



OHBA ACTIVITY Summary

Keeping Members Informed

February 2018

DATES TO NOTE

- February 13 – Land Needs Assessment Consultation (20 Upjohn Road)
- February 22 – EnerQuality Housing Innovation Forum and Awards
- February 23 – OBC, Taron and Technical Update (20 Upjohn Road)
- February 23 – Post-OMB World feat. David Bronskill (20 Upjohn Road)
- February 27 – Growing the Greenbelt Consultation (20 Upjohn Road)

NEW GOVERNMENT SUBMISSIONS

- January 19 – [Joint OHBA-BILD Submission on Bill 139 \(OMB\) Transition Regulations](#)
- January 23 – [MOECC Draft LID Stormwater Management](#)
- February 1 – [Inclusionary Zoning \(Ministry of Housing\)](#)

INCLUSIONARY ZONING

The *Promoting Affordable Housing Act, 2016* (Bill 7) allows municipalities to require the inclusion of government-mandated affordable housing units in new residential projects. [A proposed regulation under the Planning Act](#) that will set the framework for Inclusionary Zoning was posted December 18 and [OHBA made a submission with industry recommendations on February 1, 2018](#). OHBA and BILD have met directly with the new Housing Minister twice in 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.

Industry advocacy regarding a partnership model has been reflected in the proposed regulation. However, [as expressed in a press release](#), OHBA remains concerned that the proposed partnership is not a 50/50 model, but rather it has been proposed that municipalities would provide for 40% of the costs of the affordable units through offsets. OHBA and BILD both made deputations to Toronto's Planning and Growth Management Committee on January 25th specific to the provincial proposed framework. OHBA further notes that industry concerns regarding a fair transition policy that would not disrupt applications in process (some municipalities proposed a retroactive transition) have been addressed by the province and that industry recommendations for 5 per cent of units being affordable (10 per cent within transit station areas) have also been proposed in the draft regulation.



OHBA members should be aware that municipalities are pushing back on the provincially proposed framework for a partnership model. On February 1, City of Toronto [Councillor Mike Layton has been leading a group against the proposed regulations](#) including, a recent press conference at Queen's Park demanding the developers pay all the related cost related to government mandated housing units. On January 23, there was a protest outside the Minister of Housing's office that received significant media attention where housing advocates claimed that the "Liberal's were in bed with developers" and that the proposed framework will result in few affordable housing units being built while municipalities pay developers to build affordable housing.

PROPOSED LAND NEEDS ASSESSMENT METHODOLOGY

On December 19, the Ministry of Municipal Affairs released the proposed Land Needs Assessment Methodology on the [Environmental Registry \(013-2016\)](#) for consultation until February 28. Over the Summer and Fall, OHBA, BILD, the WRHBA and a small group of members participated in confidential sessions prior to the release of the 130 page discussion paper, [Proposed Methodology for Land Needs Assessment for the Greater Golden Horseshoe](#).

To implement the Growth Plan, municipalities are required to use a common methodology for calculating the amount of land that they will need for development to accommodate forecasted population and employment growth to 2041. This calculation is known as a land needs assessment. Using this methodology will ensure that municipalities are using land in accordance with provincial forecasts and targets. It is intended to provide a consistent and transparent approach to assessing land needs and was developed by the province to respond to a recommendation from the Advisory Panel on the Coordinated Review. OHBA, BILD and our impacted local HBAs in the Growth Plan, also advocated for a clear, consistent land needs assessment methodology. To review a summary of what is proposed and the government announcement, click [here](#).

The OHBA Land Development Committee is hosting a members consultation with the Ministry of Municipal Affairs on February 13 at 10:00 a.m. at 20 Upjohn Road. To RSVP please contact OHBA Director of Policy, [Mike Collins-Williams](#)

CLIMATE CHANGE COUNCIL ANNOUNCEMENT: ENBRIDGE

The OHBA Climate Change Council proudly announces an update to the Home Energy Conservation Program from Enbridge Gas. The program now offers up to \$5,000 back in consumer rebates for eligible energy efficiency upgrades, plus additional electrical incentives for a limited time.

As an association member, get training and learn how to participate on the Home Energy Conservation Team [by attending a webinar](#). Full program details are [available online](#).

GROWING THE GREENBELT

On December 7, the province announced a consultation on a study area for potential Greenbelt expansion to protect water resources in the outer ring of the Greater Golden Horseshoe. The consultation comprises of seven study areas deemed by the province to be most in need of protection. This announcement to expand the outer edges of the Greenbelt is a step towards fulfilling a Liberal election campaign promise made in 2014 and reiterated during the Coordinated Review consultations over the past three years.

As recommended in previous OHBA submissions, OHBA's long-standing position is that the protection of environmental and hydrological features must be done on science-based criteria and supported by detailed mapping. The purpose of this consultation is to seek input on:

- The province's approach to identifying moraines, coldwater streams and wetlands as important features for protection in the outer ring of the GGH;
- The process for mapping a study area based on the locations of these features;
- Other factors to be considered when mapping a proposed Greenbelt boundary.

OHBA encourages members to read the [consultation document](#) about the seven water resource study areas proposed for protection; and the [Environmental Registry posting \(EBR 013-1661\)](#) about the potential Greenbelt expansion in the outer ring of the Greater Golden Horseshoe. The province has scheduled a number of public open houses this Winter and will be consulting directly with OHBA membership at a Land Development Committee meeting scheduled on February 27, 2018. The deadline for feedback to the Ministry is March 7, 2018. Please contact OHBA Director of Policy, [Mike Collins-Williams](#) to provide input.

BILL 139 (OMB REFORM) TRANSITION REGULATION

Bill 139 passed on December 12 with all party support, except for Trillium Party MPP Jack MacLaren as the lone opposing vote. All three party leaders voted in favour of the legislation. The legislation will overhaul the planning appeals system by creating the Local Planning Appeal Tribunal to replace the OMB. David Bronskill of Goodmans LLP has been retained by OHBA and BILD to provide legal advice throughout the Bill 139 process and has provided analysis specific to the [proposed](#) transition regulations:

- All appeals filed before Royal Assent are protected;
- If a member files a complete application before Royal Assent and appeals that application before proclamation, they are protected;
- If a member files a complete application after Royal Assent and appeals that application before proclamation, they are not protected;
- If a member appeals after proclamation they are not protected regardless.

On December 7, the government posted proposed transition regulations that set out rules for planning matters in process at the time of proclamation (i.e. "transition") as well as other matters that would be dealt with through regulations, such as timelines and tribunal practices and procedures. The Ministry release specifically states that: "Our intent is to provide a balance between applying the new rules as soon as possible and ensuring fairness for matters already in the current system." Specific to transition policy, David Bronskill of Goodmans LLP supported OHBA and BILD with a [joint submission to the province on January 19, 2018](#).

OHBA will be hosting a members' information session on Bill 139 and the post-OMB world with David Bronskill on Friday February 23 at 10:00 at 20 Upjohn Road. Space is limited, but a call-in option will be available. [Please RSVP to Mike Collins-Williams to register](#).

MOECC – LOW IMPACT DEVELOPMENT SWM GUIDANCE MANUAL

The Ministry of the Environment & Climate Change (MOECC) is nearing completion of the new Low-Impact Development (LID) Stormwater Management Guidance Manual. As part of this undertaking, a stakeholders group has been established with the industry being represented by BILD member Steve Schaefer of SCS Consulting Group. The document establishes new increased stormwater runoff control volume requirements, associated modelling requirements and the approval process for LID infrastructure and also provides SWM recommendations related to climate change impacts. [OHBA and BILD submitted a letter with comments](#) on the second draft of the LID Guidance Manual on January 13, 2018. Following MOECC's review and incorporation of all the comments received, a final draft is anticipated to be posted to the EBR for public review.

ELECTION READINESS

As a toolkit for locals, OHBA has created the 2018 update of the Effective Participation in the Political Process guideline, intended to share ideas and formats to engage local political candidates and party leaders. This document is one of many tools and resources OHBA will be producing to support local associations and member engagement in the upcoming provincial election campaign. If you missed it at the Board of Directors meeting, [an online version is also accessible](#).

PC PARTY LEADERSHIP CHANGES

Patrick Brown, MPP Simcoe North has stepped down as the leader of the Ontario PC Party due to sexual misconduct allegations made by two women when he was an MP. Vic Fedeli, MPP for North Bay is the interim leader. The PC Party Executive has called for a leadership contest and a party leader chosen March 10. The deadline for nominations is Friday February 16, making this one of the shortest leadership campaigns in Canadian history.

At time of publication, former Toronto Councillor Doug Ford, former PC MPP Christine Elliott, and Caroline Mulroney (PC Candidate for York-Simcoe) have put their names forward as candidates. While this remains a developing story, the results will not change OHBA's advocacy approach as a non-partisan association that works with all MPPs to educate, inform and advocate on behalf of increased housing supply and choice.

[View the archive](#) of OHBA Government Relations newsletter, Activity Summary.