

June 11, 2025

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attn: Planning & Housing Committee – [TRREB Submission on PH22.3 – Expanding Housing Options in Neighbourhoods – Multiplex – Monitoring Program – Final Report](#)

Dear Planning & Housing Committee Members,

On behalf of the Toronto Regional Real Estate Board (TRREB), we write in support of agenda item PH22.3 and the City's ongoing zoning review of multiplexes. Ensuring that permissions continue to be streamlined and made more effective is critical.

As Toronto continues to face significant housing supply challenges, these proposed changes represent a meaningful step toward expanding housing options and demonstrating the kind of policy leadership needed to address the affordability crisis. Housing remains the largest monthly expense for most individuals and families. To meaningfully respond, the City must enable more housing – and a greater diversity of housing types – across all neighbourhoods, for households at every income level.

TRREB has consistently advocated for expanding as-of-right zoning and removing unnecessary, costly, and time-consuming approval processes. The current proposals align with these goals and support the objective of the federal Housing Accelerator Fund, which has allocated \$471 million to help Toronto expedite housing delivery.

It is encouraging to see an increase in multiplex development, particularly at a time when other housing types have seen a sharp decline in 2025. This positive trend underscores the value of the Expanding Housing Options in Neighbourhoods (EHON) initiative. Further reform of zoning rules that constrain multiplex development – such as minimum lot size and setback requirements – especially in areas beyond Toronto's core, would help distribute growth more equitably across the City.

We applaud City staff for including provisions that allow one multiplex to convert into another (e.g., a duplex into a triplex or fourplex), which were not included in the original multiplex by-law. We also commend the City for introducing clear, practical definitions for “detached houseplex” and “semi-detached houseplex” as part of this review. The ability for each side of a semi-detached building to be developed as an individual multiplex—without being classified as an apartment—removes ambiguity and encourages multi-unit development. Without this added flexibility, many potential projects may remain unbuilt due to high land costs and planning constraints.

We encourage the City to move forward with changes that will make it easier to permit more multiplexes in more areas – particularly by taking the next steps to fulfill Council's commitments under the Federal Housing Accelerator Fund, including allowing for four-storey multiplex permissions.

Toronto's housing challenges require more than incremental reform. Now is the time for bold, decisive action. Council must lead with ambition to help build a city that is more equitable, more affordable, and better prepared for the future.

Sincerely,



Elechia Barry-Sproule
President