

# A condo room with an artful view

**Condo trends.** More developers are unveiling public art in hopes of making inroads into the community

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Toronto leads the way with an emerging trend in condo development: the commissioning of public art. It was a busy spring with a raft of new art unveilings around town, with condo developers aiming to engage the community and leave their mark.

One such installation resides at the Edition/Richmond condominiums. The builder has converted an old transmission mechanic's shop with 18-foot-high ceilings and glass rollup doors into a photographic gallery featuring works by contemporary photographer Graham Powell. It is listed as part of the popular ScotiaBank Contact photo festival running this month.

Adam Ochshorn of Curated Properties says that "Because we're smack-dab in Queen West close to the Ossington strip, we decided why not embrace the art culture that's been in Queen West since the '60s



## Eye on the artistic

Toronto's University Avenue was shut down on a Saturday afternoon in May for the

unveiling of a new Zhang Huan sculpture at the Shangri-La hotel and condominium development.

Created by China's most influential contemporary artist, the elegant objet d'art is called Rising. The polished stainless-

steel sculpture is comprised of countless "peace pigeons" surrounding a tree trunk and branches.

and '70s?"

Photographer Powell shot local scenes from different vantage points throughout the neighbourhood that are currently on exhibit at the gallery in the form of substantial, four-by-eight-foot black-and-white prints.

And at another public art dedication, Ward 20 councillor Adam Vaughan was on hand in May for the unveiling of a 1,400-pound sculpture entitled Thing's End, by internationally renowned local artist James Carl. The composition adorns the entrance to the Festival Tower condominiums, gateway to the cultural corridor at King and John streets.

Official ceremonies were also recently held to mark the



The WaterParkCity sculpture DUNCAN MCALLISTER

dedication of a Vito Acconci architectural installation unveiled at WaterParkCity in the historic Fort York neighbourhood. Acconci led attendees on

a walking tour of the eye-catching installation.

Lanterra's CEO Barry Fenton thinks that more developers should concentrate on public

art.

"As you can see from what we've accomplished here, it's really added a lot of value and prestige to the building. Really, public art is a big part of the unit. Everyone thinks that when they buy the unit, they're buying 500 square feet and that's the end of it. The truth of it is, their condo starts from when they enter the building to when they get up into the unit."

Public Art Management president Karen Mills says that the sculpture was extremely complex and difficult to build. Fashioned from thin, painted galvanized steel plate, the intricate work of art was completely hand-wrought and twists and turns around the entire building.

## Appraisal woes



**LEGAL MATTERS**  
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**Q. I was scheduled to close the sale of my property yesterday and was told by my lawyer that the purchaser cannot get financing. Apparently, he had the property appraised by the bank and the appraiser conservatively determined that they purchase price of the property was not what it was worth; therefore, no mortgage. The transaction was really based on the value of the land as the house is a 60-year-old bungalow and it is the building lot that was really of interest to the purchaser. What are my options?**

A. Unfortunately, your story is not an uncommon one. In this overheated market, people are paying huge sums of money for lots with teardown houses. People are speculating that you can rip the house down and put up two or three townhouses and make big bucks.

The problem with this is that the bank has to be onside with the lot value, otherwise there will be no money for the mortgage. In your case, your buyer probably doesn't have any substantial cash and is relying on a large mortgage to cover the purchase.

You can obviously pursue the buyer: to what end I don't know because they don't seem to have a lot of money.

The downpayment is at risk so it would be in the purchaser's best interest to hopefully find an appraiser who understands the market in that particular neighbourhood and can come back with a positive number to cover the financing. At the end of the day, you may have to re-list your property and see who else is out there looking for a great lot to build on.



Artist Vito Acconci DUNCAN MCALLISTER

## Let there be light

### Easy fixes for everyday household dilemmas



**CHARLES THE BUTLER**  
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**Dear Charles the butler: Having recently retired from 30 years in the hotel industry (sales), I truly believe in proper etiquette and good customer service.**

**Today I have two questions:**

- 1. How would you recommend cleaning fabric lampshades?**
- 2. Any ideas on how to prevent clothes from getting caught in fitted sheets in the dryer? Wishing you continued success, Mary**

Dear Mary,

Thank you for your kind words! The first question is easy — cloth lampshades should be cleaned with a soft vacuum brush attachment.

Remember that dust

attracts grease, so vacuum them often to keep them dust-free. I would say to clean them monthly.

Now, your second question is a great one — but unfortunately I have no answer for it.

I hope that some reader out there may have the answer and if so, please write in and tell me your thoughts so that I can learn and help everyone along the way.

Warm wishes,  
Charles the butler

**HAVE A QUESTION? SEND AN EMAIL TO ASKCHARLESTHEBUTLER@METRONEWS.CA**



How do you properly clean a cloth lampshade? ISTOCK IMAGES