



Ministry of Municipal Affairs and Housing  
Provincial Planning Branch  
13<sup>th</sup> Floor, 777 Bay Street  
Toronto, ON, M7A 2J3

November 22, 2025

**Subject:** ERO 025-1100 | Consultation on Minimum Lot Sizes

Mattamy Homes Canada is pleased to provide comments as they relate to the consultation on streamlining Official Plans.

Mattamy Homes has a long and proud history in the homebuilding sector. Founded in 1978, we are Canada's largest residential real estate developer, building master-planned communities and homes of every type, including single-detached, townhomes, mid-rise, and high-rise units. In Canada, our communities stretch across the Greater Golden Horseshoe Area, as well as Ottawa, Calgary, and Edmonton. Each year, Mattamy helps more than 5,000 families across Canada achieve the dream of homeownership.

**Comments:**

We are supportive of the proposal to reduce minimum lot sizes as it has the potential to increase housing supply and expand product choice and affordability for homebuyers. We propose a minimum townhouse lot frontage of 3.3 metres and a 4.4 metre minimum lot frontage with a garage.

Smaller lots would decrease the land purchase requirements and proportionally decrease parkland dedication, thus, creating more attainable price points and increase access to home ownership. Given the recent progressive work in urban municipalities to permit a greater variety of housing types (such as duplexes, multiplexes, laneway homes, and accessory dwelling units), there is an unprecedented level of focus on smaller lot sizes that can be used to better meet the needs of smaller households and changing demographics. We believe that reducing minimum lot size requirements support those efforts by helping to create more choice in housing and more inclusive communities.

The province should also consider modifying other minimum performance standards including:

- Floor area ratio (FAR/FSI)
- Lot frontage
- Front yard, rear yard and side yard setbacks
- Potential for increased height permissions especially in low rise products
- Landscaped open space and amenity space requirements

- Servicing standards – consultation with utility companies to ensure utility placement.

Without addressing other outstanding issues, the reduction of minimum lot size might not have the desired impact. For example, the City of Cambridge is updating its city-wide by-law and its council directed staff to include a minimum front yard setback of 8m. Similarly, there are often urban design guidelines and/or municipal standard guidelines that enforce recommendations for:

- Street trees
- On-street parking
- Distance between driveways access – greater flexibility

Municipalities often rigidly enforce these guidelines as if they were zoning standards.

We also maintain the same viewpoint for removal of any minimum lot or floorplate sizes for high-rise buildings. In this context, and alongside other potential housing-forward changes such as single-stair egress, narrower, yet taller buildings would be unlocked and could yield significantly more housing possibilities in urban municipalities. This type of housing has historically been impossible to execute, given policy hurdles. In the current market, all forms of housing should be encouraged and required to help contribute to solving the growing housing crisis. We suggest the ministry reconsider shifting the ultimate housing yield to be dictated by infrastructure capacity and market demand, rather than enacting performance standards for what a subdivision or building subjectively ought to look like.

Also, with respect to higher-density forms of housing, many municipalities enforce arbitrary maximum, and sometimes minimum, building floorplate sizes. In some cases, there are legitimate reasons for such requirements; however, these ‘guidelines’ should not be interpreted as being ‘rules’ and there needs to be flexibility for allowing larger floor plate sizes where it makes sense to do so (and should not be governed by provisions such as shadow studies in urban areas).

We appreciate the opportunity to provide feedback and look forward to continued collaboration on measures that enhance transparency, efficiency, and timely housing delivery across Ontario.

**For additional information:**

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