

# SEEDS OF GROWTH

As Seen in  
Condo Living  
Magazine

**condo**living  
MODERN URBAN LIVING IN CALGARY

The Orchard  
plants the seeds  
of innovation in  
Victoria Park

BY PEPPER RODRIGUEZ

**T**he seeds of growth have been planted and there is no stopping its progress. We're talking about The Orchard on Twelfth — the pioneering, modern twin tower development from Lamb Developments that's going up in the east end of Victoria Park.

Rumours that The Orchard's development has fallen through are just that: rumours. The twin tower project — with a literal apple orchard in between them — is pushing through, with construction to begin later this fall. >>





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Admittedly, it has been a tough past couple of years for The Orchard but it wasn't entirely unexpected. They are, after all, the first major condominium project going up

in an underdeveloped part of town.

"There have also been some issues in the approvals process with the City, but that's all behind us now and we are going to start construction by fall this year," says Brad J. Lamb, CEO of Lamb Development Corp. Despite the challenges, the Orchard is already 60 per cent sold and looking to hit 80 per cent by the end of the year.

"Everything is set, we have enough sales to go ahead with construction for the first tower and we're looking to launch sales for the second tower by late next year,"

he tells *Condo Living*.

The Orchard on Twelfth, is Lamb Development's second project in Calgary, following the hit 6th and Tenth (which is down to its last few units). But The Orchard promises to be unlike any other condo development in the whole of North America by having a literal apple orchard as an anchor of the development.

The site area of 1.5 acres of land will feature an apple orchard between the two towers for everyone to enjoy. "Two incredibly modern towers with an apple orchard between them — this will definitely be a unique meeting place, a destination."

The Orchard's small-plate, slender towers will have 215 suites each from one bedroom, one bedroom plus den, two bedroom, two bedroom plus den, three-bedroom suites as well as penthouses, most coming with their own underground parking stall and storage. Prices match the wide range of prospective buyers, starting from as low as \$269,705 to \$1.5 million for the sky penthouse.

The Orchard will rise on the southeast corner of 12th Avenue and 5th Street S.E., just north of Stampede Park. This is one of the last pieces of developable land this size near the downtown core.

"The developments along East Village and the Stampede Park expansion will put us squarely where the action will be in Calgary for decades to come," Lamb says. "The Orchard will be the catalyst of growth in this part of Calgary where there really isn't much now."

The units themselves are works of art. Each suite is dressed to impress, with an ultra modern design that features nine-foot ceilings, floor to ceiling windows, engineered hard wood floors, porcelain floor tile in the bathroom, European style kitchen cabinetry, and stone countertops.

"Each suite has a highly-functional layout - spacious, bright and offers a great amount of outdoor living space with at least a full width, six-foot deep balcony," says sales representative Beata Rybak.

All suites have balconies, and corner suites come with a wrap-around balcony in style. The railings of these balconies will also be extended beyond the slab to create a more visually appealing profile for the towers.

One-bedroom layouts are from 521 square-feet, with an additional option for a one-bedroom plus a den that ranges from 646 to 672 square-feet.

"Our model suite at the on-site sales centre is a one-bedroom plus den, like all of the units here, it has floor-to-ceiling glass along the exterior wall that lets plenty of natural light in," says sales representative Beata Rybak.



Two-bedroom suites start from 732 square-feet at \$395,900. "We have a Spring Sale Promo in place that offers up to \$53,000 off the list price — depending on a suite style," Rybak says.

There are also penthouse suites available that range from 1,088 to 1,637 square-feet, while the sky penthouse is 1,986 square-feet for the discerning buyer who wants their own castle in the sky.

Residents will enjoy the many amenities within the towers too, such as The Orchard Club. This club includes a lounge, a private outdoor space that has a seating area and an infinity pool, which overlooks the orchard below. There is also a fully-equipped workout facility, making it easy to stay fit all year long, whatever the weather.

This project will be home to a variety of buyers, from first time homebuyers and young single professionals, to investors and even young families too.

The buyer is basically the same for Lamb's initial project in Calgary, 6th and Tenth, which now stands at 85 per cent sold. "We still have prime suites available at 6th and Tenth, including a 449-square-foot one-bedroom at \$288,900," Rybak adds. Sales for 6th and Tenth are also done in The Orchard's sales centre.

Possessions for 6th and Tenth are expected by spring 2017, and The Orchard will have their first residents by fall 2018.

"Our developments bring buyers homes that they could only dream about," Lamb says. "Where comfort takes on an entirely new meaning, and your home is an architectural wonder, with tons of natural light and a modern design." **CL**



## FAST FACTS

**COMMUNITY:** Victoria Park

**PROJECT:** The Orchard on Twelfth

**DEVELOPER:** Lamb Development Corp.

**STYLE:** Apartment condos in twin 31-storey towers

**SIZE:** 521 to 1,987 sq. ft. plus balcony, which vary from 138 to 1,745 sq. ft.

**PRICE:** Starts from \$269,705

**ON-SITE SALES CENTRE:** Southeast corner of 12th Avenue and 5th Street S.E.

**WEBSITE:** lambdevcorp.com