

newcondos

Now that's Kipling thinking

The Kip District condos planned for transit change

LISA VAN DE VEN
Steps Away

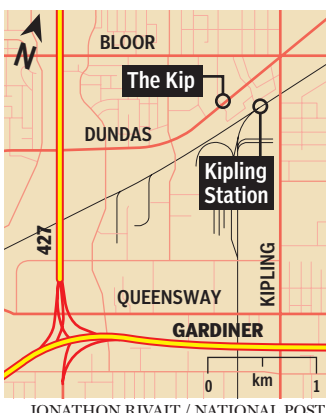
What exactly is a kip? Whatever the dictionary has to say, Concert Properties has its own definition. Their Kip District condominium community was named for its location: namely, Kipling Avenue, where it crosses with Dundas Street West. With the first-phase building at the Etobicoke project currently selling, it will eventually be home to five towers — and it was the location that got Concert excited in the first place. “The Kipling subway station is what drew us to the property, plus the fact that it’s such a large piece of land. We can actually do a full master-planned community instead of just one building,” says Catherine Diraison, vice-president of sales for Concert. That’s not all that the area has to offer. Sherway Gardens and Cloverdale malls are a short drive away, as is Highway 427. There are parks and golf courses in the area. But if you don’t feel like driving, don’t worry — there’s plenty you can get to on your own two feet.

25 Steps “We’re looking at things like a coffee shop, a little food store, things that obviously would be good for the residents,” Ms. Diraison says of the type of retail Concert is planning for the site. Dentists, doctors and other services will likely make the cut as well, she adds, when it comes time to occupy the commercial elements of the site’s second phase. Three parks are also planned. “It really is a whole community,” she says. **300 Steps** While the area is going through a facelift, some old favourites stand out. “There are a myriad restaurants along Dundas,” Ms. Diraison says. Apache Burgers, for instance, is just a few minutes away from Kip, and they “really make a good burger,” she adds. Just as close is the Dundas Street Grille, perfect for breakfast after a late night at the Bowlerama.

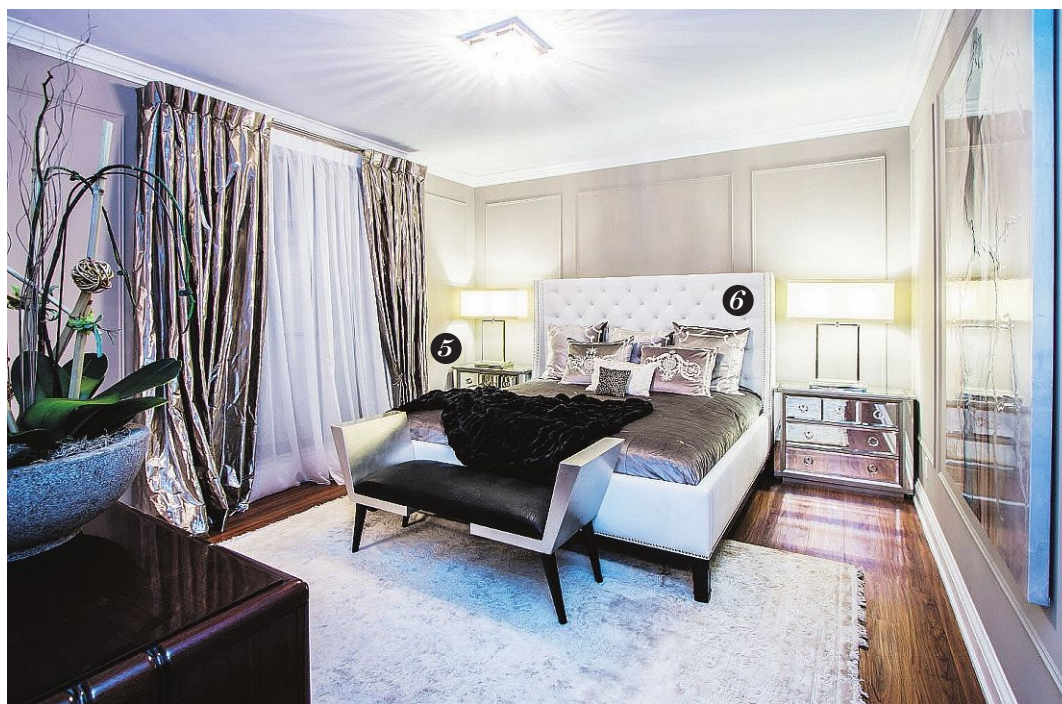
600 Steps A 10-minute walk from the site, Kipling Station was the impetus for the entire project, as there are changes planned. “Right now, the transit hub is at Islington Station, but it’s being moved to Kipling, and it should all be done by 2019,” Ms. Diraison says. That means not only will it be a subway and GO rail station — with a stop for the “Airport Rocket” bus to Pearson airport — but the MiWay Mississauga transit will come in and out as well. “It’s going to really change the face of Etobicoke,” the developer says.

Suites at The Kip District range in size from 500 to just under 1,000 square feet and are priced from the low \$200,000s to the low \$400,000s. The sales office is located at 5143 Dundas St. W., Etobicoke, and open Monday to Thursday from noon to 7 p.m. and weekends from 11 a.m. to 5 p.m. Call 416-207-1919 or visit thekipdistrict.com.

National Post



JONATHAN RIVAIT / NATIONAL POST



Home, swish home

A strategic use of metallic and mirrored accents helps glam up the design-savvy 5959 Yonge Street model *By Lisa Van de Ven*

“We wanted it to feel like home,” Adolphina Karachok says of the model suite she helped design at 5959 Yonge Street Condos. But while “home” was the ultimate goal, she didn’t want just any home — the condominium unit was styled with “design-savvy, forward-thinking” people in mind, adds her colleague Leanne Tammaro. Both interior design consultants are directors at DesignTheory, and worked together to create an upscale, transitional design. High-contrast black and white is paired with taupe walls, warm wood laminate flooring and accents of bright citron yellow. “It’s more upscale, like a New York or L.A.-style building,” Ms. Tammaro says. “We didn’t want it to feel like the same old typical space.” Suites at the site by Ghods Builders range from 510 to 750 square feet and start at \$288,900. The sales office is located at 5959 Yonge St., North York, and open Monday to Thursday from 11 a.m. to 6 p.m. and weekends from noon to 6 p.m. Call 416-222-5959 or visit 5959yonge.com.

1 “It’s nice to be able to balance the neutrals with some pattern,” says Ms. Tammaro, referring to this black-and-white area rug, which pops against the wood laminate floors. A glass coffee table lets the pattern shine, while carrying through the unit’s chrome accents.

4 Grey flat-front cabinets in a high-gloss finish are paired with walnut veneer accents in the kitchen, where a Calacatta marble countertop with a waterfall edge completes the look — and helps add lux appeal. Applied panelling in the living area and bedroom, meanwhile, add to that upscale look.

2 A round glass table is paired with bright citron yellow chairs to create a statement in the dining area. “It’s so typical to have a neutral chair, so this was something that was eye-catching,” says Ms. Karachok. “The colour is very on trend for 2015.”

5 “It’s very old Hollywood,” Ms. Tammaro says of the mirrored nightstands and metallic drapes the designers featured in the master bedroom. They’re paired with chrome bedside lamps and a black-vinyl-and-Champagne-toned bench at the foot of the bed. The result, she adds, is “very glam.”

3 “It’s a beautiful focal point walking into the room, and it gives an immediate sense of luxury,” Ms. Tammaro says of this light fixture, which features metallic links and a black drum shade. The links introduce an on-trend pop of gold, contrasting with the room’s chrome accents.

6 The bed’s white tufted headboard carries through the look of the living room sofa, creating continuity and “elegant and timeless” appeal, Ms. Karachok says. It’s piled with accent pillows and a faux-fur throw that contrasts with the silky bedspread for “a luxurious hotel feel,” Ms. Tammaro adds.

FOR SALE



Price range: \$215,900 to over \$1-million
Location: Yonge Street and Eglinton Avenue, Toronto

MIDTOWN EASE
Designed by architects Alliance with interiors by Johnson Chou, 155 Redpath will have 438 condo units, close to shopping and restaurants. **Builder/developer** Freed Developments and CD Capital **What’s new** The site is now under construction. **Building** 34 storeys **Suites** Studio, one-bedroom, one-bedroom-plus-den, two-bedroom and three-bedrooms **Size** 330 to 1,403 square feet **Occupancy** Fall 2017 **Features** Nine-foot exposed-concrete ceilings; engineered wood floors; solid-surface counters in the kitchens. **Amenities** 24-hour concierge, an outdoor pool and hot tub, a fire pit, an amenity space with a pool table and meeting lounge, a fitness centre, a party room **Standouts** Close to Eglinton subway station. **Sales office** 2239 Yonge St., Toronto. Monday to Wednesday noon to 6 p.m., Thursday noon to 7 p.m. and weekends noon to 5 p.m. Call 416-996-5428 or visit redpathcondos.com.

L.V., National Post



Price range: Starting from \$379,000
Location: Kemble

COBBLE BEACH
A golf resort project on Georgian Bay, with the Doug Carrick Cobble Beach Links course; the 574-acre property also includes hiking, cycling and cross-country ski trails, a spa, restaurant and The Inn at Cobble Beach. **Builder/developer** Reid’s Heritage Homes **What’s new** The new cottage-style Lake House Collection **Building** Bungalows and bungalows-with-loft **Suites** One-, two- and three-bedroom layouts **Size** 1,380 to 2,163 square feet **Occupancy** One model is immediate; the rest will be custom built upon purchase. **Features** Shaker cabinetry, quartz counters, cultured-stone gas fireplaces, double garages. **Amenities** Tennis courts, fitness facilities, a plunge pool, a hot tub and a steam room. **Standouts** Full golf membership; second half-price membership available till May 31. **Sales office** 221 McLeese Dr., Kemble. Open daily 11 a.m. to 5 p.m., or by appointment. Call 1-877-781-0149 or visit live-cobblebeach.com.

L.V., National Post

MORTGAGE RATES 18.03.15

Rates are subject to change. Selection of financial institutions may vary weekly. Figures supplied by Fiscal

	Variable rate	6months	1yr	2yr	3yr	4yr	5yr		Variable rate	6months	1yr	2yr	3yr	4yr	5yr
BANKS															
ATB Financial	2.35	4.00 - 4.00op	2.94 - 4.00op	2.64 - 4.00op	2.64	2.74	2.84	Concentra Financial	n/a	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.74
Alterna Svgs/Alterna Bk	2.45	4.00 - 6.30op	2.98 - 6.30op	2.98	2.98	2.94	2.78	Effort Trust	n/a	4.45 - 6.30op	3.45 - 6.30op	3.60	3.70	4.60	4.95
Bank of Montreal	2.85	4.00 - 6.30op	2.89 - 6.30op	2.84	3.39	3.89	2.79	Home Trust Company	2.35	3.95	2.89	2.44	2.54	2.64	2.64
Bank of Nova Scotia	2.85	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09	3.75	4.39	3.29
Canadian Western Bank	-	4.00 - 6.45op	3.14 - 6.30op	3.04	3.65	4.20	4.74	MTCC	2.85	4.55 - 6.45op	3.29 - 6.50op	3.09	3.39	3.89	4.49
CFF Bank	-	-	2.99	2.79	2.49	2.89	2.79	OTHER							
CIBC	2.85	6.70op	2.89 - 6.35op	2.29	3.55	4.14	4.79	Airline Financial C.U.	4.00	-	3.01 - 6.25op	3.10	3.33	3.65	3.13
Equitable Bank	-	-	3.14	3.14	3.70	4.44	4.74	Comtech Credit Union	2.95	6.20 - 6.40op	2.89 - 6.30op	3.25	3.29	2.99	2.79
ICICI Bank Canada	2.90	-	3.15	3.65	3.64	3.69	3.69	DUCA Credit Union	2.65	-	3.09 - 5.75op	3.00	2.99	3.09	2.69
Manulife Bank	2.55	4.45	3.00 - 3.50op	3.04	2.94	2.99	2.99	First National Fin. LP	-	3.10	2.84	2.49	2.59	2.69	2.74
National Bank	n/a	4.40 - 6.70op	2.89 - 6.70op	2.84	3.39	3.04	3.09	FirstOntario C.U.	2.85	6.34op	2.99 - 6.34op	3.04	3.19	2.99	2.69
President’s Choice Finan	2.50	-	-	2.29	3.49	2.73	4.44	Industrial Alliance/IAP	-	-	3.19	2.89	2.99	3.09	3.74
Royal Bank	2.85	6.30op	3.14 - 6.30op	3.04	3.65	4.39	4.64	Luminus Financial	2.45	-	2.85 - 6.25op	2.25	3.35	2.70	3.05
TD Canada Trust	2.85	-	2.89 - 6.30op	2.24	3.39	3.89	3.09	MCAP	2.35	-	3.60	3.95	4.35	4.84	5.14
Tangerine	2.85	-	3.19	3.24	3.49	3.69	3.79	Meridian Credit Union	2.65	4.00	3.09 - 6.30op	3.09	3.55	3.29	2.89
TRUST LOAN															
Community Trust	n/a	6.50	3.14	3.25	3.95	4.74	4.99	PACE Savings & C.U.	-	5.00 - 6.70op	2.89 - 6.30op	2.59	3.39	3.89	4.74
								Parama Credit Union	2.50	-	2.70 - 2.85op	2.90	3.00	3.10	3.20

*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.