

THE GLOBE AND MAIL

SHEPPARD AND BAYVIEW CONDOS

NY Towers addition will have its own identity

BY ALBERT WARSON

NY towers keeps getting bigger, not taller. A sixth condo tower with 250 suites, called Rockefeller (as in Rockefeller Center in Manhattan) is proposed for the site at Sheppard Avenue East and Bayview, along with a 138-suite, 10-storey seniors' condominium building.

"Rockefeller" as a marketing image follows the New York City-inspired tops on the four completed towers and Empire building awaiting construction.

A nine-storey seniors' rental building will be completed this year, with 69 townhouses already built. This is a residential neighbourhood in the making, with its own amenity/recreation centre. When Daniels Corporation and Equivest Capital Group complete NY Towers it will incorporate about 2,200 units, including 75 townhouses, on the 10-acre site and some perimeter land, at an investment of nearly \$500 million.

Daniels' president Mitchell Cohen says: "We're not just building condominiums but a whole neighbourhood, with a mix of form and tenure."

The Rockefeller was designed by Toronto-based Kirkor Architects & Planners, who produced the master plan and designed the previous five NY Towers – two pairs of 28-storey and 20-storey condos and the 28-storey Empire.

Rockefeller, unlike the other five towers, is designed in a modified point tower style with a podium and town homes at street level.

Senior partner Clifford Korman describes the proposed Rockefeller as a boutique-style point tower, gradually stepped down from 18 storeys to two storeys in what he called a "waterfall effect."

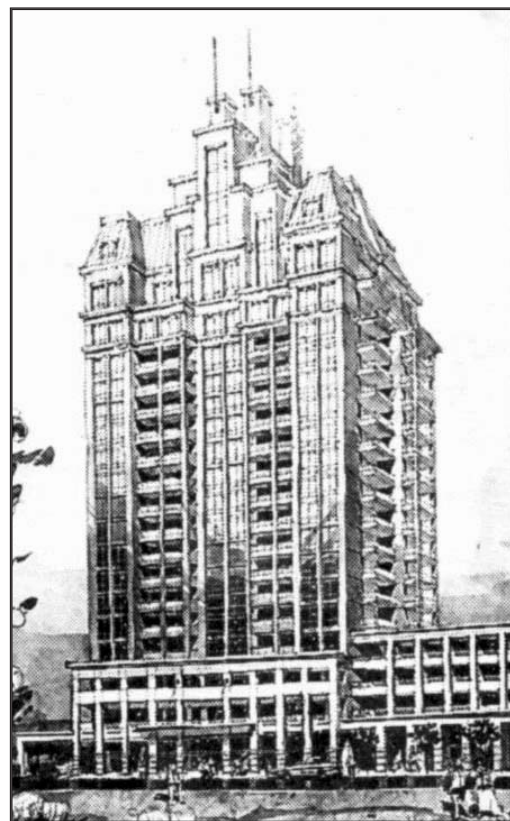
"The sixth tower is smaller than the others at NY

Towers, but will have its own identity and elegant French provincial-style charm with wings and arches, gables and dormers. There won't be any Manhattan allusions at the top," Mr. Korman says, "but rather a simple spire."

The 8,000-square-foot floor plates will gradually diminish to 6,500-

square-feet at the two penthouse levels – a more intimately scaled building with a different kind of architectural appeal, he adds.

Rockefeller will have its own space/courtyard, as do the other towers, but it will also have the added advantage of being adjacent to a new park to be developed by the city.



At a glance

Site: Rockefeller at NY Towers

Location: Sheppard Avenue East and Bayview Avenue

Developers: Daniels and Equivest

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