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A curvy new midrise is coming to the junction

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Craft Residences' façade is made of repurposed porcelain, recycled aluminum and glass brick. PHOTO BY PHOTO COURTESY OF JORG

There are condo buildings, and then there are *condo buildings*, the ones to stop and admire because they stray from the standard-issue window-wall construction.

At the Craft Residences by Gairloch Developments, for example — an eight-storey midrise slated for 3200 Dundas St. W. in the Junction — soulful curves on the southwest corner of the stepped-back building recall the hull of a cruise ship. A boatload of brick and inset linear glass blocks, meanwhile, feels both historic and fresh.

Tentative occupancy for the condo is spring 2025. Studios sized from 411 to 1,318 square feet start in the \$600,000s, and there are three bedrooms and penthouses in the mix. All but one of the 86 suites has a terrace.

“The architectural moves are subtle, so I’m pleasantly surprised that I’m getting quite a few compliments on it,” says Heather Rolleston, principal and design director of BDP Quadrangle. Colleagues of hers from the City of Toronto’s Design Review Panel, which shares objective opinions with city staff on the design and construction of new buildings, have praised the project.



The lobby by Mason Studio has the feel of a minimalist home. PHOTO BY PHOTO COURTESY OF JORG

Imported brick “in soft pistachio green” from Amsterdam gives the building a certain heft and timeless quality. To appreciate the colouration, it’s best to stand near it, says Rolleston. “It looks like terrazzo close up — the recycled material made from old toilet bowls and sinks that are crunched up.” The aluminum soffits that line the underside of the roof are also recycled; they’re made from repurposed cans.

The front of the brick and the back have different textures based on casting, says Rolleston: “We’re using both sides, laying them in interesting patterns so it feels like tapestry.”

Another striking design move is the use of linear glass blocks. They break up the solid brick mass while pulling in natural light. “The blocks look like a Jolly Rancher candy — they come in beautiful colours,” says Rolleston. They’re nothing like the “hollow and wiggly ones from the ’80s. These new solid versions have an R value, so you can use them in a wall assembly and not lose a lot of building energy.”

Save for the gym, the amenities are incorporated into a unified space. PHOTO BY PHOTO COURTESY OF JORG

Gairloch’s idea, Rolleston notes, was to use “non-conventional materials for the project that had an arts-and-craft quality.”

Modern masonry is a hallmark of Gairloch Developments’ buildings, like Leaside Common and the Toronto Urban Design Award-winning 383 Sorauren in Roncesvalles. In terms of Junction builds, phase 2 of Craft Residences will rise in the future across the street. And there are at least five others in the west end neighbourhood including Grain Mass Timber Lofts and Junction Point, which received BILD’s project of the year in 2021.

Gairloch founder Bill Gairdner and senior vice-president Andrew Woods have a thing for the area.

“I live and work in the Junction, where we moved our offices a few years back” from Yonge and St. Clair, says Woods. “We love the Junction — the vibe and character and old brick homes and family-friendly nature, the number of parks, tree-lined streets and ravine network. There’s so many things to enjoy.”

For that reason it was important that Craft Residences felt appropriate to the neighbourhood, says Woods, thus the heavy use of brick to riff off the single-family houses.

“We try to take inspiration from nearby properties (on all of our buildings),” he says. For Craft Residences, “some of the inspiration came from Malta, in terms of the light accents of brick.” The Junction is home to the largest group of Maltese outside their homeland.

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Mason Studio’s less-is-more approach can be seen in the elegantly minimal suite design. PHOTO BY PHOTO COURTESY OF JORG

Rolleston admits it was an ordeal to get it right. “Suite layouts are very time-consuming,” she says. “It’s a game of inching and reworking. (With this condo) it was an unexpected (amount) of work.”

Both the suite finishes and amenity spaces have been designed by Mason Studio, locals who keep shop on nearby Pelham Avenue. These have a less-is-more feel and are minimally but thoughtfully dressed. Amenities include a co-working lounge, a party room, a theatre and an outdoor terrace and fitness centre.

“The amenities are all incorporated into one space — the gym is separated — but the remaining will be fairly communal,” says Woods. “It’s a progressive approach we think is going to work great.”

Prices start at \$600,000 and range in size from 411 to 1,318 square feet for studios up to three-bedroom and penthouse suites. To register for more information, visit [craftresidences.ca](#).

Three things

When the Pig Came Home has a butcher counter and sells breakfast sandwiches like peameal on a bun and two types of BLTs. Smoked meat on rye, a Reuben and a Philly cheesesteak with grilled green peppers also speak to carnivorous appetites. *384 Keele St.*

Vine Avenue Playground has a well-designed set-up that includes shaded sand pits, two play structures and a splash pad. Bonus: Grab snacks at the neighbouring Sweet Potato, a natural and organic grocer. *200 Vine Ave.*

The West Toronto Railpath cuts through the Junction Triangle. Cycle, walk or run through the 2.1-km corridor.