

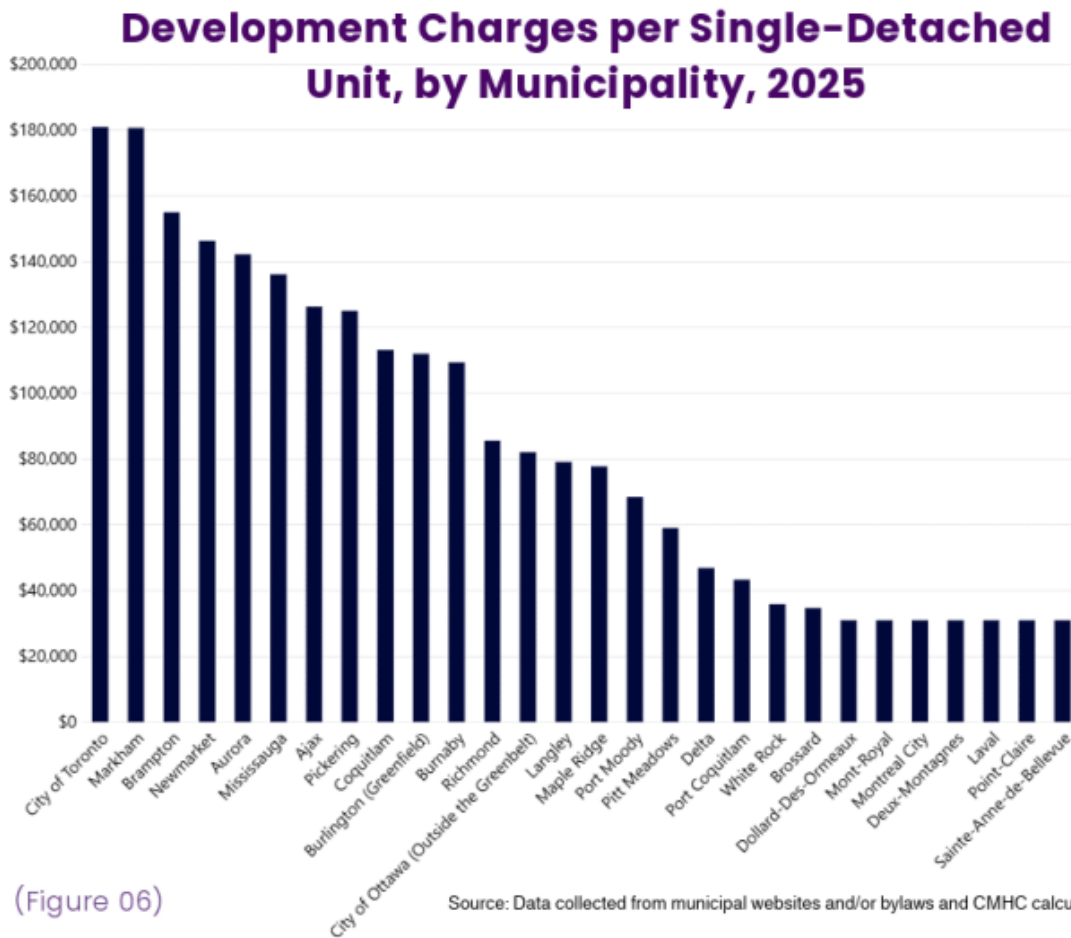
Infrastructure bottlenecks slowing housing delivery in Ontario, Vaughan Chamber report warns

[Robin MacLennan, Editor, Ontario Construction News](#) March 10, 2026

A new report from the Vaughan Chamber of Commerce says Ontario's infrastructure challenge is increasingly defined not by planning or funding alone, but by the system's ability to deliver projects quickly and predictably.

Key recommendations include:

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



The report summarizes discussions from the Chamber’s 2025 Infrastructure Summit, which brought together municipal and provincial decision-makers, industry leaders and infrastructure delivery partners to examine barriers affecting project timelines across the province.

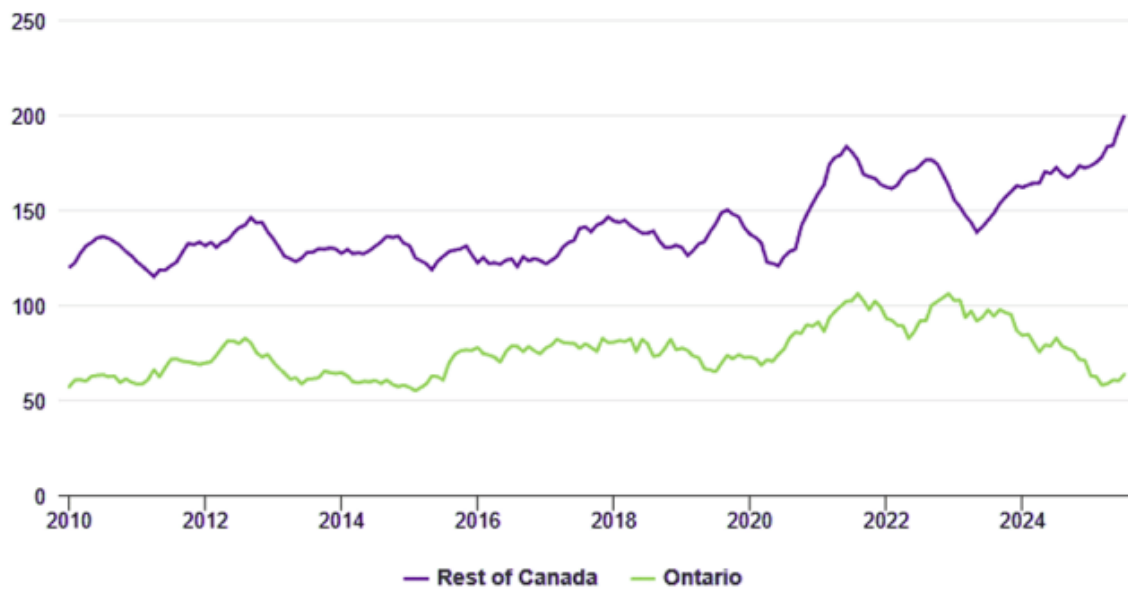
Participants said a consistent theme emerged: congestion, delayed renewal projects and stalled growth-enabling infrastructure are signs that Ontario’s infrastructure delivery system is under strain.

“Ontario’s infrastructure pressures are increasingly defined by delivery capacity,” the report states, noting that projects must move through approvals, procurement and construction with predictable timelines to keep pace with population growth and economic expansion.

The discussion focused particularly on high-growth regions such as York Region, where infrastructure constraints are increasingly affecting housing development.

Ontario Housing Starts vs Rest of Canada

Housing starts in thousands, seasonally-adjusted and annualized, 6-month moving average (Figure 03)



Source: CMHC, Statistics Canada, RBC Economics

According to the report, housing outcomes are now closely tied to the performance of enabling infrastructure such as water and wastewater servicing, transportation networks and coordinated project sequencing.

In many fast-growing municipalities, these systems have become binding constraints on new housing construction. When infrastructure cannot be delivered quickly enough, it limits whether housing can proceed at scale and affects labour mobility and regional competitiveness.

“Where growth is strongest, misalignment between infrastructure delivery timelines and housing demand is most visible,” the report says.

Participants noted that delays often occur when multiple layers of approvals, fees, rules and permitting requirements accumulate across different levels of government. The combined effect can increase project costs, lengthen timelines and reduce the number of projects that can proceed.

These pressures are already visible in congestion, lost productivity and mounting affordability challenges for households and employers.

The report also highlights the role of servicing infrastructure — particularly water and wastewater capacity — as a major gatekeeper for housing supply.

Limited trunk infrastructure, treatment capacity and sequencing delays can hold up development projects even after they have received approvals, the report says. In some cases, entire areas can be paused until servicing upgrades are completed.

Upgrades often require large capital investments and coordination across multiple jurisdictions, contributing to long lead times.

To address the challenges, summit participants recommended several reforms aimed at increasing infrastructure delivery capacity.

These include greater discipline and transparency in development charges and municipal finance, clearer governance accountability and more predictable permitting and approval processes.

Other proposals focused on reducing fragmentation through greater standardization and modernizing procurement systems.

Participants also emphasized the importance of early tendering and reliable contract award timelines, which can help protect productivity during the construction season and provide stability for the construction workforce.

The report concludes that improving project feasibility, modernizing approvals and procurement systems, and strengthening accountability across the delivery system could help Ontario deliver infrastructure faster and better align it with housing demand.

Without those changes, the report warns, infrastructure constraints will continue to slow housing construction and intensify economic and affordability pressures across the province.