

TRREB Urges Province to Go All-in on Modular to Lower Costs for Homebuyers

TORONTO, ONTARIO, March 7, 2024 – The high cost of housing is an ongoing challenge for individuals and families. Despite best efforts by governments at all levels, it's clear that a further push and bold action is needed to get more homes built at lower costs for individuals.

Greater Toronto Area (GTA) REALTORS® believe that innovative building techniques and new technology can show us the way to getting affordable homes built faster. That's why we are calling on the province to go all-in on modular housing.

At TRREB, we see the benefits of modular housing to turbocharge the building of everything from homes to hospitals in Ontario. It's efficient, cost-effective, and sustainable.

Modular construction is not temporary or relocatable housing. Instead, these are permanent structures that must adhere to the same codes as traditional construction, be set on a permanent foundation, and built using concrete, steel, and/or wood.

This means modular construction has the potential to increase residential housing, including multi-unit and ground-related residential units like ancillary buildings, single family homes, plexes, and more.

But red tape, building code complexities, and municipal policies are barriers preventing the construction of modular housing. Currently, rules and regulations around minimum lot sizes and angular planes requirements restrict the building of modular homes in many municipalities, as these rules were designed to suit a traditional single-family style home and not prefabricated modular homes.

It's time for a shift and Minister Paul Calandra is already leading the way. Ontario is developing a modular housing framework using a Request for Qualification process to pre-qualify companies interested in modular housing construction. These are important first steps and GTA REALTORS® look forward to working with Minister Calandra to continue to remove barriers, streamline building codes, cut local government regulations, and offer more support for the growing modular sector.

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