

# All about parking

Check regulations before buying your condo

By **MARILYN LINCOLN** for New Homes

Several condominium directors have informed me that they are very frustrated with new owners who do not check out the corporation rules prior to purchasing, especially parking availability. This practice not only leads to unauthorized parking but also creates chaos and severe headaches for everyone involved, especially for the directors who are responsible for enforcing the rules. For instance, I once witnessed a family with four vehicles move into a unit that only provided parking for two. This family assumed the visitor parking area was available to park their extra vehicles. This was a foolish assumption as visitor parking is off limits to owners. These people had no other choice but to find alternative parking off the complex.

Condominiums built in Ontario have a number of ways that provide a unit owner with rights to a particular parking area. Parking spaces may sometimes seem very complicated because of the different types available. The following are some of the most common:

» Exclusive use portion of the common elements are specific parking spaces that are allocated in the condominium declaration to be used by the



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owners of the specific condominium units. Owners in most cases are free to lease but cannot sell these spaces.

» Parking units are spaces owned by individual unit owners. These spaces are often subject to lease and sale restrictions that are outlined in the condominium declaration.

» Assigned parking spaces are spaces that some condominium declarations permit the condominium board of directors to allocate for the use of occupants of the residential or commercial units. If the board of directors has assigned designated parking spaces from time to time pursuant to the condominium declaration, there may be restrictions or conditions. If there are a limited number of parking spaces at the condominium, it is even more important that such conditions or restrictions are reasonable in order to be valid.

» Unassigned parking spaces, outlined in some condominium declarations, are silent regarding allocation of parking and this creates a

free-for-all with the respect to parking spaces.

» Leased common elements parking are parking areas

other than exclusive use common elements the condominium corporation may lease to individual unit owners. Before any such lease can be entered into, it must be authorized by a bylaw of the condominium corporation.

Before you sign on the dotted line, carefully read the condominium declaration and confirm with your lawyer that there is sufficient parking for all your needs. Good luck!

Marilyn Lincoln is a condominium owner/director and author of *The Condominium Self Management Guide, 2nd ed.* Questions can be directed to [marilyncondoguide@hotmail.com](mailto:marilyncondoguide@hotmail.com).

# Teamwork builds safe communities

By **HUGH HERON** for New Homes

As a builder of new home communities, I like to think that the people who move into our homes will enjoy safe lives. Of course, no one can control that, even in a gated community. But at the risk of sounding like a broken record, Canadians in general are secure in the knowledge that when the unexpected happens in life, they can count on professionals to help. I'm

speaking of our police and fire services, and Emergency Medical Services (EMS) personnel.

At The Heron Group and Heathwood Homes, we're great supporters of the people who work in these public services. Although no society is perfect, ours is comfortable partially because of the work these dedicated individuals and teams do on a daily basis.

During the past few years, Heathwood and Heron have made special efforts to help people feel more secure across the Greater Toronto Area and to show support for our police officers, EMS workers and firefighters. We've done it through The Mikey Network.

In 2002, we saw first-hand how tragedy can strike when you least expect it. Our partner and friend, Mike Salem, experienced sudden cardiac arrest (SCA) on a golf course

and died. We founded The Mikey Network in his name to promote heart-healthy living and to place public-access defibrillators called MIKEYs in public places. Since 2003, we've placed nearly \$1 million worth of MIKEYs — and we couldn't do it without the help of our community partners such as EMS. As part of the Toronto EMS Cardiac Safe City program, they provide the training for the onsite staff to use the defibrillators. In 2006, The Mikey Network

donated two mountain bicycles and a rescue cart, equipped with a MIKEY, to Toronto EMS to be used in

life-saving efforts in crowded public places where full-size vehicles can't easily get through.

The police and firefighters are also partners who are often on the scene when the MIKEYs are in use, and who help us achieve our goals.

It's about caring for each other as human beings and doing what we can to help. Each and every one of us can take steps to make our homes safer and to pay attention to what's going on around us. We're all part of the team.

Hugh Heron is principal and partner in the Heron Group of Companies, president of Heathwood Homes and member of the board of directors of Canada Mortgage and Housing Corporation, as well as a past president of the Toronto Home Builders' Association and the Ontario Home Builders' Association.

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ADVERTISING FEATURE

# Monarch's promo offer makes consumers king

The year 2007 was one of milestones for Monarch. Monarch celebrated its 90th anniversary, became the Canadian division of the world's fifth-largest home builder, and enjoyed 88 per cent higher high-rise sales than in 2006 — the highest sales volume in the company's high-rise history. To celebrate the current enthusiasm for high-rise living in Toronto, Monarch has just launched the "Putting You 1st" program that offers the height of condominium value. For a limited time, receive 1 per cent off the purchase price at any of

Monarch's high-rise condominiums in the city!

You will find Monarch condominiums in virtually every corner of Toronto, with suites starting in price from \$139,990 and ranging up to more than \$800,000. The Putting You 1st price reduction would mean a savings of anywhere from \$1,400 to more than \$8,000 on the price of your condominium suite.

Plus, the Putting You 1st promotion is in addition to the current promotions being offered at Monarch's communities. These vary from condo to condo, featuring items such as one year



Monarch's Nautilus building in the Waterview community on Etobicoke's waterfront.

free maintenance, one year free transferable TTC MetroPass, granite kitchen countertops,

stainless steel kitchen appliances, laminate flooring, and/or move-in cash bonuses.

Monarch's phenomenal sales result from the company offering desirable locations, innovative designs and spectacular amenities. Currently, you will find fabulous condominium choices from Monarch at Explorer and Nautilus (buildings in the highly successful Waterview community on Etobicoke's waterfront) and Quay West at Tip Top on Toronto's central waterfront.

Those who want to live near public transportation can

choose from Monarch's Twenty Gothic in the established High Park area, which is just steps from the subway; Legacy at Heron's Hill at Sheppard and Highway 404, which is so close to the Don Mills subway station at Fairview Mall that residents will be able to take a shuttle bus; and red, eq1 and eq2 at Scarborough Town Centre, which are steps to the Scarborough LRT and adjacent to more than 1,300,000 sq. ft. of shopping, dining and entertainment venues.

For an overview of Monarch's communities, visit [www.monarchgroup.net](http://www.monarchgroup.net).