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TORONTO STAR

SATURDAY, APRIL 13, 2019 SECTION H

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J.P. MOCZULSKI FOR THE TORONTO STAR

From left: Tasha Saran, an interested buyer who likes the location and design of Azura Condos; Mansoor Kazerouni, the architect with IBI Group; and Matt Young of Capital Developments.



CAPITAL DEVELOPMENTS

The ground-floor kids' room has glass walls, providing parents a view from adjacent gym and party rooms.



CAPITAL DEVELOPMENTS

The fourth-floor terrace at Azura Condominiums will have a lounge, dining areas and a place to host a barbecue.

CAROLA VYHNAK
SPECIAL TO THE STAR

Tasha Saran has considered Azura Condominiums, near Yonge St. and Finch Ave., from every angle. And she likes what she sees.

The panorama from the balcony is stunning, but what Saran, a prospective purchaser, homes in on are the indoor views offered by the glass walls of the ground-floor kids' room — with gym and party room on either side.

“That’s really important with our busy lifestyle. You can multitask,” explains Saran, who works in finance downtown. “The kids can be in the play area and you can keep an eye on them.”

Saran says she and her husband, who currently live in a condo in the downtown CityPlace neighbourhood, are “seriously considering” buying in Azura “where we can still be close to work but

A condo with the right fit

Developers cherry-picked top features from past projects to deliver ‘a little bit for everyone’

in a home that’s conducive to starting a family.”

No one knows more about that aspect of the development than architect Mansoor Kazerouni.

“Views became the genesis of the form

of the building,” he says, indicating the wave-like architectural lines crossing the 32-storey tower.

The building is stepped back on the east and west sides, making the north side the widest part and the south the

narrowest. The trapezoid shape of Azura — which means sky blue — allows south-facing views in about three-quarters of the 358 units.

That will appeal to winter-weary Torontonians, expects Matt Young of Capital Developments, the project’s creator.

“Getting extra sunlight is really important to people. They feel better,” Young, vice-president of development, says.

In coming up with the plans for Azura, he explains, they analyzed the success factors of past projects, then cherry-picked the best features to plug into Azura’s core.

As well, located just southeast of the Yonge and Finch intersection and a four-minute walk to the subway station, the surrounding neighbourhood has a lot going for it, Young points out. “We

AZURA continued on H8



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Condos near to transit, city life

AZURA from H1

felt it was a fantastic community close to the subway,” Young says. With restaurants, cafés, shops, transit, schools, shopping malls, Hwy. 401 and arts and cultural venues all close by, the diverse area offers “a little bit for everyone,” whether they’re first-time buyers, young families or empty nesters, he says.

Building amenities will also meet a range of interests: a golf simulator, yoga studio, dog spa and on-site public park.

“We really thought about how people are going to live in the building,” he explains. For example, dog owners can walk directly from park to dog spa for foot-washing before going upstairs. With prices starting in the mid-\$400,000s, suites are available with one, two or three bedrooms and range in size from 430 to 1,135 square feet. One-bedroom units have a den or flex space option while two-bedroom units are available with a den space.

The shape of the highrise allows for smaller, more efficient, lower-priced units on the north side where purchasers won’t pay a premium for views, Young says. Kazerouni, of IBI Group, which designed the building outside and in, believes Azura “reflects the personality of the neighbourhood.” The wave-like undulations repeated in the curved balconies are an “expression of the fluidity of the



J.P. MOCZULSKI FOR THE TORONTO STAR

Azura Condominiums’ quick subway access is a highlight for potential buyer Tasha Saran, left, with the project’s architect Mansoor Kazerouni, centre, and project creator Matt Young.



The building’s design provides south-facing views for about three-quarters of the suites.

city” and create “a sense of connectedness,” he says.

At street level, the development will enhance public spaces, Kazerouni points out, and will include a park designed and created using input from the city and community.

Inside the building’s exterior glass walls, the two-storey lobby,



CAPITAL DEVELOPMENTS PHOTOS

Kitchens at Azura Condominiums will have contemporary cabinetry, integrated fridges, electric cook-tops and wall ovens.

by, common areas and amenity spaces continue the theme of flowing lines and use a rich palette of wood, stone and brass fixtures and finishes.

Young describes the interiors as “sophisticated and contemporary with a luxury feel.”

The suites will have engineered laminate flooring, con-

temporary kitchen cabinetry and bathroom vanity custom-designed by IBI Group, quartz countertops, and a glass shower stall. Outdoor amenities will be located on the fourth floor where a chef’s kitchen and party room connect to a terrace with barbecues, fireplace and lounge areas. Azura condos will

AZURA CONDOMINIUMS

Developer: Capital Developments
Location: 15 Holmes Ave., southeast of Finch Ave. and Yonge St.
Architect and interior designer: IBI Group
Size: 32 floors, 358 units. Suites range from 430-sq.-ft., one-bedroom to 1,135-sq.-ft., three-bedroom layouts
Price range: From the mid-\$400,000s to over \$1.3 million
Amenities: Two-storey lobby with 24-hour concierge and ground-floor amenity spaces including gym, yoga studio, golf simulator, party room and kids’ play room; fourth-floor chef’s kitchen, outdoor terrace with barbecues, fireplace and lounge areas
Tentative occupancy: Spring 2022
Status: Register for information
Contact: azuracondos.com, 416-901-3888, info@Azuracondos.com

go on sale this spring with construction expected to be completed in three years.

Saran says the project checks off key items on the wish list for their future family home, including well laid-out floor plans and competitive pricing.

The future uptowners are eager to escape the congestion of the urban core. “Traffic is crazy” and the downtown environment isn’t conducive to raising a family, Saran says.

Yonge and Finch is far enough north yet it’s a “quick subway ride to work,” she adds.

Another of Azura’s assets is its builder, according to Saran. She and her husband satisfied themselves about Capital Developments’ quality of workmanship by visiting a completed project.

“We’re looking for longevity,” she explains.

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