

Canstar Community News - ONLINE EDITION

New condos planned for St. James

Project the start of many infill housing developments to come: Nordman

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Karampaul Sandhu stands in a vacant lot where he hopes to develop a 71-unit, four-story condo block. (MATT PREPROST)

Plans are underway for a new 71-unit condominium complex in a corner of St. James.

Sandhu Developments, a recent property development upstart in the city, is planning the four-acre infill development for the southwest corner of Sturgeon Road and Saskatchewan Avenue.

"We figure it's the right location, the right time and we think there's market demand for these apartment-style condos," said president Karampaul Sandhu, noting the project has been commissioned by Thunderbird Holdings, which owns a car dealership and storage facility currently at the site at 1200 Sturgeon Road.

The complex will be built in two phases, the first of which will be a 71-unit, four-story block on two acres of unused land.

Plans are preliminary, Sandhu said — blueprints for the project aren't complete and the company is just beginning to start the rezoning process with the city and organizing details of community open houses.

There is no price tag on the project yet, he added.

The condos will be geared to first-time homebuyers, empty nesters and retirees, Sandhu said.

"We find that's pretty much the mix with the developments we've done," said Sandhu, a Linden Woods resident.

Coun. Grant Nordman (St. Charles) called the project "positive growth" for St. James, which needs new residential development, but has very little room for it.

The new condos will allow new residents to move into St. James, while also allowing those looking to downsize to remain in the area.

"Fifty-seven units doesn't sound like a lot, but for the sake of argument, all 57 of those units will be sold or rented to people looking for homes in St. James and St. Charles and will allow younger families to move in and allows people to move around in the community," he said.

"They can go to same doctor, go to the same dentist, the same pharmacy without imposing undue hardship on them for leaving the community, but allows them to downsize from their 40 year old home.

"It's small victories as we move along," he added.

Infill development in the area is expected to increase in the near future, Nordman added. The city has declared a plot of land on Allard Avenue and a few more along Sturgeon Road as surplus that can be sold and used for residential development.

"We're limited at this point of what is zoned residential, so we have to look for infill," Nordman said.

"These types of projects are infill in nature...and are going to be generating new tax revenue and providing more space for people live."

Meanwhile, Sandhu said his company will continue conducting market studies to determine the size of the condo units. The architecture will be custom-designed for the area, and a portion of trees lining the intersection will be preserved, he said.

His company hopes to begin construction next spring.

"We want to look at what people want and what's needed for St. James," he said. "I think it's going to be a nice, much-needed addition to this part of the city."

The project is being marketed by Century 21. For more information, call Mike Michaelides at 987-2121.

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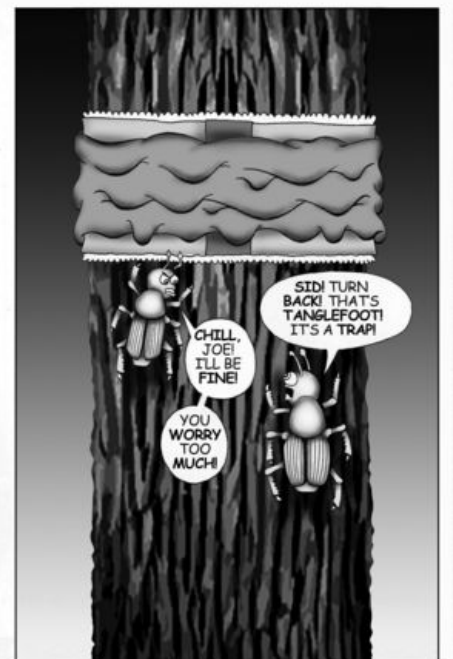
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