

# onthemarket

The low-rise new home market continues to perform very well despite delays in construction and approvals. The 2021 Trimart New Home Forecast predicts 15,870 sales by year end and a growth in sales volumes over 2020.

Continued historically low interest rates, an increase in immigration (as per forecast from Immigration Minister Marco Mendicino), pricing, bonus offerings and lower and longer down payments will drive new home purchases.

Limited inventory supply is currently being offset by very high sales absorption rates. Last month, there were 10 new site openings.

To fulfill the current demand, the number of new openings needs to increase in peak months.



## Thornhill Thornhill Trails Remington Group Homes

Prices range from \$1,120,990 to \$1,180,990 for 2,061 sq. ft. to 2,068 sq. ft.  
Townhomes  
[www.remingtongroupinc.com](http://www.remingtongroupinc.com)



## Pickering Seaton Fieldgate Homes

Prices range from \$785,990 to \$1,369,990 for 1,249 sq. ft. to 3,396 sq. ft.  
Townhomes, semi-detached and detached homes on 30' and 36' lots  
[www.fieldgatehomes.com](http://www.fieldgatehomes.com)



## Milton The Crawford Urban Towns Fernbrook Homes

Prices range from \$649,900 to \$717,900 for 911 sq. ft. to 1,350 sq. ft.  
Townhomes  
[www.fernbrookhomes.com](http://www.fernbrookhomes.com)



## Oakville Kingscrest Estates Fernbrook Homes

Prices range from \$3,480,000 to \$4,030,000 for 5,336 sq. ft. to 6,581 sq. ft.  
Detached homes on 100' lots  
[www.fernbrookhomes.com](http://www.fernbrookhomes.com)

**Markham**  
Angus Glen South Village  
Kylemore Communities  
Prices range from \$1,400,000 to \$4,520,000 for 2,050 sq. ft. to 6,010 sq. ft.  
Townhomes plus detached homes on 31', 40', 50', 60' and 70' lots  
[www.kylemorecommunities.com](http://www.kylemorecommunities.com)

## Finding ways to build more homes faster



RICHARD LYALL  
RESCON

Traditional site-built brick and mortar construction has long been the typical method of building homes in Canada, but permanent modular housing has begun elbowing its way into the conversation.

Modular or prefabricated building solutions are becoming more popular among housing giants these days due to the benefits they offer, including less waste, a cleaner worksite and speedier build.

A report by global research company MarketsandMarkets indicates the global modular construction market size is projected to grow from (U.S.) \$82.3 billion in 2020 to (U.S.) \$108.8 billion by 2025.

The growth, according to the report, is due to an increase in concerns about work-zone safety, more supportive government initiatives, and the need to lower environmental impacts.

In Canada, the number of certified producers increased to 147 in 2020 from 85 in 2009, according to the Canadian Home Builders' Association, while 36 importers now sell into the Canadian market.

This trend will probably continue as builders turn to modular or prefabricated construction practices for more residential and ICI buildings. Rising cost pressure, increasing sustainability requirements, and labour scarcity are forcing the industry to innovate and figure out new ways of building.

Off-site construction of housing and structures makes a lot of sense in many instances. They can often be assembled and finished in less time than a conventional build and manufacturers can better manage and keep a closer eye on the product, materials and workforces. There is also less waste because manufacturers use equipment and processes that enable the product to be quality-controlled.

Modular housing is attractive to builders for many other reasons. There is less disruption on a construction site as the structures are delivered intact and often lifted into place by a crane. Fewer workers on a site means less chance of injury. Construction on prefabricated housing can also take place year-round.

The move to modular construction practices, when feasible, makes sense for both developers and the public,

especially with the move to greener building and the efforts being made to reduce carbon emissions. A community around a new development also benefits as there is less noise and congestion.

Most buildings presently using this type of construction are low- and mid-rise structures, but its use in taller buildings will most probably rise as the population and need for affordable housing grows. The buildings are all designed to the same codes and standards as conventionally built facilities.

On the issue of codes, the Ontario Building code needs to be updated to reflect the latest version of CSA A277, which provides for pre-engineered off-site production of modules and panels. Certification of a factory by an accredited body and labeling of components means that the manufactured modules do not need to be opened for inspection when they arrive on a building site.

We strongly support the idea of increasing the use of modular and prefabricated building components in residential building projects because we are falling short on producing enough housing.

We must find a way to build more housing faster. Modular and prefabricated housing could certainly help.

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

## New Ellis-Don group to design and build affordable housing

### MARTIN SLOFSTRA

EllisDon has launched Community Builders (EDCB), a new group within the company to deliver affordable and sustainable housing.

According to the company, EDCB will provide "an array of development management services that leverage its turn-key cradle-to-grave project capabilities."

"We have undertaken a unique approach to addressing Canada's affordable housing crisis with a replicable and scalable solution," says Nicholas Gefucia, vice-president, EllisDon Community Builders. "Our offering is not simply a development and construction solution. It is a holistic and comprehensive

approach that ensures the delivery of assets that communities can be proud of."

EDCB will lead the development of housing concepts that will incorporate input from design, construction and operating teams in the earliest stages of projects, while working alongside its clients and partners to ensure the successful delivery of projects on-time and on-budget.

(Ellis Don currently operates a 300,000-square-foot modular manufacturing plant in Hamilton, Ont. that is ready to ship housing modules almost anywhere in Canada.)

"Our aim is to partner with those who share our main focus, which is affordable and sustainable housing. Our model supports this, and

EllisDon's national reach, including in the far North, and will foster a scalability that we believe will effectively address affordable housing challenges across Canada," says Gefucia.

EDCB has designed a template designed to fit into a variety of community contexts, while prioritizing cost, schedule efficiency and best value for money, along with durability, while including the most up-to-date standards surrounding energy performance, greenhouse gas emissions, accessibility and other key factors. This concept can be constructed conventionally or with EllisDon's modular technology.

Visit [www.community-builder.ellisdon.com](http://www.community-builder.ellisdon.com).