

Planning & Policies



What Happens When We Put Politics Ahead of Good Planning and Build Fewer Homes?

- Ontario's population is projected to grow by 30.3% over the next 25 years, meaning we will have to build more homes to meet the increased demand.
- There is a risk of not meeting market demand when politics gets in the way of good planning.
- Less housing supply makes it harder for people to afford a home in the community of their choice.

Less Housing Supply Means More Expensive Homes

- Every new housing option – from condos to single family homes – has experienced price increases over the last year.
- Local community opposition to new housing creates pressure for politicians to oppose growth.
- The local interest is not necessarily the public interest.
- Fewer floors in condos and fewer housing options in established communities means fewer homes on the market. This drives up price and makes it less affordable for people to buy a home.
- Ahead of local politics, we need to prioritize good planning for more housing supply, and in the right locations.

Provincial Planning for Communities

The Provincial Policy Statement and Growth Plan require that we optimize housing to create places to live, work and play in our communities. Less housing supply makes it harder to create these planned communities in our cities.

The Ontario Municipal Board once served to ensure provincial land use policies and objectives were achieved and that municipalities employed consistency in implementing provincial policy.

Provincial Planning for Communities

Ontario is investing over \$100 billion in new transit and transportation infrastructure. Fewer homes means less density and lower ridership making it harder to plan, operate and sustain transit.

Out-of-date municipal zoning means we aren't optimizing opportunities to build and meet the increased demand in urban centres.

Without a strong provincial appeals body it becomes even more important to ensure good planning occurs at the local level — otherwise decisions on new housing could become little more than political calculations to ensure re-election by local ratepayers.