

June 11, 2025

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

Attn: Planning & Housing Committee – TRREB Submission on [PH22.4 – Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Low-Rise Sixplexes](#)

Dear Planning & Housing Committee Members,

On behalf of the Toronto Regional Real Estate Board (TRREB), thank you for the opportunity to provide feedback on the proposed expansion of permissions for low-rise sixplexes in neighbourhoods (agenda item PH22.4). We are writing to express our strong support for the City's proposed zoning changes, which recommend citywide permissions for sixplex developments – building on the successful pilot initiated in Ward 23.

With Toronto continuing to face a severe housing supply shortage, characterized by rising home prices and rents, this initiative is a vital step toward expanding housing options. It introduces the type of gentle density that Torontonians want and need, while demonstrating policy leadership that can unlock additional funding from higher levels of government and help the City meet its annual housing targets.

Housing remains the largest monthly expense for most individuals and families. To address this, Toronto urgently needs more homes – and a broader mix of housing types in every neighbourhood - to serve households across all income levels. The sixplex proposal supports the growth of “missing middle” housing, a typology that cities across North America are increasingly embracing. By permitting sixplexes in residential zones, the city will offer more housing choices, foster complete communities, and ensure homes are built closer to transit and essential services.

We encourage Council to go further by ensuring that development charge exemptions, which currently apply to multiplexes, are also extended to sixplexes to support their financial feasibility and wider adoption.

TRREB has long advocated for expanding as-of-right zoning and eliminating costly, time-consuming approval processes. These proposals align with that vision and support the goals of the federal Housing Accelerator Fund, which awarded Toronto \$471 million to help accelerate housing delivery. Streamlining zoning and removing unnecessary barriers is a key part of fulfilling that mandate.

Toronto cannot achieve its housing targets through incremental change alone. This is a moment for bold, forward-thinking action. By enabling sixplexes citywide, City Council can help build a more inclusive, affordable and sustainable future for all Torontonians.

Sincerely,



Elechia Barry-Sproule
President