



Ontario
Home Builders'
Association

Media Release

New PPS will place additional constraints on development Province Must Focus on Improving Business Environment

Toronto, February 24, 2014 – The Ontario Home Builders' Association (OHBA) expressed concern today that the new 2014 Provincial Policy Statement (PPS) will place additional constraints on the ability of the residential construction industry to provide a range of housing opportunities in communities across Ontario.

"The 2014 Provincial Policy Statement will create complex new policy layers that will hinder our ability to bring affordable, complete communities to the province in the future," noted OHBA CEO Joe Vaccaro. "The new Provincial Policy Statement will challenge housing affordability and choice and will not encourage economic growth or job creation."

OHBA was consulted by the government over the past four years on the 2014 PPS and consistently expressed concern that the PPS was becoming too prescriptive and too detailed for what should be a foundational document setting broad strategic provincial priorities. OHBA expressed further concern that many new terms in the 2014 PPS are vague at best, undefined at worst and could pose serious implementation issues for home builders and land developers province-wide.

"OHBA has serious concerns that many municipalities are ignoring legislated responsibilities to maintain modern, up-to-date zoning by-laws. The new 2014 PPS addresses this with additional requirements for municipalities to do their job and update misleading, out-of-date zoning by-laws, as well as ensuring that they address secondary suites as a viable affordable housing option," noted Vaccaro.

It should be noted that there are only sixty-five days until an in effect date of April 30, 2014 for the new 2014 PPS with no transition provisions due to legislative amendments made to the *Planning Act* a few years ago. "OHBA is concerned that some planning applications already in process may be caught by the lack of transition provisions," stated Vaccaro, adding, "OHBA is notifying our member companies that the new 2014 PPS could cause some disruptions to projects that are working their way through municipal planning departments or to applications before the Ontario Municipal Board."

The Ontario Home Builders' Association is the voice of the residential construction industry in Ontario representing 4,000 member companies organized into 31 local associations across the province. The industry contributes over \$43 billion dollars to Ontario's economy, employing over 325,000 people across the province.

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*For further information or to arrange an interview with OHBA CEO Joe Vaccaro
Please contact Kathryn Segal at the OHBA office at 416-443-1545.*

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