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**REPORT: Ontario's Prosperity Hits a "Delivery Ceiling"; \$108B Congestion Threat Requires Immediate System Reset**

**VAUGHAN, ON** — The Vaughan Chamber of Commerce today released its **2025 Infrastructure Report**, a tactical blueprint for dismantling the regulatory and administrative bottlenecks currently seizing Ontario's growth regions.

The report warns that Ontario's infrastructure challenge has evolved from a funding gap into a **delivery-capacity crisis**. Ontario currently faces approximately **\$56 billion annually in congestion-related economic and social costs**, and without a shift in how projects are approved, tendered, and built, those annual costs are projected to **rise to \$108 billion by 2044** if congestion levels remain unchanged.

The findings identify "servicing capacity", specifically water and wastewater systems, as the non-negotiable ceiling on housing starts. As demonstrated by the recent servicing moratorium in Waterloo Region, underinvestment and misaligned sequencing in core infrastructure can result in a pause in housing and employment growth even where planning approvals exist.

**Key Recommendations for Increasing Throughput:**

- **End Fragmentation:** Standardize municipal construction specifications across the GTHA to eliminate inefficiency and reduce risk pricing.
- **Stabilize the Pipeline:** Institutionalize early tendering, with a majority of awards completed by Q4 or early Q1, to protect the construction season and the workforce.
- **Modernize Approvals:** Shift to parallel permit processing and implement "one-window" visibility into permit status and timelines to reduce sequential delay.
- **Fiscal Discipline:** Re-focus development charges exclusively on core growth-enabling infrastructure and introduce mandatory province-wide transparency standards for development charge background studies.

Beyond these recommendations, the report identifies delivery constraints as a central issue across Ontario's infrastructure landscape. Addressing these constraints requires coordination across all orders of government. Provincial initiatives, including recent legislation to streamline approvals and support housing enabling infrastructure, have established progress at the system level. The findings highlight the importance of continued alignment at the municipal level in construction standards, approvals, and development charge administration, alongside alignment of federal infrastructure funding programs with local servicing capacity and growth priorities. This coordination supports improved delivery capacity and greater consistency in how infrastructure projects move from planning to construction across Ontario.

“Under the leadership of Premier Ford, our government is accelerating the construction of critical transportation infrastructure that will drive economic growth in York Region and across the province. We’re protecting Ontario by investing \$100 billion in highways and transit, helping to fight gridlock and connect millions of Ontarians to jobs and housing.” stated Prabmeet Sarkaria, Ontario’s Minister of Transportation.

"The era of performative planning is over. Our data is clear: Ontario is facing a delivery-capacity crisis that is costing us \$56 billion today," said Abdus Samad, Vice President of Government Affairs and Strategic Initiatives at the Vaughan Chamber. "We have shovel-ready housing and trade projects stalled by the 'inefficiency incarnate' of fragmented local rules and slow approvals. We need to treat infrastructure as a foundation for competitiveness, not an administrative afterthought. We need action. Now."

Nadia Todorova, Executive Director of the Residential and Civil Construction Alliance of Ontario stated “The Vaughan Chamber of Commerce’s annual Infrastructure Report is a valuable resource that underscores an important reality: building critical infrastructure is not just about funding — it’s about strengthening how projects move from approval to construction. When servicing capacity, municipal standards, and permitting processes fall out of alignment, growth slows. Industry will continue working with all orders of government to strengthen coordination, accelerate delivery, and turn infrastructure investment into homes, jobs, and long-term economic prosperity for all Ontarians.”

The 2025 Infrastructure Report is available at [vaughanchamber.ca](http://vaughanchamber.ca)

#### **About the Vaughan Chamber of Commerce:**

*The Vaughan Chamber of Commerce is the leading advocate for business in Vaughan. We represent over 1,000 diverse businesses across key sectors, including manufacturing, technology, healthcare, and professional services. We drive economic growth by advocating for business interests, providing essential services, and fostering collaboration among our members.*

#### **About RCCAO:**

*The Residential and Civil Construction Alliance of Ontario (RCCAO) is a labour-management construction alliance. Since its formation in 2005, RCCAO has been a leading industry advocate for infrastructure investment. It has commissioned 63 independent, solutions-based research reports to help inform decision makers.*

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