

**Legal Matters**

## Plugged up plumbing

**We recently purchased an older home and upon moving in we found that there was a problem with the plumbing. We retained a plumber with one of those routers with a camera and it was discovered that there**

**was a large blockage in the sewer pipe. We approached the former owner to question him if he was aware of this problem which he immediately denied. We are now stuck with having to dig up the front yard and remove and replace the pipe to the tune of several thousand dollars. Is there anything that can be done?**



**LEGAL MATTERS**  
Jeffrey Cowan  
home@metronews.ca

Funnily enough, a few years ago when I purchased my century-old home, I encountered exactly the same situation. This is what is known as a latent defect: A problem with

a property that is not apparent upon a normal inspection of the property. Luckily for me, it was discovered that the blockage was caused by tree roots that belonged to the city, so the cost of the dig was covered under a municipal program. However, if that is not your case, you may have a long battle ahead of you.

Basically, in order to get

this problem paid for by the previous owner, you will have to prove that they knew about the issue and did not disclose it on or before closing. One would think a backed-up sewer pipe would be something a homeowner knew about, but it is a matter of proving it. You might want to speak with your new neighbours

who are often aware of problems such as this, and they could back up your claim. Regardless, you need to fix the problem and certainly in the short term, you are out the cost of repairs.

Follow Jeff Cowan on Twitter @Cowan\_Law or on the website cowanlaw.ca, or email him at jeff@cowanlaw.ca.



# Scarborough boom spurred by LRT project

**On track.** Condo sector will benefit from either LRT or subway option



**CONDO TRENDS**  
Duncan McAllister  
life@metronews.ca

Is it an LRT or is it a subway? Since its inception in 2007, the Sheppard East LRT project has gone through a controversial roller-coaster ride of transformations. The idea of extending Toronto's Bloor-Danforth subway line east into Scarborough has some predicting a new renaissance for one of Toronto's oldest suburbs.

As it stands now, the Sheppard East LRT will be a light rail transit line running 13 kilometres along the surface of Sheppard Avenue from Don Mills Station to Morningside Avenue, with a dedicated lane in the centre of the street. According to Metrolinx, the project is fully funded and approved, although construc-

**An LRT vehicle**  
CONTRIBUTED



**ME Living, a development in the Markham and Ellesmere area, will benefit from new transit.** CONTRIBUTED

tion is not slated to start until 2017.

Scarborough is experiencing rapid growth in the condo sector as a result of the announced transit initiatives, with several new projects to open soon. Yan Wang is the president of Gemterra Development Corporation, and he knows the Scarborough condo scene inside out. "Scarborough is in the midst of a massive boom. Its population is growing, real estate is in high demand and we know that it's beginning to attract even more development," says Wang.

One thing is for certain — any land along the LRT route

has become more valuable and certain condo developers have capitalized on the news. "Since we began planning Love, we knew that the city was set to expand transit in the region to accommodate this growth, making it a really attractive location for real estate," says Wang. Gemterra's Lave condominiums and townhomes are located at the heart of Scarborough at Kennedy and Sheppard.

"We knew that there would be some sort of transit that would be coming to Scarborough, whether it was an LRT or a subway. Either one of them benefit us," says Larry Blankenstein, president

of Lash Group of Companies. "We're one of the first new developments in the Markham and Ellesmere area, and I think that it'll spur new development. We've had a track record of being a trailblazer and with ME Living, the transit it only enhances it."

Transit plans could change again. According to Blankenstein, a lot will depend on the outcome of Toronto's mayoral race in October. "They did decide on the LRT, then I believe it might change after the election. But I know that they will get some sort of transit out there because the system is underutilized for the amount of people that live there."

**Development timeline**

**Timeline of Sheppard East LRT developments:**

- **March 2007.** Sheppard East LRT announced as part of Transit City proposal.
- **December 2009.** Federal and Provincial funding approved; construction begins.
- **December 2010.** Premier McGuinty puts project on

hold; requested by Mayor Ford.

- **April 2011.** Project cancelled; construction halted by Mayor Ford.
- **March 2012.** Project reinstated at special meeting of Toronto city council.
- **June 2012.** Province announced construction would not resume until 2017.



**THREE HUNDRED**

FRONT STREET WEST

**Condominium Rentals**

**BRAND NEW Tridel Luxury Built Suites**

**OPEN HOUSE**

**Wednesday 5-7pm Saturday 2-4pm**

Call Cristina: 416.558.4003

Email: cporretta@delrentals.com



delrentals.com