

YEAR IN REVIEW - 2019

THE BUILDER ADVOCATE

Your Voice at Queen's Park



Ontario
Home Builders'
Association

Welcome, 2020! OHBA is taking a look back at the year that was and recap some of the industry highlights, political discussions and policy changes that affect our members' businesses, new housing supply and consumers across the province.

OHBA is looking forward to a very busy 2020 and working with our members and network of local home builders' associations to ensure that the great Canadian dream of homeownership is a reality for all #homebelievers.

Wishing everyone a happy, healthy, and prosperous
New Year!

SIMCOE COUNTY HOME BUILDERS' ASSOCIATION HOUSING SUMMIT



L-R: Nathan Stone (CHBA President), Peter Brewda (SCHBA President), Sandy Tuckey (SCHBA EO), Jeff Lehman (Mayor of Barrie), MPP Caroline Mulroney (Ontario Attorney General), Rick Martins (OHBA President), MPP Andrea Khanjin and Bob Schickedanz (OHBA Incoming President)

The Simcoe County Home Builders' Association hosts a Housing Summit with numerous elected officials including Municipal Affairs and Housing Minister, Steve Clark, as the keynote speaker.

OHBA STANDING COMMITTEE DEPUTATION

OHBA makes a deputation to the Standing Committee on Finance and Economic Affairs as part of the pre-budget consultations at Queen's Park with a focus on increasing housing supply and choice in Ontario.

ONTARIO HOME BUILDERS' ASSOCIATION SUBMISSION ON BILL 66

OHBA submission on Bill 66, Restoring Ontario's Competitiveness Act, 2018 responding to the regulatory consultation ERO 013-4239 to the Ministry of Municipal Affairs and Housing.

PROPOSED AMENDMENT TO THE GROWTH PLAN

On January 15, the Ministry of Municipal Affairs and Housing released a proposed amendment to the Growth Plan for the Greater Golden Horseshoe which impacts 11 of OHBA's local home builders' associations. A press release supporting the announcement from OHBA is available on our website, www.ohba.ca.

MEETING NEWLY ELECTED MPP MIKE SCHREINER - GREEN PARTY LEADER

OHBA along with the Guelph and District Home Builders' Association has our first formal meeting with the newly elected Green Party Leader Mike Schreiner who is the first Green Party member to be elected as a Member of Provincial Parliament in Ontario.

HOUSING SUPPLY ACTION PLAN CONSULTATIONS

The Housing Supply Action Plan consultation wraps up with OHBA submitting a comprehensive submission with over 100 recommendations for the government. OHBA 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' housing needs throughout their lives. A properly functioning housing system should provide stability to both renters and owners, at prices people can afford and with the choice that meets their needs. The OHBA Housing Supply Action Plan Submission was delivered to the government on January 25, 2019. The consultation had five key themes:

- **Speed:** It takes too long for development projects to get approved;
- **Mix:** There are too many restrictions on what can be built to get the right mix of housing where it is needed;
- **Cost:** Development costs are too high because of high land prices and government-imposed fees and charges;
- **Rent:** It is too hard to be a landlord in Ontario, and tenants need to be protected;
- **Innovation:** Other concerns, opportunities and innovations to increase housing supply.

OHBA MADE-IN-ONTARIO ENVIRONMENT PLAN SUBMISSION

The Made in Ontario Environment Plan consultation on the Environmental Registry (013-4208) included issues as wide-ranging as Brownfields, Excess Soils, Environmental Compliance Approvals, Conservation Authorities and Low Impact Development. The plan commits to what the provincial government sees as a targeted, pragmatic and flexible approach to achieving the Province's environmental objectives while balancing Ontario's economic interests. OHBA responded to with the OHBA Made-in-Ontario Environment Plan Submission on January 29, 2019.



FEBRUARY

IMPROVING THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

OHBA made a submission to the Ontario Growth Secretariat at the Ministry of Municipal Affairs and Housing with respect to improving the Growth Plan for the Greater Golden Horseshoe. OHBA supported the approach taken by the government to remove the "one size fits all" set of density and intensification targets with a number of key recommended improvements to the Growth Plan.

REVIEW OF THE ENDANGERED SPECIES ACT

The Ministry of the Environment, Conservation and Parks launched 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. A discussion paper was posted on the Environmental Registry (013-4143) on how the province can achieve positive outcomes for species at risk while reducing the burden and increasing efficiencies for businesses.

REVIEW OF THE REAL ESTATE AND BUSINESS BROKERS ACT

The Ontario government launched a review 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. OHBA responded with a submission on March 15th providing industry recommendations to the government.

MARCH

RECOMMENDATIONS TO STREAMLINE SPECIES AT RISK ACT IN ONTARIO

OHBA responds to an Environmental Registry Posting with recommendations to streamline Species at Risk in Ontario permitting, while ensuring that endangered species continue to be protected in Ontario. OHBA made a submission in March with recommendations for how the province can achieve positive outcomes for species at risk while increasing efficiencies for businesses.

MINISTRY OF AGRICULTURE, FOOD AND RURAL AFFAIRS

OHBA meets with the Minister of Agriculture, Food and Rural Affairs, Honourable Ernie Hardeman, who served for many years as Housing Critic for the PCs when they were in opposition.

BRINGING MORE HOUSING SUPPLY AND CHOICE TO #HOMEBELIEVERS



L-R: Sean Morrison (OREA Chair of PAC), Tim Hudack (OREA CEO), Karen Cox (OREA President), Joe Vaccaro (OHBA CEO), David Amborski (CUR Director)

OHBA, along with the Ontario Real Estate Association (OREA) released a jointly-commissioned report, through Ryerson University's Centre for Urban Research and Land Development, calling on the Provincial Government to take bold action to bring more housing supply and choice to #homebelievers along transit corridors. The report notes that implementing as-of-right zoning along Ontario's 200 major transit hubs would create room for four million new homes in the marketplace. OHBA held a media event at Queen's Park announcing the release of this report as part of a three-part series on bringing housing supply and choice to Ontarians. You can watch the full media announcement and press conference on the OHBA YouTube Channel. The CUR Report can be found on Ryerson University's Centre for Urban Research and Land Development's website.

HALIBURTON COUNTY HOME BUILDERS' ASSOCIATION DINNER

OHBA joins the Haliburton County Home Builders' Association for a dinner meeting with special guest Honourable Laurie Scott, the Minister of Labour and local MPP (Haliburton-Kawartha Lakes-Brock).



QUINTE HOME BUILDERS' ASSOCIATION HOUSING SUMMIT

The Quinte Home Builders' Association co-hosts a Housing Summit in Belleville where the Minister of Economic Development, Job Creation and Trade, Honourable Todd Smith, made an address.

HOUSING SUPPLY ACTION PLAN CONSULTATION

OHBA joins members of the Hamilton Halton Home Builders' Association for a Housing Supply Action Plan consultation with Minister of Municipal Affairs and Housing, Honourable Steve Clark and MPP Donna Skelly (Flamborough—Glanbrook).

APRIL

ONTARIO BUDGET AND OHBA INDUSTRY LEADERS' DINNER

In April, OHBA was pleased to be joined by keynote speaker, the Minister of Municipal Affairs and Housing, Honourable Steve Clark, alongside Finance Minister Vic Fedeli, to introduce the very first Progressive Conservative Party budget in over fifteen years. The budget revealed an updated picture of Ontario's finances and a path forward to balance as well as articulating the Government's public policy priorities going forward. The 2019 provincial budget also sets the stage for a Housing Supply Action Plan which included a number of measures designed to reduce red tape and make it easier to live and do business in Ontario while also increasing the supply of new ownership and rental housing.

CENTRE FOR URBAN RESEARCH AND LAND DEVELOPMENT REPORT

On April 29th, OHBA, along with the Ontario Real Estate Association (OREA) released a jointly-commissioned report, through Ryerson University's Centre for Urban Research and Land Development, showing that some Government-owned properties are already being used for the development of thousands of new rental, affordable housing and market value units. However, thousands of other properties that are currently sitting underutilized present prime potential for building a variety of housing options. The CUR Report can be found on Ryerson University's Centre for Urban Research and Land Development's website.

MODERNIZING THE ENVIRONMENTAL ASSESSMENT PROCESS

The Ministry of the Environment, Conservation & Parks proposed to modernize its almost 50-year-old Environmental Assessment (EA) process to better serve Ontarians by focusing on projects that pose actual, real risks to the environment, streamlining approval timelines and eliminating duplication. The government released a discussion paper (ERO O13-5101) that outlined a more modern EA process, including immediate, short-term fixes to reduce the burden and serve the interest of Ontarians.

FEES CUT FOR JOURNEYPERSONS AND APPRENTICES

OCOT cut fees for journeypersons and eliminating fees for apprentices at the request of the provincial government. This is a key issue that the OHBA has been advocating for.



AMENDMENTS TO THE CONSERVATION AUTHORITIES ACT

The Ministry of the Environment, Conservation and Parks has launched a consultation proposing to modernize operations and the Conservation Authorities Act (O13-5018) and a second regulatory consultation focusing on Conservation Authority development permits on the protection of people and property (O13-4992). The Ministry is proposed to introduce amendments to the Conservation Authorities Act, which would help Conservation Authorities focus and deliver on their core mandate, and to improve governance.



GREY BRUCE HOME BUILDERS' AND TRADES ASSOCIATION DINNER MEETING

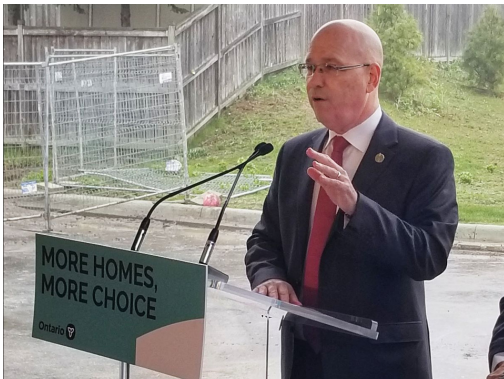


L-R: Mike Collins-Williams (OHBA Policy Director), Dan Burrows (GBHBTA Director), MPP Bill Walker (Minister of Government and Consumer Services), Bob Schickedanz (OHBA Incoming President), Margaret Janssen (GDHBA Executive Officer), Paul Janssen (JDC Custom Homes Owner and President)

On April 24th in partnership with the Grey Bruce Home Builders' and Trades Association, OHBA hosted a dinner meeting in Owen Sound with special guest Minister of Government and Consumer Services, Bill Walker.

MAY

HOUSING SUPPLY ACTION PLAN - MORE HOMES, MORE CHOICE



OHBA President Rick Martins and incoming president Bob Schickedanz were pleased to be invited to the release of the Housing Supply Action Plan by the Honourable Steve Clark, Minister of Municipal Affairs and Housing. The announcement was a significant milestone following extensive consultation with stakeholders and, in particular, many OHBA members and local HBA's in communities from across Ontario. OHBA was pleased to report that many of the recommendations from our Housing Supply Action Plan submission have been adopted by the government.

GROWTH PLAN FINALIZED!

The new Growth Plan for the Greater Golden Horseshoe is finalized and came into force on May 16th.

NORTH BAY HOME BUILDERS' ASSOCIATION DINNER MEETING



L-R: Rob Miller (NBHBA Member), MPP Vic Fedeli (Minister of Finance)

On May 23rd in Partnership with the North Bay Home Builders' Association, OHBA hosted a dinner meeting in North Bay with special guest Minister Vic Fedeli.

BILL 108 - MORE HOMES, MORE CHOICE ACT

As part of the Housing Supply Action Plan, the provincial Government introduces the More Homes, More Choice, Bill 108 that amends twelve different pieces of legislation to support more housing supply and choice in Ontario. Both OHBA and BILD made deputations to the Standing Committee on Justice Policy supporting the legislation on May 31.

INDUSTRY RECOMMENDATIONS - MODERNIZING THE ENVIRONMENTAL ASSESSMENT

The Ministry of the Environment, Conservation & Parks proposed to modernize the Environmental Assessment (EA) process. OHBA provided the Ministry with a submission including industry recommendations on May 25, 2019.

INDUSTRY RECOMMENDATIONS - CONSERVATION AUTHORITIES ACT

The Ministry of the Environment, Conservation and Parks continues it's consultation proposing to modernize operations and the Conservation Authorities Act (O13-5018) and on the protection of people and property (O13-4992). OHBA submitted our recommendations to government in a submission on May 10, 2019.



INDUSTRY RECOMMENDATIONS - SPECIES AT RISK

On April 18th the Ministry of the Environment, Conservation and Parks proposed a number of changes to the Endangered Species Act and posted those changes on the Environmental Registry (O13-5033). OHBA prepared and submitted a second submission with industry recommendations responding to the Environmental Registry posting on May 9, 2019.

ANNUAL QUEEN'S PARK ADVOCACY DAY



Top - L-R: MPP Mike Schreiner (Green Party Leader), MPP Terrance Kernaghan (London North Centre)

Bottom - L-R: Minister Steve Clark (Minister of Municipal Housing and Affairs), MPP John Fraser (Ottawa South)

On May 28th OHBA hosted our annual Queen's Park Advocacy Day where OHBA and local association members hosted meetings with numerous cabinet ministers, Municipal Affairs and Housing Minister Steve Clark, and Economic Development, Job Creation and Trade Minister Todd Smith, both addressed the OHBA Board of Directors. OHBA also hosted an MPP reception that was well attended by MPP's from all four political parties.

JUNE

DELIVERING MORE HOUSING SUPPLY IN ONTARIO

In partnership with BILD, the Greater Ottawa HBA and the London HBA, OHBA co-hosted three Housing Supply Action Plan (HSAP) forums that were attended by numerous MPPs and Cabinet Ministers to outline key actions the government is undertaking to deliver more housing supply.

NEW REGULATIONS SURROUNDING COMMUNITY BENEFITS - THE PLANNING ACT

On June 21st the provincial government launched consultations on the best way to implement a new community benefits approach to ensure that developers pay for community benefits and to make sure that municipal revenue streams are maintained and to make community benefits more transparent and predictable. The provincial government proposed a new regulation pertaining to the community benefits authority under the Planning Act (ERO 019-0183).

REVIEW OF THE WORKPLACE SAFETY AND INSURANCE BOARD

The Ontario Government launched a review of the Workplace Safety and Insurance Board (WSIB) to ensure it operates effectively, efficiently and sustainably. The home building rate group (764) premiums are significantly lower this year. Moving from \$7.24 for every \$100 of a workers income in 2018 to \$4.33, a decrease of 40.2 per cent.

CHANGES TO THE ENVIRONMENTAL REGISTRY

The Ministry of the Environment, Conservation & Parks proposed changes that will make it safer and easier for more excess soil to be reused locally and properly by clarifying rules for managing and transporting excess soil. The proposed changes were posted on the Environmental Registry (ERO 013-5000). OHBA made a submission generally supporting the environmental registry posting on June 17, 2019.



JULY

HOUSING ROUNDTABLE WITH MINSITER STEVE CLARK

OHBA attended a Housing Roundtable with the Minister of Municipal Affairs and Housing, Steve Clark.

CONSULTATION ON PROPOSED CHANGES TO THE PROVINCIAL POLICY STATEMENT

As part of Ontario's Housing Supply Action Plan, the Ministry of Municipal Affairs and Housing launched a consultation on proposed changes to the Provincial Policy Statement (PPS). The PPS is an important part of Ontario's land use planning system, setting out the provincial land use policy direction. The Planning Act requires that decisions on land use planning matters be "consistent with" the Provincial Policy Statement policies.

CHANGES TO THE CONSTRUCTION ACT

On July 18th, Attorney General Doug Downey announced a next step to the full implementation of a first-in-Canada Prompt Payment regime.

RESOLUTIONS UPDATE PACKAGE - 2019-2019

OHBA produced a 2018-2019 Resolutions Update package with a status report of the resolutions approved at the September 2018 OHBA Annual Meeting of Members.

AUGUST

AMO CONFERENCE



OHBA attended the AMO conference in Ottawa and met with numerous MPPs and Cabinet Ministers.

PROPOSED REGULATIONS - BILL 108

In June, the province posted three sets of proposed Regulations for consultation related to various elements of Bill 108. OHBA made a submission responding to the three proposed regulations under Bill 108 on August 6, 2019. The three posted regulations were as follows:

- A proposed new regulation pertaining to the community benefits authority under the Planning Act.
- A proposed new regulation and regulation changes under the Planning Act, including transition matters, related to Schedule 12 of Bill 108.
- Lastly, the proposed changes to O. Reg. 82/98 under the Development Charges Act related to Schedule 3 of Bill 108.

PROPOSAL TO AMEND ONTARIO REGULATION 20/98

The provincial government proposed to amend Ontario Regulation 20/98 (Education Development Charges - General) made under the Education Act relating to the calculation of education development charges (EDCs) as well as matters relating to "Alternative Projects".

SEPTEMBER

OHBA ANNUAL CONFERENCE - FORWARD THINKING

At the OHBA Annual Conference members voted on eight resolutions which will help set the tone for work undertaken by the association over the next year.

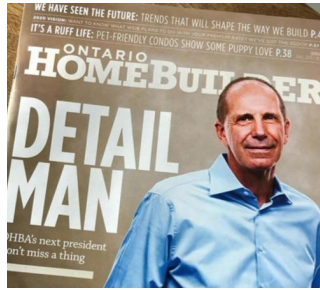
TRANSITION REGULATIONS RELEASED - BILL 108

The transition regulations under Bill 108 for the Local Appeals Tribunal (LPAT) were released.



OCTOBER

OHBA ANNUAL CONFERENCE - COLLINGWOOD



The Minister of Municipal Affairs and Housing, Honourable Steve Clark makes the keynote address at the OHBA Conference in Collingwood.

COMMUNITY BENEFITS CONSULTATIONS

In September, OHBA hosted a number of meetings with the Ministry of Municipal Affairs and Housing and members representing the industry provided input at a technical working group regarding the proposed Community Benefits Charges regime.

MODERNIZING ONTARIO'S BUILDING CODE SERVICES

On September 24th, the Ministry of Municipal Affairs and Housing announced that it would be looking to modernize services related to the Ontario Building Code with an aim to speed up the construction of new housing and building projects. The Ministry released a discussion paper *Transforming and Modernizing the Delivery of Ontario's Building Code Services*.

GUIDE FOR HOMEOWNERS BUILDING SECONDARY SUITES

As part of the Housing Supply Action Plan, the province released a guide for homeowners building secondary suites. "Adding a Second Unit in an Existing House" is a useful tool for translating the often complex language in the Building Code.

WEBINAR - NEW CONSTRUCTION ACT PROMPT PAYMENT PROVISIONS

On October 1st the prompt payment provisions of the new Construction Act came into effect. That means that every construction contract on any new project will need to comply with these new prompt payment requirements. WeirFoulds, on behalf of OHBA, produced a webinar with the relevant information you will need for October 1st.

NATIONAL SKILLED TRADES AND TECHNOLOGY WEEK



L-R: Minister Jill Dunlop (Simcoe North), Minister Stephen Lecce (Minister of Education), MPP Sam Oosterhoff (Niagara West), Minister Monte McNaughton (Minister of Labour, Training, and Skills Development)

In the lead-up to National Skilled Trades and Technology Week, Stephen Lecce, Minister of Education, announced a record-level investment to support the expansion of the province's Specialist High Skills Major (SHSM) program to include an additional 122 new programs aimed at encouraging more high school students to enter the skilled trades. It is estimated that by 2021, one in five new jobs in Ontario will be in trades-related occupations, with employers already facing a shortage of workers in key sectors. OHBA is supportive of Minister Lecce's investment announcement and looks forward to working with the government to introduce the skilled trades to the next generation as a great career path - expanding the program is what we need.



NOVEMBER

IMPROVING THE LAND NEEDS ASSESSMENT METHODOLOGY

The Growth Plan requires that municipalities use a common provincial methodology for calculating the amount of land that they will need for future development. This calculation is known as a Land Needs Assessment. The province held technical workshops to develop solutions and to move forward quickly given the methodology is a key component of municipal comprehensive review exercises. OHBA submitted recommendations on October 22, 2019 with respect to improving the Land Needs Assessment Methodology.

IMPROVING COMMUNITY BENEFITS CHARGES FRAMEWORK

In October, OHBA participated in a number of meetings with the Ministry specific to the design and architecture of the proposed Community Benefits Charges Model. During these consultations, OHBA submitted a letter to the Ministry on October 7th articulating a number of concerns and recommendations to improve the framework of a Community Benefits Charges framework.

PROVINCIAL POLICY STATEMENT RECOMMENDATIONS

OHBA made a submission to the Ministry of Municipal Affairs and Housing on October 21st with recommendations to streamline the Provincial Policy Statement (PPS) to reduce red tape and clarify a number of ambiguous definitions.

WORKPLACE AND SAFETY BOARD NEW FRAMEWORK

The Workplace and Safety Board (WSIB) new rate framework for 2020 was released. The average premium rate has been reduced by 17 per cent for 2020. This represents a premium decrease from a Schedule 1 average rate of \$1.65 on every \$100 of insurable payroll in 2018 to an average of \$1.37 in 2020. The total cumulative reduction to the average premium rate since 2016 is 47.1 per cent. You can now view your 2020 individual premium rates by logging in to our online services and selecting "analyze your rates and past claims costs". 2020 premium rates reflect our new rate model and classification structure and are reflective of individual claims experience.

AUDITOR GENERAL'S REPORT - TARIION WARRANTY CORPORATION

The Ontario Auditor General, Bonnie Lysyk, released a special report on the Tarion Warranty Corporation. Joe Vaccaro, CEO of the Ontario Home Builders' Association, noted that the AG Report on Tarion provides some recommendations that will make improvements to the entire warranty system and that OHBA will support improvements that will build consumer confidence in the new home buying process.

UPDATED 2019 GROWTH PLAN

As municipalities work to achieve conformity with the Growth Plan by July 1, 2022, and support increased housing supply objectives, the Minister of Municipal Affairs and Housing Steve Clark, sent a letter to municipalities on November 12th providing clarity with respect to two specific provisions in the updated 2019 Growth Plan (A Place to Grow) that will support more housing supply.

SPECIAL ADVISOR'S REPORT

Doug McNeil, the Special Advisor on Flooding released a Special Advisor's Report on November 24th. OHBA notes that some recommendations could impact Conservation Authorities, updated flood plain mapping and the Provincial Policy Statement. OHBA looks forward to working with the government to review these recommendations.

BILL 138, PLAN TO BUILD ONTARIO ACT

Bill 138 was tabled on November 6th as part of Ontario's Fall Economic Statement and received Royal Assent on December 10th. Schedule 31 of the Bill responded to OHBA advocacy with respect to appeal rights and amends the Planning Act to allow any person or public body to appeal a Community Benefits Charge by-law to the LPAT.



DECEMBER

MEETING WITH MPP SARA SINGH

OHBA meets for the first time with the new NDP Housing Critic, MPP Sara Singh (Brampton Centre).

EXCESS SOILS REGULATIONS - ENVIRONMENTAL PROTECTION ACT

On December 4th, OHBA attended an announcement by the Minister of the Environment, Conservation and Parks, Honourable Jeff Yurek, releasing a final excess soils regulation under the Environmental Protection Act as well as an amendment to the Record of Site Condition (brownfields) regulation 153/04. The amendments were posted on the Environmental Registry (ERO 013-5000) and are supported by OHBA.

PUBLIC INPUT - CONDOMINIUM ACT

The Ministry of Government and Consumer Services is seeking public input on regulatory proposals under the Condominium Act, 1998, that would expand the scope of disputes that can be heard by the Condominium Authority Tribunal.

REBUILDING CONSUMER CONFIDENCE ACT

On December 5th, the Ministry of Government and Consumer Services Lisa Thompson, announced proposed legislation through the Rebuilding Consumer Confidence Act, which would overhaul the Ontario new home warranty and protection program, reform Tarion, and formalize the creation of the regulator, Home Construction Regulatory Authority (HCRA). These are significant changes to the new home warranty program, confirming the 2017 decision by the government to split the role of warranty provider and regulator.

The Elephant in the Room.



“With 2.6 million more #homebelievers coming to Ontario over the next decade, #weneed1MILLIONhomes to make their #homebeliever dreams a reality”

Joe Vacarro - CEO, Ontario Home Builders' Association

