

Buyers will soon get a peek at Royal Connaught condos



When fully realized the project will contain 700 condo units and will bring retail space back to the main floor.

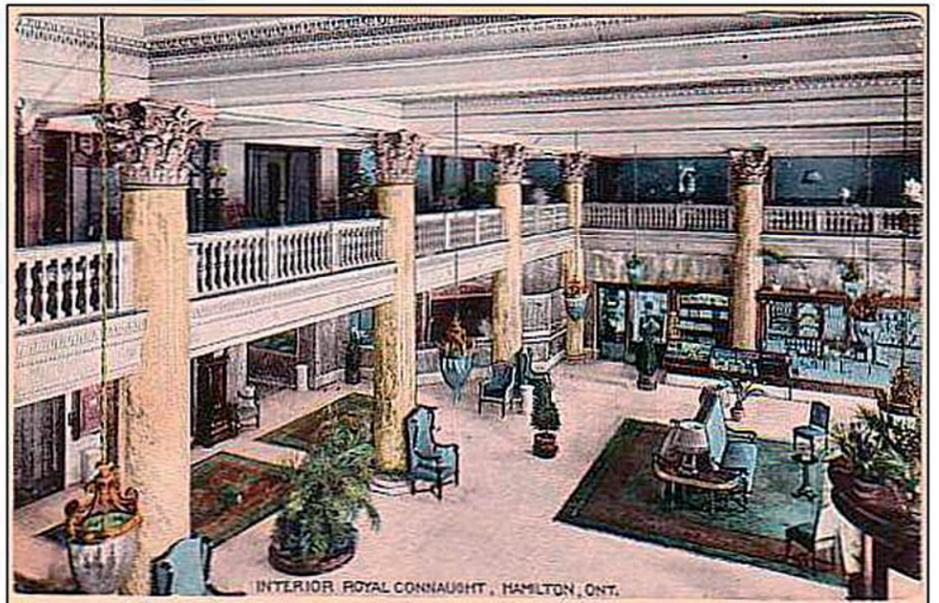
Prospective condo dwellers are just a few months away from being able to get a peek at the suites that will be going in to the Royal Connaught hotel. It was just over a century ago that His Royal Highness Prince Arthur, Duke of Connaught and Strathearn, cousin to King George V and at that time Governor-General Canada; laid the cornerstone for the storied structure. Developer Ted Valery who is partnering on the project, dubbed the Residences of Royal Connaught, with the Spallacci group told the Bay Observer that work is feverishly underway to restore the grand lobby of the hotel which was opened in 1916 and to then install model suites. The plan is to complete the project in phases, starting with 155 units in the western wing of

the hotel—which was built in 1929, then to move to the eastern red brick building as phase two. The plan is to then build a modern condo tower at the rear of the property in three phases—bringing the total number of units to in excess of 700. Integral to the project is the launch of over 13,000 sq. ft. of boutique retail running from King Street along Catherine Street to Main. “We hope to see nice merchants like Dack’s Shoes back in there,” said Valery, adding that a large restaurant is looking at locating at the site as well. A new seven-storey podium designed to complement the historical facade of the Connaught Hotel will anchor the residential community and feature a Galleria including restaurants, cafes, and shoppes mixed with pedestrian

spaces at ground level, and a public square with outdoor seating. The building has sat idle for about a decade, leading to fears that successive Canadian winters might have caused damage, but says Valery, “Structurally it is sound—it just needs some tender love and care.” No attempt will be made to utilize any part of the original hotel configuration—each floor will be stripped to the bare walls and completely rebuilt utilizing state-of-the-art heating, plumbing and utilities. Valery is aware of what the project means to the community. “The Connaught name brings a lot of prestige to the project,” he said. “It is really a Hamilton project.” Units will range from 500 to about 1100 square feet, so far pricing has not been established.



Work to restore the Connaught lobby is well underway



The grand lobby of the Connaught in the hotel's glory days

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