



## ONTARIO REAL ESTATE ASSOCIATION

15 Kern Road, Toronto, ON, M3B 1S9

June 11, 2025

Hon. Kinga Surma  
Ministry of Infrastructure  
5th Floor, 777 Bay St.  
Toronto, ON M5G 2C8

**RE: ERO #025-0504** *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025  
– Accelerating Delivery of Transit-Oriented Communities*

Dear Minister Surma,

On behalf of the Ontario Real Estate Association (OREA), we would like to thank you and your Ministry for your commitment to supporting transit development through Bill 17, the *Protect Ontario by Building Faster and Smarter Act*. By changing the scope of priority transit projects to include transit-oriented communities, your Ministry will prepare Ontario to support the homes that will emerge along each projects' routes.

Ontario's nearly 100,000 REALTORS® commend Bill 17 and the province's ongoing effort to connect Ontario's homes to a strong transit system. As the province strives to build at least 1.5 million homes by 2031, it will increasingly rely on its transit systems to connect existing communities and to build the foundation for new ones. For this transit system to flourish alongside Ontario's neighbourhoods, it must promote mixed-use communities.

With this new definition of transit-oriented communities, Bill 17 will include more provincial transit projects within the scope of a priority transit project, such as projects along the GO and LRT networks. Promoting interconnected, transit-oriented communities will create opportunities to develop high-density and attainable housing alongside these projects, and make it easier for Ontario homebuyers to plan their lives around transit.

As OREA wrote in our 2024 report, *Analysis of Ontario's Efforts to Boost Housing Supply*, transit mobility drives housing development and creates opportunities for Ontario REALTORS® and the homebuyers they serve. New transit projects create livable cities and promote high-density housing for years to come. The expanded definition of transit-oriented communities in this bill will help to quickly develop the infrastructure that Ontario's housing relies on, and OREA champions thoughtful investments in transit that bolster the housing market.

Active transit systems and thriving public infrastructure make neighbourhoods desirable places to live, spurring long-term development. As transit projects attract new homebuyers along their routes, it will be essential to develop a broad range of transit options for communities to rely on. Bill 17 is a positive step towards thoughtfully managing development in the province.

Thank you for the opportunity to participate in the consultation process. By paving the way for speedy transit development, Ontario will open the door for future housing projects. We applaud the government's efforts to speed up transit construction by building opportunities for mixed-use communities, and look forward to continuing to work with you and your team as you deliver on your transit development plan for the province.

***Submitted on behalf of the Ontario Real Estate Association***

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