



# Landpower Newsletter

March 2016

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LANDPOWER'S UPCOMING  
PROJECTS

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**Address:** Leslie Street & Sheppard Avenue East, Toronto, Canada

Minutes away from Highway 401, Leslie Station, and Oriole Go Station Rail. Close to Bayview Village, Fairview Mall, North York General Hospital, and IKEA North York. Just a short walk away from the Don River Trails and the Betty Sutherland Trail.

**NEW floor plans available!**

Prices from \$300,000 and up, from 550 sq.ft to 2,400 sq.ft.

**NEW 2-storey and Terrace unit design:**

Entrance on each level of 2-storey unit  
Some models are one of a kind design  
Start from \$720,000

**PARKING:**

Available for sale at \$39,000 for 1 Bedroom + Den suites and larger  
1 Parking included for Signature Terrace Suites



**SCALA**  
LIFE IN NATURE

**VIP**

**天源地產**

## **EMPIRE MIDTOWN**



**Developer:** Empire Communities  
**Address:** Eglinton Ave W & Oakwood Ave

- Right next to the new Oakwood LRT station
- Just a walk away from the Eglinton West Subway Station
- Minutes away from Highway 401, Highway 404, and Allen Road
- 10 minute drive from Yorkdale Shopping Centre
- Close by to Fairbanks Memorial Park, Walter Saunderson Memorial Park, and Ben Nobleman Park

**Price Starts from \$278,990**

## **PARFAIT** AT ATRIA™



**Developer:** Tridel  
**Address:** Victoria Park Ave. & Sheppard Ave

- Storeys: 19
- Nearby Don Mills subway station
- Minutes away from Fairview Mall and Bayview Village
- Close to Highways 401 and 404

**Price starts from \$282,000**



SEAN KILPATRICK / THE CANADIAN PRESS FILE PHOTO

The new rules aim to slow the breakneck pace of price growth in the red-hot markets of Toronto and Vancouver without affecting markets that are lagging.

## FIVE THINGS TO KNOW ABOUT CANADA'S NEW MORTGAGE RULES

CANADIANS LOOKING TO BUY HOMES BETWEEN \$500,000 AND \$1 MILLION WILL HAVE TO PUT DOWN LARGER DOWN PAYMENTS AS NEW FEDERAL RULES TOOK EFFECT MONDAY.

Homebuyers in Canada now face larger down payment requirements for properties over \$500,000. The changes are intended to temper some of Canada's heated real estate markets. Here are five things to know about the new rules:

**Cough up the cash:** Homebuyers now have to put at least a down payment of 10 per cent on the portion of the price of a home over \$500,000. For anyone buying a home for \$700,000 — a common list price in Vancouver and Toronto — that means the minimum down payment will rise to \$45,000 from \$35,000.

Any home under \$500,000 still requires only a down payment of five per cent. Homes that cost more than \$1 million still require a 20 per cent down payment.

**Who's affected:** Primarily those shopping for a home in Toronto and Vancouver. First-time buyers in those cities will feel the pinch since they'll be required to put down bigger down payments to get into the market. Those selling their homes in order to size up, especially in cities with hot housing markets, likely won't feel the pain since they've built up equity in those properties.

**Impact:** The influence the new rules will have over house prices is expected to be small, experts say, given their narrow reach. When he announced the changes in December, Finance Minister Bill Morneau said they are expected to affect one per cent or less of the real estate market.

**Sales activity:** Some analysts expected a surge in sales leading up to Monday's changes, saying they would lure homebuyers who wanted to avoid making the bigger down payments. Royal LePage CEO Phil Soper says sales activity has been "boisterous" in Ontario, B.C. and Quebec in the first five weeks of this year, but he credits a relatively mild winter and low mortgage rates.

**Past measures:** Four rounds of changes were made to tighten eligibility rules for new insurable loans between 2008 and 2012. Among them: the minimum down payment was increased to five per cent, the maximum amortization period was reduced to 25 years from 30 years and the maximum insurable house price was limited to below \$1 million.

Source: By: The Canadian Press, Published on Mon Feb 15 2016

## TD BANK MORTGAGE RATES<sup>1</sup> - provided by Yvonne Tong -

FIXED RATE MORTGAGES	RATES <sup>2</sup>	SPECIAL OFFERS <sup>3</sup>
1 year	2.990%	2.940%
2 year	2.840%	2.290%
3 year	3.390%	2.490%
4 year	3.890%	2.690%
5 year	4.640%	2.840%
6 year	5.140%	3.790%





## BETTER BALANCE FORESEEN IN GTA HOUSING MARKET IN 2016

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Will 2016 be the year when the high-rise/low-rise housing pendulum swings back towards equilibrium in the GTA? Based on the volume of land transactions for residential real estate that took place in 2015, it could be. In its year-end review of the market in Toronto, Altus Group commercial real estate

services said that land transactions for residential development were up 49 per cent last year. Investment in projects involving both low- and high-density residential was at record-high levels, each segment reaching \$1.7 billion. The head of Altus Group, Peter Norman, said that the low rise sector is “the one to watch” in 2016, as more new development lands come on stream.

Several of the biggest land sales in the GTA last year were in the suburbs; the \$400 million purchase of a Markham golf and country club; a \$100 million land purchase for low-rise development in Richmond Hill. And in January of this year, the provincial government announced that it was selling more than 1,000 acres of land in Pickering, along the Highway 7/407 corridor. Known as the Seaton Lands, the land consists of 800 acres designated as employment lands, and 269 acres of mixed use and residential. The goal is to create 35,000 “exciting, high tech” new jobs for Seaton. According to one builder, they’ll be building homes on the site for twenty years, and that will help solve the GTA’s problem of low supply. For his part, Peter Norman has predicted that sales of new detached homes will jump 30 per cent next year, to about 22,000 units.

Last year was already a good one for the single-family home builders in the GTA. Sales were up 8 per cent, with more than 19,600 sales. Inventory remains low, however; at the end of December there were fewer than 5,000 new low-rise homes for sale. At the same time, the cost difference between a new low-rise home and a condo reached a historic high of \$376,000.

But if single-family homes are ready to make a comeback, what about the condo market? No worries there. If Peter Norman is right, condo sales, which have averaged about 19,500 over the past five years, will level off somewhere between 17,000 and 18,000 per year. Jim Ritchie, vice president of sales and marketing at Toronto’s biggest condo developer, Tridel, commented in the Globe and Mail that the condo market is shifting away from investors and toward buyers who intend to live in their units.



Trampolines are a big source of injury and insurance companies are wary of them. Ask your insurer to see if having one will affect your policy.

## EIGHT THINGS INSURANCE DOESN'T USUALLY COVER

YOU PAY A LOT FOR YOUR HOME INSURANCE — SO YOU SHOULD BE ABLE TO SLEEP WELL AT NIGHT, RIGHT?

Well, not exactly. There are a host of problems your home insurance doesn't usually cover, including damage that can be pretty catastrophic (to the tune of thousands of dollars in uncovered repairs). Some of these things you can plan around, but there are a few big items on this list that likely aren't covered at all. Here are eight things to keep in mind:

**Frozen pipes:** Damage from frozen pipes is usually covered — but only in cases where you take measures to prevent the pipes from freezing. Some policies specify that you need to show you either shut off the water supply and drained your system, or kept the heat on during a period when your house was unoccupied. So if you're leaving your home or cottage empty for the

winter, take steps to keep the pipes from bursting.

**Mould:** This is another tricky area in a home insurance policy — whether or not mould damage is covered depends on the cause and how your policy is worded. If it's caused by flooding, you might be out of luck (see the next item on my list). But if it's due to a problem covered by your insurance, you're probably OK. Double-check your policy and make sure there are no mould exclusions — some insurance companies have these.

**Flooding:** A lot of homeowners are surprised to find out their insurance doesn't cover flooding, especially here in Toronto, where basement floods have become more common in recent years. It's a tough discovery, because basement flooding can be catastrophically expensive — not only do you have to repair damage done to the interior, but making sure it doesn't happen again could cost you tens of thousands in waterproofing costs.

**Trampolines:** What better way to encourage your kid to exercise in the backyard than by putting up a trampoline? Well, trampolines are a big source of injury, and insurance companies are wary of them. Talk to your insurer about whether or not having a trampoline could affect your policy.

**Damage from snow, ice and frost:** I haven't heard one icequake this winter, but cracking, sliding, heaving snow, ice and frost can damage your home — and it's likely not covered by insurance.

Any repairs will come out of your own pocket.

**Those squirrels in your attic:** If something is chewing through your house, don't expect their damage to be covered. That includes insects such as termites, rodents and birds.

**Sewer backups:** Another issue in some Toronto homes (especially the older ones), sewer backups can be a disaster — and very expensive to clean up. Home insurance doesn't regularly cover it.

**Those special items:** Most home insurance policies limit coverage for jewelry, watches and furs to \$6,000. So if you have a special piece that's worth more, you need to add extra coverage. The same goes for recreational vehicles such as boats, ATVs and jet skis.

Source: By: CLEM MURRAY/THE PHILADELPHIA INQUIRER/THE ASSOCIATED PRESS