



April 21, 2021

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

Sent via Email to: [phc@toronto.ca](mailto:phc@toronto.ca)

Dear Chair Ana Bailão and Members of the Planning and Housing Committee,

**RE: PH22.7 Update on Committee of Adjustment Virtual Public Hearings**

*In Toronto, the building and renovation industry provides over \$29 billion in investment value and employs over 250,000 people. As a simple rule of thumb one crane in the sky is equal to 500 jobs. BILD is the voice of the home building, land development and professional renovation industry in the Greater Toronto Area and Simcoe County. Residential Construction is a key economic driver to every community in Canada.*

We stood before this Committee in September 2020 and April 2019 on behalf of the members of the BILD Toronto Chapter and Renovators' Council, as the operations of the Committee of Adjustment has been of on-going interest to our members for quite some time. Last year, we spoke specifically to the backlog of applications caused by the cancellation of 18 meetings during the emergency period.

To begin we would like to express our appreciation to the Planning and Housing Committee (PHC) for its on-going focus on the Committee of Adjustment process and the direction approved by PHC and Council to support the elimination of the backlog of applications by the end of 2020.

BILD is in receipt of the most recent staff report for the 'Committee of Adjustment Virtual Public Hearings' and we acknowledge that the staff report indicates the backlog of applications that occurred during the emergency period has largely been cleared. Yet the report also states that "a backlog continues to exist, resulting from a continued high volume of new applications..." which was said to have been "reduced over the last six months" but not cleared, as was intended by the Committee and Council in its direction last year.

Over the years, it has become more and more difficult to achieve the legislative timeframe to schedule a hearing within the 30-day requirement of the Planning Act. As evidenced in the City's staff report, where it indicates that "as of April 1st, the average hearing wait-time in the Toronto and East York district is approximately 14 to 16 weeks, and 12 weeks or fewer in the Etobicoke York, North York and Scarborough districts." We believe that City Staff need additional resources to support the operations of the Committee of Adjustment.

**BILD RECOMMENDATION:**

We remain very supportive of the additional measures this Committee put in place to alleviate the initial backlog and we write to you today to ask for the continuance of additional measures (i.e. the ability to move files between districts, hiring more members, adding more meetings or provide for a full complement of staff to counteract the high vacancy rate).

The continuation of additional measures would greatly support the City's ability to achieve the legislative requirement of 30-days to schedule a hearing. It would also support our industry's effort to provide needed housing stock and continue to support the local economy as we exit this pandemic.

Thank you for your time and attention to this important matter.



Danielle Chin, RPP MCIP  
Director, Policy and Advocacy

*CC: Toronto Chapter and Renovator Council members  
Gregg Lintern, Chief Planner, city Planning Division  
Michael Mizzi, Director, Zoning and Committee of Adjustment, City Planning Division*