

# Living in North York

## The Real Estate Market Watch

Jan 2014

### Our New Home: New Office For North York Branch Opens

NORTH YORK – Living Realty's North York branch has a new home, moving from its current location on Duncan Mill Road to a new penthouse location in the heart of Bayview Village.

The branch's new office location is at 685 Sheppard Avenue East, just steps from the Bessaron subway station and a quick drive to Highways 401 and 404/DVP.

Branch Manager Alan Wu says the new location will allow easier access for an even broader range of clients – including those travelling from downtown via public transit.

"Since we are Living Realty's closest branch to downtown Toronto, easy subway access is a huge benefit to our many clients who live within the TTC's service area," Alan said.

The new space will feature 3,300 square feet of space – more than double the previous office's size of 1,400 square feet.

Alan says the added square footage, which will offer the privacy and comfort of cubicles for North York branch representatives, was a key factor in the move: "The team is definitely growing, so it's important to have a well-designed space where the sales representatives can work comfortably."

Alan was hopeful that the new office would be ready for occupancy by Fall of this year, however, with the many of the GTA's elevator installation workers just coming out of a strike in early fall, that completion date was pushed back to the Winter.



We will be keeping our readers and clients informed with photos and updates as we continue to follow the news and events at this exciting new location. If you are curious to learn more about the Bayview Village neighbourhood and what the area has to offer, check inside this issue for our recent Neighbourhood Profile.

#### About Living Realty Inc., Brokerage

Established in 1980, Living Realty Inc. is a comprehensive, full-service real estate brokerage dealing in residential, commercial and industrial properties. With its head office in Markham and branch offices serving key markets in Toronto, North York, Scarborough, Markham and Mississauga, Living Realty has the network, infrastructure and geographic spread to serve the real estate needs of its diverse clientele across the Greater Toronto Area. Every office is manned by highly motivated sales representatives, brokers and support staff and equipped with state-of-the-art communication facilities to effectively service today's dynamic, 24/7 real estate market.

*Article by Christopher Cooper, Web Content Developer, Living Realty Inc., Brokerage*



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# Neighbourhood Profile: Bayview Village



## North York's Hub of Urban Sophistication Continues to increase its Condo Offerings

NORTH YORK – With its quiet residential streets full of green spaces, quality schools, and gorgeous detached homes, Bayview Village has always been a hot destination for home buyers.

Featuring a world-class shopping centre and direct access to the TTC's Sheppard subway line, this unique neighbourhood offers many urban lifestyle options, while providing a safe and comfortable North York setting ideal for families.

Situated roughly in the area between Bayview and Leslie, just north of the 401, in recent years Bayview Village has been seeing a great deal of condo development along the busy strip of Sheppard Avenue that runs through the heart of the neighbourhood.



### Stylish, Convenient Homes for Any Buyer

Whether you're a young professional looking to buy for the first time, or a set of parents looking for a detached in a safe, well-treed neighbourhood, Bayview Village has a perfect real estate offering for you.

Northeast of the Bayview-Sheppard intersection, pedestrian-friendly roads such as Citation Drive, Burband Drive, and Foxwarren Drive offer a fantastic selection of detached homes with spacious lawns. Many lots have seen recent construction of new detached homes with beautiful, classically-inspired exterior design touches.

Along Sheppard between the Bayview and Bessarion TTC stations, the local landscape has been transformed in recent years by the addition of contemporary high- and mid-rise condo developments. Some of the most notable examples include:

- **Arc Condos** by Daniels Gateway. Completed in the fall of 2009 and located just steps from the Bayview Village shopping centre, this building's remarkably progressive design has made it a neighbourhood landmark in North York.
- **JADE Condos** by Phantom Developments. With construction already underway and completion anticipated before the end of 2013, buzz is certainly building around this sophisticated mid-rise on the west side of Bayview Avenue, one block up from Sheppard.
- **NY2 Condominiums**, another project by Daniels Gateway, is being developed on the south side of Sheppard at Read Drive, where the developer has already put a number of breathtaking condo towers that also includes The Empire.
- **St. Gabriel's Terraces**, (pictured right) a cluster of beautiful, Shane Baghai-designed condominiums boasting a huge range of luxurious amenities. These are located on the north side of Sheppard just a couple blocks east of Bayview.



### Schools in Bayview Village

The Bayview Village neighbourhood boasts several outstanding elementary schools including Elkhorn Elementary School, Bayview Middle School, and – just west of Bayview Avenue – St. Gabriel Catholic School.

Just a few blocks west of Bayview you'll find Earl Haig Secondary School, which is attended by many children of Bayview Village residents. This esteemed high school is home to innovative and sought-after student programs such as the Claude Watson Arts Program. It's also where many famous Canadians got their start, including actress Sarah Polley and Olympic tennis gold medalist Daniel Nestor – who recently represented Canada at the 2013 Davis Cup.

Earl Haig's students enjoy an outstanding level of academic success. During the 2011-12 school year, 93 per cent of the school's Grade 9 students enrolled in academic mathematics performed at or above the provincial standard on standardized math tests. In March 2012, participating first-time eligible Earl Haig students achieved a 90 per cent success rate on the Ontario Secondary School Literacy Test (OSSLT) – a full nine per cent higher than the provincial pass rate the same year.

### Live, Shop, Eat, Play: Bayview Village's Great Local Businesses

The neighbourhood of Bayview Village is anchored by the well-known shopping centre that shares its name. The Bayview Village Shopping Centre, (shown to the left), can be found right at the north-east corner of Bayview and Sheppard. Shoppers can treat themselves to a fantastic selection of apparel from chic suppliers such as Pink Tartan and Brooks Brothers, before stopping for a sumptuous meal at Oliver and Bonacini Café Grill – the popular gourmet chain's only Toronto location north of the 401.



Head east along Sheppard, and the fun continues. At 678 Sheppard Avenue East – tucked in underneath the Terraces – you'll find Shane Baghai's Paradise Farms Café. A little further along, convenient standbys like Shopper's Drug Mart, Pet Valu, Ikea and Canadian Tire are waiting to serve you.

In fact, we believe this is such a great place to do business that Living Realty has moved our North York Branch to a brand-new commercial development at 685 Sheppard Avenue East. Watch our newsletters over the coming months for all the updates on our next exciting events!

### Bayview Village: A Great Place to Live

In addition to all the above features, Bayview Village is quiet and safe. It's also so well-connected to transit that you can make the choice of whether you'd like to drive, or help the environment by taking the subway. If you've got more questions about homes in Bayview Village – or you're wondering whether the area might be a good fit for you – feel free to contact our North York branch, whose agents know the area inside-out and can help you find a great Bayview Village home.

Article by Christopher Cooper, Web Content Developer, Living Realty Inc., Brokerage

Bayview Village Area Sold Statistics

	Q4 - 2013			Q4 - 2012			
Type	# Sold	Average Sold \$	Days on Market	# Sold	Average Sold \$	Days on Market	Sold Price % Change
Detached	28	\$1,513,496	33	16	\$1,242,625	28	+ 21.8
Condo Apartment	66	\$390,505	41	56	\$407,838	47	- 4.2

Q4: October to December. Source: Toronto Real Estate Board

The Bayview Village community revolves around three popular local landmarks - the Bayview Village Shopping Centre, the North York YMCA, and the East Don Valley Parklands - each of which is an integral part of this family oriented neighbourhood.

The design and layout of Bayview Village is very much influenced by the East Don Valley Parklands. Dr E.G. Faludi, the town planner who designed Bayview Village, recognized the importance of the East Don Valley Parklands when he said "We will fit the community into the landscape and not the landscape into the community." This lofty ideal was met in Bayview Village.