

Clearview

WHAT'S INSIDE

WHERE THEY SOLD

CHECK OUT THE HOMES SOLD LAST MONTH, INVENTORY OF HOMES FOR SALE AND HOW WE ARE DOING COMPARED TO THE LAST 7 YEARS

OUR LISTINGS

SOME CURRENT LISTINGS HOME SEARCH | UPCOMING LISTINGS

SAVE THE DATE: MAY 11

CLEARVIEW NEIGHBOURHOOD CLEANUP AND BARBECUE

AMALGAMATION

GOOD OR BAD FOR OAKVILLE



NUMBER OF HOMES SOLD IN CLEARVIEW BY THE KLOET - APEL GROUP "YOUR LOCAL REALTORS"

TIME TO END THE STRESS TEST

When the mortgage stress test was first unveiled in 2017, it was to support the goals of keeping future Canadian homeowners' financial "heads above water" and preventing "loose" lending. This regulation served its purpose. As the Canadian economy hit a hot streak, the Bank of Canada began raising interest rates. Given that Canadian households were already at record debt levels, the end of cheap money potentially spelled big problems when it came to mortgage affordability. As a result, the Canadian government prudently and appropriately introduced the mortgage stress test that year, followed by an augmentation in 2018 to include all mortgages.

New homebuyers had to prove they had legitimate means to afford a down payment and their new mortgage in a rising interest-rate environment, which every pundit anticipated in 2019. After more than a year in play, it is now apparent that the stress test is causing more harm than good, effectively closing a door in the faces of first-time homebuyers. The time has come for policy-makers to consider how to incentivize homebuyers in Canada, not penalize them. The stress test has cut first-time homebuyers out of many markets in Canada and caused a ripple effect through every tier of homebuyer.

The economy has started to soften, with GDP growth in 2019 pegged to grow by 2.2 per cent followed by a 1.9-per-cent increase in 2020, to say nothing about the volatility created by tariffs and trade woes. The Bank of Canada is hitting the pause button on

imminent rate increases. In other words, the context in which the stress test was introduced is no longer relevant.

Ten per cent of Canadians no longer qualify for a mortgage with banks

Interest rates aren't anticipated to rise as originally anticipated, and homebuyers desperate to enter the market are seeking out unsecured lenders. Ten per cent of Canadians no longer qualify for a mortgage with banks.

The stress test has cut first-time homebuyers out of many markets in Canada and caused a ripple effect through every tier of homebuyer. It has affected move-up buyers needing larger homes to accommodate growing families. It has created a frenzy in the rental market, since those who no longer qualify for a mortgage are opting to rent.

The bottom line is that the Canadian government needs to find ways to support, even incentivize, homebuyers in Canada (especially first-timers who are facing challenges entering the market) rather than penalize them. While the stress test served its purpose early on, requiring homebuyers to qualify at a "stress rate" that's two-per-cent higher than the actual rate on a 25-year amortization period is unproductive now that the market has normalized to more reasonable levels.

Christopher Alexander is executive vice-president and regional director of RE/MAX INTEGRA, Ontario-Atlantic Canada.



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OAKVILLE NEEDS TO HEAR FROM YOU ABOUT AMALGAMATION

Dave Gittings and Janet Haslett-Theall, your Ward 3 Counselors

As your municipal representatives we have received an incredible amount of feedback from residents regarding the announcement from the provincial government on their consideration of plans to amalgamate Oakville, Milton, Burlington & Halton Hills into the megacity of Halton. We are sharing this message as well as information from a grass roots citizens group, We Love Oakville, in an effort to Keep You Informed and to provide information on how to express your opinion. We appreciate that your Residents Association, COCA, is actively involved with We Love Oakville on your behalf.

On February 25th, Town Council unanimously passed a resolution that highlights the strength of existing municipal governance in Oakville and Halton Region and encourages residents to share their thoughts with the province before any change to municipal representation or possible merger with other municipalities takes place. In January, the provincial government announced a review of Ontario's eight regional municipalities and 83 associated municipalities. The Ministry of Municipal Affairs and Housing appointed an advisory body to deliver expert advice based on the subject-matter expertise of two special advisors and the assessment of feedback received through a consultation process. The special advisors were directed to develop recommendations and actionable options for implementation by this summer.

Last month, Oakville's Mayor and Chief Administrative Officer met with the provincial advisors to answer questions on the themes of governance, decision-making and service delivery. A written submission was also submitted to the advisory board highlighting that the programs and services the town delivers are valued by our community, and Oakville's track record of success is well-documented.

The Town of Oakville and Halton Region have maintained a AAA credit rating for 29 years based on what Moody's describes as its strong management practices demonstrating "good political and managerial strength".

- 81 per cent of residents are satisfied with the government of the Town of Oakville
- 89 per cent were satisfied with town services
- 85 per cent were satisfied with the town's attributes
- 97 per cent of residents are satisfied with the quality of regional services Halton is a model of municipal efficiency through service agreements between municipalities and the Region
- 98 per cent of Halton residents rate their quality of life very high

Oakville is recognized as Canada's Best Place to Live.

For further information, please visit www.weloveoakville.org.



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REGION AS ONE BIG CITY?

MAYOR CONCERNED PROVINCIAL REVIEW COULD LEAD TO HALTON AMALGAMATION

There's some concern that provincial review of municipal government could lead to amalgamation of Halton's municipalities. See pages 4 and 5.

InsideHalton.com to register for more today!

*MORE LOCAL NEWS THAT MATTERS

MORE ONLINE AT INSIDEHALTON.COM

Hilton Garden Inn, THANK YOU!

We want to acknowledge and thank the management at the Hilton Garden Inn located here in Clearview. For the past few years they have provided a room, free of charge, for the monthly Clearview Community (COCA) meetings. These COCA meetings are organized to share relevant information with residents.

Well at the last meeting of COCA, the management made yet another offer open to all residents of Clearview. On any Saturday or Sunday, they have a full buffet breakfast and any resident of Clearview can drop by for breakfast for just \$9.99. Kids are welcome and kids under 10 eat free! If you get a chance, drop by. Tell your traveling friends about this wonderful local hotel. Support your local business!

Hilton Garden Inn
2774 South Sheridan Way
Oakville, Ontario
905-829-1145



SOLD!



2143 VILLAGE SQUIRE LANE

Charming two story 3-bedroom home on a premium corner lot in WESTMOUNT. Spacious eat-in kitchen with walkout to yard. Master bedroom with private 4-piece ensuite. Curl up with a great book in front of the gas fireplace in the front room. Main floor powder room. Unspoiled basement. Direct door into the garage.

SOLD!



938 CRISTINA COURT, LORNE PARK

Well maintained 3 bedroom detached home with private back and sideyard ravine views. Eat-in kitchen. Separate living and dining rooms. Spacious mid level family room up over the garage with cathedral ceiling and fireplace. Legal one bedroom basement apartment with W/O to the back yard. Freshly painted throughout.

COMING SOON!

AMICA SENIORS WELLNESS AND VITALITY RESIDENCE, SOUGHT AFTER 1 BEDROOM + DEN/SPACIOUS, BRIGHT AND IMMACULATE CONDITION. JUST UP THE STREET, CORNER OF WINSTON CHURCHILL AND EGLINTON.

COMING SOON!

4 BEDROOM 3 BATHROOM 1 CAR GARAGE. DETACHED QUIET COURT IN NORTH MISSISSAUGA. WELL CARED FOR HOME.

NEIGHBOURHOOD CONTRACTOR

STORAGE CITY

For all your storage needs
Louise Hynds, Manager
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oakville@storagecity.ca

ARCHITECTURAL DESIGNS

Windows and Doors
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GREER & BUSH

Real Estate and Family Law
Steven Greer
905-829-2922

DRYWALL & STIPPLE REPAIR

George Mattachione
905-855-4968

DEBBIE'S Home Cleaning

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PERFECT ELECTRIC

Residential & commercial electrical
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FRASER HUNTER CARPENTRY

Custom Woodworking
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905-599-0627
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MORTGAGE BROKER

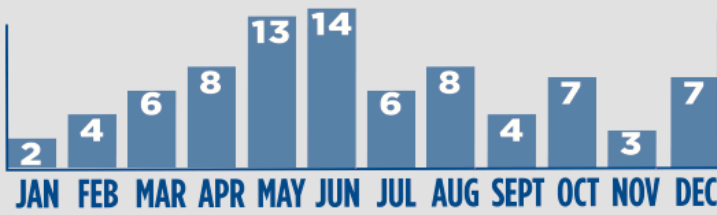
Refinancing, New purchase
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SOLUS ELECTRICAL

Residential electrical & renovations
Lee Funk
647-261-2704
info@soluselectrical.com

Interested in promoting your business here?
Email george@georgekloet.com

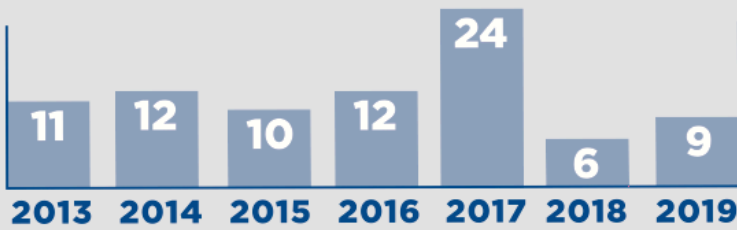
2018 CLEARVIEW SALES



2019 CLEARVIEW SALES & INVENTORY



YEAR TO DATE SALES TO FEB 28



WHERE THEY SOLD

Feb 2018

RENTAL	SALES
\$550-\$600,000	2
\$600-\$650,000	0
\$650-\$700,000	1
\$700-\$750,000	0
\$750-\$800,000	1
\$800-\$850,000	0
\$850-\$900,000	0
\$900-\$950,000	0
\$950-\$1,000,000	0
\$1,000-\$1,050,000	0
\$1,050-\$1,100,000	0
\$1,100-\$1,150,000	0
\$1,150-\$1,200,000	0
\$1,200-\$1,250,000	0
\$1,250-\$1,300,000	1
\$1,300-\$1,350,000	0
\$1,350-\$1,400,000	0
\$1,400-\$1,450,000	0
\$1,450-\$1,500,000	0

Save the Date!
Sat May 11, 9:30-12



Annual Clearview Cleanup and Barbecue at Clearview Park

CLEARVIEW LISTINGS March 1, 2019

1509 CLEARVIEW DRIVE	DETACHED	3,300
1162 LAMBTON DRIVE	DETACHED	3,300
1223 THORESBY DRIVE	DETACHED	3,390
2577 ADDINGHAM CRESCENT	LINK	699,888
2564 ADDINGHAM CRESCENT	LINK	753,000
1441 EDDIE SHAIN DRIVE	LINK	749,000
1410 WINTERBOURNE DRIVE	DETACHED	1,348,000
1136 THORESBY DRIVE	DETACHED	1,498,000

Proud Sponsor



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