



OHBA ACTIVITY Summary

Keeping Members Informed

JUNE 2011

DATES TO NOTE

- June 22: OHBA Board of Directors
- June 22: Celebration of David Horton's Life
- June 28: OHBA/ Urbanation Condo Tour



BROWNFIELDS - NEWLY PROPOSED REGULATORY AMENDMENTS

The Ministry of the Environment has posted a decision notice to the **EBR (#011-2347)** and regulatory amendments have been filed under **Ontario Regulation 179/11**. Minor amendments that were generally supported by OHBA improve the standards and model while correcting a number of errors. Furthermore, a number of policies including the 'Potentially Contaminating Activities' (PAC) list was clarified. The amendments discuss the intended scope of certain provisions while correcting minor errors.

Regulatory amendments made since December 2009 come into effect July 1, 2011. All new Phase 1 and Phase 2 Environmental Site Assessment requirements must be met. OHBA strongly encourages members that want to take advantage of transition policies to ensure a Record of Site Condition (RSC) is filed and acknowledged before July 1, 2011. OHBA remains concerned that the overall package of amendments coming into effect on July 1st, may undermine the broader provincial objectives of intensification and sustainable development.

CONSTRUCTION LIEN ACT CHANGES

On October 25, 2010 the Ontario Legislature passed the Open for Business Act, 2010. The Act includes the following changes to the Construction Lien Act (CLA):

1. Amendment to the definition of "improvement;"
2. Requirement that an owner publish notice of the intended registration of a condominium;
3. Removal of the requirement for an Affidavit of Verification for a claim for lien to be valid; and deal with the enforcement of sheltered liens;
4. Definition of "Improvement" (already in force).

The Attorney General has posted the following regulations that bring the remaining CLA amendments into effect July 1st. http://www.e-laws.gov.on.ca/html/reg/english/elaws_regs_900175_e.htm

For Condominium Developers/Builders and Lawyers:

Condominium developers are required to publish notice of their intention to register land "described in a description that is intended to be registered together with a declaration in accordance with the Condominium Act, 1998". Notice must be published in a construction trade newspaper, at least 5 and not more than 15 days, excluding Saturdays and holidays, before the description is submitted for approval under subsection 9(3) of the Condominium Act, 1998. Failure to comply with the notice requirement will leave builders/developers liable to lien claimants who suffer damages as a result. Please consult with the appropriate legal staff to determine the necessary steps to be in compliance with these new legislative requirements.

ONTARIO PROVINCIAL ELECTION - ADVOCACY MATERIALS

OHBA has prepared key advocacy documents and materials in support of local association efforts to reach out to candidates for all political parties as we look forward to the upcoming Ontario general election on October 6th. Provincial policies, legislation and regulations have a tremendous impact on the residential construction industry and it is important that candidates have a foundation of understanding about our industry and a few key issues our members are facing in these times of economic uncertainty.

OHBA has updated our election guide for local associations - "Effective Participation in the Political Process" and has created five key communications hand-outs that can be shared with candidates to assist in outlining priority issues and industry proposed solutions. These five items include:

1. Infrastructure Investment is the Road to Prosperity
2. Tools to Support Intensification
3. Improving Housing Affordability (HST Threshold Design Review)
4. Renovations and the Underground Economy (updated document)
5. College of Trades = Reduced Opportunities (updated document)

These advocacy documents should be used in combination with the recently released comprehensive report, Housing Issues – Spring 2011 as well as the four page economic impact communications booklet, The Residential Construction Industry is the Engine that drives Ontario's Economy.

CMHC RELEASES UPDATED FORECAST

CMHC has revised their housing forecast in their '2011 Second Quarter CMHC Housing Market Outlook – Canada Edition'. The report noted that Ontario's economy will lag the rest of Canada during 2011/12 after leading in 2010. They argue that due to economic uncertainty, starts will range between 54,000 to 68,000 units this year and next.

CMHC Housing Starts Forecast – Ontario		
	Old Forecast	New Forecast
2011	56,200	59,900
2012	59,500	61,500

OHBA LAUNCHES NEW WEBSITE AND JOINS TWITTER, FACEBOOK

The OHBA website: www.ohba.ca has undergone a significant re-design to allow for better usability of our services for members across the province. Be sure to check us out on Facebook: "Ontario Home Builders' Association" and Twitter: "OntarioHBA"

OHBA HOUSING TOURS

OHBA and Urbanation are planning an 'Entertainment District Condo Tour' hosted by Urbanation Executive, Vice President Ben Myers on June 28th. The walking tour will feature some of Toronto's hottest selling condos and provide an opportunity to learn about the transformation of the Entertainment District into a thriving mixed-use community.

REMINDERS / AVAILABLE FROM OHBA

- ✓ OHBA Growth Plan Amendment Submission (Simcoe County)
- ✓ Ontario Housing Issues Status Report: Spring 2011
- ✓ OHBA Magazine Trends Issue
- ✓ OHBA Endangered Species Act Submission
- ✓ OHBA 2011 Membership Directory
- ✓ YOUR VOICE – How OHBA Works For You
- ✓ OHBA 10-Year Capital Plan Submission
- ✓ OHBA/BILD Joint 2011 Brownfields Submission



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