SPRING HAS SPRUNG

Canada Blooms jumpstarts the season, **H4**

Top 10 New Home Buying Tips
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NEW IN HOMES & CONDOS

Midtown moving up

New transit line a 'game-changer' for Yonge-Eglinton area, suggests condo developer Peter Freed

RYAN STARR
SPECIAL TO THE STAR

Peter Freed admits it wasn't easy assembling the 20 properties required for the development of 155 Redpath, a new condo near Yonge and Eglinton that marks the King West developer's first foray into midtown Toronto.

"It was a long, interesting process dealing with 20 different property owners and vendors, and we had lots of fun along the way," Freed said with a hint of sarcasm during a recent roundtable discussion on the project, prompting chuckles from his development partners Todd Cowan and Jordan Dermer, principals of CD Capital.

The 36-storey tower with 470 units will be built on the southeast corner of Redpath and Roehampton Aves. Condos range from 396-square-foot studios to 800-square-foot two-bedroom suites. Prices will start in the mid-$200,000s and the project goes on sale this spring.

It took about a year for the development team to negotiate the purchase of those 20 properties — 18 homes dating back to the 1930s and a parking lot with two deeds.

But it was well worth the effort, says Cowan, who notes that his firm's investments near Yonge and Eglinton will benefit from the Crosstown LRT line now being built along Eglinton.

"This was a perfect opportunity to take a low-density, underutilized site — with 20 homes that were not in great shape — and turn it into something more in the direction the city needs to go from an intensification standpoint."

REDPATH continued on **H11**

This 36-storey, 470-unit condo tower is planned for 155 Redpath Avenue, in the burgeoning neighbourhood around Yonge and Eglinton.

KITCHENER-WATERLOO

New urbanism moves west

Victoria Common project features townhouses, condos, shops and parks around a central piazza

TRACY HANES
SPECIAL TO THE STAR

In the not-so-distant past, Kitchener was known as a blue-collar town, home to large factories that produced goods such as meat and shoes.

Now, it's a city of "dreamers and doers," as a glossy brochure from the economic development department tells it.

The city has successfully weathered a post-industrial transition to become a centre for innovation, home to tech companies such as BlackBerry, Google and Desire2Learn. It's also a hotbed for start-up companies and the site of insurance, manufacturing and finance business clusters.

Along with that business transition, residential innovation is also taking place in the city, including a new project on a formerly derelict industrial site at St. Leger and Louisa Sts., surrounded by a residential neighbourhood.

Victoria Common by Queensgate Developments and Losani Homes will rise on a site that formerly housed a tannery and a panel veneer factory, and then sat vacant for two decades. The property had to be extensively remediated, with 90,000 cubic metres of contaminated soil removed and replaced.

Although the New Urbanism-style development of townhouses, condominiums, parks and piazza is in Kitchener, it is about the same distance from uptown Waterloo as it is from downtown Kitchener, in the heart of the Technology Triangle.

VICTORIA COMMON continued on **H9**

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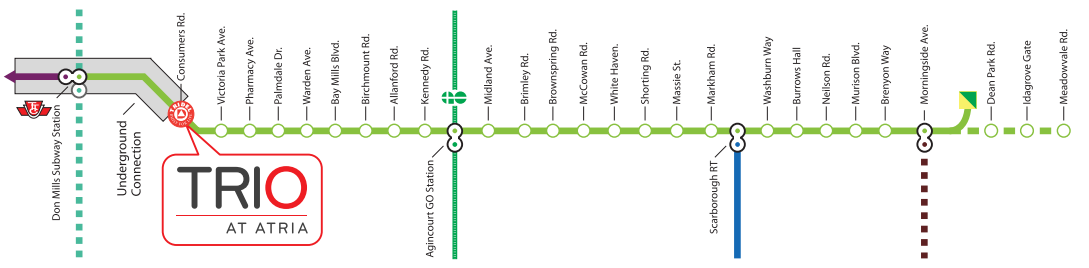

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