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NATIONAL / CENTRAL | ATLANTIC CANADA | WESTERN CANADA  
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**Good morning,**

Here are some of the headlines for the week ending April 26, 2024.

**Bonjour,**

Voici quelques-unes des manchettes pour la semaine terminant le 26 avril 2024.

## SPOTLIGHT / EN VEDETTE

### **Financial Post**

#### **[MCLISTER: Why Canadian mortgage rates may be stealthily heading higher](#)**

As I jot this note, Canada's five-year government bond yield is hitting its peak for the year. There's a growing risk we may even make new cycle highs if the next month of economic data doesn't cool.

### **REM**

#### **[CARRAS: Do Realtors hold a key to reshaping Canada's housing sector?](#)** **[There are innovative solutions to explore](#)**

Canada's housing supply is at a breaking point, and it's time for an innovator's mindset to overcome the barriers hindering progress. The business-as-usual approach is no longer working.

### **La Presse**

#### **[La ministre du Tourisme satisfaite de l'efficacité de la loi contre les Airbnb](#)**

Bien qu'il y ait toujours des centaines

## CREA NEWS / NOUVELLES DE L'ACI

#### [Sustainable home solutions to help you live greener](#)

#### [Real estate terminology for first-time homebuyers](#)

#### [Is Canada on the cusp of a hot spring housing market?](#)

#### [Marché de vendeurs : ce que cela signifie pour les acheteurs](#)

d'annonces illégales de logements offerts aux touristes sur la plateforme Airbnb au Québec, la ministre du Tourisme, Caroline Proulx, se dit satisfaite de l'efficacité de sa nouvelle loi qui visait à mettre de l'ordre dans ce marché.

[Terminologie de l'immobilier pour les acheteurs d'une première propriété](#)

## HEADLINES

### National / Central Canada

Real Estate Magazine – [7 solutions to alleviate Canada's housing crisis: RBC Economics](#)

Real Estate Magazine – [Real estate regulators across Canada: How the industry works by province or territory](#)

CBC News – [Can Trudeau's budget restore 'generational fairness'? Economists say don't bet on it](#)

Nerdwallet – [Budget 2024: 4 minor wins for home buyers](#)

Financial Post – [Canada's immigration dilemma — not enough homes or not enough workers](#)

Financial Post – [Average Toronto home price could hit \\$2 million in next decade, analysis suggests](#)

Financial Post – [MCLISTER: Why the smart money is buying single-family homes](#)

Financial Post – [VIDEO: No quick fix for housing crisis in Ottawa's plans](#)

National Post – [TAUBE: Why Canada's banks should avoid halal mortgages at all costs](#)

Globe and Mail – [Fickle home buyers tiptoe into spring market](#)

Globe and Mail – ['It's chaos:' Cottage owners rush to sell ahead of capital gains tax changes, realtors say](#)

Globe and Mail – [BANERJEE: Biases around house-rich cash-poor homeowners are impacting financial planning for retirement](#)

Globe and Mail – [CARRICK: Own a cottage or investment property? Here's how to navigate the new capital gains tax changes](#)

Globe and Mail – [GOLD: Some B.C. seniors endure a quiet housing crisis](#)

Globe and Mail – [LAIRD & GRAHAM: Forget rate relief - Most Canadians are about to see their mortgage](#)

[interest payments soar](#)

Toronto Star – [Lawsuits. Thousands in damages. How a real estate transaction went wrong and how to avoid common pitfalls](#)

Toronto Star – [What is a halal mortgage? Here's what you need to know about why Canada is considering them](#)

Toronto Star – [This single millennial never thought she could afford a detached house. This unusual home on the water was just the right price](#)

Toronto Star – [Cottage listings to rise as owners try to sell before capital gains tax changes kick in, realtors say](#)

Toronto Star – [SCORGIE: So you may never own a home. Here's why maybe that's ... a good thing?](#)

Toronto Sun – [Toronto Airbnb packed with bunk beds for more than \\$600 a month each](#)

Toronto Now – [Canadian couples can find their dream home using this new real estate app](#)

CBC Toronto – [Toronto strengthens bylaw to close short-term rental loopholes](#)

Storeys – [The Canada Rental Protection Fund is launching with just... \\$5M?](#)

Storeys – [Toronto's new condo development charges could hurt affordability \(even more\)](#)

Canadian Mortgage Professional – [Canada unveils plan to use public lands for affordable housing push](#)

Canadian Mortgage Professional – [Inflation can't dim Canadians' homeownership dreams](#)

Hamilton Spectator – [Low water pressure? Discolouration? Here's what's happening with Haldimand home water](#)

CBC Hamilton – [Hamilton is going ahead with new vacant homes tax. Here's what property owners need to know](#)

Ottawa Citizen – [Highland Park home, host of strawberry socials, designated as heritage property](#)

Ottawa Citizen – [DENLEY: Why is the City of Ottawa throwing a \\$22-million tax giveaway at seven developments?](#)

Ottawa Citizen – [TROSTER: An anti-renoviction bylaw could help stop bad-faith evictions](#)

Ottawa Citizen – [WESTOVER: City needs to crack down on stinky, crow-ridden open garbage pads](#)

CBC Ottawa – [Plan to revamp downtown Ottawa block sparks debate over intensification](#)

The Record – [Residents raise concerns about 120-townhouse plan for Kitchener neighbourhood](#)

CBC Kitchener Waterloo – [Vacant Kitchener lot to become affordable housing after city donates land to Habitat for Humanity](#)

St. Catharines Standard – [Niagara homebuilder fined \\$150,000 for 'illegal and unethical conduct'](#)

London Free Press – [New housing complex with affordable units helps fill rural housing gap](#)

CBC London – [London neighbour wants next door 'eyesore' to come down, but city won't say when](#)

CBC London – [St. Thomas houses one-third of its homeless population, making 'a significant difference'](#)

Windsor Star – [Kingsville councillor wants town to reconsider rental licensing bylaw](#)

CBC Windsor – [City of Windsor joins London, Hamilton in "F" grades in fiscal transparency](#)

Sudbury Star – [City declares Greater Sudbury's water meter replacement project a success](#)

North Bay Nugget – [NBFDF has a message for residents-FireSmart begins at home](#)

CBC Sudbury – [City of Sudbury says greater number of people living outdoors and unsheltered than ever](#)

CBC Thunder Bay – [Housing, infrastructure among hot-button issues at 2024 NOMA conference](#)

Montreal Gazette – [BENNETT: Montreal is a refuge, because after 35 years in Toronto, I'm battle-weary](#)

CBC Montreal – [Quebec isn't tracking the state of its flood protection structures. Experts see risks growing](#)

CBC Montreal – [Quebec pats itself on back for Airbnb crackdown, but some say nothing's changed](#)

CBC Montreal – [Quebec town, population 210, was at risk of vanishing. Now it's making a comeback](#)

## **Atlantic Canada**

Halifax Chronicle Herald – [Tents overflowing at encampments, HRM needs to designate more sites: staff](#)

Halifax Chronicle Herald – [Pallet shelter plan: A year late and 90 per cent short](#)

CBC N.S. – [Halifax councillors tweak zoning changes for fast-tracking housing](#)

CBC N.S. – ['It's totally disheartening:' cabin owners watch property flood due to broken culvert](#)

Saltwire News – [New grant to help affordable housing projects 'get off the ground'](#)

CBC N.B. – [Curbside recycling changes in Saint John will end nighttime collection](#)

CBC N.B. – [Salisbury, N.B., Canada's most active community in 2023, wants recreation affordable for all](#)

Charlottetown Guardian – [Build and grow a home mushroom farm with P.E.I expert Rene Lestan](#)

CBC P.E.I. – [P.E.I. construction industry heading overseas in search for skilled workers](#)

St. John's Telegram – [N.L. teams with national non-profit to establish \\$1.5M affordable housing fund](#)

CBC N.L. – [N.L. planning to hire staffer so landlord and tenant violations can go to court](#)

CBC N.L. – [St. John's tent city isn't going anywhere. In fact, it's getting bigger](#)

## **Western Canada**

Winnipeg Free Press – [Inflation pressure weighs heavy on Manitobans' dream of homeownership: poll](#)

Winnipeg Free Press – [Province to scrap homegrown pot ban](#)

Winnipeg Free Press – [LETT: Bratty premiers out of line on feds' housing conditions](#)

CBC Manitoba – [Winnipeg has a plan to deal with homelessness, but 'we don't have the housing,' advocates say](#)

CBC Manitoba – [Botched home sale costs Winnipeg man his right to sell real estate in Manitoba](#)

Regina Leader Post – [City report says arm's-length land development corporation unnecessary](#)

Saskatoon Star Phoenix – [Saskatoon councillors question city staff on proposed \\$22M composting facility](#)

CBC Saskatchewan – [Regina city council kicks decision on lowering speed limit in Cathedral neighbourhood down the road](#)

Calgary Herald – ['People have heard their perspective': City hall sees smaller turnout on day two of rezoning public hearing](#)

Calgary Herald – [BELL: Calgary citywide rezoning, Calgarians rise up against city hall](#)

CBC Calgary – ['Blanket rezoning' brings sweeping change — on paper. In practice, it's often incremental](#)

Edmonton Journal – [Alberta cabinet to gain power to remove councillors, change bylaws as province also adds political parties to municipal politics](#)

Edmonton Journal – [LOHNER: Don't blame bike lanes for Edmonton's property tax hike](#)

CBC Edmonton – [Edmonton condo at risk of collapse to be sold as corporate law clouds hope for court fight](#)

CBC Edmonton – [New Edmonton shelter to open for growing number of unhoused refugees](#)

Business in Vancouver – [Lawsuit alleges \\$1.3M B.C. smart home not smart at all](#)

Vancouver Sun – [Survey finds half of Metro Vancouver residents think about leaving region; one-quarter likely to move within five years](#)

Vancouver Sun – [HANNUM: Vancouver needs a different type of housing — starting on public land](#)

Victoria Times Colonist – [Eight more Island communities to get provincial housing targets](#)

Victoria Times Colonist – [Home away from everything: A beach house on a remote island becomes a 10-year retreat](#)

CBC B.C. – [19,000 homes are permanently listed as short-term rentals, B.C. government says](#)

CBC B.C. – [Taps will be turned off for residents who defy water restrictions in drought-stricken B.C. city](#)

CBC North – [City of Yellowknife, feds announce \\$8.4M to spur new housing development](#)

CBC North – [New housing project with income restrictions and resale requirements to open in Whitehorse](#)

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## **COMMERCIAL / INDUSTRIAL**

RENX – [Newrise JV building final phase at Oakville's Glen Abbey Encore](#)

RENX – [ADERNECK: Live/Work concept III - Real estate interests and community planning concerns](#)

Cannabis Retailer – [AGCO issues fine for inducements](#)

Financial Post – [Canada aims to attract Honda and others with EV tax incentives](#)

Financial Post – [Canada's retail sales flatline, supporting case for Bank of Canada rate cut](#)

Globe and Mail – [Tourism operators face heavy debt, even as business roars back](#)

Globe and Mail – [Developer Sam Mizrahi files lawsuit against Edward Rogers and his real estate fund, alleges \\$30-million loss](#)

Globe and Mail – [BULA: How to build a friendly building](#)

Globe and Mail – [TAL: These two fixes for the housing crisis have a bigger impact than Ottawa's policies](#)

Toronto Star – [More than 11,500 housing units are delayed in Toronto — four times as many as last summer, report says](#)

Toronto Star – [Seven new 'supertall' buildings are coming to Toronto — is that a good thing?](#)

Toronto Star – [This \\$5M sixplex can be bought empty, thanks to a loophole that's let the units be rented on Airbnb. That loophole could change soon](#)

Toronto Star – [Smoother sailing, restaurants say, as city says it's on track to have majority of CaféTO patios open by May long weekend](#)

CBC Toronto – [Toronto combatting bad landlords with beefed up apartment inspection rules](#)

Hamilton Spectator – [Court-ordered sale could mean show is over for landmark former theatre](#)

Hamilton Spectator – [Industrial development holds steady in Brant County](#)

CBC Hamilton – [A derelict building's facade crumbled 1.5 years ago in Hamilton. The city has yet to demolish it](#)

CBC Hamilton – [Why are Jamesville's 91 vacant townhouses still standing? Blame CN Rail, says 'outraged' Hamilton mayor](#)

CBC Hamilton – [Affordable housing on Stoney Creek parking lot is a go after Horwath uses strong mayor powers](#)

Ottawa Citizen – [KING: How the City of Ottawa is balancing heritage with development](#)

Ottawa Business Journal – [Feds aiming to speed up sale of surplus office properties, top bureaucrat tells summit](#)

CBC Ottawa – [Selling federal office buildings should move twice as fast, says procurement official](#)

CBC Ottawa – [Eliminating 'parking minimums' helped U.S. cities. Could it work here?](#)

CBC Ottawa – [Major zoning shift would axe minimum parking, allow denser housing, save trees](#)

The Record – [Kitchener hoping for downtown boost with \\$2 million in potential grants to Communitech](#)

CBC Kitchener Waterloo – [Kitchener aims to move forward with pre-development plans for Charles Street terminal](#)

CBC Kitchener Waterloo – [Controversial plan by region to buy farmland in Wilmot draws attention from federal and provincial politicians](#)

St. Catharines Standard – [Leon's chain wants to preserve history of first store, which opened in Welland](#)

London Free Press – [25-storey tower coming to rapid transit village without rapid transit](#)

London Free Press – [Western University building 770-student residence on Richmond Street](#)

London Free Press – [1,100-home subdivision proposed next to Fanshawe Conservation Area](#)

CBC London – ['We need to move faster': Property owner wants answer on homeless hub by July](#)

CBC London – [Traffic concerns on Wonderland overruled in favour of apartment tower](#)

Windsor Star – [Dilkens uses strong mayor powers to pitch new tax hike to fund downtown Windsor revamp](#)

CBC Windsor – [Windsor's mayor unveils new vision for downtown revitalization](#)

CBC Windsor – [Leaders, advocates hopeful downtown revitalization plan will hit the right notes](#)

Sudbury Star – [Sudbury has more employers but fewer employed, report finds](#)

CBC Sudbury – [Consultant recommends integrated homelessness hub in downtown North Bay](#)

CBC Thunder Bay – [Northwestern Ontario junior miners among recipients of provincial funds](#)

Montreal Gazette – [BROWNSTEIN: Lavishly restored Eaton Centre restaurant is 'love letter to the city'](#)

CBC Montreal – [Montreal's vacant buildings keep burning down despite efforts to quell the fires](#)



CBC Montreal – [Thousands of housing units, tramway in Montreal's new Hippodrome plan](#)

Halifax Chronicle Herald – [Ottawa's \\$60-million infusion to young entrepreneur program will help 6,250 businesses, Fraser says](#)

Halifax Chronicle Herald – [Will province, HRM allow access to Dartmouth Cove infill site?](#)

CBC N.S. – [CBRM company expects 'fierce competition' to build solar-power gardens under new program](#)

CBC N.S. – [CBRM councillor questions contract with port developer for proposed container terminal](#)

CBC N.S. – [VIDEO: A foundry famous for its shipbuilding is becoming much-needed housing](#)

Saltwire News – ['Very busy' year so far for building permits, Saint John says](#)

CBC N.B. – [Fredericton decides not to save old farmhouse in Golf Club Road development](#)

CBC N.B. – [Government reverses stance on dredging two N.B. harbours](#)

Charlottetown Guardian – [Leon's furniture store completes relocation from Charlottetown to Summerside](#)

CBC P.E.I. – [With surplus government buildings scarce in Charlottetown, feds look to public land for potential housing](#)

CBC P.E.I. – [P.E.I.'s new immigration policy hurting service and retail sectors, business leaders say](#)

St. John's Telegram – ['We brought The Seed Company into the 21st century': St. John's-based business prepares to celebrate 100 years](#)

CBC N.L. – [Mallard Cottage bankruptcy casts cloud over restaurant industry as profitable summer season looms](#)

CBC N.L. – [At just 15 years old, this entrepreneur owns a scrapyards in one of N.L.'s busiest industrial parks](#)

Winnipeg Free Press – [City rejects owner's appeal of order to vacate tenants from dilapidated rowhouses](#)

Winnipeg Free Press – [Engagement builds Whyte Ridge growth](#)

Winnipeg Free Press – [Lemay Forest planner mulls legal action over city decision to reject permit](#)

CBC Manitoba – [City of Winnipeg approves plan to develop housing on Parker lands](#)

CBC Manitoba – [Property owners to be reimbursed \\$150K over Winnipeg firm's 'deceptive dealings'](#)

CBC Manitoba – [Owner of former Vulcan Iron Works site wants to save parts of structure](#)

CBC Manitoba – [Couple transforms Interlake community into art hub, live music 'meeting place'](#)

Regina Leader Post – [Despite short-term pain, businesses excited for long-awaited Dewdney Ave. construction](#)

Regina Leader Post – [CUTHLAND: Agricultural benefits deal shows need to update treaties](#)

Saskatoon Star Phoenix – [Indoor and seasonal outdoor Gather Local Market opening in Saskatoon's River Landing](#)

CBC Saskatchewan – [Regina's Centennial Market in former Sears Outlet building losing its home after fire code violations](#)

Calgary Herald – [Strathcona County to welcome largest renewable diesel facility in Canada](#)

CBC Calgary – [City repurchases vacant plot of land surrounding Westbrook LRT station](#)

CBC Calgary – [Deal to protect historic Alberta ranch from development means family can keep raising cattle](#)

Edmonton Journal – [Edmonton to unveil new district plans to shape growth, redevelopment](#)

Edmonton Journal – [Downtown's Edmonton House under new ownership after \\$51 million deal](#)

Edmonton Journal – [Downtown Edmonton building sold, slated for residential redevelopment](#)

CBC Edmonton – [Alberta liquor retailers reject idea of expanding alcohol sales to groceries, corner stores](#)

CBC Edmonton – [New bill allows Alberta government to set conditions for national urban park decisions](#)

Business in Vancouver – [CleanBC goals complicate affordable housing supply](#)

Business in Vancouver – [Six B.C. social housing buildings reveal cost of retrofitting for climate change](#)

Georgia Straight – [Azur Legacy Hotel to open downtown rooftop dining spot](#)

The Tyee – [How to foster local food businesses? Create a stir](#)

Vancouver Sun – [Two tales of one city: Vancouver's housing industry is both booming and struggling](#)

Vancouver Sun – [Canucks playoff run is like having 'Super Bowl every other night,' says pub owner](#)

Vancouver Sun – [FUMANO: Vancouver businesses call, once again, to shift more of tax burden to residences](#)

Victoria Times Colonist – [Victoria council sends rental project back to negotiating table](#)

Victoria Times Colonist – [Major Nanaimo development moves ahead, despite First Nation concerns](#)

Victoria Times Colonist – [LEYNE: Aboriginal title for Haida Gwaii raises questions for private landowners](#)

CBC B.C. – [Proposed fishing closure will put Vancouver Island community's future at risk, locals fear](#)

CBC North – [Construction on apartments underway at former Bellanca building in Yellowknife](#)

CBC North – ['A really big loss': Sadness greets the closure of The Local Bar in Whitehorse](#)

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L'Actualité – [Comment obtenir une place dans une coopérative de logements](#)

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Le Devoir – [Voyez à quoi peut ressembler un paysage urbain sans voitures](#)

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La Presse – [VAILLES : Quand le cannabis finance les fruits et l’allaitement](#)

Journal de Montréal – [Des maires qui vont « quêter à Québec » et une ministre qui n'a « aucune vision » : guerre de mots sur le manque de financement du transport en commun](#)

Journal de Montréal – [Québec ne protège pas ses terres agricoles, selon la commissaire au développement durable](#)

ICI Grand Montréal – [Pas de fusion forcée des offices municipaux d’habitation, dit la ministre Duranceau](#)

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Journal de Québec – [Fausse annonce de logement : comment passer à un cheveu de perdre 1000\\$](#)

Journal de Québec – [Organismes communautaires dans le Vieux-Lévis : un projet de règlement qui ne passe pas](#)

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Le Droit – [Une taxe potentielle pour les hébergements touristiques fait réagir à Lac-des-Plages](#)

ICI Gatineau-Ottawa – [La STO veut sévir contre les Gatinois détenteurs de « fausses adresses » en Ontario](#)

Le Nouvelliste – [Trois-Rivières : hausse de la population de 3 à 5 % d'ici cinq ans](#)

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La Tribune – [Sherbrooke ajuste la couverture de son Plan nature](#)

La Tribune – [Sherbrooke construira deux rues « qui ne serviront à personne », selon une conseillère](#)

La Tribune – [En route vers une version préliminaire de la politique de l'arbre](#)

La Tribune – [« La passion ne suffit plus » : une agricultrice estrienne tire la sonnette d'alarme](#)

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Le Quotidien – [Saint-Félicien lance un concept de motel agricole](#)

Le Quotidien – [Un manifeste pour l'avenir de l'agriculture](#)

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Bloomberg – [U.S. pending home sales jump in March to hit highest in year](#)

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Bloomberg – [Best London nightclubs suffer from high property prices, soaring costs](#)

Bloomberg CityLab – [How Rochester buried a highway and built a neighbourhood](#)

Wall Street Journal – [See the full list of WSJ/Realtor.com Housing Market Ranking](#)

Wall Street Journal – [Renovating is rarely easy. During a pandemic and a divorce? 'Unbelievably stressful'](#)

Business Insider – [Interior designers share the 11 things in your living room you should get rid of](#)

Business Insider – [There's a conservative 'great migration' from blue states — and one place is the big winner](#)

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Forbes – [Building generational wealth becomes latest focus as California reopens downpayment assistance program](#)

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