

newcondos

Enrol now for Grid Condos

CentreCourt's new project at Jarvis/Gerrard

LISA VAN DE VEN
Steps Away

Go east! That's been CentreCourt Developments' philosophy for the past few years, and its newest site, Grid Condos, falls in line. "There's been a lot less development activity on the residential side east of Yonge than west of Yonge," says Shamez Virani, senior vice-president of CentreCourt. "And when you think of proximity to the core, the east is equidistant from as many locations in the core as the west." Grid's Dundas and Jarvis location, for one, offers close access to a wealth of amenities — from the Dundas subway station to Yonge Street shopping, parks and entertainment — all in an area that's still relatively new to condominium growth. "The other huge factor is affordability — if you look just east of Yonge versus just west of Yonge, there's a 10 to 15 per cent price difference in condo projects today," says Virani, who expects that gap to narrow as development increases in the east end and even more amenities pop up. "All the virtues of what makes it such a great area will be heightened then," he adds.

25 Steps What's one of the biggest draws to Dundas and Jarvis? For CentreCourt, it was the proximity to Ryerson University. Just a few steps from Grid, it's easily walkable from the site, whether you're a student or faculty member. And that distance is only going to narrow. "Kitty corner to our site, if you went there today, there are two parking lots. Ryerson owns those parking lots and has development applications in for future sciences buildings," Virani says.

50 Steps Travel a minute north on Jarvis and you'll get to another site with big aspirations — the location of Maple Leaf Sports and Entertainment Foundation's future Sport for Development Centre. A partnership with Toronto Community Housing and the City of Toronto, the 42,000-square-foot centre will have a gym, classrooms and daily programming, promising to be an important community asset. "It's a state-of-the-art fitness facility that I think is going to be a huge driver [for] the neighbourhood," Virani adds.

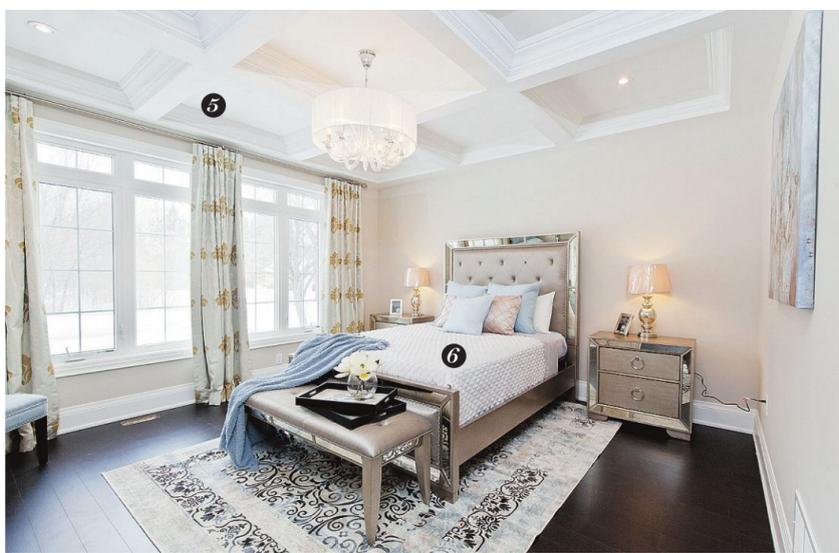
400 Steps Want to buy a new outfit, go to a concert or just hang out in the park on a particularly sunny day? The Eaton Centre, Yonge-Dundas Square and Massey Hall are just a few minutes away. "If you want some outdoor space, Allan Gardens is just north on Jarvis Street, and that's a nice amenity for outdoor space," Virani adds.

Suites at Grid Condos range from 415 to 640 square feet and are priced from the mid \$200,000s. The sales office is at 334 Adelaide St. W., Suite 309, Toronto; Saturday to Thursday noon to 5 p.m. Call 416-477-4743 or visit gridcondos.com.

National Post



JONATHAN RIVAULT / NATIONAL POST



New traditions

Niagara-on-the-Lake lends a backdrop to the transitional model home at Averton Square *By Lisa Van de Ven*

Country meets contemporary in an esthetic Christine Chao calls "country chic," at Averton Square's Russet model home in Niagara-on-the-Lake. "The design concept ... was to create an elegant space with warm tones and traditional elements," adds the interior design co-ordinator for developer Averton Homes. Details like the master bedroom's waffle ceiling, as well as a double-height living area, add architectural interest, while a neutral palette of browns and beige, with pops of subtle colour, let the architecture shine. "We were trying to bring in the feeling of Niagara, more of a traditional feel, but also make it a bit more modern as well," adds co-designer Natalie Carito, also interior design co-ordinator for Averton. Homes at Averton Square range from 1,357 to 2,423 square feet and start in the low \$600,000s. The sales office is at 120 John St. W., Niagara-on-the-Lake, and opens Wednesday to Friday from noon to 5 p.m. and weekends and holidays from noon to 5 p.m. Call 905-378-2500 or visit avertonsquare.com.

1 The open-concept den was designed to be a "peaceful place to curl up and read your favourite book," says Carito, and this chaise is exactly the furniture piece to make that happen. While the chaise is contemporary in design, dark wood legs add a traditional accent.

2 The area rug anchors the chaise, while introducing a curved pattern that's repeated again in the shape of the dark wood console table, purchased from HomeSense. "We tried to use a lot of patterns, but not overwhelming — they all correlate with each other," says Chao.

3 White built-in bookcases contrast with dark hardwood floors, receding into the wall while letting the books and accessories shine. The Victorian-inspired yellow-and-cream damask wallpaper, meanwhile, acts "as the backdrop for the bold yellow curtains," Carito adds.

4 Accessories create personality throughout the den, including this oversized mirror above the console table, which adds contemporary balance to the more traditional elements, with curved lines to soften the room. The blown-glass lamp behind the chaise, meanwhile, reflects light from the window into the space.

5 "It adds a lot of visual interest. It's the first thing people notice when they walk into the space," Carito says of the master bedroom's waffle ceiling, which also adds a sense of luxury to the room, while showcasing the glass light fixture, from Sescolite Lighting.

6 Chao describes the master bedroom set, purchased from Leon's Furniture, as "ultra chic," with taupe upholstery, a washed wood finish and silver leaf detailing. It introduces an "elegant and sophisticated appeal," she adds, while the damask area rug and drapes create "drama and excitement" in the room.

FOR SALE



Price range: \$384,990 to \$414,990
Location: Dundas Street East and Jarvis Street, Toronto

LAST TWO SPOTS

Featuring a glass tower rising from a charcoal-colour brick podium, Pace Condos is an east-end condominium project. The site is currently well into construction, with just two units remaining for sale.

Builder/developer Great Gulf
What's new The developer is celebrating the building's rooftoping.

Building 43 storeys
Suites One-bedroom and one-bedroom-plus-den layouts remain

Size 619 and 673 square feet
Occupancy March 2016

Features Units will have nine-foot ceilings, laminate flooring, Corian kitchen countertops and glass mosaic tile backsplashes.

Amenities The site will feature exercise facilities, an outdoor pool, a TV lounge, a reading room, a party room and 24-hour concierge service.

Sales office Open by appointment only. Call 416-928-2223 or visit pacecondos.com.

L.V., National Post



Price range: \$199,900 to over \$500,000

Location: Victoria Park Avenue and Sheppard Avenue East, Toronto

SAIL ON OVER

Featuring a modern curved design by Keith Loffler McAlpine Architects, Sail Condominiums will be located close to Fairview Mall, highways 401 and 404 and the Don Valley Parkway. The project — currently in pre-registration — will feature interiors by Gordana Car.

Builder/developer Opearl Developments

Building 18 storeys
Suites Studio, one-bedroom, two-bedroom and three-bedroom layouts

Size 373 to over 1,400 square feet

Occupancy 2018

Features Units will have quartz or granite countertops, stainless steel appliances, tile backsplashes, and laminate or carpet flooring.

Amenities The site will have a party room, an outdoor courtyard and a fitness centre.

Sales office To register, call 416-756-7245 or visit sailcondos.ca.

L.V., National Post

MORTGAGE RATES 15.07.15

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

	Variable rate	6 months	1yr	2yr	3yr	4yr	5yr		Variable rate	6 months	1yr	2yr	3yr	4yr	5yr
BANKS								Concentra Financial	n/a	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
ATB Financial	2.35	4.00 - 4.00op	2.94 - 4.00op	2.64 - 4.00op	2.59	2.69	2.79	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50	3.70	4.30	4.35
Alterna Svgs/Alterna Bk	2.55	4.00 - 6.30op	2.85 - 5.30op	2.85	2.59	2.94	2.68	Home Trust Company	2.35	3.95	2.69	2.35	2.39	2.59	2.59
Bank of Montreal	2.85	4.00 - 6.30op	2.89 - 6.30op	2.84	3.39	3.89	2.74	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.39	3.89	2.99
Bank of Nova Scotia	2.85	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49	MTCC	2.85	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49
Canadian Western Bank	-	4.00 - 6.45op	3.14 - 6.30op	3.04	3.65	4.20	4.74	OTHER							
CFF Bank	-	-	2.69	2.69	2.79	2.89	2.99	Airline Financial C.U.	4.00	-	3.01 - 6.25op	3.10	3.33	3.65	3.13
CIBC	2.85	6.70op	1.99 - 6.35op	2.84	3.55	2.69	4.79	Comtech Credit Union	2.45	6.20 - 6.40op	2.89 - 6.30op	2.89	2.95	2.99	2.69
Equitable Bank	-	-	3.14	3.04	3.65	4.39	4.64	DUCA Credit Union	2.65	-	3.09 - 5.75op	3.00	2.99	3.09	2.69
ICICI Bank Canada	2.90	-	3.15	3.65	3.64	3.69	3.69	First National Fin. LP	-	3.10	2.29	2.19	2.34	2.54	2.69
Manulife Bank	2.55	4.45	3.00 - 3.35op	2.94	2.84	2.79	2.69	FirstOntario C.U.	2.85	6.34op	2.89 - 6.34op	2.59	2.69	2.84	2.69
National Bank	n/a	4.40 - 6.70op	2.89 - 6.70op	2.84	3.39	2.74	2.84	Industrial Alliance/IAP	-	-	3.19	2.79	2.89	2.99	2.74
President's Choice Finan	2.50	-	-	2.29	3.49	2.67	4.44	Luminus Financial	2.80	-	2.95 - 6.25op	2.90	3.40	3.90	4.45
Royal Bank	2.85	6.30op	3.14 - 6.30op	3.04	3.65	4.39	4.64	Meridian Credit Union	2.65	4.00	3.09 - 6.30op	3.09	3.55	3.29	2.69
TD Canada Trust	2.85	-	2.89 - 6.30op	2.24	3.39	3.89	2.74	PACE Savings & C.U.	-	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
Tangerine	2.85	-	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
TRUST LOAN															
Community Trust	n/a	6.50	3.14	3.25	3.95	4.39	4.64								

*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.