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Ministry of Infrastructure  
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**Submission from the Toronto Regional Real Estate Board (TRREB) on Accelerating Delivery of Transit-Oriented Communities as part of Bill 17 *Protect Ontario by Building Faster and Smarter Act, 2025***

**ERO #: 025-0504**

Delivered via email: [chetan.kania@ontario.ca](mailto:chetan.kania@ontario.ca)

Dear Chetan Kania,

On behalf of the Toronto Regional Real Estate Board (TRREB), thank you for the opportunity to provide feedback on the Government of Ontario's proposed amendments to accelerate the delivery of transit-oriented communities as part of *Protect Ontario by Building Faster and Smarter Act 2025*.

TRREB serves 70,000 registered real estate Brokers and Salespersons across the Greater Toronto Area (GTA) and surrounding regions, representing both residential and commercial markets. Our members serve one of North America's most complex and diverse real estate markets. Each year, TRREB Members facilitate billions of dollars in real estate transactions, which are critical to the health of the provincial economy and the financial well-being of millions of Ontarians.

TRREB supports the government's expansion of the definition of Transit-Oriented Communities (TOCs) to include projects along the GO and LRT networks. Under the current definition in the *Transit-Oriented Communities Act, 2020*, a TOC is limited to priority transit projects located on transit corridor land. This definition excludes vital opportunities to develop mixed-use communities along the GO and LRT networks, where growth and integration of transit could significantly benefit urban planning and regional connectivity. In addition, a large portion of the ongoing transit expansion around the GTA is focused on LRT and GO station expansion, including the Eglinton East & West LRT expansions and Hurontario LRT.

TRREB has a long-standing history of advocating for transit-oriented development as a key strategy for building dense, vibrant, and sustainable communities. As a strong proponent of policies that support efficient and accessible public transit, TRREB consistently emphasizes that well-planned transit infrastructure is essential to creating dynamic, mixed-use neighbourhoods. These communities drive economic growth, reduce traffic congestion and car dependency, and offer a broader range of housing options for homebuyers.

Expanding the definition of Transit-Oriented Communities to include a broader range of transit projects – such as those along the GO and LRT networks – can unlock new opportunities to develop thriving, walkable communities. This broader definition would help ensure that more areas across the region benefit from the advantages of transit-oriented development, supporting more efficient land use and fostering better-connected, more liveable communities.

TRREB remains committed to supporting policies that enable the development of integrated, liveable communities and is pleased to support this proposal.

Sincerely,



**Elechia Barry-Sproule**  
**President**