



Ontario
Home Builders'
Association

20 Upjohn Rd., Suite 101 (416) 443-1545
North York, Ontario Toll Free 1-800-387-0109
M3B 2V9 Fax: (416) 443-9982
<http://www.ohba.ca> info@ohba.ca

April 29th, 2022

Presented to: PlanningConsultation@ontario.ca

Re: Community Infrastructure and Housing Accelerator Proposed Guideline (ERO # 019-5285)

The Ontario Home Builders' Association (OHBA) is the voice of the residential construction industry in Ontario. The OHBA represents over 4,000 members organized within a network of twenty-seven local associations including builders, professional renovators, suppliers, trade contractors and many others within the residential construction sector. Increasing the supply and choice of new homes is central to our Association's purpose and the values of our membership.

The OHBA appreciates the opportunity to provide feedback on the various initiatives taken by the province through *Bill 109 More Homes for Everyone Act, 2022*. This OHBA response pertains to the posting on the *Environmental Registry of Ontario (ERO) #019-5285* which deals with a 'Proposed Community Infrastructure and Housing Accelerator Guideline'. The OHBA has also provided commentary regarding the *ERO posting # 019-5284* dealing with the various provincial initiatives contained in *Bill 109*.

The OHBA supports the provincial actions contained in *Bill 109* to overcome some of the barriers and development delays that typically occur in the planning process. The newly proposed *Community Infrastructure and Housing Accelerator (CIHA)* ensures that the province has an instrument to curb lengthy delays to municipally identified priority projects. The OHBA feels that this new tool will enable the construction of all types of market and affordable housing, while ensuring there is strong municipal and public involvement, consultation, and buy-in. Moreover, the OHBA continues to support the long-term protection of environmentally sensitive lands in the existing Greenbelt and values the province's direction that the new *CIHA* tool will not be utilized within the Greenbelt.

The OHBA feels that this new tool strikes the correct balance between ensuring local voices are heard and involved in its use while enabling local, regional, and provincial priority projects, including housing, to move ahead without unnecessary delay. The OHBA is supportive of the additional transparency and public accountability that this new tool provides for priority projects which merit an accelerated planning process. As such, the proposed initiative through *ERO # 019-5285* will be a welcomed tool to provide municipalities, the development industry, and all stakeholders with the appropriate guidance necessary to fulfill the related intention and benefit of *Bill 109*.

The OHBA is appreciative of the opportunity to provide input to the guideline proposed through *ERO # 019-5285* and looks forward to participating in continued dialogue with *Ministry of Municipal Affairs and Housing* staff regarding initiatives that facilitate the increase in housing supply for Ontarians.