



**Waterloo Region Home  
Builders' Association**  
**Advocacy in Action**  
**April 2009**



*Your Voice on National, Provincial and Regional Issues*

Waterloo Region Home Builders' Association (WRHBA) actively participates through a number of committee's organized to represent the interests of the Association related to building and development issues within our region. In addition to these committee's our Association coordinates our advocacy efforts with Canadian Home Builders' Association, Ontario Home Builders' Association and other Home Builders' Associations. Visit WRHBA's website at [www.wrhba.com](http://www.wrhba.com) for back issues.

**NATIONAL - CANADIAN HOME BUILDERS' ASSOCIATION - [WWW.CHBA.CA](http://WWW.CHBA.CA)**

*Committee Chair, Brian Blackmere, Reid's Heritage Group; WRHBA 1<sup>st</sup> Vice President; Member of Urban Council (CHBA)*

No report at this time.

**PROVINCIAL - ONTARIO HOME BUILDERS' ASSOCIATION - [WWW.OHBA.CA](http://WWW.OHBA.CA)**

*Eric Kraushaar, Churchill Homes Ltd., WRHBA President, 2008-2009*

No report at this time.

**LOCAL – WATERLOO REGION HOME BUILDERS' ASSOCIATION - [WWW.WRHBA.COM](http://WWW.WRHBA.COM)**

*Prepared by Eric Kraushaar, Churchill Homes Ltd., WRHBA President, 2008-2009*

Executive committee had an inaugural meeting with the executive of the KWREB this week. Discussion included areas of common interest in which we can exchange information and pursue advocacy initiatives together. The meeting was constructive and is expected to lead to a closer working relationship.

Builder members will have received an email attaching a booklet created by CMHC regarding compliance with the Fintrac requirements. Compliance is now mandatory and all builder members are strongly urged to read the booklet and bring their compliance standards up to the required level.

**REURBANIZATION WORKING GROUP**

*Prepared by Douglas Stewart, IBI Group, WRHBA Past President, 2006-2007*

There was a discussion related to recognizing many of the successful projects through an Awards Program. It is recognized that the Waterloo Region Home Builder's Association have an award at their annual Awards of Distinction (Best Reurbanization Development) and that the City of Kitchener has Site Plan Awards (alternative years), the City of Waterloo is considering re-establishing their Urban Design Awards and there was no representation from the City of Cambridge. It was agreed that the Reurbanization Committee would not consider a separate awards program but would encourage the municipalities to recognize reurbanization projects.

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There was a general discussion relating to the focus of the Committee and that there is a need to return to the broad base of the mandate of the committee and not solely related to the Rapid Transit Initiative as has been the last few years.

From the initiation of this Committee there was a broad list of participants of which many have attended meeting on a limited or not at all basis. There should be a review of participation and they should be encouraged to come as the Committee works through the details of providing a development process that is supportive of the reurbanization projects and addresses the municipal requirements. This would include participation by the Grand River Conservation Authority. A representative for the financial sector should be encouraged to attend.

The Region has organized a committee to review Regional Road Design Guidelines and a request has been made for a member of this Committee to participate. There is a need for greater coordination between the Region and the municipalities related to Design Guidelines.

It was agreed for the next meeting that each Committee member is to provide a list of successes, failures and challenges related to developments to identify a strategy (Committee work program) to assist with the review of policy, standards and process. Members are encouraged to provide their examples to Jennifer Passy ([jpassy@cookhomes.ca](mailto:jpassy@cookhomes.ca)) or Douglas Stewart ([douglas.stewart@ibigroup.com](mailto:douglas.stewart@ibigroup.com)) no later than April 29th.

The next meeting is scheduled for May 6, 2009.

## **REGION OF WATERLOO LIAISON COMMITTEE**

*Prepared by Committee Chair, Ian Rawlings, IBI Group, WRHBA Past President, 2001-2002*

The Regional Liaison Committee met April 2 and reviewed a portion of the Land Budget document. The Region has focused on Pending and Draft Approved Subdivisions and is adding some "qualitative" information to the inventory data to indicate whether there are any constraints to bringing these subdivisions forward to development. The qualitative information has been reviewed by the Committee and subsequently classified into two categories – those subdivisions which are reliant upon someone other than the developer to move them forward and those that are clear to move forward but require only a business decision of the owner to do so. The resultant information will allow for a better and more accurate inventory of lots that are "ready to go".

## **CITY OF KITCHENER LIAISON COMMITTEE**

*Prepared by Peter Armbruster, Activa Group, WRHBA Immediate Past President, 2007-2008*

### Development Charges

The City of Kitchener is undertaking a DC background study in preparation for a new Draft DC By-law that will replace the existing By-law which expires June 30, 2009. The City has hired Hemson to undertake the study and prepare the Background Report.

Two meetings have taken place to date:

An introductory meeting was held on November 27, 2008.

A second meeting was held on February 20<sup>th</sup> and the following items were discussed:

- Growth Forecasts & Growth Related Capital Programs
- Service Level & Service Category
- Schedule Update

The next meeting is scheduled for April 17<sup>th</sup> and will review the proposed engineering services for inclusion in the DC Background study.

The WRHBA representatives on this review Committee are Peter Armbruster, Ted Rowe and Paul Britton. If you would like more information or wish to provide input, please contact one of these individuals.

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### Subdivision Design Manual

Staff are in the process of updating and revising their Subdivision Design Manual. A sub-Committee of the Liaison Committee will provide input during the review process. The City has retained Philips Engineering to undertake this update.

### Kitchener Growth Management

The input phase of the KGMS is now complete and a report was presented to DTS. A substantial group of WRHBA members were present at this meeting to voice their concerns. Staff have been directed to keep working with the Industry to try to resolve some of the outstanding issues and concerns. WRHBA had two representatives on the Community Advisory Group that provided input on this initiative (Peter Armbruster and Paul Britton). WRHBA has provided written comments regarding the Background Study that has been prepared. This document should be reviewed by any WRHBA member doing business in Kitchener as it relates to future development opportunities and constraints.

## **CITY OF CAMBRIDGE LIAISON COMMITTEE**

*Prepared by Committee Chair, David Aston, MHBC Planning; WRHBA Director*

The City of Cambridge is completing the review and update to the Development Charges By-law. This is a complete review of the DC By-law for the City. At this point, the DC charge for singles is decreasing from the January By-law and there is a small increase in apartments. A Public Meeting is being held on May 4, 2009.

The City's grading by-law is being revised. There are a number of revisions, including an increase in fees. A detailed discussion is to occur at the next meeting.

A City-wide stormwater management study is being undertaken and should be completed for this fall. A PIC is being planned for late May/early June. The study will result in revised guidelines for the City. The study is assessing intensification areas to determine stormwater solutions to facilitate intensification and redevelopment. A recommendation may be to establish area specific DCs for intensification areas or a cash-in-lieu payment for stormwater management.

## **CITY OF WATERLOO LIAISON**

*Prepared by Committee Chair, Douglas Stewart, IBI Group, WRHBA Past President, 2006-2007*

### Contract Administration Committee

This Committee has not met on a regular basis. It was suggested that Contract Administration Committee meet prior to the Liaison Committee in order that matters could be reviewed by the Liaison Committee. The City is initiating the review of the Subdivision Design Manual.

### Planting Voucher

The discussion related to the effectiveness of this program and ways to improve the implementation. There is a concern that the home owner is not to alter the grading of their property while the developer is responsible for the site works and deposits within the maintenance period and this program encourages and requires the implementation of tree/vegetation planting which may encourage alteration of grading though fences, decks and gardens. There was concern expressed related to the cost of implementation and the number of times the paperwork is handled and in particular with the follow up to secure confirmation of compliance. On other matters there is a concern with what is warranted and the potential impact due to neglect from the home owner while the responsibility rests with the builder/developer for two years. There is a concern with the backlog of number of outstanding vouchers and releases and the staffing/financial impact of this program.

### CCTV

The discussion related to whether there is a better system. Currently, it would appear that a significant number of submissions are being returned. There is a concern that there are not a sufficient number of providers due to City requirements. Could there not be consideration of a system similar to the City of

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Kitchener process. The City has reviewed this matter and are of the opinion the system is currently working and they would consider minor modifications and have made a suggestion for consideration by the industry. This proposal was for the City based on a fee to make minor corrections to results. It was felt by the City that having the company they retain would not provide sufficient level of service and meet timelines expected. The industry is to review the City proposal and advise of any other alternative. Subsequent to the meeting, it was suggested by the industry that the consultants/developers would complete only a visual CCTV inspection to get the works assumed by the City and then pay the City for an additional CCTV inspection (which does provide the data in the correct format). It was anticipated that the City inspection would cost in the \$5/m or less range. FYI, the City has confirmed the 2008 unit price for Flushing and CCTV inspection was \$2.35/m + PST. The City does not have a 2009 price as of yet. In addition there is a fee of \$40/manhole for inspection of the manhole but at this point the City does not think they would have to re-do manhole inspections because there is no data requirements for manholes and they do not anticipate introducing any within the next 5 years.

So the potential total cost to deal with a CCTV inspection would be as follows:

- The developer cost per metre to Flush and CCTV to produce standard report using standard coding (NAPPI or equivalent) but not to produce data file *plus* the developer cost to complete manhole inspection to current standards *plus* the City cost to re-inspect (2008 unit price of \$2.35/m) assuming that all goes perfectly (i.e. no hydraulic or structural issues to deal with).

Joe Grubb is coordinating this review.

#### Regional Official Plan

The City outlined their comments and earlier provided a copy of their report to the Region. The City is working with the Region to address their concerns. A copy of the report is available from the City. Scott Nevin of the City is coordinating this review.

#### Grading Securities for Townhouse Units

Currently the City is holding Security deposits from the developer and the builder. The City is concerned there is a lot of remediation work necessary and that current fees are not sufficient. However, the City will review the duplication.

#### Development Charges

The City reviewed the current status of the Development Charge Account and are not concerned (although minimally (80%) below the projected target of 85%) that any Capital Budget Projects will have to be delayed or postponed. The City will continue to monitor and update the Committee.

#### City Official Plan

The City is making progress on developing their Official Plan to address the policy changes from the last review. The first Background Issues Paper has been released and is available for review and comment. Jennifer Passy and Douglas Stewart are coordinating the review. The review of the Official Plan will continue through 2009.

The next meeting is scheduled for April 23, 2009

### **GRCA LIAISON COMMITTEE**

*Committee Chair, Eric Saulesleja, GSP Group, WRHBA Director*

No report at this time.

**For further information, please contact Marie Schroeder, Executive Officer at 519-884-7590.  
Past issues of WRHBA's Advocacy in Action are available on line at: [www.wrhba.com](http://www.wrhba.com)**

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