

# newhomes

## More sizzle for the 'hood

### Harbour Plaza adds beef to South Core

LISA VAN DE VEN  
Steps Away

**A**no-brainer," is what Mimi Ng calls Menkes Developments' decision to develop Harbour Plaza Residences at York and Harbour streets. The site's South Core neighbourhood location, after all, is close to both the Gardiner Expressway and Union Station, with the downtown core a short walk away — yet until recently the area was long under-utilized. "It's one of the really exciting new neighbourhoods in Toronto," says Ng, Menkes' vice-president, sales and marketing. "I can't think of another city where right in the core you could be creating a brand new neighbourhood, but that's exactly what's happened here."

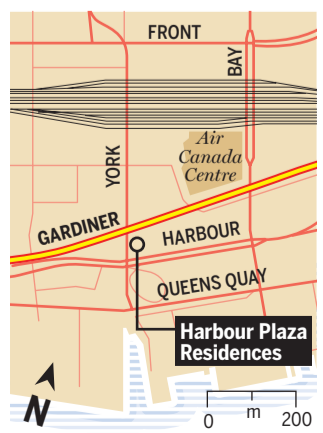
**50 Steps** The neighbourhood may be burgeoning with new growth, but one local hotspot has stood the test of time: Harbour Sixty Steakhouse. A mainstay in the area for over a decade, it's located just a few doors east of the Harbour Plaza site. "They're known for steak, but they also have an amazing seafood selection," Ng says. Of course, travelling further into the city promises to be almost just as convenient: a planned connection from Harbour Plaza to the PATH system means residents won't even have to go outside to travel to transit or throughout downtown — a plus for commuters, especially come winter time.

**300 Steps** Want to watch the big game with a beer and a crowd? Travel north from Harbour Plaza and you'll get to the Real Sports Bar & Grill, a popular local hangout. "It's an amazing sports bar. On game night, it's a really fun place to hang out," Ng says. Of course, you can always go straight to the source instead — the Air Canada Centre is right there as well, a quick walk from home.

**400 Steps** "There are so many world-class amenities in this neighbourhood," Ng says — and she's not exaggerating. If it's waterfront wandering you're after, Harbourfront Centre and the Martin Goodman Trail are just south of the site. Or walk west to Roundhouse Park, and have a beer at Steam Whistle Brewing. For parents looking to keep kids occupied, Ripley's Aquarium is just as close. "There's a huge walkability factor," Ng adds.

Suites at Harbour Plaza range from 373 to 2,045 square feet and are priced from the mid \$300,000s. The sales office is located at 770 Bay St., Toronto, and open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-591-7700 or visit menkes.com.

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## Hint of vintage

### BRIAR HILL TOWNS MIXES RETRO, REPRO FOR AN URBAN VIBE BY LISA VAN DE VEN

Take two parts modern design and one part retro-inspired accents and you get the recipe for an esthetic Paula Gauci calls "urban vintage," the style she used in the model vignettes for Briar Hill City Towns. It's a look meant to appeal to a range of buyers, from young upsizers moving from condominium suites, to older downsizers coming from larger homes. Pops of colour and interesting accents personalize each room. "There are some classic elements and some whimsy to make it feel like your own space," says the associate with Turner Fleischer Architects. Townhouses at the Madison Homes site range from 709 to 1,111 square feet and start in the \$400,000s. The sales office is at 2 Wingold Ave., Toronto, and open Monday to Thursday from noon to 7 p.m., Friday by appointment and weekends from 11 a.m. to 6 p.m. Call 647-351-2055 or visit madisonhomes.ca.

**1** "We hung it to the side instead of central, just to add a bit of fun," Gauci says of this light fixture from Casalife. The fixture adds whimsy while tying together the chrome accents in the living room, including a bar cart and Eileen Grey-inspired side table.

**3** Inspired by vintage designs, the dining table combines a white marble top with a fluted tulip base, picking up on the white of the kitchen cabinets. Matching white resin chairs surround it, with curved "decorative" backs that still feel visually airy. "That's the whimsy here," Gauci says.

**2** A tailored grey wool sofa features a tufted back, combining classic and contemporary details. "I believe it would appeal to both ends of the demographic that we're looking at," says the designer, who paired it with a vintage-style chair, featuring a wood frame and charcoal upholstery.

**4** "We went for very clean lines, with flat-panel high-gloss white cabinets and concealed hardware," Gauci says of the kitchen, where she paired the cabinets with a taupe-toned quartz countertop and backsplash. Green-yellow accents pop against it. "It's a nice fresh, clean colour," she adds.

## MORTGAGE RATES 27.01.16

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

|                          | Variable rate |               |               |               |      | Variable rate |          |                         |      |               |               |      |      |      |      |
|--------------------------|---------------|---------------|---------------|---------------|------|---------------|----------|-------------------------|------|---------------|---------------|------|------|------|------|
|                          | 6 months      | 1yr           | 2yr           | 3yr           | 4yr  | 5yr           | 6 months | 1yr                     | 2yr  | 3yr           | 4yr           | 5yr  |      |      |      |
| <b>BANK</b>              |               |               |               |               |      |               |          |                         |      |               |               |      |      |      |      |
| 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 | 2.79          | 2.59 | 2.84          | 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      | 2.35 | 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     | <b>OTHER</b>            |      |               |               |      |      |      |      |
| 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 National Fin. LP  | -    | 3.10          | 2.29          | 2.24 | 2.49 | 2.64 | 2.79 |
| National Bank            | n/a           | 4.40 - 6.70op | 3.14 - 6.70op | 3.04          | 3.39 | 2.84          | 3.04     | Industrial Alliance/IAP | -    | -             | 3.19          | 2.89 | 3.04 | 3.29 | 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               | 2.60          | 6.75op        | 3.14 - 6.75op | 2.39          | 2.69 | 2.84          | 3.04     | Meridian Credit Union   | 2.50 | 4.00          | 3.09 - 6.30op | 3.09 | 3.55 | 4.19 | 2.69 |
| TD Canada Trust          | 2.60          | -             | 2.99 - 6.30op | 2.84          | 3.39 | 2.74          | 2.94     | PACE Savings & C.U.     | -    | 5.00 - 6.70op | 2.89 - 6.30op | 2.59 | 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.

## FOR SALE



Price range: \$241,900 to \$786,900  
Location: Front and Cherry streets, Toronto

**CASH-BACK OFFER** Canary Park Condominiums and Canary District Condominiums are the first two phases of the Canary District master-planned community. Construction is underway.  
**Builder/developer** Dream Unlimited and Kilmer Van Nostrand  
**What's new** The developers are offering cash-back sales incentives today (Jan. 30).  
**Building** Four buildings of 11 and 15 storeys  
**Suites** Studio to two-bedroom-plus-den and townhouse layouts  
**Size** 430 to 1,380 square feet  
**Occupancy** Spring 2016  
**Features** Nine-foot ceilings and engineered hardwood flooring  
**Amenities** Party rooms and fitness facilities  
**Sales office** 398 Front St. E., Toronto. Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Contact 416-603-7576 or canarydistrict.com.

L.V., National Post



Price range: Starting from \$149,990  
Location: Simcoe Street North and Commencement Circle, Oshawa

**STUDY THIS** Designed to appeal to students at the nearby Durham College and University of Ontario Institute of Technology, University Studios will feature 308 condominium units. It features architecture by Wallman Architects.  
**Builder/developer** Podium Developments and Building Capital  
**Building** Eight storeys  
**Suites** Studio layouts  
**Size** 274 to 376 square feet  
**Occupancy** Summer 2018  
**Features** Open-concept designs with laminate flooring and foldout beds that convert into dining room tables  
**Amenities** A common room and lounge on each floor, group study room, fitness centre, games and party room, courtyard with barbecues, and meeting spaces  
**Sales office** To register, call 1-800-701-8579 or visit universitystudios.ca.

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