Toronto Regional Real Estate Board

Professionals connecting people, property and communities.

March 24, 2026

Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: MM39.13 - Improving Design Quality and Neighbourhood Fit of As-of-Right Multiplex Housing

Dear Members of Toronto City Council,

Over the years, TRREB has supported the City of Toronto's efforts to expand housing supply through as-of-right multiplex permissions, which are critical to improving housing choice and affordability.

However, we are concerned about the direction implied in motion MM39.13, which is coming before Council on March 25th. Of particular concern is any move toward more prescriptive regulations governing architectural design, façade treatment, and frontage requirements targeted solely at multiplex housing typologies. Such measures risk undermining as-of-right zoning by reintroducing complexity, uncertainty, and delays, especially for homeowners looking to expand housing options in their neighbourhoods.

An added layer of design, architectural, or material review would likely increase timelines and construction costs, delay new supply, put upward pressure on prices for buyers and renters, or deter the creation of these ground-related, family-friendly units that Torontonians need and want.

TRREB urges Council to maintain a predictable and efficient approvals framework, refrain from introducing additional layers of red tape, and instead encourage good design through voluntary guidelines rather than additional regulation.

Sincerely,

Daniel Steinfeld
President