

# onthemarket

New home sales reached 516 units in December 2019. This represents a 49% decrease from the previous month but up 18% compared to the same month in 2018.

For the year 2019, total sales in the Trimart Total Market Area equalled 10,705, a 14% increase from 2018's total of 9,155.

Low-rise inventory of 3,952 represents the lowest level over the last year and builders are now preparing to launch more sites in early 2020.

There's great opportunity for new home sites in growth communities such as Barrie, Stouffville, Ajax, Bolton, Bradford, East Gwillimbury, Georgetown, Collingwood, Blue Mountains and Wasaga Beach.

Affordably priced homes in good locations are moving fast and builders are offering incentives and décor dollars to encourage potential buyers to act now. Examples of notable sites are: Kingsview Ridge in Oshawa by Treasure Hill Homes; Cornell Markham by Ballantry Homes; Westham Park in Oakville by Fernbrook Homes; The Neighborhoods of Mount Pleasant in Brampton by Townwood Homes; and, Cornell Rouge in Markham by Madison Homes.



**Oakville**  
Westham Park  
Fernbrook Homes

Prices range from \$1,999,990 to \$2,574,990 for 3,484 to 5,505 sq. ft. (includes finished basement)  
Detached homes on 60' lot  
www.fernbrookhomes.com



**Brampton**  
The Neighborhoods of Mount Pleasant  
Townwood Homes

Prices range from \$683,000 to \$785,000 for 1,450 to 2,720 sq. ft.  
Townhomes



**Markham**  
Cornell Rouge  
Madison Homes

Prices range from \$1,039,990 to \$1,469,990 for 2,227 to 3,338 sq. ft.  
Detached homes on 9 and 12-metre lots  
www.madisongroup.ca



**Oshawa**  
Kingsview Ridge  
Treasure Hill Homes

Prices range from \$599,900 to \$894,900 for 1,218 to 3,123 sq. ft.  
Detached homes on 30', 36' and 40' lots  
www.treasurehill.com



**Markham**  
Cornell Markham  
Ballantry Homes

Prices range from \$856,900 to \$989,900 for 2,369 sq. ft. to 3,061 sq. ft.  
Townhomes  
www.ballantryhomes.com



Construction has begun on Liberty Market Tower, a 28-storey tower to be located at 171 East Liberty St. that will feature 281 residential suites ranging in size from 326 sq. ft. to 1,285 sq. ft.

## Final phase of Liberty Village now underway

**PAUL BARKER**  
Special to Postmedia Network

The transformation of Toronto's Liberty Village continued this month with the announcement from Lifetime Developments of the third and final phase of a 16-year development project.

For Brian Brown, the firm's principal, there have been far more highs than lows since Lifetime purchased a property located at 37 Hanna Ave. in 2004 and initiated plans for what became known as the Liberty Market Complex.

Phase One was the building itself, a manufacturing relic that over the years been the location of a grist and flour mill machinery business, the producer of more than 60 per cent global output of Bren Light machine guns during World War II, and since then, everything from fishing tackle and house trailers to washers and dryers.

What followed was a multi-million-dollar renovation and a renaming of it to Liberty Market Building that resulted in an estimated 300,000 sq. ft. of commercial space being created.

"When you look back at where the property was when we bought it to where it is today, it's probably one of the more dramatic changes that I have seen in a neighbourhood over a short period of time," says Brown.

"When we bought this property in 2004, the area was a dead-end dirt road. Our building was painted in cream paint and had aluminum siding covering all the brick and the factory stashed windows were cracked and painted over. It was something we wanted to fix and restore. It has become a fixture in the neighbourhood."

"Looking at where it is today versus how it was that to me is the high. I remember coming to Liberty Village before then. We used to go to

The Academy of Spherical Arts, and I would park in a nearby gravel parking lot and think to myself I am really taking a risk with my car leaving it there."

Today, he adds, Liberty Village has a "New York-feel to it and the life and activity both during the day and at night is amazing." Phase Two was the 13-storey Liberty Market Lofts on 5 Hanna Ave. completed in 2013 and construction has begun on Liberty Market Tower, a 28-storey tower to be located at 171 East Liberty St. that will feature 281 residential suites ranging in size from 326 sq. ft. to 1,285 sq. ft.

Aside from the residences, there will be seven floors of commercial space, and an estimated 12,000 sq. ft. of indoor and amenity space to be located in the eighth floor of the building that will contain a state-of-the-art fitness studio, entertaining rooms, dining areas and a business centre.

In addition, artist Anthony Ricciardi has been commissioned to create what Lifeline describes as "murals and sculptures that will be integrated within the communal living environments, designed to inspire residents and complement the creative spirit of the larger Liberty Village community."

As for any lows associated with Liberty Market Complex, Brown says they are "what you would expect when you are going through transition and change. We had some great tenants not succeed."

"With our buildings we have tried to keep it to a good mix of smaller tenants and a lot of smaller start-ups. We gave people opportunities who were struggling to find units to rent in other locations. We took a bit of a risk with some of them. Sometimes it paid off and sometimes it didn't."

"Some of the tenants we took a risk with have grown and doubled and tripled in size in our building." Occupancy at Liberty Market Tower is scheduled for late 2021.

Information provided by Trimart Research Corporation.  
Prices and features subject to change.  
For more information or to list a new site opening, contact  
Trimart Corporation at [admin@trimart.ca](mailto:admin@trimart.ca).

