



OHBA ACTIVITY Summary

Keeping Members Informed

March 2017

DATES TO NOTE

- **March 1:** Awards of Distinction [website is now live](#)
- **March 9:** Provincial Issues Update - BILD, DRHBA, HHHBA, SCHBA
- **March 20:** Queen's Park Lobby Day
- **April 24:** Presidents' and Executive Officers' Seminar and Industry Leaders Dinner

PROVINCIAL PRE-BUDGET 2017

The upcoming Ontario Budget, likely to be scheduled in late March will continue to outline Premier Kathleen Wynne and Finance Minister Charles Sousa's fiscal priorities as the government enters its last full year prior to the election scheduled for June 2018. Ontario's new housing, land development and professional renovation industry are contributing significantly to the rebound in provincial finances as reported in the just released [2017-17 Third Quarter Finances](#). The report notes that the government is projecting a deficit of \$1.9 billion in 2016-17, an improvement of \$2.4 billion compared to the 2016 Budget primarily due to the strength of Ontario's Housing Market. In fact, HST revenue is \$803 million higher than projected, which is attributed due to the strong performance of the housing market and Land Transfer Tax revenue is up \$514 million over the budget target.

The OHBA [pre-budget submission](#) delivered a number of key messages and priorities to the Provincial Government including:

- OHBA's primary recommendation is that the provincial government strikes a Housing Panel to examine through an evidence and data driven process the factors that are driving housing price escalation in regional housing markets throughout Ontario to better inform provincial public policy decisions in the future and to address housing affordability.
- Addressing the underground economy and climate change through a home renovation tax credit specifically targeting improving the energy efficiency of Ontario's 4.8 million existing homes; and
- The HST has had direct impacts for new residential construction and housing prices have escalated significantly since \$400,000 threshold was established in 2009. As part of the mandate of an Ontario Government Housing Panel, the panel should commit to a review of the \$400,000 threshold to determine if an adjustment would be appropriate.

ONTARIO MUNICIPAL BOARD

The Province is reviewing the scope and effectiveness of OMB and plans to introduce legislation by Spring 2017. A consultation paper was released in October that sets out possible changes being considered to the OMB's role. Prior to the release of the consultation paper, OHBA submitted preliminary recommendations regarding the OMB Review on August 31. OHBA and BILD have subsequently met directly with senior Ministry staff on both November 24 and December 15. Both the Minister of Municipal Affairs, Hon Bill Mauro and the Attorney General, Hon. Yasir Naqvi are scheduled to meet with and address the OHBA Board on March 20 at Queen's Park to discuss the review of the OMB. OHBA Policy Director, Mike Collins-Williams appeared on a panel discussion on [The Agenda with Steve Paikin on February 1 to discuss "Do we need the OMB?"](#). OHBA thanks BILD, the Greater Ottawa HBA, Simcoe County HBA and the Sudbury & District HBA for each putting in their own OMB submissions to the province. On December 19, OHBA provided the Ministry of Municipal Affairs and the Attorney General with a [submission outlining OHBA's recommendations](#) and response to the consultation document.

INCLUSIONARY ZONING

The province passed the *Promoting Affordable Housing Act, 2016 (Bill 7)* on December 6, that will allow municipalities to require the inclusion of affordable housing units in new residential projects. A regulation under the Planning Act will set the framework for Inclusionary Zoning. In advance of the legislation being introduced, OHBA and BILD created a [Statement of Intent on Affordable Housing & Inclusionary Zoning](#) that outlines our principles for Inclusionary Zoning. OHBA, BILD and the Niagara Home Builders' Association all made deputations to the Standing Committee on Social Policy regarding inclusionary zoning and industry support for a partnership model to ensure a sharing of costs and ultimately an approach to ensure the successful delivery of affordable housing units. Key amendments made to the legislation prior to Royal Assent include allowing Section 37 to be used subject to the provisions in the regulation and adopting an OHBA recommendation to allow "off-site" affordable units.

OHBA also [submitted recommendations](#) to the Ministry of Housing in August regarding the regulatory consultation and both OHBA and BILD met directly with the Minister of Housing, Hon. Chris Ballard on December 12 to discuss an inclusionary zoning regulation. OHBA anticipates that an inclusionary zoning regulation will be posted for public consultation very soon.

CONDO ACT REGULATORY CONSULTATION

The Ministry of Government and Consumer Services is seeking input on the first phase of the proposed regulations to support the implementation of the Condominium Act, which was amended in December 2015. The proposed regulatory changes under the Condominium Act are focused on improving how condominiums are governed and strengthening the transparency and accountability of condo boards. In addition, the Ministry has released proposed regulations for the new administrative authority "Condominium Authority of Ontario" as well as the new administrative tribunal which will adjudicate disputes related to the Condo Act – "Condominium Authority Tribunal".

The builder/developer related regulations that address topics such as reserve fund requirements and sale/leaseback of assets by the developer to the condo corporation have not yet been released for consultation.

Public comment for [proposal \(17-MGCS001\)](#) is due March 30, 2017

Public comment for [proposal \(17-MGCS004\)](#) is due April 10, 2017

To add comments on this consultation, please contact Stephen Hamilton shamilton@ohba.ca for OHBA to submit an industry position on the proposals.

GREENBELT AREA BOUNDARY

In January, the Ministry of Municipal Affairs posted a Regulation Proposal Notice on Proposed Amendments to the Greenbelt Area Boundary Regulation to the [Environmental Registry \(012-9247\)](#) on [proposed minor changes to the Greenbelt's boundary](#), as set out in O. Reg. 59/05 and the Greenbelt Plan. [OHBA submitted recommendations to the Ministry of Municipal Affairs on February 27, 2017.](#)

O. Reg. 59/05 was made on February 25, 2005 and established the boundary of the Greenbelt Area pursuant to the Greenbelt Act, 2005. In May 2016, the Ministry of Municipal Affairs proposed Greenbelt area additions including 21 urban river valleys, associated coastal wetlands (supported by OHBA). The 21 urban river valleys and associated coastal wetlands proposed to be added in May 2016 equal approximately 9,000 hectares. By comparison, the net total of the lands proposed for removal as part of this proposal is approximately 58 hectares.

As part of the [Co-ordinated Land Use Planning Review](#), OHBA, BILD and several of our other local Home Builders' Association made submissions to the Province on October 31. OHBA made two submissions to the province with industry recommendations: [Growth Plan Submission](#) and a [Greenbelt Submission](#). Key OHBA recommendations with respect to the Greenbelt included:

- OHBA recognizing the province is sponsoring boundary adjustments and supporting the panel's recommendations, as many municipalities have recommended. OHBA recommends that an open and transparent process be established by the province to review designations and boundary refinement in the Greenbelt Plan. This process must include clear criteria and a timeframe to consider site-specific requests for boundary adjustments to the Greenbelt Plan. Further, the province should complete this process in a transparent and consultative manner with all stakeholders including municipalities, Conservation Authorities and Landowners.
- OHBA supports the Urban River Valley (URV) designation on publicly-owned and protected URV's and the proposed expansion into 21 URV corridors and associated coastal wetlands to be added to the Greenbelt Area in the Greenbelt Plan as URV areas.

Through the current consultation OHBA, BILD and other local HBAs impacted by the Greenbelt will continue to advocate for an open and transparent process to review site specific requests to designations and to the boundary of the Greenbelt Plan. We have, and will continue to stress that this process must include clear criteria and a timeframe to consider site specific requests for boundary adjustments. The Ministry proposed boundary changes are available on these [maps](#) and are said to be based on a review of requests for boundary changes submitted since the creation of the Greenbelt, including during the almost-two-year consultation period for the [Co-ordinated Land Use Planning Review](#), and a review of related technical information, as well as further information provided by municipalities, conservation authorities and land owners.

LEGISLATURE RESUMES

The Ontario legislature returned on Tuesday February 21 and is scheduled to wrap up on June 1, 2017. With the Liberal government entering their final full calendar year to implement several of their campaign commitments prior to the scheduled provincial election in June 2018, OHBA anticipates a very busy spring.

OHBA will keep members updated in the coming month on several key pieces of Legislative making their way through the Legislative process, new Legislation expected to be introduced and a number of ongoing consultations. Key issues for OHBA members in the months ahead include:

- Regulatory consultation on a Municipal Infrastructure Asset Management Planning Framework
- Finalization and approval of the Four Plans in the Co-ordinated Review (Greenbelt & Growth Plan)
- Introduction of an amended Construction Lien Act
- Introduction of an amended Conservation Authorities Act
- Greenbelt Expansion Proposals
- Home Energy Rating and Disclosure (HERD) ongoing engagement on structure of HERD
- Regulatory consultation on Inclusionary Zoning
- Metrolinx "Big Move" Regional Transportation Plan Review
- Municipal Act (Bill 68) will continue through Legislative Process
- Potential amendments to the City of Toronto Act
- Ontario College of Trades regulatory updates to enforcement
- Consultations on Ministry of Labour Construction Health and Safety Awareness Training
- Introduction of legislation to reform the Ontario Municipal Board Review
- Justice Cunningham Report on the Review of the Tarion Warranty Corporation will be released
- Wetland Conservation Strategy to be finalized
- WSIB Rate and Framework Review
- Additional OBC Technical meetings for the next code cycle
- Condominium Act Regulatory Consultations

OHBA will continue to advocate, educate and inform decision makers in government while keeping members up-to-date on critical issues at Queen's Park.



Ontario Home Builders' Association

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