



March 7, 2022

City Clerk's Office
100 Queen Street West, 13th floor, West Tower
Toronto, ON M5H 2N2

To: City Clerk and Members of Council

Re: PH31.3 – Concept 2 Keys Priority Development Review Stream Enhancements and Adjustments and Fourth Quarter of 2021 C2K Program Updates

I have been following the progress of Concept 2 Keys since its inception and am very impressed with the work that has been done to date. As someone who has been developing purpose-built rental communities, including Affordable Housing, in Toronto for 22 years, I'm encouraged to see the improvements C2K is introducing to make the City's development review process more efficient and to shorten timelines from application submission to approval.

The Province's recent *Report of the Ontario Housing Affordability Task Force* acknowledges the need to build more housing in Ontario in order to close the housing supply gap and improve housing affordability. This includes purpose-built rental housing, which this Province and City need now, more than ever. To quote the *Report*: "more often than not, purpose-built rental projects don't make economic sense for builders and investors." In other words, we need to do everything we can to promote new purpose-built rental housing.

To date, the existing systems of development review have resulted in policies that are often conflicting, services levels and standards that are routinely not met and great uncertainty regarding approval timelines. I strongly believe there needs to be a coordinating source that oversees the entire development review process from start to finish with the authority to make meaningful changes and improvements, with the ultimate goal of bringing housing on-line more efficiently and effectively.

C2K's priority affordable housing pilot has produced significant results and the fact that C2K plans to roll out improvements it has implemented through this pilot and in Etobicoke York, where we have firsthand experience working with C2K, across the city by the end of this year is very encouraging. On a personal note, my experiences with the C2K team, in particular its issues management team, has been some of the best customer service I have received at the City in years.

I look forward to seeing C2K's future enhancements to the development review process, which I have no doubt will expedite the industry's ability to provide increased affordable housing that includes purpose-built rental housing.

I applaud Council and C2K for what you are doing to address the housing crisis and I look forward to continuing to work with the City to provide much-needed housing.

Yours truly,
Starlight Investments

A handwritten signature in black ink that reads "Howard Paskowitz". The signature is written in a cursive, flowing style.

Howard Paskowitz
Executive Director, Development