

December 6, 2019

Chair Bailão and Planning and Housing Committee Members
City of Toronto
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Chair Bailão and Planning and Housing Committee Members:

RE: City of Toronto's Official Plan Review – Final Recommendation Report for Amendments to the Built Form and Public Realm Policies of the Official Plan

With more than 1,500 member-companies, BILD is the voice of the land development, home building and professional renovation industry in the Greater Toronto Area and Simcoe County. Our industry is essential to the City of Toronto's long-term economic strength and prosperity. In 2018 alone, the residential construction industry in Toronto generated over 118,000 on-site and off-site jobs in new home building, renovation and repair – one of the City's largest employers. As a simple rule of thumb, one crane in the sky represents 500 jobs. These jobs paid \$7.2 billion in wages and contributed \$14.8 billion in investment value to the local economy.

BILD is aware that on December 10th, staff will bring forward a report to the Planning and Housing Committee that recommends final amendments to the Built Form and Public Realm policies of City's Official Plan. As interested and affected stakeholders, BILD and its Toronto Chapter members have closely monitored the development of the proposed policies since initial amendments were first introduced in June 2018.

We would like to thank City staff for the efforts made to meaningfully consult BILD and its members for this review. Several opportunities to engage in discussions with City staff on the draft policy proposals and their effect were provided throughout process. BILD and its members met with staff on a number of occasions through a variety of forums; from broader Chapter updates to more focused group discussions to work through in detail the language and effect of the proposed policies, the extent and range of engagement on the policies was valuable to our membership. We appreciate the exemplary consultative process demonstrated by staff and look forward to continuing this practice with other matters of interest.

Notwithstanding submissions made by our individual member-companies, BILD has reviewed the final recommended amendments and believe the changes staff have made are in-keeping with the discussions held with us. We continue to encourage staff to ensure that the policy environment and its implementation support community-building and efforts to bring more housing supply and affordability.

Should you have any questions, please contact the undersigned at ctupe@bildgta.ca.

Sincerely,



Carmina Tupe, MCIP RPP
Planner, Policy and Government Relations BILD

Cc: Kerri Voumvakis, City of Toronto
Gary Switzer, BILD Toronto Chapter Chair
BILD Toronto Chapter Members