



Lifetime and CentreCourt launch INDX Condos in the Heart of the Financial District

March 30, 2012 2:24 pm | by Dumitru Onceanu | [3 Comments](#)

Yesterday's launch of [INDX Condos](#) by [Lifetime Developments](#) and [CentreCourt Developments](#) was hosted at First Canadian Place, catered by chef Michael Bonacini, and attended by over 600 brokers. This property has had a long history. It was once the site of Harry Stinson's Sapphire Tower, his second major project in the Financial District after One King West. That project fell through and after a redesign and rezoning effort, the site was eventually sold to Skyline Developments who had a proposal of their own, until they sold to Lifetime and CentreCourt earlier this year. The site now has a brand new design which fits within the existing zoning that was approved by the City under prior proposals, allowing the project to proceed in a more expedited manner compared to most other brand new proposals nearby.

One interesting point to note is that since the original zoning for this site was approved prior to Toronto's Tall Building Guidelines, the floor plate exceeds the roughly 8,000 sq ft maximum floor plate preferred by the City today. This [Page + Steele / IBI Group Architects](#)-designed tower is about 50-60% larger, which is reflected in the tower's wider overall massing, and allows for approximately 16 units per per floor, as opposed to the 10 units per floor that we typically see for new proposals elsewhere in the downtown core. INDX will definitely make a big visual impact, especially when viewed from Nathan Phillips Square to the north. Our dataBase [entry](#) for this project has many more renders to see.

The 54-storey tower will sit right in the heart of the Financial District, and will be one of the largest residential towers in the immediate area. Unit sizes and pricepoints reflect the fact that this tower is specifically marketed towards the young urban professional who wants to live very close to where they work, and has very little time for commuting.

We begin with a walk around the scale model for an overview of the tower.



INDX Condos scale model, viewed from the south. Image by Dumitru Onceanu.



INDX Condos scale model, viewed from the north west. Image by Dumitru Onceanu.



INDX Condos scale model, viewed from the north east. Image by Dumitru Onceanu.

A closer look at ground level reveals how they intend to meet the existing Graphic Arts Building.



INDX Condos scale model, street level north west corner. Image by Dumitru Onceanu.



INDX Condos scale model, street level north west corner. Image by Dumitru Onceanu.



INDX Condos scale model, street level south west corner. Image by Dumitru Onceanu.



INDX Condos scale model, street level south facade. Image by Dumitru Onceanu.



INDX Condos scale model, street level west facade. Image by Dumitru Onceanu.



INDX Condos scale model, street level west facade, where the new and the old meet. Image by Dumitru Onceanu.

Higher up we take a closer look at the facades and the rooftop.



INDX Condos scale model, aerial closeup, south side. Image by Dumitru Onceanu.

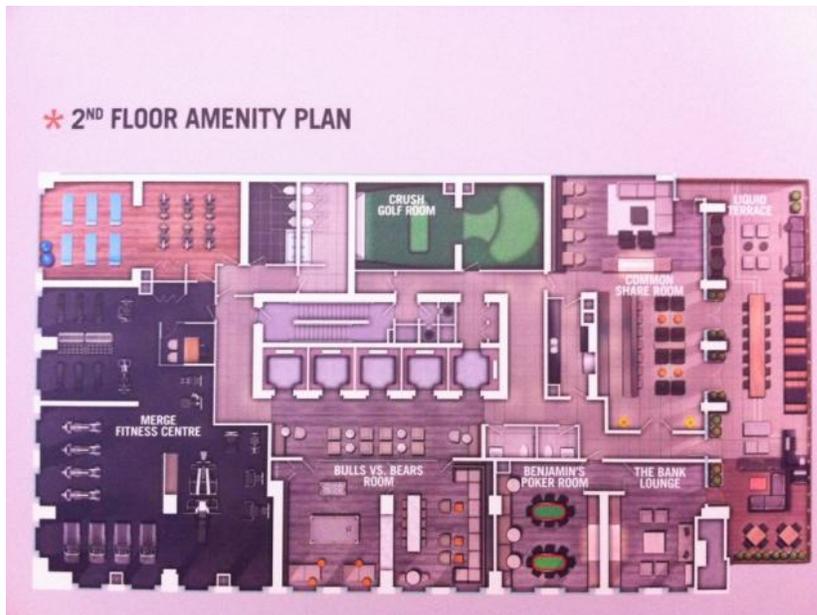


INDX Condos scale model, aerial closeup, north east corner. Image by Dumitru Onceanu.

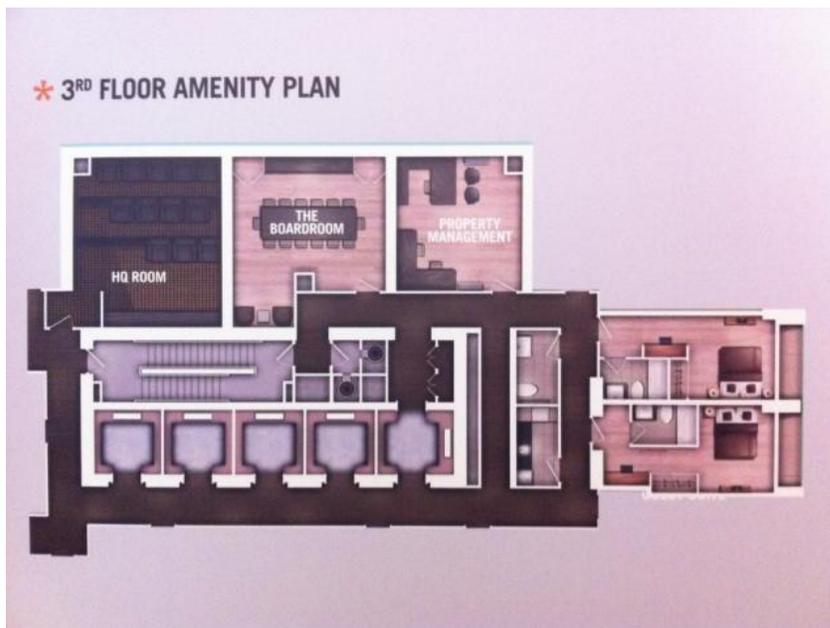


INDX Condos scale model, aerial closeup, tiered rooftop. Image by Dumitru Onceanu.

Amenities are located on the second and third floors, with some outdoor space on the east side of the tower.



INDX Condos second floor amenity plan. Image by Dumitru Onceanu.



INDX Condos third floor amenity plan. Image by Dumitru Onceanu.



INDX Condos scale model, showing second floor outdoor portion of amenity space, viewed from south east.
Image by Dumitru Onceanu

To get more information about the project and the plans, visit our dataBase entry linked below, or join in the conversation in the associated Forum threads.