

September 24, 2024

Chair and Members of the Infrastructure and Environment Committee  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

Via Email: [iec@toronto.ca](mailto:iec@toronto.ca)

**Re: IE16.4 - Congestion Management Plan 2023 - 2026 - Fall Update**

Dear Chair and Members of the Infrastructure and Environment Committee,

This letter is submitted on behalf of the members of The Building Industry and Land Development Association (BILD) representing land development, home building, and professional renovations industry in the Greater Toronto Area and Simcoe, and The Residential Construction Council of Ontario (RESCON), Ontario's leading association of residential builders. Together, we represent all facets of the residential development process from planning to construction.

We acknowledge that on September 27th, the Committee will consider agenda item IE16.4—Congestion Management Plan 2023–2026: Fall Update. This report outlines five key actions led by Transportation Services and a series of recommendations for Council consideration. Of particular concern to the development community is staff's request for Council direction to complete the financial assessment for the congestion management levy, including determining appropriate amounts and reporting back on implementation details as part of the 2025 budget process.

Given the current cost challenges in the housing market and stagnant residential supply we believe it is crucial to take decisive action to promote affordability rather than consider any potential additional costs for new homeowners. We look forward to further consultation and input on this matter moving forward.

Also, recognizing that the prevailing objective of these initiatives is to expedite completion of projects in order to vacate roadways and rights of way more quickly, we would encourage the City to be more flexible in terms of policies concerning construction work hours and other administrative issues that if altered would allow for more expeditious completion of projects.

Thank you for considering our perspective on this important matter. If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,



Richard Lyall  
President



Danielle Binder, RPP MCIP  
Senior Director, Policy and Advocacy

