

FEDERAL BUDGET COMMITMENT	BLUEPRINT RECOMMENDATION LVL 1	BLUEPRINT RECOMMENDATION LVL 2	BLUEPRINT RECOMMENDATION LVL 3	BLUEPRINT RECOMMENDATION LVL 4
<p>\$5 billion for agreements with provinces and territories to support long-term priorities. Provinces and territories can only access this funding if they commit to key actions that increase housing supply:</p> <ul style="list-style-type: none"> - Legalize more housing options by adopting zoning that allows four units as-of-right and that permits more “missing middle” homes, including duplexes, triplexes, townhouses, and small multi-unit apartments 	<p>I. Legalize Walkable, Accessible, Inclusive, Transit-Rich Climate-Friendly Neighbourhoods: In many cases, existing zoning regulations and rules such as parking minimums make it illegal, or economically unviable, to create great climate-friendly neighbourhoods accessible to all. Governments should ensure that rules allow for the building of great neighbourhoods while also ensuring that those neighbourhoods have the necessary infrastructure to support their population, from sewers to green infrastructure such as parks and trees.</p>	<p>1)Tie all federal infrastructure, transit, and housing funding to provincial and municipal adoption of the following recommendations:</p>	<p>i. Municipal governments should:</p>	<p>1. Eliminate unit maximums on all forms of residential housing and abolish parking minimums on residential, commercial, or industrial properties.</p>
<p>Budget 2024 announces that any community seeking to access long-term, predictable funding through the federal government’s forthcoming permanent public transit fund will be required to take action that directly unlocks housing supply where it is needed most by:</p> <ul style="list-style-type: none"> - Eliminating all mandatory minimum parking requirements within 800 metres of a high-frequency transit line; - Allowing high-density housing within 800 metres of a high-frequency transit line; and, - Allowing high-density housing within 800 metres of post-secondary institutions. 	<p>I. Legalize Walkable, Accessible, Inclusive, Transit-Rich Climate-Friendly Neighbourhoods: In many cases, existing zoning regulations and rules such as parking minimums make it illegal, or economically unviable, to create great climate-friendly neighbourhoods accessible to all. Governments should ensure that rules allow for the building of great neighbourhoods while also ensuring that those neighbourhoods have the necessary infrastructure to support their population, from sewers to green infrastructure such as parks and trees.</p>	<p>1)Tie all federal infrastructure, transit, and housing funding to provincial and municipal adoption of the following recommendations:</p>	<p>ii. Provincial governments should:</p>	<p>2. Adopt BC’s transit density rules for larger communities in every community with high-frequency transit.</p>

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Adopt forthcoming changes to the National Building Code to support more accessible, affordable, and climate-friendly housing options;	III.Reform the Building Code to Create Affordable, Low Carbon and Climate Resilient Homes: Provisions in building codes can often make it illegal, or economically unviable, to create the kinds of homes we need using new technologies. Updating building codes should be done in a way that enhances affordability, low carbon, climate resiliency, and building at scale, while at the same time ensuring worker and resident safety.	1)Immediately overhaul the National Model Building Codes to simplify and harmonize requirements and add new code provisions designed to integrate physical climate resilience measures, such as passive/active cooling requirements and safe maximum indoor temperature limits.	vi.Include provisions for tracking the performance and outcomes of funded projects. Regular public reporting on these projects will ensure accountability and enable ongoing assessment of the effectiveness of the funding program.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
\$73.5 million over five years, starting in 2024-25, to renew and modernize existing energy efficiency programs that offer tools to building owners like the ISO 50001 Energy Management Systems Standard and the ENERGY STAR Portfolio Manager. This funding will also spur the development of better, more ambitious building codes to further reduce emissions and lower energy bills. The federal government will encourage provinces and territories to adopt these top-tier building codes.	III.Reform the Building Code to Create Affordable, Low Carbon and Climate Resilient Homes: Provisions in building codes can often make it illegal, or economically unviable, to create the kinds of homes we need using new technologies. Updating building codes should be done in a way that enhances affordability, low carbon, climate resiliency, and building at scale, while at the same time ensuring worker and resident safety.	2)Ensure the Codes supports integration with local building performance standards to reflect changing regional climate risks such as floods, fires, extreme heat, and permafrost melt, and add physical resilience as a building codes objective.	vi.Include provisions for tracking the performance and outcomes of funded projects. Regular public reporting on these projects will ensure accountability and enable ongoing assessment of the effectiveness of the funding program.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
Building on this success, Budget 2024 proposes to provide an additional \$400 million over four years, starting in 2024-25, to the Canada Housing and Mortgage Corporation, to top up the Housing Accelerator Fund. This will help fast track 12,000 new homes in the next three years.	III.Reform the Building Code to Create Affordable, Low Carbon and Climate Resilient Homes: Provisions in building codes can often make it illegal, or economically unviable, to create the kinds of homes we need using new technologies. Updating building codes should be done in a way that enhances affordability, low carbon, climate resiliency, and building at scale, while at the same time ensuring worker and resident safety.	5)Recapitalize the Housing Accelerator Fund and tie all federal infrastructure, transit, and housing funding to provincial and municipal adoption of the highest tiers of the National Model Building Codes.	vi.Include provisions for tracking the performance and outcomes of funded projects. Regular public reporting on these projects will ensure accountability and enable ongoing assessment of the effectiveness of the funding program.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.

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<p>To build more rental apartments, faster, Budget 2024 announces an additional \$15 billion in new loan funding, starting in 2025-26, for the Apartment Construction Loan Program, bringing the program's total to over \$55 billion. This investment will help build more than 30,000 additional new homes across Canada, bringing the program's total contribution to over 131,000 new homes supported by 2031-32.</p>	<p>IV.Address Resource, Labour, and Capital Constraints: Government policies should ensure sufficient availability of labour, materials, equipment, land, and capital to ensure 5.8 million homes can be built that are affordable, resilient to climate change, and aligned with net-zero emissions. In particular, governments must recognize that families and businesses are often capital-constrained and may be unable to finance otherwise worthwhile investments in climate-friendly housing.</p>	<p>2)Provide low-cost, long-term fixed-rate financing for constructing purpose-built rental housing and financing to upgrade the existing housing stock to make it more accessible, climate-friendly and energy efficient.</p>	<p>iv.Rebalancing the immigration system to increase the number of skilled trades workers who are granted permanent residency.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>The federal government will use all tools available to convert public lands to housing, including leasing, acquiring other public lands for housing, and retaining ownership, whenever possible. Keeping land under public ownership and leasing it to builders—instead of selling to the highest bidder—will enable new homes to be affordable, forever. This effort will help housing providers avoid unnecessary upfront capital costs, allowing them to build more affordable housing, all while strengthening the federal government's balance sheet to unlock more homes.</p>	<p>IV.Address Resource, Labour, and Capital Constraints: Government policies should ensure sufficient availability of labour, materials, equipment, land, and capital to ensure 5.8 million homes can be built that are affordable, resilient to climate change, and aligned with net-zero emissions. In particular, governments must recognize that families and businesses are often capital-constrained and may be unable to finance otherwise worthwhile investments in climate-friendly housing.</p>	<p>3)Create a land bank that coordinates public lands with preferential federal financing and other jurisdictional supports.</p>	<p>i.Hold this land in federal hands so the value of the asset reduces the impact on the federal budget and so improvements to the land can be capitalized on the federal balance sheet.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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<p>\$112.6 million over five years, starting in 2024-25, and \$4.3 million in future years, for the Canada Mortgage and Housing Corporation to top up the Federal Lands Initiative to unlock more federal lands for affordable housing providers. This investment, which is expected to unlock a minimum of 1,500 homes, including 600 affordable homes, will also prioritize new approaches, such as leasing, to make federal lands available to affordable housing providers;</p>	<p>IV.Address Resource, Labour, and Capital Constraints: Government policies should ensure sufficient availability of labour, materials, equipment, land, and capital to ensure 5.8 million homes can be built that are affordable, resilient to climate change, and aligned with net-zero emissions. In particular, governments must recognize that families and businesses are often capital-constrained and may be unable to finance otherwise worthwhile investments in climate-friendly housing.</p>	<p>3)Create a land bank that coordinates public lands with preferential federal financing and other jurisdictional supports.</p>	<p>ii.Redesign and expand the Federal Lands Initiative and build capacity to manage the land bank as a portfolio of mixed-market and non-market and below-market development sites.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>Budget 2024 proposes to provide \$5 million over three years, starting in 2024-25, to support an overhaul of the Canada Lands Company to expand its activities to build more homes on public lands. These reforms will seek to:</p> <ul style="list-style-type: none"> - Cut approval times in half, while abiding by constitutional obligations; - Initiate redevelopment processes early; - Bundle multiple properties to be transferred at once; - Provide leases, including long-term, low-cost leases, for housing providers; - Transform underused government offices into multi-use properties; - Transfer land from the federal government to Canada Lands Company for \$1, whenever possible, to support more affordable housing; - Enable housing development on actively used federal properties; and 	<p>IV.Address Resource, Labour, and Capital Constraints: Government policies should ensure sufficient availability of labour, materials, equipment, land, and capital to ensure 5.8 million homes can be built that are affordable, resilient to climate change, and aligned with net-zero emissions. In particular, governments must recognize that families and businesses are often capital-constrained and may be unable to finance otherwise worthwhile investments in climate-friendly housing.</p>	<p>3)Create a land bank that coordinates public lands with preferential federal financing and other jurisdictional supports.</p>	<p>x.Leverage the capacity of the Canada Lands Company to coordinate housing developments.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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To build and maintain more affordable housing, Budget 2024 proposes to provide \$976 million over five years, starting in 2024-25, and \$24 million in future years, to the Canada Mortgage and Housing Corporation to launch a new Rapid Housing stream under the Affordable Housing Fund to build deeply affordable housing, supportive housing, and shelters for our most vulnerable.	IV.Address Resource, Labour, and Capital Constraints: Government policies should ensure sufficient availability of labour, materials, equipment, land, and capital to ensure 5.8 million homes can be built that are affordable, resilient to climate change, and aligned with net-zero emissions. In particular, governments must recognize that families and businesses are often capital-constrained and may be unable to finance otherwise worthwhile investments in climate-friendly housing.	3)Create a land bank that coordinates public lands with preferential federal financing and other jurisdictional supports.	xi.Combine low-cost leases with other federal incentives and an expanded Rapid Housing Initiative to develop innovative mixed-income housing on acquired properties.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
Budget 2024 proposes to provide \$409.6 million over four years, starting in 2025-26, to the Canada Mortgage and Housing Corporation to launch a new Canada Secondary Suite Loan Program, enabling homeowners to access up to \$40,000 in low-interest loans to add secondary suites to their homes. Details of this program will be announced in the coming months.	IV.Address Resource, Labour, and Capital Constraints: Government policies should ensure sufficient availability of labour, materials, equipment, land, and capital to ensure 5.8 million homes can be built that are affordable, resilient to climate change, and aligned with net-zero emissions. In particular, governments must recognize that families and businesses are often capital-constrained and may be unable to finance otherwise worthwhile investments in climate-friendly housing.	5) Develop a green retrofit and accessory dwelling unit (ADU) acceleration plan to address financial and other barriers to homeowners making a climate-friendly retrofit or adding an ADU to their property. The plan should work with municipalities to test and pilot various approaches.	xi.Combine low-cost leases with other federal incentives and an expanded Rapid Housing Initiative to develop innovative mixed-income housing on acquired properties	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
As part of its work to build homes on public lands, Budget 2024 announces that the government is exploring the redevelopment of National Defence properties in Halifax, Toronto, and Victoria that could be suitable for both military and civilian uses.	IV.Address Resource, Labour, and Capital Constraints: Government policies should ensure sufficient availability of labour, materials, equipment, land, and capital to ensure 5.8 million homes can be built that are affordable, resilient to climate change, and aligned with net-zero emissions. In particular, governments must recognize that families and businesses are often capital-constrained and may be unable to finance otherwise worthwhile investments in climate-friendly housing.	6) Develop a plan to allow for the use of Canadian Forces and Royal Canadian Legion sites, such as Naval Reserves, to be used to build housing for military families and veterans.	xi.Combine low-cost leases with other federal incentives and an expanded Rapid Housing Initiative to develop innovative mixed-income housing on acquired properties.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.

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Budget 2024 proposes to provide \$6 billion over 10 years, starting in 2024-25, to Infrastructure Canada to launch a new Canada Housing Infrastructure Fund. The Fund will accelerate the construction and upgrading of housing-enabling water, wastewater, stormwater, and solid waste infrastructure that will directly enable new housing supply and help improve densification.	V.Streamline Approval Processes to Accelerate Approvals on Worthwhile Projects: Time is money, and lengthy and uncertain delays increase risks and costs for non-profit and for-profit developers alike. Governments should streamline approval processes and make the needed investments to allow good projects to be enhanced and approved faster.	2) Offer dedicated infrastructure funds to provincial and local governments that demonstrate proactive efforts in accelerating housing development. This financial support will be contingent upon clear evidence of initiatives and strategies aimed at rapidly increasing housing availability and affordability. The program must be designed to ensure an equitable geographic distribution of projects.	xi.Combine low-cost leases with other federal incentives and an expanded Rapid Housing Initiative to develop innovative mixed-income housing on acquired properties.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
To help modernize housing data, Budget 2024 proposes to provide \$20 million over four years, starting in 2024-25 for Statistics Canada and the Canada Mortgage and Housing Corporation to modernize and enhance the collection and dissemination of housing data, including municipal-level data on housing starts and completions.	VI.Create the Financial Conditions for Climate-Friendly Building: Government policies should create the conditions for worthwhile projects to be financially viable. Both for-profit and not-for-profit builders and developers will not build unless it makes economic sense for them to do so. Revenue from building homes must sufficiently exceed the costs, which is particularly challenging when we also need homes to be affordable to families across the income spectrum. ²⁴ Governments must ensure that taxes, fees, and charges are not harming the viability of climate-friendly construction while ensuring that those governments have the revenue to fund the infrastructure that makes for great communities.	1)Reform the Canadian Mortgage and Housing Corporation (CMHC) by:	iv.Strengthen the in-house housing markets, data, and research team at the CMHC to provide more detailed insights on housing markets and population growth trends.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.

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<p>Providing additional flexibility on affordability, energy efficiency, and accessibility requirements; and,</p>	<p>VI. Create the Financial Conditions for Climate-Friendly Building: Government policies should create the conditions for worthwhile projects to be financially viable. Both for-profit and not-for-profit builders and developers will not build unless it makes economic sense for them to do so. Revenue from building homes must sufficiently exceed the costs, which is particularly challenging when we also need homes to be affordable to families across the income spectrum.²⁴ Governments must ensure that taxes, fees, and charges are not harming the viability of climate-friendly construction while ensuring that those governments have the revenue to fund the infrastructure that makes for great communities.</p>	<p>2) Make the following changes to underwriting rules for both the Affordable Housing Fund (AHF) and Apartment Construction Loan Program (ACLCP) to reflect market conditions better:</p>	<p>ii. Follow the lead of the Canadian Infrastructure Bank and offer preferential rates to projects that are net-zero-ready and that have more affordable and more deeply affordable units.</p>	<p>7. Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>Launching a new frequent builder stream to fast-track the application process for proven home builders.</p>	<p>VI. Create the Financial Conditions for Climate-Friendly Building: Government policies should create the conditions for worthwhile projects to be financially viable. Both for-profit and not-for-profit builders and developers will not build unless it makes economic sense for them to do so. Revenue from building homes must sufficiently exceed the costs, which is particularly challenging when we also need homes to be affordable to families across the income spectrum.²⁴ Governments must ensure that taxes, fees, and charges are not harming the viability of climate-friendly construction while ensuring that those governments have the revenue to fund the infrastructure that makes for great communities.</p>	<p>2) Make the following changes to underwriting rules for both the Affordable Housing Fund (AHF) and Apartment Construction Loan Program (ACLCP) to reflect market conditions better:</p>	<p>v. Create a separate team for trusted partners to expedite and provide preferential underwriting.</p>	<p>7. Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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<p>The EIFEL rules provide an exemption for interest and financing expenses incurred in respect of arm's length financing for certain public-private partnership infrastructure projects.</p> <p>Budget 2024 proposes expanding this exemption to also include an elective exemption for certain interest and financing expenses incurred before January 1, 2036, in respect of arm's length financing used to build or acquire eligible purpose-built rental housing in Canada.</p>	<p>VI.Create the Financial Conditions for Climate-Friendly Building: Government policies should create the conditions for worthwhile projects to be financially viable. Both for-profit and not-for-profit builders and developers will not build unless it makes economic sense for them to do so. Revenue from building homes must sufficiently exceed the costs, which is particularly challenging when we also need homes to be affordable to families across the income spectrum.²⁴ Governments must ensure that taxes, fees, and charges are not harming the viability of climate-friendly construction while ensuring that those governments have the revenue to fund the infrastructure that makes for great communities.</p>	<p>3)Create a tax system that incentivizes the building of affordable, accessible, and climate-friendly housing by:</p>	<p>iii.Provide exceptions to purpose-built rental developers of principal business corporation, EIFEL, and partnership at-risk rules.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>\$800 million over five years, starting in 2025-26, to launch a new Canada Greener Homes Affordability Program that will support the direct installation of energy efficiency retrofits for Canadian households with low- to median-incomes</p>	<p>VI.Create the Financial Conditions for Climate-Friendly Building: Government policies should create the conditions for worthwhile projects to be financially viable. Both for-profit and not-for-profit builders and developers will not build unless it makes economic sense for them to do so. Revenue from building homes must sufficiently exceed the costs, which is particularly challenging when we also need homes to be affordable to families across the income spectrum.²⁴ Governments must ensure that taxes, fees, and charges are not harming the viability of climate-friendly construction while ensuring that those governments have the revenue to fund the infrastructure that makes for great communities.</p>	<p>4)Increase the energy efficiency and resiliency of homes by:</p>	<p>iv.Establishing a new program, in cooperation with local partners, to provide free, turnkey, energy-efficient and climate-resilient retrofit solutions to low-income homeowners, prioritizing older homes, seniors and people with health conditions. Widespread installation of heat pumps, combined with energy-efficient home upgrades, can improve affordability, protect against heat waves and reduce emissions.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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<p>To spur the development of innovative housing technologies, Budget 2024 proposes \$50 million over two years, beginning in 2024-25, for Next Generation Manufacturing Canada (NGen)—one of Canada’s Global Innovation Clusters—to launch a new Homebuilding Technology and Innovation Fund. NGen will seek to leverage an additional \$150 million from the private sector, and other orders of government, to support a targeted \$200 million investment in housing innovation in Canada. The first projects will aim to be announced this summer.</p>	<p>VII.Accelerate Clean Innovation and Productivity to Build Climate-Friendly Housing at Scale: Canada will not be able to double or triple homebuilding while at the same time reducing emissions and ensuring those homes are resilient to extreme weather events with a “more of the same” approach. Governments should use innovation policy tools to accelerate the adoption of new technologies and processes, to enhance productivity and lower costs for home buyers and renters.</p>	<p>1)Develop a robust innovation strategy for housing, including procurement policy and innovation centres for housing construction.</p>	<p>v.Supporting front-end costs of new district energy and cooling systems with grants for feasibility studies and capital grants and providing low-cost financing through the Canada Infrastructure Bank to support the expansion of new and existing systems.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>Budget 2024 proposes to provide \$11.6 million in 2024-25 to support the development of its Housing Design Catalogue for up to 50 housing designs, such as modular housing, row housing, fourplexes, sixplexes, and accessory dwelling units, that provinces, territories, and municipalities could use to simplify and accelerate housing approvals and builds.</p>	<p>VII.Accelerate Clean Innovation and Productivity to Build Climate-Friendly Housing at Scale: Canada will not be able to double or triple homebuilding while at the same time reducing emissions and ensuring those homes are resilient to extreme weather events with a “more of the same” approach. Governments should use innovation policy tools to accelerate the adoption of new technologies and processes, to enhance productivity and lower costs for home buyers and renters.</p>	<p>2)Ensure that the homes that become part of the CMHC pre-approved catalogue are designed to be low-carbon, resilient to extreme weather events, minimize the amount of skilled labour needed in their constructions, and incorporate made-in-Canada innovations. The catalogue should include mid-rise purpose-built rentals that are energy-efficient and climate-resilient, using innovative methods such as panelization and mass-timber.</p>	<p>v.Supporting front-end costs of new district energy and cooling systems with grants for feasibility studies and capital grants and providing low-cost financing through the Canada Infrastructure Bank to support the expansion of new and existing systems.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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<p>Budget 2024 also announces that the Apartment Construction Loan Program will earmark at least \$500 million to homebuilders that use innovative construction techniques, such as modular housing, for new rental projects</p>	<p>VII. Accelerate Clean Innovation and Productivity to Build Climate-Friendly Housing at Scale: Canada will not be able to double or triple homebuilding while at the same time reducing emissions and ensuring those homes are resilient to extreme weather events with a “more of the same” approach. Governments should use innovation policy tools to accelerate the adoption of new technologies and processes, to enhance productivity and lower costs for home buyers and renters.</p>	<p>4) Develop a procurement strategy for the innovative homes in the CMHC pre-approved catalogue, including guaranteed minimum orders. A countercyclical commitment to increase orders during downtimes in the wider market is needed for innovative companies to survive recessions and achieve scale. This procurement strategy should see the federal government act as the purchaser of last resort, like the Bank of Canada acting as the lender of last resort during a downturn. By having governments place their orders for student residences, or housing for military families, during downturns, demand fluctuations can be smoothed and crowding-out of private-market orders during booms can be avoided.</p>	<p>v. Supporting front-end costs of new district energy and cooling systems with grants for feasibility studies and capital grants and providing low-cost financing through the Canada Infrastructure Bank to support the expansion of new and existing systems.</p>	<p>7. Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>\$500 million over five years, starting in 2024-25, on a cash basis, to Public Services and Procurement Canada to launch a new Public Lands Acquisition Fund, which will purchase land from other orders of government to help spur sustainable, mixed-market housing.</p>	<p>VIII. Facilitate the Acquisition or Construction of 2.3 Million Non-market and Below-market Homes by 2030 and Cut The Number of Households Spending More than 30% of Their Income on Shelter Costs to Zero by 2031: Government policies should seek to create housing affordability across the housing spectrum through partnerships with homebuilders, not-for-profits and financial institutions, and through the use of government owned-land. Census 2021 found that over 3 million households are in unaffordable housing in Canada. The government should seek to get this figure as close to zero as possible in the 2031 Census.</p>	<p>1) Provide low-cost, long-term fixed-rate financing to municipalities to facilitate land acquisition and naturally affordable housing conversion into non-profit housing.</p>	<p>v. Supporting front-end costs of new district energy and cooling systems with grants for feasibility studies and capital grants and providing low-cost financing through the Canada Infrastructure Bank to support the expansion of new and existing systems.</p>	<p>7. Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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<p>Budget 2024 announces that the eligibility conditions for the removal of GST on new student residences will be relaxed for not-for-profit universities, public colleges, and school authorities. This will incentivize Canada’s educational institutions to build more student housing by ensuring they benefit from the removal of GST on new student residences. This measure is expected to cost \$19 million over five years, starting in 2024-25, and \$5 million per year ongoing.</p>	<p>VIII.Facilitate the Acquisition or Construction of 2.3 Million Non-market and Below-market Homes by 2030 and Cut The Number of Households Spending More than 30% of Their Income on Shelter Costs to Zero by 2031: Government policies should seek to create housing affordability across the housing spectrum through partnerships with homebuilders, not-for-profits and financial institutions, and through the use of government owned-land. Census 2021 found that over 3 million households are in unaffordable housing in Canada. The government should seek to get this figure as close to zero as possible in the 2031 Census.</p>	<p>3)Co-create a plan and a fund to build additional student residences across Canada.</p>	<p>v.Supporting front-end costs of new district energy and cooling systems with grants for feasibility studies and capital grants and providing low-cost financing through the Canada Infrastructure Bank to support the expansion of new and existing systems.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>Budget 2024 proposes \$477.2 million over five years, starting in 2024-25, and \$147.8 million in future years, to launch a new \$1.5 billion Canada Rental Protection Fund, to be administered by the Canada Mortgage and Housing Corporation, to protect the stock of affordable housing in Canada. The Fund will provide \$1 billion in loans and \$470 million in contributions to support affordable housing providers to acquire units and preserve rents at a stable level for decades to come, preventing those units from being redeveloped into out of reach condos or luxury rental units.</p>	<p>VIII.Facilitate the Acquisition or Construction of 2.3 Million Non-market and Below-market Homes by 2030 and Cut The Number of Households Spending More than 30% of Their Income on Shelter Costs to Zero by 2031: Government policies should seek to create housing affordability across the housing spectrum through partnerships with homebuilders, not-for-profits and financial institutions, and through the use of government owned-land. Census 2021 found that over 3 million households are in unaffordable housing in Canada. The government should seek to get this figure as close to zero as possible in the 2031 Census.</p>	<p>5)Protect lower rent market housing from “renoviction” and conversion through an acquisition program that empowers community land trusts, non-profits, cooperatives and municipal agencies to acquire and preserve existing lower rent market housing at risk of being bought by investment companies.³⁸ The acquisition program could help purchase existing rental housing projects and hotels and facilitate office-to-residential conversions.³⁹ The program could include capital grants, provision of pre-approved debt financing, funds that provide secondary debt and equity financing, or other innovative levers that help with the initial costs without saddling the providers with operating and significant debt servicing costs.</p>	<p>v.Allowing not-for-profit housing providers to stack federal, provincial, and municipal financing programs so that they can draw on multiple avenues of support and provide greater financial incentives for not-for-profit projects located near rapid public transit that meet net-zero and climate-resilient codes and standards.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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Budget 2024 and Canada's Housing Plan lay out the government's bold strategy to unlock 3.87 million new homes by 2031, which includes a minimum of 2 million net new homes on top of the 1.87 million homes expected to be built anyway by 2031. Of the 2 million net new homes, we estimate that the policy actions taken in Budget 2024, Canada's Housing Plan, and in fall 2023 would support a minimum of 1.2 million net new homes.	IX.Enhance Policy Coordination, Data Collection and Sharing, and Mapping: All three orders of government should ensure that their housing-related policies are not working at cross-purposes. To ensure that governments, the higher education sector, builders, developers, the non-profit sector, and residents can all make more informed decisions, better data should be collected and shared, hazard maps should be created, and rating systems should be developed.	1)Enhance coordination and planning in Canada's housing system by:	i.Providing detailed annual population forecasts at the municipal level, incorporating policy developments such as changes to immigration targets, using these population forecasts as the basis for housing targets for each order of government, and providing incentives to provinces and municipalities that exceed their annual targets.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
To advance this commitment, Budget 2024 proposes to provide \$15 million to the Canada Mortgage and Housing Corporation (CMHC) in 2025-26 to advance implementation of a national flood insurance program by 2025.	X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get "bailed out." Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.	4)In Budget 2024, invest the necessary resources to establish and administer an affordable National Flood Insurance Program for those at the highest risk. Implement a national education program to promote guidance on extreme weather protection and physical risk at the level of the home.	iii.Make hazard information public so that Canadians better understand the hazards affecting their property and community. ⁴⁶	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
Completing a Housing Needs Assessment for all communities with a population greater than 30,000	X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get "bailed out." Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.	5) Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.	iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.

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Starting this fall, for the first time, we will expand the Immigration Levels Plan to include both temporary resident admissions and permanent resident admissions.	X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.	5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.	iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
The government recently announced plans to adjust immigration programming which would lead to about 600,000 fewer temporary residents in Canada compared to current levels. These efforts are critical to creating the necessary conditions to lower interest rates, lower housing demand, and restore housing affordability	X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.	5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.	iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.

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<p>The federal government is conducting a rapid review of its entire federal lands portfolio to identify more land for housing. As part of this effort, the government will:</p> <ul style="list-style-type: none"> - Review the entire portfolio of federally owned land and properties to rapidly identify sites where new homes can be built; - Require departments and agencies to offer up specific parcels of land according to specified targets; - Consult with municipal, provincial, and private sector partners to identify the most promising lands to be made available for housing; - Publish a new Public Land Bank, encompassing an inventory of available lands, before fall 2024 to accelerate construction on public lands; - Release a new geo-spatial mapping tool to help homebuilders more easily access and navigate public lands; and, - Introduce legislation, as required, to facilitate the acquisition and use of public lands for homes, in partnership with other orders of government 	<p>X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.”</p> <p>Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.</p>	<p>5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.</p>	<p>iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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<p>\$20 million over five years, starting in 2024-25, for Public Services and Procurement Canada to scale-up its centre of expertise on public lands; and,</p>	<p>X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.</p>	<p>5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.</p>	<p>iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>\$15 million over five years, starting in 2024-25, for Public Services and Procurement Canada to work with Infrastructure Canada on delivering the new Public Land Bank and geo-spatial mapping tool.</p>	<p>X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.</p>	<p>5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.</p>	<p>iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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To move forward immediately on its Public Lands for Homes Plan, the government is announcing today that it is urgently unlocking five federal properties that will be leased to housing providers to build over 800 new homes.	X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.	5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.	iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
In addition, Budget 2024 proposes to provide \$4 million over two years, starting in 2024-25, for Canada Lands Company to support new modular housing projects on four sites:	X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.	5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.	iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.

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<p>The federal government will launch a new Public Lands Action Council this spring to spur collaboration and equip all players with the tools they need to build homes on public lands.</p>	<p>X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.</p>	<p>5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.</p>	<p>iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>As part of its work to build homes on public lands, Budget 2024 announces that the government will take steps to enable Canada Post to prioritize leasing or divestment of post office properties and lands with high potential for housing, where doing so maintains high service standards for Canadians.</p>	<p>X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.</p>	<p>5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.</p>	<p>iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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<p>Budget 2024 also announces that the Department of National Defence is working with Canada Lands Company and other partners to divest 14 surplus properties that have potential for housing, and are not needed for National Defence operations.</p>	<p>X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.</p>	<p>5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.</p>	<p>iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>
<p>Budget 2024 also proposes additional investments for the Department of National Defence to build and renovate housing for CAF personnel on bases across Canada. This would support the construction of up to 1,400 new homes and the renovation of an additional 2,500 existing units for CAF members on base in communities such as Esquimalt, Edmonton, Borden, Trenton, Kingston, Petawawa, Ottawa, Valcartier, and Gagetown.</p>	<p>X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.</p>	<p>5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.</p>	<p>iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.</p>	<p>7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.</p>

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Budget 2024 proposes to provide \$1.1 billion over ten years, starting in 2024-25, to Public Services and Procurement Canada to reduce its office portfolio by 50 per cent. This funding, which is expected to be fully recovered through substantial short- and long-term cost savings, will help to accelerate the ending of leases and disposal of underused federal properties, and address deferred maintenance. Where applicable, the government will prioritize student and non-market housing in the unlocking of federal office properties	X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.	5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.	iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.
Budget 2024 announces that the government will consider introducing a new tax on residentially zoned vacant land. The government will launch consultations later this year.	X.Align Incentives to Minimize Unintended Consequences: Markets may take on too much risk, such as the risk of financial loss from catastrophic weather events, if they believe they will get “bailed out.” Governments should ensure that rules are set in such a way as to minimise moral hazard problems while at the same time still offering protections to residents.	5)Integrate immigration and non-permanent resident growth with housing, transit, and infrastructure funding. The federal government should establish a policy that directly ties immigration levels and the growth in the non-permanent resident population to housing, transit, and infrastructure funding. This policy would ensure that as immigration increases, additional federal funding is allocated to support the corresponding demand for housing, transit, and infrastructure in communities most impacted by population growth due to immigration.	iii.Work closely with provincial and local governments to assess the specific needs arising from immigration and non-permanent residency trends. This collaboration will ensure that federal funding is effectively targeted and utilized.	7.Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones and planes.