

# Change your Perspective

CONTRIBUTED

## The project overview

Perspective will be a collection of twin glass towers of 19 and 12 storeys, joined together by an elegant five-storey podium, with occupancy set for spring of 2014.

Perspective is a terrific project for those looking for good condo options just outside the city centre.

● DUNCAN MCALLISTER

## Five-year mortgage rates

FIXED		VARIABLE
5.39%	BMO	2.85%
5.39%	CIBC	2.85%
5.39%	HSBC	2.80%
3.79%	ICICI	2.35%
3.89%	ING	2.25%
5.39%	RBC	2.80%
5.39%	SCOTIA	2.50%
5.39%	TD	2.85%
3.49%	BROKER	2.10%

RATES MAY VARY BY PROVINCE. RATESUPERMARKET.CA FOR THE BEST RATES IN YOUR AREA.

## Meet the condo

- ▶ **WHAT:** Perspective condominiums
- ▶ **BUILDER:** Pianosi Development Corp.
- ▶ **LOCATION:** Scarlett Road and Eglinton Avenue
- ▶ **WEBSITE:** perspectivecondos.ca
- ▶ **PHONE:** 416-242-3500
- ▶ **SIZES:** From 602 to 1178 sq. ft.
- ▶ **PRICING:** From \$240,000 to \$500,000+

## Location and transit

Located 30 minutes from the downtown core, Perspective is close to public transit, with several TTC bus routes at your doorstep.

For commuters, nearby highways 401, 407 and 427 provide convenient choices to get you on your way.

## In the neighbourhood

Set by the Humber River, Perspective is surrounded by ample green spaces and parks.

The Scarlett Woods golf course is close by, as well as convenient shops.

Residents have several choices for schools and daycare in the area.

## Building amenities

You'll have a sixth floor outdoor amenity area that includes a BBQ, cabana facilities and comfortable seating areas.

There's an indoor swimming pool, fully-outfitted recreational centre and a golf simulator.

Residents can also enjoy a fully-integrated home theatre, billiards room, media room and lounge.



▶ Condo caption

## Real news. Toronto

**New FirstHome Long Valley in Erin Mills, To register call 905-814-0123 or visit danielsfirsthome.ca**

**Grand Opening, Brampton Estates of Spring Valley, Call 905-216-4806 or visit mosaikhomes.com**

**Now Open, Emerald City 2 across from Fairview Mall, Call 416-492-0001 or visit emeraldcity2.com**

**Open House, 1 Shaw St. Condos, Suite 510, Aug. 13-14 from 2-4 p.m., Call 416-925-9191**

**Open House, Townhomes at Strangford Lane, Multiple Units, Aug. 11-12 from 5-7 p.m., Call 416-424-4900**

● DUNCAN MCALLISTER

# JOBS AHEAD THANKS TO HOT HIGHRISE MARKET

## ROOFTOP SURFING



STEPHEN DUPUIS  
HOME  
@METRONEWS.CA

It has been said that analysis

of Canada Mortgage and Housing Corporation housing starts data is akin to looking in the rear-view mirror, and while that sounds a little derogatory, it's not at all.

As Canada's national housing agency, CMHC does a great job tracking housing markets across Canada, releasing local, provincial and national housing starts data on a monthly basis.

Earlier this week, CMHC released information on housing starts in July, noting that the seasonally-ad-

justed annual rate of total housing starts for the Toronto Census Metropolitan Area increased by 13 per cent to 50,300 units in July. That's a very big jump and a very high annual rate, and it's not particularly surprising, at least not to those of us who have been looking in the rear view mirror.

According to Shaun Hildebrand, CMHC's Senior Market Analyst for the GTA, "condominium apartments continued to push housing construction higher last month. Condo starts this year have already exceeded the total for all of 2010. Post-recession demand for new condos has been remarkable, which is now feeding into the construction side."

Hildebrand goes on to say that "while activity is likely to moderate from recent levels, the vast number of successful project

openings over the past couple years will keep condo construction high for some time."

And there's the rear-view mirror point. The fact that condominium starts are high right now tells you that sales were high as much as 12 months ago, and now construction is starting on those buildings.

Looking through my windshield, I can confirm Hildebrand's point that condo construction is going to remain high for some time because we haven't even begun construction on the vast majority of the nearly 15,000 condos we have sold so far this year. There's jobs ahead, thanks to the hot high-rise condo market.

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).