

Condo Living

Tower uses unusual materials

W.D. LIGHTHALL
SPECIAL TO THE STAR

There's no confusion about what school of architecture the 16-story condo named *glas* belongs to.

"Pure and simple — it's modern architecture," says Brad Lamb, whose company, Brad J. Lamb Realty Inc., is managing sales in *glas*. "There's no little parts hanging on that are Georgian or Victorian or Art Deco. It's true, built-form, modern architecture."

With 172 units, *glas* is planned for a site on Charlotte St., near King St. W. and Spadina Ave.

The development team of Harhay Construction Management Ltd. and Niche Development hired respected Toronto architect Peter Clewes to design *glas*.

"We charged ourselves with creating a beautiful piece of modern, residential architecture. We wanted this to be a showcase," says Lamb.

The building's exterior includes Corten steel, which has a rich,

ruddy colour. Lamb says Corten steel is rarely used in condominium construction "unless it's extremely contemporary. We're also using black brick, which you don't see," he says.

The modern design concept is carried through to unit interiors, which will have European-styled kitchens.

"We wanted to bring that modernism inside. North American kitchens are a lot less sleek and streamlined and North American appliances are more cumbersome and clunky," Lamb says.

"And of course, there's huge amounts of glass."

Kitchens and bathrooms will have Corian countertops.

Other features are exposed concrete walls, nine-foot or 10-foot ceilings depending on the floor, natural gas cooking and balconies.

Prices start at \$145,900 for junior one-bedrooms and *pièds-à-terre*. One bedrooms start at \$171,900, one-bedrooms with

dens at \$249,900, and two-bedroom units start at \$259,900. Two-bedroom penthouses, available with and without dens, begin at \$489,900.

The building has eight two-storey units, dubbed "loft houses," on the ground floor.

These townhouse-styled units have two-bedrooms, 20-foot ceilings in the living room and prices starting at \$414,900.

Each loft house also has its own parking garage, accessed from a laneway at the back of the building.

Parking spots are \$25,000 and storage lockers \$3,000.

Maintenance fees are estimated at monthly 38 cents per square foot.

Construction starts in August.

The on-site sales office is open Monday to Wednesday, noon to 6 p.m.; Thursdays, 3 to 8 p.m.; and weekends, noon to 5 p.m. Go to www.glascondominium.com or telephone 416-703-4078.



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