



CHANGES TO CODE AND ACCESSIBILITY REGULATIONS

As of January 1, 2016, organizations with 50 employees or more will have new rules and obligations to adhere to under the Accessibility for Ontarians with Disabilities Act ("AODA"). The new rules will require applicable employers to clearly outline and have information readily available on how an organization will support and accommodate persons with disabilities. Information must be available for the public, job applicants and employees. In addition, if you are renovating or constructing new premises, there will be new requirements as they relate to access, entrance doors and barrier free washrooms.

What does this mean from a real estate point of view? Sandi Stephenson from SDA Design Associates points out that barrier free changes to the Ontario Building Code as a result of AODA will have a significant impact on office renovations. For example, all spaces exceeding 3,228 square feet must have access to a universal washroom at a minimum size of 9'6" x 8'6". Some office buildings are not presently equipped so it is important that this be addressed with potential landlords in lease negotiations and at the preliminary planning stage. In addition, barrier free ramps, landings, platforms and door openings have all increased in size.

For more information on AODA or barrier free accessibility in office buildings, please feel free to contact us or attend our seminar on October 14th, 2015. The seminar will be jointly presented with Sherrard Kuzz LLP who will provide more details on employer obligations and how to manage the process.

Did You Know:

Speculative office buildings are now under construction:

ADDRESS	BUILDING SIZE
81 Bay Street	1,300,000 sf
130 Queens Quay East	398,000 sf
20 Wellington St. East	55,000 sf

The last speculative office building was built in 1995.

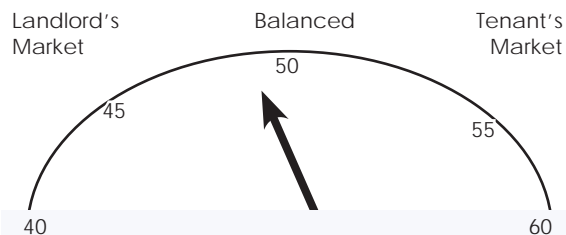
Q2 Notable Transactions

TENANT	SIZE	ADDRESS
PointClickCare	185,000 sf	5550 Explorer Drive
Scotiabank	142,000 sf	4715 Tahoe Blvd.
Ackland Grainger	81,000 sf	123 Commerce Valley Dr. E
SNC	51,000 sf	120 Bremner Blvd.
Bensimon Byrne	46,000 sf	250 Front St. West
RPM Technologies	25,500 sf	120 Bremner Blvd.
Air Canada	25,000 sf	2 Queen St. East

ELLINGTON INDEX Q2, 2015

FACTOR	VALUE/DESCRIPTION	RANK (1-10)
Current Availability Rate (GTA)	11.7%	6
Current Availability Rate (DT)	9.2%	5
Change in Availability Rate since last Quarter (DT)	0.4%	5
Sublet Space Availability as % of Direct Space (DT)	1.5%	5
New Supply (DT)	7 buildings under construction	5
Space Leased since last Quarter (DT)	264,000 sf	5
Tenant Confidence (DT)	Mild-Medium	5
Landlord Confidence (DT)	Medium	4
Forecasted Rental Rates over next 3 months (DT)	Flat-Slight Increase	5
Tenant Deal Velocity in Market (DT)	Medium	4
Total		49

An index of 49 indicates that we are in a landlord's marketplace.



THE ELLINGTON INDEX is designed to take into consideration a variety of factors which influence the market. We do this on a quarterly basis. The higher the individual factor is ranked means it influences the overall market in a positive way for the tenant or in other words, contributes to a "Tenant's Market". Conversely the lower the rank the more the factor contributes to it being a "Landlord's Market".

GTA-Greater Toronto Area

DT-Downtown Toronto