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Weekend Weather

Thursday ☁️☀️ H 25° L 14°	Friday ☁️☔️ H 21° L 13°
Saturday ☁️☔️ H 20° L 11°	Sunday ☁️☀️ H 23° L 13°

As reported from Environment Canada
www.weatheroffice.gc.ca Harrow AAFIC

Condo project taking shape

By Bryan Jessop

With a few minor delays now behind it, Piroli Group Developments has officially kicked off a three-phase project the likes of which Leamington has not seen in decades.

A groundbreaking ceremony was postponed until nearly five months after construction began because of delays in acquiring the necessary building permit, but creation of the condo-style apartment complex began on schedule. Representatives with the Municipality of Leamington, Link Advertising Inc., Meridian Credit Union, Dominion Lending Centres and Real Mortgage Associates joined PGD for the official groundbreaking Friday, Aug. 28 near the site of Phase 1 construction near the corner of Seacliff Drive and Cherry Lane.

Piroli Group Developments co-owner Rob Piroli hosted the event, where he discussed the project's relevance to the community of Leamington. Piroli noted that a feasibility study performed by a Toronto group after the idea first came to light three years ago found that such an undertaking would be sustainable in Leamington and surrounding areas.

"People are preparing to invest in a rental property like they do in Paris and like they do in London — any big city where you have a smaller space," noted Real Mortgage Associates senior commercial mortgage agent Howard Keep.

(Continued on page 14)



Piroli Group Developments president Rob Piroli and Leamington mayor John Paterson (seventh and ninth from left, respectively) hold ceremonial shovels while surrounded by associates and partners for the Seacliff Heights project Friday, Aug. 28. The groundbreaking ceremony took place about five months after construction for Phase 1 began because of building permit delays.

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Condo project taking shape

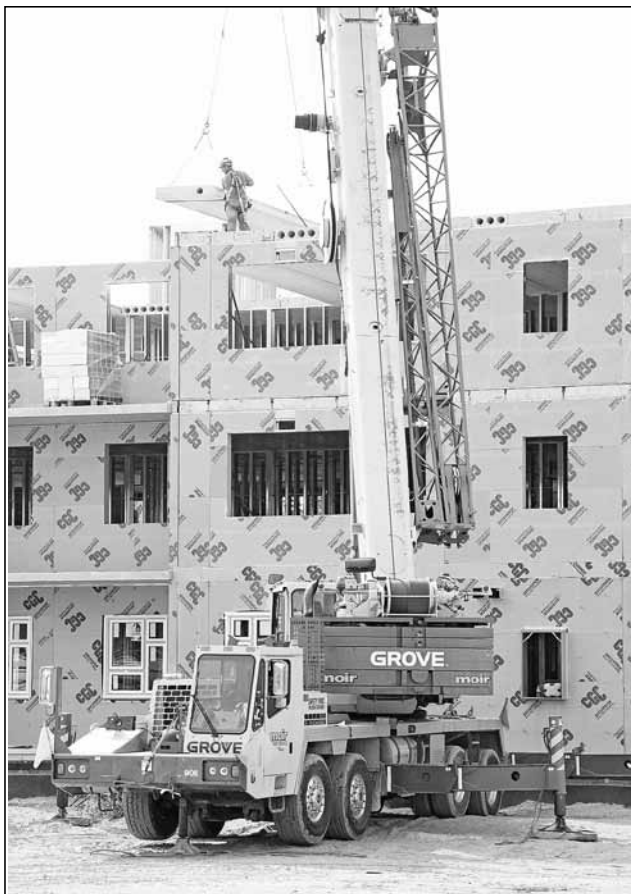
(Continued from page 13)

Seacliff Heights will be geared toward baby boomers and retirement-age renters, although Piroli noted that any applicant who passes a credit rating screening can invest in one of the condo-style apartment units.

So far, more than 15 per cent of the first building's units have been accounted for. Construction of the structure's fourth floor is presently underway and if rental commitments reach 50 per cent by December, the decision will be made at that time to begin building the Phase 2 building. The second building — to be similar or identical to the first in design — will be constructed between Cherry Lane and the first building on a currently empty three-acre plot.

Piroli explained that the Leamington area is currently underdeveloped for local populations representing Seacliff Heights' target demographic, as revealed by the previous feasibility study. For that reason, he noted, the Phase 1 building will be largely set aside for local renters while Phase 2's structure will be the destination for Greater Toronto Area and other large urban centre residents looking for a smaller, more affordable community where they can enjoy their retirement years.

Piroli Group Developments is approaching the ongoing project as an 'aging in place' strategy, whereby residents will not have to move away from Seacliff Heights despite changes in physical mobility. The third phase of the project,



Fourth floor construction of Phase 1 for the Seacliff Heights project takes place during a Friday, Aug. 28 groundbreaking ceremony.

a retirement home of about 80 units, will likely begin in 2017. This building, to be situated immediately west of the Phase 1 site, will offer assisted living accommodations and full wheelchair access.

"In Essex County, there are a lot of retirement homes that are superior retirement homes, but when you're not well, you have to move out," Piroli said. "We're not going to promote that. We're aging in place, so you don't have to leave the community."



Anne Halls of Link Advertising Inc. presents the 2015 Communicator Award for 'Best Corporate Identity: Logo' to Piroli Group Developments Rob Piroli Friday, Aug. 28. The international award was won for the design of the Seacliff Heights logo. About 6,000 submissions were made worldwide for this year's award.

Seacliff Heights' retirement home will be set up for residents in various stages, ranging from those who will benefit from assisted living, to long-term care and facilities for patients of Alzheimers or dementia.

Once complete, the new buildings will offer units with full amenities including washer and dryer, storage rooms, one or two bedrooms, one or two bathrooms, den and balcony. Different surface areas will be available for renters to choose from. For virtual tours, updates and other information, visit the website www.seacliffheights.ca.

Membership Drive!
Tuesday, September 15
6:00-8:00 pm

at the **Best Western Plus Leamington Hotel & Conference**

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Register by Eventbrite

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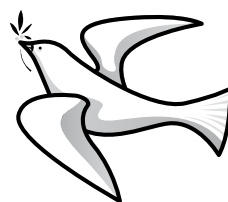
September 11, 1948

Love Gwen and your granddaughters, Sheila & Tammy

CARD OF THANKS

We would like to sincerely thank all of our family and friends for the outpouring of their love and support during this difficult time. We are very grateful for the visits, cards, food and prayers sent throughout both Harold and Lynda's illnesses and after Lynda's passing. Special thanks to Julie Unholzer, Sue Schmidt and Bill & Judy Libby. Your compassion was greatly appreciated. The many kindnesses shown to our family will never be forgotten.

*The Douglas Family -
 Harold, Scott & Jen,
 Jeff & Alissa*



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