



OHBA ACTIVITY Summary

Keeping Members Informed

DATES TO NOTE

- November 24: OHBA Queen's Park Advocacy Day

November 2016

CO-ORDINATED REVIEW OF GROWTH PLAN AND GREENBELT

In May the provincial government announced proposed amendments to four Plans that were part of the Co-ordinated Review. On September 23rd, Premier Wynne's mandate letter to the Minister of Municipal Affairs noted the with respect to the Co-ordinated Review that the Minister would be responsible for:

- Finalizing the Co-ordinated Review early in winter 2017.
- Recommending opportunities to grow the Greenbelt on the outer edge, improve alignment across provincial plans and transit investments, and support more complete communities across the province.

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:

- OHBA recommends that 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 infrastructure
- 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. OHBA recommends that policy 2.2.7.2 of the *Growth Plan* be amended so that the target remain 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.
- OHBA strongly recommends that the province apply a more targeted approach to intensification and 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 expand eligibility for alternative targets to all outer ring municipalities and that the province apply a more targeted approach to intensification and density for inner ring municipalities where any increase over 40 per cent intensification should considered through consultation and agreement with the municipalities with existing or planned higher-order transit.
- OHBA recommends that the province establish clear criteria and a transparent process including timelines for Greenbelt expansion. OHBA further recommends that affected communities and landowners must be consulted by the Province and sufficient time allowed for reviewing proposed boundary changes if new Greenbelt expansions are proposed.
- OHBA therefore recommends a transparent process be established by the province to review Greenbelt designations in the *Greenbelt Plan* including criteria and a timeframe to consider site specific requests for minor adjustments to the *Greenbelt Plan* area boundaries, and that the province complete this process in a transparent and consultative manner. This boundary adjustment review should protect the integrity of the Greenbelt while providing the opportunity to fine-tune boundaries based on natural heritage features and local circumstances including infrastructure and servicing.
- OHBA supports the Urban River Valley (URV) designation on publically-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.

METROLINX - REGIONAL TRANSPORTATION REVIEW

A review of the GTHA's first Regional Transportation Plan (RTP), *The Big Move*, is underway. The review provides an opportunity to take stock of Big Move projects and supports working toward the completion of an updated RTP in 2017. Metrolinx has published "[Discussion Paper for the Next Regional Transportation Plan](#)". The commenting period has been extended to November 30th, 2016 – please submit any comments, questions, recommendations or concerns to OHBA Director of Policy, [Mike Collins-Williams](#).

Starting in November 2016, Metrolinx will be also hosting a series of community open houses to share project updates and seek input on three of the agency's projects to build new track and electrification infrastructure. This includes the:

- GO Rail Network Electrification Transit Project Assessment Process (TPAP) (Hydro One as co-proponents): gotransit.com/electrification
- Barrie Rail Corridor Expansion TPAP: metrolinx.com/RERBarrie
- Lakeshore East -Don River to Scarborough Expansion TPAP: metrolinx.com/DonRiverScarborough

For specific dates, times and locations for these meetings please refer to Metrolinx's official Public Meeting Notice. If you would like to submit a comment or question, or to receive additional information related to these projects, please visit www.metrolinxengage.com.

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 20th [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 has also submitted recommendations](#) to the Ministry of Housing in August regarding the regulatory consultation.

ONTARIO MUNICIPAL BOARD REVIEW

The current review of the scope of the OMB is critical to the industry, the land-use planning approvals process and our businesses. 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 within the system as organized under the five key themes, and raises questions for consideration.

Prior to the release of the consultation document, the province has requested to hear views from stakeholders on the following topics: Jurisdiction and powers; Meaningful citizen participation and local perspective; Clear/predictable decision making; Hearing procedures and practices; Alternative dispute resolution; and, Timely processes and decision making. 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](#).

Town Hall	Date	Location	RSVPs encouraged by:
Guelph	November 1, 2016	University of Guelph, University Centre, Peter Clark Hall 50 Stone Road East, Guelph	October 28, 2016
Oakville	November 3, 2016	Oakville Town Hall - 1225 Trafalgar Road, Oakville	October 30, 2016
Sudbury	November 8, 2016	Lexington Hotel, Salon ABC, 50 Brady Street, Sudbury	November 4, 2016
Ottawa	November 9, 2016	St. Anthony's Banquet Hall, 523 St. Anthony Street, Ottawa	November 4, 2016
Toronto	November 15, 2016	Metro Toronto Convention Centre, North Building, Room 201 222 Bremner Boulevard, Toronto	November 11, 2016
Mississauga	November 17, 2016	Port Credit Royal Canadian Legion Branch #82 -35 Front Street North, Mississauga	November 14, 2016
Thunder Bay	November 24, 2016	Da Vinci Centre, Michelangelo Room -340 Waterloo Street South, Thunder Bay	November 21, 2016

GTA WEST CORRIDOR REVIEW

In December 2015 the Ministry of Transportation suspended its work on the environmental assessment of the Greater Toronto Area West (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 panel members are Gail Beggs as Chair, along with Rod Northey and Matthias Sweet.

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. The panel is now seeking public input through a call for submissions, an online questionnaire, and stakeholder consultations. An online questionnaire will be available at www.gtawestreview.com, and submission to the GTA West Advisory Panel can be made to the following email: gtawestreview@ontario.ca by November 11, 2016.

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 to the discussion paper 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 is seeking comments and inputs from members as we prepare a submission due to the government on November 16, 2016. Please send comments to OHBA Policy Director [Mike Collins-Williams](#).

OHBA BOARD OF DIRECTORS AND EXECUTIVE COMMITTEE MEETING DATES

The OHBA Board of Directors meetings and Executive Committee meetings have changed slightly for the 2016/2016 calendar year. Please see below for the dates of the Board and Executive meetings.

OHBA Board of Directors Meetings	OHBA Executive Committee Meetings
Thursday, November 17, 2016 – BILD Awards Hall: 20 Upjohn Road	Wednesday, November 16, 2016 – Thornhill Golf and Country Club
Thursday, January 26, 2017 – BILD Awards Hall: 20 Upjohn Road	Wednesday, January 25, 2017 - TBD
Monday, April 24, 2017 – PEO Universal Event Space	Monday, April 24, 2017 – PEO Universal Event Space
Thursday, June 8, 2017 – BILD Awards Hall: 20 Upjohn Road	Wednesday, June 7, 2017 - TBD
Sunday, September 24, 2017 - Niagara Falls	

If you have any questions and/or concerns, please contact [Sajida Jiwani](#).



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