

onthe market

Townhomes and detached homes are actively being sold in communities outside of the downtown core. New purchasers value space, affordability, building quality/design and location. There are many new home sites that capture these characteristics as noted below.

Minto Homes is having great success with their new launch of Trellis Towns, starting at \$435,990. This product is specifically tailored to current housing demand in the Whitby market. Other builders are modifying their incentives, product mix, and locations to capture market share.

Examples of notable sites are Radiance in Barrie by DIAM Developments; Ivy Ridge in Whitby by Minto Homes; Gates of Whitby by Baycliffe Homes; Kings Gate Alliston by Oxnard Homes; and, Westfield in Brampton by Great Gulf Homes.



Whitby

Gates of Whitby Baycliffe Homes

Prices range from \$949,990 to \$1,095,990/
2,112 to 3,178 sq. ft.
Detached homes on 45' lots
www.baycliffecommunities.com



Alliston

Kings Gate Alliston Oxnard Homes

30 sales
Prices range from \$459,990 to \$584,990/
1,068 to 2,197 sq. ft.
Freehold townhomes and semi-detached homes
www.oxnarddevelopments.com



Brampton

Westfield Great Gulf Homes

Prices range from \$789,990 to \$1,209,990/
1,690 to 3,540 sq. ft.
Semi-detached homes and detached homes
on 34' and 38' lots
www.greatgulf.com



Barrie

Radiance DIAM Developments

Prices range from \$569,990 to \$774,990/
1,539 to 2,205 sq. ft.
Freehold townhomes
www.diam.ca



Whitby

Ivy Ridge Minto Homes

10 sales
Prices range from \$435,990 to \$1,094,990/
1,136 to 3,688 sq. ft.
Freehold townhomes and detached homes on
36' and 43' lots
www.minto.com

How Bill 148 will impact new home buyers



RICHARD LYALL
RESCON

Bill 148 was never supposed to impact whether you would get your house on time. In fact, it had nothing to do with construction and wasn't supposed to add labour instability.

But here's the situation, my friends — it may do that next year, affecting thousands of new-home buyers' decisions on whether they're ready to buy.

And for hard-working people, including millennials, who have scraped together a down payment over the course of many years — extending their planned purchasing date by years — this is surely not the news you want to read.

Let's look at how this came about. Bill 148, aka The Fair Workplaces, Better Job Act, 2017, was an omnibus labour bill introduced and passed by Kathleen Wynne's Liberal government.

It was proposed to solve labour market issues outlined by the changing workplace review in Ontario's service and retail sectors and assist vulnerable workers in the province's emerging "part-time gig economy."

It wasn't supposed to impact construction or add labour instability to the 2019 round of negotiations.

But things changed.

Despite indicating that construction would be excluded, there was a decision by the Liberals to include all sectors of the economy — including construction — into the bill.

This has created a lot of uncertainty, altered the way construction firms operate and has caused chaos on sites across the GTA.

Labour law is incredibly complex; changes in one area of an act have profound and often unanticipated knock-on effects.

To the credit of the sector, numerous associations wrote to the previous government and outlined numerous obvious concerns, including introducing sick days and scheduling requirements.

To be direct, the construction industry pays relatively higher wages than virtually all sectors, including manufacturing, with the understanding that outside of vacation pay, workers are paid when they work and not paid when they don't.

This longstanding agreement — which is reflected in virtually all industry collective agreements and with non-union contractors — has been turned on its head and continues to destabilize the entire industry.

Compounding this problem is the 2019 round of bargaining is coming up fast. Both sides of the table are preparing for another long round of bargaining in

the spring: most construction collective agreements will expire in seven months' time.

However, there is a bright side to this situation for everyone, including new-home buyers.

Doug Ford's newly elected government still has a chance to exclude the construction sector, restore the industry to pre-Bill 148 legislation and begin unwinding the uncertainty it has caused.

This would be an excellent step in the right direction for all parties involved and could both reduce and limit the number of labour disputes Ontario faces as 2019 agreements are renewed.

So let's not just hope for a solution: now is the time to act. Let Premier Ford know you want to undo the problems Bill 148 is causing which will give new-home buyers confidence as they step onto the housing ladder next year. There is simply too much on the line for the GTA's new-housing sector and the Ontario economy it drives.

— **Richard Lyall, president of RESCON, has represented the building industry in Ontario since 1991. He is also a frequent speaker and writer on issues related to the construction industry. Contact him @RESCONprez or at media@rescon.com.**



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Trimart Corporation at admin@trimart.ca.



Bill 148 wasn't supposed to impact home construction workers, but things have changed and it could end up de-stabilizing the entire industry.

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