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July 9, 2024

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

Via e-mail: [phc@toronto.ca](mailto:phc@toronto.ca)

**Re: PH14.7 - Single Exit Stair: Ontario Building Code Feasibility Study**

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

On behalf of the members of the Residential Construction Council of Ontario (RESCON) we appreciate this opportunity to provide comments with respect to PH 14.7 – Single Exit Stair: Ontario Building Code Feasibility Study which will be reviewed by the Planning and Housing Committee on July 11<sup>th</sup>, 2024.

As you may know, RESCON is Ontario's leading association of residential builders. We are committed to providing leadership and fostering innovation in the industry. Our members build 80% of the residential homes constructed across Ontario.

More permissive regulations that would enable single exit stairs in certain multi-unit residential buildings is something that RESCON supports and believes is overdue. A wide array of jurisdictions across North America, Europe and beyond have long included these permissions in a safe, appropriate and responsible manner.

As we navigate the most pressing housing affordability crisis in a generation, any undertaking that facilitates the more expeditious and efficient construction of residential buildings which are more affordable represents an important step forward. As noted, many advanced jurisdictions have already taken this step in a safe and conscientious manner.

Modernized building regulations with respect to single exit stairway buildings would also complement the revised zoning changes as outlined in the Expanding Housing Options Major Streets in Neighbourhoods policy, which enabled six-storey, sixty unit buildings on major streets, approved at last month's Planning and Housing Committee meeting.

With respect to comments advanced by the Fire Department we are confident, as with fire officials in many other jurisdictions, that safety considerations can be addressed as they have been implemented successfully elsewhere.

Therefore, in consideration of the significant benefits to expediting more housing in a more affordable manner, we encourage the Committee, and the City in general, to support enabling policies permitting single exit stairways which are already being considered at the National and Provincial level of building code development.

Thank you again for the opportunity to share our comments with the Committee.

Yours truly,

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

Richard Lyall, President  
RESCON