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**Mark Cullen, H5**

# NEW IN HOMIES & CONDOS

SATURDAY, JULY 5, 2014 SECTION H

CE ON2

## Cottage-country condos at Deerhurst

New Lakeside Lodge suites planned for site of original, 1896 Peninsula Lake retreat in Muskoka

**RYAN STARR**  
SPECIAL TO THE STAR

Deerhurst Resort traces its origins back to 1896, when Charles Waterhouse opened a small summer resort on a four-acre lot along Peninsula Lake.

Accessible only by steamship in those days, Deerhurst proved attractive to weary city-dwellers who found summer salvation in the splendour of Muskoka lakeside life.

"There's no better anti-aging method than to go up north and breathe in the clean air," says Gil Blutrach, president of Skyline Hotels and Resorts, which acquired Deerhurst in 2011. The company has spent nearly \$15 million on upgrades and new construction at the venerable Huntsville vacation destination, which has grown to more than 324 hectares over its 100-plus years.

And the site of Waterhouse's original Deerhurst lodge is the location for the resort's latest residential development, Lakeside Lodge — part of a \$500-million master plan.

Like its predecessor, the new lodge will take full advantage of its prime waterfront location. Curving around the lake and overlooking Sunset Bay, Lakeside Lodge will be set back from the shoreline terrace down to a beachfront with a heated pool and hot tub, barbecues and cabanas, a splash zone and dock for boating and water sports.

Skyline owns a total 2,600 acres in development rights for more than 7,000 new residential units at Deerhurst, Horseshoe Resort and Blue Mountain, and also on the Port McNicoll lakefront.

"Our job is to take these gems and polish them," Blutrach says.

Lakeside Lodge is the third new residential development at Deerhurst since the resort was acquired by Skyline.

Plans call for 165 condo units ranging from 400-square-foot studios to 1,200-square-foot, three-bedroom suites on the lodge's top floor. Prices start at \$169,900.



CODY STORM COOPER/SPECIAL TO THE STAR

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**GIL BLUTRACH**  
PRESIDENT,  
SKYLINE HOTELS  
AND RESORTS,  
ABOUT SOUTHERN  
ONTARIO  
PROPERTIES

With interiors by the Design Agency, kitchens with stainless steel appliances and stone countertops, and bathrooms with soaker tubs and glass shower stalls. Each unit will have a balcony or patio.

The lodge, designed by Richard Wengle Architect, will have an owners' lounge and games room, and residents get access to all Deerhurst amenities, including restaurants, spa treatments, tennis and two golf courses.

Purchasers also receive a complimentary

initiation fee to Skyline's SkyLife Club, giving them access to the company's entire portfolio of Ontario properties that includes Blue Mountain and Horseshoe Resort, and Toronto's King Edward, Pantages and Cosmopolitan hotels.

"You can make southern Ontario your playground," Blutrach says.

For owners who want to travel beyond the province, Skyline is part of a global exchange program that enables Deerhurst owners to trade their unit for a vacation home anywhere around the

world through a partnership with RCI, a global timeshare network.

Lakeside Lodge owners also have the option of putting their units into a rental program.

With no zoning restrictions on vacation homes at Deerhurst unlike there are in other Muskoka municipalities, Blutrach notes, owners can rent them out year-round.

"It's full flexibility here," he says.

DEERHURST continued on H8

**Jim Caruk** Why a reno is like being married **H2**

**Neighbourhood treasures** History and a prized park at 88 Scott **H8**

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## >> HOMES & CONDOS



CLAUDE CORMIER + ASSOCIÉS

**AFTER:** Berczy Park, reimagined with a Euro-piazza atmosphere. The park will get a major facelift as part of the construction plan for 88 Scott condos.

# Bringing history into the future

Old meets new in many ways in historic Toronto area treasured by residents

**IAN HARVEY**  
SPECIAL TO THE STAR

When it comes to offering an urban lifestyle in an established city core bursting with personality — and personalities, big and small — 88 Scott is there.

History, character, location, transit, accessibility, hundreds of shops, restaurants and cafés within walking distance, and the delights of the nearby St. Lawrence Market all contribute to the condo's allure.

Straddling the financial district and the St. Lawrence neighbourhood, the condo by Concert Developments at the corner of Wellington and Scott Sts. — bounded by Yonge St. to the west, Front St. E. to the south and the fabulous and iconic Flatiron building with Church St. to the east — is the second in the neighbourhood. And the Vancouver-based company has gone the extra mile to introduce itself not just to Toronto, but to the area.

The 58-storey, 479-unit project is under construction after the facade of the 1951 Royal Sun Alliance Insurance building on site was carefully dismantled and five of the seven storeys carefully preserved, cleaned and stored. Those storeys will clad 88 Scott's podium, to include retail and commercial space, below the 53 floors of residences between 581 square feet and 2,920 square feet,

with pricing from \$379,900 to \$2.3 million. A sixth-floor clubhouse area will feature a gym, steam room and sauna, bar and dining area, and outdoor terrace with barbecue.

"We wanted to give back and thank the community for working with us on the Berczy Condos (their previous project across the street) and on 88 Scott St.," said Kelly Wilson, vice-president of development at Concert Properties. A \$20,000 donation was made to a study aimed at revitalizing Berczy Park, wedged between Wellington and Front Sts., at the west side of the Flatiron building.

The plan is to give the park a more Euro-piazza look using rococo-style pavement integrated with curbless, paving-stone sidewalks that blend with the roadway and provide a more integrated feel.

Area resident Dwight Peters, a member of Friends of Berczy Park, said they're looking forward to the revitalization scheme.

"It's a good thing to get a wider range of users, like parents and dog owners," said Peters who has lived on the Esplanade for 21 years. "The businesses around here, and even the condos, have an interest in this park."

There will be a little something for everyone with a gravel area for dogs, green space for sitting under tree canopies bordered by flowers and a whimsical water fountain that will use recycled rain water, complete with dog statues and features. There will also be a water trough of fresh water for pets.

"Concert Properties really has



TORONTO STAR FILE PHOTO

**BEFORE:** Berczy Park and its fountain.

worked with the community on all this," he said.

Concert has also donated \$3 million, in lieu of its parkland commitment to the city. "It will give the money to the city for a renewed, spectacular park," Wilson said. "There will also be \$200,000 for public art for the park. We're also giving another \$1.3 million to widen the sidewalks so the restaurants can open up more. We wanted to make sure the streets that frame the park got some attention, too."

Transit is also a feature of the neighbourhood, with two subway stops just blocks away, as well as GO train and buses at Union Station. Ac-

cess to the Gardiner Expressway and Lake Shore Blvd. is a few blocks south, as is the Lake Ontario waterfront and Martin Goodman Trail.

To the east, the St. Lawrence neighbourhood is undergoing a revitalization of its own. The St. Lawrence Market itself is getting a facelift, with designs for a spectacular, \$100-million glass-and-wood facility at the North Market building. On the south side, the original Market building has also had some work, and adjoining Market St. has enjoyed a complete makeover with traditional, grey-brick pavement and new restaurants opening, complete with patios.

It was love at first sight for Aras Azadian who chose Market St. for his Barsa Taberna, a tapas bar inspired by the Catalan culture of Barcelona.

"I came here and just fell in love with the street and the area."

As well as foodies, Azadian said locals and regulars who walk or bike down have helped set the tone.

"Everyone is just friendly and I've just loved building the restaurant to give it that European feel," he said. "This really has the vibe with all the historical buildings here, like Europe."

Michael Kapil, owner of Bindia, purveyors of nouveau style Indian food, said he's had a warm welcome on Market St.

"Love the location," he said, "and the mix that the new developments bring here. It's great. So many people are regulars now. They've become part of our family and we are part of theirs."

## > WHAT THEY GOT: CONDOS



### Bay Street Corridor

**Location:** 24 Wellesley St. W., Suite 2214, Yonge and Wellesley Sts.  
**Asking price:** \$499,000  
**Selling price:** \$499,000  
**Previous selling price:** \$272,000 (2004)

**Size:** over 1,000 sq. ft.  
**Parking:** one owned underground space, one owned locker  
**Maintenance fees:** \$742.43 per month

**Taxes:** \$2,753 (2013)

**Bedrooms:** 2 plus 1

**Bathrooms:** 2

**Days on the market:** 12

Located in Toronto's downtown core, this urban condo suite has two bedrooms and a solarium. It took less than two weeks to sell for the full asking price.

"This bright and spacious condo unit has a split, two-bedroom layout with floor-to-ceiling windows throughout. The kitchen has been renovated and has stainless steel appliances and quartz counters. The master bedroom ensuite is very large, and the suite boasts a separate laundry room," says listing agent Jamie Dempster.

Building amenities include an exercise room, a party/meeting room, a sauna, a rooftop terrace, 24-hour concierge and visitor parking.

The building is walking distance to Bloor St., the subway, University of Toronto and many stores, shops, restaurants and entertainment venues.

Unit has: living room with hardwood floor; solarium combined with the living room with hardwood floor; dining room with hardwood floor; renovated kitchen with hardwood floor and stainless steel appliances; master bedroom with walk-in closet, hardwood floor and four-piece ensuite; second bedroom with hardwood floor and closet; laundry room with ceramic floor; four-piece bathroom.

Listing agents: Jamie Dempster and Barbara Dempster, Re/Max Realtron Realty Inc., Brokerage; thedempsters.ca



### Mississauga

**Location:** 155 Hillcrest Ave., Suite 2209, Hillcrest Ave. and Confederation Parkway  
**Asking price:** \$219,900  
**Selling price:** \$215,000  
**Previous purchase price:** \$160,000 (2003)

**Size:** almost 1,000 sq. ft.  
**Parking:** one owned underground space, one owned locker  
**Maintenance fees:** \$543.33 per month

**Taxes:** \$1,620.00 (2014)

**Bedrooms:** 1 plus 1

**Bathrooms:** 1

**Days on the market:** 11

Complete with a den, this one-bedroom Cooksville condo unit sold for 98 per cent of the asking price in less than two weeks.

"The building is located right next to Cooksville GO station, allowing easy access to downtown Toronto, with about a 30-minute travel time — perfect for those commuting to work every day," says listing agent Eric Skicki.

"The unit can be converted into a two-bedroom condo by closing off the wall between the living and dining/family room area. The suite features large windows that allow for a ton of natural light and great views," continues Skicki.

The building is close to a library, a park, public transit, a GO station, stores, businesses and shops.

Building amenities include a concierge, gym, rooftop party/meeting room and visitor parking.

Unit has: living room with hardwood floors; dining and family room with hardwood floors; den with hardwood floor and large window; kitchen with stainless steel appliances; master bedroom with walk-in closet and large window; four-piece bathroom.

Listing agent: Eric Skicki, Kingsway Real Estate Brokerage, Brokerage; MySquareOneCondo.ca.

Compiled by Allison Harness from information that is publicly available. Send recent homes sales to [sold-home@reghomes.com](mailto:sold-home@reghomes.com). Not all submissions can be used.

## 'You can make southern Ontario your playground'

DEERHURST from H1

Since purchasing Deerhurst three years ago for \$26 million, Skyline has renovated 75 per cent of the existing rooms and condos at the resort, while building a variety of new properties, including a collection of cottages overlooking the golf course and 32 estates inside a nature sanctuary.

When the company bought Deerhurst in 2011, Blutrich says, much of the property had been spruced up for the G8 summit the year before. The resort was a solid business with thousands of repeat customers, he adds, and more than 100 existing employees.

"There was already good infrastructure in place," he notes.

Acquiring existing, well-performing properties is the Skyline business model for resort development, explains Blutrich.

"We're not going to a greenfield and building from scratch, like a lot of the other developers I know — we didn't need to go through the tens of millions dollars needed to build the infrastructure. We got it all in."

"We are not into pioneering," he adds. "We are into tweaking and making the (resort) experience better."

Over the next decade, 1,000 new residences at Deerhurst — half homes, half condos — will be added to the 400 condos and hotel-condos on the property when Skyline took over three years ago.

Skyline is also finalizing plans to



A waterfront centre, featuring shops, restaurants and a farmers market, is planned for both Deerhurst village and area residents.

build a new waterfront village centre for the resort. With shops and eateries and space for farmers markets planned, the village centre will be a spot for residents and non-residents to congregate at Deerhurst.

What's happening at Deerhurst is only one part of Skyline's grand plan to inject new life into some of southern Ontario's most popular resort properties.

Last February, Skyline purchased a 50-per-cent stake at Blue Mountain Resort.

Skyline plans to double accommodations at Blue over the next decade, adding more than 800 residences and 20,000 square feet of additional retail in the village, including a grocery store, pharmacy and LCBO.

"We feel this is very important to put Blue on the same level as the villages at Whistler and Mont Trem-

blant," says John Giffen, Skyline's vice-president of sales and marketing.

At Horseshoe Resort, the company is renovating the hotel rooms and building the first new real estate development there in a quarter century: Copeland House, a slope-side building with ski-in/ski-out condos.

And in Port McNicoll, on 10 kilometres of Georgian Bay shoreline near Midland — a site that once served as the lakeside shipping terminal for Canadian Pacific but had been deserted for half a century — Skyline is developing a community of multimillion-dollar custom homes and townhouses, with a yacht club and marina in the harbour.

Blutrich created a buzz in 2012 when he repatriated to Port McNicoll the old steamship *SS Keewatin*, which used to sail the Great Lakes,

## > LAKESIDE LODGE

**Location:** Deerhurst Resort, Huntsville, Ont.  
**Developer:** Skyline Hotels and Resorts  
**Architect:** Richard Wengle Architect  
**Interior design:** The Design Agency  
**Size:** 165 condo units, from 400 sq. ft. to 1,200 sq. ft.  
**Price:** From \$169,900  
**Info:** [owndeerhurst.com](http://owndeerhurst.com), [skyline-communities.com](http://skyline-communities.com), 855-915-2582.

connecting southern Ontario to the railway head at Thunder Bay.

The Keewatin, built in 1907 is the last passenger steamship in existence from that era. Having stopped visiting Port McNicoll when the CP terminal closed in 1966, the ship is back, restored to its former glory and serving as a museum in the new bay-side community.

To pay further homage to the site's history, Skyline purchased several old railway dining cars from the city of Orillia and will incorporate them into the design of the yacht club property, along with a replica of the old train station that was once on the site.

"It will be like you're back in 1915 — like you stepped back in time," says Blutrich.

"I think it will be the Martha's Vineyard of Ontario. That's the vision."