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July 2020



OHBA ACTIVITY Summary

Keeping Members Informed

Important Dates

- [OHBA 2020 Awards of Distinction](#) - For more information, please visit www.ohbaod.ca

For the latest updates, please follow our social media [@OntarioHBA](#).

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IMPORTANT DATES

JUNE 1ST - SUBMISSIONS OPEN

JUNE 26TH - EARLY BIRD DEADLINE

JULY 24TH - FINAL SUBMISSION
DEADLINE

The 2020 [OHBA Awards of Distinction \(AoD\)](https://www.ohbaod.ca) will be here before you know it. Start planning and putting together your submissions now and don't miss the chance to enter! We look forward to seeing all the amazing submissions from our members.

What's new for 2020? This year we have created a new category as well as allowed for partner submissions in specific categories. For partner submissions, architectural designers, interior specialists, and marketing agencies will be eligible to submit in partnership with a builder/developer/renovator, in **specified categories**. The new category we are featuring is Amenities. This award recognizes the best **single amenity** within a multi-unit residential building by an OHBA builder member. For more information, please visit www.ohbaod.ca. OHBA looks forward to another successful Awards of Distinction and appreciates all the time and effort our members put into making this event possible. Here's your chance to shine - do you have what it takes to be the best? #OHBA2020AoD

Early Bird Submission Window

June 1, 2020 – July 3, 2020

\$175 per entry

Regular Submission Window

July 4, 2020 – July 17, 2020

\$225 per entry

No extensions will be permitted.

Ontario Jobs and Recovery Committee

Premier Doug Ford has appointed an Ontario Jobs and Recovery Committee to support the province's recovery efforts by consulting Ontarians and developing a plan to stimulate economic growth and job creation while maintaining health and safety. The [OHBA Submission to Ontario's Jobs and Recovery Committee](#) that includes 7 key recommendations and 9 sub-recommendations. OHBA is continuing to schedule meetings with Cabinet Ministers who are members of Ontario's Jobs and Recovery Committee to advocate for the adoption & implementation of these recommendations including the Minister of Finance on July 2nd. OHBA strongly encouraged our network of 27 local home builders' associations to share the submission with their local MPP(s).

OHBA RECOMMENDATIONS

1. Modernizing HST Threshold for New Housing
2. Home Renovation Tax Credit
3. Modern Surety Bonds as Financial Security for Municipalities
4. Infrastructure Stimulus
5. Temporarily Freeze Development Charges at Current Rates
6. Resources for the Local Planning Appeals Tribunal
7. Streamlining Approvals and Cutting Red Tape
 - Interim Control By-Laws (ICBLs)
 - Planning Act - Section 50 - Subdivision Control
 - Streamline Site Plan Control
 - Streamline Archeological Assessments
 - Pre-Zone for Transit-Oriented Communities
 - Density Transition Zones
 - Tall Wood/Mass Timber
 - Fast Track the Made in Ontario Environment Plan

OHBA thanks our volunteer members that contributed their time and expertise in developing the attached set of recommendations to support new housing supply and choice for #homebelievers across Ontario while supporting economic development and new job creation.

New Ontario Land Tribunals Organization

The Government of Ontario has announced the creation of a new tribunal organization, the Ontario Land Tribunals, effective July 1, 2020. The new organization will include the Local Planning Appeal Tribunal, Environmental Review Tribunal, Board of Negotiation, Conservation Review Board and the Mining and Lands Tribunal. Please note, Marie Hubbard, the former Associate Chair of the LPAT, has been appointed as the Executive Chair of the Ontario Land Tribunals when the organization is established on July 1st, 2020. The Ontario Land Tribunals will adjudicate and mediate matters related to land use planning, environmental and heritage protection, expropriated land valuation, mining and other matters. Ontario Land Tribunals will focus on land-related dispute resolution to help increase the housing supply in the province while balancing the needs of environmental protection and conservation. Tribunals Ontario will focus on dispute resolution for 14 tribunals in the social, property assessment, safety and licensing sectors.

Additionally, effective July 1st, fees for filing appeals with the LPAT will increase. The filing fees will depend on the type of appeal being made. Under the LPAT's new fee model, different filing fees will be charged based on tribunal time and resources required to resolve different types of appeals. For additional details on this new fee model, please see the Tribunals Ontario [news release](#).

The Ontario Land Tribunals will focus on more efficient land and environmental disputes resolution to help increase the housing supply, which helps support [More Homes, More Choice: Ontario's Housing Supply Action Plan](#). A news release from the Ministry of the Attorney General is available [here](#) with the following Quote from Attorney General Doug Downey:

"Our government is committed to creating a justice system for the 21st century, one that is more accessible, responsive and resilient. More efficient services at tribunals is a key element of our plan as they will drive innovation in the justice sector and move more services online. Ms. Hubbard's experience reducing the backlog at the Local Planning Appeal Tribunal will help ensure land disputes continue to be resolved quickly, and more housing is built across the province."

MECP Delays Commencement of Excess Soils Regulations

In December the Ministry of the Environment, Conservation & Parks (MECP) released a final excess soils regulation in a package of regulatory amendments generally supported by OHBA. To prepare OHBA members for components of the package that were a part of a staged transition over the next couple of years, OHBA hosted an Excess Soils Webinar with our Excess Soils Engagement Committee representative Jeff Goldman and a panel of speakers from the MECP, from McIntosh & Perry and from SoilFlo on May 22nd.

The webinar is available online – please contact mikecw@ohba.ca for a copy of the presentation. The MECP has made an announcement that it recognizes the impact COVID-19 has had on the regulated community and that it recognizes that in some cases temporary relief from certain regulations may be needed to maintain operations and to support quick response to emergencies.

The MECP has announced it will to temporarily delay the implementation of the first phase of requirements under the new Excess Soil Regulation by six months, from July 1st, 2020, to January 1st, 2021.

This delay will give developers and municipalities more time to gradually implement the new regulation while prioritizing their COVID-19 response. The MECP has also amended O. Reg. 153/04 to exempt temporary health or residential facilities, such as temporary hospitals or shelters, from needing a Record of Site Condition (RSC) before being established in response to an emergency. This amendment would remain in place and apply to any future emergencies. These amendments respond directly to concerns raised by municipalities and industry regarding their ability to effectively maintain operations and establish facilities in response to an emergency.

<https://ero.ontario.ca/notice/019-1853>.

If you have any questions, please reach out either to myself (mikecw@ohba.ca) or to Laura Blease, Senior Policy Advisor, Environmental Policy Branch at laura.blease@ontario.ca.

Planning Act Timelines - "Starting the Clock"

[OHBA wrote Municipal Affairs and Housing Minister Steve Clark on June 8th](#) to express our appreciation for the government's responsiveness to industry concerns, including maintaining new housing construction as an essential service, slowly opening up other types of construction based on health and safety and for the amendments to the *Planning Act* and the *Development Charges Act* under *Bill 189*. OHBA stated that as the Province continues to address the health and safety of Ontarians and begins to chart the economic path forward, it is important for new housing supply and for the broader construction industry that the land use planning approvals process under the *Planning Act* begin to return to more normal operations that respect physical distancing. In the letter to Minister Clark, OHBA specifically requested in our letter that the Ministry "start the clock" and resume suspended *Planning Act* timelines.

The good news is that the Ministry has taken steps to resume suspended timelines and has written to all heads of council that all of the suspended *Planning Act* timelines resumed on Monday, June 22nd.

OHBA notes that many municipalities haven shown tremendous leadership during the State of Emergency and established best practices in processing and approving planning applications while also holding virtual statutory public meetings. OHBA was supportive of Ontario Regulation 149/20 during the height of the COVID-19 health emergency that temporarily allowed the suspension of *Planning Act* timelines, while also providing municipalities with the tools to continue with planning.

The provincial government has passed and posted Ontario Regulation 278/20 made under the *Planning Act* that amends Ontario Regulation 149/20:

<https://www.ontario.ca/laws/regulation/r20278>.

There are a number of ongoing consultations and proposed pieces of legislation impacting the Ministry of Transportation. In June OHBA responded and provided three submissions to the Ministry.

Building Transit Faster Act, 2020 (Bill 171)

- [Joint OHBA/BILD submission](#) to the Standing Committee on Social Policy providing our support and recommendations to improve Bill 171.
- Bill 171 responds to OHBA & BILDs advocacy to speed up to planning & infrastructure approvals process for critical infrastructure
- Bill 171 specifically applies to four priority transit projects in the GTA (Ontario Line Subway, Scarborough Subway Extension, Yonge North Subway Extension and Eglinton Crosstown West Extension).
- The submission provides additional recommendations to support Transit Oriented Communities.
- OHBA made an online virtual deputation to the Standing Committee on Social Policy on Bill 171 on this morning (Monday, June 8th).

Environmental Registry Posting 019-1503 – Proposal to identify & protect a corridor of land for future electricity transmission in the GTA

- [Joint OHBA/BILD submission](#) to the Ministry of Energy, Northern Development and Mines.
- The letter supports the environmental registry posting to identify & further refine the corridor to narrow the projected lands.
- Moving forward expediently would release lands that are currently frozen and allow for the new housing supply, new employment lands and job creation at a time the government should be accelerating post-pandemic recovery efforts.
- The submission reiterates OHBA and BILD support for the construction of the GTA West Corridor and long-term transmission infrastructure to support growth.

Streamlining MTO's Roles & Responsibilities within the Development Review Process

- [Joint OHBA/BILD letter](#) to the Ministry of Transportation following stakeholder consultations with our members in April & May.

- OHBA and BILD further recommend additional streamlining to enable a Transfer of Review (similar to the MECF program for specific types of ECAs). OHBA and BILD believe that Transfer of Review would allow expediting the approvals process.
- The letter also provides recommendations for greater clarity when MTO's involvement is even necessary or appropriate.

Growth Plan: Proposed Amendment #1

On June 16th the Ministry of Municipal Affairs and Housing posted to the Environmental Registry ([019-1679](#) and [019-1680](#)) a series of proposals related to the Growth Plan for the Greater Golden Horseshoe that responds to key advocacy positions of OHBA and our 11 local home builders' associations impacted by the Growth Plan (BILD, Niagara, West End, Brantford, Haldimand-Norfolk, Waterloo Region, Guelph & District, Greater Dufferin, Simcoe County, Peterborough & the Kawartha and Durham Region). The [proposed Amendment 1 to the Growth Plan](#) and the Land Needs Assessment have each been posted for a 45-day public consultation to July 31, 2020. OHBA is looking for feedback from members as we will prepare a submission to respond to the amendments.

OHBA, BILD and a number of members from other impacted local HBAs participated during the fall of 2019 and winter of 2020 on Ministry established stakeholder working groups regarding the Schedule 3 population and employment forecasts, as well as the Land Needs Assessment. With respect to improving the LNA Methodology, [OHBA submitted recommendations on October 22nd](#). The Growth Plan proposals also responds directly to OHBA Resolution #7 (<https://www.ohba.ca/2019-annual-resolutions/>) passed at the OHBA Annual Meeting of Members on September 23, 2019, that specifically recommended that the Growth Plan Schedule #3 be updated with 2051 forecasts and that the Ministry update the Land Needs Assessment methodology. The date by which municipalities must conform with the policies in A Place To Grow will remain July 1, 2022.

OHBA would like to thank our members from BILD and DRHBA that volunteered on the various working groups including Tiago Do Couto, Matthew Cory, Jeannette Gillezeau, Gary Gregoris, Robyn Brown and others that have provided support, advice and assistance. With

over 5 million more #homebelievers forecast to join Greater Golden Horseshoe communities by 2051 – we are going to need approximately 2 MILLION new homes to make their

#homebeliever dreams a reality. There is still work to be done on the Growth Plan file, and OHBA looks forward to consulting with members to respond to these Ministry proposals.

OHBA Legislative Committee Activity

June was a busy month at Queen's Park as legislative business began resuming. Standing Committees held public hearings on multiple pieces of legislation, including many which impact our residential construction sector.

On June 8th, OHBA participated in public hearings to the Standing Committee on Social Policy for *Bill 171, Building Transit Faster Act*. OHBA Director of Policy, Mike Collins-Williams noted important changes that Bill 171 brings to accelerate planning, design and construction processes, remove roadblocks and give the province new tools to deliver four specific transit projects faster. OHBA made key recommendations to the Committee on,

- Expanding these streamlining processes to other transit projects;
- Better enforcement of section 26(9) of the Planning Act so that zoning by-laws are updated to truly conform to official plans where there is a clear provincial interest;
- Eliminating minimum parking standards on transit corridors to support new housing supply and enhance housing affordability;
- Pre-zoning of transit corridors.

Later in the month, on June 23rd, OHBA spoke to the Standing Committee on General Government on *Bill 159, Rebuilding Consumer Confidence Act*. OHBA CEO, Joe Vaccaro noted support for the continued licencing of home builders in Ontario. Only licenced home builders should be building new homes in Ontario for sale. This is where we are still looking for legislative clarity on the issue of illegal and unlicenced builders, individuals who claim to build a home for themselves and then sell to the public with no warranty or consumer protections. OHBA also noted support for the principle that the board governance of the regulator includes the regulated industry on the boards. This principle can be found throughout regulated professions in the province, be they doctors, nurses, lawyers, or teachers.

OHBA also says yes to a Builders' Code of Ethics. A value statement should be a cornerstone of the new regulator, as it is with other regulators. OHBA will continue to make

recommendations regarding the new regulatory and warranty authority model. OHBA members also recognize that making improvements that can continue to build consumer

confidence in the new home buying process is good for home builders and #homebelievers across Ontario.

OHBA also submitted formal comments to the Standing Committee on Social Policy for *Bill 184, Protecting Tenants and Strengthening Community Housing Act*. OHBA noted that Bill 184 will help strengthen the relationship between good landlords and good tenants. The proposed changes provide additional tenant protections and ensure fairness in the process that manages relations between rental housing providers and our residents. They strike the right balance and will support a healthier rental housing environment in the Province of Ontario. OHBA also recommended that the Bill address certain items identified in OHBA's 2019 response to the Ministry of Municipal Affairs and Housing's discussion paper, "Transforming and Modernizing Building Code Services". Bill 184 enables the creation or delegation of a governing body to respond to these issues, however, more consultation with the industry and building officials will be required to determine if this new agency is required or if the existing mechanism can be improved to respond to the issues established in the Ministry consultation.

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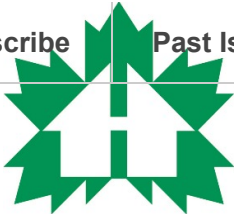
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