

# Build Canada

FALL 2025

**Built For Good:  
Delivering The  
Housing Ontario  
Needs**

**A Colour Theorist's  
Simple Colour Rule  
For A Restful Home**

## Top Products Builders should know about



**CANADIAN PAINT  
FORECAST 2026:  
GREEN PASTURES AHEAD**

**JCB CONSTRUCTION:  
SHAPING OUR  
COMMUNITIES**

**REVITALIZING  
CABBAGETOWN:  
REVITALIZED**

BC

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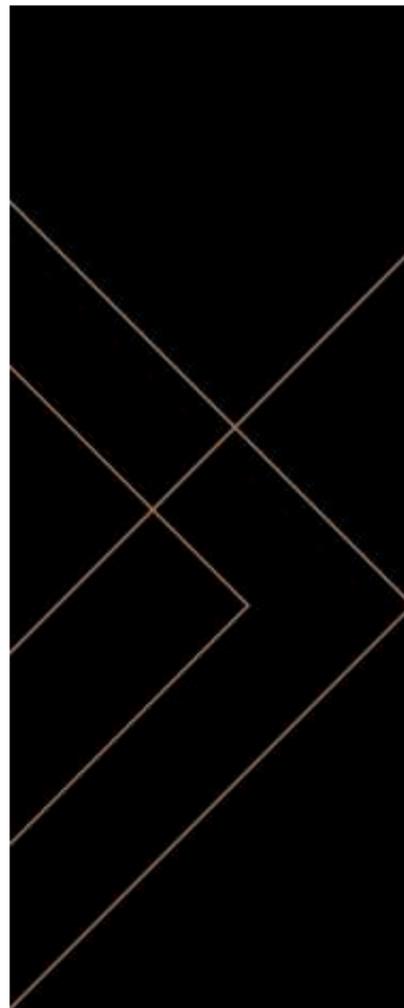
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**DAVID CONSTABLE**

**FOUNDING PARTNER AT KINDRED WORKS**

Joined Kindred Works from KPMB Architects where he was a Principal. Kindred Works builds thoughtfully planned rental housing designed to support community well-being and a climate-safe future. With rigorous, data-centric, continuous-learning model, they are committed to finding better ways and delivering better long-term outcomes for residents.

**DONNA CAMERON**

**COLOUR THEORY EXPERT**

Her roster of award-winning work illustrates her belief that all great projects start with understanding the brand’s urban, building, and cultural context in conjunction with the market, business aspirations, and client’s needs.



**NICOLE LECHTER**

**REAL ESTATE SENIOR ANALYST | RSM CANADA**

Nicole Lechter is an assurance senior manager and a real estate senior analyst based out of RSM Canada’s Toronto office. She provides assurance and advisory services to public and private real estate companies. As a member of RSM’s Industry Eminence Program, Nicole works alongside the firm’s chief economist and her fellow senior analysts to understand, forecast and communicate economic, business and technology trends affecting middle market businesses.

**ALEXANDRE-STÉPHANE BOUCHER**

**PRESIDENT AT JCB CONSTRUCTION CANADA**

Alexandre-Stéphane Boucher passionately leads JCB Construction Canada, one of the largest construction companies in Quebec. With his positive and compassionate leadership, he deploys an innovative and unifying vision, focused on collaboration and the application of solutions, which has enabled his company to become a true driving force for change within its industry.



**Editor’s Note**

PAUL JONES



**Bold leadership,**

**THIS IS WHAT IS NEEDED** to meet ambitious affordable and deeply affordable housing targets. Rapid and consistent growth in development capacity is needed to create 255,000 new deeply affordable units by 2035. Based on population growth projections and anticipated need among low- and moderate-income households, we take a look at targets demonstrate the change we need to see by 2035, balancing both the urgency of today’s housing conditions with realistic forecasts of the time it will take to get there.

On the building excellence side we speak with Alexandre-Stéphane Boucher from JCB Construction Canada who outlines the guiding principles behind the firm, and how they build better, make a difference, and be part of the solution.

Top Products every builder should know about, as well as the revitalization of Cabbagetown with 440 rental homes rounds out our Fall issue. For those stories and more, keeping the turning pages as we continue to Build Canada.



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**LET’S GET TO WORK**

Launching a new product, project or community?  
Reach out by emailing [jason@build-canada.ca](mailto:jason@build-canada.ca)



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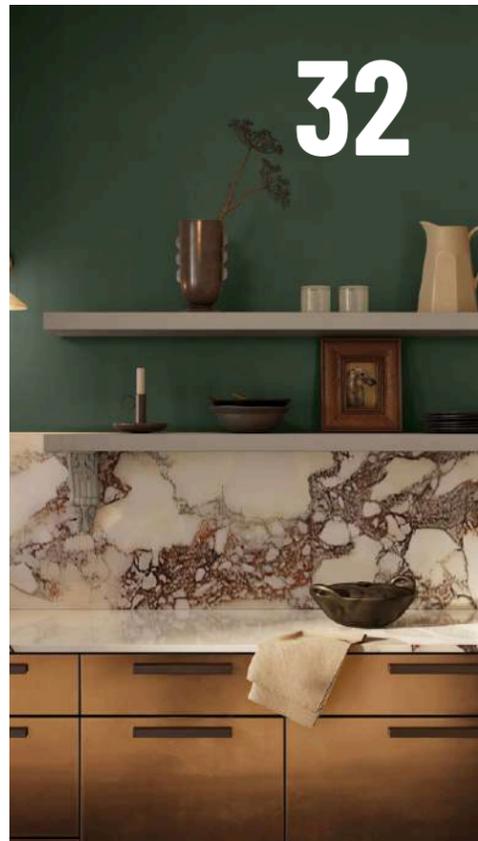
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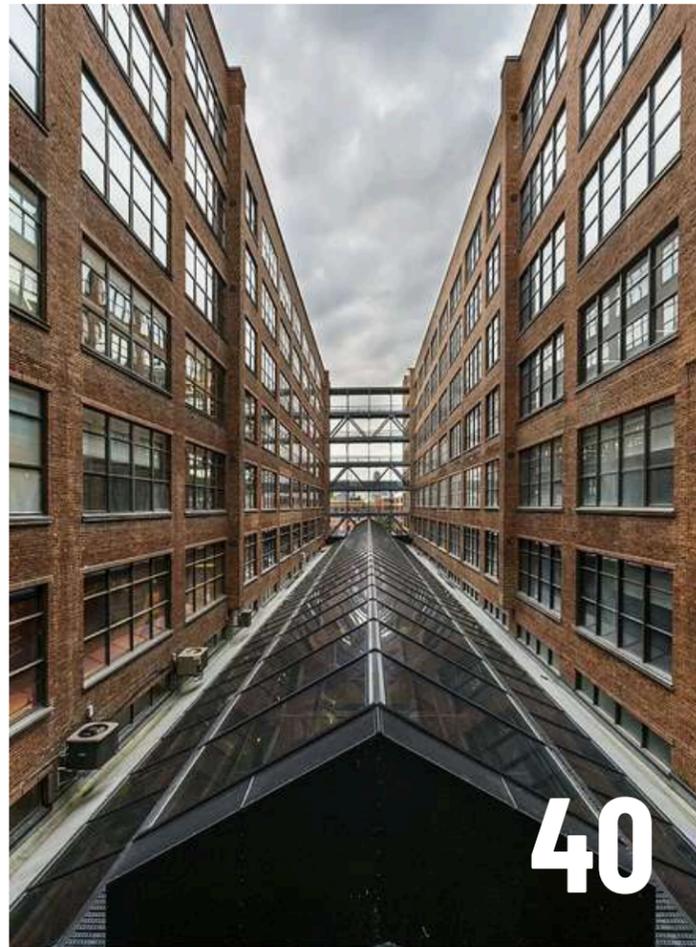
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## ON THE COVER

Making worksites safer and more productive with innovative, people-centric technology. Story, page 72.



## BMO Field unveils latest upgrades ahead of FIFA World Cup 2026

**Construction for 17K seats to begin in December**

The upgrades are meant to meet FIFA requirements in time for the 2026 games, where Toronto is set to host 6 at BMO Field, which will be renamed to Toronto Stadium during the games. As part of the upgrades, four new 50 x 30 video boards have been attached to the stadium's corner columns which includes improved resolutions across more than 50 million LED pixels. In addition to the new scoreboards, the field also built a new 80-person capacity New Centre Field Lounge to fulfill FIFA hospitality requirements.

## Ontario and United Kingdom Sign Groundbreaking Clean Energy Partnership

**Agreement will leverage the province's nuclear advantage to support fusion energy innovation.**

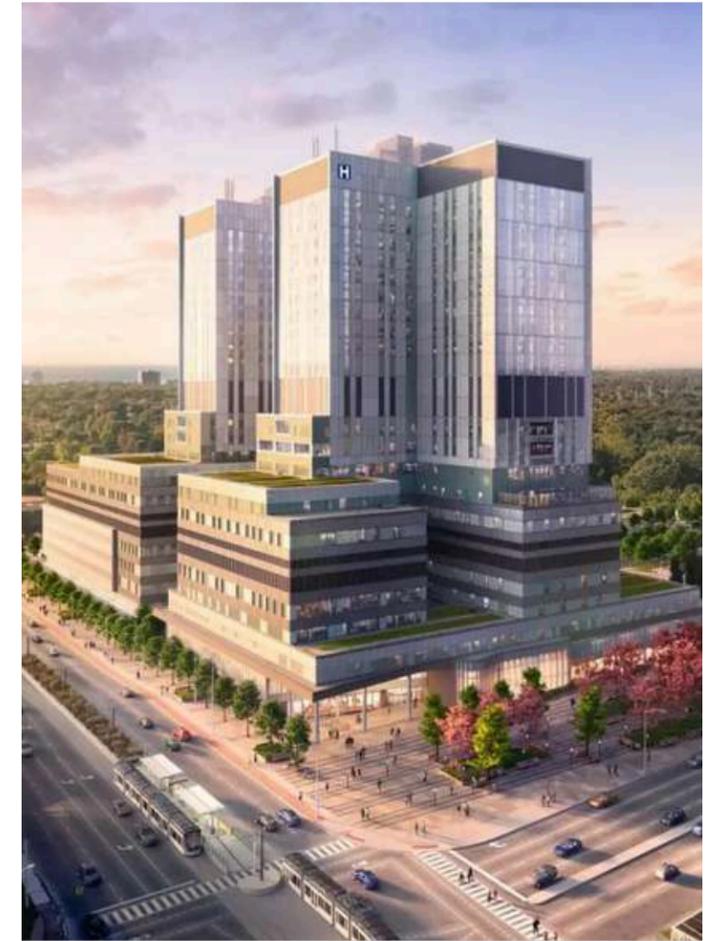
Under the agreement, OPG will work toward providing a secure and reliable supply of tritium to fuel the UKAEA's cutting-edge fusion research and facilities, solidifying Ontario's position as an international leader in the nuclear energy sector. The MOU will also support local fusion energy development projects in Ontario and Canada, creating opportunities for industries to participate and benefit from new fusion energy projects.



## Ontario Breaks Ground on Peter Gilgan Mississauga Hospital

**New state-of-the-art facility will feature largest teaching hospital in Canada**

The Ontario government is marking the groundbreaking of Trillium Health Partners' new Peter Gilgan Mississauga Hospital. Ontario is investing more than \$14 billion to build the new 2.8-million-square-foot Peter Gilgan Mississauga Hospital, tripling the size of the existing Mississauga Hospital to help provide health care to an estimated 2.2 million people. The new hospital will become the largest teaching hospital in Canada, will create one of the biggest emergency departments in the province and will include the Shah Family Hospital for Women and Children.



## Ontario Investing \$10 Million in Forest Sector Innovation

The Ontario government is investing \$10 million through the Forest Sector Investment and Innovation Program to help Daiken North America upgrade its laminated board production line at its manufacturing facility in Huntsville. This investment will help the company bring a wood panel product to market, create jobs and boost productivity. The government is making investments to help forest sector businesses adapt, compete and grow to stay resilient in the face of U.S. tariffs. Daiken's \$70 million project will equip them to manufacture a new type of wood panel used in flooring, recreational vehicles and modular housing, while supporting 128 existing jobs and creating 10 new jobs.

## Steel Hooks, Wooden Spans: The Hybrid Tech Unlocking Mass Timber's Future

Mass timber is emerging as a sustainable alternative to concrete and steel, though its design potential is limited by performance constraints.



Floor plates often require additional plies or deeper sections to control deflection and vibration over longer spans, which drives up material use and limits ceiling heights. Fire design introduces further complexity, as meeting rating requirements can mean adding extra layers and weight while carefully managing heat transfer through the wood's thickness.

That's why WZMH Architects and its R&D lab sparkbird are working with NUCAP to bring GRIPMetal — a technology first developed for automotive brake pads — into architecture and construction. GRIPMetal is a thin steel sheet covered in microscopic hooks that mechanically lock timber layers together, in CLT, NLT, or hybrid CLVT assemblies. The result: longer spans at the same depth, or fewer plies for the same span — with more consistent structural performance across all timber configurations. Stronger, lighter assemblies: Load and stiffness up by as much as 250% in plywood tests, with CLT spans boosted by 125%+.

## Ontario is investing \$75 million to train students for construction jobs

Investment will train thousands of students in skilled trades and urban planning to build a strong workforce in the face of U.S. tariffs



This investment will fund up to 7,500 seats at colleges and Indigenous Institutes for programs such as welding, carpentry and renovation. The funding will support 300 new seats for graduate students at universities across the province by 2028. To meet this demand and protect Ontario workers in the face of U.S. tariffs, the government continues to make strategic investments in education and training opportunities to support key sectors and launch rewarding careers in the skilled trades and other in-demand sectors.

There are 240 construction-related techniques and technician programs offered at Ontario postsecondary institutions.

## Procore Announces Appointment of Ajei Gopal as Chief Executive Officer

Transformative Technology Leader to Drive Procore's Next Chapter of Growth and Innovation

Gopal has over 35 years of proven experience leading global technology companies at scale, most recently serving as the President and CEO of Ansys, Inc. from 2017 to 2025. Under Gopal's leadership, Ansys more than tripled its revenue, nearly quadrupled its market value, and became the global leader in engineering simulation—joining the ranks of the S&P 500 and NASDAQ 100, and earning international recognition as a top employer.

## VRCA Honours Industry's Best at 2025 Annual Awards of Excellence Gala

Event for B.C.'s \$29 billion construction industry, uniting leaders and stakeholders to celebrate the sector's growth and impact.

In its 36th year, the VRCA Awards of Excellence spotlights the exceptional work of the Association's member companies. In this year's competition, 96 nominations were received, representing 75 unique projects and representing nearly \$5 billion in construction value. The projects were assessed by a panel of industry experts against pre-set criteria that included project management, financial performance, team collaboration, safety practices, as well as inclusion of minority groups.

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## Diamond Schmitt leads planning and design of first phase of new Windsor Hospital

Fancy Family Hospital, the new Windsor and Essex county's acute care hospital project, marks a major step forward in the transformation of health care in the region. Windsor Regional Hospital has selected Diamond Schmitt to lead the planning and design of the first phase, with EllisDon named as the project's construction manager.

Located adjacent to the main hospital, the 125,000 square foot education and administration centre will offer easy access for support teams and visitors, while also creating a distinct environment for learning, development, and cross-disciplinary engagement. The elements will be designed to integrate seamlessly with the main hospital build, ensuring a cohesive and efficient build-out of the hospital campus.

The facility will include an auditorium, simulation training centre, classrooms and office space for support staff; a multi-level parking garage that will connect into the new hospital; and essential site infrastructure to support future phases. Diamond Schmitt has been working closely with hospital staff and key users to design a space that supports collaboration and innovation.

"This announcement is another exciting and tangible step toward delivering the new state-of-the-art hospital our community has been waiting for," said Karen Riddell, Acting President and CEO and Chief Nursing Executive of Windsor Regional Hospital. "... This early work will set the stage for the full build and bring us closer to a facility that will meet the needs of our patients, families, and staff for decades to come."

## Ontario Breaks Ground on Woodbine GO Station

**Station will support two-way, all-day GO service along the Kitchener Line**

The Ontario government is starting construction at Woodbine GO Station, marking a significant milestone in the province’s plan to provide two-way, all-day service across core segments of the GO Transit network. As part of its agreement with the provincial government, Woodbine Entertainment Group is also providing up to \$170 million to support the construction of the new station. Once complete, Woodbine GO Station, located on the Kitchener Line,

will be one of the busiest stations across the GO network, allowing for increased capacity and future expansion improvements on the Kitchener Line. The new Woodbine GO Station will replace the nearby Etobicoke North GO Station, which lacks the capacity to accommodate future growth along the line. The new station will provide increased capacity and feature new rail platforms, accessible facilities, pedestrian bridges, dedicated parking, a passenger pick-up and drop-off area, a bus loop and a passenger waiting area for seamless transfers. In addition to Woodbine Racetrack, the station will create new links between the Union Pearson Express, Kitchener GO train and Pearson International Airport, as well as local bus services including the TTC, MiWay, York Regional Transit and Brampton Transit.



Artist's rendering - Station name and design subject to change

# CATERPILLAR 140LVR MOTOR GRADER

**The new model, which features the hallmarks of efficiency, productivity and operator comfort, will launch in early 2026**

Caterpillar is announcing its new Cat 140 LVR Motor Grader, upgrading it to the next generation platform. The new model, which features the hallmarks of efficiency, productivity and operator comfort, will launch in early 2026. Safety and efficiency rely on good visibility, so the Cat 140 Motor Grader features the successful cab design from the 120 next gen models. Larger windows provide better visibility out of the cab, ensuring better all-round views, including moldboard and tires, while an as-standard rearview camera augments direct lines of sight. The camera feed is integrated into the 10-inch touchscreen, which also provides operator access to other next generation functions such as Cat Grade. A new seat takes advantage of the next gen cab’s foot space and hip room, offering a variety of adjustments to improve operator comfort and help reduce fatigue. The cab features revised seatbelt and safety harness options.



The new Cat 140 continues its proven design and reliability to help with low operating costs, coupled with favorable fuel efficiency. The 140 features banked and centralized access checkpoints that can help make daily maintenance a breeze rather than a bind. [www.toromontcat.com](http://www.toromontcat.com)



## City of Regina breaks ground for Indoor Aquatics Facility

The IAF, located at the Sportplex at 1717 Elphinstone Street, will replace the Lawson Aquatic Centre's aging infrastructure and will feature enhanced amenities including two 50m pools designed to host national competitions, leisure amenities such as a wave pool and waterslides, dryland training spaces, community spaces and an outdoor play structure and spray pad.

The IAF has a budget of \$285.1 million, with an additional \$28.5 million budget for the geothermal heating facility, bringing the total project budget to \$313.6 million. This project is jointly funded by the federal, provincial and municipal governments,

with \$51.2 million from the federal government, \$42.7 million from the provincial government and \$219.7 million from the City of Regina. Set to open in 2029, the IAF will greatly enhance the City's ability to host competitive events, expand recreational amenities for the local community and increase tourism. This project represents a significant investment in public infrastructure, highlighting the City's dedication to improving public facilities, supporting vibrant communities, as well as the City's commitment to becoming a renewable, net-zero community by 2050.

## Most municipalities fail to meet their housing targets.

**Most municipalities in the Greater Golden Horseshoe, including the City of Toronto, have been given a failing grade in a comprehensive new report**

Conducted by the University of Ottawa's Missing Middle Initiative for the Residential Construction Council of Ontario (RESCON). Disturbingly, of the 34 municipalities that were graded, 22 received an F, another five received a D, and the other seven municipalities received a C or higher. Brantford had an A-plus and Milton an A. Municipalities were graded in five categories related to housing starts and sales.

In the first six months of this year, housing starts were down an average of 40 per cent in the 34 municipalities. Condo apartment starts over the first six months were down 54 per cent relative to 2021-24 while purpose-built rental starts were up eight per cent. Starts for everything other than apartments were down 42 per cent, showing the weakness is not just confined to condos. In the City of Toronto, starts in the first six months of 2025 were down 58 per cent and sales declined 91 per cent compared to the same period between 2021-24.

## Promise Robotics collaborates with Mattamy Homes to expand prefabricated homebuilding.

**This partnership is a milestone for Promise Robotics as it expands its technology and collaborations in North America.**

Promise Robotics' technology will support Mattamy Homes in delivering single-family, semi-detached and multi-family residences across two master-planned communities in Alberta, Canada. By integrating Promise Robotics' AI and robotics-powered automation technology with Mattamy's Alberta operations, the partnership will help establish new milestones in industrialized home delivery with greater capital efficiency. The commercial partnership will showcase how advanced technology can enhance scalable, high-quality construction amid ongoing housing and labour shortages.

Promise Robotics' Factory-as-a-Service™ platform gives builders like Mattamy Homes' Alberta Division the ability to adopt "push-button" home manufacturing for faster build times, greater efficiency and reduced costs.



# Industrial real estate shifts focus in U.S. and Canada

SOURCE: RSM

## Precision, not square footage, will define industrial real estate

Industrial real estate is undergoing a significant shift driven by cooling tenant demand, tariff pressures and evolving supply chain strategies. The focus is moving from sheer square footage to precision in functionality and resilience, reflecting broader economic and technological changes.

### Inventory overhangs and the slow path to recovery

U.S. firms pulled economic activity forward into the first half of 2025, restraining inflation growth. However, inventory overhangs remain well above non recessionary averages, suggesting businesses are holding excess supply.

Stockpiles of durable goods—particularly machinery, metals and automobiles—remain elevated, pointing to an expected manufacturing slowdown as weak housing and auto demand collide with rising tariff risk. As inventories are gradually worked down, inflationary pressures are likely to build in the second half of the year. With limited upside from tariffs and retailer caution, restocking and import activity should remain subdued.

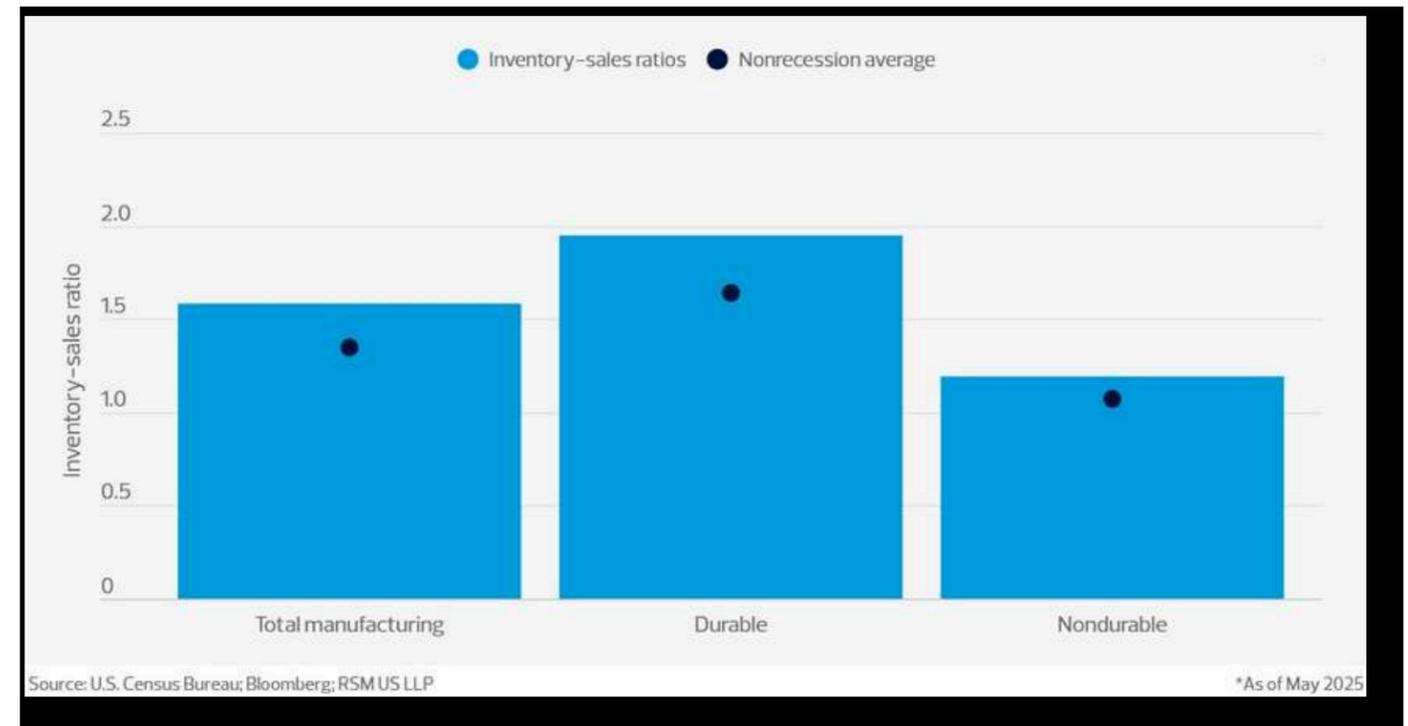
Trucking is already feeling the strain of the uncertainty in its restocking decisions and slow imports. Loaded truck crossings into the U.S. fell 13% from Canada and 6% from Mexico in April 2025, per the U.S. Department of Transportation. Canada is being hit harder than Mexico because it supplies a far greater share of U.S. steel and



**Nicole Lechter**  
Real Estate Senior Analyst

and aluminum imports—products directly targeted by tariffs—magnifying the trade shock north of the U.S. border. Small and midsize haulers are especially vulnerable to this shock.

Manufacturing inventory-sales ratios\*

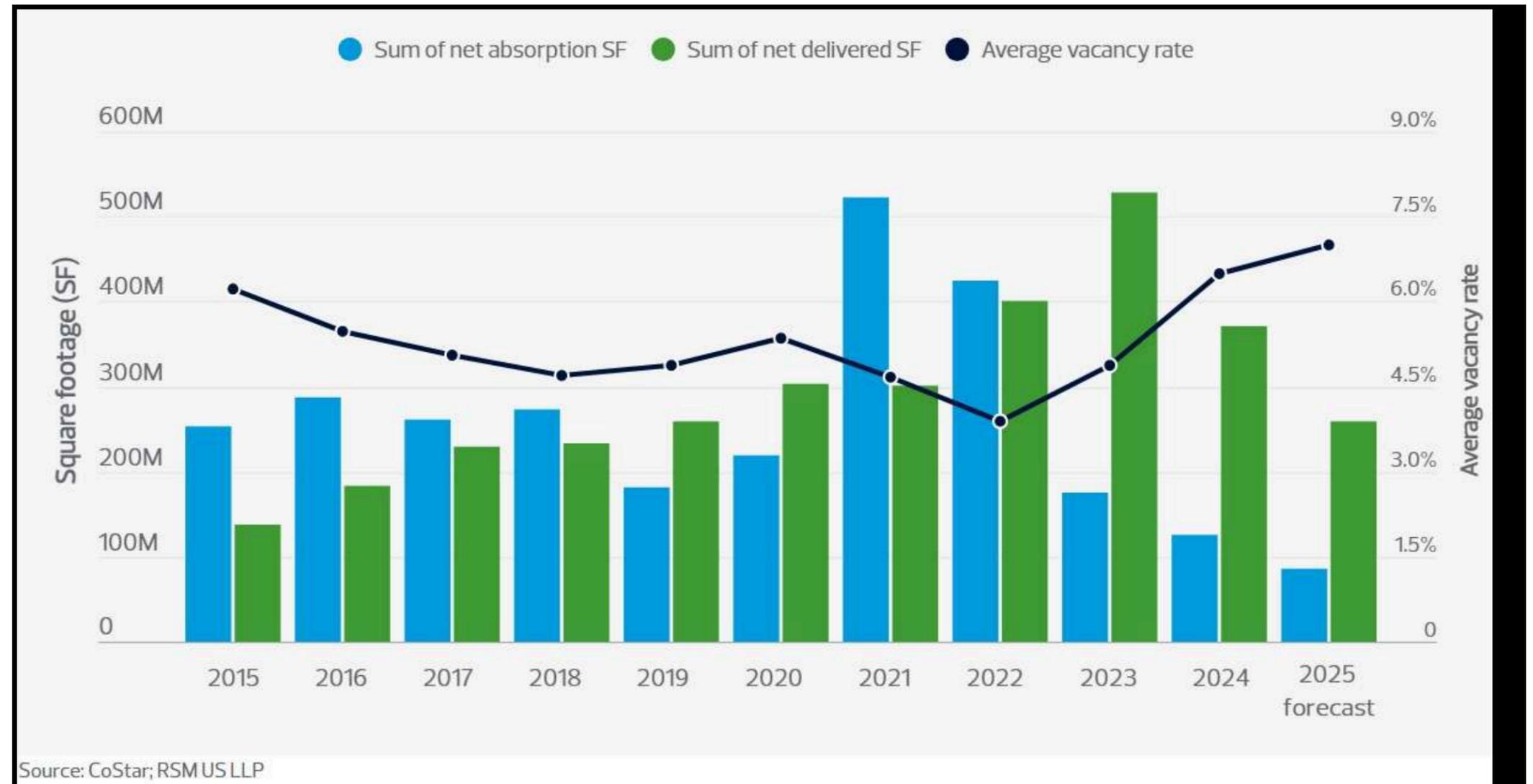


**Refinancing risk and shifting capital strategies**

Commercial real estate loan quality is deteriorating just as the industry confronts a historic refinancing wall. Past-due and nonaccrual rates for CRE are at their highest since 2014, with large banks reporting a 4.65% rate on non-owner-occupied loans—nearly eight times above prepandemic norms, per the U.S. Federal Deposit Insurance Corp. At the same time, \$1.8 trillion in loans are maturing by 2026, according to NAIOP, the Commercial Real Estate Development Association. Much of it is predicated on vintage 2020 debt priced at exceptionally low interest rates. With returns under pressure and traditional refinancing routes strained, firms are turning to asset sales, restructurings and, increasingly, private equity and credit to fill the gap.

**Vacancy, construction slowdown and market recalibration**

The third-party logistics boom of 2021–22, fueled by e-commerce and strong imports, collapsed by late 2023. Dozens of logistics firms went under, and excess warehouse space flooded the market. National industrial vacancy reached a decade high of 7.5% in Q2 2025 as industrial deliveries continue to outpace absorption, meaning new industrial buildings are completed faster than tenants lease space.



Industrial deliveries continue to outpace absorption, increasing vacancy

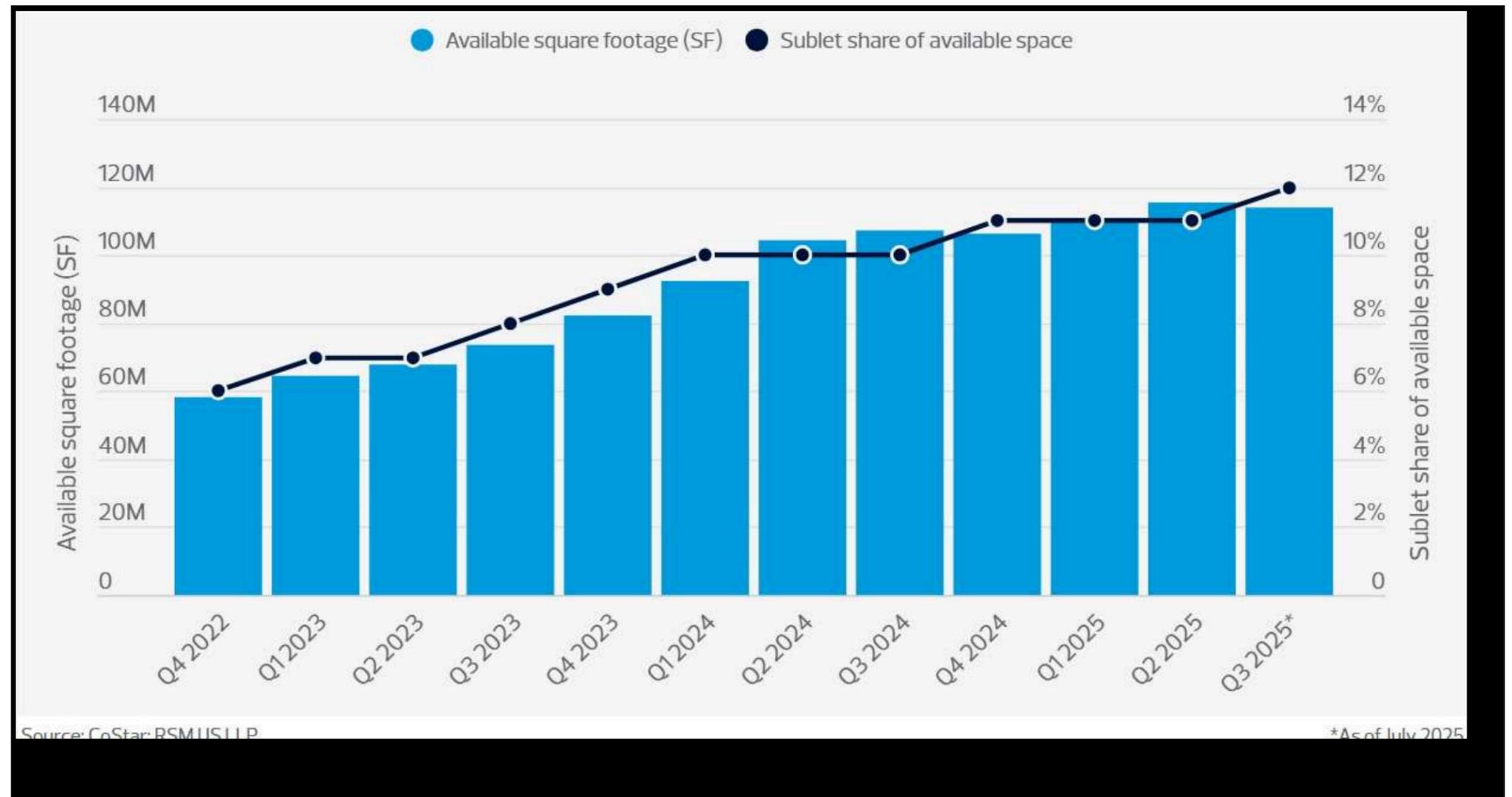


More space is being vacated than leased, resulting in negative net absorption. This can be attributed to big-box retailer bankruptcies and logistics companies like UPS and FedEx reducing space due to normalized package demand, downsizing and increased automation. This has led to sellers offering large vacant warehouses at steep discounts, softening rents with only a 0.8% increase year over year in early 2025, according to the commercial real estate information company CoStar.

Rising tariffs on steel, aluminum and other core construction materials are raising local input costs, while tight labor markets and macroeconomic uncertainty are freezing new starts. With just 52.6 million starts in Q2 2025, construction activity hit its slowest pace since Q1 2015—well below the quarterly average of 87.6 million, per CoStar. The market is shifting focus from new builds to targeted redevelopments and adaptive reuse. Global companies are consolidating U.S. operations to reduce cross-border exposure, increasing sublease availability in Canada as these companies vacate or downsize space amid tapering demand. Some recently completed buildings in Canada are back on the market.

More Information  
[READ](#)

## The market is shifting focus from new builds to targeted redevelopments and adaptive reuse. Global companies are consolidating U.S. operations to reduce cross-border exposure, increasing sublease availability in Canada.





# 2026 Canadian Paint Forecast: Green Pastures Ahead

DULUX® PAINTS Names Pine Forest as 2026 Canadian Colour of the Year.

Canadians may have a patriotic fondness for the country's official colour red, but when it comes to indoor living spaces, green will be getting their love in 2026. Think of nature-infused deep green, reminiscent of our country's vast and lush forests.

That's the message of leading Canadian paint brand Dulux paints in unveiling Pine Forest (DLX1134-7) as its 2026 Canadian Colour of the Year. This marks the first time the brand has identified a distinct Canadian – rather than global – forecast for the year's most popular colour. "Canadian patriotism is at an all-time high, so we thought it only fitting as a Proudly Canadian brand to

identify a colour of the year that best reflects Canadian sentiments and directions," said Mitsu Dhawan, Marketing Director for Dulux. To select the most popular trending colour, Dulux paints brought together Canadian design, decor and colour experts from across the country for a full-day workshop to represent Canadian perspectives from coast to coast to coast. The group built on international colour and design trend forecasts, identifying green as the most emerging shade reflective of Canadians' tastes, usage and affiliation with pride.



“With about 40% of Canada’s geography covered in forests, green shades are truly representative of our country and are on the cusp of becoming a sustainable and enduring trend in home decor.”

Mitsu Dhawan, Marketing Director for Dulux

“Pine Forest is a grounding, serene evergreen tone, rooted in the resilient spirit of the forest, and emanating a sense of optimism, strength and renewal,” Dhawan said. “With about 40% of Canada’s geography covered in forests, green shades are truly representative of our country and are on the cusp of becoming a sustainable and enduring trend in home decor.”

A versatile neutral, Pine Forest works well in any room and with a range of colours and textures. To incorporate the new green into your home, Dhawan offers these tips:

Paint an accent wall with deep green as a rich backdrop for calming, warm mid-tones like soft gold (such as Dulux’s Welcome Home DLX1092-5), rose (such as Dulux’s Just Gorgeous DLX1047-3) or sand (such as Dulux’s Blank Canvas DLX1085-1), infusing the space with a classic yet cozy feel.

Create a moody, earthy aesthetic by pairing the new green with all-Canadian red hues like terracotta (such as Dulux’s Chili Pepper DLX1057-5) or rust (such as Dulux’s Sweet Spiceberry DLX1059-7), and decorating with natural wood tones.

For a modern take on a nature-inspired green colour scheme, add elements of black – whether in furniture, accent pieces, frames or lighting fixtures – to add style and sophistication.

Paint small spaces such as a powder room or guestroom with dark green to create strong visual impact that feels cozy and inviting and gives the illusion that the room is larger than it is.

Take a green colour scheme up a notch by adding interest, dimension and texture with accents that ooze the feel of nature, such as traditional or white bronze, hammered metal, glazed ceramic, and brick tile accents.

# Revitalizing Cabbagetown: 440 rental homes and a revitalized community hub

Transformational redevelopment proposed for iconic Saint Luke’s building at Sherbourne and Carlton.

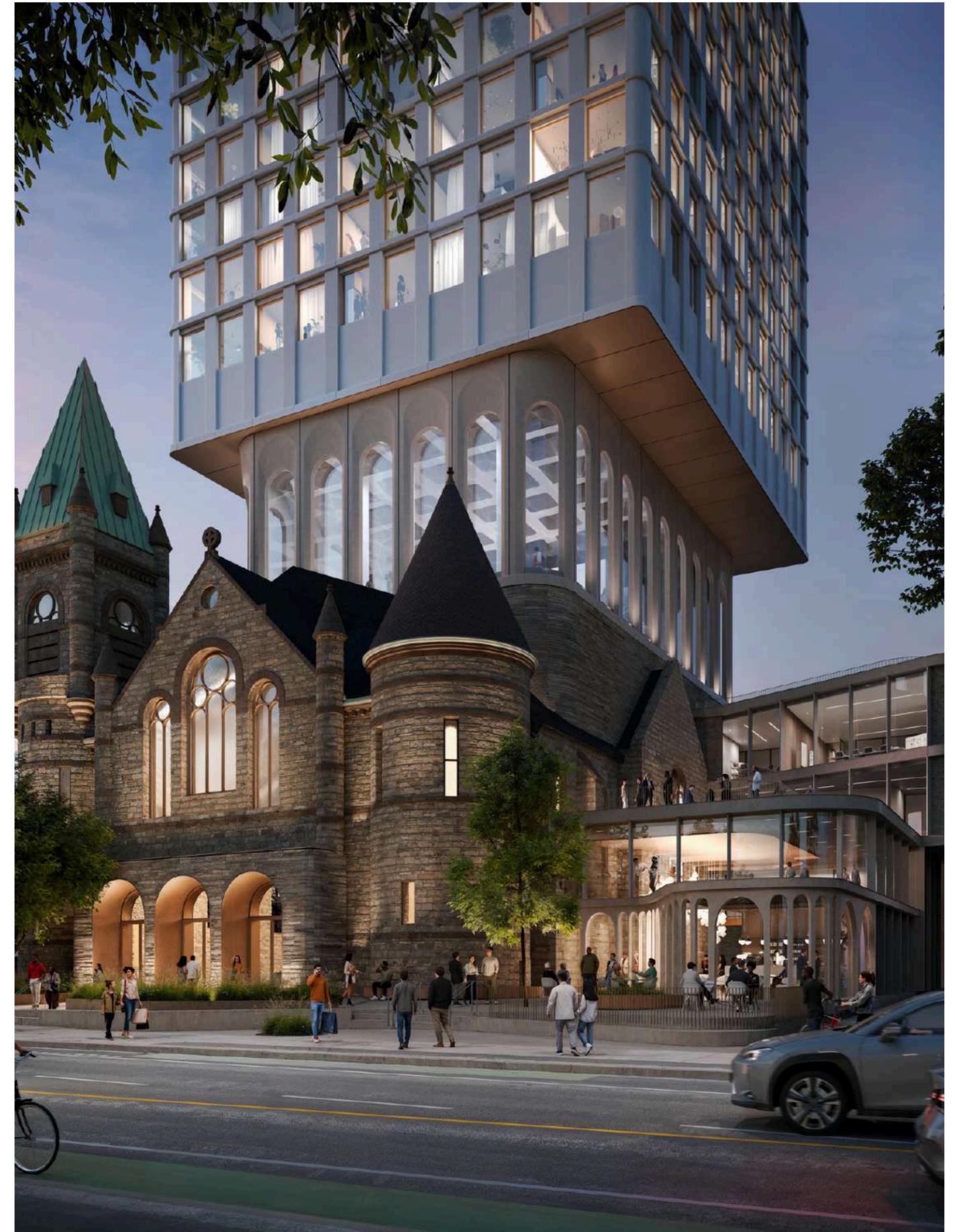
Source: KINDRED WORKS

**K** expands its selection of innovative storage solutions with a comprehensive range of new open storage systems. Designed to redevelop the iconic Saint Luke’s building into a vibrant, modern residential hub. Located at the intersection of Sherbourne and Carlton in Cabbagetown, the project will introduce 440 new rental units, 1,453 square feet of flexible community space, a community living hall, and a new community center. The project is designed by architects, planners, and interior designers. Homeowners are seeking flexible, visually appealing solutions that prioritize accessibility and sustainability. The project will retain and revitalize the historic 1887 Romanesque Revival schoolhouse, preserving the site’s



**DAVID CONSTABLE**  
PARTNER AT KINDRED WORKS

heritage while building upwards in a transit- and cycling-friendly location. This redevelopment aims to honour Saint Luke’s legacy, add much-needed housing, and support the community with sustainable design.





By removing the narthex addition, the original building wall is revealed, creating a barrier-free entrance and re-establishing a publicly accessible square along Sherbourne. This reimagined forecourt will bring new vibrancy to the street and create opportunities for community connection, gathering and public life. A proposed social-purpose café and a second-floor terrace overlooking the forecourt and Allan Gardens, will further animate the site.

“We’re proud to be leading this transformational project that reimagines Saint Luke’s as a vibrant and sustainable mixed-use site,” says David Constable, the founding partner at Kindred Works. “This is an incredible opportunity to preserve a place with deep roots in Toronto’s history, while bringing necessary housing to the city core. This building incorporates beautiful homes along with thoughtful shared spaces that will ensure the community has a vibrant heart for generations to come.”

The proposal has been developed with acclaimed Toronto design firms, with KPMB Architects leading the design of the new building, and ERA Architects serving as the heritage architects on the project.



# Go Warm or Cool, Not Both: A Color Theorist's Simple Colour Rule For A Restful Home

A leading platform for booking trusted home movers collaborated with a color theory expert to share effective methods for enhancing depth and balance in homes.

Source: Source and images provided by WISE MOVE & Donna Cameron

Searches for 'Dopamine decor' have risen by +320% in the past year (according to Glimpse\*), indicating a newfound interest in decorating our personal space with pieces that bring happiness, comfort, and pleasure. To help people design cheerful and personalized homes, Wise Move, a leading marketplace for booking trusted home movers, spoke with colour theory expert Donna Cameron to share practical

tips on how to use colours and textures to transform the home. Donna Cameron on the comeback of the 'dopamine decor' trend, "Being able to change or switch up our immediate environment is empowering, and the dopamine decor trend does exactly that. We want to come home and see beautiful things that make us feel good. Instead of getting trapped in the stark black and white trends, or the sage green or

millennial greys, we are now looking for things that are more comforting and nurturing.”

## Sticking to a colour palette with the same temperature

Whatever shades you go with, whether it’s a mix of blues, greens, or purples, focus on one temperature – either cool or warm,” says Donna. “Mixing temperatures too much can make them clash, resulting in your space feeling less restful.”

On the contrary, Donna acknowledges that some people love clashing colors intentionally. “Mixing temperatures on purpose is a trend in itself. But, it’s higher risk if you’re looking to invest in something more timeless.”

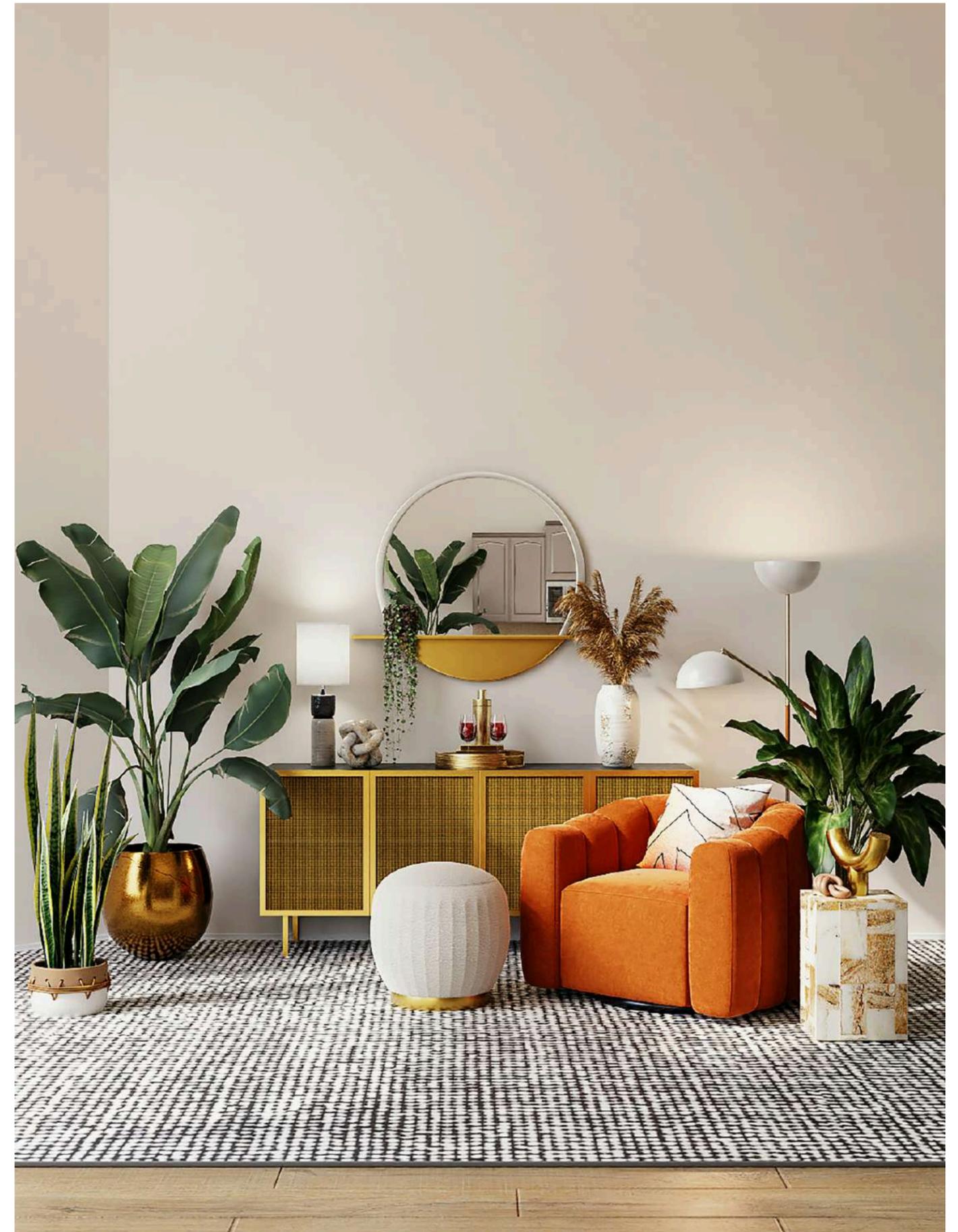
## Choose colours that blend harmoniously together

More important than the individual colors you choose is the way that they’re combined. Colours that blend harmoniously together will produce a more restful environment.

“When colours clash or compete for your attention, it’s hard to feel settled or know where to fix your eyes, which only makes it difficult for your mind to relax,” says Donna.



**Donna Cameron**  
Colour Style Specialist



## For the kitchen, use warm shades such as cream, olive, fresh greens, and orange

The kitchen is the heart and soul of a home. A classic white kitchen is timeless and lends itself well as a perfect neutral base, allowing you to introduce bolder colours and accents that reflect your style and personal taste.

“Incorporate warm shades like creams, olive, fresh greens, and citrusy tones such as orange. These pair particularly well if you have warm timber textures in your kitchen, making the space feel welcoming and inviting, perfect for open and social spaces like the kitchen,” explains Donna.

## Use yellow for decorating offices or creative spaces for mental stimulation

In the past month, Wise Move has identified standout shades like ‘pastel yellow’ (18.1K searches), ‘mustard yellow (9.9K), and ‘gold paint’ (6.6K), all gaining traction globally\*\*.

“Yellow is great for mental stimulation, making it an ideal color for painting or decorating an office or creative spaces,” she says. However, Cameron also warns that shades like yellow may not be the best fit for a bedroom where a calming environment is preferred.

Choosing the right shade matters just as much as the color itself. “Opt for the tones that make you feel comfortable. For example, a rich mustard yellow may put you at ease than a bright lemon yellow,” Donna adds.

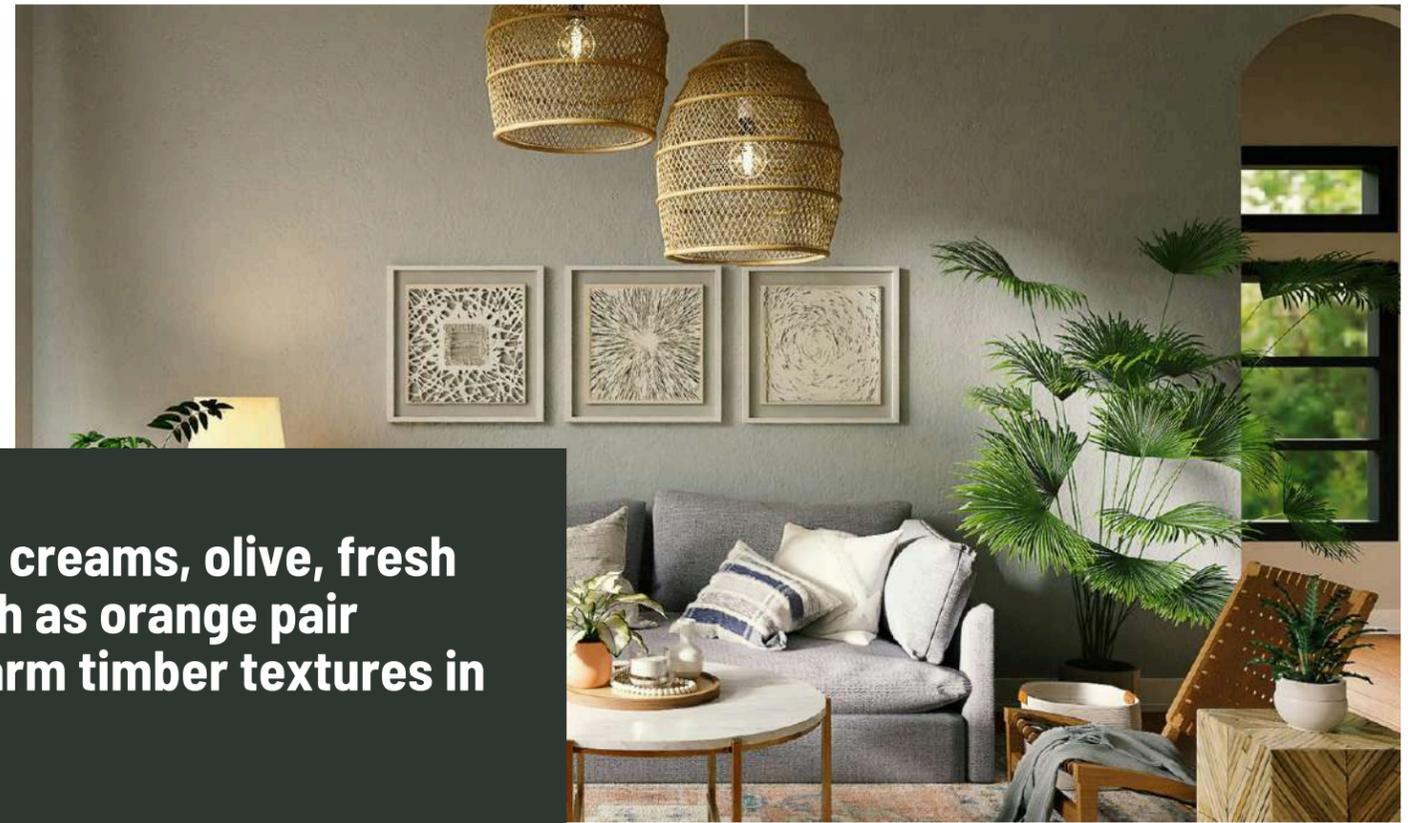
**“Incorporate warm shades like creams, olive, fresh greens, and citrusy tones such as orange pair particularly well if you have warm timber textures in your kitchen.”**

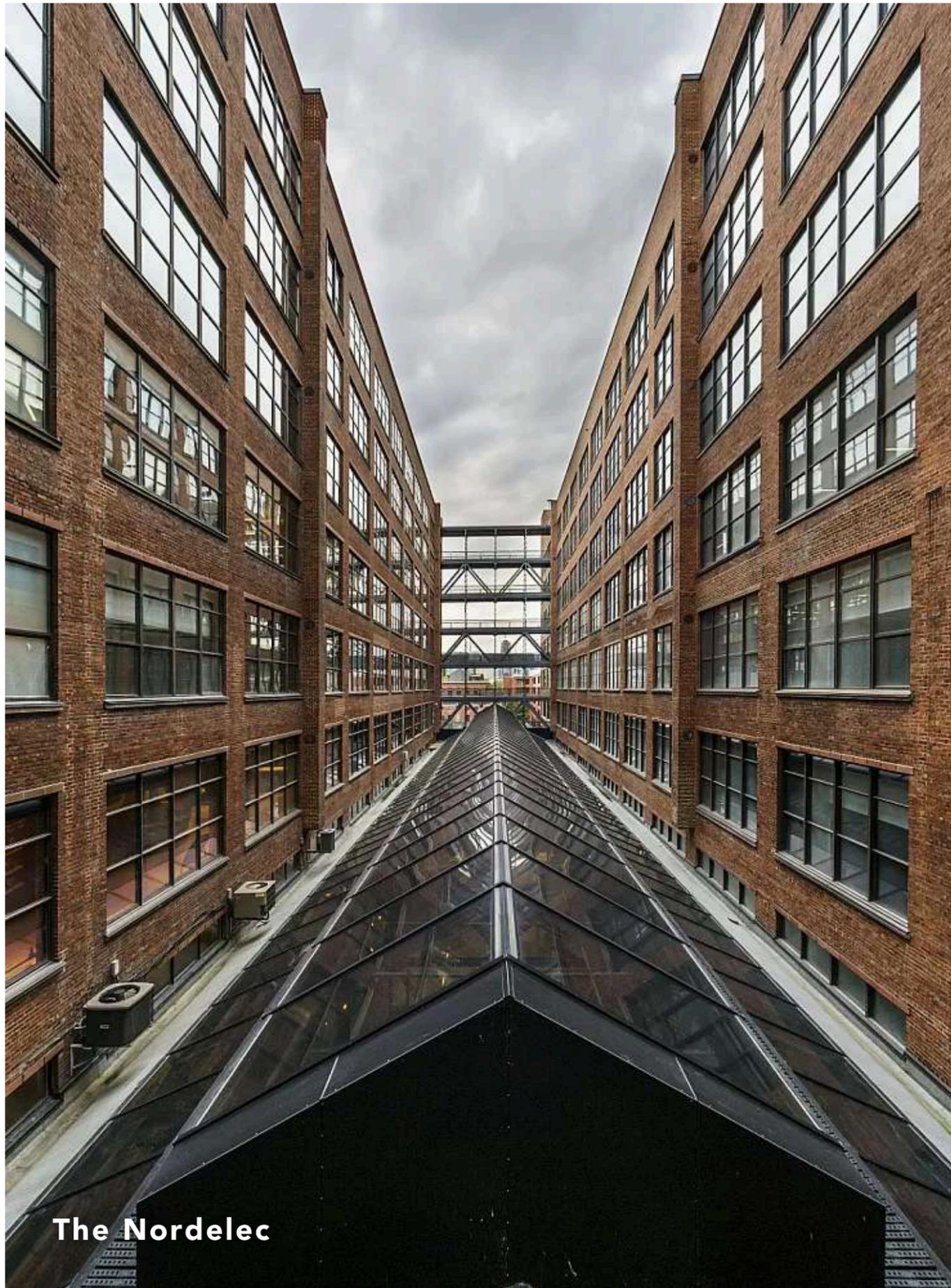
DONNA CAMERON

## Soft and cool shades like blue and purple can be effective for the bedroom

How you decorate your bedroom depends on how you use the space. “If your bedroom is primarily for winding down and sleeping, using softer or cooler colors like blue and purple can be effective as they support restfulness,” says Donna.

“But that only works if you genuinely like these colors; otherwise, it's not going to do that.” Donna clarifies that personal preferences are key in determining how you feel in a space.





# Shaping our Communities

How JCB Construction Canada Delivers Effective Building Solutions

IMAGES BY JCB CONSTRUCTION CANADA

**J**CB Construction Canada is versatile and experienced in providing a diverse range of services in various sectors in Montreal and Toronto. The company's work has varied in scale, complexity, and value, but their standard of quality and customer service has always stayed the same. President Alexandre-Stéphane Boucher takes a deep dive into the company's core beliefs and principles that guide their planning, execution, and final realization of each project.

**Build Canada: What are the guiding principles at JCB Construction Canada that impact and drive the performance of your projects?**

**Alexandre-Stéphane Boucher:** At JCB, we don't speak of values but of convictions—because convictions drive action. Ours are simple: do better, make a difference, and be part of the solution. Doing better means constantly optimizing our practices and embracing innovation. Making a difference reflects our commitment to creating a positive impact on our people, partners, projects, and communities.



The Nordelec



Alexandre-Stéphane Boucher  
President and CEO

**“Our high-performance culture begins with people. By combining accountability with recognition, we create a culture where individuals thrive, teams excel, and projects consistently deliver quality and efficiency.”**

**Alexandre-Stéphane Boucher on what makes JCB Construction Canada different.**

**BC: An efficient team is crucial for delivering successful projects. How does the JCB team cultivate and strengthen a company culture that embodies a high-performance environment?**

**ASB:** For over 40 years, JCB has focused not only on building infrastructures but also on building lasting relationships. Our high-performance culture begins with people. We invest in attracting, developing, and retaining top talent while fostering an environment where initiative and expertise are encouraged. Open communication and

collaboration ensure that everyone feels empowered to contribute solutions. Through our internal academy, we offer training, mentorship, and career development that strengthen both technical and leadership skills. We also prioritize employee well-being, knowing balance fuels long-term performance. By combining accountability with recognition, we create a culture where individuals thrive, teams excel, and projects consistently deliver quality and efficiency.

**BC: JCBs’ services are divided into three main delivery methods that meet project expectations. In your opinion, what is the best approach or execution strategy that impacts the level of success of your projects, and why?**

**ASB:** While JCB excels in fixed-price and design-build methods, our greatest impact often comes from the construction management approach. This strategy allows us to engage early with clients, architects, and engineers, creating a collaborative framework where risks are

identified and mitigated proactively. By fostering open communication from the outset, we align project goals with realistic budgets and timelines, minimizing surprises along the way. Construction management also enables us to leverage value engineering, innovative materials, and sustainable practices tailored to each client’s priorities. Beyond efficiency, this approach nurtures trust—an essential factor in high-stakes projects. Success, in our view, is not only measured in structures delivered but in relationships strengthened.

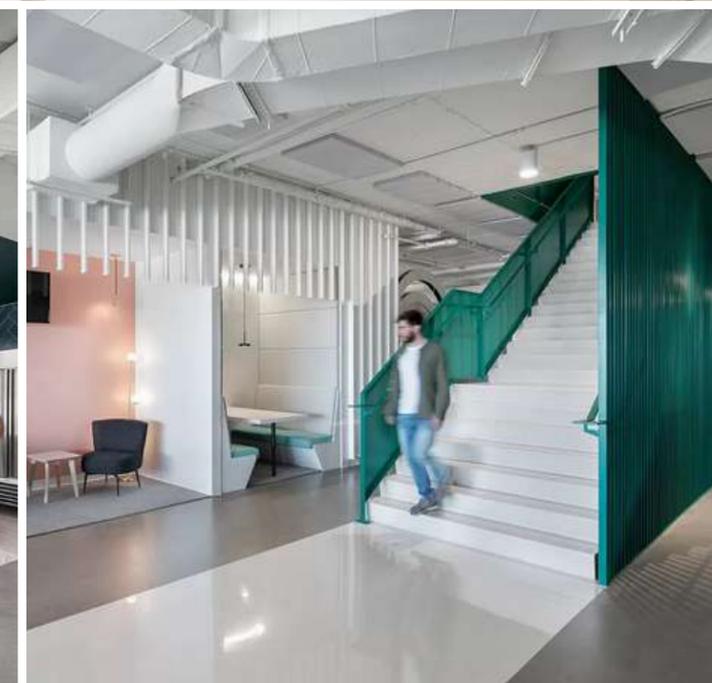
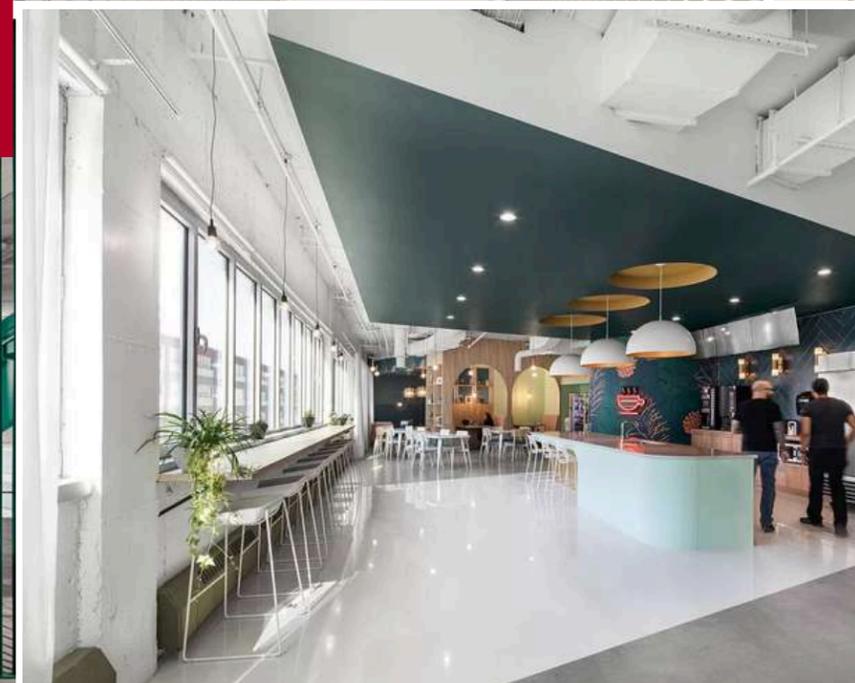
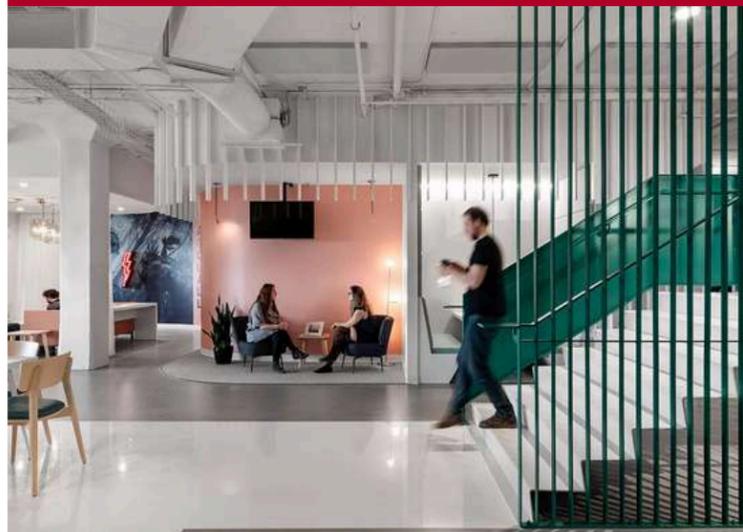
**BC: JCB has completed more than 30 LEED and Carbon Neutral certified projects. What innovative products or practices does JCB stand by that reduce your ecological footprint, while enhancing energy efficiency?**

**ASB:** Sustainability is woven into everything we do—from our offices to our worksites. Guided by our Environmental Committee, we extend eco-responsibility across internal operations, construction sites, and projects. JCB implements practices such as life-cycle cost analysis, high-performance building envelopes, and comprehensive materials recovery—reusing quality materials, recycling others, and repurposing salvageable items for charitable organizations. We also partner with suppliers to source low-carbon materials, certified wood, low-emissions machinery, and advanced energy systems.

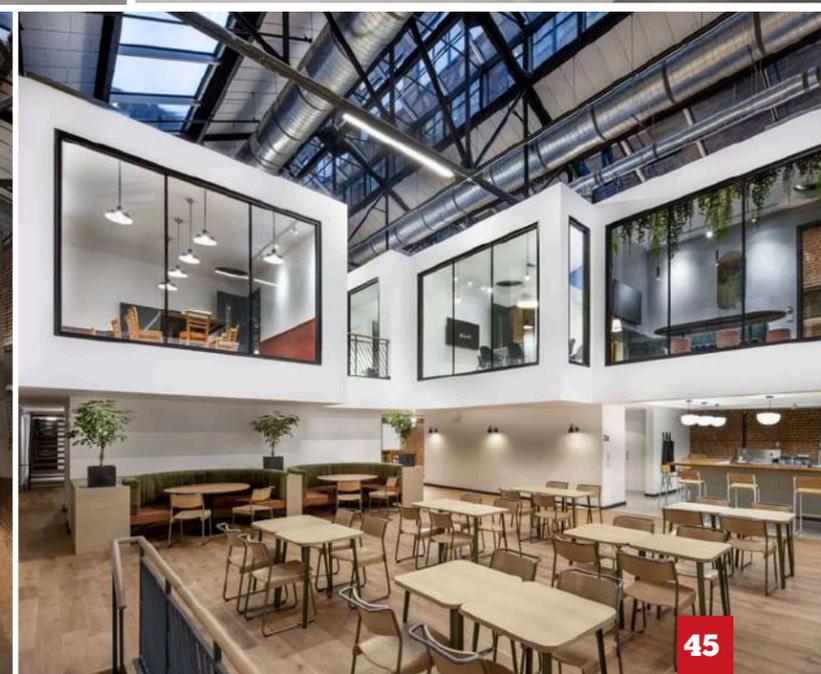
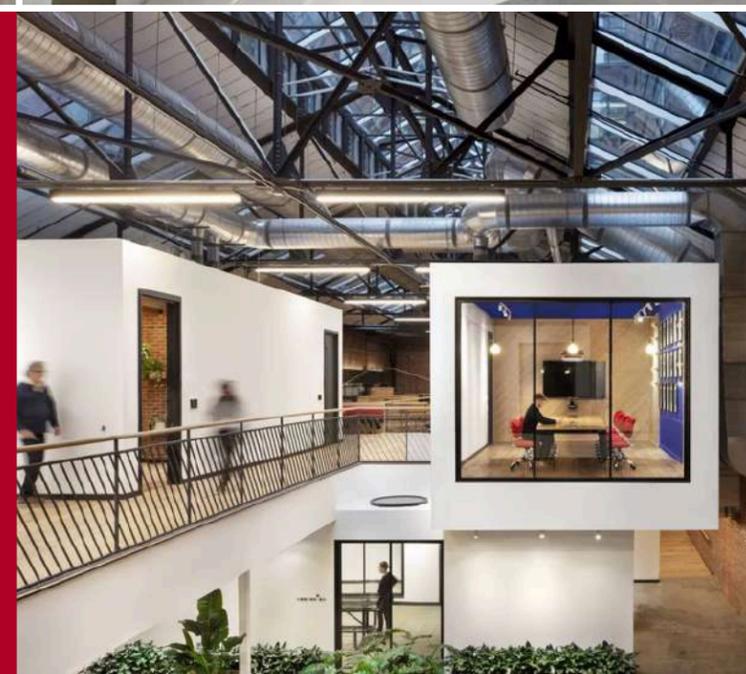
Beyond products, our teams optimize construction sequencing to reduce emissions and streamline logistics. These initiatives allow us to consistently deliver buildings that achieve LEED and Carbon Neutral certifications while generating measurable long-term operational savings for our clients.

**“Construction management also enables us to leverage value engineering, innovative materials, and sustainable practices tailored to each client’s priorities.”**

ALEXANDRE-STÉPHANE BOUCHER



**TOP RIGHT: Cain Lamarre** Fit-out project for the prestigious law firm Cain Lamarre, which is relocating in the heart of downtown Montreal to the former Holt Renfrew Building, an iconic 1930s building. **ABOVE RIGHT:** Office development on four floors and approximately 188,000 square feet for Ubisoft, a leading video game developer in Montreal. **BOTTOM RIGHT:** New offices for GSoft (now Workleap) in a building dating from the beginning of the 20th century.



**BC:** What are some of JCBs' technological investments that improve the productivity of your teams and optimize logistics and construction processes on your sites?

**ASB:** Technology is a cornerstone of how JCB builds smarter. We leverage Building Information Modeling (BIM) to improve coordination, anticipate challenges, and optimize material use before work begins on-site. Digital project management platforms enhance communication, progress monitoring, and logistics while

keeping stakeholders aligned in real time. On site, we deploy innovative technologies such as the Upbrella system for safer, more efficient envelope renovations, Urban Umbrellas for secure and visually appealing scaffolding, or even SmartFlower units that harness solar energy. By combining innovation with practical application, JCB ensures that every project benefits from technology that reduces risks, boosts productivity, and drives efficiency and client satisfaction.

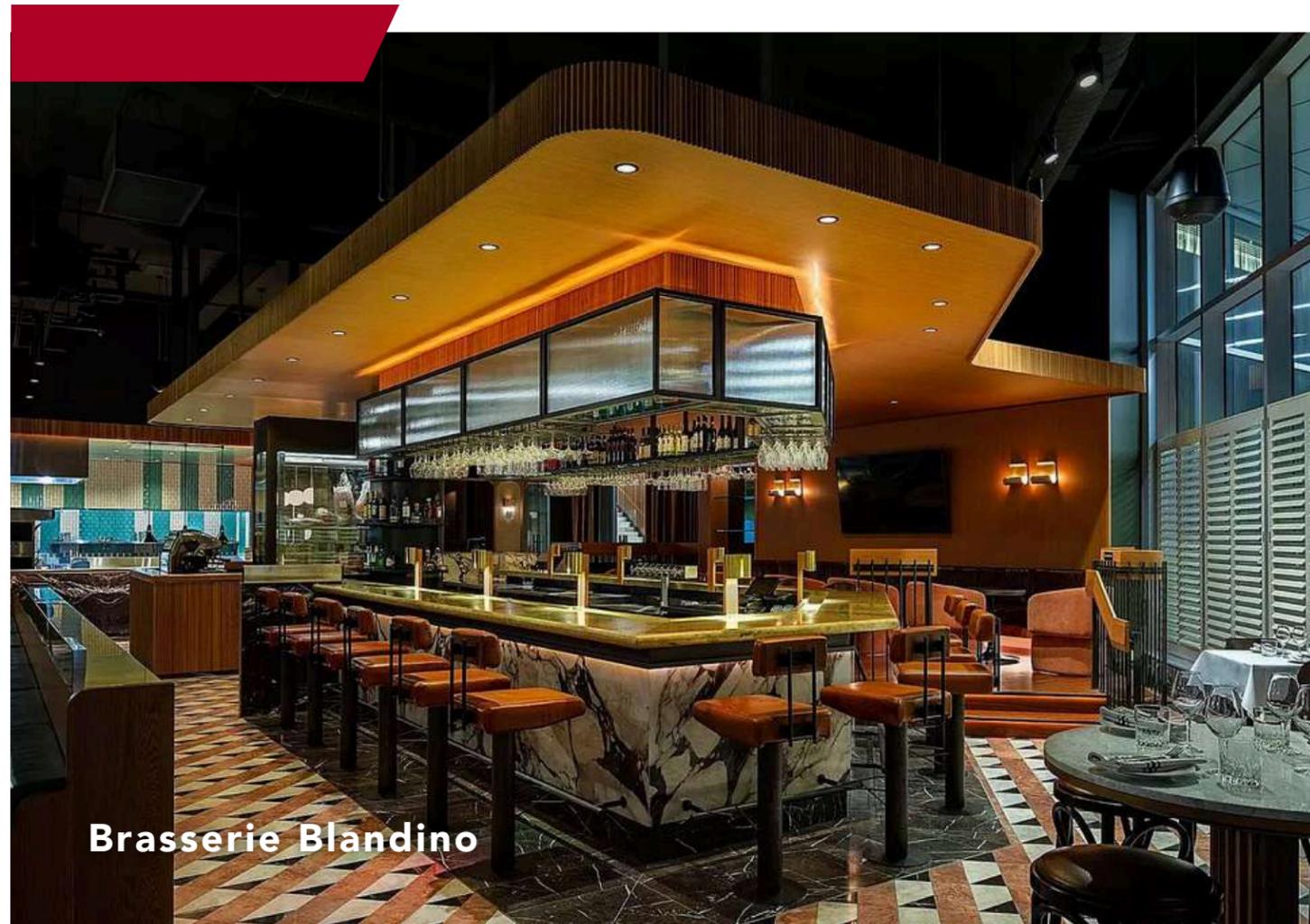


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**“By combining innovation with practical application, JCB ensures that every project benefits from technology that reduces risks, boosts productivity, and drives efficiency and client satisfaction.”**

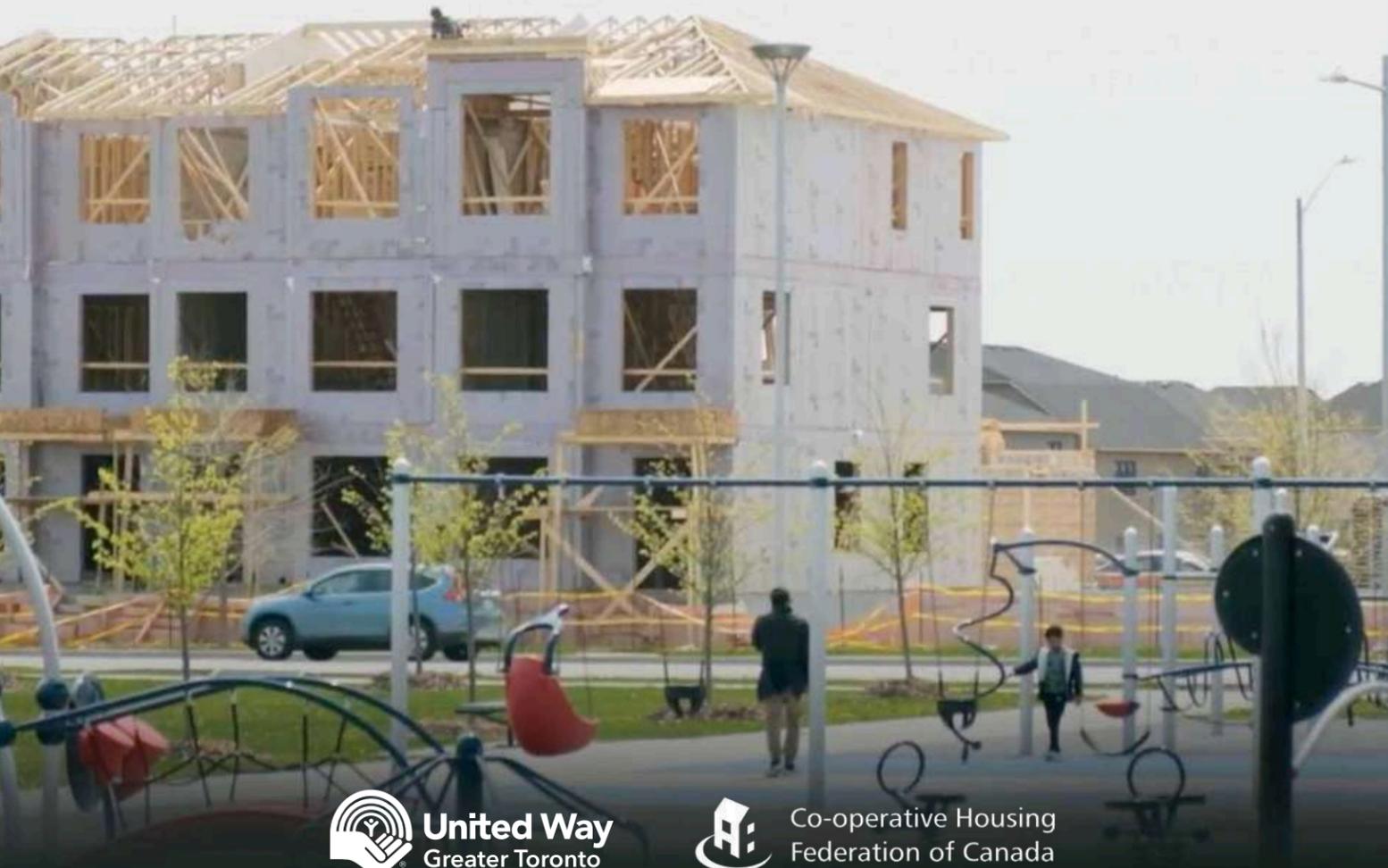
ALEXANDRE-STÉPHANE BOUCHER



**THIS PAGE:** FCCQ Offices in Montréal. New offices for the Fédération des chambres du commerce du Québec (FCCQ). Located in the heart of downtown Montreal, the bright, spacious new offices provide an ideal working environment for their teams, and a connected, accessible gathering space for all Quebec chambers of commerce. Design By Folio Design inc. Photography © Yanick Lesperance

# Built for Good

Delivering the Housing Ontario Needs



**Too many people are without safe, stable and affordable housing** Housing, we know, is far more than structures, roofs or walls. Housing is homes. Housing is health and stability. Housing is foundational to our ability to shape a good life: to get an education, to find gainful employment, to build a family and to contribute to our communities. Yet rising costs and the declining availability of housing stock and housing choices, coupled with stagnating incomes, have left too many people without safe, stable and affordable homes. High rates of core housing need, particularly among renters, single-earner households, Indigenous households and those disproportionately affected by structural barriers, are not being met with relief. Instead, deeply affordable and supportive housing options are shrinking, driving up waitlists, pushing more people into homelessness, contributing to socio-economic challenges and heightening inequalities. Beyond the personal cost to individuals, families and communities, this lack of housing is also straining our healthcare, justice and social service systems. And while these issues are widespread, they also vary by region, where urban, rural, northern and remote communities face unique challenges. **We are at a breaking point.**

**Bold leadership, investments, and a dramatic shift in approach are needed to meet ambitious affordable and deeply affordable housing targets**

Moving from Ontario’s current housing crisis to a future without homelessness or core housing need demands clear leadership, bold investment and a dramatic shift in approach. Based on population growth projections and anticipated need among low- and moderate-income households, the following targets demonstrate the change we need to see by 2035, balancing both the urgency of today’s housing conditions with realistic forecasts of the time it will take to get there:

**TARGET 1 Create 805,000 deeply affordable housing units for households with low incomes.**

Target 1 calls for 805,000 deeply affordable housing units. Included in this target are 255,000 newly constructed non-profit and co-operative units, including 93,000 newly constructed supportive housing units and at least 55,000 newly constructed off reserve units developed by and for Indigenous households. The remaining 550,000 units are met through portable housing benefits that are applied to private market units.

**TARGET 2 Create 145,000 moderately affordable units for households with moderate incomes.**

Target 2 calls for 145,000 moderately affordable units to support the moderate-income households whose needs cannot be met through private market supply. This includes at least 12,000 units for Indigenous households.

**Acquire, repair, and maintain 225,000 units to prevent the loss of affordable housing.**

Target 3 calls for the acquisition, repair and maintenance of 225,000 units to prevent the erosion of housing affordable to low- and moderate-income households. This includes the acquisition of 80,000 naturally occurring affordable units in the private market by non-profit and co-op housing providers.

**We cannot rely on market forces alone**

The disconnect between the housing we have and the housing we need is our collective failure, the result of decades of inaction and policy and investment choices that have heavily relied on the private market, with the unfair and unreasonable expectation that it can provide homes for all of Ontario’s households. Meeting Ontario’s affordable and deeply affordable housing needs is not the private market’s mandate, nor has it ever been.

Meanwhile, non-profit, co-op and other community-driven housing providers who have a clear mission to deliver affordable, deeply affordable and supportive housing have been relegated to the sidelines. In fact, Canada is far behind our OECD peers, with non-profit and co-op housing only accounting for about 3.5% of housing, compared to the OECD average of 7%. [1,2] Constrained by insufficient and inconsistent government funding, these providers have eked out modest success but have not been able to bring the full force of their expertise to bear nor operate at the scale possible and required. Meeting the housing needs of Ontarians requires nothing less than a transformational change. In partnerships. In focus. Taken together, these elements of change can help unlock the potential for affordable and deeply affordable housing in Ontario.

The challenge before us is significant. And the Province has responded, making a commitment to build 1.5 million homes by 2031. Already though, it has become painfully clear that we are not on track to meet that goal, not if we rely on market forces alone. Non-profit, co-op and other community driven housing providers are a crucial part of the equation that so far, has been largely missing, absent from the Province’s sub-targets. These providers can fill the gap and create the affordable, deeply affordable and supportive housing people need and that the private sector on its own does not reach. This plan builds on growing momentum across the country, echoing calls from Scotiabank, the Canadian Housing and Renewal Association, and the Office of the Federal Housing Advocate, among others, to double Canada’s non-profit and co-op housing stock.

We cannot afford to wait any longer. The cost of inaction is too great. Every year billions are spent managing the fallout of housing failure — on shelters, emergency response, hospital visits and other public systems. A study by the Canadian Observatory on Homelessness in 2016 estimated homelessness costs the Canadian economy \$10 billion per year, while nearly \$1 billion is spent annually on emergency shelters in Ontario..

## TARGET 1: Create 805,000 deeply affordable housing units and benefits for low-income households.

### Key Milestones

**Two-year milestone:** 185,150 new units of deeply affordable housing – 15,150 new units developed and 170,000 new benefits.  
**Five-year milestone:** 383,750 new units of deeply affordable housing - 71,250 new units developed and 312,500 new benefits.

Rapid and consistent growth in development capacity is needed to create 255,000 new deeply affordable units by 2035. The two-and five-year milestones represent key milestones toward the ten-year goal for the creation of new deeply affordable units. These milestones account for the need to scale up development within the non-profit and co-op sector over time and have been designed under the assumption that capacity increases consistently year over year. While the majority of units are built in years six to ten under this model, the majority of funding must be dedicated and provided in early years so that the sector can rapidly scale from its current state of adding approximately 500 units per year to adding 46,000 unit per year by 2035. This model also assumes that half of the deeply

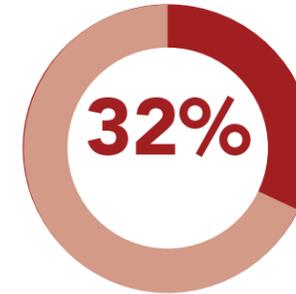
affordable units built in the first five years will be supportive housing units, both in recognition of the severe backlog of supportive housing units and the broader repercussions this has on the wider housing system, and to prioritize households in the greatest level of need.

Portable housing benefits should be rapidly created and sustained to address urgent needs. While the creation of new, deeply affordable housing units will take time to scale, portable housing benefits provide an opportunity to much more quickly achieve deep affordability for the significant number of households in need. As such, the majority of housing benefits should be introduced in early years to ensure the deepest level of need is met in the shortest amount of time. These interim milestones have been designed to ensure that through the combination of newly created units and portable housing benefits, at minimum all households experiencing or at risk of chronic homelessness or deep core housing need have access to deeply affordable housing by 2030.

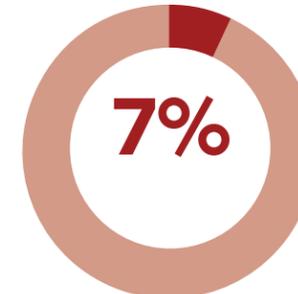
By 2035:



**2.4 million renter households by 2035**



**783 thousand households will face core housing needs**



**53 thousand households in core housing need will be moderate-income**



**92 thousand households facing affordability issues will be at risk of core housing need**

## TARGET 2: Create 145,000 moderately affordable units for moderate-income households.

### Key Milestones

**Two-year milestone:** 8,250 new units by 2027. **Five-year milestone:** 40,000 new units by 2030. Rapid and consistent growth in development capacity is needed to create 145,000 new moderately affordable units by 2035. To meet the 2035 target, both the non-profit and co-op sector and the private market will need to scale up to build sufficient moderately affordable units. The milestones have been designed under the assumption that capacity increases consistently year over year. Assuming constant growth, both sectors need to reach a combined capacity to build 5,350 units

per year by 2027, 13,150 units per year by 2030, and 26,150 units by 2035. As in Target 1, while most units are built in years six to ten under this model, the majority of funding must be dedicated and provided in early years to ensure the sector can scale rapidly over the next ten years. To start, this model requires a significant jump from the estimated 150 units anticipated in 2025 under normal conditions to the 2,750 units required to be added in 2026 to remain on track.

## TARGET 3: Acquire, repair and maintain 225,000 units to prevent the further loss of affordable units.

### Key Milestones

**Two-year milestone:** 25,000 existing affordable units acquired by 2027

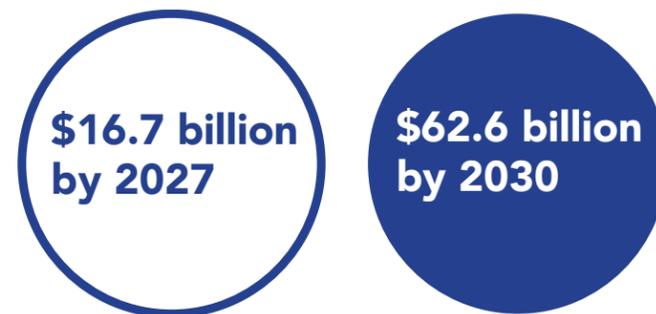
**Five-year milestone:** 55,000 existing affordable units acquired by 2030

Front loading acquisitions to prevent the loss of affordable housing and account for lags in development. These milestones assume the majority of existing naturally occurring affordable housing being acquired within the first five years.

This front loading approach recognizes the need to move quickly to preserve the existing supply of naturally occurring affordable housing that is rapidly being lost. Focusing on acquisitions in the early years, will also allow non-profit and co-op housing providers to expand their assets while they scale their capacity to create new affordable units. This model assumes 12,500 units are acquired per year in 2026 and 2027, 10,000 units per year are acquired from 2028 to 2030 (inclusive) and that 5,000 units are acquired per year thereafter. Addressing repair backlogs for the units in the poorest condition in early years.

### Costing the Plan

Achieving these targets will take significant investments in the coming years. This plan identifies clear milestones that must be met to set Ontario on the path to achieve these ten-year targets. In addition, the following investments in both up front capital costs and ongoing subsidies are recommended over the next two-and five-year horizons:



These estimates represent the investments required from all levels of government to enable the non-profit, co-op, and private sector to enact the proposed solutions. They recognize the significant efforts and contributions being brought forward by the non-profit and co-op sector while making clear that all levels of government have a key role to play. While many of these funds

are proposed to be delivered through existing programs, these estimates also incorporate the new investments that are needed to increase our overall supply of deeply and moderately affordable housing. Costs and considerations will vary geographically.

The estimates are meant to represent a broad, province-wide average of costs across Ontario. In reality, development costs can vary significantly from region to region. Construction costs differ by location due to variations in labour and materials costs, different standards or specifications for building design (such as for climatic reasons), the scope or type of infrastructure expansions required, or unique factors associated with local land conditions that impact construction methods.

Construction is particularly costly in Northern Ontario due to the short construction season, labour shortages, and the cost of transporting materials. For example, the 2024 Altus Cost Guide estimates the per square foot cost of construction in the Greater Toronto Area to be \$205 to \$330 for wood framed residential development, whereas AMO and partners estimate that northern construction costs average \$500 per square foot.[104] At the same time, land costs, which are generally higher in the Greater Toronto Area and surrounding areas relative to other regions in Ontario, play a significant

role in overall costs. Further, development and construction timelines can vary due to municipal approval timelines, length of construction seasons, or unique development or infrastructure requirements, which can in turn impact access to and cost of financing.

This report echoes the recommendations made by AMO and partners[105] that an equitable approach to addressing homelessness and housing challenges across Ontario will require that funding formulas reflect these cost disparities and that investments are sufficient to address regional variations. Further, these considerations should take place in collaboration with local communities, particularly northern, remote, rural, and Indigenous communities to ensure their unique needs are met.

Evolving conditions will require ongoing refinement of these targets. The economic, demographic, and policy landscape in Ontario is constantly evolving. Changes to immigration policies and patterns, climate catastrophes, and evolving demographic patterns can impact household projections. Macroeconomic shocks, such as recessions, inflation, or changing trade relations can impact households' ability to access and maintain housing and exacerbate challenges in interconnected systems.

# Sensa by Cosentino® Expands Natural Stone Catalogue With Six New Quartzites

These new quartzites are easy-to-maintain surfaces ideal for providing elegance and sophistication to any interior design project.

Source: CONSENTINO

**C**osentino, a global leader in the production and distribution of innovative surfaces for architecture and design, launches six stunning quartzites within its brand of protected natural stones, Sensa by Cosentino. An ambitious commitment to this premium line, the new offerings combine the beauty and natural elegance of quartzites and granites with an exclusive anti-stain treatment that acts at the molecular level for minimal maintenance.

These six new designs have high aesthetic value and feature innovative Senguard NK anti-stain protection, developed exclusively

by Cosentino's R&D team. Thanks to this technology, Sensa by Cosentino® offers a high level of protection against liquids and acids, is scratch resistant and enables easy maintenance. All endorsed by a certified 15-year warranty.

This performance is accompanied by an incomparable aesthetic featured in six new quartzites: Marau, Oihana, Itara, Araci, Ketzia and Cristalo, which provide designs full of personality, ideal for creating spaces that are on-trend and full of distinction. The quartzites also feature "Mirage" texture, that produces a glossy finish over the entire surface.



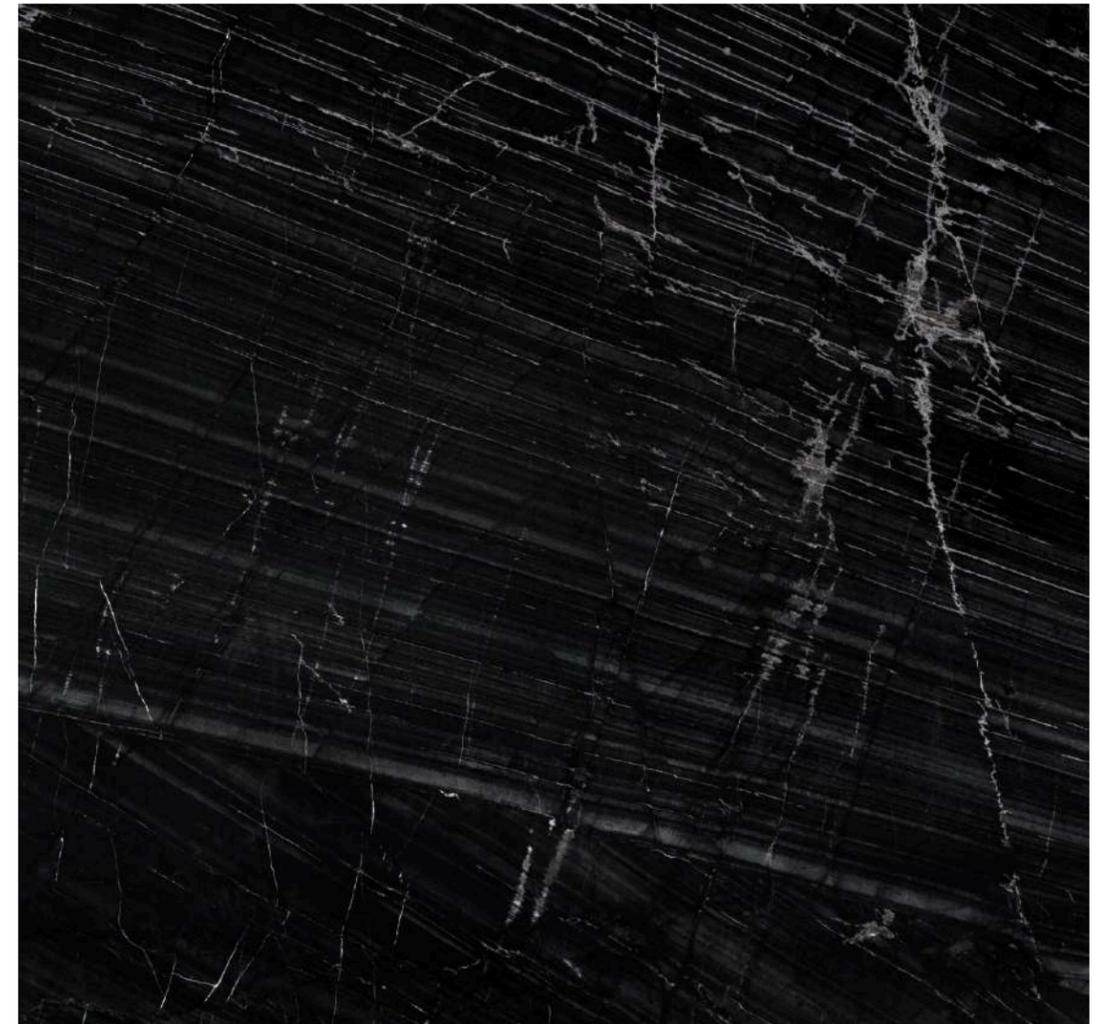
# Marau

Satin quartzite in a cool gray with nuances of blue, gold, burgundy, and cream. Its striking pattern blends broad veins and sharp lines, creating a dynamic visual effect.



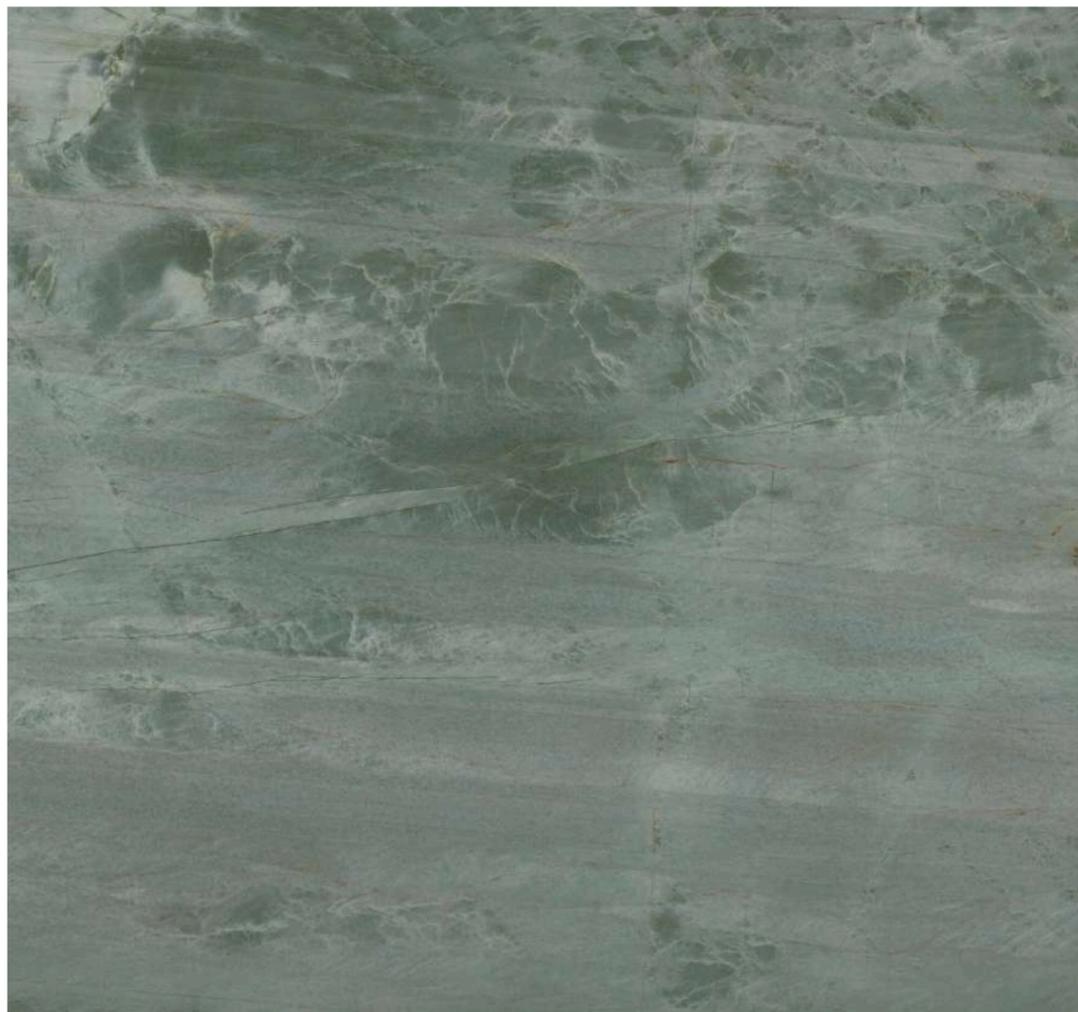
# Oihana

Oihana has white veins that slide across the black surface, altering the pattern with touches of gray, cream, and brown. The clear lines create dynamism, captivate the eye, and evoke unexpected depths against the intense black background.



# Itara

An emerald green quartzite with white and copper accents that draw soft, peaceful waves. It is a refined and sophisticated stone with a life of its own.



# Araci

Araci is a refined quartzite with gray hues on a white background. Its solid appearance and minimalist accent play with light, creating an elegant and essential design that highlights the value of interior accessories.





# Ketzia

A quartzite that pays homage to classic white quartzite with beige, nude, and taupe tones. Its ivory white background and veins bring neutrality, creating sophisticated environments.



# Cristalo

A stunning natural stone with translucent white to light grey hues and subtle veining. Its silvery shades evoke a boundless expanse of ice and snow, creating a relaxing atmosphere in any space.





# Top Products Builders should know about

Building products and materials that are helping reshape the future of construction.

The construction industry is evolving rapidly, driven by sustainability, efficiency, and cutting-edge innovation. The products and materials used in buildings and infrastructure will redefine durability, cost-effectiveness, and environmental impact. Build Canada has put together this list of products builders should look into.



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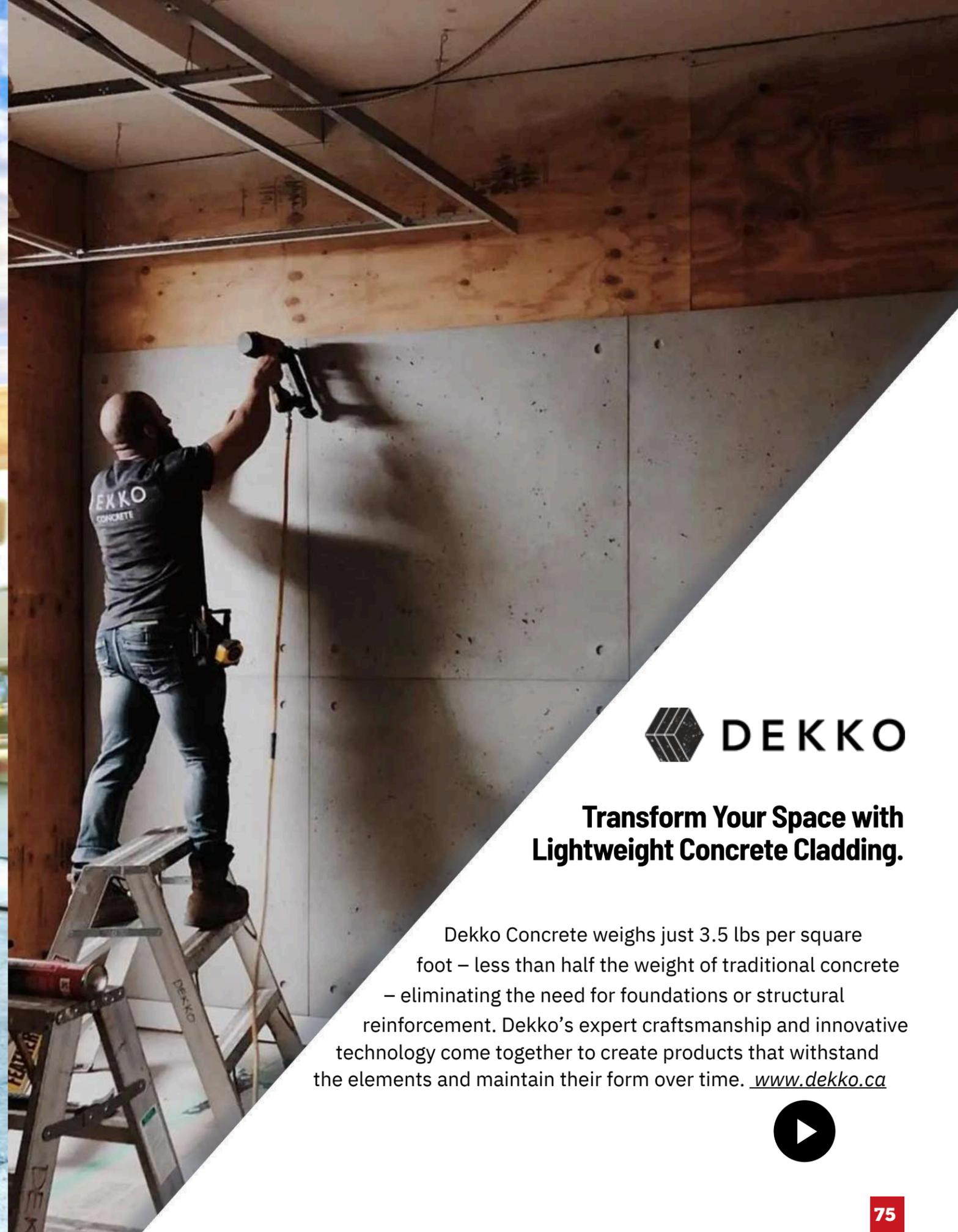
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## Featuring Helly-Tech membrane for comfort and style.

The Helly Hansen Potsdam Hi Vis Jacket is a highly-regarded piece of 3-in-1 workwear that provides versatility, comfort, and safety in various conditions, featuring a waterproof and breathable Helly Tech® membrane, reflective bands for visibility, and a customizable liner for warmth.

While one source indicates an ANSI Class 3 rating, it's important to verify its CSA compliance, as standards can vary by region and specific product versions. Customers praise its quality, functionality, and comfort, highlighting its value for professionals in low-visibility and adverse weather conditions. The Potsdam 3-In-1 Jacket provides versatility where other jackets do not. Used as an insulator, jacket, or as a combination of both, this 3-in-1 transformer is customizable based on what nature brings to the worksite. Equipped with Hi Vis tape, multiple pockets, and zippers for ventilation, this jacket is as sturdy as it is comfortable. [www.hhworkwear.com/potsdam-jacket](http://www.hhworkwear.com/potsdam-jacket)



**Nuron battery-powered cordless blower offers powerful, emission-free cleanup for job sites.**

It's sleek, compact, and built for serious jobsite cleanup. This is purpose-built to handle everything from clearing rebar tie wires, wood and metal chips, and plastic debris, to light snow and water. It's perfect for prepping surfaces, and even handling preventative maintenance tasks before or after a job. At just 6.94 lbs. without the battery, it's light enough for all-day use. The blower features a brushless motor which means extended runtime, more efficiency, and and less maintenance over the long haul. [www.hilti.com](http://www.hilti.com)



**Making worksites safer and more productive with innovative, people-centric technology.**

Spot-r connected jobsite platform is an industry proven solution providing visibility into workers, equipment and safety — helping to mitigate risks across project sites. Using our proprietary IoT system, supervisors have real-time access to information allowing them to react to issues faster and keep worker safety a top priority. Improve security and safety, minimize downtime, and empower project teams to make smarter decisions based on real-time data with the complete Spot-r platform. The Spot-r Clip is a critical part of your workforce's PPE, providing a direct line of communication to report injuries, safety incidents and hazards with push-button functionality. [www.triaxtec.com](http://www.triaxtec.com)



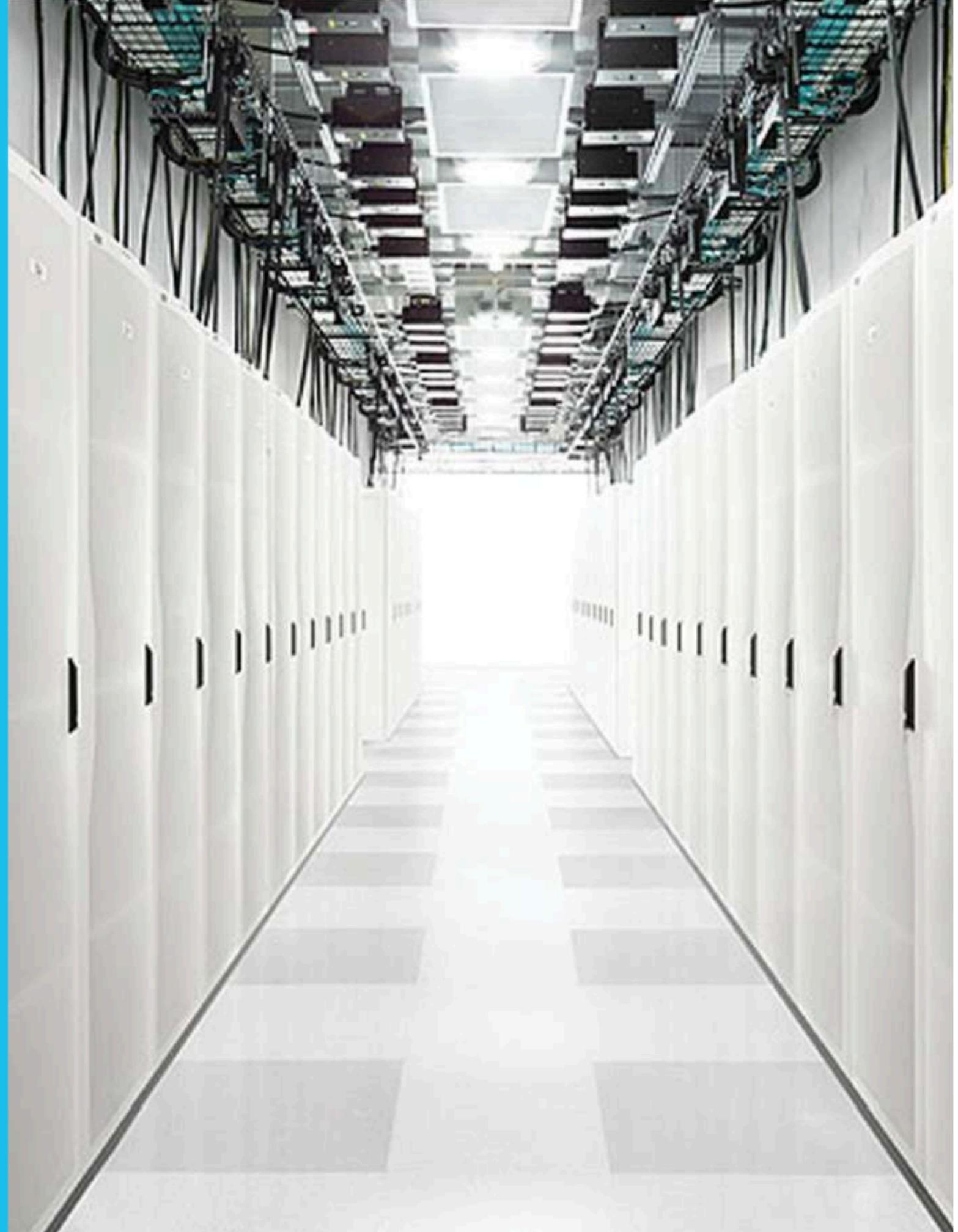
# The worldwide leader in networking

Cisco's networking solutions connect people, computing services and computer networks, allowing people to access or transfer information without regard to differences in time, place or type of computer system.

If anyone can lay claim to a heritage in an industry as young as global networking, then it is Cisco. Not only does 85 percent of internet traffic travel across Cisco's systems, we also use the internet to run our business online, from product orders and inventory management through to staff communications and travel expenses.

As you explore the possibilities for your business, start at the beginning. Cisco Systems built the internet so we know exactly what it takes to get your business online.

**Take advantage of our experience and knowledge to get the internet working effectively for your business.**





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