

## TORONTO LOFTS

# Live and work units in a resurgent area

BY DIANE TIERNEY

Atria Developments is offering new live/work, loft condominiums that are being created in a converted garment factory.

The Garment Factory Lofts are located in a resurgent area nestled between the Beaches neighbourhood and downtown.

The loft project is just down the street from the Distillery District and steps from the trendy Leslieville neighbourhood. In the vicinity are eateries such as Verveine and Gio Rana's Really, Really Nice Restaurant. Popular nightspots include Barrio, where regulars sip martinis and enjoy tapas-style treats.

When the Toronto Film Studio's large production facility is built, new retail operations and housing

are expected to spring up in the area.

Designed by Core Architects, the eight-storey Garment Factory Lofts is a striking combination of the original brick façade of the warehouse and modern steel and glass. The building is terraced starting at the third floor, and a green canopy graces the entry on Carlaw Avenue.

There will be 154 lofts, including studios, one- and two-bedroom units (some with dens), and penthouses with views of the lake, according to Hans Jain, principal of Atria. Every loft will have a glazed balcony or a spacious terrace. There will be more than 100 parking spaces for residents.

Prices range from \$139,900 to \$380,000 for sizes of 525 to 1,303 square feet. First Occupancies are slated for winter, 2005.

The model suite was done by



Fleur-de-lis Interior Design and has examples of the building's interesting architectural details, such as the original flared columns, 12-foot ceilings and large windows, Mr. Jain says.

The kitchen features modern Wenge-stained cabinetry, a stone backsplash and an island with a

stone top. The one-bedroom plus den/workspace also showcases a gas stove, gas barbecue, and an optional gas fireplace.

Stainless-steel appliances are standard in the lofts.

Located across the street from Garment Factory Lofts is another Atria project, i-Zone live/work lofts.

## At a glance

**Site:** Garment Factory Lofts  
**Location:** Toronto, Queen Street East area  
**Builder:** Atria Developments  
**Square footage:** 525 to 1,303  
**Price:** \$139,900 to \$380,000  
**Sales centre:** 233 Carlaw Ave, north of Queen Street. Open Monday to Wednesday, noon to 6 p.m.; Thursday, 3 to 8 p.m.; weekends, noon to 5 p.m.; closed Friday.  
**Contact:** 416-469-8001;  
[www.garmentfactorylofts.com](http://www.garmentfactorylofts.com)

It is now home to artists, filmmakers, photographers, an opera singer and other creative professionals. A parkette that backs onto Boston Avenue is being developed to add greenery to the neighbourhood.

"Since these are live-work units, you can have your business home office help you with your mortgage payments," Mr. Jain says, adding, "There is also a large freight elevator and shipping area in case you are delivering or receiving larger items for your work."