

SUN HOMES AND DECOR

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A perfect fit

New 908 St. Clair condo promises to blend in with up-and-coming Oakwood/St. Clair neighbourhood

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Putting a new condo into an older, established neighbourhood can make for an awkward fit at the best of times.

With Canderel's new 900 St. Clair West building now under construction, and a second condo called 908 St. Clair, the developer is promising to ensure the two buildings are in sync not only with neighbourhood architecture but with the strong community spirit of the area.

Taking what it calls "a warm approach to modern design," Canderel says the buildings will complement the existing grey-toned masonry found in the area while respecting the privacy of surrounding homes. The new buildings "will feel as if it has always been there."

Soon to join 900 St. Clair, and now in pre-construction sales, 908 St. Clair will be 12 storeys high and contain 173 units, with retail on the ground level.

The two boutique projects that make up Canderel's St. Clair Village put residents at the centre of gourmet eateries, various cultural experi-

ences and a rapid transit system.

Yanny Lee, sales director, Rad Marketing, says the condo will appeal to those looking for a mid-town vibe combined with affordable luxury and easy access to downtown TO.

908 St. Clair residents can enjoy the convenience of the dedicated St. Clair Street car line at their doorstep, which provides a quick ride to the St. Clair West Subway station and on to a 20-minute subway ride downtown.

"There's also lots to enjoy in this up-and-coming neighbourhood if you are a foodie," says Lee, adding her personal favourite thing to do is grab a fresh French croissant from one of the bakeries in the area.

With a recent influx of new businesses ranging from unique restaurants to locally owned shops, the St. Clair W. neighbourhood boasts a revitalized food and arts scene that has made it a new hotspot.

And one block east of the project, is the blossoming Oakwood Avenue with its own array of restaurants with diverse cuisines, independent coffee shops and a burgeoning arts scene.

None of this is lost on Jeffrey

Taking what it calls "a warm approach to modern design," Canderel says its new condo at 908 St. Clair will respect the privacy of surrounding homes.



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Peters, head of the local, BIA, who joined me on recent walking tour of the neighbourhood.

Peters explains that we are now seeing the benefits of a huge investment into the transformation of the area which also includes Little Jamaica in the north, the Upper Village to the east (Allen Expressway), Dufferin Street to the west and St. Clair St. itself.

But seeing is believing, and one of the benefits of walking around and talking to local shop owners is noticing how all the independent, family-owned businesses have rallied together to bring life to the area.

"When we took over the BIA and

started to get revenue from added to the taxes, it changed everything," he says. "We put in street banners and hanging baskets, we hosted events featuring live music, and we undertook a mural project, all aimed at restoring the area."

The massive art murals, which can be seen throughout the neighbourhood, are intended to reflect the rich cultural heritage, he says.

"One great thing is all the young families that are moving here, the other is its diversity," he says. A local group called Reset has applied to the Guinness Book of World Records for most nationalities in one community, "a number that could reach as



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high as 90, which they hope to achieve this summer," says Peters.

Oakwood has also been designated by the City of Toronto as the Oakwood Avenue Arts District with an active community that celebrates and promotes local artists through mural installations in public spaces, art contests and exhibits.

As for the building at 908 St. Clair, amenities include a dramatic lobby with 16 ft. ceilings anchored by a grand fireplace with stone and gold metal accents and a co-working space by day that transitions into a social lounge by night.

Residents will also have access to a private dining room and state-of-the-art gym with views of the neighbourhood. They can also enjoy the outdoors from the comfort of 908 St. Clair with an expansive 2,800 sq. ft. fire pit and barbecue lounge on the fifth floor, and a more intimate stargazing terrace on the 10th floor. 908 St. Clair is also connected to parks, treelined ravines, and family-friendly recreational spaces, such as Cedarvale Park and Wychwood Barns Park, as well as Cedarvale and Nordheimer ravines.

According to Peters, the City is looking to add even more parks and recreational spaces to the neighbourhood to accommodate the growing influx of families moving into the area.

Canderel's 908 St. Clair offers suites ranging from studios to three-bedrooms plus den starting from \$600,000.



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