

newhomes

A new mid-town rises

Yonge and Eglinton seen to be hot in next few years

LISA VAN DE VEN
Steps Away

For Todd Cowan, Yonge and Eglinton isn't just a good place to live — it's the place to live. Or at least it will be, if he has anything to do with it. And if you ask him, now's the time to get in. "We're big-time believers that Yonge and Eglinton will become the new midtown Toronto," says the managing partner for Capital Developments. "Real estate is significantly undervalued in that part of the city, and you're going to see that Yonge and Eglinton will be the next Yonge and Bloor."

Alongside co-developer Freed Developments, Capital has several local condominium projects underway — including 150 Redpath. But condominium growth is just one of the local changes that residents at 150 Redpath will get to take advantage of — with the Eglinton Crosstown LRT line set to make its way through, and new commercial development in progress, the neighbourhood is "a destination for lifestyle," Cowan says.

25 Steps Want to grab some dinner after work, or a snack after a night out — but don't want to go out of your way to get it? Cowan and his team aren't leaving anything to chance — they're building options right into 150 Redpath itself. Then they're upping the ante with room service, too. "It's going to be a real neighbourhood space, all about convenience," Cowan says of the new 24-hour diner planned for the base of condominium building.

200 Steps For parents raising teenagers, the classroom is just around the corner. Both Northern Secondary and North Toronto Collegiate are a few minutes away. And if raising teenagers requires an extra glass of wine, or maybe a box of chocolates, there are options for that, too, with Loblaw's and LCBO facilities under construction.

400 Steps "A few steps away, and you can go anywhere in the world," Cowan says. Or at least you can get to the Eglinton subway station, and from there the rest of the city's at your doorstep. The new Mount Pleasant LRT station, part of the TTC's Eglinton Crosstown line, will be just as close when it opens. If you'd rather get your experiences closer to home, though, there's the SilverCity Yonge-Eglinton Cinemas; a local Indigo; and a selection of restaurants, from Italian at Zucca Trattoria and Grazie Ristorante, to a steak dinner at The Keg.

Suites at 150 Redpath range from 331 to 1,403 square feet and from \$199,900 to over \$1 million. The sales office is at 2239 Yonge St., Toronto, open Monday to Wednesday noon to 6 p.m., Thursday noon to 7 p.m. and weekends noon to 5 p.m. Call 416-996-5428 or visit redpathcondos.com.

National Post



ANDREW BARR / NATIONAL POST



Compare & contrast

Subtle pops of black enliven the calm neutral tones in Oakvillage model vignettes *By Lisa Van de Ven*

"We wanted something fresh and contemporary," says interior designer Keith Rushbrook of the model vignettes he designed at Branthaven Homes' Oakvillage site. Looking to create something that would stand out in the project's Oakville market, the designer opted for a look he describes as "urban" and "youthful." "It's very warm," says the partner with II by IV Design. "But it's still very architectural and clean." Featuring a backdrop of light greys, white and warm woods, the kitchen, living room and bathroom vignettes pop with vivid fuchsia accents and splashes of black. "We wanted the palette to be very neutral, very clean, with the contrast coming through the black," Rushbrook says. Branthaven's homes at Oakvillage currently range from 1,100 to 1,700 square feet and are priced from \$444,000 to \$509,000. The sales office is located at 351 Dundas St. E., Oakville, and open Monday to Thursday from 1 p.m. to 7 p.m., and weekends from noon to 5 p.m. Call 289-725-7777 or visit branthaven.com.

1 "It complements the contemporary environment," Rushbrook says of the two-toned kitchen cabinetry, which pairs light wood laminate with glossy white lacquer. The contemporary flat-front cabinets are matched with white quartz countertops and a sleek black splash in the same material, while a black reveal adds "subtle and sophisticated" contrast.

2 These large pendant light fixtures over the kitchen island feature faceted metal shades to introduce "a really nice texture" to the kitchen space, Rushbrook says. While the white fixtures add interest, they nevertheless recede visually into the white walls behind, letting the kitchen itself become the focal point.

3 "They're just something really different. A talking point," the designer says of these kitchen stools by Triton, which feature a geometric black metal design that stands out in the clean-lined kitchen. The black adds pop, while the faceted shape repeats the angles of the light fixtures above.

4 Anchoring the space, wide-plank pre-engineered hardwood flooring continues the contemporary aesthetic found throughout the model vignettes. While the graining adds visual texture to the rooms, the floor's grey tone flows naturally with the other neutral hues Rushbrook used. "It's very warm and clean," the designer says.

5 White walls are used through most of the vignettes, and the bathroom is no exception. Here, though, bevelled-edge subway tiles add texture. "What we really like about subway tiles is the transitional feel — it can feel modern like it does here, or it can feel traditional," Rushbrook says.

6 From the towel rack to the faucets and the cabinet pulls, black accents throughout the bathroom give the room various points of interest. "Large-format grey porcelain tiles on the floor also help create contrast in the space. "The larger tile makes the room feel bigger," the designer adds, as there are fewer grout lines.

FOR SALE



Price range: Starting from the low \$400,000s
Location: Mearns Avenue and Apple Blossom Boulevard, Bowmanville

GO EAST

Beacon Hill is a Bowmanville low-rise community, with 126 single-detached homes planned. Houses will feature brick exteriors with vinyl siding and stone detailing.

Builder/developer Averton Homes

What's new Construction starts this fall.

Building Bungalow and two-storey designs

Suites Two- to five-bedroom layouts

Size 1,367 to 3,348 square feet

Occupancy Fall/Winter 2016

Features Nine-foot main-floor ceilings, 40-ounce broadloom and ceramic tile flooring.

Amenities The site is close to schools, Bowmanville Valley Conservation Area and GO Transit.

Sales office Located at 300 Mearns Ave., Bowmanville. Open Monday to Thursday from 1 to 7 p.m. and weekends and holidays from 11 a.m. to 6 p.m. Call 905-674-6166 or visit averton.ca.

L.V., National Post



Price range: From the \$600,000s to \$1.2 million
Location: Sorrauren and Wabash avenues, Toronto

ZEN GARDEN

A boutique stacked townhouse community, 35 Wabash will feature 57 units in total, including flats, upper-level "Sky Towns" with rooftop terraces, and ground-level townhouses with backyards. The project was designed by RAW Design, with interiors by DesignAgency.

Builder/developer Zinc Developments

Building Four storeys

Suites One-, two- and three-bedroom layouts

Size 650 to 1,500 square feet

Occupancy Late 2017

Features Units will have stainless steel and integrated appliances, quartz kitchen countertops and wide-plank engineered hardwood flooring.

Amenities The site will feature fitness facilities and an outdoor Zen garden.

Standouts The project is located close to the shops, services and restaurants of Roncesvalles Village, with the Dundas West subway station close by.

Sales office To register, visit 35wabash.com.

L.V., National Post

MORTGAGE RATES 23.09.15

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	2.59	2.69	2.79	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	2.59	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	4.49	Home Trust Company	2.05	3.95	2.69	2.35	2.39	2.59	2.59
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	-	-	2.29	2.29	2.35	2.54	2.79	MTCC	2.70	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49
CIBC	2.70	6.70op	2.84 - 6.35op	2.09	3.40	2.64	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	2.19	2.34	2.54	2.64
National Bank	n/a	4.40 - 6.70op	2.89 - 6.70op	2.84	3.39	2.69	2.79	Industrial Alliance/IAP	-	-	3.19	2.79	2.89	2.99	2.74
President's Choice Finan	2.70	-	-	2.79	3.34	3.99	4.44	Luminus Financial	2.80	-	2.95 - 6.25op	2.90	3.40	3.90	4.45
Royal Bank	2.70	6.30op	3.14 - 6.30op	3.04	3.65	4.39	4.64	Meridian Credit Union	2.50	4.00	3.09 - 6.30op	3.09	3.55	2.49	2.54
TD Canada Trust	2.70	-	2.89 - 6.30op	2.09	3.39	3.89	2.69	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.