



March 8, 2022

His Worship Mayor John Tory and members of City Council
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Sent electronically to councilmeeting@toronto.ca

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

Dear Mayor Tory and members of City Council,

RESCON understands that at the March 9th meeting of City Council the Concept 2 Keys Priority Development Review Stream Enhancements and Adjustments and Fourth Quarter of 2021 C2K Program Updates are on the agenda.

RESCON represents over 200 builders of high-rise, mid-rise and low-rise residential buildings in the province. Our goal is to work in cooperation with government and related stakeholders to offer realistic solutions to a variety of challenges facing the residential building industry, which in turn have wider societal impacts. The focus of RESCON's work is health and safety; training and apprenticeship; labour relations; industry research and innovation; regulatory reform; and technical standards.

RESCON has worked closely with the C2K office since its inception and commends staff's commitment to working with the development industry to streamline the planning and development application and approvals process.

We understand that staffing shortages City-wide have impeded development review, however we are pleased with the progress that the C2K office has made thus far to improve processes, technology and customer experience and are confident that progress will continue to be made with the expanded and permanent services.

The interdivisional team-based model introduced by C2K, and detailed in the report, is making a significant positive difference to the City's development review process and has proven to be effective in accelerating review timelines, ultimately working towards meeting the City's timeline targets for reviewing planning applications. Since C2K's inception we've also experienced better customer service and appreciate the feedback loop we have with the City through C2K. Due to their track record, we believe C2K should be given more interdivisional oversight, which will lead to further progress that will shorten overall timeframes – from application submission to homeowners moving in.

Increasing efficiencies in the development approvals process is crucial now more than ever, as the entire province deals with a housing supply and affordability crisis. Key recommendations stemming from the provincial Housing Affordability Task Force Report also relate to increasing efficiencies by improving timelines for application approval and review; creating "approvals facilitators" with the authority to quickly resolve conflicts within municipalities to ensure timelines are met; and adopting e-permitting systems. RESCON supports these recommendations, specifically granting greater authority to an entity to oversee the complete approval process.

RESCON looks forward to further engagement with the C2K team and working with them to achieve additional progress.

Thanks,

Paul De Berardis
Director, Building Science and Innovation

Amina Dibe
Manager, Government and Stakeholder Relations

Copy to:

Deputy Mayor, Ana Bailão, Chair, Planning and Housing Committee
Kris Hornburg, Director, Development Process & Performance, Concept 2 Keys

