



June 10, 2021

To: Deputy Mayor Ana Bailão, Chair, Planning & Housing Committee  
Members, Planning & Housing Committee

From: Daryl Chong, Greater Toronto Apartment Association

Re: **PH24.4 Concept 2 Keys Development Application Review Program - Second Quarter of 2021 Update**

The Greater Toronto Apartment Association (“GTAA”) represents the interests of the multi-family, purpose-built rental housing industry. Our members own and manage more than 150,000 units of multi-family, purpose-built rental housing in the GTA, mostly in the City of Toronto.

There is a shortage of purpose-built rental in Toronto with insufficient new supply over the past forty years. GTAA Member’s goals of providing considerably more rental housing are aligned with the City’s. Apartment developers want to fill the need and build new rental housing units and have been keenly following Concept 2 Keys (“C2K”). Although the Phase 1 sample size is small, the early results are extremely positive.

We appreciate the concierge service and nimble problem-solving teams that have been created. For years, rental projects – many including affordable units – have been delayed by lengthy response times especially during the recirculation of changes. C2K is working to remedy this and allows for increased collaboration and a better coordinated review process. Project focused individuals and smaller teams of key decision makers will allow proper file management and result in shorter wait times.

We applaud your efforts in Phase 1 and look optimistically toward the planned roll out and future expansion, and the honing of C2K. Moving forward we request that purpose-built rental projects that include affordable and mid-market units be considered as priority projects. Together we can bring many much-needed rental units to market.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daryl Chong", with a stylized flourish at the end.

Daryl Chong  
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