

# Living in York Region

## The Real Estate Market Watch

Fall 2015

### York Region Rolls Out 2015 - 2019 Strategic Plan

Edited by Christopher Cooper

**YORK REGION** – Written every four years in order to coincide with York Region council terms, York Region’s Strategic Plans are developed as a means of working towards the longer-term goals set out in *Vision 2051* – a forward-looking road map that aims to tackle region-wide issues such as intensification, housing affordability, and environmental sustainability.

Now finalized and available to the general public, the region’s *2015 to 2019 Strategic Plan* builds upon the success of a 2011-2015 plan that accomplished more than 90 per cent of its objectives.

The full plan itself outlines a broad variety of “Key Regional Performance Measures” – essentially, concrete means towards achieving the region’s more abstract “Strategic Objectives” (for example, “protecting public health” or “managing traffic congestion”).

Of the performance measures set out in the plan, a large percentage deal with improving not only neighbourhood housing, but also infrastructure and safety – all of which stand to benefit York Region homeowners (and prospective buyers!) over the long-term. These include:

- Increasing the percentage of medium and high density homes within York Region’s total housing stock. (Objective: increasing the region’s range of “available and affordable” housing.)
- Increasing the percentage of business engagements resulting in business retention, expansion, and attraction. (Objective: Fostering an environment that attracts, grows, and maintains businesses.)
- Increasing the number of Rapidway lane kilometres, and increasing the percentage of new development located in “Regional Centres and [transit] corridors.” (Objective: managing traffic congestion.)
- Implementation of an “Active Transportation Network,” including increasing the number of bike lane and paved shoulder kilometres throughout the region. (Objective: making York Region’s communities “more welcoming and inclusive.”)



Photo via AndroidCat on Wikimedia Commons

Reporting on the plan’s progress is built into the region’s annual budgeting process, and will largely be focused on the “Top Community Indicators” – quantifiable measures of success – that inform the plan’s development. These include (by way of example) indicators such as average household income, average travel time, percentage of labour force who also live in the region, and more.

“(The Plan) provides a common focus and a set of priorities for the organization to ensure we continue to meet our community’s evolving needs,” said Chief Administrative Officer Bruce Macgregor in an accompanying statement.

“It communicates the direction the organization is taking, and supports the longer-range vision for the Region through a framework that guarantees excellence in the areas of Economic Vitality, Healthy Communities, Sustainable Environment, and Good Government.”

*For more information on the role and activities of the York Regional Government, we recommend visiting their official web site at [www.york.ca](http://www.york.ca).*



**David Wong\***  
Manager  
Woodbine Branch  
905-474-0500



Aaron Ma\*  
(647) 668-3288



Andy Feng\*\*  
(647) 891-9298



Albert Kim\*  
(416) 878-8048



Arthur Chong\*  
(647) 200-9549



Bill Henderson\*  
(416) 558-9973



Christine Zhu\*  
(416) 333-9330



Dan Chan\*  
(647) 866-8647



David Lam\*  
(416) 565-2222



Danny Yoon\*  
(647) 309-9497



Dickson Wong\*  
(647) 296-9910



Fanny Lee\*\*  
(647) 686-8380



Gordon Cheung\*  
(416) 456-4489



Harold Kim\*  
(647) 504-4251



John Chow\*  
(647) 885-6333



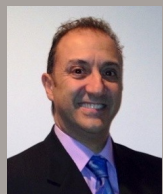
Karl Wong\*  
(647) 999-1117



Mabel Chiu\*  
(416) 930-0899



**Kelvin Wong\*\***  
Manager  
ICI Branch  
905-474-1772



Perry Destounis\*  
(416) 879-9164



Regina Cheng\*  
(416) 618-8228



Sherman Kao\*  
(416) 456-3223



Sherry Leung\*  
(416) 618-8717



Stella Chu\*  
(416) 219-3369



Theresa Yan\*  
(416) 520-3878



Tommy Ngo\*  
(416) 930-8588



Tony Yum\*  
(416) 312-5528



Weddy Wat\*  
(416) 726-3885



Yvonne Tong\*  
(647) 273-9317

\* sales representative

\*\*broker





**Andy Feng**  
Broker  
(647) 891-9298  
bof234@yahoo.ca



### Yonge St / Sheppard Ave

Shane Baghai built bachelor apartment for sale in prime North York location, current tenant pays \$1,100 per month, excellent investment opportunity do not miss out!

Call or E-mail for more details!

**\$205,000**



**Steve Chui**  
Sales Representative  
(647) 979-2285  
steve.chui1@gmail.com



### Bayview Ave / Elgin Mills Rd Bungalow

3 + 1 bedroom, 2 bathroom, 6500 sq.ft lot with large backyard, basement with separate entrance, 1 bedroom, kitchen and bathroom. Hardwood floor in living room, dining room and all bedroom. Do not miss out!

Website: [www.chiucanhelp.com](http://www.chiucanhelp.com)

**\$799,000**



**Weddy Wat**  
Sales Representative  
(416) 726-3885  
watweddy@gmail.com



### Kennedy Road / 16th Avenue Markham

Beautiful executive Angus Glen home next to two golf courses, 116 x 154 feet lot, 3 car garage that can park 4 cars with hoist system. 4 bedroom all with ensuite bathroom. 2 storey high family room, granite countertop in open concept kitchen. Relaxing in-ground pool & hot tub in professionally landscaped backyard, finished basement with theater room. In top ranking high school zone.

**\$3,600,000**



### Luxury Home in Bayview Hill



**Eddie Ngan**  
Sales Representative  
647-996-3838



- Luxurious Design + Renovation
- Feng Shui Design by (H109)
- Huge 11,580sq.ft corner lot
- Model Home
- Move-in Condition

**45 Ardmore Crescent Richmond Hill**

### Condominium For Sale

85 East Liberty—Higher floor one bedroom plus den. Included 1 locker, 1 parking. Asking \$380,000

Assignment Sale—Bur Oak & McCowan 1 bedroom, large balcony. Included 1 locker, 1 parking. Asking \$285,000

Bayview & Highway 7—Coming Soon! 1 bedroom plus den. 1 locker, 1 parking. For Lease or For Sale

Harbour Front AQUA—1 Bedroom, assignment of purchase and sale. Asking \$520,000



Yonge/Bloomington



### AMAZING FEATURES

- 38' lot - 3055 sq ft
- 10 foot ceiling
- Rear wood deck
- Listing price \$1,299,999.00

*Outstanding Service...  
Amazing Results!*

- No Hidden Fees
- **FREE** Home Staging Consultation
- Non stop colour Advertisement
- **FREE** & Accurate Home Evaluation
- Proven Strategy to Sell FAST!



**Andrew Wang**  
Sales Representative

**416-993-2600**  
[www.torontorealtorking.com](http://www.torontorealtorking.com)  
realtorkings@gmail.com



8 STEELCASE RD., WEST, MARKHAM, ON L3R 1B2

\* Not intended to solicit properties or clients currently under contact



**廖文輝 Sam Liu**  
Sale Representative  
Cell 416-358-0088  
Bus 905-474-0500

Professional Services  
Competitive Commission  
專業服務  
佣金公道  
通國、粵、英語



[samlu@livingrealty.com](mailto:samlu@livingrealty.com)  
[www.samlu.ca](http://www.samlu.ca)

HOTTEST PROJECT in downtown!  
Lake front PIER 27 TOWER! Special VIP Units from \$309K only!



Prime Richmond Hill Location. Walk to Hillcrest Mall. \$539,000

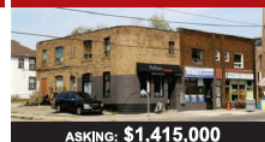


Richmond Hill 1.5 yr. new, upgraded 1 + 1 condo. \$319,000.

Brand New SkyCity condo High floor. \$345,000



### AMAZING CORNER INVESTMENT PROPERTY - ETOBICOKE



ASKING: \$1,415,000

- Free Standing Building - 3 Sides Exposure
- 7 Apartments & 3 Commercial Units (Sushi & Thai Restaurant, Laundromat, Hair Salon)
- 8 Parking Spots at the Back
- Right across from Humber College

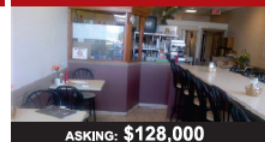
### JAPANESE AND THAI FOOD RESTAURANT - NEWMARKET



ASKING: \$138,000

- Japanese and Thai Food Restaurant business in Newmarket
- Corner unit
- Great exposure
- In busy plaza
- Full liquor license

### RESTAURANT FOR SALE - CALEDON



ASKING: \$128,000

- Family restaurant business
- In Caledon
- High traffic location
- Corner unit at busy plaza
- All day breakfast
- Loyal customers

[www.livingrealty.com](http://www.livingrealty.com)



# Market Watch

August 2015

For All TREB Member Inquiries:  
(416) 443-8152  
For All Media/Public Inquiries:  
(416) 443-8158



## Sales and Average Price Up in August

TORONTO, September 4, 2015 – Toronto Real Estate Board President Mark McLean announced that Greater Toronto Area REALTORS® reported 7,998 residential transactions through the TREB MLS® System in August 2015. This result represented a 5.7 per cent increase compared to 7,568 sales reported in August 2014. On a GTA-wide basis, sales were up for all major home types.

The annual growth rate in new listings was greater than the annual growth rate in sales, but active listings at the end of August were still down compared to last year. This suggests that sellers' market conditions remained in place, especially where low-rise home types like singles, semis and townhouses were concerned.

"Buyers in the GTA remain confident in their ability to purchase and pay for a home over the long term. They see ownership housing as a quality investment that has historically produced positive returns while at the same time providing owners with a place to live in their chosen community," said Mr. McLean.

Both the MLS® Home Price Index (HPI) Composite Benchmark and the average selling price for all home types combined were up substantially in August compared to the same period in 2014, with both increasing by approximately 10 per cent year-over-year.

"A record year for home sales continued to unfold in August as competition between buyers exerted upward pressure on selling prices. It was encouraging to see annual growth in new listings outstrip annual growth in sales, but we will need to see this for a number of months before market conditions become more balanced," said Jason Mercer, TREB's Director of Market Analysis.

## Sales & Average Price By Major Home Type August 2015

	Sales			Average Price		
	416	905	Total	416	905	Total
2015						
Detached	756	2,913	3,669	\$1,017,652	\$733,577	\$792,111
Semi - Detached	231	565	796	\$662,968	\$492,428	\$541,919
Townhouse	315	931	1,246	\$524,136	\$451,311	\$469,721
Condo Apartment	1,475	643	2,118	\$406,587	\$319,764	\$380,228

## HISTORIC ANNUAL STATISTICS

Year	Sales	Average Price
2004	83,501	\$315,231
2005	84,145	\$335,907
2006	83,084	\$351,941
2007	93,193	\$376,236
2008	74,552	\$379,347
2009	87,308	\$395,460
2010	85,545	\$431,276
2011	89,096	\$465,014
2012	85,496	\$497,130
2013	87,049	\$522,958
2014	92,783	\$566,626

\*For historic annual sales and average price data over a longer time frame go to: [http://www.torontorealestateboard.com/market\\_news/market\\_watch/historic\\_stats/pdf/TREB\\_historic\\_statistics.pdf](http://www.torontorealestateboard.com/market_news/market_watch/historic_stats/pdf/TREB_historic_statistics.pdf)

## 2014 MONTHLY STATISTICS

January	4,103	\$526,965
February	5,696	\$552,859
March	8,052	\$558,019
April	9,660	\$578,354
May	11,013	\$584,946
June	10,132	\$569,174
July	9,152	\$550,625
August	7,568	\$546,482
September	8,001	\$574,424
October	8,513	\$587,906
November	6,476	\$577,502
December	4,417	\$556,311
Annual	92,783	\$566,626

## 2015 MONTHLY STATISTICS

January	4,318	\$552,925
February	6,299	\$596,550
March	8,889	\$613,884
April	11,256	\$636,091
May	11,652	\$649,741
June	11,932	\$639,613
July	9,854	\$609,308
August	7,998	\$602,607
September	-	-
October	-	-
November	-	-
December	-	-
Year to Date	72,198	\$620,353

## Pier 27 - The Tower on the Lake

New Release. Toronto's luxury waterfront condos.

Register with me today to get the best units, pricing and incentives.

416.903.7032

Wins Lai  
Sales Representative



www.winslai.com  
wins\_lai@hotmail.com



www.livingrealty.com



# TIME FOR A CHANGE? JOIN **LIVING REALTY** AND EARN UP TO **100%** COMMISSION\*

► **WE PAY YOU** ◀



★Some Conditions Apply

► **EACH MONTH!\*** ◀



**NO DESK / MONTHLY FEE**

**NO FRANCHISE FEE**

**FREE ADVERTISEMENT**

**FREE AGENT WEBSITE**

**FREE START-UP KIT OF \$1,000 VALUE\***

**5 OFFICES IN THE GTA**



**FOR MORE INFORMATION, CONTACT OUR BRANCH MANAGERS:**

**ICI:** Kelvin Wong\*\* | 905.474.1772 | kelvin@livingrealty.com  
8 Steelcase Road West, Unit C, Markham, Ontario L3R 1B2

**MISSISSAUGA:** Alan Cheung\*\* | 905.896.0002 | alancheung@livingrealty.com  
1177 Central Parkway W, Suite 32, Mississauga, Ontario L5C 4P3

**NORTH MARKHAM:** Chris Tam\* | 905.888.8188 | christam@livingrealty.com  
735 Markland St, Markham, Ontario L6C 0G6

**NORTH YORK:** Alan Wu\*\* | 416.223.8833 | awu@livingrealty.com  
685 Sheppard Ave East, Suite 501, North York, Ontario M2K 1B6

**WOODBINE:** David Wong\* | 905.474.0500 | davidwong@livingrealty.com  
8 Steelcase Road West, Unit A, Markham Ontario L3R 1B2

[www.livingrealty.com](http://www.livingrealty.com)

\*Sales Representative \*\*Broker

"Where homes and owners connect"

[www.livingrealty.com](http://www.livingrealty.com)





雲蕭茈子

雲維中

647-500-2808

416-230-6888

Bonnie/Daniel Wan

Broker

Sales Rep

www.BonnieWan.com

www.TheRightWans.com

Email: danwan@bonniewan.com

## Testimonials 推薦感言

Sept 2015

**Dan & Bonnie** greatly exceeded our expectations in the sale of our house and the purchase of our new home. Dan is a great negotiator. His strategy and negotiating skills resulted in a sale well above asking and also higher than our expected results. On the purchase of our new home, he also was able to obtain a purchase price below asking and below our anticipated price. Dan & Bonnie's expert assistance with pricing, staging and showcasing the home resulted in an extremely fast, efficient sale. We couldn't have asked for more from our realtor.

**Thank you Dan & Bonnie.**

*Zebina & Peter Mustin 60 Chadwick Cres, Bayview Hill*

2015年9月

**Dan & Bonnie** 在替我們買房和賣房，賣出和買進的過程中遠遠超出我們的想象期望。Dan是一位資深的談判專家。他的策略和談判技巧不僅售出了高於叫價的價錢也大大的超出了我們的期盼。在購買我們的新家時的價錢也低於叫價和我們的預算。Dan & Bonnie在定價，室內裝潢、擺設及展示家園上的專業能力成就了一個極高速并有效的銷售過程。我們已經沒法再要求比他們做的更多了。

**感谢你們 Dan & Bonnie.**

業主 *Zebina & Peter Mustin 60 Chadwick Cres, Bayview Hill*

## Recently Listed 炙熱出售

\$2,880,000



59 Brookhill Cres, Bayview Hill

\$1,600,000



21 Macrill Rd, Markham

\$2,800,000

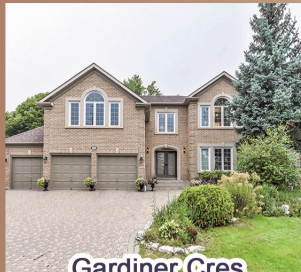
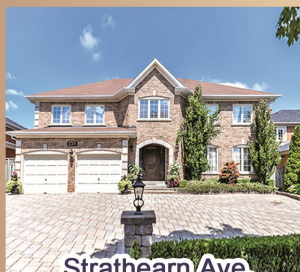
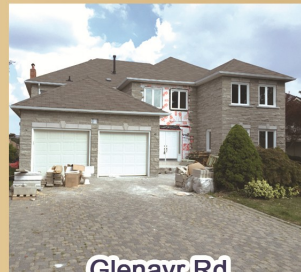
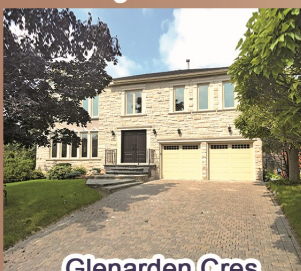
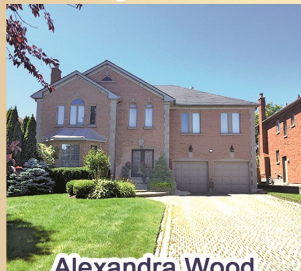
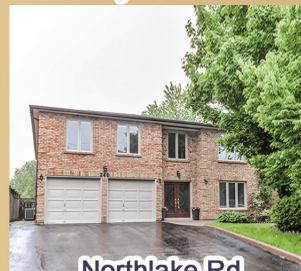


183 Duncan Rd, Richmond Hill

\$3,600,000



161 Duncan Rd, Richmond Hill

Gardiner Cres  
Bayview HillStrathearn Ave,  
Bayview HillBoake Tr  
Bayview HillBowhill Dr  
Bayview HillHillhurst Dr  
Bayview HillGlenayr Rd  
Bayview HillGlenarden Cres  
Bayview HillToporowski Ave  
Richmond HillAlexandra Wood  
Bayview HillOrmsby Ct  
Bayview HillMontesano Cres  
Richmond HillNorthlake Rd  
Richmond Hill

As per MLS Sep 2015

www.livingrealty.com





REALTY INC., BROKERAGE

恒生地產



Check out our News web site:  
[news.livingrealty.com](http://news.livingrealty.com)



Like us on Facebook:  
[facebook.com/LivingRealtyInc](https://facebook.com/LivingRealtyInc)



Follow us @LivingRealtyInc



FANNY LEE  
& THE TEAM

一切從家開始

FANNY LEE



(647) 686-8380 [fanny@fannylee.ca](mailto:fanny@fannylee.ca)  
李惠芬 BROKER, B.A. Hons. President's Award 2010 - 2014



THOROUGH . PROFESSIONAL . 專業服務, 妥貼周詳。

FEATURED LISTINGS ( Call Us or Connect with Us on Social Media for More Real Estate Opportunities )

BAYTREE LUXURY TOWNHOME ( Bayview / York Mills )

\$1,865,000 起



推廣期全免豪華佩套:-

- 35 年保證雪松木屋頂板
- 9呎及10呎樓底 (按設計圖則)
- 典雅華夫天花 (按設計圖則)
- 私用雙人升降機
- 36吋大理石火爐
- 無框玻璃花灑 (按設計圖則)
- 主人套房連地下發熱
- 主人房火爐
- Wolf 煮食氣爐
- Sub-Zero 雪柜及洗碗碟機
- 個人設定警報系統連攝錄
- 200 amp 電力裝置

另加送:-

- 10小時免費室內設計師諮詢
- 免首年管理費



明年夏天完成。

北約克 尊貴低密度豪宅地段 精雕訂造  
鎮屋樓花, 3,800-4,100 s.f. 雙車房, 私人升降機,  
近401公路, 地鐵, Shops at Don Mills,  
Bayview Village Shopping Centre,  
York Mills C.I., Toronto French School.  
Crescent School, Granite Club,  
Rosdale Golf Club, Sunnybrook Hospital.

僅餘3單位, 欲免向隅, 馬上聯絡。

Woodbine / 16th Ave

\$1,628,000



獨家發售

UNIONVILLE 萬錦市Woodbine尊貴地段, 3500呎, 4房4衛, 18呎大堂樓底雙正門, 背對寧靜優美園林, 寬闊石砌車路, 可泊6車。特大5件裝主人套房, 雙套房, 新地板, 新實木旋轉樓梯, 新廚房, 前後園專業園藝, 專業完成土庫。

尊貴優雅, 地點正中, 羨人之選。

Pine Valley Dr / Highway 400

\$1,999,990



VELLORE VILLAGE 旺市高尚園林地段, 豪華3500多呎獨立平房, 發展商精心打造, 逾十呎天花, 全房實木地板, 用料配套頂級。2套房及2半套房, 土庫直出青優樹林後園。3車庫, 並加磚砌車路可泊4車。近400 公路, Vaughan Mill 巨型購物中心。

發展商愛居, 信心保證, 卓越之選。

Warden / Highway 7

\$1,288,000



獨家發售

UNIONVILLE 位萬錦市黃金地段, 3500呎豪華鎮房, 對林木公園, 4房4衛雙車房, 私人電梯。玄關13呎, 主層10呎樓底。華麗高級, 特大主人套房, 3大露台。頂層巨型露台。交通方便, 近407 公路。各大商場, 酒樓, 商廈。

無敵地點加頂級配備, 千載難逢。

Tenth Line / Main Street

\$820,000



獨家發售

STOUFFVILLE 位於 Hoover Park 3年新2505呎獨立屋, 4房4衛, 雙車房可泊6車。向公園, WalkUp Basement 有分門。二樓大露台, 大家庭廳, 樓底高。主層實木地板, 極大升級廚房寬闊光猛, 近公園, 學校, 交通網絡。

安居樂業之選, 致電查詢。

McCowan / Bur Oak

\$ 799,000



WISMER 萬錦高需求地段, 獨立屋3房3衛, 專業完成土庫, 可泊3車。面向青翠樹林景色。9呎樓底, 特大廚房, 升級廚櫃, 實木地板, 專業完成土庫1房1衛。無行人路。名校區。交通方便近Marville Mall, 超市, 食肆, 社區中心。

方便景觀, 樣樣俱全, 難求。要快!

McCowan / McNicoll

\$749,000



AGINCOURT NORTH 獨立屋3房3衛可泊5車。專業完成分門土庫。全屋實木地板, 新油漆, 新木樓梯, 全新廚房, 二樓全新衛室。土庫有廚房和2房。步行到商場食肆, 交通方便, 近中小學, 公車及酒樓。

搶手地點, 價值獨立屋之選。

比去年7月, 利率降, 失業率降, 樓房銷售增8%, 平均價升10.6%至 \$ 60萬9, 樓市繼續暢旺。歡迎聯絡了解市場走勢, 免費估價。



KARL WONG 黃嘉林

Sales Rep. President's Award 2012 - 2014

(647) 999-1117 [karl@fannylee.ca](mailto:karl@fannylee.ca)



DAN CHAN 陳俊賢

Sales Rep., B.Sc. President's Award 2014

(647) 866-8647 [dan@fannylee.ca](mailto:dan@fannylee.ca)

• Own Homes • Grow Wealth • Pass It On •



[www.fannylee.ca](http://www.fannylee.ca)

\*Not intended to solicit Buyers or Sellers under contract with a Brokerage