Emerging Trends in Real Estate

Canada: “Innovation is by far our biggest issue”

November 4th, 2016
Canada’s Innovation Agenda
To build Canada as a global centre for innovation
Augmented Reality

Virtual Reality (VR)

Augmented Reality (AR)
Augmented Reality

MagicLeap
Augmented Reality: Construction
The Connectedness of Cities

Internet of Everything: Devices in Use Globally

Source: John Greenbrough, "The Internet of Everything 2015", Business Insider Intelligence, Adam Thierer and Andrea Castillo, Mercatus Center at George Mason University 2015, Diamadis.com
E-Commerce Impacts
Innovation – Regulation (Repeat)
Property Markets Operate in a Policy Framework

- Affordable Housing
- Housing Affordability

Monetary Policy
Federal Government
Immigration Policy

Land Use Policy
Provincial Government
Transit & Infrastructure Policy

EXPANDING OPPORTUNITY
Outcome = Event + Response

New Mortgage Rules
Housing Task Force

Monetary Policy

Immigration Policy

Intensification V2
Inclusionary Zoning
New Condo Act

Land Use Policy

Provincial Government

Transit & Infrastructure Policy

Brace for Impact

Federal Government

PROPERTY MARKET

Affordable Housing Housing Affordability

www.realstrategies.ca

EXPANDING OPPORTUNITY
The Importance of the GGH’s Future
George M. Carras  P.ENG
PRESIDENT

416 250 5511

gmcarras@realstrategies.ca
www.realstrategies.ca

[ opportunity ]^ [ people x ideas x technology x capital ]