

#5

COMPLETE

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Q1

Fully support

Housing prices have climbed 180 per cent over the last ten years, and since then, there has been no increase to the Land Transfer Tax (LTT) rebate for first-time buyers. To keep pace with the rapid increase to housing prices, the LTT should be indexed to inflation and doubled from \$4,000 to \$8,000. If elected as our local MPP, would you support indexing the LTT rebate to inflation?

Q2

Fully support

Local zoning rules continue to hold back much needed gentle density in high-growth urban areas of the province. The province should use the Planning Act to encourage the building of missing middle homes like duplexes, triplexes and fourplexes on lots traditionally zoned for single-family housing. If elected as our local MPP, would you support relaxing exclusionary zoning to allow for more gentle intensification?

Q3

Fully support

TRREB encourages governments to review steps needed for underused commercial properties, such as shopping malls and retail strip plazas, to be converted into mixed-residential properties to eliminate barriers, fast-track these projects, support Ontario's population growth and improve housing affordability. If elected as our local MPP, would you support converting underused or unused commercial properties to create homes?

Q4

Fully support

The creation of a housing delivery fund is one of the recommendations that came from the Ontario Housing Affordability Task Force report. The province should build on this recommendation and align efforts with the federal government as well as municipalities to reward those who are encouraging housing growth policy and investing in their communities. The fund would be used to reward growth that meets or exceeds provincial targets, reduce the approval times for new housing and encourage the relaxations of exclusionary zoning policies. If elected as our local MPP, would you support launching an Ontario Housing Delivery Fund?

Q5

Fully support

Home energy audits are a long-term tool that will allow homeowners to take the first step in figuring out what retrofits their home requires to operate at peak efficiency. To establish a coordinated effort across levels of government in home energy efficiency and climate mitigation, TRREB recommends that the province implement a voluntary Home Energy Audit program and provide incentives to encourage consumers to purchase green home retrofits. If elected as our local MPP, would you support encouraging green home retrofits through voluntary home energy audits?

Q6

Fully support

We need to make Ontario a leader in North America by having the most well-regulated real estate market by completing regulations for the new Trust in Real Estate Services Act (TRESA). The province should enact key regulations (including Code of Ethics and General Regulations), and have them implemented by January 1, 2023. TRREB is also calling for the creation of an industry Ombudsman and a review of all exemptions under the Act, specifically those that apply to auctioneers. With the development of regulations under TRESA, the government can ensure a level playing field and protect consumers. If elected as our local MPP, would you support completing regulations and implementing the Trust in Real Estate Services Act?

Q7

Fully support

The province should create an Ontario-made public beneficial ownership registry that would require home purchasers to identify themselves to land title authorities to increase transparency in real estate transactions. If elected as our local MPP, would you support creating an Ontario-made public beneficial ownership registry?

Q8

Fully support

TRREB is encouraging the provincial government to empower the Ontario Land Tribunal to prioritize cases that would increase housing supply quickly while hiring more adjudicators to tackle the growing backlog of cases as a result of COVID-19. If elected as our local MPP, would you support fixing the Ontario Land Tribunal?

Q9

Fully support

The closed offer process, also known as blind bidding, has been in the media spotlight as a result of the red-hot housing market not just in Ontario but across Canada. The closed offer process is currently the process by which Realtors are legally required not to disclose offer details. Some are proposing to replace this system with one where competitive offers must be disclosed to all bidders, as they believe this will create a more fair, open and transparent home buying and selling process. TRREB believes that consumer choice and protection of personal information is paramount, and consumers should be allowed to consent to the disclosure of their personal information if they opt for an open offer process, and should not be dictated by government on how to sell their home. If elected as our local MPP, would you support protecting a homeowner's right to decide how to sell their home?

Q10

Candidate Full Name

Philip James Piluris

Q11

Riding

Vaughan-Woodbridge

Q12

Party (if applicable)

Green Party of Ontario
