



Ontario
Home Builders'
Association

**ANNUAL RESOLUTIONS
2022 – 2023**

RESOLUTION # 1

Submitted to: OHBA Membership
Submitted by: OHBA Board of Directors
Date: September 19, 2022
Subject: Provincial Priority Action for Increasing Housing Supply concerning making homes more affordable by speeding up approval times and eliminating red tape.

Whereas: On February 8th 2022, the provincial Housing Affordability Task Force delivered its final report outlining 55 recommendations to the provincial government on lowering housing costs and increasing housing supply in Ontario.

Whereas: On April 14th, 2022 the Ontario Legislature passed Bill 109, *More Home for Everyone Act*, 2022 which amended the Planning Act, the City of Toronto Act and the *Development Charges Act* to make it faster and less expensive to build all types of housing, amended the *Planning Act* and the *City of Toronto Act* to provide municipalities with more tools to make it faster to build homes and save costs for families and amended the *New Home Construction Licensing Act* and the *Ontario New Home Warranties Plan Act* to strengthen consumer protection for purchasers of new homes.

Whereas: On June 2nd, 2022 the Progressive Conservative Party was re-elected with a majority provincial government and a strong mandate to improve housing affordability and increase housing supply.

Whereas: On August 9th, 2022 the OHBA, in partnership with our local associations, released priority policy recommendations in a five-point plan for consideration by the provincial government during its new mandate.

Whereas: Municipalities in Ontario experience delays in development approvals for building new homes beyond the reasonable regulated time frames set out in the *Planning Act*.

Whereas: Municipalities have publicly indicated that they will simply decline development applications rather than adapt and implement the measures of Bill 109 that were intended to reduce the delays and costs of building new homes.

Whereas: Municipal delays have forced builders and developers to appeal to the provincial agency that settles development disputes, the Ontario Land Tribunal, which is creating a substantial backlog of cases, thereby adding time and costs to the building of new homes.

Therefore, be it resolved: The OHBA Board endorse policy recommendation number one which prescribes provincial policy recommendations to make homes more affordable through speeding up approval times and eliminating red tape.

Therefore, be it further resolved: The OHBA Board endorse the specific policy recommendations of,

- The province establishing and enforcing reasonable time frames for new home construction approvals by working with its agencies, municipalities and the industry to develop mechanisms that will ensure approvals meet defined legislated time frames. This work should be completed and implemented by June 2023.
- The province tracking and rewarding success by linking municipal access to infrastructure funding to meeting new housing start targets, as set out in the province's Growth Plan. Furthermore, the province should work with municipalities to digitize and modernize the approvals process.
- The province increasing funding and resourcing for the Ontario Land Tribunal to help clear the backlog of appeals.
- That OHBA endorses the policy intent of the *More Homes for Everyone Act*, 2022, specifically as the legislation pertains to the remittance of development fees where municipalities have not met legislated timelines.

RESOLUTION # 2

Submitted to: OHBA Membership
Submitted by: OHBA Board of Directors
Date: September 19, 2022
Subject: Provincial Priority Action for Increasing Housing Supply concerning adding certainty to the cost of building a new home by addressing out-of-control development fees.

Whereas: On February 8th 2022, the provincial Housing Affordability Task Force delivered its final report outlining 55 recommendations to the provincial government on lowering housing costs and increasing housing supply in Ontario.

Whereas: On April 14th, 2022 the Ontario Legislature passed Bill 109, *More Home for Everyone Act, 2022* which amended the Planning Act, the City of Toronto Act and the *Development Charges Act* to make it faster and less expensive to build all types of housing, amended the *Planning Act* and the *City of Toronto Act* to provide municipalities with more tools to make it faster to build homes and save costs for families and amended the *New Home Construction Licensing Act* and the *Ontario New Home Warranties Plan Act* to strengthen consumer protection for purchasers of new homes.

Whereas: On June 2nd, 2022 the Progressive Conservative Party was re-elected with a majority provincial government and a strong mandate to improve housing affordability and increase housing supply.

Whereas: On August 9th, 2022 the OHBA, in partnership with our local associations, released priority policy recommendations in a five-point plan for consideration by the provincial government during its new mandate.

Whereas: In Ontario, up to 25% of the cost of a new home is composed of fees, taxes and charges imposed by government, over half of these fees, taxes and charges are imposed by municipal governments.

Whereas: Municipal levies on new homes have increased by 300%-1000% since 2004.

Whereas: Inclusionary Zoning policies will add up to \$60,000 per unit in hidden costs to a new homeowner increasing government-imposed fees and taxes to over 30% of the cost of a new home.

Whereas: Through these fees and charges, municipalities have amassed large, reported surpluses such as in the GTA where the combined surpluses are in excess of \$5 billion dollars.

Therefore, be it resolved: The OHBA Board endorse policy recommendation number two which prescribes provincial policy recommendations to add certainty to the cost of building a new home by limiting development fees.

Therefore, be it further resolved: The OHBA Board endorse the specific policy recommendations of,

- The province retroactively freeze parkland cash-in-lieu and development charges to the date of June 2, 2022. This includes moving to a “inflation plus costs” model across all municipalities for a period of two years while a new funding model is developed. During this period, the province requires municipalities that have amassed large surpluses to use these funds for the intended purpose, which is infrastructure development.
- The province implement a capped structure for parkland fees that is similar to the structure for fees paid as part of the parkland component related to Transit Oriented Communities in the City of Toronto.
- The province identifying what types of investments municipalities can make using parkland and development fees, and cap the amount of reserves municipalities can accumulate, with exceptions permitted at the discretion of the Minister.
- The province limiting interest rates on frozen development charges to no higher than the municipality’s borrowing rate.
- The province recognizing that the obligation to provide affordable units under policies like Inclusionary Zoning (IZ) is a broad community responsibility and must be supported by the wider tax base, not solely new homeowners, and exempt any project that include IZ units from development charges, parkland charges and Community Benefit Charges.
- That during the transition to a new IZ regime, the province does not approve any official plans that would have the effect of bringing an IZ policy into force (e.g. Protected Major Transit Station Areas).

RESOLUTION # 3

Submitted to: OHBA Membership
Submitted by: OHBA Board of Directors
Date: September 19, 2022
Subject: Provincial Priority Action for Increasing Housing Supply concerning making new lands available to build housing.

Whereas: On February 8th 2022, the provincial Housing Affordability Task Force delivered its final report outlining 55 recommendations to the provincial government on lowering housing costs and increasing housing supply in Ontario.

Whereas: On April 14th, 2022 the Ontario Legislature passed Bill 109, *More Home for Everyone Act*, 2022 which amended the Planning Act, the City of Toronto Act and the *Development Charges Act* to make it faster and less expensive to build all types of housing, amended the *Planning Act* and the *City of Toronto Act* to provide municipalities with more tools to make it faster to build homes and save costs for families and amended the *New Home Construction Licensing Act* and the *Ontario New Home Warranties Plan Act* to strengthen consumer protection for purchasers of new homes.

Whereas: On June 2nd, 2022 the Progressive Conservative Party was re-elected with a majority provincial government and a strong mandate to improve housing affordability and increase housing supply.

Whereas: On August 9th, 2022 the OHBA, in partnership with our local associations, released priority policy recommendations in a five-point plan for consideration by the provincial government during its new mandate.

Whereas: Home supply and costs are highly dependent on land availability, and the supply of available lands designated for growth across Ontario municipalities is declining.

Whereas: The addition of new housing within existing communities is severely restricted by municipal zoning preventing the addition of more housing supply which drives up costs for Ontario residents.

Whereas: Land values for serviced lots across the province have increased, and in some cases have tripled or quadrupled, adding hundreds of thousands of dollars to the cost of a new home.

Therefore, be it resolved: The OHBA Board endorse policy recommendation number three which prescribes provincial policy recommendations to make new lands available to build housing.

Therefore, be it further resolved: The OHBA Board endorse the specific policy recommendations of,

- The province identifying housing as “provincially significant infrastructure” and amend the *Planning Act* and the Provincial Policy Statements to establish “growth in full spectrum of housing” and “intensification within existing built-up areas,” especially along transit corridors as key provincial priorities.
- The province requiring municipalities to allow as-of-right zoning in a greater variety of circumstances to ensure that the delivery of housing units matches or exceeds anticipated demand, particularly in urban areas.
- The province facilitating the conversion of employment zones and commercial land to include residential development, while protecting employment requirements.
- The province ensure that urban boundary expansions are not defined by regional governments, unless they are a true representation of provincial priorities and local market realities, and that ultimate decisions on boundary expansion are defined and approved by the provincial government.
- The province designates white belt land reserves throughout Ontario as reserves for future growth to provide stability and predictability of land supply.
- The province enabling farmland severances to build new housing and sever properties with existing homes.
- The province requiring population and employment growth projections in a municipality’s growth management strategy to match the projections of the Ministry of Finance.

RESOLUTION # 4

Submitted to: OHBA Membership
Submitted by: OHBA Board of Directors
Date: September 19, 2022
Subject: Provincial Priority Actions for Increasing Housing Supply concerning laying the groundwork for future growth.

Whereas: On February 8th 2022, the provincial Housing Affordability Task Force delivered its final report outlining 55 recommendations to the provincial government on lowering housing costs and increasing housing supply in Ontario.

Whereas: On April 14th, 2022 the Ontario Legislature passed Bill 109, *More Home for Everyone Act*, 2022 which amended the Planning Act, the City of Toronto Act and the *Development Charges Act* to make it faster and less expensive to build all types of housing, amended the *Planning Act* and the *City of Toronto Act* to provide municipalities with more tools to make it faster to build homes and save costs for families and amended the *New Home Construction Licensing Act* and the *Ontario New Home Warranties Plan Act* to strengthen consumer protection for purchasers of new homes.

Whereas: On June 2nd, 2022 the Progressive Conservative Party was re-elected with a majority provincial government and a strong mandate to improve housing affordability and increase housing supply.

Whereas: On August 9th, 2022 the OHBA, in partnership with our local associations, released priority policy recommendations in a five-point plan for consideration by the provincial government during its new mandate.

Whereas: The supply of housing is highly dependent on critical services and transportation infrastructure.

Whereas: Prolonged delays of infrastructure projects, such as those experienced with the GTA West Corridor (Highway 413) and the Upper York Sewage Solution, delay and threaten the delivery of much-needed housing.

Therefore, be it resolved: The OHBA Board endorse policy recommendation number four which prescribes provincial policy recommendations to lay the groundwork for future growth.

Therefore, be it further resolved: The OHBA Board endorse the specific policy recommendations of,

- The province identifying significant infrastructure projects that are vital to the supply of new housing as provincial priorities.
- The province increasing density requirements both within existing urban areas and areas affected by municipal boundary expansion.
- The province limiting the ability for environmental assessment and other regulatory tools to be used as mechanisms to block necessary growth infrastructure for spurious reasons.
- The province eliminating or substantially reducing municipal minimum parking requirements.

RESOLUTION # 5

Submitted to: OHBA Membership
Submitted by: OHBA Board of Directors
Date: September 19, 2022
Subject: Provincial Priority Actions for Increasing Housing Supply concerning taking the politics out of planning.

Whereas: On February 8th 2022, the provincial Housing Affordability Task Force delivered its final report outlining 55 recommendations to the provincial government on lowering housing costs and increasing housing supply in Ontario.

Whereas: On April 14th, 2022 the Ontario Legislature passed Bill 109, *More Home for Everyone Act*, 2022 which amended the Planning Act, the City of Toronto Act and the *Development Charges Act* to make it faster and less expensive to build all types of housing, amended the *Planning Act* and the *City of Toronto Act* to provide municipalities with more tools to make it faster to build homes and save costs for families and amended the *New Home Construction Licensing Act* and the *Ontario New Home Warranties Plan Act* to strengthen consumer protection for purchasers of new homes.

Whereas: On June 2nd, 2022 the Progressive Conservative Party was re-elected with a majority provincial government and a strong mandate to improve housing affordability and increase housing supply.

Whereas: On August 9th, 2022 the OHBA, in partnership with our local associations, released priority policy recommendations in a five-point plan for consideration by the provincial government during its new mandate.

Whereas: There is a strong incentive for individual municipal councillors to support existing residents' community opposition to growth and development.

Whereas: Municipal councillors are elected by existing residents, not future ones.

Whereas: Various municipal designations and forums are open to misuse as a means to slow or block development.

Whereas: This misuse of municipal designations and forums can lead to local decisions that new housing and commercial spaces, a barrier recognized by the Housing Affordability Task Force report.

Therefore, be it resolved: The OHBA Board endorse policy recommendation number five which prescribes provincial policy recommendations to take the politics out of planning.

Therefore, be it further resolved: The OHBA Board endorse the specific policy recommendations of,

- The province restoring the right of builders and developers to appeal Official Plan Reviews and Municipal Comprehensive Reviews.
- That the province implement a mechanism by which an appeal to the Ontario Land Tribunal is automatically initiated.
- That the province develop a framework that outlines the Minister's power to defer Official Plans and Municipal Comprehensive Reviews.
- The province preventing abuse of the heritage preservation and designation process by,
 - prohibiting the use of bulk listing on municipal heritage registers and;
 - prohibiting reactive heritage designations after a Planning Act development application has been filed.

RESOLUTION # 6

Submitted to: OHBA Membership
Submitted by: OHBA Board of Directors
Date: September 19, 2022
Subject: Remittance of Membership Dues

Whereas: October 7th, 1998, the OHBA By-Law No.4 was confirmed.

Whereas: January 20th, 2020, the OHBA By-Law No.5 was confirmed

Membership Dues: As per Section 51 of By-Law No.4 and Section 52 of By-Law No.5

(b) Collection of Fees – **By-Law No 4 and By-Law No. 5**

Each Local HBA shall be responsible for collecting the membership fees of its General Members and shall remit to the Corporation on the **last day of each and every month the total of all such fees collected by it during the month together with advice as to all relevant and required information relating to the General Member or General Members to which the payment relates** unless other formal arrangements are made with the Corporation. For greater certainty, the Board is hereby authorized to delegate to the Chief Executive Officer the authority to enter such formal arrangements. – **added in By-Law 5**

(c) Membership Cutoff and List of Members to be Supplied – **By-Law No. 4 and By-Law No. 5**

(c) Each Local HBA shall deliver to the Corporation soon after November 30 in each year, at any event no later than January 31 in each year a list of the names and addresses of its paid-up General Members. – **By-Law No.4**

(i) Each Local HBA shall deliver to the Corporation by no later than **May 31 in each year**, a list of the names and addresses of its paid-up General Members. **By-Law no. 5**

(ii) Upon receipt of the list of paid-up General Members from the Local HBA, and confirmation from the Treasurer that all membership fees relating to such paid-up General Members has been received by the Corporation, the Board shall, by resolution at the first meeting of the Board following May 31, confirm the number of General Members and votes calculated

Whereas: comparing membership dues not received by OHBA from the Local HBA, for the month of May for 3 fiscal years.

- 14 locals had not submitted in 2019-2020
- 13 locals had not submitted in 2020-2021
- 15 locals had not submitted in 2021-2022

Whereas: the uncertainty of membership revenue adds restrictions to approved budgets.

Whereas: OHBA cannot provide resolution at the first meeting of Board following May 31.

Whereas: creating a 3-year operating plan would be less challenging with regular monthly remittances by all Local HBA's.

Therefore, be it resolved: Local HBA's remit membership dues monthly and that the OHBA Finance Committee consult with local HBAs on their financial capacity to remit dues. This consultation shall consider the implementation of a governance agreement that preserves the financial health of local HBAs and OHBA.

Therefore, be it further resolved: That OHBA, Finance Committee consult, review, and make recommendation to the Board for their consideration and approval on the implementation of a delinquency fee or charge on overdue remittances of monthly fees.

RESOLUTION # 7

Submitted to: OHBA Membership
Submitted by: OHBA Board of Directors
Date: September 19, 2022
Subject: Affordable Housing and Municipal Standards

Whereas: The *Ontario Building Code Act, 1992*, was created to eliminate a patchwork of regulations and to be the minimum standard for builders in Ontario; and

Whereas: Municipalities across the province are implementing or working on implementing mandatory programs for builders in regards to building efficiency “Green Standards” or climate change resiliency and creating a patchwork of regulations that differ from municipality to municipality; and

Whereas: These mandatory programs add substantial cost to building; and

Whereas: There are legitimate obstacles to achieving some of the unwarranted new standards required, such as lack of utility infrastructure, trade shortages and lack of trade training in new technologies, cost and availability of products required, etc.; and

Whereas: The building industry is currently, and has historically pushed forward to build more efficient and more resilient homes; and

Whereas: Building scientists are continually working to ensure the new technologies will not create unintended consequences for new homeowners; and

Whereas: Builders have a responsibility to build safe and healthy homes; and

Whereas: There is currently an affordable housing crisis in the province of Ontario; and

Whereas: Changes to building code regulations have always been appropriately discussed and vetted collaboratively;

Therefore, be it resolved: That OHBA endorse the specific policy recommendations of,

- The province establishing and reinforcing that “code is king” and banning municipalities from creating mandatory programs that force builders and developers to build above and beyond the building code.
- The province remove ambiguity in the *Planning Act, R.S.O. 1990*, that currently allow municipalities to create mandatory “green” or “climate change resiliency” programs for builders and developers.

RESOLUTION # 8

Submitted to: OHBA Membership
Submitted by: OHBA Board of Directors
Date: September 19, 2022
Subject: Solutions to Addressing Barriers to Attainable Housing and Purpose-Built Rentals in Rural Ontario

Whereas: Housing supply and affordability issues in growing municipalities surrounding larger metropolitan areas need to be addressed as part of the provincial government's Housing Supply Action Plan and building 1.5 million homes over the next ten years.

Whereas: The Rural Ontario Municipal Association (ROMA)'s Attainable Housing Task Force (AHTF) has produced a report, *Addressing Barriers to Attainable Housing and Purpose-Built Rentals in Rural Ontario* (August 2022), that contains proposals for specific actions related to policy, legislative, regulation, project development and financial incentives to address the rural housing crisis across Ontario.

Whereas: Home builders have increasingly been pursuing projects and developments in the smaller "satellite" communities surrounding larger metropolitan areas, due to high land prices and the restricted supply of land available in Ontario's urban centres. Eg: Annual Building Permits in the Ontario Municipalities Adjacent To Ottawa have increased 158% from 2016 to 2020 (from 931 to 2400).

Whereas: However, these so-considered "rural" municipalities often feature sophisticated planning and development regimes and goals - in their own way equal to urban centres. These municipalities are serviced with urban standards, possess the same planning processes as cities and are being planned and developed with similar urban densities for ground-oriented housing product and mid-size apartment stock.

Whereas: The solutions proposed in the ROMA-AHTF report complement and support the report and recommendations of the Ontario Housing Affordability Task Force (February 2022).

Whereas: ROMA recognizes that of the 444 municipalities across Ontario, 85% have a population of less than 50,000 people and 79% have a population less than 25,000 people.

Therefore, be it resolved: The OHBA Board endorse the ROMA-AHTF report and its proposed solutions to address housing supply and affordability issues in these fast-growing municipalities.

Therefore, be it further resolved: The OHBA strongly encourage the provincial government to incorporate the proposed solutions of the ROMA-AHTF report, in conjunction with the recommendations of the Ontario Housing Affordability Task Force, into its plans to increase housing supply and address housing affordability.