

Supply-Build Canada

Formerly the Western Retail Lumber Association

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www.supplybuild.ca



The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park, Room 281
Toronto, Ontario M7A 1A5

The Honourable Rob Flack
Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario M7A 2J3

Date: January 16, 2026

Re: The homebuilding crisis in Ontario

Dear Premier Ford and Minister Flack,

Supply-Build Canada is an association that represents Canada's building materials industry. We have over 1,300 member firms across Canada, including 145 member firms based in Ontario. Our industry contributes \$53.1 billion into Canada's GDP which ranks third in industry GDP contributors, and supports more than 561,585 jobs, Ontario accounts for \$16.7 billion and over 185,000 thousand jobs.ⁱ Our industry is a strong advocate, supporter, and contributor to "Buy Canada" and "Buy Ontario" policies as our members manufacture, distribute, buy, and sell Canadian and Ontarian made building materials. These building materials are important to the home-building industry in Ontario.

Supply-Build Canada and the Government of Ontario share a common goal to increase Ontario's housing supply. We appreciate the Government of Ontario's ongoing efforts to achieve this goal by reducing the provincial portion of the HST for first-time home buyers on new homes, investing the Municipal Housing Infrastructure Program, and the implementation of the Protect Ontario by building Faster and Smarter Act, 2025.

However, our industry leaders in Ontario have expressed concerns regarding the current cost of development charges and construction fees across Ontario which has made homebuilding unaffordable for developers. For instance, it is estimated that these additional costs can be 20-30% of the total value of a newly constructed single-family home.ⁱⁱ This has priced out families from pre-purchasing homes, therefore deterring developers from building.

Housing starts in Ontario have fallen to the lowest level in a decade, and investment in condo construction has collapsed.ⁱⁱⁱ If these costs remain at the same level or increase layoffs will occur in the home building industry (i.e., trades and building materials jobs), residential units will not be built, municipal revenue from these costs will be reduced which will negatively impact operating budgets; and housing unaffordability will continue to rise. As

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a result, developers have already reduced their building material orders which has adversely affected the building materials industry nationwide.

By encouraging municipalities in Ontario to lower (not eliminate) these costs the Government of Ontario can rejuvenate the homebuilding industry, and assist municipalities meet their housing targets.

We welcome the opportunity to meet with you to discuss further.

Thank you.

Sincerely,

Liz Kovach

President

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