



TRULY UNIQUE

Reflection of the *Past*
...A view to the *Future*

By JEANNIE ARMSTRONG

Canterbury Park photos by Shawn Fulton

People who dismiss condominium developments for their cookie-cutter designs and generic environments haven't taken the time to explore Regina's vibrant condo scene.

Local developers Hydeman Property Management Ltd. and Fiorante Homes and Commercial Ltd. are attracting national attention for their one-of-a-kind condominium projects.

Both builders set out to design condominium developments that would be out of the ordinary and unique to the province. Both developers shared a common goal of attracting new residents to Regina's rapidly transforming downtown core. Each took a completely different approach to achieving that goal, with one builder paying homage to turn-of-the-century elegance and the other embracing contemporary style!

CENTRE SQUARE PLACE CONDOMINIUMS

Visionary is the only way to describe Centre Square Place Condominiums, a dramatic 10-storey structure being constructed by Centre Square Developments and Hydeman Property Management Ltd. on the corner of Broad Street and 15th Avenue in Regina.

Centre Square Place is transforming Regina's downtown skyline with its impressive circular form, designed to offer panoramic views of the city's famed "infinite horizons." >



Centre Square Place



Curved balconies create the optical illusion of a rounded structure, said Wayne Hydeman, founder and CEO of Hydeman Property Management. "It's not a circular building, however that circular theme allowed for creativity in designing the floor plans for our 71 suites. The main aspect of the design is when you enter a suite, you have an immediate view of the surrounding cityscape."

The condominium tower will feature 71 residential suites, ranging in size from 900 square feet to 2,000 square feet. Buyers can select from one-bedroom and two-bedroom floor plans each with a media/den/guest room. Four penthouse suites, each measuring 2,000 square feet in size, were among the first units to be sold. Three two-storey walk-up style townhouse condominium units have also been constructed along 15th Street, ranging in size from 960 square feet to 1,380 square feet.

The attractive floor plans take their names from Saskatchewan grown trees: Balsam, Aspen, Birch, Willow and Elm. "We've taken that theme a step farther and created colour palettes that reflect Saskatchewan's four seasons," said Hydeman.

There's a cosmopolitan flair to the suites' interiors, including notable European design influences such as the option of maple armoire-style closets. Each suite has a loft-like feel, created by ceilings that soar up to 9-feet, six-inches.

The open concept floor plans are ideal for entertaining. "The open kitchen/dining area will be a popular gathering area," said Hydeman. Each kitchen is fashionably dressed in maple cabinets, granite countertop and an undermount sink.

The inviting living room extends out onto the signature-style balcony. Framed by clear glass panels and an architectural railing, each balcony offers a breathtaking view.

The best view of all can be seen from Centre Square Place's 'green' rooftop garden. From this vantage point, residents will marvel at panoramic 360-degree views of the Regina skyline. Not only will the building's rooftop have a walking track and fitness centre, the vegetation-type roof will feature trees, plants and natural grass.

This is just one of the notable environmental features distinguishing Centre Square Place. Energy conservation has been a long-time focus for Wayne Hydeman, whose background includes architectural design and mechanical engineering.

Centre Square Place is environmentally friendly and conscious by design, added Hydeman. The building is being constructed to a LEED shadow standard. Green technologies employed in the building include an energy-efficient Heat Reclaim Ventilation (HRV) system, high-efficiency condensing boilers, environmentally friendly refrigerant (zero ozone depletion potential), high efficient motors, VRF inverter-driven compressors for maximum energy savings during heating and air conditioning cycles, a rainwater recovery system to irrigate the green spaces and regenerative elevator motors with sleep cycle technologies. ▷



Canterbury Park

"We offer many energy conserving options within the suites. These include low-wattage LED lighting, low-E double-glazed windows with solar reflective blinds, dual flush water closets, low flow faucets and ENERGY STAR® appliances," said Hydeman.

A number of the tower's 71 suites are sold, giving Hydeman a strong indication of the community that will be residing at Centre Square Place. These include young and mature professionals as well as retirees who enjoy travelling and want the lock-and-leave convenience afforded by urban condo ownership.

Hydeman sees Centre Square Place as a perfect fit in Regina's urban revitalization strategy. "The City of Regina proposes 7,000-plus residences downtown. In order for us to grow an urban population, we need to have and provide the facilities and amenities that will attract people to live downtown. I think our development definitely fulfills a portion of that objective."

He is also proud that Centre Square Place is being designed, constructed and financed locally. "It's an expression of the talent and the skills that we have in our city, our province, to do this type of venture."

Until the opening of the actual show suite early next year, people can see a full-size representation of The Birch Suite located in the company's Presentation Centre at 2139 Broad Street. For more information, visit www.centresquareplace.com or call (306) 565-2300.

CANTERBURY PARK

Canterbury Park is an exciting urban community under development on the corner of College Avenue and Broad Street by Fiorante Homes and Commercial Ltd.

Located in the heart of Regina across from beautiful Wascana Park, Canterbury Park draws its inspiration from the century-



old heritage buildings which continue to grace the downtown development site. The heritage site was once owned by the Diocese of Qu'Appelle and housed five red brick Collegiate Gothic style buildings including a theological college, cathedral and bishop's residence. Three of the five buildings remain on the site and have been sympathetically renovated and repurposed for residential, commercial and office use.



Canterbury Common

Fiorante Homes purchased the parcel of land five years ago. "When this site became available, we jumped at the opportunity. We wanted to create a development that would complement the existing buildings and promote the heritage of the site," said Vince Fiorante, who founded Fiorante Homes with his brother Joe 40 years ago.

After completing a popular townhome project on the site, Fiorante Homes is now putting the finishing touches on a new apartment-style condominium residence at Canterbury Park, named Canterbury Common.

Canterbury Common consists of three storeys, with 11,000 square feet of commercial space on the ground floor, and 16 apartment-style condominium units on the second and third floors.

The condominium development is a pleasing blend of turn-of-the-century character and modern convenience.

"The building really stands out for its character style. We wanted to stay with the heritage theme and be sympathetic to the era of the existing buildings," said Fiorante.

The company went to great lengths to achieve that harmony, even having the building's exterior bricks specially manufactured to complement the century-old red brick that adorns the preserved bishop's residence and collegiate. "The brick we used is 'heritage red'," said Fiorante. "We sourced them from a plant in Wisconsin. Because we were ordering such a large quantity, the brickmaker decided they would do a special mix to try and match the existing heritage brick as closely as possible." ▷

CANTERBURY COMMON



CANTERBURY
PARK

HERITAGE-STYLE CONDOMINIUMS,

ideally situated at Broad Street and College Avenue, next to Wascana Park

DEVELOPED BY:

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"If you look at the coloured brick of the existing building and compare them to the brick we are using in the new construction, you wouldn't really know the difference," said Christina Fiorante-Lang, Joe's daughter and the company's sales coordinator.

Tyndall stone corners and heritage-style triple-glazed low-E windows further enhance the building's character. "I think it really stands out. The building has been earning a lot of compliments from people across Canada. There's nothing else like it in the province," said Fiorante.

While the exterior of Canterbury Common celebrates the past, residents will enjoy every modern convenience within their stylish suites, including in-suite climate control, underground parking and elevator service.

Sixteen units will be offered in the first phase of development, ranging in size from 820 to 1,382 square feet. Buyers can choose from seven different floor plans, including two-bedroom or bedroom-plus-den configurations.

"The interiors are upscale, featuring granite countertops and shaker-style maple cabinetry. Buyers get to select their own paint colour palette and have a choice of flooring products," said Fiorante.

The condominium development is a pleasing blend of turn-of-the-century character and modern convenience.

Nine-foot ceilings complement the suites' open concept design. Lovely balconies, many with views of the park, further extend the home owners' living space.

Pricing begins at \$269,900, including a package of five appliances and window treatments. Over 50 per cent of the suites have been pre-sold.

The condominium development is proving attractive to a broad demographic. "There's a real mix of people – younger, older – mostly professionals," said Fiorante.

"They're attracted by the downtown location and the heritage theme. The proximity to downtown means you can walk to work," said Fiorante-Lang.

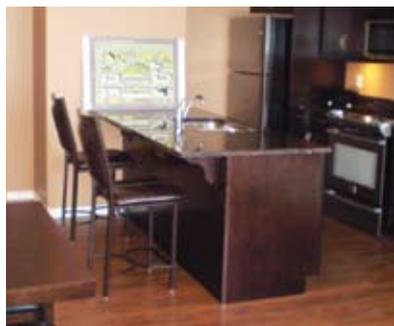
"They're not just buying a property, they're buying a lifestyle," she adds. "You can just imagine grabbing a coffee on your way out of your suite, strolling along Wascana Lake and browsing through the neighbouring shops."

"At the end of the day, we're trying to create a community that has all of the amenities. If you live there, you don't have to have a vehicle. You don't have to leave," said Fiorante.

Fiorante Homes and Commercial Ltd. brings four decades of residential construction experience and more than a quarter-century of land development to the project. The company has developed neighbourhoods in all four quadrants of the city, including numerous infill developments on former school sites.

"We're one of the most established builders in the city. We're connected and committed to the community," said Fiorante. "We always try to do the best job for the area. We look at the site and think, what will work here? We try to analyze it and be sympathetic to the neighbourhood."

The show suite at Canterbury Common will open in early October. For information on the project, call Fiorante Homes and Commercial Ltd. at (306) 569-3456 or visit www.canterburyparkregina.com. ■



- Three-storey apartment-style condos with elevator
- 820 to 1382 square feet
- Maple cabinets, granite countertops
- Five appliances included
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