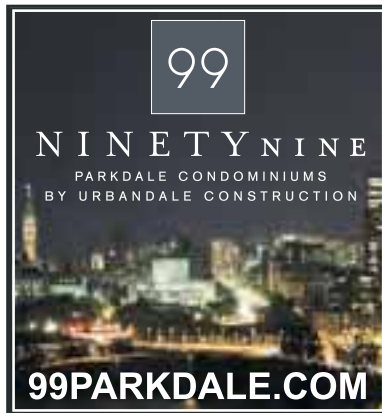


# HOMES & CONDOS



## Condo shopping

Pop up event lets buyers compare projects all in one spot, **page 4**



## British invasion

Try it for a warm, classy and tailored look, **page 5**



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PHOTOS: JULIE OLIVER/OTTAWA CITIZEN

Tony Greco, below right, with daughters Amelia, 11 (on the right), and Ava, 7, relax in their Manotick home, where the great room offers a taste of stone and wood.

## FROM A SUITCASE TO A MANSION

First, he built up his business. Now he's built the home he always wanted with his wife and daughters. Tony Greco gives **JULIE OLIVER** a tour, **PAGES 2 & 3**



Uniform brings its signature Craftsman style to The Orchard (like the Kawartha, shown here), but has greatly expanded its portfolio to include contemporary styles of bungalows and two-storeys.

## Blooming in Barrhaven

The Orchard takes root on 40 acres within easy reach of both urban and rural treats

ANITA MURRAY  
OTTAWA CITIZEN

On one side there is the Rideau River and Beryl Gaffney Park; on the other, the Stonebridge golf course. And in between, there will be a pocket of homes known as The Orchard.

Taking its name from the commercial apple orchard that was once

a part of the old farm site, Uniform Urban Developments will bring about 230 homes to this quaint corner of south Barrhaven that stretches from Jockvale Road to Prince of Wales Drive.

Adjacent to Stonebridge, The Orchard is close to both the amenities of Barrhaven and the lure of Manotick, with quick access to Highway 416. Throw in an expanded range of floor plans and it's a recipe that can appeal to almost everyone.

"We expanded our portfolio as a response to the fact that we're doing bigger-scale projects, but also to the fact that there's just a broader market to appeal to nowadays," says marketing manager Emily Myers. "We have everything from young fam-

ilies or young professionals to retired couples. In today's market we just felt the smartest thing to do is not really limit who we're going to appeal to."

Once more of a boutique builder known for infill projects such as St. George's Yard, Uniform has grown with the addition of multiple, larger developments such as Kanata's Richardson Ridge, launched in late 2011, and now The Orchard, which launched June 15.

That meant developing its offering of about 10 Craftsman-style homes into a portfolio of more than 30 bungalows and two-storeys in Craftsman and complementary contemporary styles.

See ORCHARD on page 8



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## HOMES &amp; CONDOS

# Orchard: Range of options

Continued from page 1

All homes were designed by Barry J. Hobin and Associates Architects Inc. "We felt the need to diversify our product line because it's really important to make sure that when we finish this community there's variety on the streetscape and it looks interesting," says Myers. "We're addressing more needs across the board."

Addressing more needs also means offering more bungalow plans for single-floor living, flexible layouts that allow for in-law or nanny suites and a selection of housing types from townhomes to bungalows and two-storeys that range from 1,600 to more than 3,800 square feet.

Suzanne Jacques has had her eye on the Touchstone bungalow model ever since her son and his family moved to Stonebridge about seven years ago, buying a Uniform home right next door to The Orchard.

"I do particularly love the style of bungalow," she says.

But making the decision to move took time. She and her husband, both in their 60s and still working, have lived in the same split level near Greenbank and Baseline roads for 37 years.

Recent health issues for her husband, however, combined with the appeal of living near family to help out with their grandchildren and the area's amenities, made them realize it was time.

"It was hard for us to come to this decision ... but we've reached the fork in the road," says Jacques. For

them it's not about downsizing — their new home is larger, she admits with a chuckle — it's more about the design and the layout.

Uniform has so far released 30 of 128 single-family lots (available in 42-, 47- and 52-foot widths), of which about one-third were snapped up in pre-launch sales. The builder hopes to start releasing the 101 townhomes by the fall. All two storeys, they are a first for the company, which until now has offered only three-storey towns, and they'll flank either end of The Orchard property.

Long and narrow, the site gradually descends from Jockvale towards Prince of Wales. Uniform has chosen to accentuate the shape by creating one main road that meanders through the development in a giant loop, resulting in some lots that can reach 160 feet deep.

With only one main access, off Jockvale, it'll encourage a quiet community. At its centre will be an accessible two-acre park. And while the old orchard trees had to come down, Uniform is "looking to reintroduce flowering trees back into the project ... With time, those trees will develop into nice little features throughout the project," says Myers.

The townhome plans are still being developed, but all floor plans for the singles are available and generally follow an open concept. In many of the larger plans, the formal living is concentrated (living room, dining room) and the informal living space is grouped (kitchen,



The two-storey, four-bedroom Havelock is designed for a corner lot and with a more contemporary facade.



Uniform's contemporary offerings, like the 2,050-square-foot Hartsmere bungalow, left, are meant to complement the more traditional Craftsman styles. All are designed by Barry J. Hobin and Associates Architects Inc. The two-storey, three-bedroom Hastings contemporary model, right, is 2,907 square feet. Like all of the homes in Uniform's portfolio, it emphasizes earth tones.

great room) with a bit of definition between the two.

For smaller floor plans, where defining these spaces is more difficult, the main living areas are open, but then often a den is available at the front of the home for a quiet space and "a bit of a balance," says Myers.

Standard features include air conditioning, site-finished hardwood (sanded and stained on site), hardwood stairs to the upper floor, smooth, nine-foot ceilings and a gas fireplace in the great room.

"We try and include in the base design of the home pretty significant design features," says Myers. "You don't really have to do a whole lot in terms of upgrading."

All the homes are technically double garage, although the narrower models would likely be more comfortable treating it as a single with lots of extra storage space. Myers notes that it was important to maintain the facades on the smaller

lots, which are so far proving to be popular.

"We didn't want to compromise the fronts of the house. (A home on a 42-foot lot) has the feeling of a big house because we made the priority bringing a room to the front of the house." That means finding a way to work with what you've got while maintaining a foyer that's a decent size and a garage that's workable, she says.

Depending on elevations, the low-maintenance exteriors are a combination of brick (a longer, more linear one like what was used on infill projects in Westboro) and Hardie fibre cement siding and shingles that emphasize earth tones, with pops of red, grey-blue and some green.

There are no models yet to view. Uniform expects to have three ready by late fall at Richardson Ridge, where the same floor plans are being sold. Models at The Orchard won't be available until next year.

## The Orchard

**What:** 229 singles and townhomes on 40 acres in south Barrhaven

**Builder:** Uniform Urban Developments

**Prices:** Starting at \$519,000 for a 1,600-square-foot bungalow to \$746,000 for a 3,816-square-foot two-storey. Townhomes to be released later.

**Sales centre:** 3699 Jockvale Rd.

**Hours:** Monday to Thursday, noon to 7 p.m.; Fridays, weekends and holidays: noon to 5 p.m.

**Information:** 613-608-8079; [uniformdevelopments.com](http://uniformdevelopments.com)

**A closer look:** Check out some of the floor plans at The Orchard at [ottawacitizen.com/homes](http://ottawacitizen.com/homes)



The Craftsman-style Brookwood bungalow is the smallest floor plan available at 1,600 square feet.

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