

June 10, 2025

The Honourable Rob Flack  
Ministry of Municipal Affairs and Housing  
Provincial Planning Branch  
13th Floor, 777 Bay Street  
Toronto, ON  
M7A 2J3

**Submission from the Toronto Regional Real Estate Board (TRREB) on *Proposed Planning Act and City of Toronto Act, 2006* Changes (Schedules 3 and 7 of Bill 17 – *Protect Ontario by Building Faster and Smarter Act, 2025*)**

**ERO Number 025-0461**

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

Dear Minister,

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 the *Planning Act and the City of Toronto Act, 2006* (Schedules 3 and 7) under Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*. TRREB commends your government's ongoing efforts to improve the streamlining of approval processes and accelerate the delivery of new homes.

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 is critical to the health of the provincial economy and the financial well-being of millions of Ontarians.

We strongly support the proposed amendments to the *Planning Act* and the *City of Toronto Act, 2006* – specifically Schedules 3 and 7 of Bill 17 - which address as-of-right variations from setback requirements and standardize the list of required studies and certified professionals for complete applications. These changes reflect TRREB's longstanding advocacy for streamlining development approvals to improve housing affordability and increase supply. Faster, more consistent approvals will help bring homes to market more efficiently, supporting affordability for first-time buyers, families, and renters.

The Greater Toronto Area (GTA) continues to face a significant housing shortage, marked by elevated prices and rental costs. As of April 2025, the average price for a new single-detached home was \$1.53 million, while the average new condominium unit cost \$1.01 million, according to the Building Industry and Land Development Association (BILD). Renters are also under pressure - 36 per cent spent between 30 and 50 per cent of their income on housing in 2024, highlighting the deepening affordability crisis.

Bill 17's focus on expediting approvals for housing, transit, and infrastructure projects is a necessary step toward addressing these challenges by reducing unnecessary delays and costs in the development process.

A key barrier to efficient development in the GTA is the duplication of municipal and provincial requirements, which creates unnecessary delays and added costs. Municipal regulations related to shadowing, view

corridors, and urban design often overlap with existing zoning standards that already address these concerns. This redundancy leads to repetitive work, prolonged approval timelines, and higher development costs – costs that are ultimately passed on to homebuyers and renters.

TRREB supports Bill 17's efforts to harmonize these requirements and establish a single, streamlined review process that enhances efficiency while upholding environmental and community standards. We encourage the development of clear, consistent guidelines to minimize duplication and reduce approval delays.

TRREB remains committed to working with the provincial government to advance policies that improve housing supply and affordability. Bill 17 is a critical step toward a more accessible, efficient, and affordable housing market for all Ontarians.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elechia Barry-Sproule', with a stylized, cursive script.

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