

newhomes



City slicker

THE MODEL SUITE AT THE JAMES CONDO HAS ONE SHARP VIBE BY LISA VAN DE VEN

"It has a tailored masculine vibe to it," interior designer Kelly Cray says, but adds that "a lot of different people can appreciate it." The model suite he designed for Lamb Development's condominium project James juxtaposes black wallpaper and furniture against light grey walls, smoky grey floors and cognac-toned accents, creating a look Cray compares to a gentleman's suit, though he found his initial inspiration on the job. "The building itself is very sleek and tall — it really looks masculine and tailored. We played on that," says the principal with U31. Suites at James range from 400 to 2,659 square feet and start from \$283,900. The sales office is located at 452 Richmond St. W., Toronto, and open Monday to Wednesday from noon to 6 p.m., Thursday from 3 to 8 p.m. and weekends from noon to 5 p.m. Call 416-214-9900 or visit james.toronto.ca.

1 Black doesn't have to look heavy, as Cray shows with this black wood dining table. It's paired with walnut chairs featuring black leather seats, while open backs ensure they don't take up too much visual space. "They're quite airy, which helps in a smaller space," Cray adds.

3 In the bedroom, Cray "wanted to inject more of that cognac tone." He does so with this custom-designed upholstered leather bed, which he pairs with crisp white bedding and smoky grey accent pillows. To complete the look, he flanks the bed with black nightstands.

2 "We like the idea of creating elements that contrast," the designer says, and he did that in the kitchen with walnut veneer cabinetry above and high-gloss black lacquer cabinets below. The rest of the kitchen is black, too, including the subway tile backsplash and quartz countertop.

4 To create continuity in the suite, Cray uses the same black geometric wallpaper in the bedroom as he does in the main living space. The faceted shape of the bedside lamps pick up on the angles in the wall covering, while their white shades add contrast.

FOR SALE

Price range: Starting from \$370,000
Location: Don Mills and York Mills roads, North York

DONE IN DON MILLS With 310 condominium units and nine townhouses, Argento is a North York condominium project close to the Don Valley Ravine and the Donalda Club golf course. It was designed by Rafael & Bigauskas Architects.
Builder/developer Tridel
What's new Construction is complete and occupancy is under way.
Building 28 storeys
Suites Two-bedroom layouts remain.
Size 637 to 795 square feet
Occupancy Immediate
Features Units have eight-and-a-half to 10-foot ceilings, plank laminate flooring, ceramic tile backsplashes, quartz or granite countertops and stainless steel



Energy Star appliances.
Amenities The site features a fitness centre, a party room, a steam room, a dining room, a theatre room and a terrace with barbecues.
Standouts The site was built to LEED standards for green design.
Sales office Located at 18 Graydon Hall Dr., North York. Open Monday to Thursday from 11 a.m. to 7 p.m. and weekends and holidays from noon to 6 p.m. Call 416-663-1818 or visit tridel.com.
L.V., National Post

Price range: Starting from the low \$300,000s
Location: Yonge Street and Davisville Avenue, Toronto

DAVISVILLE MID-RISE Davis House is a new mid-rise condominium project with 189 units planned. The site is close to the Davisville subway station, with shops and restaurants throughout the area, and the Kay Gardner Beltline Park biking and jogging trail nearby. The project was designed by Graziani + Corazza Architects, and is currently in pre-registration.
Builder/developer Mattamy Homes and Biddington Homes
Building Eight storeys
Suites One- and two-bedroom layouts
Size 300 to 1,485 square feet
Occupancy Fall/winter 2018



Features Suites will have nine-foot smooth ceilings, floor-to-ceiling windows and Energy Star washers and dryers.
Amenities The site will feature 24-hour concierge service, a fitness area, saunas, a party room, a games and billiards room, a lounge and a guest suite.
Standouts Each unit will have a balcony or terrace.
Sales office To register, visit jdavishouse.com.
L.V., National Post

Price range: Starting from the mid \$200,000s
Location: Bloor and Yonge streets, Toronto

NEW SUITES Designed by Page + Steele/IBI Group Architects, The Rosedale on Bloor will feature a Canopy by Hilton Hotel on the bottom levels, with 476 condominium units from the 11th floor up. The project will feature interiors by Studio Munge.
Builder/developer The Gupta Group
What's new The developer is releasing a new suite collection, the SkyWatch Condos, from the 26th to 48th floors.
Building 52 storeys
Suites Studio to two-bedroom-plus-den layouts
Size 307 to 871 square feet
Occupancy December 2019
Features Units will have laminate flooring in the main living areas, quartz kitchen countertops, porcelain backsplashes, stainless steel appliances, and marble or quartz



bathroom countertops.
Amenities The site will feature a kitchen, a dining room, a fitness centre, a theatre room, a lounge and a business centre.
Standouts Close to the Bloor and Yonge subway lines.
Sales office To register for the new release, call 416-928-9997 or visit skywatchcondos.com.
L.V., National Post

MORTGAGE RATES 22.01.16

RATES ARE SUBJECT TO CHANGE. SELECTION OF FINANCIAL INSTITUTIONS MAY VARY WEEKLY. FIGURES SUPPLIED BY FISCAL AGENTS

	Variable rate	6 months	1yr	2yr	3yr	4yr	5yr		Variable rate	6 months	1yr	2yr	3yr	4yr	5yr
BANKS								TRUST LOANS							
ATB Financial	2.60	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	2.70	4.00 - 6.30op	2.85 - 6.30op	2.85	2.59	2.94	2.88	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 - 6.75op	2.89 - 6.75op	2.99	3.39	3.89	2.89	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	2.30	3.95	2.69	2.24	2.39	2.59	2.74
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	2.84
CFF Bank	-	-	2.69	2.24	2.39	2.59	2.74	MTCC	2.70	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49
CIBC	2.70	6.95op	2.84 - 6.35op	2.79	2.59	2.84	4.79	OTHER							
Equitable Bank	-	-	3.14	3.04	3.65	4.39	4.64	Comtech Credit Union	2.45	6.20 - 6.40op	2.84 - 6.30op	2.89	2.95	2.99	2.89
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	2.89	First Calgary Financial	2.85	4.00 - 6.30op	2.89 - 6.30op	2.89	2.84	2.89	2.94
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04	3.39	2.84	3.04	First National Fin. LP	-	3.10	2.29	2.24	2.49	2.64	2.79
President's Choice Finan	2.70	-	-	2.79	3.34	3.99	4.44	Industrial Alliance/IAP	-	-	3.19	2.79	3.04	3.29	2.74
Royal Bank	2.60	6.75op	3.14 - 6.75op	2.39	2.74	2.84	3.04	Luminus Financial	3.25	-	3.25 - 6.25op	3.20	3.65	4.00	4.50
TD Canada Trust	2.60	-	2.99 - 6.30op	2.84	3.39	2.74	3.04	Meridian Credit Union	2.50	4.00	3.09 - 6.30op	3.09	3.55	4.19	2.69
Tangerine	2.70	-	3.19	3.24	3.49	3.69	2.94	PACE Savings & C.U.	-	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.64
								Parama Credit Union	2.65	-	2.80 - 2.95op	2.55	2.95	3.05	3.15
								Steinbach Credit Union	2.25	-	2.45	2.85	2.55	2.65	2.65

*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.