



September 15, 2015

Councillor David Shiner
 Ward 24 – Willowdale
 Chair, Planning & Growth Management Committee
 Toronto City Hall
 100 Queen Street West - Suite B39
 Toronto, ON M5H 2N2

Dear Councillor Shiner:

Re: Construction Fire Safety for Mid-Rise Wood Buildings

On behalf of the residential building industry, I am writing to share some feedback in regards to Item 6.2, Mid-rise Wood Buildings on the upcoming *Planning and Growth Management Committee* meeting agenda.

- a. The ability to purchase a home in Toronto is becoming increasingly out of reach for many families in our city. We are pleased that the provincial government through amendments to the Building Code have created new opportunities for our industry to better respond to the changing needs of families and new homeowners. The introduction of mid-rise wood frame construction is truly a “game-changer” in our market place. The associated technology and building applications are based on the best practices of other jurisdictions, including in Scandinavian countries, Quebec and British Columbia.
- b. We believe strongly in a clear, regulated marketplace that seeks to balance the aspirations of new homeowners with prudent enforcement, along with proper health and safety practices. However, we believe that City staff recommendations embedded in Item 6.2 are premature given the *Fire Safety During Construction of Five and Six Storey Mid-rise Wood Buildings, A Best Practice Guideline*, which is expected to be released by the *Ministry of Municipal Affairs and Housing* in just a few months. These province-wide guidelines are being developed through extensive industry and stakeholder consultation. **We therefore urge City staff and the members of Planning and Growth Management Committee to wait until these Guidelines are released and reviewed before taking any action.**
- c. Lastly, our industry is eager to continue to work with City staff to explore how mid-rise wood frame construction can best be implemented in our City. We urge City staff and the members of *Planning and Growth Management Committee* to consider forming an industry working committee with representation from relevant City divisions, including *Toronto Fire Services* to support the implementation of this new building technology.

Our industry is playing an important role in ensuring that Toronto remains a global destination for talent and

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investment. We look forward to working with you to promote the implementation of mid-rise wood frame construction. Thank you for your consideration.

Sincerely,

Richard Lyall,
President, RESCON

Cc:
Councillor John Campbell
Councillor Christin Carmichael Grew
Councillor Justin J. Di Ciano
Councillor John Filion
Councillor Kristyn Wong-Tam

Ms. Ann Boroah, Chief Building Official & Executive Director, Toronto Building
Mr. J.W. (Jim) Sales, Fire Chief & General Manager, Toronto Fire Services