

A building that is 'all about light, glass, air'

Modern concepts and architecture drive the design of a 16-storey condominium — called simply gläs — near King Street and Spadina Avenue. Its developers see the project, with its fully furnished suites and townhouses with private garages, as something quite unique.

"The general premise was 'let's do something different, something the city hasn't seen and inspire others to do the same,'" says Brad Lamb, president of Brad J. Lamb Realty Inc., which is handling the sales and marketing of the development, located at Charlotte and Oxley streets.

Inspired by the high ceilings, open spaces and exposed concrete structures of turn-of-the century industrial warehouses, gläs will feature, as its name suggests, a glass façade.

"It's all about light, glass, air," Mr. Lamb says.

At the base will be two-storey townhouses, which the developer has dubbed "loft houses." Designed by Architects Alliance Inc., they will extend along the building's entire length, and have a two-story living room at one end and a garage at the other.

"It's a premium to be able to park, right attached to your unit, . . . get out of your car, walk into your suite, at a condo at King and Spadina," Mr. Lamb says. "Where can you get that?"

There also will be 28 boutique hotel-style suites, complete with appliances, a queen-sized bed and cutlery. They will be ideal second homes for people who work or entertain downtown. "It's got everything you need if you are just going to come in with a suitcase," Mr. Lamb notes.

The rest of the building will contain one- and two-bedroom suites, some of the latter with dens, and two-storey penthouses.

The project has attracted 25- to 50-year-olds who want to live in the city core. "We're in the theatre district, we're close to the restaurant district, we're close to the nightclub district," Mr. Lamb says. "[Buyers have been people] who like to have

gläs

Location: King Street West and Spadina Avenue

Developers: Harhay Construction Management Ltd. and Niche Development

Price: \$176,900 to \$694,900

Square footage: 410 to 1,540

Sales centre: 24 Charlotte St., east of Spadina. Open Monday to Wednesday, noon to 6 p.m.;

Thursday, 3 to 8 p.m.; weekends, noon to 5 p.m.

Contact: (416) 703-4078 or www.glascondominium.com

fun, live downtown, to walk to your place of work. . . You're steps to all the cool things you want."

Since the launch in December, 45 of 172 units have been sold. Occupancy is scheduled for December, 2007.

Finishes and features often considered upgrades are standard at gläs: nine- to 11-foot ceilings, hardwood and tile floors, and exposed concrete walls and ceilings.

Suites will feature sliding glass screens and floor-to-ceiling windows. Many will have a balcony or terrace with lighting and gas hook-ups.

The open-concept kitchens will feature European-style cabinetry, glass or stone countertops, glass mosaic or ceramic backsplashes, and stainless-steel appliances, including gas stoves.

Bathrooms will have Corian countertops, and ceramic and porcelain tiles.

The monthly maintenance fee of 38 cents a square foot will include gas and water.

Parking in the underground garage costs \$25,000. The garage will be serviced by remote-control elevators that will take cars to their parking levels.

Building amenities include a party room and guest suites. The immediate area offers a gym, shops, restaurants and lounges along King.

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