

# onthemarket

Sales of new low-rise home from growth communities will play a major role in moderating escalating prices across the Greater Toronto Area. Development charges, levies, land cost, rising lumber costs and increasing cost of trades all place upward pressure on pricing and are passed on to the consumer making homes in certain areas close to the downtown core out of reach for many potential homebuyers.

Upcoming releases in Shelburne, Barrie, Stouffville, Woodbridge, Pickering, Whitby, Brampton, Caledon, Milton and Burlington feature townhomes, detached and mid-rise/high-rise condominiums that are suited for the smaller average family size.

Lower mortgage down payments and interest rates are offering greater opportunities for buyers entering into the market. This is especially advantageous for younger families.



## 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)



## Brooklin Now Towns Zancor Homes

Prices range from \$689,990 to \$879,990 for 1,852 sq. ft. to 2,606 sq. ft.  
Townhomes  
[www.nowtowns.ca](http://www.nowtowns.ca)



## Aurora

**Aurora Hills**  
*Sorbara and Canvas Developments*  
Prices range from \$1,322,990 to \$1,409,990 for 2,374 sq. ft. to 3,614 sq. ft.  
Detached homes on 40' lots  
<https://sorbara.com>



## Maple

**Julien Court**  
*Pace Developments*  
Prices range from \$1,099,990 to \$1,199,990 for 2,118 sq. ft. to 2,175 sq. ft.  
Townhomes and semi-detached homes  
<https://juliencourt.ca>



## Oakville

**Glen Abbey Encore**  
*Countrywide Homes*  
Prices range from \$1,649,990 to \$1,884,990 for 2,632 sq. ft. to 4,457 sq. ft.  
Detached homes on 42', 45' and 60' lots  
<https://countrywidehomes.ca>

# Demise of Sidewalk Labs is a lost opportunity



RICHARD LYALL  
RESCON

The decision by Google affiliate Sidewalk Labs last May to shelve the Quayside project in Toronto was a blow to the city as it was an impressive venture that would have transformed the waterfront.

Indeed, it would have converted the 12-acre parcel of land into a smart city with the promise of autonomous cars, intelligent trash collection and heated streets. Proposals included impressive and iconic mass timber structures and architecture as well as affordable housing, which is badly needed.

Sadly, as noted by Sidewalk Labs CEO Daniel Doctoroff, economic uncertainty around the world and in the Toronto real estate market made it too difficult to proceed with the project without sacrificing core parts of the plan that had been developed to build an inclusive, sustainable community.

So, it was back to the drawing board for Waterfront Toronto, the master planner that owns most of the Quayside site. Instead of a smart city, though, the corporation has made it known recently that technology will no longer be the driving force behind Quayside's future. Instead, Waterfront Toronto will be looking at ideas that include affordable housing with iconic architecture and passive open spaces.

While these ideas are good, I find them uninspiring.

The corporation is now getting ready to seek a new partner to develop the site abandoned by Sidewalk Labs. A request for qualifications is expected to be issued soon, followed by a request for proposals sometime in spring. Bidders will be invited to step up to the plate with visions for the property. It's expected that a new partner for the project could be announced by the end of this year.

Don't get me wrong. I'm pleased that Waterfront Toronto will be seeking a housing development for Quayside, and that it wants an iconic neighbourhood. My big concern, however, is that the concepts, forward-thinking ideas, and futuristic vision proposed by Sidewalk Labs will go by the wayside.

There were many good ideas that came out of the Sidewalk Labs proposal that should not be dismissed. The plan called for digital infrastructure that would make life more liveable for many people. Imagine, for example, how heated pavements and patios would improve the lives of Torontonians.

The plan also called for a clean thermal grid for heating and cooling, and all of the buildings in Quayside to be built with sustainable mass timber, which would result in a low-carbon neighbourhood. It was to be a truly inclusive and sustainable community.

In planning for the future of Quayside, we should not throw the baby out with the bathwater. This is such a vital part of the city and I encourage Waterfront Toronto to have a bolder vision for the area.

The corporation spent a great deal of time and money on the concepts proposed by Sidewalk Labs and should seek private-sector partners that can keep some of those dreams alive. Technology and smart cities, after all, are the way of the future. We would be remiss not to look for, and incorporate, some of the ideas. While the concept of having creative active and passive open spaces for people is important, we also need to ensure that we are setting pillars for the future.

Toronto is a centre of technological innovation and Quayside is prime property on our waterfront. It should be a catalyst for so much more. We need to set our sights higher and raise the bar for development of the community.

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What could have been: An exterior rendering of the office and residential levels of Proto-Model X, Sidewalk Labs' prototypical timber building. **MICHAEL GREEN ARCHITECTURE AND GENSLER**