

# newhomes

*'It will be (all) at your doorstep'*

Developer goes all-in in historic Burlington

LISA VAN DE VEN  
Steps Away

What attracted developer Tariq Adi to the Burlington location of his site, Stationwest? The size of the property, to start. "Burlington's reached a build-out stage," says the CEO of Adi Development Group. "Greenfield lands that have historically been built in suburban communities are going to be a thing of the past." It's no wonder, then, that when a large developable site became available at Masonry Court and Waterdown Road, Adi jumped on it. The result is a multi-phase, master-planned project. But the site has more going for it than just size. It's in Burlington's Aldershot Village, close to Plains Road, and a quick drive from Highway 403, the Royal Botanical Gardens and Mapleview Shopping Centre. "Aldershot Village is Burlington's oldest part of town," Adi adds. "It's very charming ... it has a lot of mom and pop businesses and cool little shops."

200 Steps: "You can throw a rock to the platform from the site," Adi says of the Aldershot GO Station. And easy access will be a priority when construction starts. "We're working with Metrolinx ... to see how we can connect our community directly into their parking lot, which takes you right to the platform, instead of walking all the way around," he says. Ultimately, he adds, his goal is to give buyers all the resources they need to go car-free and still have the amenities they require at their fingertips — from the GO station to a retail component in the second phase and on-site car- and bike-share programs. "It will literally all be at your doorstep," Adi says.

300 Steps: At Stationwest "you're minutes from the strip," the developer boasts. He's talking about Plains Road, where "there are tons of little bistros and shops." Who needs to cook when residents can choose to enjoy Nonna's Cucina Ristorante, West Plains Bistro, or Russell Williams instead?

800 Steps: Walk south, and you'll get to the 57-acre waterfront LaSalle Park, where there's a bit of something for everyone — including sports fields, a wading pool and splash pad, picnic areas and a playground. For boaters, the LaSalle Park Marina is there as well, while the Waterfront Trail weaves its way through, too — perfect for cyclists and walkers.

Adi Development Group is currently offering townhouses at Stationwest, ranging from 545 to 1,425 square feet and priced from \$274,990. The site is in registration — call 905-681-7743 or visit [adidevelopments.com](http://adidevelopments.com) for details.



## FOR SALE

Price range: From the low \$300,000s to \$599,000  
Location: Wellesley Street East and Sherbourne Street, Toronto

### OPENS 2019

Designed by EI Richmond Architects, with interiors by U31, 159SW is a short walk from both the Yonge and Bloor subway lines. It's currently in registration.  
**Builder/developer** Alterra  
**Type** 36-storey condominium  
**Suites** One-bedroom, one-bedroom-plus-den, two-bedroom and three-bedroom layouts  
**Size** 470 to 872 square feet  
**Occupancy** October 2019  
**Features** Smooth ceilings, laminate flooring, quartz kitchen countertops, ceramic tile backsplashes, and integrated and stainless steel appliances  
**Amenities** An on-site car-share program, pet wash station, barbecue area, running track, sauna, games area, conference room, 24-hour concierge service, fitness facilities and study rooms  
**Sales office** To register, call 416-323-1500 or visit [159sw.com](http://159sw.com).

L.V., National Post

## Past is prologue

DRAWING FROM ECLECTIC INFLUENCES, INCLUDING THE 1960S LISA VAN DE VEN

The model vignettes at Sonic Condominiums had to appeal to single buyers and couples, empty nesters and first-timers. To accommodate that, interior designer Kelly Cray opted for an aesthetic he calls "contemporary chic. It's a bit eclectic as well, mixing some '60s-inspired pieces," adds the principal with U31. Wood accents in the kitchen cabinetry and living room furniture introduce warmth, while gold-yellow accessories add pop. Wire-brush style laminate flooring grounds the space and creates visual texture. "The wood on the floor is similar to the wood in the kitchen," Cray adds. "We wanted to tie that in and unify the space." Units at the Lindvest site range from 331 to 941 square feet and are priced from the low \$200,000s. The sales office is located at 18 Ferrand Dr., North York and open by appointment. Call 416-532-6636 or visit [lindvest.com](http://lindvest.com).

**1** The kitchen island does double duty: it's a place for prep work, but has four stools around it to create a dining table, too. A white quartz countertop matches the rest of the kitchen, while open shelving provides storage. "It's on casters, so you can move it around," Cray adds.

**2** Solid lacquer upper cabinets in a grey-taupe tone are paired with wood-look Eurostyle laminate lower cabinets, for a kitchen Cray calls timeless and classic. The neutral backdrop gains added interest from the backsplash, which features a marbled look, with hexagonal tiles in whites and greys.

**3** "In the common areas of the condominium, we went for a bit of '60s inspiration," Cray says, and he played on that in the model living room, with retro-inspired accents like this wood-framed chair, featuring grey upholstery. For a "bit of bling," there's a brass-toned side table beside it.

**4** The custom coffee tables repeat the hexagon shape of the backsplash, one in wood and one with a grey-and-white marble top. On the wall, meanwhile, the tones of the kitchen continue in asymmetric white and walnut shelving. "It's a very European aesthetic," Cray says.

Price range: \$1,445,000 to over \$4 million  
Location: Yonge Street and Roxborough, Toronto

### OPENS 2018

A new mid-rise building, Hill and Dale will feature retail and office space, as well as three storeys of residential condominium units. It was designed by Studio JCI.  
**Builder/developer** Old Stonehenge Development and Clifton Blake  
**Type** Six-storey mixed-use building  
**Suites** One-bedroom-plus-den, two-bedroom-plus-den and three-bedroom condominium units  
**Size** 1,526 to 3,225 square feet  
**Occupancy** October 2018  
**Features** Gaggenau appliances, 10- and 11-foot ceilings, gas fireplaces and private rooftop gardens  
**Amenities** The site will have concierge service.  
**Standouts** Prices include parking and a locker.  
**Sales office** Located at 1133 Yonge St., Toronto. Open by appointment. Call 416-900-6010 or visit [hillanddaleresidences.com](http://hillanddaleresidences.com).

L.V., National Post

## MORTGAGE RATES 08.27.16

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

	Variable rate 6 months					Variable rate 6months									
	1yr	2yr	3yr	4yr	5yr	1yr	2yr	3yr	4yr	5yr					
<b>BANK</b>															
ATB Financial	2.60	4.00 - 4.00op	2.94 - 4.00op	2.29 - 4.00op	2.44	2.49	2.59	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50 - n/aop	3.70	4.30	4.35
Alterra Bank	2.45	4.00 - 6.30op	2.79 - 6.30op	2.34 - n/aop	2.40	2.69	2.48	Home Trust	2.30	3.95 - n/aop	2.69 - n/aop	2.14 - n/aop	2.34	2.59	2.49
Bank of Montreal	2.90	n/a - 6.95op	3.09 - 6.95op	3.19 - n/aop	3.59	4.09	2.69	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09 - n/aop	3.39	3.89	2.59
Bank of Nova Scotia	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	4.49	MTCC	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	4.49
Canadian Western Bank	n/a	4.00 - 6.45op	3.14 - 6.30op	3.04 - n/aop	3.65	4.20	4.74	<b>OTHER</b>							
CIBC	2.70	n/a - 6.95op	2.84 - 6.35op	2.79 - n/aop	2.44	4.09	4.79	Alterra Savings	2.45	4.00 - 6.30op	2.79 - 6.30op	2.34 - n/aop	2.40	2.69	2.48
Equitable Bank		n/a	3.14	3.04	3.65	4.39	4.64	Comtech Fire C.U.	2.60	6.20 - 6.40op	2.84 - 6.30op	2.89 - n/aop	2.95	2.99	2.89
HSBC Bank Canada	2.79	4.45 - 6.20op	3.14 - 6.35op	2.70 - n/aop	3.39	4.09	2.70	DUCA Credit Union	2.50	n/a - n/aop	2.89 - 5.75op	2.79 - n/aop	2.79	2.99	2.49
ICICI Bank Canada	2.75	n/a - n/aop	2.84 - n/aop	2.84 - n/aop	2.84	2.89	2.89	First Calgary Financial	2.70	4.00 - 6.30op	2.89 - 6.30op	2.89 - n/aop	2.44	2.79	2.54
Manulife Bank	2.60	4.45 - n/aop	3.00 - 3.20op	2.94 - n/aop	2.84	2.79	2.89	First National Fin. LP	n/a	3.10 - n/aop	2.29 - n/aop	2.24 - n/aop	2.39	2.49	2.49
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04 - n/aop	3.39	2.64	2.74	Industrial Alliance/IAP		n/a	3.54	3.29	3.04	3.29	2.59
President's Choice Finan	2.70	n/a - n/aop	n/a - n/aop	2.79 - n/aop	3.34	3.99	4.44	Luminus Financial	3.25	n/a - n/aop	3.25 - 6.25op	3.20 - n/aop	3.65	4.00	4.50
Royal Bank	2.60	n/a - 6.75op	3.14 - 6.75op	2.34 - n/aop	2.44	4.39	4.64	Meridian Credit Union	2.40	4.00 - n/aop	2.84 - 6.30op	2.79 - n/aop	2.64	3.89	2.44
TD Canada Trust	2.60	n/a - n/aop	2.99 - 6.30op	2.84 - n/aop	3.39	2.39	2.59	PACE Savings & C.U.	n/a	5.00 - 6.70op	2.99 - 6.30op	2.69 - n/aop	3.49	3.99	4.54
Tangerine	2.70	n/a - n/aop	3.19 - n/aop	3.24 - n/aop	3.49	3.69	3.79	Parama Credit Union	2.65	n/a - n/aop	2.80 - 2.95op	2.85 - n/aop	2.95	3.05	3.15
<b>TRUST LOAN</b>								Steinbach Credit Union	2.25	n/a - n/aop	2.39 - n/aop	2.39 - n/aop	2.39	2.49	2.49
Community Trust		6.50	3.14	3.25	3.95	4.39	4.74								

\*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.

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