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Teammates show support as hoops star Rayvonte Ball remains in intensive care after collapsing on court, **GT3**

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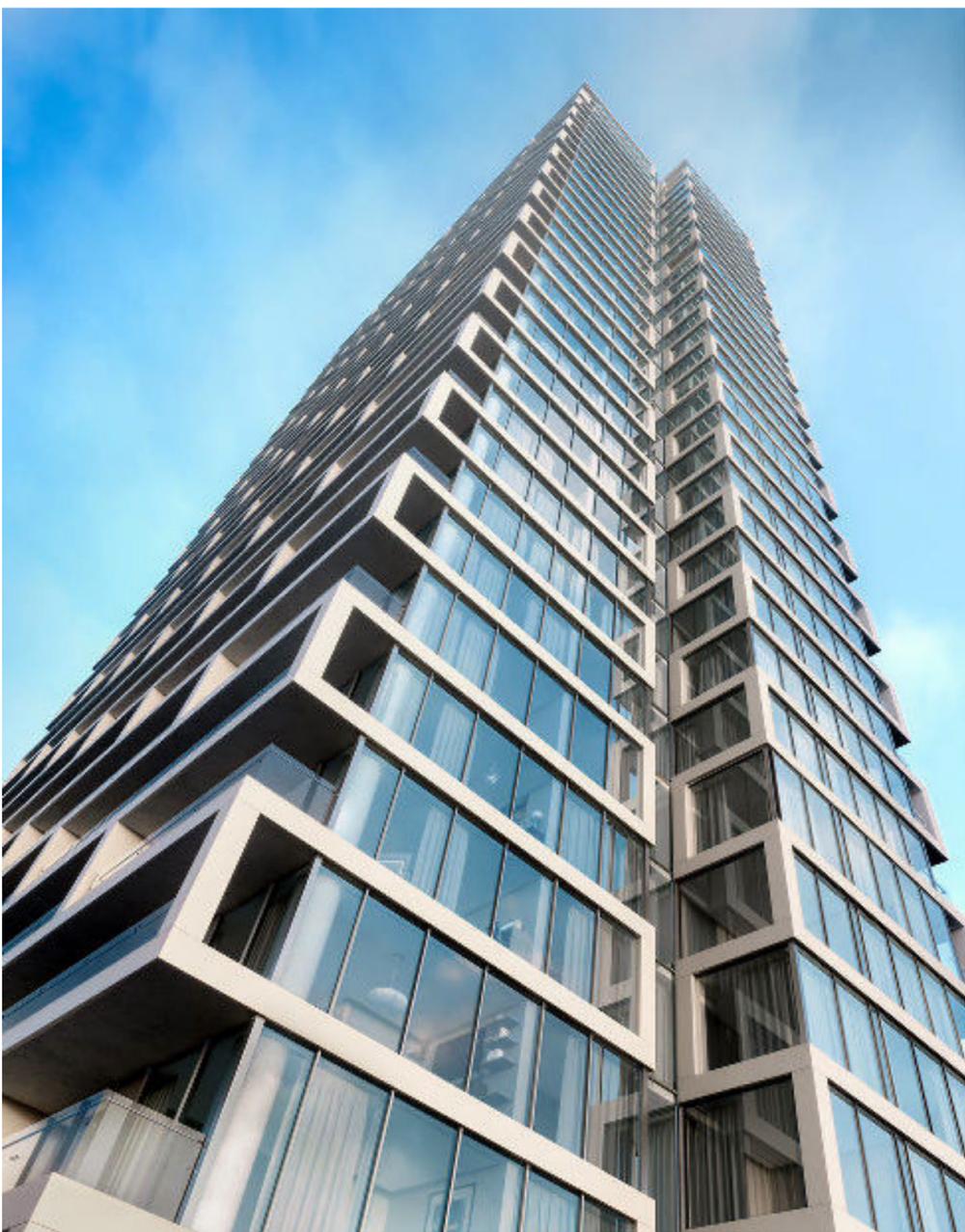
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GTA GREATER TORONTO AREA

OBITUARIES, GT4



CENTRE COURT DEVELOPMENTS

CentreCourt's Transit City condos is the first residential tower being launched in SmartREIT's Vaughan Metropolitan Centre development. The 55-storey building will be the tallest landmark in Vaughan's skyline.

Bringing an urban vibe to Vaughan's city core

Transit City condo building will be the first residential development in a 100-acre project

TESS KALINOWSKI
REAL ESTATE REPORTER

A 55-storey, residential tower that will be the tallest landmark on Vaughan's emerging skyline, is being touted for bringing a distinctly urban vibe to that city's ambitious downtown plans.

CentreCourt Developments' Transit City condos will be the first residential building in SmartREIT's 100-acre Vaughan Metropolitan Centre development called SmartCentres Place.

One of the biggest mixed commercial-residential projects in Canada, the master-planned community is bounded by Hwy. 400 on the west, Jane St. to the east, Portage Pkwy. on the north and Hwy. 7 to the south.

It's an area roughly equivalent to downtown Toronto between University Ave. and Jarvis St., and Wellington and Richmond Sts.

The condos are part of a shift in the understanding of suburban and downtown lifestyles, said Andrew Hoffman, CEO of CentreCourt Developments, which has built about 3,000 condos in downtown Toronto.

Transit City, scheduled for occupancy in 2020, is the company's first 905-area project. It is also the first 905 location for downtown Toronto restaurant brand, Buca.

There will be a 1,500 sq. ft. Bar Buca providing refreshments morning through evening in the condo lobby and an adjacent 4,500 sq. ft. restaurant with Buca's signature artisanal Italian menu.

The Buca name is a "huge signal" that Vaughan Metropolitan Centre has downtown credibility, said Mitchell Goldhar of SmartREIT, which bought the Vaughan property in 1996.

It is the TTC's Vaughan Metropolitan Centre subway stop, however, that is "a game changer," he said.

"You hop on that subway and you are downtown at Union Station with certainty in 40 minutes," Hoff-



STEVE RUSSELL/TORONTO STAR

SMARTREIT's Mitchell Goldhar, left, with CentreCourt's Andrew Hoffman, says Vaughan Metropolitan Centre is a "blank slate."

man said.

The condos will sit adjacent to the Viva/York Region bus terminal, a hub for the Viva rapid bus transit along Hwy. 7, which has tunnel access to the subway station.

"The beauty of (Vaughan Metropolitan Centre) is, it is a blank slate in terms of planning," Goldhar said.

"This is the ultimate opportunity to plan a city centre the way we all know great cities were planned, the ones we all travel great distances to go to. The opportunity to do that here is like none other in Canada," he said.

It is also an enormous civic responsibility.

That's why the foundation of the development is a nine-acre park running east-west through the middle of the community.

It is the open spaces that make cities great, Goldhar said. So other aspects of the community are being planned around access to the park.

VAUGHAN continued on GT6

Daycare plan helps boost access

Proposal would trim parent fees by at least 25% over next 10 years

LAURIE MONSEBRAATEN
SOCIAL JUSTICE REPORTER

In a move to ensure promised federal and provincial child-care money meets the needs of local families, a new city report calls on all three levels of government to fund an additional 30,000 licensed spaces in Toronto and cut parent fees by at least 25 per cent over the next 10 years.

The proposed child-care growth strategy comes with a price tag of up to \$1.9 billion in capital funding and another \$610 million in annual operating costs, with city taxpayers picking up 20 per cent of the tab.

If implemented, it would give half of Toronto children under age 4 — or 70,000 kids — access to licensed child care by 2026. There are currently about 37,000 licensed spots for infants, toddlers and preschoolers.

"It's great that the city is putting out a vision and talking about the importance of access and affordability."

SARA EHRHARDT
PARENT WHO WELCOMES THE NEW CITY REPORT

DAYCARE continued on GT2

Tory influenced pro-subway stance

Oxford Properties CEO said the mayor pushed company's involvement with ConnectScarborough



JENNIFER PAGLIARO
CITY HALL BUREAU

Mayor John Tory pushed the owner of the Scarborough Town Centre to back a controversial \$3.35-billion one-stop subway extension plan, the company says, as it further distanced itself from that project.

Concerns about the subway extension's costs have put Mayor John Tory on the offensive for the last council vote.

And though the mayor has brushed off involvement with a lobby group backed by Oxford Properties, in an unusual move, president and CEO Blake Hutcheson told a crowd of investors on Monday that Tory influenced them to get involved with the ConnectScarborough organization that has been criticized as portraying itself as a grassroots campaign.

"We've been bombarded by the mayor's office, who are fully in favour of the subway; by multiple councillors who have an alternative view," Hutcheson said at a meeting of pension group OMERS, captured on an official video posted online.

OXFORD continued on GT2

Lawyer in overdose to get assessment

Sarah Jackson provided heroin to her friend, who later died of an overdose at her home

JACQUES GALLANT
LEGAL AFFAIRS REPORTER

A Hamilton lawyer who provided heroin to a friend, who then died of an overdose at her home, has been ordered to undergo a medical assessment before she can resume practising law.

Sarah Jackson, who was called to the bar in 2003 and has primarily practised civil litigation, admitted before a Law Society Tribunal discipline panel to providing the drug that killed Edward Cieslik.

Aside from the assessment ordered last month, the 39-year-old was also suspended for eight months, retroactive to May 2016, which was jointly recommended by counsel for the law society and Jackson's lawyer.

HEROIN continued on GT6

Hub poised for success that has eluded others

VAUGHAN from GT1

Condo residents will be able to access Vaughan's new 100,000-sq.-ft. flagship YMCA, which will also adjoin a new library and a community centre.

The transit-, pedestrian-, bike-friendly infrastructure, along with new KPMG and PwC offices, is the result of the province's land-planning policies that are encouraging denser development, Goldhar said.

"There's policy, there's politics and there's business. They are scarcely in sync. But when they are it can be a very powerful," he said.

Vaughan Metropolitan Centre appears poised for the kind of success that has eluded some other Toronto area downtowns, said Cherise Burda, executive director of the Ryerson City Building Institute.

The Scarborough Town Centre, for example, hasn't attracted the kind of commercial development that Toronto hopes a new planned subway extension will inspire. But the market likes Vaughan, Burda said.

"I think the subway is part of it," she said. "The developers are building neighbourhoods. They're not building random buildings."

The intensification of housing in live-work-play neighbourhoods that would once have been cast as traditional suburbs, will make condo living a more common choice outside downtown Toronto, Hoffman said.

"The nature (of housing) is going to evolve over time and is going to be the trend toward larger size units," he said.

Transit City, he said, "is a best-in-class designed building in a growing area of the GTA with the benefits of proximity to major transit infrastructure, key amenities of the YMCA and the services of a top restaurant operator in Buca at the base of the building," he said.

It's a "forward-thinking, pioneering" development, said Peter Tsebelis of the King Street Food Company, Buca's parent.

SmartREIT and CentreCourt developments see restaurants as amenities that neighbourhoods demand, he said.

"We're not into the quick, we're not



CENTRECOURT DEVELOPMENTS

The Buca name is a "huge signal" that Vaughan Metropolitan Centre has downtown credibility, SmartREIT's Mitchell Goldhar said.

into the cool and the happening and, the right-now. All of our concepts are long-term . . . that become go-to spots, staples in a community," Tsebelis said.

"In terms of the menu, items will not change very much because, de-

spite the connotation of going to the 'burbs, the sophistication is there. The people know what they want. We see people will travel from the 905 to come down to King St. I don't think we need to change the offering whatsoever," he said.

Sales for the 550 Transit City condos will launch by June. Most will be in the 500- to 1,000-sq.-ft. range, larger than CentreCourt traditionally builds in the Toronto core. Prices haven't been determined, said Hoffman. But he promises the quality of

the construction and design will be superior to many units being sold in the core and the cost will be 20 to 30 per cent lower.

He expects construction to begin later this year or in early 2018 and occupancy is forecast for 2020.

'Paid steep price in befriending her'

HEROIN from GT1

"Because of the nature of the events and Ms. Jackson's admissions of drug use, it is appropriate to require a medical examination before she returns to active practice, to ensure that she is able to serve the public," wrote chair David Wright for the panel.

Jackson also admitted to failing to report various criminal charges to the legal regulator, including impaired operation of a motor vehicle and possession of cocaine in 2012.

The panel heard that Jackson has not had an active licence since January 2013, as her criminal case relating to Cieslik's death was moving through the courts. She was acquitted by a judge of manslaughter in 2014.

"Knowing that she . . . up until the week he died, was practising the law, is an added layer of insult."

CHARLENE CIESLIK
VICTIM'S SISTER

"This case was tragic and raised a number of sensitive issues," said lawyer John Dent, who represented Jackson before the discipline panel.

"Ms. Jackson agreed to a resolution, which spared all involved the stress and trauma of a contested hearing. This has been a difficult process, but the suspension has now been served in full."

Jackson had met Cieslik when they were teenagers going to school in Oshawa, the panel heard, but lost touch around 2003 and did not become reacquainted until 10 years later. After refusing his request several times, Jackson agreed to help Cieslik get heroin.

Wright wrote that both of them had "experience with non-prescription drugs," but that Cieslik had never tried the drug before.

Jackson had previously been a regular user of heroin up until about a year prior, with a tolerance that allowed her to inject up to two grams a day, the panel heard.

On Jan. 19, 2013, the two were at Jackson's home with half a gram of



Edward Cieslik had never tried heroin before the night of his death, according to the discipline panel's ruling.

heroin, which Jackson divided into three doses. The first dose was unusable, and Jackson prepared the second dose, which she injected into Cieslik's arm.

"After the injection, he tidied her kitchen and fed her plants," Wright wrote. "They later sat and talked and listened to music. There was no indication anything was wrong."

Later, Cieslik injected the third dose himself. Jackson put on a movie, while Cieslik went to sleep. The next morning, she discovered he had died. Jackson was charged with manslaughter and was held in custody until she was acquitted in May 2014. Justice Bernd Zabel found that her actions of providing, dividing and injecting the heroin would have constituted the offence of trafficking (which she wasn't charged with), but did not amount to manslaughter.

Cieslik's sister, Charlene, said in a victim impact statement at the discipline hearing that the loss of her brother shattered her family and Jackson's conduct was particularly shocking because of her profession.

"Knowing that she was a practising lawyer and who, up until the week he died, was practising the law is an added layer of insult. To find out that she had been charged with other offences that she kept from the (law society) for a year and a half, despite a requirement to report it, is similarly upsetting," Cieslik wrote.

"My brother paid a steep price in befriending her. In procuring heroin, she introduced him to his death. The fact that this lawyer was a regular user of heroin — a dangerous, highly addictive, illegal, injected drug — causes me grave concern over the legal profession.

"I could never trust a person with such a history with my legal affairs. She was involved in the events that took my brother, which caused unimaginable pain to me and my family."

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