



Ontario
Home Builders'
Association

Setting the Standard:

Unlocking System-Wide Solutions 2025



The Ontario Home Builders' Association (OHBA) recognizes the critical role that effective policies and regulatory frameworks play in supporting Ontario's housing affordability, access to housing supply, industry sustainability, and economic growth. As Ontario continues to experience surging population levels and urban development, it is imperative that government initiatives facilitate a streamlined, efficient, and affordable development environment.

To address Ontario's housing challenges, decision makers at all levels—government, industry, and stakeholders—must adopt a system-wide approach, recognizing that the home construction sector is interconnected and changes in one area impact the whole. Transparent, collaborative action is essential, as piecemeal fixes have proven insufficient. The core challenge is to reduce overall development costs—demonstrating that lowering government fees, taxes, and development charges will directly improve housing affordability. By prioritizing cost reductions and streamlining approval processes, we can make sustainable, efficient homes more accessible and affordable for families across Ontario.

Our advocacy priorities for the upcoming year are aimed at reducing barriers to new development, modernizing approval processes, strengthening the skilled workforce, ensuring industry integrity, promoting sustainable development, and fostering strong provincial leadership. By aligning our policy efforts with these themes, we aim to create a more accessible, responsive, and sustainable housing sector that benefits all Ontarians.

Unlocking System-Wide Solutions

This policy document presents OHBA's top advocacy priorities organized into six strategic themes. These priorities are the result of a collaborative effort among OHBA's three policy committees—the Land Development Committee, Regulatory Affairs Committee, and Technical Committee—as well as the Ontario Renovators' Council. Their collective input ensured that the issues most critical to Ontario's home building and renovation industry are reflected in this strategic policy document, which OHBA is proud to present to our industry partners and the Ontario Government:

1 Housing Affordability & Cost Reduction

We advocate for targeted reforms—including tax relief, fee reductions, and infrastructure funding reforms—that lower development costs and enhance housing affordability across Ontario.

2 Streamlining Approvals & Modernizing Regulation

We support the modernization of approval and permitting processes to expedite project timelines, create consistency across the province, and standardize approval processes, ensuring projects move forward efficiently and bring housing online faster.

3 Labour & Workforce Development

Addressing skilled trades shortages through targeted training and apprenticeship programs is essential to meeting Ontario's growing housing needs.

4 Consumer Confidence & Industry Integrity

Protecting consumers, combating illegal activity, and ensuring industry accountability are vital for maintaining public trust and industry credibility.

5 Sustainability & Innovation

Promoting voluntary incentive-based performance standards, electrification and integrated energy planning, and innovative technological advancements, will position Ontario as a leader in sustainable and progressive development.

6 Provincial Leadership & Coordination

Enhanced inter-ministerial coordination and strong provincial representation at the national level are essential for consistent, effective policies. By leading these efforts, Ontario can set the standard for the home building industry and serve as a model for other provinces in addressing the housing crisis.

By focusing on these priorities, we aim to support a vibrant, efficient, and sustainable housing sector that benefits Ontario's economy and residents well into the future.



“ OHBA's advocacy priorities reflect what the industry considers necessary to get housing supply where it needs to be. This housing crisis has gone on for too long and we need bold action to bring attainable housing to Ontarians.

Scott Andison
CEO, OHBA

Housing Affordability & Cost Reduction

Policy Statement: We support targeted, cost-reduction measures to make housing more affordable and accessible across Ontario. This includes advocating for tax relief, reduced development fees, and reformed infrastructure funding models that better align with the urgent need to increase housing supply.

This theme focuses on policy change that lowers financial barriers to housing development by reforming tax measures, fees, and development charges. It emphasizes the need to streamline infrastructure funding processes and allocation methods to ensure that costs do not hinder housing supply and affordability.

Streamlining Approvals & Modernizing Regulation

Policy Statement: We support the modernization and streamlining of local approval processes and permitting systems to reduce delays, eliminate duplications and accelerate housing and development projects for builders, developers, and renovators while maintaining high standards to enable more efficient housing delivery across Ontario.

Efficient and predictable approval processes are essential to timely project delivery. This theme calls for reducing delays and eliminating duplication by modernizing development approvals. Key solutions include allowing concurrent application submissions, streamlining study and assessment requirements, and recognizing professional certifications. Embracing these practices will accelerate timelines and support faster project completions.

Labour & Workforce Development

Policy Statement: We promote the need for more proactive strategies and investments to address skilled trades and labour shortages, support education and training programs at high schools and colleges, and ensure continuous opportunities for workers to advance, upskill, and remain in the industry. We recognize the importance of the renovation sector, and the variety of skill sets and pathways that lead into Ontario's home building industry.

A skilled and well-trained workforce is fundamental to sustainable development. This theme emphasizes not only recruitment and training but also retaining talent within the industry by providing ongoing upskilling and career advancement opportunities. It recognizes the important role of a professional renovation sector and supports multiple entry points and skill sets, ensuring long-term workforce stability and growth throughout Ontario's home building and renovation sectors.

Consumer Confidence & Industry Integrity

Policy Statement: We champion policies that protect consumers, combat illegal building activity, and uphold industry integrity through proactive enforcement and accountability measures.

Maintaining public trust is vital. This theme promotes enforcement against illegal building activities, safeguards consumers, and ensures a fair, transparent industry by identifying and addressing bad actors across all sectors of the building industry, from renovators and low-rise builders to high-rise and multi-residential developers.

Sustainability & Innovation

Policy Statement: We support the advancement of sustainable building practices, performance standards, and innovative technologies through voluntary, incentive-based programs that encourage industry leadership in environmentally responsible development—while ensuring that new requirements are not imposed without careful consideration of cost impacts and excluding certain segments of the market.

This theme supports balanced, forward-looking policies that promote energy transition, integrated energy planning, high-performance standards, and innovation—empowering builders to voluntarily exceed best practices. OHBA members are committed to advancing sustainability but believe these efforts must be driven by incentives, not mandates, and must reflect the real impact on project costs in current markets.

Provincial Leadership & Coordination

Policy Statement: We call for enhanced provincial leadership and inter-ministerial coordination to streamline and strengthen policies, improve communication and coordination, and ensure Ontario is well-represented at the national table in building code and development standard arenas.

Effective leadership and coordination are key to addressing complex regulatory environments. This theme emphasizes stronger government collaboration and representation to facilitate consistent policies and standards across jurisdictions. This leadership will make Ontario a model for other provinces—a province at the forefront of solving the housing crisis, and one that others look to as a best-practice example.

Did you know?

\$75.4B

In total investment, residential construction is a **cornerstone of Ontario's economy** — building homes and fueling growth in every community.

3X

DC reserves have nearly **tripled** since 2009 — reaching \$12 billion in 2024.

In the GTA, development charges are the highest in North America, adding:

- \$81,000 to a two-bedroom apartment
- 125,000 to a single-family home

HOUSING STARTS

were down 16% in Ontario in 2024

16%



Over the last two decades
Home prices have more than **doubled**
Real wages have grown just **16%**

Since 2011, GTA
development charges
for single-detached
homes are up

176%

THEN
2005

21/26

Southern Ontario
markets were affordable

0

were unattainable for
middle class families

NOW
2025

0

Southern Ontario
markets are affordable

11/26

are completely unattainable for
middle class families

TWICE
AS LONG

Today it takes twice as many years
of pre-tax income as it did 20
years ago to save for a down
payment in Southern Ontario.



Ontario's housing shortage is
pushing people away —
**80,000 more people leave the
GTA every year than move in from
the rest of Canada.**

\$32B

Ontario leads the nation in
renovation investment,
accounting for nearly half of
Canada's total home
renovation spending.

ABOUT OHBA

Founded in 1962, the Ontario Home Builders' Association (OHBA) is the voice of the residential construction industry in Ontario. It represents over 4,000 member companies in the home building, land development, professional renovation, and professional services sectors through 28 local chapter associations across the province. OHBA advocates on behalf of its members to key stakeholders, provides member benefits and training, and promotes innovation and professionalism within the residential construction industry.

WWW.OHBA.CA | INFO@OHBA.CA | @ONTARIOHBA