

On the map: Forest Hill home ownership for \$700K

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Amenities include a co-working lounge. PHOTO BY PHOTO COURTESY OF CENTRECOURT

As recent gas prices hit a record-high, car ownership shifted into luxury territory.

But denizens at the Forest Hill Condominiums won't have to be too concerned. When the building that's slated for the southwest corner of Bathurst and Eglinton is up, it will have direct access to Forest Hill station through the lobby.

“Forget the car. You don’t even need a coat,” laughs Jason Lam, partner and senior vice-president of sales and marketing at CentreCourt, the developer behind the project. “You never really have to step outside. It’s an ultra-convenience, and you don’t have to take a bus in traffic-heavy Toronto.”

A final release of 57 suites are available at the 17-storey, 390-suite building. Remaining inventory includes studios to three-bedroom units, sized at 398 to just under 1,000 square feet, ranging from the low \$700,000s to \$1.4 million. Occupancy is summer 2023.



Residents can access the subway directly from the building’s lobby. PHOTO BY PHOTO COURTESY OF CENTRECOURT

“With the influx of immigration, 400,000 people to Canada every year, and a quarter of that number settling in the GTA, and the lack of infrastructure, [public transportation] is heavily needed,” says Lam. “The dependence we have on public transportation is extreme because of the cost of living.”

Paris, Hong Kong and Beijing have advanced train systems that carry passengers hours outside of the city, but Toronto is still in its transit infancy, says Lam. That will change in the coming decades, he adds, as Metrolinx extends the subway to Toronto Pearson International Airport to the west and the University of Toronto in Scarborough to the east.

Those who have relocated to the inner and outer suburbs during the pandemic will be particularly hard hit. “They’re going to have to drive back to the city for work and it’s going to be worse from a traffic perspective,” says Lam. And expensive at the pumps.

Lam is all about city living. “There are few communities like Forest Hill, where houses sell over \$5 million. It also has quality schools, top-notch amenities and shopping,” he says.

The last tranche of units released in the Forest Hill building sold out in a week, in October 2019. “It was wild,” Lam says. “It was the first time I’d experienced that.” Most of CentreCourt’s projects are located in the downtown east. “To sell out of a building that’s not true downtown was something.”



The 57 suites available in the final release include layouts from studios to three-bedrooms. PHOTO BY PHOTO COURTESY OF CENTRECOURT

Lam chalks up the hype to people recognizing the importance of transit – both the Eglinton Crosstown LRT and the direct subway access – as well as the cachet of the neighbourhood itself, which has a dearth of housing ownership options.

“If you’re buying for your kid – and we’re seeing a lot of people doing that – you can’t buy the house next door that’s \$4 million and up,” says Lam. “There’s not a lot of options close by in that \$700,000 to \$1.4 million range.”

Empty nesters have also been attracted to the building. “They’re in a big house, they’re getting older and being mobile is key, so condominium living is easier,” says Lam. “There may be apartment options, but there are few actual condos at Bathurst and Eglinton.”

In 2021, the CentreCourt team actually requested three more floors for the building, and they got it; its original design capped off the tower at 14 storeys. “The City has a mandate to increase and prioritize density around triple-A transit locations like this,” says Lam.

Designed by Quadrangle, the metal-clad building is broken into three distinct colourful segments. Landscape architecture is by Quinn Design Associates and interiors are by Figure 3.

“We wanted a timeless building that is not a structure of glass,” says Lam. “The façade looks like it’s been there for a long time and speaks to the Eglinton strip and Forest Hill community.”

New retail will occupy the ground floor along Eglinton Avenue West, “prioritizing high-order retail to fit the community, from coffee shops to dry cleaning to restaurants,” Lam says. “There’s an opportunity along this corridor to find a new identity.”

As far as amenities go, there will be a large, well-equipped gym onsite of the sort that the company is known for in their downtown projects. There will be a co-working lounge too “where you can work individually, entertain and collaborate,” says Lam.

On the 10th floor, a large outdoor rooftop terrace has views of the city to the west and south. “You’re going to get great views of trees and low-rise housing,” says Lam, who is excited about what the corner’s transformation will look like.

“It is our first building in this node of the city, and it won’t be our last.”

The final release of 57 suites is now available. These include units ranging in size from studios to three-bedroom units, sized at 398 to just under 1,000 square feet, from the low \$700,000s to \$1.4 million. For more information, visit theforesthill.com.



Units in the 17-storey, 390-suite building start in the low \$700,000s. PHOTO BY PHOTO COURTESY OF CENTRECOURT

Three things

For a Middle Eastern fix, visit Jerusalem Restaurant. Take out or dine in for falafel, kabobs, fried eggplant, chicken and lamb, tahini and hummus. *955 Eglinton Ave. W.*

From biscotti, babka and pecan Chelsea buns to chocolate caramel Skor pretzels, Leah’s bakery satisfies. Best bet: steel-cut seedy granola. *621 St. Clair Ave. W.*

Lush Cedarvale Park has a splash pad and children's playground, a baseball diamond, four tennis courts, two sports fields, an off-leash dog area, an outdoor skating rink, plus another one indoors at Phil White Arena. *443 Arlington Ave.*