

CONDOMINIUMS

Development geared to seniors, linked to the community

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The developers of Harmony Village-Sheppard want the new project in Scarborough to be a trailblazer in housing for older adults.

To achieve that goal, City Core Developments Inc. and Invar Building Corp. have formed a partnership with the non-profit St. Paul's L'Amoreaux Centre adjacent to the site to broaden the range of health, wellness and social programs available to residents.

"In my experience, the non-profit sector is much more caring and compassionate when it comes to this type of development," says Jack Pong, the Harmony Village-Sheppard president.

"And St. Paul's has more programs and services than any other seniors' community in North America."



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The development on a former car lot at Warden and Sheppard avenues will have two towers. More than 300 suites in the first tower — ranging from 560 to 1,800 square feet and starting at below \$200,000 — will go on sale Sept. 10.

Based on their knowledge of where the need will be greatest as the population ages, city officials helped the developers find the ideal location for the seniors-oriented community, Mr. Pong notes.

Through the partnership with St. Paul L'Amoreaux, residents will be able to take advantage of the community centre's services for no or modest fees.

They will include health care, community care visits, dining, emergency response, as well as fitness and recreational activities. An additional advantage is that Harmony Village will be on the planned Sheppard LRT line.

The project will include a combination geothermal and solar heating and cooling system.

And the builders are seeking a gold certification under the LEED (Leadership in Energy and Environmental Design) program.

Suites in the brick towers will feature from one to two bedrooms, and be designed so that people with limited mobility can get around easily. Facilitating that will be large hand grips in the bathroom and kitchen, and higher electrical outlets.

A similar project is planned for Brampton in the near future, according to Mr. Pong.

Harmony Village-Sheppard

LOCATION: Warden and Sheppard avenues, Scarborough

BUILDERS/DEVELOPERS: City Core Developments Inc. and Invar Building Corp.

SIZE: 560 to 1,800 square feet

PRICE: \$169,000 to more than \$500,000

SALES CENTRE: Sheppard Avenue, between Victoria Park and Warden avenues. Opening Sept. 10.

CONTACT: 416-493-0123 or www.harmonyvillage.ca

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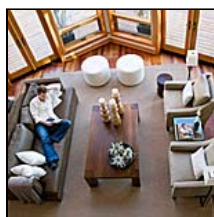
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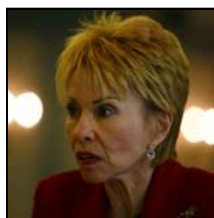
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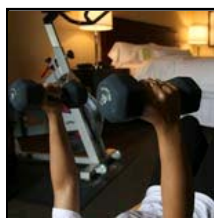
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