

# The solution to housing shortages lies in a happy medium

*Mario Fazio - September 2023*

As all levels of government grapple with housing affordability and shortages, they are causing residential zoning to change.

New provincial rules are forcing local municipalities to adopt and take on more relaxed policies for housing locations.

You are starting to see multiple types of housing allowed everywhere.

Neighborhoods everywhere are being forced to conform and submit to the changes. Any objections will be met with strong and expensive bureaucratic push back.

You used to be able to object freely and be heard, but not anymore. These new policies are a result of a combination of the current hysteria of affordability and availability of housing, caused by protecting the environment at any cost. So, we have politicians at every level creating rules and regulations and then the misguided bureaucrats administering or trying to decipher these new policies. The result is less housing at every price range, and more expensive housing for the projects that make it through the great entanglement of the approval process.

Even when government tries to finance and create its own housing supply to help our current affordable housing crisis, it runs into its own roadblocks. Look at the two-year building process that Lambton County is facing with the expansion of Marshall Gowland Manor by 54 units, which is still a year away from completion.

I recently took a flight out west on a clear day. I was glued to my window seat and reminded how big and vast our beautiful country is. I kept thinking: one, how can we have a shortage of land to build on? Two, why are we struggling to house homeless people? And three, why does it cost so much and take so long to build more housing? The answers are right in front of our noses. We need to find a happy medium between the era of few rules and regulations, and the current excessive rules and regulations. There is ample space everywhere, so no need to ram new zoning policy down our throats in the name of creating more housing. This cannot be the cure when we are facing the same roadblocks to new construction.

Find yourself a strong and experienced realtor and buy now, because the road ahead for more affordable housing is not changing any time soon. Mortgage rates are still at a low historical level, and prices keep going up.