

## The Sunday Sun

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## THE FEATURE PAGE

# Royalton security as vigilant as ever

By ALBERT WARSON

Special to The Sunday Sun

While Toronto's formidable-looking police headquarters is more or less wrapped around two sides of the 18-storey, 127-suite Royalton condominium at Bay and College Sts., one might imagine that security could afford to be a bit lighter than usual.

Not so, says Paolo Palamara, an architect/partner in Diamante Development Corporation, one of the GTA's more worldly developer/builders.

"We build landmark buildings (One Balmoral, Renaissance Plaza, Canada Life Building, Bata Shoe Museum, Montreal's Museum of Fine Arts) and have established certain standards. Security will be up to that standard, with closed-circuit cameras, elevator and garage electronic card readers and 24-hour concierge service. The fact that police headquarters is next door won't make any difference."

"We don't do retrofits," explains Palamara, which ruled out a conversion of the former 1950s provincial Ministry of Agriculture office building the company acquired from Ontario Realty Corporation.

Diamante sets a hectic pace, but then in the developmental business you strike while the developmental iron is hot. For example, One Balmoral at Yonge St. and Balmoral Ave. near St. Clair Ave., is not quite finished and buyers won't move in until early next year. Less than one mile down Yonge St., at the corner of Roxborough Ave., Palamara and his four partners (Julie DiLorenzo, Joseph Foti, Magaly Bianchini and Dario Favretto in Montreal), have

resumed demolition to clear the site for a 37-suite condominium to be marketed in January.

Demolition of the seven-storey former Loblaw's food testing centre was begun earlier this year, but was stopped because of neighborhood ratepayers' objection to the height. DiLorenzo, one of the driving forces in the company, led the Diamante charge at Ontario Municipal Board hearings, and last month the OMB ruled in the company's favor.

Little more than one mile away at Bay and College Sts., demolition is just about done to clear the site for The Royalton. Since the presentation centre opened in mid-September, about 70% of the suites have been sold.

## Clear views to savor

Location — within comfortable walking, short driving or handy subway/bus distance of most downtown destinations — had to be a factor, apart from the company's reputation for design, materials and workmanship. When buyers move in, beginning March, 1999, there will be clear views to savor — particularly south across College Park and its landscaped 3.5-acre park to the downtown skyline and west past Queen's Park (providing you live on the eighth floor and higher).

Forget about the 576 to 651-sq.-ft. suites; they're sold out. That leaves 658-sq.-ft. one-bedroom and one-bedroom with den suites priced from \$145,900 to \$153,900. The same type of unit but with two bathrooms, 741 to 797 sq. ft., is selling for \$169,900 to \$201,900. Two-bedroom suites, 855 to 1,185 sq. ft. are priced from \$179,900 to \$279,900.

The rooftop and second level landscaped decks, party room and kitchen, exercise room, whirlpool and saunas are obviously free. Parking underground, on the other hand, costs \$15,000 per space and storage lockers are \$2,500 apiece. Maintenance fees will be an estimated 36 cents per sq. ft. per month, covering everything except cable television and telephone charges. Property taxes are expected to be 1.25% of the purchase price.

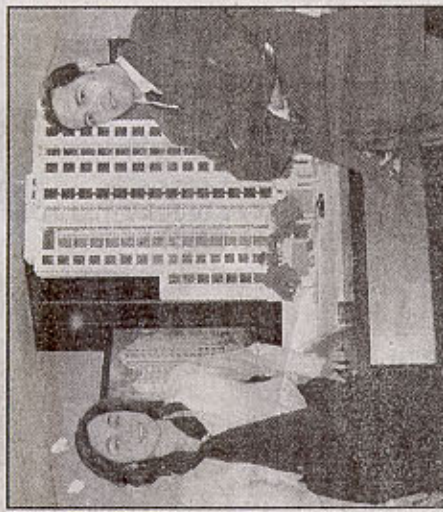
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Architect Attila Burka has repeated the lighter tones of One Balmoral here, although The Royalton's slightly less adventurous pre-cast cladding and floor to ceiling windows and balconies seem more Mediterranean resort chic than suburban London or Paris.

The architecture will light up the interior and present a striking counterpoint to the predominant earth tones and tinted glass high-rise blocks of condos massed between Bloor and Dundas Sts., and Bay and Yonge Sts.

Burka and his clients have made much of natural light. Palamara notes that the "argon gas-insulated floor to ceiling windows, sliding glass doors to the balconies and tempered glass railings allow natural light to stream into the suites, the inner dens and work spaces."

Even the railings on the rooftop and second level terraces will be tempered glass, for truly unobstructed views. There is also a row of windows in an open space on the police head-



— Albert Warson, photo

## BUILDING A PARTNERSHIP

... Paolo Palamara, architect/partner in Diamante Development Corporation and partner, Julie DiLorenzo are building The Royalton, an 18-storey, 127-suite condominium.

quarters' side that will allow light to penetrate. Two levels of penthouses feature 9-ft. ceilings (a foot higher than the lower suites) although Palamara says they will gladly combine two into one single penthouse with an 18-ft. ceiling.

The Royalton's characteristic qualities will be carried over at Two Roxborough East at Yonge St., with construction expected to begin in June. The 37 suites, with an average size of 1,200 sq. ft., will start at about \$250,000.