PLANNING FOR MORE HOUSING SUPPLY

March 2019
Ontario Home Builders’ Association (OHBA)

As #homebelievers champions, the Ontario Home Builders’ Association (OHBA) believes in the great Canadian dream of home ownership by supporting more housing choice and supply across Ontario. OHBA is the voice of the residential construction industry in Ontario, representing 4,000 member companies organized into 29 local associations across the province.

Our membership is made up of all disciplines involved in land development and residential construction, including: builders, professional renovators, trade contractors, manufacturers, consultants and suppliers.

The residential construction industry employed over 513,000 people and contributed over $62.3 billion to the province’s economy in 2017.
Residential Construction Industry

78,742 **Housing Starts** in Ontario in 2018. This is a 0.5% decrease from 2017 which had 79,123 housing starts.

513,159 **Jobs.** The new home construction and renovation sector is one of the largest industry employers in the province, employing skilled workers in fields such as: the trades, planning, engineering, architecture, law and economics.

Value. The industry contributed $62.3 billion to the Ontario Economy in the last year.

$30.5B **Wages.** The residential construction industry supports tens of thousands of individuals, #homebelievers and families in communities across Ontario.
We are your Partners in Building Complete Communities
New Government

‘Open for Business’

A strong demand for housing and limited supply in Ontario has resulted in rapidly rising housing costs over the last few years. In high-growth urban areas, high prices and rents have made it too hard for people to afford the housing they need. High prices also affect other parts of Ontario, including northern and rural communities, where a lack of supply has made ownership more difficult and quality rental housing hard to find.

To help increase the supply of housing in Ontario, the government is developing a Housing Supply Action Plan that will address the barriers getting in the way of new ownership and rental housing.

To inform the Action Plan, the government wants to hear the views of all Ontarians on how to expand the housing supply in Ontario. Your input will provide important information about how we can make it easier for Ontarians to find an affordable place to call home.

Share your ideas by visiting ontario.ca/housingsupply or emailing.
Housing Supply Action Plan

INCREASING HOUSING SUPPLY IN ONTARIO

Consultation Document

Find out more at: www.ontario.ca/housingsupply

OHBA HOUSING SUPPLY ACTION PLAN SUBMISSION

29 LOCAL ASSOCIATIONS

BILD - GTA
Bluewater
Brantford
Chatham-Kent
Cornwall
Greater Dufferin
Durham Region
Grey-Bruce
Guelph & District
Haldimand-Norfolk
Haliburton County
Hamilton-Halton
Kingston
Lanark-Leeds
London
Niagara
North Bay & District
Greater Ottawa
Oxford County
Peeblesborough & the Kawarthas Quinte
Sarnia-Lambton
Simcoe County
St. Thomas-Elgin
Stratford & Area
Sudbury & District
Thunder Bay

JANUARY 2019
MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

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Ontario Home Builders' Association
Ontario’s Evolving Planning Framework

Since 2001, Ontario’s land-use planning framework has evolved:

- Made in Ontario Smart Growth (2001)
- Oak Ridges Moraine Protection Act (2001)
- The Brownfields Statute Law Amendment Act (2001)
- Strong Communities (Planning Amendment) Act, Bill 26 (2004)
- Greenbelt Act & Greenbelt Plan (2005)
- Provincial Policy Statement (2005)
- Endangered Species Act (2007)
- Lake Simcoe Protection Plan (2009)
- Growth Plan for Northern Ontario (2011)
- Strong Communities Through Affordable Housing Act (Schedule 2) (2011)
- Transit Supportive Guidelines (2012)
- Greenbelt Amendment 1 (2013)
- Smart Growth for Ontario Communities Act, Bill 73 (2015)
- Infrastructure for Jobs and Prosperity Act, Bill 6 (2015)
- Building Better Communities and Conserving Watersheds Act, Bill 139 (2017)
What is Inclusionary Zoning?

Inclusionary zoning refers to municipal policies that require the provision of ‘subsidized housing’ as part of larger residential developments.

“free affordable housing out of thin air”.

Someone always pays!

This planning tool is a hidden tax on new housing.

OHBA supports a PARTNERSHIP model for inclusionary zoning
Other Jurisdictions - NYC

- NYC IZ policy framework is complex and contains incentives and different tax structures.
- NYC has voluntary IZ and made the program attractive to private sector developers through significant density bonuses combined with tax incentives in exchange for building affordable units either in their building or in another building within a half mile of the community district.
- In NYC developments are done “as-or-right”, meaning there is no political approval process for over 90% of projects (including massive skyscrapers) as “air-rights” are a simple mathematical calculation to obtain permits... this means that “density bonusing” has real value.
Let’s do away with Politics in Planning & NIMBYism

Detrimental Effect on Housing Supply

• NIMBYism negatively affects the ability to deliver new housing supply in areas adjacent to provincially supported and funded projects, and within designated provincial growth zones

• Politics in planning and NIMBYism prevent good planning and the timely delivery of projects in areas where it makes most sense.
Bill 139 & LPAT

Lack of Fair Process and Good Planning
- New tribunal severely limits appeals rights and submission of planning evidence
- Role of OMB has always been to make sure that impartial decisions are made on the best available evidence which can be thoroughly shown to conform to provincial policy

Negative Effect on Housing Supply & Prices
- LPAT appeal processing times are slow – which has a negative effect on housing supply
- The tribunal needs more staff, and appointments need to be renewed to assist with appeals
- New process involves longer and more expensive timelines with a back and forth between the tribunal and Councils
- No one understands the new process – not the industry, the municipalities, nor LPAT
- All this results in significant delays in approving applications and delivering new housing supply

LPAT Empowers NIMBY Councils
- Puts local politics ahead of good planning
- NIMBY councils make planning decisions to get re-elected
- Role of OMB has always been to take the politics out of planning, and make decisions based on good planning
Thank You

Questions?

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