

THE LAND DIGEST

Aurora Development with 40% Green Space

A low-rise development bounded by Marsh and Weslie creeks in Aurora will set aside more than 40 per cent of the area for green spaces.

Developed by TACC Developments, the master-planned community of Aurora Trails encompasses environmental protection areas, storm-water management ponds and a 16-kilometre trail system. There will also be several parks, including a five-acre recreation area with sports fields, ball courts, playgrounds, a splash pad and gazebo.

"The developer worked closely with the town of Aurora and the region to create quite a special piece of land," says Jim Andrews, director of sales and marketing for **Fieldgate Homes**, which is building the site's 550 homes alongside **Arista Homes**, **Paradise Developments** and **Opus Homes**. "Aurora Trails is part of one of the greenest communities."

A plantation of endangered butternut trees and a group of oaks will be another attraction in the project at the southwest corner of Leslie Street and St. John's Sideroad, 30 minutes north of Toronto.

"The street patterns, cul-de-sacs and different things being created all work with the views in mind from the different lots," he adds. "We have a number of our lots that are 43-feet [wide] backing onto beautiful, treed areas."

"This is one of the last communities to be developed in Aurora," Mr. Andrews says. "It's safe to say as a group, there wouldn't be any other location in Aurora that would have the same amount, variety and choice."

He estimates each builder has about 20 plans with multiple exterior and interior variations. Fieldgate will offer townhouses on 20-foot lots and detached homes on 38- and 43-foot lots for phase one, which will begin occupancy in December, 2015.

"We want to create something special in every room if we can and make the home very livable," says Mr. Andrews, citing mudrooms off the garage and bathrooms and closets off the foyer. "We like to create options for people, so we'll do a standard plan, but we'll do an alternate plan."

For instance, a four-bedroom plan converts to a three-bedroom layout with a study or media space. "These days, depending on the size of the family, you need more than one

TV to make everybody happy," Mr. Andrews states.

Some of Fieldgate's standard appointments will include contemporary Arts and Crafts façades, granite counters, gas fireplaces, oak staircases and nine-foot ceilings.

Each builder will also incorporate green features, from eco-friendly materials and landscaping to energy-efficient systems and water-conservation measures.

A local, century-old landmark, Coltham Farm House, will be refurbished for residents' use and relocated to the site, which will also house a convenience store and services.

In addition, established restaurants, shops, schools, golf courses, GO Transit and major highways are nearby.

www.auroratrails.com

Source: *Globe & Mail*
Sydnia Yu

Economic Indicators:

Real GDP Growth	
Q1 2014	+1.2%
Toronto Employment Growth	
Jun 2014	+0.4%
Toronto Unemployment Rate	
Jun 2014	7.9%
Inflation	
Jun 2014	+2.4%
Bank of Canada Overnight Rate	
Jul 2014	1.0%
Prime Rate	
Jul 2014	3.0%
5 Year Mortgage Rate Fixed	
Jul 2014	4.79%

Best Places to Invest In – ONTARIO

The Real Estate Investment Network (REIN), one of Canada's leading real estate research organizations recently released its latest report on the top Ontario cities to invest in real estate. Out of the 100's of cities and towns in Ontario, Kitchener and Cambridge were tied for number one investment communities in the Province.

The report entitled "Top Ontario Investment Towns 2014" analyzes the current and future prospects for real estate investment opportunities in Ontario. It identifies top regions that will out perform others in the Province over the next five years.

REIN's findings are based on in-depth analysis of the latest statistics, economic and social trends, an on

the ground reports for REIN members investors and staff. Along with reports and stats from organization such as CMHC, Stats Can, real estate boards, etc.

Don Campbell, the president of REIN states in the report "Kitchener and Cambridge have once again topped our Top Ontario Investment Towns report. The presence or world leading companies such as Microsoft and Google attest to the R&D capabilities and significant competitive advantage the region has to offer. Major transportation improvements in the coming years will entice even more business to locate in the region. In migration is strong and average incomes are strong and there is overall job growth."

RANKINGS:

1. Kitchener & Cambridge
2. Hamilton
3. Barrie
4. Waterloo
5. Brampton
6. Ottawa
7. Vaughan
8. Durham
9. Toronto
10. Milton

You can see from the above that the technology triangle fairs well. That is Kitchener, Cambridge and Waterloo. Barrie is third and Orillia just come in at 11th.

Source: Commercial Investor

Things Are Getting More Expensive – CPI UP

The Consumer Price Index (CPI) rose 2.1% in the 12 months to July, following a 2.4% increase in June.

Shelter costs rose 3.0% in the 12 months to July, after advancing 2.9% in June. Natural gas prices increased 20.4% in July compared with the same month the previous year. Consumers also paid more for homeowners' home and mortgage insurance as well as property taxes on a year-over-year basis in July.

Food prices increased 2.9% year over year in July, matching the rise in June.

Prices for food purchased from stores rose 3.2% in the 12 months to July, led by higher prices for meat (+9.2%). Prices for fresh vegetables rose 7.5% on a year-over-year basis in July, after increasing 9.5% in June. On a month-to-month basis, prices for fresh vegetables fell 3.0% in July. Food purchased from restaurants cost 2.1% more in July compared with the same month a year earlier.

Transportation costs rose 1.3% on a year-over-year basis in July, a smaller gain than in June (+2.2%). Gasoline prices increased

2.1% in the 12 months to July, after rising 5.4% in June.

Ontario's CPI advanced 2.5% in the 12 months to July, after rising 3.0% in June. Natural gas prices in Ontario increased 18.3% year over year in July, a smaller rise than in the previous month (+38.4%). In addition, consumers in Ontario paid 4.2% more for gasoline on a year-over-year basis in July, after paying 9.4% more in June.

Source: Stats Canada

Recent Sales – Toronto

Address/City	Area (Ac)	Price	Notes
460 King St. W.	0.21	\$15,000,000	Former Hotel for high rise condo
53 Ontario St.	0.67	\$16,000,000	Purchased by Brad Lamb Realty
66 Charles St. E.	0.09	\$5,000,000	Future development site
175-189 Dundas E.	0.12	\$6,000,000	Corner condo assembly
2400 Bathurst St. *	0.68	\$7,900,000	Approved 116 condo units
377 Spadina Rd.	0.26	\$3,750,000	Townhouse development site

Source: CFAS and RealTrack

**Sold by the Land Development Group*

COMMERCIAL FOCUS REALTY INC., BROKERAGE

35 The Links Road
Suite 202
Toronto, Ontario
M2P 1T7

Phone:

(416) 972-9220

Fax:

(416) 972-9588

We're on the Web!

See us at:

www.cfrealty.ca

About The Land Development Group

CFR has quality agents and advisors who have been involved extensively in the purchase and sale of development lands.

Not only can we assist in the purchase and sale function, but CFR has the contacts and expertise to participate the whole development process. We have affiliations with planners, architects and other consultants which can assist our clients.

The key members of the Land Development Group are well tied into the development community.

In many cases they have acted on their behalf in consulting situations. This allows the team great access to leading edge information regarding future growth areas, highest and best use, and new paradigms in development densities.

The Land Development Group started in 2012 and to date has sold over \$80 million worth product.

With an in house planner and accredited appraiser as part of the team, the Group can offer to its clients services like no other Brokerage. These professionals are quick to assess the potential development of property and its hidden values.

Lorenzo DiGianfelice, AACI

Broker of Record & Owner
Direct – 416-907-8281
ldigianfelice@cfrealty.ca

Jordan Black

Salesperson
Direct 416-907-8274



Mitchell Chang

Salesperson, President & Owner
Direct – 416-907-8280
mchang@cfrealty.ca

Robert Levinson

Salesperson & Owner
Direct – 416-907-8275
lev@sympatico.ca