

SARAH RICHARDSON
PARTY PLANNER
SHE'S INVITING 200
PEOPLE OVER FOR
A CHRISTMAS BASH,
AND SHE'S GOT TIPS



The holidays can be stressful for those hosting a party. There's the guest list — to invite that ungrateful so-and-so to the party or not? Aunt Jean is such a bore!, the conveyor belt of food, and, of course, the glamping of the homestead. We recommend stealing tips from a pro. Sarah Richardson, host of HGTV *Sarah's House*, is once again holding a party — on Dec. 11 on HGTV. This repeat show goes behind the scenes with *Sarah's Holiday Party*, an hour-long special highlighting the week-long preparations. Viewers get a glimpse into the planning and shopping that Sarah and her design sidekick Tommy go through, from decorating the house and trees and setting the table to making stockings and baking Sarah's famous pecan puffs. Repeat or not, there's plenty of party-giving advice and terrific decorating tips. *National Post*

Rory Mitz was one of the first to invest in a unit at Rise, the swanky new condo building that will soon encompass the south-east corner of St. Clair and Bathurst. But he doesn't actually plan to live there.

"Having grown up nearby, I've been pretty amazed at the growth of the neighbourhood," Mr. Mitz says. "I really think it's an up-and-coming pocket of the city and I just wanted to be a part of the building."

Since he recently started a family, Mr. Mitz's own condo-living days are over, at least for now. But he figures he can easily sublet the unit to friends or family. "And who knows, I might end up with a kid in university who wants to move into their own place, but still be close to home."

So why St. Clair West? "I use Starbucks as a measure of what the next hot area will be," Mr. Mitz says. "They've done all the market research for me and when I see one going in, I know it's a good sign." (And not just any old Starbucks — the coffee company chose St. Clair and Bathurst as the site of its first LEED-registered store, which made its debut on the corner last spring.) As for why he chose Rise, Mr. Mitz says it had a lot to do with good marketing. "I bought into the image," he says.

Part of the appeal was the building's contemporary, downtown feel, but in a mid-town setting. "It looks like it will be a hip building with the type of amenities that will attract a lot of young, urban professionals," Mr. Mitz says. "And I love the fact you're close to the subway, but can still walk to the grocery store or a host of the best restaurants. We've actually been spending more time on St. Clair West lately because of all the new restaurants that have opened up."

Shelley Fenton, president of Reserve Properties, the developer behind Rise, has lived in the area for 53 years and says it has long been a hidden gem in the GTA. "We tend to focus on neighbourhood projects where there's a need for growth," he says. "And the area around St. Clair and Bathurst has been underdeveloped for a while, but since the new streetcar line went in, it's being rejuvenated."

Other notable area attractions include a collection of parks and ravines, a bustling farmers' market, proximity to the subway for those who want to venture downtown or to Yorkdale (no parking hassles!), and a host of cafés and restaurants, including Cocoa Latte, the Stockyards, Ferro and the Rushton.

Mr. Fenton says Rise was designed with first-time buyers and young urban professionals in mind. The building features 300 contemporary studio, one and two-bedroom suites, starting in the low \$200,000s. And the entire seventh floor is devoted to amenity space — 18,000 square feet of it, including an infinity pool that spans across the building. There are also several cozy, private cabanas and fire pits scattered strategically across the outdoor terrace, and sliding glass doors lead to an indoor poolroom, fitness facility and library, as well as additional dining and lounge areas.



RISE
TO THE TOP
AT ST. CLAIR

What is it about this area that has the developers excited?

By Sydney Loney

Architect Enzo Corazza, with developers Jessica Fenton, Sheldon Fenton and Shane Fenton.
AARON LYNETT / NATIONAL POST

"Our goal was to make this a luxurious project with five-star-hotel-quality amenities," Mr. Fenton says. "I wanted to create a condo lifestyle in a neighbourhood that I love." Having the input of his children, who were both involved in the planning, made the project even more special.

"My sister Jessica and I are the project's typical buyer," says Mr. Fenton's son, Shane, vice-president of Reserve Properties. "So we talked to each other and we talked to our friends and we asked ourselves, 'What would we want in a building?' Our goal was to create a space that we could see ourselves in. It's not just a place to sleep, it's a lifestyle."

Amenities aside, this approach also influenced the building's architecture and design (courtesy of Graziani + Corazza Architects and II BY IV Design Associates), with the goal being to bring a contemporary vibe to St. Clair and Bathurst.

Rise's exterior was inspired by Dutch painter Piet Mondrian and features a grid-like façade of white vertical and horizontal bands. There's also a two-storey lobby opening out to a courtyard dotted with sculptures and water features. "The neighbourhood has always

It's not just a place to sleep, it's a lifestyle

been fairly traditional," Shane Fenton says. "But these days many people are aspiring to a more design-forward look. It's happening throughout the city and we felt it should be available at St. Clair and Bathurst."

Rise isn't the first condo building that's betting on the revitalization of the neighbourhood. One of the first on the scene was 500 St. Clair W. a year and a half ago (there's a Starbucks in the building), followed by 530 St. Clair W., and now the Rushton — all developed by the Lash Group of Companies in partnership with the Goldman Group.

"I'm excited about the whole area," says Larry Blankenstein, president of the Lash Group. "It's becoming a very desirable neighbourhood, with close proximity to everything and new restaurants moving in every day."

Construction is already underway at the Rushton, a boutique-style condo with occupancy set for fall 2012. "We really wanted the building to fit into its surroundings," Mr. Blankenstein says. "So the design is a combination of traditional and contemporary."

As for 500 and 530 St. Clair West, amenities included separate pools, party rooms, guest suites — and plenty of retail space. It's all part of the revitalization of the neighbourhood, Mr. Blankenstein says. "We're true believers in the area. We've committed three buildings to it now — and we're always looking for more opportunities."

National Post

See Rise model suite on Page PH2

CONDO CULTURE

Not all condos are Grinches when it comes to decorating

CONSULT RULES

By Marilyn Lincoln

Q I just purchased my first condo townhouse. I am very excited about decorating for Christmas. Are all condo rules the same when it comes to decorating? I can't see anything wrong with temporary lighting and door decorations.

However, my friend who has a condo informed me that she received a letter last year that she had too many Christmas lights. Who should I consult?

A It's that time of year again, when most of us take great joy in displaying our Christmas decor. However, most condos have restrictions to ensure the appearance of the common areas remain pleasing and no damages occur that pose an insurance risk. Review your bylaws and declarations as well as the rules.

Townhomes usually allow temporary alterations such as Christmas lights, lawn ornaments or wreaths. However, no holes can be drilled in the door and lawn ornaments must not obstruct access to the pathways or door areas. Each condominium will have different policies depending on the type of condo. Owners who pay their own hydro may be allowed to string lights and mount decorations on their own exclusive common area. On the other hand, corporations who are responsible to pay the hydro that powers the lights may prohibit exterior Christmas lights altogether. In some cases individuals cannot decorate outside their unit at all.

Alterations to the common elements, even minor ones, are governed by section 98 of the act. To avoid costly mistakes it is important that all owners seek board approval prior to any alteration. Some boards even have decorating committees.

Remember, decorating is a year-round event because of Christmas, Easter, Halloween and Canada Day, among other holidays. Condo corporations should be reasonable when it comes to restrictions. After all, decorating can be a great source of fun and promotes good community spirit. In some communities, they even hold decorating contests. Owners should work together to create a joyous and peaceful community, not only during holiday season, but year round. ■ Marilyn Lincoln is a condominium owner, director and author of *The Condominium Self Management Guide, 2nd ed.* Send questions to marilyncondoguide@hotmail.com.

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MORTGAGE RATES 30.11.11

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
BANKS													
ATB Financial	3.80	4.45 - 6.30op	3.50 - 6.30op	3.85 - 6.50op	4.05	4.79	Equitable Trust	-	-	3.50	3.85	4.05	4.79
Alterna Svgs/Alterna Bk	2.75	4.00 - 6.30op	3.05 - 6.30op	3.30	3.55	3.55	Home Trust Company	3.15	-	2.99	2.99	3.40	3.49
Bank of Montreal	3.00	4.45 - 6.30op	3.50 - 6.30op	3.85	4.05	3.19	Investors Group Trust	n/a	4.55 - 6.50op	3.50 - 6.30op	3.85	4.05	4.79
Bank of Nova Scotia	3.10	4.55 - 6.45op	4.30 - 6.50op	3.89	4.39	4.79	MTCC	3.10	4.55 - 6.45op	4.30 - 6.50op	3.89	4.39	4.79
Canadian Western Bank	-	4.45 - 6.45op	3.50 - 6.30op	3.85	4.05	4.79	MRS Trust	n/a	2.75 - 3.30op	3.00	3.40	3.90	4.05
CIBC	3.00	6.70op	3.50 - 6.35op	3.85	3.19	4.39	ResMor Trust Company	-	-	4.09	-	3.64	-
HSBC Bank Canada	3.00	4.45 - 6.20op	3.60 - 6.35op	3.95	4.45	4.99	OTHER						
ICI Bank Canada	3.10	-	3.15	3.65	3.64	3.69	FirstOntario C.U.	2.90	6.34	3.24 - 6.34	3.48	3.48	3.29
ING Direct	3.00	-	3.09	3.25	3.29	3.49	Comtech Credit Union	2.50	6.60 - 8.40op	2.99 - 9.00op	3.25	3.29	3.40
Laurentian Bank	n/a	4.40 - 6.70op	3.19 - 6.50op	3.85	4.05	4.79	DUCA Fin. Service C.U.	2.85	4.40	3.08 - 5.75op	3.28	3.28	3.48
Manulife Bank	3.50	-	3.00	3.25	3.50	3.55	FirstLine Mortgages	3.45	-	-	3.49	3.59	3.84
National Bank	n/a	4.45 - 6.70op	3.50 - 6.30op	3.85	4.05	4.79	First National Fin. LP	3.00	4.45	3.09	3.25	3.40	3.49
President's Choice Financial	3.00	-	-	3.30	3.34	3.54	Industrial Alliance/IAP	n/a	-	3.50	3.85	4.05	4.79
Royal Bank	3.00	4.05 - 6.30op	3.20 - 6.30op	3.85	4.05	4.79	MCAP	3.10	-	3.60 - 6.30op	3.95	4.35	4.89
TD Canada Trust	3.00	-	3.19 - 6.30op	3.30	4.05	4.79	Meridian Credit Union	2.75	4.45	3.50 - 6.30op	3.85	4.35	3.40
TRUST LOAN													
AGF Trust	n/a	-	3.04	3.20	3.24	3.39	PACE Savings & C.U.	-	4.45 - 6.70	3.50 - 6.30	3.85	4.05	4.79
Effort Trust	n/a	4.45 - 6.30op	3.45 - 6.30op	3.80	4.00	4.75	Param Credit Union	2.50	-	2.90	3.25	3.30	3.50
							Teachers Credit Union	4.00	4.45 - 6.30	3.29 - 6.50	3.69	3.79	3.99

*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. ror=rates on request.