



July 15, 2025

Mayor Chow and Members of the Toronto Executive Committee  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

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

**RE: EX25.2 – Development Review Division: One-Year Update and Strategic Plan (2025–2028)**

Dear Mayor Chow and Members of the Executive Committee,

On behalf of the Building Industry and Land Development Association (BILD), I am writing to share our comments on the City of Toronto's inaugural *Development Review Strategic Plan (2025–2028)*, and to express our strong support for the extensive work undertaken to date under the leadership of Valesa Faria, Executive Director of the Development Review Division, as outlined in report EX25.2 before your Committee on July 16, 2026.

This Plan represents a meaningful and forward-looking milestone in how Toronto approaches development review. By prioritizing modernization, transparency, equity, and accountability, it signals a welcome and necessary shift toward a more effective and responsive planning and approvals framework—one that recognizes development review as a critical lever in advancing our shared housing, economic, and livability goals.

BILD was pleased to participate in the early discussions regarding the development review division and we are particularly encouraged by its evolution and the four strategic priorities that will guide the Division's efforts over the next three years:

- **Investing in People and Partnerships** – to build staff capacity and deepen collaboration across sectors;
- **Streamlining and Standardizing Processes** – to improve efficiency, predictability, and transparency in the development timeline;
- **Modernizing Tools and Technology** – to enhance application tracking, analytics, and service delivery through digital platforms and automation; and
- **Strengthening Transparency and Accountability** – through clear service standards and consistent performance reporting.

This comprehensive approach reflects the priorities of both industry and community, and positions the City to better support the delivery of much-needed housing and infrastructure. We are particularly supportive of the proposed *Customer Service Charter for Development Review*, to be co-developed with industry, Indigenous partners, and the non-profit sector. This Charter represents a much-needed opportunity to build trust, clarify expectations, and strengthen the working relationship between the City and its city-building partners.

We are also encouraged by the Division's early progress, including the reduction in application review timelines, expanded use of digital tools, implementation of a revised Draft Plan of Condominium process, and approval of over 46,000 new homes in 2024. These outcomes

demonstrate that thoughtful modernization can deliver real results while supporting strong city-building principles.

Importantly, the Plan is grounded in a people-centred vision of growth, anchored by a human rights-based approach that acknowledges the social, cultural, and economic dimensions of development. This vision aligns with BILD's commitment to building complete, inclusive, and sustainable communities across the Greater Toronto Area.

We commend City staff for their leadership and collaborative spirit in developing this Plan and look forward to continuing our partnership throughout its implementation. BILD and our members remain committed to supporting the City in a modern, effective, and equitable development review system that will serve current and future generations.

Sincerely,

A handwritten signature in black ink, consisting of several horizontal strokes and a long, sweeping underline.

Dave Wilkes

BILD President and CEO