



# OHBA ACTIVITY Summary

Keeping Members Informed

## DATES TO NOTE

- January 26: OHBA Board of Directors

## December 2016

### OHBA QUEEN'S PARK DAY

On November 24th, the OHBA Executive Committee hosted a half day very focused advocacy session at Queen's Park. We were joined in the Legislative Dining room by a few dozen MPPs and several Cabinet Minister for a breakfast reception and OHBA was recognized during Question Period by Housing Minister, the Hon. Chris Ballard. The OHBA Executive also met with the Assistant Deputy Minister's of the Ministry of Municipal Affairs as well as the Attorney General on the review of the Ontario Municipal Board. OHBA hosted two "lunch and learns" with the Progressive Conservative Party and the Liberal Party Caucus's and a meeting with the NDP Caucus with a very focused agenda on the Coordinated Review, Inclusionary Zoning, the Ontario Municipal Board and Home Energy Rating and Disclosure. The day concluded with a meeting between the OHBA President, BILD Chair and Simcoe County HBA President with the Minister of Transportation. OHBA thanks our volunteer members from the Executive Committee for representing the association for a series of highly focused advocacy meetings with the caucuses of the three parties at Queen's Park.

### ONTARIO MUNICIPAL BOARD

The Ministry of Municipal Affairs and the Attorney General are reviewing the scope and effectiveness of the OMB and have been directed by the Premier to recommend reforms to improve the OMB's role within the broader land-use planning system and introduce legislation by spring 2017. A **consultation paper** was released in October that sets out possible changes being considered to the OMB's role. Prior to the release of the consultation document, the province has requested to hear views from stakeholders. OHBA submitted preliminary recommendations regarding the OMB Review on August 31 in a letter to the Attorney General and the Minister of Municipal Affairs. OHBA is seeking feedback from members prior to the December 19th deadline for comments. Please direct comments and recommendations to OHBA Director of Policy, Mike Collins-Williams. ([mikecw@ohba.ca](mailto:mikecw@ohba.ca))

### INCLUSIONARY ZONING

The provincial government tabled legislation, **Promoting Affordable Housing Act, 2016 (Bill 7)**, that will allow municipalities to force the inclusion of government-required affordable housing units in new residential projects. The province has also posted a proposed regulation under the Planning Act that would set the framework for Inclusionary Zoning. In advance of the legislation being introduced, OHBA and BILD created a **Statement of Intent** on Affordable Housing & Inclusionary Zoning. The Statement of Intent outlines our principles for creating legislation to permit Inclusionary Zoning.

The Urban Land Institute also released a new study on July 20<sup>th</sup>. The Economics of Inclusionary Development which found that almost all cities in the United States offer various type of development incentives to offset the economic impacts the inclusionary policy has and that the inclusionary policies depend on market-rate development to be successful.

OHBA submitted recommendations to the Ministry of Housing in August regarding the regulatory consultation and has continued dialogue on a partnership model with both the Ministry of Municipal Affairs and the Premiers Office.

### METROLINX – REGIONAL TRANSPORTATION REVIEW

Metrolinx is undertaking a review of the GTHA's first Regional Transportation Plan (RTP). To complete Phase 1 of the review, Metrolinx has published "Discussion Paper for the Next Regional Transportation Plan". This discussion paper presents an opportunity for all partners and stakeholders in planning, building and implementing the region's transportation system to reflect on how well it is working today, and how its performance may change in the future. Comments are due on Nov 30<sup>th</sup> – please submit any comments, questions, recommendations or concerns to OHBA Director of Policy, Mike Collins-Williams ([mikecw@ohba.ca](mailto:mikecw@ohba.ca)).

### 2017 PRE-BUDGET CONSULTATIONS

The Standing Committee on Finance and Economic Affairs will meet to conduct Pre-Budget public hearings in Toronto on December 1<sup>st</sup>, 8<sup>th</sup> and January 17<sup>th</sup>. The Standing Committee will be traveling to Dryden on December 12<sup>th</sup>, Sudbury on December 13<sup>th</sup>, Ottawa on December 14<sup>th</sup>, Windsor on December 15<sup>th</sup>, Peel Region on January 19<sup>th</sup> and London on January 20<sup>th</sup>.

OHBA is preparing a written pre-budget submission and will also make a presentation at Queen's Park. OHBA is encouraging and will provide support for local HBA's to make oral presentations to the Committee and has contacted those locals directly.

### LAND TRANSFER TAX

As part of the Fall Fiscal Update the Minister of Finance, Charles Sousa announced changes to the Land Transfer Tax (LTT) and on November 16th, the government introduced the **Building Ontario Up For Everyone Act (Budget Measures), 2016**. If passed, the proposed changes would double the maximum LTT refund to \$4,000 for eligible first-time homebuyers as of January 1, 2017, as well as increasing the rate for the Land Transfer Tax from 2 per cent to 2.5 per cent on homes over \$2 million.

The new rates/brackets for the LTT are as follows:

- 2.5 per cent on portion above \$2,000,000 for one or two single family residences (instead of current 2 per cent)
- 2 per cent on portion above \$400,000 for all other property types (instead of current 1.5 per cent)

### LEGISLATION TABLED WILL MAKE POSITIVE CHANGES TO OCOT

OHBA is **encouraged to see legislation** to improve the Ontario College of Trades (OCOT) based on recommendations made by Tony Dean in the Supporting a Strong and Sustainable Ontario College of Trades. The legislation if passed will provide a more robust classification review process; an enforcement division with clearer objectives focusing on risk of harm; and a new journey-person-to-apprentice ratio process.

## **CO-ORDINATED REVIEW - GROWTH PLAN AND GREENBELT**

OHBA recently met with Municipal Affairs Minister Bill Mauro to discuss the proposed amendments to the Growth Plan and Greenbelt and on October 31st OHBA made two submissions to the province with industry recommendations: [Growth Plan Submission](#) and a [Greenbelt Submission](#). Key recommendations included:

- The current 40 per cent intensification target be maintained and that any increase only be made possible through consultation with lower-tier municipalities that have existing and planned/funded higher-order transit.
- OHBA does not support approach taken to create the proposed density target, the provincial application of the target, and the proposed implementation of the density target. Policy 2.2.7.2 of the Growth Plan should be amended so that the target remains at 50 PJH for the immediate planning horizon and that any proposal to increased target shall not apply to DGA areas which have already been developed, or to undeveloped land that has been “committed” through a council-approved secondary plan or draft plan approvals.
- Apply a more targeted approach to intensification & density that recognize and differ between municipalities.
- OHBA supports provincial policy to maintain alternative targets in the Outer Ring for municipalities without an UGC. OHBA recommends that due to proposals to significantly increase both density and intensification targets, that the province expands eligibility for alternative targets to all outer ring municipalities.
- OHBA recognizing the province is sponsoring boundary adjustments and supporting the panel’s recommendations, as many municipalities have recommended, OHBA recommends that an open and transparent process be established by the province to review designations and boundary refinement in the Greenbelt Plan. This process must include clear criteria and a timeframe to consider site-specific requests for boundary adjustments to the Greenbelt Plan. Further, the province should complete this process in a transparent and consultative manner with all stakeholders including municipalities, Conservation Authorities and Landowners.
- OHBA supports the Urban River Valley (URV) designation on publicly-owned and protected URVs and the proposed expansion into 21 URV corridors and associated coastal wetlands to be added to the Greenbelt Area in the Greenbelt Plan as URV areas.

## **WETLAND CONSERVATION STRATEGY**

The Ministry of Natural Resources and Forestry (MNRF) was given a mandate to review Ontario’s wetland conservation framework and identify opportunities to stop the net loss of wetlands. As a first step in the process, MNRF released a Discussion paper in July 2015. [OHBA responded with a submission](#) last fall that supported a mitigation hierarchy and we worked closely with a number of industry stakeholders supporting biodiversity offsetting.

In August, the Ministry released [A Wetland Conservation Strategy for Ontario 2016-2030](#) which was posted on Ontario’s Environmental Registry (EBR 012-7675). OHBA [submitted updated comments](#) to the current consultation supporting the mitigation hierarch and biodiversity offsetting to the Ministry on November 16, 2016.

## **GTA WEST CORRIDOR REVIEW**

In December 2015, the Ministry of Transportation suspended its work on the environmental assessment of the GTA West highway corridor to conduct an internal review of the work undertaken since 2007, and ensure that the project still aligns with current government policy and emerging technologies. To assist with the review, an advisory panel made up of industry experts was appointed. The advisory panel is preparing a strategic assessment of potential alternative approaches to meeting future transportation demand and infrastructure needs, to ensure the efficient movement of passengers and goods in the GTA West corridor. OHBA provided recommendations on November 11, 2016.

## **DRAFT SAFE HARBOUR POLICY**

Safe harbour may be relevant to land owners who are interested in creating, or in limited circumstances enhancing, species at risk habitat on their property, but have concerns about how this could restrict future land use. Under the *Endangered Species Act*, safe harbour instruments are intended to alleviate some of these concerns, provided conditions are met. The province has proposed a draft Safe Harbour Policy that was posted on the [Environmental Registry \(#012-8234\)](#). OHBA is seeking comments on the draft policy as well as input on the effective development and implementation of a safe harbour program here in Ontario. Comments can be submitted until January 18, 2017. Please direct comments to OHBA Director of Policy, Mike Collins-Williams. ([mikecw@ohba.ca](mailto:mikecw@ohba.ca))

## **NEW RULES – ONTARIO CORPORATIONS REQUIRED TO MAINTAIN A REGISTER OF REAL ESTATE INTERESTS OWNED**

Corporations incorporated under the Ontario Business Corporations Act will be required to maintain a register of all real estate ownership interests that the corporation has. This register is to form part of the minute book of the corporation. The new rules come into effect on December 10, 2016.

In particular, a Corporation is required to keep a record that identifies the property, the date it was acquired, and the date it was disposed of (if applicable). In addition, the Corporation is required to keep with the register a copy of any deeds, transfers or similar documents that contain any of the following with respect to each property listed in the register:

1. The municipal address, if any.
2. The registry or land titles division and the property identifier number.
3. The legal description.
4. The assessment roll number, if any.

“Ownership interest” is not defined. Presumably, this may include both legal and beneficial interests as well.

These new requirements are of particular concern to corporations that acquire and hold extensive real estate interests. If a parcel of land is purchased, then subdivided or a condominium plan is registered, and the new parcels or units are sold, each transfer may need to be recorded and a copy kept. It is not known how long such records are required to be kept.

Existing corporations have until December 10, 2018 to comply.



**Ontario Home Builders' Association**

20 Upjohn Road #101, North York, Ontario M3B 2V9 (416) 443-1545 Toll Free:800-387-0109 Fax:(416) 443-9982 [info@ohba.ca](mailto:info@ohba.ca)