

Head for the Hills and family-friendly living

BRIAR HILL CITY TOWNS



Project overview

A well-established, family-friendly neighbourhood, Briar Hill City Towns will consist of six, four-storey buildings comprised of 124 residential units and two commercial units. The community will feature landscaped courtyards with walkways.

Location and transit

Situated at Dufferin St. and Briar Hill Ave., the towns are within walking distance of Glencairn subway station, and the future Eglinton Crosstown LRT. It's a quick jaunt to Allen Road and the 401 Expressway.

In the neighbourhood

There are plenty of retail choices at the nearby Yorkdale Shopping Centre. The southwest corner of the development site currently contains a playground that will be retained as a public park once the project is complete.

Housing Amenities

The towns feature an indoor amenity area with multipurpose party room, office and kitchenette. Residents will also have access to a patio and outdoor amenity area. There's private storage as well as bicycle storage located in the underground parking level. DUNCAN MCALLISTER/FOR METRO

+ NEED TO KNOW

What: Briar Hill City Towns
Builder: Madison Homes
Architect: Kirkor Architects
Interior: Paula Gauci, Turner Fleischer
Location: 1100 Briar Hill Ave.
Building: 124 townhome units
Sizes: 709 to 1,615 sq. ft.
Pricing: Starting from the \$400,000s
Suites: Two- and three-bedroom layouts

Status: Pre-construction
Occupancy: March 2018
Sales centre: 2 Wingold Ave., Toronto
Hours: Monday to Thursday, 12 to 7 p.m. Weekends and holidays, 11 to 6 p.m. Fridays by appointment only
Phone: 647-351-2055
Website: madisonhomes.ca/low-rise/briarhill
Email: BHSales@madisongroup.ca

LEGAL MATTERS

Someone has to pay for delays

Jeffrey Cowan
For Metro Canada



Q: I am scheduled to close a new condo and my broker said there are a couple of problems with my credit application. I asked my lawyer about getting an extension and he responded with the information that the builder will charge an additional \$500/ day of delay. This seems extremely high and arbitrary. Can they do this?

A: The overriding principle when it comes to extensions of final closing dates on new con-

dos is that the builder wants to make sure any costs associated with the extension are borne by the purchaser. The contract you signed, way back when, is quite explicit about you being ready to close your condo when informed by the builder that the building is registered and ready to have the dwelling transferred into your name. I have seen builders also charge administration fees for the extension (\$500+) and sometimes they charge an inflated interest rate on the outstanding amount still owing (which otherwise would have been in their pocket if the transaction closed on time).

Builders and their lawyers

are increasingly unwavering with their demands when extensions are required. I inform my client immediately when told that a building is ready for final closing and specifically state that they get their mortgage in order. I have clients who are incredulous that the builder would demand these types of charges and furthermore, I should do something. I have to raise my hands in frustration because the builder is simply protecting their rights and profit from undue delays caused by their purchasers. Someone has to pay for delays and in this instance it is the unsuspecting consumer.

REAL ESTATE

What's hot on the market



DUNCAN MCALLISTER

1 YORKVILLE

New release: The Sky Suites signature penthouse collection is located on the upper levels of Casa II condominiums at 42 Charles St. E. Visit the Cresford condominium gallery at 140 Merton St.
CONTACT: 416-486-2272, INFO@CASA2CONDOMINIUMS.COM

2 WATERFRONT

Open house: Here's a one bedroom plus den condo suite at the Waterscapes condominiums. It will be shown on Jan. 23 and 24 from 2 to 4 p.m. Check it out at 80 Marine Parade Dr., Suite 327.
CONTACT: BETTER URSINI, 416-847-9020

3 MISSISSAUGA

Now open: Amber at the Pinnacle Uptown residences at Hurontario and Eglinton, located near the Mississauga City Centre. Visit the sales centre at 5044 Hurontario St.
CONTACT: 905-568-9000, INFO@PINNACLEUPTOWN.COM

BILD

Combatting underground economy

Bryan Tuckey
For Metro Canada



Homeowners who choose to do cash under the table deals when renovating or building a home are taking a big risk that can lead to pricey liability issues.

Often business owners who offer such deals aren't carrying worker protection or liability insurance and likely aren't paying taxes.

Such illegal business practices are not only found in the residential construction industry, but across many industries in Ontario and Canada. According to Statistics Canada, the nation's underground economy accounts for \$42.4 billion in annual economic activity — 2.3 per cent of the GDP — and in Ontario alone illegitimate transactions amount to an estimated \$15.3 billion.

Illegitimate business practices in the residential construction sector are 30 per cent of that activity, an estimated \$4.5 billion in annual underground economic activity.

A few weeks ago, the prov-

vincial government launched an initiative to look at ways to combat the underground economy. MPP Laura Albanese, Parliamentary Assistant to Ontario's Minister of Finance, met with the construction industry and said she is looking to level the playing field and enhance the competitiveness of legitimate contractors while restoring revenue integrity.

BILD has long been leaders in fighting the underground economy in the home building and renovation industry. In 2001, BILD created the RenoMark program to help consumers identify professional renovators. The program is now national and in the GTA alone, there are close to 300 RenoMark renovators and trade contractors.

These professionals are members of their local home builders' association, and they abide by a renovation-specific Code of Conduct and a Code of Ethics.

By participating in this program, they also agree to provide a written detailed contract, carry applicable licenses and permits, have a minimum of \$2 million liability insurance and offer a minimum two-year

warranty for all work done.

At the meeting with Parliamentary Assistant Albanese, in addition to recommending the government build on the programs that already exist,

RenoMark members suggested a number of other initiatives. These include creating a public campaign to warn homeowners about the risks of working with fly-by-night business owners and a permanent home renovation tax credit, which is proven money well spent as consumers are protected and professional renovators are supported.

A few years ago, the federal stimulus home renovation tax credit generated \$4.3 billion in additional registered economic activity in return for an average \$700 tax rebate given to homeowners through the program.

BRYAN TUCKEY IS PRESIDENT AND CEO OF THE BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION AND A LAND-USE PLANNER WHO HAS WORKED FOR MUNICIPAL, REGIONAL AND PROVINCIAL GOVERNMENTS. FOLLOW HIM ON TWITTER @BILDGTA, FACEBOOK.COM/BILDGTA, AND BILDBLOGS.CA.