



Good day OHBA Members,

Last week, the Green Party of Ontario (GPO) released their 2022 provincial election platform. Entitled, "[The Green Plan: New Solutions to Old Problems](#)", the platform builds upon the GPO's previous Housing plan, "[Building Livable and Affordable Communities](#)". The GPO's housing planks aim to facilitate the construction of sustainable communities and address the pressures of real population growth Ontario is experiencing now and for years to come.

It is important to note how the proposed Inclusionary Zoning (IZ) and freezing urban boundaries, that are included as part of the GPO platform, would impact housing supply and affordability. Ultimately, if IZ policies are not implemented fairly or equitably, it essentially become a hidden tax on new home buyers who will shoulder the burden of that subsidy. Furthermore, freezing urban boundaries will challenge our ability to house the 2.27 million more people who will call Ontario home over the next decade. OHBA would work with all elected GPO MPPs to inform them of the impact that inclusionary zoning and freezing urban boundaries and will have on housing affordability throughout our province and what factors go into a lot being ready to build on.

The OHBA is encouraged to see all political parties, including the GPO, taking the issue of housing supply seriously. For your convenience, our staff have included a few of the important points below:

The Green Plan: New Solutions to Old Problems

Build infill housing near transit

- Build 1.5M homes within urban boundaries over the next 10 years.
- Update the Planning Act, Provincial Policy Statement and other applicable laws and regulations to expand zoning permissions to allow for triplexes and fourplexes as-of-right within existing urban boundaries.
- Update planning laws to pre-zone for missing middle and mid-rise housing on transit corridors and main streets.
- Require minimum housing densities at transit stations and along transit corridors as part of the Growth Plan and transit funding agreements between the province and municipalities.
- Make provincially publicly owned land available for affordable housing, such as above transit facilities and in transit station surface parking lots.
- Reinstate the provincial brownfield remediation fund to enable municipalities to safely build affordable housing on previously industrial sites.

- Encourage the construction of housing on commercial properties, such as abandoned plazas and warehouses, where safe and appropriate.
- End mandatory minimum parking requirements for all new developments when they are constructed.

Affordable Housing Supply

- Mandate inclusionary zoning and require a minimum of 20% affordable units in all housing projects above a certain size.
- Accelerate the development approval processes for projects led by or in partnership with non-profit housing providers, and provide low-interest loans via a new revolving fund.

Pathways to ownership

- Allow single family dwellings to be divided into multiple condominium units.
- Consult on and develop a down payment support program to help low and middle income first-time homebuyers.
- Develop alternative homeownership pilot programs such as cohousing, tiny homes, and rent-to-own to assist low and middle income first-time homebuyers.
- Increase incentives and streamline the application process for first-time homeowners to add affordable rental units to their primary residence.

Rental

- Reinstate rent controls on all units to regulate rental increases year-to-year and implement vacancy control.
- Extend financial support to 311,000 Ontario households via the portable housing benefit.
- Establish a clear system for above-guideline rent increases that governs which renovations are necessary and can qualify for an increase in rent.
- Update sections of the *Residential Tenancies Act* that deal with the state of repair for multi-unit buildings to ensure tenants have homes that are safe.
- Strengthen rules and penalties for renovictions.

Address Speculation

- Implement a database that tracks pre-construction condo sales. Developers would be required to collect and report comprehensive information about buyers to provincial tax authorities to ensure compliance.
- Implement a multiple property speculation tax on people and corporations who own more than two houses or condominium units in Ontario. The tax will begin at 20% on the third home and increase with each additional property owned.
- Work with municipalities to implement a province-wide vacant homes tax.
- Implement an anti-flipping tax on quick turnaround sales.

- Implement a beneficial ownership registry to avoid the practice of nameless companies trading properties.
- Work with all levels of government and housing experts to develop regulations to ease the financialization of both our affordable rental housing stock and single-family homes.

Expand housing options

- Build 60,000 permanent supportive housing units over the next decade through partnerships with public, private, and non-profit housing organizations.
- Deploy temporary and permanent supportive modular housing projects on provincially owned land as quickly as possible.

Growth Management

- Freeze urban boundaries.
- Develop a “15-minute” neighbourhood framework that suits a variety of towns and cities across the province by working with municipalities on rezoning.
- Reverse changes to the Growth Plan that enable sprawl and revise the Growth Plan to promote density.
- Require that intensification targets are met with distributed density throughout urbanised areas.

Community Consultation

- Work collaboratively with municipalities on a province-wide “Yes, in My Backyard” initiative to raise awareness of the benefits of infill housing within existing neighbourhoods.
- Encourage municipalities to engage with prospective residents, not only current residents, when consulting on zoning changes and new developments.
- Explore different approaches to planning consultation that ensure processes engage all citizens.