



Centre Square Place puts its 'signature' on downtown Regina

Sophisticated. Stylish. Distinctive. These words only begin to describe Centre Square Place, the stunning new condominium project that was recently approved by Regina City Council.

Situated on the southwest corner of Broad Street and 15th Avenue, the dramatic ten-storey structure will offer residents the endless convenience of living downtown. Centre Square Place will be located within easy walking distance to Wascana Lake, parks, medical, shopping, restaurants and cafes, public transportation, Regina General Hospital and more. For many, this fantastic location will be in close proximity to work, making the daily commute much easier. You may even want to walk or cycle to work.

"The focus is to enhance the well-being and lifestyle of the condo owners," said Hydeman.

In conjunction with the fitness centre located on the roof, a health spa and wellness centre will be located on the main floor.

Just imagine the typical day you could have as a resident of Centre Square Place. Start the morning in your beautiful contemporary condo and go for a run or walk on the rooftop track, spend some time in the gym or just relax before work. At the end of your busy day, you can enjoy a quiet evening on your balcony, visit the in-house spa or wellness centre, or head to the rooftop garden to take in the incredible view and count the stars.

"The building's design allows owners to tailor a flexible, custom lifestyle," said developer Wayne Hydeman. "For the residents, that means no lawn to mow, no snow to shovel, no fuss and no worries."

There are 71 tasteful condos to choose from, ranging from 800 to 1,900 square feet, including four luxury penthouses and three two-storey townhouses that will face 15th Avenue.

Hydeman said that the spacious, open-concept design of these one and two-bedroom condos creates "a loft feeling, without a complete loft design."

All of the condominiums will feature: stainless steel appliances; prefinished engineered hardwood floors; attractive tiles for the washrooms, laundry room and entry; maple cabinets in the client's choice of colour; and granite countertops with undermount sinks. Select units will offer a natural gas or electric fireplace. Condo owners will also enjoy the warmth, convenience and security of indoor parking.

It doesn't stop there. Hydeman noted that there is flexibility for customization. Owners can design their own space to suit their personal wants and needs.

"It's your signature condo," said Hydeman. "Have it designed and built to fit your lifestyle."

He said that Centre Square Developments GP Inc. will have architects from Number 10 Architectural Group available to assist owners with customizing design.

Among the primary features of Centre Square Place is the energy-efficient building design. There are several characteristics about the building that will assist in reducing energy consumption. These include glazing materials that provide a higher insulation factor in the winter and solar shading in the summer, thus reducing heating and cooling requirements. The domestic water and building heat will be handled by a 98 per cent efficient natural gas condensing central boiler system. A high-efficient, air-to-air heat exchanger will handle the condo ventilation and exhaust requirements and reduce the demand on energy loads. Low wattage LED lights in each suite will assist in lowering operating costs. The two elevators in the condo will have a sleep mode — the lights and exhaust fan will shut down when they are not

being used, reducing energy consumption.

Another green factor contributing to the efficiency of Centre Square Place is the striking , rooftop garden, featuring natural grass, which will aid in storm water retention, helping reduce the overload of city storm mains. This technology also reduces the air conditioning loads for the spaces below.

"It's about caring to look after our city and our earth together," said Hydeman. "Everyone has to do their part, starting with contractors reducing or eliminating the quantity of construction waste, architects and engineers using technologies to create attractive living spaces that are functional, and energy conscious. I believe that we have accomplished this at Centre Square Place."

The main floor of the building will consist of office and retail space available for rent, with first option going to condo owners. This feature will be ideal for business owners. A unique variety of small shops and amenities are planned for the commercial spaces along Broad Street.

With so many specialty features and services, combined with innovation of design, it's clear that Centre Square Place will add to the ambience of Regina's downtown.

Find your place at Centre Square. The presentation centre and sales office will be located at 2139 Broad Street, phone 565-2300.

For more information, contact Wayne Hydeman at 537-5656, email w.hydeman@sasktel.net or visit www.centresquareplace.com.

The boomerang effect

Pass the popcorn and make room on the couch. Popular services that brought movies and TV shows to the Internet are finally coming home to the TV

Michael Juliano
CTW Features

What goes around comes around: TV shows and movies that hopped over to the Internet are finally coming back home to the TV with all sorts of goodies, and it's about time.

This year saw the emergence of four major media streaming competitors that each boast a different mix of popular free and premium services like Netflix, Pandora, YouTube and Hulu.

"In home theater, compared to other electronic devices like phones and computers, change is a very slow process," said Richard Lawler, the associate editor for tech site Engadget HD. "The combination of content and hardware that can access it takes time to sync up and it's only within the last 12 months that consumer demand, cost to manufacture and, most importantly, content availability have aligned to a degree that makes it all worthwhile."

It might take a while for consumers to actually become aware of these new services, but Netflix has become so ubiquitous that it accounts for more than 20 per cent of Internet traffic during peak times, according to a report from networking equipment company Sandvine. Similarly, a Comcast survey found that already two-thirds of its customers had "time-shifted" prime-time TV, or watched a show later using a digital video recorder, video-on-demand service or Internet-streaming.

"We're really in the infancy of these sorts of products," said Jim Willcox, senior editor of electronics at Consumer Reports. For many consumers, bringing a nonlinear medium like streaming video to a traditionally linear medium like TV is a completely new experience.

That's why Willcox thinks TVs with these services built in, like Sony Internet TV (which runs Google TV), might be the most accessible for consumers. They combine multiple

devices into one neat package and provide a familiar interface.

That's also why Matthew Moskovciak, associate home theater editor at CNET, thinks many people will find the Apple TV easy to use. The refreshed movie and TV show rental service is a natural extension for users of other Apple products like the iPhone and iPad, which work seamlessly with the service.

What many people may have a difficult time with, though, is finding free content from the major networks. ABC, NBC and CBS all blocked Google TV devices from streaming full episodes of their shows through Hulu. In fact, only a handful of devices, like Playstation 3 and Roku, currently support Hulu, but these all require a subscription to the premium version of the streaming service. That said, there is still a wealth of different channels available among these devices. The Roku XDS especially, which Moskovciak called "the best cord-cutter," offers a huge variety of content with additional services like Amazon Video on Demand, MLB.tv, Pandora Internet radio and other niche channels. The Boxee Box offers a similarly diverse range of content, along with Facebook and Twitter integration. Google TV is essentially a full-featured Web browser, so it offers access to almost any streaming video that would be regularly accessible from a computer. Choosing a service can be difficult.

"The key thing to do is to focus on your specific needs and get a device that performs tasks you know you will want," Lawler said. "That said, if you're not willing to face the possibility of upgrading again in 12 months for another gotta-have-it feature, you may want to wait."

Theoretically, even expensive TVs with built-in streaming capabilities should be able to keep up through software updates. But manufacturers are still trying to read the marketplace, and so the technology is likely to change rapidly. With some streaming devices and Blu-ray players continuing to decrease in price, though, taking advantage of Internet-streaming media on the TV can move from "investment" to "impulse buy."

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