

on the map

SIZED WITH BUYERS IN MIND

Canderel's Bayview at the Village, a boutique condo project with urban towns, is going up across from the soon-to-be-revitalized Bayview Village shopping centre



PHOTOS: CANDEREL

The 10-storey Bayview at the Village midrise with towns is on the subway line, a short walk to Bessarion station.

IRIS BENAROA

Bayview Village is about to hit peak modern. A large-scale overhaul of its ritzy neighbourhood mall has been proposed by the developer QuadReal, set to include two new residential towers in a piazza-style setting with a park and multi-level access to the mall's entrance.

Across the road, another, more intimate condo project is coming. Units in Bayview at the Village, a 10-storey midrise on Sheppard with retail at its base, go on sale this month, with occupancy slated for the end of 2023.

"Bayview Village is a thriving part of the city that is rich in urban amenities," says Brett Miller, CEO of Canderel, "but there haven't been many launches in the area," even though prices and demand are rising.

According to TREB, in 2020, the average price of condos and single-family homes in the neighbourhood

increased eight to 10 per cent from the previous year.

In 2020, detached homes in the area sold for an average of \$1,631,602, and the average condo sold for \$609,766, TREB reports.

Suites in Bayview at the Village range from studios to three bedrooms and start in the mid-\$400s. The project will also include eight two-storey urban towns with private front gardens facing Greenbriar Road. These start at \$1 million and "are like a home within a larger project," says Miller.

An additional 12 one- and two-storey townhomes, planned beside the site's new park, are still to be released.

Designed by Graziani + Corazza Architects, the 227-unit building is sensitively scaled, using step-backs that make it appear seven storeys from the street, says Miller. A high-contrast black-and-white façade bearing a rectilinear pattern will give it a sharp presence.

"I really like these mid-rise projects. They're a nice scale — nothing too domin-

ant — and they fit well into a neighbourhood," says Miller. "From a developer's perspective, it's a controlled risk. We can get into them and out of them quickly, and we can pre-identify our buyers," he says — a demographic he expects to be a mix of young professionals, families and downsizers.

The building's scale will make it easier to offer "a more bespoke project," says Miller. Downsizers, used to large houses, can get imaginative and "put two, sometimes three units together to re-think the layout," he says, a trend he saw at 900 St. Clair West, a Canderel project launched last month.

THREE THINGS

1. The prepared hot meals, gourmet salads and sandwiches at Pusateri's, across the street at Bayview Village mall, make lunch and dinner easy. Or DIY with groceries from its deli, cheese and produce departments. 2901 Bayview Ave.

2. Since its founding in 1964, Beth Tikvah Synagogue has served the North York Jewish community. The lively shul has a packed and evolving calendar and hosts holiday parties and services, cooking classes and a music lecture series. 3080 Bayview Ave.

3. Zip over for a day trip to Edwards Gardens and stroll its lovely grounds, with its water features, wildlife and plantings. The four-acre Toronto Botanical Garden is adjacent to the site. 755 Lawrence Ave. E.

munal workspace, fitness centre and a lounge designed in a warm palette of cream, brown and black. The lounge will have a private dining area with rich cognac colours styled to feel like a private members' club for intimate parties with families and friends.

In terms of site selection, Miller notes that Canderel gravitates towards urban locations on transit in established pockets of the city.

"We've always been drawn to communities," he says.

At Bayview at the Village, residents will be a two-minute walk east to the Bessarion subway stop, as well as a new community centre with a library and lap pool; parents can drop their kids at its daycare before going for a swim.

Prices at Bayview at the Village start in the mid-\$400,000s for suites ranging from studios to three-bedroom layouts. Urban towns from \$1 million.

For more information, visit canderelbv.com.

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That head shot a few days ago in Boston isn't about Tom Wilson. It's about Brandon Carlo. Who cares about Tom Wilson?

— KEN DRYDEN, PAGE FP19

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