

Questions for the political parties

As part of the Quebec election campaign, the Association de la construction du Québec (ACQ), the Association des professionnels de la construction et de l'habitation du Québec (APCHQ), the Corporation des propriétaires immobiliers du Québec (CORPIQ) and the Institut de développement urbain du Québec (IDU) have joined forces to question the political parties on the issues that directly affect housing and construction. Construction and renovation costs, regulatory relief, the completion of new projects and workforce training are among the topics covered.

Answers from



A joint initiative of



General

01 If your party forms the next government, what will be the first action you take in the first 100 days of your mandate to help resolve the housing crisis?

Introduce rent control by limiting increases to inflation, with a 3% cap.

02 Housing falls under several ministries, institutions and public policies. What measures does your party intend to put in place to ensure clear government leadership, better coordination and greater predictability for industry stakeholders?

We plan to greatly simplify the SHQ's funding for the development of social and community housing, allowing projects to move forward more quickly and with greater predictability.

A new ministry for the fight against homelessness will be responsible for coordinating the efforts of the various ministries working on this issue, particularly the construction of intermediate resources and housing with psychosocial support.

In partnership with municipalities, we will aim to reduce permit processing times to 90 days for priority projects, and to simplify zoning to encourage the development of tiny homes and accessory dwelling units.

Construction costs

03 What does your party propose to reduce the construction costs of projects?

Our cost-reduction measures are aimed first and foremost at social and community housing, which will be exempted from land transfer duties, in addition to strengthening cities' pre-emption rights to facilitate the acquisition of land and buildings.

A group purchasing hub and a bank of pre-approved architectural models will also help reduce the cost of construction projects.

In the private housing sector, we will launch a 2,000-unit community land trust pilot project to allow households to become homeowners at a lower cost by taking the value of the land out of the equation.

04 How do you plan to stimulate businesses' interest in public procurement and thereby increase competition for public contracts?

Several of the cost-reduction and administrative simplification measures proposed by QS specifically target public contracts. These measures will make this market more attractive by offering businesses projects that are faster and less expensive to carry out.

Payment delays

05 How does your party intend to ensure that the prompt payment regulation comes into force for municipalities, and on what timeline?

We have committed to holding an Estates General on municipal funding in the first year of our mandate, in particular to establish a new fiscal pact with municipalities. This will also be an opportunity to work out with them the terms of such a regulation, to ensure that its requirements are realistic for municipalities while guaranteeing fair payment times for businesses.

Regulatory relief

06 What measures does your party propose to ease the administrative burden on construction contractors?

We want to develop the government's in-house digital expertise so that it can carry out this kind of administrative optimization without having to rely on outside contracts whose prices can quickly skyrocket.

07 How would your future government apply a regulatory simplification approach, such as the “two-for-one” principle, to reduce the burden on real estate projects?

We reject one-size-fits-all approaches to regulatory relief and instead favour a thoughtful approach that takes into account the relevance and impact of regulations.

Building permit processing times

08 What do you plan to do to reduce building permit processing times?

We want to work with municipalities to reduce permit processing times to 90 days for projects in the public interest, particularly in housing. This will involve decentralizing powers, a new municipal fiscal pact and simpler municipal funding, to give municipalities the means to handle these administrative requests independently and efficiently.

09 How does your future government intend to reform public consultation and referendum approval processes to help residential projects move forward?

We are in favour of maintaining the powers granted to cities to speed up these processes in two specific cases: for the construction of private housing in a crisis context, when vacancy rates are below 3%, and for social and community housing.

Housing

10 How does your party commit to increasing investment in municipal infrastructure to support residential development?

Our financial framework provides for \$2 billion in additional investment in municipal infrastructure, including critical investments in water infrastructure.

We have also planned a fund dedicated to the upkeep and maintenance of infrastructure, so that cities have access to reliable, predictable and simple funding for these projects.

We also plan to greatly simplify the funding of new infrastructure, drawing in particular on the TECQ model, which provides predictable amounts over several years, with a minimal administrative burden and a wide range of possible uses for municipalities.

11 What concrete commitment is your party prepared to make to accelerate residential construction during the next mandate, and how will you measure the results?

We will support municipalities in optimizing their zoning and permit issuance, and will adjust existing regulations, notably to facilitate the construction of tiny homes and accessory dwelling units.

We also want to work on developing prefabricated construction in Quebec and the use of Quebec softwood lumber, particularly in the context of the tariff war with the United States.

Success will be measured by growth in the number of housing units built each year.

Renovation of the rental housing stock

12 What does your party intend to do to simplify access to assistance programs and accelerate the renovation of the existing rental housing stock?

We will reactivate the Rénovation Québec program and fund it on a permanent basis (\$36 million per year); among other things, the program helps finance renovations of rental units.

Taxes and levies

13 What measures does your party propose to reduce the tax gap with neighbouring provinces and lower the cost of real estate projects?

We will refund the QST on social and community housing projects in order to stimulate and prioritize their development.

Health and safety representative (RSS)

14 Does your party commit to abolishing this position?

No. For us, regulatory relief cannot come at the expense of workers' health and safety.

Trade versatility

15 What does your party propose regarding the trades in the construction industry?

We will work in partnership with the vocational education community and workers in the various construction trades to provide basic and continuing training that allows for greater versatility on the job site without compromising the quality or safety of the work performed.

Updating training programs

16 What does your party propose to promote training pathways in the construction industry?

By permanently reopening the PEQ, including an accelerated regional stream, we will allow 70,000 permanent immigrants to help address these labour needs.

Promoting training requires maintaining funding for the public education system, so that this training can maintain its quality, adapt to demand (particularly with regard to non-standard schedules and work-study programs) and be actively promoted.

17 How do you plan to improve training programs in the construction industry?

Continuous improvement of programs and training is necessary and requires sustained public funding for these programs.

We are also open to adapting teaching and training methods, particularly to support work-study programs, which offer several advantages both for students and for the quality and relevance of the training they receive.

About the organizations

Association de la construction du Québec (ACQ)

The leading organization promoting and defending the interests of contractors in Quebec's construction industry, the Association de la construction du Québec (ACQ) is the largest multi-sector, voluntary-membership association in the industry. Under Act R-20, the ACQ is the employer bargaining agent for all employers in the institutional, commercial and industrial (ICI) sectors. The ACQ represents more than 20,000 businesses that generate over 64% of the total hours worked and reported in the industry. It is also active in the residential sector, notably because hours worked on the construction of new residential buildings of more than six storeys are counted in the commercial sector, and through its subsidiary ACQ-Résidentiel. With a network of 10 regional associations located in 17 cities across Quebec, it offers its members a wide range of tools and services.

Association des professionnels de la construction et de l'habitation du Québec (APCHQ)

Founded in 1961, the Association des professionnels de la construction et de l'habitation du Québec (APCHQ) is a private non-profit organization that, through its network and regional associations, represents and supports more than 28,000 businesses in the residential construction and renovation industry. Since 1995, it has been the employer representative mandated to negotiate the collective agreement on behalf of employers in the residential construction sector. The APCHQ's mission is to be a unifying agent of change for the benefit of Quebec society, and it acts as a driver of social and economic development by promoting sustainability and quality in housing.

Corporation des propriétaires immobiliers du Québec (CORPIQ)

A non-profit organization bringing together 30,000 landlords and property managers who own nearly 600,000 rental units and condos, the Corporation des propriétaires immobiliers du Québec (CORPIQ) has been the largest association providing services to residential landlords and defending their interests for more than 40 years. It serves every region from four offices with a total of 60 employees. Quebec landlords provide housing to 1.4 million tenant households and, in seven out of ten cases, own a duplex or triplex.

Institut de développement urbain du Québec (IDU)

Founded in 1987, the Institut de développement urbain du Québec (IDU) is an independent non-profit organization. The IDU is the largest representative of the commercial real estate industry in Quebec. The IDU produces content on real estate and the urban fabric. It acts primarily as a partner between industry members, public authorities and all stakeholders in the commercial real estate ecosystem. The commercial real estate industry contributes more than \$20 billion annually to Quebec's GDP and more than \$5 billion in tax revenue for governments and municipalities. For Quebec's seven largest cities, it accounts on average for nearly half, or 45.8%, of their total property tax revenue. With combined spending of more than \$24.5 billion, it supports close to one hundred thousand jobs.