

Canderel goes upscale at Bayview Village

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May 03, 2021 • 6 days ago • 3 minute read



Bayview At The Village is a 10-storey boutique development with units starting in the low \$700,000.

Buyers at Bayview At The Village have option of combining suites

It doesn't get much better than North York's Bayview Village when it comes to three key categories associated with urban living deemed critical today – access to public transit, nearby retail and walkable terrain.

According to Neighbourhood Guide, a web site that contains “everything you need to know about communities in the GTA,” anyone living in and around Bayview Ave. and Sheppard Ave. has easy access to all three as a subway station and high-end Bayview Village Shopping Centre are both within a five-minute walk away.

In addition, East Don Valley parklands and residential streets are nearby.

The combination of the three is what prompted Toronto developer Canderel to put plans in place for a project called Bayview At The Village, a 10-storey boutique mid-rise and townhome development.

With the projected 8 townhomes selling from \$1.5 million and the starting price of suites, which range in size from studios to three-bedroom units starting in the low-\$700,000s, Barry Graziani, principal of Graziani + Corazza Architects, describes it as a project that fits into its context well.

“To the north you have a very animated public realm and to the south you have a

design that mimics the residential scale of the street,” he says.

Amenities in the complex once built will include a media room, communal workspace, fitness centre, indoor and outdoor social spaces and private dining area.

“The intent behind the programming of the amenity spaces was to create opportunities for neighbours to come together and socialize in a sophisticated way,” says Dan Menchions, co-founder and partner at II BY 1V Design.

Purchasers who end up living at Bayview At The Village will also have the option of combining suites.

“We know there is a big need in Toronto for larger, more spacious condo units, especially for downsizers who are coming from larger homes and want to stay in the neighbourhood they love,” says Canderel CEO Brett Miller.

Ben Rogowski, the company’s chief operating officer, adds that over the last year or so, there has been increased demand from purchasers to combine suites.

“People are seeing condo living in in these mid-rise boutique type of buildings as being a more accepted alternative to a single-family home,” he says.

“The conversation used to be, you know, can I look at downsizing and in doing so – I’m making numbers up here – but I’m going to sell my \$3 million home. I’m going to put \$2 million into the condo and I’m going to put a million into my pocket. That was the basis for the discussion, but now, people aren’t looking to put money in their pocket, they’re just looking for a better alternative.”

Perspective buyers, says Rogowski, appreciate that “condo living comes with a whole bunch of benefits as compared to single family home. You don’t have to shovel your snow and cut your grass, and you don’t have to worry about a leaky roof or garbage day. It’s just such an easier way of living.”

As for the amount of condo units in the complex, he says that could vary but end up landing “somewhere between 230 and 240,” dependent on how many buyers opt to buy more than one condo unit.”

One purchaser, he says, has already committed to combining two suites and creating upwards of 2,000 sq. ft. of living space. Price of the unit is expected to reach or possibly surpass the \$2 million mark.

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