

# BLUEPRINT FOR MORE AND BETTER HOUSING

HOW FEDERAL, PROVINCIAL AND MUNICIPAL  
GOVERNMENTS CAN ENSURE WE BUILD  
5.8M HOMES THAT ARE AFFORDABLE,  
LOW-CARBON AND RESILIENT



**Task Force for  
Housing & Climate**





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# Background

- **Timeline:** September 2023 - February 2024
- **Mandate:** Develop a national policy “blueprint” for how federal, provincial and municipal governments can ensure that 5.8M homes by 2030 are affordable, low-carbon and resilient
- **Process:**
  - 15 meetings over 6 months
  - 8 new research products
  - Consulted with experts and practitioners (industry, Indigenous, non-profit) and reviewed extensive body of literature and recommendations



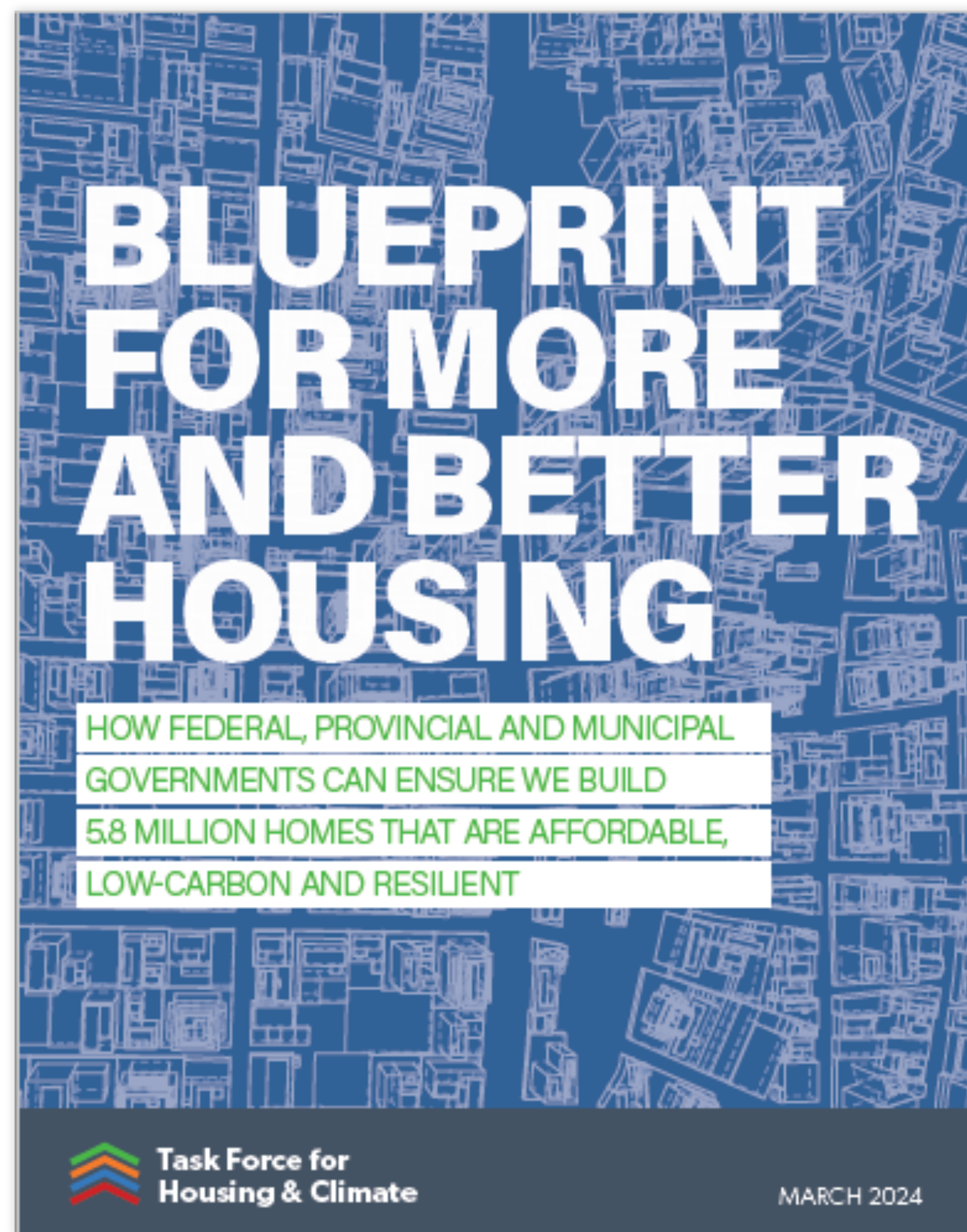




# 4 GOALS for 5.8M homes

1. MAKE IT **LOW-CARBON**: Reduce Canada's housing-related emissions to meet Canada's 2030 climate targets.
2. MAKE IT **RESILIENT**: Every home built from 2025 onward should stand up to worsening climate hazards, supporting National Adaptation Strategy goals.
3. MAKE IT **AFFORDABLE**: Cut the number of households spending more than 30% of their income on shelter costs to zero by 2031.
4. MAKE IT AT **SCALE**: Increase the scale and productivity of the homebuilding sector to build 5.8 million homes between 2022 and 2030.

# What's in the Blueprint



**10 high-level recommendations**

**140 specific policy actions**

- **50 for federal governments**
- **50 for provincial governments**
- **40 for municipal governments**

Link: <https://housingandclimate.ca/blueprint/>



# 4 Gamechangers



1. Legalize density
2. Implement better building codes
3. Invest in factory-built housing
4. Don't build in high-risk areas



# 1. Legalize density

**Building in cities and communities, where there is existing infrastructure like roads and water lines, is faster, less costly, lower carbon and more resilient.**

- **MUNICIPAL:** Eliminate unit maximums, abolish parking minimums, establish ambitious density rules near transit, streamline approval processes, allow small-scale retail in residential neighbourhoods, and unlock public land
- **PROVINCIAL:** Eliminate unit maximums, abolish parking minimums, establish ambitious density rules near transit, activate public land, create and enforce Urban Containment Boundaries where they don't already exist, and establish more permissive land use planning and override counter-effective municipal policies
- **FEDERAL:** Tie every dollar of housing, infrastructure and transit funding to provincial and municipal pro-density reforms, and unlock public land





## 2. Implement better building codes

**Building form can reduce operating costs, cut emissions, improve resilience.**

- **MUNICIPAL:** Implement highest tiers of building code through municipal standards
- **PROVINCIAL:** Adopt highest tiers of National Model Building Code, allow municipalities to exceed building code provisions for climate resilience and energy efficiency, adopt Sweden's single-egress rules, remove floorplate restrictions, and revise building codes to incorporate resilience features
- **FEDERAL:** Tie all infrastructure, transit and housing funding to provinces and municipalities adopting highest tiers of National Model Building Code, revise building codes to incorporate resilience features







## 3. Invest in factory-built housing







## 3. Invest in factory-built housing

**Factory-built housing and other innovations can speed up construction, reduce costs, and systematize energy efficient and climate resilient features.**

- **MUNICIPAL:** Foster collaboration with research institutions, tech companies and builders to accelerate innovation in housing materials and techniques.
- **PROVINCIAL:** Create an investment fund and provide guaranteed long-term government purchase orders to support industry scale-up and offset cyclical slowdowns in the housing market
- **FEDERAL:** Create an investment fund and provide guaranteed long-term government purchase orders to support industry scale-up, introduce Housing Technology Investment Tax Credit, and tax measures that unlock other innovations





## 4. Don't build in high-risk areas

**The most expensive home is the one you need to rebuild after an extreme weather event.**

- **MUNICIPAL:** Map climate hazards and invest in resilient infrastructure and planning
- **PROVINCIAL:** Map climate hazards, make climate hazard mapping publicly available, and don't allow new housing in areas at high risk of worsening impacts like wildfire and flooding without mitigation measures
- **FEDERAL:** Map climate hazards and align incentives to minimize risk







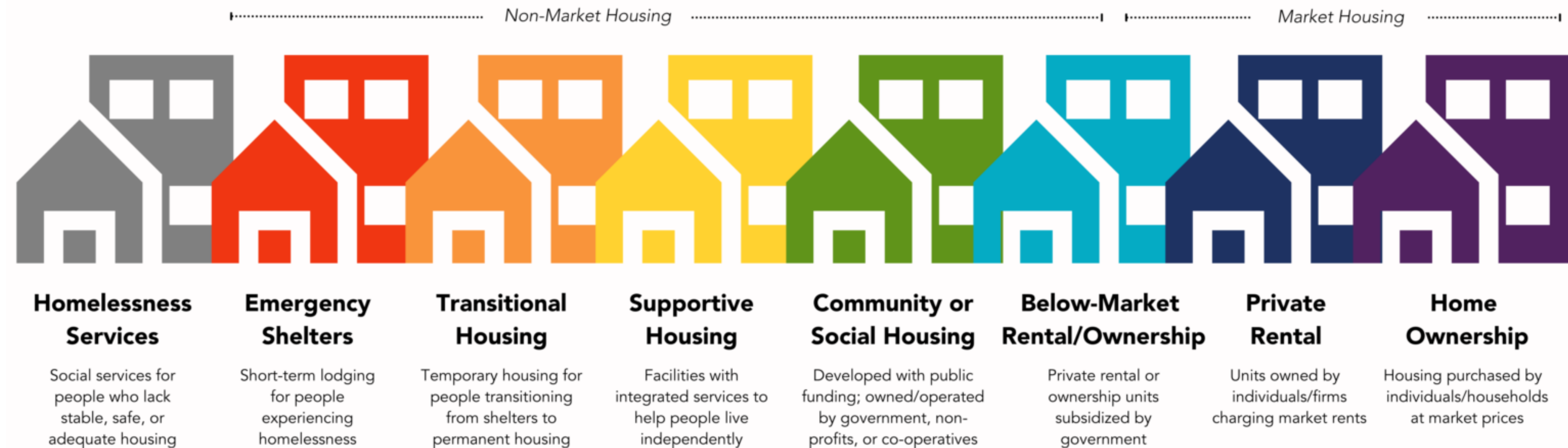
## 5. Other big ideas

- Facilitate the **acquisition and/or construction of 2.3M non-market and below-market homes** and cut the number households spending more than 30% of their income on shelter costs to zero
- Provide detailed annual **population forecasts**
- Re-balance immigration policy to cultivate and attract **skilled labour**
- Set **housing targets** for each order of government, with incentives provided for governments to exceed annual targets
- Remove barriers to and support **Indigenous-led housing** development
- And “Technocratic stuff that really makes a difference” – Mike Moffatt





# Housing Spectrum



The Task Force frequently referred to this version of the housing spectrum from the [Institute for Municipal Finance and Governance](#).



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# Final thoughts

- Canada needs 5.8 million new homes by 2030 to restore housing affordability. A growing population of homeowners, renters, seniors, young families, students and precariously housed deserve a roof over their head.
- Getting it wrong will mean an unneeded **100 Mt** of annual GHG emissions in 2030 and more catastrophic losses.
- But like any constraint exercise, these conditions invite creativity and force prioritization. As the Task Force pondered all these challenges, it turns out **where** we build, **what** we build, **how** we build and **why** we build are the key questions to answer.







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