

ON SITE » BY SYDNIA YU**THE RAVINE NORTH YORK****Master-planned community in the middle of Mother Nature****BUILDERS/DEVELOPERS**

Urban Capital and ALIT Developments

SIZE

455 to 1,515 square feet

PRICE

Mid-\$200,000s to over \$815,000

SALES CENTRE

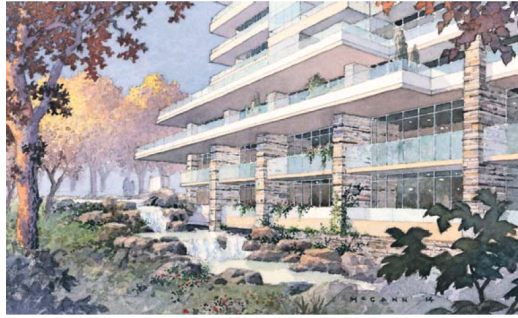
1213 York Mills Rd., at Valley Woods, east of Don Valley Parkway. Open Monday to Thursday from noon to 7 p.m.; weekends from noon to 6 p.m.

CONTACTPhone 416-850-2489 or visit theravine.ca

Urban Capital and ALIT Developments have joined forces to create a master-planned community amid the lush greenery of a Toronto ravine.

The 14-acre site, called the Ravine, will abut Deerlick Creek and overlook Brookbanks Park and the Don Valley.

"The location is what's special about this project and how we've responded to the location with



An infill project near York Mills Road and the Don Valley Parkway will be nestled in the ravine system.

our design," says Mark Reeve, a partner at Urban Capital. "The entire development is nestled in the ravine system, so we have spectacular views over the ravine and city skyline."

Locals flooded the sales team with preview requests prior to the April launch of the infill project that will house more than 1,600 suites between seven buildings at 1215 to 1229 York Mills Rd.,

east of the Don Valley Parkway.

"There is significant demand just amongst the immediate area because there really isn't anything else around," says Mr. Reeve, who notes 255 rental townhouses on site will be replaced with new ones and a rental building.

"[Plus] we're also able to give ... land back to the city to increase the size of the ravine land

and we're creating two new parks within the community."

By the end of 2018, the north park will be completed with phase one, which will house 331 units, ranging from one- to three-bedroom-plus-den plans.

"This is going to be the tallest building in the development at 29-stories, so it will have the best views," Mr. Reeve says.

"In both the floor plans and amenities, we tried to maximize the space's accessibility to the outdoors, so we have large balconies for all the suites and there's lots of glazing throughout."

Common areas of the Frank Lloyd Wright-inspired tower will mirror natural, exterior elements with a waterfall feature, a stone and wood-clad lobby and party room that opens to a 1,000-square-foot patio on the ground floor, which will also accommodate a gym, golf simulator and pet wash bay.

On the eighth floor, a 3,800-square-foot rooftop deck will provide dining areas, barbecues, a fire pit, television and yoga space.

For a change of scenery, residents could easily walk to a two-

storey facility with a pool, gym, lounge and terrace to be built with phase two, or drive to the Donalda golf course, the Shops at Don Mills, Fairview Mall and Bayview Village nearby.

"This building is very centrally located in the city, so if you're driving your car downtown, you've already missed most of the congestion which occurs at the 401," Mr. Reeve says.

"There is also an express service bus that runs downtown ... so you can actually get downtown by the TTC from this site faster than if you take the subway."

Cecconi Simone Inc. will design suites with a modern, upscale aesthetic with nine-foot ceilings and open principal rooms, plus dens by windows or bedrooms, laundry rooms with basins and ensuite storage in some cases.

Standard appointments will include stone kitchen counters and plank laminate wood floors, along with Energy Star appliances and energy recovery ventilators.

Monthly fess will be 49 cents per square foot, plus parking is currently included.