

**Legal Matters**

**What's in a name?**

I bought a pre-build condo three years ago in my name and since that time I have met and married my girlfriend.

The condo is now almost

complete and I want to include her in the title to the property. My lawyer has indicated that I need the permission of the builder and there may be a fee attached.

Why would they charge me to include my spouse on the paperwork?



**LEGAL MATTERS**  
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The builder's lawyer prepares documents based upon the initial contract. If they have already gone to the trouble of

preparing the closing documentation, adding another party is time-consuming and therefore prompts an increase in costs. However, most builders will allow for the inclusion of a spouse free of charge if your circumstances have changed in the intervening time between your Agreement

of Purchase and Sale and closing. I would have your lawyer provide them with a copy of your marriage certificate and an explanation that you are now legally wed. This should prompt the builder and the builder's lawyer to change their position. If not, you may have to bite the bullet and pay the

fee for changing direction with respect to title. Either way, you want your spouse on title for a host of reasons, not least of which is marital bliss.

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# Up-and-comers not quite downtown

**Save big.** There are real advantages to living just outside downtown core



**CONDO TRENDS**  
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With Toronto's skyrocketing land prices, it's no secret that condos in the downtown core demand the highest price per square foot. For those who want to live right downtown, the lifestyle comes at a premium.

More and more condo purchasers are seeking buildings that aren't right downtown. They're cheaper, there's good transit and they're in highly walkable areas. In real neighbourhoods rather than surrounded by a concrete jungle, they appeal more to end users.

There are many great places to live that are 10 minutes away from downtown. Low-rise developments on the edge of established neighbourhoods adjacent to good transit options and local amenities offer many advantages to prospective buyers. First and foremost, urban-styled condos and towns with the same fit and finish that you'd expect to find in the core are much less

**Hidden gem**

**"The Etobicoke corridor is a bit of a hidden gem. There are a lot of wide streets, a lot of easy traffic; it's way easier than Markham, I can tell you that."**

Doug Peters, a longtime resident of Markham who purchased a suite in Perspective

expensive than in downtown.

New condo developments are springing up in many Toronto neighbourhoods like Etobicoke, Scarborough, Don Mills and the Sheppard Corridor. Elad's Emerald City, for example, is conveniently located across from the Fairview Mall and the Sheppard subway line. The master-planned community will have nine towers situated in a park setting.

Netanel Ben-Or, VP of development and marketing at Elad Canada Inc. says that the location and the transit options are a key factor in the success of the developments at Emerald City.

"It's not as expensive as the condos downtown," he says. "If you look downtown, I believe the price difference per square foot is more or less \$100 to \$150 per square foot."

ME condos at Markham and Ellesmere in Scarborough is another new development with excellent transit options. The latest community by the Lash Group of Companies will benefit from the recently

announced extension of the Sheppard East subway line, as well as close proximity to Highway 401 and the Agincourt GO rail station.

Doug Peters and his family were longtime residents of Markham. They purchased a suite in Perspective, Pianosi Development's Etobicoke condominium project overlooking the Humber River at Eglinton and Scarlett Road. "I think the Etobicoke corridor is a bit of a hidden gem. There are a lot of wide streets, a lot of easy traffic; it's way easier than Markham, I can tell you that." Peters likes the neighbourhood and the quick drive downtown. "I just did a round-trip. I drove my son to Bay and Wellington yesterday morning. We left at nine and I was back by 10."

**Correction**

The photo of the pool that ran with last week's column is of Dundas Square Gardens, not ME Living.



Dream Tower at Emerald City is the third of a nine tower, master-planned community across Sheppard Avenue from Fairview Mall and the subway. CONTRIBUTED



ME condominiums will be situated adjacent to the proposed Scarborough LRT extension at Markham and Ellesmere. CONTRIBUTED



Overlooking the South Humber River and valley, Perspective Condominiums is a short drive from Toronto's downtown. CONTRIBUTED



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