

Feature

Phoebe on Queen

A new spirit of design with a mix of condominium and townhome residences

Phoebe on Queen, the latest exceptional community by Diamante Development Corporation, consists of three distinct buildings that will be located on the streets of Beverley, Phoebe and Soho, bastions of a calmer lifestyle behind the vibrant and eclectic Queen Street West. To live here is to enjoy the avant garde, for which this exciting part of the city is well known. With a profound understanding of the area, Diamante,

along with project partner Wittington Properties Limited, wanted the design to reflect the historic buildings of the neighbourhood while also celebrating contemporary influences and materials.

It is a dramatic and theatrical district, the perfect stage for the newest production by Diamante, two-time award winner of Project of the Year (1997 and '98). Behind the active streetscape of Queen's trend-setting clothing stores, furniture and design shops, and cafés, has long existed a dignified residential neighbourhood. Phoebe will extend the residential flavour of the area with its two acres of land dedicated to 200 mid-rise condominium suites and 30 townhomes.

The Beverley stretches along the street block and wraps around onto Phoebe. Of the three buildings, the Beverley comprises the most number of residences, 160, and stands tall at nine storeys, with a five-storey wing at its north. The suites range in size from 588 to 1,700 square feet. Prices here start at \$136,000 for a one-bedroom suite.



Natural light floods throughout the home, making the spacious rooms seem much larger.

Lying between Beverley and Soho is the Phoebe, a collection of only 30 townhomes that rise four storeys. Detailed brickwork, handsome arches, French balconies, dormers, walls of windows and a mansard roof create a gracious streetscape. Terraces, patios and roof-top decks allow residents on any floor to possess their own private outdoor space. After retiring their vehicles in the underground parking, residents can enter into the Soho building, and then pass through an enclosed bridge, connecting the two buildings, to walk to their townhome. This extraordinary design feature has nothing less than the world famous Venetian Bridge of Sighs as its inspiration. Also unique to the Phoebe is that the upper level townhomes are accessible by an elevator. Purchasers can choose from homes offering anywhere from 1,048 to 1,420 square feet with prices from \$255,900 to \$335,900.

Turn the corner and yet another building awaits. The Soho embraces its warehouse past with a contemporary designed building featuring spacious loft-style

suites. Fronting onto a wide, landscaped boulevard, the Soho, at its highest point, reaches six storeys and steps down to just four. Each of the 40 suites offers distinct living spaces with nine-foot ceilings and wide front rooms and range in size from 700 to 1,800 square feet.

The Model Suite within the Sales Presentation Centre on Beverley Street was created by interior designer Elaine Cecconi of Cecconi Simone. In a traditional layout, which

is also available, both bedrooms are situated at the front of the suite against the windows. In this plan however, Cecconi kept the master bedroom at the front but relocated the second bedroom to the "inside" of the suite. This re-arrangement opens up the entire suite, flooding natural light throughout the home. "Bedrooms do not really need windows, as these are the places where darkness is welcomed by tradition. Until recently, a bylaw ensured they were configured at the front of the home — here, we decided to challenge conventional thought," Cecconi explains. Cecconi's re-configuration makes this 1,158 square foot home seem much larger. Using the same principle, full front windows stretching 20 feet in width are made possible even in units of 600 square feet.

As kitchens will always be the hub of any home, Cecconi encourages interactivity through a multi-purpose breakfast bar/island that links the living spaces. Aesthetically pleasing and functional too, there is a custom recess between the glass-top breakfast bar and work space, which is

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The kitchen is always the hub of any home. The Model Suite features a multi-purpose breakfast bar/island that links the living spaces.

ideal for a fresh herb garden.


Opposite the kitchen and exiting the living area, are another set of sliders. Through these doors you reach the master bedroom complete with his / her closets. The push of a single sliding door reveals the ensuite. Here, Cecconi let her imagination soar. She created a place of refuge by elevating part of the ensuite. Residents ascend a few steps to access a very spacious, separate glass shower stall fitted with glass shelves for personal items and the sunken, deep soaker bathtub. The sink and countertop are made from a single piece of white Corian set against a dark walnut backsplash. Bathing is now a ritual.

The Beverley building will have a 24-hour concierge who will monitor the common areas of all three buildings, and the Soho will have another concierge for 16 hours of the day. There will be a party room with kitchen and a large walk-out patio to the central garden. Two guest suites will be available for overnight visitors. Residents will no longer require pri-

ivate health club memberships as a fully equipped exercise room will also be built. Parking spaces are available at a cost of \$15,000 each, and bicycle and storage lockers are priced at \$2,500.

Phoebe on Queen would not have been possible without the exceptional talents of Attila Burka Architects and Wayne Swadron Architects. Ferris & Quinn Associates designed the stunning courtyard garden which boasts a flowing water feature and terraced landscaping. This happens to be one of the largest private gardens in downtown Toronto — truly a world unto itself.

Wittington Properties Limited is a private real estate company within the Weston Group of Companies. It develops superior residential and commercial projects throughout North America. As project developers, Diamante Development Corporation has masterminded numerous highly acclaimed projects over the years and has produced more than 2,000 residential units worldwide. Its impressive

construction and development portfolio includes such treasures as the Canada Life building and The Bata Shoe Museum to name a few, and the success of its prized residential development project, One Balmoral, is almost legend in the city. The Royalton, located in the heart of the city was named 1997 Best Condominium Project of the Year, and 2 Roxborough is another Toronto landmark in the making. And, for the second straight year in a row Diamante received the 1998 Project of the Year for Domus in Yorkville. 

FOR MORE INFORMATION

The Sales Centre is located on Beverley Street, north of Queen Street West. The Sales Centre is open from 12 noon to 6 p.m. Monday to Thursday; and noon to 5 p.m. weekends.

For further information, call
(416) 599-9988.