

# Five things to watch for this year



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The year 2017 was great for RESCON in the pages of this fine newspaper. We talked about the missing middle, tall-wood construction and the St. Clare's housing for homeless initiative, among other topics.

Here are five issues that we will tackle in this space in 2018:

**1. Development Roundtable Action Plan.** The roll-out of the province's 14-point plan that was announced last April includes e-permitting and streamlining to boost the supply of housing.

So, what does that mean for a new-home buyer? Ultimately, enabling more supply will answer the demand of the market.

Supply inventory in the GTA has dropped to less than half of what it was 10 years ago while we're still seeing more than 100,000 people come to the region every year.

**2. Ontario Fair Housing Plan.** The rent controls that

were placed on the market resulting from the Fair Housing Plan are causing disincentives for builders/developers to invest in building rental units.

Why? There's more financial risk and uncertainty involved in building rental. Which is too bad, as the region is now experiencing a rental crisis. Yet another reason to make it easier to increase the supply of homes.

**3. Tall-Wood Alternative Solutions Guideline.** This document came to fruition with little fanfare, but it is an exciting development for the construction and design industry as it will provide designers and municipal authorities with information to build wood structures over six storeys.

There is talk of demonstration projects through George Brown College's plans for their waterfront campus, and perhaps RESCON members will use wood in their own projects to grow this niche market and the overall supply. This would mean our members could build you the condo of your dreams through mass-timber construction.



New techniques and developments in construction technology, from tall wood alternatives to off-site construction and panelization, will help home builders save costs and time.

Just imagine waking up in the morning to the smell of spruce and coffee in your 18-storey, wooden high-rise condo suite in downtown Toronto, steps from everything the city has to offer. The possibilities are opening up!

**4. The Ontario Build-**

**ing Code.** The ever-evolving Code is something our industry must watch closely and strictly adhere to so you can have the safe, high-quality homes that you deserve in Ontario.

However, we also must be aware of the Climate Change

Action Plan, which has good intentions, but prescribes some amendments that border on the unreasonable.

The example that stands out to us is the mandated charging connection for electric vehicles (EV) in all residential buildings. Every new house

must have this, despite that at the end of 2016, less than one per cent of the cars in Ontario were EVs — the Ontario government wants to see that figure rise to five per cent in two years.

That's not going to happen and the cost of adding EV charging infrastructure adds to the cost of your new home or condo, whether you drive an EV or not.

**5. Off-Site Construction and Panelization.** This segment will continue to grow in 2018. The great work by manufacturers such as Etobicoke's HOME Technology will expand, as pieces of panelized homes are constructed in a factory then shipped to the site like massive bits of lego. The actual on-site assembly time is reduced by months, and this can save new-home buyers' a lot of time.

Keep reading the Toronto Homes section for more of our stories. All the best in 2018!

— *Richard Lyall, president of RESCON, has represented the building industry in Ontario since 1991. Reach him at [media@rescon.com](mailto:media@rescon.com) or @RESCONprez.*

## on themarket

December 2017 sales have decreased from November but remain strong and are up 112% compared to December of 2016. With many new releases of homes coming in 2018, builder confidence remains high.

Examples of notable sites are Perla Towers in Mississauga by Pinnacle uptown; Ravina in Markham by Greystar Developments Inc.; Creekside in Sharon Village by Sundial Homes; The Davies in Toronto by Brandy Lane Homes; and, West Country Milton by West Country.

### Mississauga

#### Perla Towers

##### Pinnacle Uptown

Prices range from \$367,900 to \$619,900

635 to 1,082 sq. ft.

High-Rise Condominiums

[www.pinnacleinternational.ca](http://www.pinnacleinternational.ca)



### Markham

#### Ravina

##### Greystar Developments Inc.

Prices range from \$365,999 to \$709,990

597 to 1,206 sq. ft.

Five-storey Condominiums



### East Gwillimbury

#### Creekside in Sharon Village Sundial Homes

13 sales

Prices from \$1,029,990 to 1,313,990

1,941 to 4,479 sq. ft.

40' and 42' detached Homes

[www.sundialhomes.com](http://www.sundialhomes.com)



### Toronto

#### The Davies

##### Brandy Lane Homes

Prices range from \$1,990,000 to \$4,350,000

1,956 to 3,660 sq. ft.

High-rise condominium  
[www.brandylanehomes.com](http://www.brandylanehomes.com)



### Milton

#### West Country Milton Country Homes

32 sales

Starting at \$779,000

1,850 to 3,875 sq. ft.

Semi-detached and single Detached family homes  
[countryhomes.ca](http://countryhomes.ca)

