

June 17, 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 As-of-Right Variations from Setback Requirements

ERO Number 025-0463

Delivered via email: 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 regulation for as-of-right variations from setback requirements under Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025* as outlined in ERO Notice 025-0463.

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.

We commend the provincial government for taking bold steps to streamline planning processes and increase housing supply, in alignment with the goal of building 1.5 million homes by 2031 to address the region's housing affordability challenges.

TRREB strongly supports Schedule 7 of Bill 17, which would permit as-of-right variations of up to 10 per cent from zoning by-law setback requirements on urban residential lands. For example, a front yard setback of 5 metres could be reduced to 4.5 metres without requiring a minor variance or a hearing before the committee of adjustment. This practical change will help cut red tape, reduce the number of minor variance applications, lower costs, and accelerate approvals—ultimately making it easier to build more homes, including additional units such as basement suites, as supported by Ontario Regulation 299/19. TRREB has long advocated for such measures to enhance efficiency and affordability in the housing market.

Currently, the minor variance process often produces inconsistent outcomes, where similar proposals—such as modest setback reductions for urban residential projects—are approved in some municipalities but denied in others. This inconsistency creates uncertainty for both homeowners and developers. The proposed changes will help restore predictability and confidence in the development process.

The regulation's focus on specified lands helps ensure a neutral environmental impact, supporting balanced growth through responsible planning. TRREB encourages the Ministry to explore additional measures that promote greater diversity in housing options and types, while continuing to respect community standards.

We appreciate the Ministry of Municipal Affairs and Housing's commitment to an open and transparent consultation process, and we look forward to working together to refine these reforms and help deliver more homes for Ontario families.

Sincerely,

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

Elechia Barry-Sproule
President