



### DATES TO NOTE

- May 11: OHBA Awards of Distinction Submissions Open
- May 11 -14: CHBA Spring Meetings
- May 14: OHBA Conference Website Opens
- June 11: OHBA Board of Directors Meeting
- September 27-29: OHBA Conference and Awards of Distinction - Deerhurst

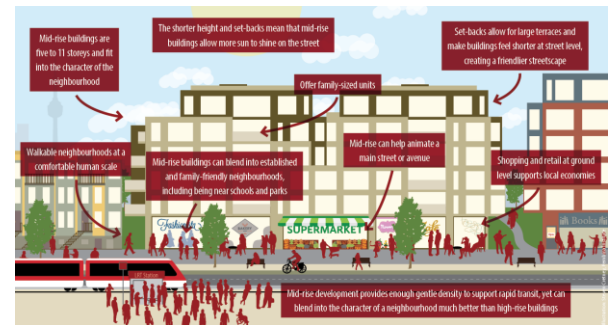
### MAKE WAY FOR MID-RISE: OHBA AND PEMBINA REPORT

OHBA, in partnership with the Pembina Institute, released a new report called [“Make Way for Mid-Rise – How to build more homes in walkable, transit-connected neighbourhoods”](#). The report recommends a number of public policy changes to creating more of this type of housing, which is critical to accommodate our growing population, while still providing affordable choices for families in central neighbourhoods. OHBA partnered with the [Pembina Institute](#) through the [Housing Action Lab](#) to change the conversation around mid-rise development and recommend five simple policy changes to development rules to help increase the supply of affordable family-friendly mid-rise homes in the GTA and across Ontario.

The joint report was featured on the front cover of the [Toronto Star](#) on Friday, May 1, 2015. You can view the joint OHBA-Pembina Press Release [here](#).

The joint report identifies five actions that would help increase density along transit lines and provide more affordable housing options for families:

- Require minimum densities along rapid transit lines;
- Eliminate minimum parking requirements;
- Pre-approve mid-rise development along avenues and transit corridors;
- Require retail planning before mid-rise is built;
- Make parkland dedication rules more equitable.



### ONTARIO BUDGET 2015

OHBA welcomed the transit and transportation infrastructure investments announced in the [provincial budget](#) on April 23rd. Along with reducing gridlock, these new transit projects should support the province’s investment-ready community’s initiative and the creation of new housing and employment centres. In [a press release](#), OHBA President Vince Molinaro stated, “People need better transit options. The province’s massive transit investment should support the creation of transit-supported communities across Ontario. Building complete communities along those transit lines makes sense and will provide new housing and employment options and choice where people can live, work and play.

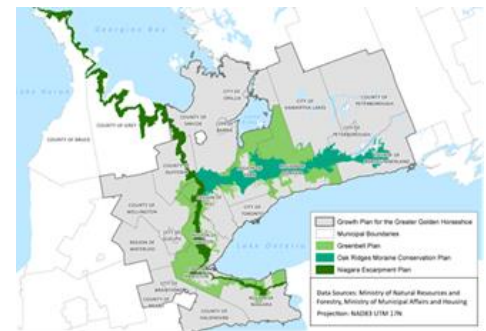
OHBA reiterated that the next step is for municipalities to support this provincial investment by creating land-use plans that will generate the ridership necessary to support long-term operations for transit infrastructure. As OHBA has recommended in the past, provincial funding should be directly linked to a municipal requirement to immediately update the land-use planning and zoning in those transit corridors. The province must ensure that there are strong municipal requirements to align all transit investment with land-use planning by requiring appropriate density zoning along those corridors.

The “Strengthening Land-Use Planning,” section of the Ontario Budget noted that the province is holding public consultations on provincial land-use plans in the Greater Golden Horseshoe, but added that, “the government has also heard from other areas of the province on the importance of developing plans to support growth and protect Ontario’s natural resources, including valuable agricultural lands. That is why the Province will consider growth planning for Eastern Ontario, supported by public consultation and stakeholder input.” OHBA looks forward to engaging the province on this issue that may impact a number of eastern Ontario local HBAs. For full details on the provincial budget, please see the [OHBA Builder Advocate](#) from April 23rd.

### CO-ORDINATED REVIEWS: GREENBELT, GROWTH PLAN, OAK RIDGES MORAINES, NIAGARA ESCARPMENT

In February, the Minister of Municipal Affairs and Housing announced the launch of a co-ordinated review of the Greenbelt and the Growth Plan. This announcement supports the 2014 Liberal Party election campaign commitment to, “work with communities and expand the outer boundary of the Greenbelt over the next six years, using established processes continuing our legacy of protecting Ontario’s irreplaceable ecological and agricultural lands from urban sprawl”.

Along with the public consultation process, an expert panel chaired by former Toronto Mayor David Crombie and includes Leith Moore – Past OHBA and BILD President – VP at Fieldgate Homes, will be responsible for a report to the government at the end of the Phase One process. As mentioned in the [OHBA media release](#) OHBA is going to connect all the dots starting by respecting the principle of the Greenbelt and proposing positive ideas to ensure the Growth Plan and the Greenbelt work for Ontario families and the success of the province. Please see the [OHBA Builder Advocate](#) for more details.



There are four remaining public Town Hall meetings taking place in the evening that members can attend: Clarington on May 4th, Oakville on May 7th, Brantford on May 12th and Vaughan on May 14th. Full location details: <http://www.mah.gov.on.ca/Page10990.aspx>. OHBA is preparing a submission to the Ministry of Municipal Affairs and Housing as part of the first phase of the Coordinated Review – please submit your feedback and recommendations to OHBA Director of Policy, [Mike Collins-Williams](#). This review has the potential to impact 14 local associations including: BILD, Brantford, Durham Region, Greater Dufferin, Grey-Bruce, Guelph & District, Haldimand-Norfolk, Hamilton-Halton, Niagara, Oxford, Peterborough & the Kawarthas, Quinte, Simcoe County and Waterloo-Region. OHBA will be actively working to keep locals and members up-to-date on this important review.

## **SMART GROWTH FOR OUR COMMUNITIES ACT: DEVELOPMENT CHARGES AND PLANNING ACT**

New legislation (Bill 73) has been tabled in the Legislative Assembly in response to the co-ordinated public consultations on Ontario's Land-Use Planning and Appeals System as well as the Development Charges Act, Parkland Dedication policies and Section 37 (density bonusing policies). This provincial announcement and proposed legislation supports the findings of the consultations as well as 2014 Liberal Party election campaign commitments. There are a number of OHBA supported improvements to enhance municipal accountability and transparency in both the Planning Act and Development Charges Act. OHBA also produced a detailed synopsis of the proposed legislation in a [Builder Advocate](#) sent to members on March 10th.

OHBA has scheduled a Land Development Committee meeting in conjunction with the BILD Land Council on **Monday, May 4th at 2:00 P.M.** in Toronto at the OHBA office. This meeting will include a technical briefing from the Ministry of Municipal Affairs and Housing on both the proposed amendments to the Planning Act and the Development Charges Act. The meeting will also feature industry perspective commentary and what the proposed amendments will mean for OHBA members from lawyers David Bronskill (Goodmans LLP) and Lyn Townsend (WeirFoulds LLP).

## **MINISTRY OF ENVIRONMENTAL AND CLIMATE CHANGE – PERMITS TO TAKE WATER**

Over the past few years, OHBA and a number of other construction associations have been engaged with the Ministry of the Environment and Climate Change advocating for a modernization of Permits To Take Water (PTTWs) including clarifications on when permits are and are not required as well as advocating for exemptions for certain low-risk activities. The Ministry has listened to the concerns raised by the construction industry and presented a number of positive proposals at a joint OHBA/BILD and MOECC workshop last November and posted a [Technical Paper](#) proposing a number of regulatory changes with respect to short-term water takings to the Environment. The Technical Paper summarizes the proposed rationale for moving specific short-term, non-recurring water taking activities from the Permit To Take Water process under the Ontario Water Resources Act to the self-registration process on the Environmental Activity and Sector Registry (EASR). OHBA [made a submission on April 17th](#) broadly supporting the technical package with recommendations for minor improvements.

## **ONTARIO RETIREMENT PENSION PLAN TO BECOME LAW**

The [Ontario Retirement Pension Plan Act, 2015](#) has been approved by the Ontario Legislature. The Act forms the foundation of the ORPP, which the government will put in place by January 1, 2017. The proposal would require both employees and employers to contribute an equal amount, capped at 1.9 per cent each (3.8 per cent combined) on an employee's annual earnings up to \$90,000. Those contributions will be invested by an organization at arm's length from the government.

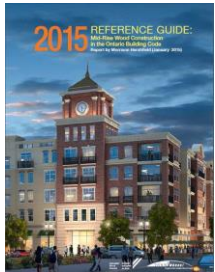
OHBA is concerned by the proposal as it represents a significant additional cost for small businesses at fragile time in the economy. [OHBA submitted a response](#) to the proposal in February and look forward to working with other associations, including the Ontario Chamber of Commerce, so government understands any potential negative impacts towards small business.

## **FIRE SAFETY DURING CONSTRUCTION FOR SIX-STOUREY WOOD-FRAME BUILDINGS – DRAFT GUIDELINES**

To promote public safety and support implementation of the new regulatory requirements, the Ministry of Municipal Affairs and Housing has worked in conjunction with the Ministries of Labour and Community Safety and Correctional Services – Office of the Fire Marshal to develop draft guidance material to address fire safety during construction. The guidelines serve as a best practice document and is intended to protect workers, the public and the building from fire by outlining a number of actions to consider before and during the construction phase.

OHBA, BILD, RESCON and the CWC have been invited to participate in reviewing and providing input into the draft guideline prior to it being finalized.

## **REFERENCE GUIDE NOW AVAILABLE: MID-RISE WOOD CONSTRUCTION IN THE ONTARIO BUILDING CODE**



Ontario Wood WORKS! recently released the 2015 Reference Guide: Mid-Rise Wood Construction in the [Ontario Building Code](#). This free guide is based on a detailed code analysis and report completed by Morrison Hershfield for Wood WORKS!

This new reference tool goes through the new OBC provisions related to Mid-Rise and Combustible construction. The intent of the tool is to help explain the provisions and provide the user with a better understanding of what is acceptable in Ontario.

## **GET READY FOR TWO VERY EXCITING EVENTS!**



It is that time of year again – the [OHBA 2015 Awards of Distinction online submission](#) opens on **Monday, May 11, 2015!** This is a great opportunity to showcase your company's ingenuity, creativity and hard work throughout the past year. The award winners will be announced at OHBA's Annual Conference taking place **September 27-29** at the Deerhurst Resort in Huntsville.

This year's conference will be taking place in Deerhurst and promises to be jam-packed with speakers, activities and important industry insights! Registration for the conference opens on **Thursday, May 14, 2015.**



**Ontario Home Builders' Association**

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