

Grid Condos 'Designed With the Student in Mind'

CentreCourt's latest condo project a stone's throw from Ryerson University

By [Judy Hazan](#) | June 1, 2015 | Last Updated: June 1, 2015 9:18 pm



CentreCourt Developments' Grid Condos is a high-rise residential condominium project located at the corner of Dundas and Jarvis in downtown Toronto. It's right next to Ryerson University's campus and near other institutions such as St. Michael's teaching hospital, George Brown College, Canada's National Ballet School, and many more. The Dundas streetcar stops at Grid's doorstep, and the Yonge subway is close by.

CentreCourt's most recent project, Core Condos, located steps away from Grid Condos, sold out in a matter of days and Sham ez Virani, CentreCourt's VP of Developments, believes that the area is underserved.

"The main driver of what's happening in the area is Ryerson. With nearly 40,000 students and major multi-disciplinary programs, Ryerson has become the fastest-growing university in the country. Kitty corner to our site are two parking lots which Ryerson is in the process of developing a sciences building, ensuring growth and demand for housing for years to come," Virani says.

"We were really excited to acquire this site, which is literally a stone's throw away from Ryerson's campus, and we designed the project with the student in mind," he adds.

Grid is expected to be popular with investors who will rent them out to students. It will also appeal to parents who will buy these suites for their children. End users will also find Grid extremely attractive; the excellent price point will attract faculty, hospital workers, and others who need to be close to their work in the downtown core.

"There are a lot of people who live, work, play, and learn in downtown Toronto," says Virani.



The amenities room on the second floor of Grid Condos. The second floor will also have a 24/7 digital library for residents. (Courtesy CentreCourt Developments)

Grid Condos will offer a number of amenities aimed at the student market. A state-of-the-art fitness centre, yoga studio, martinibar, and spinning room will complement two outdoor terraces, a relaxing lounge, and convenient guest suites.

But the most incredible amenity has been created for students. After touring Ryerson's Student Learning Centre—a 21st century library for students to collaborate, work, research, and study—at the site of the old Sam The Record Man on Yonge Street, the CentreCourt group had a light bulb moment.

“We were blown away with how in-demand it was. We couldn't find a single place to sit. Students had taken over every space. As Ryerson has grown, space has become more and more limited and there aren't many places for students to do their schoolwork. We walked around the neighbourhood and saw all the coffee shops were also taken up with students,” Viranis says.

“Realizing the demand for great spaces for students to work, we took an entire floor out of the project, approximately 6,000 sq. ft., and we've designed a 24/7 digital library for our residents. It will have everything students need including high-speed wifi, printers, photo copiers, scanners, comfortable and modular seating, group collaboration rooms, tables, and a café area. The Grid Learning Centre will provide a beautiful space targeted to the needs of this demographic—a place for group collaboration as well as individual study.”

Grid Condos will soar 47 storeys into the Toronto skyline, adding 528 suites to downtown Toronto. Suites planned are one-bedroom, one-bedroom with den, and two-bedroom designs ranging from 415 sq. ft. to 640 sq. ft.

One-bedroom suites are priced from the mid-\$200s, one-bedroom plus den units from the low \$300s, and two-bedroom suites from the mid-\$300s, making them extremely affordable investments. All units at Grid Condos will be affordably priced below the mid-\$400s.

Grid is presently in the registration phase and will be opening for sale in the next few weeks. For more information about Grid Condos, register today at www.gridcondos.com or call (416) 477-GRID (4743).

Judy Hazan is an experienced writer for the real estate industry based in Toronto.

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