



OHBA ACTIVITY Summary

Keeping Members Informed

DATES TO NOTE

- December 11 – OHBA Queen's Park Day
- December 12 – LEEP (Local Energy Efficiency Partnerships) Gas Mechanicals Technology Forum

December 2017

BILL 139 - ONTARIO MUNICIPAL BOARD OVERHAUL

The province has commenced Third Reading Debate and the passage of [Bill 139, Building Better Communities and Conserving Watersheds Act, 2017](#), is imminent. The legislation will overhaul the planning appeals system by creating the Local Planning Appeal Tribunal to replace the OMB. Clarity on the transition between the current and new appeal stream is a major concern for members and will only be clarified when the Regulation is posted. This is expected upon completion of Third Reading. Based on discussion with several OMB expert development lawyers, OHBA wants to inform members that if they have appeal rights on an application and do not trigger them before the completion of 3rd reading, the appeal maybe be directed to the new LPAT and the new LPAT process. OHBA strongly encourages members to consult with their legal teams.

On August 14, OHBA and BILD provided the Ministry of Municipal Affairs and the Ministry of the Attorney General with a [joint submission on Bill 139](#). On October 16, OHBA and BILD each made presentations to the Standing Committee on Social Policy, which included proposed legislative amendments prepared by David Bronskill, (Goodmans LLP) who has been assisting the associations with legal advice. In our continued advocacy efforts with respect to Bill 139, OHBA, BILD and the Greater Ottawa HBA met with Attorney General Yasir Naqvi on October 12. This followed OHBA and BILD meetings on September 25 with Municipal Affairs Minister Bill Mauro (who also addressed the OHBA conference), meetings with Housing Minister Peter Milczyn on September 11 and November 20th and specific to transition policy, OHBA and BILD met with both MAG and MMA on November 21.

On October 16, 2017, the Liberal members of the Standing Committee voted to cancel two days of previously scheduled public hearings – leaving those who applied out of the hearing process. OHBA thanks the locals who have since written to the government and their local MPPs to express their frustration and sense of disrespect that they have been shut out of the democratic hearing process on a bill that directly impacts their members and their community. OHBA made a submission to the Standing Committee on October 18 with our specific recommended amendments to Bill 139, which can be found [here](#).

BILD, OHBA, the Canadian Environmental Law Association, the Preservation of Agricultural Lands Society, Environment North, and the Advocate for Effective OMB reform have joined together to voice their collective concern for Bill 139, putting out a collective press release and sending a letter to Premier Wynne on Friday October 20th which can all be accessed [here](#). [BILD and OHBA also submitted recommendations](#) specific to transition to the province on October 30.

INCLUSIONARY ZONING

The province passed the *Promoting Affordable Housing Act, 2016* (Bill 7) in December 2016, that 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 very soon and will set the framework for Inclusionary Zoning. OHBA and BILD have met directly with the new Housing Minister twice this Fall to discuss inclusionary zoning and our support for a partnership model where offsets are provided by municipalities to contribute to the costs of the affordable units.

FAIR HOUSING PLAN: DEVELOPMENT APPROVALS ROUNDTABLE

OHBA first called upon the Provincial Government in late 2016 to convene a "Housing Panel" to address declining housing supply and rapidly increasing housing prices. The province listened to OHBA's concerns and 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, convened a "Development Approvals Roundtable", chaired by the most senior public servant, the Secretary of Cabinet, Steve Orsini and comprised of Deputy Ministers, senior municipal officials, as well as representatives from OHBA, BILD, HHHBA, OREA, TREB and RESCON.

The Roundtable met several times to discuss opportunities to improve the planning and development approval process and bring more housing supply to market. The roundtable has reviewed several proposed regulatory and policy options to streamline, provide clarity and improve the approvals process and has released a [Development Approvals Roundtable Action Plan](#) with 14 action items for the government to consider. While the action plan does not go far enough to address all the issues brought forward by the industry, it does address and provide for positive steps on several issues. OHBA will continue to be engaged and advocate on behalf of the industry on these and many other issues.

The fourteen Action Items include:

- Stormwater Management
- Environmental Assessments and Modernization of Approvals
- Species at Risk
- Certainty and Transition
- Zoning
- Infrastructure Alignment to Incent Update Zoning with MTO and other capital Ministries
- Cultural Heritage Landscapes
- One Window
- Service Standards
- Approvals Concierge
- Data and Evidence
- Transportation Corridor Planning
- E-permitting
- Monitoring and Evaluation

HOUSING DELIVERY GROUP

Related to the Development Approvals Roundtable, as part of Ontario's Fair Housing Plan, the province has launched a new team as recommended by OHBA to help streamline the development process and tackle some of the challenges that prevent housing projects from being built. The Housing Delivery Group, led by Provincial Land and Development Facilitator Paula Dill will work with individual developers, municipalities and other organizations to reduce barriers for specific housing projects that meet the needs of local communities. The team will help all parties work together and overcome challenges that prevent new homes from being built.

The team will be led by Provincial Land and Development Facilitator Paula Dill. An experienced urban planner, she has been able to successfully resolve a range of complex, multi-jurisdictional issues. This HDG is looking to engage development applications that are beyond a municipal approval and working to clearing on conditions regarding provincial permits and requirements – for example – MTO, MOECC and MNR.

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MTCS: A GUIDE TO CULTURAL HERITAGE RESOURCES

Through the Development Approvals Roundtable, the Ministry of Tourism, Culture and Sport proposed [A Guide to Cultural Heritage Resources in the Land Use Planning Process](#). This is a revised version of the 2006 infosheet series, *Heritage Resources in the Land Use Planning Process*.

The proposed guide will help those involved in the land use planning process in Ontario understand the changes to the cultural heritage policies in the Provincial Policy Statement, 2014. [This proposal was posted for a 45-day public review on the Environmental Registry \(013-0914\)](#). [OHBA submitted our recommendations to the Ministry](#) on November 17. Going forward, OHBA also anticipates additional consultation from the MTCS for guidance on the interpretation of the cultural heritage landscape concept in spring 2018.

PROPOSED CHANGES TO THE BUILDING CODE

The Ministry of Municipal Affairs (MMA) completed the Ontario Building Code Technical Advisory Committee meetings in November to review all the public and industry stakeholder comments. MMA will communicate updates to the decisions from these meetings as soon as they are provided by the MMA. Please direct questions to OHBA's Senior Technical Advisor, Shawn Good at sgood@ohba.ca

OHBA'S CLIMATE CHANGE COUNCIL IS IN SESSION

OHBA is proud to announce Michelle Cote as the Chair of OHBA Climate Change Council. The Climate Change Council is reaching out to interested members and HBAs to join the Council.

The goal of the OHBA Climate Change Council is to inform industry stakeholders on cutting edge technologies, products, programs, services and the applicable building code changes. The OHBA Climate Change Council will be hosting events, site tours and helping direct members to the educational training and certifications required to be successful. Please direct interest and questions to OHBA's Senior Technical Advisor, Shawn Good at sgood@ohba.ca

CLIMATE CHANGE COUNCIL – LEEP – GAS MECHANICALS TECHNOLOGY FORUM

The OHBA Climate Change Council is engaging members to consider attending the LEEP (Local Energy Efficiency Partnerships) Gas Mechanicals Technology Forum. This Forum has been developed in response to builder demand for heating and cooling systems that better address homes with design space heating loads of 30,000 btu or less. It will help you find solutions in a time saving way.

Home building practices are changing with more housing that is either attached, tall, open concept, and/or energy efficient. CHBA's Technical Research Committee has identified that the industry needs mechanical solutions for these homes. This Forum has been developed by Natural Resources Canada's LEEP team with support from the Canadian Gas Association. It brings together experts and pre-vetted manufacturers to present their recommended solutions for your review.

Date: December 12, 2017 (8:00 am – 4:00 p.m.)

Location: London, Ontario

Cost: \$60 + HST & includes lunch (\$40 per additional employee or student). \$20 from your registration will go to your local HBA or OBOA.

OBOA members: Approved for 6 credits with your association.

Register at <https://leepforumlondon.eventbrite.ca> or call (519) 686-0343 if you have questions. This event is administered by London HBA on behalf of SW Ontario HBAs.

GRADUATED APPRENTICESHIP GRANT FOR EMPLOYERS (GAGE)

The province has announced a new grant for employers that hire apprentices. The *Graduated Apprenticeship Grant for Employers* (GAGE) replaces the *Apprenticeship Training Tax Credit* (ATTC). The change was done in part after stakeholder feedback from the apprenticeship modernization consultation the province launched. OHBA members were active in the consultation and we are pleased by the direction of the outcomes.

GAGE is an improvement from the previous credit because it expands the number of additional trades that qualify, increases financial incentives for businesses that train apprentices, and is easier for employers to qualify and receive the funding. Employers that sponsor apprentices will be enrolled automatically in the grant and will not have to apply. Grant payments will be distributed directly to employers as their apprentices completes each level of training and complete their apprenticeship.

GAGE is designed to encourage employers to ensure apprentices complete their training programs by providing the following employer grants:

- \$2,500 upon the apprentice’s completion of level one and again at level two;
- \$3,500 upon the apprentice’s completion of level three and again at level four; and
- \$4,700 upon the apprentice’s attainment of certification (either through a certificate of apprenticeship or certificate of qualification if applicable).

GAGE will provide a \$500 bonus to each grant level described above when the apprentice belongs to an underrepresented group. [More information can be found online.](#)

APPRENTICESHIP POOLING FOR SMALL BUSINESSES

OHBA is pleased that the [province announced](#) that it will modernize apprenticeships for small business by making investments in “supporting multiple employers to pool together and form consortia to hire, register and train apprentices for skilled trades.”

OHBA is working with EnerQuality to establish a consortia model for our members to utilize to provide more apprenticeship opportunities and make it easier for small business to participate in the apprenticeship system. London HBA and Durham HBA have expressed interest in local apprenticeship consortia. [OHBA members passed a resolution at the 2017 AMM](#) in support of apprenticeship pooling.

METROLINX – DRAFT 2041 REGIONAL TRANSPORTATION PLAN

Metrolinx is reviewing the GTHA Regional Transportation Plan under the *Metrolinx Act* (2006). In the first phase of the review, a Discussion Paper for the Next Regional Transportation Plan was published in August 2016 and [OHBA responded with a submission in November 2016](#). Metrolinx recently released [Metrolinx Draft Plan](#) to plan for the over 10 million people will live in the region by 2041, meaning significant new investment beyond currently projects in the construction and planning stages will be required. [OHBA submitted our recommendations to Metrolinx](#) on November 17.

ECONOMIC FORECAST ONTARIO FALL ECONOMIC STATEMENT

[The Fall Economic Statement](#) proposes a cut the small business CIT rate to 3.5 per cent from 4.5 per cent for the first \$500,000 of business income which will take effect January 2018. The update reported that the 2016–17 deficit was \$1.0 billion. This result is \$3.3 billion lower than projected in the *2016 Budget*.

The government also projects a balanced budget for the current fiscal year and the next two years. Over the 2017–20 period, the Ministry of Finance is forecasting average annual growth of 2.2 per cent in Ontario’s real GDP.

TABLE 3.1 Ontario’s Economic Outlook (Per Cent)

Item	2014	2015	2016	2017p	2018p	2019p	2020p
Real GDP Growth	2.7	2.9	2.6	2.8	2.1	2.0	2.0
Nominal GDP Growth	4.4	5.0	4.3	5.3	4.1	4.1	4.2
Employment Growth	0.8	0.7	1.1	1.4	1.1	1.1	1.0
CPI Inflation	2.4	1.2	1.8	1.7	2.0	2.0	2.0

MORE HOMES, NOT POLITICS

In response to the OHBA Board of Directors' direction for a more public campaign showing our industry advocacy work and position on pressing issues, OHBA has launched a PR Campaign "**More Homes, Not Politics**" or **#morehomesnotpolitics** -- this is the global campaign tagline that captures our association's key message. This campaign takes an activist approach.

Current campaign assets can be found on the campaign microsite [buildingcommunities.ca](#) with more planned for 2018, including letters to MPPs and local politicians, and local media tours via local HBAs.

