, white limestone accents and large stained-glass windows.

The front of the building, facing Dovercourt, will retain its distinctive frontispiece flanked by two symmetrical bell towers with wood doors and arched transoms.

"[Churches are] some of the most beautiful buildings in any city, and Toronto is no different," says Brad Lamb, whose company, Brad J. Lamb Realty Inc., is handling the sales.

To enhance the loft designs, some new components will be added to the original structure, such as Juliet balconies, terraces and rooftop decks for penthouse units.

Location: A residential neighbourhood near the shops and restaurants of Little Italy, and recreational facilities at Dufferin Grove Park and

Christie Pits Park.

Size: One- and two-level lofts ranging from 612 to roughly 1,500 square feet.

Price: \$209,900 to \$650,000

Description: While former industrial warehouses are often used for authentic loft projects, The Church offers a rare opportunity to reside in a former place of worship.

"There have been less than a half a dozen church conversions in the city of Toronto into condominiums," Mr. Lamb says. "That's in the last 25 years of modern condominium development in Toronto."

The heart of the building will be converted into a full-height atrium featuring the church's original octagonal stained-glass skylight. The lofts will be full of ultra-modern features, but the interior designs will incorporate some elements of the old church. For instance, the solid maple from its pews will be recycled as trends in open stairways.

"When you open a fashion or design magazine for a modern home, that's what these will look like inside," Mr. Lamb adds. "So we have that great modern/old juxtaposition."



Standard features: Ceilings generally from nine to 11 feet but up to 19 feet in some areas, engineered hardwood floors, ceramic tiling, sleek vanities with vessel sinks and quartz countertops, and flat-panelled kitchen cabinetry.

Units also will include stainless-steel appliances and hookups for gas cooking, as well as islands and sliding doors to dens and bedrooms, depending on the plan.

Options: 20 parking spots at \$25,000 each. (Three lofts will have

direct access to a private garage.)

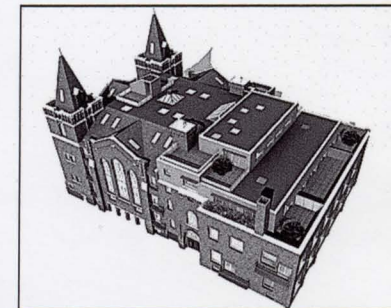
Fees: Not yet determined, though hydro will be separately metered.

Amenities: In addition, there will be a multipurpose room with a lounge and kitchen, and a landscaped garden with trees and wrought-iron fencing.



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BRAD LAMB OF BRAD J. LAMB REALTY INC.



Sales centre: 701 Dovercourt Rd., south of Bloor West. By appointment only for the grand opening tomorrow and Sunday, April 14 and 15 from noon to 6 p.m. Phone (416) 368-5262 or go to www.thechurchlofts.com.