



Community Services

Legislative Services

June 1, 2021
File #120203

The Right Honourable Justin Trudeau
Prime Minister
House of Commons
Ottawa, ON K1A 0A6
Justin.trudeau@parl.gc.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Honourable and Dear Sirs:

Re: Generation Squeezing with Respect to Affordable Housing

The Municipal Council of the Town of Fort Erie at its meeting of May 31, 2021 passed the following resolution:

Whereas there has been a housing affordability crisis in the making for over 25 years, and

Whereas the growing disparity for affordable housing has further been heightened within the past 18 months where the housing prices in larger cities have risen by 30% and most recently in smaller communities by two to three times it's market value, and

Whereas the current generation of Canadians under the age of 45 are being squeezed out of the housing marketplace with less opportunity of purchasing a home as their primary residence and are referred to as "gen-squeeze" or "Generation Squeeze", and

Whereas Stats Canada numbers indicate that the housing crisis is more severe in small, suburban areas and cities, and

Whereas Canada's National Housing Strategy, CMHC, Scotiabank and RBC Economists have highlighted that housing needs drastically surpass availability, and

Whereas many houses are currently being purchased as non-primary homes for the use of short-term rental, equity investment, foreign investment and turn key business operations, and

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Whereas 1 in 5 Canadian renters are spending more than half their income on rent creating further disparities towards a Canadian dream and right to home ownership; and

Whereas affordable housing has been pushed to a Municipal issue, and

Whereas affordable housing is a Country-Wide issue that needs to be fully addressed on both a Federal and Provincial level;

Now therefore be it resolved,

That: The Federal Government raise the Capital Gains tax rule that applies to non-primary residences, and further

That: The Province of Ontario change the provincial Land Transfer Tax Act to levy a greater charge for the purchases of residences not intended for primary residence use, and further

That: The Province of Ontario request that MPAC assess short-term rental properties for “commercial” use, as opposed to continue to assess them for residential use, and further

That: The Province of Ontario prohibit closed bidding on residential sales, and further

That: The Province prohibit sales beyond the list price, and further

That: Both the Federal and Provincial Governments look at funding to enable municipalities to incentivize affordable new housing construction, revitalization of neighbourhoods, and limiting turn-key real estate operations, and further

That: Both the Federal and Provincial Governments consider the creation of affordable housing trusts, and further

That: The Municipality of the Town of Fort Erie requests staff to:

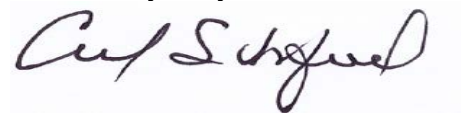
1. consider broadening the residential zones that permit more than one family;
2. review if a certain number of affordable housing units in every subdivision or apartment/condo building approved, should be applied to the affordable housing strategy;
3. review if the construction of a certain amount of smaller houses/units in new subdivisions or infill situation or new apartment/condo buildings should be considered as part of the affordable housing strategy;
4. bring a report to Council to identify the process to limit short-term rentals to specific areas of the Town and limit the overall number of licences, and further

That: The Municipality of the Town of Fort Erie request The Regional Municipality of Niagara and Local Area Municipalities to support this resolution, and further

That: A copy of this resolution be circulated to The Right Honourable Justin Trudeau, The Honourable Doug Ford, Premier of Ontario, All Members of Parliament, All Members of Provincial Parliament, and all Municipalities, for their support.

Thank you for your attention to this matter.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Carol Schofield', is written over a light purple rectangular background.

Carol Schofield, Dipl.M.A.
Manager, Legislative Services/Clerk

cschofield@forterie.ca

CS:dlk

c.c. The Regional Municipality of Niagara
 Local Area Municipalities
 All Members of Parliament
 All Members of Provincial Parliament