



OHBA ACTIVITY Summary

Keeping Members Informed

November 2013

DATES TO NOTE

- November 6: OHBA Board of Directors at Queen's Park
- November 6: OHBA MPP Reception at Queen's Park
- November 8: OHBA DC/OMB Consultation at BILD
- November 14: OHBA Land Development Committee Meeting
- February 26-28: OHBA/EnerQuality Builder and Renovator Forum

DEVELOPMENT CHARGES AND PLANNING (OMB) CONSULTATIONS

[Last Week the Minister of Municipal Affairs and Housing officially launched](#) an evaluation of Ontario's Development Charges system including other related municipal measures that levy costs on development (i.e. Section 37 and parkland dedication policies in the Planning Act). The Minister also announced a review of Ontario's land use planning and appeal system. These two separate, but concurrent consultations will take place over the next 80 days with recommendations from the public and stakeholders due by January 10, 2014. Please see the [provincial consultation website](#) for more information on the announcement.

OHBA has formed two ad-hoc committees to consult broadly with our 4,000 member companies organized into a network of 30 local associations. These two committees will consult with members to develop strong evidence based public policy positions and recommendations to the government – we encourage members to get involved and provide the association with your advice, experience and expertise on these important consultations. OHBA's first internal consultation with members will be held in conjunction with the BILD Urban Land Council on **Friday November 8th from 9:00 – 11:00 at the OHBA/BILD office, Awards Hall (20 Upjohn Road, North York)** – all association members are welcome to attend, please RSVP with [Ie Martin](#).

In addition, OHBA plans to broadly consult with our 4,000 member companies through our network of 30 local home builders associations. OHBA encourages members to attend internal industry consultations to develop our positions and recommendations to the provincial government at five local home builders' associations spread throughout the province. These internal association consultations will be open to all committee members and by extension all members of the OHBA:

- November 8 – **BILD** – Toronto – OHBA/BILD Office – 20 Upjohn Road, North York - 9:00 a.m. – 11:00 a.m.
- November 18 – **WRHBA** – Coldwell Banker Peter Benninger Realty Theatre – 508 Riverbend Drive, Kitchener – 2:00 p.m. – 4:00 p.m.
- November 19 – **HHHBA** – Hamilton - Royal Botanical Gardens - 680 Plains Road West, Burlington – 12:00 p.m. – 2:00 p.m.
- November 29 – **LHBA** – Best Western Lamplighter, 591 Wellington Road, London - 10:30 a.m. -12:30 p.m.
- December 9 – **GOHBA** – Ottawa – Centurion Centre – 9:15 a.m.– 11:15 a.m.

Following these internal consultations at local HBAs, there will be other opportunities for member engagement with the ad-hoc committees. OHBA is seeking advice and recommendations from our members across the province. For more info on how to get involved with the planning act contact OHBA's Director of Policy, Mike Collins-Williams mikecw@ohba.ca. For more info on how to get involved with the Development Charges Act contact Stephen Hamilton shamilton@ohba.ca.

2013 METROLINX INVESTMENT STRATEGY / NEW TRANSIT

On May 27, Metrolinx released its Investment Strategy and [OHBA responded with disappointment](#) that the Metrolinx Investment Strategy would burden new home buyers and new employers with additional charges. The proposed revenue tools, which include an increase to Development Charges and an additional new one per cent HST, would erode affordability of new homes and new employment centres across the GTHA.

OHBA Past President Leith Moore has since been appointed by Premier Kathleen Wynne to a Transit Panel to provide recommendations on a funding strategy going forward. The panel is expected to report recommendations to the provincial government before the end of 2013.

MINISTRY OF ENVIRONMENT MODERNIZATION

The Ministry of the Environment (MOE) is moving forward with a plan to modernize and more sustainably manage Ontario's environmental resources. The upcoming OHBA Land Development Committee on **November 14th from 10:00 a.m. – 12:00 p.m.** at the **Westin Prince Hotel** in North York will include a presentation from MOE on the Modernization initiative as well as consultation with OHBA regarding three components of the modernization initiative that MOE is looking for industry feedback on policy development:

- Municipal Waste Water Systems
- Permits to take Water
- New electronic registration model for ECAs

OHBA provided MOE with a [submission in September](#) responding to the Modernization initiative with recommendations for a new streamlined approach regarding Permits to take Water.

HOME ENERGY MOTION PASSES WITH OHBA SUPPORT

Liberal MPP Phil McNeely [tabled a motion](#) in the legislature in support of mandatory energy audits prior to residential real estate transactions. OHBA supported the motion on the condition that new homes would be exempt from any auditing as the current building code already mandates that Part 9 residential buildings must meet the performance level that is equal to a rating of 80 or more when evaluated in accordance with the EnerGuide rating system. Therefore the idea of labeling new homes is redundant for the new home consumer. OHBA has been consistent in our support of energy labelling of resale homes since the introduction of the Green Energy Act, as we see it as an extension of important and necessary disclosure when determining housing options.

OHBA SEEKS MEMBER INPUT ON CONDO ACT REVIEW

The Condominium Act Review [Stage Two Solutions Report](#) was released by 'Canada's Public Policy Forum' on September 24th. The Report represents the conclusion of the second stage of a three stage review process established by the Ministry of Consumer Services. OHBA will be hosting a meeting from 10:00-12:00PM on November 11th to update members and receive input to assist in writing our submission to the ministry.

The Report recommends significant changes to the Condominium Act, including the creation of a Condo Office which would have four main functions: education and awareness; dispute settlement; licensing condo managers; and maintaining a condo registry. The Office would be funded through user fees and a levy of \$1 - \$3 a month on each condo unit in the province.

Please contact [Stephen Hamilton](#) to RSVP for the November 11th meeting.

OHBA OUTLINES CONCERNS WITH PROMPT PAYMENT

[Bill 69, Prompt Payment Act](#) has been tabled by MPP Steven Del Duca. OHBA has concerns with the legislation that would mandate payment terms for any construction contract. The legislation would also require the developer to disclose internal financial information to contractors and sub-contractors in a project.

MPP DUNLOP TABLES BILL EXEMPTING EMPLOYERS FROM COLLEGE OF TRADES

PC Critic for Apprenticeship, MPP Garfield Dunlop introduced a Private Members Bill this month, [Bill 118, No New Tax for Businesses Act, 2013](#) that would exempt employers from paying a fee and becoming members of the Ontario College of Trades. At the moment, the section of the [Ontario College of Trades and Apprenticeship Act, 2009](#) that mandates employers join the College is not in force. MPP Dunlop's Bill would take this provision out of the Act, which prevents the government from charging employers in the future.

ONTARIO COLLEGE OF TRADES BEGINS CERTIFICATION PROCESS FOR SPRINKLER AND FIRE PROTECTION INSTALLER TRADE

The Ontario College of Trades has begun the process to certify the Sprinkler and Fire Protection installer trade. OHBA is opposed to any additional protectionism in the trades that limit opportunities for people to enter the trades. OHBA has voiced opposition to the process outlined for trades to go through certification as it could result in massive changes in labour supply based on a ruling of a single Labour Relations Board member.

For the sprinkler installer trade in particular there have been significant increases in demand over the past few years due to code changes and with the shift in housing supply from low to high rise building. Currently, there is only one training delivery agent through United Association Local 853 in Markham Ontario, which would have a monopoly over training if this passed. OHBA fears significant regional labour shortages if this trade moves ahead as compulsory.

For more information visit: <http://www.collegeoftrades.ca/about/review-panels/trade-classification>

Contact [Stephen Hamilton](#) if you wish to be involved in this review.

REVIEW OF PROPOSED BUILDING CODE CHANGES

The [public review on proposed changes](#) to the National Model Construction Codes is open from **October 15 until December 13, 2013**. OHBA is working with CHBA to review the proposed changes to the National Model Construction Codes, specifically around six-storey wood construction. We will be seeking members from local HBAs and the OHBA-EnerQuality Technical Committee to form a joint working group to review these changes. Our first working group meeting will be held on November 18th at BILD. If you are interested in participating on this working group, please contact [Pauline Lip](#).

OHBA INSTITUTE OF BUILDING EXCELLENCE

OHBA has officially launched the OHBA Institute of Building Excellence program with the goal of providing educational courses to builders and renovators with the ultimate goal of receiving Master Builder designation. Two courses are now available and will be running through the month of November.

- Building Science for Renovations: North York -- 20 November 2013 -- 8:30-4:30pm.
- Marketing and Project Sales: London -- 20 November 2013 -- 8:30-4:30pm.
- Building Science for Renovations: London -- 21 November 2013 -- 8:30-4:30pm.
- Marketing and Project Sales: North York -- 27 November 2013 -- 8:30-4:30pm.

For more information about the program and to view additional upcoming courses, please visit: <http://ohba.elearning4u-chba.com/home.php>.



Ontario Home Builders' Association

20 Upjohn Road #101, North York, Ontario M3B 2V9 (416) 443-1545 Toll Free:800-387-0109 Fax:(416) 443-9982 info@ohba.ca