

Dust off the past
Glen Peloso's guide to
the best spring clean ever, **H6**



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NEW IN **HOMES & CONDOS**

SigNature
invited
Feng Shui
master
to help
design
Tao in
Richmond Hill

On the
**right
path**



RICK EGLINTON/TORONTO STAR

TRACY HANES
SPECIAL TO THE STAR

With the bustle of Yonge St. just a short distance away, Tao condominiums will offer residents a tranquil break from the stresses of urban life.

For its newest project in Richmond Hill, SigNature Communities hired Feng Shui master Paul Ng to ensure the building elements are in harmony and will instill a sense of serenity. Feng Shui, an ancient Chinese art and science, literally means wind and water. It sustains the theory that when positive energy is created, good luck follows.

Tao means "the path" and is based on the Chinese philosophy Taoism, which advocates a simple and natural life.

The condo's location — on Bayview Ave. just north of Highway 407 — inspired the company to create a building based on those soothing, natural elements, says Sebastian Mizzi.

TAO continued on H10

From left, Anthony DiBattista, SigNature Communities, Robert Galletta of BlackJet Inc., Nick DiBattista, SigNature, Sebastian Mizzi, SigNature, and architect Enzo Corazza stand in front of the historic home that will be preserved and moved to make way for Tao.

WEST QUEEN WEST

Streetcar heading for new centre of gravity

Carnaby project includes 450 condos, artist studios and a Metro grocery store

RYAN STARR
SPECIAL TO THE STAR

Streetcar Developments owns most of the land just north of Queen St. W. between Dufferin St. and Gladstone Ave., save for a handful of older homes farther up Gladstone near Peel Ave.

So the Toronto builder, which specializes in midrise infill urban development, has come up with an ambitious master plan for the site, aiming to create a new centre of gravity for Queen West.

"We are basically in a position to program this whole city block," Streetcar president Les Mallins explains during an interview at Streetcar's Riverdale office.

"It's kind of exciting and cool. Even if we aren't the ones to ultimately develop those other properties (north on Gladstone), at least we're programming the area so that everybody knows what's coming and there's a comprehensive plan."

Streetcar has already done two midrise condo projects along Gladstone: 2 Gladstone, which is built and occupied, and 8 Gladstone, currently under construction.

Now the company has announced plans for the development of the property directly to the west of these sites at 11 Peel Ave.

CARNABY continued on H20



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» HOMES & CONDOS

The right path for wind and water

TAO from HI

"We've owned the property for 25 years and although it's close to busy and congested Yonge St., the location is very tranquil, on a ravine, and it's off a quiet neighbourhood lined by walking trails and nature," explains Mizzi, vice president of SigNature.

When his team started planning the building, which launches in May, they brought elements such as fire and water inside to create an even more tranquil feel.

"All these things made sense and had so many Feng Shui elements," says Mizzi. "The synergies were enormous."

"We decided to enlist the help of Paul Ng to bring all the elements to fruition. There is only so much a developer knows, and having someone to guide you through the processes is a real benefit."

Mizzi knew about Ng from an article he had read and arranged a meeting.

"The guy's amazing and he's got such a knack for knowing what needs to be done. His reputation speaks for itself," says Mizzi. "We brought Paul in early and he had the



SigNature Communities hired Feng Shui master Paul Ng to ensure Tao condominium's building elements are in harmony.

ability to make changes at the drawing-board stage. He made us aware of things, like not having the kitchen next to the bathroom and not

having a bed on a wall facing the corner."

Although Mizzi says some of Tao's buyers will be Asian, that was not

the motivation for incorporating Feng Shui principles.

"It had nothing to do with the target market we're going for. It was

more a concept that worked with everything we had at play, such as the ravine and bringing elements of water, earth, metal inside," he explains.

Graziani+Corazza Architects designed Tao, a building that will rise seven storeys and feature terraces on both the north and south sides. The east side units will have views of treetops and ravine, while the west side along Bayview Ave. "will have a more urban feel," says Mizzi.

"(Paul Ng) is amazing and he's got such a knack for knowing what needs to be done."

SEBASTIAN MIZZI
VP, SIGNATURE COMMUNITIES VP

In all, there will 170 suites.

"Some people like looking out and seeing action, while the other side of the building is more tranquil. So you have the best of both worlds."

Suites will range from one-bedroom 500-square-foot units to three-bedroom 1,250-square-foot suites. Two-level suites and three-bedroom suites from 1,350 to 1,800 square feet will have outdoor terraces. Prices range from the mid \$200,000s to over \$1 million.

Tao is close to major routes including Hwys. 407, 404 and 400, and within walking distance of movie theatre, restaurants and retail stores. Other shops and services are located in a plaza across the street.

There is a historic home on the site, which will be preserved, and the condo will have ground-floor commercial space for uses such as a dry cleaner, dentist and hair salon. Amenities will promote the tranquility theme, with a Zen-like lobby, a gym with yoga room and a party room overlooking the ravine complemented by a dining room that can seat up to 12. The grounds will feature gardens and a retreat area.

Mizzi says his company is committed to sustainable building and "we've done a number of things that are interesting, such as a tri-sorter for waste, bicycle storage inside out and out and use of low-VOC finishes. The suites will have programmable thermostats, Energy Star appliances and low-flow bathroom fixtures."



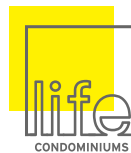
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ON THE PATH

Project: Tao Condominiums, taocondos.ca
Location: 8763 Bayview Ave. just north of Hwy. 407, in Richmond Hill
Developer: SigNature Communities, signaturecommunities.ca
Architect: Graziani+Corazza Architects, gc-architects.com
Suite sizes: One bedroom 500-square-foot units to three-bedroom 1,250-square-foot suites.
Prices: Starting from the mid-\$200,000s to over \$1 million
Amenities: Gym with yoga room, party room, private dining room, residents' lounge, private entertainment room and pet spa.
Information: Call 905-597-2535 or go to taocondos.ca