



Submission to the Standing Committee on the Legislative Assembly to consider Bill 109, More Homes for Everyone Act, 2022 and to amend various Acts

April 11, 2022

Laurie Scott, MPP, Chair
Tanzima Khan, Clerk
99 Wellesley Street West Room 1405, Whitney Block
Toronto, Ontario M7A 1A2

Dear MPP Scott:

On behalf of Cachet Homes, I thank you for the opportunity to make a submission on *Bill 109, More Homes for Everyone Act, 2022*.

We applaud the Minister for his determination to address the housing affordability and accessibility issues in Ontario with the measures outlined in Bill 109. This submission will highlight Cachet Homes' support for Bill 109 and the measures introduced by government to improve the housing crisis in Ontario.

With the largest population in all of Canada, Ontario has experienced an exponential rise in prices that has made housing unattainable for the average Ontarian. The surge in price paired with the increasing demand illustrates the province's need to fast-track residential development and the building of new homes to meet the needs of our growing population. We believe Bill 109, following the release of the Housing Affordability Task Force Report, is a step forward to addressing the accessibility and affordability issues in Ontario. The Bill creates more housing options for home buyers

About Cachet Homes:

As background, Cachet Homes is a fully integrated residential developer and homebuilding of master planned residential communities across southern Ontario since it was established in 1981. Cachet Homes, which is an award-winning home building firm. With over 3 decades' experience, Cachet Homes has gained a reputation for integrity, vision, and effective execution.

Cachet Homes currently has more than 15 projects in active development. These projects are located throughout the Greater Golden Horseshoe, including Brantford, Bradford, , Kitchener, Cambridge, Wilmot, Hamilton, and Brampton, and include a mix of residential housing, from single-family units to townhomes and mid-rise condos. All told, these projects represent more than 45,000 units being added to Ontario's housing supply once completed.

We support the government's efforts to alleviate the pressures around home ownership with the introduction of Bill 109, as these are needed with urgency to address this growing crisis. We also support the more sweeping measures that were proposed by the government's Housing Affordability Task Force in their recently issued final report. We urge the government, if re-elected, to consider further action in short order. Cachet Homes would welcome the opportunity to work with the Government of Ontario to further improve housing accessibility and affordability.

Fast-tracking Development in Ontario:

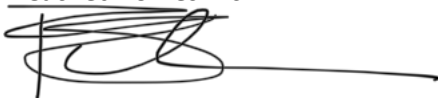
The measures announced to support housing accessibility and affordability last week in the federal budget remind us that the housing crisis is prevalent across the country. The federal government's proposal to provide up to \$4 billion over five years that is flexible to the needs and realities of cities and communities to create 100,000 net new housing units is encouraging. With that amount of money available, our provincial government will need to introduce greater measures to fast-track new builds in Ontario.

Cachet Homes looks forward to working and collaborating with government as we seek support from the Province and Region of Waterloo for the requested urban boundary expansion to build a community in the Township of Wilmot. Through this project we have developed a vision for a master-planned community that would include seniors' housing; housing that is affordable and attainable; mixed uses; active transportation options; and the potential for development around higher order transit. Bill 109 is encouraging as it signals the government's willingness to support projects such as our vision to build a complete community in the Township of Wilmot.

Thank you for the opportunity to provide feedback on Bill 109. We applaud the Government of Ontario for working to improve housing accessibility and affordability in the province. We look forward to working with the government going forward to tackle this serious issue.

Sincerely,

Cachet Homes Inc.

A handwritten signature in black ink, appearing to read 'Ramsey Shaheen', with a long horizontal line extending to the right.

Ramsey Shaheen
Vice President

CC: Members of the Standing Committee on the Legislative Assembly
Hon. Steve Clark, Minister of Municipal Affairs and Housing
Michael Harris, Jr., MPP for Kitchener-Conestoga