



Seeds of Change
Mark Cullen on how to get your kids to want to go outside, **H8**

NEW IN HOMIES & CONDOS

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EA ON2

Downtown, uptown, out-of-town

Design and buyer lifestyle are common threads running through builders' diverse developments

IAN HARVEY
SPECIAL TO THE STAR

Developer Peter Freed is expanding his brand beyond King West to uptown Toronto — and beyond.

Lately, he's been gazing north from his offices atop the Thomson hotel, another of his iconic developments, and stretching his reach all the way to the Muskokas.

"It's about design and lifestyles," says Freed, sitting at his offices' white marble boardroom table, highlighting the common thread: his projects are about design and aimed squarely at the lifestyles of potential buyers.

For example, his initial downtown condos on King St. W. are aimed at a different demographic than the midtown buyers of 150 Redpath at Yonge St. and Eglinton Ave. A little farther east, at Mt. Pleasant and Eglinton, the buyers at the Sherwood Park design-centric stacked townhomes are a different group yet again.

Finally, at the Muskoka Bay Club and Touchstone on Lake Muskoka, it's all about the resort lifestyle in a turnkey package.

Yet everything starts, he says, with the same, classic real estate component: location.

"We look for a location we can understand and then we design a product suitable for that location," he says. Yet, clearly, the devil is in all the details. "We're trying to create spaces for all kinds of people at all ages and stages of their lives."

At his firm's Muskoka Bay Club, at Gravenhurst and Touchstone, near Bracebridge, baby boomers are the focus with the offering of classic, Ontario retreat luxury: wood and stone construction, roaring fireplaces, decks and docks seamlessly mixing with modern amenities such as infinity pools, massage spas and fine dining — plus programming for kids and adults alike.

"There aren't any of the old wooden lodges left," Freed says.



CODY STORM COOPER FOR THE TORONTO STAR

The Muskoka Bay Club, outside Gravenhurst, Ont., has been in the making for over a decade by Peter Freed, president of Freed Developments.

"We're trying to create spaces for all kinds of people at all ages and stages of their lives."

PETER FREED
DEVELOPER

Back in the GTA, the Eglinton Cross-town LRT has been a magnet for development along the route, encouraging intensification and investment on both the commercial and residential sides.

Together with Capital Developments, Freed is building there too — but with a focus on the lifestyle of young buyers. At busy midtown Yonge and Eglinton, they're specifically aiming for a young demographic that lives anything but a traditional lifestyle.

Accordingly, both the design and theme are for lifestyles that run 24-7.

Hotel-like features include an always-open diner in the building offering both takeout and delivery to residents whether they're in their units, on the terrace or hanging out at the rooftop pool.

150 Redpath never stops

Hotels, they say, don't have a key to the front door because — by default — they are always open.

Though the condos at 150 Redpath Ave., decidedly do have locks, the concept is similar: the building in the busy, midtown hub of Yonge and Eglinton is focused on buyers who are always doing something. And that 24-7 philosophy is at the forefront of the building's design.

A mix of 543 townhomes, condos, lofts and penthouses, the project's units range from \$199,900 to more than \$1 million.

FREED continued on **H10**

Keep it cool Jim Caruk's summer list for your home, **H2**

Was it a grow-op? Signs to look for, **H10**

>> HOMES & CONDOS

> OPEN HOUSE

See what's available — and for how much — with a selection of GTA Open Houses compiled by Allison Harness.



Riverdale

Location: 109 Riverdale Ave., Gerrard St. E. and Logan Ave.
Type: two-storey semi-detached; 2 + 1 bedrooms; 2 bathrooms
Asking price: \$699,000
Open house: Saturday and Sunday, 2-5 p.m.
Listing agents: Cameron Weir and Scott Hanton, Keller Williams Advantage Realty, Brokerage, 416-465-4545; theWeirTeam.ca



Etobicoke

Location: 10 Jopling Ave. N., Bloor St. W. and Kipling Ave.
Type: detached five-level backsplit; 4 + 1 bedrooms; 4 bathrooms
Asking price: \$1,075,550
Open house: Saturday and Sunday, 1-5 p.m.
Listing agent: Angelo Centurami, Comfree Commonsense Network, Brokerage, 1-866-336-9637; com-free.com/608253



Scarborough

Location: 76 Historic Terr., McCowan Rd. and McNicoll Ave.
Type: two-storey detached; 4 bedrooms; 3 bathrooms
Asking price: \$728,800
Open house: Saturday, 2-4 p.m.
Listing agents: Jill Fewster-Yan and Michelle Saitta, Jill's TEAM, Royal LePage Signature Realty, Brokerage, 416-443-0300; jillsteam.ca



Port Perry

Location: 2 Stone Sound Rd., Simcoe St. and Stone Sound Rd.
Type: detached ranch bungalow; 3 + 1 bedrooms; 4 bathrooms
Asking price: \$699,700
Open house: Saturday and Sunday, 1-3 p.m.
Listing agent: Chuck Willes, Coldwell Banker R.M.R. Real Estate, Brokerage, 905-985-9777; cbrmr.com



Lorne Park, Mississauga

Location: 1385 Lakeshore Rd. W., Unit 25, Lakeshore and Silver Birch Trail
Type: two-storey end unit condo townhouse; 3 bedrooms; 3 bathrooms
Asking price: \$539,000
Open house: Saturday and Sunday, 2-4 p.m.
Listing agents: Rosemarie Wallace, Re/Max Realty Enterprises Inc., Brokerage, 905-855-2200; MaryAnn Stokke, Royal LePage Real Estate Service Ltd., Brokerage, 905-822-6900; stokkerealestate.ca.



Mississauga Valley, Mississauga

Location: 1320 Mississauga Valley Blvd., Unit 207, Burnhamthorpe Rd. E. and Central Parkway E.
Type: condo unit in a highrise building; 2 + 1 bedrooms; 2 bathrooms
Asking price: \$288,000
Open house: Saturday and Sunday, 2-4 p.m.
Listing agent: Pawel Celinski-Myslaw, Sutton Group, 905-896-3333; getarealestate.com.

Compiled from publicly available information. Please contact listing agent to confirm before attending any open house. Send upcoming open house listings to soldhome@rogers.com

> ASK JOE

How to make sure you don't buy a grow-op



Joe Richer

How do I protect myself from buying a house that has been used for growing marijuana or manufacturing illegal drugs?

The fact is, this type of conduct can hide in plain sight and no community is immune. My childhood home in the country was turned into a grow-op years after we'd sold it. From the outside, the home may look perfectly normal. However, it may be hiding some potentially dangerous secrets that could have a dramatic effect on your ability to enjoy your new home.

My first piece of advice is to get advice from experts who know how to spot the signs of a former illegal use, as some are obvious and some are not.

One sign can be the presence of mould. Grow-ops require a warm and humid environment for plants to thrive, and this is exactly the same environment that promotes the growth of mould. This will affect the air quality of the home and could cause health issues. Removal of the mould can also be expensive, depending on its severity.

Another sign can be an irregularity in the home's wiring. A grow-op or manufacturing facility requires a lot of power, and the home's wiring may have been altered to handle the



TORONTO STAR FILE PHOTO

Stains, circular marks where pots once sat and patched flooring in a home are all clues that it was once used to grow marijuana.

demand. Sometimes, the hydro meter is bypassed to hide the amount of power being used. These changes can pose a serious hazard, as they may compromise the integrity of the home's electrical system.

There may be other clues that call for further inquiry: an unusual number of roof vents or vents in unusual locations; freshly painted window frames to cover damage caused by high levels of humidity; exterior stains caused by condensation on the exterior walls or foundation; painted concrete floors in the

basement with circular marks where pots once stood; patches on the flooring; floor joists that have been cut; and, patterns of screw holes on the walls.

This is not meant to be an exhaustive list, and the presence of any or all of these features may indicate an issue, or it may not. Unfortunately, some of these signs may be tough to spot if the home has received superficial repairs. The best way to protect yourself from buying such a home is to obtain expert help. Hiring a registered real estate

professional to represent you is a good first step. They must take reasonable steps on behalf of their clients to determine and disclose any material facts about a property that could affect their decision to buy or sell a property. Tell your representative that this is something you are concerned about.

Consider a home inspection. You could also think about having your representative include conditions in the offer that allow you to hire experts. For example, an engineer can assess potential structural damage, an electrician will look at the home's wiring system, and an air quality expert can check on the presence of mould or traces of chemicals that are used in the manufacturing process of drugs.

You might also consider something as simple as an online search for past news reports. If it was big enough to make the news, that could be a clue that it was large enough to cause damage.

And finally, don't become emotionally attached to a property. If you feel for whatever reason that a property may not be right for you, you can just move on.

Joseph Richer is registrar of the Real Estate Council of Ontario (RECO). He oversees and enforces all rules governing real estate professionals in Ontario. Email questions to askjoe@reco.on.ca. Find more tips at reco.on.ca, follow on Twitter @RECOhelps or on YouTube at youtube.com/RECOhelps.



Luxurious amenities are included in Touchstone's turnkey operation in Muskoka, one of two resorts-come-country clubs for developer Peter Freed.

Muskoka life can come without upkeep hassles

FREED from H1

"It really is the first type of building to cater to condo buyers' actual needs," notes Jordan Dermer, Capital Developments' managing partner. The firm has partnered with Freed on this project, and is also working with him on the Art Shoppe Condos around the corner on Yonge St.

"You have the Crosstown right in front of you, all kinds of stores, the Yonge Eglinton Centre is going through a \$100-million renovation. It really is a car-optional area with a Walk Score of 95," Dermer says of the neighbourhood's rating for walkability to transit, shopping, restaurants and other amenities out of a possible 100 points.

Beyond the location, 150 Redpath will offer its own excitement, Dermer adds, pointing to the 80-foot-long infinity pool and resort-like touches.

"We're providing hotel amenities without a hotel," he says noting the entire area is undergoing a major renaissance, thanks to the LRT.

Living the Muskokas life

Bob McLaughlin apologizes when he answers the phone. "Oh, I almost forgot," he said. "Sorry, I was just down at the dock."

It's late afternoon on a Friday, prime time for cottage country. As well, being president and CEO of Touchstone on Lake Muskoka has to have certain perks and advantages for McLaughlin.

Touchstone is one of two resorts-come-country clubs that developer Peter Freed is involved in. He started development at Muskoka Bay Club, just outside Gravenhurst, more than a decade ago and has recently signed

on to develop 68 new units alongside the existing 33 at Touchstone.

"We hired Peter to oversee development, sales and marketing," McLaughlin says. "We have a real mix of owners — from homeowners to condo owners but they all have one thing in common which is that they don't want to have to look after a property in Muskoka, having to winterize it, do the repairs, open and close it and do the maintenance."

Touchstone's rooms are fully furnished, right down to the designer cookware, cutlery and linens.

"We want to have everything consistent and guarantee a five-star experience," he said of the property that caters to both owners and renters with a range of amenities and attractions — from golf to swimming, and outdoor programs for kids. Like Muskoka Bay, it's turnkey. You show up, you get a key and you get a room. Touchstone investors rent their units out for at least 10 weeks a year.

At the 344-hectare Muskoka Bay Club, the rental program is optional. For sale are a selection of two-, three- and four-bedroom homes, 1,350 square feet to more than 4,000 square feet, priced at \$464,000 to more than \$1 million.

Also there are two-, three- and four-bedroom villas at 1,450 to 2,200 square feet running \$459,900 to more than \$600,000 while the one- and two-bedroom lofts, running \$329,000 to \$399,000 offer 819 square foot to 1,040 square feet.

The expansion at Touchstone will include a boathouse design, beach-house and tree-top penthouse villas on nearly 16 acres of waterfront. Units will range from 521 square feet to 2,579 square feet and be priced from \$229,000 to \$1.2 million.



Sixty-eight new units will be built at Touchstone on Lake Muskoka.



150 Redpath condos, near the walkable area of Yonge and Eglinton.