



**The Oakville, Milton**  
and District Real Estate Board

# HALTON REGION: A HOME FOR ALL

# Introduction

Homeownership is a milestone that many of our local families, friends, and colleagues aspire towards, but it has remained out of reach for many Canadians, including those wishing to settle in our local communities in the Halton Region.

As recently as 9 months ago, a significant portion of Halton Region residents expressed critical concerns about housing affordability [in a study conducted by Nanos Research and commissioned by OMDREB](#). 70% believe that the cost of housing in the region has worsened to one extent or another over the last five years.

Unfortunately, challenges such unnecessarily high taxation, lack of focus on education in the trades, and insufficient housing material supply chains are compounding the problem and pushing affordability further out of reach for all Canadians.

OMDREB REALTORS® are calling on our local candidates running in the 2025 Federal Election to ensure housing remains a critical conversation piece at the national level.

To help drive the discussion, OMDREB has put together targeted solutions that, if implemented, will help lower the cost of homeownership, improve consumer confidence in the real estate market, and increase housing supply.

Prioritizing and embracing pro-growth, pro-ownership, and pro-affordability housing policies will ensure future generations continue to have a shot at owning a home in Canada.

# Tax Relief on Housing: Capital Gains, and Credits For Primary Residences

The current proposed hike on capital gains taxes has been deferred until January 1, 2026.

However, implementing a hike at all, including on the taxation of vacant land zoned for residential housing, could largely work against Canada's housing affordability goals. For example, hiking the capital gains tax could increase the costs of converting underused commercial property into new housing. Similarly, hiking taxes on vacant lands zoned for residential is a risky measure that may result in costs passed on to new home buyers.

Similarly, for homeowners or tenants who own or rent just one property, it is unfair to collect taxes from income that is directly being spent on servicing a mortgage or rent. Housing is a basic need, so a tax credit incentive for homeowners and renters under a certain income threshold would go a long way to ensuring that people can remain housed.

No plan from any level of government that proposes to end the housing affordability crisis can achieve real progress unless it addresses the government taxes, fees, and charges on housing.

**We would love to hear your views on these matters and your support in addressing this particular issue. Specifically, we are interested in your commitment to ensuring housing remains a basic right by re-evaluating various taxation methods on real estate.**

# Increase Focus on Education in Trades to Help Build Faster

Building more homes will require more workers at a time when the industry is facing a wave of retiring skilled trades workers. This labour gap is not a new problem, but the economic disruptions caused by a trade war and the resulting rise in unemployment will lead to an increase in the number of workers looking for a new career.

With some training, they could help build the communities of tomorrow. Some of the ways Canada needs to ensure the skills for building homes get passed on to willing workers are:

Improving funding for colleges, trade schools, pre-employment training programs, and apprenticeships; encourage and incentivize municipalities, unions and employers to provide more on-the-job training.

Creating pathways for displaced manufacturing workers to re-skill to housing and infrastructure related careers.

Easing credential recognition for immigrants with skilled trades experience.

Carrying out a public education campaign aimed at youth to promote opportunities in the skilled trades.

Prioritize the skilled trades in nominee immigration programs.

**We would love to know if you support putting a spotlight on increasing the amount of skilled trades workers in Canada, thereby creating more jobs for willing workers while simultaneously addressing national housing concerns.**

# Create More Resilient Housing Material Supply Chains

If we continue to face potential threats of tariffs or other American policies that hinder trade, critical building materials will become more expensive and difficult to obtain. In Canada's current housing climate, there is little to no room to have housing take longer and become more expensive to complete.

Canada needs more flexible and resilient supply chains, including both an increase in made-in-Canada production, better interprovincial import/export cooperation, along with a greater diversity of countries to import from.

Potential components in a supply chain strategy include:

- Eliminated interprovincial trade barriers that limit the use or shipping of building materials across provinces.
- Tax credits for manufacturers of building materials, panels, and even full factory-built homes.
- Reduced or eliminated tariffs on building materials and appliances to facilitate access to products from non-American importers.
- A national strategy to increase Canada's steel, lumber, and milling capacity.

**We would love to know your thoughts about creating more resilient supply chains to ensure housing builds can continue efficiently and cost-effectively, while supporting home-grown production at a reasonable cost to material suppliers, builders, and homebuyers.**

# We thank you for your continued support in ensuring the Halton Region remains A Home For All

In your view, if there are other national issues at hand that deserve attention from the general public, we would be happy to hear those and contribute however possible.

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## Contact

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