HOUSING IN CANADA: WHAT TO DO ABOUT TORONTO AND VANCOUVER?
C.D. HOWE INSTITUTE SPECIAL POLICY CONFERENCE

Monday October 17th, 2016, 8:30 am – 2:45 pm
C.D. Howe Institute, 67 Yonge Street, Suite 300 Toronto, ON

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AGENDA

8:30 am – 8:50 am   RECEPTION AND REGISTRATION

8:50 am – 9:00 am   WELCOMING REMARKS

William B. P. Robson, President and Chief Executive Officer, C.D. Howe Institute

9:00am – 10:00 am — Session I – The Current State of Toronto & Vancouver

The Toronto and Vancouver markets are experiencing exponential growth, bringing on increased concerns about affordability. This session will address questions such as:

- *What is the nature of the problem?*
- *Housing prices and trends: What has happened, where do we stand, and where are we headed?*
- *Prices and price indices: What prices do we measure, how do we measure them, and what message do indices bear?*
- *Understanding demographics: Who is buying, what are they buying, what does this mean?*
- *What do we want these housing markets to look like?*

Panel Introducer:

- **Martin Reid,** President and Chief Executive Officer, Home Trust

Moderator:

- **William B. P. Robson,** President and Chief Executive Officer, C.D. Howe Institute

Presenters:

- **Jason Mercer,** Director of Market Analysis, Toronto Real Estate Board
- **Craig Sweeney,** Senior Vice President, Chief Risk Officer, Genworth Canada
- **Benjamin Tal,** Deputy Chief Economist, CIBC World Markets Inc.

10:00 am – 11:00 am — Session II – Issues in Supply and Demand

There are two major drivers to the continuingly strong price trends in these markets: supply and demand. This session will address questions such as:

- *What are the factors driving supply?*
  - *What has been done, has this had any impact?*
- *What are the factors driving demand?*
  - *What has been done, has this had any impact?*

Panel Introducer:

- **John Meehan,** Director, Ontario Real Estate Association

Moderator:

- **Duncan Munn,** Chief Operating Officer, C.D. Howe Institute

Presenters:

- **Bob Dugan,** Chief Economist, Canada Mortgage and Housing Corporation
- **Tim Hudak,** Chief Executive Officer Designate, Ontario Real Estate Association
- **Brian Johnston,** Chief Operating Officer, Mattamy Homes
- **Peter Wallace,** City Manager, City of Toronto

AGENDA (continued)

11:00 am – 11:15 am	**Break**
11:15 am – 12:15 pm	**Session III – An International Perspective**

As Toronto and Vancouver become major global cities, it is necessary to be aware of other municipalities' experiences. Due to the many similarities with the Australian market, this session will address questions such as:

- *What was the nature of Sydney / Melbourne's problem?*
- *What has been done, has it had any impact, can it be applied in Canada?*

Panel Introducer:
- **Christina Haddad,** Regional Vice-President, Canada Mortgage and Housing Corporation

Moderator:
- **Jeremy M. Kronick,** Senior Policy Analyst, C.D. Howe Institute

Presenter:
- **Professor Edward Blakely**, Chair, Future Cities Collaborative, University of Sydney

12:15 pm – 1:15pm	**Luncheon**
1:15pm – 2:30 pm	**Session IV – Assessing the Federal Changes: Recommendations for the Future**

The unique challenges of the Toronto and Vancouver market make addressing this much more difficult. Focusing on building a coordinated effort between municipal, provincial and federal jurisdictions and on what realistically can be done; this session will discuss what actions can be taken that will not negatively impact other Canadian markets.

Panel Introducer:
- **Andy Charles,** President and Chief Executive Officer, Canada Guaranty

Moderator:
- **William B. P. Robson,** President and Chief Executive Officer, C.D. Howe Institute

Presenters:
- **Thomas Davidoff,** Professor, University of British Columbia Sauder School of Business
- **Martin Reid,** President and Chief Executive Officer, Home Trust
- **Leslie Woo,** Chief Planning Officer Planning and Policy, Metrolinx

2:30 pm – 2:45 pm	**Closing Remarks**

Presentations and discussions will be closed to media and off-the-record. Please note that this agenda is subject to change.