

Stepping out in Forest Hill



CONTRIBUTED

Project overview

Named after a Ziggurat, an architectural structure that takes the form of a stepped, terraced pyramid. This new, eleven-storey condominium residence in Forest Hill will reflect its contemporary façade with clean lines and neutral tones.

Building amenities

Lifestyle amenities located on the ground floor and roof-top will feature a landscaped terrace with barbecues, linear fireplace and an indoor bar area. There's a private fitness centre and a party room with bar.

Location and transit

Zigg is located in the desirable neighbourhood of Forest Hill, with the St. Clair LRT at the doorstep, and a short distance to either the Yonge or University subway lines, and several downtown bike lanes.

In the neighbourhood

Sir Winston Churchill Park is nearby, with tennis courts, a dog park, running track and open green spaces. Zigg is blocks away from the Forest Hill Village with exclusive shops and restaurants, and the neighbourhood offers some of the best schools in the city. DUNCAN MCALLISTER/FOR METRO

EVERYTHING YOU NEED TO KNOW

What: Zigg
Builder: Madison Homes and Fieldgate Homes
Architect: Kirkor Architects
Interiors: The Design Agency
Location: 223 St. Clair Ave. W.
Building: An 11-storey building with 166 units including four townhomes
Sizes: 509 to 1,800 sq. ft.
Pricing: From the high \$300,000s

Suites: One-, two- and three-bedroom suites and townhomes
Status: Under construction and open to the public
Sales centre: 223 St. Clair Ave. W. Monday to Wednesday 12 - 7 p.m. Saturday and Sunday 12 - 5 p.m. Closed Thursday, Friday
Phone: 416-545-0223
Website: ziggcondo.com
Email: sales@ziggcondo.com

ADVICE

Can't avoid levies, can predict them

Jeffrey Cowan
 For Metro Canada



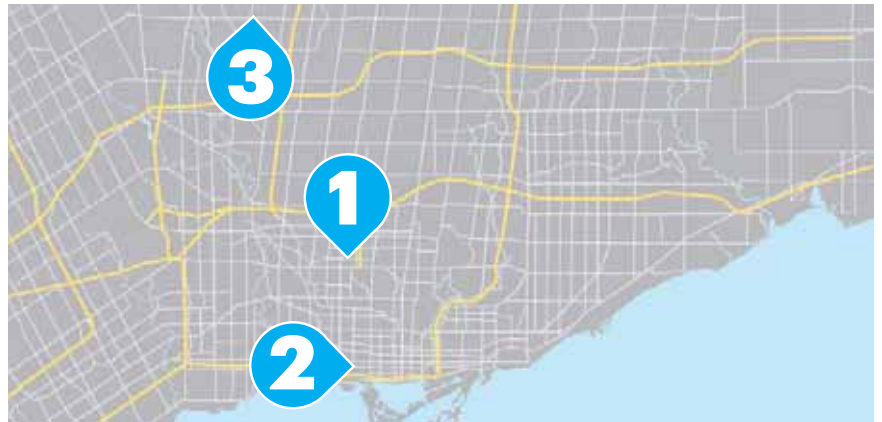
Q: I am about to close on my newly built condo that I am purchasing from a builder and my lawyer has sent me the final statement of adjustments. There are 'levies' for parks and development charges that add up to several thousands of dollars in addition to the funds I need to bring in to my lawyer in order to close my purchase. I did not budget for this. Is there any way I can avoid these charges?

A: Standard in all contracts for the purchase of a condo these days are adjustments for a variety of costs; two of the largest are park and development charges. The City charges developers of condo buildings these types of fees in order to support municipal infrastructure and develop greener cities. When you signed the agreement of purchase and sale, there would have been a specific provision outlining these two charges and the builder is now setting those hard costs which they are contractually able to transfer to the individual purchasers. When a client

brings me a contract for review, I always advise them to go back to the builder in the cooling off period to get these two important charges 'capped'. This does two things, it makes my client consider these additional costs and allows for budgeting of final costs well in advance of receiving the final statement of adjustments from the builder. You will not be able to avoid these charges but there can be greater certainty approaching final closing. Overall, you should be prepared for numerous final adjustments which will add to the final costs of your new home.

REAL ESTATE

What's hot on the market



DUNCAN MCALLISTER

1 EGLINTON & DUFFERIN

Grand Opening: Briar Hill at Dufferin, two-storey towns with rooftop terraces. Check out the presentation centre at 2 Wingold Ave., near Eglinton and Dufferin.

CONTACT: 647-351-2055, BHSALSALES@MADISONGROUP.CA

2 KING WEST

Open house: Here's a one bedroom, one bathroom suite at DNA condos in King West Village. Head on over to 1 Shaw St., Suite 623 on Jan. 9 from 2 to 4 p.m.

CONTACT: JOHN MAGUIRE, 416-921-1112

3 WOODBRIDGE

Now open: Phase 3 at Renaissance Townes in Vaughan. Located in the heart of Woodbridge. Visit the presentation centre at 3890 Major Mackenzie Dr. W.

CONTACT: 905-417-3363, PRIMONTHOMES.COM

RETAIL

Tactile experience still desired



Bryan Tuckey
 For Metro Canada

It's a good time to reflect on how retail space is evolving now that the busiest shopping season of the year is behind us.

How and where we shop is changing, partly due to online shopping and partly because our region is changing.

Communities are becoming more compact, land prices are rising and many municipalities are focusing development in their urban growth centres. As we grow up and not out, the industry is incorporating retail shops and amenities into new buildings as part of creating complete communities.

As more people shop online, retailers understand that consumers still want a tactile experience in bricks-and-mortar stores. According to recent research by the National Retail Federation consumers spend more when they shop in person.

With that in mind, many retailers are now adapting their stores to fit into an urban context, sometimes on the second

or even third floor of buildings and often at the base of residential condominiums.

More and more, retail developers are working with residential developers to respond to the changing marketplace and mandated intensification across the GTA.



Many retailers are now adapting their stores to fit into an urban context.

They combine their expertise and construct functional mixed-use projects that add amenities to benefit those in the building and people living and working in the surrounding neighbourhood.

The mixed-use building at the corner of Queen Street West and Portland Street in Toronto is an example of this. BILD member and retail developer RioCan partnered with fellow member Tribute Communities to incorporate three levels of retail space into the podium of a residential building including a

45,000-square-foot grocery store on the second floor and two major retail outlets at the base.

Another example is The Madison Condos on Eglinton Avenue east of Yonge Street currently under construction by BILD member Madison Homes. The building will feature two levels of retail stores and a second-floor grocery store.

In response to the rise of online shopping and in an effort to maximize their existing sites, another BILD member and shopping centre developer SmartREIT has created a new service called Penguin Pick-up. Partnering with its retail tenants and other businesses that ship to Canada, the company is building pickup points in their shopping centres across the GTA. The 24-hour free pickup is available in Toronto, Vaughan, Oakville and Richmond Hill.

BRYAN TUCKEY IS PRESIDENT AND CEO OF THE BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION AND A LAND-USE PLANNER WHO HAS WORKED FOR MUNICIPAL, REGIONAL AND PROVINCIAL GOVERNMENTS. FOLLOW HIM ON TWITTER @BILDGTA, FACEBOOK.COM/BILDGTA, AND BILDBLOGS.CA.