



Big and little changes on St. Clair

CONDO TRENDS

Indie shops and food joints appeal to first-time buyers

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For Metro Canad



St. Clair West is a long street, and an excellent example of transit initiatives that drive urban development.

The St. Clair streetcar right-of-way runs 6.8 kilometres from Yonge Street to west of Keele Street, and has become home to a host of new condo developments along the route.

Ride the 512 streetcar west-bound from Yonge, and it's easy to see the changes. This whole stretch of St. Clair Avenue is undergoing a renaissance with boutiques and cafés, both new and old, lining the street. Little jewels like Alli's Fresh Baked gives the area its flavour, as well as local favourites like Catch Restaurant and The Stockyards.

It all started with Camrost Felp's Imperial Plaza suites and lofts, a 23-storey conversion of the Art-Deco Imperial Oil headquarters at St. Clair and Avenue Road. Also, the development of 500, 530 and 743 St. Clair Avenue West condominiums by the Lash Group of Companies and The Goldman Group, who have added The Barrington Condominium Flats to their roster of properties at St. Clair and Bathurst.

Designed by El Richmond Architects, the Barrington's 18-storey tower exterior will frame stylish interiors by Tanner Hill and Associates. The address boasts a walk score of 98 and a bike score of 88. Amenities will include a sophisticated lobby featuring an executive concierge service, a catering kitchen and dining area, and a terrace with



Scoop condominiums, a new midrise of six storeys and 72 units, is located at the western end of St. Clair Avenue West. CONTRIBUTED



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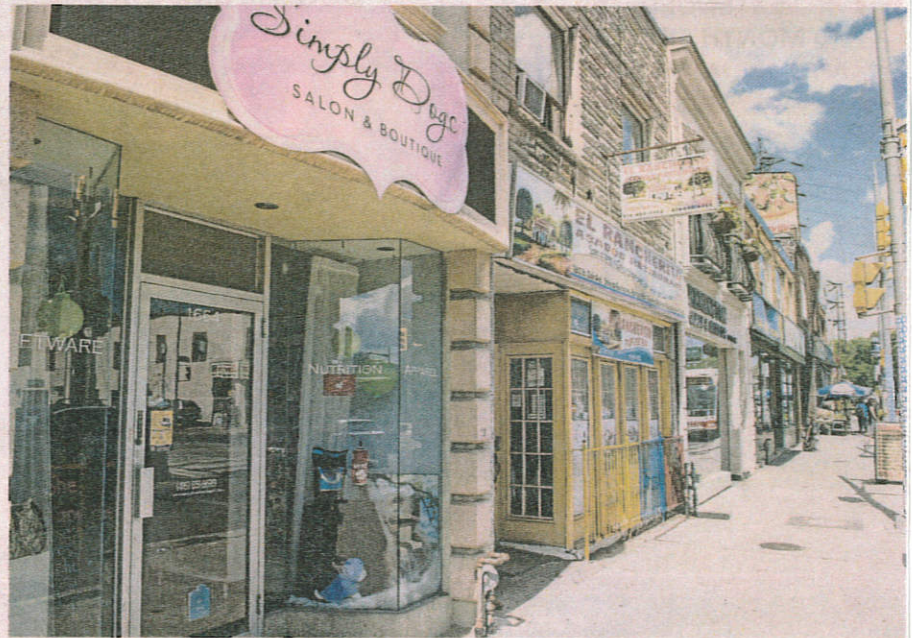
seating and barbecues.

This western-most end of St. Clair is reminiscent of 1970s Queen Street in the Beaches. It's a transit-oriented residential community, perhaps one of the last still accessible to first-time homeowners and those searching for a cost-effective entry into the multi-residential market.

With Corso Italia and Wychwood Barns to the east and the junction to the south, its authentic, colourful yet unassuming storefronts speak to the traditional European origins of the community.

A mixture of the established and the emerging is what attracted Graywood Developments to West St. Clair West to build Scoop condominiums, a new midrise of six storeys and 72 units. "It's almost like it's in a very early stage and hasn't been developed to its potential," says Adidharma Purnomo, director of development for Graywood Developments.

"We know that the families here have been growing. In fact, there are a lot of younger families that are interested to move back into the neighbourhood," explains Purnomo. "The fact that nearby areas have been gentrifying at a faster pace, we feel that it is an appropriate time to develop this project."



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