



St. Charles Market, an Ottawa original, at 135 Barrette St., as seen from Beechwood Ave. *ARTIST'S RENDERING COURTESY OF MODBOX*

Building homes for those with a keen eye for design and craftsmanship



DARRYL SQUIRES
*Chairman and CEO
ModBox Developments Inc.*

ModBox is a real estate development firm that is uniquely positioned to manage projects from beginning to end — from the architect’s original concept and design through to completion. We thrive on challenge, and are driven to create inspiring spaces that our clients will thoroughly enjoy and proudly call home for years to come.

We’re majority-owned by The Lake Partnership Inc. (TLPI.ca), a general contractor with over 20 years of experience managing and building modern custom homes and creative commercial spaces such as Shopify’s offices and the Bridgehead Roastery.

Our business model is based on a different mindset than large-volume builders. We build as if we are building for ourselves, and focus on the buyers and clients who really understand what that means. Quality is at the forefront of every deci-

sion — from conception through design, structure, selection of materials, finishing and all of the details along the way. Creating the right product with features and characteristics that have enduring value and enhance the life of the homeowner is just as important as fine workmanship. Our value proposition is to invest and create excellence in the right places.

This summer, we successfully launched St. Charles Market — a mixed-use development with 54 condominiums that embraces the historic St. Charles Church in the heart of Beechwood Village. Since we live in the neighbourhood, we are particularly excited to play a part in its enhancement. St. Charles presents a wonderful opportunity to create something special and unique for the community we love, while preserving and bringing new life to an important landmark.

Designed by Linebox Studio, one of the city’s leading architecture firms, St. Charles Market is an Ottawa original. The exterior of the new building will be clad in terracotta to complement the warm tones of the brick of the church, with steel balconies that feature cut-outs that resemble the rosette pattern of the windows gracing this neoclassical church. Coloured glass will identify the lobby, townhomes and ground-floor commercial spaces to complement the existing stained-glass windows of the heritage building which is currently serving as our presentation gallery. When we are finished, the historic church that sits at the centre of this project will be transformed into a restaurant and marketplace for the

community to enjoy. There will also be a large open forecourt, terraces, new city park and additional retail outlets which will make this a hub for the neighbourhood.

St. Charles has proved to be very appealing to clients who want to downsize or side-size to simplify their lives without compromising quality or comfort. We’ve sold three of four penthouses that range from 2,200 to 5,500 sq. ft. of living space, which demonstrates strong demand for larger, more spacious condominiums than we have seen

before in Ottawa. Strong sales are a positive indication for us to continue on this path, building homes and workspaces for those with a keen eye for design and quality craftsmanship.

For additional information on our projects, please contact our sales director, Chantal Smith, at chantal@modbox.ca or visit stcharlesmarket.ca.

THE LOFTS AT 92 STONEHURST AVE.

This spring, we’re also prepar-

ing to launch six gorgeous new loft designs at 92 Stonehurst Ave. The project is ideally situated just blocks from Bayview Station (the main north/south, east/west hub of the new LRT) and the future Le Breton Flats development.

The Lofts will feature private ensuite elevators that open to soaring 10-foot-plus ceilings and expansive windows overlooking Laroche Park and the nearby Ottawa River. This uniquely designed project is located in an area that is being completely transformed.



The starry night wall and future restaurant terrace of St. Charles Market, as seen from Unit 204. *COURTESY OF MODBOX*

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