

Esplanade towers mix modern with the historic; Towers have English theme Many high-tech features in units; [ONT Edition]

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London on the Esplanade aims to bridge the old and the new.

Preview sales begin March 12 for this two-tower condominium project by Cityzen Development Group, planned for a site on The Esplanade between Scott and Church Sts.

The development site is beside The Old Spaghetti Factory restaurant and across the street from The Hummingbird Centre, in the heart of the St. Lawrence Market neighbourhood.

"The London theme connects with what is modern and leading edge in terms of fashion, culture, design and business, but it also ties in with London's rich historical past," says Paulo Stellato, a partner with Cityzen.

Stellato says a lot of effort was put into designing the project's 33- and 16-storey towers, which will rise from a five- storey podium containing a mix of loft units and retail shops fronting on to The Esplanade.

"We want to enhance the architecture of the existing neighbourhood," Stellato says.

"We are the missing tooth. London on the Esplanade will be the transition between the skyscrapers of the downtown and the historical character of the St. Lawrence neighbourhood."

To achieve that, the project's taller, west tower features a glass design reflecting the modern highrises of the financial district, while the lower tower to its east has a more traditional brick design.

The podium at the base of the towers features a mix of design elements from both.

"The lower tower on the east side of the site has the character of the neighbourhood's historical look. And what ties the two together is the podium. It interacts between the highrise towers and the street, so you are not overwhelmed with height and density at street level," Stellato says.

The towers offer a range of suites starting at \$119,900, from 345- square-foot studio units to two-bedroom-with-den units of 2,000 square feet.

Loft units in the podium start at \$199,900 and range from 645 to 1,815 square feet. Some lofts feature 20-foot ceilings and circular staircases.

All units will have a balcony or terrace and monthly maintenance fees are estimated at 35 cents per square foot. Parking spots are \$22,500 and storage lockers are \$3,000.

London on the Esplanade offers numerous high-tech touches.

Units will be pre-wired with a voice-communications system, in-suite alarm and high-speed Internet access. They'll also have automated systems for heat and air conditioning and opening and closing blinds or drapes.

"Suites will be built with state-of-the-art technology for future applications, and in any common or amenity areas, like the pool area, residents will have wireless access to the Internet," Stellato says.

Club London will be a 10,000-square-foot amenity centre with spa facilities, fitness and exercise rooms, outdoor pool and sundeck, his-and-hers change and steam rooms, large party room with a bar styled after an English pub, games room with two billiard tables, fireplace lounge, cinema and guest suite.

Units feature floor-to-ceiling windows, engineered wood floors in living and dining rooms and dens, four-inch baseboards, mirrored sliding doors on bedroom closets, six appliances (kitchen appliances in choice of stainless steel, white or black), soaker tubs, framed glass shower stalls and marble-tiled floors.

Construction of London on the Esplanade is expected to start this fall.

To register for preview sales appointments call 416-777-0800, or visit www.londoncondos.ca.

The on-site sales office with one-bedroom loft suite will open later. It's at 38 The Esplanade.