



Landpower Newsletter

October 2015

Visit our



INSIDE THIS ISSUE:

LANDPOWER'S UPCOMING PROJECTS

The Capitol Condo	P.1
Pier 27 The Tower On The Lake	P.2
Mortgage Rate	P.2
From the News	P.3-7



TENTATIVE OCCUPANCY:

SEPTEMBER 1, 2018

PARKING: \$20,000

LOCKER: \$5,000

CAPITOL CONDOS - This is an unparalleled location in the heart of Kingston's vibrant downtown core. It is the only marquee site and once the oldest movie theatre in the city. We are proud to revive this iconic site into a bright and energetic centre for downtown living. The project is conveniently located in the heart of Kingston's major arterial street in close proximity to Queens University and just steps from Kingston's best restaurants, shopping, and entertainment.

BUILDING FEATURES:

- Entertainment center
- Public terrace on both lower and higher roofs
- Sky lounge with panoramic view of Lake, River and City
- Fitness Room with weight and cardio areas
- Two passenger elevators
- Parkade / all parking is indoors
- Garbage chute
- Secure bike parking
- On-site storage / lockers

IN8 Developments

Starting From \$239,900



VIP



OPENING SPECIAL:

- Free Assignment
- Smooth Ceiling
- 6 Appliances
- Granite Kitchen Countertops and Marble Bathroom Countertops
- Parking At \$55,000 (no parking available for suites under 533SF)
- Capped Adjustments:
\$7,000 for studios, 1B, & 1B+D
\$9,000 for 2B+

LIVE WHERE BOLD LINES MEET THE SHORELINE

Reflecting the vibrant energy of Toronto's most desirable lakefront location, The Tower at Pier 27 is a celebration of life on Toronto's harbour. A superior residence, The Tower builds on Pier 27's unchallenged position as the premier condominium community on Toronto's waterfront to offer an architectural wonder whose sheer scale and vision speaks for itself. Designed to surpass the expectations of even the most discerning buyer, The Tower features an unrivalled collection of top building amenities, spectacular modernistic suite designs and some of the finest waterfront and city views in Toronto. With a one-of-a-kind design from acclaimed architect Peter Clewes, you can own an iconic piece of Toronto history in the making at The Tower at Pier 27.



TD BANK MORTGAGE RATES¹ - provided by Yvonne Tong -

FIXED RATE MORTGAGES	RATES ²	SPECIAL OFFERS ³
1 year	2.890%	2.84%
2 year	2.840%	2.09%
3 year	3.390%	2.34%
4 year	3.890%	2.54%
5 year	4.640%	2.72%
6 year	5.140%	3.79%



HO / THE CANADIAN PRESS

A neighbourhood of luxury homes in Calgary, which depending on how you look at it could be where the deals will be. Sotheby's says sales have declined in that market, which is "inextricably" to the state of the oil and gas industry.

HOW TURBULENCE IN CHINA'S STOCK MARKET COULD BOOST CANADIAN LUXURY HOMES

THE UNCERTAINTY HAS THE COUNTRY'S INVESTORS LOOKING FOR OTHER OPTIONS, AND "CANADA IN GENERAL IS SEEN AS AN OASIS OF POLITICAL AND ECONOMIC STABILITY."

Sotheby's International Realty Canada says turbulence on the Chinese stock market could send buyers from mainland China flocking to Canadian luxury real estate this fall.

The realtor predicts that sales of homes worth over \$1 million will rise in Toronto and Vancouver, while Montreal's luxury market should be balanced and Calgary's will slow due to the effects of declining crude prices.

Sotheby's says sales gains are expected to be highest in the over \$4 million category in the Toronto and Vancouver areas this fall, although higher sales volumes are expected in the \$1 million to \$4 million range, as well.

The realtor lists increased demand from international investors alongside limited inventory, historically low interest rates and heightened consumer confidence as the factors expected to fuel sales growth in Canada's two hottest real estate markets.

In Calgary — where the luxury real estate market turned down in the first half of the year due to lower oil prices and a dip in consumer confidence — sales likely will continue to decline.

Sotheby's says performance in Calgary's high-end housing market, which saw several years of record-breaking sales, is tied "inextricably" to the state of the oil and gas industry which, in turn, has an affect on employment and migration.

Meanwhile, volatility on the global stock markets is expected to lead to an influx of international buyers looking to snatch up top-tier Canadian homes — particularly buyers from China, where the economy has shown signs that it is slowing. "Canada in general is seen as an oasis of political and economic stability," says Elaine Hung, the company's vice-president of marketing.

And Hung says that holds true despite the fact that Canada's economy slipped into a recession in the first half of the year and concern that low oil prices will continue to wreak havoc on Western Canada in the months ahead.

"There's been a lot of concern about the Canadian economy and uncertainty about what's going to happen next, but certainly when it comes down to real estate, what we've seen — particularly in the major metropolitan markets of Vancouver and Toronto — is that people are very, very confident in the real estate market itself," she said.



SUSAN PIGG/THE TORONTO STAR

MOD Developments has hired heritage experts to help in its restoration of the Bank of Commerce building on Yonge St.

SOME THING OLD, SOME-THING NEW...

OD Developments makes the past a big part of Yonge St.'s future.

Architect and condo developer Gary Switzer sees a bright future for Yonge St. in its neglected past.

Switzer has a "personal passion" for restoring neglected old buildings and incorporating them into modern condo projects. That's why the company he founded in 2009, MOD Developments, is now spending tens of millions — he refuses to say exactly how much — on two major restorations: the 110-year-old Bank of Commerce building on Yonge St. north of Queen St., and a retail revival at Yonge and St. Joseph St.

The bank, which had been vacant since 1987, will form the elegant, mosaic-tiled new lobby of the 60-storey, 699-unit

Massey Tower project.

But the real poster project for how condo development, when done right, can revive whole neighbourhoods is MOD's Five Condos at Yonge and St. Joseph St., just south of Wellesley St.

There, as at Massey Tower, MOD has enlisted heritage specialists ERA Architects. They have rebuilt and restored the facade of the mammoth 1905 Rawlinson Cartage warehouse that now forms the base of the almost completed 48-storey, 539-unit Five Condos tower.

Just steps from there, ERA is completing a stunning remake of five 19th-century stores lining Yonge St. that will have condos on their upper floors.

Recently returned from vacation in Chicago, one of North America's most spectacular showcases for heritage restoration, Switzer spoke with the Star about the past and the future.

Q: What makes Yonge St. most attractive to you as a condo developer?

A: There is a technical answer and an emotional answer. It's got the subway and proximity — there are all those kinds of planning and business answers. But for anyone like me, who grew up in Toronto, it's Main Street with a capital M and downtown with a capital D. There are emotional aspects to Yonge St. that still resonate with a lot of Torontonians who have been disturbed by the decline that started in the 1970s.

Q: What appeals to you most about bringing history back to life?

A: It's very satisfying from an esthetic point of view because you are improving on something that was great to begin with. But, in the end, it makes the entire street look better, it creates a unique project that is very appealing and, as we saw with Massey Tower, people were willing to pay some of the highest prices ever for Yonge St. because they also felt passionate about the restoration of the bank building.

Q: What drew you to the block of Yonge St. at St. Joseph St.?

A: It was already assembled. That's one of the biggest challenges for developers, because most blocks of Yonge St. are owned by multiple owners. This came to us as a package, which made it a lot easier to come up with a redevelopment plan.

Q: What are the biggest challenges of melding old Toronto buildings with new condo towers?

A: The costs. It is cheaper to build new than to try to restore, but what I find architecturally satisfying is the way the old and the new play off each other. We're not trying to pretend that the condo tower is from 1910 — it's a very contemporary tower. The Victorian buildings look even stronger because of the contrast. They both make each other look good.

Q: Why is there suddenly such interest in Yonge St. as a residential, rather than just a retail, address?

A: There have been a bunch of baby steps that are making a difference: Dundas Square has been great for Yonge St. I have to give credit to (former city councillor) Kyle Rae and the planning department in terms of trying to revitalize from that point of view.

It's helped that Cadillac Fairview is putting storefronts into the (Yonge St. expanse of) Eaton Centre to try to fix the planning mistakes of the '70s.

The fact that Bay St. has evolved into a high-end condo address has permeated everything by bringing people downtown. Buyers today aren't buying parking spaces like they used to, they are looking for walkability, and these sites are 100 out of 100 on a walkability score.

By: Susan Pigg Business Reporter, Published on Mon Sep 28 2015



Brian McKechnie, Global News

With so many options, someone could get lost trying to pick a proper furnace filter.

WHAT YOU NEED TO KNOW ABOUT FURNACE FILTERS

TORONTO – If you're like most people, you probably don't give your furnace much thought as long as it's keeping you warm in the winter and cool in the summer. But in order to keep it working to its optimal performance — and help prevent a possible malfunction — you need to either change or clean your furnace filter on a regular basis.

Sounds simple, but in reality there are so many options for furnace filters that choosing the wrong one can do more damage to your furnace than good and could potentially cause your furnace to break down.

HOW A FURNACE WORKS

A traditional forced-air furnace draws air in via return ducts, warms it over a heat exchanger then, with the help of a blower fan, pushes the heated air through a series of ducts that branch off into rooms throughout your home. The furnace runs until the temperature inside reaches your desired thermostat setting. (If you have whole home air conditioning the process is similar with the air being cooled in the summer by an outdoor compressor unit and a series of coils inside your furnace).



Curtis Wankel of Vesta Property Inspections in Calgary, Alberta snapped this photo of an extremely clogged filter. A filter this dirty blocks airflow and could damage your furnace.

Vesta Property Inspections/vestainspections.ca

WHAT A FURNACE FILTER DOES

The main purpose of a furnace filter is to protect the blower fan from all the dust, hair and other gunk the return duct pulls in. While it will also help the quality of your inside air (as it is removing contaminants from being recirculated), its job is not to actually clean your air as many people believe.

HOW FILTERS ARE RATED

Furnace filters are rated using the minimum efficiency reporting value (MERV). MERV ratings range from 1 to 16. The higher the rating the more particles the filter can remove (check out the infographic below — courtesy airfilterbuy.com — to get an idea of what each MERV rating can handle). Higher rated filters allow less air to flow through though and can force your furnace to work harder and possibly malfunction. A MERV rating between eight and 11 is adequate for most homes. To be safe, you should check if your furnace manufacturer has a maximum MERV rating your model of furnace can use.

Some home improvement centres, such as Home Depot, use their own rating system on products sold in their stores. These ratings are similar to the MERV scale but do vary slightly. It's best to confirm what their rating converts to on the MERV scale to ensure you're using a filter safe for your furnace.

FILTER TYPES

The most common type of furnace filter is the disposable pleated kind. These come in a range of standard sizes and ratings. Pleated filters are constructed out of paper and polyester and do a good job at filtering most household particles and allergens. The price of these filters varies from a couple of dollars all the way into the \$30 – \$40 range depending on the brand, size and rating of the filter. Pleated filters should be checked monthly for blockages and replaced on average every 90 days.

Disposable fibreglass filters are the cheapest filter on the market. They have an almost spider web appearance and are most often blue in colour. They come in many standard sizes, but are generally more flimsy and have lower ratings than pleated filters. Due to their inferior quality, disposable fibreglass filters should be checked and replaced more frequently than pleated filters.

FROM HGTV CANADA: FIRERATING & FIREPROFFING YOUR FURNACE

Permanent reusable filters (also referred to as washable filters) are constructed with either a solid aluminum or plastic frame and are more efficient than a disposable filter. These filters can be vacuumed off and cleaned with water. They come in a range of sizes and ratings, and while more costly to purchase, they last an average of 5 years if maintained with a proper cleaning at least every 90 days.

A NOTE ABOUT ELECTROSTATIC FILTERS

Both disposable and washable filters come in electrostatic versions. Electrostatic filters self-charge themselves as air passes through them. This process helps trap small particles, making them good for homes with pets or people who smoke inside. Check your furnace manual to ensure you can safely use electrostatic filters.

