

For the birds

A feeder filled with peanuts will make blue jays happy, **H4**



35
YEARS

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CE ONI2 NEW IN HOMES & CONDOS

It's a man's world

Indx Condos is catering to the Bay Street bucks

RYAN STARR
SPECIAL TO THE STAR

Considering that Indx Condos will be the first purely residential tower built in the Financial District, its developers didn't have to spend too long determining the project's target market.

Indx, a 54-storey glass tower to be built at 70 Temperance St., will cater directly to Bay Street's young bucks — 20- and 30-something go-getters who work long hours at their bank/law firm/consulting firm/accounting firm and want to stay tapped into what's happening downtown.

"We see the buyer being someone who works hard, plays hard and views his career as being very important," explains Andrew Hoffman, president of CentreCourt Developments, which is building the project in partnership with Lifetime Developments. "So there's tangible value to living at a central address that's within a five-minute walk to the office."

Indx will have suites that range from 356-square-foot studios up to 820-square-foot three-bedroom units. Condos start in the mid \$200,000s.

The Indx tower — designed by Page & Steele IBI Group Architects — will feature a variety of glass treatments and cut-outs. The top of the building will have stone work that echoes its four-storey limestone base. The podium will house the condo's amenities and 1,500 square feet of street-level retail space. Plans call for Indx to eventually be tied into the PATH network.

INDX continued on H18



Indx Condos on Temperance St., in Toronto's financial district, aims to meet all of the demands of young up-and-comers on Bay St.

YONGE ST.

Bank on it: Massey Tower will be classic

Project will incorporate restored historic Bank of Commerce building

RYAN STARR
SPECIAL TO THE STAR

For years, whenever developer Gary Switzer passed by the abandoned Bank of Commerce building at 197 Yonge St., he felt a deep sense of civic disappointment.

The heritage-listed building — designed by Darling & Pearson Architects and built in 1905 — has sat vacant since 1987, its insides essentially left to rot.

At the moment, the four-storey bank building is cut off from Yonge by a chain-link security fence — a depressing, derelict blight on one of Toronto's premier avenues.

"As a Torontonians, as a citizen, developer and architect, I'd walk by the site all the time and think, 'what's going on?'" says Switzer, president of MOD Developments.

"The whole city is booming and you've got this beautiful old building that's been vacant for so many years.

"It's the kind of site that gets my creative juices going in terms of what should happen there."

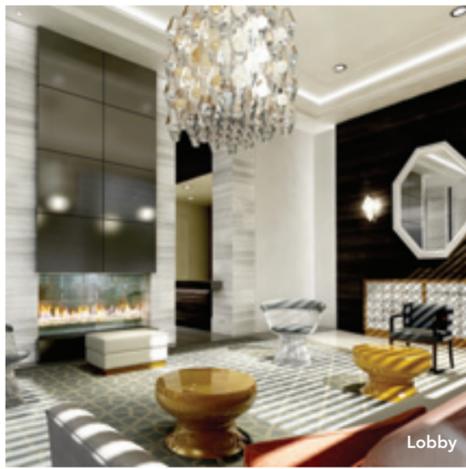
In late January, MOD Developments announced it had bought the site, which includes the adjacent property, once the location of the Colonial Tavern and now a small park.

MASSEY TOWER continued on H18



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