

Leo Grellette
Building Code Short-Term Advisory Body
c/o Ministry of Municipal Affairs and Housing (MMAH)
12th Flr, 777 Bay St
Toronto, ON M7A 2J3

August 14, 2026

RE: Consultation on Reducing Regulatory Burden in Ontario's Building Code

Dear Mr. Grellette,

On behalf of the Ontario Professional Planners Institute (OPPI), we are pleased to offer feedback on this effort to reduce regulatory burden in Ontario's Building Code.

About OPPI and Ontario's professional planners

OPPI is the recognized voice of the planning profession in Ontario. With more than 6,200 members, OPPI serves as both the Professional Institute and regulator of Registered Professional Planners (RPPs) in the province. Our members work across the planning spectrum for developers, consulting firms, municipal governments and within the Ontario Public Service, other community agencies, and academic institutions. They work across a geographically diverse cross-section of Ontario in communities of all sizes.

OPPI's position on this issue

Building Code inter-relates with planning tools:

We know that your Advisory Body can rely on experts like the Ontario Building Officials Association and the Ontario Large Municipalities Chief Building Officials to make specific recommendations on how the Building Code can be simplified, streamlined, and consolidated to become more effective.

However, it is important to remember that the Code does not exist in isolation. Zoning, Site Plan Control, and Building Code are, of course, all inter-related. OPPI would like to encourage MMAH and your Advisory Body to synchronize and consider its work alongside other policy changes being championed by the Province, including regarding site plan and zoning. The pieces should all work together to avoid any unintended "downstream" consequences or limitations.

Building Code should be part of Ontario's toolkit to "build more homes faster":

The Province has proven that reforms to planning tools can help accelerate home building and increase housing supply.

As you consider refinements to the Building Code, we encourage MMAH to consider addressing key aspects of the Code that can similarly deliver on these reforms, but remain unresolved, such as:

- Modular housing
- Multi-tenant construction
- "Missing middle" housing
- Single-exit stairs
- "As-of-right" zoning (e.g. for four-storey townhomes)
- Re-use of industrially-zoned buildings

All the components in the planning and building approvals process need to work together to achieve the desired streamlining. OPPI would welcome the opportunity to work with OBOA and MMAH to "unlock" this alignment.

If you are interested in connecting to discuss our feedback or recommendations in further detail, please do not hesitate to reach out at d.carey@ontarioplanners.ca or 416 483 1873.

With warm thanks,



Andria Leigh, MCIP, RPP, Dipl.M.M.
Chair, OPPI



David Carey
Chief Executive Officer, OPPI