



OHBA ACTIVITY Summary

Keeping Members Informed

DATES TO NOTE

- July 5 – OHBA Land Development Committee Consultation – OMB and CA Act
- August 16 – OHBA Land Development Committee in Brantford – Growth Plan
- August 31 – Deadline to enroll in Energy Star v12

July 2017

ONTARIO HOUSING SUMMIT

On June 13th, OHBA co-hosted the Ontario Housing Summit in Toronto with the Ontario Real Estate Association (OREA) and the Federation of Rental-Housing Providers of Ontario (FRPO), bringing together a cross-section of housing industry experts, Members of Provincial Parliament and government, public policy-makers, other business associations, academia and targeted media in a day full of discussions about the issues facing Ontario's housing market.



Perspectives on these issues were sought from a variety of thought leaders, including the Neptis Foundation, Ryerson City Building Institute, Malone Given Parsons, Toronto Real Estate Board, CD Howe Institute, Urbanation and many more. The Summit hosted Ontario Finance Minister Charles Sousa for a "fireside chat" with TVO's Steve Paikin for his perspectives on the housing market and recent provincial initiatives designed to cool the market.

The three associations joined forces for this event, in order to ensure that greater housing supply and home affordability are a priority for all three political parties in the upcoming 2018 election. All three associations agree about the need to increase the supply and choice of housing in the province by streamlining the building approvals process and reducing red tape, which is preventing new homes and rental units from coming to market. The Summit was also the stage for the [release of new Ipsos polling data about Ontarian's sentiment towards housing affordability](#). The poll results showed that more than 85 percent of Ontarians agreed that Ontario political parties should address home affordability in their 2018 election platforms.



ENROL INTO OBC-COMPARABLE ENERGY STAR v12 BEFORE AUGUST 31

For a limited time, the current Ontario Building Code is comparable to Energy Star v12. If you're already building to OBC Package A1, upgrade to Package A6 for \$150 more to achieve Energy Star standard on new builds.

Enroll by August 31st, 2017, and finish building by August 31st, 2019.

Why label with Energy Star?

- Reduce call back-related costs
- Reduce defects and Tarion claims
- Increase customer comfort and satisfaction
- Improve quality control

Plus, according to CHBA's National Home Buyer Preference study, more customers want energy-efficient homes. Energy Star offers third-party industry certification of a greener home that builders and consumers can trust. To enroll, contact Shannon Bertuzzi at 416-447-0077 or shannon@enerquality.ca

BILL 139 - CONSERVATION AUTHORITIES ACT

On May 31st, the province proposed amendments to the Conservation Authorities Act as part of [Bill 139, Building Better Communities and Conserving Watersheds Act, 2017](#). The province has also posted [Conserving our Future: A Modernized Conservation Authorities Act](#) which outlines the suite of legislative, regulatory, policy and program changes proposed to be made as a result of the review. This proposal has been posted to the [Environmental Registry \(013-0561\)](#) for a 61-day public review ending on July 31st, 2017.

Over the past two years, the Ministry of Natural Resources and Forestry has consulted with OHBA extensively, including meeting with the Land Development Committee, appointing an OHBA representative and BILD representative to a technical stakeholders working group and setting up a number of direct industry consultations with key members. OHBA has also met directly with the Minister a number of times. Over the past two years OHBA has [submitted 2015 recommendations](#) and [2016 recommendations](#) to the Ministry.

Highlights of the proposed changes to the Conservation Authorities Act:

- Strengthen oversight and accountability in Conservation Authority decision making
- Increase clarity and consistency in programs and services
- Increase clarity and consistency in regulatory requirements
- Improve collaboration and engagement
- Modernize funding mechanisms to support Conservation Authority operations

OHBA is seeking feedback from members – please direct comments to OHBA Director of Policy, [Mike Collins-Williams](#). The OHBA Land Development Committee will also be hosting a technical briefing and consultation with the Ministry of Natural Resources and Forestry on July 5th at 1:00pm at 20 Upjohn Road.

BILL 139 - ONTARIO MUNICIPAL BOARD OVERHAUL

On May 16th, the province announced an overhaul to the province's land use planning appeals system. On May 31st, [Bill 139, Building Better Communities and Conserving Watersheds Act, 2017](#) was introduced to create the Local Planning Appeal Tribunal to replace the Ontario Municipal Board. The new tribunal is mandated to give greater weight to the decisions of local communities. OHBA responded to the changes with two media releases on [May 16th](#) and [May 30th](#) where OHBA CEO Joe Vaccaro issued the following statement:

“If this new Tribunal puts local politics ahead of Smart Growth planning, it will only serve to empower NIMBY councils to make planning decisions to get re-elected. The role of the OMB has always been to take the politics out of local planning and ensure that decisions are made based on evidence, ‘good planning,’ and conformity to provincial policy.” ([May 16 release - Local Politics will Undermine Provincial Policy](#))

Schedule 3 of the Bill proposes amendments to the *Planning Act*. Schedule 3 of the Bill has been posted for a 75 day public review to the [Environmental Registry \(013-0590\)](#) with comments due by August 14th, 2017. Comments can be sent to OMBReview@ontario.ca OHBA is also seeking feedback from members– please send comments to OHBA Director of Policy, [Mike Collins-Williams](#). The OHBA Land Development Committee will also be hosting a technical briefing and consultation with the Ministry of Municipal Affairs on July 5th at 1:00 pm at 20 Upjohn Road.

MOECC – LOW IMPACT DEVELOPMENT SWM GUIDANCE MAUAL

The Ministry of the Environment & Climate Change (MOECC) has initiated the development of a Low-Impact Development (LID) Stormwater Management Guidance Manual. As part of this undertaking, a stakeholders group has been established with the industry being represented by BILD member Steve Schaefer of SCS Consulting Group. The document establishes stormwater runoff control volume requirements, modelling requirements and the approval process for LID infrastructure and also provides SWM recommendations related to climate change impacts.

On June 19th, [OHBA and BILD submitted a letter with comments](#) on the next iteration of the LID Guidance Manual.

EXCESS SOIL MANAGEMENT & BROWNFIELDS REGULATORY PROPOSAL

On June 23rd [OHBA submitted recommendations to the Ministry of the Environment and Climate Change \(MOECC\)](#) regarding [an Environmental Registry Regulatory Proposal \(013-0299\)](#) with respect to Excess Soil Management Regulatory and a number of reforms to the Brownfields Regulation (O.Reg 154/03). This proposal builds on input provided through an Environmental Registry review, meetings and through engagement on the [Excess Soil Management Policy Framework](#) which was finalized in December, 2016. [OHBA made a submission with industry recommendations on the proposed framework](#) in March 2016.

This plain-language regulatory proposal developed by MOECC was posted to the [Environmental Registry](#) and would achieve actions under the framework:

- The development of a new excess soil reuse regulation, supported by complementary amendments to existing regulations including Regulation 347 (Waste) and Ontario Regulation 153/04 (Records of Site Condition), made under the Environmental Protection Act, and Ontario Regulation 332/12 (Building Code), made under the Building Code Act, 1992 (Actions 1, 2 & 18).
- The development of new reuse standards and sampling guidance for excess soil, to support the proposed new excess soil reuse regulation (Actions 12 & 13).
- Clarification on approval requirements related to temporary sites and processing sites (Action 5).

The proposal also responds to two [OHBA Resolutions from 2014](#) with respect to providing relief from the rules governing how contaminants are to be delineated at a RSC property undergoing risk assessment, as well amending the regulation, such that the use of a property as a temporary road would not trigger the need for a RSC when the property is converted to a residential use.

MUNICIPAL ASSET MANAGEMENT PLANNING REGULATION

The [Infrastructure for Jobs and Prosperity Act, 2015](#), was proclaimed on May 1st, 2016 and includes an authority for the province to regulate municipal asset management planning. OHBA wrote a [submission to the Minister of Infrastructure in August 2016](#) supporting stronger municipal asset management planning under the legislation.

The province has now proposed a regulation to implement best practices throughout the municipal sector and provide a degree of consistency. The regulation would provide certainty around future provincial asset management planning requirements, and would be supported by the collection of selected data to capture the key aspects of municipal asset management: resilience and sustainability. This proposal has been posted to the [Environmental Registry \(013-0551\)](#) for a 60-day public review closing on July 24, 2017. OHBA is seeking feedback from members to prepare an industry submission – please direct comments to OHBA Director of Policy, [Mike Collins-Williams](#).

DEVELOPMENT APPROVALS ROUNDTABLE

OHBA first called upon the Provincial Government last fall to convene a “Housing Panel” to address declining housing supply and rapidly increasing housing prices. As part of Ontario’s Fair Housing Plan, the Ministry of Municipal Affairs (MMA), in partnership with other ministries involved in the residential development approval process, has convened an approvals roundtable Chaired by the Secretary of Cabinet and is composed of Deputy Ministers, senior municipal officials, as well as representatives from OHBA, BILD & RESCON.

The roundtable first met in June and will discuss opportunities to improve the land use planning and development approval process and bring more housing supply to market. This roundtable will additionally support the Red Tape Challenge led by the Ministry of Economic Development and Growth in its endeavour to look at improving regulations that impact a number of sectors.

PROVINCE RELEASES FINALIZED, UPDATED LAND USE PLANS

On May 18th, the province released the [four updated land use plans](#) that will help grow the Greater Golden Horseshoe (GGH) over the next 25 years. The changes to the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan are the latest step in the government's reform of Ontario's land use planning system. The four plans of the Coordinated Review impact 11 of OHBA's local associations including: BILD, Niagara, Haldimand-Norfolk, Hamilton-Halton, Brantford, Waterloo-Region, Guelph & District, Dufferin County, Simcoe County, Durham Region, and Peterborough & the Kawarthas. Please [click here to view OHBA's media release](#) on the Growth Plan.

OHBA, along with our impacted local associations have been very active in advocating to the province and our municipal partners at a local level that a "one size fits all" approach is inappropriate in planning for growth across such a diverse region. The provincial government has listened to some of the concerns raised by the industry and has provided for local flexibility through interim targets and allowing for municipalities to apply for alternative density and intensification targets. Furthermore, OHBA and our network of local associations were successful in our advocacy for the province to make adjustments to the density and intensification targets. Those targets will now be implemented through a phased approach.

The Niagara Escarpment Plan came into effect June 1st, 2017. The Growth Plan, the Greenbelt Plan, the Greenbelt Boundary Regulation and the Oak Ridges Moraine Conservation Plan comes into effect on July 1st, 2017. Once in effect, all decisions on new planning matters must conform to the four plans. Municipalities are expected to review and update their official plans. Upper- and single-tier municipalities' conformity work is to be completed by 2022. OHBA has engaged with the province on next steps which include: the development of a Standard Land Budget Methodology by the end of 2017 and mapping of a Natural Heritage System, Hydrological System and Agricultural System.

OHBA is hosting a technical briefing with the Brantford Home Builders' Association on August 16th at 10:00am at the Best Western in Brantford (19 Holiday Drive, Brantford) where the Ministry of Municipal Affairs will provide members with an overview of the amended plans focusing on the "outer ring" municipalities. Please RSVP to OHBA Director of Policy, [Mike Collins-Williams](#).

APPRENTICESHIP SKILLS AGENDA – OSTA

The Ontario Skilled Trades Alliance released "[An Apprenticeship Agenda](#)" report highlighting challenges and opportunities in the skilled trades training and apprenticeship system. OHBA members and staff actively participate in shaping the report along with other association members from the OSTA. We were pleased to host Minister of Advanced Education and Skills Development (MAESD), Hon. Deb Matthews at our launch on June 26th along with other key government stakeholders. One of the key recommendations in the report is the need to move towards a modular, competency-based system of training that allows for greater flexibility for the student as they work towards certification.

This report coincides with the MAESD consultations on modernizing the apprenticeship system which will be hosting a number of regional consultations in July. Please contact [Stephen Hamilton](#) for more details.

PROVINCE OFFERS SECTOR PARTNERSHIP GRANTS – TRAINING

The Ministry of Advanced Education and Skills Development is establishing a grant program available to employer associations and other groups to identify opportunities to address workforce needs among employers, and support skills development and employment opportunities for workers.

The objective of the Sector Partnership Planning Grant is to support the development of partnerships and strategies that will identify workforce needs among industry employers, and develop employment and training solutions that meet the needs of employers, job seekers and workers. For more information visit the [grant application guide](#) or [contact Stephen Hamilton](#)

If your association has interest in the program, please notify Stephen and we can schedule a web conference with Ministry staff.

