

# Designlines

TORONTO'S ULTIMATE GUIDE TO DESIGN

## The View from Here

8 brand-new, picture-perfect  
homes & condos across the GTA



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# Live Here

Four condo developments (plus one rental)  
shattering the glass box cliché BY SARA CUNNINGHAM



**“You see some buildings that step back like a wedding cake. With this one, it steps back and has a twist to it. That kind of motion creates fabulous deep terraces all the way up.”**

**– Michelle Xuereb, senior associate, sustainability, Quadrangle**

## The Right Stuff

*1181 Queen Street West, at Gladstone Ave  
Completion: Spring 2021  
From: \$599,900 (56 square metres)*

**Quick take:** *Vogue* magazine ranked Queen West one of the trendiest streets in the world, and this luxury mid-rise is poised to increase the hype that surrounds it. Neighbours like the Elaine Fleck Gallery and Ryerson Artspace will make collecting unique art a breeze – and that’s not to mention the clothing and grub options.

**From the street:** Challenged with Skale Developments’ triangular site, which included a dramatic full-storey elevation change, Quadrangle architects conceived of an idiosyncratic tiered and twisted form that alters the geometry of the suites and terraces. Remarkably, residents on the upper levels will be able to see the shared green roofs, as they’re spread across multiple floors, rather than limited to the top of the building.

**Moving in:** DesignAgency, the interior design firm behind the Broadview Hotel, has developed interiors that embody the concept of chiaroscuro – the artful play of light and dark. The intimate lobby is designed to exude boutique hotel vibes, starting with an out-of-the-way entrance on Sudbury Street. Perhaps as a nod to the formerly industrial setting, the designers covered the floor in polished concrete with a winding brass inlay that recalls a glinting stream. Follow its path to a gleaming chef’s kitchen, home co-working space and yoga studio. SKALE.CA

## The Urban Sculpture

1001 Broadview Residences, Broadview Ave  
& Mortimer Ave  
Completion: 2020  
From: \$665,000 (65 square metres)

**Quick take:** Unobstructed views of the Don River Valley Park trail and the downtown skyline from an East York vantage point set this development apart. This mid-rise comprises luxe towns, condos and ample retail at grade, all within walking distance of the Danforth and public transit.

**From the street:** Architecture firm Quadrangle devised a single-volume 10-storey building with inset balconies and punched windows that jives with the neighbourhood's oblique typology. The angled cladding peaks at the intersection of Broadview and Mortimer in what's described as a literal response to the urban landscape, while the abode's eastern side features cozy cascading garden terraces, not unlike the residential rooflines below.

**Moving in:** The 111 suites are fully wired with smart programmable thermostats and energy-efficient appliances. There are also power hookups for your Tesla in the garage. Other amenities include a guest suite (for the in-laws), a lounge (for swanky Oscar parties) and a gym. When it's time to head out, The Danforth Music Hall is the place to be.

VERTONDEV.COM



## The Modernist Pad

Bauhaus, King St E & Ontario St  
Completion: Spring/Summer 2022  
From: \$499,900 (42 square metres)

**Quick take:** At last, Ludwig Mies van der Rohe devotees can live in the same 'hood as the TD Centre, the architect's corporate masterwork. With some of the city's finest design showrooms as neighbours, finding complementary furnishings won't be a problem. The same goes for java: Rooster Coffee House's velvety espresso is steps away.

**From the street:** Staying true to Mies van der Rohe's "less is more" motto, the architectsAlliance-designed building keeps elaborations to a minimum. The facade, for example, features a grid frame of black steel, which extends skyward past the top eastern edge of the 30-storey tower, evoking an architect's sketch on graph paper.

**Moving in:** Interior designers U31 added tiles featuring square geometry and colourful dots reminiscent of the name-sake movement's graphic symbolism to concrete and black metal surfaces in the lobby. Overhead, a custom lighting grid spans the entire ceiling, underlining the geometric language found in the 205 suites. Miesian detailing – think repeating geometric modular contours and neutral colours – join edgy, almost three-metre-high exposed concrete ceilings and feature walls in the residences. Built-in stainless-steel gas stoves (a Lamb Development Corp standard) keep dinner on point. BAUHAUSTORONTO.COM