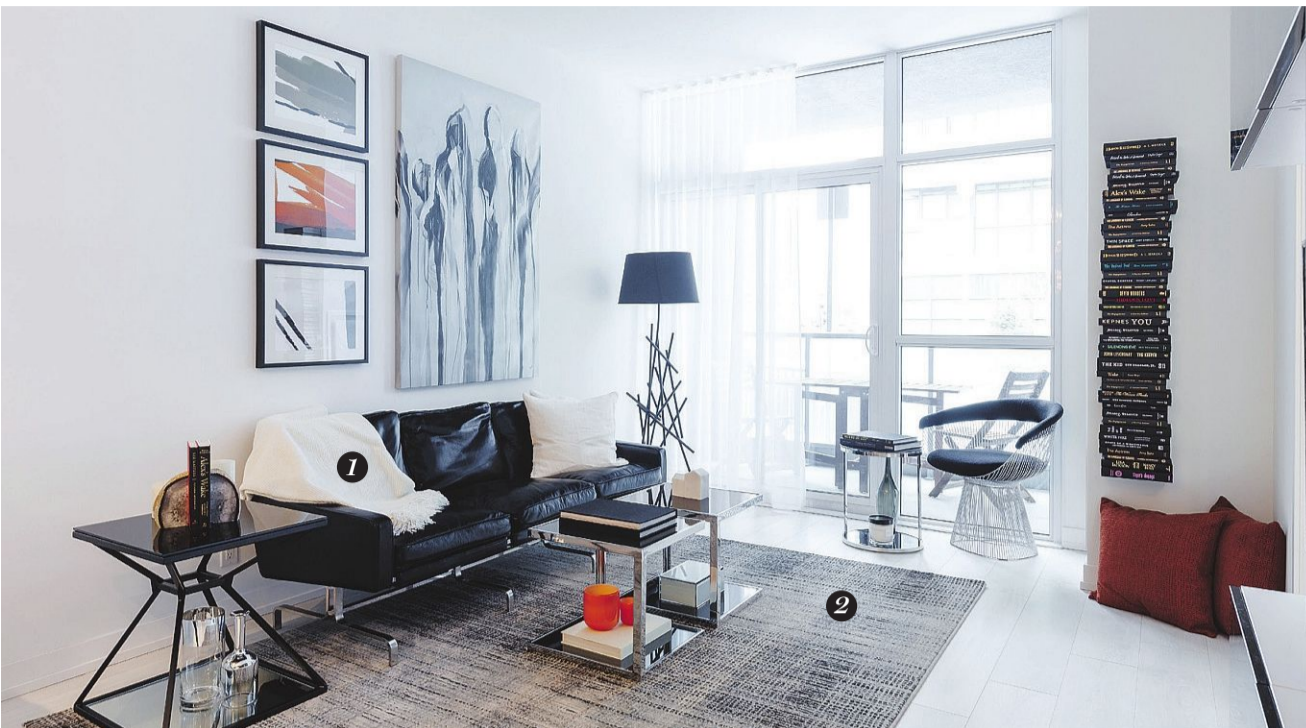


newhomes



Price range: \$427,900 to \$1,128,900
Location: Bay Street and Wellesley Street, Toronto

PODIUM SET TO START GOING UP

With a design by Page + Steele/IBI Group Architects, The Britt Residences will renovate and add to the former Sutton Place Hotel. There will be 691 units, with interiors by Munge Leung. **Builder/developer** Lanterra Developments **What's new** Demolition on the existing building is well underway, with construction on the podium scheduled to begin this spring. **Building** 41 storeys **Suites** One-bedroom to three-bedroom layouts **Size** 493 to 1,190 square feet **Occupancy** Late Fall 2017 **Features** Nine-foot ceilings in some units, granite kitchen countertops, and engineered hardwood and 40-ounce



broadloom flooring **Amenities** A pet spa, home theatre, boardroom, fitness centre, spa area, party rooms, lounge areas and 24-hour concierge **Standouts** The site will also feature an outdoor pool and hot tub. **Sales office** Located at 925 Bay St., Toronto. Open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-861-1111 or visit thebrittcondos.com. *L.V., National Post*



Price range: Starting from the mid \$200,000s
Location: Sheppard Avenue East and Bayview Avenue, North York

NEW MID-RISE AT BAYVIEW VILLAGE

With 146 units in total, SIX25BV is a mid-rise North York condominium project, close to Bayview Village Shopping Centre and the Sheppard subway line, as well as to schools, parks and the Sheppard Avenue YMCA. The site, currently in registration, was designed by Teeple Architects, with interiors by II By IV Design and landscape design by Terraplan. **Builder/developer** Haven Developments **Building** Eight storeys **Suites** One-bedroom to two-bedroom-plus-den layouts, including loft and town-house units **Size** Approximately 450 to 1,350 square feet



Occupancy Fall 2019 **Features** Units will have nine- to 10-foot smooth ceilings, laminate flooring, walk-in closets, individually controlled heating and air conditioning, integrated refrigerators and dishwashers, and engineered quartz kitchen countertops. **Amenities** The site will feature a party room, a gym, concierge service and a rooftop terrace with barbecuing. **Standouts** The project is located close to the Bayview subway station. **Sales office** To register, visit six25bv.com. *L.V., National Post*

State of mind

DECO ERA INSPIRES DRAMATIC DESIGN FOR SOUTHSIDE MODEL BY LISA VAN DE VEN

Interior designer Dominic De Freitas gives a nod to the original Gramercy Park in his model suite design for its namesake, Southside Residences at Gramercy Park — playing on the Art Deco roots of the Manhattan-based private park and neighbourhood. “We took hints of Art Deco concepts. The biggest way is in the high level of contrast,” says the vice-president of figure 3. A warm white base is layered with black accents, with pops of Hermès-inspired orange. “We’ve varied textures to play off each other,” adds the designer, who contrasted reflective surfaces with warmer textures throughout. Suites at the Malibu Investments site range from 388 to 1,048 square feet and are priced from \$190,000. The sales office — located at 9 Tippet Rd., North York — opens Apr. 23. Hours will be Monday to Thursday, noon to 6 p.m., and weekends and holidays, noon to 5 p.m. Call 416-703-2202 or visit southsidecondos.ca.

1 “It’s very sleek,” De Freitas says of this slim-lined black leather sofa from Pink & Brown. A chrome base keeps sightlines to the floor open, “creating visual space underneath” that helps create the feeling of space. A linen pillow and wool throw add textural contrast.

3 A black headboard against a black wall offers a dramatic backdrop on which the designer lined this series of fashion sketches. The images — leaned against the headboard for “a slightly more casual installation” — pull in the Hermès orange accent used throughout the suite.

2 Playing up contrasting materials, De Freitas opted for this rug from Weavers Art for its worn, almost threadbare look — then topped it with chrome and mirror tables. The standing lamp adds texture too, with a stick-like metal base that the designer says lends “an organic feel.”

4 To highlight the site’s proximity to the Yorkdale Shopping Centre, De Freitas purchased most of his accessories there. The white linen bedding comes from Zara Home, and the black faux fur throw from Pottery Barn. “We wanted the purchaser to know they can actually buy this stuff,” he says.

Price range: Starting from the high \$200,000s
Location: Yonge Street and Grandview Avenue, Markham

FOR THAT NEW TESLA YOU’VE ORDERED

Featuring a new public park and a green design, The Vanguard was designed by Kirkor Architects & Planners, with interiors by II By IV Design. The mixed-use building will also feature retail and office space. **Builder/developer** Devron Developments **Building** 25 storeys **Suites** One-bedroom to three-bedroom-plus-den layouts **Size** 522 to 1,379 square feet **Occupancy** 2019 **Features** Units will have Caesarstone kitchen countertops and tile backsplashes, as well as LED lighting with occupancy sensors in the common areas, and Energy



Star appliances. **Amenities** The site will feature a children’s playroom, theatre room, library, fitness facilities, multi-purpose rooms, and an outdoor terrace with community gardens and dining spaces. **Standouts** Designed to LEED Gold standards for sustainability, the project will feature Tesla Destination Chargers installed for residents on the ground level, and exercise bikes in the gym that feed electricity into the main power grid. **Sales office** To register, visit vanguardto.com. *L.V., National Post*

MORTGAGE RATES 06.04.16

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
BANK								Community Trust	n/a	6.50	3.14	3.25	3.95	4.39	4.64
ATB Financial	2.60	4.00 - 4.00op	2.94 - 4.00op	2.64 - 4.00op	2.69	2.74	2.89	Effort Trust	n/a	4.45 - 6.30op	3.35 - 6.30op	3.50	3.70	4.30	4.35
Alterra Bank	2.35	4.00 - 6.30op	2.85 - 6.30op	2.09	2.59	2.74	2.58	Home Trust Company	2.35	3.95	2.69	2.14	2.39	2.59	2.64
Bank of Montreal	2.70	4.00 - 6.75op	2.89 - 6.75op	2.99	3.39	3.89	2.69	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.39	3.89	2.84
Bank of Nova Scotia	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49	MTCC	2.90	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							
CIBC	2.70	6.95op	2.84 - 6.35op	2.79	2.59	4.09	4.79	Alterra Savings	2.35	4.00 - 6.30op	2.85 - 6.30op	2.09	2.59	2.74	2.58
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
ICI 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	2.54
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	2.69
National Bank	n/a	4.40 - 6.70op	3.14 - 6.70op	3.04	3.39	2.74	2.89	Industrial Alliance/IAP	-	-	3.29	2.89	3.04	3.29	2.69
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	2.70	6.75op	3.14 - 6.75op	2.39	2.59	4.39	2.89	Meridian Credit Union	2.40	4.00	2.84 - 6.30op	2.79	3.39	3.89	2.59
TD Canada Trust	2.60	-	2.99 - 6.30op	2.84	2.39	3.89	2.79	PACE Savings & C.U.	-	5.00 - 6.70op	2.99 - 6.30op	2.69	3.49	3.99	4.64
Tangerine	2.70	-	3.19	3.24	3.49	3.69	3.79	Param Credit Union	2.65	-	2.80 - 2.95op	2.85	2.95	3.05	3.15
TRUST LOAN															

*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.