



OHBA ACTIVITY Summary

Keeping Members Informed

MARCH 2014

DATES TO NOTE

April 3: CHBA Annual Meeting of Members
April 3-5: CHBA Conference

PROVINCIAL GOVERNMENT RELEASES NEW PROVINCIAL POLICY STATEMENT

On February 24th the Provincial Government released a new [Provincial Policy Statement \(PPS\)](#) that includes a very short transition window with an “in effect” date of **April 30, 2014**. The PPS, issued under the Planning Act, is the statement of the provincial interest in land-use planning while recognizing the diversity of Ontario. Provincial plans apply to certain areas of the province and provide specific direction that generally takes precedence over the PPS. The PPS was under review since 2010 and OHBA was extensively involved throughout the consultation period.

OHBA responded to the new 2014 PPS in a [media release](#) stating that the 2014 PPS will place additional constraints on new housing land development in Ontario.

It is important that local home builders associations notify their members that the 2014 PPS may impact current applications that have been submitted to municipalities or applications before the Ontario Municipal Board. Previously, it was possible to have transition provisions that allowed land-use planning decisions to be based on the policies in effect at the time of the application (for example, the PPS 2005 applied to all applications, matters or proceedings commenced on or after March 1, 2005). However, a few years ago the Planning and Conservation Land Stature Law Amendment Act, 2006 (Bill 51) amended the Planning Act with respect to the timing of the application of a new policy statement. This essentially means that on the “in effect date” of April 30, 2014, any decision that a municipal council, approval authority, the Minister, or the OMB makes on a planning matter must reflect the policies in place when the decision is made. Member are encouraged to review the [2014 PPS](#) for potential impacts on currently applications for which a decision will not be rendered prior to April 30, 2014. Lastly, the Ministry of Municipal Affairs and Housing has put together a [short reference document](#) which outlines key changes, by policy area, from the previous PPS to the new one.

PROMPT PAYMENT ACT MOVES TO COMMITTEE

The [Standing Committee on Regulations and Private Bills](#) will meet to consider [Bill 69, Prompt Payment Act 2013](#) on March 19 and March 26. OHBA has made a request for a deputation at the Committee. OHBA along with the Association of Municipalities Ontario, the City of Mississauga, the City of Toronto, various school boards, and public agencies [have expressed concerns with the legislation](#).

OHBA’s concerns with Bill 69:

- The Prompt Payment Act creates a significant change in how payments are processed and would not allow builders to include warranty holdbacks for deficient or unfinished work by contractors.
- The legislation creates a significant administrative burden with payment verifiers having to report on all contractors’ work on a monthly basis.
- The Act allows a contractor to terminate a contract and withdraw services with a builder/developer if their monthly payment application is not paid in full every month creating significant delays in project completion and delaying closings for home owners.
- OHBA has privacy concerns as contractors can request private financial information from builders and developers.
- There are many unknowns with the implementation of this Act as no other jurisdiction in Canada similar requirements.

OHBA supports the principle of being paid for work completed but does not support this proposed legislation.

NEW REPORT HIGHLIGHTS FUTURE SKILLED TRADES SHORTAGES

[Build Force Canada](#) released their 2014-2023 Construction and Employment Forecast for Ontario. The report concludes that demographics of an ageing population and future growth will mean that Ontario will have to rely on workers from other provinces and immigration to fill labour shortages. The report estimates that there will be 100,000 vacancies over the next few years. One of [OHBA’s recommendations](#) that address the challenge of future trade shortages is lowering the apprenticeship ratio so that more young people can find apprenticeship opportunities.

ONTARIO PC PARTY MILLION JOBS ACT

PC Party leader Tim Hudak tabled [Bill 158, An Act to Promote Job Creation in Ontario](#) in February. The legislation proposes changes to corporate taxes, apprenticeship training and streamlining regulations. Among other reforms, the Act would abolish the College of Trades, placing responsibility for trade certification, enforcement and ratios back with the Minister while setting all apprenticeship ratios at 1-to-1. OHBA has been critical of the College of Trades and [support changes in the apprenticeship system](#) that allow more opportunities for people entering the trades to find apprentice work.

ONTARIO HOME BUILDER WSIB PREMIUMS HIGHEST IN CANADA

Updated research from the Association of Workers' Compensation Boards of Canada shows that Ontario home builders pay about twice as much as the Canadian average. In addition, data from IHSA shows that home builders' have significantly improved their safety performance the past 5 years as reflected in a 36 per cent reduction in the lost-time injury rate. However builders have experienced premium increases over the same period.

[OHBA recommends](#) more fairness in how premiums are collected, including repealing mandatory WSIB coverage (Bill 119) and consolidating similar premium rate groups.

ONTARIO COLLEGE OF TRADES

OHBA has learned that four trade boards at the College of Trades have made applications for compulsory certification. The trades are Construction millwright, floor covering installer, Drywall, acoustic and lathing applicator, and general carpenter (which includes all renovation according to [O. Reg. 275/11](#)). The College [officially announced the trade classification review](#) for the Construction Millwright trade on February 28th. The written submission deadline is **April 14th** with oral consultations occurring on June 20th. OHBA continues to have concerns with the transparency of the College and have been disappointed with the lack of progress that the College has made since David Tsubouchi was announced as the CEO and Registrar in September. For instance, the College has still not posted Trade Board or Divisional Board Minutes to the website and has denied OHBA's recent requests for board minutes. OHBA will be making a deputation against certification of all trades involved in residential construction when the application goes to public deputations.

OHBA also became aware that the College of Trades also did not pass a regulation to validate the ratio changes, even though it has been over a year since some of the reviews concluded. We submitted a letter to the College outlining our concerns and we understand that the College of Trades has passed a Board regulation for government to bring into law. We look forward to the [government moving quickly](#) with implementing the regulation changes.

GROWTH PLAN PERFORMANCE INDICATORS

The Growth Plan for the Greater Golden Horseshoe is the Ontario government's program to plan for growth and development in a way that supports economic prosperity, protects the environment and helps communities achieve a high quality of life across the province. The Ontario Growth Secretariat has proposed a package of performance indicators to measure the success of different policies that have been implemented by the Growth Plan.

The proposed indicators are being released for consultation until April 30, 2014 and the Ministry will be holding a series of four workshops to discuss them with interested stakeholders in March.

For more information on the performance indicators and the workshops, visit www.placestogrow.ca.

Date	City/Town	Location	Time
Tuesday March 18, 2014	Newmarket	Newmarket Community Centre, 200 Doug Duncan Drive	9:30 a.m. to 12:00 p.m.
Thursday March 20, 2014	Guelph	Innovation Guelph, 111 Farquhar Street	9:30 a.m. to 12:00 p.m.
Tuesday March 25, 2014	Hamilton	Art Gallery of Hamilton – Design Annex, 118 James Street North	9:30 a.m. to 12:00 p.m.
Thursday March 27, 2014	Toronto	Ontario Investment and Trade Centre, 250 Yonge St, 35th Floor	9:30 a.m. to 12:00 p.m.

OHBA/ENERQUALITY BUILDER AND RENOVATOR FORUM 2014

On February 27th and 28th, OHBA and EnerQuality hosted their annual Builder & Renovator Forum at the Hilton Fallsview Hotel in Niagara Falls. The successful event was an opportunity for industry professionals from across the province to come together in an atmosphere of collective learning and networking as work continues towards building a better Ontario.

The forum focused on a variety of topics of interest to members, including: building with six-storey wood frame construction, marketing ideas for renovators, Tarion Updates, Building Code Updates and much more. Forum presentations will be available on the OHBA website soon.

The forum was also the EnerQuality Awards of Excellence. EnerQuality's Awards of Excellence draw attention to the 'best of the best' who are making low-energy, low-water and low-waste housing the 'norm'. The OHBA Green Builder of the Year was also presented at this time, and this year's recipient was Empire Communities. For a full list of EnerQuality Award winners please visit www.enerquality.com.

The Forum cumulated in the Fun on the Ice Charity event benefiting the Steve Ludzik Parkinson's Rehab Centre. The day included an opportunity to skate and practice skills with former hockey legends Steve Ludzik, Rick Viave and more. Sponsored by Empire Communities and Mountainview Homes, the event raised over \$3,000 for the Centre.

Photos from the forum will be available on the [OHBA Facebook page](#).



Ontario Home Builders' Association

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