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Move-In Ready Spacious Condos

at The Westdel in Desirable Warbler West Neighbourhood

In the ever-evolving landscape of residential development, a new condominium residence is poised to redefine boutique living. Nestled on Westdel Bourne, on the cusp of where city meets nature, is where you'll find The Westdel; a luxurious new 4-storey boutique condominium with superior concrete construction. With construction nearing completion, the first purchasers have begun moving in to their new suites.

Beyond its enviable location on the urban boundary, this boutique building boasts a wealth of amenities that cater to the desires of the discerning downsizers seeking a harmonious blend of elegance and functionality. A state-of-the-art fitness centre beckons those craving an active lifestyle, while the media room promises cinematic experiences within the comfort of home. The Residents' Lounge, complete with a billiards table, serves as a hub for social gatherings, and a Guest Suite offers a welcoming retreat for visitors. Stepping outside, 2 outdoor pickleball courts invite homeowners to embrace the joys of an active outdoor life.

Potential buyers are welcome to tour 7 fully furnished suites. "There are a lot of people who have been waiting for the model suites" says Megan Corfield, Sales Representative for Tricar. "Since many of our buyers are moving from a single-family home, they really are eager to walk through and experience the space they will call home for many years to come."



Residents' Lounge & Billiards Room

Reflecting on the unique offerings of this condo, Megan notes, "We've ensured that spaciousness is a cornerstone of this development. Most suites at The Westdel are two bedroom layouts and many include versatile den layouts, catering to the evolving needs of our downsizing residents."

The Tricar Group is an industry leader that has built mid and high-rise communities across London for over 35 years. Known for their commitment to quality and exceptional customer service, Tricar has been honoured by Tarion numerous times with its most prestigious award, and recently was named London Home Builder Association's Builder of the Year for 2023.



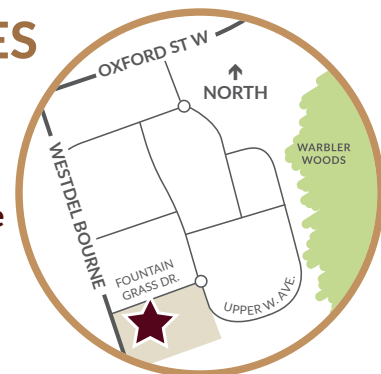
Stylish gourmet kitchens

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The second and final phase of The Westdel is now selling. Building Two will offer spacious 1 & 2 bedroom suites and feature modern finishes and amenities that buyers are looking for. Register now to receive sales and project updates: www.tricar.com/westdel.

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12PM - 4PM



For More Information Contact

Megan Corfield

519-852-8175

mcorfield@tricar.com

Condominium Sales Representative





JULIAN NOVICK
LHBA President and
Director of Operations
at Wastell Homes



WHAT IS LHBA?

Founded in 1952, the London Home Builders' Association is comprised of builders, developers, renovators, suppliers, subcontractors, supporting financial institutions and professionals committed to ethical building and business practices in the home building and renovation industry. Membership is voluntary and applicants are screened by a committee using criteria from the Association's Code of Ethics.

President's Message

WELCOME TO THE SECOND edition of LHBA's *Signature Homes & Renovations* as a special *London Inc.* inclusion. We look forward to sharing our members' innovative products, services and projects, industry updates, community involvement, LHBA initiatives and events and so much more within.

Our association celebrated 70 years last year and has continued to proudly represent London's homebuilding industry. At our core is the strong belief that we have an obligation to make communities great. Our members stay true to this through their work, but also through giving back to our community through awareness and charitable efforts.

The LHBA actively provides our members with opportunities to highlight their businesses, provide education and work with local government to ensure everyone can live in a well-built or renovated home. You may have visited this year's LHBA Lifestyle Home Show in January at the Western Fair District Agriplex, which offered access to the region's top industry experts and showcased the latest innovative, energy-efficient, sustainable and exciting products and services — all under one roof. Missed this year? Planning is already happening for next January's Show. If you're interested in being part of the show or in LHBA membership, get in touch!

With a building code that has become more complex, residential building permits in the City of London were taking 43.3 days on average to be issued. In what was overall a slower time for the homebuilding industry, this created huge challenges and frustration dealing with the pressure to build more homes quickly. However, there is hope on the horizon and we're seeing improvements already thanks to the leadership of City of London deputy manager Scott Mathers, who is actively working to renew customer service standards and strengthen relationships with

our industry and homeowners to help London meet the Ontario legislated timeline of 10-day permit processing for single family homes and get us closer to our annual building target. Get a full update from Jared Zaifman, LHBA's CEO on page 6.

On page 10, LHBA members The Ironstone Building Company, Palumbo Homes and Urban Signature Homes share the benefits of condo living and why now is the time to buy, along with details on more of our members offering this opportunity.

We also had the chance to speak with two LHBA members on alternative housing options. Firstly, Sue Wastell, president of Wastell Homes, shares her expertise on modular construction industry, an area of increasing interest to both policymakers and the construction industry (see page 8). Secondly, on page 16, V&V Homes' Luke Vandenbosch shares his expertise about adaptive living home renovations and aging in place.

Also in this issue, we update LHBA's Green Home Build in support of Kids Kicking Cancer Canada Heroes Circle. This net zero ready home went to market in April thanks to over 50 LHBA member and wider homebuilding community supporters who made this project possible!

If you haven't started following us on Instagram and X, it's not too late! We'll be posting about upcoming LHBA events like our Charity Corporate Soccer Tournament in partnership with The Tricar Group at the end of May, the 34th Annual Parade of Renovations on October 6 featuring RenoMark member homes in the London area that are open for tours, the Annual Awards of Creative Excellence celebrating excellence and innovation in the homebuilding industry in November and the Business Cares Food Drive later in the year.

We look forward to sharing our next edition with you in October.

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Moving forward

The City of London continues to advance initiatives to modernize the building approval process, helping to reduce barriers and encourage investment



BY JARED
ZAIFMAN
CEO, London
Home Builders'
Association

FOR MANY YEARS now a culture of risk aversion has grown in building divisions in cities across Ontario and Canada, with the City of London as no exception. This is not to blame any building staff but rather to identify the growing challenges that an ever-expanding building code has presented, causing customer service to fall in priority while staff tries to ensure they don't miss anything when reviewing permits.

Unfortunately, as a result of this, we have seen first-hand the time it takes to receive a permit get delayed. Whether for

an apartment building, a new single-family home, a renovation or even a new deck, permits were taking on average 43.3 days at the end of last year to be issued. To put this timeline into context, municipalities in Ontario are legislated to issue or refuse permits with full reasons for denial within 10 days for single-family homes.

However, hope is on the horizon! We are fortunate to have City of London deputy manager Scott Mathers working to right the ship by actively supporting his staff team, helping to renew a strong culture of customer service, and strengthening partnerships with our industry and homeowners. And we are already seeing progress towards solutions. Recognizing the need for additional managers in the division, we now have two managers of plans examinations and two managers of inspections, where previously there were only one for each. And, with new management in place, average permit timelines have decreased from an average of 43.3 days to 33.3 days. While we are still some ways away from the ideal of 10 days for single-family homes, this is a significant improvement with the hope of other recent changes helping get us even closer to that mark.

Another major positive change we have seen is the return of the ability for the public to engage with staff at City Hall. When

the Covid pandemic hit, face-to-face interaction at City Hall was not possible. Industry and the broader community faced many challenges as the ability to simply come in and have a conversation with relevant staff was no longer an option and communication became much more challenging and slower.

Over a two-year period, the LHBA persisted in requesting a return of a physical presence at City Hall, which we were finally successful in. This resulted in the creation of a new planning, building and licensing customer service counter at City Hall aptly titled Path2Approval, as well as the return of building and planning staff to City Hall full time beginning in April. The aim of the new Path2Approval counter, located on the second floor and accessible to the public, is to provide in-person support for residents, businesses and industry partners with their planning, building and licensing applications and inquiries. In the words of Deputy City Manager Scott Mathers, "The changes to the new space are an exciting first step in our enhanced customer service experience improvement roll out."

The second exciting change is the recent introduction of a new role in the Building Division called the building connector. The purpose of this role is to enhance building permit processing and customer service efforts. It is designed to provide technical expertise in building code matters and technology assistance, all with a strong focus on customer service. Acting as a central point of contact for the largest builders in the City of London, the building connector will facilitate smoother communication, expedite approval processes and address any challenges that may arise during the permit application process. The goal of this new role is to help streamline processes and enable much more capacity for all other building division staff, so they can more quickly address permits and hopefully see the average of 33.3 days move closer and closer to 10.

With the strong leadership of Scott Mathers supporting his team and the help of new management within the building division, we are already seeing a strong move towards 'yes' and an enhanced customer service experience with hope for more improvement on the horizon.

A New Standard in Home Building

WELCOME TO MAGNUS HOMES, where dreams take shape and life happens in every corner. Founded in 2020 by Jaime Crnich, a driven and passionate young entrepreneur, Magnus Homes has swiftly become a hallmark of quality and innovation in the residential home building industry in London.

With over 40 homes under our belt, ranging from efficient townhome designs to sprawling custom masterpieces, Magnus Homes brings the same dedication and attention to detail to every project. Jaime's passion for design and her commitment to creating spaces where life flourishes is evident in every home we build.



Magnus Homes president
Jaime Crnich

What sets Magnus Homes apart is not just our commitment to quality and attention to detail, but also Jaime's unique perspective and approach as a young woman in the construction industry. In a field traditionally dominated by men, Jaime's leadership brings a fresh and innovative outlook, ensuring that every project benefits from diverse insights and ideas.

When you choose Magnus Homes, you're not just investing in a house, you're investing in a relationship. Let us help you bring your dream home to life, one brick at a time. Welcome to Magnus Homes, where quality meets passion, and where every home tells a story.

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GRAND BEND





Piece by piece

In the face of Canada's housing affordability crisis, modular construction has emerged as a promising solution to provide quality housing at a faster pace

LOCALLY, PROVINCIALLY AND NATIONALLY, just about everywhere you look, Canada is in the middle of a severe housing affordability crisis, largely due to a supply shortage that is difficult to address in a timely manner with traditional subsidies and construction methods.

Today, homebuilding still relies predominantly on the traditional, site-built construction process. However, the on-site construction industry features growing productivity challenges on a number of fronts, including labour challenges and skyrocketing costs.

In Canada, an estimated 700,000 workers in the skilled trades are expected to retire by 2028 and construction costs have risen by 51 per cent in recent years. Policymakers are challenged to build new infrastructure — and quickly — to catch up to rising demand as the population grows and the skilled labour force shrinks. In order to get anywhere near the 5.8 million homes required over the next decade to close the housing gap in Canada, innovative construction methods need to be explored.

One area of increasing interest to both policymakers and the home construction industry is modular construction — the practice of fabricating building components, or “modules,” in a factory-controlled environment. These modules can range from building panel components (such as walls, floors or roofs) and individual rooms to entire building sections and finished homes, which are then transported to construction

sites for assembly or placement.

“Modular homes and other factory-built approaches, including panelization, can play a significant role in increasing the production capacity of construction for new homes in several ways,” explains Sue Wastell, president of London-based Wastell Homes and president of the Canadian Home Builders' Association (CHBA). “The primary benefits are speed of construction and the ability to increase output without significantly more labour. Factory-built processes take less time to complete overall, and this also means less time onsite, including less disruption of construction for neighbours in existing neighbourhoods.”

In February, the CHBA released its Sector Transition Strategy detailing changes and supports needed to enable the industry to meet new home targets. To do so, the CHBA says there will need to be a fundamental shift in how new homes are built in Canada.

“Depending on the level of automation and robotics in a factory, [modular] construction time can be significantly faster,” says Wastell. “The process of manufacturing new homes offsite in whole or in part also offers reductions in the timeline for construction by completing tasks concurrently rather than linearly. For example, the foundation work, site services and the actual house can be constructed at the same time instead of one after the other. Further, factory-built homes are also less impacted by weather both in terms of



cost and quality control.”

A shift towards more factory-built construction makes sense, but only if the right environment can be created. There are many benefits to factory-built homes, but factories require high capital investment, high overhead, a steady workforce and steady throughput — risks that need to be mitigated.

“Ideally governments could reduce or derisk the investments by facilitating consistent long-term production demand and having available low interest loans with repayment terms tied to production,” says Wastell. “This would help unlock the critical capacity needed to substantiate investment, allowing factories to scale and meet rising demand.”

There are additional barriers that need to be overcome before moving the needle on modular construction in a significant way, including the availability of financing, addressing transportation restrictions and code and approval standardizations, and the CHBA is currently conducting research, gathering data and working with governments to overcome those hurdles. As Wastell sums up, while there are challenges associated with swiftly expanding the modular industry, there is also huge opportunity. “At all levels of government, there must be efforts to maximize the benefits of modular and factory-built homes when making policy to unlock the full potential of modular and factory-built homes.”

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a townhome in the suburbs,
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amenity-rich lifestyle

TODAY MORE THAN ever before, London homebuyers are turning to condominium living as a carefree lifestyle within a busy world. From starter homes to forever homes, today's condos offer an array of styles and sizes built to suit everyone from young working professionals to empty nesters.

The London Home Builders' Association (LHBA) is thrilled to celebrate New Condo Open House Weekend (May 11 and 12, 2024). This is your opportunity to visit new condo sites across London and discover why condo living opens new opportunities to luxurious, stress-free living.

In fact, now is the perfect time to purchase a condominium — get in on condo ownership before interest rates drop, demand goes up, supply goes down and costs rise. LHBA member builders offer a myriad of condo choices throughout London. With the cost of living higher than ever before, never has there been a better time to purchase a townhome or apartment-style condo.

Marco Palumbo of Palumbo Homes, chair of LHBA's Condo Task Force, is currently offering two-storey vacant land townhome condominiums within Kilworth's Aura community. A vacant land condominium consists of vacant lots and common elements, including roads.

Palumbo says the very fact LHBA has its Condo Task Force illustrates that local builders are proactive in “educating consumers about the benefits of purchasing a condo, whether one-, two- or three-storey townhomes, attached or detached or mid-rise and high-rise. And it’s important to educate buyers on the condo lifestyle.

“The average single-family new home in London and area is still about \$1.2 million, while the average new two-storey condo is about \$650,000. It’s a very affordable choice, and offers an easy, convenient no-hassle lifestyle. There are lots of condos for sale, lots of inventory, and so we encourage Londoners to contact homebuilders,” Palumbo says.

Owning a townhome condominium has many benefits, including a maintenance-free lifestyle. As we continue to seek simplicity, a townhome condo is the perfect starter home for busy young professionals, perhaps even a forever home for young families on the go and a perfect place for empty nesters to retire. Forget about cutting grass, shoveling snow or repairing your home’s exterior: own a condo, and you’ll have peace of mind knowing that you can put your feet up and relax at the end of a busy day.

Like townhome condos, apartment-style condos also offer a sense of community, thanks to shared amenities and close proximity to neighbours. Both types of condominiums offer the same comfortable, luxurious living style as detached homes — but at a much more affordable price. High-rise condos offer a hands-off approach to home ownership within smaller, more manageable living space, and with bonuses of common areas including fitness space, plus they are often situated in close proximity to retail, dining and downtown fun.

Tyler Emel of Urban Signature Homes is building freehold condominium townhomes in the Phase 3 development of the



Shift by Ironstone Condos

Acadian Towns community in south London. With a freehold townhouse, you own the home and its land. With a condo townhouse, you own the interior of the home only.

Emel says today’s condo designs are “modern and progressive — there is a lot of variety in today’s designs and choices.” He pointed to Urban Signature Homes’s Paddington Walk community in Warbler Woods featuring contemporary condos with an industrial edge as a good example of design ingenuity.

According to Emel, condo affordability is a major factor among today’s homebuyers. “Inflation has hit everyone very hard. The biggest expense we have with a home is land. With condominiums, that cost expense is reduced significantly. And with demographics across the board when it comes to condo living, it is the norm to live in a condo. Before, it was simply just an affordable choice. But today’s condos also allow homebuyers to live in a luxurious home.”

Dave Stimac of Ironstone Building Company and co-chair of LHBA’s Condo Task Force is offering two- and three-storey



Evans Glen by Ironstone Condos



Paddington Walk by Urban Signature Homes

condominiums in the new Kai community in southeast London, as well as stacked townhome condos in the new Retreat At The Grove neighbourhood in south London's Pond Mills area.

"With our introduction of stacked condos, you have a two-level unit over another two-level unit — neighbours can live below and beside you. It's innovative condo living with reduced costs and additional affordability for the homeowners," Stimac says, explaining of yet another condo choice. He agrees with Emel that with people of all ages looking at condominiums as their dream home, the entire definition of London as a community has changed.

"In the late-1980s, few builders had a condominium product. London was very much a white picket fence community — that was the London dream," Stimac says. "Today, not only have the demographics of condominium buyers changed, but so have condos. They're appealing at all stages of our lives, from starter homebuyers to the



Paddington Walk by Urban Signature Homes

empty nester. And they are much more affordable than single-family detached homes."

With so many benefits to living the condo lifestyle, make sure to participate in LHBA's New Condo Open House Weekend — visit LHBA online at lhba.on.ca and its social media pages for updates. JEFFREY REED



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Explore a Condo Lifestyle!



IT'S THE PERFECT TIME to purchase a condominium, and LHBA member builders are offering new condo sites across London. Mark your calendar for **LHBA's New Condo Open House Weekend, Saturday May 11 and Sunday May 12**, and take the opportunity to discover the condo developments listed below and discover why condo living opens new opportunities to luxurious, stress-free living. Watch LHBA's social media channels and website for more details.



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A model of support

Showcasing the efforts of more than 50 LHBA members and additional firms, the latest Green Home brings passion and purpose to market

AFTER MORE THAN A YEAR of planning and months of construction, the London Home Builders' Association (LHBA) Green Home is complete and was listed for sale in April.

Located at 1096 Riverbend Road in London's sought-after Riverbend Community, the net-zero ready Green Home backs onto historic Warbler Woods and features over 3,400 square feet of finished living space packed with high-end finishes and features.



INTERIOR PHOTOS BY JACKIE NOBLE PHOTOGRAPHY



The Green Home was made possible by the generosity, products, expertise and efforts of over 50 LHBA member firms and the wider homebuilding community, as well as Platinum Partnership support and project management provided by Sifton Properties Limited, and Platinum Partnership support of Centennial Windows & Doors.

The primary mission of the unique Green Home project — the second of its kind for the LHBA — is twofold: to showcase the latest in sustainable building products and construction methods, and to raise funds for a worthy community initiative. In this case, the proceeds of the Green Home sale will support Kids Kicking Cancer Canada – Heroes Circle and ongoing LHBA programs and initiatives.

To view homebuilding at its finest — all in support of a great cause — visit lhba.on.ca for information and open house hours before it is sold!





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Shree Homes Inc. was established with a goal and a commitment to change the industry standard when it comes to quality craftsmanship, customer service, and interaction with our clients. We know houses are so much more than buildings. They are homes — places that reflect your values, passions, and ideals — which is why Shree's Homes are built with the very best materials, constructed by the very best tradespeople, and infused with lots of love every step of the way.

At Shree Homes, we know that a home is a tremendous financial and emotional investment. And whether it's your very first home, a new home to accommodate an expanding family or your retirement dream home, we scrutinize every step taken to ensure your homebuilding journey will be a stress-free and enjoyable experience.

SHARE in Our Purpose

It's our belief that Shree Homes stands out among Southwestern Ontario homebuilders, and we are proud to say that our Core Values define who we are and what we do. They are the litmus tests through which we make every decision.



SHARING: We believe in the power of sharing ideas, knowledge, and resources to foster collaboration and achieve common goals.

HARMONY: We strive to create a harmonious and inclusive work environment where diversity is celebrated, and everyone feels valued and respected.

RESPONSIBILITY: We hold ourselves and each other accountable for our actions, decisions, and their impact on our stakeholders, ensuring that we act ethically and in line with our values.

ETHICS: We uphold the highest ethical standards in all our interactions, promoting honesty, transparency, and trust within our organization and with our stakeholders.

EXCELLENCE: We are committed to achieving excellence in everything we do, continuously learning, improving, and continually raising the bar and pushing the boundaries to deliver exceptional results.

START Your Dream Home Journey Today

Selecting the right builder is a key step in the journey of building your new home. Shree Homes believes in creating relationships built on trust and communication. At the end of the day, our only goal is that each of our client's wishes for their dream home is fulfilled, and our friendships with all our clients continue for the years to come.



OUR TEAM IS COMMITTED TO DELIVERING EXCEPTIONAL AND QUALITY NEW HOMES TO FAMILIES IN LONDON. CONTACT OUR TEAM TODAY TO FIND YOUR DREAM HOME WITH SHREE HOMES



For all of life's changes

From simple alterations to major modifications, an adaptive living renovation can help ensure you're ready for any changes the future might bring



MANY HOMEOWNERS ARE looking for renovation solutions to adapt their homes to changing lifestyles as they grow older, or looking to help their parents or other family members make adjustments for improved quality of living in their existing space.

As we age, our mobility and physical abilities can change, making it challenging to navigate our homes. But there are adaptations — big and small — you can make to your home to help ease the transition, making your home safer and more accessible so that you can stay in it for as long as possible (and for good reason: nearly 90 per cent of Canadians say the want to stay in their homes for as long as possible).

A fully licensed and insured renovator who is a member of a program like RenoMark and is certified in adaptive living renovations can provide both functional and creative solutions to adapt your home to suit your needs. By working with a renovator who has completed specialized certification, such as the Adaptiv Home Renovation Course from the Canadian Home Builders' Association (CHBA), you'll receive expert advice on your goals, challenges and budget, and advice on how best to proceed.

"A CHBA-qualified Adaptiv Home Specialist has gone through training to gain competency in all aspects of aging-in-place and accessibility retrofits," notes Luke Vandembosch, co-founder and president of V+V Homes.

When working with a renovator, it's important to consider both the difficulties you may be currently experiencing with the

configuration of your home as well as anticipating issues you may face in the future.

According to Vandembosch, an experienced renovator can help to suggest solutions to most problems, which will vary depending on the unique needs of an individual or family. It is important to keep an open mind throughout this process, as your renovator may make suggestions you haven't considered, while also keeping your budget in mind.

"During our initial visit, we would identify safety issues, hazards and opportunities to make the space more useful for our clients," he explains. "Having completed multiple adaptive home renovations, we are aware of the challenges our clients face, as well as those challenges present throughout the lifecycle of a renovation from inception to execution.

"While the specifications and technical degree intensifies, the execution is very similar to any typical renovation," Vandembosch continues. "The main differentiator is the upfront knowledge gathering and assessment of the occupant's needs and requirements. Additional effort is taken to gather detail from multiple sources inside the home and the client's network — sources such as family, friends and healthcare providers."

There are a myriad of innovative updates that can be made to all areas of the home to adapt to a changing lifestyle. Safety grab bars in bathrooms, hallways and staircases are a commonly implemented solution, as are widened doors and accessibility ramps to accommodate wheelchairs. Updates to staircases can include installing longer treads or shorter risers,



or a stairlift installation.

In addition, cabinetry that folds up and down can assist with greater ease of access in bathrooms and kitchens, and roll-in showers have become a prominent feature in bathrooms. These showers are defined by their entrances devoid of barriers, facilitating effortless and smooth access.

"One of the biggest asks is to bring all essential rooms like kitchens, bedrooms, full bathroom and laundry room onto the main level," says Vandenbosch.

Adaptive living alterations can also be relatively simple. Door

knobs can be replaced with levers, and transitions between rooms and flooring in different areas of the house can be adjusted to help decrease the risk of tripping. Even changes in lighting and paint colours can make a significant difference with visibility and general comfort in a living space.

And there is no reason to sacrifice esthetics in the name of functionality when adapting your space to your changing lifestyle. An experienced renovator can work with a range of other professionals who have the knowledge and skills required to undertake renovation projects to accommodate someone



WE BUILD GREAT COMMUNITIES

LHBA members commit to providing ethical building and business practices for new home builds and renovations by advocating with all levels of government to ensure everyone can live in a well-built or renovated home.

Our members strongly believe they have an obligation to help make communities great.

Home Building Professionals You Can Trust.

Considering LHBA Membership?

- ✓ 300+ Strong Network
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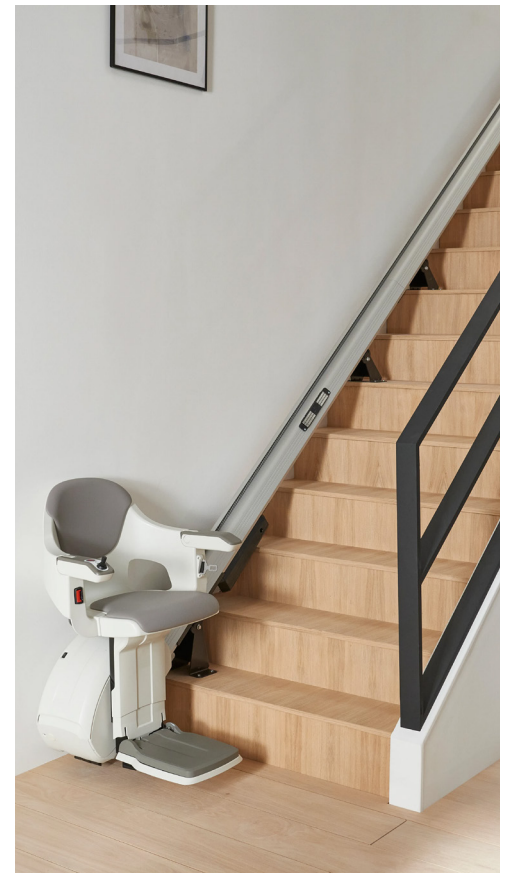
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SIGNATURE HOMES

living with a disability, a progressive condition or those looking to age in place.

"One of the first steps in a successful adaptive home renovation is to solicit input from relevant professionals, whether they are occupational therapists, physical therapists, equipment specialists, architects, designers or engineers," says Vandenbosch. "An effective adaptive home renovation will draw from all these areas of expertise and combine for a comprehensive design, which the renovator and their sub-trades will collaborate on and execute."



Renovating your space to adapt to your changing needs can also be an exciting opportunity to implement a refreshed and updated design. And while the process of updating your home to adapt to changes in your lifestyle may seem daunting, an experienced and certified professional renovator can help you to consider your needs, both now and in the future, and provide solutions to ensure you can remain in comfort in your home for years to come.

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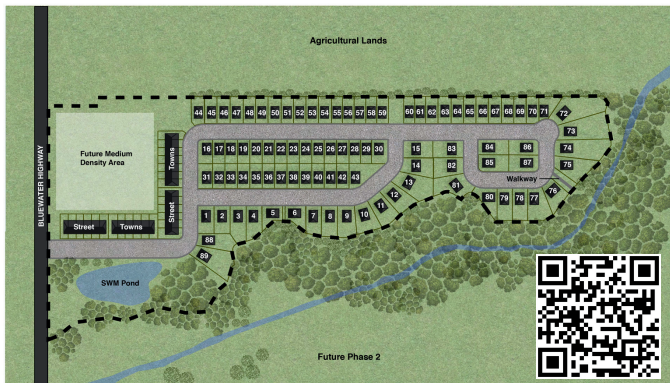
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