

A photograph of a smiling couple standing in front of a house. The woman is on the left, wearing a pink top and a white cardigan. The man is on the right, wearing a grey striped polo shirt. They are both smiling and looking towards the camera. The background shows a red house and a green lawn.

# FINDING THE RIGHT COMMUNITY TO BUY YOUR HOUSE

It's easy to get swept up in floor plans and builder upgrades. But what about the area around your home?



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Whether you're buying pre-construction or moving into a newly built home, the surrounding community can shape how comfortable and connected you feel day-to-day.

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**“Choose a community after checking future housing, transit, and commercial development plans as your investment’s return directly depends on it. Also look at schools, parks, and entertainment options to make sure the area fits your lifestyle.”**

*Use this guide to find the right community that suits your family's needs:*

1

## **START WITH A SIMPLE QUESTION: WHAT DOES LIFE LOOK LIKE HERE?**

*You're choosing where you'll run errands, go for walks, and spend your Sunday mornings.*

### **Ask yourself:**

- Can you get a coffee without driving 15 minutes?
- Will your dog have space to run nearby?
- Do you feel safe walking alone in the evening?
- Do you feel safe letting the kids walk to school?

With so many projects to choose from, take your time to research—don't trade long-term comfort for a bit more space or a slightly lower price.

2

## LOOK INTO THE BUILDER'S COMMUNITY TRACK RECORD

Project delays are common but if they have a track record of going over more than a year, they aren't the right fit for you.

### *Here's what to look into:*

- Have they delivered on past community promises or amenities like parks, trails, or retail space?
- How do their past projects look? Are they liveable or homeowners are complaining about structural issues?
- Are their communities mostly investor-owned, or do real families live there?



## 3

## UNDERSTAND THE MUNICIPAL PLAN

In Ontario, every municipality develops an Official Plan that outlines policies on land use and growth over the next 20 to 30 years.

### **Sections to Focus On:**

- Areas designated for residential, commercial, industrial, or mixed-use to understand the community's layout.
- Assess connectivity with proposed transit routes, road expansions, and pedestrian pathways.
- Check for planned amenities like schools, parks, and healthcare facilities.

# SOME MORE THINGS TO CONSIDER:

***Talk to People Who Know the Area Now:*** Speak to friends or family who live nearby, or join local Facebook groups or Reddit threads to hear from residents themselves.

***Visit the Area During Off Hours:*** Weekday mornings, late evenings, or even during bad weather are all good times to visit to truly test commuter convenience, safety, and traffic in the area.

***Delivery & Service Access:*** You don't always get basic amenities in new areas. Ask current residents or the builder if there have been issues with food deliveries, garbage pickup, Canada Post mailboxes, or internet availability. Some areas aren't fully added to GPS yet, and that can delay everything from Uber Eats to emergency services.

***The right community*** shapes your daily life, not just your address. Before you buy, take time to explore, ask questions, and make sure the area fits your future.

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