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## November 2020



### Important Dates:

- **Tuesday, November 2nd** - OHBA 2020 Awards of Distinction Virtual Portal Opens!
- **Wednesday, November 4th** - EnerQuality Free Housing Innovator Webinar
- **Tuesday, November 10th** - OHBA 2020 Awards of Distinction Virtual Portal is LIVE!  
Login now from 3-5 PM and enjoy the show!
- **Tuesday, November 24th and Wednesday, November 25th** - OHBA and BILD Housing Supply Action Plan Conference 2.0

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

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## OHBA 2020 Awards of Distinction!



### THANK YOU TO OUR 2020 AWARDS OF DISTINCTION SPONSORS

#### RED CARPET EVENT



#### CO-PRESENTED BY



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The Ontario Home Builders' Association (OHBA) is pleased to announce the 2020 Awards of Distinction (AoD) finalists. Judged by a panel of industry professionals from across Canada, entries were submitted into 42 categories showcasing excellence in building, design, professional renovation, and sales and marketing across Ontario. The complete list of finalists is available online at [ohbaod.ca](http://ohbaod.ca).

Winners of the OHBA 2020 AoD will be announced November 10th via Live Broadcast with comedian and TV personality James Cunningham serving as host. This year's Awards of Distinction co-presented by Federated Insurance and Rogers will be conducted virtually in an interactive portal and includes everything from networking, live streams, tradeshow booths, games, and much more. Registration to the awards is **FREE** to all and we look forward to celebrating and showing off Ontario's best of the best when it comes to residential construction, design and marketing.

**Live on November 10th, the public can vote online for their favourite project in the 2020 People's Choice Award** on our interactive event portal. People's Choice Award contenders

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**Acorn Developments**, Lookout on the Knoll, Richmond Hill

**Branthaven Homes**, Upper West Side Condos, Oakville

**Collecdev**, Nørdic Condos, Toronto

**Geranium**, Allegro, Aurora

**Metropia, Minto Communities**, Union-Village, Markham

**Minto Communities**, 123 Portland, Toronto

Winners of the **Ontario Builder of the Year** and **Ontario Renovator of the Year** will be announced live on November 10th.

The portal will open on November 2nd for attendees to connect, network, participate in our play-to-win, and so much more. You do not want to miss out on this interactive experience. Don't forget to update your profile with a display picture and start connecting with industry colleagues! Our Play-To-Win challenge will take place during the show and whoever tops our leaderboard will receive a GRAND prize totalled at over \$2,000 in value!!!

The event is FREE for all to attend and registration is open at [ohbaod.ca](http://ohbaod.ca). Be sure to be a part of the AoD action by following OHBA on [Instagram](#), [Facebook](#) and [Twitter](#) and using the hashtag #OHBA2020AOD.

Thank you to our sponsors, for without them, this event would not be possible. Join Enbridge and Host James Cunningham for the AoD red carpet event, followed by the Live AoD ceremony co-presented by Federated and Rogers, and our event partner Reliance Home Comfort. Good luck to our finalists and enjoy the show!



Knowing your  
business matters  
since 1920.



"The OHBA Awards of Distinction celebrates innovation and excellence in homebuilding, professional renovation, and sales and marketing in communities across the province," said OHBA President Bob Schickedanz who added, "The quality of entries this year was stellar considering the unique times we are facing, and I congratulate all of the 2020 AoD finalists."

## OHBA and BILD Housing Supply Action Plan Conference

### 2.0

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The Ontario Home Builders' Association and BILD are pleased to announce that we will be hosting a Housing Supply Action Plan Conference 2.0 on the mornings of November 24th and 25th. The virtual conference taking place each morning will bring you all you need to know about the new planning and development framework through Bill 197, the new Community Benefits Charges framework and the amendments to the Growth Plan. We are pleased to announce the two confirmed keynote speakers for the online conference:

- Hon. Steve Clark, Minister of Municipal Affairs and Housing
- Hon. Jeff Yurek, Minister of the Environment Conservation and Parks

Please stay tuned for more information on how to register!

## OHBA Fall Budget Submission

It is no surprise to OHBA members that our sector is ready and able to help spur economic and job recovery as we move through COVID-19. In the 2008-2009 economic crisis, the residential construction sector played a key role in helping our province rebound economically by delivering housing and renovations, spurring economic activity and creating jobs across Ontario. In fact, during the 2008-2009 recession, when the federal government brought in strong recovery efforts aimed at helping the country recover, OHBA members helped pump \$4.3 billion in renovation investment into the economy. Knowing this, OHBA prepared a submission for the 2020 Fall budget which included policy proposals which will help the province unlock more housing investment, support members and spur economic and job recovery throughout Ontario.

OHBA's first proposal of the budget submission recommends that the province require municipalities to accept Modern Surety Bonds as an acceptable alternative financial tool to secure the obligations in municipal agreements. This change would continue to provide the municipality with the financial security they require to guarantee the installation, performance, and warranty period of municipal services. MSB will unlock millions of dollars

OHBA also strongly recommended that an HRTC be a central component of the provincial economic recovery strategy. The HRTC has a strong policy precedent and has been previously, and successfully implemented by the federal government. It will help fight the underground economy and improve consumer confidence in the professional renovation sector while also helping consumers adapt their homes to meet current needs such as home office space, in-law suites or secondary rental units.

Finally, OHBA proposed that as part of the economic recovery plan for COVID-19, that the provincial government increase the HST Threshold from \$400,000 to \$600,000 on new housing. The HST Threshold should also be indexed to reflect annual average increases in the price of housing. Increasing the HST Threshold on the new housing would immediately improve housing affordability and access to new housing for individuals and families across Ontario. Increasing the HST Threshold would also reduce the tax burden on both new ownership and purpose-built rental housing while making new housing more competitive with resale (which is not subject to HST).

## Modernizing Environmental Assessments

The Ministry of the Environment, Conservation and Parks (MECP) has commenced their next steps in terms of public consultation on Environmental Assessment modernization with [ERO posting 019-2377](#). MECP is seeking input on a proposed list of projects that will be subject to Comprehensive Environmental Assessment requirements. This Project List will be set out in a regulation. If this regulation is made, and the corresponding amendments to the EAA are brought into force, the list of projects described in the regulation will require approval under the Comprehensive Environmental Assessment provisions (Part II.3) of the amended EAA. OHBA has been very active on the modernization of approvals initiative at the MECP with OHBA making a number of Environmental Assessment submissions the past couple of months including:

- On August 21<sup>st</sup>, [OHBA made a submission on Amendments to Class Environmental Assessments \(Class EAs\)](#);
- On August 22<sup>nd</sup>, [OHBA made a submission to the Ministry of the Environment, Conservation and Parks](#) responding to two Environmental Registry postings impacting MTO projects;

with detailed technical recommendations.

OHBA would like to thank the members of our Environmental Approvals sub-committee and in particular Steve Schaefer, Principal of SCS Consulting for their advice and volunteer time assisting OHBA on these files. Comments are due to the Ministry by the November 10<sup>th</sup> – OHBA is seeking input – please contact OHBA [Senior Director of Planning & Policy, Mike Collins-Williams](#).

## Ontario Heritage Act Regulations

One of the goals of The *More Homes, More Choice Act*, 2019 (Bill 108) was to increase the consistency, transparency and efficiency of municipal decision making under the *Ontario Heritage Act* (OHA), in order to support increasing Ontario's housing supply. Once proclaimed, the amendments to the OHA will change municipal processes for identifying, designating and managing proposed changes to properties of cultural heritage value or interest, including objection and appeals processes. Implementation of the amendments requires additional details to be prescribed through regulation.

[OHBA previously submitted recommendations](#) to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) in January 2020. A draft of the [proposed regulation \(ERO 019-1348\)](#) has since been posted for review until November 5, 2020. OHBA is seeking feedback and input from members as we prepare a submission – please contact OHBA [Senior Director of Planning & Policy, Mike Collins-Williams](#).

## Condominium Buyer's Guide

Legislative amendments to the Condominium Act, 1998 (Condo Act) related to a condominium guide (condo guide) will come into force on January 1, 2021. The legislative changes under the Condo Act can be viewed [here](#): under sections 1(1), 71.1, 72(1), 72(2), 73(1), 73(2), and 161(1).

Once they are in force, the legislative amendments will, among other things,

as information related to condo purchasing and condo ownership, as the Minister considers appropriate.

- Give the Minister the authority to require the Condominium Authority of Ontario (CAO) to prepare the condo guide, subject to the Minister's approval,
- Require declarants (developers) to deliver a copy of the applicable condo guide to purchasers of preconstruction/new condos along with the currently required disclosure statement,
- Provide that an agreement of purchase and sale entered by a developer or a person acting on behalf of or for the benefit of the developer is not binding on the purchaser until the developer has delivered a copy of the condo guide to the purchaser (in addition to the currently required disclosure statement), and
- Enable a purchaser who receives a copy of the condo guide (as well as the currently required disclosure statement) from the developer to rescind the agreement of purchase and sale before accepting a deed to the unit in certain circumstances.

The above amendments to the Condo Act will come into force on **January 1, 2021**.

**Therefore, the Condo Guide will be required to be delivered to purchasers for every agreement signed on or after January 1, 2021, on every condominium project, whether or not sales commenced before January 1, 2021.** The CAO will be responsible for preparing the condo guide, which is intended for purchasers of pre-construction/new residential condo properties. The ministry has been working closely with the CAO to ensure that this condo guide will be available to the sector by late fall 2020 to give stakeholders, including condo developers, time to familiarize themselves with the guide and related requirements, before it is required to be provided to purchasers beginning on January 1, 2021.

## Streamlining Short-Term Water Takings

The Ministry of the Environment, Conservation and Parks (MECP) has proposed [ERO posting 019-2525](#) to amend regulations made under the *Environmental Protection Act* and the *Ontario Water Resources Act*. The proposed changes would streamline permissions for low risk, short-term water taking activities through exemptions and by modifying Environmental Activity and Sector Registry (EASR) requirements. The proposal to move low-risk, short-term water taking activities, such as pumping tests, to a more flexible approval process will save municipalities and developers time and money.

road construction) can be self-registered on the Water Taking EASR. OHBA is seeking member feedback – please contact OHBA [Senior Director of Planning & Policy, Mike Collins-Williams](#).

## Excess Soils

The Ministry of the Environment Conservation & Parks (MECP) is proposing [Regulatory Amendments \(ERO-019-2462\)](#): Extending Grandfathering for Infrastructure Projects and Providing Additional Flexibility for Excess Soil Reuse. The Ministry is seeking input on proposed amendments to the On-Site and Excess Soil Management Regulation (O. Reg. 406/19) and the Record of Site Condition Regulation (O. Reg. 153/04), made under the Environmental Protection Act. In response to challenges to industry and municipalities that arose from COVID-19, the first phase of implementation of the O. Reg. 406/19 was extended by six months from July 1, 2020, to January 1, 2021.

MECP is now proposing to extend the date applicable to the grandfathering provisions by which construction projects must be entered into by one year - from January 1, 2021, to January 1, 2022; this would ensure projects close to commencing construction but delayed due to COVID-19 can proceed as quickly as possible. MECP is further providing added flexibility to soil management rules such as those for soil storage and reuse of soil impacted by salt. MECP is also proposing regulatory amendments so that the *Resource Productivity and Recovery Authority* (RPRA) would operate and deliver the Excess Soils Registry. OHBA is seeking member feedback - comments are due to the Ministry by the November 20<sup>th</sup> – please contact OHBA [Senior Director of Planning & Policy, Mike Collins-Williams](#).

## Refresher: Amendments to the 2012 Building Code

OHBA would like to remind members that on January 1, 2022, new Building Code requirements related to stair dimensions, guards and handrails come into effect.

**As per [Ontario Regulation 88/19](#), please note the following:**

- Subsections 1 (6), (9) and (11), sections 53, 55, 58 to 61, 63, 67, 68, 72, 73, 75 to 81, 86, 98, 104, 106, 107 and 195 to 218 and subsections 288 (5) and (6), 289 (5), 290 (6) to



## Conservation Authorities

On September 28<sup>th</sup> Conversation Ontario (CO) Council endorsed the [Guideline for Conservation Authority Pre-Consultation](#) for use by local Conservation Authorities. This guideline was developed by CO to outline best practices for Conservation Authority staff when undertaking and/or participating in pre-consultation processes for applications made under the *Planning Act* and/or the *Conservation Authorities Act*. It articulates the roles of CAs in both processes and outlines a suite of best practices to ensure successful and effective pre-consultation processes.

OHBA and our local associations were engaged in this process and shared correspondence expressing our appreciation for CO's efforts to ensure greater consistency between CAs in their approach to pre-consultation. Clearer expectations from CAs in terms of the future process and requirements from applicants was also a key component to OHBA's and BILD's response, and this has been reflected within the endorsed Guideline. All 36 CAs have received a copy of the guideline to support the use of best practices outlined within and facilitate greater consistency. OHBA is continuing to work with the Ministry of the Environment, Conservation and Parks on legislative and regulatory amendments to streamline Conservation Authority planning and permitting functions – we anticipate action from the provincial government responding to OHBA advocacy soon.

## Wetlands

The Ministry of Natural Resources and Forestry (MNRF) is working to develop a wetland management framework that affords the flexibility to enable growth and development while effectively safeguarding wetlands. The foundation of the framework is based on the conceptual approach of considering a hierarchical progression of alternatives, including Safeguarding from impacts, Minimization or mitigation of unavoidable impacts and Offsetting of impacts that cannot be avoided (SMO Approach).

OHBA has been invited to participate in a Wetland Technical Advisory Group (WTAG) that will act as an advisory group to MNRF with respect to inventive and innovative

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practitioners in wetland and watershed management, land use planning, evaluation and restoration.

## Enbridge Builder and Heating Contractor Update



Thank you to the Residential New Construction community for diligently ensuring that we continue to provide the safe and reliable transfer of gas equipment to new homeowners. To help avoid unnecessary delays during the residential new construction process, please find important reminders attached below.

[Click Here](#)

## EnerQuality Workshops



The new CHBA Net Zero Labelling Program for Renovations is launching this spring, and EnerQuality is pleased to offer its ever-popular Better Built Homes Online Workshop Series with a Renovator twist! Starting October, take these workshops individually or sequentially to meet pre-requisite requirements for the Net Zero Builder Training and Net Zero Renovator Training Pilot. To find these workshops and more information, please [click here](#).

Team Builder Promotion: For every 3 paid registrations, get a 4th free! Email [adrian@enerquality.ca](mailto:adrian@enerquality.ca) to reserve your spots now!

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