



May 24, 2022

Caroline Steele  
Brampton Real Estate Board  
60 Gillingham Dr #401  
Brampton, ON L6X 0G9

Dear Caroline,

Thank you for reaching out to the Ontario Liberal Party's Brampton candidates.

Everyone in Ontario should have a home they can afford and meet their needs. Over the last four years under Doug Ford, the average price of a home in Ontario increased by half a million dollars while rents skyrocketed forcing people to make tough choices including the potential departure of many young talents from this province. The Ontario Liberal Party has a robust plan to tackle this crisis.

The limited supply of housing in this province is the most fundamental cause of the current crisis. An Ontario Liberal government will collaborate with municipalities, developers, and other stakeholders to build 1.5 million homes over the next 10 years. To rapidly grow the supply of housing in this province and to make homes more affordable, our government will:

- Provide municipalities with \$300 million over 5 years to approve housing as quickly and responsibly as possible.
- Increase housing targets in highly unaffordable communities and more accurately estimate housing demand.
- Work quickly in close collaboration with municipal partners to allow homes with up to three units and two stories to be built as-of-right across the province – with this permission also extending to secondary and laneway suites.
- Reward local governments that meet or exceed housing targets in an environmentally-sustainable manner with dedicated capital funding to use for local priorities, such as better transit or community amenities like parks and libraries.
- Encourage the development of lowrise 'missing middle' multiplexes and other mid-rise housing options near rapid transit stations and routes through neighborhood transition zones.
- Collaborate with municipalities to unlock more land for homes by expanding the Brownfields Tax Incentive Program to provide up to 10 years of property tax relief on all underutilized commercial space converted into homes.
- Introduce a new 'use it or lose it' levy on speculators with serviced land and approved building permits and a tax on vacant homes in urban areas.

The Ontario Liberal Party recognizes that Ontario needs a holistic approach to solving the housing crisis. Therefore, we will build at least 138,000 new deeply affordable homes – including much-needed supportive housing and homes for Indigenous peoples. We will establish the Ontario Home Building Corporation that will work with local communities, not-for-profit housing partners, and developers to build and maintain these deeply affordable homes, either as a primary financing source or a builder. We will also develop surplus



provincial lands through the Corporation, including safely burying more electric transmission lines underground to unlock up to 80,000 acres of land for new homes. We will provide the Corporation with historic capital funding subject to strict oversight – including a hard cap on administrative expenses and salaries with a 15-year mandate to ensure housing is built rapidly. Any homes sold by the Corporation will be available only to first-time home buyers, and any proceeds will go directly back into creating more deeply affordable homes.

We will clear backlogs in the Ontario Land Tribunal and Landlord and Tenant Board by investing an additional \$15 million annually. We will adequately equip provincial ministries to effectively and efficiently review land-use applications.

Buying a home is the most important purchase most Ontarians will make, so we'll work with federal partners to implement a Home Buyers' Bill of Rights – reforming the blind bidding process through optional auctions and making the history of house sale prices more transparent. We'll also make home inspections a legal right for homebuyers and regulate and license home inspectors. We'll also increase penalties for unethical real estate transactions.

We'll enhance consumer protections for new home buyers, including reducing the amount of time it takes to resolve building defects. Finally, developers who cancel projects have a responsibility to treat prospective homebuyers fairly and honestly – so we'll require developers who cancel projects to refund buyers sooner, on clearer contracts and with significantly higher interest rates on lost deposits.

Prior to developing our housing plan, we engaged in extensive consultations with many stakeholders and our plan is a reflection of the ideas that were explored during those conversations and the common concerns that we identified. Any complex challenges like this one require a collective effort. I, along with our Ontario Liberal candidates in Brampton, are looking forward to working with you and other partners to solve the housing crisis once for and all, making Ontario a place to grow.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Del Duca".

Steven Del Duca  
Leader  
Ontario Liberal Party