

on the market

New home designs with an emphasis on smaller, more affordable suites is helping to drive market demand, with significant growth in all markets including North, West and East of Toronto.

Purchasers recognize that the combination of lower priced land and new transportation networks in these areas give home buyers increased options.

Examples of notable sites are Westfield in Brampton by Great Gulf Homes; Beechwood in Brampton by Paradise Homes; Affinity West in Burlington by Rosehaven Homes; Woodhaven in Aurora by Brookfield Residential; and, Kleinburg Summit by Mattamy Homes.



Brampton

Beechwood Paradise Homes

Prices range from \$550,000 to \$725,000
1,500 to 1,665 sq. ft.
Freehold townhomes and semi-detached homes
<https://paradisedevelopments.com>



Brampton

Westfield Great Gulf Homes

Prices Range from \$789,990 to \$1,209,990
1,690 to 3,540 sq. ft.
Semi-detached homes and detached homes on 34' and 38' lots
<https://greatgulf.com>



Kleinburg

Kleinburg Summit Mattamy Homes

Prices range from \$819,990 to \$2,129,990
1,765 to 5,490 sq. ft.
Freehold townhomes and detached homes on 30', 40', 50' and 60' lots
<https://mattamyhomes.com>



Burlington

Affinity West Rosehaven Homes

Prices range from \$351,990 to \$682,990
575 to 1,272 sq. ft.
Condominium townhomes
www.rosehavenhomes.com/



Aurora

Woodhaven Brookfield Residential

Prices start at \$1,119,990
2,310 to 3,670 sq. ft.
Detached homes on 42' lots
www.brookfieldresidential.com

The Junction puts a new spin on mixed-use

DIANNE DANIEL

Special to Postmedia Network

A mixed use development in Guelph, Ontario, is striking the ideal balance between corporate and cool.

Scheduled for completion this fall, the second phase of The Junction by Granite Homes aims to give young local entrepreneurs a creative place to spread their wings, without the hassle of being tied to a costly long-term office lease.

Called Platform @ The Junction, the 17,000-square-foot space features high ceilings with exposed ductwork, polished concrete floors and large windows, and is the first large-scale commercial development in the area to offer co-working facilities.

Instead of signing a three- to five-year lease and incurring the cost of outfitting an entire office, small businesses and start-ups are able to lease in six-month blocks.

A lease at The Junction will cover everything from the Internet connection and utilities, to furniture and lounge space, explained Granite Homes vice-president, Business Development, Mike Taylor.

"We make it simple for them by allowing them to focus on growing their business versus building out and running an office," said Taylor.

Geared to tech businesses,



The design is filling a void in the city by supporting a new way of working that is being embraced by an up-and-coming generation of entrepreneurs.

creative companies and professional services, Platform @ The Junction will cost the builder more upfront, but is expected to be less expensive to operate in the long run.

The design is filling a void in the city by supporting a new way of working that is being embraced by an up-and-coming generation of entrepreneurs.

In a co-working model, tenants lease individual office suites, but share access to breakout rooms, meeting rooms and lounge areas, as well as washrooms and a kitchenette. The goal is to bring together a vibrant ecosystem of likeminded small business owners who will "help each other, feed off each other and grow together," he said.

Kelly Brooks, CEO, president and founder of Speak-Feel Corp. and a former co-working tenant at The Junction's phase one building, said sharing office space provides valuable peer support

to a growing business.

"When you're starting up as a company, it can be very isolating if you're on your own because you don't have experience to draw from, you don't have a group to brainstorm with," said Brooks. "You have Google where you can say, 'Hey! I need help with ...' but a co-working space actually gives you an opportunity to bounce things off of others."

According to Brooks, the co-working vision of Granite Homes works because it combines a "relaxed, kind of cool vibe" with "a very professional piece for when clients come in."

Situated on Edinburgh Road, Platform @ The Junction is close to highways, downtown and the University of Guelph, and provides ample parking, including electric car charging stations and bicycle racks. Leases range from \$650 to \$1,550 per month. To learn more, visit platform.guelphjunction.ca.



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Information provided by Trimart Research Corporation.
Prices and features subject to change.
For more information or to list a new site opening, contact Trimart Corporation at admin@trimart.ca.

