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OHBA ACTIVITY Summary

Keeping Members Informed

Date to Note

- **February 28:** [EnerQuality Awards Gala](#)
- **April 15:** SAVE-THE-DATE - OHBA Presidents and Executive Officers Seminar day

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OHBA's Housing Supply Action Plan Submission

On November 28, the Honourable Steve Clark, Minister of Municipal Affairs and Housing (MMAH) released a *Housing Supply Action Plan* consultation to address the barriers to creating more housing. Since the announcement, OHBA has held numerous meetings with MPPs and Cabinet Ministers on the *Housing Supply Action Plan* and a number of OHBA's local home builders' associations have also held locally focused meetings with MPPs and members of Cabinet on how the provincial government can make policy changes to deliver more housing supply and choice across Ontario. The final plan following the current consultation is set to be released in Spring 2019.

OHBA strongly believes that a healthy housing system exists when a city or region has the right mix of housing choices and supply that are able to address all residents' shelter needs through their full life cycle. A properly functioning housing system should provide stability to



communities, where a lack of supply has made ownership more difficult and quality rental housing hard to find. Transformative action by the province is required to address the complex issues impacting the housing system and our members ability to deliver new supply.

OHBA applauds the provincial government for recognizing constraints on housing supply and for their determination to reduce red tape in order to make it easier to live and do business in Ontario. OHBA would like to acknowledge and note our support for many changes and recent announcements already made by the government to address housing supply and support Ontario's economic competitiveness including, but not limited to: eliminating rent control from new units, proposed amendments to the *Growth Plan*, apprenticeship reforms including a modernized 1-to-1 apprentice-to-journeyperson ratio and significant reductions in WSIB premiums. OHBA looks forward to working with the government on our recommended course of action to address the housing supply challenge – Please follow this link for a copy of the [OHBA Housing Supply Action Plan Submission](#) delivered to the government on January 25, 2019.

OHBA's Made-in-Ontario Environment Plan Submission



The provincial government launched a consultation in the fall of 2018 seeking feedback from Ontario citizens and businesses on a *Made-in-Ontario Climate Change Plan*. [OHBA made a submission earlier in November 2018](#) with our recommendations responding to the proposed *Climate Change Plan*. The Ministry of the Environment, Conservation and Parks (MECP) subsequently released a proposed [Made-in-Ontario Environment Plan](#) which OHBA responded to with the [OHBA Made-in-Ontario Environment Plan Submission](#) on January 29, 2019.

OHBA members have an important role to play in protecting and preserving our environment. Through environmental stewardship, building energy efficient new housing or upgrading aging homes, creating transit-efficient communities or cleaning up brownfields sites - our members are important partners to the government in delivering upon a *Made-in-Ontario Environment Plan*. In the OHBA submission, OHBA outlined areas that our industry can play a leading role in climate change mitigation and provided public policy recommendations to balance a healthy environment with a healthy economy.

OHBA believes that the consultation represents an important opportunity to recalibrate public policy to facilitate the construction of more new energy efficient homes, encourage homeowners to upgrade the

positive initiatives.

OHBA is generally supportive of the *Made-in-Ontario Environment Plan* and looks forward to working with the government to address the complex issues impacting the housing system and our members' ability to deliver the new energy efficient housing supply.

Growth Plan Amendment #1 - 2019

On January 15, the Ministry of Municipal Affairs and Housing (MMAH) released a proposed amendment to the *Growth Plan* for the Greater Golden Horseshoe which impacts 11 of OHBA's local home builders' associations. During the fall OHBA and several members and impacted local associations participated in five working group sessions as well as a stakeholders forum. OHBA is pleased that the new government has recognized industry and municipal concerns regarding key implementation challenges from the *2017 Growth Plan* for the Greater Golden Horseshoe and has proposed amendments that will support more housing supply and choice.

As part of the consultation process, MMAH will be hosted by OHBA & BILD on **Friday February 15th at 10:00** at 20 Upjohn Road in Toronto. Members will have the opportunity for an overview and presentation by the Ministry on proposed amendments to the *Growth Plan* followed by Q & A. **Please RSVP by e-mailing** OHBA Director of Policy [Mike Collins-Williams](#).

A press release supporting the announcement from OHBA is [available here](#).

Last fall OHBA submitted recommendations to the government including one letter specific to [Agricultural System and Natural Heritage System Mapping](#) and a second letter covering [Employment Area Conversions, Settlement Boundary Expansions and Density and Intensification Targets](#). The government listened to OHBA recommendations and January's announcement represented an important step in updating the *Growth Plan* for the Greater Golden Horseshoe, 2017 and its transition regulation. The proposed amendment has been posted to the [Environmental Registry](#) for 44 days for public and stakeholder feedback until **February 28th**. Please share your feedback with OHBA Director of Policy [Mike Collins-Williams](#) as we will be preparing a submission with industry recommendations to the government.

Key proposed changes would apply across six broad categories:

Employment Planning

Settlement Area Boundary Expansions

- A system that enables local municipal decisions on reasonable changes to settlement area boundaries in a timely manner so as to unlock land faster for residential and commercial development and support more jobs and housing.

Small Rural Settlements

- A system that recognizes small rural settlements as areas that are not expected to face significant growth pressures.

Natural Heritage and Agricultural Systems

- Greater Golden Horseshoe regional mapping systems that are factual and reflect the local mapping realities, while providing for the appropriate level of protections for our natural resources and continuing to build the economic viability of our agri-food industry.

Intensification and Density Targets

- A simplified approach to minimum intensification and density targets that reflects the objective of supporting provincial transit investments, planned growth rates and local realities, including market demand for housing.

Major Transit Station Areas

- A streamlined approach that enables the determination of major transit station areas to happen faster so that zoning and development can occur sooner.

Endangered Species Act Review

The Ontario government is currently undertaking a review of the *Endangered Species Act* to improve protections for species at risk, as well as to look for ways to streamline approvals and provide clarity to support economic development. OHBA continues to support appropriate protections for species at risk. As outlined in the [Made-in-Ontario Environment Plan](#), the government is ensuring protections for species at risk, while improving the effectiveness of the program. As a first step, the province is undertaking a review of the [Endangered Species Act](#).

A discussion paper has been posted on the Environmental Registry (013-4143) for a 45-day consultation period (until March 5) on how the province can achieve positive outcomes for species at

- Enhancing the government's ability to enforce regulations under the *Endangered Species Act*;
- Ensuring that species assessments for the [Species at Risk in Ontario List](#) are based on current science;
- Streamlining related approvals and processes;
- Maintaining effective government oversight; and
- Increasing transparency around the process for listing species on the Species at Risk in Ontario List.

OHBA will be preparing a submission to respond to the consultation. Please share any feedback and comments directly with OHBA Director of Policy [Mike Collins-Williams](#).

Review of the Real Estate and Business Brokers Act

The Ontario government is considering making changes to the Real Estate and Business Brokers Act, 2002. This legislation governs real estate brokerages, brokers and salespersons, setting the rules for how they conduct business and interact with consumers. As part of the review, the government will consult with consumers and real estate registrants about changes to legislation to better support a fair and competitive marketplace. An [regulatory posting](#) is open for consultation until March 15, 2019

Please note that the [consultation paper](#) asks a number of questions with respect to requirements for full-time employees of builders and vendors of new homes whom are regulated through the Ontario New Home Warranties Plan Act. OHBA continues to support the current regulatory framework which binds a builder's full time sales representative to the Ontario New Home Warranty Program. Builders need to stand behind the commitments make by their sales agents as part of their annual regulatory renewal.

SAVE-THE-DATE: OHBA's Presidents and Executive Officers Seminar Day

OHBA's Presidents and Executive Officers Seminar Day

SAVE-THE-DATE

April 15, 2019
Hilton Toronto/Markham Suites

More Info - sjiwani@ohba.ca



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