

One project a no-go for realtor, but more waiting in the wings

Lofts planned opposite Market Square, and near Broadview

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Although one project has turned sour, lots more is happening at a dozen other downtown condo projects, mostly lofts, being marketed by realtor Brad Lamb.

Richmond Townes, a 36-unit townhome project proposed for Richmond and Sherbourne Sts., by Warren Shear of Cityview Homes Inc., has been cancelled although 26 of the homes had been sold.

Lamb said Shear has chosen to put a gas bar on the corner along with a small commercial plaza.

"It makes me mad because those 26 buyers were held in limbo for a year," Lamb said. "They got their deposits back, but now they're back in the market looking to buy a home and prices have gone up \$50,000.

"We were associated with that project and I don't like the impression it leaves about our industry."

In the meantime, Lamb will be opening a sales office next weekend at Queenwest Vintage Lofts, a six-storey, red brick warehouse at 951 Queen St. W., immediately east of the Candy Factory Lofts at Queen and Shaw Sts. Trinity-Bellwoods Park is across the street. (See story on facing page.)

Moza, which stands for Modern Living Zone, is a new 157-unit condominium project by Context Development Ltd. proposed for King and Sherbourne Sts. Prices will range from \$129,000 to \$600,000, and Lamb will be opening a sales office there on April 29.

Peter Clewes of Architects Alliance is the principal architect for Moza. Howard Cohen and Stephen Gross are the principals at



MOTHBALLED: Architect Charles Gane, developer Warren Shear and realtor Brad Lamb discuss plans for the Richmond Townes project. It has now been cancelled.

Context and they have several other loft-like projects under way in the city's centre, such as District Lofts and Ideal Condominiums.

St. Lawrence Lofts is another new project in an old building where Lamb's team is handling the sales. St. Lawrence Lofts will be in the old Tippet-Richardson Building across Front St. from Market Square between Church

and Jarvis Sts.

Prices at St. Lawrence will range from \$139,000 to \$250,000. A sales office opens at the site on May 20.

Context's Ideal Condominium at College and Markham Sts. has suites priced from \$150,000 to \$400,000.

District Lofts at Richmond St. and Spadina Ave. will see residents moving in by the end of the

year, says Lamb. Some units remain, with prices between \$175,000 and \$500,000.

Liberty Lofts at Adelaide and Sherbourne Sts. has some units left, priced from \$169,900 to \$388,000. The developer, Christopher Walsh, is also doing the Queenwest Vintage Lofts.

Four townhomes remain available at Earl Street Georgians, a 12-home project of Georgian townhomes at Earl and Jarvis Sts. by developers Saul Schacht, Leo Fisherman and Elliot Title. Each of the remaining four has 2,200 square feet and are priced at \$379,900.

Two suites remain at Kensington Lofts in the Kensington market area at 160 Baldwin in the College and Spadina neighbourhood. The two have 1,300 square feet each and are priced at \$269,900 and \$294,900, says Lamb.

At Charlotte Lofts on Charlotte St. near King and Spadina, 10 of the 38 suites are still on the market and construction is under way. Prices on the remaining units run from \$159,900 to \$280,000.

The Candy Factory on Queen St. W. at Shaw St. still has 14 lofts available ranging in size from 1,000 square feet to 2,800 square feet. Prices go from \$236,900 to \$635,900.

Only one of the original 48 suites in the 90-year-old converted ball bearing factory at 347 Soarauren Ave. was still available earlier this week, Lamb said. (Three of the four remaining suites sold after last Saturday's Corado Living article.) The last unit has 750 square foot and is priced at \$169,900.

Sometime this summer Lamb said developers will be unveiling 250 vintage lofts in an old warehouse factory building at Eastern and Broadview Aves. He said the land deal has yet to be finalized and prices are not yet established.

Details on all these sites can be obtained from Lamb's office at (416) 368-5262.