



SUITE SELECTIONS

DESIGN CENTRE INFO PACKAGE



101 Scollard Street Design Centre Hours

We are pleased to extend to you a selection of fabulous finishes for the interior of your 100 Yorkville condo. These selections will be on display for you to view the first week in October at our 101 Scollard Street Design Centre. The design centre hours will be from Tuesday, October 3rd to Saturday, October 7th from 12:00 to 5:00; no appointment necessary.

We encourage you to stop in, perhaps bring a friend, your partner or your interior designer should you have retained one. Because of the wide offerings, it will be helpful to you if you start thinking of your finishes before you meet with the finish selection team, Crayon Design.

Should these hours not be convenient, the centre will be open Thursday and Friday mornings from 9:00-11:00AM, starting October 10th till November 30th. Please stop by only during these times because design meetings will be held by appointment only for the balance of the day.

Finishing Meetings

You will have an opportunity to meet with a registered interior designer who will work with you (and your consultant, should you have one) in the selection of your interior finishes. They will be using scaled architectural and electrical drawings that accurately reflect what will be built.

The meeting will address any interior space plan changes you may want to make (examples of these are adding or deleting walls, changing door swings, etc.) Please note that because this is a condominium building with other suites above, below and next to yours, layout changes are limited and you may not be able to make all the changes you want. These changes may affect the electrical plans and this will be reviewed at the same time. Following your suite plan review, you will be making interior finishing choices. There is a wide range of samples so we suggest you visit the design centre before your meeting.

On October 10th, the meetings will commence with owners of suites in 100 Yorkville followed a few weeks later by 80 Yorkville suite owners. Each meeting will last approximately two to three hours so book your time accordingly.

To book or reschedule your meeting times, please call Gail Campbell at 416. 778-7606 or email gail@crayondesign.com. If you know now that your winter plans will mean you won't be in Toronto for an extended period of time, please call her immediately so we can schedule you in before your departure.

For those of you who require either a second meeting and/or written follow-up, the designer will make arrangements directly with you at the time of your first meeting.

Frequently Asked Questions

Q: *Some of the standard selections shown are really wonderful. Why are there upgrades and who determines the prices for the upgrades?*

A: The trade contracts include just the standard finish selections for the suites. When trades bid on a project, they try to secure the work by bidding with very tight margins, relying on a combination of good pricing, excellent reputation and professionalism. Quantities for standard materials can be measured by truck loads. Quantities for upgrade materials are an unknown when the contracts are set. There might only be 100 sq ft of an upgrade tile selected on the project. The prices for the upgrades are determined by their net cost extra to the developer from the trades. The trades always have to calculate in extra margins on the upgrades for the additional paper work, supervision and coordination. On top of this, there are costs from the site supervisor to oversee the upgrade changes, from the accounting and cost control end, and from the developer to oversee the paperwork.

Q: *The building is just now under construction. Why do I have to decide all the finishes before my suite is built, why can't I wait to see my suite before I decide?*

A: I like to think of building a condominium as similar to ordering a car, say a BMW. When you meet with the sales person to purchase your car, he walks you through the specifications, shows you the optional packages, and discusses the features of your car. Your car does not go into production until there is a confirmed order sent to the factory with all the selections made. A condominium is the same. Can you imagine that car starting down the assembly line, with no specification for the engine or no selection on the colour of the leather interior? If there is no information in place, your car would stop, as well as every other car behind it in the production line. For your suite, if we did not have all the selections in place prior to commencement, the same result would occur. The building would be delayed, your suite would not be completed on time, workers would go home early because they couldn't work, etc etc etc. To avoid this, all selections for the suite are done before they are needed on site. This allows the trades to pre order all materials, double check site conditions, shop drawings and review coordination between trades, to ensure that everything runs smoothly.

Q: *The selections provided to us are wonderful, but I don't see a tile that I like, can I supply my own?*

A: As with any condominium in the city, there are certain trades and suppliers that are contracted to provide the materials to this project. We have endeavoured to cover the most sophisticated trends and directions in interior design, and have worked with Brian Gluckstein's office to understand their vision. If you cannot work with the materials and colours that have been selected for this project, ask the design team for help. Our job, as professional interior designer's, is to understand our client's needs and ideas. Hopefully we can help you find selections within the range that are available, or come up with options that our suppliers can provide.

Going back to the car analogy, let's say you've ordered a BMW, but you want a Mercedes steering wheel. There will be times that we may say that item is not available, like the steering wheel. But if you asked to order your BMW with Ferrari red paint, we may be able to accommodate the request, but it might cost you the same as a Ferrari.

Q: *What happens, if in 3 months, I want to change my mind, and select different finishes for my suite?*

A: So, this BMW is still going down the factory assembly line. At some point, a memo gets circulated that the 4th car in line, down at the interiors end of the plant, has requested a change to the engine.....well, in the car world, you can imagine what that would do to the factory! Although it may seem rigorous, that kind of change to the suite finishes, after selections are confirmed and signed off on, has the same impact.

In the world of home renovations, when you walk into the kitchen area, with the architect and the contractor and ask to change the location of a light, the architect makes a note, talks to the electrician, and the change happens right away! In a condominium project, there are many levels of supervision and control required to ensure that the building gets built properly. Each person on a project has a very specific job, from the designer you meet with, the developer, the project manager, architect, site supervisor, the trade's office supervisors, his project supervisor on site, and the guy doing the work in your suite. Each one of these people has a role in the communication and coordination of information on site. Making a change after the information has been circulated is like trying to separate cream from the coffee, practically impossible. Although it is not totally impossible, it does definitely have costs associated with it, and there will be times that we may say no.

We will work with you as closely as we can to ensure that the selections you make will be great design starting points for your suite. When you start working with us on these selections, be prepared. Have your own consultant, or your best friend with you to give advice, or have your ideas sketched out, so we can see where you want to go. Spend some time at the finishing centre before you start your meeting with us, and just get familiar with how you respond to the selections available.

Q: Why are all the meeting times during weekdays? I work, and would prefer to meet with someone on Saturday.

A: Although we appreciate that daytime hours are precious, we also know that this is when most people are willing to focus on being efficient and practical with their time and decisions. We need you to see us at your best. Think of this as going to see your dentist, or your lawyer. (although not as painful). We also need to be at our best. We want to give you the best guidance, advice and energy as we can, because we also know that making the leap from paper to reality is going to start with us. Your suite will start to come alive in the discussions you have with us, and this means we need to be focused, and have you focused in these conversations.

Q: I have my own designer, why can't they meet with the architect and trades to specify my suite, why do I have to meet with the design team for the building?

A: You are very welcome to bring your own design consultant with you during your meetings, or ahead of time, to prepare your selections for your suite before you see us. If you do not want to use an outside consultant, we will be more than happy to assist you in these decisions as well. If you would like your consultant to handle the entire design process, we can work directly with them as well. Our role on this project is to facilitate that information flow for all the suites. We are the hub and all information comes through us. Our experience in condominium construction makes us specialists in how to build high rise residential space, and we can vet and review your requests, or your consultants requests more efficiently than anyone else on the project. This leaves the architect and the trades free to do their job more effectively. As mentioned earlier, there are specific roles each person takes on, with a project like this. Our role is specifically to work with all the suite owners on their selections, and ensure that they are communicated properly to the site.