

A drop of luxury in Oakville

CONTRIBUTED

The project overview

Rain is close to vibrant Kerr Village.

This master-planned, two-tower condominium development will have 532 units with occupancy in the spring of 2014.

Two historical homes are being preserved on site to become monumental icons.

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Five-year mortgage rates

FIXED		VARIABLE
5.39%	BMO	2.85%
5.39%	CIBC	2.85%
5.39%	HSBC	2.80%
3.89%	ICICI	2.35%
3.89%	ING	2.25%
5.39%	RBC	2.80%
5.39%	SCOTIA	3.00%
5.39%	TD	2.85%
3.49%	BROKER	2.10%

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Meet the condo

- ▶ **WHAT:** Rain condominiums
- ▶ **BUILDER:** Empire Communities
- ▶ **LOCATION:** 521 Kerr St., Oakville
- ▶ **WEBSITE:** www.raincondos.com
- ▶ **PHONE:** 905-845-7246
- ▶ **SIZES:** From 346 – 1,030 sq. ft.
- ▶ **PRICING:** From the low \$200s

Location and transit

Rain is conveniently located moments from the Oakville GO station.

Commuters will like the proximity to the Queen Elizabeth Way, which gets you into Toronto's downtown in about 45 minutes.

In the neighbourhood

The condos are within walking distance to vibrant Kerr Village and only minutes from the shops and restos of downtown Oakville proper.

Residents will enjoy the parklands of Sixteen Mile Creek and the nearby Oakville Golf Club.

Building amenities

The buildings have a 24-hour concierge.

Athletic facilities include a professionally-equipped exercise room with weight training and cardio area and an indoor pool with whirlpool and dry sauna.

There's also an entertainment room equipped with flat screen TV, lounge seating and wet bar.



▶ Located just 45 minutes from downtown Toronto, Rain condos offer exceptional design and amenities.

Real news. Toronto

- Grand Genesis in Richmond Hill, register now, sales centre at 7076 Yonge St., or visit grandgenesis.com**
- Paintbox Condos, now open, 591 Dundas St E., Call 416-955-0559 or visit paintboxcondos.ca**
- Condo Open House at 1 Shaw St., Suite 217, August 6 from 12-4 p.m., Call 416-489-2121**
- 11 Superior Condos, local kitchen party, 2398 Lake Shore Blvd. W., Aug. 4 from 7-10 p.m., RSVP@eleven-superior.com**
- Festival Tower, open house at 80 John St., Suite 2510, Aug. 6 from 12-2 p.m., Call 416-406-0000**

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ROOFTOP SURFING



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It should come as no surprise to readers of this column that development in the Greater Toronto Area is becoming much more intense, but a recent study has quantified the extent of densification that has been occurring.

The Ministry of Municipal Affairs and Housing just completed a five-year review of the results of growth planning in the Greater Golden Horseshoe, in which it projects development patterns with or without the Growth Plan in place.

The review found that without the plan, there would be a 39 per cent increase in new urbanized land compared with 14 per cent under it.

Without the Growth Plan, the share of growth represented by intensification would be 22 per cent, whereas with it, the intensification quotient is 54 per cent.

Without the plan, average densities would actually decline by two per cent, whereas they will increase by 20 per cent thanks to the plan.

According to the review, the Growth Plan should help to conserve as much as 800 square kilometres of agricultural and rural land by 2031 or the equivalent of 100,000 soccer fields.

I could have spared the province the trouble of doing the study by point-

ing out some of the major trends in GTA new home sales.

For example, whereas a quarter of new home sales used to be in the city of Toronto, it's now closer to half.

Whereas highrise condominium construction used to represent a quarter to a third of production, it's now well over 50 per cent (64 per cent last month and 60 per cent this year-to-date).

Meanwhile, barely one quarter (27 per cent) of all new homes sold last year were single-detached.

For more information, visit placestogrow.ca.
STEPHEN DUPUIS IS PRESIDENT AND CEO OF THE BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION (BILD) AND CAN BE FOUND ON TWITTER (TWITTER.COM/BILDGTA), FACEBOOK (FACEBOOK.COM/BILDGTA), AND BILD'S OFFICIAL ONLINE BLOG (BILDBLOGS.CA).