

ModBox: Upscale condo development betting on Lebreton Flats' future and LRT

ALANNA SMITH Updated: February 8, 2019



The Grid Lofts are inspired by Manhattan-style lofts with 10-foot high ceilings, exposed concrete, window walls and modern details. OTTWP

Location, location, location.

It's all too common mantra, but nevertheless spot on.

For a new condo development in Ottawa, location means everything. The six-unit building, named the Grid Lofts, is being built just minutes away from the future hub station of the city's Confederation Line LRT and a short drive from the proposed LeBreton Flats development.

"In real estate, it's always about location first," said Chantal Smith, a spokesperson for builder ModBox Inc. "It's a really cool building in a fantastic location in one of the nicest and most interesting parts of the city and it's just going to get better."

The condos, located at 92 Stonehurst Ave., are close to the lively communities of Hintonburg and Wellington West and rooftop views will include the expansive downtown area, Parliament and the Ottawa River Parkway. It's close to a variety of restaurants, shops and leisure areas.

STORY CONTINUES BELOW



However, one of the biggest attractions might be the proximity to Bayview Station, which will connect the north-south O-Train Trillium Line with the new east-west Confederation Line.



"It doesn't get any better than that. If you need to go anywhere across the city it's very convenient," said Smith.

ModBox Inc. briefly paused the project about a year ago to "wait for the LRT to catch-up" and give attention to a building they launched on Beechwood Avenue.

"I think it's helpful for people to see it coming to fruition as opposed to selling the future," said Smith.

Builders of the LRT system said it will be complete on or before March 31 and riders could expect to ride the trains a month later. This deadline comes after two failed delivery dates of May and November 2018.

"You can see (the future) now. It's a little more tangible," she said.

"I don't see any delays affecting our sales at all because we still need to build the project. It certainly should be up and running long before we're finished building, which we're aiming for the summer of 2020."

She feels similarly about the LeBreton Flats redevelopment project, which has made headlines over the past few months due to friction between the two key players chosen to transform the 21-hectare site.

RendezVous LeBreton Group is a partnership between the Ottawa Senators and Trinity Development. Plans are on hold while the leaders of both are suing each other for a combined \$1.7 billion. They are currently participating in confidential mediation.

If plans go accordingly, there will be a major event centre, a new NHL arena, an accessible community centre and more.

For now, though, the future of the neighbourhood is unknown.

Smith said they are following news of the LeBreton Flats development closely.



The six-unit building, named the Grid Lofts, is being built just minutes away from the future hub station of the city's Confederation Line LRT and a short drive from the proposed LeBreton Flats development. **OTTWP**

The Grid Lofts are inspired by Manhattan-style lofts with 10-foot high ceilings, exposed concrete, window walls and modern details. The windows are custom-designed in a grid-like pattern giving way to the name, in addition to the transit grid.

A private en suite elevator opens into each home and takes guests to a rooftop patio shared by six units. The majority of units are roughly 1,100 sq. ft. with two bedrooms and two bathrooms, whereas the penthouse is just shy of 1,700 sq. ft. with two bedrooms plus a den and 2.5 bathrooms. All units have balconies.

There are four separate floor plans, aptly named in correlation to Ottawa's transit system — Pimisi, Bayview, Confederation and Trillium.

Smith said the units will attract a variety of people, from singles to families, but more specifically those who are looking for a place to call home.



Outdoor amenity space at The Grid Lofts gives views of developing central Ottawa

"We think about the properties as if we are building for ourselves," she said.

"We build higher-end properties, so rather than having a unit mix that's designed to maximize cash flow for rentals, we're typically building more spacious homes that have a lot of storage and a lot of quality that people look for when buying a home versus just buying something that's run of the mill, that's easier to rent."

ModBox Inc. is part of the Lake Partnership, a construction project management and general contracting company.

The Grid Lofts

Address: 92 Stonehurst Ave.

Neighborhood: Hintonburg

Builder: ModBox Inc.

Type: Six modern and high-end corner suites at The Grid Lofts, five of which are roughly 1100 square feet and a penthouse which is about 1700 square feet

Pricing: Starting at \$565,000

Information: (613) 301-7782 or www.thegridlofts.ca (<http://www.thegridlofts.ca>)

TRENDING VIDEOS

()

ADVERTISEMENT