



# OHBA ACTIVITY Summary

Keeping Members Informed

## May 2018

DATES TO NOTE	NEW GOVERNMENT SUBMISSIONS
<ul style="list-style-type: none"> <li>• May 1 – Early-bird entries for the <a href="#">2018 OHBA Awards of Distinction open!</a></li> <li>• May 16 – OHBA Climate Change Council webinar. <a href="#">Contact Shawn at ccc@ohba.ca to register.</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Letter of Support: Ontario Forestry Revitalization Act (14-storey wood)</a></li> </ul>

### OHBA 2018 Awards of Distinction Early-Bird Entries Begin



2018  
Awards of  
Distinction



Ontario  
Home Builders'  
Association

For a limited time, enter the OHBA 2018 Awards of Distinction (AOD) at an early-bird rate, which begins May 1! The 2018 AOD will be hosted by Greater Ottawa Home Builders' Association in our nation's capital in September.

With the input of the Awards sub-committee, OHBA has also made changes and improvements to the entry process, criteria and eligibility, and added three new categories to reflect the current market landscape.

Held an awards program at your local? Remember that winners of the local Builder of the Year category are eligible to enter the Ontario Builder of the Year category free of charge – elevate your local talent!

Get all the entry details at [ohbaaod.ca](http://ohbaaod.ca) and [subscribe](#) for the latest AOD news and insider entry tips from previous winners.

### Draft Guidance to Support Implementation of the Growth Plan

The Ministry of Municipal Affairs has released two draft technical guidance documents for consultation (which was recently extended to June 19) intended to help municipalities implement the Growth Plan for the Greater Golden Horseshoe, 2017. The documents are intended to guide municipalities in the region when they carry out the municipal comprehensive review process, and reach the Growth Plan's intensification and density targets. OHBA is seeking feedback from members and will provide a submission to the province. Please direct any comments or concerns to OHBA Director of Policy, Mike Collins-Williams ([mikecw@ohba.ca](mailto:mikecw@ohba.ca))

The documents can be found on [Ontario's Environmental Registry \(ERO #013-2359\)](#).

The first document is the [Draft Technical Guidance on the Application of the Intensification and Density Targets](#). Municipalities are required to plan for five types of targets, where applicable. The five types of targets are:

- Intensification;
- Designated Greenfield Area density;
- Employment Area density;
- Urban Growth Centre density;
- Major Transit Station Area density

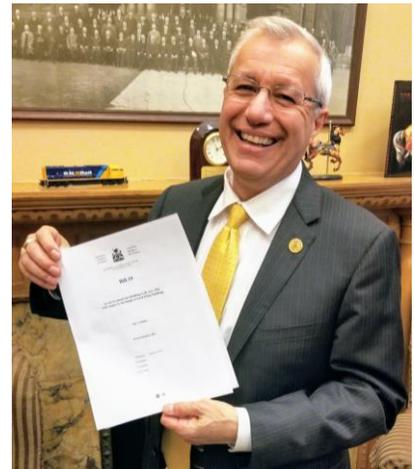
The second document is the [Draft Technical Guidance on the Municipal Comprehensive Review Process](#). The municipal comprehensive review ("MCR") is a process that upper- and single-tier municipalities use to ensure their official plans conform with the policies in the Growth Plan. An MCR results in a new official plan or official plan amendment that comprehensively applies all the policies of the plan, and which is then submitted to the province for approval.

### 14-Storey Wood Bill Passes Second Reading

OHBA was pleased to be at Queen's Park on April 26 supporting Progressive Conservative Nipissing MPP Vic Fedeli for Second Reading of his Bill 19, *The Ontario Forestry Revitalization Act (14-Storey Wood Buildings)*, 2018. The Act would amend the Ontario Building Code to allow for wood frame construction to be used in mid-rise buildings up to 14 stories, instead of the current six stories.

In an [OHBA letter to MPP Fedeli](#), OHBA CEO Joe Vaccaro stated:

"OHBA has been a strong supporter of building science innovation and adoption of advanced construction technology. OHBA previously supported amendments to the Ontario Building Code to allow 6-storey wood framed buildings and have promoted tall wood and provided industry education in the construction of tall wood buildings.... Tall wood construction is not unique to Ontario. In fact, while Ontario should be leading the world in tall wood construction innovation, many other jurisdictions in North America,



Europe and Asia are ahead of us... This is the type of innovation that will support more housing choice and more housing supply for home believers across Ontario.”

A video of Fedeli speaking to the bill [can be found online](#).

### **Excess Soil Management Regulatory Proposal**

The Ministry of the Environment and Climate Change (MOECC) has proposed regulations for excess soil management. This proposal supports implementation of Ontario’s Excess Soil Management Policy Framework, which was finalized in December 2016, and builds on the Excess Soil Regulatory Proposal which was released for input in April 2017. Changes have been made to the proposal based on input to the earlier proposal, including OHBA recommendations.

OHBA is a member of the Excess Soils Engagement Group and has made a number of submissions outlining industry concerns and recommended a longer implementation period and amendments to project threshold size for an Excess Soil Management Report to be required (both which the government has adjusted). OHBA’s most recent [submission to the MOECC from June 2017 is available here](#).

This proposal includes the following elements:

- A new proposed On-Site and Excess Soil Management Regulation
- Complementary amendments to O. Reg. 347 (Waste)
- Amendments to O. Reg. 153/04 (Record of Site Condition)
- A proposed document to be adopted by reference in the On-Site and Excess Soil Management Regulation titled “Rules for On-Site and Excess Soil Management”
- A proposed “Beneficial Reuse Assessment Tool”
- An additional supporting document titled “Rationale Document for Development of Excess Soil Standards”
- Responds directly to an OHBA resolution to exempt an RSC from being required for temporary roads.

Please visit the [Environmental Registry](#) by clicking on the link or searching EBR [#013-2774](#). OHBA is seeking feedback from members, comments are due to the MOECC by June 15, 2018

### **Inclusionary Zoning**

On April 11, the Minister of Housing made an announcement related to Inclusionary Zoning, finalizing the work on the draft regulations posted earlier this year. This announcement, “*Municipalities Can Now **Require** Affordable Units in New Residential Developments*” represents last minute changes to the inclusionary zoning regulations under the *Promoting Affordable Housing Act*, which came in to effect on April 12<sup>th</sup>.

As per the announcement, under the new regulations, municipalities will be able to mandate that affordable units are included in new residential developments. Municipalities will have the ability to decide the number of affordable housing units (both ownership and rental based), how long the units stay affordable, if the units can be built on another site, and what measures or incentives can be used to offset the costs of developing the affordable units. The new legislation indicates that should a municipality choose to proceed with inclusionary zoning, it must include inclusionary zoning policies in an Official Plan, and create an inclusionary zoning by-law to give effect to the new policies.

This announcement represents last minute changes to the inclusionary zoning regulations under the *Promoting Affordable Housing Act*, and is a complete deviation from the partnership model that BILD and OHBA were working towards with the province throughout our almost two years of consultations on this file. Instead of an equal 50/50 sharing of the costs to build these government-mandated units, which would see municipalities and the industry coming together to determine how best inclusionary units could be built, the province has instead gone in the direction of providing too much authority to municipalities.

As noted in the joint OHBA and BILD release, the unfortunate changes to the proposed regulations on the eve of a provincial election provides no policy framework to municipalities in implementing inclusionary zoning. Without the partnership framework, the key issues that determine if a housing development is financially viable – the maximum number of affordable units, the affordability level of the units, and the necessary planning and financial tools to support the creating of these units – are left to municipalities to individually determine. To view the full OHBA response in its’ release, please click [here](#).

[The Ministry news release and related documents](#) can be accessed online, as well as [the new regulation](#).

### **Electric Vehicle Charging in Condominiums**

Starting May 1, 2018, [regulations under the Condo Act](#) support the installation of electric vehicle charging systems (EVCS) in condominiums.

For more information, please contact OHBA Senior Technical Advisor Shawn Good ([sgood@ohba.ca](mailto:sgood@ohba.ca))

### Next webinar: OHBA Climate Change Council



The OHBA Climate Change Council will be hosting a webinar on May 16, 2018 featuring the benefits of an Integrated Design Process in adopting more energy efficient building practices. You will hear from experts and peers that have participated in the Savings By Design Program about their benefits and experiences in the program, as Enbridge is now rolling out SBD to eligible smaller builders/projects and municipalities this year. More info to follow. For more information about how you can participate, contact OHBA's Senior Technical Advisor, Shawn Good at [ccc@ohba.ca](mailto:ccc@ohba.ca)

### 2018 Housing Study Tour to Amsterdam & Rotterdam

OHBA is very excited for our upcoming 2018 International Housing Study Tour to Amsterdam and Rotterdam on June 10 – June 14, 2018 with our tour partner EnerQuality and sponsors, Cricket Energy and Ozz Electric. We will be traveling to the Netherlands with a small group of members to two incredible cities with the educational tour focusing on Dutch architecture as well as energy & sustainability for both low-rise and multi-family housing.

The International Housing and Study Tour will include two nights in Amsterdam and two nights in Rotterdam with three full days of programming as well as an evening welcome/orientation dinner cruise through the canals of Amsterdam planned on the arrival day. [Registration and the full details in terms of the itinerary and inclusions online!](#)



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