

# NEW HOMES+ CONDOS

## HOME DECOR West Elm launches its summer line G2



## KITCHEN DESIGN Start by choosing a style G4



Westbury residents will be able to take advantage of various common areas and amenities, including this gym. ARTIST'S RENDERINGS COURTESY OF DEVMONT

# PLANNING A CUSTOM-BUILT COMMUNITY

Phase 1 of Westbury Montreal, an eight-phase development, is scheduled to start construction this year

MEGAN MARTIN

After the success of its mammoth Rouge project, which featured the creation of the Le Triangle neighbourhood near the intersection of Town of Mount Royal and Côte-des-Neiges—Notre-Dame-de-Grâce, Devmont has announced plans for a new custom-built community: Westbury Montreal.

Located in the same region as the Rouge site, Westbury Montreal will be built on the 370,000-square-foot plot of land previously occupied by Armstrong Industries.

The development will consist of eight phases, totalling more than 1.1 million square feet of construction. The first two phases, Primma Condominiums, will contain 224 condominiums and 60,000 square feet of retail space including a supermarket, pharmacy, daycare, and restaurants.

There will be two other phases of condo buildings, featuring approximately 300 units, to be built at a later date.

The community will also include a 250-room branded hotel, as well as a 12-storey office building, and two phases of residential rental units. The neighbourhood will feature a 40,000-square-foot centrally located park, and plenty of amenities.

Construction of the first phase will start by the end of 2017 and will be completed by the beginning of 2019. The entire project is

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scheduled to be finished by 2023. “It’s all about the mixed-use space, which guarantees you have everything you need in close proximity and ensures the kind of variety that makes a neighbourhood great,” said Marc Lefort, vice-president, sales and marketing, at Devmont.

“The neighbourhood itself will transform completely.” Condos for sale will range from one- to three-bedroom units, as well as spacious penthouses. The sizes will vary between 550 and 1,500 square feet, and prices will range from \$190,000 and \$700,000.

As in its previous projects, Devmont has included a wide variety of customizable options that West-



A terrace off the communal lounge and recreation room will afford a dramatic view of the city.

bury buyers can choose from when creating their units.

“You can select the floor that perfectly reflects your vision from the different colours and types of wood on offer,” Lefort said. “All the units are supplied with durable high-quality engineered hardwood floors made in Quebec.”

Buyers can also choose from several kinds of kitchen cupboards and have the option to select quartz or granite for their countertops. Ceramic, glass mosaic, or painted glass backslashes are available as well, depending on buyers’ personal preferences.

SEE WESTBURY MONTREAL ON G3



Devmont’s Westbury Montreal development will be built on a plot of land previously occupied by Armstrong Industries.

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# Montreal market has a healthy appetite for planned communities

WESTBURY MONTREAL FROM **G1**

Aside from the high quality of the condos themselves and the ability to customize several options, the many amenities planned in the condo buildings and elsewhere in the Westbury Montreal community will be most attractive to buyers.

“It comes down to access and services,” Marc Lefort said. “Because the development delivers everything you could want from a neighbourhood, and the location offers quick and easy access to downtown, the result is a great quality of life.”

The Montreal market has a healthy appetite for planned communities such the latest project by Devmont, said Martin Rouleau, real-estate broker with Engel & Völkers.

“I feel this is where the market is headed,” Rouleau said. “Today, people are busier than ever and having services close by is a great advantage; buyers are looking to save time, and a project like Westbury Montreal delivers exactly that.”

In addition to its uniquely inclusive community setup, Westbury Montreal’s location on the borders of several neighbourhoods is an-



This lounge area, available to Westbury residents, opens onto the terrace shown on Page G1. *ARTIST'S RENDERING COURTESY OF DEVMONT*

other key selling point.

“It’s right by Highways 40 and 15, and walking distance between two métro stations,” Lefort said. “Whether you’re driving or taking the métro, you can be downtown in just 10 minutes. It’s also close to three of Montreal’s four main universities, and three hospitals.”

Moreover, the area around Westbury Montreal may be transformed in the coming years by the construction of the proposed Royalmount shopping complex in T.M.R. at the junction of Highways 15 and 40. The project is slated to be a multifaceted megacomplex similar to the Quartier DIX30 in Brossard.

“All the neighborhoods around Le Triangle and Décarie will change in the coming years,” Rouleau said. “Condos will gain a lot of value, especially with the Royalmount mall coming soon. It’s important to invest now, and I feel clients will understand that and choose Westbury Montreal.”

## MORTGAGE RATES\*

Financial Institution	Type	Variable	6 months	1 year	2 years	3 years	4 years	5 years
Alterna Bank	Closed	3.7	4	2.79	2.74	2.64	2.65	2.68
Alterna Savings	Closed	3.7	4	2.79	2.74	2.64	2.84	2.74
Bank of Montreal	Closed	3.9	4.2	3.09	3.19	3.59	4.09	4.84
Bank of Nova Scotia	Closed	-	4.55	3.29	3.09	3.39	3.89	4.64
CIBC Mortgages	Closed	4	3.14	2.84	2.79	3.39	4.09	4.79
Desjardins - Caisses	Closed	-	4.4	3.14	3.24	3.39	3.89	4.74
HSBC Bank Canada	Closed	3.89	3.39	2.25	2.29	2.39	2.49	2.49
Home Trust Company-Agent	Closed	-	3.95	2.69	2.14	2.59	2.74	2.84
ICI Bank Canada	Closed	-	-	2.64	2.64	2.64	3.19	3.29
Investors Group Trust	Closed	-	4.2	3.14	3.09	3.39	3.89	4.64
Laurentian Bank Canada	Closed	-	4.4	2.89	3.04	3.39	3.89	4.74
London Life	Closed	-	4.2	3.14	3.09	3.39	3.89	4.64
Manulife Bank	Closed	3.2	4.45	3	2.94	2.84	2.94	2.99
National Bank	Closed	-	4.4	3.14	3.04	3.39	3.89	4.74
President's Choice Fin'l	Closed	-	6.19	3.14	2.79	3.34	3.99	4.44
Royal Bank of Canada	Closed	4.25	3.14	3.14	3.04	3.65	4.39	4.64
T-D Mortgage	Closed	3.85	3.14	3.04	2.84	3.44	3.89	4.64
Tangerine	Closed	-	-	3.19	3.24	3.49	3.69	2.69

\*Rates as of April 10, 2017

# Forget the simple, closet-sized WC

Today's bathrooms are bigger, shinier than ever before

**MEGAN MARTIN**

In addition to kitchens, the rooms most often thought of as central to a home’s design are bathrooms and, over the years, they’ve become more than simply the necessary, bodily-function rooms they once were. Forget the simple, closet-sized WC. Today, bathrooms are larger, more elaborate, and focused on relaxation than ever before. So it’s no surprise that homebuyers these days have high standards when it comes to bathrooms.

“Our world is a busy and hectic place and we need a space in our homes to escape the hustle and bustle and centre ourselves and relax,” said designer Carmen Roy. “Bathrooms are becoming more and more of a sanctuary — a space not only to take care of our hygiene, but a place to destress before or after a long day.”

With this in mind, it’s only natural that one of the goals in designing modern bathrooms is to achieve a space with a relaxing ambience.

“Subtle colours, mood lighting, and natural elements are the combinations that I use as a designer to achieve that,” Roy said.

Bathroom design trends for 2017 lean toward a natural and organic look. “Popular materials used will be a combination of wood, stone, metals and ceramics. Larger polished tiles will also be prominent this year, along with the beauty of natural stone.”

Lighting plays an important role as well. “Setting the mood by adding several light sources such as pendants and chandeliers along with your main source of lighting will be a big part of this year’s look,” Roy said. “As for colours, warm neutral hues will contribute to the natural organic look.”

As for layout and furniture, features like having a double vanity are sought after by couples with busy lifestyles.

“Quartz countertops, vessel sinks, oversized mirrors, free-standing soaking bathtubs, waterfall faucets, and oversized showers with rainfall shower heads are popular, too,” said Philip Kaleel, co-owner of WestEnd Properties, a real-estate company specializing in house flipping.

In addition to these details, something even more basic comes into play when designing contemporary bathrooms: size.

“They have become much bigger in size over the years, and the space has become much more practical by definition,” Kaleel said. “Whenever possible, most people will prefer having their own private ensuite bathroom.”

A big bathroom has become so important, in fact, that homeowners are willing to sacrifice part of their master bedroom to make it work. When it comes to renovating existing properties, space is often a point of concern in many cases, as older homes often didn’t include large private master bathrooms.

“In many of the homes we renovate, we’re often removing a few square feet of space from a bedroom to give us more space for a bathroom,” Kaleel said. “This is a relatively easy thing to do when doing renovation work and is often very appreciated since the bathroom has become a much more utilized room over the years.”

If you’re a homeowner looking to upgrade your existing bathroom, it’s important to approach the project with a budget, ideas of what you want, and some expert advice and guidance.

“Bathroom renovations can be quite an investment,” Roy said. “With that in mind, I truly recommend consulting with a designer to guide you with a plan.”

She also urges people not to cut corners and sacrifice quality when doing a redesign.

“Choose quality fixtures, cabinetry, tiles and plumbing supplies,” she said. “This will help make your project stress-free down the line.”

Warm, neutral colours contribute to the natural organic look of a bathroom and pendant or chandelier lights will add to the luxurious, relaxing ambience. *PHOTO COURTESY OF CARMEN ROY*

Quartz countertops, vessel sinks, and sizable showers with rainfall shower heads are popular in today's bathroom designs. *PHOTO COURTESY OF WESTEND PROPERTIES*