

# newhomes

## Like a cottage retreat in city

LISA VAN DE VEN  
Steps Away

Boating, sunbathing and bike trails. It might sound more like a cottage retreat than the urban community of Pickering, but for David Singer, project director at Madison Group, it was all part of the charm of the Liverpool Rd. and Commerce St. property the developer is now turning into Frenchman's Bay, a low-rise project of townhouses and detached homes. "When we first took a look at the site we fell in love with the fact that it was a waterfront community," says Singer. "We felt that outside of Oakville and Burlington, there's such a lack of waterfront product on the market, and we really felt like it's a coastal haven there." Easy access to the waterfront wasn't the only thing that appealed to the developer — the site is surrounded by mature homes, and the Pickering GO station is just a four-minute drive away, with Highway 401 equally accessible. Pickering Town Centre mall is a seven-minute drive. "It's in a great location in the Pickering area, and in regards to affordability and transit orientation it's unbelievable," Singer adds.

**50 Steps:** "Commerce Street Park is located literally adjacent to the site," Singer says. In fact, the park will have a pathway into the Frenchman's Bay community, giving homeowners easy access, where Singer says a new sports field and playground equipment are underway. Alderwood Park and Douglas Park are also within walking distance.

**300 Steps:** A busy gathering spot for summer sun seekers, the local waterfront is a short walk. But if sunbathing isn't your cup of tea, you can have a literal cup of tea instead: the lakefront is home to several dining opportunities, including the Hy-Tea teahouse and restaurant, and Port Restaurant. To wear off the calories post-meal, 12 kilometres of the Waterfront Trail run through the area. "You're able to walk, run or bike, and those trails go right along the water," Singer says.

**400 Steps:** Before there was Frenchman's Bay, Madison's community in progress, there was Frenchman's Bay Marina, which features over 200 boat slips, as well as The Lake House event space. "You could actually boat from there, and you could be in Toronto within half an hour," Singer says.

Townhouses and single-detached homes at Frenchman's Bay range from 1,910 to 2,700 square feet and start in the low \$800,000s. The sales office is at 1635 Bayly St., Pickering, open Monday to Thursday from noon to 7 p.m. Call 905-839-0038 or visit madisongroup.ca.



## Refined esthetic

MATERIALS AT BIANCA DICTATED THE COLOURS, DESIGNER SAYS, BY LISA VAN DE VEN

Designer Stella Salvador calls these model vignettes "elegant and modern." But the bathroom and kitchen at Tridel's site Bianca are a certain kind of elegant, she adds, with a "refined industrial" esthetic. She played on texture throughout the rooms, while white, caramel, bronze, toffee and grey tones are introduced through design elements like wire-brushed laminate cabinetry, Caesarstone kitchen countertops and marble-clad bathroom walls and flooring. Black and metallic finishes add accents. "It was mainly the materials that were dictating the colours. I was playing off the colours of the materials," says Tridel's principal interior designer. Suites at Bianca range from 601 to 1,738 square feet and are priced from \$520,000 to \$2.1 million. The sales office is located at 408 Dupont St., Toronto and is open Monday to Thursday from 11 a.m. to 7 p.m. and weekends and holidays from noon to 6 p.m. Call 416-649-2328 or visit tridel.com.

**1** Two tones, two textures. In the kitchen, Salvador combined frosted glass interior cabinets with warm grey wire-brushed laminate cabinetry. While the textured grey cabinets add a multi-toned effect, for "depth and range of colour," the glass fronts are framed with stainless steel to add a metallic accent.

**2** Elegant details add to the kitchen's polished esthetic, including this white slab Caesarstone backsplash and matching waterfall island. "I like to keep consistent features. I think it just brings the whole space together," Salvador says. Brushed stainless steel fronts the island, adding extra texture and sheen

**3** "There are warm whites and cool whites," the designer says, and in the bathroom she used a bit of both, from the textured laminate vanity and marble floor tiles to the tub and built-in shelf beside. "The combination of both makes the space feel more livable," she adds

**4** Marble lines two bathroom walls, but in contrasting shades. While the white marble of the floor extends up the bathtub wall, the marble behind the vanity introduces browns and greys instead. "I wanted that back wall to stand out," says Salvador, who punctuated it with black-framed mirrors.

## FOR SALE

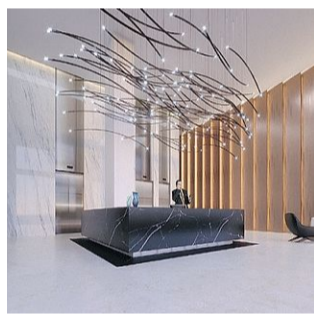


Price range: \$3,399,000 to \$3,550,000  
Location: Yonge Street and St. Clair Avenue, Toronto

### DEER PARK

67-71 Heath Street West is three townhouses in Toronto's Deer Park.  
**Builder/developer** Prevedello  
**Type** 3-storey townhouses  
**Suites** 3-bedroom layouts  
**Size** 3,500 square feet  
**Occupancy** Immediate  
**Features** Engineered hardwood floors, 10-foot ceilings, Trevisana kitchen cabinetry, Caesarstone kitchen countertops and backsplashes, Miele appliances and gas living room fireplaces  
**Sales office** For a sales appointment, call 416-925-9191 (for 69 and 71 Heath St. W.) or 416-366-8800 (for 67 Heath St. W.).

L.V., National Post



Price range: \$335,000 to \$550,000  
Location: Hurontario St. and Eglinton Ave., Mississauga

### MISSISSAUGA

On the planned Hurontario LRT, Mississauga Square will feature 425 condo and townhouse units.  
**Builder/developer** Plaza  
**Suites** One-bedroom to two-bedroom layouts  
**Size** 492 to 872 square feet  
**Occupancy** 2020  
**Features** Stainless steel appliances, laminate flooring and granite countertops  
**Amenities** Outdoor pool, barbecue and lounge area, party room, fitness facilities  
**Sales office** Located at 7800 Jane St., Unit 14, Vaughan. Open Monday to Thursday from noon to 6 p.m. 416-862-0888 or visit pureplaza.com.

L.V., National Post

## MORTGAGE RATES 10.21.17

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  |
|--------------------------|---------------|---------------|---------------|---------------|------|------|------|-------------------------|---------------|---------------|---------------|--------------|------|------|------|
| <b>BANK</b>              |               |               |               |               |      |      |      | Home Trust              | 2.85          | n/a - n/aop   | 2.89 - n/aop  | 2.54 - n/aop | 2.89 | 2.94 | 3.04 |
| ATB Financial            | 2.75          | 4.10 - 4.10op | 2.99 - 4.10op | 2.99 - 4.10op | 3.09 | 3.19 | 3.29 | Investors Group Trust   | n/a           | 4.20 - 6.80op | 3.15 - 6.30op | 3.15 - n/aop | 3.59 | 4.09 | 3.25 |
| Alterna Bank             | 2.95          | 4.00 - 6.30op | 2.99 - 6.30op | 2.84 - n/aop  | 3.05 | 3.00 | 3.09 | MTCC                    | 3.40          | 4.75 - 6.45op | 3.49 - 6.50op | 3.19 - n/aop | 3.64 | 3.99 | 4.94 |
| Bank of Montreal         | 3.10          | n/a - 6.95op  | 3.25 - 6.95op | 3.29 - n/aop  | 3.19 | 4.24 | 3.24 | <b>OTHER</b>            |               |               |               |              |      |      |      |
| Bank of Nova Scotia      | 3.40          | 4.75 - 6.45op | 3.49 - 6.50op | 3.19 - n/aop  | 3.64 | 3.99 | 4.94 | Alterna Savings         | 3.05          | 4.00 - 6.30op | 2.99 - 6.30op | 2.84 - n/aop | 3.05 | 3.10 | 3.19 |
| CIBC                     | 3.20          | n/a - 6.95op  | 3.09 - 6.35op | 3.04 - n/aop  | 3.54 | 3.29 | 4.89 | Comtech Fire C.U.       | 2.85          | 6.20 - 6.40op | 2.84 - 6.30op | 2.89 - n/aop | 2.95 | 2.99 | 3.04 |
| Equitable Bank           |               | n/a           | 3.14          | 3.19          | 3.75 | 4.64 | 4.89 | DUCA Credit Union       | 2.75          | n/a - n/aop   | 3.34 - 5.75op | 3.34 - n/aop | 3.44 | 3.54 | 3.29 |
| HSBC Bank Canada         | 2.29          | 4.45 - 6.20op | 3.14 - 6.35op | 2.94 - n/aop  | 3.39 | 4.09 | 3.04 | First Calgary Financial | 3.20          | 4.09 - 6.95op | 2.99 - 7.00op | 2.99 - n/aop | 3.04 | 3.14 | 3.29 |
| ICICI Bank Canada        | 3.25          | n/a - n/aop   | 3.19 - n/aop  | 3.19 - n/aop  | 3.29 | 3.39 | 3.44 | First National Fin. LP  | n/a           | 3.10 - n/aop  | 3.99 - n/aop  | 3.64 - n/aop | 3.49 | 3.59 | 3.64 |
| Manulife Bank            | 3.20          | 4.45 - n/aop  | 3.14 - 3.70op | 3.24 - n/aop  | 3.34 | 3.44 | 3.49 | Industrial Alliance/IAP |               | n/a           | 3.64          | 3.54         | 3.44 | 3.64 | 3.29 |
| National Bank            | n/a           | 4.40 - 6.70op | 3.24 - 6.70op | 3.24 - n/aop  | 3.59 | 3.29 | 3.34 | Luminus Financial       | 3.75          | n/a - n/aop   | 3.40 - 6.25op | 3.20 - n/aop | 3.65 | 4.00 | 3.29 |
| President's Choice Finan | 3.20          | n/a - n/aop   | n/a - n/aop   | 3.04 - n/aop  | 3.49 | 4.09 | 4.54 | Meridian Credit Union   | 2.80          | n/a - n/aop   | 2.84 - 6.30op | 2.22 - n/aop | 3.39 | 3.89 | 3.15 |
| Royal Bank               | 3.20          | n/a - 7.00op  | 3.19 - 7.00op | 3.09 - n/aop  | 3.29 | 3.39 | 3.49 | PACE Savings & C.U.     | n/a           | 4.75 - n/aop  | 3.14 - n/aop  | 3.19 - n/aop | 3.80 | 4.54 | 4.79 |
| TD Canada Trust          | 2.75          | n/a - n/aop   | 3.04 - 4.50op | 3.24 - n/aop  | 3.24 | 3.34 | 4.99 | Parama Credit Union     | 3.15          | n/a - n/aop   | 2.99 - 3.14op | 3.04 - n/aop | 3.14 | 3.29 | 3.44 |
| Tangerine                | 2.90          | n/a - n/aop   | 3.29 - n/aop  | 2.94 - n/aop  | 3.04 | 3.14 | 3.24 | Steinbach Credit Union  | 2.75          | n/a - n/aop   | 2.79 - n/aop  | 2.79 - n/aop | 2.99 | 3.09 | 3.19 |
| <b>TRUST LOAN</b>        |               |               |               |               |      |      |      |                         |               |               |               |              |      |      |      |
| Community Trust          |               | 6.50          | 3.14          | 3.25          | 3.95 | 4.39 | 4.64 |                         |               |               |               |              |      |      |      |
| Effort Trust             | n/a           | 4.50 - 6.30op | 4.00 - 6.30op | 4.10 - n/aop  | 4.30 | 5.00 | 5.10 |                         |               |               |               |              |      |      |      |

\*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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