FREQUENTLY ASKED QUESTIONS

RESIDENTIAL SUITES

What are LA Suites and LA Towns?

The development at 1740 Sprucewood Avenue, at the corner of Sprucewood Avenue and Malden Road in LaSalle, has been designed as one phased condominium community offering two distinct phases and living options.

1740-A Sprucewood Avenue is LA Suites, completed in 2024 and now fully sold and closed out. LA Suites represents the original registered phase of the development.

1740-B Sprucewood Avenue is LA Towns, the next chapter of the development and an entirely new boutique condominium concept. LA Towns will form part of the existing condominium corporation, Essex Standard Condominium Corporation No. 217, through the phased condominium registration process.

What is a phased condominium, and what are the benefits?

A phased condominium is a development constructed and registered in stages, allowing additional buildings and units to be added to an existing condominium corporation over time. Rather than creating separate condominium corporations, the development operates as one integrated community.

LA Suites was completed and registered as the original phase, establishing Essex Standard Condominium Corporation No. 217. LA Towns will be added to the existing corporation through subsequent phase registrations.

This structure offers several important benefits:

- Shared Amenities: Access to established amenities and common facilities throughout the development.
- Economies of Scale: Certain operating expenses can be distributed across a larger number of units, creating opportunities for cost savings.
- Property Management: Centralized property management and administration instead of separate management arrangements.
- Legal and Administrative Savings: Reduced duplication of legal, accounting, auditing and ongoing condominium compliance expenses.
- Maintenance Efficiencies: Opportunities for improved pricing and coordinated services for cleaning, landscaping, snow removal, waste management and general maintenance.
- Long-Term Financial Benefits: Greater purchasing power, shared resources and more efficient long-term operating and maintenance planning.

These efficiencies can help reduce the overall cost of operating the condominium while providing residents with the benefits of a larger, established community.

Who is the Developer and Builder?

The Developer is Brotto Development Corporation, and the Builder is Suburban Construction & Management Ltd.

Brotto Development Corporation is a fully integrated real estate developer specializing in the acquisition, development and redevelopment of residential and commercial properties throughout Southwestern Ontario. From land acquisition and planning through construction and customer care, Brotto Development maintains a hands-on approach throughout the entire development process.

All construction for Brotto Development is completed through Suburban Construction & Management Ltd., a full-service residential and commercial contractor and registrant with the Home Construction Regulatory Authority (HCRA).

Brotto Development and Suburban Construction have extensive experience developing and constructing multi-residential communities throughout Windsor-Essex. Recent completed developments include:

- The Fairview – Riverside
- The Edgar – Riverside
- LA Suites – LaSalle
- Carsten Manor – Tecumseh

Our experience comes from successfully taking multiple developments from initial concept and planning through construction and completion. That complete involvement gives us a unique understanding of what works, what purchasers value and where a building can be improved. We carry those lessons forward into every new development, allowing each project to build upon and improve on the one before it.

The Brotto and Suburban names have roots dating back to 1957, when Tarcisio Brotto founded Suburban Builders. That tradition of hands-on construction, quality and attention to detail continues today.

What is being built now?

LA Suites at 1740-A Sprucewood Avenue was completed in 2024 and is fully sold and closed out.

We are now moving forward with LA Towns at 1740-B Sprucewood Avenue.

LA Towns will consist of three boutique six-storey buildings constructed in carefully planned stages. Each building will feature just two ground-floor commercial units and only 10 residential suites on Floors 2 through 6, with just two suites per floor.

Across all three buildings, LA Towns will include only 30 residential suites and six commercial units.

Construction of the first building began on later October of 2026, with anticipated completion between December 2027 and February 2028.

What is the overall vision for LA Towns?

LA Towns has been designed to be a truly unique condominium development—one that offers a living experience unlike the conventional condominium projects typically available in our market.

Through our experience developing other multi-residential communities, we consistently heard the same message from buyers: there was a significant gap between a traditional house and a traditional condominium. People wanted the convenience and maintenance-free lifestyle of condominium living, but they did not want to sacrifice space, privacy, natural light, outdoor living, storage or convenient parking.

That feedback became the inspiration for a new development concept.

We first brought many of these ideas together at Carsten Manor in Tecumseh, our recently completed boutique condominium development. Rather than following the traditional model of larger buildings with numerous suites on each floor, Carsten Manor was designed around a much more intimate concept, with exceptionally spacious suites, greater privacy, generous outdoor areas and the feeling and functionality people were accustomed to in a traditional house.

The response to Carsten Manor confirmed what we believed: there is strong demand for a different kind of condominium living.

LA Towns takes that concept even further.

With only 10 suites per building, just two suites per floor, windows on three sides of every suite, approximately 200 square feet of private outdoor living space and exceptionally efficient layouts, LA Towns has been intentionally designed to offer something different from a traditional condominium.

It is a boutique, low-density development created for people who want the freedom of maintenance-free living without feeling that they have compromised on space, privacy, functionality or quality.

How is LA Towns different from a traditional condominium?

LA Towns has been designed around an entirely different approach to condominium living.

Each building contains only 10 suites, with just two suites per floor. This allows every suite to have windows on three sides, creating abundant natural light, cross-ventilation, expansive views and a level of privacy rarely found in conventional condominium buildings.

The suites are larger, the layouts are highly efficient, outdoor living space is generous, storage has been carefully considered and parking has been designed around real-world needs.

The result is an intimate, low-density condominium community designed to provide the space and functionality people expect while still offering the freedom and convenience of maintenance-free living.

How large are the suites?

LA Towns suites will be spacious two-bedroom, two-bathroom suites offering approximately 1,600 to 1,800 square feet of total private living space, seamlessly combining generous interior layouts with large private outdoor living areas.

One of the most consistent comments we receive about these layouts is that they live and feel even larger than the square footage suggests. The floor plans have been thoughtfully designed to maximize usable living space, with generous room sizes, highly efficient layouts and very little wasted space.

Every suite also extends its living space outdoors with a private balcony of approximately 200 square feet, creating a natural extension of the interior living and entertaining areas.

The result is a suite that feels exceptionally open, spacious and functional.

How many suites will there be in each building?

Each LA Towns building will contain only 10 residential suites, with just two suites on each floor.

With residential suites located on Floors 2 through 6, this intimate, low-density design provides a level of privacy rarely found in condominium living.

Every suite will also have windows on three sides, maximizing natural light, cross-ventilation, privacy and expansive views.

What features are included in the suites?

Every suite has been designed for both everyday living and entertaining.

Features include a full-size, chef-inspired kitchen with custom cabinetry, quartz countertops, premium stainless-steel appliances, an oversized 9-foot island, kitchen window and pantry.

The kitchen flows into a spacious living room and dedicated dining area with plenty of room for family and friends.

Every suite also includes two spacious bedrooms, two full bathrooms, a full-size laundry room, private in-suite storage room and generous closet and storage space throughout.

The primary suite includes a generous walk-in closet, spa-inspired ensuite and Juliet balcony, bringing additional natural light and fresh air into the bedroom.

What are the terraces/outdoor spaces like?

Every LA Towns suite will include a large private terrace of approximately 200 square feet, providing generous outdoor living space for relaxing, entertaining and dining outdoors.

Two oversized patio doors create a seamless connection between the interior and outdoor living areas while bringing additional natural light into the suite.

Each terrace will also feature a dedicated natural gas line for a BBQ, making outdoor cooking and entertaining even more convenient. An optional second natural gas line for a fire table may also be available.

Optional motorized insect and privacy screens will also be available, allowing residents to comfortably enjoy their outdoor living space throughout the season.

Unit 201 offers something particularly unique. In addition to its approximately 200-square-foot main terrace, Unit 201 features a second private terrace directly off the primary bedroom, providing an additional approximately 229 square feet of private outdoor space.

Together, Unit 201 offers approximately 429 square feet of private outdoor living space across two separate terraces — an incredibly unique feature that further enhances an already exceptional layout.

What are the ceiling heights?

Suites on Floors 2 through 4 will feature 9-foot ceilings.

The exclusive fifth- and sixth-floor suites will feature 10-foot ceilings.

Ceilings will have a smooth finish with bulkheads where required for mechanical, structural and other building systems.

How are the buildings constructed?

LA Towns will utilize cold-formed steel and precast concrete construction, providing exceptional strength, durability, quality and comfort.

The architecture will combine brick and stucco with contemporary metal and parapet roof details, balancing modern design with timeless character and creating buildings designed to stand the test of time.

What type of insulation and soundproofing is provided?

At LA Towns, our construction standards are designed not only to meet applicable Building Code requirements, but to exceed them in key areas.

As a standard practice, we design and construct our buildings to exceed minimum acoustical requirements, with particular attention given to reducing sound transmission between suites and building systems.

We incorporate additional insulation beyond minimum requirements, including within the ceiling cavities between the precast concrete floor system and finished drywall ceilings, within plumbing chases and in other selected areas throughout the building.

A licensed acoustical engineer is retained to review the building design and assemblies and to complete acoustical testing to verify their performance.

These additional construction measures, professional review and acoustical testing provide residents with a quieter, more private and more comfortable living environment than would be achieved by simply building to minimum requirements.

What is the heating, cooling and ventilation system?

Each suite will have its own residential furnace and residential air-conditioning system, individually and independently controlled within the suite.

Each suite will also include its own Energy Recovery Ventilator (ERV) as standard, providing dedicated ventilation and fresh-air exchange.

Purchasers will also have the option of adding a humidifier to their individual furnace system.

Together, these systems give each resident independent control over the heating, cooling, ventilation and overall comfort of their suite.

How does parking work?

One parking space is included with each LA Towns suite.

Purchasers will have the option to upgrade their included parking space to a private garage or covered carport, subject to availability.

There are currently five dedicated visitor parking spaces, together with access to more than 100 additional resident and visitor parking spaces at no additional charge within the overall development and adjacent LaSalle Town Centre.

This provides residents with the flexibility to accommodate two or more vehicles without the need to purchase an additional parking space.

The extensive parking available to both residents and visitors is an important feature of LA Towns and removes one of the common limitations associated with condominium living.

A limited number of additional parking spaces, covered carports and or private garages may also be available for lease, subject to availability.

Are EV chargers available?

Yes. There are currently two electric vehicle charging stations available.

Additional EV charging stations will be added in the future as demand increases.

Is storage available?

Yes. Every suite includes a dedicated private in-suite storage room, together with generous closet and storage space throughout.

In addition, each building will have four separate storage units available for purchase or rent, subject to availability.

How much are the condominium fees?

Condominium fees for LA Towns will be established as part of the final condominium budget.

A detailed breakdown of the condominium fees and what is included will be provided as part of the sales documentation.

What utilities am I responsible for?

Each suite will be separately metered for hydro and gas with residents responsible for their individual consumption.

Residents will also be responsible for their own internet, television and other telecommunications services.

Water is not separately metered for individual residential suites. Water consumption is included in the condominium fees, and there is no separate water billing or direct water payment required from individual residential units.

What amenities are available?

As part of the phased condominium community, LA Towns residents will benefit from access to the already constructed amenities at LA Suites, the original phase of the development.

Fitness Centre – Achieve your wellness and fitness goals with state-of-the-art equipment.

Dog Park – Enjoy quality time with your best friend in the 500+ square-foot outdoor dog park.

The Club Room – Meet with friends for a drink, entertain guests or host a formal dinner.

Outdoor Courtyards – Spend an evening under the stars beside the warmth of the fire, gather with friends or dine al fresco.

Bike Room (Optional – For Lease & Sale) – Enjoy LaSalle's extensive trail system with the convenience of secure, ground-floor bike storage.

Are pets permitted?

Yes. LA Towns is designed to be a pet-friendly community.

Pets are permitted subject to the condominium's declaration, by-laws and rules, including applicable restrictions on the number, size and type of pets.

Pet owners are responsible for ensuring their pets do not create excessive noise, a nuisance or a danger to other residents. Pets must be appropriately controlled while on the common elements, and owners are responsible for cleaning up after their pets.

Purchasers should refer to the condominium rules for the complete pet policy, including applicable restrictions and requirements.

What types of businesses will be located in the commercial units?

Each LA Towns building will feature just two ground-floor commercial units.

The vision is to attract commercial uses that complement the residential community and offer amenities and services of value to LA Towns residents and residents of the surrounding neighbourhood.

How does building security and entry work?

Access to the residential portions of each building will be restricted to residents and their authorized guests.

LA Towns will use the 1VALET smart building access system, providing residents with a modern and convenient way to manage building entry and guest access.

Residents can use 1VALET to communicate with visitors and provide access through their smartphone, allowing convenient and controlled guest entry.

The 1VALET system is already successfully in use at LA Suites.

Is LA Towns smoke-free?

Yes. LA Towns will be a 100% smoke-free and vape-free community.

Smoking and vaping will not be permitted anywhere within the development, including inside individual suites, on private balconies and patios, within courtyards, or throughout the indoor and outdoor common elements.

The prohibition includes tobacco, cannabis, cigarettes, cigars, pipes, vaping devices and other similar products or devices that generate smoke or vapour.

This comprehensive smoke-free policy is intended to protect residents from second-hand smoke, reduce fire risk and maintain a clean, comfortable living environment throughout LA Towns.

Does each building have an elevator?

Yes. Each building will have its own dedicated full-size elevator, providing convenient access to every residential floor while maintaining the intimate character of the development.

Can I customize my suite?

Yes. Personalization is an important part of the LA Towns concept.

Every suite will be customizable, giving purchasers the opportunity to personalize cabinetry, flooring, finishes, colours and materials to create a suite that reflects their individual style and vision.

Rather than simply selecting from a limited number of pre-set packages, purchasers will have access to a wide variety of selections and options, subject to the stage of construction and availability.

Can I see a Model Suite?

Yes. A fully staged Model Suite is available for private viewing by appointment at Carsten Manor, our recently completed development in Tecumseh.

The LA Towns concept builds on many of the design principles successfully incorporated at Carsten Manor.

The Model Suite provides prospective purchasers with an opportunity to experience firsthand the quality of construction, craftsmanship, finishes and spacious, thoughtfully designed living that have helped shape the vision for LA Towns.

When will the other two buildings be constructed?

LA Towns will be developed one building at a time in carefully planned stages.

Construction of the first LA Towns building, offering just 10 residential suites, commenced in late October 2026. Future buildings will be constructed in carefully planned stages as sales progress and market demand supports the release of additional suites.

This approach allows the community to grow naturally while maintaining the intimate, boutique character at the heart of LA Towns.

How does the reservation and sale process work?

We are currently accepting reservations for the initial release of LA Towns suites.

A reservation is non-binding on both the prospective purchaser and Brotto Development. It is simply an expression of interest that allows a prospective purchaser to reserve their preferred suite while we move through the next stages of development and approvals.

As we move forward with the building permit process and are ready to proceed to firm Agreements of Purchase and Sale, reservation holders will be contacted and provided with the opportunity to make a firm commitment to purchase their selected suite.

At that time, the applicable purchase documentation will be completed and the required deposits will become due.

What is the deposit structure?

We understand that every purchaser's circumstances can be different, particularly when coordinating the purchase of a new suite with the sale of an existing property.

Our deposit structures are flexible, and we do our best to work with purchasers on a case-by-case basis to accommodate their individual circumstances and timing.

We will make every reasonable effort to establish a deposit structure that works for both the purchaser and the development.

Are there currently enhanced HST rebates available?

Eligible purchasers may currently benefit from enhanced HST rebates representing potential savings of more than $60,000.

So long as an Agreement of Purchase and Sale is signed on or before March 31, 2027, the enhanced HST rebate will apply. These enhanced rebates represent a level of savings we have never seen before, creating an incredible opportunity for purchasers considering a suite at LA Towns.

Are any suites being offered for lease?

Currently, LA Towns suites are not being offered or marketed for lease, nor are they being marketed to investors for the purpose of leasing.

Brotto Development may, however, consider retaining a limited number of suites for long-term leasing opportunities on a case-by-case basis. These opportunities would generally be considered for tenants seeking a long-term commitment of five years or more.

Availability is not guaranteed and will be considered individually based on the circumstances and requirements of the prospective tenant.

For more information regarding potential long-term leasing opportunities, please email sales@brotto.ca

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All plans, specifications, dimensions, features, finishes, amenities, parking arrangements, fees, construction schedules and other development details are preliminary and subject to change without notice. Availability of upgrades, selections, storage, parking and other features is subject to the applicable agreements, stage of construction and availability.