

newhomes

Bayview Village is the draw

Transit, dining, shopping and more at the door

LISA VAN DE VEN
Steps Away

The saying “build it and they will come” related first to baseball, but it applies equally to subways. Here, it’s the Sheppard subway that has had people flocking to the North York corridor. The subway was one of the reasons Liberty Development chose the Bayview and Sheppard site of their new project, The Village Residences. It will be close to the Bayview subway station. “Anytime you’re going to have a subway line, of course it stands to reason you’re going to have a certain amount of condos pop up to feed that line,” says Shawn Richardson, Liberty’s director of sales and marketing. The community was a tight residential neighbourhood even before the subway, though, enjoying close access to highways 401, 404 and the Don Valley Parkway, and proximity to Yonge Street and North York General Hospital. All that increased its appeal for Liberty, too. “It’s not every location that offers you public transportation but also 400-series highways,” Richardson says.

50 Steps “Bayview Village is a fantastic mall. You pretty much have everything there,” Richardson says, and, as it happens, it is just across the street from The Village Residences. Pick up a bottle of wine at the LCBO on your way home from work, buy a book at Chapters (or just borrow one from its Toronto Public Library branch), or shop at any number of stores, from Banana Republic and the Gap, to Brooks Brothers and Pink Tartan. Or, if you don’t want to cook at home, dinner’s waiting at such restaurants as Origin North or Il Fornello. “That’s been quite a draw for people,” Richardson adds.

100 Steps While the project will have its own amenities, residents who want a little more won’t have far to go. The Sheppard Avenue YMCA is around the corner, with swimming pools, squash and racquetball courts, exercise facilities, a gymnasium and an indoor track — meaning residents won’t have any excuses to skip a workout.

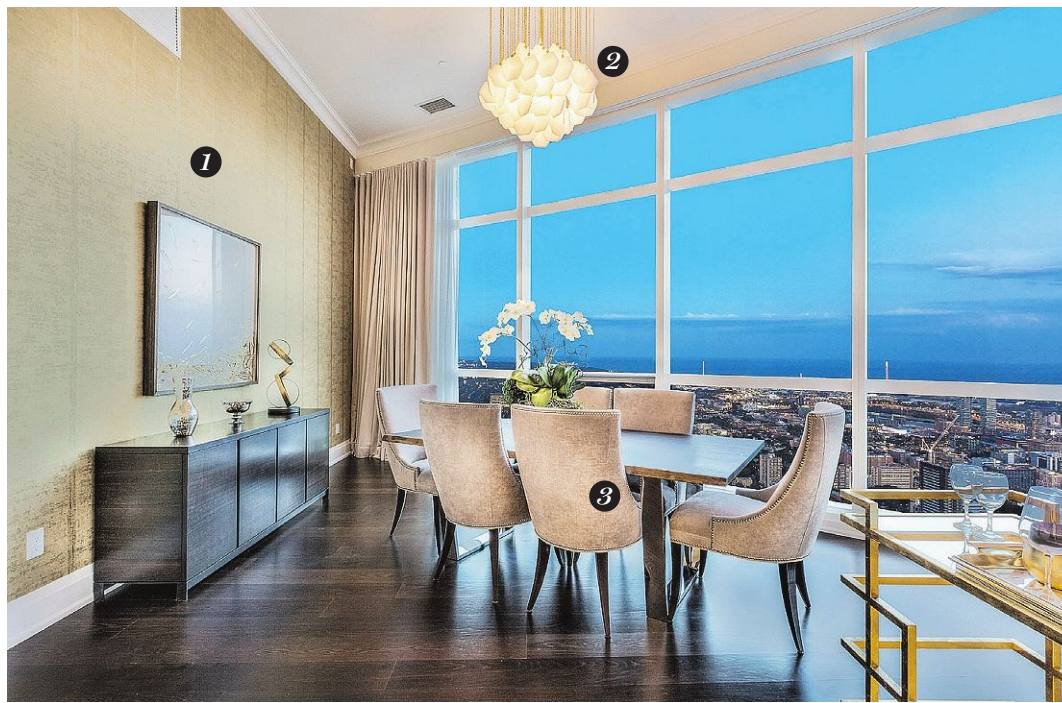
300 Steps Part of the draw of North York is its proximity to parks, and this project is no different. Rean Park is only a five-minute walk south, while Bayview Village Park is north of the project, complete with tennis and baseball for the adults, and a splash pad and playground for the little ones. “And you’ve got schools that are close by too,” Richardson adds. “There’s Hollywood Public School and St. Gabriel (Catholic School).”

Suites range from 468 to 1,335 square feet and are priced from the low \$300,000s. The sales office is at 591 Sheppard Ave. E., North York, and open Monday to Thursday noon to 7 p.m., Friday by appointment, and weekends and holidays noon to 6 p.m. Call 647-622-8408 or visit villageresidences.ca.

National Post



JONATHAN RIVAIT / NATIONAL POST



Gold standard

Showcasing luxury and space helped Canderel compete with the penthouse’s 79th-storey view *By Lisa Van de Ven*

Located on the 79th floor, overlooking the city, Penthouse Model 7907 is clearly a suite with a view. The unit at Aura at College Park was designed to take advantage of that. But those vistas are just the start. “It really advertises the grandness of the suite,” Kathy Chow says of her design, which also showcases the 12-and-a-half foot ceilings and 2,961 square feet of space. Gold accents bring in a sense of luxury, while the furniture selection keeps the rooms light and airy. “We kept the palette very neutral, but used larger scale artwork, and a splash of colour to give the space vitality,” adds the interior design coordinator with developer Canderel Residential. Remaining penthouse units at the site range from 2,201 to 3,055 square feet and are priced from \$2.4 million. The sales office is at 388 Yonge St., Suite 7910, and open Monday to Thursday from noon to 6 p.m., Friday by appointment, and weekends from noon to 5 p.m. Call 416-962-8688 or visit collegeparkcondos.com.

1 Gold accents are used throughout the suite, and include this wallpapered accent wall in the dining room. “Because we were putting artwork on it, we wanted to have a textured wall, nothing overpowering,” Chow says. The gold extends to the room’s artwork and accessories, too.

4 Off-white kitchen cabinets “give a classic feel,” with Shaker-style detailing and nickel pulls. They’re paired with marble countertops and a matching marble backsplash, while the contrasting island has dark wood cabinets and a taupe marble top chosen to tie in tonally with the limestone floors.

2 “We wanted something that made a statement,” Chow says of the dining room chandelier, and this fixture from Prima Lighting fit the bill. It combines a sculptural ceramic base hung from gold chains, for a look that’s “elegant but light,” Chow says — keeping sightlines to the windows clear.

5 “They give that sparkle effect,” Chow says of these pendant light fixtures, purchased from Union Lighting and hung over the kitchen island. Edged with chrome, the faceted glass pendants reflect light throughout the room — “adding shimmer” to the space. “They contrast nicely with the stone countertops,” Chow adds.

3 An ebony table from Elte features a “sculptural” live edge and heavy graining that adds visual texture to the space. Chow paired it with grey velvet chairs, featuring curved arms that help create a softer contrast in the room. Dark wood legs tie the two together.

6 Chow chose these kitchen stools from Elte for their transitional design of grey leather and dark wood — and for the chrome hoop accent that adds a contemporary twist, complementing the metals used throughout the kitchen. “The style plays off the colour and curves of the dining chairs,” she adds.

FOR SALE



Price range: Starting from the \$300,000s
Location: Leslie Street and Sheppard Avenue East, North York

THEATRICAL Designed by Wallman Architects, Scala is a North York condominium project with 536 units planned. The site will feature interiors by Union31 and landscaping by Janet Rosenberg & Studio. **Builder/developer** Tridel **Building** 18 storeys **Suites** One-bedroom to three-bedroom-plus-den layouts **Size** 482 to 1,991 square feet **Occupancy** Fall 2019 **Features** Suites will include, depending on the plan, laminate or plank-engineered wood flooring, granite or quartz kitchen countertops, and marble bathroom countertops. **Amenities** A party room, theatre, fitness centre, indoor pool, steam rooms, whirlpool, and outdoor sundeck with pool. **Sales office** Located at 4800 Dufferin St., North York. Open Monday to Friday from 11 a.m. to 7 p.m. and weekends and holidays from noon to 6 p.m. Call 416-730-0300 or visit tridel.com.

L.V., National Post



Price range: Starting from \$261,900
Location: Yonge Street and Eglinton Avenue, Toronto

MID-TOWN MIX Designed by Diamond Schmitt Architects, Whitehaus Condominiums is a new mid-town project, located close to the Eglinton subway station. Interiors are being designed by Ceconi Simone, with 366 units planned.

Builder/developer Lifetime Developments and Knightstone Capital Management **Building** 29 storeys **Suites** One-bedroom, one-bedroom-plus-den, two-bedroom and two-bedroom-plus-den layouts, as well as townhouse units **Size** 377 to 1,243 square feet **Occupancy** 2019 **Features** Units will have nine-foot ceilings, floor-to-ceiling windows, quartz countertops and tile backsplashes. **Amenities** The site will feature a fitness centre, an event kitchen, a lounge, a dog wash area, an artists’ studio and a ping pong lounge. **Sales office** To register, call 647-344-1520 or visit whitehaus.ca.

L.V., National Post

MORTGAGE RATES 25.11.15

Rates are subject to change. Selection of financial institutions may vary weekly. Figures supplied by Fiscal Agents

	Variable rate	6months	1yr	2yr	3yr	4yr	5yr	Variable rate	6months	1yr	2yr	3yr	4yr	5yr	
BANKS								TRUST LOAN							
ATB Financial	2.45	4.00 - 4.00op	2.94 - 4.00op	2.64 - 4.00op	2.64	2.74	2.94	Community Trust	n/a	6.50	3.14	3.25	3.95	4.39	4.64
Alterna Svgs/Alterna Bk	2.55	4.00 - 6.30op	2.85 - 5.30op	2.85	2.59	2.94	2.68	Concentra Financial	n/a	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
Bank of Montreal	2.70	4.00 - 6.30op	2.89 - 6.30op	2.84	3.39	3.89	2.79	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50	3.70	4.30	4.35
Bank of Nova Scotia	2.70	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	2.94	Home Trust Company	2.20	3.95	2.69	2.24	2.39	2.59	2.69
Canadian Western Bank	-	4.00 - 6.45op	3.14 - 6.30op	3.04	3.65	4.20	4.74	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.39	3.89	2.59
CFF Bank	-	-	2.69	2.24	2.39	2.59	2.69	MTCC	2.70	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	2.84
CIBC	2.70	6.70op	2.84 - 6.35op	2.79	2.39	2.74	4.79	OTHER							
Equitable Bank	-	-	3.14	3.04	3.65	4.39	4.64	Comtech Credit Union	2.45	6.20 - 6.40op	2.79 - 6.30op	2.89	2.95	2.99	2.69
ICICI Bank Canada	2.75	-	3.15	3.65	3.64	3.69	3.69	DUCA Credit Union	2.50	-	3.09 - 5.75op	3.00	2.99	3.09	2.79
Manulife Bank	2.40	4.45	3.00 - 3.20op	2.94	2.84	2.79	2.69	First National Fin. LP	-	3.10	2.29	2.24	2.44	2.64	2.79
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04	3.39	2.69	2.84	Industrial Alliance/IAP	-	-	3.19	2.79	2.89	3.09	2.74
President's Choice Finan	2.70	-	-	2.79	3.34	3.99	4.44	Luminus Financial	3.25	-	3.25 - 6.25op	3.20	3.65	4.00	4.50
Royal Bank	2.45	6.30op	3.14 - 6.30op	2.29	2.64	2.74	2.94	Meridian Credit Union	2.50	4.00	3.09 - 6.30op	3.09	3.55	2.49	2.54
TD Canada Trust	2.45	-	2.89 - 6.30op	2.84	3.39	2.64	4.64	PACE Savings & C.U.	-	5.00 - 6.70op	2.89 - 6.30op	2.85	3.39	3.89	4.64
Tangerine	2.70	-	3.19	3.24	3.49	3.69	3.79	Parama Credit Union	2.65	-	2.80 - 2.95op	2.85	2.95	3.05	3.15

*Also offer 7- to 10-year mortgages. op = open mortgage. n.a. = not available from company. ro = renewals only dashes (-) mean companies not quoting at present.