



THREE FIXES

**for the housing
crisis**

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*It is critical
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on new housing,
reduce
development charges
and speed up
approvals.*

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25 North Rivermede Road
Unit 13
Vaughan, Ont.
L4K 5V4

1-905-760-7777
1-866-531-1608

media@rescon.com

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Published under
the direction of:

RICHARD LYALL
RESCON PRESIDENT
lyall@rescon.com

GRANT CAMERON
RESCON SENIOR DIRECTOR
OF PUBLIC AFFAIRS
cameron@rescon.com

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25 North Rivermede Rd.
Unit 13
Vaughan, Ontario
L4K 5V4
+1 905-760-7777

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Builder Briefs

RESCON applauds funding for skilled construction trades

RESCON staff attended an event in Pickering on Aug. 14 where Ontario Premier Doug Ford announced the government is investing more than \$2.8 million through the Skills Development Fund Training Stream.

The funding will help people in Durham Region and surrounding areas find good-paying jobs in the construction, manufacturing and skilled trades sectors.

Others at the announcement included Labour, Immigration, Training and Skills Development Minister David Piccini, Finance Minister Peter Bethlenfalvy, Environment, Conservation and Parks Minister Todd McCarthy, MPP Lorne Coe and Pickering Mayor Kevin Ashe.

Tribute Communities hosted the announcement at the company's VuPoint Condos site.

"RESCON applauds Premier Ford, Minister Piccini and the Ontario government for their ongoing and continued support of the skilled trades," RESCON VP Andrew Pariser said in a statement. "When government invests in the skilled trades, they are creating a foundation for Ontario and all Ontarians to grow."

"With today's \$2.8-million announcement, more than 3,500 Ontarians will build their future and Ontario's future."

[Click here](#) to read the press release.



Hamilton approves 20% cut to development charges

The City of Hamilton has approved a 20-per-cent temporary reduction in development charges for all new residential and non-residential development as part of a two-year pilot program running from Sept. 1, 2025, to August 31, 2027.

The move is aimed at boosting

housing supply, improving affordability and encouraging new construction. The reduction will lower development charges on a single detached home from \$98,511 to \$78,809.

Changes to the city's development charge bylaw will also

include a streamlined exemption process for non-profit housing developments, making it easier for qualified organizations to access development charge relief without facing costly legal or administrative requirements.

[Click here](#) to learn more.



DIFFERENT LEVELS OF GOVERNMENT MUST ALIGN THEIR ACTIONS ON HOUSING

Richard Lyall
President

Sales taxes on new housing must be cut or there won't be much of an industry left in 12 months.

A crucible is defined as an extremely difficult experience or situation; a severe test or trial that causes lasting change or influence.

We're certainly in one just now and fighting for change. New home and condo sales just hit a third record-low month in a row. Unemployment is rising, GDP is falling in line with what we predicted a few months ago, and inflation is ticking up. Resale prices are declining in many markets.

Yet, sales of newly constructed homes aren't budging due to massive government fixed costs such as the tax on consumers called development charges which are, in turn, subject to sales taxes.

Add land transfer taxes and a host of other rising fees, all of which didn't exist a generation ago, and you have a dysfunctional market where the new-housing-price-to-income-ratio is completely out of balance. Total taxes, fees and levies are now higher than the 36 per cent last measured a year and half ago. All of this will be covered at the next RESCON Housing Summit 5:0, a free online event being held on Sept. 24. [Click here](#) to register.

One problem is the inability of different levels of government to align their actions. For example, in May the federal government approved reducing the federal share of sales taxes on new housing up to \$1 million for first-time buyers and reducing the sales tax for first-time buyers on a sliding scale for homes purchased between \$1 and \$1.5 million. Yet the province has not followed suit as had been indicated.

Why? Action could be taken tomorrow. Yet, the province is stalling because the finance ministry is concerned about the cost.

Some industry players say it will not help because first-time buyers account for only five per cent of the market and the tax reduction needs to cover all new home sales. However, the fact of the matter is that first-time buyers actually account for one third of new home sales. The sales tax reduction could be implemented tomorrow and possibly give consumers a break.

Oddly enough, Premier Doug Ford says if the feds eliminate the sales tax on all new housing, the province will follow. That would be great. But even if it was possible, it would take many more months. Therefore, the province should, at the very least, approve the first-time buyer

sales tax break. It could save jobs and give the market a bit of a boost. The rest can be argued later.

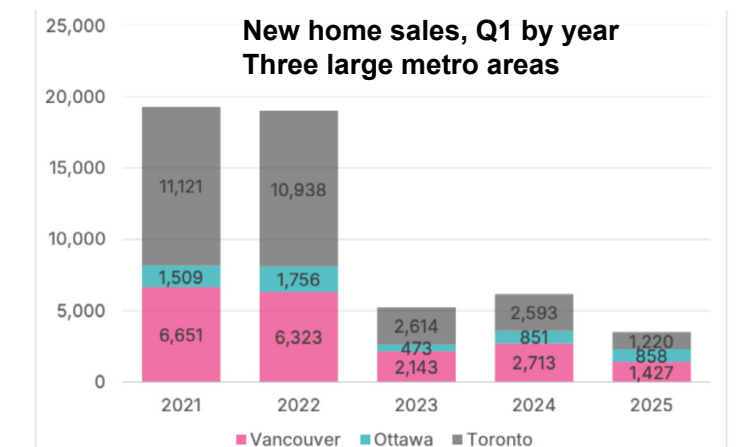
Absent action now, layoffs in the residential construction industry will continue to climb rapidly. Government coffers will be savaged, and the economy will continue to slide. Layoffs have already started, tenders are being delayed or scaled back, and projects are being shelved.

In the GTA, construction employment across all sectors in the industry fell by approximately 34,600 jobs from the peak in late 2023.

Giving first-time buyers the break they deserve may help stem the exodus from central Ontario by people who can't afford to live there. A recent report by CivicAction found that tradespeople, nurses, teachers and emergency responders are being priced out of the cities they serve, causing Ontario to lose billions in annual GDP each year.

There have been some positive developments as a result of action by the province, such as the recent move to allow more building around transit hubs as well as Bill 17, the Protect Ontario by Building Faster and Smarter Act, which permits builders the option to defer development changes until occupancy as opposed to when a building permit is issued.

But sales taxes on new housing must be cut or there won't be much of an industry left in 12 months. We must have new housing that people can afford, or we will not be able to compete with the U.S. There are plenty of other steps that also must be taken to eliminate costly approval delays and modernize the system. Rest assured that RESCON will continue to drive these changes as well.





A RUNDOWN OF THE AIR CANADA STRIKE AND WHY IT MATTERS

Andrew Pariser
Vice President

The Air Canada/CUPE dispute included an unlawful strike. This is something which has historically been rare in Canada.

For the second summer in a row, August has been dominated by a major federal labour dispute. Last August was CN-CPKC; this summer was Air Canada. Both cases proved unprecedented in recent times, but the Air Canada/CUPE dispute included an unlawful strike. This is something which has historically been rare in Canada.

What happened?

Here is a quick summary:

Aug. 5 – CUPE holds strike vote (99-per-cent-plus) strike mandate given;

Aug. 13 – CUPE gives 72-hour strike notice;

Aug. 16 – strike and lockout begin;

Aug. 16 – Jobs Minister Patty Hajdu invokes Section 107 ordering the parties to binding arbitration (ending the legal strike/lockout);

Aug. 16 – CUPE files with the CIRB a request that the board not implement the ministerial direction (section 107) until after the union's injunction is heard;

Aug. 17 – CIRB orders the parties to binding arbitration;

Aug. 17 – CUPE does not return to work, and Air Canada alleges it is an unlawful strike;

Aug. 18 – CIRB rules that ongoing strike is unlawful;

Aug. 18 – parties restart direct negotiations;

Aug. 19 – parties reach a tentative agreement.

Why this dispute matters

One strong indicator that labour negotiations are experiencing difficulties is the involvement of government. If a round of bargaining becomes political, attention and pressure build shifting focus away from the bargaining table to the media. Now when a company as visible as Air Canada is bargaining, this outcome is not only likely, but probable based on the service provided. Second, labour relations are governed not just by law (think Labour Relations Act or federal labour code) but also by jurisprudence. This means in the world of labour relations nothing is ever done in isolation. Disputes and decisions impact all sectors. While a federal decision in the airline industry has a larger impact on federal workplaces or the airline industry, it can impact other sectors and provincially regulated workplaces. Third, an unlawful strike occurred and instead of enforcing its rights under the law, Air Canada returned to the bargaining table. In order to unpack this point, let's examine the unlawful

strike, role of government and response of the employer.

Unlawful strike

A lawful strike requires many steps outlined by the labour code (federal) and Labour Relations Act (provincial – Ontario). These include, but are not limited to, notice to bargain, the expiry of a collective agreement and a report filed by the applicable labour board. In this case, section 107 ended the lawful strike period, but the union continued to encourage and called for members to continue strike activities. This is a clear violation of the labour code and one that carries potentially steep ramifications.

Role of the government

The federal and provincial governments have similar but different forms of labour legislation, roles and industries to regulate. It is important to note that most businesses are provincially regulated unless they operate in more than one jurisdiction (think airlines) or operate in banking, port services, railways, telecommunications, uranium/atomic mining or energy, or as a crown corporation.

While the provincial government can and has introduced back to work legislation, the Ontario minister of labour does not have the powers granted under section 107 of the code which were used to refer the Air Canada/ CUPE dispute to arbitration. It is also important to note that labour boards require the parties to file an action as labour law is reactive in nature.

Response of the employer

Once the unlawful strike was declared by the CIRB, Air Canada elected to return to the bargaining table with CUPE instead of seeking an injunction or enforcing its rights under the law. This is significant as there was a choice to be made.

On one hand, the best settlements are reached at the bargaining table. On the other hand, the law is the law, and a lack of enforcement arguably encourages CUPE and other unions to resort to unlawful strikes in the future.

At the time of writing, the ratification vote was underway but the ramifications of this dispute and response of the employer are still unknown with respect to how it will impact the broader labour relations community. Are other unions now more willing to follow CUPE's lead? Or will the agreement be ratified?

RESCON will monitor relevant disputes and provide members with updates as appropriate.



BUILDERS FIGHTING FOR CHANGES TO RIGHT THE SHIP

Grant Cameron
Senior Director of Public Affairs

For some time now, RESCON has been requesting that the federal and Ontario governments provide sales tax relief.

Arnold Schwarzenegger – iconic bodybuilder, actor and former politician best known for his roles as an indestructible action hero in science fiction blockbusters – professes that strength does not come from winning. Rather, it is when you go through hardship and do not surrender.

Builders in Ontario's residential construction industry are certainly being tested these days.

Many housing projects have been abruptly cancelled, and companies have begun laying off workers – both the professionals in the offices as well as the skilled trades on construction sites.

The industry is staring into the abyss with forecasters predicting a grim few years for the new housing market. However, RESCON and its builders are instead fighting for changes that will right the ship.

A key part of any recovery will depend on whether or not the tax burden on housing is reduced.

By all accounts, taxes, fees and levies are killing the market.

Around 36 per cent of the cost of a new home is due to the tax burden. Slow approvals are also taking a toll on the market.

For some time now, RESCON has been requesting that the federal and Ontario governments provide sales tax relief and that out-of-control development charges (DCs) on new housing be reduced.

In a [column](#) in Storeys, we highlighted how DCs have spun out of control and become a way for municipal governments to raise money without increasing taxes.

RESCON president Richard Lyall also discussed the issue in an [interview](#) with Kyle Horner on AM 800 CKLW Radio and explained that the taxes have gone up much faster than incomes.

The potential economic consequences of the housing downturn could be catastrophic for Ontario, seriously cutting into the GDP and substantially hiking unemployment levels.

Lyall wrote about the potential economic fallout of the housing downturn in a [column](#) in The Toronto Sun, noting that the housing situation is far worse than it was in the 90s and governments stand to lose billions of dollars in taxes, DCs, permit fees and GST and HST from construction.

We're tackling many other issues as well.

Bill 17

The importance of municipalities embracing new provincial housing legislation called Bill 17 was highlighted in a [column](#) in Canadian Real Estate Wealth.

The legislation is important because it permits builders to defer DCs until occupancy. Importantly, it also clarifies that municipalities can not impose requirements that exceed the Ontario Building Code.

Lyall did an [interview](#) on the subject with CREB TV host Vanessa Topple and highlighted some of the positive changes that will be implemented to development charges.

Innovation

While other industries have automated and digitized their processes, Lyall noted in a [column](#) in Daily Commercial News that the construction industry has been stuck in the dark ages. He said that must change if we are to meet the demand for housing.

Meeting the minister

An [article](#) in Canadian Contractor highlighted a tour and important meeting between RESCON staff and board members and federal Housing and Infrastructure Minister Gregor Robertson at the H+ME Technology Plant in Etobicoke. Canada's Secretary of State for Labour John Zerucelli also attended.

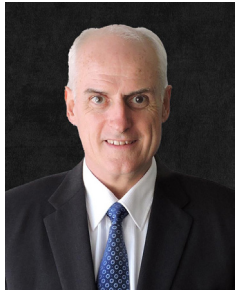
Building code

In Canadian Contractor, a [column](#) by Lyall called on the federal government to pause the 2025 version of the National Building Code being released because it has been broadened to include direction far beyond the basic principles of health, safety, fire protection and structural sufficiency.

Events

Meanwhile, an [article](#) in Canadian Contractor highlighted that Lyall will be speaking at a free [Contractor Productivity Forum](#) event being held Oct. 1 at the Toronto Congress Centre on the benefits of offsite building.

CPF is being held in conjunction with [Canadian Rental Mart](#), Canada's largest exhibition of equipment for rental stores.



PEOPLE HAVE THE RIGHT TO A SAFE, SECURE AND AFFORDABLE HOME

Michael Giles
Director of Government Relations

We need housing and we need it quickly and that means changing the 'character' of neighbourhoods.

Two of most popular phrases these days when talking about resistance to proposed housing projects are: NIMBY (not in my backyard) and YIMBY (yes in my backyard).

NIMBYs are generally identified as people or groups that work in opposition to residential housing projects in their existing neighbourhoods. YIMBYs are the opposite.

One epicentre of this phenomena is, of course, the City of Toronto and a few other larger municipalities across Ontario.

I am always intrigued when I witness people speaking with intensity and at times outrage when confronting proposals to build housing in their communities.

One of the first things that comes to mind is the fact that just about every single person who speaks out in opposition to increased development already has a place to live.

Had they faced the same opposition when their homes were being built, they would not be living in them.

Secondly, the excuses to resist more housing are almost always the same. It'll change the "character" of the neighbourhood and make their cherished communities less livable.

It's amazing when you see aerial views of Toronto. For literally miles upon miles, there is nothing, but single-family dwellings covered with a massive tree canopy.

Yes, these are nice neighbourhoods and I get it; people don't want things to change in communities they've resided in for years.

However, this longing for a bucolic lifestyle in one of North America's largest cities is outdated, selfish and simply unacceptable in the middle of a housing crisis that is affecting our most vulnerable members of the housing market: young people, first-time homebuyers and families.

Then we're constantly hearing about concerns from adjacent property owners to development proposals due to the impact of "shading."

Do those living in a city the size of Toronto, or some of Ontario's other municipalities, really think they are entitled to block new home building in the midst of a housing crisis because they don't want part of their day blocked from the sun?

When I worked in municipal government, I was always amazed to attend statutory planning meetings where the

same arguments were put forth every time. There'll be too much traffic. Shading. Not enough room in schools. Community centres will be overflowing. Traffic will get worse. The neighbourhood will change too much. And the list goes on.

All of this was manifested just a week or so ago when a community in Scarborough mobilized against an 11-storey building proposal that some argue is too close to an adjacent ravine and something they maintain would change the "character" of their community.

I couldn't help thinking, "You want a place to walk the dog while hundreds of thousands of others simply want a place to live."

In media coverage of this latest NIMBY battle it was often heard as justification from those opposing housing developments, "I fully support new housing, but this is not the place for it." It's absolutely incredible that people in various parts of Canada's biggest city make the same argument. Build it anywhere but near me. Their definition of urban sprawl is anything built beyond their backyard fence.

So, what is the point of all this rambling? Simply that we are in the midst of a housing crisis. We don't need large swaths of our cities sitting with just single-family dwellings as we contend with the worst housing crisis in history. We certainly don't need local politicians signing-on to the nonsense of their constituents, but they do because they want their votes.

Whether it's significant changes to the planning system, or removing decisions from local politicians, people have got to change.

We need housing and we need it quickly and that means changing the "character" of neighbourhoods so that people have access to their most basic of needs and a right - a safe, secure and affordable place to live.

It's amazing when you see aerial views of Toronto. For literally miles upon miles, there is nothing but single-family dwellings covered with a massive tree canopy.



COOLING-OFF PERIOD IS COMING INTO EFFECT JAN. 1

Dave Henderson
Senior Manager, Technical Services

Builders/vendors have only four months to prepare their legal, administrative and sales processes.

At the beginning of August, the provincial government announced it had proceeded to enact requirements technically "parked" in both the Ontario New Home Warranties Plan Act and the Ontario New Home Construction Licensing Act by the previous Ford government. So, while this isn't new information, it is news because now builders have to start planning for the implications.

As of Jan. 1, 2026, all freehold new home sales agreements or contracts will be subject to a 10-day cooling off period. The official government notice states that, "the cooling-off period will help purchasers of new freehold homes make a more confident and informed purchasing decision by providing them with a 10-day period to review their purchase agreement and important information when buying a new home."

Todd McCarthy, who was minister of public and business service delivery at the time, developed and speedily passed all of these new requirements back in 2024 under Bill 200, The Homeowner Protection Act, without any discussion or consultation with the industry. RESCON attempted to inject some common sense and input into the process after the fact, but it really made no difference. Industry consultation only occurred after Bill 200 was passed.

Current ministry officials have identified that the regulations pertaining to the new cooling-off period requirements have not yet been developed, and while in most cases the devil is in the details, the wording captured within the New Home Construction Licensing Act (NHCLA) is pretty clear.

The following is prefaced with the disclaimer that I do not have a legal background. I strongly recommend seeking legal advice with respect to the new requirements.

The principal changes occur within Section 53 of the NHCLA under the aptly named subheading: Cooling-off period.

Fundamentally, as a vendor of new homes you must provide your purchaser with all the prescribed information (still to be stipulated in the undrafted regulations) and undertake a complete purchase agreement or contract.

The purchaser will then have 10-days (it is not specified if these are business days or calendar days) to rescind the agreement. If a purchaser decides to rescind, they

must do it in writing. There is no detail in the legislation describing how written notice shall be received as this is the sort of thing that gets worked out in the regulations.

The 10-day clock does not start ticking until both parties have entered into the agreement to purchase and all required information has been provided to the purchaser.

This all sounds innocuous enough, although there are some real questions about how the mechanics will integrate into builders' existing systems.

The real clincher is what the NHCLA says next, directly quoted below:

Refund upon rescission

(5) If a vendor receives a notice of rescission from a purchaser under this section, the vendor shall promptly refund, without penalty or charge, to the purchaser, all money received from the purchaser under the purchase agreement and credited towards the purchase price, together with interest on the money calculated at the prescribed rate from the date that the vendor received the money until the date the vendor refunds it.

The administrative hassle of tracking 10 days worth of interest on a deposit is probably more costly than the accrued interest itself. RESCON brought this obvious issue, as well as many others, to the minister's staff in multiple discussions about Bill 200, but it was all clearly in vain.

We had hoped that with Tarion's development of the purchaser sales registration program, the cooling-off period would remain dormant in the legislation. Unfortunately, it obviously did not and now builders/vendors have only four months to prepare their legal, administrative, and sales processes.

This caution comes of course in the absence of the all-important regulations.

The only positive side to this story (if it can even be seen as a positive) is that this isn't being released into a high-volume sales frenzy environment.

Please take time to immediately review with your legal and sales teams, Section 53 and the other affected parts of the NHCLA as well as the Ontario New Home Warranties Plan Act.



DECLINE IN NEW HOME BUILDING WILL HAVE ECONOMIC FALLOUT

By Richard Lyall
for The Toronto Sun
Aug. 9, 2025

Famed Indian lawyer and ethicist Mahatma Gandhi once remarked that, “The future depends on what you do today.”

If that is the case, it is imperative that we pull out all the stops to address the housing and affordability crisis. If we don't, judging by recent homebuilding starts and sales, the residential construction industry and Province of Ontario could be in for tough economic times.

I don't think many people realize how bad the situation has become. We have the worst level of new home and condo sales in a generation. The bottom has essentially fallen out of the market.

We are presently staring into the abyss. Developers and builders have started laying off employees and trades. Tenders are being delayed or scaled back. Developments have been shelved. I expect there will be more condo project cancellations as the year progresses due to lack of sales.

The new condo market, in particular, has tanked as inventory swells. Housing starts in Toronto fell 40 per cent year-over-year in June. That's on top of a 41-per-cent year-over-year plunge in January, 68 per cent in

February, 65 per cent in March, 25 per cent in April, and 22 per cent in May.

To put a finer point on it, 2,478 new condos were completed and available for purchase in the second quarter in the GTHA – a 102-per-cent increase from a year ago and five times higher than two years ago. There are 60 months of supply for standing inventory on the market.

The situation is looking far worse than in the early 90s. In response to the current market dynamics, developers have been cutting jobs. Preconstruction sales brokerages have laid off staff and myriad business are reducing their headcount. Total layoffs as a result of the decline could range from 200,000 to 300,000 in the new house and condo building industry in Ontario.

The knock-on effects of all this could be catastrophic. Governments stand to lose billions of dollars in taxes, development charges, permit fees and GST and HST from construction activity.

The construction sector contributes seven to eight per cent of Ontario's GDP, with the residential sector representing a big chunk of that. An 80-per-cent drop in residential construction could easily reduce provincial GDP growth by 1.5 to 2.5 percentage points.

Adding to the problem, many workers who leave the industry may never return, which will be a big problem

when homebuilding picks up, as many current workers are near retirement age.

The market has turned because of high construction costs and the fact that taxes, fees, levies and development charges are making new homes too expensive for working families to buy.

The ratio of housing costs to incomes is out of whack. It is now in the range of 11:1 when it should be closer to 4:1.

According to CMHC, we need to build 4.8 million homes across Canada over the next decade to restore affordability. That means 480,000 new housing units are needed per year by 2035. But with 90,760 housing units recorded through May, we would need to double the current pace.

Governments have taken some action. The feds have scrapped the five-per-cent GST on new homes for first-time buyers and reduced the sales tax for first-time buyers on a sliding scale for homes purchased between \$1 and \$1.5 million. The Ontario government has indicated it will follow suit and cut the eight-per-cent provincial portion of the HST for first-time homebuyers.

But it's not enough.

To further spur the market, governments need to get rid of the sales taxes on all new homes – not just for those buying their first home. They also need to get development

charges lowered, reduce red tape which only adds to approval timelines, and speed up the approvals process.

Taxes account for 36 per cent of the cost of a new home today, up from 24 per cent in 2012. The increases are crippling the market as the costs are ultimately passed on to the buyers.

A decline in homebuilding will devastate our economy. I recently did some modelling of possible situations, with the assistance of ChatGPT, and came up with some alarming figures. A 30-per-cent decline in industry activity, for example, would result in 121,500 total job losses, a 50-per-cent drop would result in 202,500, and an 80-per-cent dip would total 324,000.

The entire economy would feel the effects of the employment decline. Industries that supply the new home market with everything from lumber to drywall and windows would be affected. A decline in the construction workforce also translates into hardship for many families.

If any of these scenarios plays out, Ontario's economy will lose billions of dollars. A report by CivicAction indicates that between 2014 and 2024, more than 500,000 residents left the GTHA due to high housing costs. When you do the math, that alone amounts to a \$7.5 billion annual loss in GDP.

Our future depends on the actions we take today. There is no time to waste.

THREE FIXES

for the housing dilemma

It is critical that we lower the tax burden on new housing, reduce development charges and speed up approvals.

By Richard Lyall
for Canadian Real Estate Wealth
Aug. 21, 2025

Anti-apartheid activist and former South African president Nelson Mandela hit the nail on the head when he said, “It always seems impossible until it’s done.”

The adage could certainly fit the present housing supply and affordability crisis. The magnitude of the problem appears insurmountable. Canada needs to nearly double its housing starts to between 430,000 and 480,000 homes per year until 2035 to meet projected demand, according to the Canada Mortgage and Housing Corporation’s most recent estimate.

However, there are ways to fix the problem. For starters, it is critical that we lower the tax burden on new housing, reduce development charges (DCs), and speed up approvals.

Big problems require bold solutions. We must take concerted action to remedy the situation or our economy will suffer. The effects could be catastrophic. Governments could lose billions of dollars in taxes, development charges, permit fees and GST and HST from construction activity.

The construction sector contributes seven to eight per cent of Ontario’s GDP, with the residential sector representing a big chunk of that.

The magnitude of the housing decline could be immense.

In Ontario, an 80-per-cent drop in residential



Protracted planning processes delay housing construction and add significant project financing costs which are ultimately borne by consumers.

construction could reduce the province’s GDP by 1.5 to 2.5 percentage points.

To bounce back, governments, the industry and stakeholders need to bring in new measures to reduce the cost of housing, get shovels in the ground quicker, and make it easier to build housing.

Reduce the tax burden

At RESCON, we propose three fixes.

For starters, we must make it possible for builders to build houses that people can afford to buy. That means cutting the tax burden – namely the GST and HST on sales of new residential housing.

The federal government has scrapped the five-per-cent GST on new homes up to \$1 million for first-time buyers retroactive to May 27 although the purchaser won’t get the actual rebate until the fall when it goes through the legislative phase.

It is also reducing the sales tax for first-time buyers on a sliding scale for homes purchased between \$1 and \$1.5 million.

It’s a start. To spur the market, though, the provincial government also must ditch the sales taxes for first-time buyers. And, both levels of government need to axe the sales taxes on all new homes – not just for those buying their first one.

Taxes presently account for 36 per cent of the cost of a new home today, up from 24 per cent in 2012. The increases are crippling the market as the costs are ultimately passed on to the buyers.

Roll-back charges

Second, the Ontario government must roll-back municipal DCs to 2014-15 levels and bring in legislative provisions to ensure that future increases are geared to the rate of inflation.

In some municipal jurisdictions, such as in central Ontario, the GTA and Ottawa, DCs have become a runaway train. In Toronto, DCs on a two-bedroom condo increased to \$88,000 from \$8,000 over a 10-year period. Hikes like that put housing out of reach of most homebuyers.

DCs are discretionary fees that municipalities can apply to developments to help pay for infrastructure to support new growth. However, the fees are now inconsistent with market realities.

Between 2014 and 2024, for example, the City of Toronto increased DCs for single and semi-detached homes by 464 per cent, whereas incomes in Ontario only went up 29 per cent. It doesn’t add up.

The province has brought in legislation known as Bill 17 – the Protect Ontario by Building Faster and Smarter Act – which permits builders to defer development changes until occupancy as opposed to when a building permit is issued. This means they won’t have to finance the charges while projects are being built. However, the charges still must be lowered.

Some municipalities have taken it upon themselves to act. In the City of Vaughan, for instance, DCs were cut in half because Mayor Steven Del Duca took action as

nothing was being sold. The City of Mississauga followed suit, substantially cutting its DCs in January of this year.

Speed-up approvals

Third, we must expedite the planning approvals process as delays make it more costly to build housing.

A report done by Altus Group for the Ontario Association of Architects found that Ontario municipalities take an average of 23 months to review site plan applications – far exceeding the provincially-mandated 60-day timeline.

These delays have significant financial repercussions. For a 100-unit apartment building, site plan holdups result in additional monthly costs ranging from \$230,000 to \$299,000. In calculating estimates of the annual value of building permits requiring site plan approval across Ontario, the site plan approval process is costing about \$3.5 billion annually in lost opportunities and inefficiencies – a staggering increase from the \$900 million estimated in 2018.

Protracted planning processes delay housing construction and add significant project financing costs which are ultimately borne by consumers.

To speed up the system, it would be helpful if municipalities were required to publicly report and post quarterly development approvals, starts and closing metrics, so the Ministry of Municipal Affairs and Housing could audit and monitor the ability of a municipality to meet legislated timeframes. If a municipality is unable to comply, a third-party regulatory review could be done to bring them into compliance.

The increased adoption of property technology such as LandLogic and DEVNEX could also speed up the system. Ontario lags other more advanced jurisdictions in the application of digital tools and platforms.

At first, the task may appear daunting, but the solutions are obvious. It is time to embrace the fixes.



“ While other industries have automated and digitized their processes, the construction industry has been stuck in the dark ages.

We are in need of a ConTech & PropTech revolution

By Richard Lyall
for Daily Commercial News
Aug. 15, 2025

To restore some sense of affordability to the housing market in Canada, we must build a staggering number of new homes over the next decade, according to the latest stats from CMHC.

The agency figures between 430,000 and 480,000 homes must be built each year over that timeline. That's a very tall order considering that we presently aren't anywhere near those targets.

It is unlikely the gap will close under the present conditions. In

2023, only 240,267 housing units were built in Canada and in 2024 we saw construction stated on roughly 245,360 new units. In the decade between 2011 and 2021, the nation built an average of only 204,000 units.

To boost productivity, we must find a way to build homes far faster. We must lower taxes, fees and levies to make homes more affordable, and cut down on red tape. But we also need to modernize and speed up production of homes as well as tweak the mechanics of how they're built.

Traditionally, on-site construction of new housing has relied heavily on paper-based drawings, manual calculations, and isolated workflows.

There are gaps in communication, and an absence of real-time data which only results in delays, cost overruns, and safety problems.

While other industries have automated and digitized their processes, the construction industry has been stuck in the dark ages. That must change if we are to meet the demand for housing.

We now have digital tools at our disposal, such as Building Information Modeling (BIM) which uses 3D models and data to streamline the planning, design, management and construction of projects.

Meanwhile, we have offsite construction methods that enable panelized and modular housing to be

built in a factory setting. Countries like Sweden have had success with offsite construction.

The way I see it, we are in need of a ConTech and PropTech revolution here in Canada.

PropTech, short for property technology, refers to the use of digital technology to streamline how properties are bought, sold and operated. It's about using a wide range of technological solutions, from BIM to the Internet of Things, artificial intelligence and augmented reality, to name a few.

ConTech, short for construction technology, is the application of digital tools and software to improve the construction industry's efficiency,

productivity, and safety. It includes an array of digital technologies, automation, robotics, and data-driven solutions and other breakthroughs such as modular construction, 3D printing and smart site management platforms.

Together, PropTech and ConTech applications could be a game-changer as they'd help transform development and building approvals and lead to quicker production and delivery of projects.

A couple of systems come to mind – [LandLogic](#) and [DEVNEX](#). They take the guesswork out of searching for a property that meets the criteria of a developer and help to reduce their risks.

LandLogic is a platform that uses a custom-built Data Fusion Engine to streamline the site selection process and help developers quickly find the right property for a project. The system cuts down on time by unifying and analyzing zoning and other data on thousands of properties. DEVNEX is a real estate development firm that guides clients from property acquisition to project completion. It uses tools to help clients identify and source parcels of land and prepare for a smooth development process by uncovering regulatory, environmental and other risks.

Innovations in panelized and offsite housing, meanwhile, are also advancing. RESCON staff and board members recently toured the H+ME Technology plant in Etobicoke with federal Housing and Infrastructure Minister Gregor Robertson. Building materials such as floor and wall panels are engineered in a controlled environment for just-in-time delivery to the jobsite.

With a growing labour shortage and serious construction productivity challenges, a recent report from the C.D Howe Institute called on governments at all levels to create the conditions necessary for innovation to thrive, including targeted financial tools to incentivize investors.

The report highlighted that innovative construction methods – such as modular, panelized, mass timber and 3D printing – offer potential to improve productivity and accelerate housing delivery, but adoption here is stymied by high upfront costs, fragmented regulations, and insufficient data.

As the report noted, rapid advancement of technology is reshaping industries and construction is no exception. From artificial intelligence and machine learning to software and automation, the landscape is shifting, driven by the demand for efficiency, accuracy and adaptability. New housing starts and sales have cratered badly, and industry job losses are mounting. We have a choice: either adapt or fall behind. The latter is not an option.

With DCs out of control, homeowners are paying the price



By Richard Lyall
for Storeys
Aug. 12, 2025

British statesman Winston Churchill once said, “We contend that for a nation to try to tax itself into prosperity is like a man standing in a bucket and trying to lift himself up by the handle.”

In many ways, that characterizes what we are doing with development charges (DCs) on new housing.

Municipalities are unilaterally imposing the levies on new development to foot the bill for capital costs of infrastructure like roads, water, sewage and power services to support growth.

In the end, it is self-defeating as new homeowners end up paying exorbitant fees that raise the cost of housing.

Over the years, there’s been tremendous mission creep with these charges. The funds are being used to pay for everything from subways to

animal shelters and, in one instance, a cricket pitch.

In some municipal jurisdictions, such as in central Ontario, the GTA and Ottawa, DCs have become a runaway train. In Toronto, DCs on a two-bedroom condo increased to \$88,000 from \$8,000 over a 10-year period. Hikes like this put housing out of reach of most homebuyers.

And make no mistake. It is homebuyers that are footing the bill. While developers are the ones who initially pay the DCs when they obtain building permits, they are passed on to the buyers of new homes as part of the purchase price.

DCs are traditionally adjusted annually by municipalities to cover inflation and the increasing costs of infrastructure projects. However, these fees account for a large chunk of the tax burden on new housing.

A report for RESCON done by the Canadian Centre for Economic Analysis found that taxes, fees and levies on new housing has jumped

to almost 36 per cent in Ontario, up from 31 per cent three years ago.

DCs are a main reason housing has become unaffordable. They are discretionary fees that municipalities can apply to developments to help pay for infrastructure to support new growth. However, there aren’t enough guardrails to stop municipalities from using DCs to fund items not related to housing.

The original idea behind DCs was noble, but they’ve have ballooned out of control. Municipal governments are adding items to the wish list. The levies have become a way of raising money without increasing taxes.

The result? Prices for new homes and for renters in new properties have risen. It’s a form of hidden taxation.

As mentioned, a big problem has been that builders have had to pay for development charges upfront rather than on closing, which means they must finance the charges while projects are being built. Projects can take years, so it can be a hefty bill.

Development charges are a main reason housing has become unaffordable. The original idea behind DCs was noble, but they have ballooned out of control.

The cost is then added to the price tag.

The math is simple. The higher the development charges are, the harder it is for people to buy housing. This results in fewer projects being started, which restricts housing and pushes up prices.

We’re now seeing that scenario play out in housing starts and sales figures. We are at the point where builders can’t build homes that people can afford to buy.

The provincial government recently introduced legislation called Bill 17, or the Protect Ontario by Building Faster and Smarter Act, 2025, that enables developers and builders to defer the payment of

DCs until the property has been transferred to the ultimate buyer. This will save developers money both on payments and financing charges as well as reduce red tape.

It’s certainly a good start, but to really spur the market DCs ultimately need to be reduced. To fix the problem, the province must get DCs under control and stop the abuse by municipal governments.

A few municipalities have stepped up and done the right thing. DCs in the City of Vaughan, for example, were cut in half because Mayor Steven Del Duca took action as nothing was being sold. T

he City of Mississauga followed suit, substantially cutting its DCs in

January of this year.

Presently, Ontario’s municipalities are sitting on substantial DC reserve funds.

Data shared by the provincial government indicates that the municipalities have \$10 billion in the bank. Toronto has \$2.8 billion of that figure, Durham Region has \$1.1 billion and Ottawa has \$800 million.

The Ford government has recommended that the money be used quickly to reduce the cost of building homes. Meanwhile, we are waiting to see what the federal government will do on DCs.

Prime Minister Mark Carney says Ottawa will be supporting municipalities that reduce DCs and we are hopeful significant measures will be introduced to support homebuilding in the budget this fall.

To alleviate the housing crunch, we must get DCs under control.

The province got the ball rolling with Bill 17. The feds must now answer the bell.

MUNICIPALITIES SHOULD EMBRACE NEW LEGISLATION



By Richard Lyall
For Canadian Real Estate Wealth
Aug. 6, 2025

When the Ontario government passes legislation, and it receives royal assent, it becomes the law of the land across the province. Stuningly, though, some municipal politicians don't see it that way.

Recently, the provincial PCs approved Bill 17 – the Protect Ontario by Building Faster and Smarter Act – which will open up more opportunities for housing as it permits builders the option to defer development changes until occupancy as opposed to when a building permit is issued.

The legislation also limits and standardizes what studies municipalities can ask of a developer and clarifies that municipalities can not impose requirements that exceed the Ontario Building Code.

The whole idea is to streamline development processes and reduce costs for housing by having consistent construction standards across all 444 municipalities. The legislation will cut down on local planning studies and have municipalities abiding by a single consistent building code. But some municipal politicians object to the legislation and have suggested their councils oppose it – despite the fact it has been passed into law.

Some politicians are opposed

Most vocal on that front has been Guelph city council

which has condemned Bill 17 as well as Bill 5 – the Protect Ontario by Unleashing our Economy Act – which creates special economic zones that could allow developments to bypass other laws at the discretion of the government.

Four councillors on Aurora city council are also worried about the bills, particularly Bill 17, arguing it reduces the power of local municipalities in planning and development approvals and could result in substandard buildings, strained infrastructure and negative long-term effects.

They couldn't be more wrong.

Aurora Mayor Tom Mrakas weighed in with a letter to council, noting that to oppose the bills in their entirety now – after they have been passed into law – is both pointless and moot. He is right, of course.

As he suggested in his letter, the Association of Municipalities of Ontario has clearly stated that while some aspects of the legislation require clarification and adjustment, other proposals – such as development charge modernization in Bill 17 and special economic zones in Bill 5 – could drive local economic growth if municipalities are full partners.

Provincial law is clear

Meanwhile, at Toronto city hall, staff concluded the municipality can ignore Bill 17 and continue to impose the Toronto Green Standard (TGS) which has provisions beyond those in the building code. This, in spite of the fact that Bill 17 renders the green building standards unenforceable.

The staff report was inaccurate and misleading.

Provincial law is quite clear and includes a provision that municipalities cannot impose on developers any requirements that exceed the OBC.

The province clarified the matter in a statement issued on behalf of Municipal Affairs and Housing Minister Rob Flack which noted that Bill 17 takes away Toronto's authority to enforce its green standards.

"Our government's legislation ... standardizes construction requirements and provides consistency, clarifying that no municipality has the authority to enforce a bylaw that supersedes the Ontario Building Code," a spokesperson for the housing minister wrote in a statement.

Case closed.

Bill 17 is law of the land

Bill 17 was passed in June. It is time that all municipalities get with the program.

With the housing market in freefall, we must streamline the process and ensure all municipalities are singing off the same song sheet.

There is no time to waste.

Altus Group reports that only 42 condos were sold in May in the City of Toronto – a 97-per-cent decrease since May 2021, which is costing governments about \$6.6 billion a year in lost tax revenue.

The situation is looking worse than in the early 90s when things went off a cliff. Layoffs in Ontario's residential construction industry could range from 200,000 to 300,000.

Projects that are being completed now were sold years ago. When finished, there is nothing to replace them.

The main problem is the tax burden. Taxes, fees and levies make it so builders can't build homes people can afford.

The ratio of housing costs to incomes is out of whack. The ratio is now around 11:1 when it should be 3:1.

There have been some glimmers of hope. Jurisdictions such as Vaughan and Mississauga have lowered their development charges and senior levels of government are now taking action.

Prime Minister Mark Carney has eliminated the GST for first-time purchasers on new homes valued up to \$1 million and reduced the sales tax for first-time buyers on a sliding scale for homes that are purchased between \$1 and \$1.5 million.

At the provincial level, the Ontario government has signaled it will align with the federal rebate on the GST for first-time homebuyers and we are hopeful that will happen this fall.

However, getting the industry back on track will require further steps to reduce the tax burden on new housing, reducing development charges, speeding up the approvals process and tweaking the building code.

This is not the Wild West. We don't need individual municipalities going off and cooking up their own standards.

Industry layoffs have started, tenders are being delayed or scaled back, and new developments are being put on hold.

Now is not the time for amateur hour.

TIME TO PAUSE & REFOCUS

*By Richard Lyall
for Canadian Contractor
Aug. 1, 2025*

The National Building Code (NBC) is published every few years and sets out technical requirements for the design and construction of new buildings, as well as alterations and demolition of existing structures.

For the most part, the code governs property such as military bases, land and airports that are under federal jurisdiction, and is the model for all of the provincial codes. The whole idea is to determine and specify the minimums required to ensure buildings are safe, accessible, and structurally sufficient.

The latest edition of the code was published in 2020 by the National Research Council of Canada and incorporated 280 technical changes. The 2025 building code is scheduled to be released later this year.

However, RESCON has called on the federal government to pause the 2025 version of the NBC being released because it is both ill-timed during a national housing affordability and supply crisis and in direct opposition to the spirit and intent of mandates set out by Prime Minister Mark Carney to his ministers.

We sent a letter to Carney, Innovation, Science and Industry Minister François Philippe Champagne and Housing, Infrastructure and Communities Minister Gregor Robertson.

RESCON wants the 2025 NBC paused while a full review and investigation is conducted to verify that the fundamental principles of the prime minister's mandates – namely bringing down costs for Canadians, helping them get ahead, and making housing more affordable – are fully and thoroughly considered before it is implemented. These are important steps in attempting to restore the dream of home ownership for all Canadians.

The NBC is an important tool to ensure that buildings are safe and structurally sound. However, the code has been broadened to include direction far beyond the basic principles of health, safety, fire protection and structural sufficiency and evolved into a regulatory mechanism for implementing social policy initiatives.

This divergence from the original mandate has significantly impacted construction costs, resulting in homes that fewer Canadians can afford.

In our letter to the prime minister, RESCON notes that, since 2015 under former Prime Minister Justin Trudeau, the direction and policy development for the NBC was broadened far beyond the basic



The knock-on effect of the lack of sales and starts as well as job losses could be catastrophic for the economy.

principles of health, safety, fire protection and structural sufficiency as minimum requirements.

Over the last decade, building codes like the NBC have increasingly been used to address social public policy agendas rather than focusing on its actual mandate of safeguarding building occupants.

Additionally, the divergence from the original mandate of the NBC has significantly impacted construction costs, resulting in homes that fewer Canadians can afford.

It is no coincidence that there has been an erosion of housing affordability across Canada following the release of the 2015 NBC.

Fundamentally, building code regulations should follow industry innovation, not lead. The residential building industry, including manufacturers, labour and regulators should only be compelled to evolve and progress at a pace that is practical and economically viable for Canadian consumers.

When government and social policy objectives become the defacto driver of innovation, the free market responds negatively, as we are witnessing because of escalating new home prices across Canada.

The 2025 NBC will be taking aggressive leaps forward in social policy based upon mandates from the previous government, some of which date back as far as 2015, and will likely add tens of thousands of dollars in construction costs to every new home built to meet its evolving requirements.

Work has already started on the development of the 2030 NBC. The mandates and directives for that update also continue to be sourced from the policies of the previous prime minister.

With the change in government, escalation of the housing affordability and supply crisis, along with the on-again, off-again tariffs by U.S. President Donald Trump that threaten to disrupt supply chains, the next iteration of the building code must reflect the realities of the economy and mandate of the prime minister.

This is of critical importance as builders who construct most of the new housing in the province are in the midst of a crisis.

The tax burden on new homes – which includes taxes, fees, levies and development charges – has risen dramatically over the years and is crippling the market. Middle-class families are being priced out of new homes. Presently, taxes comprise 36 of the cost of a new home, up from 24 per cent in 2012.

The price of a single-family now exceeds 11 times middle-class incomes. Twenty years ago, it was less than six.

The result? Housing and condo sales have taken a beating. In Ontario, housing starts in the first quarter of 2025 totalled 12,700 units – 20.2-per-cent below the figure for the fourth quarter of 2024.

Housing starts were down 58 per cent in Toronto and 29 per cent in the rest of the GTA during the first five months of 2025, compared to the same period in 2024. Meanwhile, a recent report by CMHC revealed that condo sales in Toronto fell 75 per cent between mid-2022 and the end of Q1 2025.

The situation is looking much worse than during the early 90s. Developers and builders as well as preconstruction sales brokerages have already laid off workers and industry businesses are reducing their staff.

The knock-on effect of the lack of sales and starts as well as job losses could be catastrophic for the economy.

Builders want to build houses that consumers can afford. When the tax burden and building standards inflate the cost to consumers, they simply stop buying new homes.

In light of the circumstances, we must align the building code with the realities of the current crisis.

PLANT TOUR

RESCON BOARD & STAFF MET WITH FEDERAL MINISTERS



By Canadian Contractor
Aug. 8, 2025

Staff and board members of the Residential Construction Council of Ontario (RESCON), and several industry representatives, had a productive round-table conversation recently with federal Housing and Infrastructure Minister Gregor Robertson and Canada's Secretary of State for Labour John Zerucelli.

The group toured the H+ME Technology Plant in Etobicoke. Afterwards, the minister and secretary of state met with the group for an hour to discuss the challenges facing Ontario's residential construction sector and the potential effect it will have on the economy. The group also had a wide-ranging conversation about initiatives that need to be put in place to spur new residential building.

Attendees discussed the need to accelerate both PropTech and ConTech, as well as the state of offsite construction and what can be done to accelerate growth and increase production and delivery of

housing. RESCON appreciates that Robertson and Zerucelli took time out to meet and look forward to working with the federal government to spur construction of more housing.

"Immediate bold and concerted action is needed to get more shovels in the ground for housing projects," said RESCON president Richard Lyall. "The residential construction industry is in dire straits and new housing starts and sales are grim. We need to lower development charges, reduce red tape which only adds to approval timelines, and speed up the approvals process. Without a healthy residential construction industry our economy will suffer."

Indeed, a decline in residential construction has the potential to devastate Ontario's economy. A 30-per-cent decline in industry activity, for example, could result in 121,500 total job losses, a 50-per-cent drop would result in 202,500, and an 80-per-cent dip would total 324,000.

"The entire economy of Ontario would feel the effects of such an industry employment decline," says

“ The residential construction industry is in dire straits and new housing starts and sales are grim. We need to lower development charges, reduce red tape which only adds to approval timelines, and speed up the approvals process. ”

Lyall. "Industries that supply the new home market with everything from lumber to drywall and windows would also be affected. A decline in the construction workforce would result in hardship for many families. It is critical that we take swift action to boost homebuilding in Ontario."

SPECIAL EVENT

RESCON PRESIDENT TO SPEAK AT CONTRACTOR PRODUCTIVITY FORUM



By Patrick Flannery
Canadian Contractor
Aug. 8, 2025

On Oct. 1, Canadian Contractor will host a special day of learning and networking for independent renovation and custom homebuilding contractors called the [Contractor Productivity Forum](#).

Three presentations by top experts will explore ways to make our businesses more profitable and efficient in this market atmosphere of uncertainty and urgency to build more, faster. Here's a look at one of the FREE Oct. 1 presentations:

Make It There, Build It Here: How offsite construction can benefit small custom projects

Whether you call it modular building, factory build or offsite construction, the technique of making a project's components in a central location then transporting them to be installed at the job site is commonplace in many parts of the world, but only now attracting more attention in North America. The

efficiencies for tract builders are easy to see, but does this approach offer anything to the renovator or custom builder? Because of advances in automation and digital design, the answer is a qualified "yes." Come to the Contractor Productivity Forum, Oct. 1 at the Toronto Congress Centre to see if these methods can help your profits.

Richard Lyall is the president of RESCON and has been serving the Ontario construction industry since 1991. He is a frequent speaker and popular source quoted by media on construction industry issues. His insightful columns appear regularly in The Toronto Sun, Canadian Real Estate Wealth, Storeys, Builder Bites, Daily Commercial News, Canadian Contractor and On-Site. He has a successful track record in advancing RESCON's vision, mission and values through his high-level board and strategy work. He was honoured with the 2019 Canadian Lifetime Volunteer Award from the International Foundation of Employee Benefit Plans for his contributions to enriching the

organization's educational efforts and is also on a steering committee of the Chicago-based Council on Tall Buildings and Urban Habitat. He is also on the Ontario Housing Supply Action Plan Implementation Team.

CPF is being held in conjunction with the [Canadian Rental Mart](#), Canada's largest exhibition of equipment for rental stores. Your admission to CPF gains you admission to a vendor show floor full of tools, compact equipment, supplies and needed items for your jobsite.

“ Presentations by top experts will explore ways to make our businesses more profitable and efficient in this market atmosphere of uncertainty. ”

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Taya Cook
Director of Development
Urban Capital

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² Terms and conditions apply. Workshop must be completed by Oct. 31, 2025. Contact an Energy Solutions Advisor for details. HST is not applicable and will not be added to incentive payments. Offer is subject to Enbridge Gas's discretion; it can be changed, cancelled, or refused at any time without notice.

³ These projections are specific to this case and actual savings may vary for each project. Projected energy savings, costs and benefits are based on energy modelling simulations conducted during the Savings by Design integrated design process workshop.

⁴ Any references to greenhouse gas (GHG) emission reductions are based on the assumption that participation in the Savings by Design program results in reduced energy consumption. Enbridge Gas does not make any claims regarding the specific amount of GHG reductions achieved.

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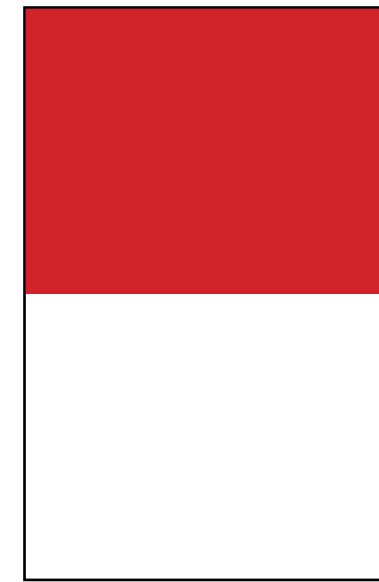


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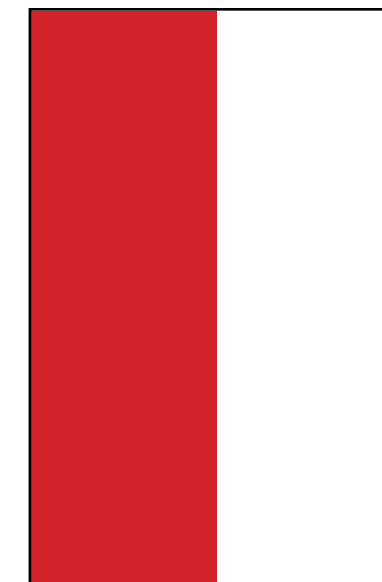
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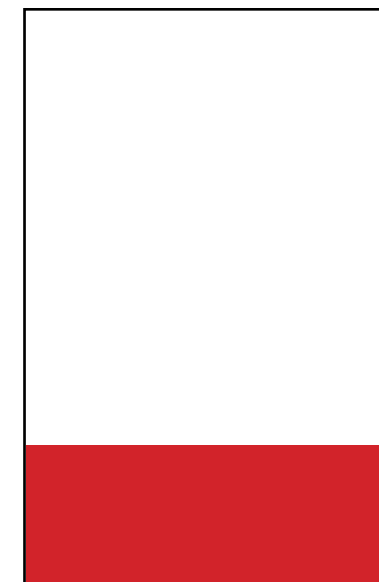
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EVENTS

On the links



RESCON staff attended a PC Party Summer Leader's Golf event at Forest City National Golf Club in London, Ont., on Aug. 25. Premier Doug Ford and several of his cabinet ministers, including Municipal Affairs and Housing Minister Rob Flack, attended the event. Representing RESCON were president Richard Lyall, VP Andrew Pariser, VP building standards and engineering Paul De Berardis, and senior director of public affairs Grant Cameron.



RESCON and SRCLB participated in a recent golf tournament sponsored by LiUNA Local 837. The tournament raised money for a number of local health and child-related charities, including Make-A-Wish Canada.



RESCON/JRCA were pleased to participate in the recent OFA/CFAO 26th annual golf tournament.

MEDIA REPORT

PRINT & ONLINE

Construction Links

RESCON recently hosted a round-table meeting with federal Housing and Infrastructure Minister Gregor Robertson and Secretary of State for Labour John Zerucelli to address pressing challenges in Ontario's residential construction sector.

[Click here](#) for the article.

RADIO

CKLW Windsor

RESCON president Richard Lyall recently discussed the challenges facing the construction industry on AM 800 CKLW Radio in Windsor with guest host Kyle Horner.

[Click here](#) to listen to the broadcast.

TELEVISION

CREB TV



RESCON president Richard Lyall spoke with CREB TV host Vanessa Topple about Bill 17 and highlighted some of the positive changes that will be implemented to development charges. He noted the charges are piling up in reserve funds and not being used for what they were intended. [Click here](#) to listen to the podcast.

RCCAO REPORT

- On Aug. 27, reflecting its [long-term focus and advocacy on Highway 413](#), [RCCAO celebrated a milestone](#) for the project as the [Ontario government awarded first tenders to begin highway construction](#).
 - Two tenders were announced, including resurfacing Highway 10 in preparation for a new bridge over Highway 413 and upgrades at the Highway 401/407 interchange, which will be the western terminus of Highway 413.
 - RCCAO will remain focused on working with the government to ensure that [highway construction continues moving forward in a predictable way to facilitate the necessary housing and infrastructure expansion that Ontario requires](#).
- In August, [RCCAO chair Peter Smith was awarded the King Charles III Coronation Medal for outstanding service to industry](#).
 - [RCCAO and its members were delighted by this news and the recognition, which is a testament to Peter's decades-long commitment to the heavy civil construction industry and the communities it supports](#).
- As always, August means the annual AMO Conference, which [RCCAO continues to attend regularly](#).
 - One of RCCAO's big focus areas at this year's conference was on [ensuring that public owners, especially municipalities, are putting out tenders in a predictable and regular way](#).
 - It was heartening to hear both [Minister Flack](#) and [Minister Surma](#) echo RCCAO's asks in their remarks to the AMO audience.
 - [RCCAO was happy to hear Premier Doug Ford announce the \\$1.6-billion expansion of the Municipal Housing Infrastructure Program to support community growth](#).
 - RCCAO will continue to work with all levels of government to ensure that industry is working, tenders are flowing, and critical infrastructure and housing are being built across the region and province.
- RCCAO remains active on all of its communication channels – check out our newsletters [online](#), and stay on top of infrastructure news on our [LinkedIn](#) and [X/Twitter](#) pages.

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WEDNESDAY, SEPT. 24, 2025
NOON - 4:30 PM

RESCON is hosting its fifth annual online Housing Summit on Wed., Sept. 24, 2025, from noon to 4:30 pm. Theme of the event is Embracing Transformation: Building Homes Faster.

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AGENDA

12 – 12:05 pm

Opening Remarks – Premier Doug Ford

12:05 – 12:30 pm

Navigating a Disruptive World: Opportunities and Challenges – Ted Tsiakopoulos – CMHC

12:30 – 1 pm

Political Update – Dan Mader – Loyalist Public Affairs

1 – 1:30 pm

A Canadian Construction Automation and Robotics Roadmap: A Focus on Residential Construction – Carl Haas – University of Waterloo

1:30 – 2 pm

Delusion is Not the Solution – Marlon Bray – CCM

2 – 2:30 pm

Alberta Housing 2025: Government Initiatives

& Investment Programs - Dan Williams

2:30 – 3 pm

Canada Does Not Have A Housing Crisis: The 10 Largest Canadian Cities Do - Ian Lee

3 – 3:30 pm

Rental Panel – Tony Irwin – FRPO; Corey Pacht – Fitzrovia; and Tobias Oriwol – Tricon Residential

3:30 – 4 pm

Housing at an Inflection Point: The Need to Sustain our Economy and Provide Options for Buyers and Renters – Jason Mercer – TRREB

4 – 4:15 pm

Addressing Ontario's Housing Challenges - Rob Flack, minister of municipal affairs and housing

4:15 – 4:30 pm

Closing Remarks

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