

on the market

New single detached Homes in low-rise growth communities are providing affordability relief for new home buyers. Barrie has experienced excellent growth recently with extended GO Train service and a wide offering of homes.

Oshawa, Ajax, Beeton, East Gwillimbury and Fergus are capitalizing on building design, amenities and green space.

Bungalows on 40' lots are selling very well and this trend is expected to continue as there is a high demand for bungalows from an aging buyer demographic. Many prospective buyers are willing to extend commute times or adjust their lifestyle in order to obtain their dream Detached Home.

Examples of notable sites are Mulberry Meadows Edgewood in Ajax by Sundial Homes; The Brook Phase 2 in Oshawa by Delpark Homes; Beeton Creek at West Country by Far Sight Homes; Sharon Village in East Gwillimbury by Vogue Development Group; Aspen Woods Barrie by Devonleigh Homes and Storybrook in Fergus by Sorbara Development Group.



Ajax Mulberry Meadows- Edgewood Sundial Homes

Prices range from \$644,990 to \$738,990 for 1,331 to 2,052 sq. ft.

Detached homes on 30' lots

www.sundialhomes.com/mulberry-meadows/



Oshawa The Brook Phase 2 Delpark Homes

Prices range from \$799,990 to \$965,990 for 2,416 to 3,576 sq. ft.

Detached homes on 36', 40' and 45' lots

Beeton Beeton Creek at West Country Far Sight Homes

Prices range from \$585,000 to \$825,000 for 1,498 to 3,475 sq. ft. Detached homes on 33', 40' and 45' lots farsight.ca/neighbourhoods/beetoncreek/index.html



East Gwillimbury Sharon Village Vogue Development Group

Prices range from \$545,990 to \$734,990 for 1,853 to 2,918 sq. ft. Freehold townhomes plus detached Homes on 32' lots www.voguegroup.com/sharonvillage/



Barrie Aspen Woods Barrie Devonleigh Homes Inc.

Prices Range from \$554,900 to \$769,900 for 1,118 to 2,600 sq. ft. Detached homes on 40' and 50' Lots



Fergus Storybrook Sorbara Development Group

Prices Range from \$494,990 to \$825,990 for 1,554 to 3,364 sq. ft. Freehold townhomes plus detached homes on 40' and 50' lots

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.



Costly Toronto green standard isn't delivering



RICHARD LYALL
RESCON

The City of Toronto tried to do the right thing for Mother Earth when it made the Toronto Green Standard mandatory in 2010, a municipal prescription that directs builders to hit targets for energy efficiency that are at least 15% over the Ontario Building Code.

Who doesn't believe that this was created with good intentions? Surely somebody does, but not me.

Here's the thing: the City isn't helping our planet or new-home buyers who are paying for a faulty program. RESCON's in-house engineer, Paul De Berardis, analyzed just what the City is telling the public about its Green Standard (TGS) program, which started in 2006 and is now in Version 3.

"Let's not slam the effort because cutting down greenhouse gas emissions is important," De Berardis says. "However, they may not be going about it the best way."

There are four tiers; Tier 1 is the minimum requirement the TGS imposes for a range of building types, including high-rise and low-rise multi-unit residential buildings (MURBs) - representing condominiums and rental apartments - as well as commercial buildings. Every four years, they knock off a tier on their pathway to zero-emission buildings by 2030.

The goals of the TGS include: "an increase in building energy efficiency to reduce overall energy demand from the built environment" and "a decrease in greenhouse gas emissions via a shift towards the use of renewable and/or district energy as a primary source of energy for the buildings sector."

Ultimately, the City would like buildings to be created with no impact to the environment. But is this achievable? Do we have to aim for net zero to make a realistic green



Ultimately, the City would like buildings to be created with no impact to the environment. But is this achievable?

impact on construction?

There are others asking these questions too. An independent report was recently released by EQ Building Performance and Urban Equation (commissioned by Sidewalk Labs), which - among other datasets - looked at metered energy readings for MURBs completed up to 2017. Their energy performances were compared with the calibrated building energy models.

Get this: there is no clearly identified improvement in the energy efficiency of the MURBs analyzed since 1998. With the TGS now in Version 3, who knows if they'll hit the mark this time or fall short yet again.

Among the deficits identified when comparing metered energy use and greenhouse gas emission intensities against the calibrated models: Space heating was 39% higher in metered data than models, also representing the single largest end use. There was a 28% gap on anticipated greenhouse gas emissions. The energy use performance gap was 13%. And here's the whopper - there was a staggering 94% gap for common area electricity. In a presentation by the Toronto City Planning Division, you look at the performances of buildings in the TGS database, De Berardis emphasizes that the findings show no significant correlation between percentage

improvement over the Ontario Building Code and a reduction in greenhouse gases. What does this mean? The TGS is clearly not living up to its intended goals.

"Given the reported performance shortfalls, there is room for improvement in the modelling; they're not considering the human factor. The data clearly shows we're still using more energy and creating more greenhouse gas emissions than expected."

In previous years, RESCON builder members have aimed higher than Version 2, Tier 1 and successfully received development charge rebates under Tier 2, helping to offset the costs of going green. However, under Version 3, Tier 2 which came into effect in 2018, no matter what builders do to improve efficiency, the result is a shortfall on the investment. Who will ultimately pay for that? The new-home buyer or renter.

There's a cost premium for the TGS. In a city facing the worst affordability crisis in the province, why is Toronto raising housing prices while overestimating the benefits of the TGS?

So, to the City, I have a big ask: update the modelling so it's more realistic. If you want help, we're always here.

Richard Lyall, president of RESCON, has represented the building industry in Ontario since 1991. Reach him at media@rescon.com or [@RESCONpresz](https://twitter.com/RESCONpresz).