

# 2025 Ontario Provincial Election: Housing Commitments Tracker

Updated as of February 24, 2025

This tracker provides an overview of each major Ontario party's housing policies and commitments. It highlights their approaches to infrastructure investment, rental affordability, homeownership accessibility, and homelessness prevention, helping voters compare platforms and understand their plans to address the housing crisis.

## Ontario Progressive Conservative (PC) Party: [\[Platform\]](#)

### Investing in Community Enabling Infrastructure:

- \$2 billion more to help build millions of new homes, with \$1 billion in the Municipal Housing Infrastructure Program and \$1 billion in the Housing-Enabling Water Systems Fund.
- \$5 billion in additional capital for the Building Ontario Fund (BOF). This funding will help d tackle Ontario's infrastructure deficit, with more long-term care homes and affordable housing along with energy, transportation, municipal and community infrastructure.

### Reducing Restrictions and Red tape:

- Rebuild the permitting process, removing anything unnecessary, outdated, or redundant that puts Ontario at a timeline disadvantage to any other G7 national or subnational jurisdiction, including:
  - Streamlining Ontario's environmental assessment process.
  - Eliminating federal redundancies.
  - Harmonizing conservation principles to species-at-risk requirements.
- Leverage Artificial Intelligence (AI) to further accelerate the identification and implementation of red tape and regulatory burden reduction across all of government.

### Building Infrastructure Faster:

- Centralizing all government capital projects and contracting under an enhanced Infrastructure Ontario with accountability to the Ministry of Infrastructure.
- Speeding up procurement tender timelines, providing greater certainty around permitting scope and timelines and uploading municipal building approvals for provincially-led and/ or provincially-funded schools, hospitals, long-term care homes, and other critical infrastructure projects.

- Move forward with the Digital Infrastructure Twin program to map underground infrastructure like utilities, which will improve construction safety and support more efficient planning to protect taxpayer dollars and get more built faster.

#### **Building Homes Faster:**

- Standardizing development study requirements across the province.
- Develop a province-wide tool to accelerate land use planning and Building Code permit approvals and ensure all municipal standards are in compliance with the Ontario Building Code.
- Work in partnership with housing-forward municipalities to bring a common-sense and sustainable approach to development charges to lower their burden on the cost of new housing for homebuyers and renters.
- Ensure that municipal development charge revenues are invested transparently by municipalities to encourage and support growth in housing stock and are calculated in a more standardized and predictable way across the province.

### **Ontario Liberal Party:** [\[Platform\]](#)

#### **Cut taxes on housing to empower middle-class families and restore the dream of homeownership by:**

- Eliminating the Ontario Land Transfer Tax for first-time homebuyers, seniors downsizing, and non-profit homebuilders.
- Scrapping Development Charges on new housing, cutting costs by as much as \$170,000 on each new family-sized home.
- Introducing the Better Communities Fund (BC Fund) to help municipalities cover infrastructure costs, encouraging sustainable and affordable development.

#### **Bring affordability, predictability, and fairness back to the rental market by:**

- Getting more co-op and rental apartments built by removing punitive and discriminatory extra taxes that increase costs and drive-up rents.
- Introducing phased-in rent control to protect tenants from unfair increases, drawing on proven systems in places like Manitoba, Oregon, and California.
- Resolving new landlord-tenant disputes in under two months and urgently clearing the 53,000-case backlog at the Landlord-Tenant Board.
- Establishing the Rental Emergency Support for Tenants (REST) Fund – a provincial rent bank to provide short-term, interest-free loans for vulnerable tenants facing financial emergencies, preventing evictions and homelessness.

### **Ontario NDP:** [\[Platform\]](#)

#### **Launch Homes Ontario Program:**

- “Homes Ontario” will use grants, low-cost public financing, public land, fast-tracked

approvals, and other supports to enable the construction, acquisition, and repair of at least 300,000 permanently affordable homes.

- This program would enable the purchase of existing privately-owned rental units to be converted to permanently affordable public, non-profit, or co-op housing, like Toronto's Multi-Unit Residential Acquisition (MURA).
- Homes Ontario would protect the existing supply of affordable rentals, including completing repairs.

#### **Creating new supportive housing:**

- Create 60,000 supportive housing units and connect Ontarians to wrap around supports and health services, allowing people living in encampments or the shelter system to move into safe, permanent homes while connecting them to mental health care, addiction treatment, and other ongoing supports.

#### **Protecting Renters:**

- Immediately introduce vacancy control, so rent control applies to the rental, and not just the tenancy. This will remove the incentive of unethical landlords to use bad faith evictions and renovations to squeeze out existing tenants so they can charge a higher rent to the next tenant.
- Close the loophole that exempts units built since 2018 from rent control.
- Bring in a fairer system of low interest repair loans so the cost of maintaining buildings isn't borne by tenants, and small landlords are supported with unexpected repair costs.

#### **Building for the Future:**

- Make more affordable housing options like semis, townhomes, fourplex apartments, and midrise buildings legal near transit as-of-right.
- All new homes will be built with infrastructure for green technology such as EV chargers, so it is less expensive for consumers to make the switch when they choose to do so.

#### **Uploading housing and homelessness costs:**

- Upload the cost of housing, emergency shelters, and homelessness prevention programs back to the province from municipalities, while maintaining locally focused delivery through municipal service managers.

## **Green Party of Ontario:** [\[Platform\]](#)

#### **Building more homes and restoring fairness to the housing market:**

- Build 2 million homes in a variety of innovative forms within urban boundaries over the next 10 years.
- Allow single family dwellings to be divided into multiple condominium units to create more attainable home ownership opportunities within existing neighbourhoods.
- Require municipalities to permit developments with the use of pre-approved building designs (starter home designs to allow for more affordable development).

- Identify and plan for a mix of unit sizes (e.g. one-bedroom, two-bedroom) and housing types (e.g. multi-unit houses, low-rise developments) needed and in what quantity, based on demographic and immigration projections.
- Increase housing supply and help new homeowners pay down their mortgage by offering zero-interest loans of \$25K for homeowners to add affordable rental units onto their primary residence.
- Update building codes and land use planning laws, financial tools, tax powers, and funding programs to incentivize the use of faster, lower-cost, and labour-efficient construction methods and sustainable materials like mass timber, modular factory-built homes, etc.
- Increase financial and legal supports for small-scale builders of missing middle and mid-rise infill homes. Offer low-cost, long-term fixed-rate financing.

#### **Making the system more fair:**

- Make homes affordable for homebuyers by removing development charges on homes, condos, and apartment units built under 2000 sq ft within urban boundaries. Implement an Affordable Community Fund to reimburse municipalities for lost development charge revenue.
- End the Land Transfer Tax for first-time home buyers to make it more affordable for people to purchase their first home.
- Remove burdensome red tape and costs that make purchasing a unit in a co-housing project challenging.

#### **Cracking down on bad-acting landlords by fixing the unfair rental system:**

- Reinstate rent controls on all units to regulate rental increases year-to-year and implement vacancy control to limit rent increases between tenancies.
- Extend financial support to 311,000 Ontario households via the portable housing benefit.
- Place a moratorium on above guideline rent increases (AGIs) and create a Rental Task Force to look into the overuse of AGIs.
- Update and strengthen sections of the Residential Tenancies Act that deal with the state of repair for multi-unit buildings to ensure tenants have homes that are safe and kept in a good state of repair.
- Pass the Keeping People Housed Act to introduce a rental registry and strengthen rules and penalties for renovations and bad faith evictions.
- Reform the Landlord and Tenant Board (LTB) to cut wait times down from one year to one month, and ensure the process is fair for both landlords and renters. Strengthen the LTB appointment process by making it more transparent.
- Return to in-person LTB hearings unless otherwise requested by the renter.
- Improve legal supports, including access to duty counsel and free information on rights and LTB procedures. Increase legal aid funding.

### **Our plan to end homelessness:**

- Immediately support people living in encampments with their housing and support needs until permanent housing solutions are built and resume the homelessness census cancelled by the Ford government to ensure we create sustainable, long-term solutions.
- Work with non-profits to build 250,000 new affordable non-profit and co-op homes and 60,000 permanent supportive homes with guaranteed funding for mental health, addictions and other supports.
- Utilise a Housing First model to ensure that stable, permanent housing solutions are the first priority when helping those in need.
- Engage people who have lived experience with homelessness in program development.
- Create an inter-ministerial working group to ensure government investments targeting homelessness are coordinated, appropriately funded and provide long-term solutions.
- Build an adequate data system for housing indicators in Ontario that captures the underlying trends of people with unmet housing needs.
- Deploy temporary and permanent supportive modular housing projects on provincially owned land as quickly as possible. Create tax credits and investment funds to help advance these housing technologies.
- Increase annual funding for women's shelters as well as safe and accessible transitional and supportive housing options for women and their families. Ensure transitional housing is culturally appropriate.

### **Protecting farmland and nature while creating new transit-connected neighbourhoods and homes:**

- Freeze urban boundaries and reverse recent boundary expansions by the Ford government.
- Reverse the Ford government's changes to the Provincial Planning Statement that encourage sprawl and instead prioritise housing where roads and sewers already exist.
- Use taxes and incentives to encourage developers to build within existing neighbourhoods in towns and cities.
- Require minimum housing densities at transit stations and along transit corridors as a requirement in transit funding agreements between the province and municipalities.
- Work with all levels of government to include affordable housing developments above transit stations and on transit station surface parking lots.
- Reinstate the provincial brownfield remediation fund to support municipalities to safely build affordable housing on previously industrial sites.
- Incentivize and remove barriers to the construction of housing on commercial properties, such as abandoned plazas and warehouses.

### **Ensuring meaningful consultation so everyone's voice can be heard:**

- Work collaboratively with municipalities on a province-wide “Yes, in My Backyard” initiative to raise awareness of the benefits of building more housing within existing neighbourhoods.
- Encourage municipalities to meaningfully engage with prospective residents, not only current residents, when consulting on new developments to ensure all voices are heard during the planning process.
- Explore innovative approaches to planning consultation that ensure processes are genuinely inclusive and meaningfully engage all citizens both in-person and online. For example, engaging people in community locations that they frequent such as coffee shops or transit stops, or providing childcare to ensure broader community participation.

#### **How we will do that:**

- Increase funding for local libraries, community centres and neighbourhood coalitions, which play an important role in encouraging community connections and reducing isolation for elders.
- Provide free and low-cost community hubs in schools, including but not limited to covering costs for free evening, weekend, March break, and summer permits for non-profit community organizations.
- Support municipalities to create infill greenspaces in all neighbourhoods.
- Amend zoning rules to allow for small businesses such as corner stores and cafes to open within residential neighbourhoods.
- Provide start-up funding for community-owned food markets and increase support for community gardens through land gifts and organisational support to eliminate urban food deserts.
- Cancel the Ontario Place Spa redevelopment and parking lot and build a public park and waterfront project.

#### **Supporting municipal governments to create better neighbourhoods for everyone:**

- Grant municipalities autonomy to implement revenue tools to fund critical infrastructure needs and services.
- Upload costs to the province that had previously been unfairly downloaded onto municipalities like community housing, shelters, and transit funding.
- Provide dedicated and ongoing funding to municipalities to address the mental health and addictions crisis.
- Reinstate upper-tier regional planning authority to ensure coordinated and sustainable planning to build the housing we need while protecting agricultural and natural heritage.
- Increase collaboration and consultation between municipalities and the province.
- Assess the use of City Charters as a mechanism to empower major Ontario cities, such as Toronto, and prevent inappropriate interference in local democracy by the provincial government.