

onthemarket

There are now 276 active sites in our Total Market Area. These sites produced 1303 sales with an average of 4.7 sales per site.

The North has the highest sales per active site. The Central and Golden Triangle Regions are below the market average.

Kingsview Ridge by Treasure Hill Homes led the way for the East with 182 sales and is Trimart's Community of the Month.

New site releases are critical in the fall months as the current inventory release of 1,673 homes represents an all time low. A wider range of models is fulfilling the demand in many communities.

New growth communities will continue to thrive and offer affordability in and around the Greater Toronto Area's higher priced markets. These communities include but aren't limited to Barrie, Oshawa, Hamilton, Collingwood, Wasaga Beach, Stouffville, Bradford and Waterdown.

Examples of notable sites are: Aurora Hills by Sorbara and Canvas Developments; Jade Gardens Cornell in Markham by Primont Homes; Thornhill Trails by Remington Group Homes; Kingscrest Estates in Oakville by Fernbrook Homes; and, Glen Abbey Encore in



Thornhill Thornhill Trails

Remington Group Homes

Prices range from \$1,050,390 to \$1,111,990 for 2,009 sq. ft. to 2,068 sq. ft.

Townhomes

www.remingtongroupinc.com



Oakville

Kingscrest Estates

Fernbrook Homes

Prices range from \$3,350,000 to \$3,900,000 for 5,336 sq. ft. to 6,581 sq. ft.

Detached homes on 100' lots

<http://kingscrestestates.com>



Oakville

Glen Abbey Encore

Fernbrook Homes

Prices range from \$1,070,000 to \$2,663,000 for 2,024 sq. ft. to 6,514 sq. ft.

Townhomes plus detached homes on 50' lots

www.fernbrookhomes.com



Oakville by Fernbrook Homes.

Aurora

Aurora Hills

Sorbara and Canvas Developments

Prices range from \$1,225,990 to \$1,409,990 for 2,374 sq. ft. to 3,614 sq. ft.

Detached homes on 40' lots

<https://sorbara.com>



Markham

Jade Gardens Cornell

Primont Homes

Prices range from \$829,900 to \$1,199,900 for 1,571 sq. ft. to 3,197 sq. ft.

Townhomes

www.primonthomes.com

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.



New home approval process takes far too long



RICHARD LYALL
RESCON

To help the economy rebound from COVID-19, we must figure out a way to speed-up the approval processes for new home builds.

Construction is a main driver of the economy, after all, and the fact of the matter is we desperately need new homes to be built in the GTA. Presently, zoning and site-plan permits take too long.

Shortening the process would help address both the housing shortage and encourage investment without the need for grants or handouts.

Government, in fact, would benefit from the tax revenue. A new report prepared for RESCON by the Canadian Centre for Economic Analysis indicates that if we shaved just six months off the development approval process, over the next five years, we could build an additional 33,100 homes in the province above and beyond current baseline trends.

A six-month reduction in the approvals processes could also result in an additional contribution of \$4.5 billion to Ontario's economy annually by 2025 and support 40,500 jobs.

Those are big numbers and would certainly help with our recovery. The hope is that such efficiencies would encourage further investment.

The report also shows that if we increased investment in housing construction by just 10 per cent in addition to the six-month reduction, it would more than double the figures to 76,200 more units and 105,000 additional annual jobs over five years, along with \$11.6 billion in additional GDP annually.

Over a 20-year period under the same scenario, the report shows it would result in 175,700 more units, 145,600 additional annual jobs by 2040, and \$17.2 billion in additional annual GDP in Ontario.

We commissioned the report, called *Impacts of Streamlining Construction Approvals Processes in Ontario: A Socioeconomic Analysis*, to help us evaluate the economic and social impacts of reducing delays.

We also wanted to better understand the rewards of streamlining the approval processes. So how do we speed-up the process?

The answer is to adopt a more streamlined and harmonized digitized e-permitting process to be used by all 444 municipalities in Ontario. A common digital framework will reduce the cost of redundant customization in every municipality and result in faster building approvals and a more efficient system.

RESCON is involved in such an initiative with AECO Innovation Lab, Ontario Building Officials Association, and the Toronto BIM

Community. More stakeholders will be announced in the weeks ahead.

The project, called One Ontario, is important because e-permitting solutions used by municipalities are often fragmented and varied, which poses communication issues for builders and agencies.

Specifically, such a platform will enable the creation of universal standards for data exchange, information sharing and e-permitting. A common framework would lead to lower costs and more efficiencies, improve regulatory compliance, and result in higher-quality applications results.

Importantly, it would reduce regulatory delays and increase municipal tax revenues as a result of projects being moved more quickly from design to construction.



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This is an exciting venture as delays in obtaining permits can increase house prices by adding tens of thousands of dollars in costs to a building. There is also tremendous tax revenue lost due to delays in construction of homes, especially high-density buildings. That alone is a good reason for the initiative.

We are breaking new ground with this venture, as there are presently no common standards to govern the flow of information and data transfer among stakeholders of permit applications.

Other countries have embraced such policies. Germany, for example, has allocated \$56 billion for modernizing and digitizing industries.

Reports have suggested that we need to build 1.8 million homes over the next 24 years to keep up with expected population growth. However, we are short 12,000 units per year on average, or 288,000 over the 24 years.

The provincial government indicated in the More Homes, More Choice Act, 2019, that digitization is the way to go. We couldn't agree more. The time has come to move out of the world of pen and paper and adopt a fully connected, digital e-permitting platform.

Richard Lyall, president of RESCON, has represented the building industry in Ontario since 1991. Contact him at media@rescon.com.

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