

April 2, 2025

The Honourable Rob Flack
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

RE: Building a Resilient Ontario Through More Housing Supply & Better Affordability

Dear Minister Flack,

On behalf of the Toronto Regional Real Estate Board (TRREB) and our over 70,000 REALTOR® Members, congratulations on your appointment as Ontario's Minister of Municipal Affairs and Housing. Your leadership comes at a critical moment—when bold, coordinated action on housing is essential not only to affordability and livability, but to Ontario's long-term economic competitiveness and resilience.

Considering the renewed threat of punitive U.S. tariffs on key Canadian sectors, TRREB believes that Ontario must double down on the things that make us an attractive, stable place to invest and grow. The primary areas among these is a reliable, housing system that works for all—one that supports labour mobility, retains talent, and attracts domestic and international investment.

Despite meaningful progress over the last six years, Ontario workers, individuals, and families continue to struggle to find an affordable place to call home. In the Greater Toronto Area (GTA) and in other markets, home prices have become disconnected from household incomes. Today, people in certain fields such as social workers, cooks, nurses, retail sales associates, cashiers, factory workers, tradespeople, daycare workers, teachers, and firefighters cannot afford to live in the communities they serve.

Unfortunately, our province continues to grapple with excessive amounts of taxes and red tape placed on housing which gets in the way of increasing supply. Local governments continue to be among the biggest obstacles to adding new housing. As a result, Ontario is falling further behind on its housing supply targets.

Now is the time for action. Ontario cannot afford more delays or incremental progress. The impact of U.S. tariffs and falling consumer confidence means there is a real risk that the housing affordability crisis will worsen before it improves. With that in mind, TRREB is urging your ministry to move forward with key recommendations from your Housing Affordability Taskforce that have not yet been implemented, and others that will increase housing supply and improve affordability:

TRREB Recommendations

1. **More provincial leadership on municipal development**

Since 2018, Ontario has made important progress on creating an environment that supports faster, more efficient home building, including legislation focused on boosting housing supply and reducing barriers to new home construction. However, it has deferred to municipalities on key policy issues such as development charges, heritage designations, landlord-tenant matters (e.g., renoviction by-laws) and more. Ontario cannot solve its housing affordability crisis if it continues to put major decisions in the hands of local elected officials who have significant electoral incentives to oppose development.

2. **End exclusionary zoning across Ontario**

Allowing four residential units as-of-right in appropriate urban settings would open the door to “gentle density” in established neighbourhoods, expanding the supply of more affordable housing types such as fourplexes, townhomes, and laneway suites. Cities like Guelph, London, and Toronto have already led the way—now the province must step in to ensure consistency, predictability, and speed across all municipalities.

Eliminating exclusionary zoning is more than a housing reform; in some markets, it’s an economic imperative. Limiting where people can live restricts where they can work, grow businesses, and contribute to Ontario’s prosperity.

3. **Expand zoning permissions and conversions near transit corridors**

Ontario should modernize land use planning by requiring as-of-right zoning for mixed-use residential development near major transit station areas. This includes supporting the conversion of underused commercial properties into housing and permitting infill density on large lots near transit. Doing so will accelerate construction, reduce commute times, alleviate traffic congestion, and build housing in areas where infrastructure already exists. This kind of smart growth is essential to reducing sprawl, lowering infrastructure costs, and creating economically vibrant communities.

4. **Modernize and fund the Landlord and Tenant Board (LTB)**

Ontario’s rental housing market cannot function with a broken adjudication system. As outlined in TRREB’s *Breaking the Backlog* report, the LTB is facing a historic crisis—with tens of thousands of unresolved cases and an average resolution times exceeding a year. We encourage you to work with the Attorney General to act immediately on the following TRREB recommendations:

- Deliver multi-year funding to expand adjudicative and administrative capacity
- Prioritize urgent cases through a new triage system
- Improve adjudicator training and digital infrastructure

- Ensure equitable access through in-person service options

A strong rental system is essential to worker mobility, affordability, and tenant confidence. A well-functioning LTB is key to that system.

5. Lower Taxes on Ontario Homes

Ontario's development charges are among the highest in North America. These fees can add over \$100,000 to the cost of a new home. Today, government taxes and fees in Ontario account for nearly 36 per cent of the final price of a new build. This has a direct impact on affordability and a chilling effect on new housing construction. Ontario now has one of the highest housing tax jurisdictions in North America. No plan to improve our economic competitiveness and resilience as a province can ignore this high tax burden on housing. We urge you to work with the Minister of Finance to:

- Lower development charges and reduce municipal dependence on the largest barrier to new housing
- Establish a more predictable and stable funding model for municipal
- infrastructure that does not overburden new homebuyers

Ontario cannot afford to treat housing policy as disconnected from economic policy. A well-functioning housing system is a competitive advantage. It supports job creation, investment attraction, and individual and family well-being. As global conditions become more unpredictable, Ontario's internal readiness—especially its housing system—will define how well we weather economic turbulence.

TRREB looks forward to working with you and your Ministry to accelerate action and deliver real results for the people of Ontario. We would welcome an opportunity to meet with you to discuss these matters further.

Sincerely,



Elechia Barry-Sproule
President
Toronto Regional Real Estate Board

Cc:

Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade
Patrick Sackville, Chief of Staff, Premier's Office
Martha Greenberg, Deputy Minister, Ministry of Municipal Affairs and Housing