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design. Based on current costs, the cost per dwelling unit (excluding apartments) would be \$2,032. This represents a considerable saving over conventional subdivisions.

Construction costs

Construction costs were based on figures obtained from members of the industry currently involved in house construction. Net construction was calculated at \$18 per sq. ft., excluding site work and servicing, to which was added a fixed cost of \$6,000 per dwelling. This fixed cost covers site overheads, professional fees, permits, supervision, casual labour, legal expenses, interest, insurance, model homes, etc. To these costs were added the servicing figure of \$2,032 per unit, as well as a profit and overhead figure of 15 per cent. The total is the sale price per unit, excluding land.

The land component was broken down into four categories, depending on the market value for raw land. This was taken at a low figure of \$25,000/gross acre, to a high of \$150,000/gross acre, representing the kind of price found on the fringes of Metropolitan Toronto. In this way a range of selling prices for the housing types were determined to reflect a range of locales in which they might be built.

It is evident that, if unconstrained by conventional zoning, servicing standards and other regulations, the development industry could produce three-bedroom homes on individual lots for prices ranging from \$29,000 to \$44,000 depending on land costs, while maintaining a balanced housing mix and acceptable amenity standards, including servicing, access, open space and community facilities.

At the same time, greater population densities can be achieved, conserving land and lowering per-capita municipal maintenance costs. Providing care is taken to ensure proper screening of gardens and windows, and close attention is paid to landscape and building materials, a high degree of privacy, amenity and esthetic appeal can be built in, at savings to the purchaser of 30 to 40 per cent over conventional housing costs.

Planning consultants are John Bousfield Associates; David Mesbur, partner in charge. Paul Thiel Associates Limited are engineering consultants. The study was commissioned by the Urban Development Institute, Ontario.