

May 19, 2022

BACKGROUND

All four major political parties in Ontario – the PCs, Liberals, NDP, and Greens – have put a focus on housing during this election. Here’s a look at how each party plans to tackle the housing crisis by issue, should they form government in June.

INCREASING HOUSING SUPPLY

OREA believes Ontario needs to build more homes that people can afford – and we need 1.5M new homes over next ten years. Ontario’s REALTORS® are pleased to see all Parties with plans to increase supply and choice.

- **Conservatives:** Build 1.5 million new homes over the next decade; Streamline approvals that regulate the use of land and the location; \$45 million for Streamline Development Approval Fund to help Ontario’s 39 largest municipalities accelerate processes for housing applications; Extend the Brownfields Financial Tax Incentive Program to encourage the redevelopment of these sites and support new housing starts; Increase the certainty of development costs
- **Green:** Increase incentives and streamline the approvals process for homeowners to add affordable rental units to their primary residence; Identify surplus public lands that could be used for residential purposes or air rights development; Reinstate provincial brownfield remediation fund; Revise the Ontario Building Code to remove regulatory barriers to building missing middle infill development
- **Liberals:** Build 1.5 million homes over the next decade; Establish the Ontario Home Building Corporation to finance and build affordable homes dedicated only to first-time buyers; Re-zone areas like strip malls and unlock government properties for the purpose of new homes; introduce a ‘use it or lose it’ tax on developers sitting on land ready for development
- **NDP:** Build 1.5 million new homes over the next decade; Focus on reforming Tarion based on the Auditor General’s recommendations; Reform the Ontario Land Tribunal to ensure greater fairness and increase efficiency in planning

UPDATING ZONING REGULATIONS

OREA has called for anti-housing, outdated zoning rules to be eliminated to support the creation of more affordable homes and rentals. All four parties have plans to address zoning regulations.

- **Conservatives:** Use financial incentives to encourage municipalities to speed up zoning by-law amendments; Work to act on recommendations coming from the Housing Affordability Task Force's 2022 report, which included a proposal to end exclusionary zoning provincewide; Fines on municipalities who are not meeting provincial timelines for housing approvals
- **Green:** Make as-of-right zoning for duplexes and triplexes province-wide; End mandatory minimum parking requirements for all new developments; Mandatory inclusionary zoning with a minimum of 20% affordable units in all housing projects above a certain size; Increase incentives for accessory units like laneway housing and secondary suites to be converted into housing
- **Liberals:** Work with municipal partners to end exclusionary zoning, allowing homes with up to 3 units and 2 storeys to be built as-of-right across the province; Establish zoning and building code standards for low-rise residential developments, and build on existing efforts to create a digital platform for development applications; Include inclusionary zoning laws such as increasing the number of homes allowed to be built and permitting its expansion along rapid transit lines
- **NDP:** End exclusionary zoning by encouraging responsible development within existing urban boundaries while protecting farmland/natural heritage; Bring forward a Residents' Rights Act so homeowners can convert an unused garage, basement, or floor into an affordable rental home; Eliminate mandatory parking minimums, which can add up to \$60,000 to the cost of a new home

ADDRESSING RENTAL PROPERTIES

Ontario has a shortage of affordable, quality rental units. OREA has called for the elimination of red tape and burdensome taxes that stand in the way of quality rentals.

- **Conservatives:** Invest \$19.2M to reduce backlogs at the Landlords and Tenant Board and the Ontario Land Tribunal to increase the number of full-time adjudicators and resources for mediation and solving disputes more quickly; Reduced the tax and development charge burden to encourage more rentals
- **Green:** Reinstate rent controls on all units to regulate rental increases; Establish a vacancy control system to limit rent increases between tenancies; Establish a clear system for above-guideline rent increases and rules Hire additional adjudicators to the LTB to address delays and ensure that landlords and tenants have timely access to justice
- **Liberals:** Bring back rent control by ending the two-tiered rental market and providing stability to renters who can prepare for more predictable rent increases; Provide renters with a pathway to ownership by creating a legal framework with protections/certainty for owners and renters to opt into rent-to-own agreements; Enhance safety of multi-tenant housing and ensure both tenants and neighbours can hold landlords accountable for the

safe operation of bedroom rentals; Reduce delays in landlord-tenant dispute, and ensuring that homes are kept in a state of good repair

- **NDP:** Remove vacancy decontrol and renovictions to stop landlords from kicking tenants out in order to raise the rent; Strengthen protections for renters impacted by reconstruction or redevelopment and give tenants the right to return to their home after reconstruction; Reverse cuts to legal aid so more tenants can access legal help; Hire enough competent and impartial adjudicators and stop the delays that prevent Ontario renters from getting justice on critical issues from poor living conditions and renovictions to racism and discrimination

CREATING THE NEXT GENERATION OF HOMEOWNERS

OREA has called for a tax break for first time home buyers and modernized financing options to help Ontarians get into the market, and to help increase housing supply focused on starter homes and move up homes for families.

- **Conservatives:** Increase the non-resident speculation tax (NRST) rate to 20 per cent, expanding the tax beyond the Greater Golden Horseshoe to apply provincewide and closing loopholes to fight tax avoidance, effective March 30, 2022; Enhance measures that will crack down on land speculation and protect home buyers
- **Green:** Combat speculation by working with municipalities to expand the Non-Resident Speculation Tax beyond the Greater Golden Horseshoe to cover the entire province and increase the rate from 15% to 20%; Implement a beneficial ownership registry; Develop a down payment support program to help low and middle-income first-time homebuyers; Develop alternative homeownership pilot programs like cohousing, rent-to-own and shared equity plans for low to middle income first-time homebuyers
- **Liberals:** Ban new non-resident ownership; Combat money laundering in the housing market with legislation and a publicly accessible homeowners registry; Ensure condo flippers pay appropriate taxes; Establish the Ontario Home Building Corporation to finance and build affordable homes dedicated only to first-time buyers
- **NDP:** Introduce the Home in Ontario Plan to assist first-time home buyers with their down payment with a shared equity loan of up to 10 per cent of a new home's value; Track and tax pre-construction condo flipping; End hidden ownership of real estate/illegal money laundering; Maintain the Non-Resident Speculation Tax (NRST) at 20 per cent (expanding this tax to everywhere in Ontario) and close loopholes that allow wealthy investors off the hook; Introduce annual speculation and vacancy tax on residential property

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