

SUMMER 2014

VOL. 2, ISSUE 2

FALL 2015
OCCUPANCY BEGINS

FALL 2014
GROUND LEVEL



On The Rise Occupancy 2015

Summer is high season in the construction business and Perspective is growing by leaps and bounds! Work continues on both towers, with the **third floor complete on the first tower**, and the **second floor about a fifth of the way there on the second**. Perspective 2 will connect to the first tower with a **five-storey podium that includes integrated retail space at ground level** for an exciting mixed-use community right on-site.

It's all about floors and columns for the next few weeks, so there will continue to be a whole lot of concrete being poured. Nearly four million pounds of rebar have already been delivered, along with **2,000 tonnes of reinforcing steel**, of which 15,000 cu. m have already been placed. Whew! Once the towers are up, the exterior work begins, with windows going in and the brick going on. Keep an eye on the sky to see how fast they climb.



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VISIT TO THE DÉCOR CENTRE



will help your consultant see your vision. The first thing they'll do is **go over the floorplan** with you so you know where your electrical outlets, phone jacks, and other such things are located. At that point, you can even request some tweaking of the plan itself, to move nonstructural walls or change a door swing's direction. Your requests will be accommodated wherever possible, keeping in mind that safety and building standards come first.

Next, you'll get to **select finishes**. "We like to start with **flooring and kitchens**," Steve says. "They set the tone for the rest of the suite. You never want to make choices in isolation." Standard packages are on display, but you can mix and match to your heart's content. The design pros will help you decide what goes

best with the favourite pieces you want to keep (this is where **pictures of your favourite pieces come in handy**), and where to start if you're decorating from scratch.

Next comes the **large selection of upgrades**, such as **cabinetry, countertops** and **appliances**. There are even a small number of suites that allow for gas stoves. All together, it paints a very appealing picture of what your life at Perspective will look (and feel) like.

"I advise clients to be less concerned with what's trendy and more concerned with what they really like," he says. "This is your home. **We work with your taste to come up with something that is both fresh and new and that will stand the test of time.**"

One of the most exhilarating days in the purchase process is the day you visit the décor centre to make your finish choices. We don't often get an opportunity to spend such quality time with a design expert, let alone to lay the foundation for creating our personal spaces our way, with floors, cabinets, tiles and more. The design professionals at **Crayon Design**, including **Senior Designer Steve Bassie**, are all eager to guide you through this exciting appointment.

Steve says an appointment can take about 2 to 2.5 hours — you can imagine what a busy time it is at the décor centre, and he and his associates are dedicated to making sure every future resident gets all the time they need.

Even before your appointment time is set, Steve says you may want to **start collecting pictures from magazines and brochures** that



MEET THE DESIGN PROS



We recently caught up with **Liz McKay**, the **Senior Designer** with the esteemed firm **Bryon Patton & Associates**, who was responsible for designing the lobbies and amenities at Perspective. She also put together all the stylish and functional finishes that make up the

standard suite packages available to future residents.

If that sounds like a big undertaking, you're right! Fortunately, Liz and her team had the

perfect inspiration all around them right from the beginning. "**The location and its extensive ravine setting provided the perfect, imaginative backdrop that set everything in motion**," she says.

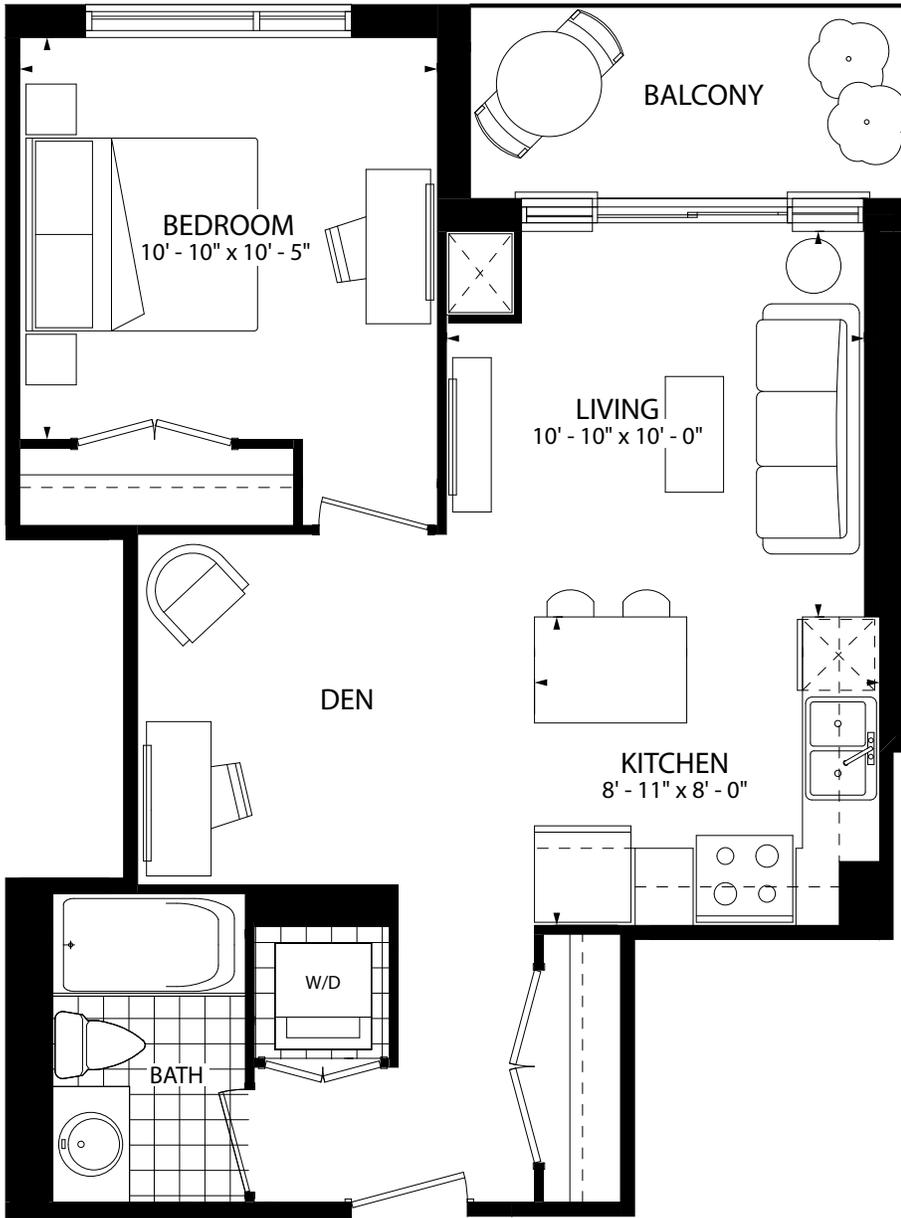
When they thought about buyers, two groups initially came to mind: **young professionals seeking excellent value** in a dynamic setting, and **empty-nesters** who already had detached homes in the area but were **looking to downsize**. Designers created a community that could please both groups by making each building distinct while maintaining a common colour palette. Each lobby, for example, has its own look — one

traditional and one more transitional — but they flow together beautifully.

In designing the finishes packages, Liz and the Bryon Patton team sought looks that were **contemporary and vibrant**, but **elegant and timeless** as well. "Some touches that have emerged in recent years were incorporated because we can see that they'll endure," she says. "For example, large-scale tiles influenced by both Europe and Asia are dominant in the market right now and will continue to be. An emphasis on texture in neutral tones was our goal for the fabrics. Large-scale patterns are highly desirable too, and we're also seeing a shift back to specialty wallpapers."



SPOTLIGHT: SUITE OF THE MONTH



The Suite Spot: The Vista

One Bedroom + Den • 602 SQ. FT. + 57 SQ. FT. Balcony

The **one-bedroom-plus-den Vista** is a great choice for a young couple, single professional, or an empty nester looking for a city pied-à-terre.

The welcoming area vestibule has been designed as a multi-purpose area with **powder room, laundry** and **closet**. From here the open concept living area awaits.

This wide-open main area is spacious and versatile, so you can decide how best to use it. The kitchen's corner position makes it handy for **entertaining** — and don't all parties end up in the kitchen anyway? Use both the den and living room to create several smaller **conversation**

areas or dedicate each space individually, one for a home office and the other for a home theatre.

The **balcony** off the living room is ideal for a bistro set and some flowering container plants, creating the perfect coffee-sipping spot. Your bedroom in the Vista features a **panoramic window**, a **double closet**, and enough space for a dressing table or bureau along with your bed.

Could the Vista suite be right for your lifestyle? Check it out, along with all the other available floorplans, when you visit the sales centre.

WHAT'S ON



Check out the events and festivals going on throughout the Summer and Fall in Toronto's wonderful west end.

Visit the Richview Library

There's always something great going on! From **July 11 to Aug. 5, every Friday at 2 p.m.** there's a **great kids' movie** on the screen. (And a great little break for mom!)

Tim Hortons Southside Shuffle

Friday – Sunday, Sept. 5 - 7

Scoot west about 20 minutes and enjoy the Port Credit Blues & Jazz festival with your Mississauga neighbours with more than 150 Canadian and international acts in a gorgeous waterfront setting.

Robbie's Rainbow 2014 P.U.C.K. Family Hockey Event

Sunday, Sept. 7, 9 a.m.

Save the date for the third annual P.U.C.K. Hockey & Family Skate FUN-draiser with skills,

drills and more at the MasterCard Centre for Hockey Excellence.

Ukrainian Festival & Sidewalk Sale Friday – Sunday, Sept. 12-14

This is North America's largest Ukrainian Street Festival (last year's festival drew 600,000 visitors!), celebrating a culture present in Canada since the 19th century, and now including more than four million residents. Now in its 18th year, this Bloor West Village festival features dancing, singing, artisan market, buskers, art exhibits, sidewalk sales, fantastic and authentic Ukrainian food, interactive pavilions and more, plus main stage events at Jane and Bloor.



Culture Days

Friday, Sept. 26, 1 p.m.

Join Lakeshore Arts and Humber College as they unite local artists, cultural leaders and community groups at the seventh annual Culture Days weekend at Lakeshore Arts. It's your backstage pass into the world of artists, musicians, dancers and designers.



Stonegate Farmers' Market Apple Celebration

Tuesday, Sept. 30, 4 p.m. to 7 p.m.

Celebrate one of Ontario's bumper crops with free apples, apple pie and live music. Come back again Oct. 7 for Stonegate's Closing Day festivities. Christ Church St. James Anglican Church, 194 Park Lawn Road.

International Centre

It's only 15 minutes from Perspective to the International Centre, which this fall will host:

- National Bridal Show - Sept. 5 to 7
- GTA Fall Psychic Fair - Oct. 3 to 5
- Great Canadian Maturity and Travel Show - Oct. 4 and 5
- Fall Made by Hand Show - Oct. 18 and 19
- Fall Cottage Life Show - Oct. 24 to 26
- Fall Classic Car Auction - Oct. 31 to Nov. 2

The International Centre is located at 6900 Airport Road.

ON THE MARKET



Canadians are excited about the current homes market, according to recent polling by Bloomberg and Nanos Research Group. The poll found that **nearly half of Canadians were predicting higher home prices**, the highest level since the survey's inception eight years ago, and a **10-point jump since April**.

The Financial Post reports that home prices rose more than eight percent from January to May this year, compared with a gain of just over one percent for the same period last year,

so no wonder people are feeling great about the housing market. Compare that to the mere 11.6 percent who predict a drop in prices, and the gap between optimists and pessimists hits more than 35 points, its widest gap since 2009, according to the Post.

With **low interest rates holding**, the possibility of putting down **just 5 percent** and the ability to **lock in your condo's price today** all adds up to some very sound reasons to come home to Perspective!

