



OHBA ACTIVITY Summary

Keeping Members Informed

DATES TO NOTE

- October 24 – 26 CHBA Fall Meetings

October 2017

INTRODUCING THE 2017-18 OHBA EXECUTIVE COMMITTEE

Elected at the 2017 OHBA Conference, the new OHBA Executive Committee includes:

- President, Pierre Dufresne, Greater Ottawa
- 1st Vice President, Rick Martins, Brantford
- 2nd Vice President, Bob Schickedanz, Simcoe County
- 2nd Vice President, Louie Zagardo, Sudbury and District
- Treasurer, Alex Callahan (7 locals)
- Secretary, Jackie Caille (16 locals)
- Michael Pozzebun (BILD), Jamie Adam (Waterloo Region), Peter Debiasio (BILD) President's Appointees
- Immediate Past President, Neil Rodgers, BILD



2017 AWARDS OF DISTINCTION WINNERS ANNOUNCED!



Recognized on-stage at the 2017 Conference

on September 26, OHBA recognized Ontario's top builders and renovators. For the second year in a row, **Tridel** earned the title of 2017 Ontario Home Builder of the Year. **Eurodale Developments** won 2017 Ontario Renovator of the Year.

Doug Tarry Homes for HOPE, St. Thomas, won Project of the Year – Low Rise; **Spallacci Homes** for 101 LOCKE, Hamilton, won Project of the Year (High or Mid-Rise) and **Losani Homes** won People's Choice Award for Central Park, Hamilton.

Congratulations 2017 finalists and winners! A complete list of winners can be found online at ohbaod.ca/winners.php

OHBA PRESENTS THE 2017 ANNUAL ASSOCIATION AWARDS

On September 25 at the OHBA President's Gala, esteemed OHBA members and local associations were honoured for their dedicated commitment to the association.

- Guelph and District Home Builders' Association – 2017 Local Association of the Year
- Steve Deveaux – 2017 OHBA Member of the Year
- Harry Herskowitz – 2017 Lifetime Achievement Award
- Laura Higgs – 2017 David Horton Leadership Award
- Jon Whyte, Danielle Rinaldi, Lynda Busch – Special Recognition Awards



BILL 139 - ONTARIO MUNICIPAL BOARD OVERHAUL

In May, the province announced an overhaul to the province's land use planning appeals

system and introduced [Bill 139, Building Better Communities and Conserving Watersheds Act, 2017](#) to create the Local Planning Appeal Tribunal to replace the OMB. On August 14, OHBA and BILD provided the Ministry of Municipal Affairs and the Ministry of the Attorney General, through the EBR consultation process, with a [joint submission on Bill 139 and the OMB](#) responding to Schedule 3 of Bill 139.



OHBA and BILD enlisted the services of Goodmans LLP to reiterate that the industry does not believe that, as currently proposed, the stated goals of the provincial government for Bill 139 will be achieved. In our continued advocacy efforts with respect to Bill 139, OHBA, BILD and the Greater Ottawa HBA will be meeting with Attorney General Yasir Naqvi in early October. This follows OHBA and BILD meetings on September 25 with Municipal Affairs Minister Bill Mauro (who also addressed delegates at the OHBA conference), meetings with Housing Minister Peter Milczyn on September 11 and with senior Ministry and political staff on August 30.

Bill 139 passed Second Reading on September 27 and was referred to the Standing Committee on Social Policy. [OHBA has recommended the Standing Committee hold public hearings in communities across Ontario](#) and will inform local associations with respect to

hearing dates and locations once they have been set. OHBA anticipates committee hearings in mid-October and we will be proposing significant amendments to the bill as well as appropriate transition policies that will not disrupt application in process. The government is targeting passage of the bill prior to the Legislature rising for the Christmas break in December.

2018 WSIB RATES

Starting January 2018 the [premium rate for home builders \(RG 764\) will decrease](#) from \$7.83 for every \$100 of a workers income to \$7.24, a decrease of 7.5%.

This rate decrease is equivalent to a savings of up to \$532 per worker based on the 2018 maximum earnings ceiling of \$90,300. Combined with the 2017 rate decrease, these changes will save professional renovators and home builders up to \$1,680 next year compared to rate levels in 2016. OHBA is advocating through the WSIB Funding Modernization Review that home building rates should be consolidated with ICI construction (Institutional, Commercial, Industrial) into the same rate group. We are pleased that WSIB again committed to consolidation through a modernized Rate Framework at their Annual General Meeting. WSIB has started sending letters to employers with details of the new rate framework which is scheduled to take effect in 2020.

OHBA is also encouraged by the improvements in the financial health of WSIB as the unfunded liability (UFL) moves closer to being eliminated. In 2011 the UFL reached a high of \$14.2 billion. Presently the UFL is at \$2.6 billion.

Key numbers for home builders and renovators:

- 7.5 - Percent premiums will be reduced in 2018
- 20.5 - Percent premiums have declined since 2016
- \$532 - Potential savings per worker in 2018 compared to 2017
- \$1,680 - Potential savings per worker compared to 2016 if rates were unchanged

BILL 139 – CONSERVATION AUTHORITIES ACT

On May 31, the province proposed amendments to the *Conservation Authorities Act* as part of [Bill 139, Building Better Communities and Conserving Watersheds Act, 2017](#), which received Second Reading and was referred to the Standing Committee on Social Policy on September 27. The province has also posted, [Conserving our Future: A Modernized Conservation Authorities Act](#) which outlines the legislative, regulatory, policy and program changes proposed to be made as a result of the review. This proposal was posted to the [Environmental Registry \(013-0561\)](#) and OHBA responded with a [2017 submission on the Conservation Authorities Act](#) on July 31 that was generally supportive of increased clarity as well as additional accountability and transparency in the proposed legislation. OHBA has recommended that an independent third party appeals process be established as a dispute mechanism for CA permitting functions.

OHBA and BILD are members of the Multi-Stakeholder Service Delivery Committee, and met for the first time in September and will play an advisory role to the government as regulations and policy under the proposed legislation are developed.

FAIR HOUSING PLAN: 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 in late 2016. As part of [Ontario’s Fair Housing Plan](#), the Ministry of Municipal Affairs, in partnership with other ministries involved in the residential development approval process, has convened an approvals roundtable, chaired by the Secretary of Cabinet and comprised of Deputy Ministers, senior municipal officials, as well as representatives from OHBA, BILD, HHHBA and RESCON.

The roundtable has met four times to discuss opportunities to improve the land use planning and development approval process and bring more housing supply to market. The roundtable recently reviewed a number of proposed regulatory and public policy options to streamline, provide guidance and clarity and improve the approvals process. OHBA and BILD have also been appointed to Data and Evidence subcommittee to review with the province and municipalities various indicators of housing demand and supply across the Greater Golden Horseshoe.

FAIR HOUSING PLAN: HOUSING DELIVERY GROUP

OHBA has been calling for government-led action to increase new housing supply. OHBA is pleased that the provincial government is taking the significant challenges that our industry faces in bringing new housing supply to the market seriously, and, as part of the [Fair Housing Plan](#), has announced a new, dedicated [Housing Delivery Group](#) to alleviate some of these barriers.

[OHBA responded with a press release](#) on September 26. In order to help tackle these challenges, OHBA has been requesting that the government engage the industry and stakeholders in an evidence based discussion with all parties at the table, and the Housing Delivery Group is a step forward in this direction. The Housing Delivery Group will be led by Paula Dill, the current Provincial Development Facilitator and expert experienced urban planner who has successfully delivered new communities across Ontario.

PROPOSED CHANGES TO THE BUILDING CODE

The Ministry of Municipal Affairs consultation period for input from the public and industry stakeholders on [changes for potential inclusion in the next edition of the Building Code](#) ended September 29. The Ministry of Municipal Affairs will be scheduling the technical advisory committee meetings before the year’s end to review all of the public and industry stakeholders’ comments. The OHBA / EnerQuality Technical Committee hosted a meeting on the proposed changes to the Ontario Building Code on September 18.

MAPPING: NATURAL HERITAGE SYSTEM & AGRICULTURAL SYSTEM

The updated Growth Plan includes a new Agricultural System supporting the protection of farmland while promoting economic development of the agri-food sector. The updated Growth Plan also includes new polices and the mapping of a Natural Heritage System (NHS) for the GGH beyond the Greenbelt Plans. In July, the Province posted these proposals to the Environmental Registry. OHBA strongly encourages members to review these proposals and consider the proposed mapping with members own land holdings.

- [Release of draft Agricultural System mapping and Implementation Procedures](#) (EBR 013-0958)
- [Criteria, methods, and mapping of the proposed regional Natural Heritage System for the Growth Plan](#) (EBR 013-1014)

OHBA hosted two industry consultations for members with the provincial government – one on the NHS mapping and one on the agricultural system. OHBA responded with a [letter outlining preliminary industry positions to the MNRF](#) and an additional [letter to MAFRA](#). OHBA is seeking additional feedback and recommendations from members as we prepare industry responses to the Environmental Registry postings by October 4 – please contact OHBA Director of Policy [Mike Collins-Williams](#).

INCLUSIONARY ZONING

The province passed the *Promoting Affordable Housing Act, 2016* (Bill 7) in December, which will allow municipalities to require the inclusion of affordable housing units in new residential projects. A regulation under the *Planning Act* is anticipated to be posted for public consultation very soon and will set the framework for Inclusionary Zoning. OHBA and BILD met directly with the new Minister of Housing on September 11 to discuss the inclusionary zoning regulation in detail and to advocate for a partnership model.

MINIMUM WAGE INCREASE SCHEDULE

Ontario is increasing the general minimum wage for the fourth consecutive year, which will bring the wage up to \$11.60 on October 1, 2017. The general minimum wage would again increase to \$14 on January 1, 2018, and to \$15 on January 1, 2019, which would be followed by annual increases at the rate of inflation. [Click here](#) for more details on the minimum wage and the Employment Standards Act.

