

on the map



Tretti Condos are priced from the mid-\$400,000s and occupancy is slated for August 2021.



Going natural in Wilson Heights

PUBLIC TRANSIT, GREEN SPACES, GREEN TECHNOLOGY

ALEX NEWMAN

YOU ARE HERE

Finding an affordable condo near public transit isn't easy these days. And finding one that also boasts of noteworthy architecture and plentiful green space, is a major accomplishment.

Tretti Condos, steps from Wilson subway station, ticks all of those boxes. Designed by gh3*, the uniquely shaped building with a gently curving spine and three "wings" stepped down from the roofline offers sheltered courtyards where children have a playground and adults have outdoor space. Plus, there's a wide pedestrian path and 11,000 square feet of ground floor retail.

The suites are designed to maximize natural light, with views of lush landscaping. Interior designer Carmen Dragomir, of esQape Design, placed bedrooms on either side of the central living and kitchen area to give them a more spacious feel.

"Design has a certain way of shaping our lives, our sensibility, our behaviour,

1. Getting around. A new urban park, with pedestrian and cycling trails is being created in the area. And the Finch West LRT expansion will add 18 new stops.

even our emotions," Dragomir says, noting she kept that in mind at Tretti.

The livability factor was also important for Maurice Wager, the developer Collecdev's president. Generally, units aren't getting bigger these days, he says. "And if you reduce the size, you have to make sure the layout works."

Tretti's 340 suites have a standard package that includes stainless steel appliances, quartz counters, and porcelain tiles in the bathrooms.

The amenity package, also designed by Dragomir, is generous as well. There's a fitness studio, a party room with a catering kitchen and access to an outdoor terrace and

2. Get smart. York University and Seneca College's York U satellite campus are 10 minutes away. And the Downsview Aerospace Innovation and Research Hub — a joint project with academics and industry — is being built at the nearby Downsview Park.

BBQs. In addition, the condos have a 24-hour concierge service, a co-working station and private meeting rooms.

Millennials and families are expected to be among the buyers and so Wager wanted to include space for those who work from home and family-friendly features such as an indoor/outdoor playground and a pet-grooming studio.

At just 13 storeys, Tretti falls between a mid- and highrise height, and makes the 340 suites feel reasonably spread out.

Architect Raymond Chow, principle of gh3* which also designed the Rocket condo down the street from Tretti, says the courtyards help with that human scale, "by break-

3. Looking for fun? The Barry Zuckerman Amphitheatre offers theatre and music. Black Creek Pioneer Village provides a window on the past. And Fountainhead Park has tennis courts and a multipurpose sports field.

ing down the overall mass of the building, and stepping down from the 13-storey height toward the park."

Green space plays an important role here, shielding the community from the noise and congestion of the Allen Expressway, and connecting the neighbourhood to the Wilson subway station with a path for pedestrians and cyclists. And a park by the front door is connected to a 16,000-sq.-ft. green space.

Wilson Heights itself is a neighbourhood in flux. It was earmarked for regeneration in 2015 on the city's master plan. Wager snapped up the plot of land by the subway in 2016. And the following year, the University-Spadina subway line

was extended to Vaughan Metropolitan Centre.

From the beginning, Wager envisioned a site that would be beautiful, affordable and a good place to live. And given his background in architecture and urban planning — from the University of Toronto — he was also committed to a development that was energy-efficient.

To increase Tretti's insulating power, it will be built with more solid wall as opposed to glass. A geothermal heating and cooling system will use 40-per-cent less energy than conventional HVAC systems, reduce water consumption by 50 million gallons per year, and is expected to cut overall carbon footprint by more than 70 per cent.

Green roofs will reduce the heat island effect, divert stormwater runoff for collection in cisterns (to be reused for irrigation), and provide a lush backdrop to the rooftop space with its BBQs and cabanas. And the staggered balconies will attract more light in the winter when the sun is lower on the horizon, while limiting light in the

summer when the sun is higher.

No discussion of livability can be had without talking affordability, Wager insists. He's devised a program called Collecdev H.O.M.E (home ownership made easy) in collaboration with Toronto Affordable Housing Office, which offers an interest-free, down payment assistance loan.

"A lot of people can make monthly payments," reasons Wager, "because a mortgage isn't dissimilar from paying rent, but the big barrier is that 15-20 per cent deposit." The loan is being offered with strings — you must currently be a tenant, and a first-time homebuyer with a maximum household income of \$88,900.

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To register and for more information phone 416-640-2543, email info@collecdev.com, or visit website collecdev.com/developments/tretti-condos/

Special to National Post

MORTGAGE RATES 06.15.19

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							Investors Group Trust	n/a	4.20 - 6.95op	3.49 - 7.10op	3.59 - n/aop	4.14	4.89	5.34	
ATB Financial	3.40	4.50 - 4.50op	3.49 - 4.50op	3.59 - 4.50op	3.59	3.64	3.49	MTCC	4.15	4.75 - 7.25op	3.64 - 7.25op	3.74 - n/aop	4.44	4.59	5.34
Alerna Bank	3.14	4.40 - 7.15op	3.64 - 6.50op	3.84 - n/aop	3.14	4.94	3.24	OTHER							
Bank of Montreal	4.10	n/a - 7.25op	3.79 - 7.25op	3.99 - n/aop	3.29	4.89	3.39	Alterna Savings	3.19	4.40 - 7.35op	3.69 - 6.70op	3.89 - n/aop	3.19	4.99	3.29
Bank of Nova Scotia	4.15	4.75 - 7.25op	3.64 - 7.25op	3.74 - n/aop	4.44	4.59	5.34	Comtech Fire C.U.	3.39	6.20 - 6.40op	3.39 - 6.30op	3.49 - n/aop	3.69	3.74	3.79
CIBC	3.95	n/a - 7.25op	3.54 - 6.35op	3.64 - n/aop	3.94	4.49	3.29	DUCA Credit Union	2.95	n/a - n/aop	3.59 - 5.75op	1.99 - n/aop	3.74	3.84	2.89
Equitable Bank	n/a	n/a - n/aop	3.64 - 6.30op	3.89 - n/aop	4.45	5.04	5.34	First Calgary Financial	3.70	4.09 - 7.25op	3.44 - 7.25op	3.34 - n/aop	3.34	3.39	3.39
HSBC Bank Canada	3.19	3.69 - 7.10op	3.44 - 6.35op	3.39 - n/aop	3.69	4.29	3.59	First National Fin. LP	n/a	4.50 - n/aop	3.99 - n/aop	3.34 - n/aop	3.34	3.34	3.09
ICI Bank Canada	4.00	n/a - n/aop	3.19 - n/aop	3.19 - n/aop	3.94	4.29	5.14	IC Savings	3.95	4.25 - 6.75op	3.59 - 6.75op	3.69 - n/aop	3.44	3.94	3.49
Manulife Bank	3.95	4.45 - n/aop	3.69 - 4.45op	3.69 - n/aop	3.69	3.74	3.79	Industrial Alliance/IAP		n/a	4.04	3.99	4.09	4.14	3.19
National Bank	n/a	4.50 - 7.05op	3.64 - 7.05op	3.89 - n/aop	4.30	3.34	3.39	Luminus Financial	4.25	n/a - n/aop	4.10 - 6.95op	4.20 - n/aop	4.35	4.80	5.34
Royal Bank	3.35	n/a - 7.45op	3.39 - 7.45op	3.38 - n/aop	3.35	3.14	3.39	Meridian Credit Union	2.90	n/a - n/aop	3.24 - 6.30op	3.49 - n/aop	3.74	3.89	3.24
Simplii Financial	3.95	n/a - n/aop	n/a - n/aop	2.94 - n/aop	2.84	2.84	2.99	PACE Savings & C.U.	n/a	n/a - n/aop	3.64 - n/aop	3.84 - n/aop	3.95	4.59	4.99
TD Canada Trust	3.35	n/a - n/aop	3.59 - 4.50op	3.74 - n/aop	2.96	3.94	3.29	Parama Credit Union	3.70	n/a - n/aop	3.75 - 3.95op	3.85 - n/aop	3.95	4.05	4.15
Tangerine	3.25	n/a - n/aop	3.49 - n/aop	2.74 - n/aop	2.79	2.89	2.94	Steinbach Credit Union	3.35	n/a - n/aop	3.29 - n/aop	3.35 - n/aop	3.05	3.25	3.35
TRUST/LOAN															
Community Trust		7.25	3.64	3.89	4.45	5.04	5.34								
Effort Trust	n/a	4.50 - 6.80op	4.40 - 6.80op	4.50 - n/aop	4.75	4.90	4.95								

*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.

Pat yourself on the back.

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