



ONTARIO REAL ESTATE ASSOCIATION

15 Kern Road, Toronto, ON, M3B 1S9

June 11, 2025

Hon. Prabmeet Sarkaria
Ministry of Transportation
77 Wellesley St. West
Toronto, ON M7A 1N2

RE: ERO #025-0450 *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*
– *Amendment to the Building Transit Faster Act, 2020*

Dear Minister Sarkaria,

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 providing Metrolinx with tools to effectively manage the province's transit development, your Ministry will prepare Ontario to support transit-oriented communities.

OREA commends 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 system to connect existing communities and to build the foundation for new ones. For this transit system to flourish alongside Ontario's communities, its development must be streamlined.

With this amendment, Bill 17 will provide Metrolinx with access to measures under the *Building Transit Faster Act* to speed up transit development. Streamlined procedures, including enhanced coordination of utility relocations and an improved approach to municipal service and right-of-way access, will help build transit-oriented communities faster 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 "provincial transit project" 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 for transit development to

progress smoothly and swiftly. 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 managing related infrastructure and look forward to continuing to work with you and your team as you deliver on your transit development plan to keep Ontario moving.

Submitted on behalf of the Ontario Real Estate Association

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