



OHBA ACTIVITY Summary

Keeping Members Informed

December 2014

DATES TO NOTE

- January 28: OHBA Board of Directors Meeting
- February 19: EnerQuality Innovation Forum and Awards of Excellence
- May 4: OHBA's Presidents' and Executive Officers' Day and Industry Leaders Dinner

OHBA DAY AT QUEEN'S PARK – NOVEMBER 19TH



On Wednesday, November 19th, OHBA hosted a day at Queen's Park for our network of 31 local associations and their delegates. The day consisted of the OHBA Board of Directors meeting, a series of meetings for delegates to inform and educate MPPs on important OHBA and industry issues and ended with an evening reception that was attended by numerous Cabinet Ministers and MPPs. The day also included an opportunity for all five PC Leadership Candidates to address the OHBA Board and speak about their vision for the party moving forward.

The MPP meetings with OHBA Board members and Executive Officers were key opportunities for direct engagement between OHBA's network of local associations and our elected representatives from across Ontario. Topics included: Making Ontario's Land-Use Planning and Appeals System work, improving the College of Trades, making New Neighbours Taxes fair, accountable and transparent and stopping illegal building and illegal renovators. The well-attended MPP reception provided yet another opportunity for decision makers to hear industry perspectives. The OHBA Board was joined by the Minister of Municipal Affairs and Housing during the reception, where delegates were addressed by Hon. Ted McMeekin who spoke to the excitement of six-storey wood-frame building coming to

Ontario on January 1, 2015 and how this will provide more opportunity and choice for new home buyers.

To view more photos from the day at Queen's Park, please visit our [Facebook page](#).

MPP PETER MILCZYN INTRODUCES PRIVATE MEMBER'S BILL ON ITEMS RELATED TO THE PLANNING ACT

On November 18th MPP Peter Milczyn (Etobicoke-Lakeshore) introduced Private Member's Bill 39, *Planning Statute Law Amendment Act, 2014* (An Act to Amend the *City of Toronto Act*, *Planning Act*, and certain regulations). The Bill has since been debated, received Second Reading and has been referred to the Standing Committee on General Government. The Private Member's Bill proposes a number of amendments to the *City of Toronto Act*, *Planning Act* and other regulations. Key items included in the proposed legislation:

Related to the *Planning Act*:

- Authorizes municipalities to pass inclusionary zoning by-laws requiring that a specific percentage of housing units be affordable;
- Requires the OMB to make decisions that are consistent with municipal council decisions;
- Matters of provincial interest would be expanded to include promotion of built form with specific desirable characteristics;
- Extends application processing timeframes from 180 days to 240 days for OPAs and for zoning by-laws that run concurrently with OPAs, and from 120 to 180 days for other zoning by-law amendments;
- Allows municipalities to establish a value-based formula for the use of Section 37 (density bonusing);
- Prevents appeals of municipally initiated OPAs for a five year period
- requires applicants to clearly explain reasons for an appeal to the OMB and pre-list the evidence;
- Authorizes the creation of regulations to define key concepts related to the minor variance process;
- Expands some of the Minister's duties related to policy statements;
- Prevents appeals of interim control by-laws in the City of Toronto;
- Allows for the establishment of fee schedules for processing matters related to local appeal bodies.

Related to the *City of Toronto Act*:

- Expands the City of Toronto's options for enforcement of by-laws related to the demolition and conversion of residential rental properties;
- Prevents appeals regarding local appeal body fees;
- Authorizes the City to dissolve or change the local appeal body.

The debate in the Legislative Assembly included MPP Milczyn's rationale for introducing the legislation, as well as MPPs' perspectives on the Private Member's Bill, the OMB and the new housing industry. That debate can be read [here](#). Should public hearing dates be scheduled, OHBA will plan to make a deputation to the Standing Committee. It should be noted that MPP Milczyn is a trained architect and has previously served as a city councillor in Toronto since 1994. Just prior to his election to the Ontario legislature this June, he served as Chair of the City of Toronto Planning and Growth Management Committee. The items in the proposed Private Member's Bill are reflective of items that were of considerable interest to him when he served as a city councillor.

The Private Member's Bill contains a number of proposals for which OHBA has established opposition to including the extended application processing timelines, undermining the legislative independent authority of the OMB by requiring decisions to be consistent with council decisions and freezing appeals of municipal Official Plans for five years. OHBA provided the Ministry of Municipal Affairs and Housing with a comprehensive submission last year outlining association recommendations to improve Ontario's Land-Use Planning and Appeals system and these recommendations are not reflected in the proposed Private Member's Bill. Furthermore, the Private Member's Bill authorizes municipalities to implement inclusionary zoning that will increase the cost of housing for the vast majority of home buyers by subsidizing new affordable units through additional taxes. OHBA outlined opposition to inclusionary zoning and recommended alternative measures to support affordable housing in our [submission to the Ministry of Municipal Affairs and Housing as part of the Long-Term Affordable Housing Strategy consultation](#) in 2010.

Earlier this year OHBA provided the Provincial Government with comprehensive recommendations in a submission responding to the Ministry of Municipal Affairs and Housing's Land-Use Planning and Appeals System Consultation – the [submission is available here](#). Furthermore, last spring a different Private Member's Bill with respect to the OMB was proposed by former Trinity-Spadina MPP Rosario Marchese. OHBA and BILD appeared before the Standing Committee on Finance and Economic Affairs in April 2014 to educate, advocate and inform MPPs on the important role of the OMB and to discuss our recommendations to improve Ontario's land-use planning and appeals system. The legislative process now requires the Bill to be scheduled for committee with public hearings. If, and when, the Bill is called OHBA will keep members up-to-date with respect to the status of the Private Member's Bill and will seek input from members as we prepare our submission responding to the proposed amendments to the Planning Act and the City of Toronto Act. To view the proposed Private Member's Bill 39, [click here](#).

FEDERAL GOVERNMENT JOINS FORCES WITH CANADA'S BUSINESS COMMUNITY TO FIGHT THE UNDERGROUND ECONOMY: CANADA REVENUE AGENCY

The Honourable Kerry-Lynne D. Findlay, Minister of National Revenue, hosted the [inaugural meeting of the new Underground Economy Advisory Committee](#) to reduce the social acceptability of, and participation in, the underground economy. "[This] initiative takes collaboration to a whole new level and, most importantly, provides a stronger voice to the very businesses that are most affected by this illegal activity," said the Minister of National Revenue, The Honourable Kerry-Lynne D. Findlay.

CHBA was pleased to be a big part of both the advisory committee inaugural meeting and the media event that preceded it. CHBA CEO Kevin Lee is quoted in the government's release.

PRE-BUDGET CONSULTATIONS

While the July provincial budget is still fresh on most people's minds, the provincial government is making initial steps towards next year's 2015 provincial budget. The Standing Committee on Finance and Economic Affairs will meet to conduct Pre-Budget consultations. The Committee intends to hold public hearings in Fort Frances, Sudbury, Ottawa and Cornwall during the week of January 19, 2015; and in Fort Erie, London and Toronto during the week of January 26, 2015. OHBA intends to prepare a pre-budget submission and encourages local HBAs in those locations to participate in the pre-budget process. OHBA will be pleased to assist local associations that do participate. Interested people who wish to be considered to make an oral presentation to the Committee should contact the Clerk of the Committee, Katch Koch by 12 noon on Wednesday, December 10, 2014 at (416) 325-3526 or kkoch@ola.org.

OHBA/BILD/RESCON BC MID-RISE WOOD-FRAME CONSTRUCTION TOUR

Momentum continues to build with the OBC amendments to permit six-storey wood-frame construction coming into effect on January 1, 2015. This November, forty Ontario professionals participated in a highly educational tour of mid-rise wood-frame construction buildings in BC. Led by Wood WORKS!/Canadian Wood Council host, Sukh Johal (WOOD WORKS! BC), the tour connected industry members with local engineers and municipal representatives from the City of Richmond.

The tour visited several mid-rise developments that were finished buildings or under construction, including Parc Riviera, The Remy, Alexandra Court and several projects on the University of British Columbia campus. Members saw first-hand how midrise wood-frame construction fits into the urban context and left with many lessons learned.



Buildings Toured:

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| River's Edge, Richmond, BC | Remy, Richmond, BC (first six-storey wood frame residential development in BC) | Parc Riviera, Richmond, BC |
| Polygon's Alexandra Court, Richmond, BC | Earth Sciences Building (UBC) | Wesbrook Mid-rise Village (UBC) |
| Centre for Interactive Research on Sustainability Building (UBC) | Richmond Olympic Oval | |

OHBA RECOGNIZED AT ONTARIO WOOD WORKS! WOOD DESIGN AWARDS



OHBA, BILD and RESCON received the Wood Champion Award at the 14th annual Wood WORKS! celebration in Toronto on November 12, 2014. The awards program recognizes people and organizations that, through design excellence, advocacy, and innovation, are advancing the use of wood in all types of construction. "This year is a particularly special celebration because it marks the beginning of a new era for wood construction. Tonight we are not only privileged to recognize the winners of this year's awards program but also pleased to celebrate the Ontario Building Code changes that have created opportunities for the construction of entirely new building types in Ontario. We are all excited about the future of wood construction in the province and look forward to the first six-storey, wood frame building built in Ontario." concluded Berube.

This year the Wood Champion award went to a group whose efforts have helped bring about changes to the Ontario Building Code that will permit six-storey wood-frame construction in the province. The strong partnership and combined voice of OHBA, BILD, RESCON and the Association of Municipalities of Ontario, helped code changes become a priority for the Ontario government and key stakeholder groups.

REMINDER! ONTARIO BUILDING CODE AMENDMENTS EFFECTIVE JANUARY 1, 2015

An amendment to the OBC was released in December 2013, including updated references and barrier-free design (accessibility) requirements effective January 1, 2015:

- Requirements for all smoke alarms in all buildings, including houses, to include a visual component.
- Updated 2012 CSA standard (F280) for heating and cooling load calculations.
- Requirements for visual fire alarms to be installed in all public corridors of multi-unit residential buildings and in all multi-unit residential suites.

Click on the link to access the full [MMAH CodeNews](#). The 2012 Building Code can also be viewed free online at [E-Laws](#).

ENERQUALITY INNOVATION FORUM AND AWARDS OF EXCELLENCE

Get the edge by attending Ontario's must-attend conference and awards celebrating the 10th anniversary of Canada's most successful residential green building program, ENERGY STAR® For New Homes. The EQ Housing Innovation Forum on **February 19, 2015** will be a full day of insightful seminars, networking, and ground-breaking products and services. The EQ Housing Innovation Forum is followed by the EQ Awards Evening Gala - a night where the residential building and construction industry's leading innovators receive recognition for their accomplishments! To register for this event and to nominate a builder for the EQ Awards, [click here](#).



Ontario Home Builders' Association

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