



# OHBA ACTIVITY Summary

*Keeping Members Informed*

## **DATES TO NOTE**

- September 23-25: OHBA Conference
- September 24: 2012 Awards of Distinction
- September 25: OHBA Renovators' Council
- September 25: OHBA Builders' Council

## **SEPTEMBER 2012**

### **CONDO ACT REVIEW**

The Ministry of Consumer Services has announced the details of the consultation process for the Condominium Act Review. The consultation announced is a unique process that incorporates citizen engagement with traditional stakeholder consultations. The Ministry has divided the process into three phases which will conclude sometime in late 2013 at which time it is expected the Minister will make legislative and regulatory changes based on the feedback received throughout the process.

OHBA established a Condo Review Committee with co-chairs – Vince Molinaro (Molinaro Group) and Steve Deveaux (Tribute Communities) to assist the Association as we respond to the Review. OHBA has also met with the Minister of Consumer Services, Hon. Margaret Best as well as senior staff at the Ministry to discuss our role going forward. OHBA will be an active participant throughout the process lending our considerable expertise, experience, and knowledge in the condominium sector. The Minister plans on visiting 6 different cities across Ontario for public information sessions. OHBA has a Local Association in every city the Minister is visiting and we will look forward to engaging our members as the Ministry tours the province.

Condominium living has become an affordable and popular housing choice in both the low-rise and high-rise market and our members have responded to this demand by building the most vibrant condo market in North America. Throughout the consultation OHBA will continue advocate for housing affordability as a component of any of the proposed changes to the Condominium Act.

Visit [www.ontario.ca/condos](http://www.ontario.ca/condos) for more information

### **2012 OHBA RESOLUTIONS**

OHBA has tabled four resolutions to be heard at our Annual Meeting of Members held at our Annual Conference on Monday September 24<sup>th</sup> at the Village of Blue Mountain Conference Centre in Collingwood. Member engagement through Annual Resolutions process is important as the resolutions establish policy which helps guide the governance objectives of the association.

1. OHBA By-Law Review
2. Canadian Home Builders' Association Organizational Review
3. Incorporation of OHBA's 30<sup>th</sup> Local Home Builders' Association: Blue Water Builders' Association
4. National Transit Strategy (Capital Expansion)

### **FEDERAL ELECTORAL DISTRICTS TO BE ADDED AND REDISTRIBUTED**

Ontario has historically been under-represented in Parliament and proposed new seats across the country seek to address some of the population changes that have occurred. Ontario will receive 15 new ridings based on legislation passed in late 2011 by the Harper Government. British Columbia and Alberta will each receive six new seats, and Quebec will receive three as outlined in the legislation. Ontario's share will move to 121 seats from 106. And the House will expand from 308 to 338 seats.

Of the 15 new proposed ridings across the province, Peel and York regions will each receive three new additional ridings, Toronto and Durham Region two, and Halton one. Cambridge, Ottawa, Simcoe and Hamilton will also benefit. The exact boundaries of the ridings are still under review and the process is due to be completed in time for the next federal general election. OHBA passed a resolution in 2009 calling for fair representation in Parliament.

## REVISED CMHC FORECAST SUGGESTS STRONG YEAR FOR HOUSING

While housing demand may have peaked earlier in the year and more modest job growth has reduced some of the market momentum, CMHC is forecasting a strong year for Ontario housing starts. The recently released CMHC third quarter forecasts slightly revised forecast activity upwards in 2012 due to ongoing strength in the multiple-unit sector; however this increase was tempered by a forecast decrease in overall housing starts in 2013.

	2010	2011	2012 (F)	2013 (F)
<b>Single Detached</b>	28,089	26,884	25,900	25,900
<b>Multiple Unit</b>	32,349	40,937	49,200	37,400
<b>Semi</b>	3,006	3,142	3,150	3,000
<b>Row</b>	10,255	9,288	11,000	10,350
<b>Apartment</b>	19,083	28,507	35,050	24,050
<b>Total</b>	60,433	67,821	75,100	63,300

Source: Canada Mortgage and Housing Corporation

In terms of sales, the GTA condo market is showing signs of plateauing, as last year was a banner year for home sales in the GTA. This year's monthly sales numbers compared to last year have dropped, however they remain in-line with the 10-year average. According to BILD President and CEO, Bryan Tuckey we are "seeing a stabilizing of the market and a return to average monthly sales of new homes in the GTA."

## AODA DRAFT BUILT ENVIRONMENT STANDARD RELEASED

After a long wait, the draft of the built environment standard under the Accessibility for Ontarians with Disabilities Act is posted on the Ministry of Community and Social Services' website. This begins the 45-day public review period which will end October 1. The standard will come into effect with a staggered timeline that will see the Ontario government needing to comply by 2015, public sector organizations in 2016, large private sector organizations with more than 50 employees in 2017 and small private sector organizations in 2018. The accessibility standards will apply to all projects going forward, with no requirements to retrofit existing facilities.

## OHBA AWARDS OF DISTINCTION FINALISTS

### Project of the Year - Low Rise

Aspen Ridge Homes for: "*King Oaks*" – King City  
Brookfield Homes (Ontario) Ltd. for: "*Pathways*" – Caledon  
Geranium Homes for: "*Forest Trail Estates*" – Whitchurch-Stouffville

### Project of the Year - High or Mid-Rise

Linvest Properties Ltd. for: "*B.street Condos*" – Toronto  
Monarch Corporation and The Goldman Group for: "*Picasso on Richmond*" – Toronto  
SigNature Communities for: "*Tao Boutique Condos on Bayview*" – Richmond Hill

### Ontario Home Builder of the Year

The Minto Group – Ottawa/Toronto  
Monarch Corporation – Toronto  
Reid's Heritage Group – Cambridge



## OHBA ANNUAL CONFERENCE 2012

Mark Your Calendar! The 2012 Conference will be hosted by the CHBA Simcoe County Home Builders' Association, at Blue Mountain Resort in Collingwood September 23-25. Register today at [www.ohbaconference.com](http://www.ohbaconference.com)



Ontario Home Builders' Association

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