

on the market

Starting this weekend, Harbourview Homes will be releasing a limited number of large luxury townhomes starting in the \$500,000s in The Town of Blue Mountains.

Right at the base of Alpine Ski Hill, new purchasers will receive a trial alpine ski club pass, a free BBQ and wine service for one year. (A bottle of wine delivered every month for one year).

These four-bedroom, three-bathroom homes are perfect for families, second vacation homes, and people looking to escape the city and enjoy a new life.

Examples of notable sites are Arrowhead Rd. in The Town of Blue Mountains by Harbourview Homes; Noble Square in Maple by Cassavia Homes; Jade Gardens by Primont Homes; Woodhaven Aurora by Ballymore Homes; and, Hawthorne South Village in Milton by Mattamy Homes.



Markham

Jade Gardens

Primont Homes

Prices range from \$999,900 to \$1,199,900/2,274 to 3,197 sq. ft. Freehold townhomes
www.primonthomes.com



Aurora

Woodhaven

Ballymore Homes

Prices range from \$1,169,990 to 1,694,990 1,990 to 3,647 sq. ft. Detached homes on 30', 36' and 38' lots
https://ballymorehomes.com



Milton

Hawthorne Village South

Mattamy Homes

Prices range from \$509,990 to \$1,105,990/1,556 to 3,517 sq. ft. Freehold townhomes, detached Homes on 30', 36' and 43' lots
https://mattamyhomes.com



Town of Blue Mountains

Arrowhead Road

Harbourview Homes

(GRAND OPENING WEEKEND)

Prices range from \$574,990 to \$648,990/1841 to 2124 sq. ft. Large luxury townhomes
www.harbourviewhomes.ca



Maple

Noble Square

Cassavia Homes

Prices range from \$1,179,900 to \$1,259,900 1,905 to 2,092 sq. ft. Freehold townhomes
www.cassaviaestatehomes.com/



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Cutting red tape from a very long and bureaucratic development approvals process would assist with the required supply of new housing.

Transparency key to faster approvals, more supply for homebuyers



RICHARD LYALL
RESCON

(This is the first in a three-part series on the report *Streamlining the Development and Building Approvals Process in Ontario.*)

More than 100,000 people migrate to the GTA every year. Add that to the new household formations from the existing population, and you have a lot of people who need shelter.

To meet this demand, Ontario must increase the supply of new housing. That would allow builders to create more detached and semi-detached homes, townhouses, stacked townhouses, mid-rise apartments along avenues and high-rise condos.

However, every year, the supply of new housing is less than the demand. Why is this?

The GTA's new housing supply shortage results from several factors, including a big transit deficit from too little investment over many, many decades.

Another key factor is a very long and bureaucratic development approvals process.

When the development approvals process is very long and uncertain, some perfectly good residential projects that comply with the provincial Growth Plan and municipal Official Plans, but may be a

little more complex, are simply not undertaken — the increased risk of red tape delays can cause a chilling effect in investment by builders and developers.

Consequently, the required supply of new housing necessary to meet demand is not met, causing an increase in housing prices.

For example, something as technical as site plan control which under the Planning Act should take one month quite often takes as much as two years for residential projects.

According to a World Bank ranking of jurisdictions around the world, Toronto ranks 54th for routine and technical approvals.

Zoning updates to comply with the new Official Plan should be done in three years usually take much longer.

Municipalities have a glacial five years to update Official Plans to align with the new 2017 provincial Growth Plan. All of this is simply too slow.

In the reports "Streamlining the Development and Building Approvals Process in Ontario," RESCON outlines several ways Ontario can speed up planning and streamline Ontario's development and building approvals process, while achieving what we all want — good urban design and a high quality of life.

Among its proposals, the report says Ontario's regula-

tory system needs to be more transparent about requirements and procedures so that builders and industry professionals can submit complete and compliant applications with fewer resubmissions that cause endless delays and frustration.

With a smoother submission process, regulators can focus on process management, expert auditing, transparency and timelines.

We suggest that the timeline for updating zoning be reduced from three years to one and that the timeline for updating municipal Official Plans with the provincial Growth Plan be reduced from five to two years, with more clarification from the province on how developers can meet the provincial Growth Plan objectives during the interim, for key development nodes such as transit station areas.

In a nutshell, we need more transparent, service-oriented and disciplined regulatory agencies.

With about three years for the Ontario government to implement change, builders can build great buildings. The GTA will be a greater place to live and for job-creating investment, and also a more affordable region.

— Richard Lyall, president of RESCON, has represented the building industry in Ontario since 1991. Contact him @RESCONpres or at media@rescon.com.