

SITES

**ANOTHER BRICK IN THE WALL:**

Developer Bob Mitchell stands before what's left of an old church, demolished to make way for his new housing development. Many of the bricks from the wall are being saved, to be incorporated into the new design.



SONIA DAY PHOTO

# London inspires developer

Continued from N1

architecture — and that a bit of British gardening style would get injected into the landscaping.

"So we're putting in a raised walkway, like the ones I saw in Mayfair, alongside some of the townhouses — and every home will have built-in planters and window boxes," he says.

The aim is to "get owners working together to create a feeling of an English garden mews."

Mayfair Walk is located on Logan Ave., just off the Danforth, in a trendy part of Riverdale that's popular with the cappuccino crowd. When completed next spring, it will consist of nine exclusive townhomes (six of which have already been sold), all tucked onto the site of a 100-year-old church.

The church, used by everyone from the Salvation Army to Chinese Methodists, was uninspiring architecturally and "had nothing worth saving," according to Mitchell. So it's been reduced to a heap of rubble.

However, this relic of "old Toronto" won't disappear entirely. Part of a wall on the church's north side was left standing — and a worker at the site, Kevin Urie, carefully cleaned and saved 10,000 more bricks from the demolition this summer.

"Phew. It was quite a job, in this heat. Took me three weeks," says Urie, brushing brick dust off his brow one humid day recently. "But you can't just throw these bricks out. They're special."

What makes the bricks worth saving, Mitchell explains with a grin, is that they're John Price Reds.

"John Price is the classic Toronto reddish-brown brick, made at the brickworks in the Don Valley," he says. "We wanted to keep them, and find a way to incorporate them into the project, because of their historical connection to the city."

So instead of winding up in a garbage dump, the church bricks are being stored in a suburban warehouse. Some will eventually be mortared into a long fea-

ture wall along the north perimeter of Mayfair Walk. The rest will go into the elevated walkway on the other side of the wall, which has entrances leading to five of the townhomes.

"We're basically extending the old church wall that's already there and adding the walkway, plus the raised planters and inserts for window boxes," explains landscape architect Paul Ferris. "It will look unique, at the same time as blending in well with the little city park next door."

Mitchell and his partners in the project are adding some oak trees and shrubbery to the park, along with several maples along Logan Ave.

"It's important to make infill projects like these blend in with the existing streetscape," Ferris explains. "Our maples will extend the canopy of shade trees that already exists on Logan."

It's also important to keep the customers satisfied and, so far, they are.

Diane Barsoski, who has bought one of the townhomes, can't wait to move in.

"I currently live in another of Bob Mitchell's projects, which has a rooftop garden," says Barsoski, who is head of human resources for Canada Life Insurance. "I like his creative ideas — and I'm moving to Mayfair Walk because I'm a gardening fanatic."

Barsoski's new townhome will have three decks to grow things on. She's also looking forward to getting involved in the community aspect of the development.

"I'm hoping we can extend the garden into the park, and make the whole place look really beautiful," she says.

That's exactly what Bob Mitchell had in mind when he returned from England with the idea of building a Canadian version of Mayfair Walk.

There are still three townhomes available at Mayfair Walk, which have freehold ownership. Prices range from \$379,000 to \$429,000.

Phone (416) 698-7174 or visit [www.mitchell-lofts.com](http://www.mitchell-lofts.com)

## Bit of old England, by Georgian

Mayfair Walk recreates elegant London homes

By SONIA DAY  
SPECIAL TO THE STAR

A few years ago, builder Bob Mitchell took a holiday in England with his wife Bev — and fell instantly in love.

What entranced him (and her as well) was an uppercrust inner-city neighbourhood of London called Mayfair.

"Our hotel was located there," Mitchell explains. "We spent hours wandering the streets, snapping pictures and marvelling at how lovely everything looked."

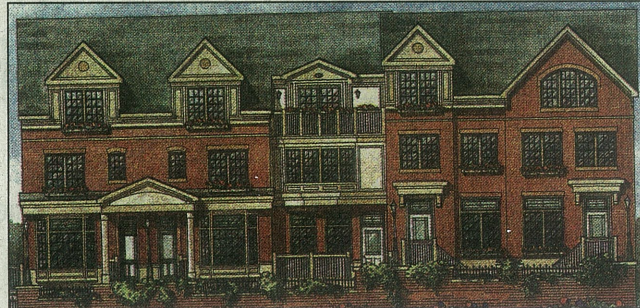
Mayfair, home to many rich Brits, is full of elegant Georgian townhouses fronted by wrought-iron window boxes and railings. Often, the boxes are set into low walls, next to the pavement — or they're incorporated into a flower-filled walkway that runs alongside the homes.

Mitchell liked the look so much, he came home and promptly dubbed one of his new projects Mayfair Walk. He also decided that the three-storey townhomes to be built on the site would have classic Georgian exterior

Please see London, N20



BOB MITCHELL PHOTO



**ENGLISH BEAUTIES:**

Mayfair Walk, left, takes inspiration from London neighbourhood, above.



BOB MITCHELL PHOTO

**FLORAL FANTASY:** New townhouses take inspiration from London streetscapes like this one.



# Townhouse builders go for Georgian

Two Toronto projects reflect urban architecture of 18th century England

BY BAGESHREE PARADKAR  
STAFF REPORTER

Great Britain may have lost colonial America in the late 18th century. But there's one legacy that the era of King George III has a left behind — Georgian architecture.

This legacy takes the shape of gabled roofs, classical cornices, double-hung multi-paned windows, fluted columns and panelled doors. And it's making its presence felt in downtown Toronto.

Two freehold townhouse projects, just on the market, feature Georgian elements. Yet, they manage to blend into largely Victorian neighbourhoods.

The Earl Street Georgians, already under construction on a downtown site at Earl and Jarvis Sts. is one. The developers are Saul Schacht, Leo Fisherman and Elliot Title, who have built single family homes and townhouses, including 42-44 Castle Frank Rd. in Rosedale.

The other project is Mayfair Walk on Logan and Danforth Aves. The developers are Bob Mitchell, of Mitchell & Associates, lawyer Michael Vaughan and Keith Jebodhsingh. Mitchell, who will oversee the construction, was among the first to start converting unusual Toronto buildings into custom-designed lofts, and has a devoted band of followers. (He has a Web site at [www.mitchell-lofts.com](http://www.mitchell-lofts.com))

Earl Street Georgians will offer 10 freehold townhouses and two semi-detached houses, ranging in size from 2,100 to 2,400 square feet and priced from \$349,900 to \$379,900. Three houses are already sold, and occupancy is expected by June 30.

Georgian features include a mansard-style roof, third-floor dormered windows, second-floor bays and columns setting off the main-floor entrance. The façade is brick.

"This place has a strong Georgian history," says Fisherman, partner in the project. In fact, it was in Georgian times, the late 18th century, that the land was surveyed and divided into 100-acre lots. A hundred years later, Jarvis St. had become Toronto's most fashionable address.

Mayfair Walk further east on the



**REGULAR FAÇADE:** Earl Street Georgians, left, is now under construction at Earl and Jarvis Sts., Mayfair Walk, at Logan at Danforth Ave., above, will front on park. Bob Mitchell, above, will build at Mayfair Walk.

Danforth will have nine townhouses, due for occupancy by the end of this year. A church on the site will be demolished, but part a brick wall will be retained.

Mayfair's builders preferred Georgian to any other historical era because, "of all the various architectural eras, the Georgian wasn't monkeyed around with too many details," according to Vaughan.

Georgian style buildings — made of wood or brick — are characterized by

symmetry and regularity of detail.

"All details are very restrained, clean and crisp. People want that look," says Vaughan.

The people he refers to are young urban couples, with professional backgrounds and an interest in design. "They should be looking for space that does things internally."

Sizes of Mayfair's townhouses range from 1,650 square feet to 2,100 square feet, and are priced from \$369,000 to \$429,000.

"People in the Georgian era loved skylight flooding in from above. That was something that continues to be relevant in making homes bright. We have an atrium in each house," says Vaughan, adding, "The houses have high double hung windows and some that come very low to the floor, to allow for more light."

The project will also enjoy a bit of greenspace in the form of a small TTC park over the subway. "We've got an arborist working on retreeing the



park," says Brad Lamb, the realtor who's marketing both the Mayfair and Earl St. projects. Five of the Mayfair's nine houses, some of which are already sold, will face directly on the park, he says.

While both projects have a Georgian exterior, the interiors are contemporary. Garages are hidden at the back, with private driveways.

"In some houses, the kitchens are in the rear, with a 7-by-10-foot deck," says Elliot Title, developer of Earl Street Georgians. "In others, the living and dining area is at the back." The homes range in size from 2,100 square feet to 2,400 square feet, including a 350-square-foot basement with separate entrance.

The second floor, Title says will have two bedrooms, a washroom and a laundry. The third floor will be the master bedroom with a jacuzzi-included-bathroom attached.

Meanwhile, at Mayfair Walk, Bob Mitchell describes the plans: "What's really special about our project is the customization. And they're not just talking upgrades or 'choose your tile and your carpet.'

"We won't compromise on the exterior façade," he says, "but within, they can choose the location of plumbing and sizing, we can open up ceilings, provide extra washrooms if they want."

"What we're giving," explains Keith Jebodhsingh, the third partner in the project, "is customization of materials and customization of space."

Georgian architecture, says Mitchell, has stood the test of time and looks good. "The urban intent is toward building a place that relates to the environment."

For information about both projects, contact Brad J. Lamb Realty Inc: 416-368-5262.