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October 2020



Important Dates:

- **Monday, October 26th** - Awards of Distinction Virtual Portal Opens

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Modernizing Environmental Assessments

modernization. The OHBA submissions are supportive of the provincial government's proposals and include additional recommendations for further enhancements to help cut red tape, reduce delays and focus Ministry resources on projects with a higher potential for environmental impacts so that the provincial government can help communities get important infrastructure projects built faster while maintaining strong environmental oversight. 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.

On August 21st, [OHBA made a submission on Amendments to Class Environmental Assessments \(Class EAs\)](#):

- The [MECP Environmental Registry posting 019-1712](#) sought input on proposed amendments to 8 Class EAs (including Municipal Class EAs).
- These proposed changes would support the MECP modernization initiative as they would exempt low-impact projects from the requirements of the *Environmental Assessment Act*, eliminate duplication and find efficiencies in the planning process.
- OHBA is generally supportive of amendments to the Municipal Class EA and made a number of specific additional recommendations.

MECP also proposed to modernize Ontario's EA process for low-risk municipal sewage works by implementing a Consolidated Linear Infrastructure Permissions Approach:

- The [MECP Environmental Registry posting 019-1080](#) (impacting both Storm Water & Sewage) proposed approach will consolidate and update the approvals process for these types of works and incorporates measures that will enhance environmental protection.
- [OHBA Resolution #1](#) (Modernization of Approvals) passed at our AMM in September 2019 and, the [OHBA Modernizing Ontario's Environmental Assessments \(ERO 013-5101\) submission](#) the [OHBA Made in Ontario Environment Submission](#) have supported streamlining the redundant ECA process for SWM facilities and in particular, SWM ponds that require sign off by the MECP following municipal approvals
- On September 4th [OHBA made a submission on Consolidated Linear Infrastructure](#) with detailed technical recommendations.

MECP has since commenced their next steps in terms of public consultation on EA modernization with a September 11th [Environmental Registry posting 019-2377](#). MECP is seeking input on a proposed list of projects that will be subject to Comprehensive EA

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described in the regulation will require approval under the Comprehensive EA provisions (Part II.3) of the amended EAA.

A second regulation setting out projects that will be subject to the Streamlined EA provisions of the amended EAA (Part II.4) will be developed in the future. As the ministry transitions from class EAs and applying exemption regulations to using a new process of Streamlined EAs, MECP will be consulting on regulations that define the types of projects that would be subject to this process.

Comments are due on November 10th. OHBA is seeking feedback from members - please contact OHBA Senior Director, Planning & Policy, [Mike Collins-Williams](#).

Ontario Heritage Act Regulations

The *More Homes, More Choice Act*, 2019 received Royal Assent on June 6, 2019. One of the goals of 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.

The OHA amendments and along with a proposed regulation that [OHBA submitted recommendations to the Ministry of Heritage, Sport, Tourism and Culture Industries in January 2020](#), will help to align municipal decisions in the heritage conservation process with *Planning Act* processes, promote early identification and protection of heritage properties, and improve clarity for property owners and development proponents.

A draft of the proposed regulation has been posted on the provincial Regulatory and Environmental Registries for public review until November 5, 2020. The postings can be accessed at <https://ero.ontario.ca/notice/019-1348>. OHBA is seeking feedback and input from members – please contact OHBA Senior Director, Planning & Policy, [Mike Collins-Williams](#).

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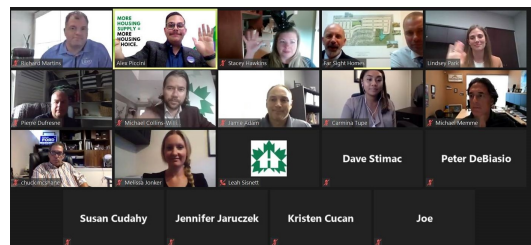
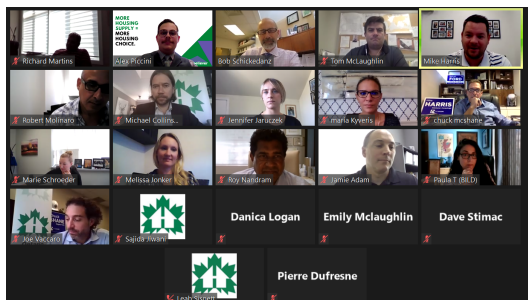
revised guides will be made available for public comment later this fall. OHBA will continue to be engaged with the Ministry through this process.

MPP Meetings

With Queen's Park returning on September 14th, this past month provided great (virtual) opportunities to further discuss our OHBA economic and job recovery proposals with MPPs.

We started off the month by joining the Parliamentary Assistant for the Attorney General and MPP for Durham, Lindsey Park. OHBA President Bob Schickedanz underscored the benefits of requiring municipalities to accept surety bonds in place of letters of credit as a way to unlock billions of dollars in capital for the residential construction sector. Ontario Renovator's Council Chair, Jamie Adam pitched the strong economic case for a Home Reno Tax Credit to help Ontarians renovate their homes with in-demand changes such as secondary/in-law suites, home offices and energy efficiency retrofits.

OHBA also hosted a virtual meeting with the Parliamentary Assistant to the Minister of Natural Resources and Forestry and MPP for Kitchener-Conestoga, Mike Harris Jr. OHBA Past President Rick Martins raised the ongoing challenges our sector is facing on sourcing lumber. PA Harris recognized the concerns from the industry and noted that more Ontario lumber mills are coming back online to help alleviate supply chain shortages.



EnerQuality Workshops



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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](#).

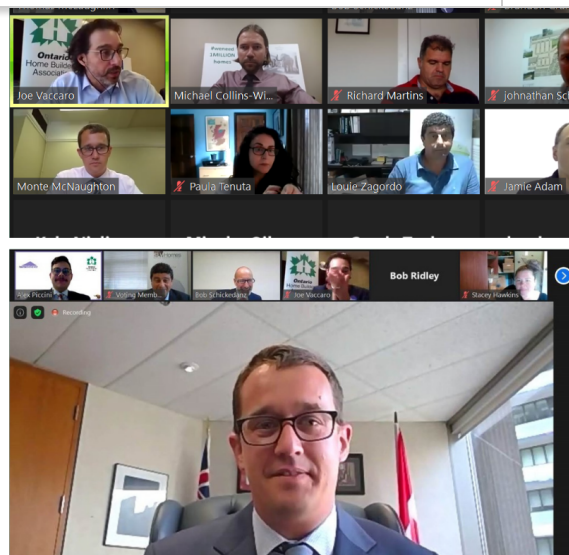
Team Builder Promotion: For every 3 paid registrations, get a 4th free! Email adrian@enerquality.ca to reserve your spots now!

Leading the Way on Health, Safety and Sanitation

September was an important month for reinforcing the enhanced health, safety and sanitation measures that OHBA members have taken to help combat COVID-19 and ensure jobsites remain safe and healthy places to work.

OHBA 1st Vice President, Louie Zagordo hosted the Minister of Labour, Training & Skills Development, the Honourable Monte McNaughton, in Sudbury for a tour of a jobsite and discussion with several tradespersons. Louie showcased the COVID-19 enhanced health, safety and sanitation measures taken onsite as well as social distancing and screening practices to keep workers, trades, and home buyers safe.

OHBA members know how vital enhanced health, safety and sanitation measures are. Our members are proud to take a leading role in the construction sector to ensure jobsites remain safe and healthy.

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OREA Supports a Home Renovation Tax Credit

Similar to OHBA's [Ontario Jobs and Recovery Committee Submission](#) to the provincial government that contains recommendations to increase housing supply while supporting economic recovery and job creation – other industry associations are also providing positive recommendations to the provincial government. In late September the Ontario Real Estate Association (OREA) released “[Rebuilding Ontario: A Framework for Recovery](#)” with a number of recommendations that support homeownership and increasing housing supply. Many of these recommendations, including a *Home Renovation Tax Credit*, are strongly supported by OHBA and we encourage members and local HBAs to amplify and share these advocacy positions.

Community Benefits Charges

On September 18th the [Ministry of Municipal Affairs and Housing released a decision notice \(ERO 019-0183\)](#) that establishes a maximum cap of 4% on the Community Benefits Charges (CBC) Authority. The new regulation under the *Planning Act* was filed and came into force on September 18, 2020. It is the final step in finalizing a new “growth paying for growth” framework following over a year of consultation and the legislative amendments to the *Planning Act* and the *Development Charges Act* as part of Bill 197 that provide for a more robust framework supporting the new Community Benefits Authority.

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A new regulation under the *Planning Act* would support the implementation of the new community benefits charge authority and parkland dedication to ensure that municipalities have the tools necessary to fund services that growing communities need while making the costs of building housing more predictable and increasing housing supply

On July 27th [OHBA and BILD jointly wrote to the Ministry of Municipal Affairs and Housing](#) to articulate our final recommendations regarding a percentage cap of 2% for the proposed Community Benefits Charges (CBC) framework. This followed an earlier proposal in February 2020 for a 15% cap, prior to the provincial government making further adjustments to the *Development Charges Act* and the Parkland Dedication portion of the *Planning Act*. Furthermore, the CBC authority will no longer apply (as was recommended by OHBA) to low-rise or missing middle housing, but rather only be eligible for projects with over 10 units AND 5-stories or above.

The following decisions were made with respect to the proposals in [ERO notice 019-0183](#) and are reflected in the details of the regulation.

Reporting on Community Benefits/Parkland

In order to ensure that CBCs and parkland dedication funds are collected and spent in a transparent manner, and for greater accountability, municipalities would be required annually to prepare reports for the preceding year that would provide information about the amounts in the CBC special account and parkland dedication special account.

Exemptions from Community Benefits

To help reduce the costs to build certain types of development that are in high demand/high need, the regulation provides that a number of types of developments will be exempt from community benefits charges under the *Planning Act*

Community Benefits Prescribed Percentage

The CBC authority established through the *More Homes, More Choice Act, 2019*, includes a mechanism to determine the maximum community benefits charge payable for any particular development. The community benefits charge payable cannot exceed the amount determined by applying a prescribed percentage to the value of the land under development. The percentage of land value that would determine the maximum CBC would be 4%.

Appraisals for Community Benefits

The amendments to the *Planning Act* in Schedule 17 of the *COVID-19 Economic Recovery Act, 2020* provide for the owner of land proposing to develop a site, to provide the municipality with an appraisal of the site if they are of the view that the community benefits charge exceeds what is legislatively permitted. Similarly, a municipality can also provide the owner of land with an appraisal if it is of the view that the owner of the land's appraisal is inaccurate. If both appraisals differ by more than 5 per cent, a third appraisal is prepared.

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Enbridge Gas Builders' Quarterly Update



Enbridge Gas

Builder's Quarterly Update

In this issue:

- Construction Heat Today and in the Future
- Coming Soon—the Enbridge Gas Builder Webinar Series
- Watch for the 2020 Builder Satisfaction Survey
- **Developer's News:** A guide to your next development and new Multi-Unit Buildings (MUB) gas pressure supply standard

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OHBA 2020 Awards of Distinction!

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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 ohbaaod.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 are the top finalists in Project of the Year Low-Rise, and Project of the Year High or Mid-Rise awards categories:

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

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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 two weeks prior to the event 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.

The event is FREE for all to attend and registration is now open at ohbaaod.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.



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"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."

Media Release

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



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