



DATES TO NOTE

- **December 24-26:** OHBA Office Closed (Christmas/Boxing Day)
- **December 31-January 2:** OHBA Office Closed (New Years)

HOUSING SUPPLY ACTION PLAN CONSULTATION: OHBA LOOKING FOR FEEDBACK!

On November 28, the Honourable Steve Clark, Minister of Municipal Affairs and Housing (MMAH) made an announcement that further solidified the Ontario government's commitment to provide more housing supply and choice to Ontarians. Earlier in November the PC government released a [Housing Supply Action Plan](#) consultation to address the barriers to creating more housing. The final plan following the current consultation is set to be released in Spring 2019. It will include measures that the province can take to increase the supply of new ownership and rental housing in Ontario and will support the government's commitment to reduce red tape and make it easier to live and do business in Ontario. The Housing Supply in Ontario Consultation document can be accessed here. The province has also put together a [powerpoint toolkit](#) outlining key issues.

OHBA will be consulting broadly with members and will be consolidating our historic positions, resolutions passed at the Annual Meeting of Members and seeking new input and ideas from members and local associations. Key theme areas covered in the consultation:

- **Speed:** It takes too long for development projects to get approved;
- **Mix:** There are too many restrictions on what can be built to get the right mix of housing where it is needed;
- **Cost:** Development costs are too high because of high land prices and government-imposed fees and charges;
- **Rent:** It is too hard to be a landlord in Ontario, and tenants need to be protected; and,
- **Innovation:** Other concerns, opportunities and innovations to increase housing supply.



Ontario Find out more at: www.ontario.ca/housingupply

The consultation closes on **January 25, 2019** and OHBA strongly encourages local home builders' association Executive Officers to share this consultation document broadly with their members for feedback. Please provide your comments and suggestions to [Mike Collins-Williams](#), Director of Policy, no later than **January 17, 2019**.

BILL 57 - RENT CONTROL

On November 15th, as part of the Fall Economic Statement the government launched a consultation for a Housing Supply Action Plan as well as the tabling of [Bill 57 Restoring Trust, Transparency and Accountability Act, 2018](#). OHBA supports the government's vacancy decontrol approach that will continue to provide rent control to every single tenant in a rental unit in an existing building today in Ontario.

However, the government seeks to encourage new supply by lifting rent control from new buildings going forward. OHBA made a deputation to the Standing Committee on Finance and Economic Affairs on Monday December 3rd in support of the Bill 57.

OHBA WIN AT QUEEN'S PARK: 1-TO-1 RATIOS FOR ALL CONSTRUCTION TRADES NOW LAW

The provincial government has [acted decisively on modernizing the skilled trades](#) by making historic reforms that are consistent with OHBA's advocacy for several years by introducing [Bill 47](#). OHBA [passed four resolutions](#) at our Annual Meeting of Members in Ottawa last month on the skilled trades: (1) lowering ratios to one-to-one; (2) eliminating OCOT enforcement; (3) eliminating fees for apprentices and lowering fees for journeypersons; and (4) a moratorium on future compulsory certification classification reviews. We are pleased that the [changes outlined in Bill 47](#) respond to **all four** resolutions. Among the changes are as follows:

- Set all journeyperson-to-apprentice ratios at one-to-one;
- Implement a moratorium on trade classifications and reclassifications; and,
- Winding down the Ontario College of Trades: This will effectively eliminate OCOT enforcement along with the journeyperson and apprentice fees that fund OCOT.

[OHBA was pleased](#) to be on hand for the introduction of the legislation and we look forward to working with government to develop a replacement model for the regulation of the skilled trades and apprenticeship system in Ontario by early 2019. Thank you to all our members and local associations that have been longstanding advocates on this file! Make sure to check out the [OHBA YouTube channel](#) to hear directly from members on what 1-to-1 apprenticeship ratios mean to their businesses.

GROWTH PLAN IMPLEMENTATION

The Ontario Growth Secretariat (OGS) has recognized industry and municipal concerns regarding some key implementation challenges for the 2017 Growth Plan for the Greater Golden Horseshoe. Notably, the OGS established five implementation working groups to address key areas identified as potential barriers to meeting the objectives of the Growth Plan. OHBA has submitted two letters with a number of recommendations to the government including one specific to [Agricultural System and Natural Heritage System Mapping](#) and a second letter covering [Employment Area Conversions, Settlement Boundary Expansions and Density and Intensification Targets](#).

The working groups address key areas, including:

- Employment Area Conversions
- Natural Heritage System and Agricultural System Mapping
- Major Transit Station Areas
- Settlement Boundary Expansions

OHBA WIN AT QUEEN'S PARK: REFORMS TO BILL 148

OHBA is pleased that the provincial government has [repealed components of the previous government's Bill 148](#) which made amendments to the *Employment Standards Act* and the *Labour Relations Act*. The previous government's changes were damaging to small business and construction sector employers and did not take into consideration the realities of construction work. Key changes proposed by the Ford government include repealing the following scheduling provisions that will come into force on January 1, 2019:

- Right to request changes to schedule or work location after an employee has been employed for at least three months;
- Minimum of three hours' pay for being on-call if the employee is available to work but is not called in to work, or works less than three hours;
- Right to refuse requests or demands to work or to be on-call on a day that an employee is not scheduled to work or to be on-call with less than 96 hours' notice;
- Three hours' pay in the event of cancellation of a scheduled shift or an on-call shift within 48 hours before the shift was to begin; and,
- The record-keeping requirements that relate to the above-noted scheduling provisions.

The legislation also repeals provisions related to Employee Lists, including: protecting Ontarians' privacy and personal information by repealing the rules that forced an employer to hand over their employees' personal information to a union, even if only 20 per cent of the workers showed interest in joining a union.

MADE IN ONTARIO ENVIRONMENTAL PLAN

On November 29th, the government released a new [Made-in-Ontario Environment Plan](#) to protect our air, land and water and reduce litter and waste while lowering greenhouse gas emissions and helping communities protect themselves from climate change. During the consultation process leading up to the release of the plan, [OHBA made a submission earlier in November](#) outlining key industry priorities to the Ministry of the Environment, Conservation and Parks. The new plan released by the government has been posted for public input on the [Environmental Registry \(013-4208\)](#) for 60 days until January 28, 2019 – OHBA will be making a submission and is seeking comments from local associations and members. A few of key elements and language in the proposed plan OHBA members should be aware of:

- Modernize the Building Code to better equip homes and buildings to be better able to withstand extreme weather events.
- Review the Building Code and support the adoption of cost effective energy efficiency measures that can lower the cost of electricity and natural gas.
- Look to modernize Ontario's environmental assessment process to address duplication, streamline processes, improve service standards to reduce delays, and better recognize other planning processes.
- Recognize that excess soil is often a resource that can be reused. Set clear rules to allow industry to reduce construction costs, limit soil being sent to landfill and lower greenhouse gas emissions.
- Revise the brownfields regulation and the record of site condition guide to reduce barriers to redevelop and revitalize.
- Work in collaboration with municipalities and stakeholders to ensure that conservation authorities focus and deliver on their core mandate.
- Improve coordination of land use planning and environmental approval processes by updating ministry guidelines.
- Consider how wastewater and stormwater financing could be updated to improve investment and support new and innovative technologies.
- Encourage the voluntary display of home energy efficiency information on real estate listings.



GROWTH PLAN: THE MISSING MIDDLE



The "missing middle" describes a range of housing types between single-detached houses and apartment buildings that have gone 'missing' from many of cities in the last 60 to 70 years. Around the world, as cities struggle to find ways to broaden housing choices, create walkable communities, and remain economically competitive, the 'missing middle' is increasingly central to their conversations.

The 'missing middle' is used by some to describe the lack of available and affordable housing options for middle-income households, in the ownership and rental sector. The ['What is the Missing Middle?'](#) report, produced by Evergreen and the Canadian Urban Institute with contributions from OHBA, lays out how building the 'missing middle' might be able to address specific housing challenges, and identifies areas to explore solutions for increasing the supply of mid-rise housing opportunities.

OHBA SUPPORTS INCREASED ACCESS TO NATURAL GAS FORUM

OHBA was pleased to make a [supportive deputiation](#) on [Bill 32, Access to Natural Gas Act, 2018](#). If passed the Act would allow the expansion of natural gas into rural and northern communities across Ontario by enabling private sector participation in the expansion of natural gas. [Allowing private capital to build new natural gas networks](#) would reduce gas bills over time for every Ontarian and gas would get to more communities faster, with some communities coming online within months. Approximately 3.5 million residential customers and 130,000 businesses across Ontario rely on natural gas – which saves an average residential customer between \$800 and \$2,500 a year compared to using electric heating.