

8 GLADSTONE:

MIDRISE CONDOMINIUM LIVING IN WEST QUEEN WEST



The Gladstone Hotel is about to get a very attractive neighbour. Streetcar Developments is bringing its newest project – 8 Gladstone, an eight-storey, 86-unit condominium building – to the corner of Queen West and Gladstone.

Streetcar Developments is one of Toronto's leading midrise urban real estate developers best known for its pioneering developments in the east end. The company's commitment to enhancing neighbourhoods has transformed entire streets in downtown Toronto, but Streetcar also believes in designing buildings that "really fit into the neighbourhood context," says Jeanhy Shim, vice-president of sales and marketing.

This design philosophy translates seamlessly into Streetcar's projects in West Queen West, where Streetcar has partnered with TACT Architects and II BY IV Design to start what has been called a "residential renaissance" on Gladstone Ave.

8 Gladstone, like its sister project at 2 Gladstone, is a fitting contribution to the neighbourhood. The building takes cues from the historic Gladstone Hotel, reflecting the spirit and proportions of the hotel in a way that creatively balances heritage and modern architectural design.

II BY IV designed the suite interiors, keeping an innovative eye on space and finishes. To complement the open-concept kitchens, the appliances are fully integrated into the cabinetry. "We designed the kitchen like a piece of furniture," Shim says. Quartz countertops and quartz backsplash complete the streamlined look. This, Shim points out, is Streetcar's hallmark style: "modern, clean lines, nothing cluttered, very contemporary."

Unlike most developers today who offer engineered hardwood flooring, 8 Gladstone units offer something unique. "This is the first time we've used [large-format] porcelain tile throughout residential suites," says Dan Menchions, a principal with II BY IV. "We're very excited about this." The resulting esthetic is a European one –

simple, sophisticated and totally unfussy.

Functional layouts devote special attention to storage, where it matters most. The developer is giving more real estate to bathrooms, which feature spacious walk-in shower stalls, vanities with drawers and shelves, and five-ft. wide quartz countertops with quartz backsplash and wall-mounted faucets. Some units also have separate water closets, which is particularly useful in single-bathroom units.

Units at 8 Gladstone range from 471 to 1,221 sq. ft. with prices starting in the mid-\$200,000s. Suites on the lower floors range from one-bedroom to two-bedroom-plus-den units, with large balconies or terraces and nine-ft. high ceilings.

Two-storey penthouses, ranging from 705 to 1,207 sq. ft., occupy the top two floors. A setback on the seventh floor mimics the design of 2 Gladstone and creates space for sweeping penthouse terraces with unobstructed views of downtown to the east. Penthouse terraces will be equipped with a gas hook-up for barbecues, and all penthouses will have 10-ft. high ceilings on the main level.

Amenities at 8 Gladstone include a multi-purpose room and a "pet spa" to keep furry residents clean and dry after rainy outings. The ground-level retail space fronting on Gladstone Ave. will be ideal for creative commercial uses, including hopefully a gallery or offices for local architects, designers and artists.

"We really want to reflect the Queen West neighborhood with our project," Shim says. So Streetcar has actively engaged the community's artistic culture by commissioning local artists to create custom installations for the sales centre, and offering the use of the 8 Gladstone sales centre for 'pop-up' galleries and events.

The 8 Gladstone sales centre and model lofts are currently under construction. The project will go on sale in early June. Register now at 8Gladstone.com for your preview or call 416.690.2988 for more information.