

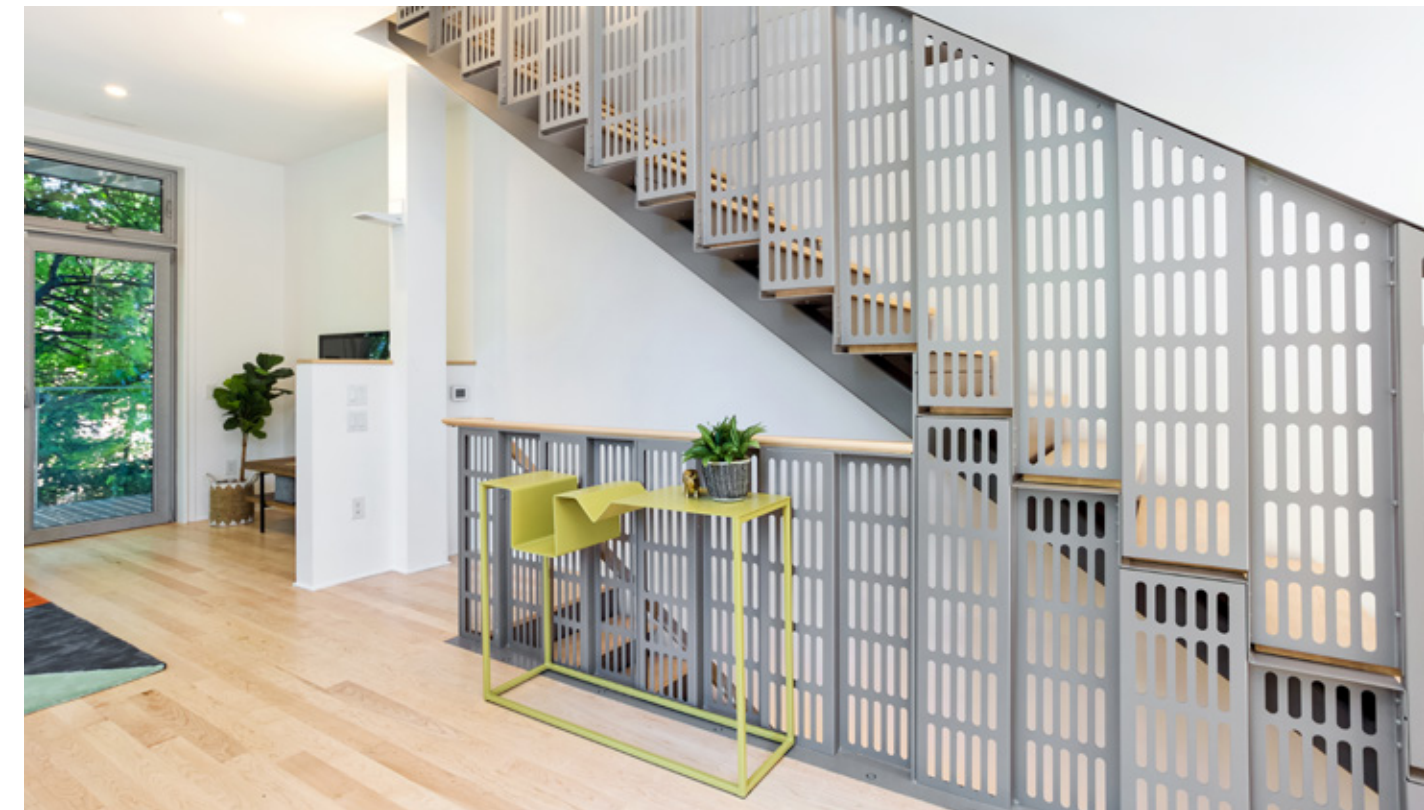
# 15 CUMMINGS STREET







Welcome to 15 Cummings Street in the hip and booming neighbourhood of Riverside. With natural light throughout and spectacular views of the city's skyline, these steel post & beam "urban treehouses" reaffirm the continued relevance of Le Corbusier's points of modern architecture. With only 4 units to choose from, this is a unique opportunity to own in one of the most talked about new projects in Riverside.





















## ABOUT THE AREA



Riverside is Toronto's authentic urban neighbourhood. It spans 10 vibrant tree-lined blocks along Toronto's historic Queen St. East, from the iconic Queen Street Viaduct ('Riverside Bridge') to just east of the world famous De Grassi Street. Conveniently located between Corktown and Leslieville, Riverside is only 2.5km from Toronto's downtown core, and accessible via streetcar, bike, car or by foot.

Riverside is home to many historic sites, over 4 acres of parkland, The Broadview Hotel, The Opera House, New Loblaws, 2 community centres, 2 brew pubs and Toronto's first cidery, vibrant public art installations, festivals, walking tours, schools, over 100 local businesses including original fashion creations, eclectic home design and décor, plenty of award-winning restaurants featuring award-winning chefs and encompassed by numerous new residential condominium developments and affluent homes.







The housing project at 15 Cummings reaffirms the continued relevance of Le Corbusier's points of a modern architecture – spatial continuity without dead spaces, an open ground plane, buildings lifted from the ground, usable roofs, floor plans free of structural restriction and elevations with freely placed windows. The building brings full amenity to compact units in the city centre.

Located in the Riverside neighbourhood of Toronto, on the site of an auto repair garage, this residential project was planned and constructed after the completion of environmental remediation. New caisson foundations on bedrock support the structure, which touches the ground at only ten points. 15 Cummings is a project of gentle densification, providing 4 residences in scale with the surrounding neighbourhood.

The dwelling units are oriented parallel to the street, lifted off the ground, providing a covered vehicular patio with storage lockers clad in perforated screens, one for each unit. The orientation allows car access while preserving the landscaped open space at the front and back of the property.

All storm water from the upper roofs of the building is visibly directed by means of an insulated spout into a rain garden in the front yard – where it is absorbed into the ground.

A walkway along the west side of the building provides access to each of the units from the street and the parking area. The path to the entrance doors passes four sheltered gardens – one for each unit.

The four units are two-bedrooms each with generous internal proportions and careful attention to detail. While similar in terms of size and plan, there are two “extraverted” units and two “introverted” ones. The extraverted units have views out over the front and rear gardens.

The units are organized vertically like “urban tree houses”. At ground level, each unit has an open parking spot, exterior storage locker and an entrance lobby off the west walkway. They all have a generously proportioned main living area on the second level, with utility spaces and private rooms on level three. All units have a rooftop “backyard” with deck, green roof gardens for plants or vegetables, and views of the city's skyline in the distance. The second level kitchen and WC both have access to natural air and light. Each living area has a large window wall looking onto the second level balcony.

The windows in the all the bedrooms are large. While the windows of the introverted units' bedrooms are shielded for privacy, the extraverted units' bedroom windows overlook the front and rear gardens.

The central stair provides access to all levels while allowing natural light to filter down into the core of the unit.

**Gary S. Lichtblau**  
Architect





## Finishes & Appliances:

- ¾" oak hardwood floors, finished on site; engineered oak for living, dining, kitchen; solid oak for bedrooms and hallways level 3.
- Laser cut, custom designed steel plate main staircase, fit with solid oak wood handrails, solid oak wood treads and acoustic underlayment.
- All counters are 30mm (extra thick) Caesarstone.
- Millwork is custom built by Blue Ash Millwork of Toronto, includes Blum hardware.
- Back Painted Glass in kitchen and main bathroom; all glass is Starphire, tempered.
- Solid core doors fit with European style contemporary hardware.
- LED lighting fixtures throughout, including unexpected accent lighting in bathrooms, stairs and living room.
- Miele dishwasher, Fisher Paykel fridge, Panasonic microwave, Wolf Range, LG TrueSteam washer/dryer.
- Kohler fixtures in kitchen and bathrooms. Units 1 and 3 have full showers, while units 2 and 4 have tub-shower combinations.

## Built to last:

- Ten 40-foot-deep caissons to bedrock support 10 building contact points; 4-foot reinforced concrete grade-beams carry walls, concrete slabs and link the caissons.
- Engineered steel post & beam provide primary structure, in-filled with wood frame.
- Metal-clad exterior with Roxul, weather barrier, and spray foam insulation; R27
- Built-up roof membrane with leak detection system, spray foam insulation; R31
- Demising walls built with 4 layers of drywall, resilient channel and acoustic insulation; fire and air sealed - 25% above code.
- Interior walls include in-wall support for TV's and bathroom fixtures.
- Suspended ceilings house mechanical, electrical, plumbing systems, and maintain bulkhead-free rooms.
- Inline Fiberglass windows maintain a tight seal as they move with the glass during temperature changes.





## High Grade Utilities:

- 400-amp underground electrical service to property, 100 amp per unit, separately metered.
- Underground natural gas, separately metered.
- 2" domestic water service to city meter located in unit 1 service space; each unit also equipped with individual meter (for optional individual metering).
- Roof rain water and primary unit septic drains are cast iron to limit noise.
- Unit #1 service area (below front entry) houses main water meter, auxiliary unit water shut offs, irrigation backflow preventer, access to unit electrical feeds.
- Programmable irrigation system for all outdoor planted areas at grade.
- Alarm wired and functional.
- Primary outdoor lighting on seasonally adjusted timer, unit-specific entry and parking pad lights controlled by each unit.
- Rogers/Bell conduit in place from pole to unit; choice of service installed by owners.
- Forced air gas heating with fresh-air intakes; 2 tons, 1½ tons AC (outer, inner units respectively); separate system in each unit.
- In-Floor 'Warmup' electric heat in main floor living areas and 3rd floor bathroom.
- Domestic hot water on demand, gas fired.
- CAT 6 network cable throughout, configured to accommodate central wifi router; network patch panel for clean easy connections.
- Video intercom - app ready - manages electronic door-latch release.



ON OCT 20TH - LET YOUR FEET DO THE WALKING AND CHECK OUT THE RIVERSIDE!

RIVERSIDEWALKS.E



- START POINTS**
- ★ DOG WALK - 10AM
  - ★ CULINARY WALK - 11AM
  - ★ DANCE WALK - 12PM
  - ★ KIDDIE HALLOWEEN PARTY & COSTUME PARADE (SAT OCT 27)
  - ★ DESIGN WALK - 1PM
  - ★ INSIDE AND OUTBACK: THEN & NOW OF RIVERSIDE - 2PM
  - ★ ART WALK - 3PM



**GSL Architect** has over 30 years experience delivering innovative, highly functional quality designs. Specializing in custom residential, GSL bring their unique style to every aspect of a project, infusing the whole work with a consistent unmistakable aesthetic, which never fails to perform.

**Chapi Chapo's** extensive interior design experience in hospitality, condominium, private residential, and retail design can be experienced across the globe through their work with notable industry brands such as Park Hyatt, Andaz Hyatt, Ritz Carlton, Four Seasons, Mandarin Oriental, Baccarat, St. Regis, Viceroy, Hilton, and Intercontinental, Printemps Paris, LVMH, Givenchy, and Lancôme.

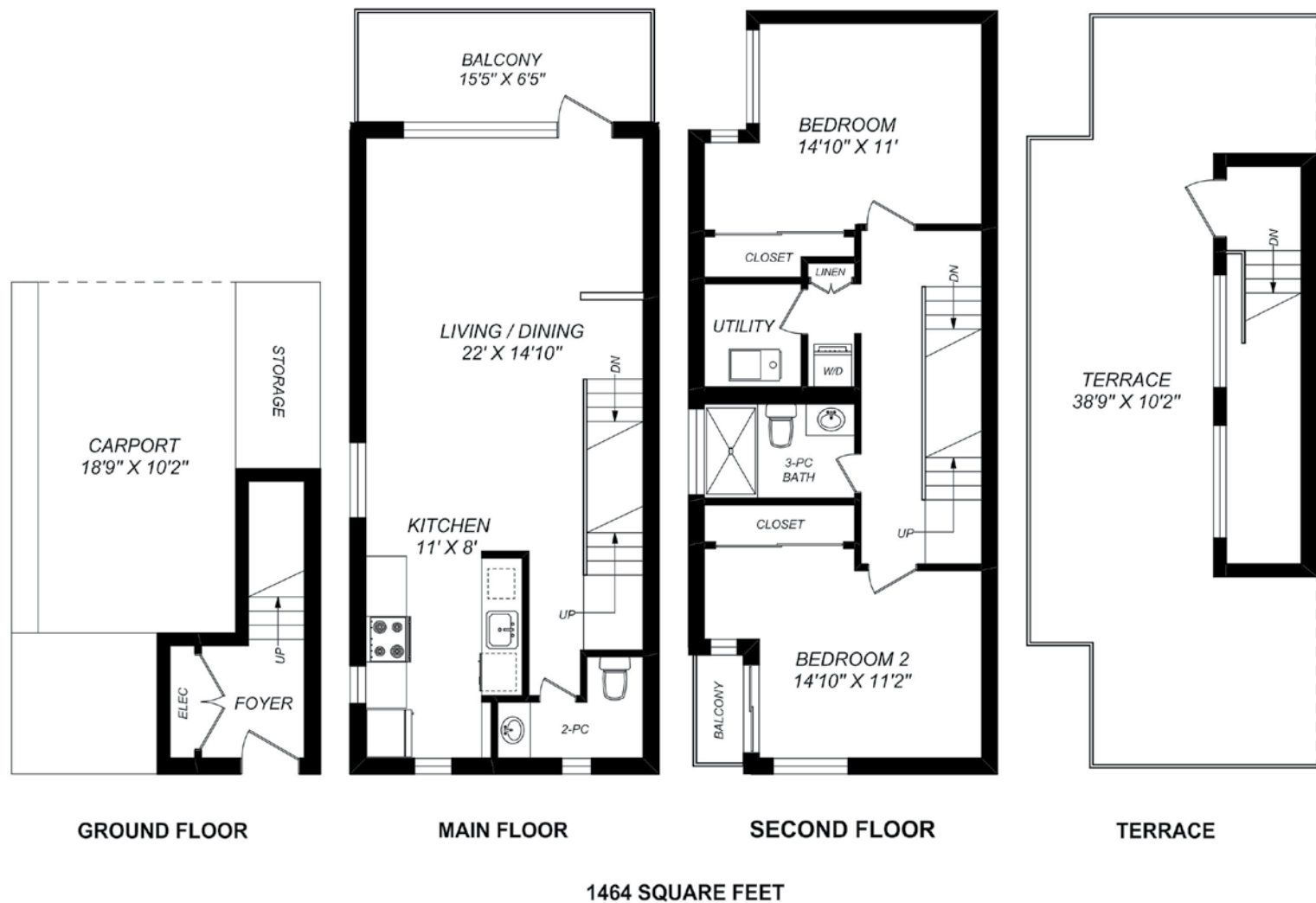
**Duffy & Associates Design Build** as primary construction manager has built projects throughout the GTA for over 30 years; applying best-practices in construction management, design principles and new building methods and technologies. They have worked with many notable design firms including Superkul Architect, AKB Architects, AgaThom Architects, Ian MacDonald Architect, Shim Sutcliffe Architects, Partisans and others.

**Jordyn Developments** is one the GTA's leading high-end builders - building Toronto's most prestigious custom homes. Working with Duffy & Associates, Jordyn Developments oversees finishes and after sales support.

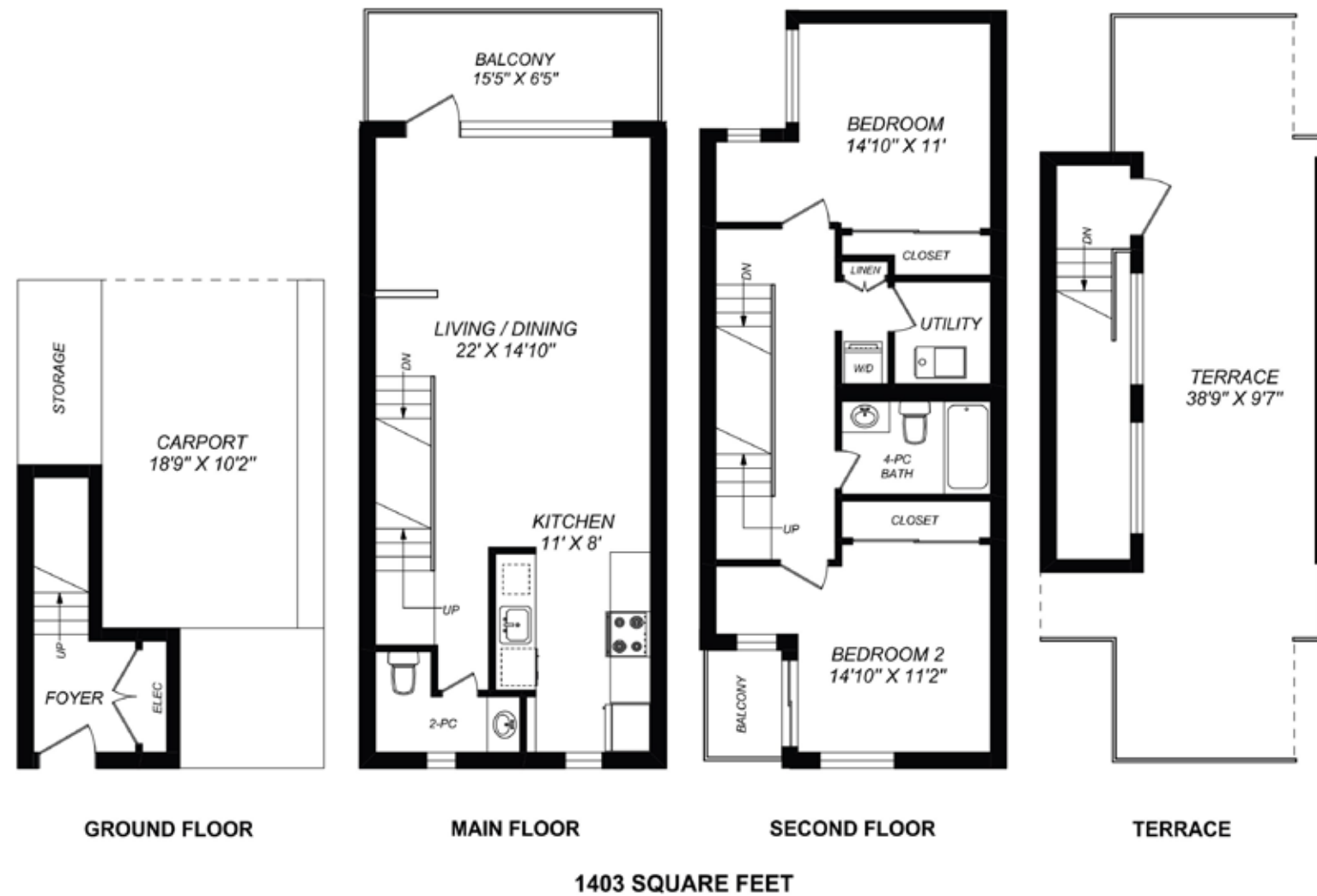
**HandCast Development, Incorporated** - developer - builds projects in Toronto and Los Angeles, bringing quality mixed use and residential developments to a wide range of urban areas. Working exclusively with architects who delivery innovative functional high quality design, HandCast puts design first.



15 CUMMINGS STREET - UNIT 1

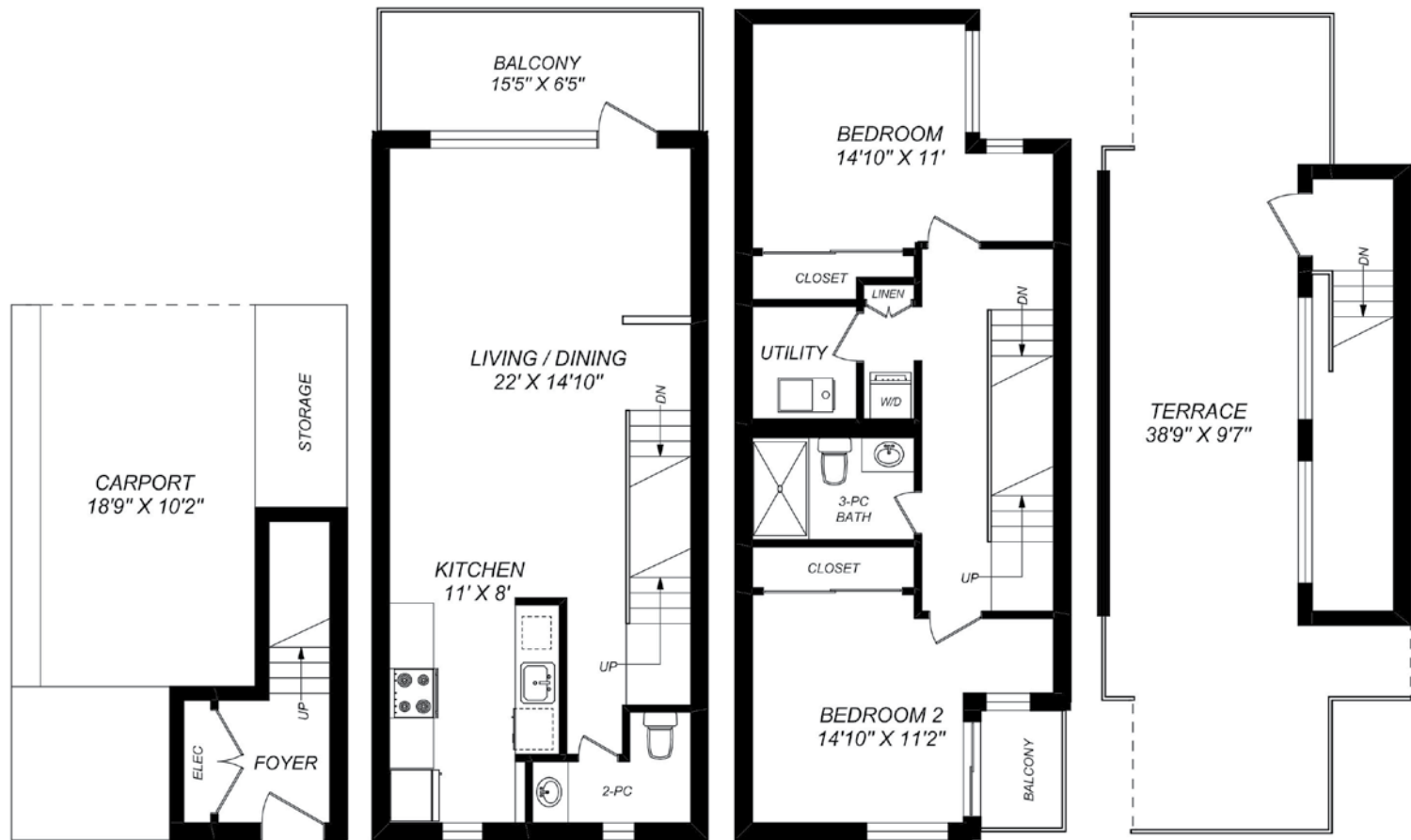


15 CUMMINGS STREET - UNIT 2





15 CUMMINGS STREET - UNIT 3



GROUND FLOOR

MAIN FLOOR

SECOND FLOOR

TERRACE

1403 SQUARE FEET

15 CUMMINGS STREET - UNIT 4



GROUND FLOOR

MAIN FLOOR

SECOND FLOOR

TERRACE

1464 SQUARE FEET





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