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January 24, 2024

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

**PH9.2 - Development Review Timeline Metrics - First Quarter of 2024**

Dear Chair Perks and Members of the Planning and Housing Committee:

The Residential Construction Council of Ontario (RESCON) is pleased to have this opportunity to provide comments with respect to the PH 9.2, Development Review Timeline Metrics – First Quarter of 2024.

As an association representing those who build 80% of Ontario's residential housing we have always advocated for a fulsome and transparent reporting system with respect to timeline metrics, and all aspects of reporting relating to the development application process at the City of Toronto, and across the province.

It is in this regard that we wish to extend our support to the recommendation accompanying this agenda item. The decision to "...incorporate all future development review timeline metrics reporting into a consolidated development and housing dashboard" is an important step forward and something which has been a part of our advocacy for a number of years.

This kind of reporting allows both the City and all housing stakeholders to more easily consider the City's performance in terms of the development application process. Furthermore, and perhaps of greater importance, such transparency facilitates a more intensive and directed understanding of where greater efficiency and responsiveness is needed.

We would also take this opportunity to note that, as per the dashboard, we continue to express our concerns about the clearly protracted nature of the current planning and development approvals process.

It is noted that this transparency provides a significant opportunity to continue to work towards improving the metrics. As noted in the Staff Report we are encouraged that "Over time, ongoing organizational, policy, process and technology improvements will support improved performance."

We encourage every effort being undertaken to improve the timeline metrics as outlined in the accompanying dashboard. Excessive timelines have increased cost consequences borne by consumers of housing in addition to undermining project viability.

I believe we would all agree that, as per the dashboard for example, 908 days for site plan approval or 713 days for a zoning by law decision is simply too long. Indeed, these protracted periods of time for review/approval directly impact the viability of residential construction in the City at a time when Toronto, and Ontario more broadly, are facing the most significant and enduring housing affordability and supply crisis ever experienced.

In conclusion, we are pleased to see this progress in terms of transparency and applaud Mayor Olivia Chow's efforts to improve the planning and approvals process at the City of Toronto. These undertakings are encouraging and as always RESCON staff, and our members, are always available to assist in any way as we seek to move forward together.

Yours truly,

A handwritten signature in black ink, appearing to read 'RL', is positioned above the typed name.

Richard Lyall  
President  
Residential Construction Council of Ontario