



Ontario
Home Builders'
Association

Member Update

OHBA + BILD Launch New Study on “Use It or Lose It” Policies

On February 22, OHBA, in partnership with the Building Industry Land Development Association (BILD), launched a new housing study which identified that the residential development construction industry in Ontario is working at a 33-year high, demonstrating that the industry is not “sitting on supply.”

Full Report | [Use it: Optimizing Municipal Development Pipelines –A Review of the Need for and Implications of Prospective New “Use It or Lose It” Policies in Ontario](#)

OHBA Media Release | [Housing Study: Reported inventories overstate supply of “shovel ready lots” – use it or lose it policies must be informed by facts](#)

This report identifies **Ontario-wide implications** of potential issues with “Use It or Lose It” policies and uses case studies across the Greater Golden Horseshoe, including Simcoe County, Wellington, and Brantford, as well as citing data and policies in Kingston and Ottawa. **This report takes a broad province-wide perspective of the issue and its impacts.**

Report Key Findings

- Contrary to the narrative put forward by some, developers and residential builders are not “sitting on lots.”
- This study demonstrates that for both housing under construction and housing completions, the industry is operating at 33-year highs.
- There are currently 164,000 housing units currently under construction in Ontario and you would have to go back to the early 1990s or late 1980s to find similar levels of residential construction activity.
- Municipal reported inventories and RPCO estimates of approved lots/units overstates housing supply likely to be available in the short-term. This is especially true in light of Ontario’s rapidly growing population and the provincial government’s housing target of building 1.5 million homes by 2031.
- Specifically, the RPCO claim of 1.25 million approved lots is inflated when considering the breakdown of the units within this aggregated number.
- Municipalities already have ‘Use it or Lose it’ powers under Ontario’s Planning Act and Building Code Act.
- In addition to this legislative authority, several Ontario municipalities currently have ‘Use it or Lose it’ policies in place as they apply to servicing allocation.

- This study shows that additional measures are not necessary and, if not carefully targeted in scope and application, they could have very detrimental impacts on the future housing supply in the province.

Report Media Coverage

Below is a sampling of initial media coverage of the report:

[CBC News | Ontario developers deny they're feeding housing crisis by sitting on land](#)

[BNN | Ontario's Housing Hustle: Navigating Challenges and Opportunities Amid Record Construction Boom](#)

[Financial Post | Ontario housing supply overstated by almost 1 million, land development study reveals](#)

[Global News | Developers claim they're not hoarding vacant land, fearing use-it-or-lose-it policy](#)

[Newstalk 1010 | The Jerry Agar Show](#)

[NOVAE RES URBIS | Crunching the Numbers: Report disputes number of "Shovel-Ready" sites available for residential development in Ontario](#)

[RENX Homes | Ontario's housing supply overstated by almost 1M units: OHBA/BILD](#)

[TVO Today | The premier was all smiles on housing this week. But the province's targets are already out of date](#)