



INCREASING HOUSING SUPPLY IN ONTARIO

Presentation

To find out more visit

www.ontario.ca/housingsupply

This presentation is meant to supplement the [consultation document](#) and guide solution-oriented discussions to the challenge of increasing housing supply in Ontario

Housing is one of the largest cost burdens for households in Ontario

A strong demand for housing and limited supply in Ontario has resulted in rapidly rising housing costs over the last few years.

- In high-growth urban areas, high prices and rents have made it too hard for people to afford the housing they need.
- High prices also affect other parts of Ontario, including northern and rural communities, where a lack of supply has made ownership more difficult and quality rental housing hard to find.

Creating more housing, of the types and sizes people need, will help make home ownership and renting more affordable and give people more choice.



Developing a Housing Supply Action Plan

To help increase the supply of housing in Ontario, the government is developing a Housing Supply Action Plan.

The Housing Supply Action Plan will include measures that the Province can take to increase the supply of new ownership and rental housing in Ontario.

We want to hear the views of all Ontarians on how to expand the housing supply in Ontario.

Your input will provide important information about how we can make it easier for Ontarians to find an affordable place to call home.

Barriers to new housing supply

The government has heard from many individuals and groups that it has become too complicated and expensive to build new housing in Ontario.

There are five broad themes:

1. Speed: It takes too long for development projects to get approved
2. Mix: There are too many restrictions on what can be built to get the right mix of housing where it is needed
3. Cost: Development costs are too high because of high land prices and government-imposed fees and charges
4. Rent: It is too hard to be a landlord in Ontario and tenants need to be protected
5. Innovation: Other concerns, opportunities and innovations to increase housing supply

1. Speed: It takes too long for development projects to get approved

- To get a new home from the drawing board to the market, a number of different planning, building and site-specific approvals and permits are needed from various agencies and levels of government.
- Duplication, lack of coordination and delays add burden to the development process and increase costs for builders and homebuyers.
- The various regulatory requirements and approvals were established to serve specific public interests, policy objectives or government goals. Efforts to streamline these requirements need to balance these multiple goals.

What do you think?

- How can we streamline development approval processes, while balancing competing interests and the broader public interest?

Speed: It takes too long for development projects to get approved

2. Mix:

There are too many restrictions on what can be built to get the right mix of housing where it is needed

- The government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built in areas convenient to transit, schools, workplaces and amenities.
- Market conditions, provincial policies and plans, local planning priorities, and municipal zoning by-laws can all affect the type and location of housing.



What do you think?

- How can we make the planning and development system more effective to build the kind of housing people want, and can afford, in the right places with the right supports (e.g., schools, transit and other amenities)?
- How can we bring new types of housing to existing neighbourhoods while maintaining the qualities that make these communities desirable places to live?
- How can we balance the need for more housing with the need to maintain employment and industrial lands?

Mix: There are too many restrictions on what can be built to get the right mix of housing where it is needed

3. Cost: Development costs are too high because of high land prices and government- imposed fees and charges

- New housing development requires access to serviced land (land that has critical infrastructure like water and sewer lines). It has been noted that land prices are driven up by a lack of serviced land.
- Government-imposed fees and charges can also make it more expensive to develop new housing.
- Many of the investments in public infrastructure needed to support housing development are funded by these fees and charges.

An aerial photograph of a city, likely Chicago, showing a multi-lane highway (I-90) running diagonally across the frame. To the left of the highway is a large, modern building with a curved facade. To the right are several tall skyscrapers and other urban buildings. The background shows a hazy sky and distant industrial structures.

What do you think?

- How can we lower the cost of developing new housing while ensuring that funds are available for growth-related infrastructure (e.g., water and sewer systems, fire and police services, schools, roads, and transit)?
- How can we make sure that serviced land is available in the right places for housing?

Cost: Development costs are too high because of high land prices and government-imposed fees and charges

4. Rent: It is too hard to be a landlord in Ontario and tenants need to be protected

- Many small landlords say that the current legislation, as well as Building Code requirements and local by-laws for second units (e.g., basement apartments), make it difficult and expensive to rent out their homes.
- On the other hand, tenants have said they need stronger protections against unlawful evictions and poorly maintained rental housing.



What do you think?

- How can we make the current system work better for landlords?
- What additional protections should be provided for tenants?
- How do we encourage homeowners to create legal second units and new rental supply?

Rent: It is too hard to be a landlord in Ontario and tenants need to be protected

5. Innovation: Other concerns, opportunities and innovations to increase housing supply

- The government is interested in other creative ideas to help increase the supply of ownership and rental housing.
- The government is also interested in hearing your input about other issues that people face when trying to find or afford a home, including issues that new home buyers face.



What do you think?

- How do we encourage innovation in the building industry while maintaining high standards of safety and efficiency?
- Are there any innovative forms of homeownership (for example, shared ownership or rent-to-own models) that you feel could help make housing more attainable?
- Do you have any creative ideas to make better use of existing homes, buildings and neighbourhoods to increase the supply of housing?
- What other creative solutions could help increase the supply of housing?
- What type of protections would help new home buyers?

Innovation: Other concerns, opportunities and innovations to increase housing supply

Help us develop the Housing Supply Action Plan



Share your ideas with us by January 25, 2019 in one of the following ways:

- 1) Complete the survey with the results of this discussion at www.ontario.ca/housingsupply
- 2) Email your group's submission to housingsupply@ontario.ca
 - Include your name or the name of your organization
 - Add “provincial consultations on housing supply” as the subject