

# THE BIRDS AND THE BEES

And butterflies, too, are the great pollinators, H4



New Home Buying Seminars.

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# HOME CONDOS



While experiencing the lifestyle at Shangri-La, writer Ryan Starr had a chance to reflect during a treatment at the Miraj Hammam Spa.

**RYAN STARR**  
SPECIAL TO THE STAR

It had been a gruelling, stress-filled month, so the invitation to enjoy a weekend at Toronto's Shangri-La hotel and condo — to experience what life would be like as the owner of one of its multimillion-dollar residences — could not have come at a better time.

In the novel *Lost Horizon*, Shangri-La is an earthly paradise, a place promising refuge from the stress and strains of modern civilization. Indeed, a wave of relief washes over me as I hand off my car to the Shangri-La valet Friday evening and, accompanied by my fiancée, Penelope, head inside to embark on a weekend of rejuvenation.

The 66-storey Shangri-La has 222 hotel rooms and 393 condo units. Located at the northwest corner of University Ave. and Adelaide St. W., the sleek glass tower — which opened last summer — was designed by Vancouver-based James K.M. Cheng Architects in conjunction with Toronto's Hariri Pontarini Architects.

Condos range from a 815-square-foot, one-bedroom suite (priced at \$953,500) to a 3,349-square-foot, three-bedroom, two-storey penthouse that sells for \$9.32 million.

We step into the residential elevator — the fastest in North America, we're told — and are whisked up to the 51st floor.

SHANGRI-LA continued on H16

## RONCESVALLES

# Modern condo pays tribute to the past

383 Sorauren offers modern interpretation of industrial chic

**RYAN STARR**  
SPECIAL TO THE STAR

For Bill Gairdner, the launch of 383 Sorauren represents a maiden voyage of sorts, the first condo he's developed since striking out on his own just over a year ago.

383 Sorauren, a 10-storey mid-block masonry building designed by Peter Clewes of architectsAlliance, is meant to be a modern interpretation of the old warehouses that dot Roncesvalles Village. (Next door to 383 Sorauren is Robert Watson Lofts, a turn-of-the-previous-century factory that was converted into condos several years back, with much of the original gritty character kept intact.)

383 Sorauren will have 144 units that range from 470-square-foot studios to 1,500-square-foot three-bedroom-plus-den penthouses. There also will be four, two-storey, two-bedroom townhouses located along Sorauren Ave. Prices range from \$250,000 to \$899,000. Occupancy is scheduled for 2016.

The project, which went on sale this week, had more than 700 registrations as of late March. Gairdner — who left Freed Developments at the end of 2011 to launch his own firm — sees that as a significant vote of confidence for his inaugural condo effort. (His partner on the project is Martin Niro of Centrestone Urban Developments.)

SORAUREN continued on H15

# Urban utopia

Experiencing life as a Shangri-La condo resident

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Townhome Patio



Townhome Family Room

101 Erskine's Signature Townhomes have been carefully crafted through unique architectural and landscape details. The clean, open floor plans celebrate urban living; from oversized kitchens with expansive storage to floor-to-ceiling windows, and a ground floor which extends through a wall of glass to the private landscaped patio. Residents also have access to the luxurious amenities of the 101 Erskine condominium tower just steps away.

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