

The Mayor and Members of Council,
Town of Caledon
6311 Old Church Road, Caledon ON
L7C 1J6

August 21, 2025

Submission in Support of the Proposed Zoning By-law Amendments to Permit Fourplex Housing

Dear Mayor and City Council,

The Toronto Regional Real Estate Board (TRREB) supports the Town of Caledon's recent proposal to amend zoning by-laws to permit fourplex housing as-of-right, as outlined in the Town's Housing Accelerator Fund (HAF) Action Plan, adopted at the latest Planning and Development Committee meeting.

This progressive step reflects Caledon's commitment to addressing the regional housing crisis while fostering sustainable, inclusive, and vibrant communities. TRREB commends the Town for its bold vision to meet the provincial housing target of 13,000 residential units by 2031, and for recognizing the critical role of multiplex housing in achieving this goal.

Fourplexes Enable Small-Scale Multi-Family Homes

The introduction of fourplex housing as-of-right in Caledon represents a significant opportunity to increase the supply of missing middle housing, which bridges the gap between single-detached homes and high-rise apartments.

TRREB has long advocated for gentle density solutions such as multiplexes. These solutions provide diverse housing options that are more affordable for growing families, individuals, seniors, and newcomers. Multiplexes empower cities to deliver the kinds of homes that residents desperately need.

Caledon's proposal to allow four units per lot aligns with TRREB's position that increasing housing density in strategic growth areas is essential to addressing affordability challenges. Fourplexes offer a practical solution by maximizing land use on existing lots, reducing the per-unit cost of housing by taking advantage of existing infrastructure, and enabling more residents to live in Caledon's vibrant communities without compromising the Town's unique rural-urban character.

Moreover, fourplexes present an opportunity to expand infill housing in areas with existing infrastructure. To ensure these built forms align with Caledon's long-term growth plan, the Town should consider initiatives encouraging their adoption, such as permissive built-form standards and removing Floor Space Index (FSI) restrictions. Another approach could be to exempt fourplexes from DC charges altogether, similar to what Toronto has done. The by-law's goal should facilitate the development of diverse housing options that meet growing demand.

Economic and Social Benefits of Fourplex Housing

Furthermore, adopting fourplex housing will yield significant economic and social benefits for Caledon. By streamlining zoning to permit fourplexes as-of-right, the Town reduces barriers to development, accelerates project timelines, and encourages innovative construction techniques. As outlined in the HAF Action Plan, this approach will help Caledon meet its housing targets efficiently while stimulating economic growth through job creation in the construction sector.

By adopting fourplex housing, Caledon proactively contributes to the province's housing strategy goal of building 1.5 million homes by 2031 while ensuring responsible growth management. The Town's collaboration with federal partners through the HAF, securing nearly \$14 million to support initiatives such as fourplex incentives, demonstrates a commitment to partnership and innovation in tackling the housing shortage.

We thank the Town of Caledon for its leadership in advancing housing solutions and look forward to supporting the implementation of this transformative proposal. TRREB remains committed to working collaboratively with the Town, the Region of Peel, all levels of government, and other stakeholders to create a stronger, more affordable housing market for all Caledon residents.

Sincerely,



Elechia Barry-Sproule
TRREB President