



Ontario
Home Builders' Association

20 Upjohn Rd., Suite 101 (416) 443-1545
North York, Ontario Toll Free 1-800-387-0109
M3B 2V9 Fax: (416) 443-9982
www.ohba.ca info@ohba.ca

Good day OHBA Members,

Today, the Ontario Liberal Party (OLP) released their 2022 provincial election platform with key supply side solutions aimed at addressing the housing affordability crisis. Entitled "[A Place to Grow](#)," the platform proposes some important measures to increase affordability and choice of housing options across our province. In particular, the OLP's housing plan prioritizes the need to accelerate the delivery of housing supply at all stages. It includes measures to incentivize municipal planning and building departments to hit housing approval targets and includes a \$15 million investment in the Ontario Land Tribunal to address the backlog of cases. Finally, the OLP platform alludes to ending exclusionary zoning practices and making it easier to build missing middle housing across Ontario. There are however a few misconceptions embedded within the OLP's Policy document. Their platform states that "there are an estimated 250,000 new homes approved for construction that have not yet been built". If elected, the OHBA will work with a potential Liberal government to ensure all policy decisions made on housing are based on fact.

Ontarians need more attainable housing. Whether it is the millennial first time home buyer, working adult, young family or retiree, without the right mix of housing options, Ontario risks economic damage as opportunities, investments and businesses will leave in search of jurisdictions that provide greater housing choice. The OHBA is encouraged to see all political parties, including the OLP, taking the issue of housing supply seriously. The OLP election platform can be found [here](#). For your convenience, our staff have included a few of the important points below:

A Place to Grow: Building Homes you can Afford

The Ontario Liberal Platform on Housing.

Build 1.5 million Homes creating 150, 000 jobs per year

- Get 1.5 million new homes built over the next 10 years.
- Build 138,000 deeply affordable homes.
- Create 150,000 new jobs through building homes.

Ensure homes are for people who live in them

- Introduce a new tax on "speculators" with serviced land and approved building permits.

Protect homebuyers

- Require developers who cancel projects to refund buyers sooner, on clearer contracts and with significantly higher interest rates on lost deposits.

Make the province a true partner in building affordable homes

- Establish a “Ontario Home Building Corporation” to finance and build much needed affordable housing – will focus on unlocking provincial land to build homes.

Empower local governments to build more homes

- Identify “building homes” as a priority in growth planning legislation.
- \$300 million in new funding over five years to staff municipal planning departments.
- Allow homes with up to three units and two storeys to be built as-of-right across the province – with this permission also extending to secondary and laneway suites.
- Increase housing targets in highly unaffordable communities and more accurately estimate housing demand.
- Require municipalities to regularly publish statistics, such as approval timelines and building permits issued.

Build more homes around transit

- Promote housing options near transit stations and expand Inclusionary zoning beyond PMTSA’s and onto rapid transit routes.

Embrace inventive approaches to increase the supply of homes

- Convert underutilized industrial and commercial sites into new homes
- Expand the Brownfields Tax Incentive Program to provide up to 10 years of property tax relief on all underutilized commercial space converted into homes.

Make it easier, faster and more affordable to build quality homes

- Create a digital platform for development applications
- Establish zoning and building code standards for low-rise residential developments
- Implement parking maximums for new buildings within walking distance of rapid transit stations
- \$15 million of additional finding for the Ontario Land Tribunal and Landlord and Tenant Board.

Respect local, environmental and Indigenous input

- Replace the Ministerial Zoning Order with a new rules-based measure limited to critical provincial projects only – such as new not-for-profit long-term care homes, affordable housing or major employment developments.