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Tour des Canadiens will be the tallest residential tower in Montreal when finished in 2016. Its top and entrance will bear the Habs' logo.

Icing on the cake

Montreal developers aim to recreate the success of Toronto's Maple Leaf Square

RYAN STARR
SPECIAL TO THE STAR

Who would have thought the Montreal Canadiens would want to emulate anything being done by the Toronto Maple Leafs these days.

But that's precisely what the Habs' ownership is shooting for with Tour des Canadiens, a \$175-million, 48-storey, 534-unit condo tower that will be built beside and connected to the hockey

club's home, Bell Centre.

The condo project is being modelled on what Leafs' owners Maple Leafs Sports and Entertainment (MLSE) did with Maple Leaf Square, a complex located just west of the Air Canada Centre that includes twin tower condos, offices, retail space, a sports bar, restaurants and a hotel.

CANADIENS continued on H12

BLUE JAYS WAY AND KING WEST

King Blue will be a 'destination,' builder says

Easton's Group building a two-tower project that boasts prime location

RYAN STARR
SPECIAL TO THE STAR

There are those who feel that the last thing downtown Toronto needs right now is another big condo project.

They'd be wrong, insists Steve Gupta, the developer of King Blue, a two-tower condo at the southeast corner of King St. W. and Blue Jays Way that will include 807 units and 13,000 square feet of street-level retail space.

Gupta, the president and CEO of Easton's Group of Hotels — and a self-described "contrarian" who boasts he built three hotels during the Great Recession — believes the Toronto market is "as strong as it's ever been."

There are still loads of young professionals looking to buy a condo at a triple-A location that is a stone's throw from the theatres, clubs and restaurants these hip downtown denizens could hope for, he says.

"I believe in Toronto," Gupta stresses during an interview at the Hilton Garden Inn on Peter St., one of his company's properties.

"We still have 100,000-plus immigrants coming to the city every year and this new generation wants to live downtown, near where they're working. That's why the condo boom is going on downtown."

King Blue's first phase, the 44-storey south tower, goes on sale in October.

KING BLUE continued on H8

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» HOMES & CONDOS

CONDO LAW

Courts rule dog ban 'unreasonable'

Limits on number, size of pets may be allowed

GERRY HYMAN
SPECIAL TO THE STAR

Q: We have a problem with dog owners who refuse to clean up after them. We would like to prohibit new dogs but permit residents to keep dogs that they presently have. Since it is difficult to amend the declaration can we pass a rule?

A: The courts have held that a rule banning dogs is unreasonable and thus unenforceable. The prohibition may be validly contained in the declaration. A rule in a highrise condominium may limit the number of dogs or prohibit dogs over a specified weight, such as canines over 25 pounds.

CLEANER RESPONSIBLE

Q: I have a glass table, six chairs, 14 pots of plants and two large boxes containing evergreens on my 200-

square-foot terrace. Each spring, management or the window washers move all of those items off the terrace so that the washers can land the swing stage necessary for them to wash the windows in units above.

Since the terrace is for my exclusive use and each year something on the terrace gets broken, am I obligated to allow this procedure?
A: The condominium corporation or its representative has the right to enter your exclusive-use common-element balcony at a reasonable time and with reasonable notice for the purpose of performing the duties of the corporation.

If those duties include the cleaning or maintenance of the exterior surfaces of the windows in the units above, the corporation is entitled to move the various items if reasonably necessary to carry out the cleaning.

The corporation or the cleaner, depending on who moves the

items, is responsible for negligence resulting in damage.

INSURANCE ISSUES

Q: The exterior wall of my locker unit leaked, ruining my suitcases and their contents. Who is responsible?

A: The condominium's insurance covers both the units and the common elements but does not cover your belongings.

Condo's insurance does not cover personal belongings

The condominium corporation is not responsible simply due to the fact that the leak originated in the common elements.

The corporation will only be responsible if it can be shown that the corporation knew of the leak and failed to carry out the necessary repairs within a reasonable time. You might consider whether a claim under your insurance is

possible and feasible.

ONLY FOR FAMILIES

Q: One of the owners in our condominium building rents rooms in his unit to unrelated college students and we never know how many live there. Does the provision in our declaration that a unit may only be used as a private single family residence prohibit such rentals?

A: Yes.

PRESIDENT NECESSARY

Q: Our five-member board has not elected a president over the past year. Is a president mandatory and what are his primary duties?

A: The Condominium Act states that a corporation shall have a president and a secretary and such other officers as are provided for by bylaw or by resolution of the directors. The directors elect the president from amongst themselves. The functions and duties of the president are set out in the bylaws which may simply provide that the

president will chair board and owners' meetings.

CONDO INVESTMENTS

Q: What are the permitted investments for condominium funds?

A: The board is entitled to invest reserve funds in "eligible securities." These are bonds, debentures, guaranteed investment certificates, deposit receipts, deposit notes, certificates of deposits or other similar instruments which are issued or guaranteed by the government of Canada, or of a province, or issued by an institution located in Ontario and insured by the Canadian Deposit Insurance Corp. Money in a corporation's general account is subject to the same limitations but must be convertible to cash within 90 days following a request by the board. Lawyer Gerry Hyman is an expert in condominium law. Send questions to gerry@gerryhyman.com or fax to his attention at 416-925-8492. Letter volume prevents individual replies.



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Access to Bell Centre

CANADIENS from H1

MLSE developed Maple Leaf Square in partnership with Lanterra Developments and Cadillac Fairview Corp.; the latter is a partner in the development of Tour Des Canadiens.

"Cadillac Fairview saw the success of Maple Leaf Square — it was done so well and really revitalized that part of Toronto — and they wanted to do the same thing in Montreal," explains Riz Dhanji, vice president of sales and marketing for Canderel Residential. The firm is developing Tour des Canadiens with Cadillac Fairview, the Canadiens' ownership and the Fonds immobilier de solidarité FTQ, Quebec's largest pension fund.

"They see this as an opportunity to revitalize this part of Montreal's central core," Dhanji says. "Their thinking was, 'It worked well in Toronto, let's take the same sort of branding we've done and do this with the Canadiens.'"

Tour des Canadiens will be the tallest residential tower in the city. The top of the building will bear the Habs' iconic logo.



The 48-storey, 534-unit condo tower will include an attached sports bar.

Canderel is also the developer of Toronto's gargantuan condo Aura, the 78-storey tower going up at Yonge St. and Gerrard Ave. that will be the tallest residential building in Canada when completed in 2014.

Once Tour des Canadiens is finished in 2016, Canderel can lay claim to having built the tallest condos in Eastern Canada's two major metropolises. It's a fact not lost on

Dhanji, who won't deny his company's preoccupation with size. "We just like doing big things," he quips.

Designed by architects Cardinal Hardy and Martin Marcotte/Beinhaker, Tour des Canadiens will be located at Centennial Plaza, at the corner of rue de la Montagne and l'Avenue des Canadiens.

The site is currently home to an outdoor museum, opened in 2008,

that commemorates the Canadiens centennial with statues of legendary players and 20,000 personalized bricks purchased by Habs fans. (The statues and bricks will be removed during construction but incorporated back into the new building.)

Geoff Molson, the owner, president and CEO of the hockey club, said the condo project represents the "beginning of a new chapter in the history of the Montreal Canadiens."

The condo tower will stand on an elevated platform that will house indoor parking and a lightbox on the second floor to showcase public art.

The development will also include a two-storey sports bar, à la Real Sports Bar and Grill at Maple Leaf Square.

The condo's amenity spaces — a landscaped rooftop terrace and a party room — will be located on top of the parking block.

The tower rises above the parking area. The suite mix at Tour des Canadiens will include one and two-bedroom condos, as well as penthouses. Units range from 332 square feet up to 2,000 square feet.

Prices start at \$250,000. The project is slated to go on sale in early fall.

No suite details were available at press time, but Huma Design has taken a "European approach" to the design of the condos, the developers note, and all the units will have open-concept layouts.

Tour des Canadiens will be the only residential building in Mon-

treuil with covered access to Bell Centre, as well as connections to Montreal's largest intermodal transit hub (with Metro and VIA Rail service) and the downtown's famed underground city.

The condo will be connected to Bell Centre more than just physically. Purchasers will get Canadiens-related perks, Dhanji says, like the opportunity to skate with buddies at centre ice, and preferred rates on tickets and merchandise.

Despite Canderel being a Montreal-based company, Tour des Canadiens is the first condo that the builder has done in that city. "The condo market is becoming a lot more sophisticated in Montreal," Dhanji says. "There are a number of new condo buildings (especially around Bell Centre) and condo living is becoming more understood. The downtown core is becoming more of a central place where people want to live. So it made sense to do this project."

While it's a Montreal development, Tour des Canadiens is attracting a fair share of attention from Toronto buyers, he indicates. "From our registrations, we're seeing a lot of interest in Toronto, because a lot of people from Montreal are living in Toronto and they're looking at buying a pied-à-terre in Montreal."

Canderel has also had registrations from across the U.S., California in particular, Dhanji notes. "They all have this affinity for the Canadiens. And if they want to be right up close to the Habs, this is the place to be."