



SUN-TRIBUNE FILE PHOTO

Then-Glengrove on the Park sales manager Dawn Helby looks out over the demolition of the former Parkview Home in late 2010.

Wait nearly over for condo buyers, builder says

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It's been four years since Rick Haines put a \$20,000 deposit down on a local condo, with the understanding he'd be moving into it by the end of 2010.

Construction on that four-storey building, known as Glengrove on the Park, began at the end of last month "in the most earnest way," according to Michael MacChesney, manager of the project.

Mr. MacChesney was hired by principal owner Anthony Eg, a couple of months ago "to bring the project back to life, back to market."

Council originally approved the project in 2006, but the application lapsed as nothing was done for a year.

In 2011, a slightly revamped proposal was brought before council and approved.

"The delay has nothing to do with the product but with logistics," Mr. MacChesney told The Sun-Tribune.

BOUGHT FOUR YEARS AGO

About 70 of the building's 95 first and second-phase units have been sold, he said.

Mr. Haines – **pictured on page 1** – purchased a one-bedroom condo in the 154-unit building located at 465 to 481 Rupert Ave. in June 2009 because it was midway between his daughter in Newmarket and son in Scarborough. By locking in early, he also received a \$20,000 discount.

Mr. Haines, 61, has multiple

sclerosis and needed to give up his one-acre property on Rice Lake.

Since forking over the down payment, Mr. Haines has been renting an apartment in town. But he has yet to truly settle into it, including putting photos on the walls, because he keeps thinking he's going to move shortly.

Although he has thought about it, Mr. Haines has not demanded a refund of his deposit.

However, two people in the last month have.

"We're not going to force anyone to stay in the project if they don't want to," Mr. MacChesney said.

Units that originally sold for about \$190,000 now sell for around \$250,000.

To help appease purchasers like

Mr. Haines, who are "getting fed up with it", Mr. MacChesney said they are going to send out a newsletter to bring everyone up to date and hopefully re-establish a comfort level with them.

READY NEXT SPRING

The former Parkview Home was expected to be demolished in September 2009, with occupants moving in late 2010. The nursing home wasn't demolished until early 2011.

The project was approved by council as a senior citizen apartment complex back in June 2011.

Now, Mr. MacChesney said it is being marketed to people 40 years and older.

In reality, the "municipality has no legal capacity to force the type of occupants," said Andrew McNeely,

director of planning and building services for the town. "The municipality cannot people-zone."

Some of the amenities include an indoor pool, fitness centre and media room/library.

Also on the land is a 36-unit seniors' apartment building. Its future is unknown, according to Mr. MacChesney.

The first two phases of the condo are expected to be finished next spring.

"My ambition and recommendation is to release all four phases to the market by September," Mr. MacChesney said.

"You don't want it to go another two or four years," he said, adding he hopes the entire building will be done by 2015.



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