

# WEST40

offers a piece of history within contemporary design

A piece of Toronto's history has been reclaimed on Bloor West, where it is surrounded by all things cosmopolitan and contemporary. WEST40 is small and intimate, with only 17 homes carved from a century-old church, but its one-of-kind nature puts it in greater demand than projects 10 times its size.

Located on Westmoreland and Bloor West, city life is right there - Roncesvalles Village, Kensington Market, Little Italy and Little Portugal. Close by are Dufferin Grove and Christie Pits, with High Park just beyond to the west.

The Church of St. Mary the Virgin is one of several Toronto buildings designed by Irish architect W.A. Langton and is a tribute to Neo-Gothic architecture. Toronto is limited in the number of historic buildings standing, so when Dog Day Developers discovered one in need of some refurbishing, the stage was set for a fabulous redux that preserved the past while creating contemporary living space for the future.

In conceiving WEST40, architect Asen Vitko's vision and design ensured that the entire historical structure and the detailing of the interior of the church, from the fully exposed intricate brickwork to the wooden cathedral ceilings, would be visible and form an integral part of each townhome residence. Rather than cookie-cutting the interior space into smaller units, the church has been divided into three- and four-level homes, each incorporating the beautiful interior details that include soaring cathedral ceilings with heights up to 21 ft., original brick masonry, hammer-head wooden trusses, classic stone columns, historic capitals and gothic brick arches and windows.

"It was important that the units be large," Vitko explains, "so that a piece of history can be seen in each home." From there he created juxtaposition between old and new with contemporary finishes contrasting and complementing the historic elements.

Then he designed from the outside in and the inside out, with residences that absorb the full height of the church, and the top floors of most homes experiencing a view of the surroundings. "They look out to the treetops so it's like seeing a garden outside your window," says Vitko of his intentional design.

With each residence, a unique piece of the church is preserved. The website offers elevations to navigate through the various types of residences in the development. Residence 01, the personal favourite of Vitko, takes up the tower location. Because of his own fascination with the project, Vitko will be its first resident in this project. Creating the epitome of old and new, he has designed a circular staircase to wind its way upward as it wraps around the living space within to the fourth level, leaving the church's original columns to form the framework of the suite.

Residence 03, on the east side, will be the model suite, measuring 1,475 sq. ft. and showcasing four levels of phenomenal living. The mechanical room and storage can be found on the lower level along with a great space easily utilized as a media room. A two-storey entrance opens into the main level of open-concept design that embraces the living room, kitchen and powder room. Climb to the next level and be inspired by an impressive master suite with an exquisite ensuite of freestanding soaker tub, glassed-in shower and duo basins set into a counter of quartz while 12-by-24-inch tiles traverse the floors and walls. A mosaic version lines the shower where it offers the luxury of a rainhead showerhead on a sliding rail. And finally, a second bedroom with a wall-to-wall closet is found with a treetop view on the top level.

These three- and four-storey loft-style residences will enjoy 10-ft. ceilings in the principal living areas, pre-finished engineered hardwood floors, custom kitchens by Davenport with quartz countertops and islands, and appliances that include washer and dryer,



Liebherr fridge with ice maker, dishwasher, range hood and microwave, and dual fuel Charles and Porter range with gas cooktop and electric oven. Each residence includes a powder room, a three- or four-piece bathroom, and a four-piece master ensuite with freestanding sculptural tub in selected suites.

Each residence is unique from the next with sizes ranging from 1,178 sq. ft. with two bedrooms to 1,986 sq. ft. with three-bedrooms and den. All suites will have individual heating and central air, and recessed lighting throughout. There is underground parking with several homes enjoying direct access from the parking space. Prices begin in the low \$600's. Occupancy is expected in mid-2013.

**WEST40 is truly an exceptional conversion, inside and out. Experience it for yourself at the preview opening set for mid-April. Reserve your spot by visiting [west40.ca](http://west40.ca) or call 416.893.5599.**

