



KAREN McCRIMMON

MPP | Députée Kanata-Carleton

Ontario Liberal Karen McCrimmon Proposes Bill to Help Provide More Housing for Ontarians

QUEEN’S PARK – Karen McCrimmon, Member of Provincial Parliament (MPP) for Kanata–Carleton, will debate her Private Member’s Bill to expedite the conversion of commercial buildings into residential housing. If passed, Bill 201, *The Commercial to Residential Conversion Act*, 2024, would amend Section 177 of the *Environmental Protection Act* so that a regulation providing for an exemption from Clause 168.3.1 (1) (b) will not include a limitation on the height of the building.

This would specifically target [O. Reg. 153/04: Records of Site Condition](#). In [section 15](#), it lays out certain exemptions under which changes of building use are permitted, without a Record of Site Conditions. If passed, Bill 201 would require that the ministry removes Section 15. (1) 2. iv. which limits these exemptions to buildings smaller than six stories.

“At a time when there is critical need for residential housing, and commercial vacancy is still very high, barriers prevent the conversion of previously commercial buildings to residential use”, said McCrimmon. “This bill would remove one significant barrier.” This bill was developed in collaboration with city planners, who have found this specific regulation to be a common barrier to building conversions.

Housing starts have dropped by 15% year over year, over the last 12 months. Alberta's rate has increased by 35% over the same period. Canada's rate has increased by 2% during the same period. All while, rent has increased by 83% and the cost of home ownership increased by almost 50% over the last 6 years.

Multiple organizations have applauded and voiced their support for Bill 201:

“OREA applauds MPP McCrimmon's Bill 201, Commercial to Residential Conversion Act, which would encourage converting underused commercial property into housing.” - The Ontario Real Estate Association

“The conversion of commercial to residential buildings is of the utmost importance when looking at the current landscape of real estate here in Ontario. This regulatory barrier is arbitrary and creates further difficulties in converting commercial buildings into residential homes.” – Ontario Society of Professional Engineers

For more information:

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