Regional Planning Commissioners of Ontario

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NEWS RELEASE AND MEDIA PACKAGE

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Regional Planning Commissioners of Ontario issue inventory of Ontario's unbuilt housing supply

RPCO reports over 1,250,000 housing units approved and proposed to be built prior to Provincial Bill 23, and encourages all stakeholders to work together, as supply alone will not solve Ontario's housing affordability crisis.

Data shows there are already over 1 million approved and proposed housing units in the development approval process. If a proxy of as-of-right accessory units is added, this number totals more than 1.25 million potential new homes.

In year two of the Province's ten-year goal to build 1.5 million homes, the Regional Planning Commissioners of Ontario (RPCO) has undertaken a housing supply inventory, which already constitutes 85% the Provincial 2032 goal. Some proposed units will require infrastructure, but these numbers are intended to provide an indication of the status of units already approved and in the formal approval process.

Municipalities representing the remaining 30% of Ontario's population would also have approved and proposed housing unit inventories. If they were included, the approved and proposed supply of housing units in the development approval process could exceed the 1.5 million Provincial target.

Collaboration with all stakeholders on the importance of building a mix of unit types to achieve better housing affordability for Ontarians is critical. Addressing supply alone will not fix the problem.

The housing supply inventory is summarized as follows, and is presented in housing units prior to Provincial Bill 23:

Development Ready (Registered and Draft Approved)	**331,632**
Under Application or Proposed	**731,129**
Ministerial Zoning Order	**64,199**
As-of-right units (proxy)	**150,000**
Total housing unit inventory now (year 2 of 10)	**1,276,960**
Provincial Target by end 2031 (year 10)	**1,500,000**

Notes:

1. Most data are collected to the end of 2022, but all data capture dates were not identical. Please see the accompanying Appendix for details.

2. Some draft approved and proposed units will require the construction of supporting infrastructure to proceed to development. However, discounts and exemptions to development fees and charges may further hinder the timing of constructions of this required infrastructure.

The Chair of RPCO, Thom Hunt, and the Chair of the RPCO GGH Caucus, Paul Freeman, made the announcement today.

"There is no doubt that Ontario is faced with big housing pressures, and while municipalities will do their part to streamline the development review process, they cannot achieve the 1.5 million homes goal alone. We all need to work better together", said Thom Hunt, Chair of RPCO. "To inform the discussion about housing supply and the importance of building a diverse range of affordable units, members of RPCO have identified the inventory of approved and proposed housing units. This follows RPCO's recent report: *Making Room* that identifies gaps in housing delivery which, if properly addressed through collaborative engagement, can make real differences for Ontarians right now".

Legislation supporting the Province's Bill 23, the *More Homes Built Faster Act*, seeks to support building more homes, helping home buyers, reducing construction costs and fees, and streamlining development approvals. However, the legislation has unintended consequences, and does little to address solutions for a variety of housing types and affordability.

All parties involved in the creation of new homes should make working to increase housing production their highest shared priority. This must include the many different housing types, tenures and affordability options for all income levels.

It should also be noted that RPCO continues to not support in principle the removal of lands from the Greenbelt as a necessary step to address Ontario's housing needs.

"We respect and share the stated goals of Bill 23", said Paul Freeman, Chair of the RPCO GTA Caucus. "The housing supply inventory is intended to support working collaboratively with the Province. Supply alone will not solve the housing affordability crisis, and we look forward to working with all levels of government and stakeholders involved in enabling and building housing to understand all supply and demand factors, and to find meaningful and practical affordability solutions."

Background:

In 2022, the Province of Ontario announced a target of creating 1.5 million new homes across the Province in the next ten years.

Municipalities issue development approvals for new home construction subject to public consultation and Council decision-making. Once development approvals are received, they remain in place until the property owner decides to proceed. Municipalities do not build market housing, but they do apply development charges and other growth-related fees to build infrastructure and community services to support growth ensuring complete communities (e.g. transportation, water supply and distribution, wastewater collection and treatment, stormwater management and community amenities). Municipalities cannot make property owners build new housing. It is up to developers to decide whether and when to develop their lands for housing.

Provincial legislative changes through Bill 23, the *More Homes Built Faster Act,* focus on municipalities streamlining and expediting the development approval process. Financial exemptions from development charges are intended to encourage developers to build more housing supply.

To identify Ontario's existing unbuilt housing unit inventory, RPCO undertook a survey of key municipalities across Ontario to identify approved and proposed units in the development approval process. This follows a recently released, action-oriented RPCO report entitled Making Room: Shaping Big Housing Growth and Affordability in Ontario (Making Room). More information can be found on the RPCO website www.rpco.ca

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About the Regional Planning Commissioners of Ontario (RPCO):

RPCO is an organization made up of senior level practitioners from Ontario's large single-tier Cities and upper-tier Regions. Members of RPCO provide planning services and give planning advice to municipal Councils that represent approximately 80% of Ontario's population. As such, RPCO members are fully engaged on a daily basis in matters which are urban and rural; northern and southern; small town and big city. The universal importance of having a healthy development industry to support community vitality across Ontario is also understood and supported.

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Appendix: Unbuilt Housing Unit Inventory

The following highlights some key aspects of the RPCO inventory:

- Municipalities surveyed constitute approximately 70% of Ontario's population. This means that the development inventory for municipalities representing the remaining 30% of Ontario's population were not included, but would be expected to raise the aggregated numbers even higher.

- The entire GTHA is included, representing Canada's largest urban area. In the GTHA 911,748, units (82%) were identified through the inventory.

- Unit types are roughly divided as 25% ground-related units and 75% apartment units.

- Lands designated for development that do not have development applications in place are excluded from this inventory. These lands represent additional but uncounted inventory, as their designation reflects their status as being developable.

- Most data were collected to the end of 2022, but all data capture dates were not identical. Specifically, housing unit creation and absorption was captured for Toronto and Ottawa to mid-year 2022, and Durham Region and Oxford County to year-end 2021. However, these differences are not seen as being material (i.e. while unit creation and absorption will partially or entirely offset each other, the differences are not expected to affect the large aggregated inventory estimate).

- A proxy of 150,000 accessory units has been included in the inventory to address the Province's as-of-right legislation to create up to three dwelling units on selected individual property types. According to the Census of Canada, there were approximately 5.5 million occupied private dwellings in Ontario in 2021. Of this total, 3.8 million private dwellings were single detached, semi-detached and row houses (the unit types eligible for accessory dwellings), which combined accounted for 68.3% of all private dwellings. This 150,000 accessory unit proxy constitutes an estimate of 4% of homeowners choosing to create one additional unit (i.e. four households per 100 households) in units other than apartments, other single attached and movable dwellings. This is far less than rates occurring in some municipalities today. Accessory unit creation may be further accelerated by rising interest rates and the resulting needs of homeowners to supplement their incomes to keep their homes (as they close on a new home, renew, or lock in their existing mortgages). The proxy of 150,000 also assumes only one additional unit would be created per existing dwelling unit, while up to three units on a property are permitted. Three units may also be preferred by investment property owners.

- The inventory includes 15 municipalities with total housing supply of 1,126,960 housing units.
  - Registered Unbuilt and Draft Approved units – 29%
  - Proposed (under application) housing units – 65%

- Under construction housing units (over 225,000) not included
- Note that Canada Mortgage and Housing Corporation has estimated that 75,000 accessory apartments existed in the City of Toronto alone in 2021

Housing Supply Definitions:

Registered Unbuilt Units:

- Registered Plans of Subdivision with no building permits issued
- Site Plans with executed agreements

Draft approved:

- Draft approved plans of subdivision
- Site plan endorsed / approved in principle

Under Application / Proposed Units:

- Proposed Site Plans
- Proposed Plans of Subdivision

Ministerial Zoning Order:

- Approved MZO housing units

Housing Supply from Municipalities Included Represents 70% of Ontario's Population:

GTHA	**GGH**	**Outside GGH**
Durham	Barrie	Kingston
Halton	Guelph	Ottawa
Hamilton	Niagara	Oxford
Peel	Simcoe	Sudbury
Toronto	Waterloo	
York		

Aggregated Figures for All Surveyed Municipalities
(Containing 70% of Ontario's Population)

Total Housing Supply	Unit Type				
	Single-detached	Semi-detached	Townhouse	Apartment	All Types
Registered Unbuilt	19,891	904	16,214	25,371	62,379
Draft Approved	51,124	6,059	55,095	156,976	269,253
Under Application / Proposed	50,977	4,138	68,240	607,775	731,129
Ministerial Zoning Order	148	-	1,326	62,725	64,199
Total	**122,139**	**11,101**	**140,875**	**852,846**	**1,126,960**
% Share of Total	*10.8%*	*1.0%*	*12.5%*	*75.7%*	*100%*

Greater Toronto Hamilton Area- Aggregated Figures

GTHA	Unit Type				
	Single-detached	Semi-detached*	Townhouse	Apartment	All Types
Registered Unbuilt	4,154	87	4,871	12,080	21,192
Draft Approved	25,792	3,154	28,615	138,855	196,416
Under Application / Proposed	23,353	1,320	39,865	581,624	646,162
Ministerial Zoning Order	148	-	174	47,656	47,978
Total	**53,447**	**4,561**	**73,525**	**780,215**	**911,748**
% Share of Total	*5.9%*	*0.5%*	*8.1%*	*85.6%*	*100%*

Golden Horseshoe – Aggregated Figures

GGH Municipalities	Unit Type				
	Single-detached	Semi-detached*	Townhouse	Apartment	All Types
Registered Unbuilt	9,054	439	6,275	7,691	23,458
Draft Approved	14,723	1,173	15,459	13,937	45,291
Under Application / Proposed	18,840	2,606	14,980	14,685	51,110
Ministerial Zoning Order	-	-	1,132	15,069	16,201
Total	**42,616**	**4,218**	**37,846**	**51,381**	**136,060**
% Share of Total	*31.3%*	*3.1%*	*27.8%*	*37.8%*	*100%*

Municipalities Surveyed Outside the Greater Golden Horseshoe

Outside GGH	Unit Type				
	Single-detached**	Semi-detached	Townhouse*	Apartment	All Types
Registered Unbuilt	6,683	378	5,068	5,600	17,729
Draft Approved	10,609	1,732	11,021	4,184	27,546
Under Application / Proposed	8,784	212	13,395	11,466	33,857
Ministerial Zoning Order	-	-	20	-	20
Total	**26,076**	**2,322**	**29,504**	**21,250**	**79,152**
% Share of Total	*32.9%*	*2.9%*	*37.3%*	*26.8%*	*100%*

Supply Estimates (in Years) – Per CMHC Data and Growth Plan Forecasts

YEAR'S SUPPLY BASED ON 10 YEAR CMHC AVERAGE COMPLETIONS			
	Ground Related	Apartments	Total
GTHA	9.4	34.4	24.9
GGH	14.1	16.8	15.0
Outside GGH	11.7	8.2	10.5
TOTAL	**10.2**	**30.8**	**20.7**

YEAR'S SUPPLY BASED ON GROWTH PLAN 2021-31 FORECAST	
	Year's Supply
GTHA	18.1
GGH Municipalities	6.7
TOTAL	**14.8**