



The Alliance for a Liveable Ontario

“A Blueprint for Solving the Housing Crisis in Ontario”

**Presentation by Franz Hartmann, Coordinator
March 26, 2024**




What I'm going to talk about:

- A brief overview of the ALO.
- What's driving the housing crisis.
- What ALO is doing to build public support for right solutions.
- What you can do.



Welcome to The Alliance for a Liveable Ontario.

We are an Alliance of people and groups representing hundreds of thousands of Ontarians from many different sectors. We want to build a liveable Ontario and stop the Provincial Government policies that falsely claim they will solve the housing issues facing us, while harming our communities and undermining the protection of our farmland, natural areas and democratic institutions.

[Learn More](#) 

Who We Are

We are 1,000+ individual members plus over 220 groups representing hundreds of thousands of Ontarians and the following stakeholder sectors: agriculture, urban planning, environment, housing affordability, tenants, neighbourhood associations, labour, healthcare, academia, businesses, and much more.

Learn more about us and what we want to build by clicking the button below.

[Learn More](#)



We aim to build a future where:

1

We welcome a growing population accommodated through government, private sector, non-profit, co-operative and charitable partnerships that build and protect affordable, mixed housing situated within communities that offer a variety of transportation options.

2

Communities are vibrant, healthy, affordable, climate resilient and surrounded by permanently protected farmland and natural areas.

3

Provincial and municipal governments are real partners and make planning, infrastructure, and housing decisions that build sustainable, healthy communities.

4

All political parties reflect our agenda in their party platforms.

5

All political parties uphold democratic principles as well as practice public consultation, engagement and transparency.

[Join the Alliance](#)

How we plan to make change happen:

We're creating a "big tent" of individuals and groups from many different sectors that, together, will:

- Build a collaborative, inclusive alliance with all groups and individuals seeking to save Ontario from destructive, corrupt, and autocratic practices.
- Communicate our message broadly, effectively, and powerfully.
- Inspire leadership from across sectors to champion our agenda.
- Create a multi-year term plan to ensure short term actions help build our future.





Help us reach Young adults!

March 11, 2024

Send our new Housing Survey to people between 18 and 35.

[Learn More](#)

Opinion Piece

Opinion Piece on Bill 162

March 8, 2024

Read Anne Golden and David Crombie's Opinion piece about Bill 162 (the 'Get it Done' Act), as published in the Toronto Star on February 28, 2024.

[Learn More](#)



Stop Bill 162!

February 23, 2024

In February 2024 the Province introduced Bill 162 which will once again push suburban sprawl and worsen the housing crisis. Learn what you can do.

[Learn More](#)



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Learn more:

liveableontario.ca



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What's Driving the Housing Crisis?



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Ingredient 1:

Building in the wrong places.



A deadly recipe.



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“Where we build is fundamental to getting housing right. In fact, the International Panel on Climate Change’s most recent assessment report cites that spatial and land use planning offers high potential to address most of the United Nations’ Sustainable Development Goals (SDGs) and offers the greatest strategy to reduce GHGs from transportation.”

Cherise Burda, Executive Director, City Building TMU

From: <https://www.torontomu.ca/city-building/news-research/2024/03/housing-climate-task-force-blueprint/>

Two Different Approaches to City Building

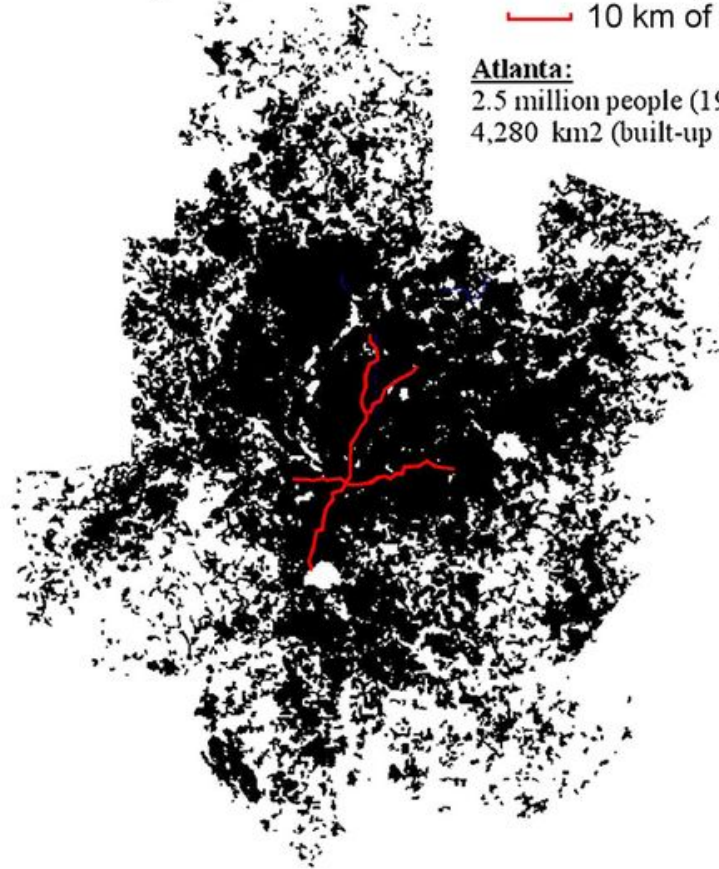
The Built-up Area of Atlanta and Barcelona Represented at the Same Scale

— 10 km of metro line

Atlanta:

2.5 million people (1990)

4,280 km² (built-up area)



Transit in Atlanta VS Barcelona

	Barcelona	Atlanta
Length of metro lines (km)	99	74
% of population within 600 m from a metro station	60%	4%
% of trips using metro	30%	4.50%
Length of metro line that would be required to serve 60% of atlanta population (km) :		3400
Number of station required		2800

Barcelona:

2.8 million people (1990)

162 km² (built-up area)



From:
<https://usa.streetsblog.org/2014/09/03/wowza-scale-maps-of-barcelona-and-atlanta-show-the-waste-of-sprawl/>

For decades, land speculators, developers and government planning rules have made it easy to push suburban sprawl.





Key Problems with suburban sprawl:

- expensive for municipalities
- expensive for residents
- lack of (affordable) building choices
- car dependent
- far from where people work and hang out
- destroys precious farmland and natural areas

More recently, there has been a push towards building within existing towns and cities (density) and doing so in a way that is sustainable and creates more affordable housing options.





Benefits of liveable density:

- more housing options available
- lower municipal taxes (compared to sprawl)
- more transportation options
- lower carbon footprint and more climate resilient
- preserves farmland and natural areas

Since 2018: Two Competing Stories

White Picket Fence



vs.

Liveable





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The pro-sprawl side claims we don't have enough land available for building all the housing we need and they suggest we need to sacrifice important environmental protections in order to address the housing crisis.

The evidence makes it clear they are wrong: we have more than enough land already set aside to build all the housing we need.

See: <https://www.liveableontario.ca/alliance-resources/review-of-existing-housing-unit-capacity-in-ontario>,
<https://environmentaldefence.ca/the-big-sprawl-the-gtha-has-more-than-enough-land-designated-for-development/>



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Evidence from across the globe shows we can stop sprawl, build sustainable communities that are climate resilient, protect our farmland, wetlands and natural areas ***and*** solve the housing crisis.



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Ingredient 2:
Building the wrong type
of housing.



A deadly recipe.

What Housing do Ontarians need?

Number of Households in Housing Need

	Income Category and Monthly Rent (at 30% of median gross household income)				
	Very Low Income Max rent: \$455/m	Low Income Max Rent: \$1,138/m	Moderate Income Max Rent: \$1,820/m	Median Income Max Rent: \$2,730/m	High Income Max rent: \$2,730+/m
Home Size					
1-Bedroom	65,380	301,585	23,815	445	20
2-Bedroom	5,470	98,238	64,258	1,358	0
3-Bedroom	715	23,288	43,523	5,103	40
4-Bedroom	0	1,480	3,720	965	0
5+-Bedroom	0	75	185	25	0
Total	71,565	424,666	135,501	7,896	60

*For 3- and 4-bedroom numbers, there are variations of household makeup which may require more bedrooms (e.g. older children, roommates, etc.)

Source: Housing Assessment Resource Tools, 2021; Statistics Canada



From: Housing Needs Assessment Report, Alliance for a Liveable Ontario, November 2023:
<https://www.liveableontario.ca/alliance-resources/housing-needs-assessment-report>



Yet we're still building too many small condos and single family homes people don't need and can't afford.



And we're not building enough "missing middle" housing.



Why are we building the wrong type of housing?

- Bad planning policies at the provincial and municipal levels
- Development industry dominated by those who want to build sprawl or huge concrete condo towers
- False perception that missing middle housing will harm property values
- Fear of change

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POLITICS

'Massive mistake': Premier Ford rules out Ontario-wide fourplex policy



By **Colin D'Mello & Isaac Callan** • Global News

Posted March 21, 2024 10:40 am • Updated March 21, 2024 1:11 pm • 2 min read

Ontario Premier **Doug Ford** is shutting down efforts to introduce fourplexes in neighbourhoods across the province, calling the policy a “massive mistake” that would raise the ire of residents living in traditional single-family suburbs.

At a housing-related announcement in Richmond Hill, Ford said the policy is “off the table” for his government after weeks of active discussions at Queen’s Park over whether to allow developers to build up to four units on a single property without municipal approval.

“I can assure you 1,000 per cent, you go into communities and start putting up four-storey, six-storey, eight-storey buildings right deep into communities, there’s going to be a lot of shouting and screaming,” Ford said.



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Ingredient 3:

The lack of investment in non-market housing.



A deadly recipe.

Number of Households in Housing Need

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Source: Housing Assessment Resource Tools, 2021; Statistics Canada



Chart Area

FEDERALLY ASSISTED AFFORDABLE HOUSING UNITS, 1946-2019

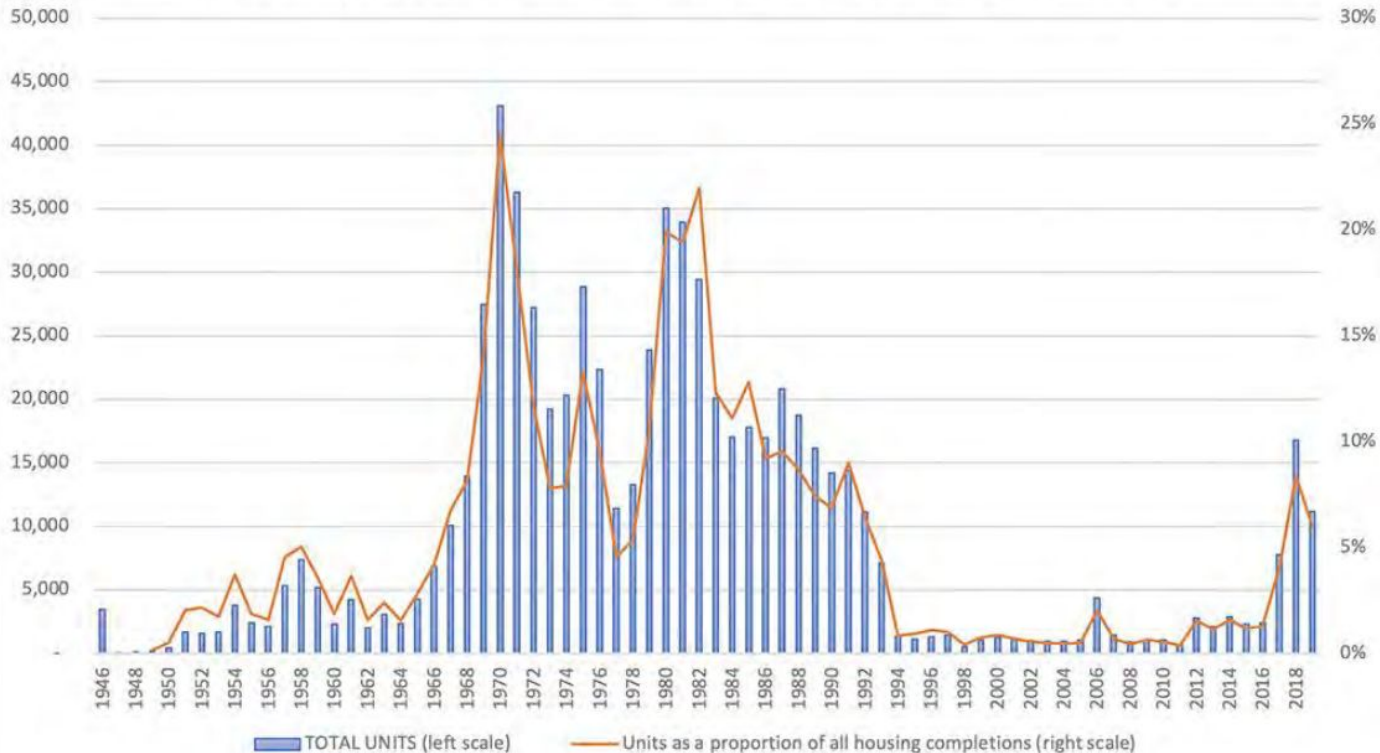


Figure 7: Federally Assisted Affordable Housing Units (showing impact of FHAP from 1980-82) (St. Denis 2022; chart by Brian Clifford, based on CMHC Housing Statistics over multiple years)

**We need more
St. Lawrence
neighbourhoods.**



From: <https://www.woodsworthcoop.ca/index.php/tag/history/>



The benefits of investing in non-market housing:

- addresses the homelessness crisis
- builds the housing types we need
- keeps rents affordable and provides housing stability
- reduces the number of other social problems and costs associated with precarious housing
- takes pressure off the for-profit sector to supply deeply affordable rental housing



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Ingredient 4:
High construction costs
and lengthy builds.



A deadly recipe.



What's driving up costs?

- old construction methods
- lack of skilled labour
- misallocating limited construction resources to suburban sprawl and wrong types of buildings
- government tax and planning policies that promote the construction of the wrong types of housing



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Ingredient 5:
Too little focus on
affordability and
liveability.



A deadly recipe.



What's reducing affordability and liveability?

- disfunctional landlord-tenant laws and policies
- investors looking for quick returns and treating housing like a consumer good
- downplaying the importance of social and physical infrastructure
- building in the wrong places, building the wrong type of housing, not investing in non-market housing, high construction costs



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We want people to have hope.

We want people to have understandable, common sense solutions they can share with their networks, neighbours and elected officials.



The ALO Housing Report:

The Audience: everyday Ontarians

The Process: bringing together leaders from various sectors to find common ground on solutions

The Product: an easy-to-understand report with solutions to be released in the next 2 months



Five (draft) Action Areas:

- Build in the right places.
- Build to maximize the types and size of housing available.
- Build smarter and faster to reduce construction costs.
- Invest heavily in non-market, affordable housing.
- Make housing affordable and liveable.



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What you can do:

1. Join the Alliance for a Liveable Ontario.
2. Help us connect with groups who will endorse the report.
3. Share the report with your networks.



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Thank you!

Contact us at: *info@liveableontario.ca*