

A NEW PHASE IN YOUR LIFE. A NEW PHASE OF TOWNHOMES.

Sometimes it's a new marriage. Sometimes it's a new baby. Sometimes it's just a desire to move into something better.

Whatever new phase you're going through you owe it to yourself to see the spectacular new townhomes at the West Village.

Built by Goldlist, these homes offer the cumulative experience and reputation of a builder who's been in the business for over forty years.

The West Village. It's friendly, it's safe, it's close to Lake Ontario, shopping and downtown Toronto. It's where you should spend the next phase of your life.

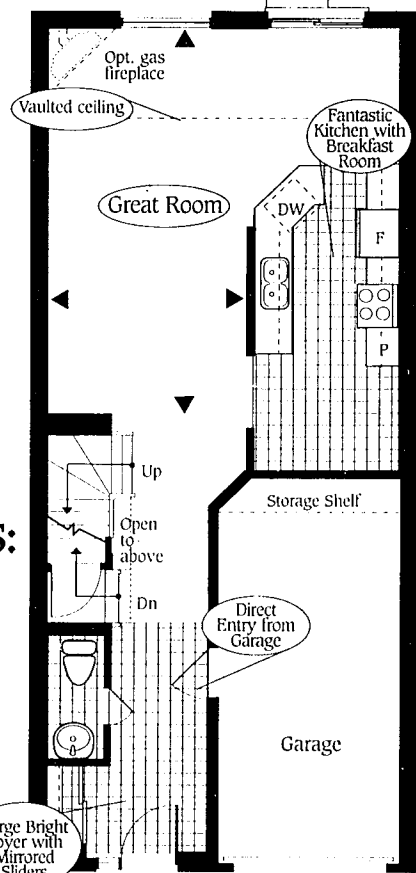


From \$162,500
 (3 Bedrooms 1244 sq. ft.)

SUMMER SIZZLER SPECIALS!
 Choose a finished basement or any two of the following:
 • 5 Appliances • Gas Fireplace
 • Air Conditioning
 See sales representative for details.

Check out all these features and options:

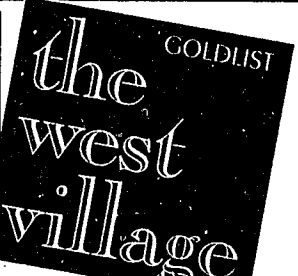
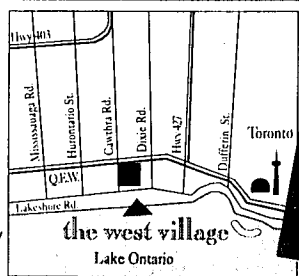
- All homes with direct entry from garage
- Optional gas fireplace
- Fenced backyard (perfect for a BBQ) with lockable gate and patio pavers
- Eat-in kitchens with pantries
- Ceramic tiles in foyer, kitchen and powder room
- Vaulted ceilings, as per plan
- Ask sales representative about our upgrade bonus program



The Glenfield, main floor from \$173,900

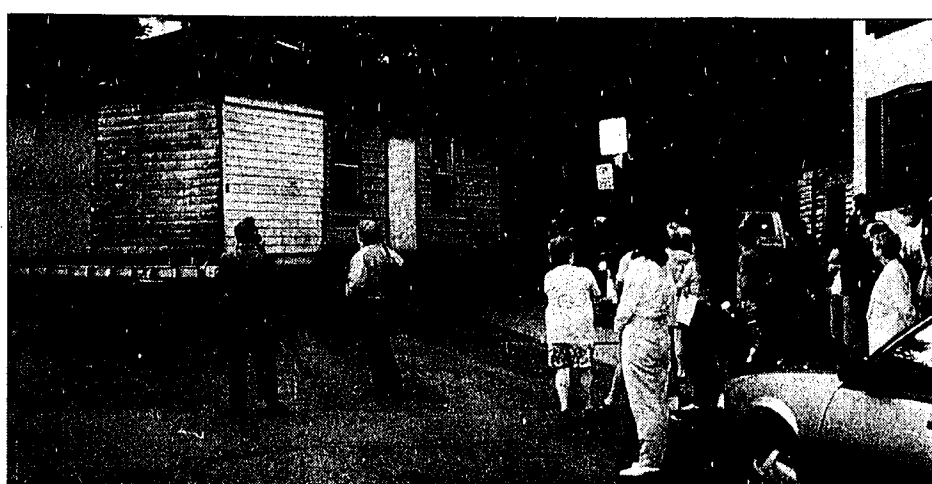
Goldlist. Quality Plus Excellence Since 1952.

STORE LOCATION:
 1191 Cawthra Road,
 Mississauga,
 (south of the Q.E.W.)
 905-274-4400.
STORE HOURS:
 Monday-Thursday
 Noon-7pm
 Friday/Saturday/Sunday/
 Holidays Noon-5pm



YOUR NEW HOME DEPARTMENT STORE.

Developed and built by Goldlist Development Corporation. Exclusive Broker: PMA Brethour Group. Brokers welcome. Prices and specifications are subject to change without notice. E & OE.



SANDRA GIONAS PHOTO

MOVING DAY: This toll-keeper's cottage on Howland Ave. in the Bathurst and Davenport Rds. area, said to date to 1827, was moved last month to a temporary home at the TTC's Wychwood Yard. The Community History Project is working to convert it to a museum.

Luxury townhomes developer stalled project to save cottage

BY SANDRA GIONAS
 SPECIAL TO THE STAR

There was once a time when Torontonians would do anything to avoid it, but today, area residents as well as heritage officials have a surprise ally in their fight to save a toll-keeper's cottage.

Until a month ago, the structure at 370 Howland Ave., near Bathurst St. and Davenport Rd., said to date back to 1827, was on a site about to be developed into 16 luxury townhouse units.

But a partnership between area residents and developer Peter Dais of Victory Estates saved the historic cottage from demolition.

"What Peter has done here is special," says Jane Beecroft, a volunteer with the Community History Project, working to convert the cottage into a museum.

"Developers usually resist the demands of the community. They don't give a hoot about the environment or heritage (issues.)"

What made Dais stand out, Beecroft says, is that from the moment he was informed about the cottage, he took action. He sold the cottage to the Community History Project for \$1. His company also pushed back their construction start date to mid-August, to give Beecroft's group enough time to move the cottage to the Toronto Transit Commission's Wychwood Yard, its temporary home until the city can agree to a permanent location.

"We are in a state of desperation in this city. Developers for some reason fear these properties devalue neighborhoods, but this isn't true," Beecroft says.

Dais agrees. "The cottage will add more character if it's restored and kept in the neighborhood," he says. "We're not putting up prefabricated row houses. We're putting up a Georgian-style townhouse complex in an area that is rich with history."

Casa Loma is just a few blocks east of the future Castle Terrace development on Davenport, a block east of Bathurst.

The journey of the toll-keeper's cottage began during the first half of the 19th century when it sat at the southeast corner of Bathurst and Davenport. While the cottage is conservatively dated at 1840, Beecroft hopes legislative records of the Council of Upper Canada will prove the cottage was built as early as 1827.

Back then, bilking the toll was a great Canadian sport, Beecroft says, and people did everything they could to avoid them. But Davenport has always been one of this city's great thoroughfares and the road was superior to the many others that lent Toronto its ancient moniker "Muddy York."

The abolishment of tolls during the 1890s and area development pushed the cottage further away from its original site. "Our forefathers never threw anything out," Beecroft says. "They simply moved the cottage."

It might have been forgotten had it not been for Kullie Milles and her son Andrew Watson, of Davenport Rd., who knew about the cottage's heritage from many area old-timers who have since died. Milles contacted Beecroft's group four years ago and the efforts to trace the cottage's history and to save it began in earnest.

Victory Estates acquired the Davenport property and the cottage, late last year.

'This is opening a new era of relations between developers and the heritage community'

The land had been a source of contention for the members of the 30-year-old Bathurst Davenport Community Association, who were upset over an oil leak many years ago by Patterson Springs, an adjoining Davenport Rd. business.

The former owners, Steve and Elizabeth Zatko, took Patterson to court and the company was ordered to do a clean-up and purchase the property from the couple. The cottage and the Patterson lot were subsequently sold to a series of developers, until it ended up in Victory Estates' possession.

Dais and partners Tom Letros and Lucio Campobosso have run Victory Estates for the past nine years. The company is developing homes and townhouses in Mississauga, Richmond Hill and Pickering. Dais says area residents should be the first to know about a project.

"From our past experience, we know (residents) can either help or stand in your way. If you give them a chance to give their

input from day one, you've got a partnership and you don't waste time and money fighting on small issues here and there."

Dais advises other builders to take note. He's seen some of his competitors hire high-priced lawyers to fight losing battles with residents "who always have city councillors on their side."

The Bathurst Davenport Community Association approved Victory Estates' plans for Castle Terrace. The 700 sq. ft. to 1,800 sq. ft., one- to four-bedroom suite townhomes will come with either landscaped gardens or rooftop garden terraces.

Residents initially objected to the height of some of the homes. Dais explained the variances in height were needed between the units, to avoid having the complex look like "a big box." By the end of their second meeting, the residents agreed and gave Dais a letter of support.

Since billboards went up at the site, Dais says his office has been fielding many calls. He is confident the units, ranging price from \$190,000 to \$350,000 and will carry condo fees of under \$200 a month, will be sold by the early 1997 occupancy date. The complex will be extensively landscaped in the spring, another feature that pleases area residents.

"This is opening a new era of relations between developers and the heritage community," Beecroft says.

Where the cottage will end up is anyone's guess. There are other heritage organizations that would love to have it, Beecroft says, "but the toll-keeper's cottage must stay where it belongs, and connected to the road it once served."

The cost of restoring the cottage to its original clapboard exterior may reach \$100,000. The cost of the move alone was more than \$15,000.

The Community History Project is working with the Toronto Historical Board to raise the money through private donations. Beecroft says she is anxious that the city approves a final site for the home soon. There have been incidents of vandalism with old TTC trolleys in Wychwood yard in the past.

Donations should be marked "Toll-Keeper's Cottage Fund" and sent to the Toronto Historical Board, 205 Yonge St., Toronto, Ont., M5B 1N2.

FIRST TIME BUYERS ALERT

SUMMER'S HOTTEST DEAL

FREEHOLD CONDOMINIUM TOWNHOMES IN PICKERING

• In the heart of Pickering at Highway 2 and Walnut Lane, minutes from all amenities
 • An intimate enclave of 41 townhomes nestled in a mature community of single family homes
 • Beautifully landscaped with private patios
 • Luxury features throughout including appliance package

PICKERING

WALNUT LANE

\$109,990*

CALL TODAY (905) 839-7955

HOT! HOT! HOT!

*Only available at this price which does not include appliance package. Price and specifications are subject to change without notice. E & O.E.