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Market Update

Upon review of the Ottawa Real Estate Board statistics, sales activity in Ottawa continued to increase. May 2017 sales hit a record high at 2300. With inventory levels stabilizing in both the freehold category and condominium. This brought about more multiple offer situations in the Freehold category, and fewer days on market, but prices still remain relatively stable in both categories. The prices in looking at the statistics show an interest in buying more expensive homes/units. The condominiums downtown/inside greenbelt market have had a serious upswing in activity due to many new condo construction starts being held back in the last 12-18 months. This has provided some relief on the last two years large condominium inventory in that area.

Are Condo Rules Enforceable for Service Animals?

The ability to restrict pets in condominium buildings is curbed by the Ontario Human Rights Code. The code requires condominium corporations to accommodate disability-related needs to the point of undue hardship. The practical result is that "no pet policies" or restrictions on pets may be unenforceable against unit owners and occupants who require service animals.

However, the accommodation seeker must demonstrate a disability under the Code and that the animal is required to address their disability-related needs.

The Accessibility for Ontarians with Disabilities Act, 2005 ("AODA") was amended in 2016 to expand the type of documentation that is acceptable to confirm a person with a disability requires the use of a service animal. The following medical professionals can provide a note of confirmation: Audiologists & Speech Language Pathologists – Chiropractors – Nurses – Occupational Therapists – Optometrists – Physicians and Surgeons – Physiotherapists – Psychologists – Psychotherapists and Mental Health Therapists.

Condo corporations should be cautious before rejecting a note from one of these medical providers and insisting on a note from a physician.

(Extract only – Read the whole article, Source: Laura McKeen & Emily Crawford, Cohen Highley LLP, CM Condominium Managers Dec. 2016)

WHAT'S IN THE NEWSLETTER

Market Update/Are Condo Rules Enforceable for Service Animals? /Laneway Homes/A little Funny or Insight

Ottawa Board Residential & Condominium
Sales Year-To-Date up to May 2017 and % change
since last year

TYPE	# UNITS 2017	# UNITS 2016	% OF CHANGE
1.5 Storey	41	54	-24.1
2 Storey	1,134	943	20.3
3 Storey	103	89	15.7
Bungalow	425	374	13.6
Double/SBS	3	3	0.0
Duplex- Up/Down	8	9	-11.1
Hi-Ranch	55	56	-1.8
Split	73	78	-6.4
Other	3	1	200.0
Condominium	444	307	44.6

***The Board cautions that averages sale price information can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The average sale price is calculated based on the total dollar volume of all properties sold.*

Laneway Homes

Laneway homes have recently gained popularity in cities across Canada, and joining granny suites, carriage houses, garden suites, and garage apartments, as a sustainable means of adding density to established residential neighbourhood, while also creating charming environments and beautified laneways.

Laneway homes are small, detached secondary dwellings, typically located at the rear of a property facing a lane. Most are designed to be permanent structures, are custom-designed and constructed on site. Introduced in Vancouver's city plan in 2007, by April 2016 the city had issued 2200 building permits for them. Municipal interest is growing across Canada with pilot projects in Calgary, Regina and Toronto.

A range of demographics are drawn to laneway homes, including young adults, downsizing baby boomers, and those looking for help with their mortgage. They are of particular interest to those looking to help seniors' age-in-place. The addition of specialized design features to a laneway home can facilitate better quality of life for seniors, including diffused night lighting, grab bars and railings, and modular features like moveable walls and interchangeable cabinets. Automation such as sensors allows behaviour and health conditions to be monitored off-site by personal security agencies and health care providers, allowing for a higher quality of care without the need for on-site caregivers or relocation to a care home.

Where opposition to laneway homes exists, it is concerned with pushback against density, and worries regarding privacy and shadowing. There are also considerations about ability of a laneway to continue accommodating garbage pickup and emergency services.

(Source: Article 5 – December 2016 Housing Observer 2016 ,CMHC)

Lysanne Brault,
Your Real Estate Broker For Life.

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Residential and Condominium Sales (Year-to-date up to May 2017) And % change over last year

PRICE RANGE	2017 # OF SALES	2016 # OF SALES	% CHANGE
Under \$100,000	73	52	40.4
\$100,000-\$124,999	51	54	-5.6
\$125,000-\$149,999	125	111	12.6
\$150,000-\$174,999	215	184	16.8
\$175,000-\$199,999	310	255	21.6
\$200,000-\$224,999	335	306	9.5
\$225,000-\$249,999	313	306	2.3
\$250,000-\$274,999	350	372	-5.9
\$275,000-\$299,999	519	532	-2.4
\$300,000-\$349,999	1,276	1,187	7.5
\$350,000-\$399,999	941	818	15.0
\$400,000-\$449,999	759	659	15.2
\$450,000-\$499,999	527	407	29.5
\$500,000-\$749,999	1,079	819	31.7
\$750,000-\$1 Million	242	174	39.1
Over \$1 Million	125	60	108.3
Total	7,240	6,296	15.0

A little funny or insight

If you're not supposed to eat at night,
why is there a light bulb in the
refrigerator?